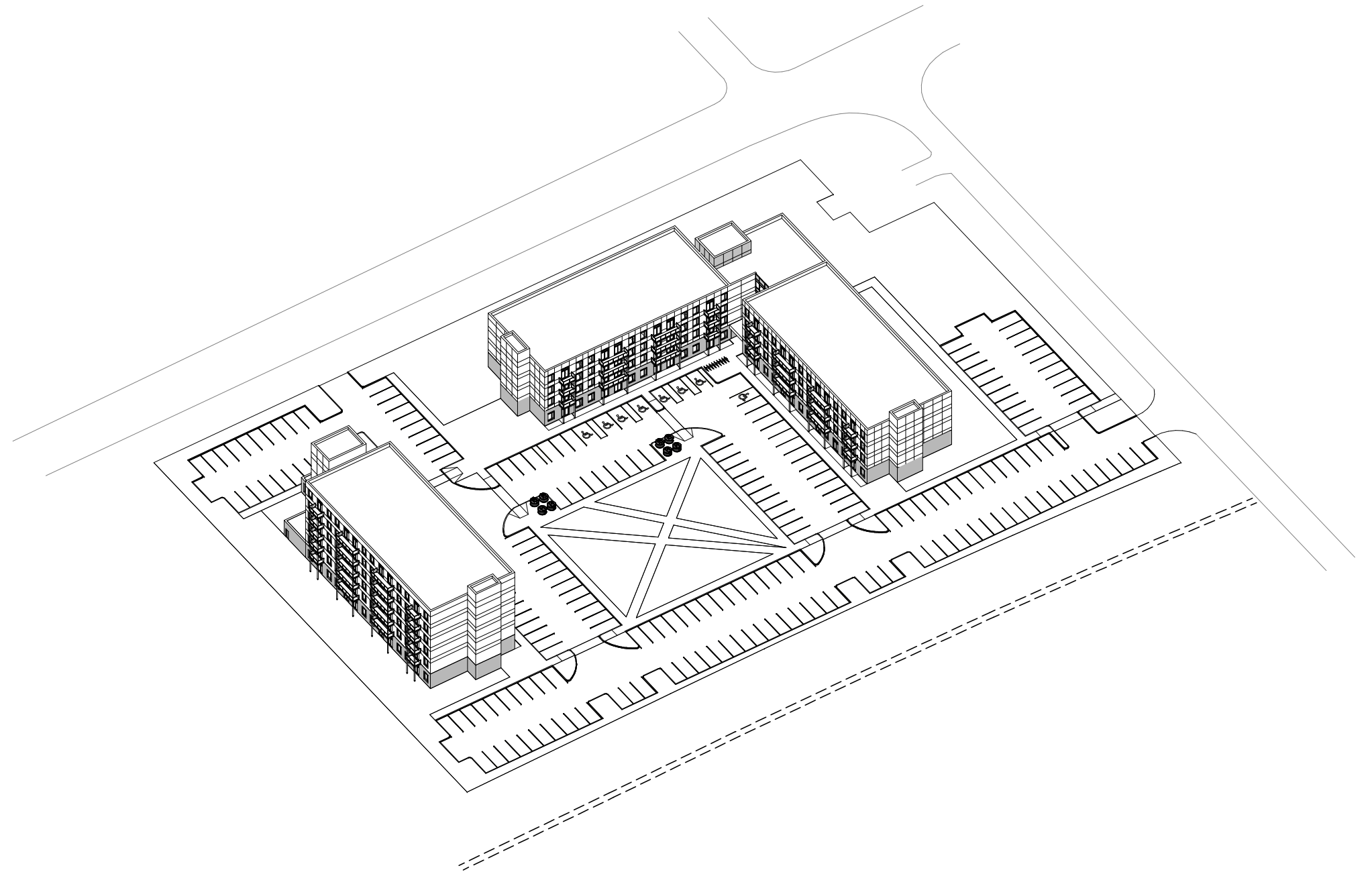


EDGE

ARCHITECTS LTD

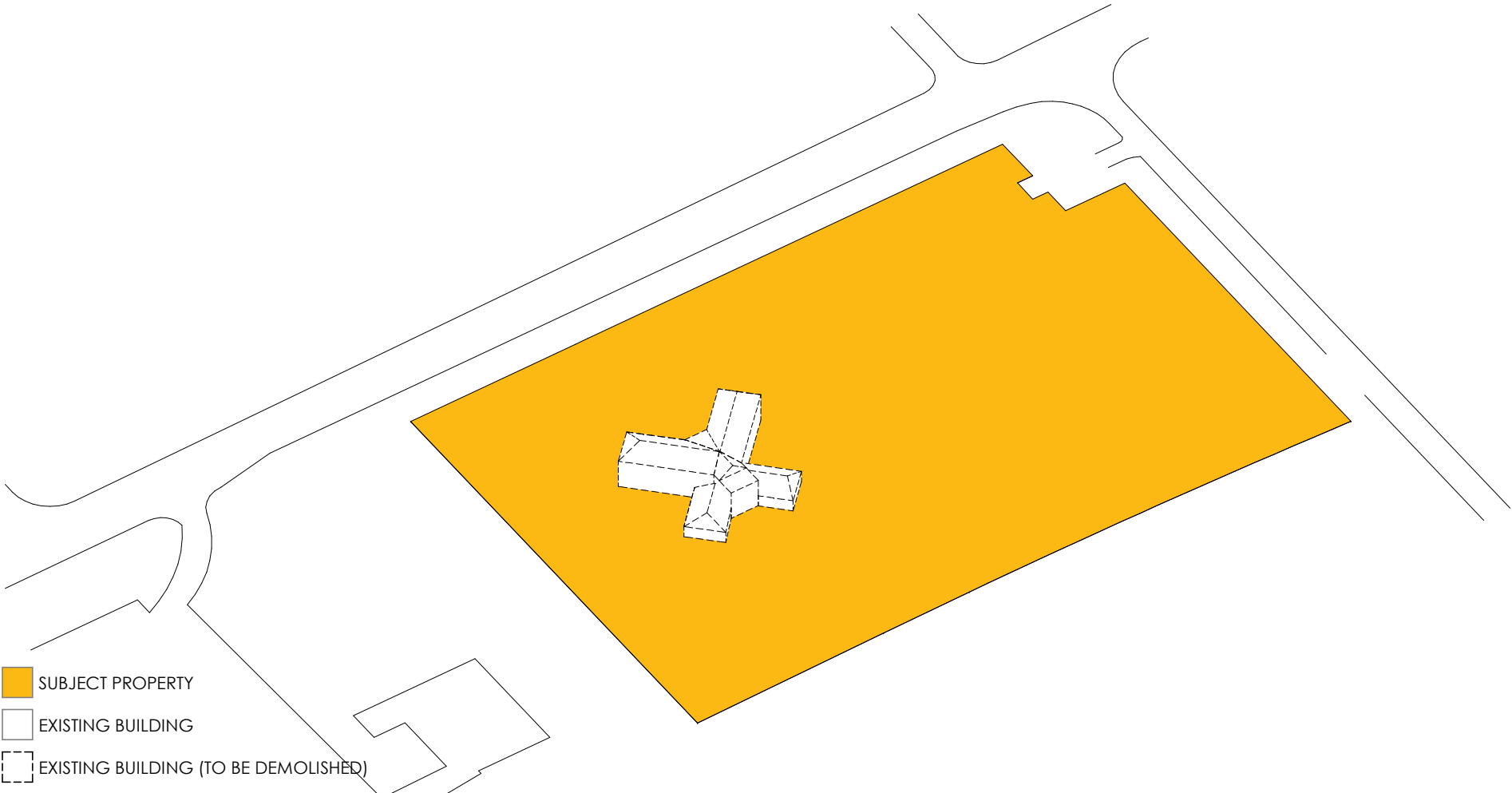
210-137 GLASGOW STREET
KITCHENER, ON
N2G 4X8

info@edgeltd.ca
www.edgeltd.ca



DESIGN REPORT

22005 - 410 SUNSET DR MULTI-RES - 2022.07.22



- SUBJECT PROPERTY
- EXISTING BUILDING
- EXISTING BUILDING (TO BE DEMOLISHED)

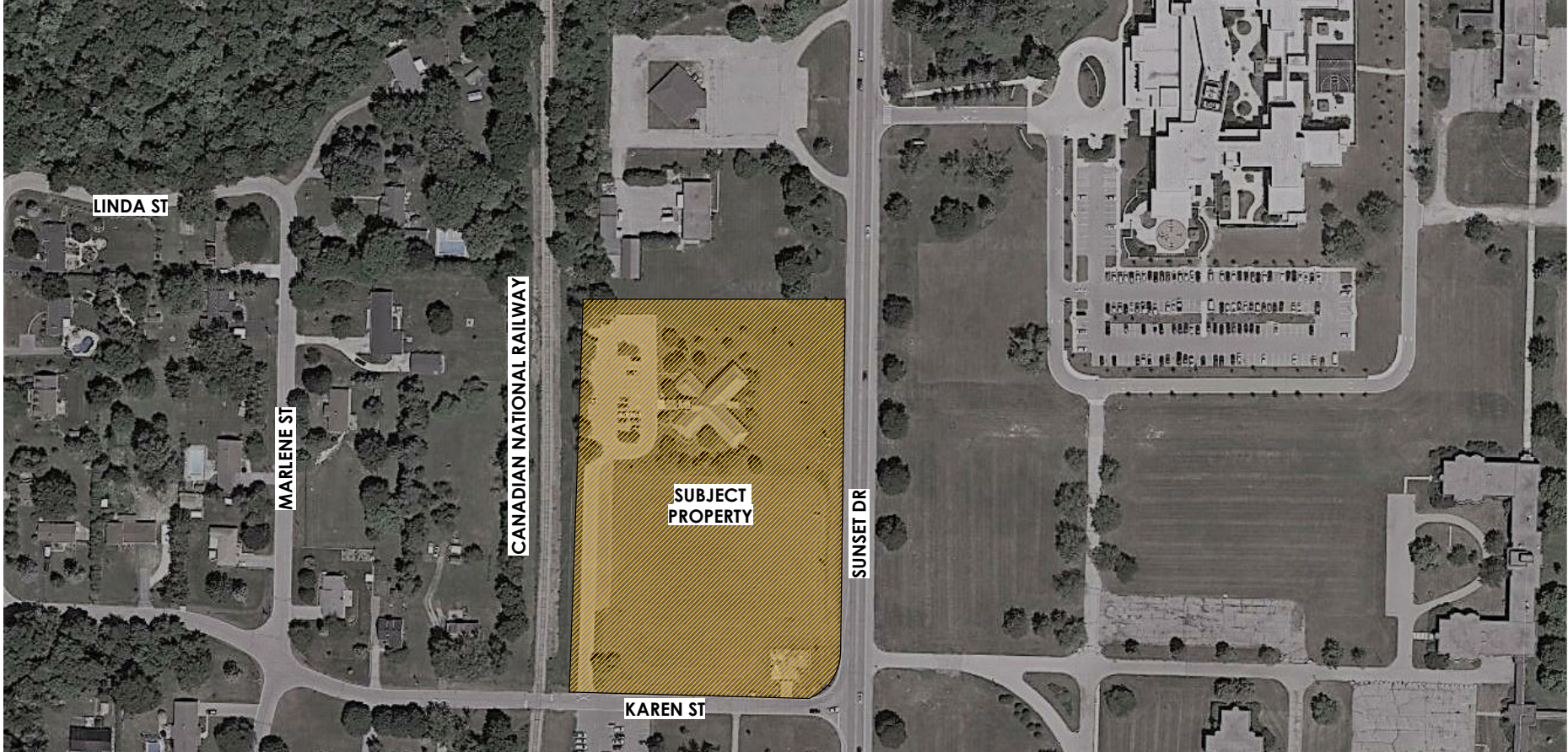
SITE CONTEXT / EXISTING MASSING



SITE CONTEXT / VIEW FROM SUNSET DR & KAREN STREET



SITE CONTEXT / VIEW FROM SUNSET DR



SITE CONTEXT / AERIAL VIEW

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

SITE CONTEXT

SCALE

N.T.S.

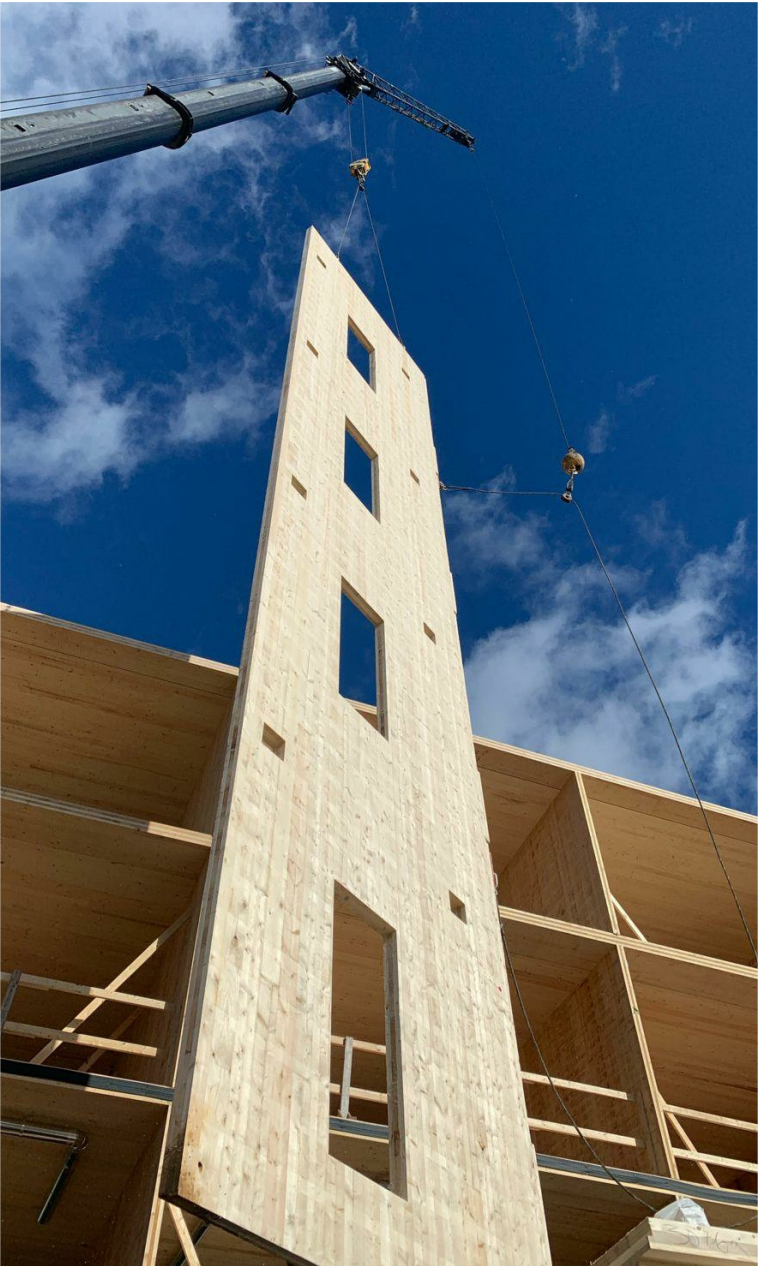
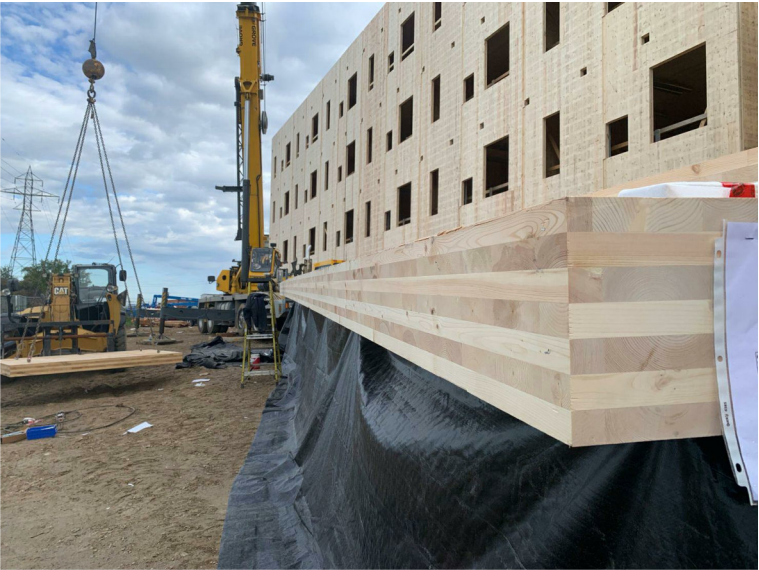
ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

1.1



PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

REFERENCE
IMAGES

SCALE

N.T.S.

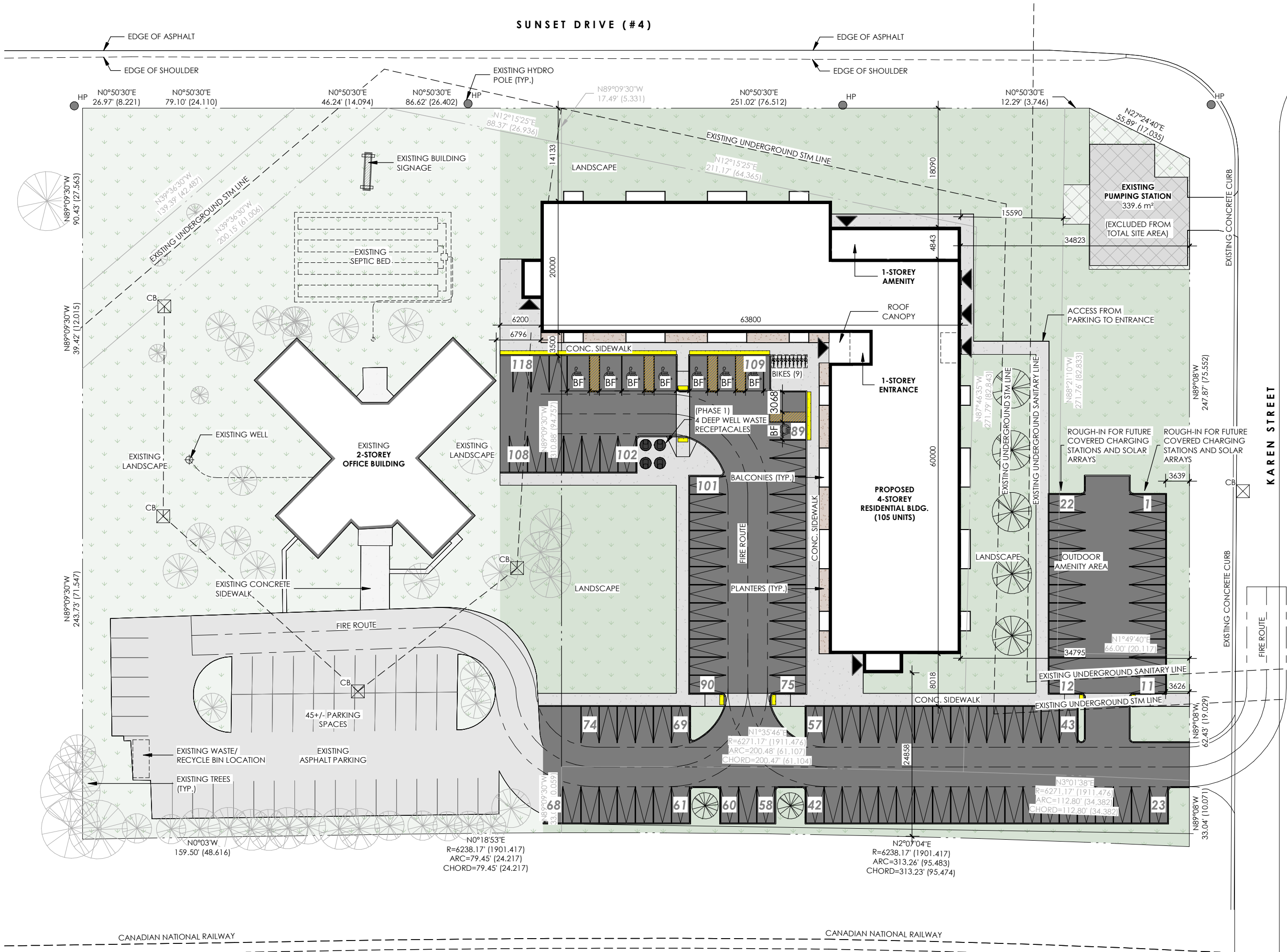
ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

1.2



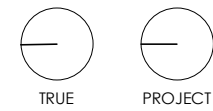
PROJECT NO.
22005

PROJECT NAME
410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON
DRAWING TITLE
AERIAL SITE
PLAN (PHASE 1)

SCALE 1 : 550
ISSUED FOR
SCHEMATIC
DESIGN

DATE 2022.07.22



PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

AERIAL SITE
PLAN (PHASE 2)

SCALE

1 : 550

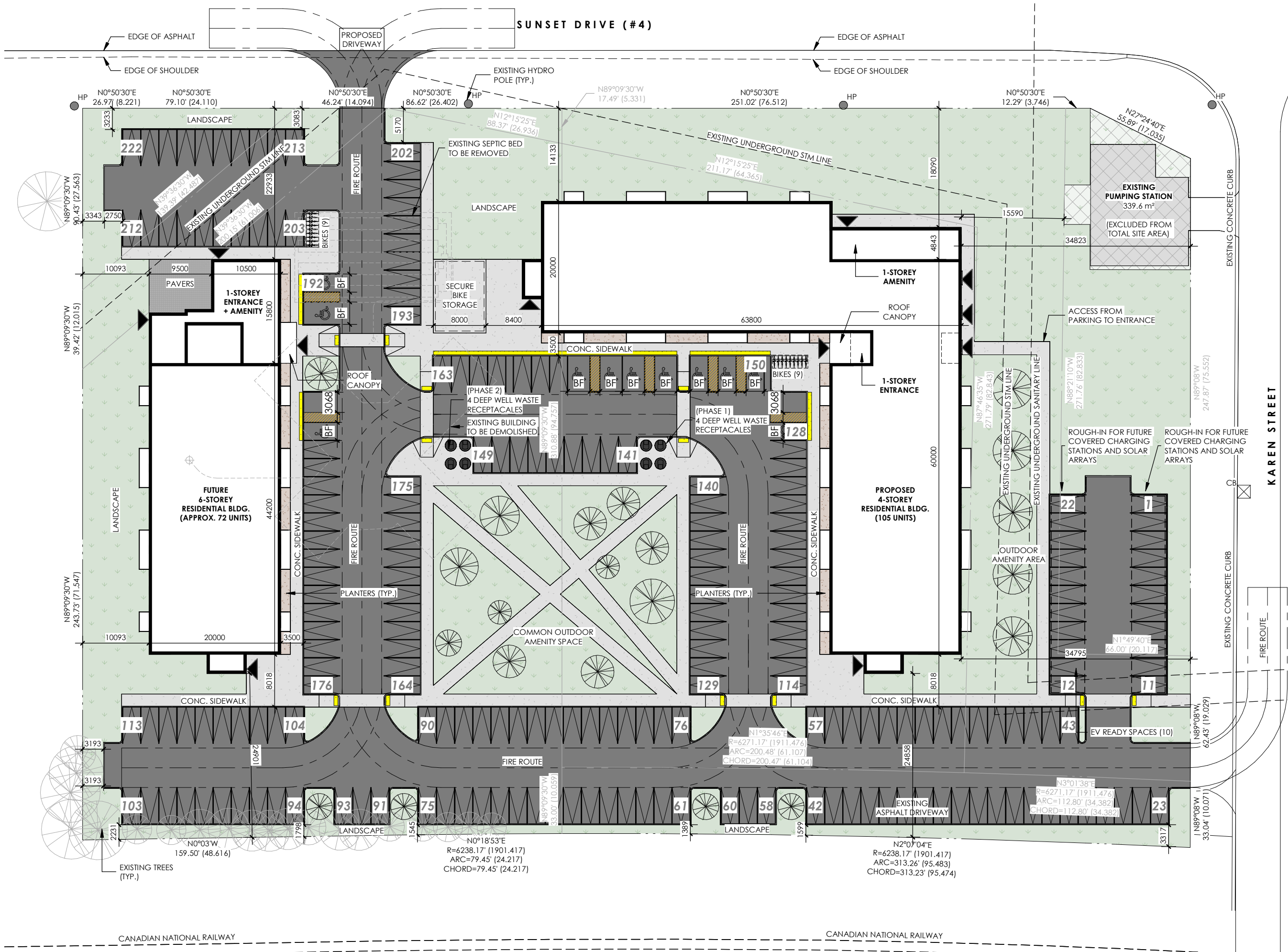
ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

1.3b



ZONING DATA CHART			
410 SUNSET DRIVE ST. THOMAS, ON SITE PLAN - PHASE 1 & 2 PREPARED BY EDGE ARCHITECTS LTD. JULY 22, 2022			
ZONING COMPLIANCE CHART CURRENT ZONING: OFFICE PROFESSIONAL (AS NOTED ON CENTRAL ELGIN OFFICIAL PLAN)			
USE	MULTI-RESIDENTIAL DEVELOPMENT + MIXED-USE		
	REQUIRED	PHASE 1	PHASE 2
MINIMUM LOT AREA	---	18,234.4 m² (EXCLUDES PUMP STATION SITE AREA = 339.6 m²)	18,234.4 m² (EXCLUDES PUMP STATION SITE AREA = 339.6 m²)
LOT FRONTAGE	---	87.7m (@ KAREN ST)	87.7m (@ KAREN ST)
FRONT YARD SETBACK (S) **	---	34.8m [BUILDING 1]	N/A [BUILDING 2]
INT. SIDE YARD SETBACK (W) **	---	24.7m [BUILDING 1]	24.9m [BUILDING 2]
EXT. SIDE YARD SETBACK (E) **	---	14.1m [BUILDING 1]	22.9m [BUILDING 2]
REAR YARD SETBACK (N) **	---	66.8m [BUILDING 1]	10.1m [BUILDING 2]
BUILDING COVERAGE	---	BUILDING 1: 2,180.8 m² EXISTING BLDG: 642.5 m² TOTAL= 2,823.3 m²	BUILDING 1: 2,180.8 m² BUILDING 2: 1,142.3 m² TOTAL= 3,323.0 m²
GROSS FLOOR AREA	---	BUILDING 1 GFA: 8,481.7 m²	BUILDING 1 GFA: 8,481.7 m² BUILDING 2 GFA: 5,924.8 m²
LANDSCAPED	---	10,191.0 m² (EXCLUDES PUMP STATION SITE)	8,463.5 m² (EXCLUDES PUMP STATION SITE)
PARKING	---	EXISTING PARKING: APPROX. 45 SPACES PROPOSED PARKING: 118 SPACES TOTAL PARKING: 163 SPACES 1.12 SPACES/ UNIT + APPROX. 45 FOR OFFICE	PROPOSED PARKING: 222 SPACES 1.25 SPACES/ UNIT ASSUMING: BUILDING 1: 105 UNITS BUILDING 2: 72 UNITS
BARRIER-FREE PARKING	---	8 SPACES 4 TYPE A; 4 TYPE B	11 SPACES (PROVIDED) 5 TYPE A; 6 TYPE B
NOTE: 1. PROPERTY BOUNDARY INFORMATION FROM SURVEY PLAN FROM 'DONALD I. HOUGHTON'; DATED: SEPTEMBER 19, 1990. 2. EXISTING SITE CONDITION AND SITE CONTEXT FROM TOPOGRAPHICAL BASE PLAN FROM 'STANTEC'; DATED: JUNE 09, 2009. 3. PUMPING STATION PROPERTY BOUNDARY INFORMATION FROM SURVEY PLAN FROM 'FKS LAND SURVEYORS'; DATED: MARCH 14, 2011. ** SETBACKS SHOWN ONLY FOR THE PROPOSED BUILDINGS			

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

ZONING CHART
- PHASE 1 & 2

SCALE

N.T.S.

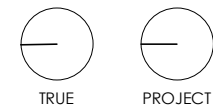
ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

1.3c



LEGEND	
COMMON AREAS	
SERVICE/ PARKING	
STUDIO	
1 BEDROOM	
1 BEDROOM + DEN	
2 BEDROOM	
2 BEDROOM + DEN	
3 BEDROOM	
AMENITY	
RETAIL	
OFFICE	
INSTITUTIONAL	

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

GROUND
FLOOR PLAN
DIAGRAM
(PHASE 1)

SCALE As indicated

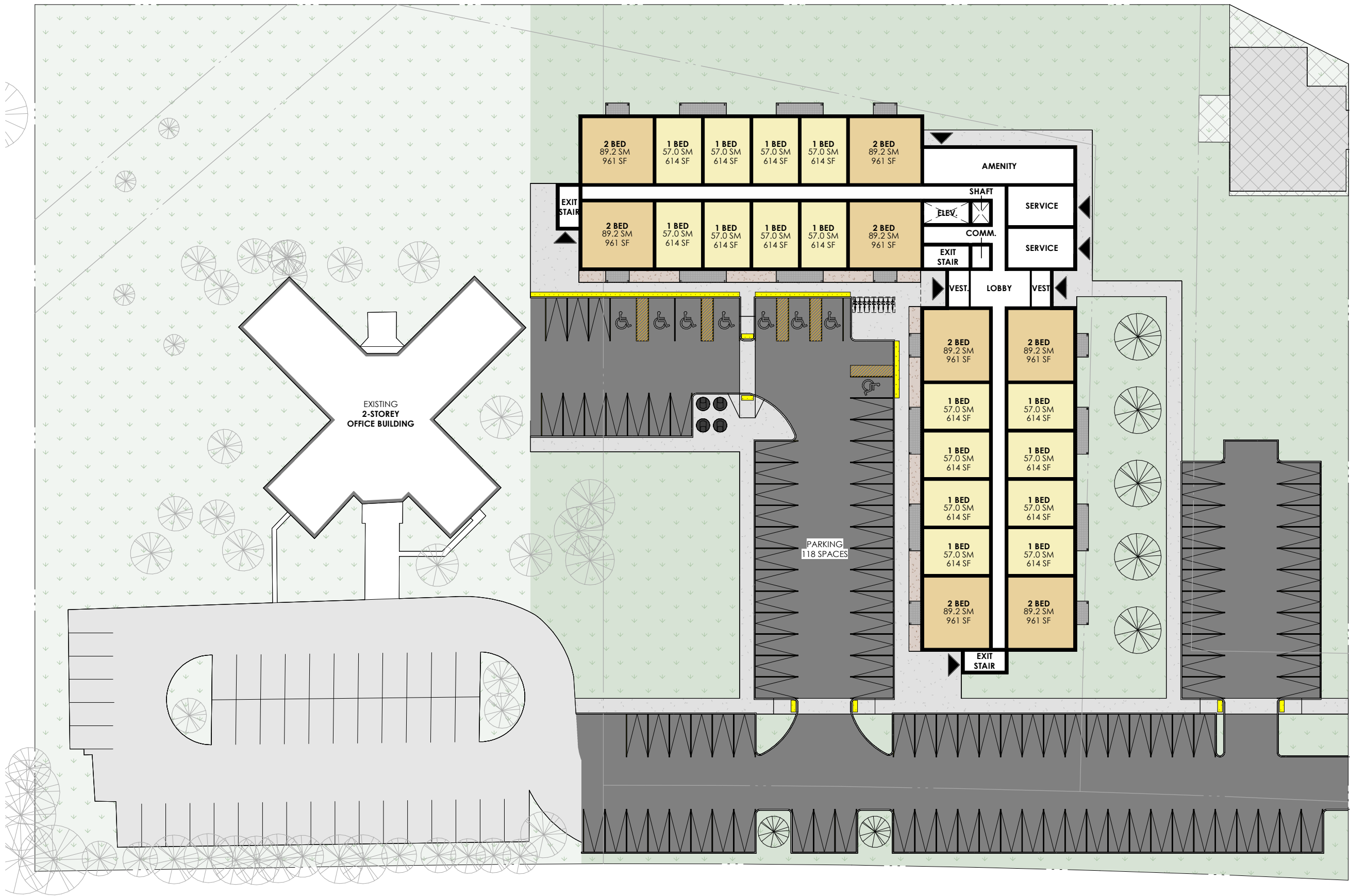
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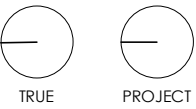
SCHEMATIC
DESIGN

DATE

2022.07.22

2.1





LEGEND

COMMON AREAS

SERVICE/ PARKING

STUDIO

1 BEDROOM

1 BEDROOM + DEN

2 BEDROOM

2 BEDROOM + DEN

3 BEDROOM

AMENITY

RETAIL

OFFICE

INSTITUTIONAL

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

GROUND
FLOOR PLAN
DIAGRAM
(PHASE 2)

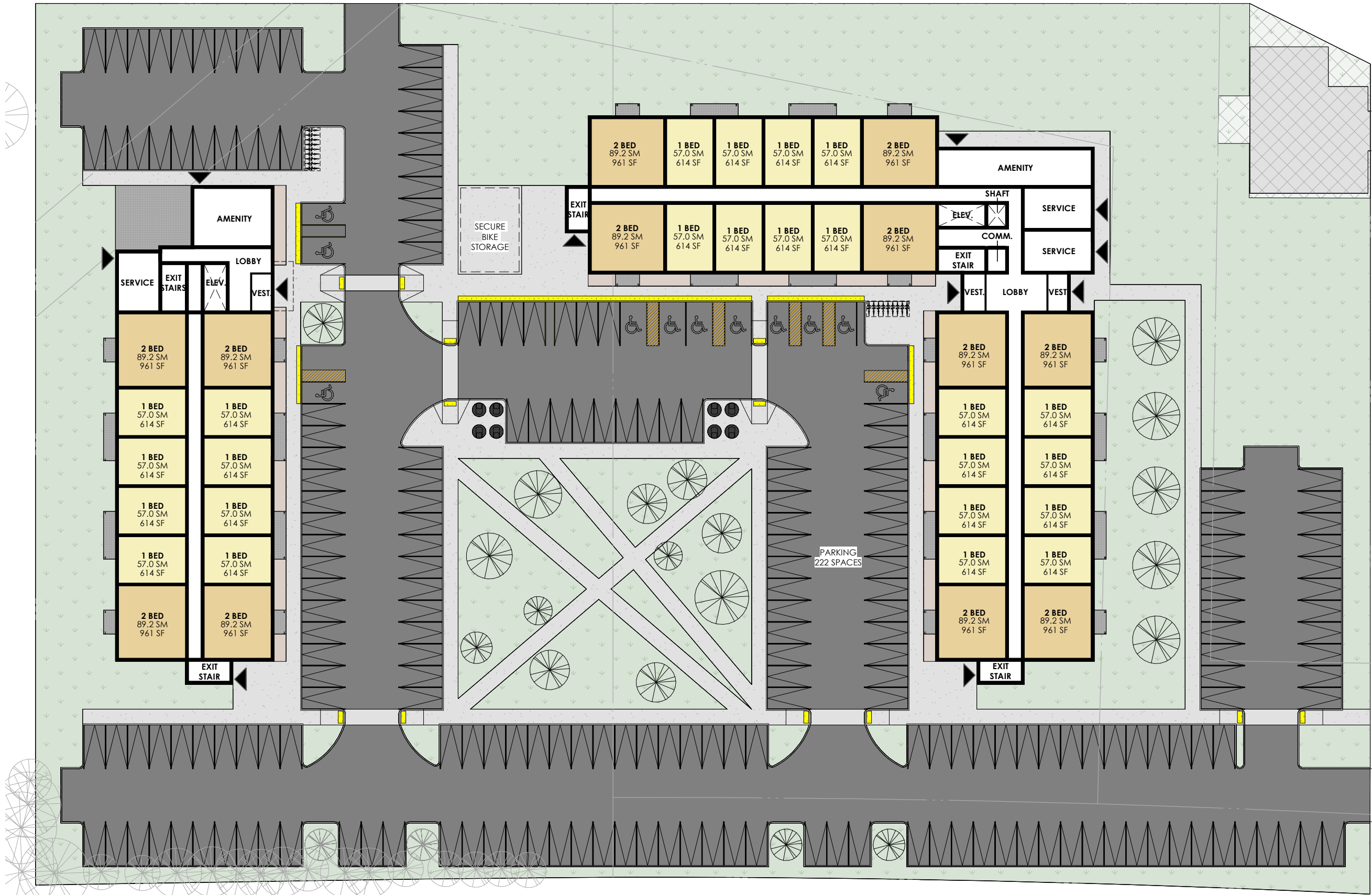
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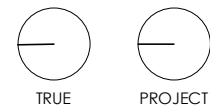
ISSUED FOR

SCHEMATIC
DESIGN

DATE 2022.07.22

2.2





LEGEND
COMMON AREAS
SERVICE/ PARKING
STUDIO
1 BEDROOM
1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
AMENITY
RETAIL
OFFICE
INSTITUTIONAL

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

TYPICAL
FLOOR PLAN
DIAGRAM

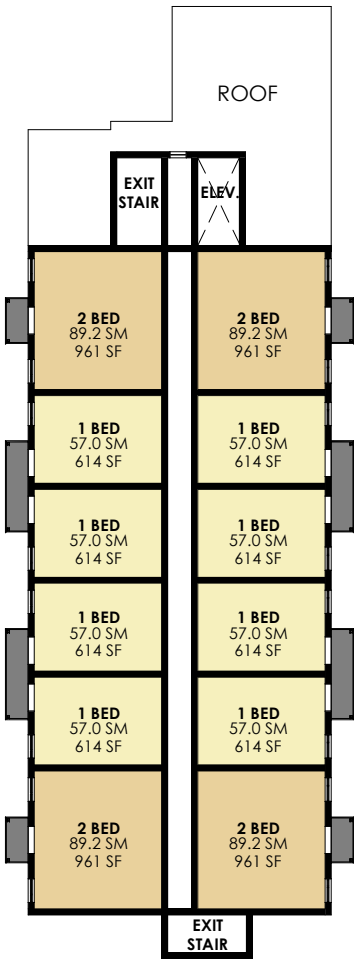
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ISSUED FOR

SCHEMATIC
DESIGN

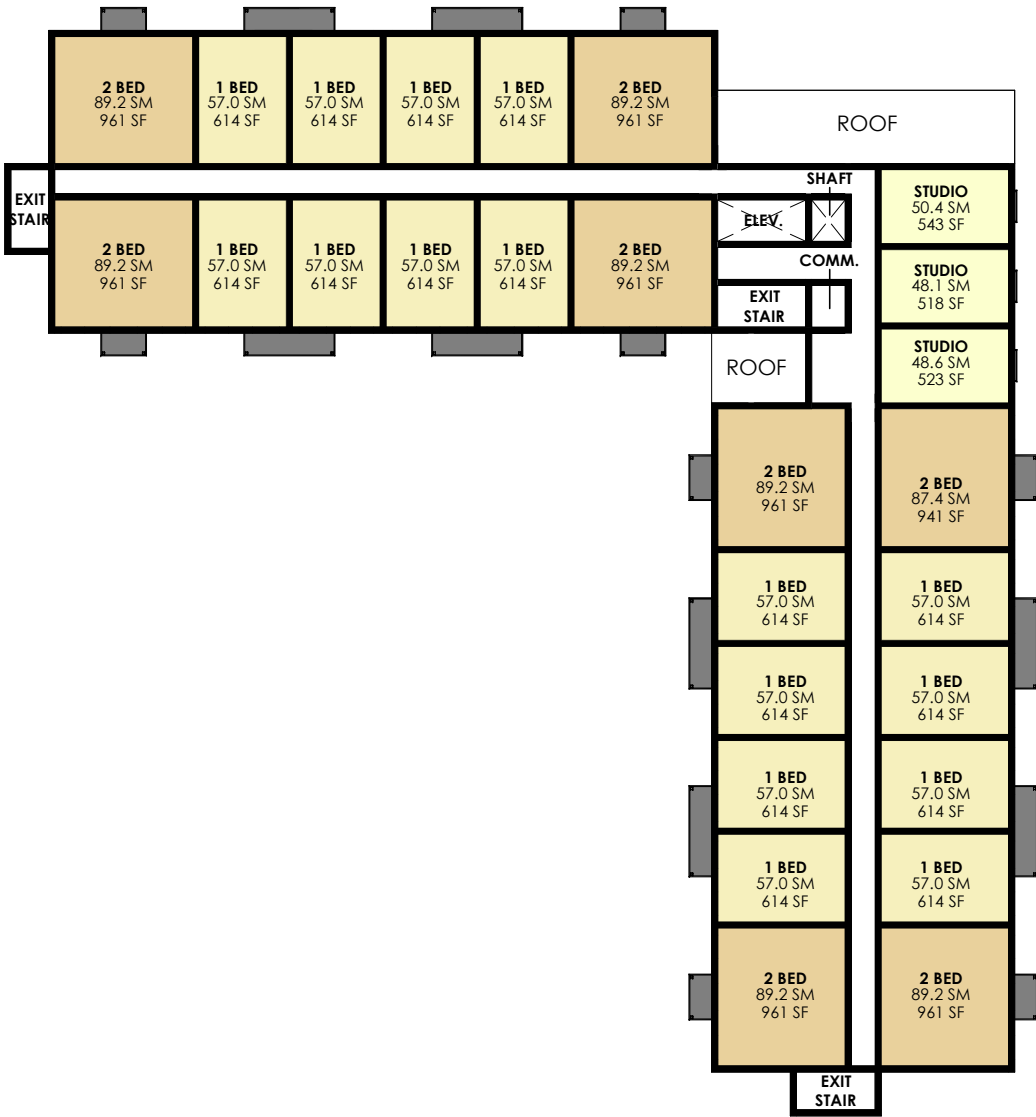
DATE2022.07.22

2.3



TYPICAL LEVEL 2-6 FLOOR PLAN (PHASE 2, BLDG 2)

1 : 500



TYPICAL LEVEL 2-4 FLOOR PLAN (PHASE 1 BLDG 1)

1 : 500



NORTH ELEVATION - PHASE 1 (D)

1 : 250



SOUTH ELEVATION - PHASE 1 (D)

1 : 250

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

ELEVATIONS
(PHASE 1)

SCALE

1 : 250

ISSUED FOR

SCHEMATIC
DESIGN

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3.1



EAST ELEVATION - PHASE 1 (D)

1 : 250



WEST ELEVATION - PHASE 1 (D)

1 : 250

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

ELEVATIONS
(PHASE 1)

SCALE

1 : 250

ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

3.2



NORTH ELEVATION - PHASE 2 (D)

1 : 250



SOUTH ELEVATION - PHASE 2 (D)

1 : 250

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

ELEVATIONS
(PHASE 2)

SCALE

1 : 250

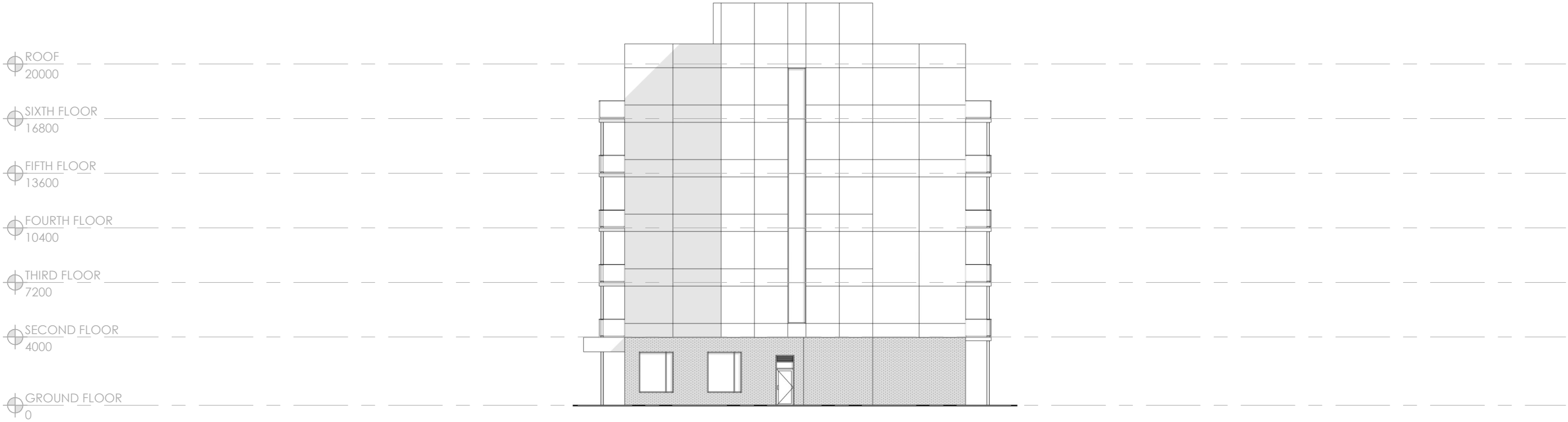
ISSUED FOR

SCHEMATIC
DESIGN

DATE

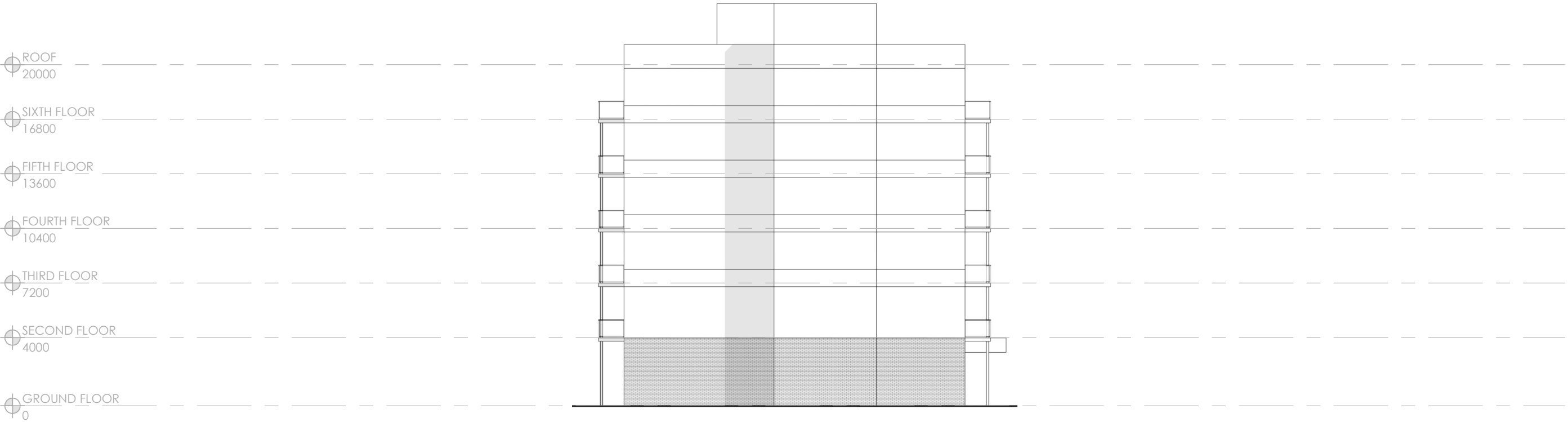
2022.07.22

3.3



EAST ELEVATION - PHASE 2 (D)

1 : 250



WEST ELEVATION - PHASE 2 (D)

1 : 250

PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

ELEVATIONS
(PHASE 2)

SCALE

1 : 250

ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

3.4



PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

SCALE

N.T.S.

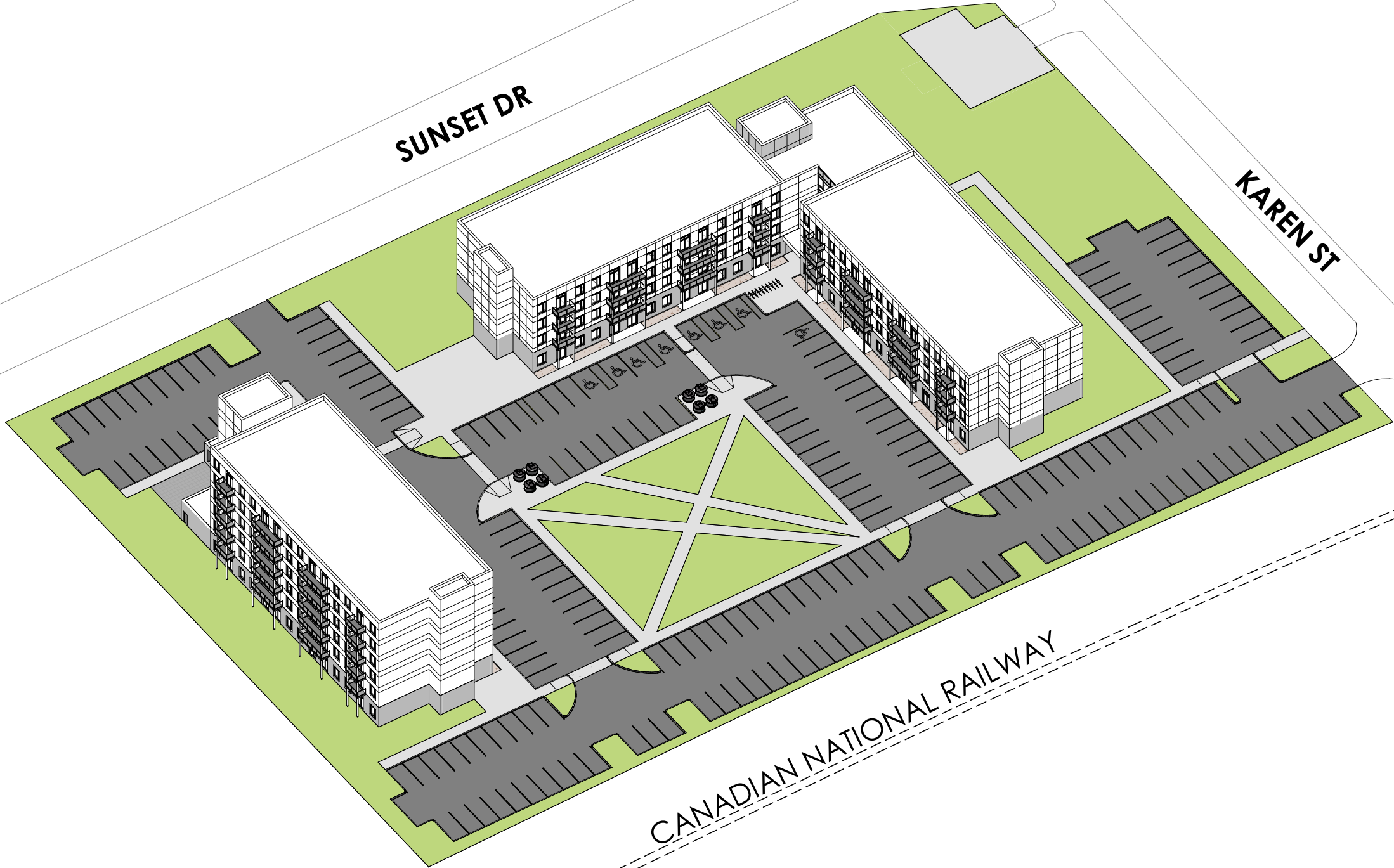
ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

5.1



PROJECT NO.

22005

PROJECT NAME

410 SUNSET DR
MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

SCALE

N.T.S.

ISSUED FOR

SCHEMATIC
DESIGN

DATE

2022.07.22

5.2