CASTLEGROVE DEVELOPMENTS INC. - 423026

97 BOWER STREET, ACTON, ONTARIO



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4 ARCHITECTURE INC

CLIENT	ARCHITECT	PLANNER	LANDSCAPE ARCHITECT	ENGINEERING-CIVIL	ENGINEERING-TRANSPORTATION	ENGINEERING - ECOLOGICAL	ENGINEERING - HYDROGEO / GEOTECHNICAL	ENGINEERING - NOISE / VIBRATION	HERITAGE CONSULTANT		
CASTLEGROVE DEVELOPMENTS INC.	4 ARCHITECTURE INC.	KLM PLANNING PARTNERS	LANDSCAPE PLANNING	PEARSON ENGINEERING	PARADIGM TRANSPORTATION SOLUTIONS	SLR CONSULTING	SLR CONSULTING	HGC NOISE VIBRATION ACOUSTICS	LHC HERITAGE PLANNING & ARCHEOLOGY INC.		
	8966 WOODBINE AVENUE,SUITE 300 MARKHAM, ON. L3R 0J7 (905) 470 7212 www.4architecture.ca	64 JARDIN DR, CONCORD, ON L4K 3P3 (905) 669 4055 www.klmplanning.com	95 MURAL STREET, SUITE 207, RICHMOND HILL, ON. L4B 3G2 (905) 669 6838 www.landscapeplan.ca	16775 YONGE STREET, SUITE 211 NEWMARKET, ON L3Y 8J4 (705) 733 9037 www.tathameng.com	5A-150 PINEBUSH ROAD, CAMBRIDGE ON, N1R 8J8 (416) 479 9684 www.ptsl.com	300 TOWN CENTRE BLVD, SUITE 200, MARKHAM, ON, L3R 5Z6 (905) 415 7248 www.slrconsulting.com	300 TOWN CENTRE BLVD, SUITE 200, MARKHAM, ON, L3R 5Z6 (905) 415 7248 www.slrconsulting.com	2000 ARGENTIA ROAD 1, SUITE 203, MISSISSAUGA, ON L5N 1W1 (905) 826-4044 www.acoustical-consultants.com	SUITE 400 – 837 PRINCESS STREET, KINGSTON, ON K7L 1G8 613-507-7817 www.lhcheritage.com		



CONTEXT MAP



AERIAL VIEW FROM EAST



AERIAL VIEW FROM SOUTH



STREET VIEW 1 FROM BOWER STREET



STREET VIEW 2 FROM BOWER STREET



STREET VIEW FROM FREDERICK STREET

BUCCI - ACTON
97 BOWER STREET, ACTON, ON

Project Statistics
September 18, 2025 — Project No. 423026

1.0 Site Area

	Hectare	acres	sq.m	sq.ft
GROSS LOT AREA	0.947	2.341	9,472.20	101,958
NET DEVELOPMENT AREA	0.544	1.345	5,444.65	58,606

2.0 Number of Suites

(*15% of suites to be fully accessible)

2.1

Building 1 units	floors	STUDIO	1BR	1BR+D	2 BR	2BR+D	3BR	Units
Level 1	1 x	0	0	4	0	2	2	8
Levels 2 to 3	2 x	2	6	8	0	4	0	40
Levels 4 to 5	2 x	4	14	10	0	4	5	32
Total Units		8	20	22	0	18	12	80
		10.0%	25.0%	27.5%	0.0%	22.5%	15.0%	100%

2.2 **Unit Mix Percentage**

Unit Type	Required	Proposed
STUDIO STUDIO, 1BR & 1 BR+D	N/A	62.5%
2BR AND 2BR+D	15.0%	22.5%
3BR	10.0%	15.0%
TOTAL		100.0%

2.3 **Approximate Area Range**

STUDIO	37.16-38.55 SQ.M	410-415 SQ.FT
1 BR	39.02-49.70 SQ.M	420-535 SQ.FT
1 BR_D	55.74-61.78 SQ.M	600-665 SQ.FT
2 BR	60.39-69.68 SQ.M	650-740 SQ.FT
2BR_D	77.57-92.90 SQ.M	835-995 SQ.FT
3 BR	91.97-93.85 SQ.M	990-1010 SQ.FT

3.0 Density

Number of Suites	+	Site Area	Density
80		1.345 acre	59.46 units / acre

4.0 GFA — **Zoning By Law 2010-0050**

The aggregate of the areas of each floor of a buiing or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles, unless the parking of motor vehicles is the principle use of the building or structure.

4.1 **GROSS FLOOR AREA**

	floors	sq.m	sq.m	sq.ft
Level 1	1 x	1,151.00	1,151.00	12,389
Levels 2 to 3	2 x	1,278.10	2,556.20	27,515
Levels 4 to 5	2 x	1,278.10	2,556.20	27,515
Total GFA			6,263.40	67,419

4.2 **GROSS CONSTRUCTION AREA**

	floors	sq.m	sq.m	sq.ft
Level P1	1 x	1,282.50	1,282.50	13,805
Level 1	1 x	1,282.50	1,282.50	13,805
Levels 2 to 3	2 x	1,278.10	2,556.20	27,515
Levels 4 to 5	2 x	1,278.12	2,556.24	27,515
Level Roof	1 x	136.35	136.35	1,468
Total GCA			7,813.79	84,108

4.3

Total GFA	+	Site Area	FSI
6,263.40 sq.m.		5,444.65 sq.m.	1.15

5.0 Amenity Area

		Min req	sq.m.	sq.f.
5.1	Required Indoor Amenity Area	N/A	0.00	0
5.2	Required Outdoor Amenity Area	N/A	0.00	0
	0.0		0.00	0
	Total Required Amenity		**0.00**	**0**

		Location	sq.m.	sq.f.
5.3	Proposed Indoor Amenity	Level 1	86.90	935
	Level 1			
5.4	Proposed Outdoor Amenity	Location	sq.m.	sq.f.
	Level 1	Outdoor	40.00	431
	Total Proposed Amenity		**126.90**	**1,366**

		Location	sq.m.	sq.f.
5.5	Proposed Green Space/Dog Run Area			
	Level 1	Outdoor	103.00	1,109
	Total Proposed Green Space/Dog Run Area		**103.00**	**1,109**

6.0 Vehicular Parking — **Zoning By Law 2010-0050**

5.3 RESIDENTIAL PARKING REQUIREMENTS (TABLE 5.2 - Residential Parking Requirements):
Apartment Dwelling Units - 1.5 spaces per unit plus 0.25 parking spaces per unit for visitors where more than 4 apartment dwelling units are located.

6.1 **Required Parking Spaces**

	ratio	units	Parking Spaces
Required Residential	1.50	x 80	120
Required Visitor	0.25	x 80	20
Total Parking Spaces			**140**

6.2 **Proposed Parking Spaces**

	ratio	units	Parking Spaces
Proposed Residential	1.00	x 80	80
Proposed Visitor	0.15	x 80	12
Total Parking Spaces			**92**

6.3 **Number of Proposed Parking Spaces**

Level P1	33
Level 1	59
Total Parking Area	**92**

6.4 **Required Accessible Parking Spaces**

No. of Provided Parking Sp.	No. of Acc. Parking Sp.	Total
13-100	4.00%	4.00

6.5 **Proposed Accessible Parking Spaces**

No. of Provided Parking Sp.	No. of Acc. Parking Sp.	Total
92.00	4.00%	4.00

Name of Practice:	**4 ARCHITECTURE INC.** **8966 Woodbine Avenue, Suite 100** **Markham, ON. L3R 0J7** **T.905.470.7121 / F.905.737.7326 / email : email@4architecture.ca**
Name of Project:	**423026 - 97 BOWER STREET, ACTON**
Location:	**97 BOWER STREET, ACTON, ONTARIO**

2024 Ontario Building Code Data Matrix
Part 3 - Fire Protection, Occupant Safety and Accessibility

			Building Code Reference (References are to Division B unless noted [A] for Division A or [C] for Division C.)	
3.00	Building Code Version:	O. Reg. 163/24 Last Amendment _O. Reg. 447/24_		
3.01	Project Type:	■ New Construction ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition and Renovation Description: _____	■ Part 3	☐ Part 9
			[A] 1.3.3.2.	9.10.1.3.
3.02	Major Occupancy Classification:	Occupancy: GROUP C — Use: RESIDENTIAL OCCUPANCIES	3.1.2	9.10.2.
3.03	Superimposed Major Occupancies:	☐ No ■ Yes Description: Underground garage storage - Group F3 - Medium hazard industrial occupancy	3.2.2.7.	9.10.2.3.
3.04	Building Area (m²)	Description: PROPOSED BUILDING — Existing 0 / New 0 / Total 1,278.10 Total 0 / 0 / 1,278.10	[A] 1.4.1.2	[A] 1.4.1.2. [A] 1.3.3.4.
3.05	Gross Area	Description: PROPOSED BUILDING — Existing 0 / New 0 / Total 6,531.32 Total 0 / 0 / 6,531.32	[A] 1.4.1.2	[A] 1.4.1.2.
3.06	Mezzanine Area (m²)	Description: N/A — Existing 0 / New 0 / Total 0 Total 0 / 0 / 0	3.2.1.1.	[A] 1.4.1.2. 9.10.4.1.
3.07	Building Height	5 Storeys above grade — 20.54 (m) Above grade 1 Storeys below grade	[A] 1.4.1.2 & 3.2.1.1.	[A] 1.4.1.2. 9.10.4.
3.08	High Building:	■ No ☐ Yes	3.2.6.	N/A
3.09	Number of Streets / Fire Fighter Access	1 street(s)	3.2.2.10 & 3.2.5	9.10.20
3.10	Building Classification: (Size & Construction Relative to Occupancy)	3.2.2. Group/Div 3.2.2.49 (GROUP C, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION)	3.2.2.20 - 3.2.2.93	9.10.2.
3.11	Sprinkler System	■ Required ☐ Not Required Provided: ■ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none Description:	3.2.1.5. & 3.2.2.18., .21., .22., .29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to .14.	9.10.8.2. INDEX
3.12	Standpipe System	■ Required ☐ Not Required	3.2.5.8 - 11.	N/A
3.13	Fire Alarm System	■ Required ☐ Not Required Type Provided: ☐ Single stage ☐ Two stage ☐ None	3.2.4	9.10.18.2
3.14	Water Service / Supply is Adequate		3.2.5.7	N/A
3.15	Construction Type:	Restriction: ☐ Combustible permitted ■ Non-combustible required Actual: ☐ Encapsulated mass timber permitted ☐ Combustible ■ Non-combustible ☐ Combination of combustible and non-combustible ☐ Encapsulated mass timber ☐ Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: ■ No ☐ Yes	3.2.2.20.-93. & 3.1.6. 3.1.4.6., 7., 3.2.2.16.	9.10.6.
3.19	Barrier-free Design: Barrier-free Entrances:	☐ No ■ Yes Explanation _____ Number 1 Explanation _____	3.8. 3.8.1.2.	9.5.2.

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SUBMITTALS

No.	Description	YYYY.MM.DD	By
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1.	**ISSUED FOR OPA / ZBA SUBMISSION**	**2025.09.23**	**JL**

CLIENT:
CASTLEGROVE DEVELOPMENTS INC.

NORTH: STAMP:

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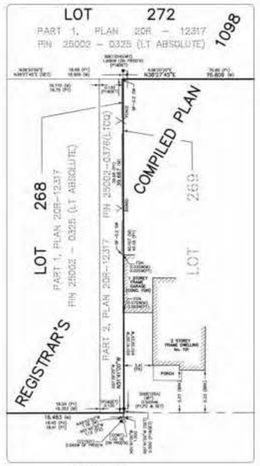
CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

CONTEXT, OBC MATRIX, PROJECT STATISTICS

2025.09.23
Scale: — Drawn By: JL — Checked By: EM
File Number:

A101

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



TOPOGRAPHIC PLAN OF SURVEY OF
ALL OF LOTS 268 AND 272 REGISTRAR'S COMPILED PLAN 1098
TOWN OF HALTON HILLS
(REGIONAL MUNICIPALITY OF HALTON)
SCALE 1:200

SCHAEFFER DZALDOV PURCELL LTD.
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NOTES

● DENOTES FOUND MONUMENT
PM = PLANTED MONUMENT
SIB = STANDARD IRON BAR
IB = IRON BAR
CB = CUT CROSS
SPIKE = SPIKE FOUND
(MEAS) = DISTANCE UNKNOWN
SSIB = SHORT STANDARD IRON BAR
P1 = PLAN 20R-12317
P2 = PLAN 20R-20521
P3 = PLAN 20R-13732
P4 = PLAN 20R-19808
SJS = BLACK SHEEMAKER ROBINSON & DONALDSON LTD.
WDL = W.D. DOWELL, O.L.S.
WHL = W.H. LANDY, O.L.S.
WGS = W.H. GARDEN, O.L.S.
RC = R.C. CUPOVIAK, O.L.S.
DS = DAN SOLLNER, O.L.S.
M = MEASURED
UP = UTILITY POLE
CIF = CAST IRON
CLF = CHAIN LINK FENCE
WRF = WOOD RAIL FENCE
WWF = WOOD & WIRE FENCE
HDG = HEDGE
PROD'N = PRODUCTION
FDN = FOUNDATION
CONC = CONCRETE
OHW = OVERHEAD WIRES
SF = BOARD FENCE
FF = FRAME
LT = LAND TITLES
L/CO = LAND TITLES CONVERSION QUALIFIED
B/G = BELOW GRADE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.999819 A COMBINED SCALE FACTOR OF

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4831525.99	577456.32
ORP B	4831647.43	577552.58
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

FOR BEARING COMPARISONS, A ROTATION OF 0°34'35" (CLOCKWISE) WAS APPLIED TO BEARINGS ON (P1) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISONS, A ROTATION OF 0°37'45" (CLOCKWISE) WAS APPLIED TO BEARINGS ON (P3) TO CONVERT TO GRID BEARINGS.

TOPOGRAPHIC NOTES

CB = ■ DENOTES CATCH BASIN
MH = ● DENOTES MANHOLE
WV = ✱ DENOTES WATER VALVE
AC = □ DENOTES AIR CONDITIONING UNIT
UP = ⊗ DENOTES UTILITY POLE
0.75 = DENOTES CONTOURS EVERY 0.75m (fin. grade)
0.15 = DENOTES CONTOURS EVERY 0.15m (fin. grade)
OHW = DENOTES OVERHEAD WIRES
SILT = DENOTES SILT WIRE/FENCE

NOTE:
OVERALL SURVEY COMPRISES ALL OF PINS 25002-0325 (LT ABSOLUTE) AND 25002-0326 (LT)(U)

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY CONTROL No. 0082078051 HAVING A PUBLISHED ELEVATION OF 352.547 METRES (CGVD28:78)

CONTOUR INTERVAL 0.50m

DURING THE SURVEY WE ATTEMPTED TO UNCOVER ALL SURFACE FEATURES, HOWEVER WE ARE NOT LIABLE FOR ANY SUCH FEATURES THAT WERE COVERED BY SNOW OR ICE AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON 29TH DAY OF FEBRUARY, 2024

DATE: MARCH 15, 2024

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADLS PLAN SUBMISSION FORM NUMBER 2308949

SCHAEFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS
84 JARDIN DRIVE, CONCORD, ONTARIO L4K 3P3 TEL:(416)-987-0101
DRAWN: ACAS/DH | CHECKED: LEGAL: RMAN | SCALE: 1 : 200 | JOB No. 24-132-00

PLOT SIZE: 33450 MARCH 15, 2024

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CLIENT:
CASTLEGROVE DEVELOPMENTS INC.

NORTH: TRUE NORTH / PROJECT NORTH

STAMP:

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CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

SURVEY DRAWING

2025.09.23

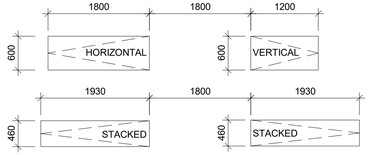
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TYPICAL BICYCLE PARKING SPACE:

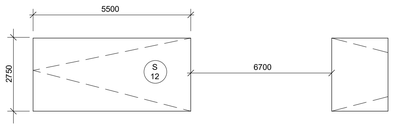
WALKWAY:	MINIMUM 1800mm
VERTICAL PARKING SPACE:	1200mm (L) x 600mm (W)
HORIZONTAL PARKING SPACE:	1800mm (L) x 600mm (W)
STACKED PARKING SPACE:	1930mm (L) x 460mm (W)



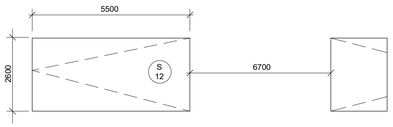
TYPICAL PARKING SPACE:

(AS PER TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050)

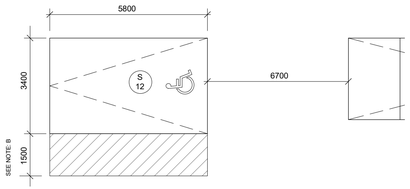
Drive Aisle @ 6.7m MIN. for Surface Parking Space *NOTE: A



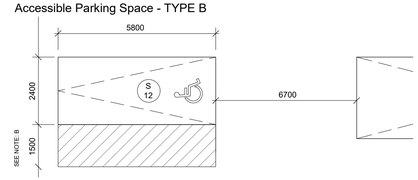
Drive Aisle @ 6.7m MIN. for Underground Parking Space *NOTE: A



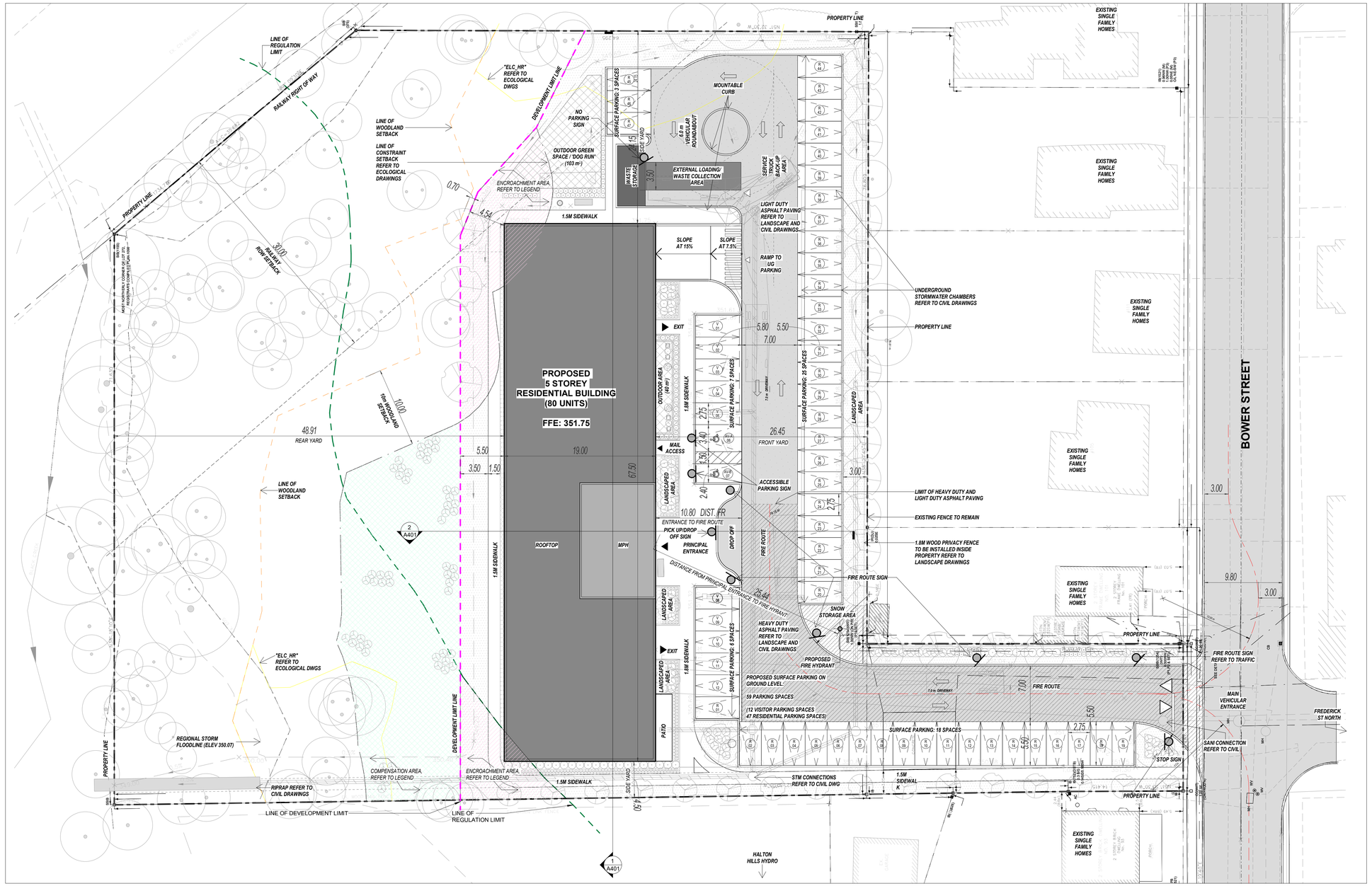
Accessible Parking Space - TYPE A



Accessible Parking Space - TYPE B



NOTES:
A - PARKING SPACE DIMENSIONS AS NOTED IN ZONING BY-LAW FOR SURFACE PARKING AND IN AN ENCLOSED OR UNDERGROUND GARAGE HAVE DIFFERENT SIZE REQUIREMENTS
B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.



1 SITE PLAN
1 : 250

LEGEND

- STREET TREE
- RETAINING WALL
- CATCH BASIN
- FIRE HYDRANT
- STREET LIGHT PEDESTAL
- STREET LIGHT
- STREET SIGN
- FIRE ROUTE SIGN
- COMMUNITY MAILBOX
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- HYDRO METER LOCATION
- PROPOSED GAS METER LOCATION (TO BE CONFIRMED BY EMBRIDGE)
- DOWNSPOUTS
- FIRE ROUTE
- PROPERTY LINE
- SIAMESE CONNECTION (FIRE DEPARTMENT CONNECTION)
- PRIVACY FENCE
- ACOUSTIC FENCE
- SOFT LANDSCAPE
- ACCESSIBLE PARKING
- BUILDING FOOTPRINT
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION

DEVELOPMENT LIMIT AREA LEGEND

COMPENSATION AREA	ENCROACHMENT AREA
626.16 m²	314.29 m²

NOTE:
COMPENSATION AREA TO ENCROACHMENT AREA PROVIDED AT A 2 : 1 RATIO

- LINE OF DEVELOPMENT LIMIT
- LINE OF REGULATION LIMIT
- "ELC_HR"
- LINE OF CONSTRAINT SETBACK

PARKING TAG LEGEND

R	RESIDENT PARKING SPACE
AR-A	ACCESSIBLE RESIDENT SPACE TYPE A
AR-B	ACCESSIBLE RESIDENT SPACE TYPE B
V	VISITOR PARKING SPACE
AV-A	ACCESSIBLE VISITOR SPACE TYPE A
R EV	RESIDENT ELECTRIC VEHICLE PARKING

APPLICATION NUMBER:

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DRAWINGS ARE NOT TO BE SCALED.

PARKING COUNT SCHEDULE

TYPE	COUNT
LEVEL P1	
RESIDENTIAL (BF) TYPE A	1
RESIDENTIAL (BF) TYPE B	1
RESIDENTIAL (GARAGE)	31
LEVEL 1	
RESIDENTIAL (SURFACE)	47
VISITOR (BF) TYPE A	1
VISITOR (BF) TYPE B	1
VISITOR PARKING	10
TOTAL PARKING SPACES	92

REVISIONS

No.	Description	YYYY.MM.DD	By

SUBMITTALS

No.	Description	YYYY.MM.DD	By
10.			
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2.			
1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL

CLIENT:
CASTLEGROVE DEVELOPMENTS INC.

NORTH: TRUE NORTH / PROJECT NORTH
STAMP:

4 ARCHITECTURE INC
WWW.4ARCHITECTURE.CA
8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
T. (905) 470 7212 // email: mail@4architecture.ca

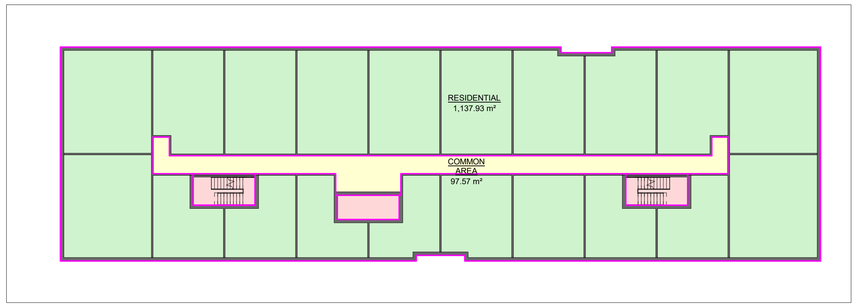
CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

SITE PLAN
2025.09.23
Scale: As indicated | Drawn By: JL | Checked By: EM
File Number

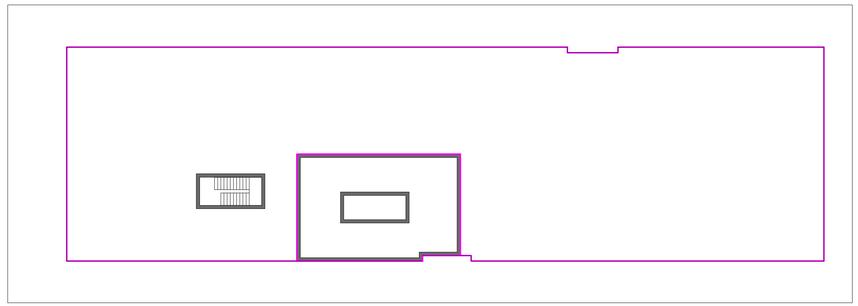
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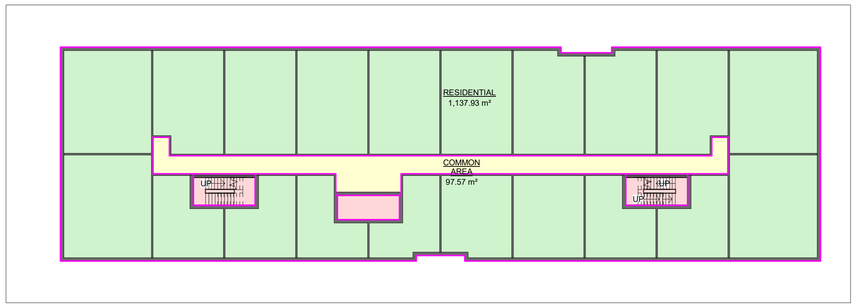
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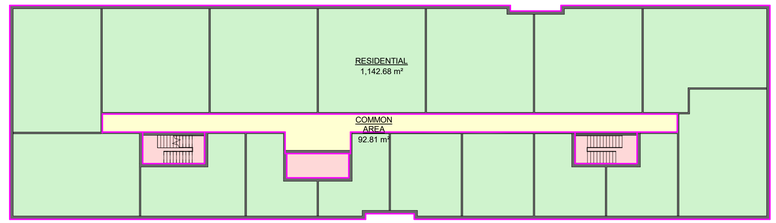
4 LEVEL 3
1 : 250



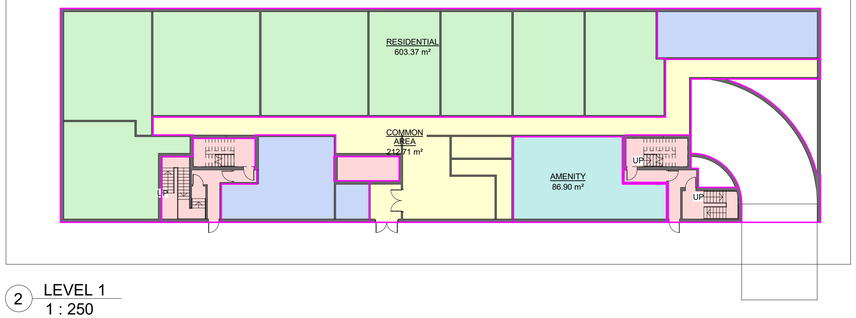
7 ROOF
1 : 250



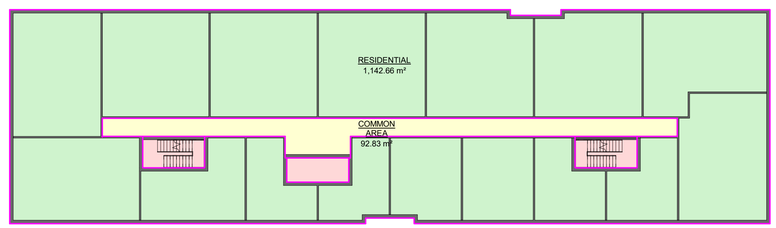
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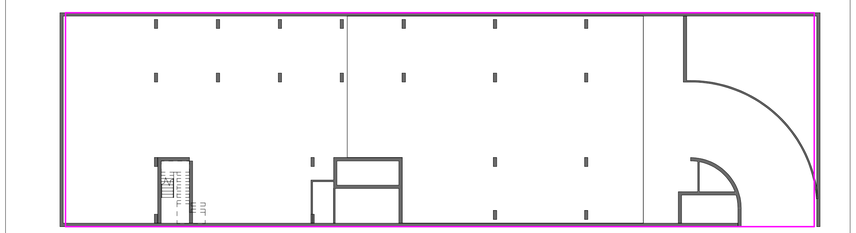
6 LEVEL 5
1 : 250



2 LEVEL 1
1 : 250



5 LEVEL 4
1 : 250



1 LEVEL P1
1 : 250

GROSS FLOOR AREA SCHEDULE

NAME	AREA
LEVEL 1	
AMENITY	86.9 m²
COMMON AREA	212.7 m²
RESIDENTIAL	603.4 m²
SERVICES	141.5 m²
VERTICAL PENETRATIONS	106.5 m²
	1151.0 m²
LEVEL 2	
COMMON AREA	97.6 m²
RESIDENTIAL	1137.9 m²
VERTICAL PENETRATIONS	42.6 m²
	1278.1 m²
LEVEL 3	
COMMON AREA	97.6 m²
RESIDENTIAL	1137.9 m²
VERTICAL PENETRATIONS	42.6 m²
	1278.1 m²
LEVEL 4	
COMMON AREA	92.8 m²
RESIDENTIAL	1142.7 m²
VERTICAL PENETRATIONS	42.6 m²
	1278.1 m²
LEVEL 5	
COMMON AREA	92.8 m²
RESIDENTIAL	1142.7 m²
VERTICAL PENETRATIONS	42.6 m²
	1278.1 m²
GRAND TOTAL	6263.4 m²

GROSS FLOOR AREA DEFINITION
AS PER HALTON HILLS

ZONING BY LAW 2010-0050

"THE AGGREGATE OF THE AREAS OF EACH FLOOR OF A BUILDING OR STRUCTURE ABOVE OR BELOW ESTABLISHED GRADE, MEASURED BETWEEN THE EXTERIOR FACES OF THE EXTERIOR WALLS OF THE BUILDING OR STRUCTURE EXCLUDING THE SUM OF THE AREAS OF EACH FLOOR USED, OR DESIGNED OR INTENDED FOR USE FOR THE PARKING OF MOTOR VEHICLES, UNLESS THE PARKING OF MOTOR VEHICLES IS THE PRINCIPLE USE OF THE BUILDING OR STRUCTURE."

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APPLICATION NUMBER:

APPLICATION NUMBER:

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REVISIONS

No.	Description	YYYY.MM.DD	By

SUBMITTALS

No.	Description	YYYY.MM.DD	By
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CASTLEGROVE DEVELOPMENTS INC.

NORTH: PROJECT NORTH / TRUE NORTH

STAMP:

4 ARCHITECTURE INC
WWW.4ARCHITECTURE.CA
8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
T. (905) 470 7212 // email: mail@4architecture.ca

CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

BUILDING EFFICIENCY

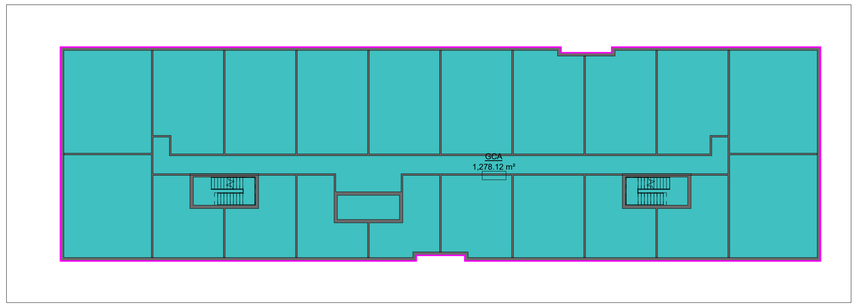
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Scale: 1 : 250 | Drawn By: HM | Checked By: JL

File Number

A104

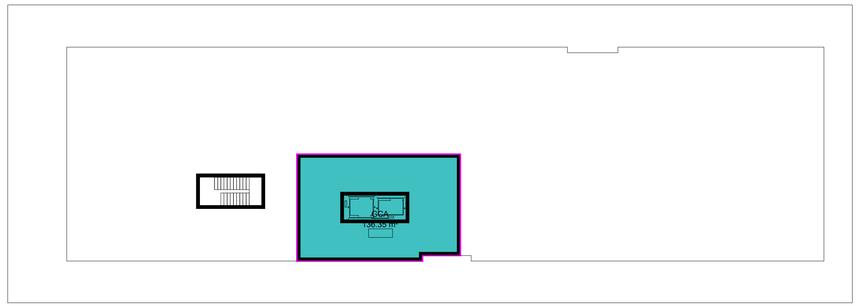
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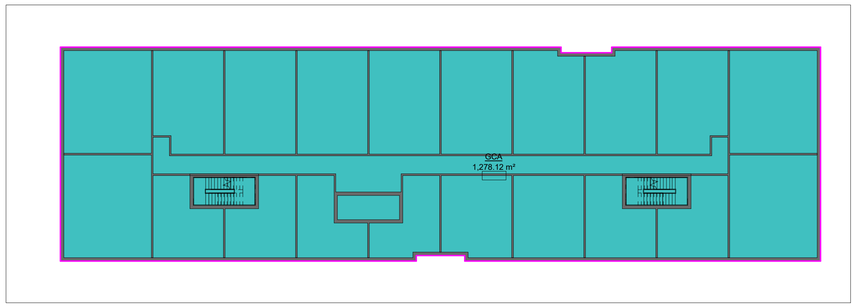
4 LEVEL 3
1 : 250

GROSS CONSTRUCTION AREA SCHEDULE	
Level	Area
LEVEL P1	1,282.50 m²
LEVEL 1	1,282.50 m²
LEVEL 2	1,278.12 m²
LEVEL 3	1,278.12 m²
LEVEL 4	1,278.12 m²
LEVEL 5	1,278.12 m²
ROOF	136.35 m²
Grand total	7,813.82 m²

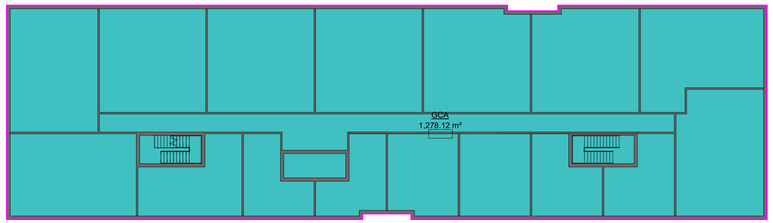
GROSS AREA , OBC	
Level	Area
LEVEL 1	1,282.50 m²
LEVEL 2	1,278.12 m²
LEVEL 3	1,278.12 m²
LEVEL 4	1,278.12 m²
LEVEL 5	1,278.12 m²
ROOF	136.35 m²
Grand total	6,531.32 m²



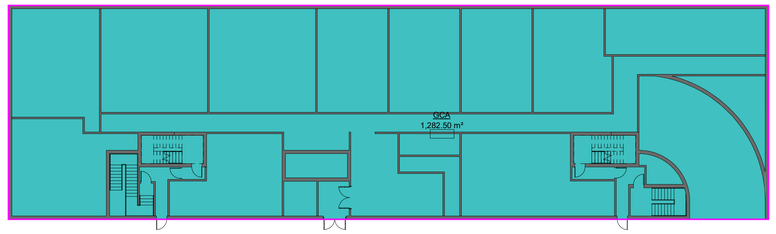
7 ROOF
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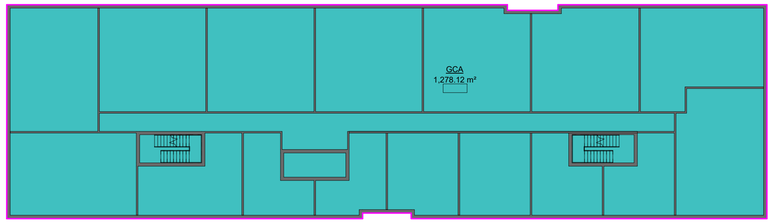
3 LEVEL 2
1 : 250



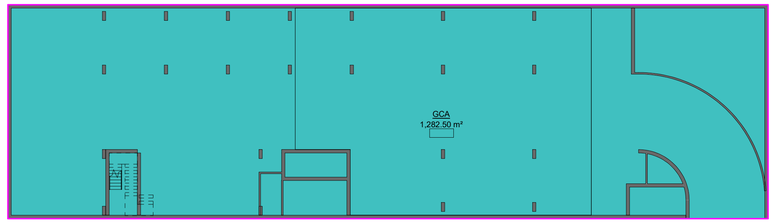
6 LEVEL 5
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2 LEVEL 1
1 : 250



5 LEVEL 4
1 : 250



1 LEVEL P1
1 : 250

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1.	**ISSUED FOR OPA / ZBA SUBMISSION**	**2025.09.23**	**JL**

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8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
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CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

BUILDING EFFICIENCY

2025.09.23

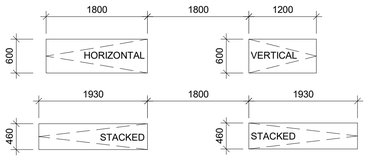
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File Number

A105

TYPICAL BICYCLE PARKING SPACE:

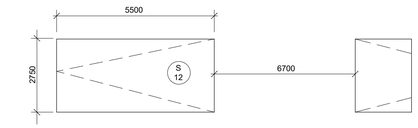
WALKWAY:	MINIMUM 1800mm
VERTICAL PARKING SPACE:	1200mm (L) x 600mm (W)
HORIZONTAL PARKING SPACE:	1800mm (L) x 600mm (W)
STACKED PARKING SPACE:	1930mm (L) x 460mm (W)



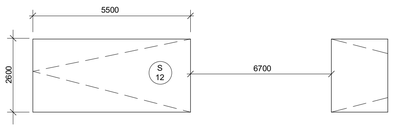
TYPICAL PARKING SPACE:

(AS PER TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050)

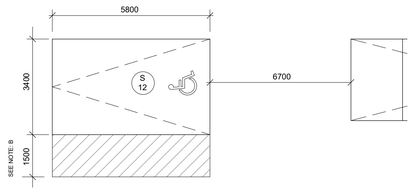
Drive Aisle @ 6.7m MIN. for Surface Parking Space *NOTE: A



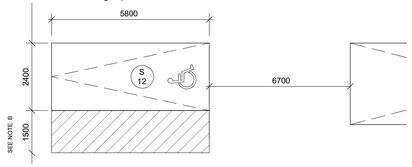
Drive Aisle @ 6.7m MIN. for Underground Parking Space *NOTE: A



Accessible Parking Space - TYPE A



Accessible Parking Space - TYPE B



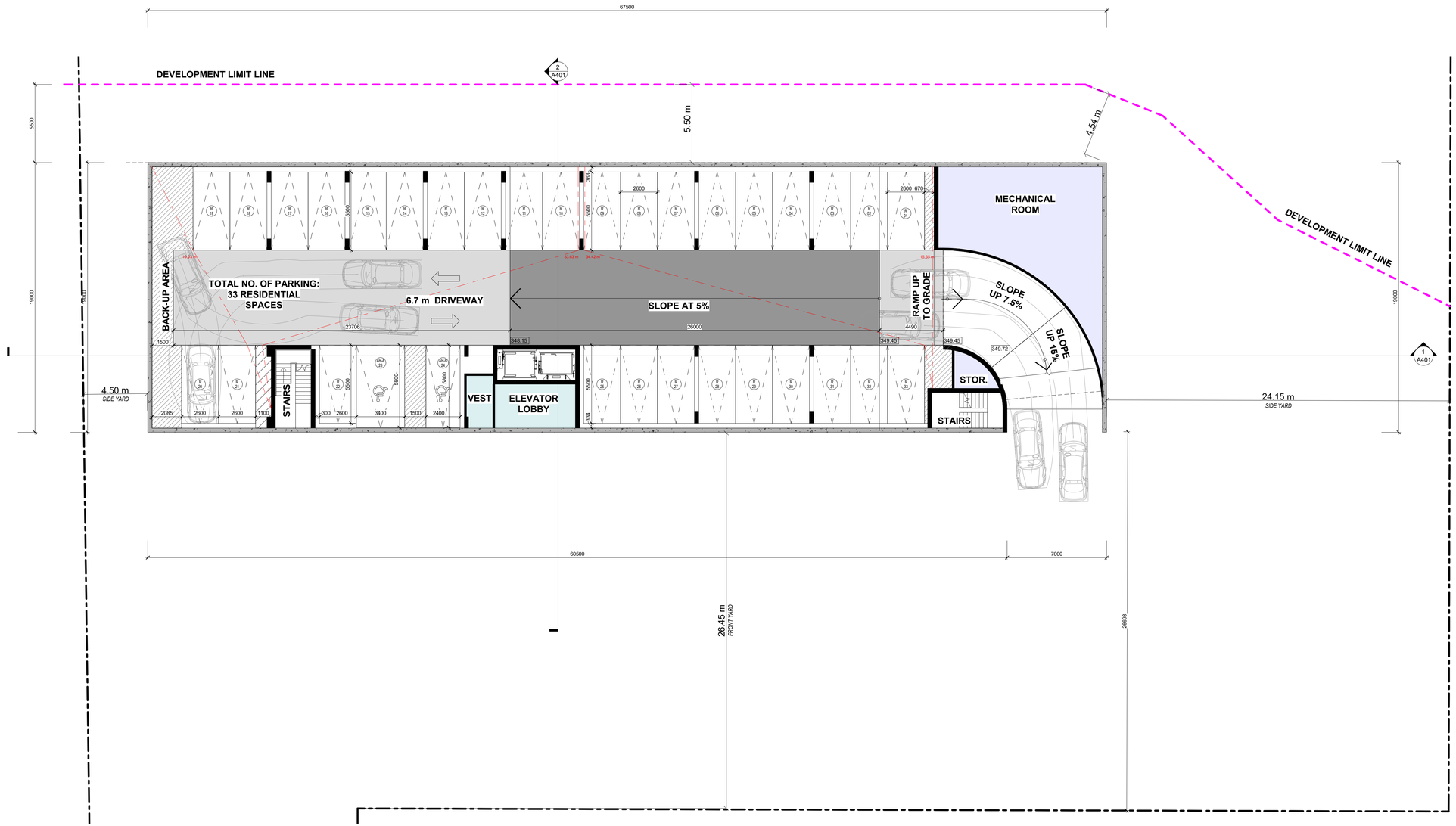
NOTES:
A - PARKING SPACE DIMENSIONS AS NOTED IN ZONING BY-LAW FOR SURFACE PARKING AND IN AN ENCLOSED OR UNDERGROUND GARAGE HAVE DIFFERENT SIZE REQUIREMENTS
B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

PARKING COUNT SCHEDULE

TYPE	COUNT
LEVEL P1	
RESIDENTIAL (BF) TYPE A	**1**
RESIDENTIAL (BF) TYPE B	**1**
RESIDENTIAL (GARAGE)	**31**
LEVEL 1	
RESIDENTIAL (SURFACE)	**47**
VISITOR (BF) TYPE A	**1**
VISITOR (BF) TYPE B	**1**
VISITOR PARKING	**10**
TOTAL PARKING SPACES	**92**

PARKING TAG LEGEND

R	RESIDENT PARKING SPACE	V	VISITOR PARKING SPACE
AR-A	ACCESSIBLE RESIDENT SPACE TYPE A	AV-A	ACCESSIBLE VISITOR SPACE TYPE A
AR-B	ACCESSIBLE RESIDENT SPACE TYPE B	R EV	RESIDENT ELECTRIC VEHICLE PARKING



1 LEVEL P1 FLOOR PLAN
1 : 150

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REVISIONS

SUBMITTALS

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97 BOWER STREET, ACTON, ONTARIO

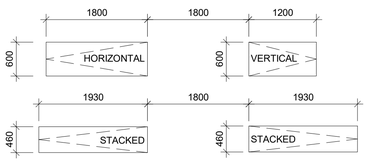
LEVEL P1 FLOOR PLAN

2025.09.23
Scale: As indicated
Drawn By: Author
Checked By: Checker
File Number:

A201

TYPICAL BICYCLE PARKING SPACE:

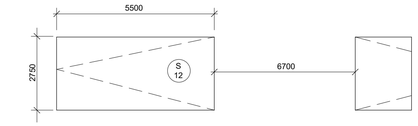
WALKWAY:	MINIMUM 1800mm
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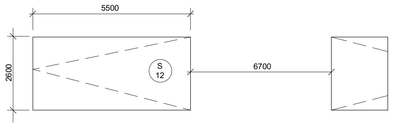
TYPICAL PARKING SPACE:

(AS PER TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050)

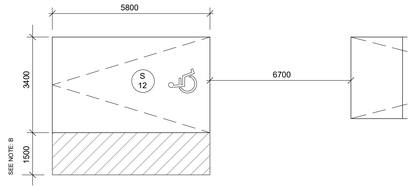
Drive Aisle @ 6.7m MIN. for Surface Parking Space *NOTE: A



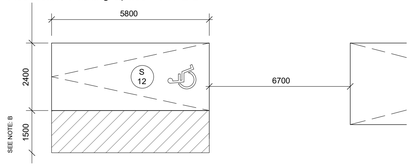
Drive Aisle @ 6.7m MIN. for Underground Parking Space *NOTE: A



Accessible Parking Space - TYPE A



Accessible Parking Space - TYPE B



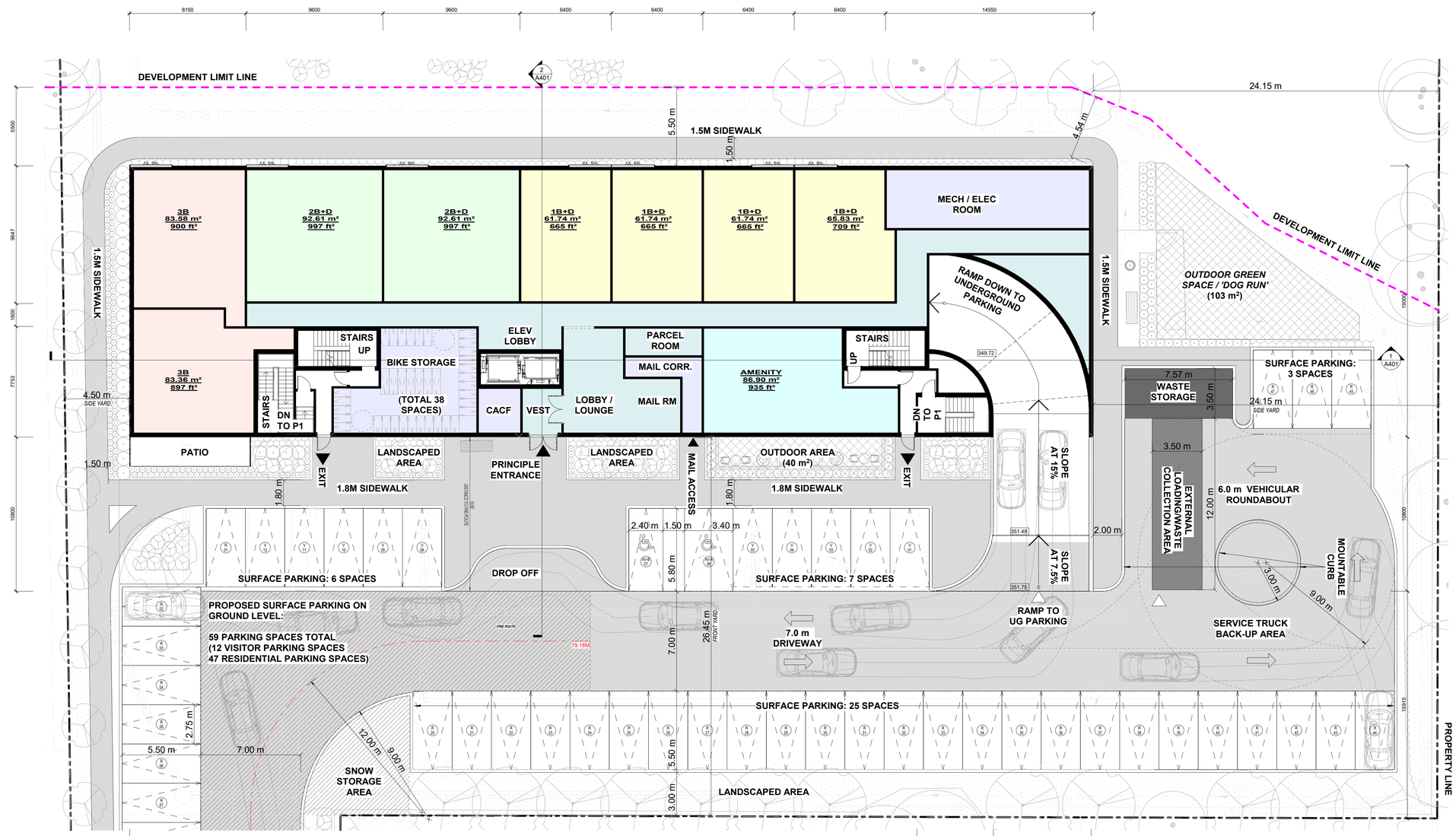
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PARKING COUNT SCHEDULE

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RESIDENTIAL (BF) TYPE B	**1**
RESIDENTIAL (GARAGE)	**31**
LEVEL 1	
RESIDENTIAL (SURFACE)	**47**
VISITOR (BF) TYPE A	**1**
VISITOR (BF) TYPE B	**1**
VISITOR PARKING	**10**
TOTAL PARKING SPACES	**92**

PARKING TAG LEGEND

R	RESIDENT PARKING SPACE	V	VISITOR PARKING SPACE
AR-A	ACCESSIBLE RESIDENT SPACE TYPE A	AV-A	ACCESSIBLE VISITOR SPACE TYPE A
AR-B	ACCESSIBLE RESIDENT SPACE TYPE B	R EV	RESIDENT ELECTRIC VEHICLE PARKING



1 LEVEL 1 FLOOR PLAN
1 : 150

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APPLICATION NUMBER:

APPLICATION NUMBER:

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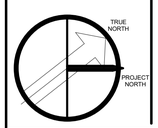
SUBMITTALS

No.	Description	YYYY.MM.DD	By
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1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL

CLIENT:
CASTLEGROVE DEVELOPMENTS INC.

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4 ARCHITECTURE INC
WWW.4ARCHITECTURE.CA
8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
T. (905) 470 7212 // email: mail@4architecture.ca

CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

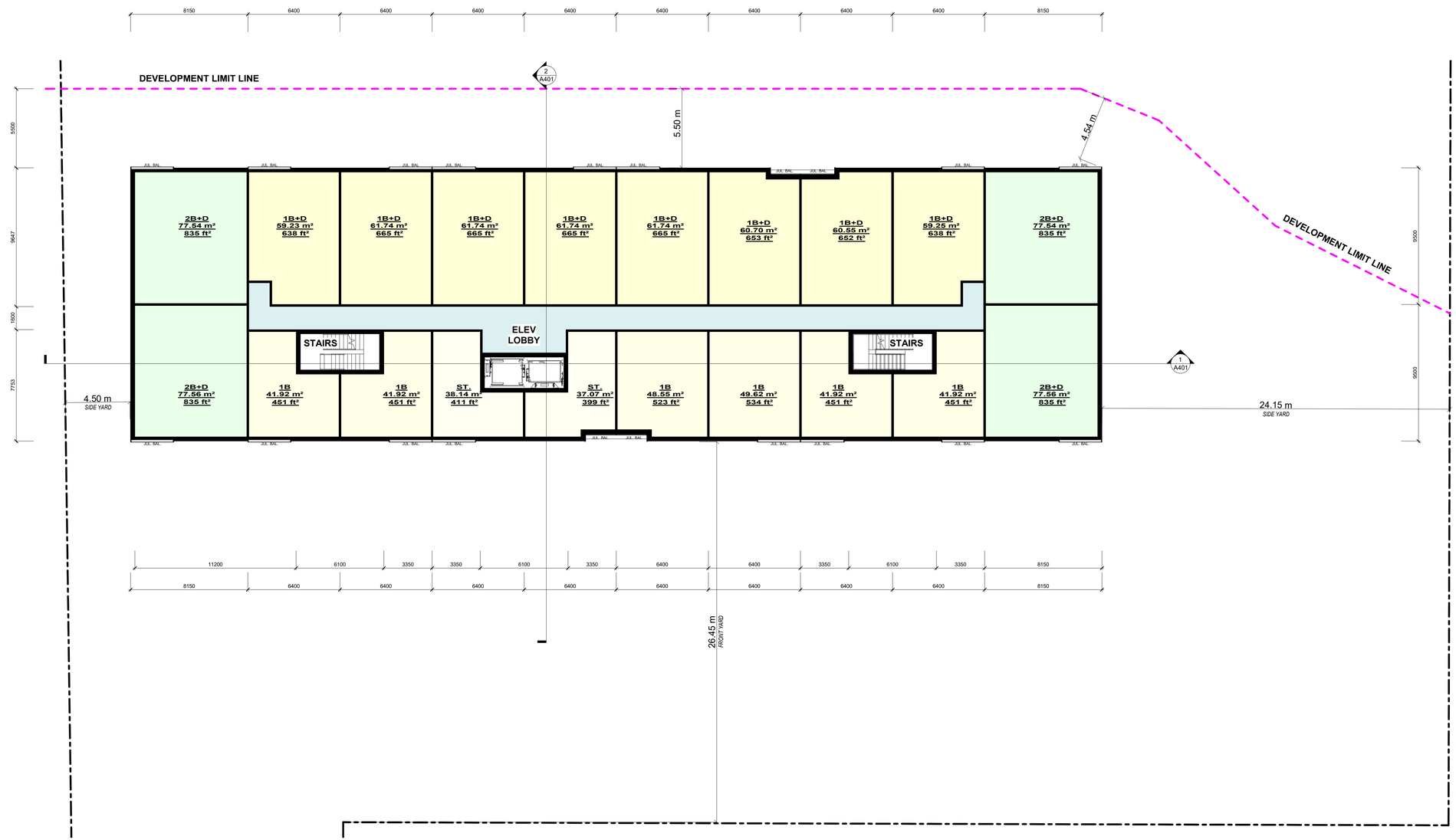
LEVEL 1 FLOOR PLAN

2025.09.23

Scale: As indicated | Drawn By: JL | Checked By: EM

File Number

A202



1 LEVEL 2-3 FLOOR PLAN
1 : 150

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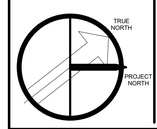
REVISIONS

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1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL
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LEVEL 2 TO 3 FLOOR PLAN

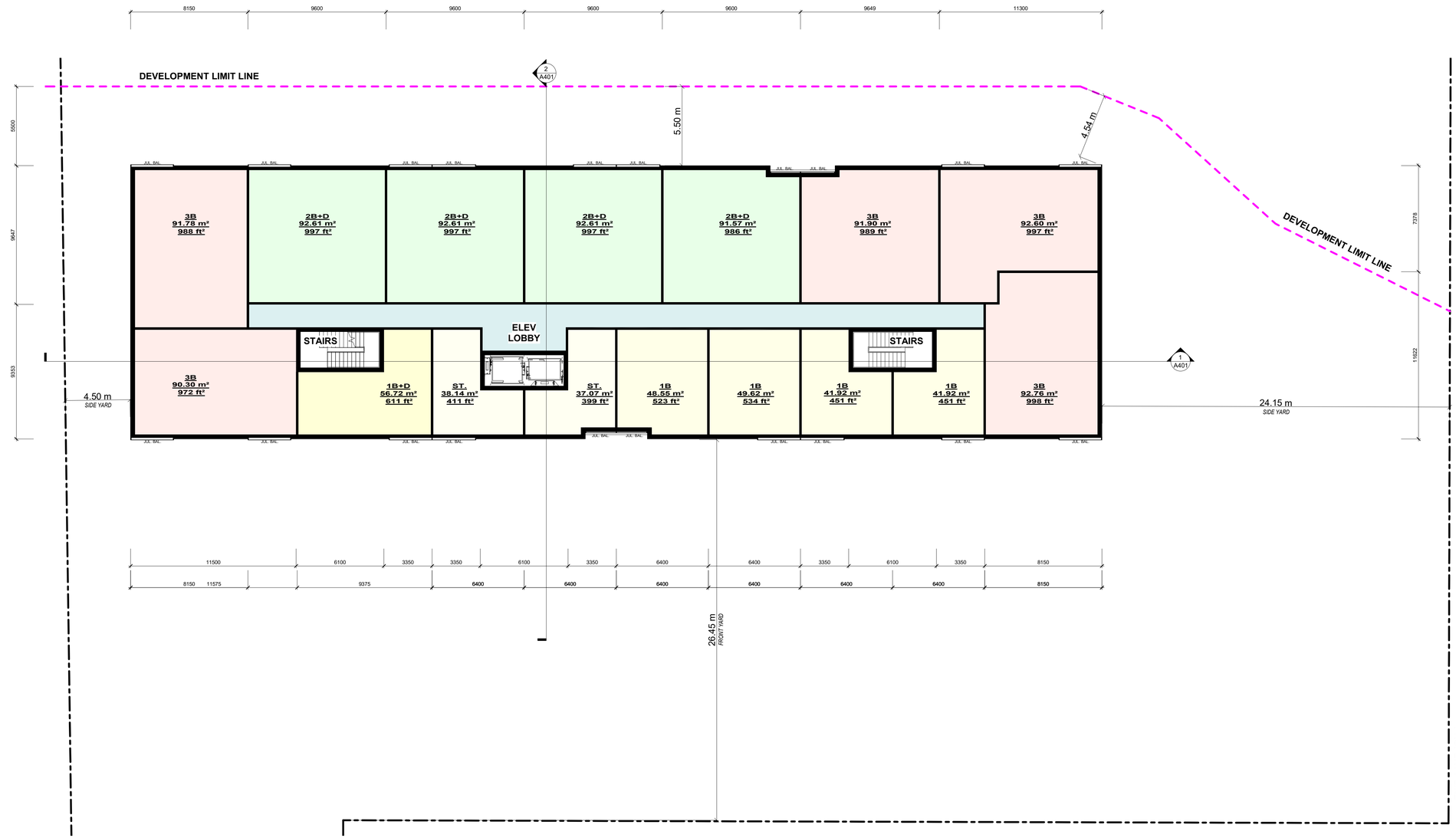
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1 LEVEL 4-5 FLOOR PLAN
1 : 150

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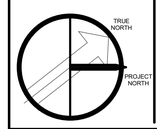
REVISIONS

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LEVEL 4 TO 5 FLOOR PLAN

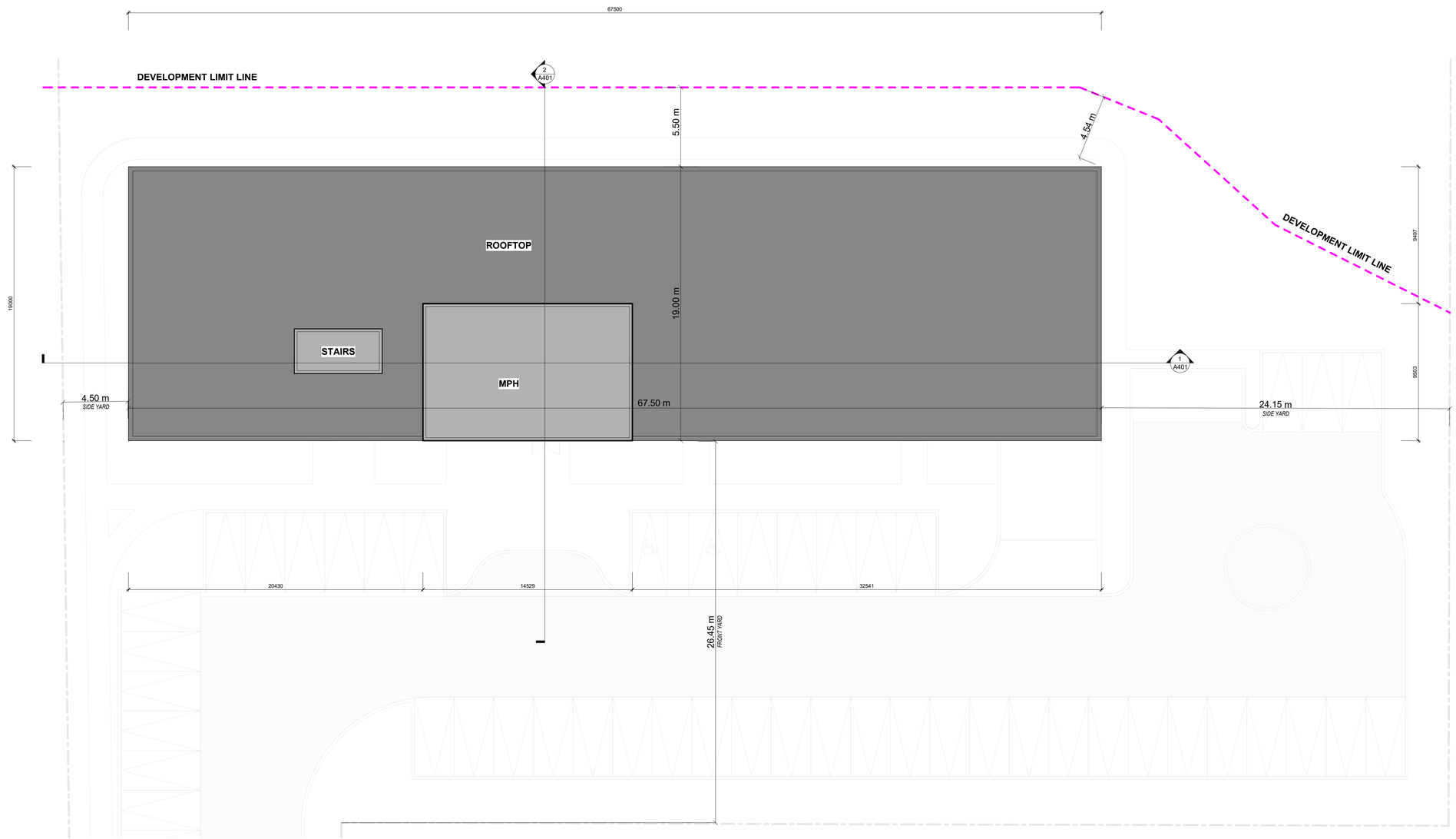
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1 ROOF
1 : 150

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REVISIONS

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SUBMITTALS

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PROJECT NORTH

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8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
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CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

ROOF PLAN

2025.09.23

Scale: 1 : 150 | Drawn By: JL | Checked By: EM

File Number

A205

EXTERIOR FINISH LEGEND

1 — PRECAST CONCRETE OR ALUMINIUM CLADDING FINISHES - WHITE SANDBLAST
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD

2 — PREFINISHED ALUMINIUM COMPOSITE PANEL
COLOUR : BLACK
MANUFACTURER : TBD
SIZE/STYLE : TBD

3 — ALUMINIUM CLADDING OR CEMENT BOARD FINISHES - GREY HIGH SANDBLAST
COLOUR : GREY
MANUFACTURER : TBD
SIZE/STYLE : TBD

4 — STONE VENEER
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
PAINT COLOUR : TBD

5 — BRICK VENEER
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD

6A — PREFINISHED WINDOW WALL/ CURTAIN WALL SYSTEM - GLASS VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD

6B — PREFINISHED WINDOW WALL/ CURTAIN WALL- METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD

6C — PREFINISHED WINDOW WALL/ CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD

6D — PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD

7 — BIRD FRIENDLY GLASS BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD



2 WEST ELEVATION
1 : 150



1 EAST ELEVATION
1 : 150

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1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL
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CASTLEGROVE DEVELOPMENTS INC
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BUILDING ELEVATIONS

2025.09.23

Scale	Drawn By	Checked By
1 : 150	HM	JL

File Number

A301

EXTERIOR FINISH LEGEND

1 — PRECAST CONCRETE OR ALUMINIUM CLADDING FINISHES - WHITE SANDBLAST
COLOUR : WHITE
MANUFACTURER : TBD
STYLE : TBD

2 — PREFINISHED ALUMINIUM COMPOSITE PANEL
COLOUR : BLACK
MANUFACTURER : TBD
SIZE/STYLE : TBD

3 — ALUMINIUM CLADDING OR CEMENT BOARD FINISHES - GREY HIGH SANDBLAST
COLOUR : GREY
MANUFACTURER : TBD
SIZE/STYLE : TBD

4 — STONE VENEER
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
PAINT COLOUR : TBD

5 — BRICK VENEER
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD

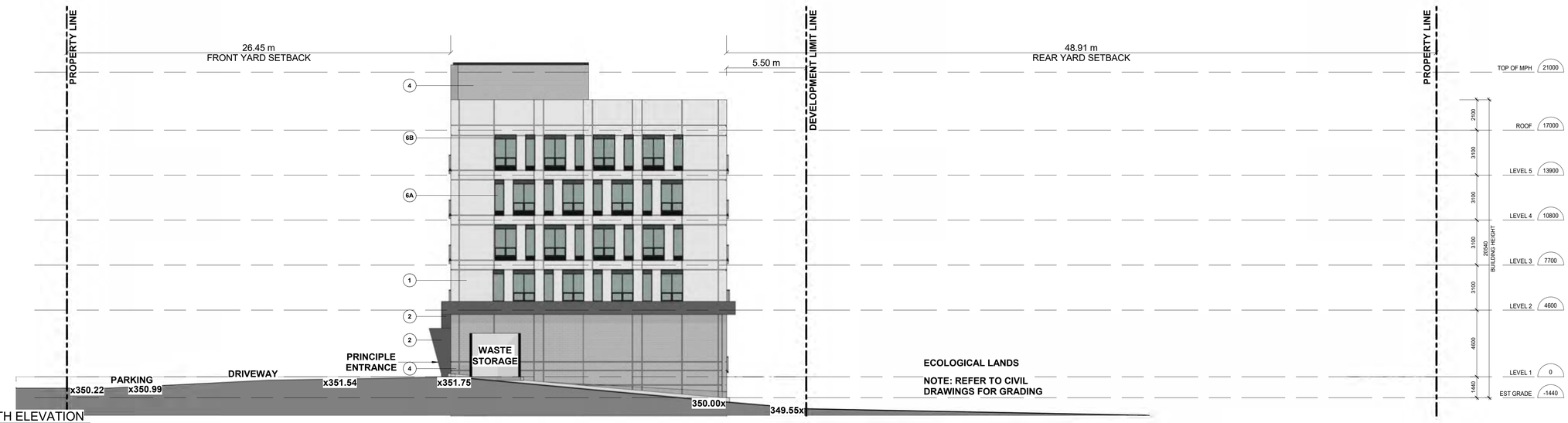
6A — PREFINISHED WINDOW WALL/ CURTAIN WALL SYSTEM - GLASS VISION PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD

6B — PREFINISHED WINDOW WALL/ CURTAIN WALL- METAL LOUVRES
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
METAL PANEL : TBD

6C — PREFINISHED WINDOW WALL/ CURTAIN WALL SYSTEM - GLASS SPANDREL PANEL
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD

6D — PREFINISHED WINDOW WALL SYSTEM - OPERABLE AWNING
EXT. COLOUR : TBD
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD
PAINT COLOUR : TBD

7 — BIRD FRIENDLY GLASS BALCONY RAIL
EXT. COLOUR : CLEAR WITH COATED PATTERN
INT. COLOUR : TBD
MANUFACTURER : TBD
GLASS : TBD



2 NORTH ELEVATION
1 : 150



1 SOUTH ELEVATION
1 : 150

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8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7
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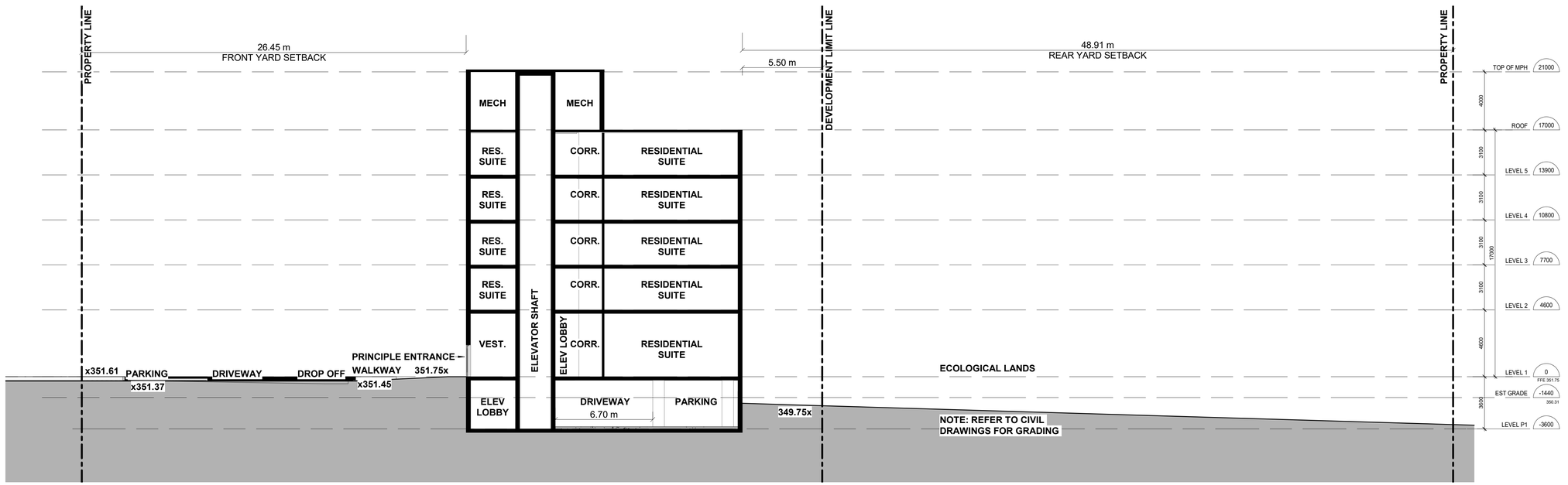
BUILDING ELEVATIONS

2025.09.23

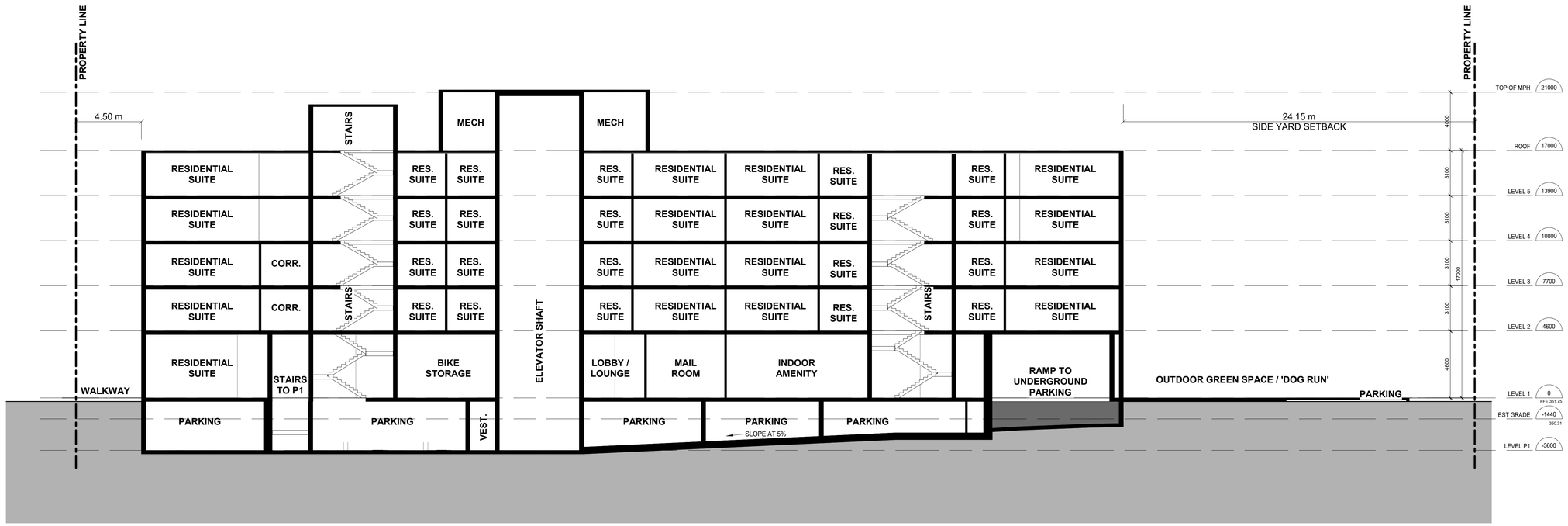
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File Number

A302



2 NORTH -SOUTH BUILDING SECTION
1 : 150



1 EAST-WEST BUILDING SECTION
1 : 150

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CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

BUILDING SECTIONS

2025.09.23

Scale: 1 : 150 | Drawn By: JL | Checked By: EM

File Number

A401



VIEW FROM INTERNAL ROAD LOOKING TOWARDS AT EAST ELEVATION - PRINCIPLE ENTRANCE AND VEHICULAR DROP OFF



VIEW FROM INTERNAL ROAD TOWARDS NORTH EAST BUILDING CORNER



VIEW FROM ECOLOGICAL LANDS LOOKING TOWARDS SOUTH WEST BUILDING CORNER

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CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

PERSPECTIVES

2025.09.23

Scale | Drawn By: Author | Checked By: Checker

File Number

A501