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EXISTING NEIGHBOURING BUILDING

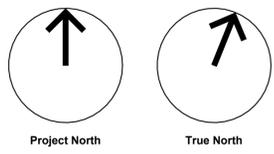
KININVIE DR

SARNIA RD

*NOTE: SURVEY INFORMATION IS PROVIDED BY THE CLIENT AND IS TAKEN FROM CALLOM DIETZ ONTARIO LAND SURVEYORS (CARLETON PLACE, LONDON, NORTH BAY), FILE NO. 21-24571 [DATED FEBRUARY 16, 2022]



3 KEYPLAN
1:4000



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SITE DATA <small>*All areas as per lot area post road widening</small>		
299 Sarnia Rd & Kininvie Dr, London, ON		
DATA	REQUIRED	PROVIDED
ZONING	ZONING (R-8"101"R9-TL)"H20	
LOT AREA (m ²) (PRE-ROAD WIDENING)	-	10,635 (m ²)
ROAD WIDENING	-	593 (m ²)
LOT AREA (m ²) (POST-ROAD WIDENING)	-	10,042 (m ²)
SETBACKS		
FRONT YARD (m)	10.942 (m) MIN.**	12.0 (m)
INTERIOR SIDE YARD (m)	12.0 (m) MIN.	12.0 (m)
EXTERIOR SIDE YARD (m)	N/A	N/A
REAR YARD (m)	12.4 (m)	12.5 (m)
BALCONY / CANOPY SETBACK IN FRONT YARD	1.5 (m) MAX.	N/A
BUILDING SETBACK ABOVE 4TH STOREY (EAST/ WEST FACADES)	1.7 (m) MIN.	1.7 (m)
LOT COVERAGE (%)	60 %	69 % (including below grade Level L1) 47 % (based on above grade building area)

*As per B01 # 245 (2020) of Zoning By Law Z-1-25
**7.942m for Road widening + 3m for Building Setback

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-	182 units (585 beds)
BUILDING AREA (m ²)	-	6,905 (m ²) (based on L1 footprint) 4,688 (m ²) (based on above grade building area)
GROSS FLOOR AREA (m ²)	-	28,577 (m ²)
NUMBER OF STOREYS	-	8
BUILDING HEIGHT (m)	20.0 (m) MAX.	~28.0 (m)
GROUND FLOOR HEIGHT (m)	4.5 (m) MIN.	5.0 (m)
COMMERCIAL/RETAIL AREA (m ²)	N/A	55 (m ²) (Inhouse Convenience Store)
AMENITY AREA (m ²)	-	708 (m ²)

UNIT MIX		
	PROVIDED	
TYPE	UNITS	BEDS
2 BED	37	74
3 BED	69	207
4 BED	76	304
PHASE TOTAL	182 units	585 beds

SITE DATA <small>*All areas as per lot area post road widening</small>		
DATA	REQUIRED	PROVIDED
ASPHALT AREA (m ²)	-	1,103 m ²
LANDSCAPE AREA (m ²)	-	4,844 (m ²) (based on above grade building area)
LANDSCAPE AREA (percentage)	-	48 (%)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	-	108 +/-
BARRIER FREE PARKING (included)	3% (of total parking) + 1 (for 101 to 200 parking stalls) = 6	7 (included)
VISITOR PARKING	-	XX
COMMERCIAL PARKING	-	XX
TOTAL		108 +/-

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	-	254 +/-
COMMERCIAL BICYCLE PARKING	-	XX
TOTAL		254 +/-

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2	2025-11-27	ISSUED FOR REVIEW
1	2025-11-19	ISSUED FOR REVIEW

Client:

Project Name / Address:

**STUDENT HOUSING
299 SARNIA RD &
KININVIE DR**

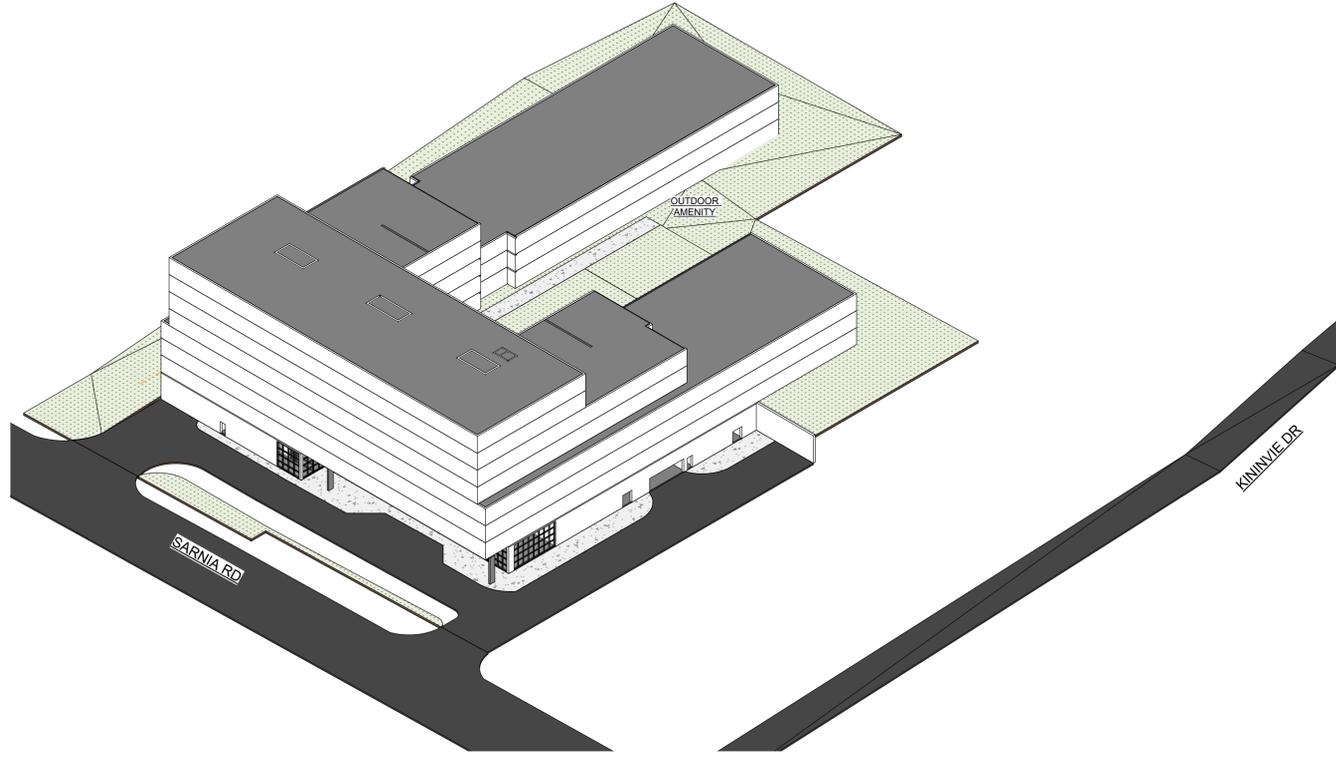
Project No: 29016
 Drawing Date: 03/20/17
 Drawn by: FT
 Checked by: RPH
 Office Location: KITCHENER
 Plot Date / Time: 2026-01-15 12:06:23 PM

SITE PLAN - 8 STOREYS

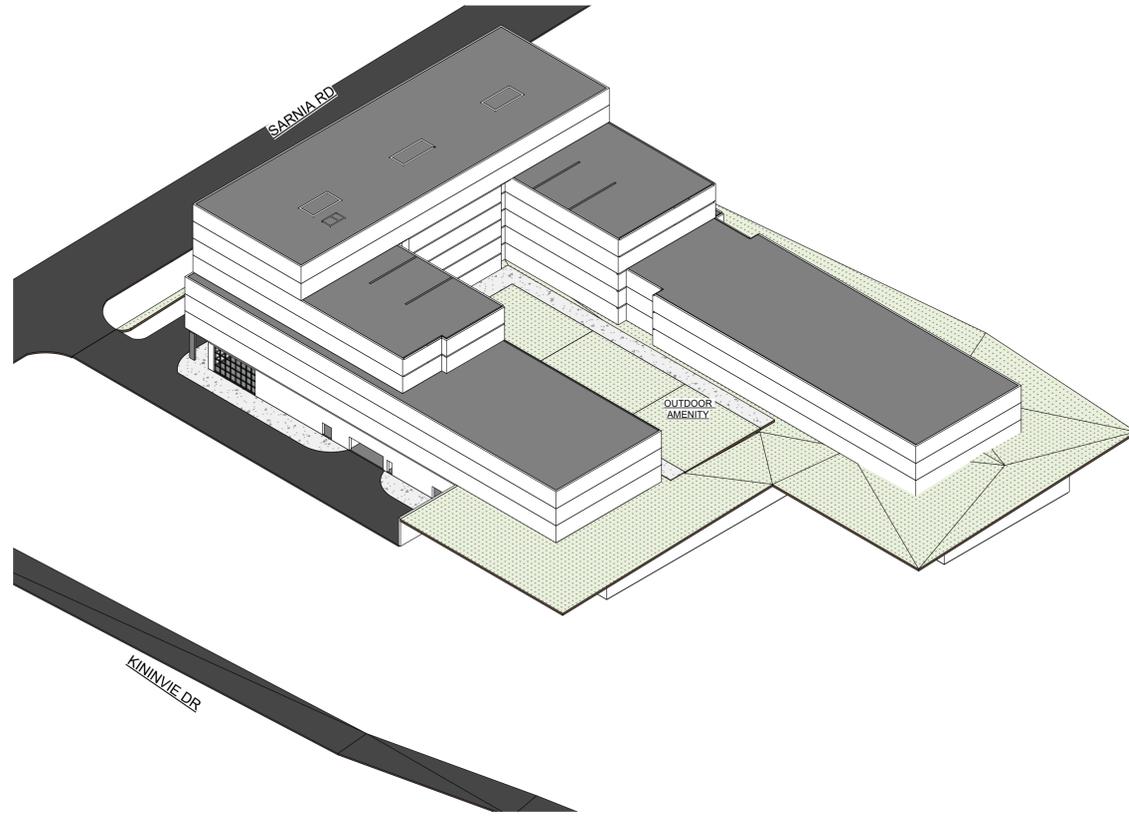
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 Revision No.: r6
 Drawing No.:

D1.1

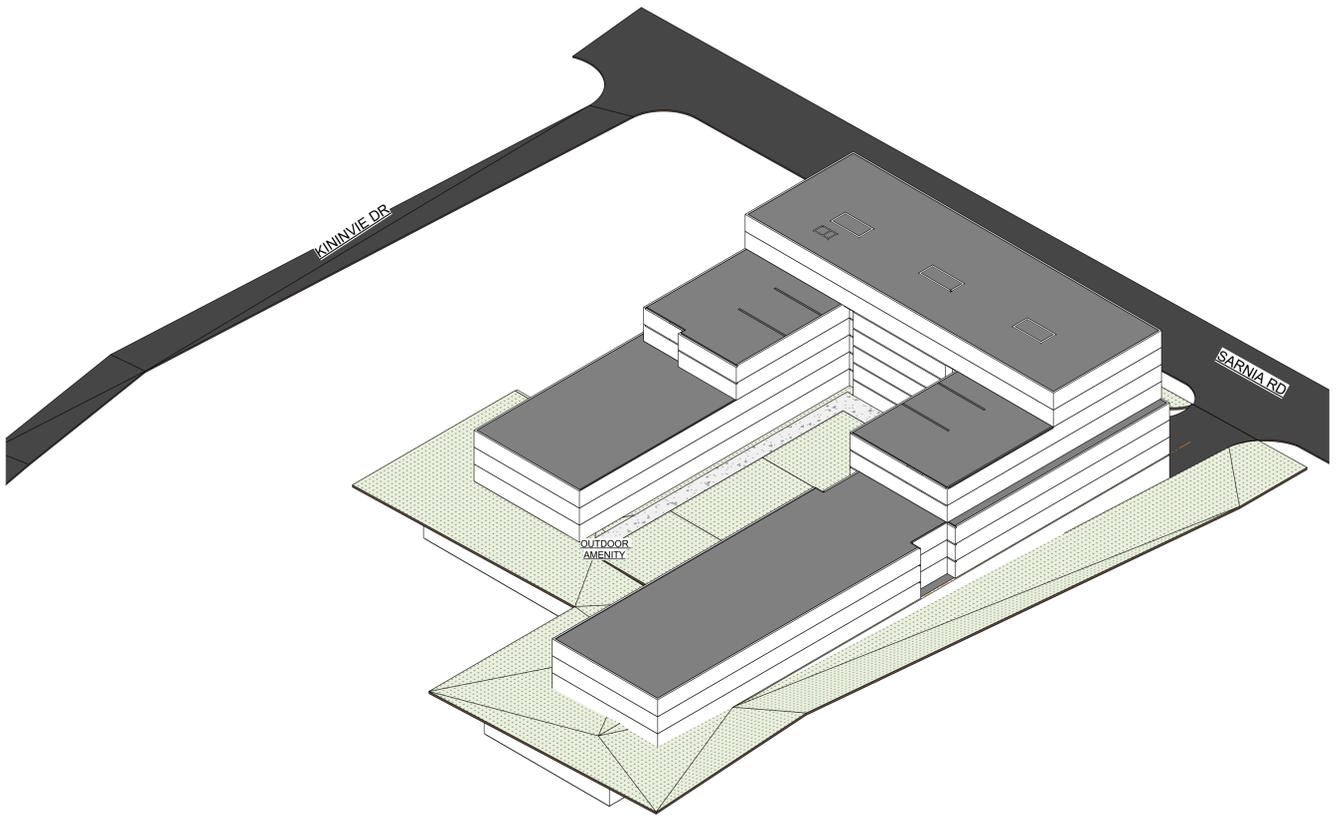
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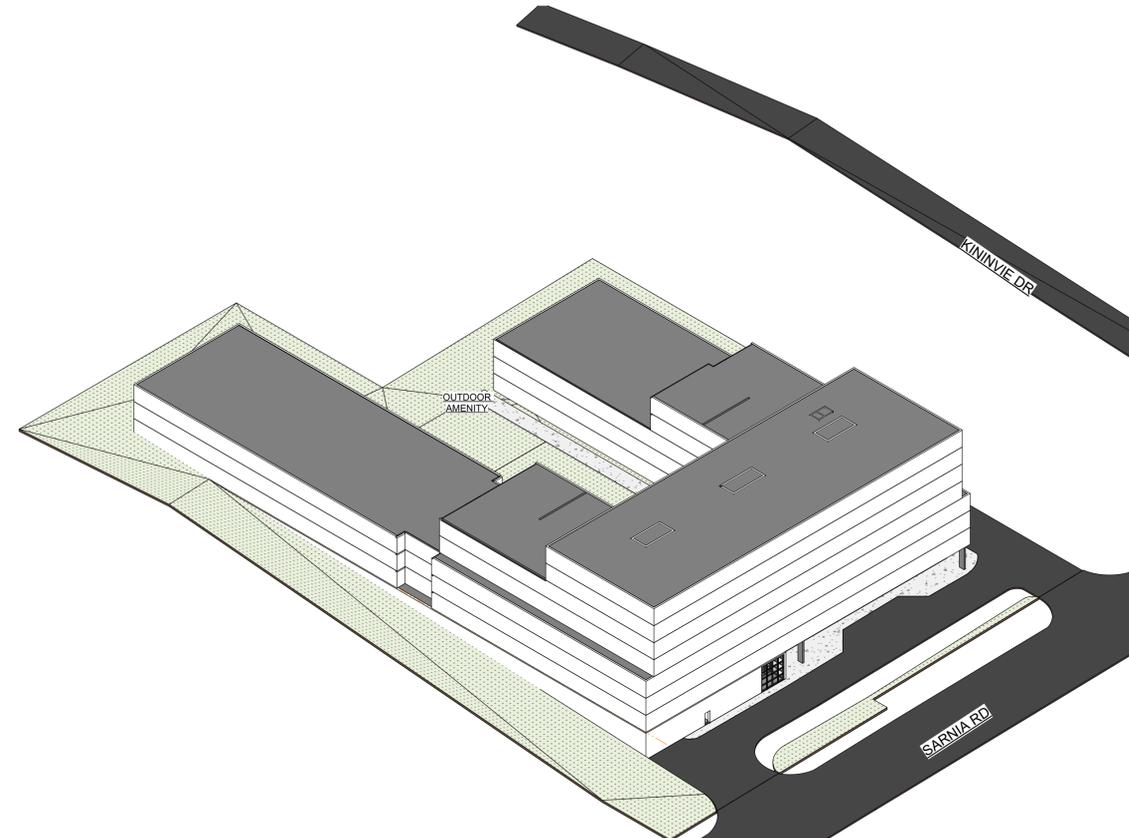
1 ISOMETRIC VIEW 1



2 ISOMETRIC VIEW 2



3 ISOMETRIC VIEW 3



4 ISOMETRIC VIEW 4

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**STUDENT HOUSING
299 SARNIA RD &
KININVIE DR**

SRM[↑]
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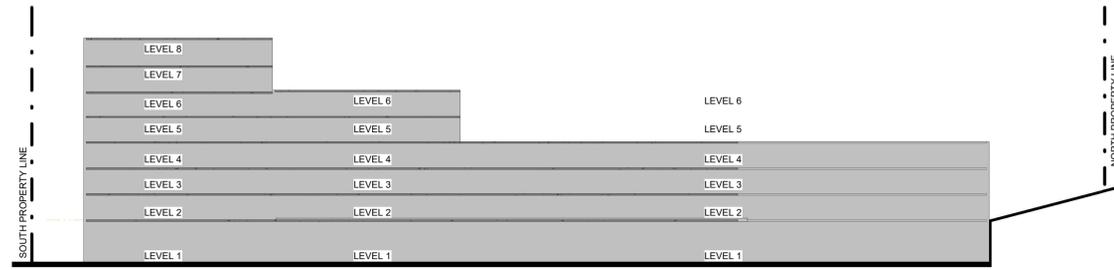
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Drawing Date: 03/20/17
Drawn by: FT
Checked by: RPH
Office Location: KITCHENER
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**SCHEMATIC ISOMETRIC
VIEWS**

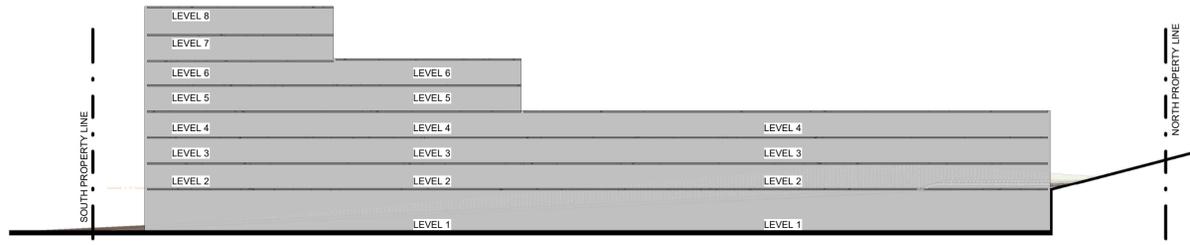
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Status:
Revision No.: **r6**
Drawing No.:

D1.2

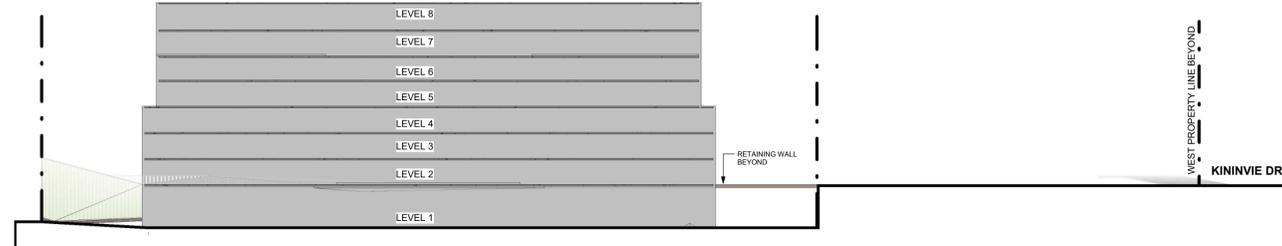
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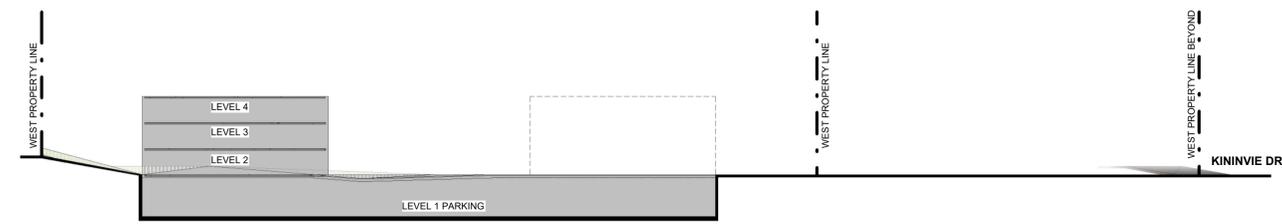
1 SCHEMATIC NORTH-SOUTH SITE SECTION 1
1 : 400



4 SCHEMATIC NORTH-SOUTH SITE SECTION 2
1 : 400



2 SCHEMATIC WEST-EAST SITE SECTION 1
1 : 400



3 SCHEMATIC WEST-EAST SITE SECTION 2
1 : 400

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**STUDENT HOUSING
299 SARNIA RD &
KININVIE DR**

SRM
architects+
urban*designers

Project No: 29016
Drawing Date: 03/20/17
Drawn by: FT
Checked by: RPH
Office Location: KITCHENER
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**SCHEMATIC SITE
SECTIONS**

Drawing Scale: 1 : 400
Status:
Revision No.: **r6**
Drawing No.:

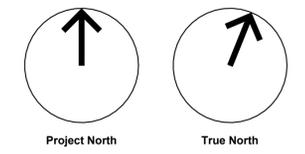
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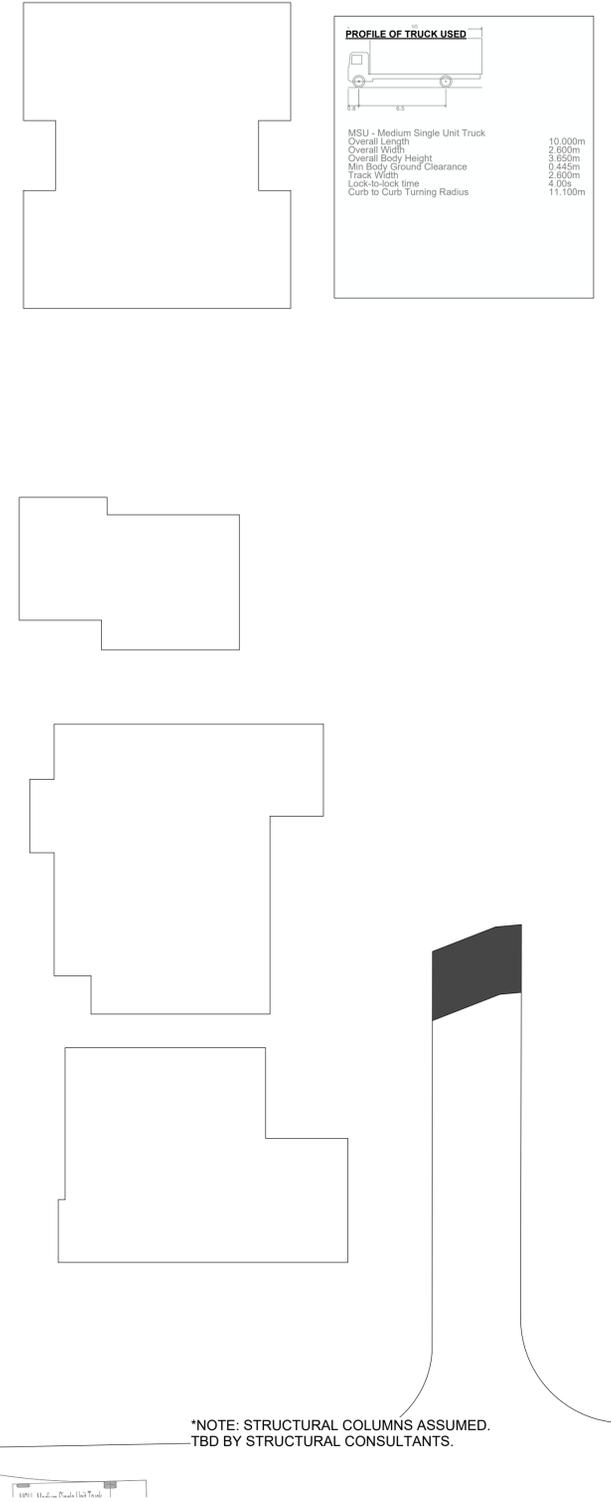
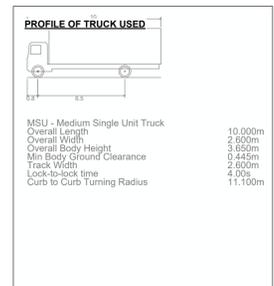
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Schema 1 Legend

- Amenity
- Circulation
- Common
- Parking
- Services
- Storage



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**STUDENT HOUSING
299 SARNIA RD &
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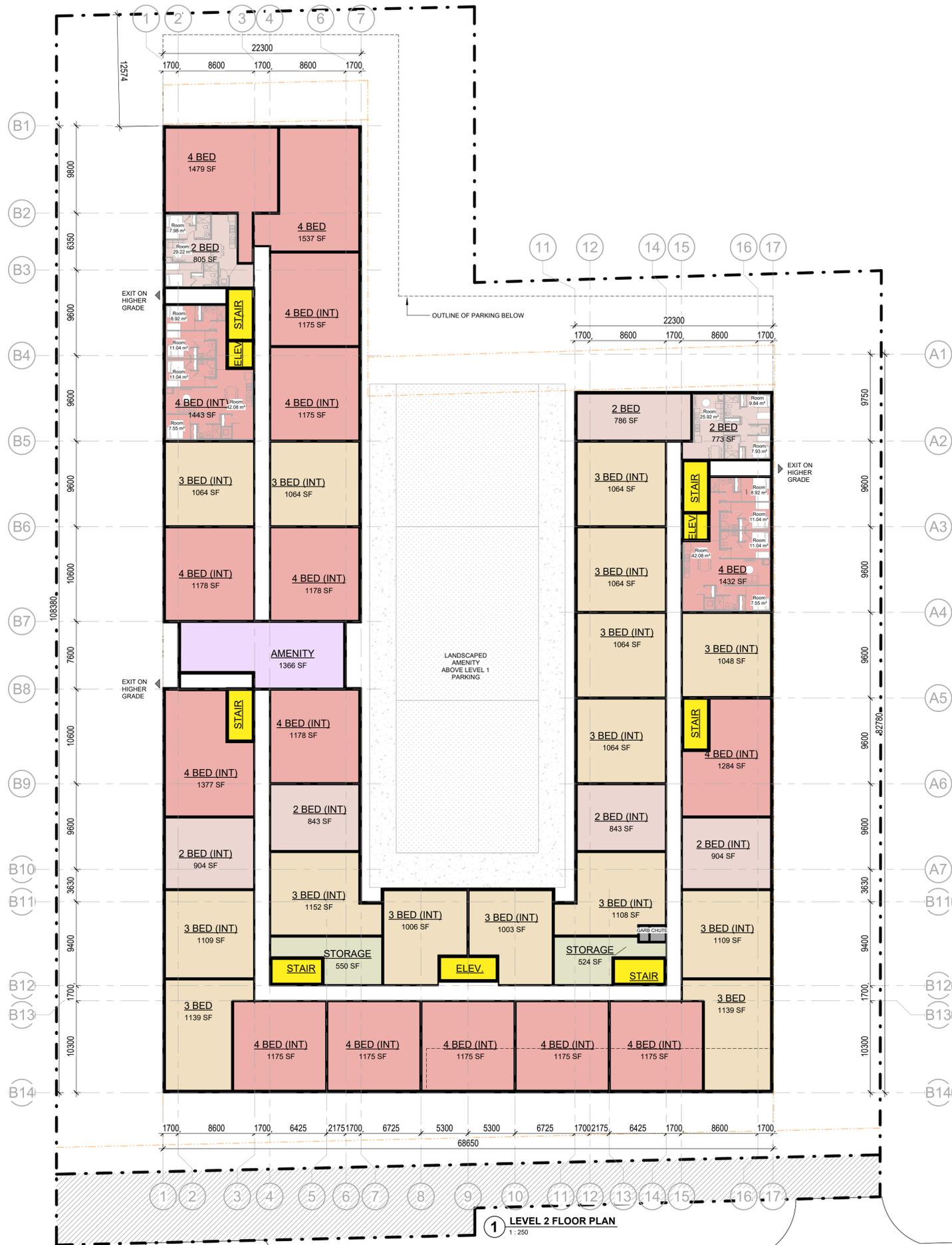
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Project No: 29016
Drawing Date: 03/20/17
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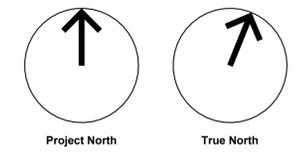
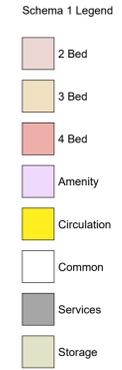
LEVEL 1 PARKING

Drawing Scale:	1:250
Status:	
Revision No.:	r6
Drawing No.:	D2.1

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1 LEVEL 2 FLOOR PLAN
1:250



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Plot Date / Time: 2026-01-15 12:06:38 PM

RESIDENTIAL LEVEL 2

Drawing Scale: 1:250

Status: _____

Revision No.: **r3**

Drawing No.: **D2.2**

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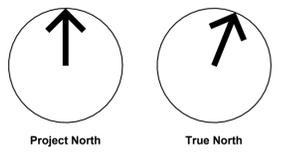
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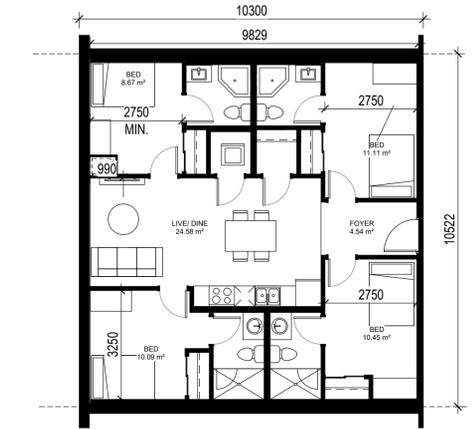
2 LEVELS 3-4 FLOOR PLAN
1: 250

Schema 1 Legend

- 2 Bed
- 3 Bed
- 4 Bed
- Amenity
- Circulation
- Common
- Services
- Storage



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1 4 BED TYPICAL SUITE PLAN WITH INTERNAL BEDS
1: 100

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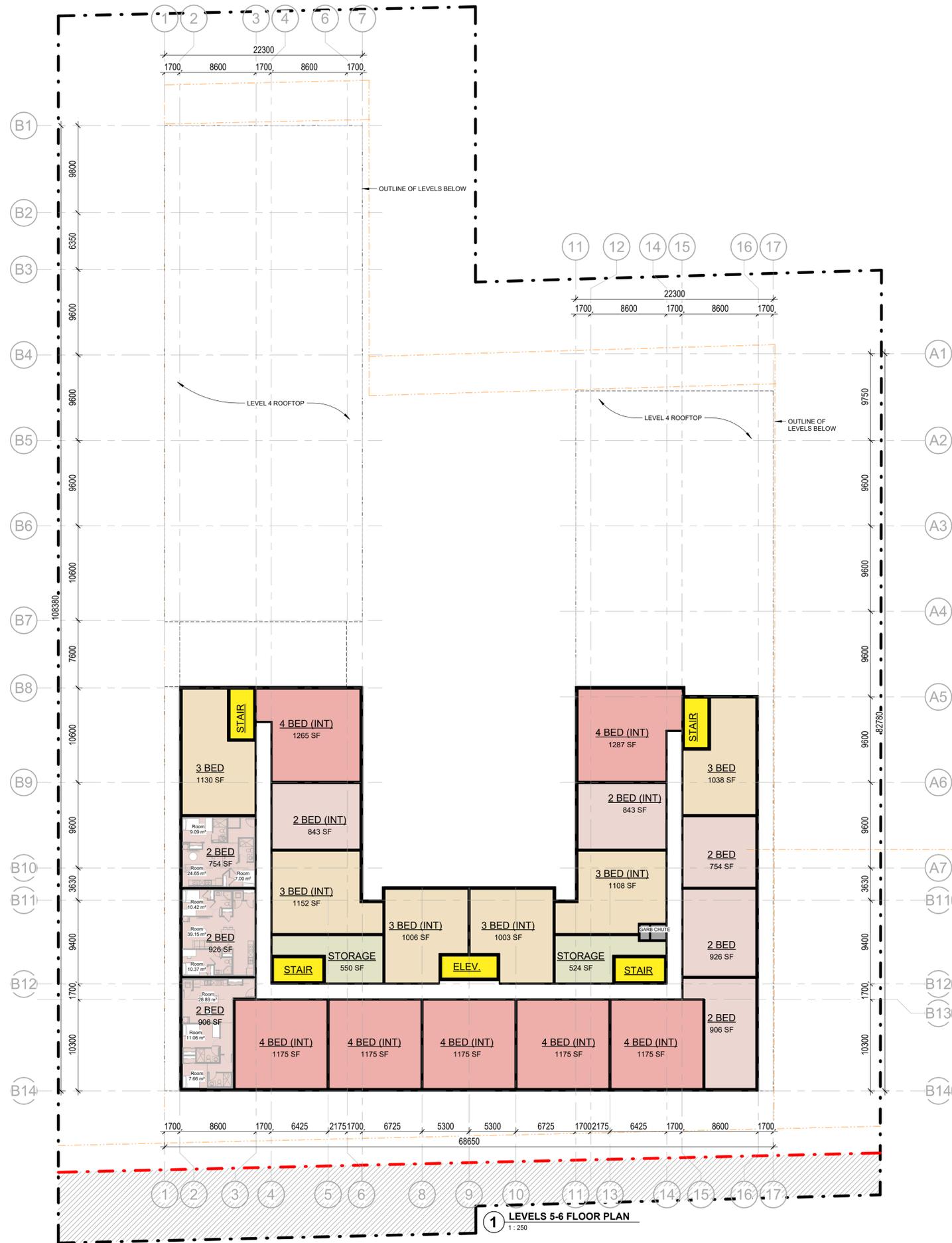
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Drawing Date: 03/20/17
Drawn by: FT
Checked by: RPH
Office Location: KITCHENER
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**TYPICAL RESIDENTIAL
LEVELS 3-4**

Drawing Scale:	As indicated
Status:	
Revision No.:	r6
Drawing No.:	D2.3

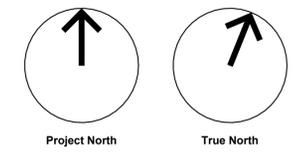
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Schema 1 Legend

- 2 Bed
- 3 Bed
- 4 Bed
- Circulation
- Common
- Services
- Storage



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**STUDENT HOUSING
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Project No: 29016

Drawing Date: 03/20/17

Drawn by: FT Checked by: RPH

Office Location: KITCHENER

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Drawing Name:

**TYPICAL RESIDENTIAL
LEVELS 5-6**

Drawing Scale: 1 : 250

Status: _____

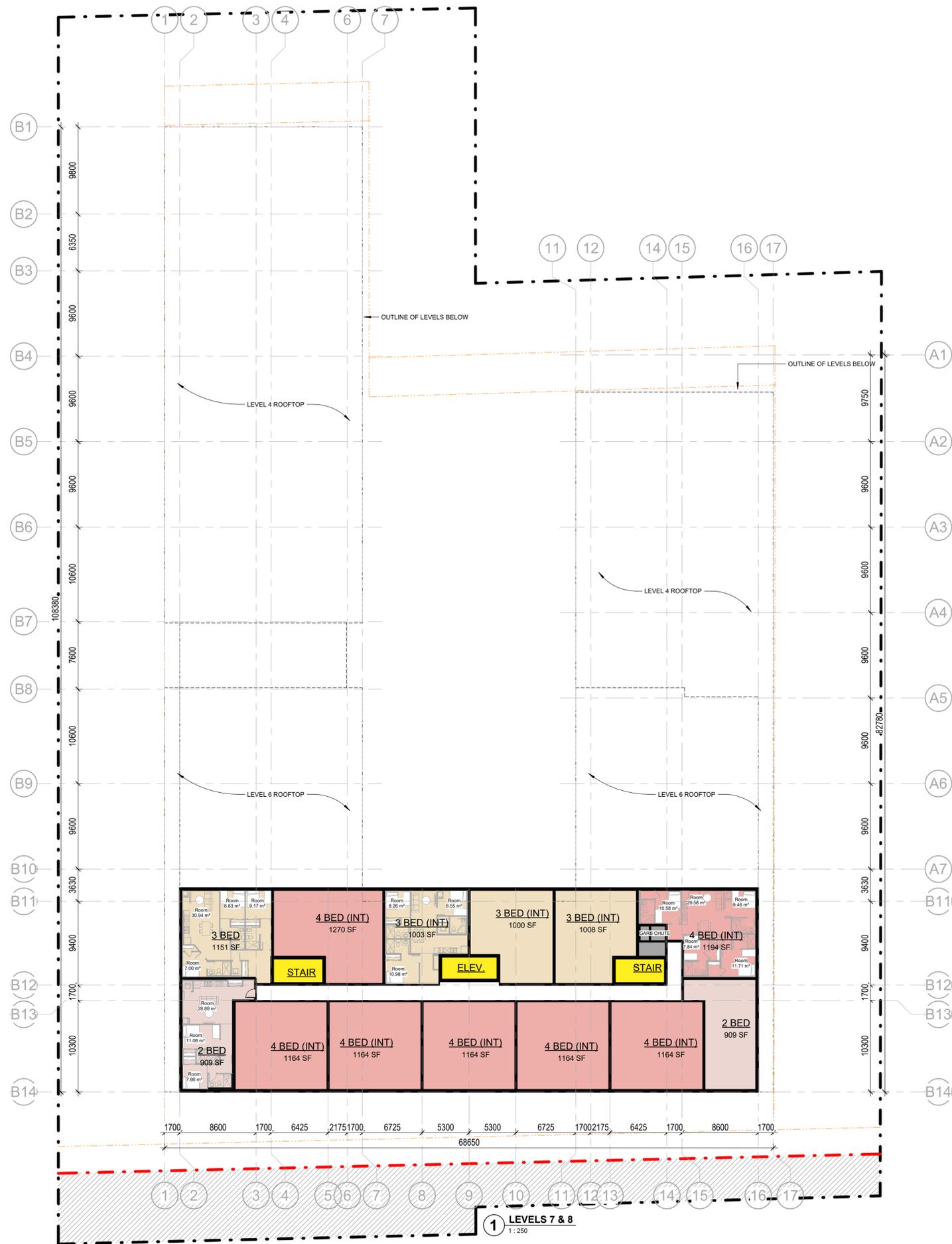
Revision No.: **r6**

Drawing No.: _____

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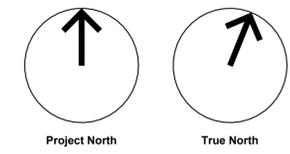
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- 3 Bed
- 4 Bed
- Circulation
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- Services



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 3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
 4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
 5. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
 6. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
 7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

No.	Date	Revision
6	2026-01-15	ISSUED FOR REVIEW
5	2026-01-13	ISSUED FOR REVIEW
4	2025-12-15	ISSUED FOR REVIEW
3	2025-12-10	ISSUED FOR REVIEW
2	2025-11-27	ISSUED FOR REVIEW
1	2025-11-19	ISSUED FOR REVIEW

Client: _____

Project Name / Address: _____

**STUDENT HOUSING
299 SARNIA RD &
KININVIE DR**

SRM
architects+
urban*designers

Project No: 29016
Drawing Date: 03/20/17
Drawing by: FT
Checked by: RPH
Office Location: KITCHENER
Plot Date / Time: 2026-01-15 12:06:45 PM

**TYPICAL RESIDENTIAL
LEVELS 7-8**

Drawing Scale: 1:250
Status: _____
Revision No.: **r6**
Drawing No.: **D2.5**

*NOTE: PRELIMINARY SUITES SHOWN FOR REFERENCE TO INDICATE APPROXIMATE LAYOUT AND SIZES. SUBJECT TO CHANGE.