

# EAST COURT RESIDENCE APARTMENTS

[2] 2026/05/06 Reissued for ZBA



PROJECT TEAM



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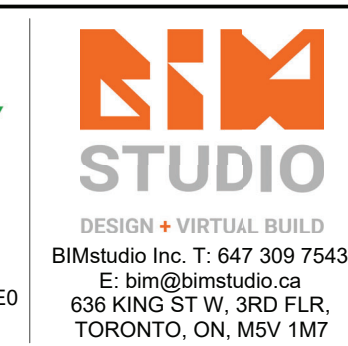
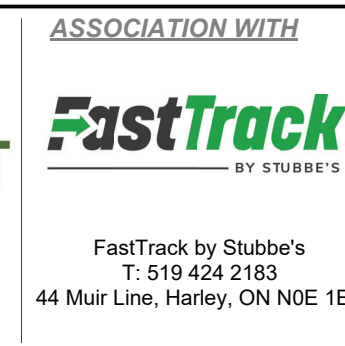
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**GENERAL DISCLAIMER**  
1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.  
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.  
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S).  
4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.

**PROJECT**  
**EAST COURT RESIDENCE APARTMENTS**

**ADDRESS**  
1301 15th AVENUE EAST, OWEN SOUND, ON

**CLIENT**  
FAST TRACK MODULAR PRECAST

1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

**SHEET NAME**  
**COVER PAGE**

**SHEET SIZE** 24"x36"  
**ISSUE DATE** 2026-05-06  
**PROJECT #** PDTA#28-06  
**DRAWN BY**  
**CHECKED BY** PDTA  
**.A.000.**

**SITE INFORMATION**

	REQUIRED	PROVIDED	
N/R Number of Residential Units	0	128	✓
ZBL 2010-078 (Dec 2023) - 6.6 Lot Area	450 m <sup>2</sup> <i>min</i>	10127.24 m <sup>2</sup>	✓
OP (Feb 2022) - 4.2.9.1 Residential Density (U/ha)	130.0 <i>max</i>	126.391791	✓
ZBL 2010-078 (Dec 2023) - 6.6 Frontage	13.5 m <i>min</i>	69.23 m	✓
ZBL 2010-078 (Dec 2023) - 6.6 Building Height	12 m <i>max</i>	27.36 m	X
ZBL 2010-078 (Dec 2023) - 6.6 Front Yard Setback	6.5 m <i>min</i>	35.94 m	✓
ZBL 2010-078 (Dec 2023) - 6.6 Interior Side Yard Setback West	4 m <i>min</i>	7.35 m	✓
ZBL 2010-078 (Dec 2023) - 6.6 Interior Side Yard Setback East	4 m <i>min</i>	14.18 m	✓
ZBL 2010-078 (Dec 2023) - 6.6 Rear Yard Setback	7.5 m <i>min</i>	7.5 m	✓
ZBL 2010-078 (Dec 2023) - 6.6 Density (FSI)	1.0 <i>max</i>	1.370551	X
N/R Landscape Open Space	0%	48.13%	✓
<b>Landscape Open Space Breakdown</b>			
Hardscape (Sidewalk Area):	= 737.45 m <sup>2</sup>	(07.42%)	
Softscape (Green area):	= 4,049.10 m <sup>2</sup>	(40.72%)	
<b>Total Landscape Open Space:</b>	<b>= 4,786.55 m<sup>2</sup></b>	<b>(48.14%)</b>	
ZBL 2010-078 (Dec 2023) - 6.6 Lot Coverage	40% <i>max</i>	17.1%	✓
N/R Amenity Area	0 m <sup>2</sup>	2765.19 m <sup>2</sup>	✓
<b>Minimum Amenity Area Breakdown</b>			
Balconies Area:	= 2,105.32 m <sup>2</sup>		
Patio:	= 151.87 m <sup>2</sup>		
Indoor Amenity:	= 298.00 m <sup>2</sup>		
Outdoor Amenity:	= 210.00 m <sup>2</sup>		
<b>Total Provided Amenity Area:</b>	<b>= 2,765.19 m<sup>2</sup></b>	<b>(21.6 m<sup>2</sup> / Unit)</b>	
ZBL 2010-078 - 5.18.2 Parking Count, Residential	160 <i>min</i>	161	✓
ZBL 2010-078 - 5.18.2 Parking Ratio, Residential	1.3 <i>min</i>	1.257813	✓
ZBL 2010-078 - 5.19.1 Parking Count, Total Accessible	6 <i>min</i>	6	✓
ZBL 2010-078 - 5.19.2 Parking Count, Accessible Type A	3.0 <i>min</i>	3	✓
ZBL 2010-078 - 5.19.2 Parking Count, Accessible Type B	3.0 <i>min</i>	3	✓
ZBL 2010-078 - 5.20.1 Parking Count, Bicycle	16.0 <i>min</i>	54	✓

**UNIT TYPE BREAKDOWN - TOTAL BUILDING**

Name	Unit Area	Count	Count Ratio
ONE BED	48.67 m <sup>2</sup>	8	6%
ONE BED	54.5 m <sup>2</sup>	7	5%
ONE BED	59.33 m <sup>2</sup>	1	1%
ONE BED	62.76 m <sup>2</sup>	7	5%
ONE BED	66.46 m <sup>2</sup>	1	1%
TWO BED	71.23 m <sup>2</sup>	8	6%
TWO BED	74.39 m <sup>2</sup>	6	5%
TWO BED	97.34 m <sup>2</sup>	66	53%
TWO BED	98.41 m <sup>2</sup>	15	12%
TWO BED	111.43 m <sup>2</sup>	7	5%
<b>Grand Total:</b>		<b>128</b>	<b>100%</b>

**PARKING INFORMATION**

Type	Provided	Surface	Garage
ACCESSIBLE WITH AISLE	6	4	2
EV CHARGING	8	4	4
STANDARD	147	75	72
<b>TOTAL SITE PARKING</b>	<b>161</b>	<b>83</b>	<b>78</b>

**BIKE PARKING BREAKDOWN**

Level	Total
Level 1	54
<b>TOTAL</b>	<b>54</b>

**MOBILITY SCOOTER PARKING BREAKDOWN**

Level	Total
Level 1	4
<b>TOTAL</b>	<b>4</b>

**STORAGE LOCKER BREAKDOWN**

Level	Total
Parking Level 1	162
<b>TOTAL</b>	<b>162</b>

BUILDING STATISTICS	
RES. BUILDING	
RES. UNITS	128
BUILDING AREA	1,732 m <sup>2</sup>
BUILDING GFA	13,880 m <sup>2</sup>
BUILDING HEIGHT	27.36 m (8 stry)
GROUND FF	+226.00 m

**UNIT SCHEDULE**

Name	Count	Area	Ratio
ONE BED	24	49 m <sup>2</sup> ... 66 m <sup>2</sup>	19%
TWO BED	104	71 m <sup>2</sup> ... 111 m <sup>2</sup>	81%
<b>Total:</b>	<b>128</b>		<b>100%</b>

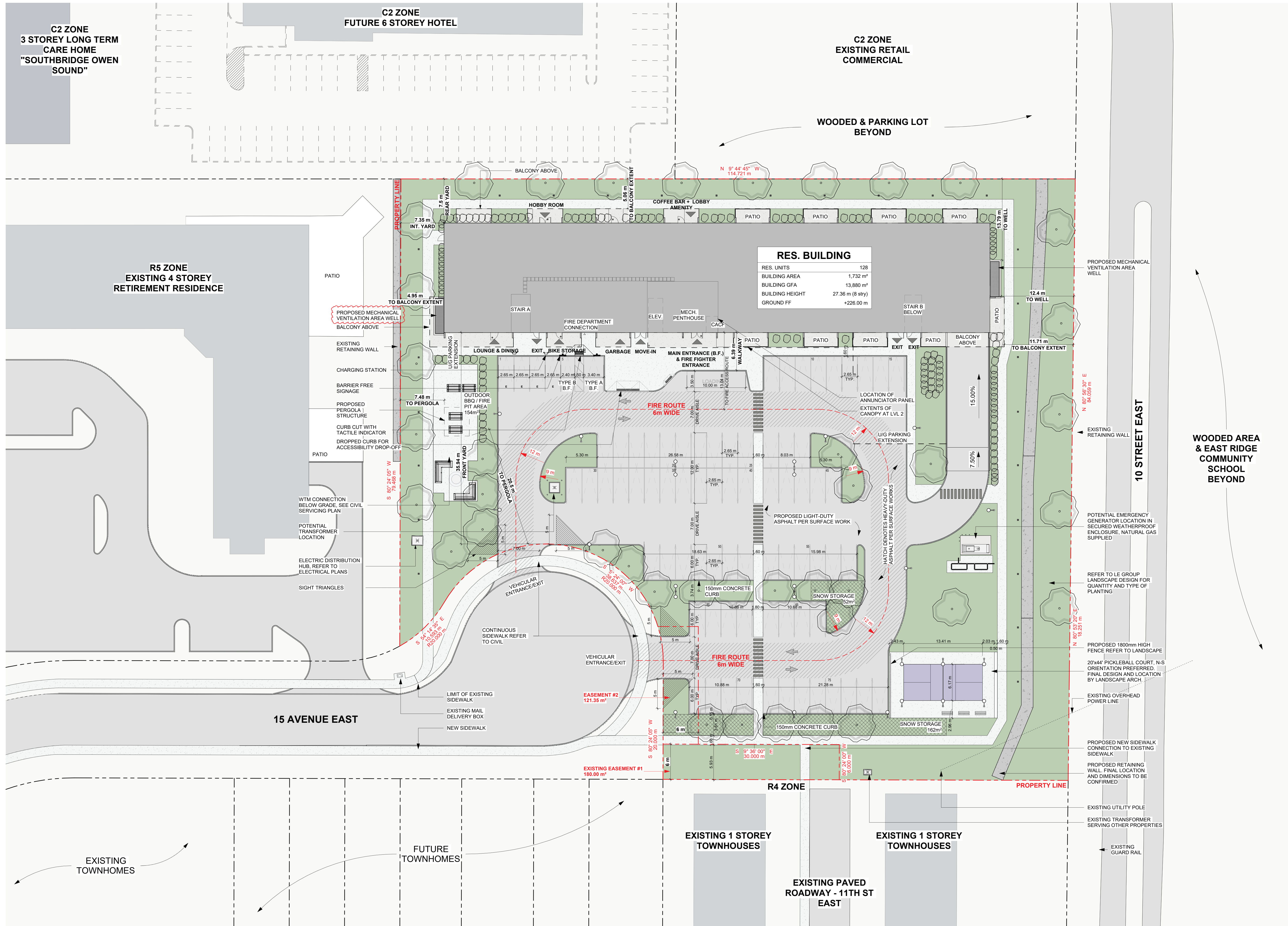
**ZBA SHEET LIST**

Number	Sheet Name	Issue Date
A.000.	COVER PAGE	2026-05-06
A.001.	BUILDING INFORMATION	2026-05-06
A.003.	SITE PLAN	2026-05-06
A.004.	BELOW GRADE SITE PLAN	2026-05-06
A.100.	BUILDING - GROUND FLOOR PLAN	2026-05-06
A.101.	BUILDING - TYPICAL FLOOR PLAN	2026-05-06
A.102.	BUILDING - ROOF PLAN	2026-05-06
A.400.	BUILDING ELEVATIONS	2026-05-06
A.402.	SITE SECTION	2026-05-06
A.403.	BUILDING SECTIONS	2026-05-06
A.404.	EXTERIOR MATERIALS - BUILDING ENTRANCE	2026-05-06
A.800.	VIEW FROM 10TH ST EAST RENDERING	2026-05-06
A.801.	NORTH WEST RENDERING	2026-05-06
A.802.	WEST RENDERING	2026-05-06
A.803.	SOUTH EAST RENDERING	2026-05-06
A.805.	ISOMETRIC VIEWS	2026-05-06
A.806.	SHADOW STUDY	2026-05-06
A.807.	ANGULAR PLANE STUDY	2026-05-06



<p>288 DUFFERIN AVE. BRANTFORD, ON N3T 4S2 226.209-1943 patrick@pdarch.ca www.pdarch.ca</p>	<p>PATRICK DAVID TROTTER LICENCE 5270</p>	<p>CLIENT</p>	<p>ASSOCIATION WITH</p> <p>FastTrack by Stubbs T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>DESIGN + VIRTUAL BUILD BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS</p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p>CLIENT</p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<p>SHEET NAME</p> <p><b>BUILDING INFORMATION</b></p>	<p>SHEET SIZE</p> <p>24"x36"</p>
								<p>ISSUE DATE</p> <p>2026-05-06</p> <p>PROJECT #</p> <p>PDTA#26-06</p> <p>DRAWN BY</p> <p>PDTA</p> <p>CHECKED BY</p> <p>PDTA</p>

**.A.001.**



**SITE INFORMATION**

CURRENT ZONE	GENERAL RESIDENTIAL (RS)	REQUIRED	PROVIDED
N/R	Number of Residential Units	0	128
ZBL 2010-078 (Dec 2023) - 6.6	Lot Area	450 m <sup>2</sup> min	10127.24 m <sup>2</sup>
OP (Feb 2022) - 4.2.9.1	Residential Density (LU/ha)	130.0 max	128.391791
ZBL 2010-078 (Dec 2023) - 6.6	Frontage	13.5 m min	69.23 m
ZBL 2010-078 (Dec 2023) - 6.6	Building Height	12 m max	27.36 m
ZBL 2010-078 (Dec 2023) - 6.6	Front Yard Setback	6.5 m min	35.94 m
ZBL 2010-078 (Dec 2023) - 6.6	Interior Side Yard Setback West	4 m min	7.35 m
ZBL 2010-078 (Dec 2023) - 6.6	Interior Side Yard Setback East	4 m min	14.18 m
ZBL 2010-078 (Dec 2023) - 6.6	Rear Yard Setback	7.5 m min	7.5 m
ZBL 2010-078 (Dec 2023) - 6.6	Density (F/SI)	1.0 max	1.370551
N/R	Landscape Open Space	0%	48.13%
<b>Landscape Open Space Breakdown</b>			
Hardscape (Sidewalk Area):		= 737.45 m <sup>2</sup>	(07.42%)
Softscape (Green Area):		= 4,049.10 m <sup>2</sup>	(40.72%)
<b>Total Landscape Open Space:</b>		<b>= 4,786.55 m<sup>2</sup></b>	<b>(48.14%)</b>
ZBL 2010-078 (Dec 2023) - 6.6	Lot Coverage	40% max	17.1%
N/R	Amenity Area	0 m <sup>2</sup>	2765.19 m <sup>2</sup>
<b>Minimum Amenity Area Breakdown</b>			
Balconies Area:		= 2,105.32 m <sup>2</sup>	
Patio:		= 151.87 m <sup>2</sup>	
Indoor Amenity:		= 298.00 m <sup>2</sup>	
Outdoor Amenity:		= 210.00 m <sup>2</sup>	
<b>Total Provided Amenity Area:</b>		<b>= 2,765.19 m<sup>2</sup></b>	<b>(21.6 m<sup>2</sup> / Unit)</b>
ZBL 2010-078 - 5.18.2	Parking Count, Residential	160 min	161
ZBL 2010-078 - 5.18.2	Parking Ratio, Residential	1.3 min	1.257813
ZBL 2010-078 - 5.19.1	Parking Count, Total Accessible	6 min	6
ZBL 2010-078 - 5.19.2	Parking Count, Accessible Type A	3.0 min	3
ZBL 2010-078 - 5.19.2	Parking Count, Accessible Type B	3.0 min	3
ZBL 2010-078 - 5.20.1	Parking Count, Bicycle	16.0 min	54

**UNIT TYPE BREAKDOWN - TOTAL BUILDING**

Name	Unit Area	Count	Count Ratio
ONE BED	48.67 m <sup>2</sup>	8	6%
ONE BED	54.5 m <sup>2</sup>	7	5%
ONE BED	59.3 m <sup>2</sup>	1	1%
ONE BED	62.76 m <sup>2</sup>	7	5%
ONE BED	66.46 m <sup>2</sup>	1	1%
TWO BED	71.23 m <sup>2</sup>	10	8%
TWO BED	74.39 m <sup>2</sup>	4	3%
TWO BED	97.34 m <sup>2</sup>	68	53%
TWO BED	98.41 m <sup>2</sup>	15	12%
TWO BED	111.43 m <sup>2</sup>	7	5%
<b>Grand Total:</b>		<b>128</b>	<b>100%</b>

**PARKING INFORMATION**

Type	Provided	Surface	Garage
ACCESSIBLE WITH AISLE	7	4	3
EV CHARGING	8	4	4
STANDARD	149	73	76
<b>TOTAL SITE PARKING</b>	<b>164</b>	<b>81</b>	<b>83</b>

**BIKE PARKING BREAKDOWN**

Level	Total
Level 1	54
<b>TOTAL</b>	<b>54</b>

**MOBILITY SCOOTER PARKING BREAKDOWN**

Level	Total
Level 1	4
<b>TOTAL</b>	<b>4</b>

**STORAGE LOCKER BREAKDOWN**

Level	Total
Parking Level 1	124
<b>TOTAL</b>	<b>124</b>

<p><b>PATRICK DAVID TROTTER ARCHITECT</b></p> <p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>	<p><b>ONTARIO ASSOCIATION OF ARCHITECTS</b></p> <p>PATRICK DAVID TROTTER LICENCE 6270</p>	<p><b>CLIENT</b></p> <p><b>ANDPET REALTY</b></p>	<p><b>ASSOCIATION WITH</b></p> <p><b>FastTrack</b> BY STUBBS</p> <p>FastTrack by Stubbs's T: 519 424 2183 44 Muir Line, Harley, ON N0E 1E0</p>	<p><b>BIM STUDIO</b></p> <p>DESIGN + VIRTUAL BUILD</p> <p>BIMStudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W, 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p><b>GENERAL DISCLAIMER</b></p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p><b>PROJECT</b></p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p><b>ADDRESS</b></p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p><b>CLIENT</b></p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> <tr> <td>3</td> <td>Reissued for ZBA - Area Well</td> <td>2026/05/08</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	3	Reissued for ZBA - Area Well	2026/05/08	BIM	<p><b>SHEET NAME</b></p> <p><b>SITE PLAN</b></p> <p><b>SCALE</b></p> <p>1 : 300</p>	<p><b>SHEET SIZE</b></p> <p>24"x36"</p> <p><b>ISSUE DATE</b></p> <p>2026-05-08</p> <p><b>PROJECT #</b></p> <p>PDTA#26-06</p> <p><b>DRAWN BY</b></p> <p>PDTA</p> <p><b>CHECKED BY</b></p> <p>PDTA</p> <p><b>.A.003.</b></p>
								1	Issued for ZBA	2026/03/26	BIM										
2	Reissued for ZBA	2026/05/06	BIM																		
3	Reissued for ZBA - Area Well	2026/05/08	BIM																		
<p><b>FastTrack by Stubbs's</b></p>																					

**SITE INFORMATION**

CURRENT ZONE	GENERAL RESIDENTIAL (R5)	REQUIRED	PROVIDED
N/R		0	128
Number of Residential Units			
ZBL 2010-078 (Dec 2023) - 6.6	450 m <sup>2</sup> min	10127.24 m <sup>2</sup>	
Lot Area			
OP (Feb 2022) - 4.2.9.1	130.0 max	128.391791	
Residential Density (U/ha)			
ZBL 2010-078 (Dec 2023) - 6.6	13.5 m min	69.23 m	
Frontage			
ZBL 2010-078 (Dec 2023) - 6.6	12 m max	27.36 m	
Building Height			
ZBL 2010-078 (Dec 2023) - 6.6	6.5 m min	35.94 m	
Front Yard Setback			
ZBL 2010-078 (Dec 2023) - 6.6	4 m min	7.35 m	
Interior Side Yard Setback West			
ZBL 2010-078 (Dec 2023) - 6.6	4 m min	14.18 m	
Interior Side Yard Setback East			
ZBL 2010-078 (Dec 2023) - 6.6	7.5 m min	7.5 m	
Rear Yard Setback			
ZBL 2010-078 (Dec 2023) - 6.6	1.0 max	1.370551	
Density (F/SI)			
N/R		0%	48.13%
Landscape Open Space			
<b>Landscape Open Space Breakdown</b>			
Hardscape (Sidewalk Area):	= 737.45 m <sup>2</sup>	(07.42%)	
Softscape (Green area):	= 4,049.10 m <sup>2</sup>	(40.72%)	
<b>Total Landscape Open Space:</b>	<b>= 4,786.55 m<sup>2</sup></b>	<b>(48.14%)</b>	
ZBL 2010-078 (Dec 2023) - 6.6	40% max	17.1%	
Lot Coverage			
N/R		0 m <sup>2</sup>	2765.19 m <sup>2</sup>
Amenity Area			
<b>Minimum Amenity Area Breakdown</b>			
Balconies Area:	= 2,105.32 m <sup>2</sup>		
Patio:	= 151.87 m <sup>2</sup>		
Indoor Amenity:	= 298.00 m <sup>2</sup>		
Outdoor Amenity:	= 210.00 m <sup>2</sup>		
<b>Total Provided Amenity Area:</b>	<b>= 2,765.19 m<sup>2</sup></b>	<b>(21.6 m<sup>2</sup> / Unit)</b>	
ZBL 2010-078 - 5.18.2	160 min	161	
Parking Count, Residential			
ZBL 2010-078 - 5.18.2	1.3 min	1.257813	
Parking Ratio, Residential			
ZBL 2010-078 - 5.19.1	6 min	6	
Parking Count, Total Accessible			
ZBL 2010-078 - 5.19.2	3.0 min	3	
Parking Count, Accessible Type A			
ZBL 2010-078 - 5.19.2	3.0 min	3	
Parking Count, Accessible Type B			
ZBL 2010-078 - 5.20.1	16.0 min	54	
Parking Count, Bicycle			

**UNIT TYPE BREAKDOWN - TOTAL BUILDING**

Name	Unit Area	Count	Count Ratio
ONE BED	48.67 m <sup>2</sup>	8	6%
ONE BED	54.5 m <sup>2</sup>	7	5%
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<b>Grand Total:</b>		<b>128</b>	<b>100%</b>

**PARKING INFORMATION**

Type	Provided	Surface	Garage	Location
ACCESSIBLE WITH AISLE	6	4	2	
EV CHARGING	8	4	4	
STANDARD	147	75	72	
<b>TOTAL SITE PARKING</b>	<b>161</b>	<b>83</b>	<b>78</b>	

**BIKE PARKING BREAKDOWN**

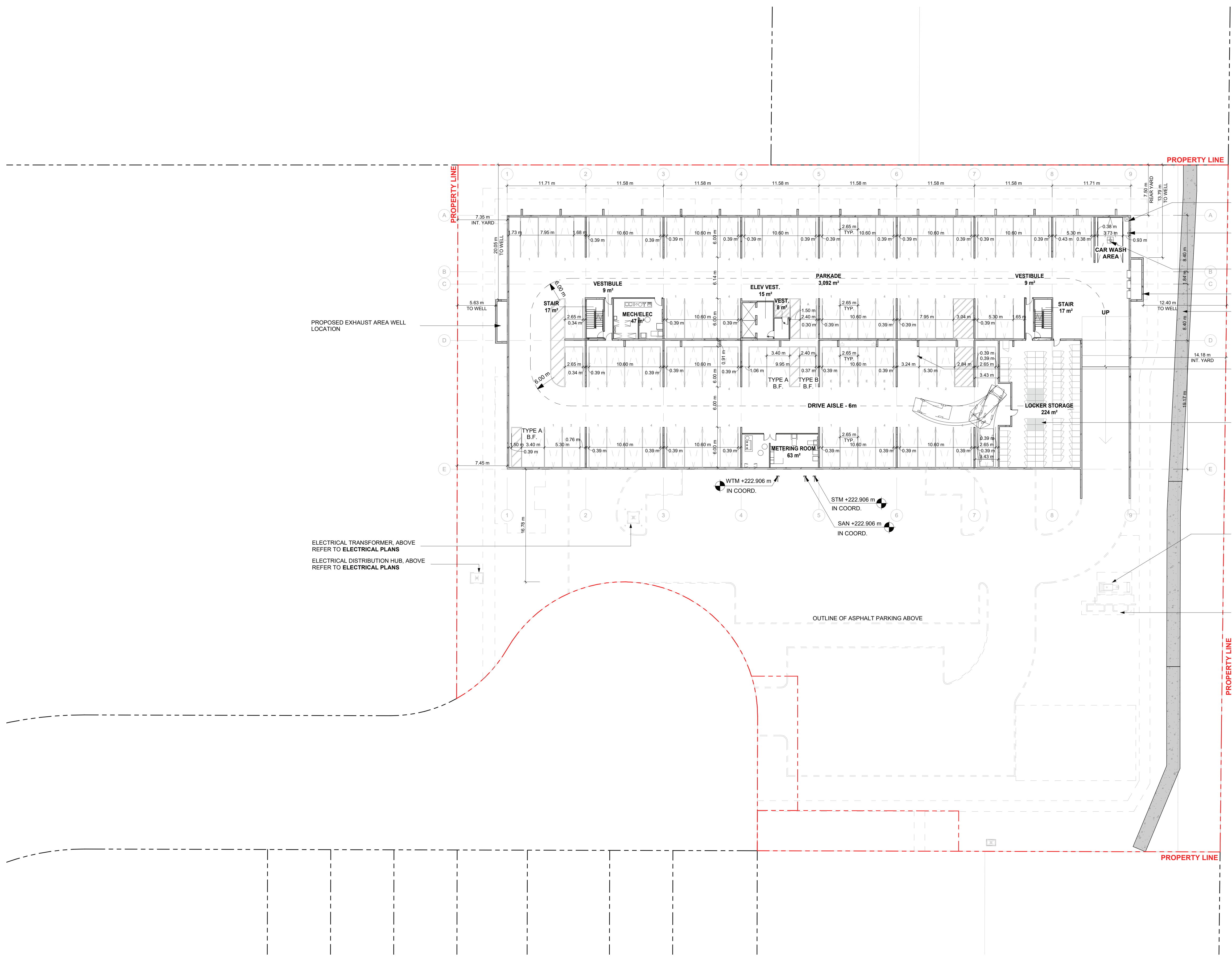
Level	Total
Level 1	54
<b>TOTAL</b>	<b>54</b>

**MOBILITY SCOOTER PARKING BREAKDOWN**

Level	Total
Level 1	4
<b>TOTAL</b>	<b>4</b>

**STORAGE LOCKER BREAKDOWN**

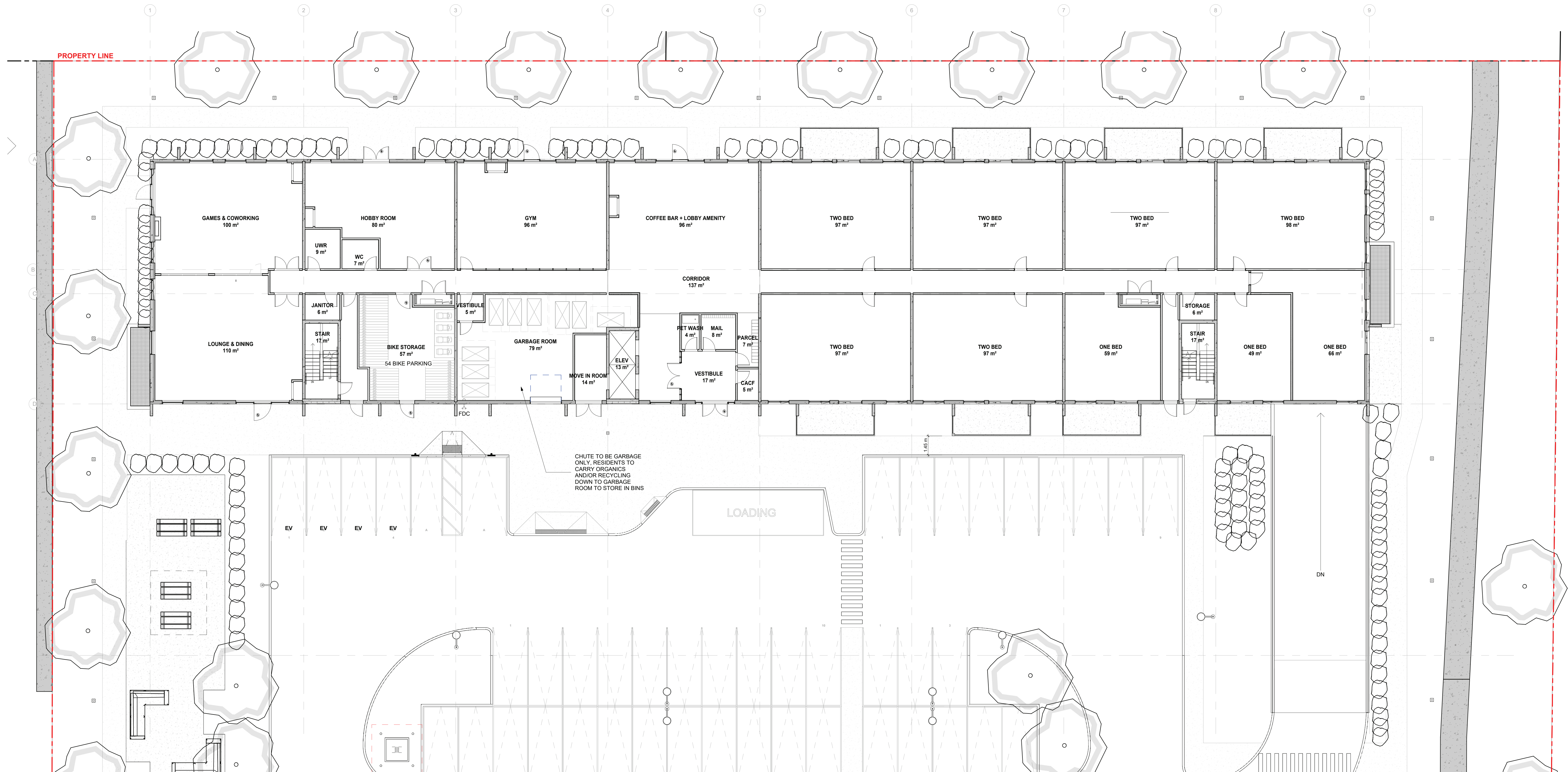
Level	Total
Parking Level 1	162
<b>TOTAL</b>	<b>162</b>



- PROVIDE FLAT PRODUCTS FLOOR HEIGHT MGP BASIN
- PROVIDE ACTIVE 3.0 ELECTRIC PRESSURE WASHER, WALL MOUNTED (COLD WATER SUPPLIED)
- PROVIDE FLOOR DRAIN IN CENTER OF CAR AREA
- PROPOSED INTAKE AREA WELL LOCATION
- NEW RETAINING WALL, SEE CIVIL PLANS FOR DETAILS
- COLUMN SUPPORTING CANOPY ABOVE
- GREY HATCH INDICATES 15% BARRIER FREE LOCKERS GATES SHALL PROVIDE MIN 860mm CLEARANCE
- EMERGENCY GENERATOR ABOVE, SEE ELECTRICAL PLANS
- NATURAL GAS METERING ASSEMBLY ABOVE, REFER TO MECHANICAL PLANS.

- PROPOSED EXHAUST AREA WELL LOCATION
- ELECTRICAL TRANSFORMER, ABOVE REFER TO ELECTRICAL PLANS
- ELECTRICAL DISTRIBUTION HUB, ABOVE REFER TO ELECTRICAL PLANS

<p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>	<p>PATRICK DAVID TROTTER ARCHITECTS LICENCE 5270</p>	<p>CLIENT</p>	<p>ASSOCIATION WITH</p> <p>FastTrack by Stubbs's T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>DESIGN + VIRTUAL BUILD BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W, 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS</p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p>CLIENT</p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<p>SHEET NAME</p> <p><b>BELOW GRADE SITE PLAN</b></p> <p>SCALE</p> <p>1 : 300</p>	<p>SHEET SIZE</p> <p>24"x36"</p> <p>ISSUE DATE</p> <p>2026-05-06</p> <p>PROJECT #</p> <p>PDTA#26-06</p> <p>DRAWN BY</p> <p>CHECKED BY</p> <p>PDTA</p> <p><b>.A.004.</b></p>
								1	Issued for ZBA	2026/03/26	BIM						
2	Reissued for ZBA	2026/05/06	BIM														
<p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>																	



**AREA SCHEDULE - LEVEL 1**

Unit	Area	Count	Count Ratio
ONE BED			
524 SF	49 m²	1	11%
639 SF	59 m²	1	11%
715 SF	66 m²	1	11%
		3	33%
TWO BED			
1,048 SF	97 m²	5	56%
1,059 SF	98 m²	1	11%
		6	67%
Grand Total:		9	100%



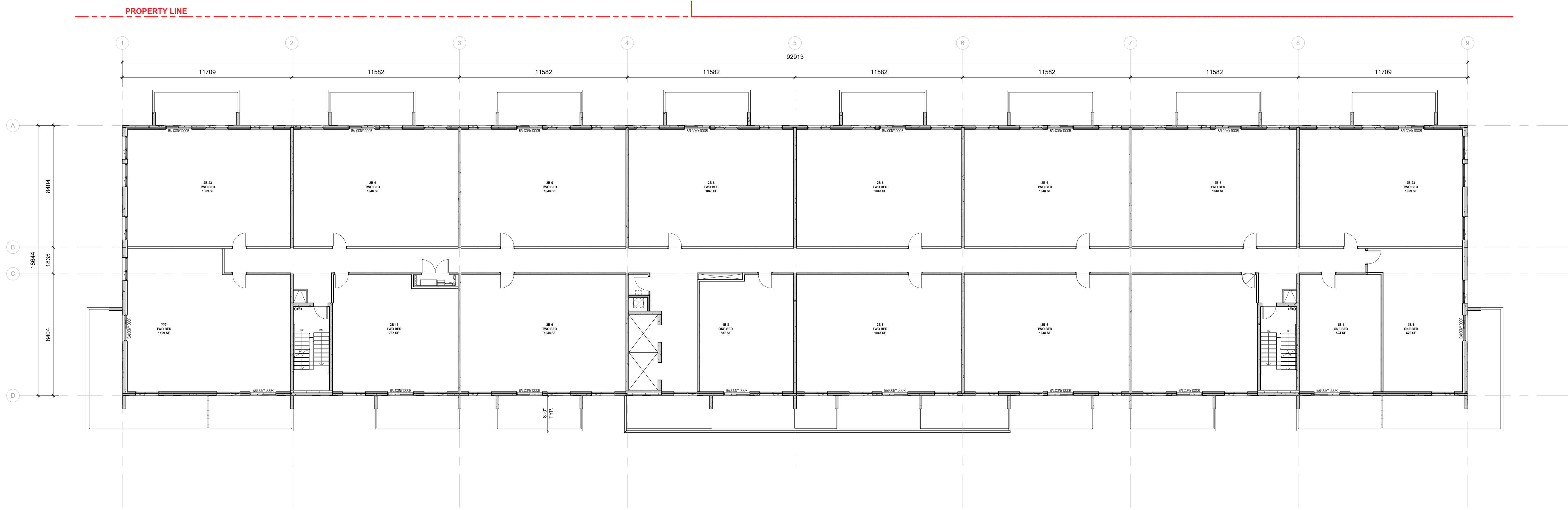
**GENERAL DISCLAIMER**  
 1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.  
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**PROJECT**  
**EAST COURT RESIDENCE APARTMENTS**  
**ADDRESS**  
 1301 15th AVENUE EAST, OWEN SOUND, ON  
**CLIENT**  
 FAST TRACK MODULAR PRECAST

Rev	Description	Date	By
1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

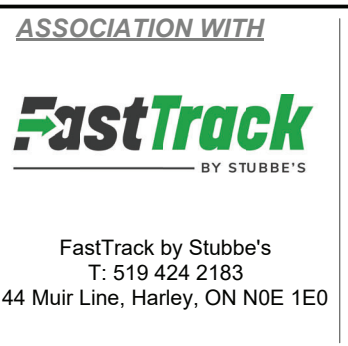
**SHEET NAME**  
**BUILDING - GROUND FLOOR PLAN**  
**SCALE**  
 1 : 150

**SHEET SIZE** 24"x36"  
**ISSUE DATE** 2026-05-06  
**PROJECT #** PDTA#26-06  
**DRAWN BY** PDTA  
**CHECKED BY** PDTA  
**.A.100.**



**AREA SCHEDULE - TYP LEVEL**

Unit	Area	Count	Count Ratio
ONE BED			
524	49 m <sup>2</sup>	1	6%
587	54 m <sup>2</sup>	1	6%
676	63 m <sup>2</sup>	1	6%
	166 m <sup>2</sup>	3	18%
TWO BED			
767	71 m <sup>2</sup>	1	6%
801	74 m <sup>2</sup>	1	6%
1,048	876 m <sup>2</sup>	9	53%
1,059	197 m <sup>2</sup>	2	12%
1,199	111 m <sup>2</sup>	1	6%
	1,330 m <sup>2</sup>	14	82%
Grand Total:	1,496 m <sup>2</sup>	17	100%



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**PROJECT**  
**EAST COURT RESIDENCE APARTMENTS**

**ADDRESS**  
**1301 15th AVENUE EAST, OWEN SOUND, ON**

**CLIENT**  
**FAST TRACK MODULAR PRECAST**

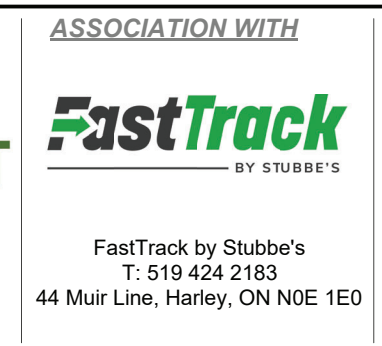
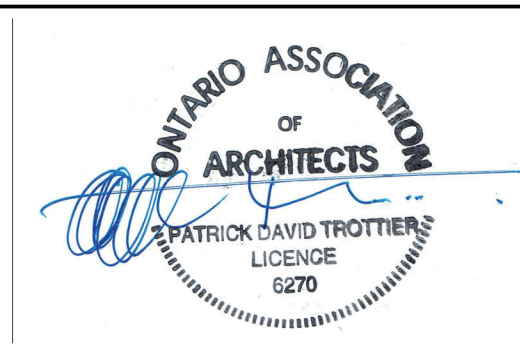
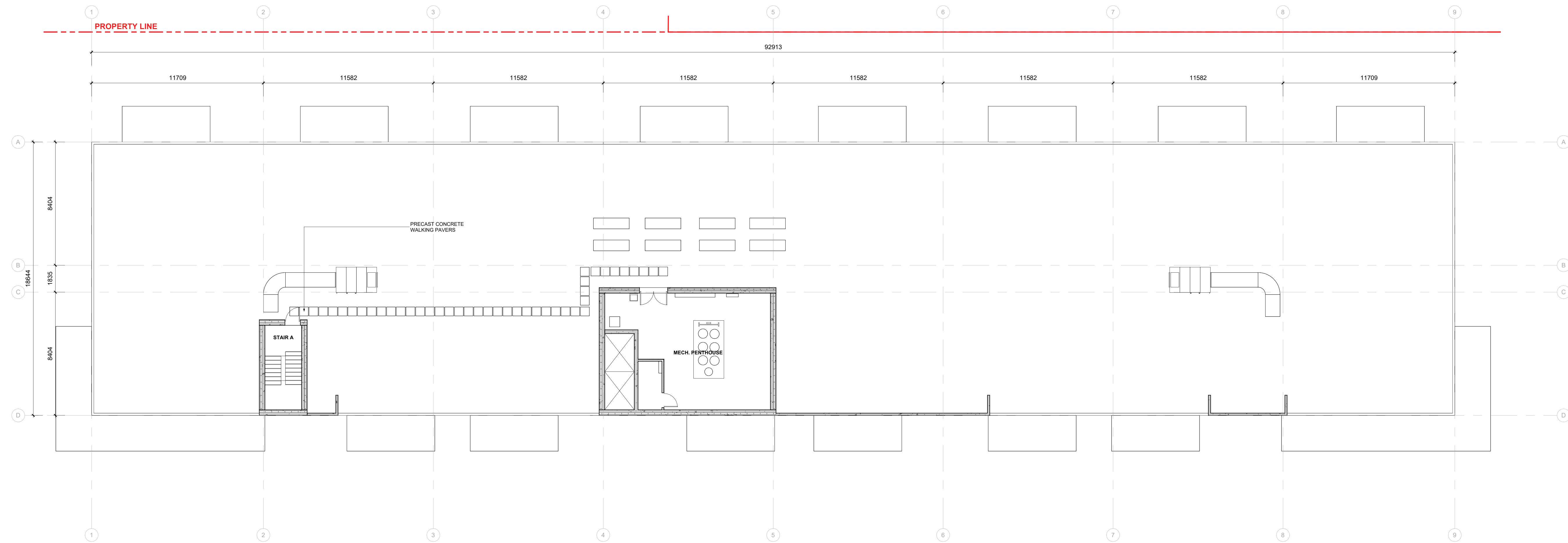
Rev	Description	Date	By
1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

**SHEET NAME**  
**BUILDING - TYPICAL FLOOR PLAN**

**SCALE**  
**1 : 150**

**SHEET SIZE** 24"x36"  
**ISSUE DATE** 2026-05-06  
**PROJECT #** PDTA#26-06  
**DRAWN BY** PDTA  
**CHECKED BY** PDTA

**.A.101.**



**GENERAL DISCLAIMER**

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**PROJECT**  
**EAST COURT RESIDENCE APARTMENTS**

**ADDRESS**  
**1301 15th AVENUE EAST, OWEN SOUND, ON**

**CLIENT**  
**FAST TRACK MODULAR PRECAST**

1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

**SHEET NAME**  
**BUILDING - ROOF PLAN**

**SCALE**  
 1 : 150

SHEET SIZE 24"x36"  
 ISSUE DATE 2026-05-06  
 PROJECT # PDTA#26-06  
 DRAWN BY PDTA  
 CHECKED BY PDTA

**.A.102.**



**1 BUILDING ELEVATION - SOUTH**  
A.400. 1:200



**3 BUILDING ELEVATION EAST**  
A.400. 1:200



**2 BUILDING ELEVATION NORTH**  
A.400. 1:200



**4 BUILDING ELEVATION - WEST**  
A.400. 1:200

**LEGEND**

	BEIGE - WOOD PLANK
	TEXTURED PAINTED PRECAST CONCRETE - MEDIUM GREY PAINTED
	TEXTURED PAINTED PRECAST CONCRETE - DARK GREY PAINTED
	STUBBE - PRECAST PANEL - WHITE



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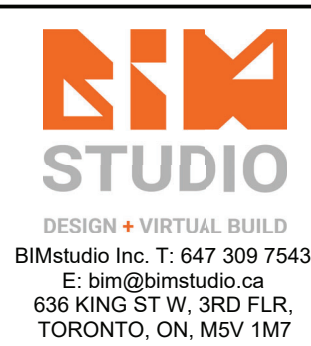
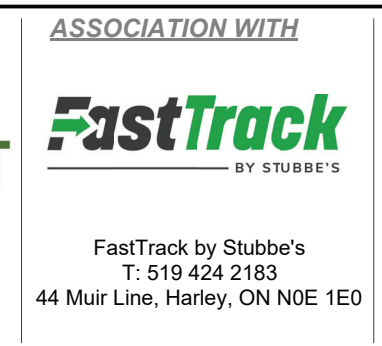
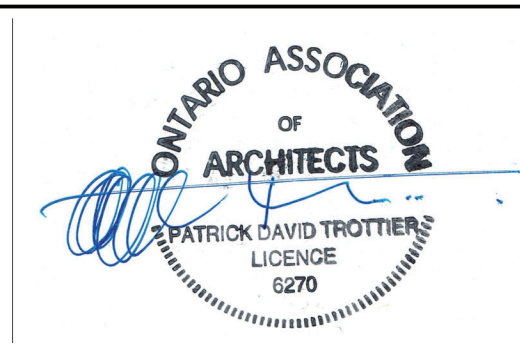
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**PROJECT**  
**EAST COURT RESIDENCE APARTMENTS**  
**ADDRESS**  
1301 15th AVENUE EAST, OWEN SOUND, ON  
**CLIENT**  
FAST TRACK MODULAR PRECAST

1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

**SHEET NAME**  
**BUILDING ELEVATIONS**  
**SCALE**  
As Indicated

**SHEET SIZE** 24"x36"  
**ISSUE DATE** 2026-05-06  
**PROJECT #** PDTA#26-06  
**DRAWN BY** PDTA  
**CHECKED BY** PDTA  
**A.400.**



**GENERAL DISCLAIMER**

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**PROJECT**  
**EAST COURT RESIDENCE APARTMENTS**

**ADDRESS**  
**1301 15th AVENUE EAST, OWEN SOUND, ON**

**CLIENT**  
**FAST TRACK MODULAR PRECAST**

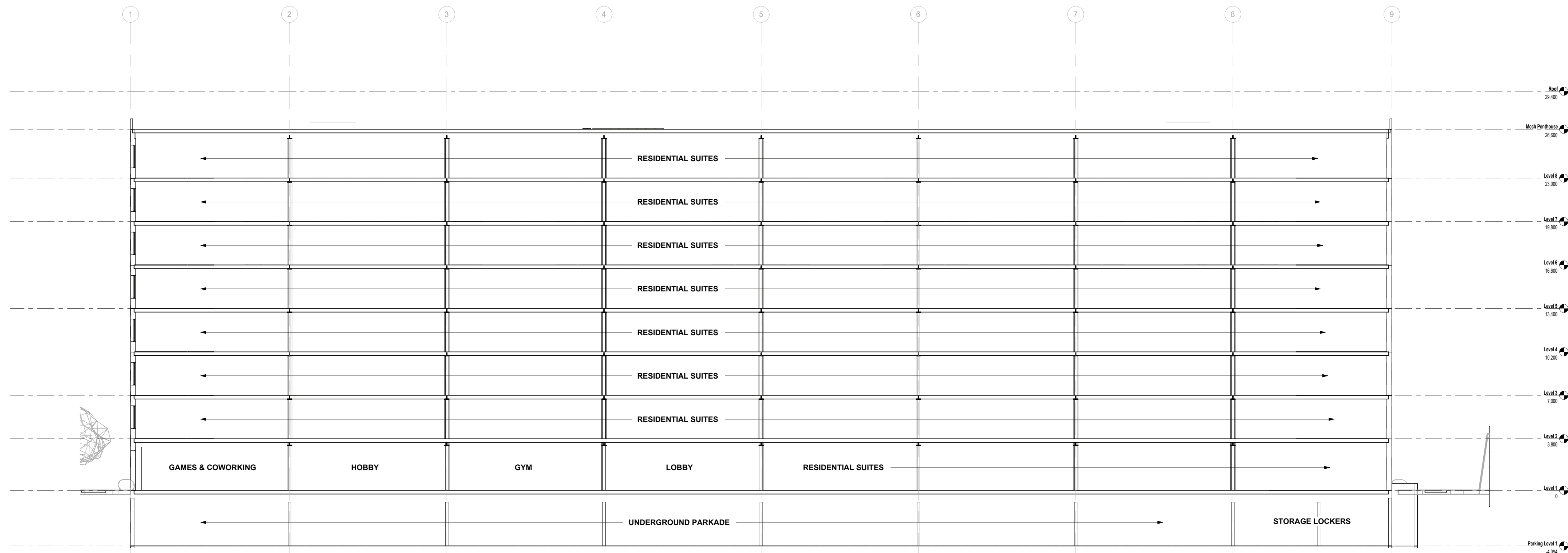
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2	Reissued for ZBA	2026/05/06	BIM

**SHEET NAME**  
**SITE SECTION**

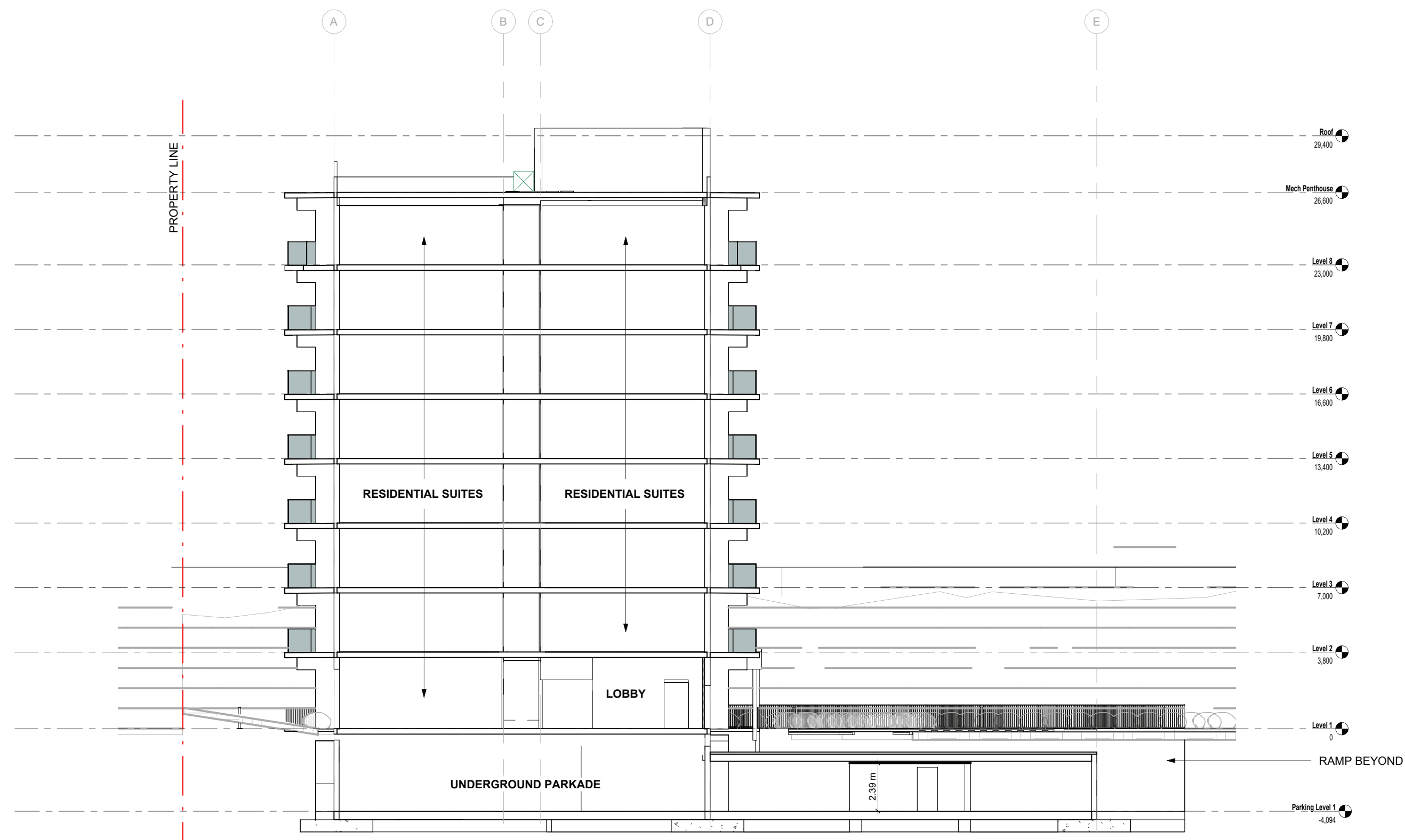
**SCALE**  
 1 : 200

SHEET SIZE 24"x36"  
 ISSUE DATE 2026-05-06  
 PROJECT # PDTA#26-06  
 DRAWN BY PDTA  
 CHECKED BY PDTA

**.A.402.**



**1 LONGITUDINAL**  
**.A.403** 1:200



**2 TRANSVERSE**  
**.A.403** 1:200

<p>PATRICK DAVID TROTTER ARCHITECT</p> <p>266 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>	<p>ONTARIO ASSOCIATION OF ARCHITECTS</p> <p>PATRICK DAVID TROTTER LICENCE 5270</p>	<p>CLIENT</p> <p>ANDPET REALTY</p>	<p>ASSOCIATION WITH</p> <p>FastTrack by Stubbs T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>BIM STUDIO</p> <p>DESIGN + VIRTUAL BUILD BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS 1301 15th AVENUE EAST, OWEN SOUND, ON</p> <p>CLIENT <b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<p>SHEET NAME</p> <p><b>BUILDING SECTIONS</b></p> <p>SCALE</p> <p>1:200</p>	<p>SHEET SIZE 24"x36"</p> <p>ISSUE DATE 2026-05-06</p> <p>PROJECT # PDTA#26-06</p> <p>DRAWN BY</p> <p>CHECKED BY PDTA</p> <p><b>.A.403.</b></p>
							1	Issued for ZBA	2026/03/26	BIM							
2	Reissued for ZBA	2026/05/06	BIM														



**1** MAIN ENTRANCE MATERIAL BOARD  
A.404. 1: 150

LEGEND	
	PRECAST RUNNING BOND BRICK VENEER - DARK GREY
	PRECAST RUNNING BOND BRICK VENEER - LIGHT GREY
	PRECAST HORIZONTAL BOARD VENEER - DARK GREY
	PRECAST WOOD TEXTURED FORMLINER






 288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca	 PATRICK DAVID TROTTER LICENCE 5270	CLIENT  ANDPET REALTY	ASSOCIATION WITH  FastTrack by Stubbe's T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0	 DESIGN + VIRTUAL BUILD BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7	GENERAL DISCLAIMER 1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS. 2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT. 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S). 4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.	PROJECT <b>EAST COURT RESIDENCE APARTMENTS</b>  ADDRESS <b>1301 15th AVENUE EAST, OWEN SOUND, ON</b>  CLIENT <b>FAST TRACK MODULAR PRECAST</b>	1 Issued for ZBA 2026/03/26 BIM 2 Reissued for ZBA 2026/05/06 BIM	SHEET NAME <b>EXTERIOR MATERIALS - BUILDING ENTRANCE</b>  SCALE As Indicated	SHEET SIZE 24"x36" ISSUE DATE 2026-05-06 PROJECT # PDTA#26-06 DRAWN BY PDTA CHECKED BY <b>.A.404.</b>
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<p>PATRICK DAVID TROTTER ARCHITECT</p> <p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>	<p>ONTARIO ASSOCIATION OF ARCHITECTS</p> <p>PATRICK DAVID TROTTER LICENCE 5270</p>	<p>CLIENT</p> <p>ANDPET REALTY</p>	<p>ASSOCIATION WITH</p> <p>FastTrack BY STUBBS</p> <p>FastTrack by Stubbs's T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>BIM STUDIO</p> <p>DESIGN + VIRTUAL BUILD</p> <p>BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS</p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p>CLIENT</p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<p>SHEET NAME</p> <p><b>VIEW FROM 10TH ST EAST RENDERING</b></p>	<p>SHEET SIZE 24"x36"</p> <p>ISSUE DATE 2026-05-06</p> <p>PROJECT # PDTA#26-06</p> <p>DRAWN BY</p> <p>CHECKED BY PDTA</p> <p><b>.A.800.</b></p>
1	Issued for ZBA	2026/03/26	BIM														
2	Reissued for ZBA	2026/05/06	BIM														



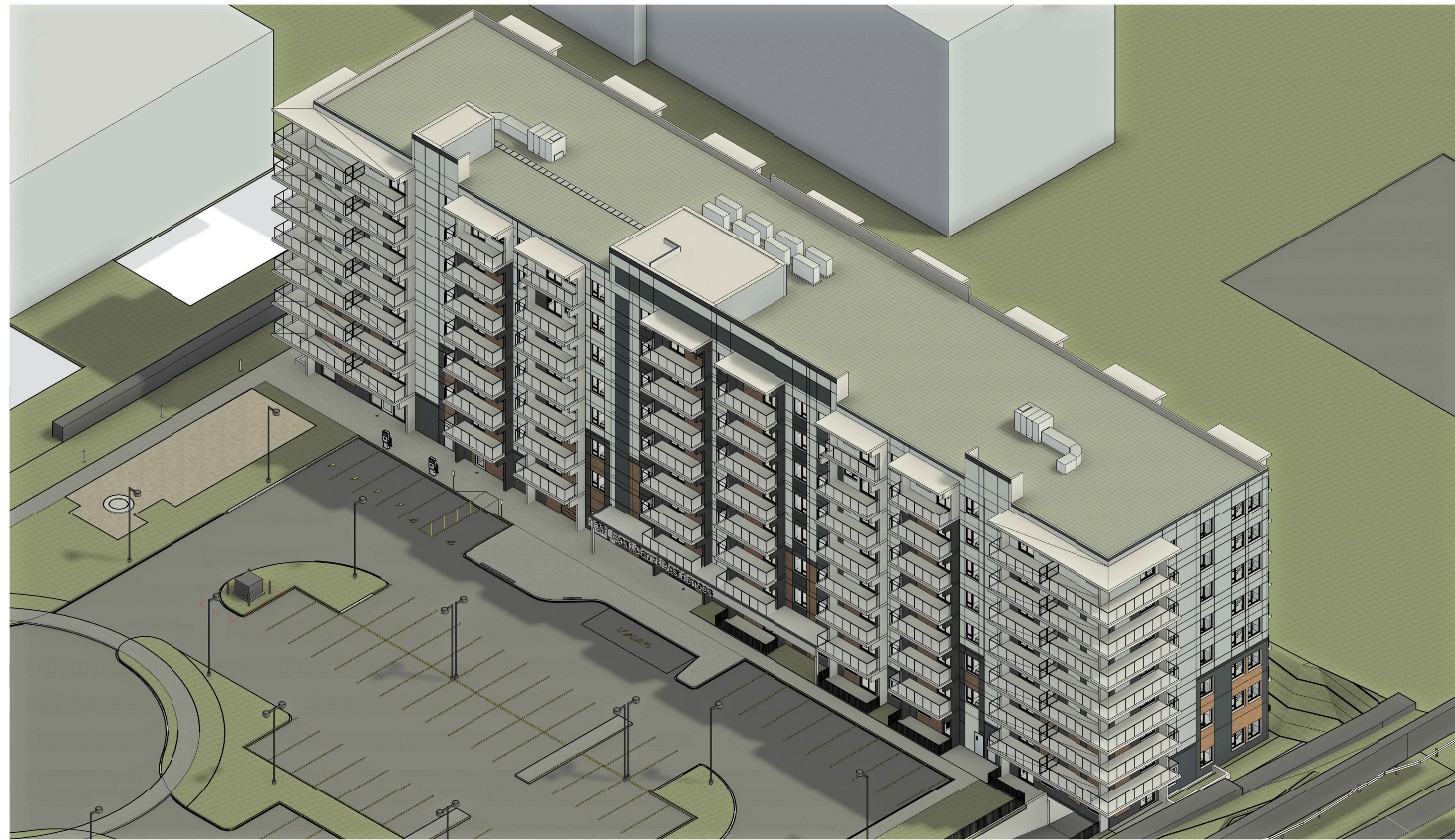
 <small>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</small>	 <small>PATRICK DAVID TROTTER LICENCE 5270</small>	<small>CLIENT</small> 	<small>ASSOCIATION WITH</small>  <small>FastTrack by Stubb's T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</small>	 <small>DESIGN • VIRTUAL BUILD BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7</small>	<small>GENERAL DISCLAIMER</small> 1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS. 2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT. 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S). 4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.	<small>PROJECT</small> <b>EAST COURT RESIDENCE APARTMENTS</b>  <small>ADDRESS</small> <b>1301 15th AVENUE EAST, OWEN SOUND, ON</b> <small>CLIENT</small> <b>FAST TRACK MODULAR PRECAST</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;">1</td> <td style="width:60%;">Issued for ZBA</td> <td style="width:20%;">2026/03/26</td> <td style="width:15%;">BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<small>SHEET NAME</small> <h2 style="margin:0;">NORTH WEST RENDERING</h2>	<small>SHEET SIZE</small> 24"x36" <small>ISSUE DATE</small> 2026-05-06 <small>PROJECT #</small> PDTA#26-06 <small>DRAWN BY</small> <small>CHECKED BY</small> PDTA <h1 style="margin:0;">.A.801.</h1>
1	Issued for ZBA	2026/03/26	BIM														
2	Reissued for ZBA	2026/05/06	BIM														



<p>PATRICK DAVID TROTTER ARCHITECTS</p> <p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdta.ca www.pdta.ca</p>	<p>ONTARIO ASSOCIATION OF ARCHITECTS</p> <p>PATRICK DAVID TROTTER LICENCE 5270</p>	<p>CLIENT</p> <p>ANDPET REALTY</p>	<p>ASSOCIATION WITH</p> <p>FastTrack by Stubbs T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>BIM STUDIO</p> <p>DESIGN • VIRTUAL BUILD</p> <p>BIMStudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS</p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p>CLIENT</p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<p>SHEET NAME</p> <p><b>WEST RENDERING</b></p>	<p>SHEET SIZE 24"x36"</p> <p>ISSUE DATE 2026-05-06</p> <p>PROJECT # PDTA#26-06</p> <p>DRAWN BY</p> <p>CHECKED BY PDTA</p> <p><b>.A.802.</b></p>
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1 SOUTH - EAST  
.A.805.



3 NORTH - WEST  
.A.805.



2 NORTH - EAST  
.A.805.



4 SOUTH - WEST  
.A.805.

<p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>	<p>PATRICK DAVID TROTTER ARCHITECTS LICENCE 5270</p>	<p>CLIENT</p>	<p>ASSOCIATION WITH</p> <p>FastTrack by Stubbs's T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>DESIGN + VIRTUAL BUILD BIMstudio Inc. T: 647 309 7543 E: bim@bimstudio.ca 636 KING ST W. 3RD FLR, TORONTO, ON, M5V 1M7</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS</p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p>CLIENT</p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<p>SHEET NAME</p> <p><b>ISOMETRIC VIEWS</b></p>	<p>SHEET SIZE 24"x36"</p> <p>ISSUE DATE 2026-05-06</p> <p>PROJECT # PDTA#26-06</p> <p>DRAWN BY</p> <p>CHECKED BY PDTA</p> <p><b>.A.805.</b></p>
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# WINTER SOLSTICE - DEC 21



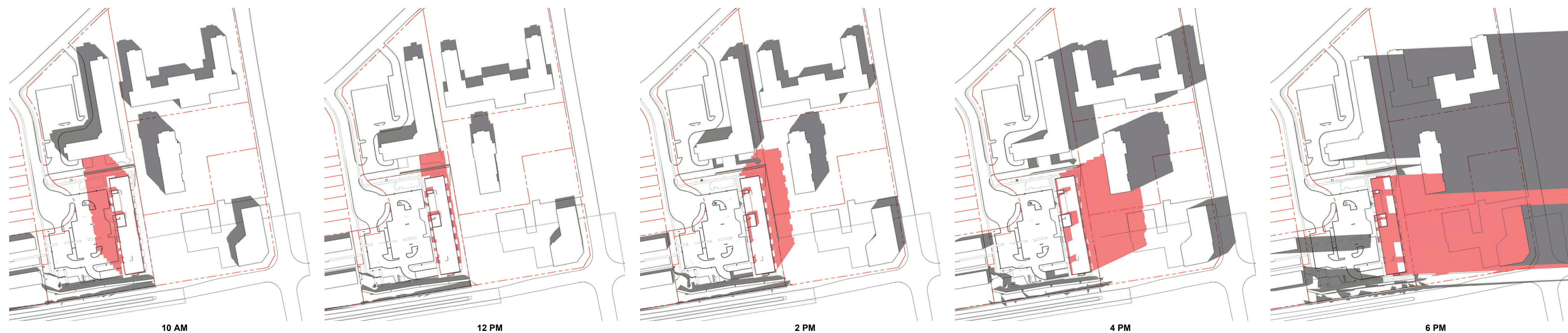
# SPRING EQUINOX - MARCH 21



# SUMMER SOLSTICE - JUNE 21



# FALL EQUINOX - SEPTEMBER 21



# LEGEND

- EXISTING SHADING
- NEW SHADING FROM PROPOSED BUILDING

# SHADOW STUDY INFORMATION

## METHODOLOGY

THIS SHADOW STUDY WAS PREPARED ACCORDING TO THE GUIDANCE AND STANDARDS GIVEN BY THE CITY OF OWEN SOUND'S SHADOW STUDY CRITERIA, RETRIEVED 2026. A 3D MODEL OF THE PROPOSED DEVELOPMENT WAS PREPARED BY BIMSTUDIO AND PATRICK DAVID TROTTER ARCHITECT.

THE MODEL WAS PLACED INTO AN APPROXIMATE MASSING CONTEXT ALSO PREPARED BY BIMSTUDIO USING CIVIL PLANS FROM GEI CONSULTANTS, SATELLITE IMAGERY OF THE SURROUNDING BUILDINGS, AND SITE PHOTOS. THE MASSING CONTEXT INCLUDES SURROUNDING BUILDINGS, THEIR HEIGHT IN STOREYS, AND THEIR FOOTPRINTS.

THE COMBINED MODEL WAS GEOLOCATED TO 44°34'16.4"N 80°55'03.8"W ACCORDING TO THE WGS 84 GPS STANDARD, AND ASTRONOMIC NORTH WAS DETERMINED IN CONJUNCTION WITH THE SITE'S PROPERTY LINE BEARINGS GIVEN ON THE CIVIL PLANS.

DUE TO THE DOMINANT EFFECT OF THE ELEVATION FROM 10TH STREET EAST TO THE SOUTH, A BASIC TRIANGULATED TOPOGRAPHIC MAP WAS PREPARED FOR THE STREET AND SURROUNDING AREA ACCORDING TO THE ELEVATION CONTOURS PREPARED BY GEI AND IS EVIDENT IN THE EXISTING SHADING MAP.

THE IMAGES AND SHADOWS 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 OWEN SOUND:

- SPRING, MARCH 21,
  1. 10AM,
  2. 12PM,
  3. 2PM,
  4. 4PM,
  5. 6PM.
- SUMMER, JUNE 21,
  1. 10AM,
  2. 12PM,
  3. 2PM,
  4. 4PM,
  5. 6PM.
- AUTUMN, SEPTEMBER 21,
  1. 10AM,
  2. 12PM,
  3. 2PM,
  4. 4PM,
  5. 6PM.
- WINTER, DECEMBER 21,
  1. 10AM,
  2. 12PM,
  3. 2PM.

SHADING IS COLOUR-HIGHLIGHTED TO SHOW SHADOWS CAST BY PROPOSED DEVELOPMENT. EXISTING SHADOWS ARE SHOWN FROM EXISTING BUILDINGS IN GREY.

TREES WERE NOT CONSIDERED AS PART OF THE STUDY.

## IMPACT SUMMARY

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

1. AS A PRINCIPLE, AT LEAST 60% OR MORE OF ANY PROPERTY SHOULD NOT BE SHADED FOR MORE THAN TWO INTERVAL TIMES (A FOUR HOUR EQUIVALENCY); OR,
2. AS A PRINCIPLE, AT LEAST 50% OF ANY PROPERTY SHOULD BE IN FULL SUN FOR AT LEAST TWO INTERVAL TIMES (A FOUR HOUR EQUIVALENCY).

EACH SET OF 2 SOLAR SHADING IMAGES WERE OVERLAID IN 4 HOUR INTERVALS TO OBTAIN THE SHADING AREA FOR TWO INTERVAL TIMES.

FOR BREVITY, THE FOLLOWING DATE AND TIME INTERVALS ARE PROVIDED AS AN ANALYSIS OF THE HIGHEST-IMPACT CASES, NAMELY LOW-ANGLE EVENINGS.





PROPERTY	TIME INTERVAL	NET NEW SHADING	
1100 16TH	MAR 4-6PM	1262.5m2	12.45%
1100 16TH	JUNE 4-6PM	1974.5m2	19.47%
1100 16TH	SEPT 4-6PM	2269.6m2	22.38%
1200 16th	MAR 4-6PM	746.5m2	8.90%
1200 16TH	JUNE 4-6PM	1683.2m2	28.87%
1200 16TH	SEPT 4-6PM	1310.9m2	15.63%
SUBJECT SITE	DEC 12-2PM	653.4m2	6.45%
SUBJECT SITE	MAR 2-4PM	830.4m2	8.20%
SUBJECT SITE	SEPT 2-4PM	819.6m2	8.09%

AS SHOWN, NET NEW SHADING ADDED BY THE PROJECT DOES NOT CONTRIBUTE MORE THAN 50% OF THE AREA OF ANY PROPERTY IN THE SURROUNDING CONTEXT.

\*1100 16TH AVE E IS CURRENTLY RETAIL USE AND ITS PROPERTY AREA WAS ESTIMATED TO BE ~10 141m2.

\*\*1200 16TH AVE E IS CURRENTLY IN DEVELOPMENT AS A MIXED USE HOTEL AND COMMERCIAL USE, ITS PROPERTY AREA WAS ESTIMATED TO BE ~8386m2.

\*\*\* THE SUBJECT SITE'S (PENDING FINAL ADDRESS ON 15TH AVE) AREA IS 10 127m2.

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