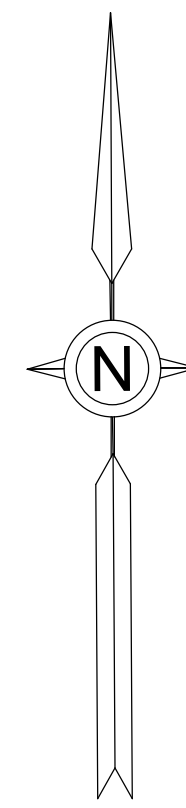


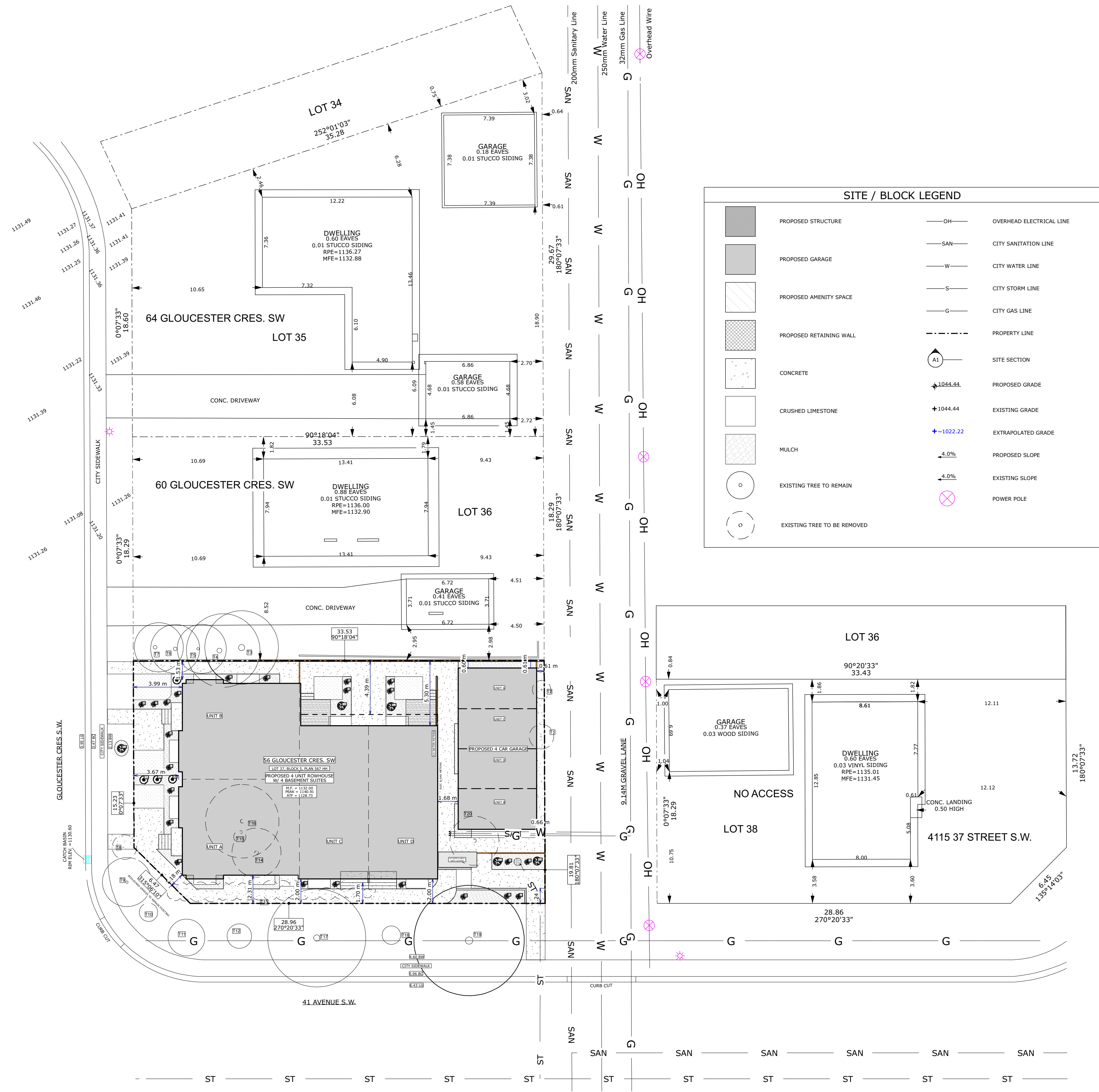
AMENDED DRAWINGS
 DP No. Date Received
 DP2025-02723 OCT. 15, 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



BIKE HOOK FOR EACH MOBILITY STORAGE LOCKER & CLASS 1 BIKE LOCKER

TREE SCHEDULE:

#	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
JS	0.10	2.00	4.00	In Subject Property	To be removed
JS	0.10	1.50	5.00	In Subject Property	To be removed
US	0.50	6.00	16.00	In Adjacent Property	To remain
US	0.40	6.00	16.00	In Adjacent Property	To remain
US	0.20	4.00	16.00	In Adjacent Property	To remain
US	0.30	4.00	16.00	In Adjacent Property	To remain
US	0.30	4.00	16.00	In Adjacent Property	To remain
JS	-	1.00	1.50	On Property Line	To be removed
JS	0.20	4.00	4.00	In City Property	To remain (T-32045975 - FRAXINUS PENNSYLVANICA)
-	-	1.50	1.50	In City Property	To be removed
-	-	3.00	2.00	In City Property	To be removed
-	-	2.00	2.00	In City Property	To be removed
-	-	1.50	2.00	In Subject Property	To be removed
US	0.30	4.00	8.00	In Subject Property	To be removed
-	-	1.00	1.50	In Subject Property	To be removed
JS	0.30	6.00	4.00	In Subject Property	To be removed
JS	0.50	8.00	4.00	In City Property	To remain (T-32042470 - MALUS)
-	-	1.50	2.00	In City Property	To be removed
JS	0.60	9.00	6.00	In City Property	To remain (T-32017407 - MALUS)
JS	0.30	4.00	5.00	In Subject Property	To be removed
US	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Skybound White Cedar - Thuja Occidentalis
JS	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay' *MATURE HEIGHT 4M*
JS	0.10	0.60	2.00	In Subject Property	To be planted (x1 in Boulevard) - Prairie Sky Poplar - Populus 'Prairie Sky'



BLOCK PLAN
 SCALE: 1 = 200

RESPONSIBILITIES

VM DESIGNS

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587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
DP Set	10.14.25

STREET ADDRESS

56 GLOUCESTER CRES. SW

LEGAL ADDRESS

**LOT 37, BLOCK 5,
 PLAN 567 HH**

PROJECT

**GLAMORGAN
 ROWHOUSE**

DRAWING

BLOCK PLAN

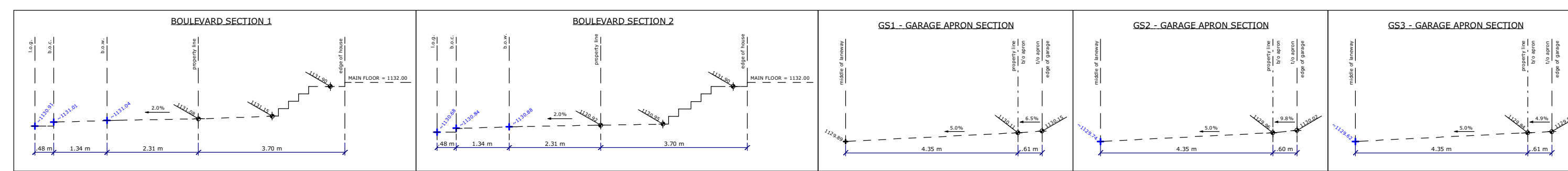
ZONING R-CG	PROJECT TAG 25-03-ABD-03
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DRAWN BY VM	SHEET
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SCALE AS NOTED	A2 / 10
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BUILDING STATISTICS

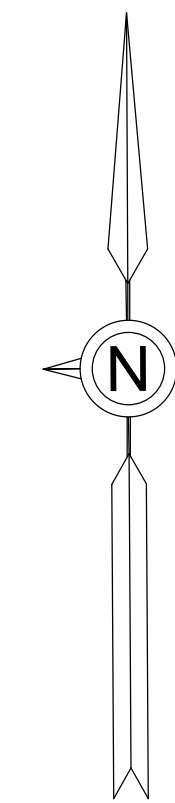
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT PLANE = 11.00m	
PROPOSED PEAK GEODETIC = 1140.91m	
PROPOSED HEIGHT = 9.85m	9.85 m
RESIDENTIAL DENSITY	
LOT AREA = 0.065312 ha	
UNITS = 4	61.24 units/ha
PARCEL COVERAGE	
LOT AREA = 653.12 m ² (7,030.14 sf)	
BUILDING FOOTPRINT = 294.76 m ² (3,172.79 sf)	
GARAGE = 84.21 m ² (906.50 sf)	
TOTAL COVERED AREA = 378.97 m ² (4,079.29 sf)	
TOTAL COVERED AREA ALLOWED = 391.87 m ² (4,218.08 sf)	58.02 %
AREA OF AMENITY SPACE	
UNIT A = 140 sf	
UNIT B = 140 sf	
UNIT C = 150 sf	
UNIT D = 150 sf	
SUITE A2 = 70 sf	
SUITE B2 = 30 sf	
SUITE C2 & SUITE D2 (SHARED) = 146 sf	826 sf
TOTAL GROSS FLOOR AREA	
UNIT A TOTAL = 1498 sf	
UNIT B TOTAL = 1498 sf	
UNIT C TOTAL = 1438 sf	
UNIT D TOTAL = 1438 sf	
MAIN = 771 sf	
UPPER = 726 sf	
MAIN = 771 sf	
UPPER = 726 sf	
MAIN = 700 sf	
UPPER = 738 sf	
MAIN = 700 sf	
UPPER = 738 sf	
TOTAL = 5,872 sf	
SUITE AREA	
SUITE A2 768 sf	
SUITE B2 768 sf	
SUITE C2 708 sf	
SUITE D2 708 sf	
TOTAL = 2,952 sf	
PARKING STALLS PROVIDED ON-SITE	
DWELLING UNITS: 4	
PARKING STALLS PER DWELLING UNIT = 1	
PROVIDED VIA GARAGE	
CLASS 1 BIKE LOCKERS = 2	4 stalls
LANDSCAPE AREA	
LOT AREA = 653.12 m ²	
BUILDING FOOTPRINT = 294.76 m ²	
GARAGE = 84.21 m ²	
SUITE LOCKERS = 3.90 m ²	
CONCRETE APRON = 8.37 m ²	
WINDOW WELLS (X10) = 13.90 m ²	
TOTAL AREA NOT LANDSCAPED = 405.14 m ²	
TOTAL LANDSCAPED AREAS = 247.98 m ²	
HARD LANDSCAPE	
CONCRETE 141.98 m ²	
CRUSHED LIMESTONE 4.05 m ²	
ENTRY LANDING & STAIRS 10.37 m ²	
CONC. RET. WALL 4.61 m ²	
TOTAL 161.01 m ² = 64.93%	
SOFT LANDSCAPE	
SOD 24.44 m ²	
MULCH 62.53 m ²	
TOTAL 86.97 m ² = 35.07%	HARD = 64.93% SOFT = 35.07%
REQUIRED PLANTINGS	
A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m ² OF PARCEL AREA	
LOT AREA = 653.10 m ² / 110 = 5.93	
TREES - 1.0 x 5.06 = 5.93	
SHRUBS - 3.0 x 5.06 = 16.17	
PROPOSED TREES - 8	
SHRUBS - 23	8 TREES - 23 SHRUBS



SITE SECTIONS

SCALE: 1 = 100

AMENDED DRAWINGS
 DP No Date Received
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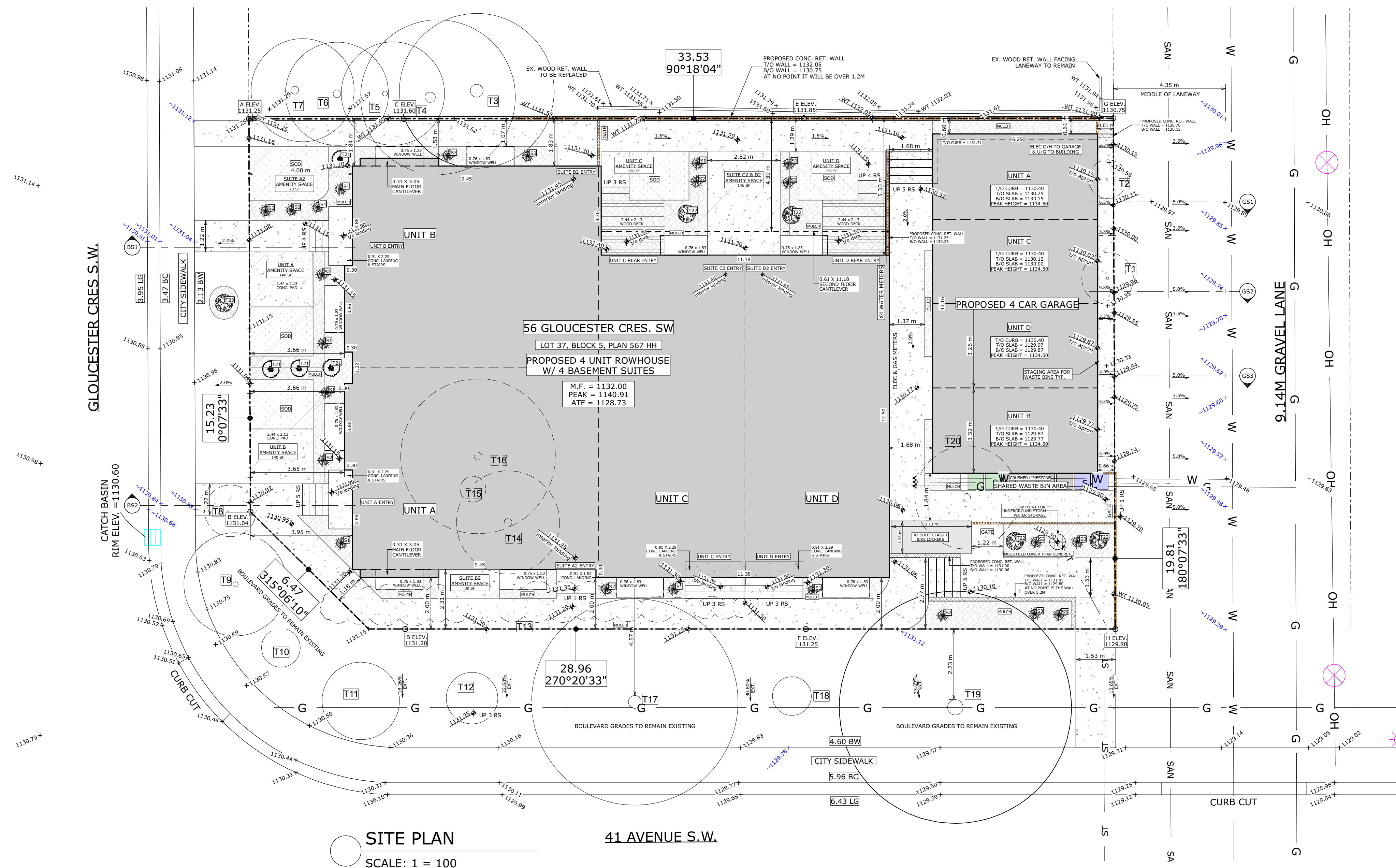


TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Deciduous	0.10	2.00	4.00	In Subject Property	To be removed
T2	Deciduous	0.10	1.50	5.00	In Subject Property	To be removed
T3	Coniferous	0.50	6.00	16.00	In Adjacent Property	To remain
T4	Coniferous	0.40	6.00	16.00	In Adjacent Property	To remain
T5	Coniferous	0.20	4.00	16.00	In Adjacent Property	To remain
T6	Coniferous	0.30	4.00	16.00	In Adjacent Property	To remain
T7	Coniferous	0.30	4.00	16.00	In Adjacent Property	To remain
T8	Bush	-	1.00	1.50	On Property Line	To be removed
T9	Deciduous	0.20	4.00	4.00	In City Property	To remain (T-32045975 - FRAXINUS PENNSYLVANICA)
T10	Bush	-	1.50	1.50	In City Property	To be removed
T11	Bush	-	3.00	2.00	In City Property	To be removed
T12	Bush	-	2.00	2.00	In City Property	To be removed
T13	Bush	-	1.50	2.00	In Subject Property	To be removed
T14	Coniferous	0.30	4.00	8.00	In Subject Property	To be removed
T15	Bush	-	1.00	1.50	In Subject Property	To be removed
T16	Deciduous	0.30	6.00	4.00	In Subject Property	To be removed
T17	Deciduous	0.50	8.00	4.00	In City Property	To remain (T-32042470 - MALLUS)
T18	Bush	-	1.50	2.00	In City Property	To be removed
T19	Deciduous	0.60	9.00	6.00	In City Property	To remain (T-32017407 - MALLUS)
T20	Deciduous	0.30	4.00	5.00	In Subject Property	To be removed
T21	Coniferous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Skybound White Cedar - Thuja Occidentalis
T22	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay' *MATURE HEIGHT 4M*
T23	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1 in Boulevard) - Prairie Sky Poplar - Populus 'Prairie Sky'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x9) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x8) - Pymy Caragana - Caragana Pymyaea
S3	Bush	-	0.60	0.60	In Subject Property	To be planted (x6) - Blue Star Juniper - Juniperus Sqwuamata 'Blue Star'

SITE / BLOCK LEGEND			
[Symbol]	PROPOSED STRUCTURE	[Symbol]	OVERHEAD ELECTRICAL LINE
[Symbol]	PROPOSED GARAGE	[Symbol]	CITY SANITATION LINE
[Symbol]	PROPOSED AMENITY SPACE	[Symbol]	CITY WATER LINE
[Symbol]	PROPOSED RETAINING WALL	[Symbol]	CITY STORM LINE
[Symbol]	CONCRETE	[Symbol]	CITY GAS LINE
[Symbol]	CRUSHED LIMESTONE	[Symbol]	PROPERTY LINE
[Symbol]	MULCH	[Symbol]	SITE SECTION
[Symbol]	EXISTING TREE TO REMAIN	[Symbol]	PROPOSED GRADE
[Symbol]	EXISTING TREE TO BE REMOVED	[Symbol]	EXISTING GRADE
		[Symbol]	EXTRAPOLATED GRADE
		[Symbol]	PROPOSED SLOPE
		[Symbol]	EXISTING SLOPE
		[Symbol]	POWER POLE

SITE PLAN NOTES

- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- SOD, SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.



SITE PLAN

SCALE: 1 = 100

RESPONSIBILITIES

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ISSUED SETS	m/d/y
DP Set	10.14.25

STREET ADDRESS

56 GLOUCESTER CRES. SW

LEGAL ADDRESS

LOT 37, BLOCK 5, PLAN 567 HH

PROJECT

GLAMORGAN ROWHOUSE

DRAWING

SITE PLAN

ZONING	PROJECT TAG
R-CG	25-03-ABD-03

DRAWN BY	SHEET
VM	

SCALE	A3 / 10
AS NOTED	

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ISSUED SETS

DP Set m/d/y
 10.14.25

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT GREY
5	SMARTBOARD & BATTENS - BLACK
6	STONE VENEER
7	STONE CAP
8	VINYL CLAD WINDOWS - BLACK
9	FIBERGLASS DOOR - BLACK
10	STEEL INSULATED GARAGE DOOR - BLACK
11	RAILING - BLACK



STREET ADDRESS

56 GLOUCESTER CRES. SW

LEGAL ADDRESS

LOT 37, BLOCK 5,
 PLAN 567 HH

PROJECT

GLAMORGAN
 ROWHOUSE

DRAWING

FRONT & LEFT
 ELEVATIONS

ZONING
 R-CG

PROJECT TAG
 25-03-ABD-03

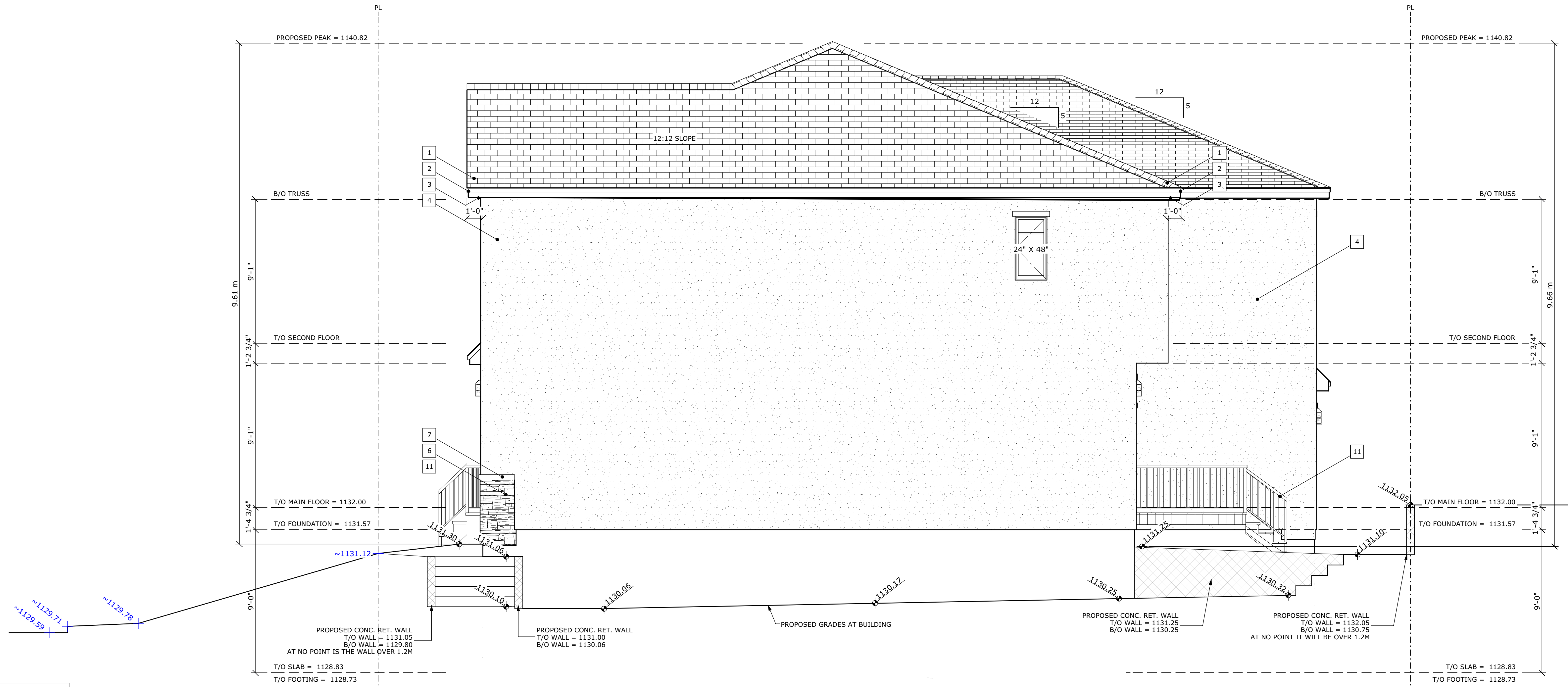
DRAWN BY
 VM

SHEET

SCALE
 AS NOTED

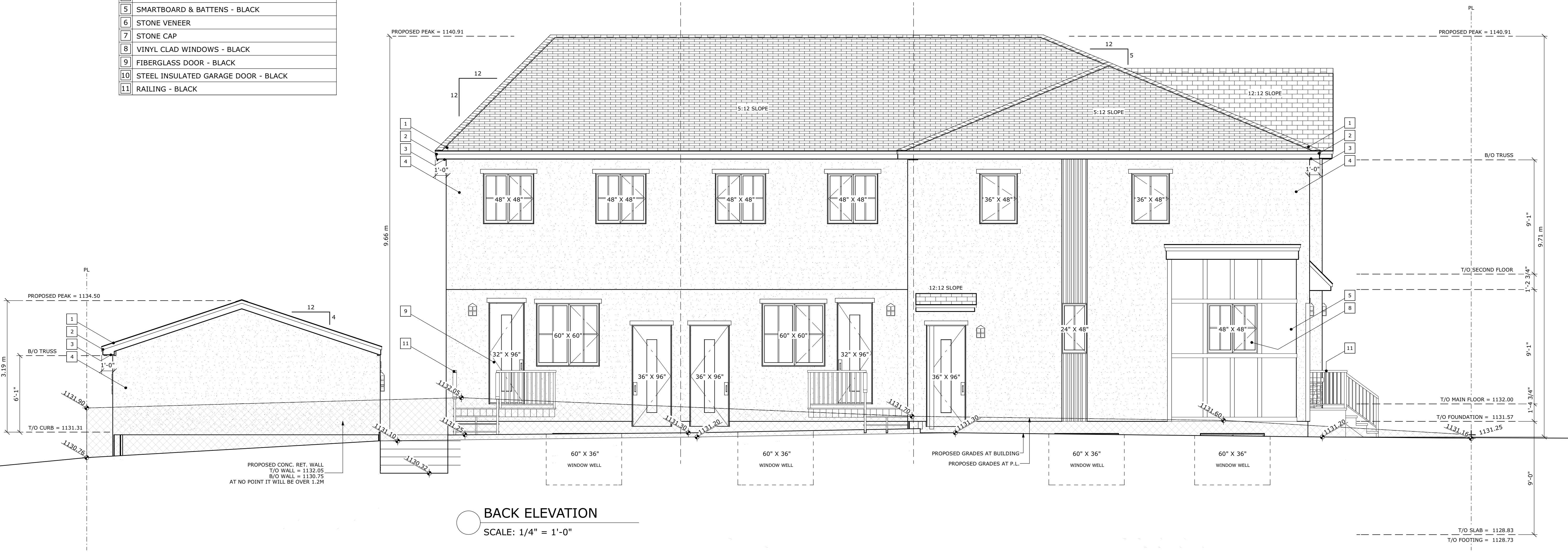
A8 / 10

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RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT GREY
5	SMARTBOARD & BATTENS - BLACK
6	STONE VENEER
7	STONE CAP
8	VINYL CLAD WINDOWS - BLACK
9	FIBERGLASS DOOR - BLACK
10	STEEL INSULATED GARAGE DOOR - BLACK
11	RAILING - BLACK



BACK ELEVATION
 SCALE: 1/4" = 1'-0"

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 10.14.25

STREET ADDRESS

56 GLOUCESTER CRES. SW

LEGAL ADDRESS

LOT 37, BLOCK 5,
 PLAN 567 HH

PROJECT

GLAMORGAN
 ROWHOUSE

DRAWING

BACK & RIGHT
 ELEVATIONS

ZONING

R-CG

PROJECT TAG

25-03-ABD-03

DRAWN BY

VM

SHEET

A9 / 10

SCALE

AS NOTED

