



<p>MSAI MORAN SIMPSON ARCHITECTS INC. 1000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONTARIO M1B 3Y9 TEL: (416) 291-1800</p>								
		<p>1. PRELIMINARY PERSPECTIVE - View 01 NTS</p>	<p>2. PRELIMINARY PERSPECTIVE - View 02 NTS</p>	<p>3. PRELIMINARY PERSPECTIVE - View 03 NTS</p>	<p>4. PRELIMINARY PERSPECTIVE - View 04 NTS</p>			
<p>CLIENT: 2691893 Ontario Inc. c/o IronPoint Capital Management Inc. 105 James Street South Hamilton ON, L8R 2L2</p>		<p>PROJECT: Retirement Home Development Concept 442, 450, 454, 460 Wilson Street East Ancaster, Ont.</p>			<p>SHEET TITLE: Preliminary Perspectives</p>			
<p>PROJECT NO.: C0016</p>		<p>DATE: September 2021</p>		<p>SHEET NO.: A4.1</p>				
<p>DRAWN: MSA</p>		<p>CHECKED: MSA</p>		<p>FILE NO.: C0016</p>				



MSAI
MANAGEMENT SERVICES ASSOCIATES INC.
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1B 3Y9
TEL: (416) 291-1111



NO.	DATE	DESCRIPTION	BY	CHK'D

CLIENT:
269 1893 Ontario Inc.
c/o IronPoint Capital
Management Inc.
165 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Retirement Home
Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary
Elevations

PROJECT NO. 0201	DATE: September 2021
SCALE: As Noted	SHEET NO.: A2.2
DRAWN:	CHECKED:
FILE NO.: 0201B	

1 East Elevation
 Scale: 1/200

1 West Elevation
 Scale: 1/200

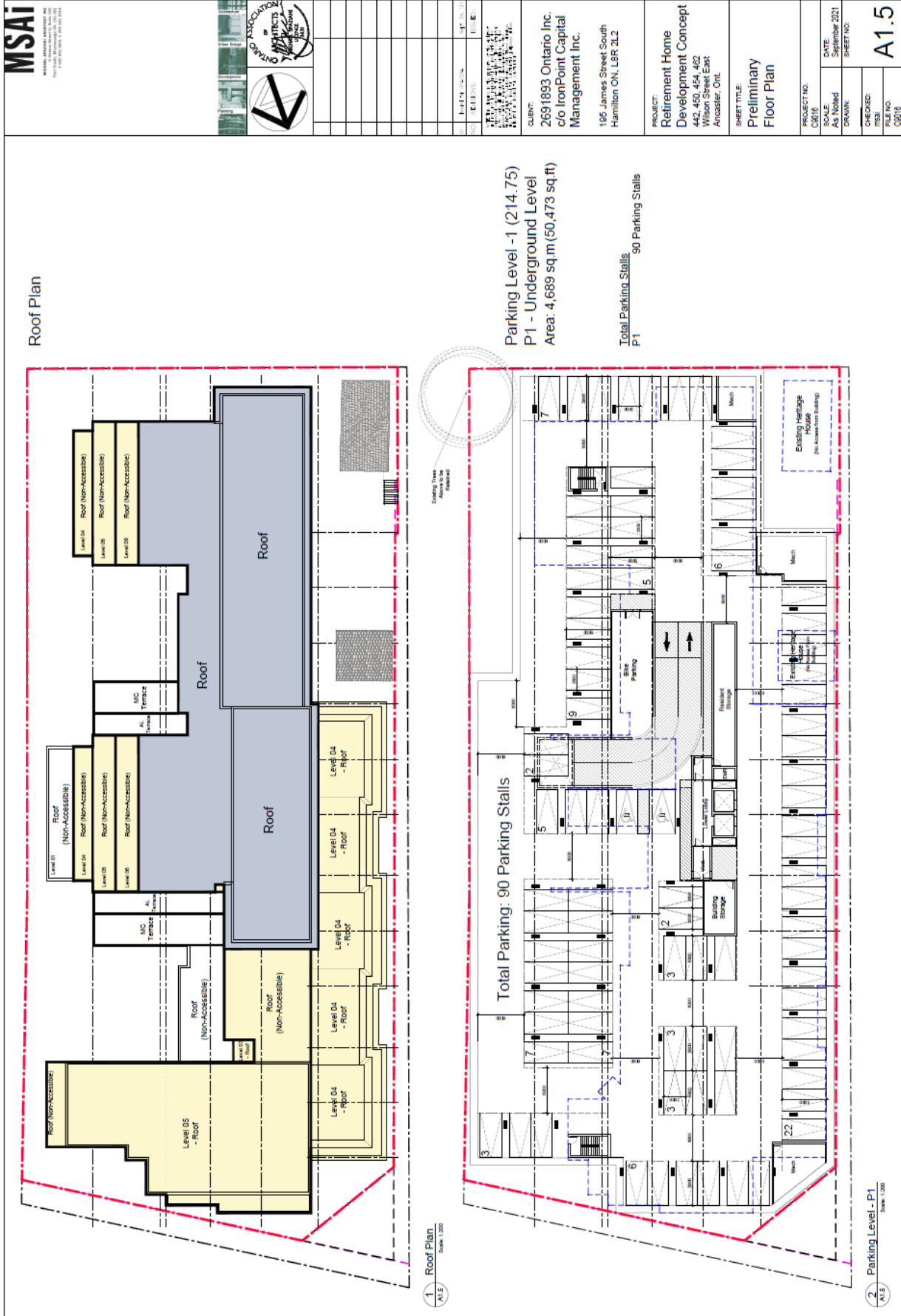
MSAI
 ARCHITECTS ASSOCIATION OF ONTARIO
 100 King Street West, Suite 1000
 Toronto, Ontario M5X 1C5
 Phone: (416) 977-3400
 Fax: (416) 977-3401
 Website: www.msaia.com

CLIENT:
 2691893 Ontario Inc.
 c/o IronPoint Capital
 Management Inc.
 196 James Street South
 Hamilton ON, L8R 2L2

PROJECT:
 Retirement Home
 Development Concept
 442-460-454-462
 Wood Street East
 Ancaster, Ont.

SHEET TITLE:
 Preliminary
 Elevations

PROJECT NO. C8016	DATE September 2021
DRAWN BY A. N. H. / A. N. H.	CHECKED BY M. S.
SHEET NO. A2.1	FILE NO. C8016



MSAI
MARVAL SENZANI ARCHITECTS INC.
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1B 2X2
TEL: (416) 291-1555
WWW.MSAI.COM



NO.	REVISIONS	DATE	BY	CHKD.

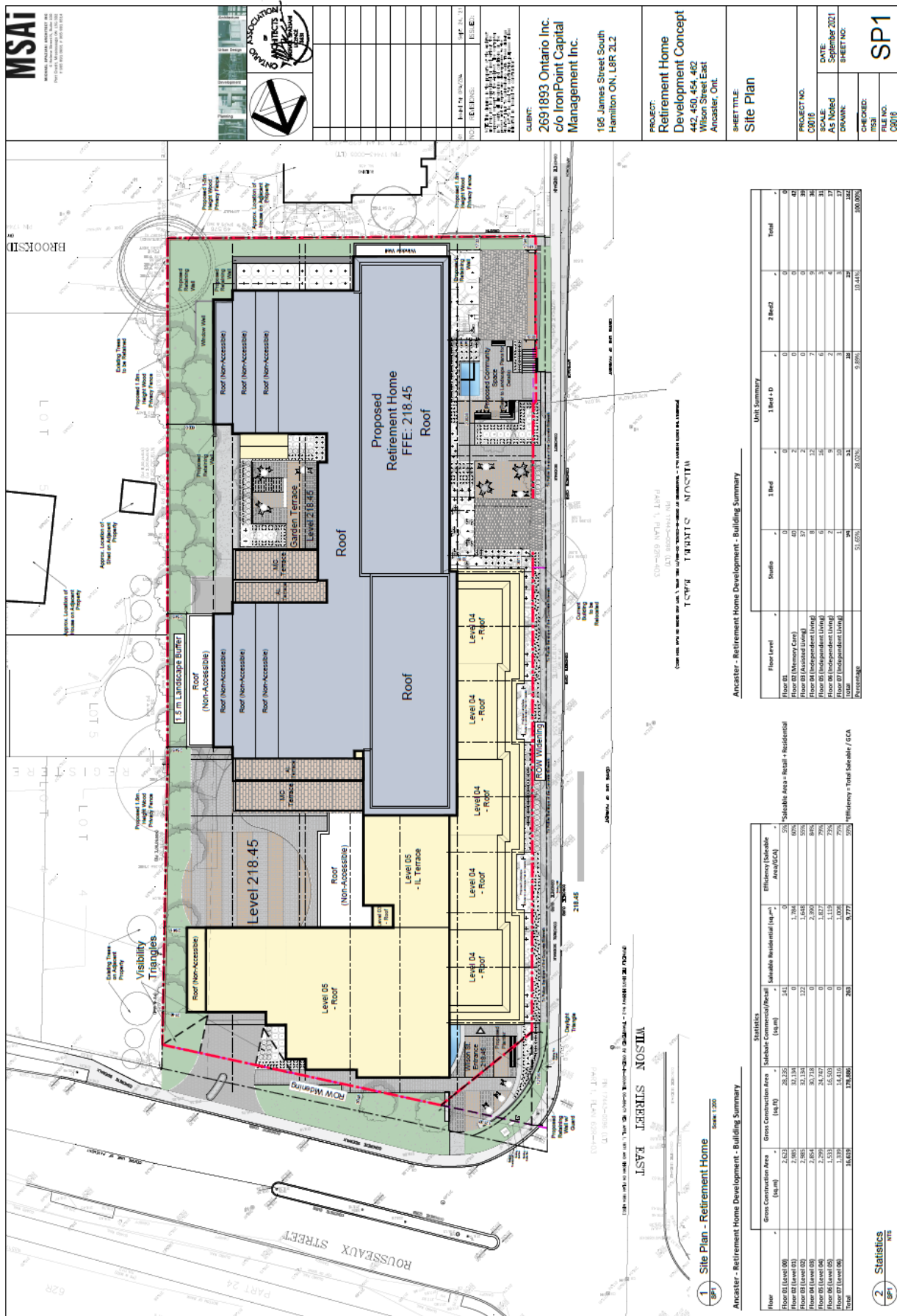
CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.
166 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Retirement Home
Development Concept
443-450, 454, 462
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Preliminary
Floor Plan

PROJECT NO.:
2021-10-01
DATE:
September 2021
AS NOTED
DRAWN:
CHECKED:
R33
FILE NO.:
C26/B

SHEET NO.:
A1.5



MSAI
MEMBERSHIP SERVICES ASSOCIATION INC.
1000 SHEPPARD AVENUE EAST
SUITE 200
SCARBOROUGH, ONTARIO M1B 2Z1
416-291-2455

ASSOCIATION OF ARCHITECTS OF ONTARIO

ARCHITECTS
L
2043 SHEPPARD AVENUE EAST
SUITE 300
SCARBOROUGH, ONTARIO M1S 1W3
416-291-2455

NO.	REVISIONS	DATE	BY
1	ISSUE FOR PERMITTING	12/20/22	PT
2	REVISED PER CONSULTANT	12/20/22	PT
3	REVISED PER CONSULTANT	12/20/22	PT
4	REVISED PER CONSULTANT	12/20/22	PT
5	REVISED PER CONSULTANT	12/20/22	PT
6	REVISED PER CONSULTANT	12/20/22	PT
7	REVISED PER CONSULTANT	12/20/22	PT
8	REVISED PER CONSULTANT	12/20/22	PT
9	REVISED PER CONSULTANT	12/20/22	PT
10	REVISED PER CONSULTANT	12/20/22	PT

CURT:
2691893 Ontario Inc.
c/o IronPoint Capital Management Inc.
166 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Retirement Home
Development Concept
443, 450, 451, 452
Wilson Street East
Ancaster, Ont.

SHEET TITLE:
Site Plan

PROJECT NO.	DATE	DRAWN	CHECKED	FILE NO.
22-000-0000	September 2021	AS NOTED	PT	C816

SP1

Floor Level	Unit Summary				
	Studio	1 Bed	2 Bed	2 Bed + D	Total
Floor 01 (Memory Care)	0	0	0	0	0
Floor 02 (Assisted Living)	0	2	0	0	2
Floor 03 (Assisted Living)	0	2	0	0	2
Floor 04 (Assisted Living)	0	1	0	0	1
Floor 05 (Independent Living)	0	16	0	0	16
Floor 06 (Independent Living)	0	6	0	0	6
Floor 07 (Independent Living)	0	9	0	0	9
Floor 08 (Independent Living)	0	1	0	0	1
Garage	0	2	0	0	2
Total	0	39	0	0	39
Percentage	0%	95%	0%	0%	100%

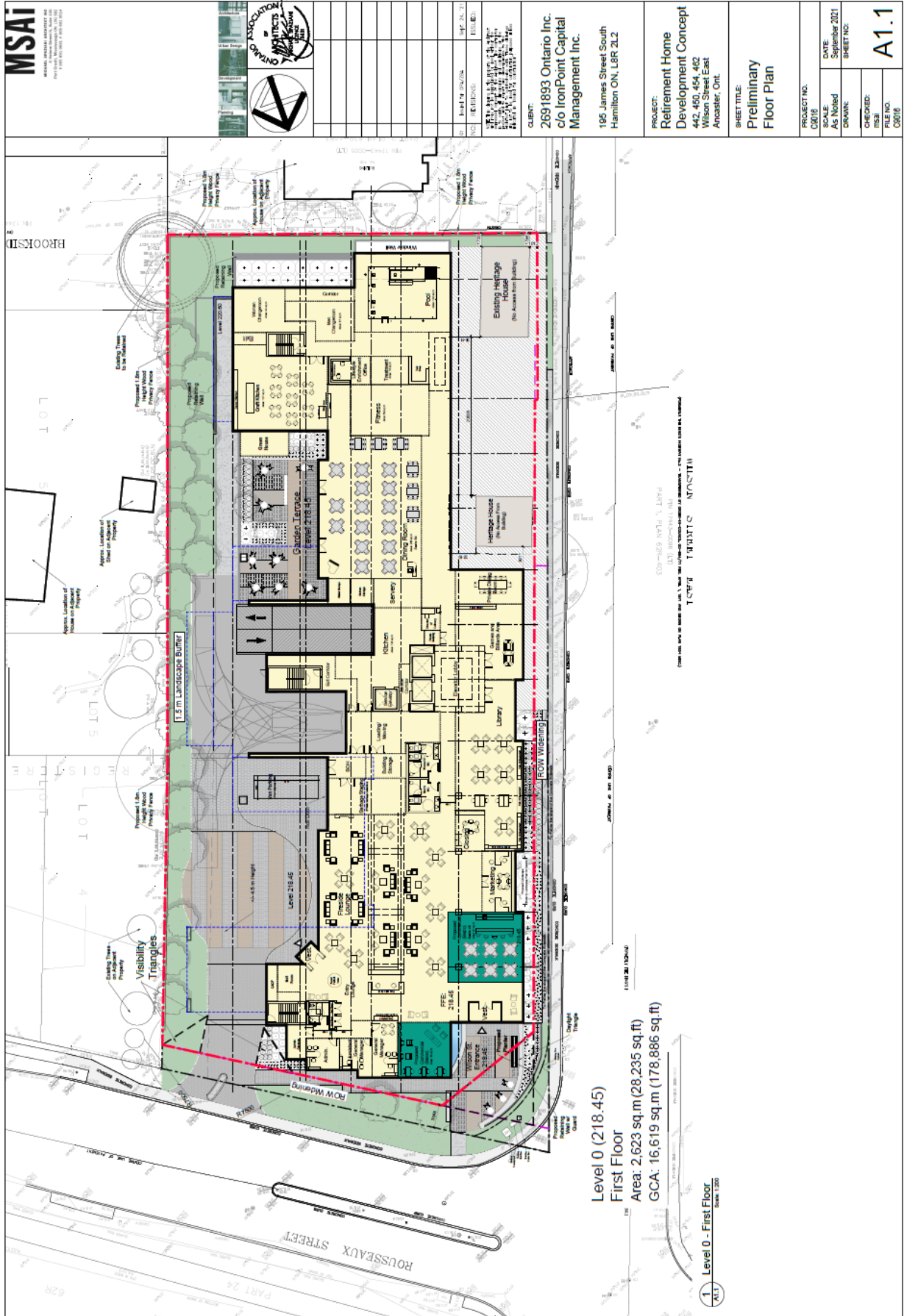
Floor	Statistics		Efficiency (Habitable Area/GCA)
	Gross Construction Area (GCA) (sqm)	Suitable Residential (sqm)	
Floor 01 (Level 00)	2,620	141	5%
Floor 02 (Level 01)	2,695	0	0%
Floor 03 (Level 02)	2,685	32,134	1,744
Floor 04 (Level 03)	2,290	1,458	55%
Floor 05 (Level 04)	2,290	24,927	1,082
Floor 06 (Level 05)	1,533	0	0%
Floor 07 (Level 06)	1,375	14,110	1,029
Total	14,508	281	5%

1 Site Plan - Retirement Home
Scale: 1:200

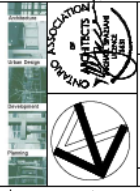
2 Statistics

Ancaster - Retirement Home Development - Building Summary

Ancaster - Retirement Home Development - Building Summary



MSAI
 MSAI ASSOCIATES ARCHITECTS INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 200, SCARBOROUGH, ONTARIO M1B 3Y1
 TEL: (416) 291-1111 FAX: (416) 291-1112





NO.	REVISIONS	DATE	BY

CLIENT:
 2691893 Ontario Inc.
 c/o IronPoint Capital
 Management Inc.
 196 James Street South
 Hamilton ON, L8R 2L2

PROJECT:
 Retirement Home
 Development Concept
 42, 460, 464, 462
 West Beaver Creek East
 Aurora, Ont.

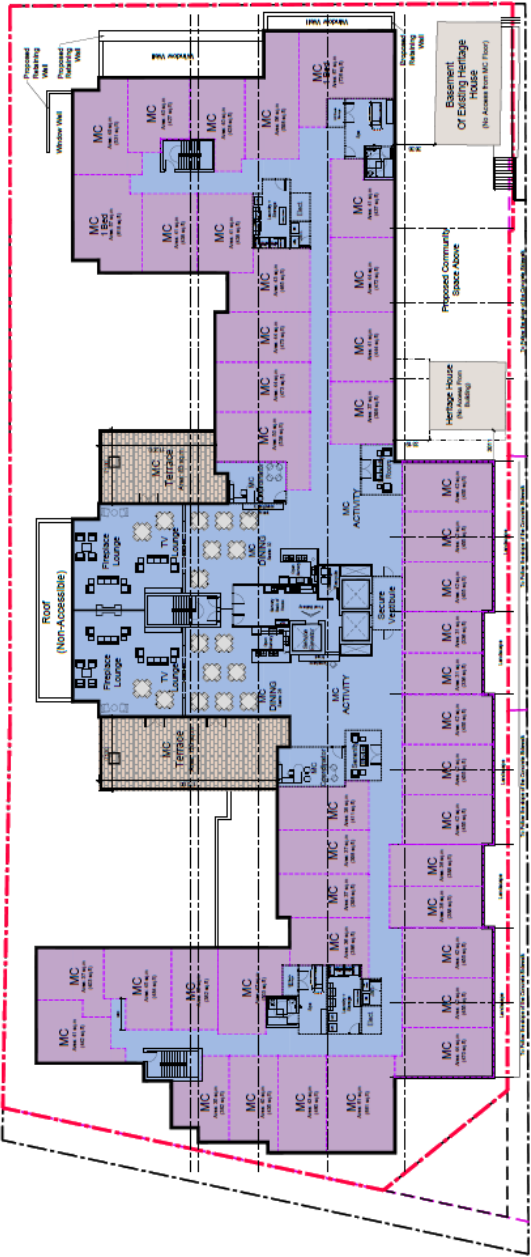
SHEET TITLE:
 Preliminary
 Floor Plan

PROJECT NO. 0816	DATE September 2021
SCALE As Shown	SHEET NO. A1.1
DRAWN:	CHECKED:
FILE NO. 0816	

		DATE: 2021	A1.2
		CHECKED: [Signature]	
PROJECT NO. 03010 CLIENT: 2691893 Ontario Inc. c/o IronPoint Capital Management Inc. 196 James Street South Hamilton ON, L8R 2L2 PROJECT: Retirement Home Development Concept 472, 490, 494, 492 West Beaver Creek East Ancaster, Ont.		SHEET TITLE: Preliminary Floor Plan	
PROJECT NO. 03010 CLIENT: 2691893 Ontario Inc. c/o IronPoint Capital Management Inc. 196 James Street South Hamilton ON, L8R 2L2 PROJECT: Retirement Home Development Concept 472, 490, 494, 492 West Beaver Creek East Ancaster, Ont.		SHEET NO. 2021 SHEET NO. A1.2	

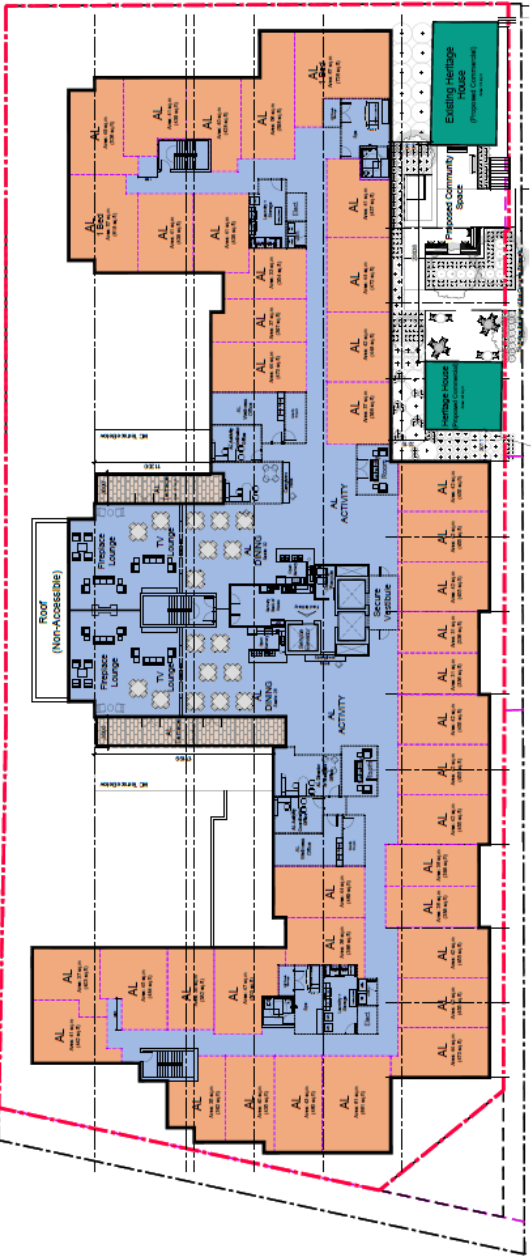
Level 01 - (223.95)
Second Floor
 Area: 2,985 sq.m (32,134 sq.ft)
 Total Memory Care
 Suites: 42 Suites

Unit Mix
 MC Studio 40 Units
 MC 1 Bed 2 Units
 Total Units 42 Units
 Total Area of Suites: 1,794 sq.m
 Efficiency: 60%



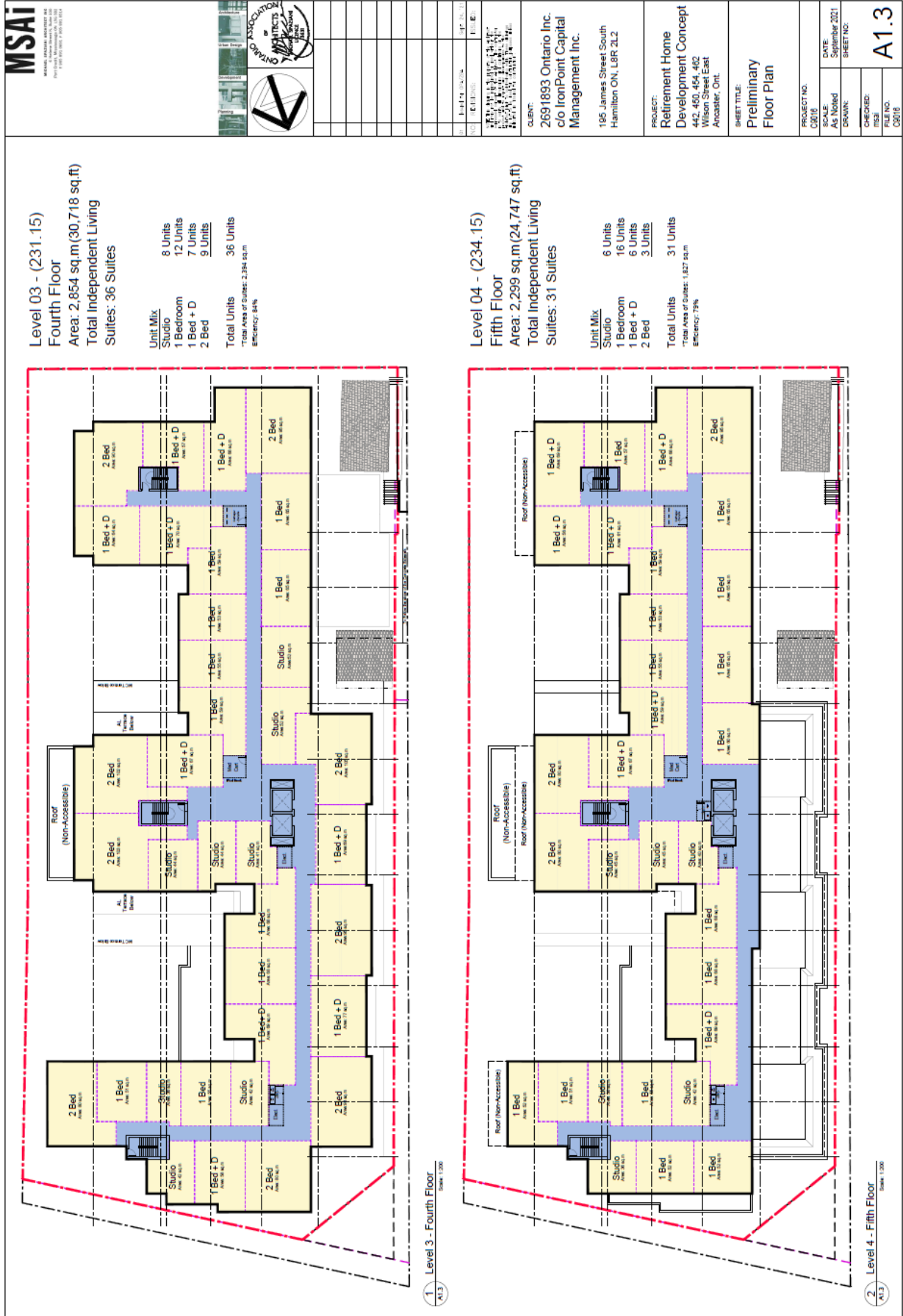
Level 02 - (227.55)
Third Floor
 Area: 2,985 sq.m (32,134 sq.ft)
 Total Assisted Living
 Suites: 39 Suites

Unit Mix
 AL Studio 37 Units
 AL 1 Bed 2 Units
 Total Units 39 Units
 Total Area of Suites: 1,649 sq.m
 Efficiency: 55%



1 Level 1 - Second Floor Scale: 1:200

2 Level 2 - Third Floor Scale: 1:200



MSAI
MORNINGSTAR ARCHITECTURE INC.
100-1155 SHEPPARD AVE. EAST
UNIT 200, SCARBOROUGH, ONT. M1B 3P4
TEL: (416) 291-1234 FAX: (416) 291-1235

ASSOCIATION OF ARCHITECTS OF ONTARIO
MEMBER

NO.	REVISION	DATE	BY	CHKD.

CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.

186 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Retirement Home
Development Concept
142, 401, 404, 402
WILSON STREET EAST
AGINCOURT, ONT.

SHEET TITLE:
Preliminary
Floor Plan

PROJECT NO.
C0918

SCALE:
AS SHOWN

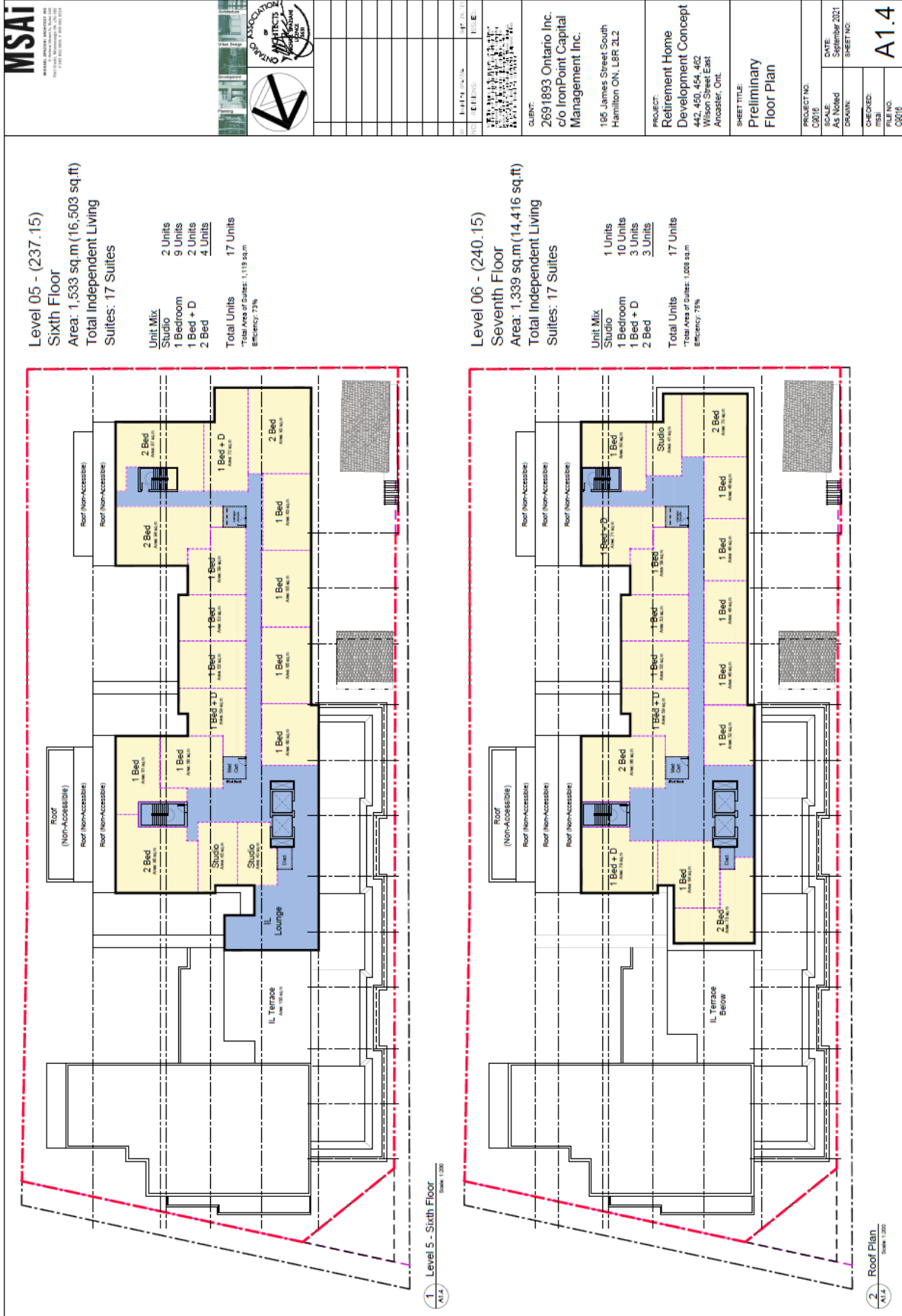
DATE:
JANUARY 2021


DRAWN:
SHEET NO.:

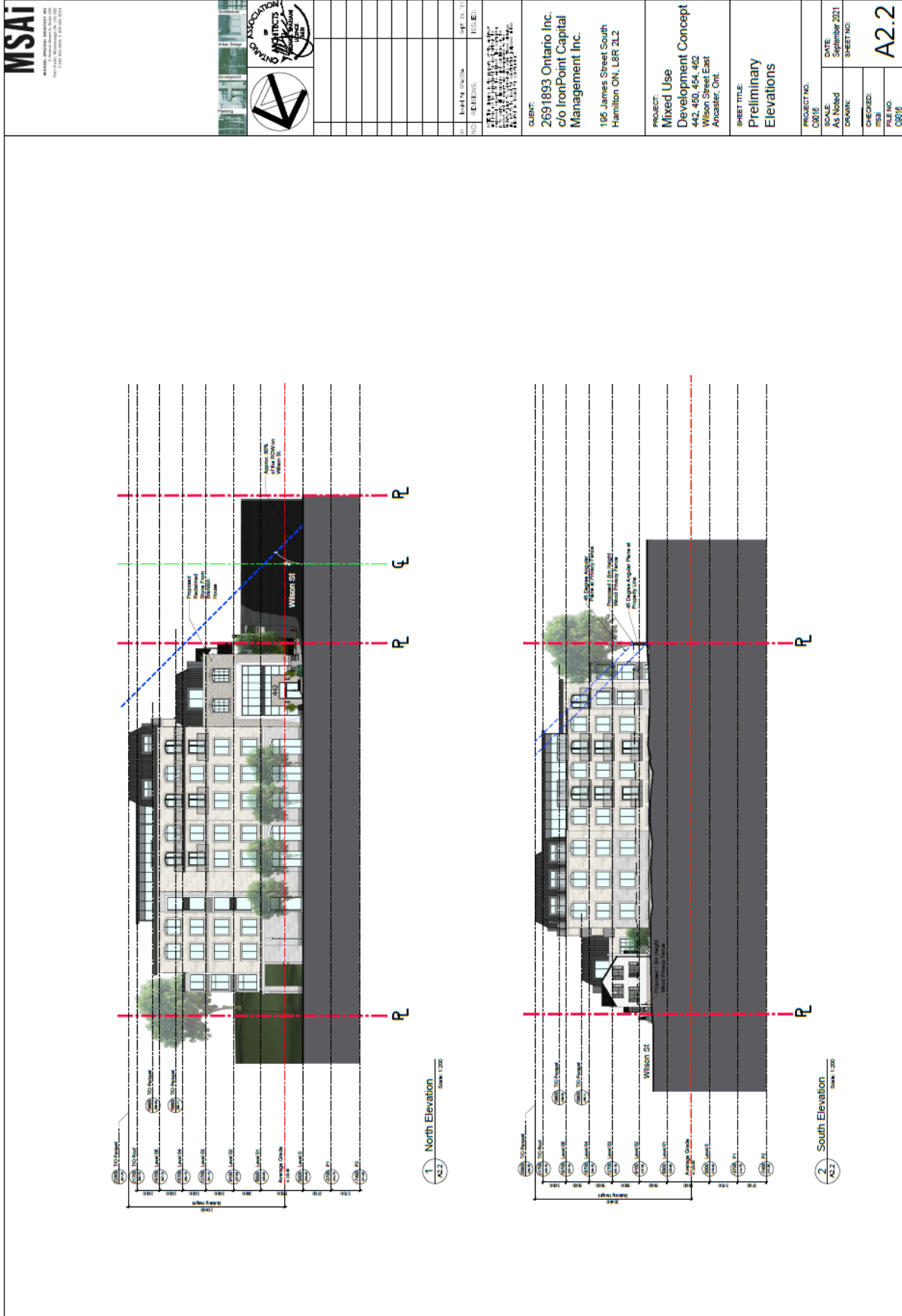
CHECKED:
MSB

FILE NO.
C0918

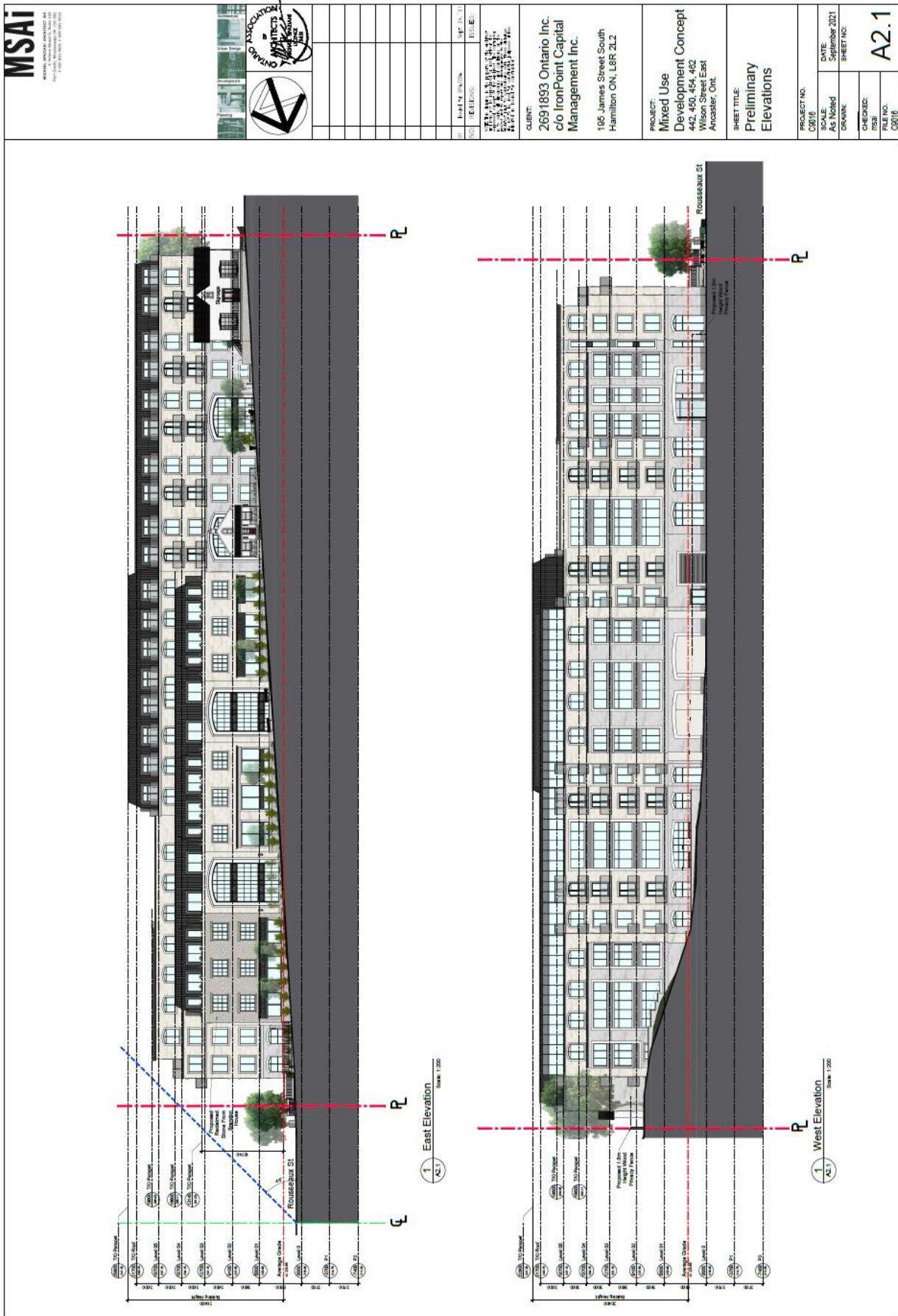
A1.3

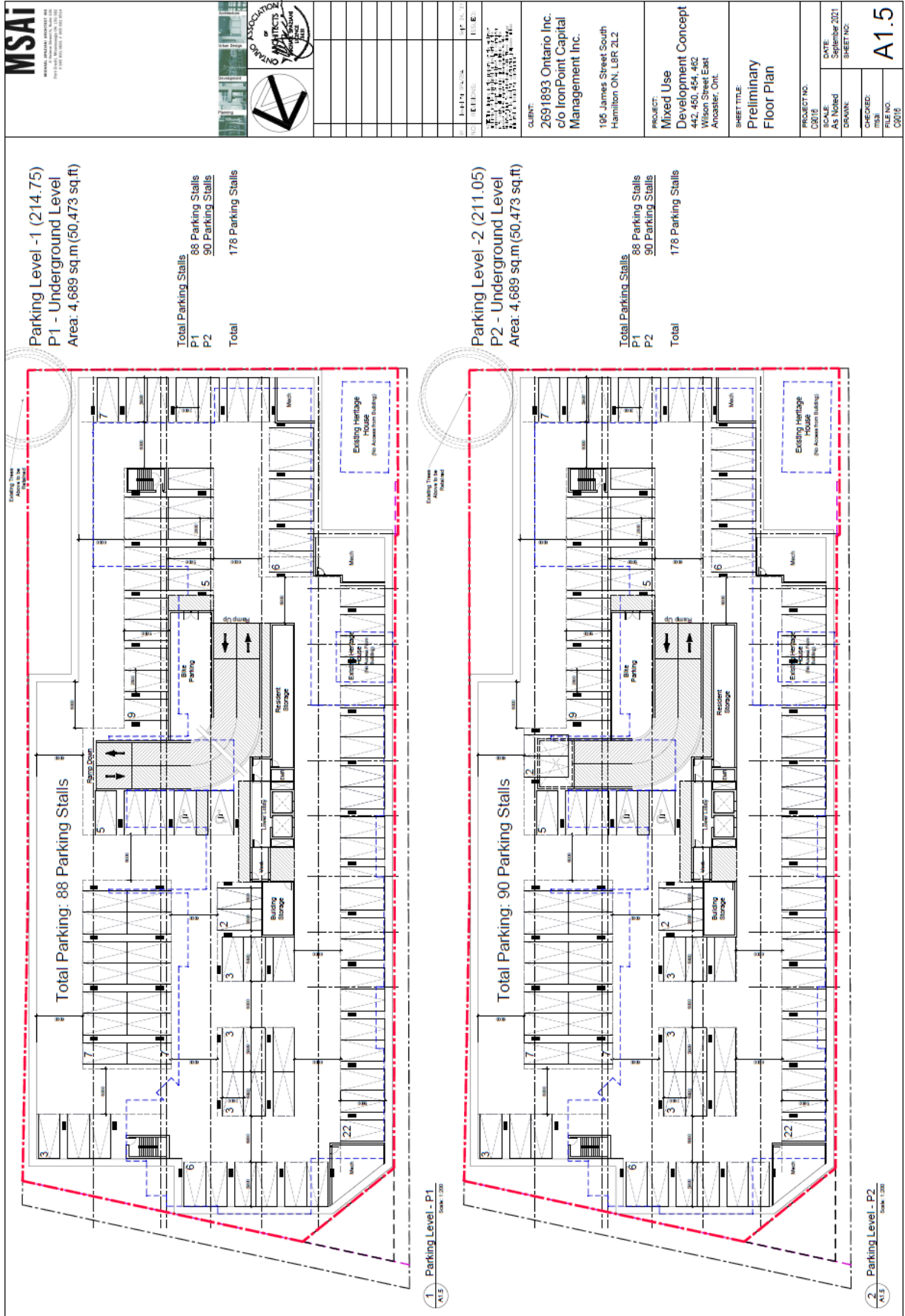


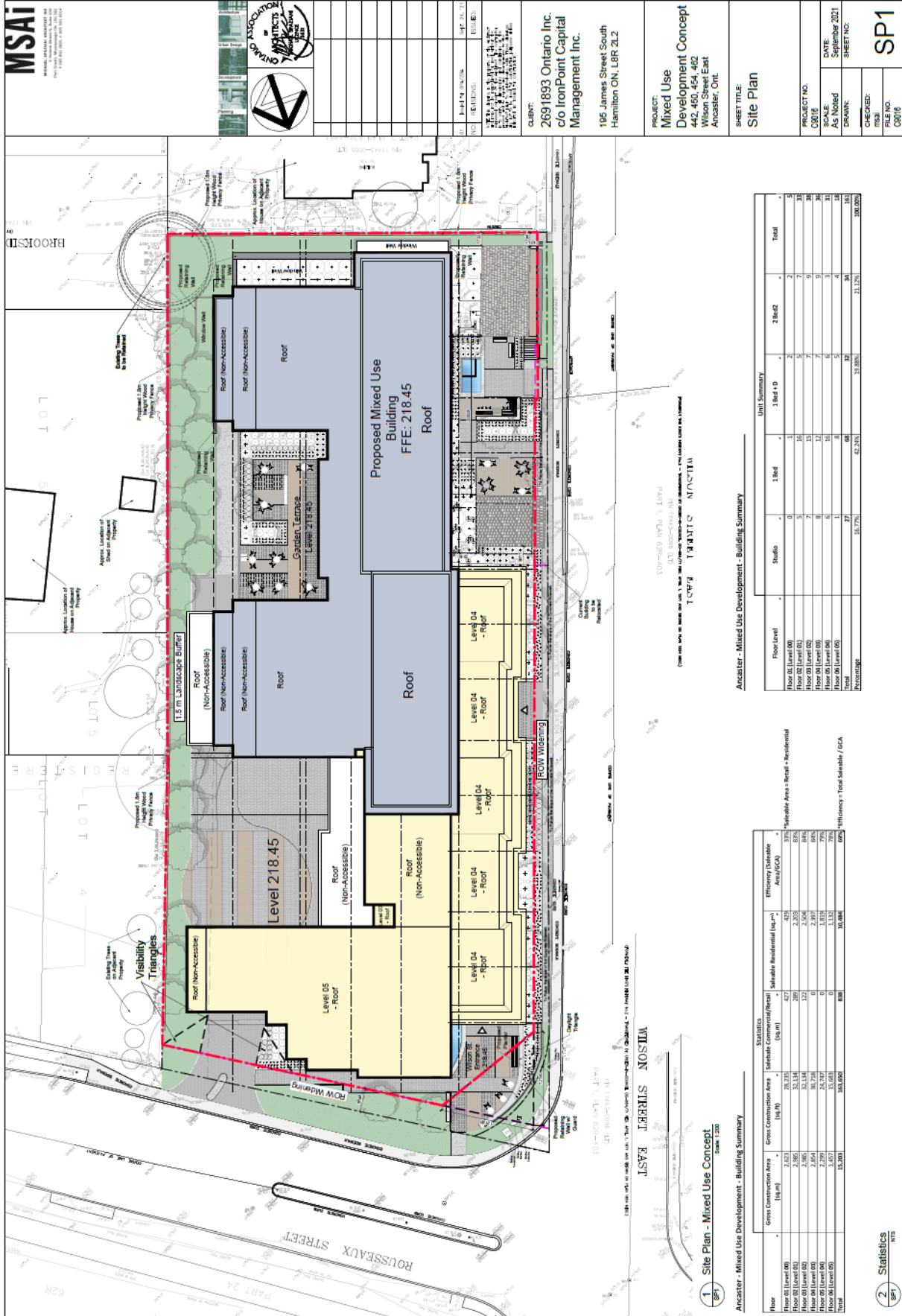
<p>MSAI MUNICIPAL SERVICES ASSOCIATION OF ONTARIO 1000 SHEPPARD AVENUE EAST SUITE 100 SCARBOROUGH, ONTARIO M1B 3Y9 TEL: (416) 291-1000</p>																	
<table border="1"> <tr><td>NO.</td><td>DESCRIPTION</td><td>DATE</td></tr> <tr><td>1</td><td>ISSUED FOR PERMIT</td><td>SEP 2021</td></tr> <tr><td>2</td><td>REVISED</td><td></td></tr> <tr><td>3</td><td>REVISED</td><td></td></tr> <tr><td>4</td><td>REVISED</td><td></td></tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	SEP 2021	2	REVISED		3	REVISED		4	REVISED		<p>CUSTOMER: 2691893 Ontario Inc. c/o IronPoint Capital Management Inc. 105 James Street South Hamilton ON, L8R 2L2</p>	<p>PROJECT: Mixed Use Development Concept 442, 450, 454, 462 Wilson Street East Ancaster, Ont.</p>
NO.	DESCRIPTION	DATE															
1	ISSUED FOR PERMIT	SEP 2021															
2	REVISED																
3	REVISED																
4	REVISED																
<p>SHEET TITLE: Preliminary Perspectives</p>	<p>PROJECT NO.: C0016</p>	<p>DATE: September 2021</p>															
<p>SCALE: As Noted</p>	<p>CHECKED: MSJ</p>	<p>SHEET NO.: A4.1</p>															
<p>FILE NO.: C0016</p>	 <p>1. Preliminary Perspective - View 01 NTS</p>																
 <p>2. Preliminary Perspective - View 02 NTS</p>		 <p>3. Preliminary Perspective - View 03 NTS</p>															
 <p>4. Preliminary Perspective - View 04 NTS</p>		 <p>5. Preliminary Perspective - View 05 NTS</p>															



MSAI <small>MUSKOKA DESIGN ASSOCIATES INC.</small> <small>1100 GERRARD STREET EAST, SUITE 100</small> <small>SCARBOROUGH, ONTARIO M1B 4Y6</small> <small>TEL: 416-291-1111</small>		NO.	DATE	BY	CHK'D
		1	SEP 2021	MS	MS
CUSTOMER: 269 1893 Ontario Inc. c/o IronPoint Capital Management Inc. 166 James Street South Hamilton ON, L8R 2L2		PROJECT: Mixed Use Development Concept 442-450, 454, 462 Wilson Street East Ancaster, Ont.			
SHEET TITLE: Preliminary Elevations		PROJECT NO.: 2691893			
DATE: September 2021		SCALE: As Noted			
SHEET NO.: A2.2		DRAWN: MS			
CHECKED: MS		FILE NO.: 2691893			
DATE: September 2021		SCALE: As Noted			







1 Site Plan - Mixed Use Concept
Scale: 1:200

Ancaster - Mixed Use Development - Building Summary

Floor	Gross Construction Area (sq.m)	Gross Construction Area (sq.ft)	Statistics		Efficiency (Dedicated Area/GCA)
			Residential	Commercial/Retail	
Floor D5 (Level D5)	2,885	31,134	0	0	0%
Floor D4 (Level D4)	2,885	31,134	0	0	0%
Floor D3 (Level D3)	2,885	31,134	0	0	0%
Floor D2 (Level D2)	2,885	31,134	0	0	0%
Floor D1 (Level D1)	2,885	31,134	0	0	0%
Floor D0 (Level D0)	2,885	31,134	0	0	0%
Total	15,200	165,000	0	0	0%

Floor Level	Studio	3 Bed	1 Bed + 0	Unit Summary	
				Total	Total
Floor D5 (Level D5)	0	0	0	0	0
Floor D4 (Level D4)	0	0	0	0	0
Floor D3 (Level D3)	0	0	0	0	0
Floor D2 (Level D2)	0	0	0	0	0
Floor D1 (Level D1)	0	0	0	0	0
Floor D0 (Level D0)	0	0	0	0	0
Total	0	0	0	0	0



CLIENT:
2691893 Ontario Inc.
c/o IronPoint Capital
Management Inc.
166 James Street South
Hamilton ON, L8R 2L2

PROJECT:
Mixed Use
Development Concept
442, 450, 454, 462
Wilson Street East
Ancaster, ONL

SHEET TITLE:
Site Plan

PROJECT NO.
00018

SCALE
AS NOTED

DATE
AS NOTED

DATE
September 2021

SHEET NO.
SP1

