



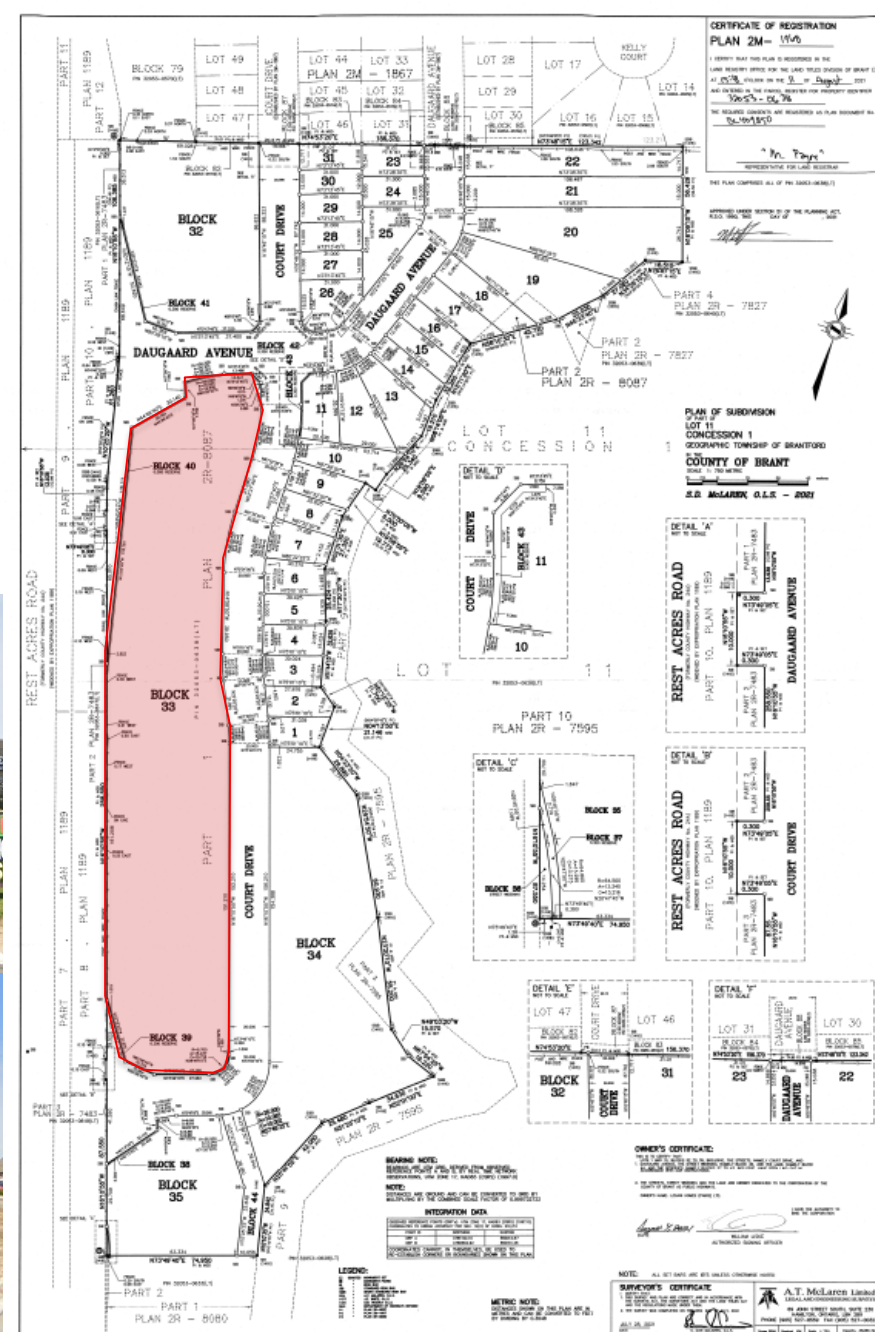
MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

1067 REST ACRES ROAD (SIMPLY GRAND II) BLOCK 33 SITE PLAN APPLICATION

January 4, 2022

LOCATION

- East side of Rest Acres Road, between Court Drive and Daugaard Avenue
- With Simply Grand II Subdivision (registered July, 2021)
- Adjacent to planned residential uses to the north, east and south and existing and planned commercial uses to the west



PROCESS & APPROVALS

- December, 2014 - Zoning By-law Amendment and Draft Plan of Subdivision approved (Edgar Subdivision)
- September, 2019 - Modification to Draft Plan of Subdivision and related Minor Zoning By-law Amendment applications approved
- December, 2020 - Site Plan Application for Block 33 submitted
- July, 2021 - Simply Grand II Subdivision registered (2M-1968)

SITE PLAN

Site Statistics

ZONING: Residential Multiple Second Density (RM2-31)

Rowhouse (Condo)			
		Required	Provided
	Total Units	103 max.	102
A	Lot Area	180 m ²	19,557.2 m ² (1,956 ha)
B	Lot Frontage (Court Drive*)	20 m	101 m
C	Front Yard (min.)**	4.5 m (to building) 5.5 m (to garage)	4.5 m (to building)
D	Interior Side Yard (min.)	1.0 m	n/a
E	Exterior Side Yard (min.)	1.2 m	3.5 m
F	Rear Yard (min.)**	3.0 m	3.9 m
G	Parking (2 spaces/unit + 0.35 visitor spaces/unit + 2% + 2 B.F.)	204 Residential 7 B.F.	204 Residential 36 Visitor 7 B.F.
H	Parking Space Dimensions	2.8 m x 5.5 m	2.8 m x 5.5 m
I	Interior Parking Space Dimensions	3.0 m x 6.0 m	3.20 m x 6.0 m 3.07 m x 6.12 m
J	Lot Coverage (overall) (max.) (Dwelling + 1 Deck or Porch per Unit)	60%	35.8%
K	Lot Coverage (dwelling) (max.)	55%	32.0%
L	Landscaped Open Space (min.)	30%	36.6%
M	Building Height	12.5 m	12.0 m
N	Distance Between Buildings (min.)	3.0 m	3.0 m
O	Attached Rowhouse Units (min-max.)	3-8 units	4-8 units

Existing

Daugard Ave

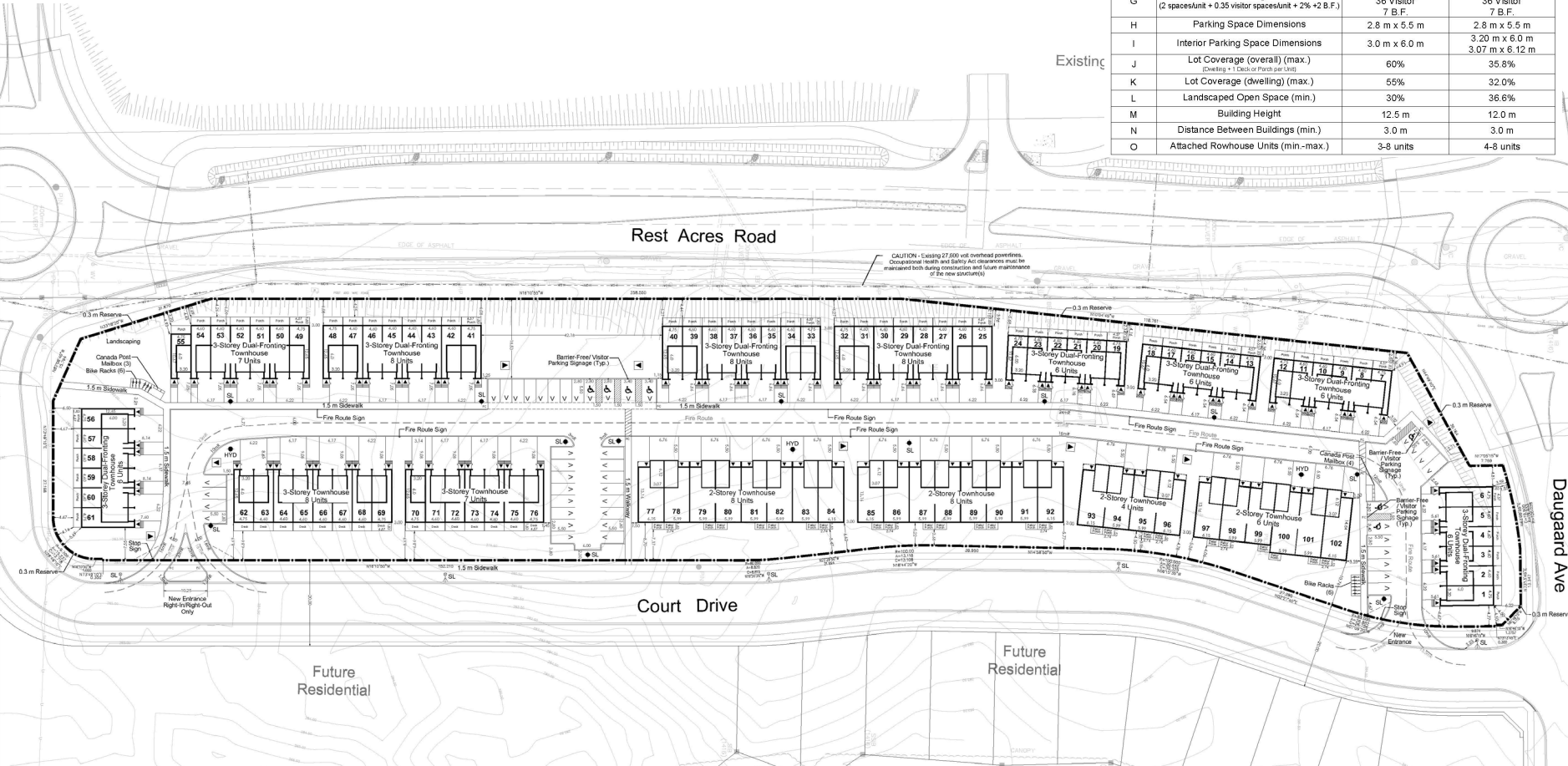
Rest Acres Road

Court Drive

Future Residential

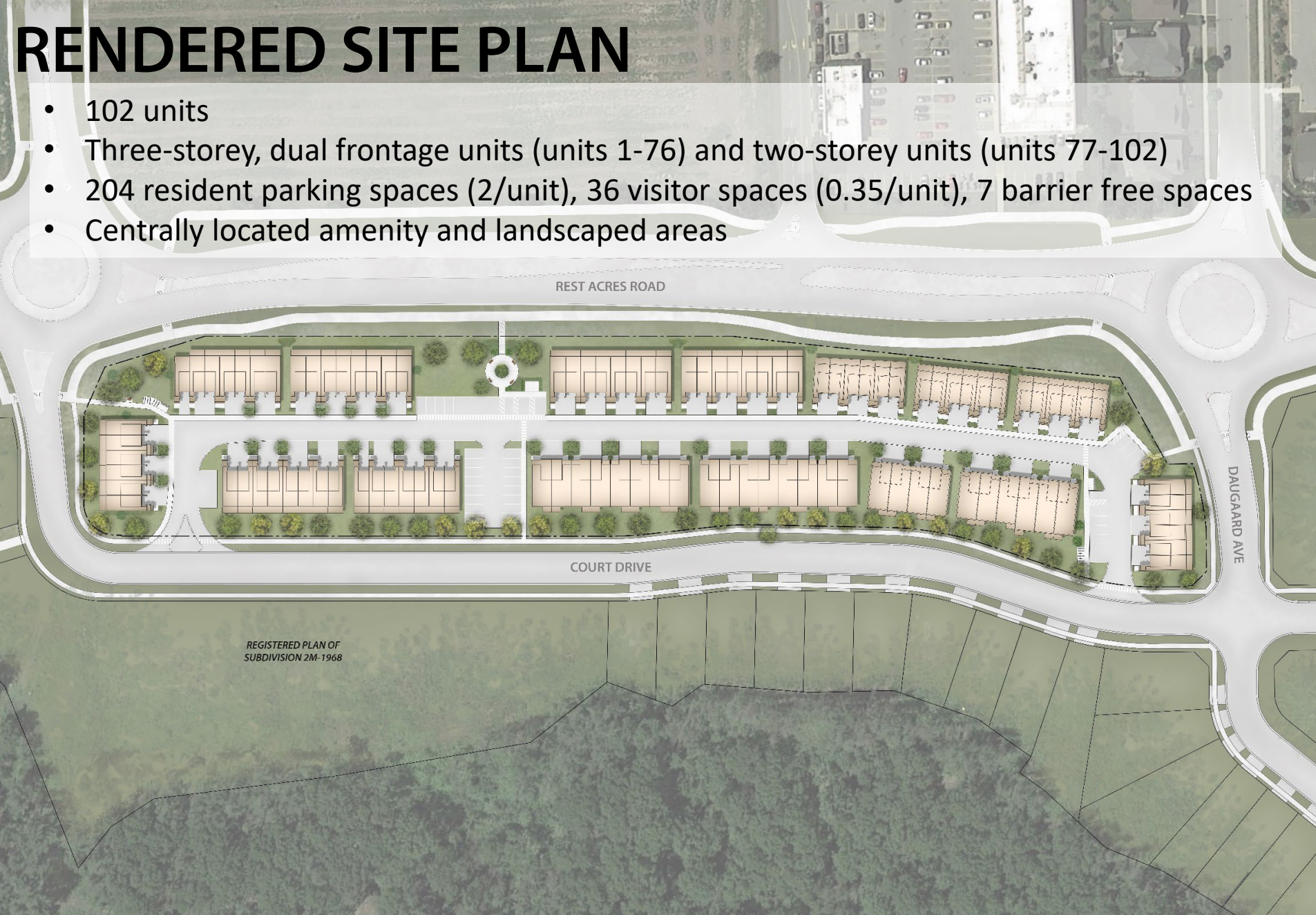
Future Residential

CAUTION - Existing 27,800 volt overhead powerlines. Overhead Health and Safety Act compliance must be maintained both during construction and future maintenance of the new court(s).



RENDERED SITE PLAN

- 102 units
- Three-storey, dual frontage units (units 1-76) and two-storey units (units 77-102)
- 204 resident parking spaces (2/unit), 36 visitor spaces (0.35/unit), 7 barrier free spaces
- Centrally located amenity and landscaped areas

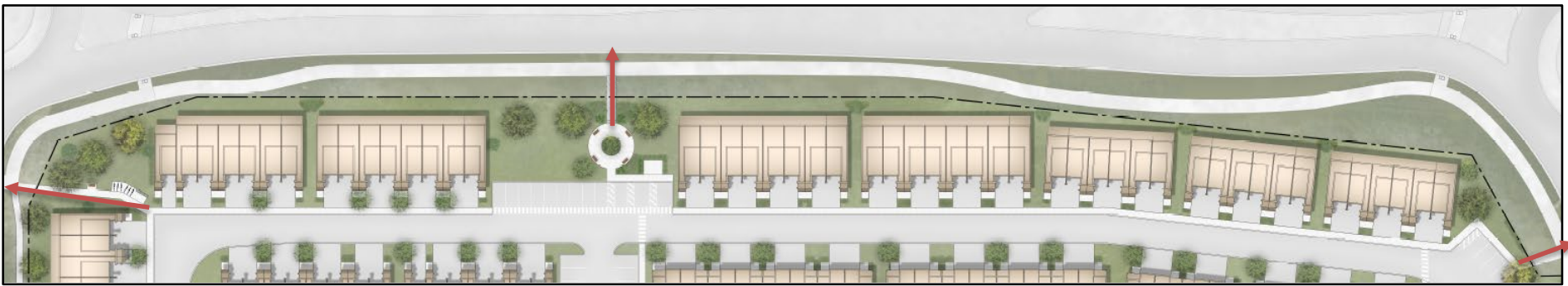


REGISTERED PLAN OF
SUBDIVISION 2M-1968

REST ACRES ROAD

Streetscape and Landscape

- Decorative metal fencing, consistent with planned and emerging development along Rest Acres Road
- Dual-frontage units with enhanced rear façades
- Rain garden landscape features between each block of unit
- Central landscaped area with 'enhanced' landscaping and pedestrian connection to Rest Acres Road
- Pedestrian connections to Rest Acres Road at three locations
- No noise wall required



CONCEPTUAL RENDERING

Front Elevation - Three-storey dual frontage units



Units 1-76

Conceptual, for illustrative purposes

CONCEPTUAL RENDERING

Rear Elevation - Three-storey dual frontage units



Units 1-76

Conceptual, for illustrative purposes

BLOCK 33

CONCEPTUAL RENDERING

Front Elevation – Two-storey units



Units 77-102

Conceptual, for illustrative purposes

CONCEPTUAL RENDERING

Side Elevation - Two-storey units



Units 77-102

Conceptual, for illustrative purposes

APPLICATION MATERIALS

The following materials were submitted in support of the site plan application:

- Site Plan
- Building Elevations and Conceptual Renderings
- Landscape Plan
- Environmental Noise Assessment Report
- Stormwater Management Brief
- Transportation Impact Study and Access Review
- Site Grading, Site Servicing and Erosion and Sediment Control Plans
- Garbage and Fire Truck Turning Plans
- Lighting Plan

SUMMARY

- The site plan application is consistent with Provincial Policy Statement and conforms to A Place to Grow and County of Brant Official Plan
- The site plan application complies with the requirements of the Zoning By-law
- The site is block within registered Plan of Subdivision planned for multiple residential development
- The site can be full serviced by municipal services
- A complete review of the site plan has occurred and all technical comments from County departments and commenting agencies have been addressed

THANK YOU