1310 SOUTH SERVICE RD, STONEY CREEK

2026/10/01 ISSUED FOR ZBA

PROJECT TEAM

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Harley, ON N0E 1E0
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DESIGN + VIRTUAL BUILD
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PATRICK DAVID TROTTIER
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6270

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livwell DEVELOPMENTS

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4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THIS ARCHITECT.

PROJECT
1310 South Service Rd, Stoney Creek - 2 RESIDENTIAL BUILDINGS (9 STOREYS), TOTAL 249 UNITS

ADDRESS
1310 SOUTH SERVICE ROAD, HAMILTON, ON

CLIENT
LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
COVER PAGE

SCALE

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.000.

SITE INFORMATION

SITE INFORMATION : PART OF BLOCK 12-16
PLAN NO. 310
THE CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH
ZONE CATEGORY: MIDR RISE RESIDENTIAL - LARGE SCALE **(R4a)**

ZONE : MID RISE RESIDENTIAL - LARGE SCALE **(R4a)**

	REQUIRED	PROVIDED	
General Provision Number of Units	0 N/A	249 169.38 Units/Ha	✓
General Provision Lot Area	0 m² N/A	14734.89 m²	✓
General Provision Lot Coverage	0% N/A	16.5% 2,431.76 m²	✓
Zoning Bylaw: 23-16 Exc. - 851 Density Per Hectare - UPH	310 *max*	169.38	✓
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - a) Lot Frontage	30 m *min*	168.44 m	✓
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - e). i). Building Height	40 m *max*	29.4 m	✓
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - b) Front Yard Setback - Vince Mazza Way	6 m *min*	12.4 m	✓
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - c). iii). B). Interior Side Yard Setback	10 m *min*	40.32 m	✓
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - b) Exterior Side Yard Setback - South Service Rd.	6 m *min*	16.13 m	✓
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - d). iii). Rear Yard Setback	14 m *min*	7.5 m	✗
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - f). ii). B). Distance B/W Buildings on a Lot	20 m *min*	18.27 m	✗
Zoning Bylaw: 05-200 Sect. 15.6.2.1. - g). v). New Development - GF Facade Glazing %	50% *min*	25.7%	✗

PROJECT AREAS

Zoning Bylaw: 05-200 Sect. 15.6.2.1. - k). i). Landscape Open Space	30% 4,420.47 m² *min*	20.61% 3,036.44 m²	✗

Landscape Open Space Breakdown

Hardscape (Sidewalk Area) :	=	1,084.49 m²	(35.72%)
Softscape (Green area):	=	1,951.95 m²	(64.28%)
Total Landscape Open Space :	**=**	**3,036.44 m²**	**(20.61%)**

Zoning Bylaw: 05-200 Sect. 5 - 5.3.1. e) i) Landscaped Parking Island Requirement	10% *min*	10.12%	✓

Landscape Parking Breakdown

Parking Area :	=	8,549.31 m²	
Landscape Parking :	=	865.26 m²	(10.12%)

Zoning Bylaw: 05-200 Sect. 15.6.2.1. - h). i). Amenity Area - *5m2 per dwelling unit*	1245 m² *min*	3701.7 m²	✓

Minimum Amenity Area Breakdown

Total Required Amenity Area	**=**	**1,245.00 m²**
Balconies Area:	=	2,778.34 m²
Patio:	=	103.38 m²
Indoor Amenity	=	428.71 m²
Outdoor Amenity	=	391.27 m²
Total Provided Amenity Area:	**=**	**3,701.70 m²**
Total Provided Amenity Area (m² / Unit)	=	14.87 m²

PARKING

Zoning Bylaw: 05-200 Section 5 Residential Parking requirement	0.5 *min*	0.96	✓

Residential Parking Count Breakdown

Total Units	= **249** Units x 0.50	= **125** Parking Spots **Required**
Total Units	= **249** Units x 0.96	= **240** Parking Spots **Provided**

Zoning Bylaw: 05-200 Section 5 Visitors Parking	0.15 *min*	0.16	✓

Visitor Parking Count Breakdown

Total Units	= **249** Units x 0.15	= **37**	Parking Spots **Required**
Total Units	= **249** Units x 0.16	= **39**	Parking Spots **Provided**

Zoning Bylaw: 05-200 Section 5 Accesible Parking requirement 2+2%	8 *min*	8	✓

Accessible Parking Count Breakdown

Total Parking (201-1000)	= **8** = Type A (4) + Type B (4)	**Required**
Total Parking	= **8** = Type A (4) + Type B (4)	**Provided**

Zoning Bylaw: 05-200 Section 5 Short-term Bicycle Parking Requirement	0.05 *min*	0.05	✓

Bicycle Parking Count Breakdown

Total Bicycle Parking	= **249** Units x 0.05 = **12**	**Required**
Total Bicycle Parking	= **249** Units x 0.05 = **12**	**Provided**

Zoning Bylaw: 05-200 Section 5 Long-term Bicycle Parking Requirement	0.5 *min*	0.76	✓

Bicycle Parking Count Breakdown

Total Bicycle Parking	= **249** Units x 0.50 = **125**	**Required**
Total Bicycle Parking	= **249** Units x 0.76 = **188**	**Provided**

ZBA SHEET LIST

Number	Sheet Name	Issue Date
A.000.	COVER PAGE	10/01/26
A.001.	BUILDING INFORMATION	10/01/26
A.002.	SITE PLAN	10/01/26
A.003.	SITE PLAN - GROUND FLOOR	10/01/26
A.004.	SITE PLAN - OBC SPATIAL SEPARATION	10/01/26
A.005.	OBC SPATIAL SEPARATION - BLDG A	10/01/26
A.006.	OBC SPATIAL SEPARATION - BLDG B	10/01/26
A.100.	GROUND FLOOR PLAN BLDG A	10/01/26
A.101.	TYPICAL FLOOR PLAN BLDG A	10/01/26
A.102.	ROOF PLAN BLDG A	10/01/26
A.103.	GROUND FLOOR PLAN BLDG B	10/01/26
A.104.	TYPICAL FLOOR PLAN BLDG B	10/01/26
A.105.	ROOF PLAN BLDG B	10/01/26
A.400.	BUILDING A ELEVATIONS	10/01/26
A.401.	BUILDING B ELEVATIONS	10/01/26
A.402.	SITE ELEVATIONS - LONGITUDINAL	10/01/26
A.403.	SITE ELEVATIONS - TRANSVERSAL	10/01/26
A.404.	SITE SECTION	10/01/26
A.405.	BUILDING A SECTIONS	10/01/26
A.406.	BUILDING B SECTIONS	10/01/26
A.407.	BUILDING EXTERIOR MATERIALS	10/01/26
A.800.	RENDERS	10/01/26
A.801.	RENDERS	10/01/26
A.802.	3D ISO VIEW	10/01/26
A.803.	3D ISO VIEW	10/01/26
A.900.	SHADOW STUDY - WINTER SOLSTICE	10/01/26
A.901.	SHADOW STUDY - SPRING/FALL EQUINOX	10/01/26
A.902.	SHADOW STUDY - SUMMER SOLSTICE	10/01/26
A.903.	SHADOW STUDY - SUMMER SOLSTICE	10/01/26

OVERALL STATS

BUILDING A : GFA : 10,712.76 M²

RESIDENITAL UNITS : 124 UNITS
OF STOREYS : 9 STOREYS - 29,400 m HEIGHT + 2,79m MECHANICAL/ ELEV. OVERHEAD
BUILDING AREA : 1,215.88 m²

BUILDING B : GFA : 10,712.76 M²

RESIDENITAL UNITS : 125 UNITS
OF STOREYS : 9 STOREYS - 29,400 m HEIGHT + 2,79m MECHANICAL/ ELEV. OVERHEAD
BUILDING AREA : 1,215.88 m²

TOTAL BUILDING GFA :

BUILDING A + BUILDING B = 10,712.76 M² + 10,712.76 M² = **21,425.52 M²**

UNIT SCHEDULE

Name	Count	Area	Ratio
BUILDING A			
ONE BED	40	51 m² ... 59 m²	16%
ONE BED B.F.	18	51 m² ... 65 m²	7%
ONE BED PLUS	17	65 m² ... 69 m²	7%
STUDIO	1	43 m²	0%
TWO BED	40	84 m² ... 91 m²	16%
TWO BED B.F.	8	99 m²	3%
	124		50%
BUILDING B			
ONE BED	40	51 m² ... 59 m²	16%
ONE BED B.F.	18	51 m² ... 65 m²	7%
ONE BED PLUS	18	65 m² ... 69 m²	7%
STUDIO	1	43 m²	0%
TWO BED	40	84 m² ... 91 m²	16%
TWO BED B.F.	8	99 m²	3%
	125		50%
SITE TOTAL:	249		100%

UNIT SCHEDULE - BARRIER FREE

Name	Count	Area	RQ'D
BUILDING A			124 * 15% = 18.6 **19 UNITS**
ONE BED B.F.	17	51 m² ... 65 m²	
TWO BED B.F.	8	99 m²	
	25		
BUILDING B			124 * 15% = 18.6 **19 UNITS**
ONE BED B.F.	17	51 m² ... 65 m²	
TWO BED B.F.	8	99 m²	
	25		
TOTAL PROVIDED	50		

GROSS FLOOR AREA

Level	Area (m)
Level 1	1,167.58 m²
Level 2	1,215.88 m²
Level 3	1,215.88 m²
Level 4	1,215.88 m²
Level 5	1,215.88 m²
Level 6	1,215.88 m²
Level 7	1,215.88 m²
Level 8	1,127.76 m²
Level 9	1,127.76 m²
Gross Floor Area	10,718.40 m²

PARKING INFORMATION

Type	Required	Provided	Location: Surface	Location: Garage
RESIDENTIAL				
ACCESSIBLE WITH AISLE	8	8	8	0
STANDARD	125	232	232	0
VISITOR				
STANDARD	37	39	39	0
TOTAL SITE PARKING		279	279	0

CONTEXT PLAN

ABBREVIATIONS

A

AD	AREA DRAIN
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
AJ	ACOUSTIC JOINT
ALUM	ALUMINUM
ANNOD	ANODIZED
AP	ACCESS PANEL
AVB	AIR/VAPOUR BARRIER

B

BD	BOARD
BF	BRACED FRAME
BLK	BLOCK
BM	BEAM
BOC	BOTTOM OF CURB
BUR	BUILT UP ROOF

C

CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLT	CLOSET
CM	CONVEX MIRROR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
COORD	CORRIDOR
CP	COMMUNICATIONS PANEL
CR	CARD READER
CSK	COUNTER SUNK
C/W	COMPLETE WITH

D

DA	DRAINAGE AREA
DBL	DOUBLE
DCB	DOUBLE CATCH BASIN
DET	DETAIL
DF	DRINKING FOUNTAIN
DEFL	DEFLECTION
DIM	DIMENSION
DR	DOOR
DWG	DRAWING

E

E.AT	EXHAUST AIR TERMINAL
EJ	EXPANSION JOINT
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
ERD	EMERGENCY ROOF DRAIN
EU	EXHAUST UNIT
EV	ELECTRICAL VEHICLE SPACE
EVF	FUTURE ELECTRICAL VEHICLE SPACE
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EXT GR	EXTERIOR GRADE

F

FA	FIRE ALARM
FCRD	FLOW CONTROL ROOF DRAIN
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FIRE FIGHTER ELEVATOR
FFH	FIRE FIGHTER HANDSET
FF	FINISH FACE
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FGL	FIBERGLASS
FH	FIRE HOSE (COVERAGE)
FHC	FIRE HOSE CABINET
FIN	FINISH
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLR	FLOOR
FLR FIN	FLOOR FINISH
FO	FACE OF
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOG	FACE OF GLASS
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIREPROOFING
FRR	FIRE RESISTANCE RATED
FR	FRAME
FR GL	FRITTED GLASS
FRO	FINISH ROUGH OPENING
FS	FLOOR SINK
FT	FEET
FTG	FOOTING
FURN	FURNITURE
FVC	FIRE VALVE CABINET
FVEC	FIRE VALVE AND FIRE CABINET

G

GALV	GALVANIZED
GL	GLASS
GLZ	GLAZING
GRL	GRILLE
GRTG	GRATING
GYP BD	GYPSUM BOARD

H

HC	HALLOW CORE
HD	HAND DRYER
HD GALV	HOT DIPPED GALVANIZED
HM	HALLOW METAL
HP	HIGH POINT
HT	HEIGHT
HYD	HYDRANT

I

INS	INSULATION

J

JAN	JANITOR

L

LCB	LANDSCAPE CATCH BASIN
LD	LADDER
LP	LOW POINT
LVR	LOUVRE

M

MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MP	MIDDLE POINT
MTL	METAL

N

NIC	NOT IN CONTRACT
NTS	NOT TO SCALE

O

OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OTA	OPEN TO ABOVE
OTB	OPEN TO BELOW

P

PB	PUSH BUTTON
PC	PRECAST
POL	POLISHED
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PS	PRIVACY SCREEN
PT	PAINT

R

R	RISER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFER
REQD	REQUIRED
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROOF SCUPPER
RVL	REVEAL

S

S	SEALER
SA	SMOKE DETECTOR/ALARM
S. AT	SUPPLY AIR TERMINAL
SG	SPANDREL GLASS
SF	SQUARE FOOT
SFP	SPRAY FIRE PROOFING
SHTR	SHUTTER
SIM	SIMILAR
SM	SMOOTH
SPKLR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
ST	STAIR
STC	SOUND TRANSMISSION
STL	CLASS
STRUCT	STEEL
SUSP	STRUCTURAL SUSPENDED

T

T	TREAD
TAI	TACTILE ATTENTION
TD	INDICATOR
THRES	TRAVEL DISTANCE
TOC	THRESHOLD
TOC	TOP OF CURB
TOL	TOP OF GRADE
TOP	TOP OF LANDING
TOS	TOP OF PARAPET
TYP	TOP OF SLAB TYPICAL

U

U/S	UNDERSIDE OF
UNO	UNLESS NOTED OTHERWISE

V

VAR	VARIES
VB	VAPOUR BARRIER
VEST	VESTIBULE
VG	VISION GLASS
VIF	VERIFY IN FIELD
VR	VAPOUR RETARDER

W

WC	WATER CLOSET
WH	WEEP HOLE
WM	WIRE MESH
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE

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CLIENT
LIVWELL

SUBMITTED FOR/REVISION

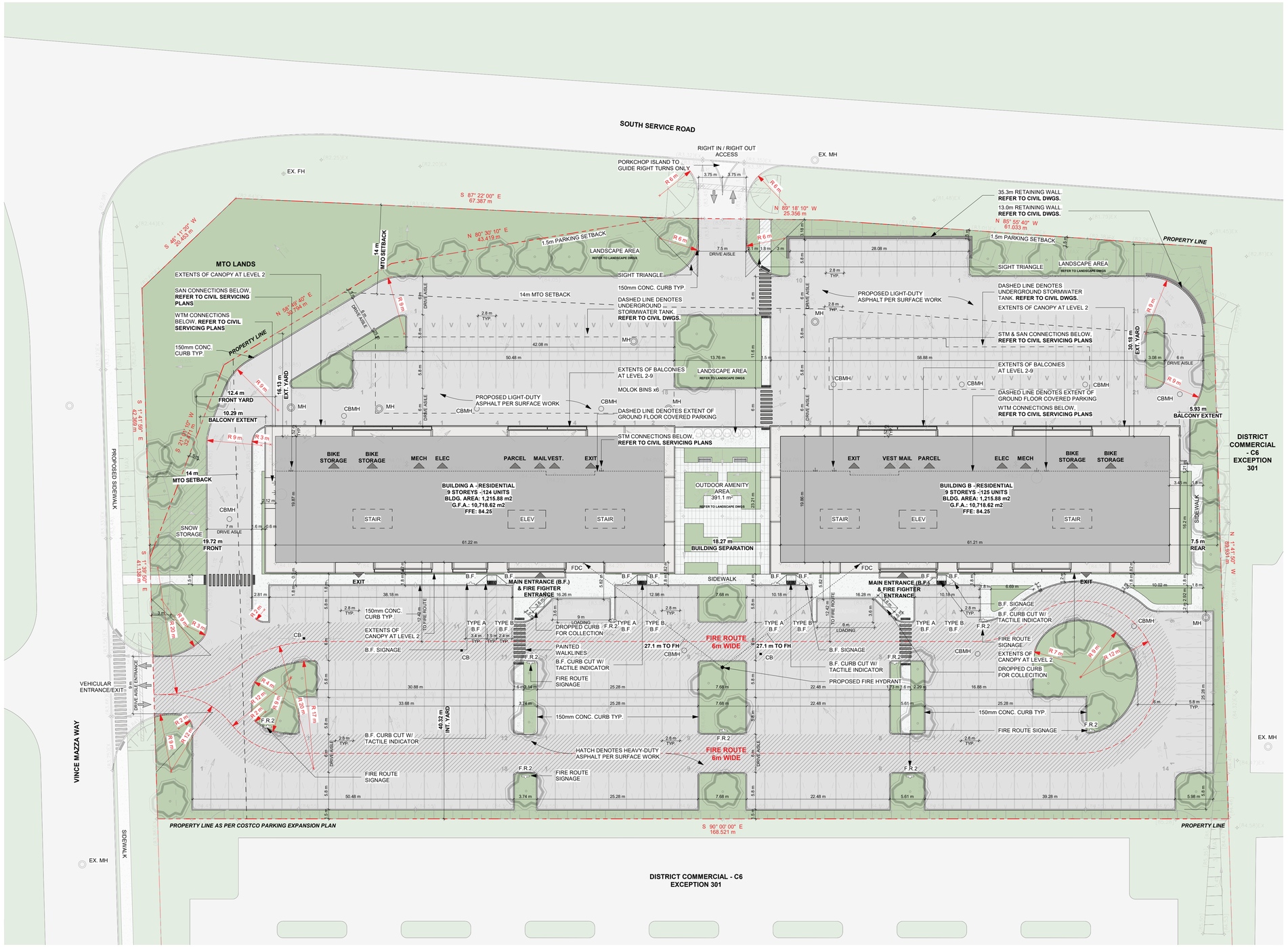
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
BUILDING INFORMATION

SCALE
As indicated

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.001.



1 A.002. **SITE PLAN** 1 : 300

SITE INFORMATION

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Total Provided Amenity Area:	= **3,701.70 m²**		
Total Provided Amenity Area (m² / Unit)	= 14.87 m²		

PARKING

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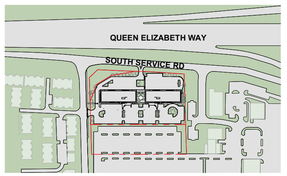
Residential Parking Count Breakdown			
Total Units	= **249** Units x 0.50	= **125** Parking Spots **Required**	
Total Units	= **249** Units x 0.96	= **240** Parking Spots **Provided**	
Zoning Bylaw: 05-200 Section 5 Visitors Parking	0.15 *min*	0.16	✓
Visitor Parking Count Breakdown			
Total Units	= **249** Units x 0.15	= **37** Parking Spots **Required**	
Total Units	= **249** Units x 0.16	= **39** Parking Spots **Provided**	
Zoning Bylaw: 05-200 Section 5 Accesible Parking requirement 2+2%	8 *min*	8	✓
Accessible Parking Count Breakdown			
Total Parking (201-1000)	= **8** = Type A (4) + Type B (4)	**Required**	
Total Parking	= **8** = Type A (4) + Type B (4)	**Provided**	
Zoning Bylaw: 05-200 Section 5 Short-term Bicycle Parking Requirement	0.05 *min*	0.05	✓
Bicycle Parking Count Breakdown			
Total Bicycle Parking	= **249** Units x 0.05 = **12**	**Required**	
Total Bicycle Parking	= **249** Units x 0.05 = **12**	**Provided**	
Zoning Bylaw: 05-200 Section 5 Long-term Bicycle Parking Requirement	0.5 *min*	0.76	✓
Bicycle Parking Count Breakdown			
Total Bicycle Parking	= **249** Units x 0.50 = **125**	**Required**	
Total Bicycle Parking	= **249** Units x 0.76 = **188**	**Provided**	

PARKING INFORMATION.

Type	*Required*	*Provided*	*Location Surface*	*Garage*
RESIDENTIAL				
ACCESSIBLE WITH AISLE	8	8	8	0
STANDARD	125	232	232	0
VISITOR				
STANDARD	37	39	39	0
TOTAL SITE PARKING		279	279	0



2 A.002. **KEY PLAN** 1 : 5000

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44 Muir Line, Harley, ON N0E 1E0

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PROJECT
1310 South Service Rd, Stoney Creek - 2 RESIDENTIAL BUILDINGS (9 STOREYS), TOTAL 249 UNITS
ADDRESS
1310 SOUTH SERVICE ROAD, HAMILTON, ON
CLIENT
LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

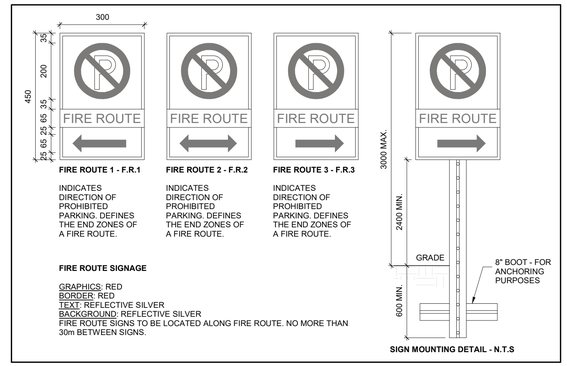
SHEET NAME
SITE PLAN

SCALE
As indicated

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

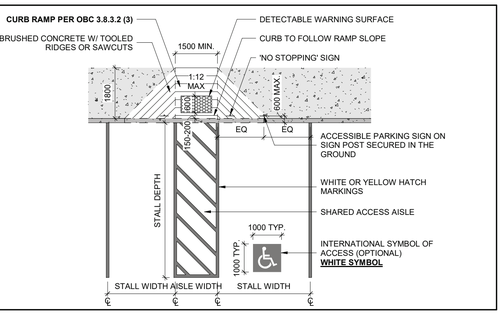
A.002.

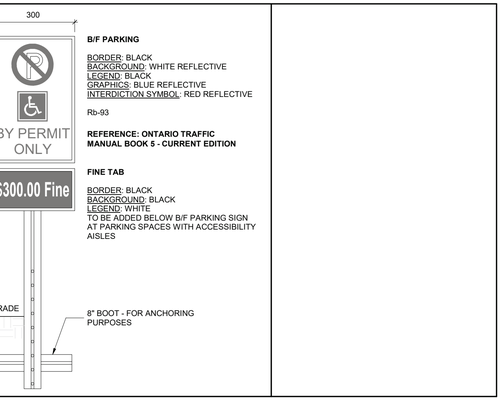
1 A.003. **GROUND FLOOR**
1 : 300



FIRE ROUTE SIGNAGE

GRAPHICS: RED
BORDER: RED
TEXT: REFLECTIVE SILVER
BACKGROUND: REFLECTIVE SILVER
FIRE ROUTE SIGNS TO BE LOCATED ALONG FIRE ROUTE. NO MORE THAN 30m BETWEEN SIGNS.





B/F PARKING

BORDER: BLACK
BACKGROUND: WHITE REFLECTIVE
LEGEND: BLACK
GRAPHICS: BLUE REFLECTIVE
INTERDICTION SYMBOL: RED REFLECTIVE

Rb-93

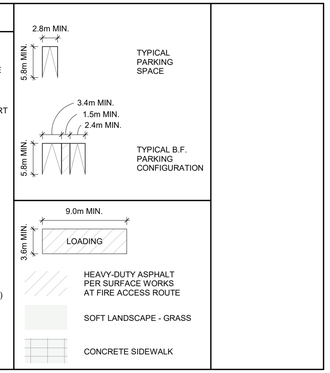
REFERENCE: ONTARIO TRAFFIC MANUAL BOOK 5 - CURRENT EDITION

FINE TAB

BORDER: BLACK
BACKGROUND: BLACK
LEGEND: WHITE
TO BE ADDED BELOW B/F PARKING SIGN AT PARKING SPACES WITH ACCESSIBILITY AISLES

LEGEND

- PROPOSED FIRE HYDRANT
- DISTANCE FROM FIRE HYDRANT TO SIAMESE CONNECTION
- PROPOSED FIRE DEPARTMENT CONNECTION/FIRE DEPARTMENT DRAFT PORT CONNECTION
- PROPOSED PEDESTRIAN BUILDING ENTRANCE/EXIT
- PROPOSED COMMERCIAL ENTRANCE
- FIRE ACCESS ROUTE
- B.F. PROPOSED ACCESSIBLE SIGN
- FR.S FIRE ROUTE SIGN
- SNOW REMOVAL/STORAGE
- SITE LIGHTING (REFER TO ELECTRICAL DWGS FOR DETAILS)
- CONCRETE RETAINING WALL, REFER TO LANDSCAPE DESIGN FOR DETAILS



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CLIENT
LIVWELL

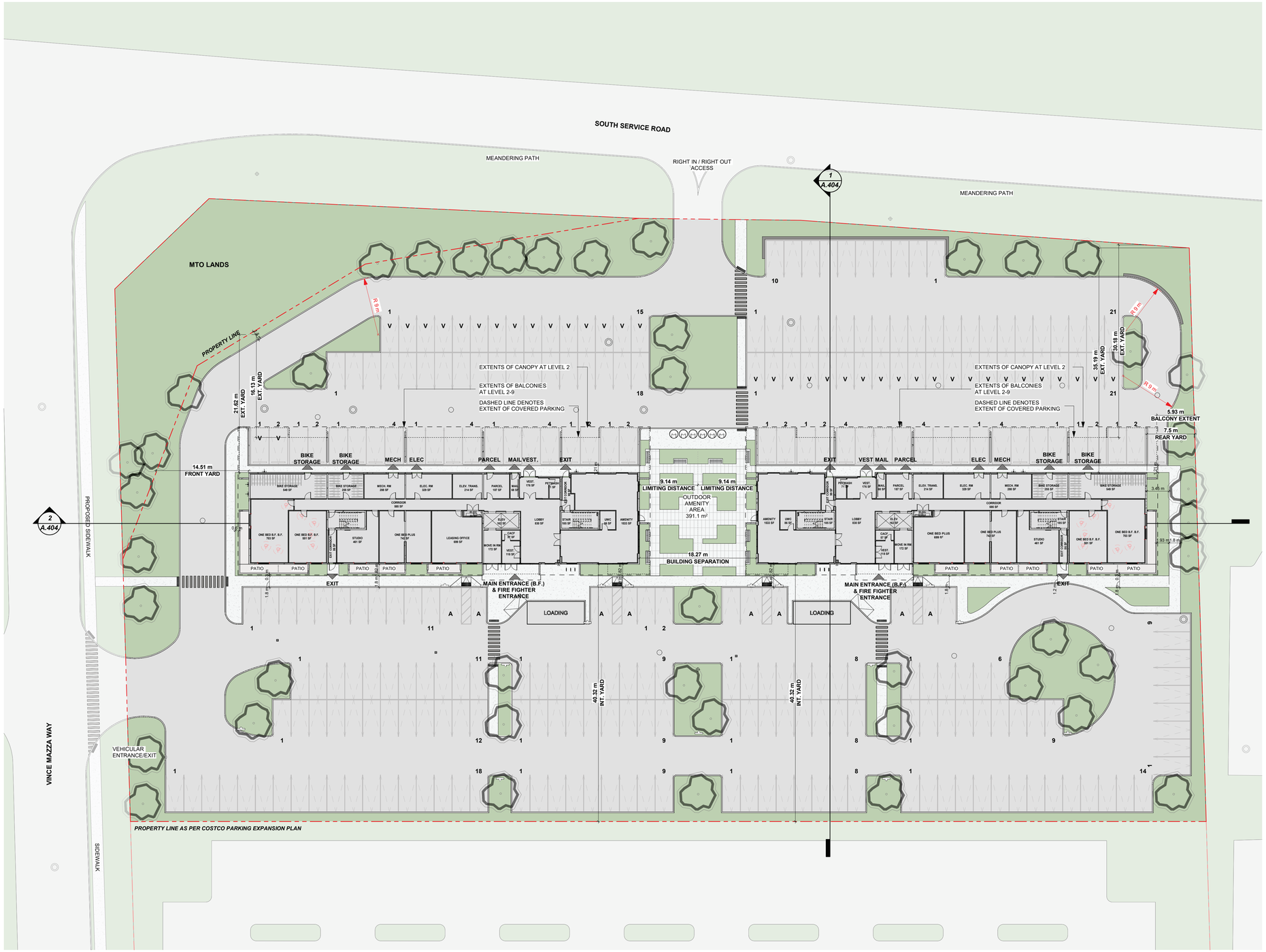
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
SITE PLAN - GROUND FLOOR

SCALE
1 : 300

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.003.



1 A.404

2 A.404

1. *T.3.2.3.1.D. ; GROUP "C" RESIDENTIAL, SPRINKLERED*
2. T.3.2.3.7 MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES.

NOTE: A2 AMENITY SPACES IN ALL BUILDINGS ARE DEDICATED TO ALL BLDG RESIDENTS ONLY, NOT FOR GENERAL PUBLIC.

NOTE : REFER TO A.008, A.009 DWGS FOR UPO CALCS.

BUILDING A		
	GROUP TYPE	L.D
NORTH FACADE	C	16.13 m
EAST FACADE	C	9.14 m
SOUTH FACADE	C	40.32 m
WEST FACADE	C	14.51 m

BUILDING A	
	GROUP TYPE
AMENITY	A2
LOUNGE	A2
LEASE OFFICE	C

BUILDING B		
	GROUP TYPE	L.D
NORTH FACADE	C	30.18 m
EAST FACADE	C	7.50 m
SOUTH FACADE	C	40.32 m
WEST FACADE	C	9.14 m

BUILDING B	
	GROUP TYPE
AMENITY	A2
LOUNGE	A2
LEASE OFFICE	C

1 A.004. GROUND FLOOR
1 : 300

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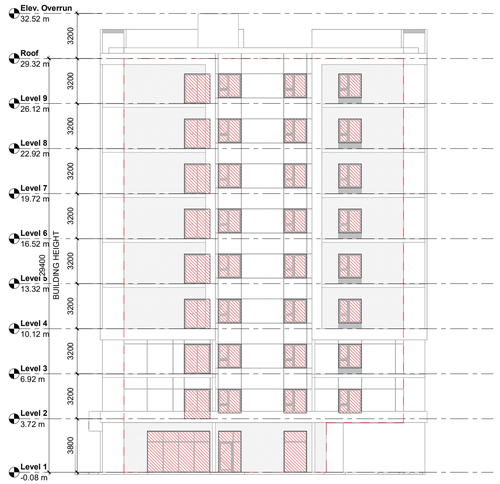
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
SITE PLAN - OBC SPATIAL SEPARATION
SCALE
As indicated

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.004.



1 / A.005. **EAST FACADE**

1 : 200

RESIDENTIAL U.P.O. = 118.9 m²

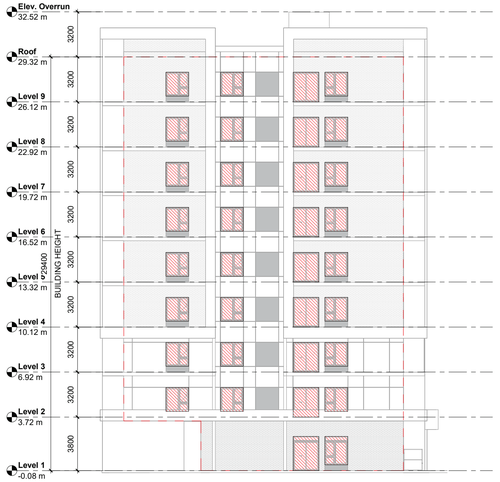
RESIDENTIAL E.B.F. = 564.6 m²

3 / A.005. **NORTH FACADE**

1 : 200

RESIDENTIAL U.P.O. = 562.9 m²

RESIDENTIAL E.B.F. = 1,799.7 m²



2 / A.005. **WEST FACADE**

1 : 200

RESIDENTIAL U.P.O. = 104.1 m²

RESIDENTIAL E.B.F. = 564.6 m²

4 / A.005. **SOUTH FACADE**

1 : 200

RESIDENTIAL U.P.O. = 476.6 m²

RESIDENTIAL E.B.F. = 1,799.7 m²

BUILDING A	RESIDENTIAL - OBC T.3.2.3.1.D. SPRINKLERED							
	GROUP	E.B.F.	L.D.	U.P.O. PERM.	U.P.O. PROP.	F.R.R.	CONSTR. REQ.	CLADD. REQ.
NORTH FACE	C	1799.7 m²	16.1 m	100%	31%			
SOUTH FACE	C	1799.7 m²	40.3 m	100%	26%			
EAST FACE	C	564.6 m²	9.1 m	100%	21%			
WEST FACE	C	564.6 m²	14.5 m	100%	18%			

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CLIENT

LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

SHEET NAME

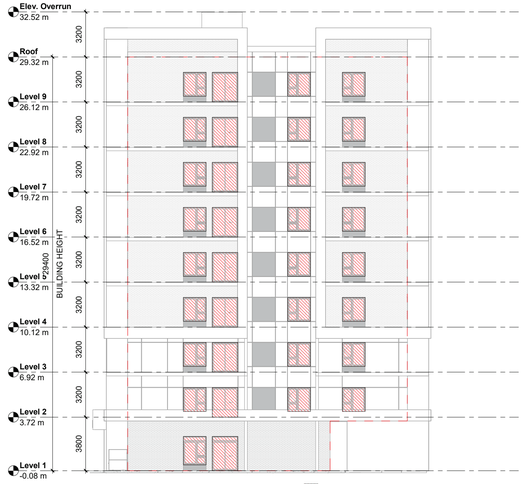
OBC SPATIAL SEPARATION - BLDG A

SCALE

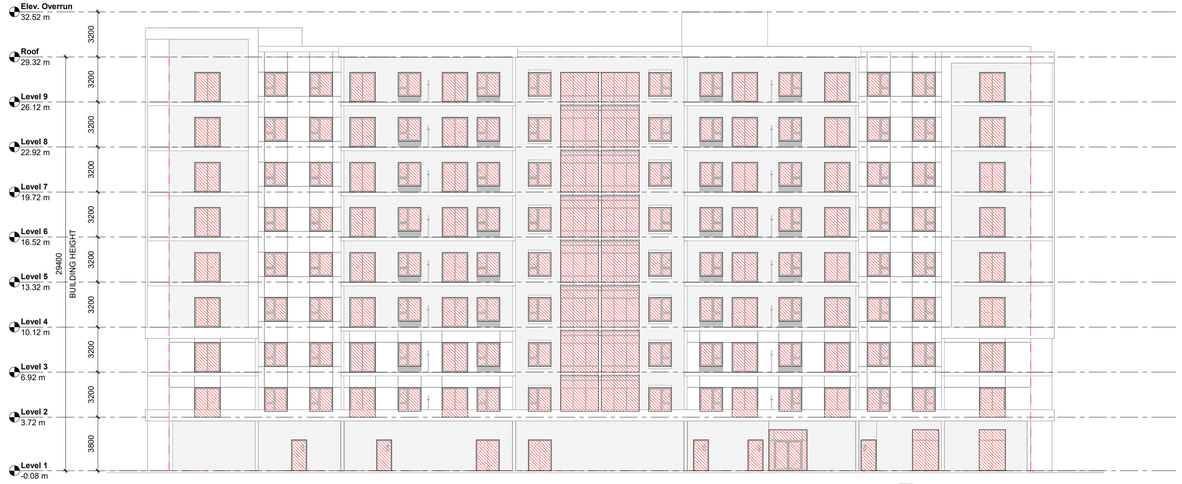
1 : 200

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

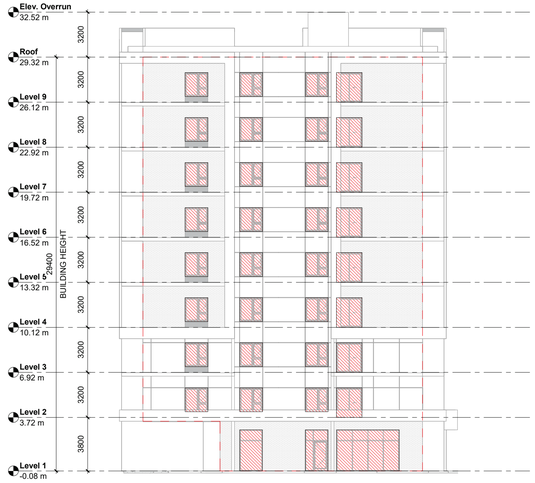
A.005.



1 A.006. **EAST FACADE**
1 : 200



2 A.006. **NORTH FACADE**
1 : 200



3 A.006. **WEST FACADE**
1 : 200

4 A.006. **SOUTH FACADE**
1 : 200

BUILDING B	RESIDENTIAL - OBC T.3.2.3.1.D. SPRINKLERED							
	GROUP	E.B.F.	L.D.	U.P.O. PERM.	U.P.O. PROP.	F.R.R.	CONSTR. REQ.	CLADD. REQ.
NORTH FACE	C	1799.7 m²	30.2 m	100%	31%			
SOUTH FACE	C	1799.7 m²	40.3 m	100%	26%			
EAST FACE	C	584.0 m²	7.5 m	66%	21%			
WEST FACE	C	584.0 m²	9.1 m	100%	18%			

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CLIENT
LIVWELL

SUBMITTED FOR/REVISION

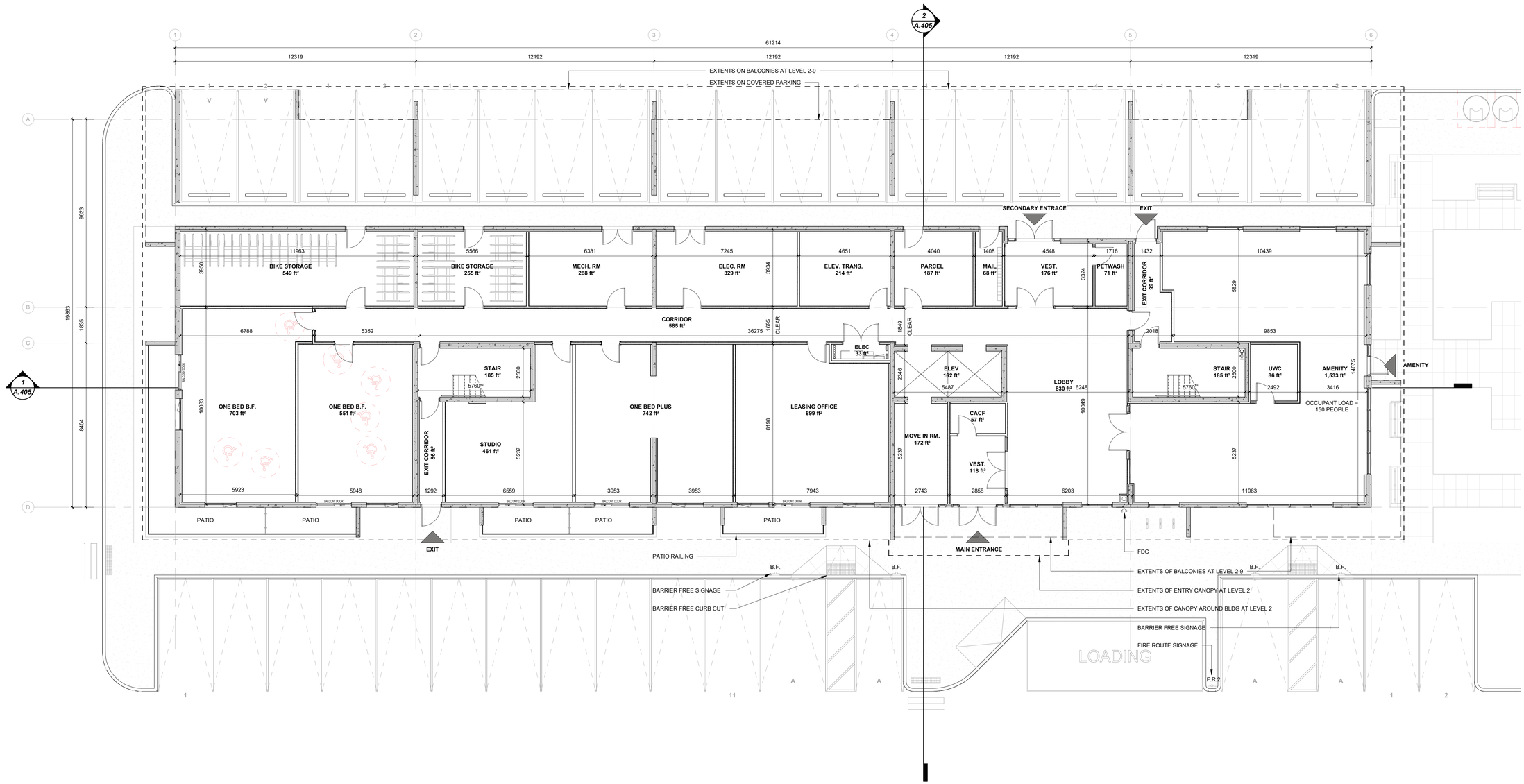
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
OBC SPATIAL SEPARATION - BLDG B

SCALE
1 : 200

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.006.



1 A.100. GROUND FLOOR - BLDG A

1 : 100

AREA SCHEDULE - LEVEL 1

Name	Area	Count	Count Ratio
ONE BED B.F.			
ONE BED B.F.	51 m² ... 65 m²	2	50%
ONE BED PLUS			
ONE BED PLUS	69 m²	1	25%
STUDIO			
STUDIO	43 m²	1	25%
Grand Total:		4	100%

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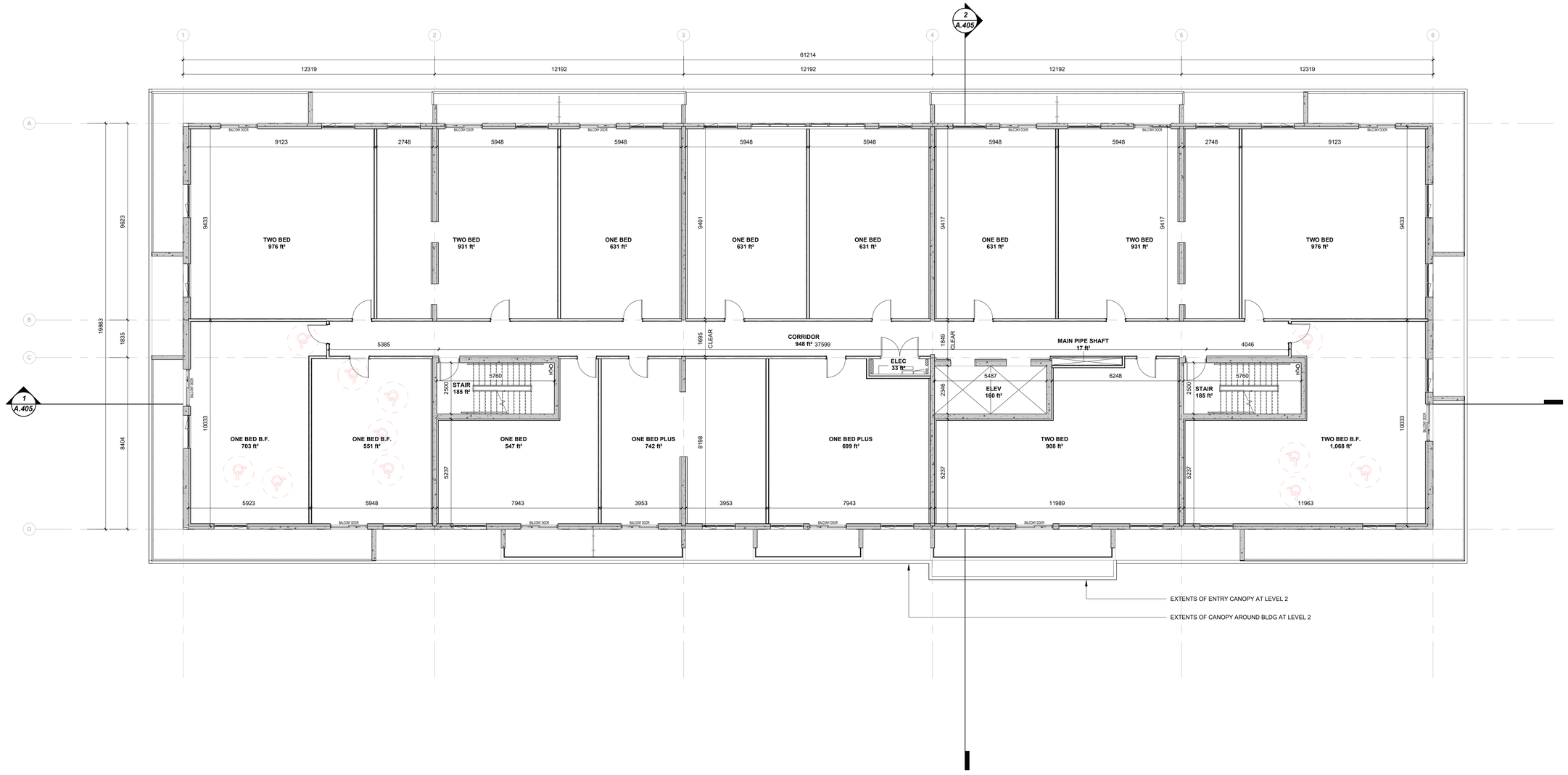
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
GROUND FLOOR PLAN BLDG A

SCALE
1 : 100

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.100.



AREA SCHEDULE - TYP LEVEL

Name	Area	Count	Count Ratio
ONE BED			
ONE BED	51 m² ... 59 m²	5	33%
		5	33%
ONE BED B.F.			
ONE BED B.F.	51 m² ... 65 m²	2	13%
		2	13%
ONE BED PLUS			
ONE BED PLUS	65 m² ... 69 m²	2	13%
		2	13%
TWO BED			
TWO BED	84 m² ... 91 m²	5	33%
		5	33%
TWO BED B.F.			
TWO BED B.F.	99 m²	1	7%
		1	7%
Grand Total:		15	100%

1
A.101.
TYPICAL FLOOR - BLDG A
1 : 100

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CLIENT
LIVWELL

SUBMITTED FOR/REVISION

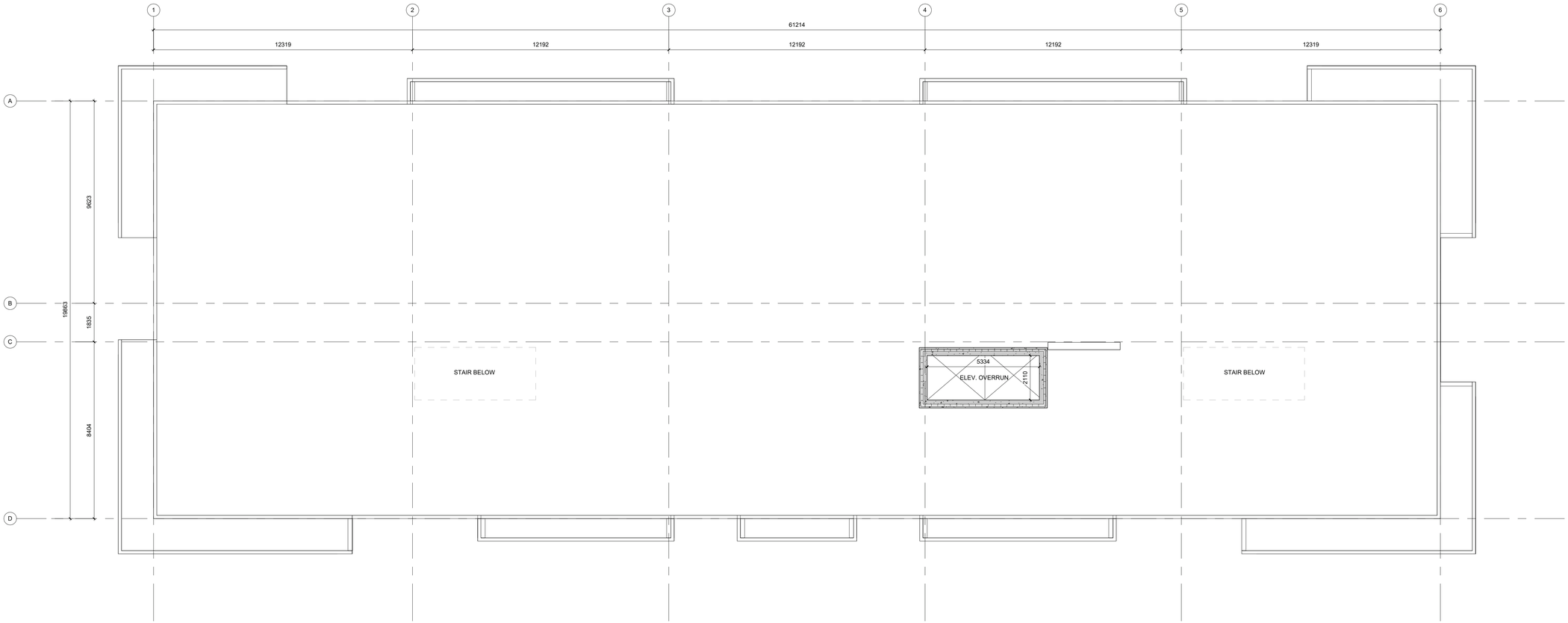
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
TYPICAL FLOOR PLAN BLDG A

SCALE
1 : 100

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.101.



1 A.102. **ROOF PLAN BLDG A.**
1 : 100

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226.256-1543; patrick@pdtarch.ca; www.pdtarch.ca

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PATRICK DAVID TROTTIER
LICENCE
6270

CLIENT
livwell DEVELOPMENTS

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FastTrack BY STUBBE'S
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44 Muir Line, Harley, ON N0E 1E0

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DESIGN + VIRTUAL BUILD
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E: bim@bimstudio.ca
636 KING ST W, 3RD FLR.
TORONTO, ON, M5V 1M7

GENERAL DISCLAIMER

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PROJECT
1310 South Service Rd, Stoney Creek - 2 RESIDENTIAL BUILDINGS (9 STOREYS), TOTAL 249 UNITS
ADDRESS
1310 SOUTH SERVICE ROAD, HAMILTON, ON
CLIENT
LIVWELL

SUBMITTED FOR/REVISION

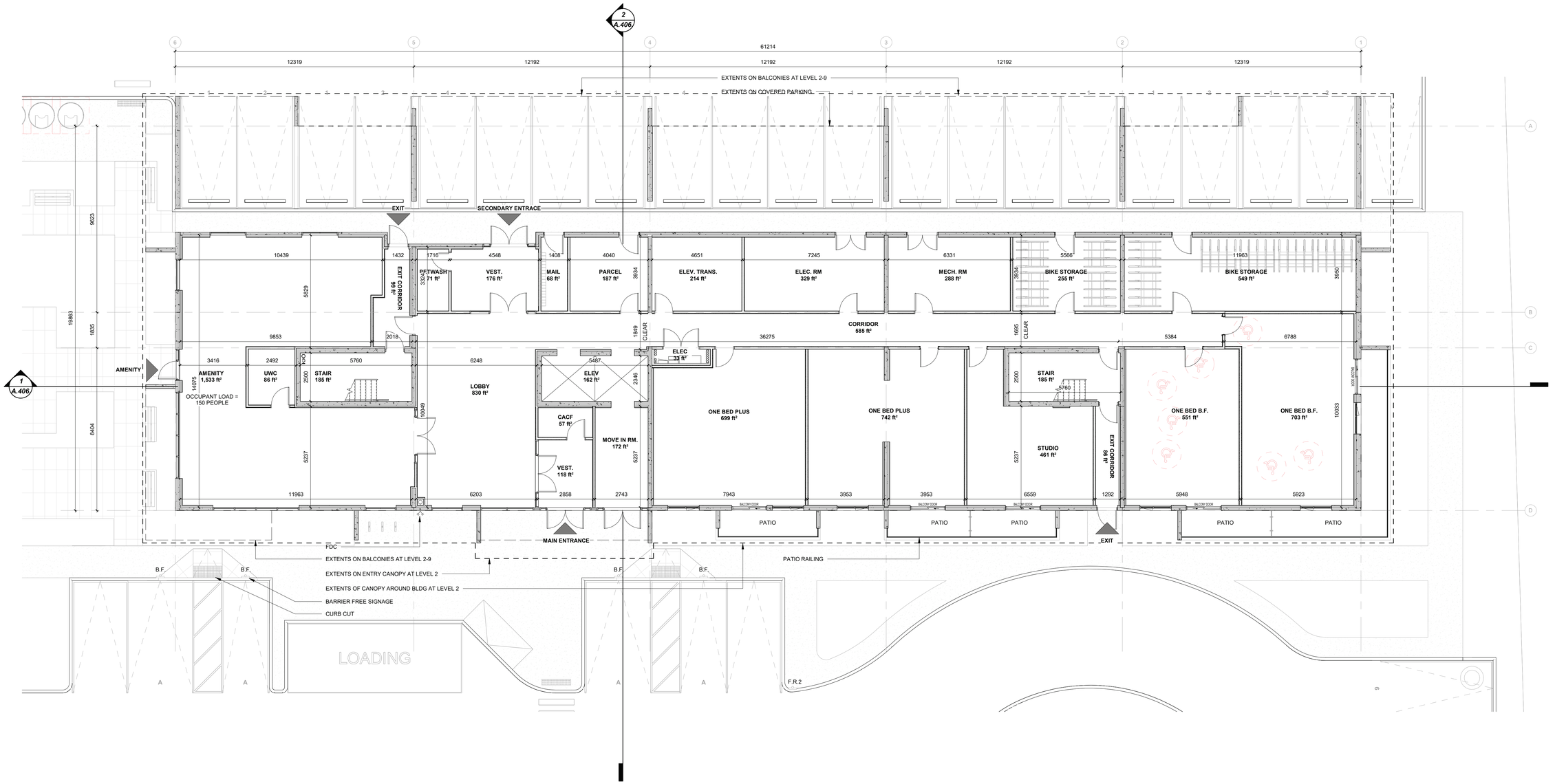
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
ROOF PLAN BLDG A

SCALE
1 : 100

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.102.



1
A.103.
GROUND FLOOR - BLDG B
1 : 100

AREA SCHEDULE - LEVEL 1

Name	Area	Count	Count Ratio
ONE BED B.F.			
ONE BED B.F.	51 m² ... 65 m²	2	40%
ONE BED PLUS			
ONE BED PLUS	69 m²	2	40%
STUDIO			
STUDIO	43 m²	1	20%
Grand Total:		5	100%

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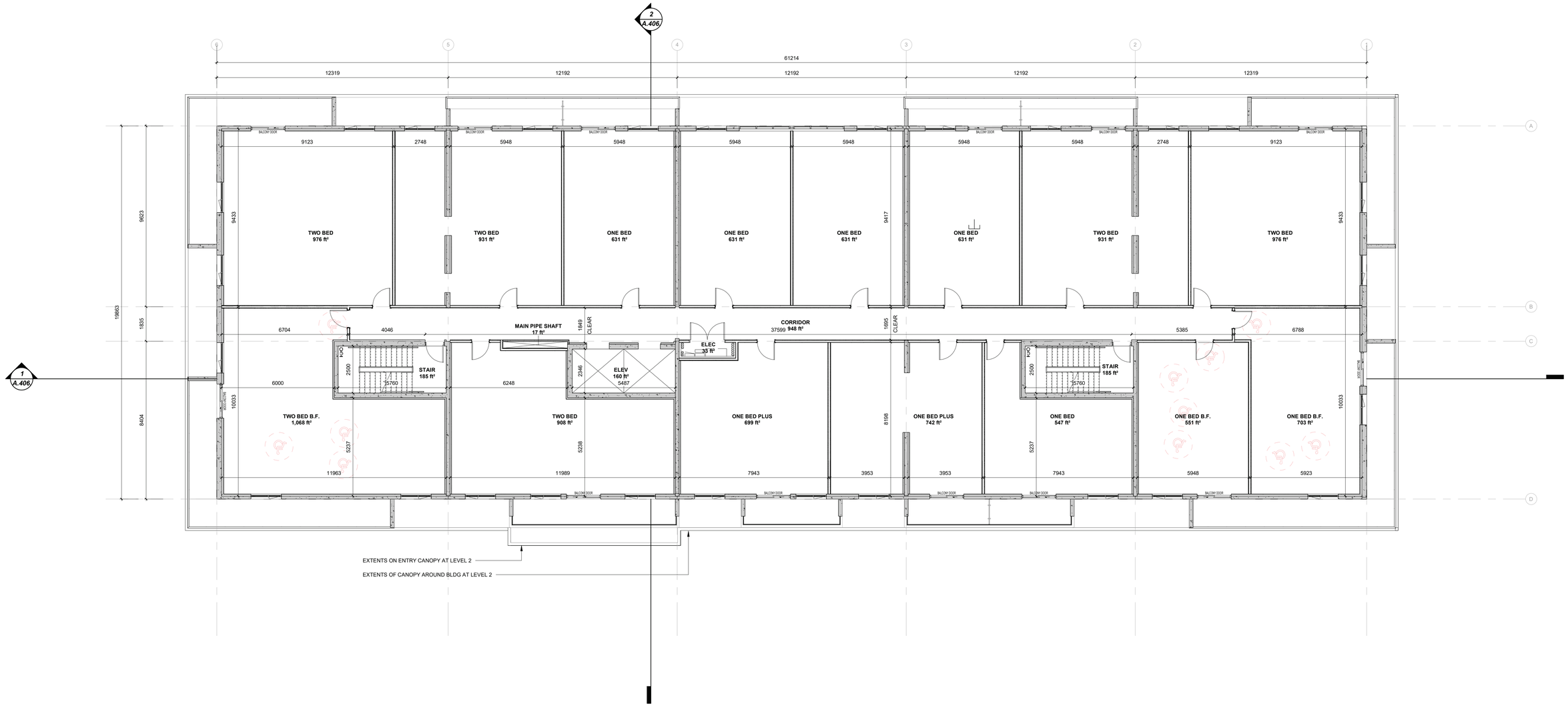
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
GROUND FLOOR PLAN BLDG B

SCALE
1 : 100

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.103.



AREA SCHEDULE - TYP LEVEL

Name	Area	Count	Count Ratio
ONE BED			
ONE BED	51 m² ... 59 m²	5	33%
		5	33%
ONE BED B.F.			
ONE BED B.F.	51 m² ... 65 m²	2	13%
		2	13%
ONE BED PLUS			
ONE BED PLUS	65 m² ... 69 m²	2	13%
		2	13%
TWO BED			
TWO BED	84 m² ... 91 m²	5	33%
		5	33%
TWO BED B.F.			
TWO BED B.F.	99 m²	1	7%
		1	7%
Grand Total:		15	100%

1
A.104.

TYPICAL FLOOR - BLDG B

1 : 100

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CLIENT

LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

SHEET NAME

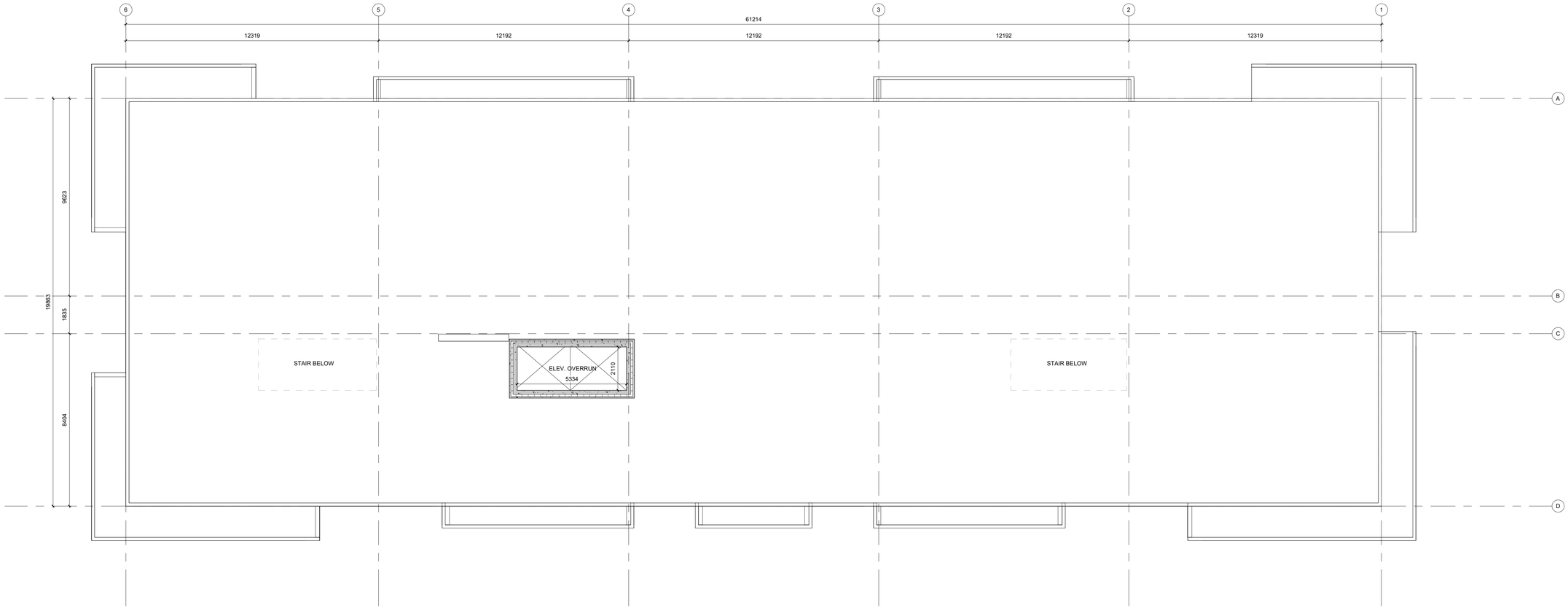
TYPICAL FLOOR PLAN BLDG B

SCALE

1 : 100

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.104.



1 / A.105. **ROOF PLAN BLDG B.**

1 : 100

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SHEET NAME

ROOF PLAN BLDG B

SCALE

1 : 100

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.105.

1 A.400. **BUILDING A ELEVATION - EAST**

1 : 200

BLDG A - MATERIAL SCHEDULE - EAST

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	6 m²
Stubbe - Precast Panel - Charcoal Brick	236 m²
Stubbe - Precast Panel - Dark Gray	8 m²
Stubbe - Precast Panel - White	202 m²

3 A.400. **BUILDING A ELEVATION - NORTH**

1 : 200

BLDG A - MATERIAL SCHEDULE - NORTH

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	22 m²
Stubbe - Precast Panel - Charcoal Brick	710 m²
Stubbe - Precast Panel - Dark Gray	12 m²
Stubbe - Precast Panel - Light Gray	9 m²
Stubbe - Precast Panel - White	365 m²
Stubbe - Precast Panel - White Brick	133 m²

2 A.400. **BUILDING A ELEVATION - WEST**

1 : 200

BLDG A - MATERIAL SCHEDULE - WEST

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	34 m²
Stubbe - Precast Panel - Charcoal Brick	251 m²
Stubbe - Precast Panel - Dark Gray	2 m²
Stubbe - Precast Panel - Gray Brick	43 m²
Stubbe - Precast Panel - White	160 m²

4 A.400. **BUILDING A ELEVATION - SOUTH**

1 : 200

BLDG A - MATERIAL SCHEDULE - SOUTH

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	29 m²
Stubbe - Precast Panel - Charcoal Brick	514 m²
Stubbe - Precast Panel - Dark Gray	12 m²
Stubbe - Precast Panel - Two tone Gray Brick	241 m²
Stubbe - Precast Panel - White	566 m²

LEGEND

- PAINTED PRECAST PANEL - **BLACK**
- PAINTED PRECAST PANEL - **DARK GREY**
- PAINTED PRECAST PANEL - **WHITE**
- PAINTED PRECAST PANEL - **LIGHT GRAY**
- PRECAST RUNNING BOND BRICK VENEER - **CHARCOAL**
- PRECAST RUNNING BOND BRICK VENEER - **TWO TONE GREY**
- PRECAST RUNNING BOND BRICK VENEER - **WHITE BRICK**

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ADDRESS

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CLIENT

LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

SHEET NAME

BUILDING A ELEVATIONS

SCALE

As indicated

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.400.

BLDG B - MATERIAL SCHEDULE - EAST

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	34 m²
Stubbe - Precast Panel - Charcoal Brick	251 m²
Stubbe - Precast Panel - Dark Gray	2 m²
Stubbe - Precast Panel - Gray Brick	43 m²
Stubbe - Precast Panel - White	160 m²

2 A.401. BUILDING B ELEVATION - EAST

1 : 200

BLDG B - MATERIAL SCHEDULE - NORTH

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	22 m²
Stubbe - Precast Panel - Charcoal Brick	710 m²
Stubbe - Precast Panel - Dark Gray	12 m²
Stubbe - Precast Panel - Light Gray	9 m²
Stubbe - Precast Panel - White	365 m²
Stubbe - Precast Panel - White Brick	133 m²

1 A.401. BUILDING B ELEVATION - NORTH

1 : 200

BLDG B - MATERIAL SCHEDULE - WEST

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	6 m²
Stubbe - Precast Panel - Charcoal Brick	236 m²
Stubbe - Precast Panel - Dark Gray	8 m²
Stubbe - Precast Panel - Stonington Beige	0 m²
Stubbe - Precast Panel - White	203 m²

4 A.401. BUILDING B ELEVATION - WEST

1 : 200

BLDG B - MATERIAL SCHEDULE - SOUTH

Material	*Area*
Stubbe - Precast Panel - Black (2132-30)	29 m²
Stubbe - Precast Panel - Charcoal Brick	514 m²
Stubbe - Precast Panel - Dark Gray	12 m²
Stubbe - Precast Panel - Two tone Gray Brick	241 m²
Stubbe - Precast Panel - White	566 m²

3 A.401. BUILDING B ELEVATION - SOUTH

1 : 200

LEGEND

- PAINTED PRECAST PANEL - **BLACK**
- PAINTED PRECAST PANEL - **DARK GREY**
- PAINTED PRECAST PANEL - **WHITE**
- PAINTED PRECAST PANEL - **LIGHT GRAY**
- PRECAST RUNNING BOND BRICK VENEER - **CHARCOAL**
- PRECAST RUNNING BOND BRICK VENEER - **TWO TONE GREY**
- PRECAST RUNNING BOND BRICK VENEER - **WHITE BRICK**

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SHEET NAME

BUILDING B ELEVATIONS

SCALE

As indicated

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.401.

1 / A.402. **Site Elevation - South.**
1 : 200

2 / A.402. **Site Elevation - North.**
1 : 200

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SHEET NAME
SITE ELEVATIONS - LONGITUDINAL

SCALE
1 : 200

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.402.

BULDING A

9 STOREYS @ 24.9m HEIGHT
(+3.2m TO ELEV. OVERRUN)

1 A.403. **BUILDING A ELEVATION EAST**

1 : 200

BULDING B

9 STOREYS @ 24.9m HEIGHT
(+3.2m TO ELEV. OVERRUN)

3 A.403. **BUILDING B ELEVATION EAST**

1 : 200

BULDING A

9 STOREYS @ 24.9m HEIGHT
(+3.2m TO ELEV. OVERRUN)

2 A.403. **BUILDING A ELEVATION - WEST**

1 : 200

BULDING B

9 STOREYS @ 24.9m HEIGHT
(+3.2m TO ELEV. OVERRUN)

4 A.403. **BUILDING B ELEVATION - WEST**

1 : 200

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SHEET NAME

SITE ELEVATIONS - TRANSVERSAL

SCALE

1 : 200

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
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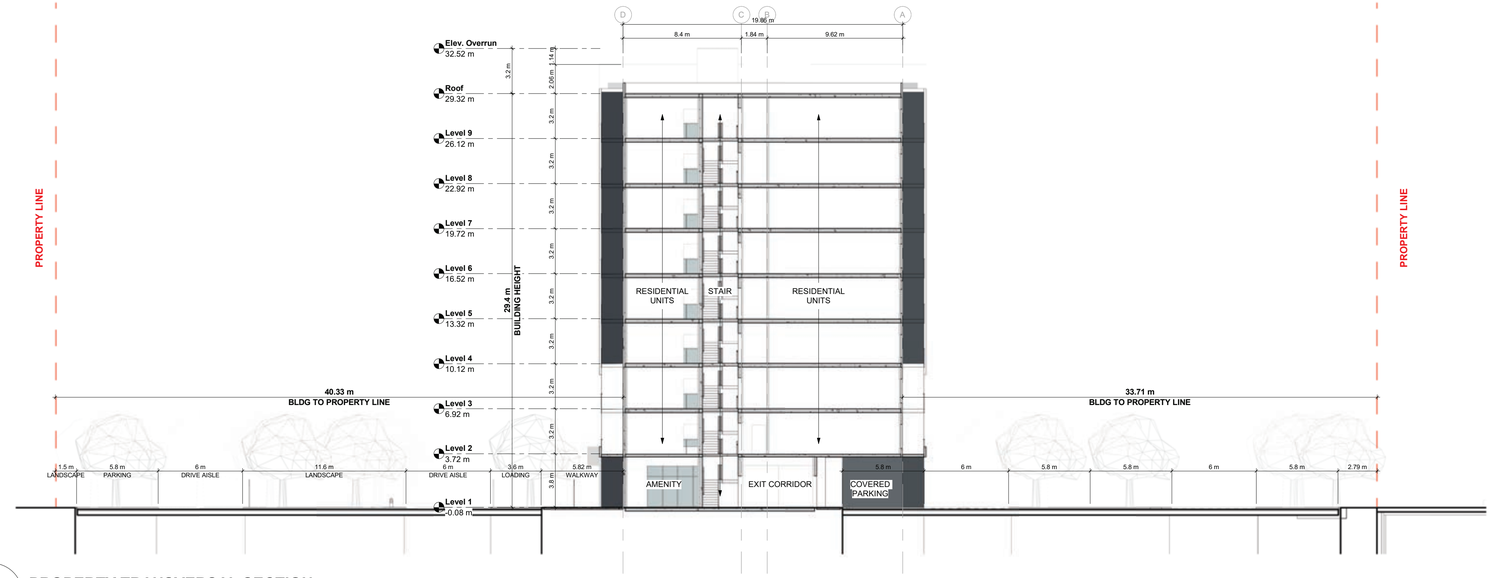
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.403.

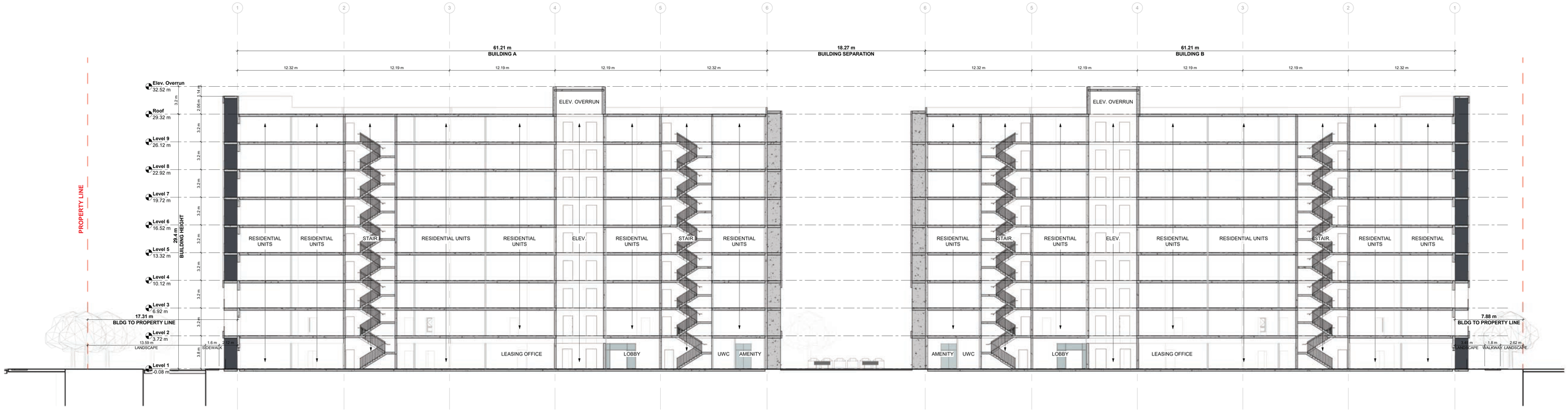
BULDING B

9 STOREYS @ 24.9m HEIGHT
(+3.2m TO ELEV. OVERRUN)



1 / A.404. **PROPERTY TRANSVERSAL SECTION**

1 : 200



2 / A.404. **PROPERTY LONGITUDINAL SECTION**

1 : 200

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ADDRESS

1310 SOUTH SERVICE ROAD, HAMILTON, ON

CLIENT

LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

SHEET NAME

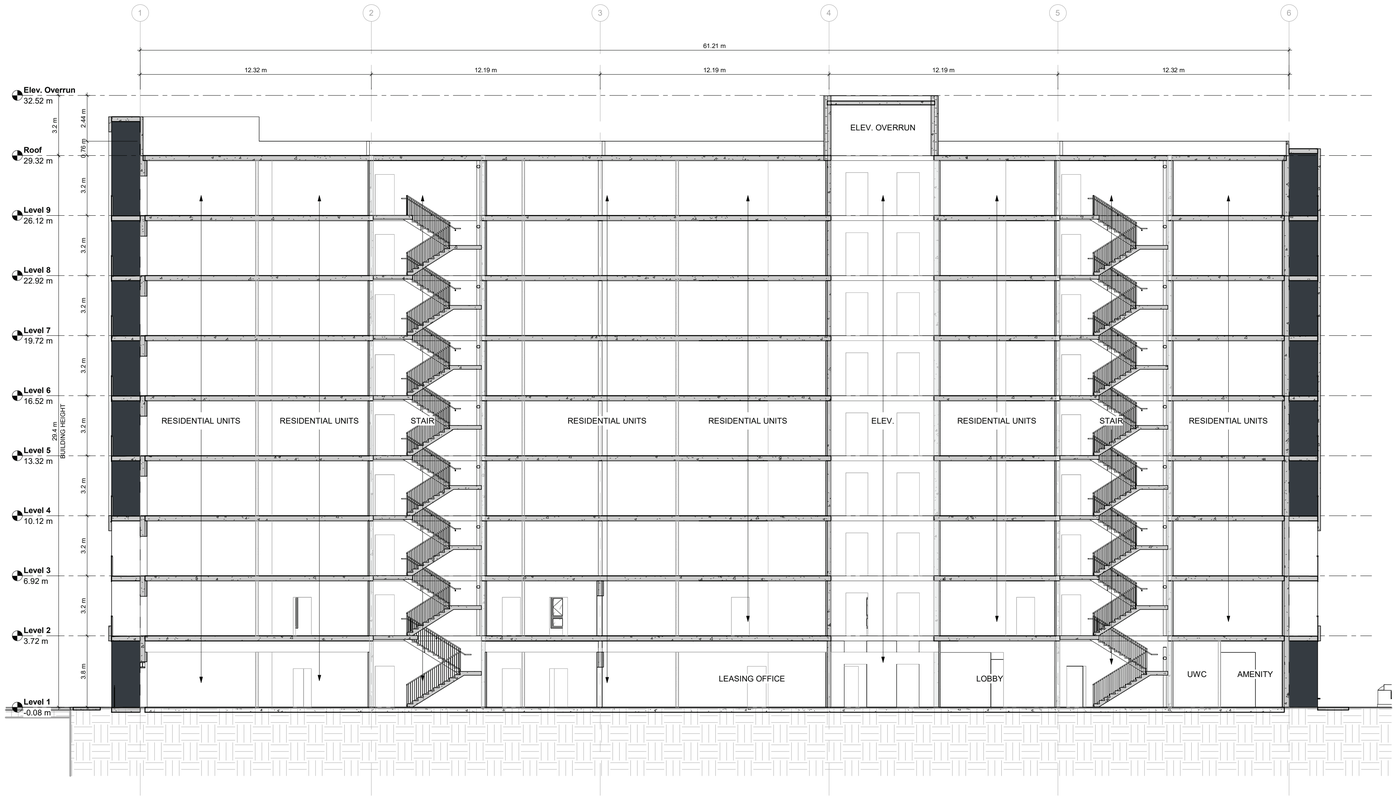
SITE SECTION

SCALE

1 : 200

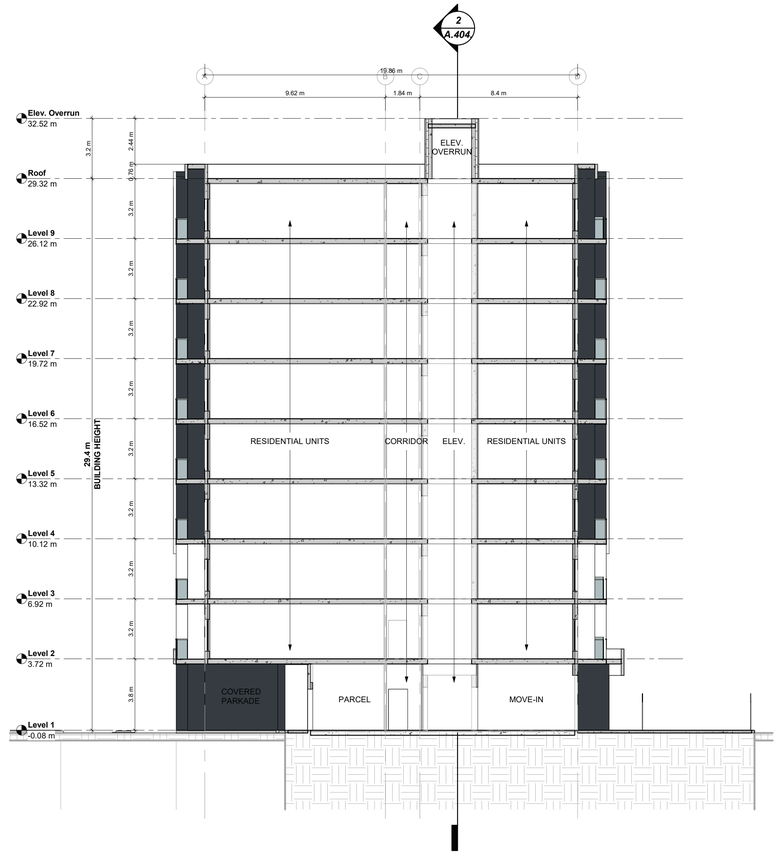
SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.404.



1 A.405. **BUILDING A SECTION - LONGITUDINAL**

1 : 150



2 A.405. **BUILDING A SECTION - TRANSVERSE**

1 : 150

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FastTrack BY STUBBE'S

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44 Muir Line, Harley, ON N0E 1E0

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DESIGN + VIRTUAL BUILD
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SHEET NAME

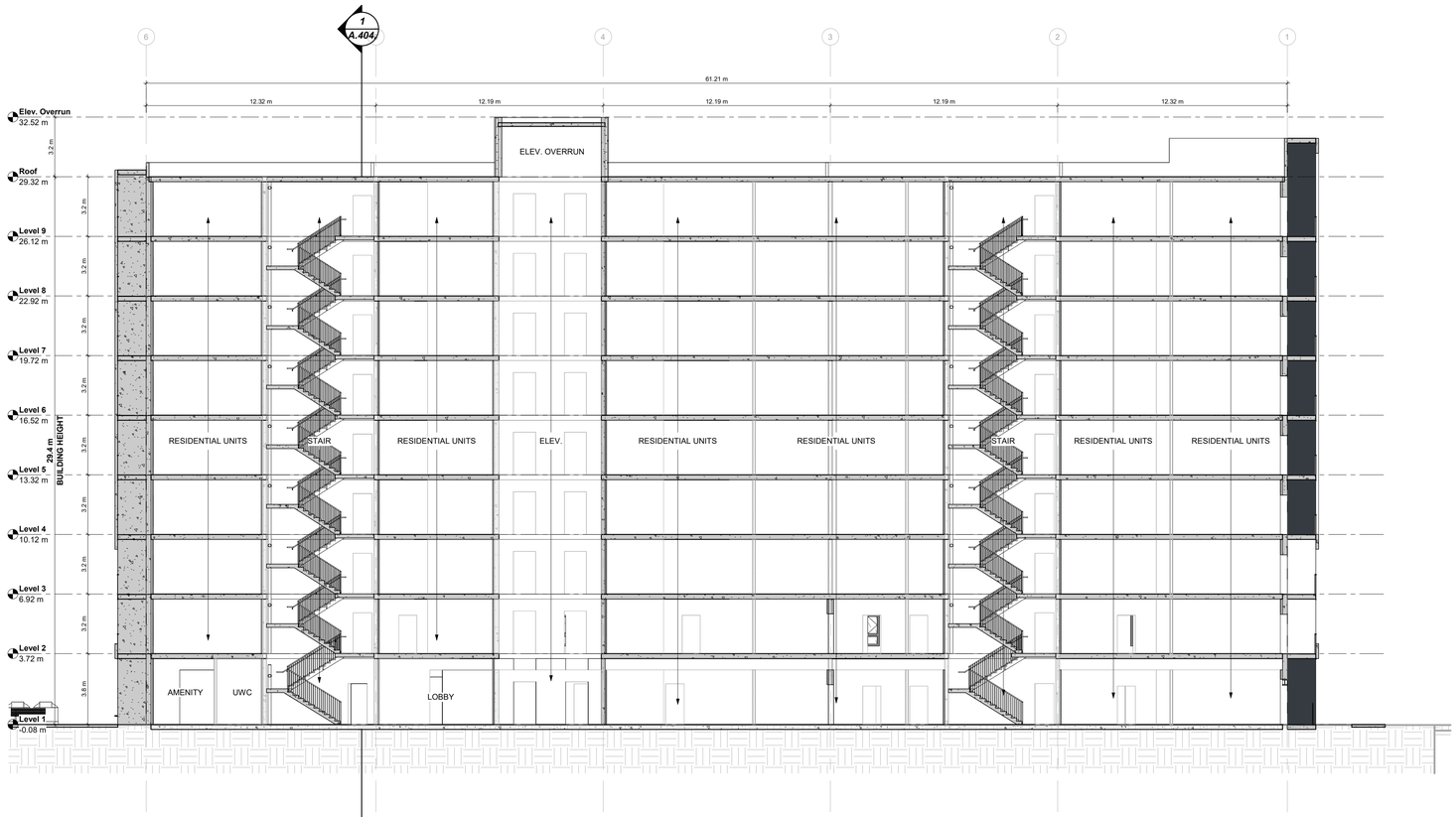
BUILDING A SECTIONS

SCALE

1 : 150

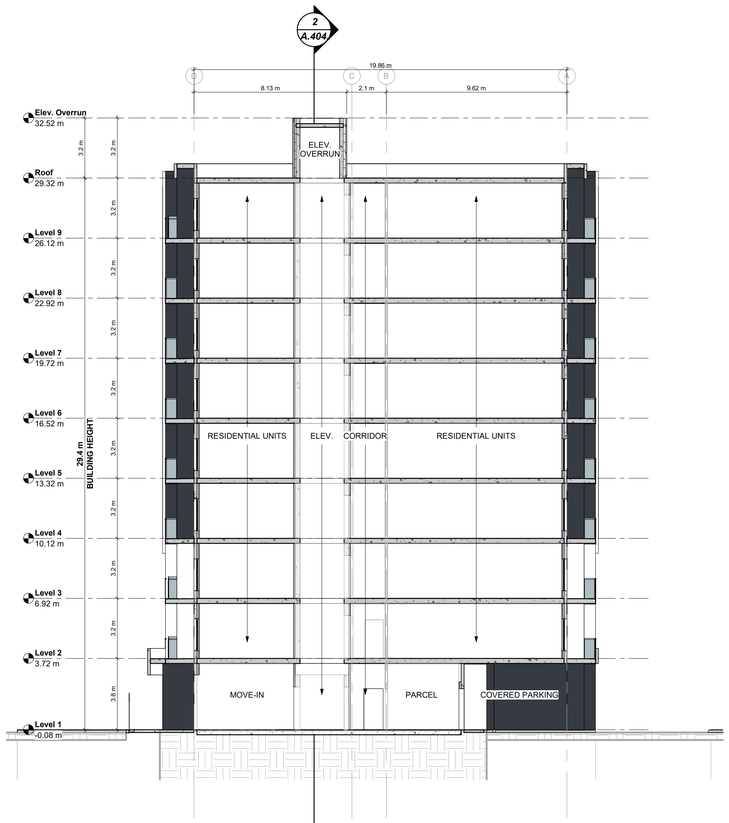
SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.405.



1 A.406. **BUILDING B SECTION - LONGITUDINAL**

1 : 150



2 A.406. **BUILDING B SECTION - TRANSVERSE**

1 : 150

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ADDRESS
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CLIENT
LIVWELL

SUBMITTED FOR/REVISION

1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
BUILDING B SECTIONS

SCALE
1 : 150

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.406.

1 / A.407. **Building Material Elevation - South.**
1 : 100

2 / A.407. **Building Material Elevation - North.**
1 : 100

LEGEND

- PAINTED PRECAST PANEL - **BLACK**
- PAINTED PRECAST PANEL - **DARK GREY**
- PAINTED PRECAST PANEL - **WHITE**
- PAINTED PRECAST PANEL - **LIGHT GRAY**
- PRECAST RUNNING BOND BRICK VENEER - **CHARCOAL**
- PRECAST RUNNING BOND BRICK VENEER - **TWO TONE GREY**
- PRECAST RUNNING BOND BRICK VENEER - **WHITE BRICK**

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1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
BUILDING EXTERIOR MATERIALS

SCALE
1 : 100

SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
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A.407.

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SHEET NAME
RENDERS

SCALE

SHEET SIZE	24"x36"
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PROJECT #	26-17 PDTA
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CHECKED BY	PDTA

A.800.

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RENDERS

SCALE

SHEET SIZE	24"x36"
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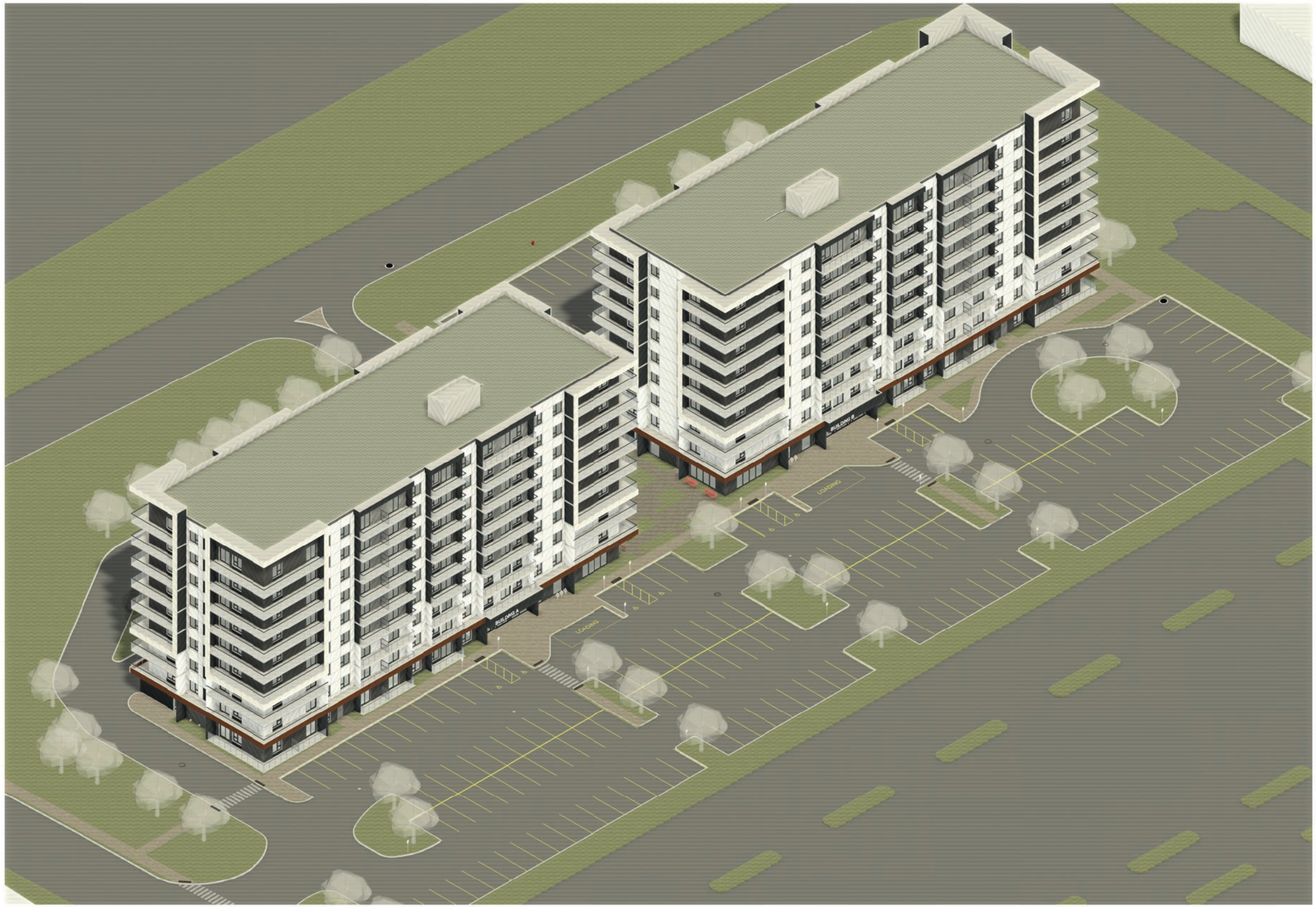
CHECKED BY	PDTA

A.801.



1
A.802.
SOUTH - WEST

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1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
3D ISO VIEW

SCALE

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.802.

1
A.803.

NORTH - EAST

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3D ISO VIEW

SCALE

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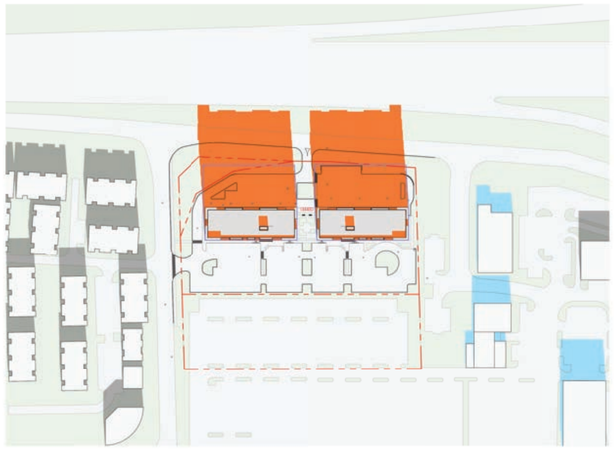
A.803.

1 *Shadow Study December 21 - 9 AM.*
1 : 2000

2 *Shadow Study December 21 - 10 AM.*
1 : 2000

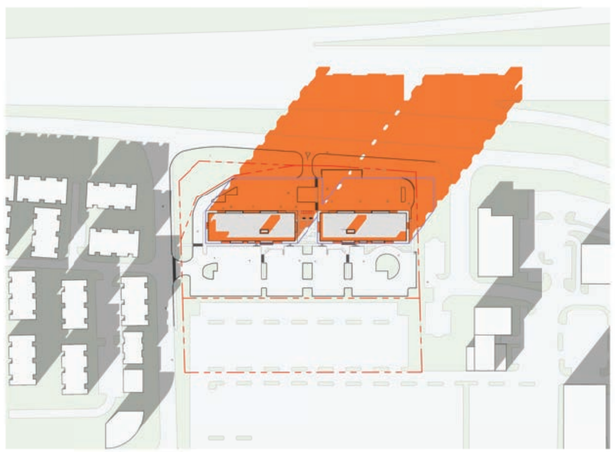
3 *Shadow Study December 21 - 11 AM.*
1 : 2000



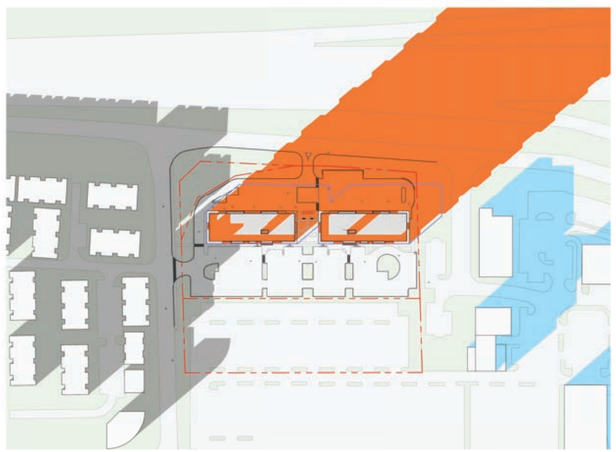
4 *Shadow Study December 21 - 12 PM (Solar Noon).*
1 : 2000

5 *Shadow Study December 21 - 1 PM.*
1 : 2000

6 *Shadow Study December 21 - 2 PM.*
1 : 2000



7 *Shadow Study December 21 - 3 PM.*
1 : 2000



8 *Shadow Study December 21 - 4 PM.*
1 : 2000

METHODOLOGY

THIS SHADOW STUDY WAS PREPARED ACCORDING TO THE GUIDANCE AND STANDARDS PROVIDED BY THE CITY OF HAMILTON'S SHADOW STUDY CRITERIA (LAST UPDATED FEBRUARY 2026). A 3D STUDY AND MODEL OF THE PROPOSED DEVELOPMENT WAS PREPARED BY BIMSTUDIO AND PATRICK DAVID TROTTIER ARCHITECT.

THE MODEL WAS PLACED INTO AN APPROXIMATE MASSING CONTEXT ALSO PREPARED BY BIMSTUDIO USING SURVEY FILES, TOPOGRAPHIC DRAWINGS, AND SATELITE IMAGERY. THE STUDY INCLUDES THE FOOTPRINT OF THE SURROUNDING BUILDINGS.

THE MODEL WAS PREPARED AND GEOLOCATED TO 43°13'3.15" N, 79°38'34.63"W ACCORDING TO THE WGS 84 GPS STANDARD, AND TRUE NORTH WAS DETERMINED IN CONJUNCTION WITH THE SURVEY AND TOPOGRAPHIC FILE'S BEARINGS.

THE IMAGES AND SHADOWS THAT ARE SHOWN ARE IN RELATION TO TRUE/SOLAR NORTH.

STUDY IMAGES WERE PREPARED TO CAPTURE THE REQUIRED STILL-FRAME DATES AND TIMES GIVEN BY THE CITY OF HAMILTON AT AN INTERVAL OF 1 HOUR:

- WINTER - DECEMBER 21
  - 9 AM - 4PM
- SPRING / FALL - MARCH / SEPTEMBER 21
  - 9 AM - 5 PM
- SUMMER - JUNE 21
  - 7 AM - 7 PM

SHADING IS COLOUR-HIGHLIGHTED ACCORDING TO THE PROVIDED LEGEND TO SHOW SHADOWS CAST BY PROPOSED DEVELOPMENT, EXISTING BUILDINGS, AND APPROVED BUILDINGS.

TREES WERE NOT CONSIDERED TO BE A PART OF THIS STUDY.

IMPACT SUMMARY

THE CITY'S STANDARDS REQUIRE THE PROPOSED DEVELOPMENT TO DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CRITERIA:

1. PUBLIC REALM:

SHADOWS FROM A PROPOSED DEVELOPMENT SHALL ALLOW FOR A MINIMUM OF 5 HOURS OF CONTINUOUS SUNLIGHT PER DAY ON JUNE 21 AND MARCH 21 / SEPTEMBER 21

2. PUBLIC SPACES AND COMMON AMENITY AREAS

SHADOWS IMPACTS FROM THE PROPOSED DEVELOPMENT SHALL ALLOW FOR A MINIMUM OF 50% SUN COVERAGE IN ALL TEST TIMES, AS MEASURED ON JUNE 21 AND MARCH 21 / SEPTEMBER 21

FROM THE STUDY SHOWN, THE PUBLIC REALM IS NOT DISTURBED BY THE NET SHADOW OF THE PROPOSED DEVELOPMENT DURING THE SPRING/FALL EQUINOX AND SUMMER SOLSTICE. SHADOWS BRIEFLY COVER A PORTION OF THE SIDEWALK, APPROVED AND EXISTING BUILDINGS DURING THE BEGINNING AND END OF THE DAY. THIS RESULTS IN THE PUBLIC REALM RECEIVING A MINIMUM OF 5 HOURS OF CONTINUOUS SUNLIGHT AND MORE THAN 50% SUN COVERAGE.

OVERALL, THE STUDY SHOWN PRESENTS MINIMAL DISTURBANCE OF THE NET SHADOWS DURING THE SPIRNG/FALL AND SUMMER TIMEFRAMES. AS EXPECTED, WINTER SOLSTICE HAS MORE SHADOW COVERAGE BUT THE PROPOSED DEVELOPMENT DOES NOT COVER ANY APPROVED AND EXISTING BUILDINGS. IT MAINLY AFFECTS SOUTH SERVICE RD AND THE HIGHWAY.

LEGEND

- EXISTING SHADOWS
- OVERLAPPING SHADOWS
- AS OF RIGHT SHADOWS
- NET NEW SHADOWS BY PROPOSED DEVELOPMENT
- APPROVED BUILDING SHADOWS

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CLIENT
LIVWELL

SUBMITTED FOR/REVISION

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SHEET NAME
SHADOW STUDY - WINTER SOLSTICE

SCALE
As indicated

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

A.900.

1 *Shadow Study March 21 - 9 AM.*
1 : 2000

2 *Shadow Study March 21 - 10 AM.*
1 : 2000

3 *Shadow Study March 21 - 11 AM.*
1 : 2000

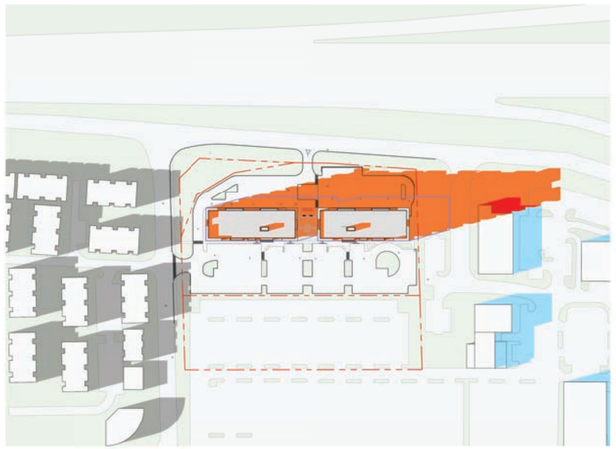
4 *Shadow Study March 21 - 12 PM (Solar Noon).*
1 : 2000

5 *Shadow Study March 21 - 1 PM.*
1 : 2000

6 *Shadow Study March 21 - 2 PM.*
1 : 2000

7 *Shadow Study March 21 - 3 PM.*
1 : 2000

8 *Shadow Study March 21 - 4 PM.*
1 : 2000



9 *Shadow Study March 21 - 5 PM.*
1 : 2000

LEGEND

- EXISTING SHADOWS
- OVERLAPPING SHADOWS
- AS OF RIGHT SHADOWS
- NET NEW SHADOWS BY PROPOSED DEVELOPMENT
- APPROVED BUILDING SHADOWS

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PROJECT
1310 South Service Rd, Stoney Creek - 2 RESIDENTIAL BUILDINGS (9 STOREYS), TOTAL 249 UNITS

ADDRESS
1310 SOUTH SERVICE ROAD, HAMILTON, ON

CLIENT
LIVWELL

SUBMITTED FOR/REVISION

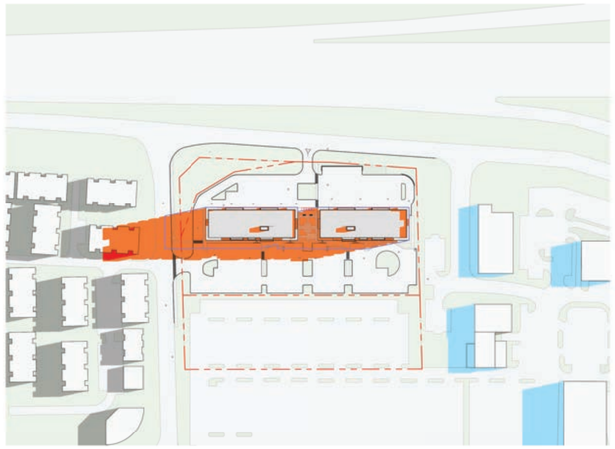
1	Issued for ZBA	2026/10/01	BIM

SHEET NAME
SHADOW STUDY - SPRING/FALL EQUINOX

SCALE
As indicated

SHEET SIZE	24"x36"
ISSUE DATE	10/01/26
PROJECT #	26-17 PDTA
DRAWN BY	BIM
CHECKED BY	PDTA

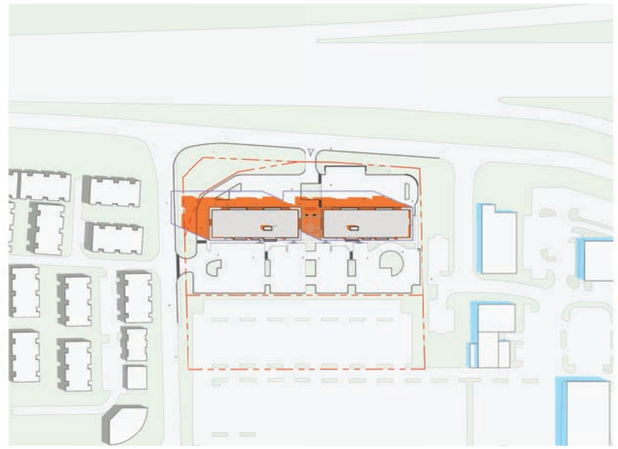
A.901.



1 *Shadow Study June 21 - 7 AM - Dependent 1*
1 : 2000

2 *Shadow Study June 21 - 8 AM - Dependent 1*
1 : 2000

3 *Shadow Study June 21 - 9 AM - Dependent 1*
1 : 2000



4 *Shadow Study June 21 - 10 AM - Dependent 1*
1 : 2000

5 *Shadow Study June 21 - 11 AM - Dependent 1*
1 : 2000

6 *Shadow Study June 21 - 12 PM - Dependent 1*
1 : 2000

7 *Shadow Study June 21 - 1 PM (Solar Noon) - Dependent 1*
1 : 2000

LEGEND

- EXISTING SHADOWS
- OVERLAPPING SHADOWS
- AS OF RIGHT SHADOWS
- NET NEW SHADOWS BY PROPOSED DEVELOPMENT
- APPROVED BUILDING SHADOWS

PATRICK DAVID TROTTIER ARCHITECT
266 DUFFERIN AVE, BRANTFORD, ON N3T 4S2
226.259-1543c patrick@pdtarch.ca, www.pdtarch.ca

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livwell DEVELOPMENTS

ASSOCIATION WITH

FastTrack BY STUBBE'S

Stubbe's Precast, T: 519 424 2183
44 Muir Line, Harley, ON N0E 1E0

BIM STUDIO
DESIGN + VIRTUAL BUILD
BIMstudio Inc. T: 647 309 7543
E: bim@bimstudio.ca
636 KING ST W, 3RD FLR,
TORONTO, ON, M5V 1M7

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1	Issued for ZBA	2026/10/01	BIM

SHEET NAME

SHADOW STUDY - SUMMER SOLSTICE

SCALE

As indicated

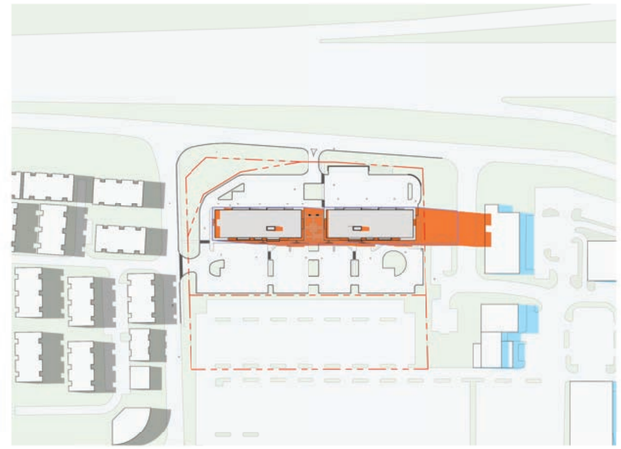
SHEET SIZE	**24"x36"**
ISSUE DATE	**10/01/26**
PROJECT #	**26-17 PDTA**
DRAWN BY	**BIM**
CHECKED BY	**PDTA**

A.902.

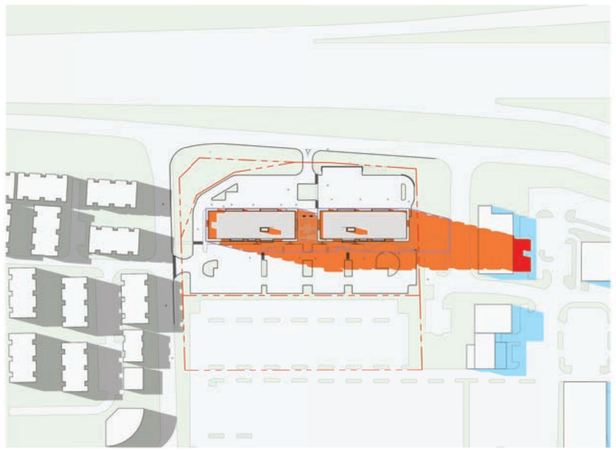
1 *Shadow Study June 21 - 2 PM - Dependent 1*
1 : 2000

2 *Shadow Study June 21 - 3 PM - Dependent 1*
1 : 2000

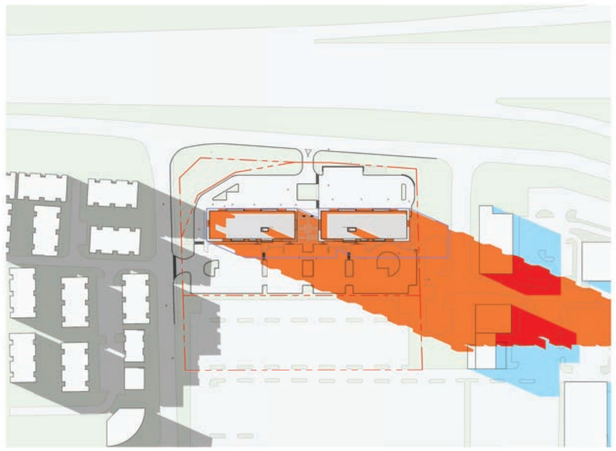
3 *Shadow Study June 21 - 4 PM - Dependent 1*
1 : 2000



4 *Shadow Study June 21 - 5 PM - Dependent 1*
1 : 2000



5 *Shadow Study June 21 - 6 PM - Dependent 1*
1 : 2000



6 *Shadow Study June 21 - 7 PM - Dependent 1*
1 : 2000

LEGEND

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- OVERLAPPING SHADOWS
- AS OF RIGHT SHADOWS
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- APPROVED BUILDING SHADOWS

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