Tel: +1.519.823.1311 Fax: +1.519.823.1316

E-mail: solutions@rwdi.com

MEMORANDUM

| DATE: | 2024-10-04 | RWDI Reference No.: 2302744 |
|-------|--|--|
| то: | Clarence Qian | EMAIL: czqian@distrikt.com |
| FROM: | Scott Bell Ben Coulson, P.Eng. Caelan Weber-Martin | EMAIL: Scott.Bell@rwdi.com EMAIL: Ben.Coulson@rwdi.com EMAIL: Caelan.Weber-Martin@rwdi.com |
| RE: | Addendum to Land-Use Compa 590 Argus Road, Oakville, Onta | |

Dear Mr. Qian,

RWDI was retained to prepare a Land Use Compatibility Study for the proposed mixed-use development located at 590 Argus Road in Oakville, Ontario. The assessment was completed in support of a site-specific Official Plan Amendment and Zoning By-law Amendment application as required by the City of Oakville. RWDI issued a report titled "590 Argus Road – Land-Use Compatibility/Mitigation Study", dated March 30, 2023.

Since that report was prepared, we understand that the Site Plan for the proposed development has been updated. The updated Site Plan drawings, dated August 27, 2024, include the following changes:

- Revision to the Post-Development Property Line along Argus Road due to Argus Road realignment;
- Revision to the Post-Development Property Line along South Service Road due to South Service Road planned realignment;
- Revision to the location of the 14.0m MTO setback, resulting in a shift of the podium levels to the north, closer to South Service Road;
- Indoor amenity space along the north of the proposed development changed to exterior amenity spaces atop the northern podium levels; and
- Revision to building heights.

Upon RWDI's review, the updated Site Plan drawings do not change the results presented within the Land-Use Compatibility Study, dated March 30, 2023. The changes may alter design expectations with respect to noise which will be further considered as part of a detailed noise assessment. RWDI is aware that future massing design may occur. RWDI will continue to work with the design team to provide wind updates at the next planning submission.

If you require additional information, please do not hesitate to contact us.





ATTACHMENT

FINAL REPORT



590 ARGUS ROAD

OAKVILLE, ONTARIO

LAND-USE COMPATIBILITY/MITIGATION STUDY (AIR QUALITY AND NOISE) RWDI # 2302744 March 30, 2023

SUBMITTED TO

Sasha Lauzon, M.PL., RPP

Senior Director of Planning & Development slauzon@distrikt.com
T: 416.628.8038

1. 410.028.8038

Distrikt

1-90 Wingold Avenue Toronto, Ontario, M6B 1P5

SUBMITTED BY

Scott Bell

Project Manager Scott.Bell@rwdi.com

Slavi Grozev, P.Eng.

Senior Noise Engineer Slavi.Grozev@rwdi.com

Tara Bailey, P.Eng.

Senior Air Quality Engineer Tara.Bailey@rwdi.com

RWDI

600 Southgate Drive Guelph, ON N1G 4P6 T: 519.823.1311 F: 519.823.1316



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1 INTRODUCTION

RWDI was retained by Distrikt to undertake a land use compatibility/mitigation study in support of a site-specific Official Plan Amendment and Zoning By-law Amendment to permit mixed-use on lands located at 590 Argus Road in the city of Oakville, Ontario ("subject lands" or "proposed development"). The proposal for the subject lands is to include 44 storey, 50 storey and 58 storey towers, connected on the northwest side by a 5 storey podium. The location of the subject lands is shown on **Figure 1**. Detailed architectural drawings for the proposed development are included in **Appendix A**.

The subject lands are currently used for commercial use as a hotel. The surrounding land use consists primarily of commercial lands with residential uses to the northwest.

The scope of this study was to identify any existing and potential land use compatibility issues, with respect to air quality and noise, and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment areas and/or major facilities.

2 LAND USE COMPATIBILITY POLICIES AND GUIDELINES

2.1 Halton Region Land Use Compatibility Guidelines

Halton Region has created a guideline document (Halton Region 2014) to provide guidance and identify a process for assessing land use compatibility. The intent of the guideline is to "minimize adverse effects of "industrial, transportation and utility" uses that emit noise (vibration), odour or air pollution on sensitive uses (e.g., residential)". The Halton Region guidelines adopt the Ministry of the Environment, Conservation, and Park's D-6 Land-Use Compatibility Guidelines which are discussed in Section 2.4.

2.2 Livable Oakville - Town of Oakville Official Plan

The Town of Oakville's Official Plan (Town of Oakville 2021) includes the mission statement: "To enhance the Town's natural, cultural, social and economic environments by ensuring that environmental sustainability, cultural vibrancy, economic prosperity and social well-being are incorporated into growth and development decisions". One of the guiding principles is to "direct the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated". The subject lands are located in the area identified as "Midtown Oakville" which is part of the Provincial "Growth Plan for the Greater Golden Horseshoe: Places to Grow" (Government of Ontario 2021).

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2.3 Provincial Policy Statement

Sections 1.2.6.1 and 1.2.6.2 of Part V of the Provincial Policy Statement 2020 (Government of Ontario 2020) state the following:

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."

Section 1.6.8.3 of Part V of the Provincial Policy Statement 2020 further states that "New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities."

2.4 Provincial Compatibility Guidelines

The Ministry of Environment, Conservation and Parks' (MECP) D-series guidelines deal with land use compatibility in Ontario. The most relevant guideline in the present case is D-6 (Compatibility between Industrial Facilities, (MOE 1995). It provides a classification scheme for industries based their potential for emissions that could cause adverse effects. The classification scheme is summarized in **Table 1**.

Table 1: D-6 Industry Classification Scheme

| 100 | Descriptors |
|-------|---|
| Class | Descriptors |
| I | Small scale Self-contained Packaged product Low probability of fugitive emissions Daytime operations only Infrequent and/or low intensity outputs of noise, odour, dust, vibration |
| 11 | Medium scale Outdoor storage of wastes or materials Periodic outputs of minor annoyance Low probability of fugitive emissions Shift operations Frequent movement of products and/or heavy trucks during daytime |
| III | Large scale Outside storage of raw and finished products Large production volumes Continuous movement of products and employees during shift operations Frequent outputs of major annoyance High probability of fugitive emissions |

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For each class of industry, the guideline provides an estimate of potential influence area and a minimum recommended separation distance, which is set out in **Table 2**.

Table 2: D-6 Separation Distances

| Class | Potential Influence Area (m) | Minimum Separation Distance (m) |
|-------|------------------------------|---------------------------------|
| 1 | 70 | 20 |
| II | 300 | 70 |
| III | 1000 | 300 |

Guideline D-6 recommends the following:

- 1. "...no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem." (Sec. 4.5.1 of Guideline D-6).
- 2. "No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed-Use Areas* should occur [within the recommended minimum separation distances]" (Sec. 4.3 of Guideline D-6)
- 3. "When a change in land use is proposed [in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance ... may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e., a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible." (Sec. 4.10.3 of Guideline D-6).
- 4. With respect to how separation distance should be measured, the guideline states that "measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use." However, it does allow the measurement to include areas within the lot lines (on-site buffers) where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.

When dealing with vacant industrial lands, the guideline states that "determination of the potential influence area shall be based upon a hypothetical worst-case scenario for which the zone area is committed".

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3 METHODOLOGY

The tasks for this study consisted of reviewing the following items:

- The official plan and zoning by-laws for the surrounding area;
- Published satellite imagery and street-based photography;
- MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1000 m of the subject lands;
- Pending applications for amendment to ECAs of any major facilities, posted on the Environmental Registry;
- Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Uses) from the MECP;
- Meteorological data for the study area.

RWDI reviewed wind data from Toronto Pearson International Airport, the nearest meteorological station to the subject lands, to assist in the assessment. A summary of the directional distribution of winds over a period from 2001-2021 is shown in **Figure 2**. The wind directions in the figure refer to the direction from which the wind blows, while the annual frequency of a given wind direction is shown as a distance radially from the centre. The most frequent winds originate from the southwest to north with winds from the south and northeast less frequent.

It is our understanding that the MECP is unable to provide complaint-related information directly and such inquiries are to be directed via the Ministry's Freedom of Information (FOI) office. While complaint history for the area is a helpful tool in the initial screening of industries, due to the length of time to complete the process as well as the existing character of the study area, we did not consider this task to be essential in completing the assessment for this site. An online search was conducted for complaints in the area, but no such articles or reports were found.

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4 RESULTS

The review considered the influence of the conversion request and potential future mixed-use development on industrial uses in the surrounding employment areas, including any proposed expansions or intensifications that are known. Potential future industrial uses in the employment areas that are not currently proposed are also considered, as well as the influence of transportation systems. The results of the review are outlined below.

4.1 Existing and Proposed Industrial Uses

The area within a 1000 m radius of the subject lands is, for the most part, residential and commercial, with some light industrial land uses outside the 300 m radius. The majority of the residential lands in the study area consist of single detached houses and low-rise buildings west of the Queen Elizabeth Way / Highway 403 (QEW) and east of Cornwall Road. Table B-1 in **Appendix B** lists all identified Class I, II and III industries within 1000 m. Class I industries without a MECP ECA or EASR located beyond 300 m were not documented as their potential influence areas fall far short of the subject lands. Facilities of that nature are considered low-risk and have small areas of influence. In addition to a review of available permits, a review of satellite images was conducted to verify there are no significant small industrial facilities that are not subject to environmental permits. None were noted in the immediate vicinity and were not expected given the current nature of the area. The location of all Class I facilities identified within 300 m of the proposed development are presented in **Figure 3**, with further details presented in **Appendix B**.

As shown in **Appendix B**, there are no identified facilities that have potential areas of influence that extend to the subject lands. Furthermore, there are several public applications for residential redevelopments in this area, including 157 Cross Avenue (Town of Oakville 2019), 177 Cross Avenue (Town of Oakville 2014), and 166 South Service Road (Town of Oakville 2022), which will reduce the number of active facilities in the area. Therefore, the proposed development is expected to be compatible with existing and proposed land uses.

4.2 Future Industrial Uses

The zoning map for the surrounding area is provided in **Figure 4**. Commercial and retail operations surround the subject lands to the north, east, and south. Further northeast of the subject lands are employment zoned areas which include industrial uses. Residential lands are located to the west and further to the southeast.

The subject lands and the area immediately surrounding the subject lands are zoned Midtown Transitional Employment. Permitted uses on the subject lands and immediate surrounding area include commercial and retail operations, but not industrial. Therefore, transition of current commercial/retail uses into industrial can not occur under the current permitted uses. The closest business area that does (or could) include industrial uses is located approximately 700 m to the northeast. However, there are existing residential uses in closer proximity to this employment area. Therefore, the development of sensitive uses on the subject lands would not constrain any intensification of industrial operations in this area beyond the constraints existing from current residential uses. Furthermore, there are several other proposed residential developments in the area, as noted earlier, which already place future limitations on existing industries.

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Therefore, the potential future development on the subject lands is not expected to have a significant effect on the ability of new or intensified industrial uses to be located in surrounding employment areas.

4.3 Transportation Facilities

The subject lands are located approximately 20 m southeast of the QEW and 250 m west of Trafalgar Road (Highway 3). Other roadways in the area are distant or not significant emitters of air and noise emissions. The Oakville Subdivision rail corridor and Oakville Station are located approximately 300 m to the southeast. The rail corridor includes Metrolinx and VIA commuter rail, and the Canadian National Railway (CNR) freight traffic.

Other than minor projects, like surface rehabilitation and bridge repairs, the Ministry of Transportation currently does not have any plans involving major reconfiguration or expansion of the QEW in this area. Thus, any effects of the transportation facilities on the site, as described within, are expected to only change as a result of the organic growth in traffic. Future major transportation projects within the area will have to consider the subject lands.

4.3.1 Noise

Elevated sound levels on the proposed development due to the proximity of the QEW and Trafalgar Road are expected. Upgraded Sound Transmission Class (STC) ratings for façade components including windows, walls and doors will be required at the subject lands for all facades. Based on the latest publicly available Annual Average Daily Traffic (AADT) of 215 000, available through MTO's iCorridor website

(Ministry of Transportation of Ontario 2016), STC requirements are expected to be in the low to high 30 range depending on the orientation and exposure. These are achievable with commercially available windows.

Early design drawings, provided in Appendix A, suggest amenity spaces within the interior at ground level. Interior spaces will be protected through the building elements, however, that should be confirmed as further noted below.

Due to the separation distance to the rail, sound from the corridor is not expected to have a significant effect on the subject lands. A noise assessment of the nearby roadways and railways is recommended to confirm this and to determine the details of the upgraded façade components. Vibration from rail is not expected to be of concern. The Rail Association of Canada (RAC) provides setback distances where vibration effects from rail require study (RAC 2013). The 300 m setback distance is beyond the 75 m setback recommended by RAC.

4.3.2 Air Quality

The GO Rail Network Electrification Environmental Project Report Addendum (Metrolinx 2021) was reviewed for air quality effects in proximity to Metrolinx rail corridors. The most current train volume on the Metrolinx rail corridor at Oakville (Lakeshore West) is 158 trains per day but a detailed air quality assessment was not done for Lakeshore West. However, the Lakeshore East segment has a similar quantity of rail traffic, and results from the Lakeshore East air quality study indicated that air quality impacts decrease sharply with distance and are generally low (within 20% of background) beyond 50 meters. Therefore, with a 300 m separation distance, the subject lands are more than sufficiently separated from the rail corridor to avoid adverse air quality effects. Therefore, the potential future development of the subject lands is considered compatible with the rail corridor.

The subject lands are located adjacent to the QEW highway corridor. Air quality emissions from the QEW are expected to be directed towards the subject lands when wind is coming from directions between west-southwest to north.

Typically, these wind directions occur approximately 50% of the time, as shown in **Figure 2**. The greatest impacts are

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typically expected when wind speeds are relatively low (< 3 m/s) and this occurs from the west-southwest to north wind directions less than 5% of the time.

Based on past experience with highway modelling assessments and publicly available studies, such as The City of Toronto produced report "Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure" (City of Toronto 2017), the most widely reported mitigation strategy is separation distances or buffer zones. Some environmental agencies (California and British Columbia) recommend a setback of 500 ft (approx. 150m) from major highways and 100m from roads with annual average traffic volumes of 15,000 vehicle or more per day. Considering these buffer zones, elevated air pollutant levels on the proposed development are expected due to the proximity of the QEW, a major highway which has an Annual Average Daily Traffic volume of greater than 200,000 vehicles per day. Therefore, mitigation measures will need to be considered for the subject lands during detailed design of the proposed development. Trafalgar Road is located beyond the recommended 150 m setback and therefore is considered compatible with the subject lands.

The current design for the subject lands is shown in **Appendix A.** The setback distances for all three towers in this design are less than the 150m setback distance identified above; therefore, it is likely that transportation pollution from the QEW could impact sensitive uses on the towers, especially Building A. The development features two outdoor amenity areas in ground-level courtyards on the southeast side of the five-storey podium, both of which are considered appropriately placed within the constraints of the property due to shielding from the QEW by taller elements of the development.

RWDI recommends that a Traffic-Related Air Pollution (TRAP) study be conducted to assess the potential impacts and inform mitigation strategies at the subject lands in order to reduce the impact of transportation pollution. In terms of land use planning at the site level, the following mitigation strategies may be considered:

- Locating residential units and outdoor use areas (particularly ones for prolonged use) as far as possible from the roadways and buffered by transitional uses;
- Vegetation that is designed as a barrier (as a complement to other mitigation measures);
- Physical barriers such as sound barriers;
- Mechanical rather than passive building ventilation with air particle filtration;
- Location of ventilation air intakes away from known pollution sources and roads;
- Only placing operable windows on the side of the buildings that face away from TRAP sources;
- Optimizing timing and quantity of ventilation make-up air; and,
- Management of outdoor activities.

While the QEW is expected to impact air quality at the subject lands, it is considered compatible with the proposed development, subject to incorporating mitigation measures into the design.

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5 CONCLUSIONS

The proposed mixed-use development on the subject lands is compatible with surrounding employment uses and the transportation corridors. However, mitigation measures to reduce noise and air quality impacts from the QEW and Trafalgar Road will be required. The following further studies are recommended to determine appropriate design concepts and mitigation measures:

- Noise assessment of nearby roadways and railways.
- Traffic-related air pollution (TRAP) study of the QEW.

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STATEMENT OF LIMITATIONS

This report entitled 590 Argus Road – Land-Use Compatibility/Mitigation Study (Air Quality And Noise) was prepared by Rowan Williams Davies & Irwin Inc. ("RWDI") for Distrikt ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.



FIGURES



Site Plan

Map Projection: NAD 1983 UTM Zone 17N 590 Argus Road - Oakville, Ontario

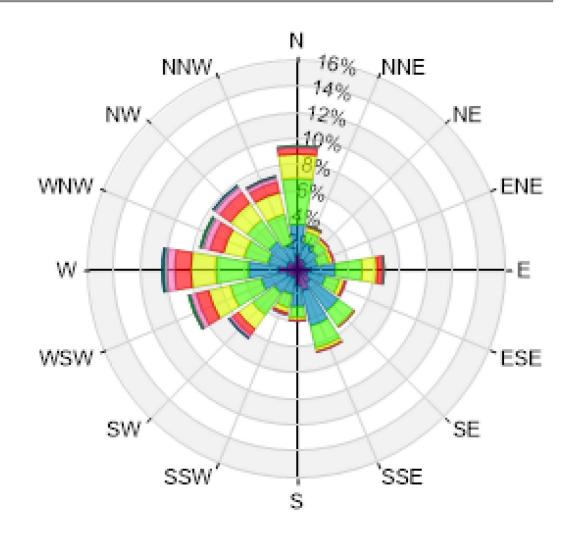
True North Drawn by: LJN Figure:

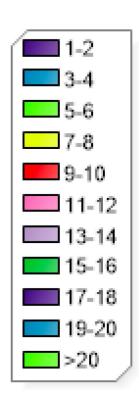
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Date Revised: Jan 11, 2023 Project #: 2302744



Directional Distribution (%) of Winds in m/s (Blowing From) Toronto Pearson International Airport, (2001-2021)



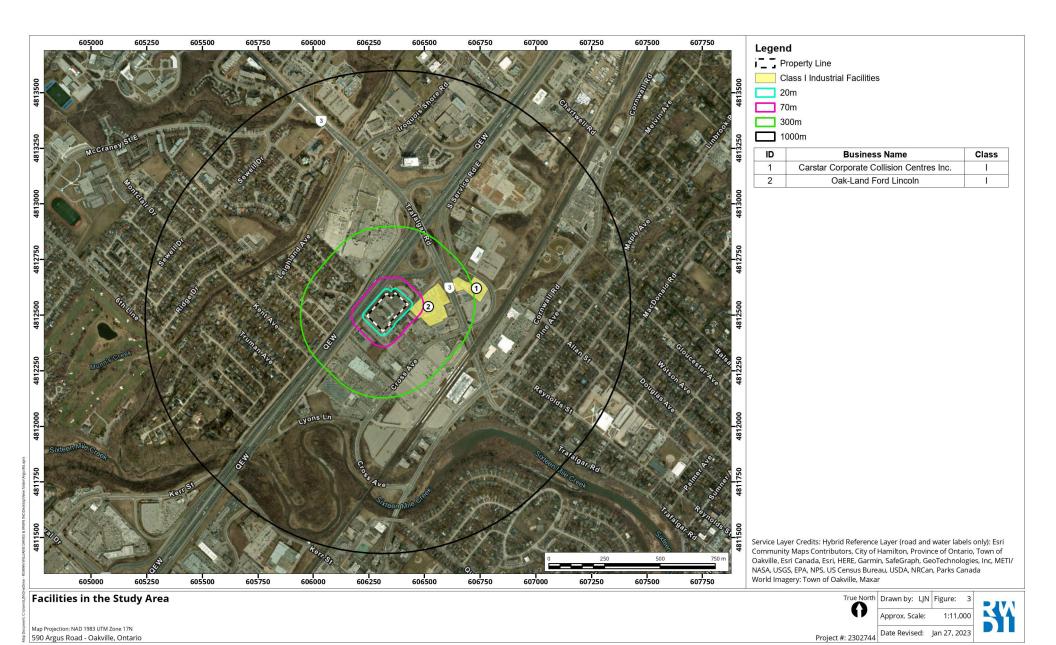


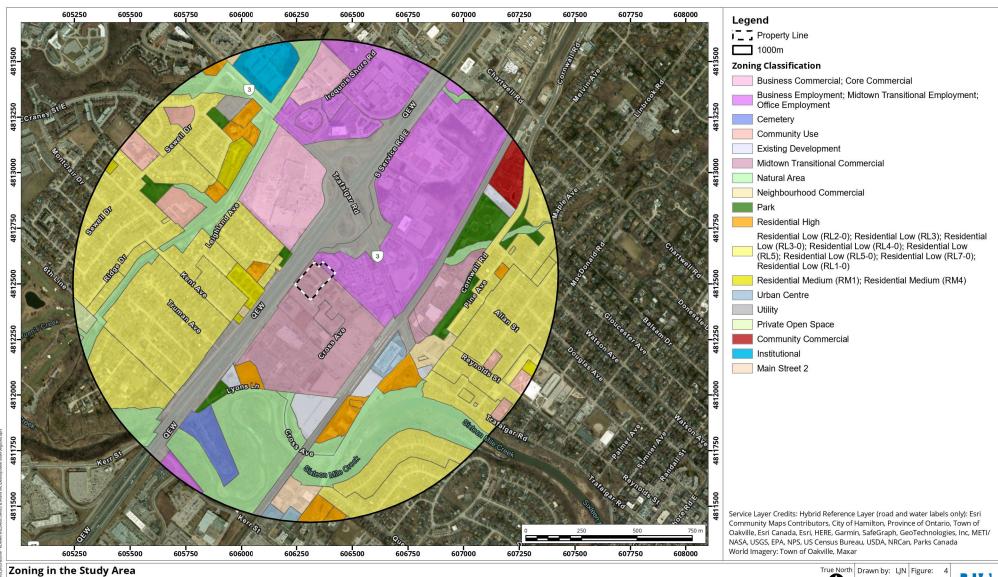
Wind Speed and Direction Frequencies For Toronto Pearson International Airport (2001 – 2021)

| Drawn by: | JWS | Figure: | 2 |
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| Project #: | | 23 | 802744 |
| Date: | | 2023 | 8-03-30 |



590 Argus Road – Oakville, Ontario





Map Projection: NAD 1983 UTM Zone 17N 590 Argus Road - Oakville, Ontario

Approx. Scale: 1:11,000

Project #: 2302744 Date Revised: Jan 27, 2023





APPENDIX A







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Public City Architecture Inc. 11-400 Cition Street, Wilmpieg, MN, RGG 230 T. 204-475-5923

1-89 1 Moster Road, Calcula, ON, LOC 2995 T. 995 334 3369 TRAFFIC BA Consulting Group Limited

305-45 St. Clair Avenue West, Toronto, CN, MV 19 T. 419.951.719 SOLID WASTE MANAGEMENT R. I. Burnside & Associates Limite

1465 Pokering Parkway, Pickering, CN, L1V T. 1.000.2655062 PLANNING Bousfields Inc.

3 Church Street, Toronto, ON, MSE T. 415.547.0744 QUENT

Distrikt Developments
190 Wingold Avenue, Toronto, CN, Canada MRR 1

DISTRIKT OAKVILLE





COVER SHEET

| Author | Che | icker | |
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SHEET LIST ANN - PROJECT INFORMATION
ADDI SHEET LIST, ZONNO REQUIREMENTS
ADDI BULLONG STATISTICS
ANDI SITE SURVEY
AND SITE CONTEXT MAP
ATTI SITE PAIN & PROFILE VEL
ATTI STEP PAIN & PROFILE VEL
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AND TRANSPORT OF THE PLAN

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ADD 1 LUTE A60 - ELEVATIONS

A601 NORTH & SOUTH ELEVATIONS

A602 EAST & WEST ELEVATIONS

A411 EAST & WEST ELEVATIONS ENLARGED

A612 NORTH & SOUTH ELEVATIONS

ENLARGED

A621 1 TO 50 ELEVATION A600 - MASSENG A601 AERIAL VIEWS 01 A602 AERIAL VIEWS 02 A700 - RENDERINGS A701 PERSPECTIVES

A800 - MATERIAL BOARD A801 MATERIAL BOARD

| | | | 1 | | | |
|-------------------------|---|--|--|--|--|--|
| SITE AREA | TOTAL = 15,377.53 m ² | | (SITE W/O AREA OF CONVEYED LANDS) = 12,088.80 m ² | | | |
| | AREA OF CONVEYED LANDS = 3,288.73 m² | | | | | |
| | PRIVATELY OWNED PUBLIC ACCESSIBLE SPACES = 3,027.38 m² (WEST 1,319.09 m²: EAST 1,700.29 m²) | | | | | |
| | MTO SETBACK = 1,510.28 m ² | | | | | |
| SITE INFORMATION | SITE AREA PROVIDED BY: J. D. BARNES LTD | | | | | |
| ROGRAM | MULTI-TOWER RESIDENTIAL DEVELOPMENT WITH 6-STY PODULA; TOWER A @ 44 STY + MPH; TOWER B @ 58 STY + MPH; TOWER C @ 50 STY + MPH WITH A TOTAL OF 1750 RESIDENTIAL UNITS. | | | | | |
| | REQUIRED / PERMITTED | PROVIDED | | | | |
| MAXIMUM BUILDING HEIGHT | = | TOWER A @ 44 STY + MPH; TOWER B @ 58 STY + MPH; TOWER C @ 50 STY + | | | | |
| LOADING | 6.00 M x 18.00 M | 6.00 M × 18.00 M | | | | |
| GROSS FLOOR AREA | 136,216.09 m² | | | | | |
| FLOOR SPACE INDEX | 152,978.99 m² (TOTAL GCA) / 12,0 | 188.80 mF (LOT AREA) = 12.50 | 1 | | | |
| NUMBER OF UNITS | 1750 RESIDENTIAL UNITS | | | | | |

| AMENITY AREA PROVISIONS | | | | | |
|-------------------------|-------------------------|---|------|-------|-----------------|
| INDOOR AMENITY SPACE | 2,637.81 m ² | 1 | 1750 | UNITS | 1.51 m² PER UNI |
| OUTDOOR AMENITY SPACE | 796.71 m ³ | 1 | 1750 | UNITS | 0.46 m² PER UNI |

| | B | EQUIRED / PERMITTED | PROVIDED |
|---|---------------------------|--|---|
| VEHICULAR PARKING | RESIDENTIAL | 1750 × (0.50) = 875 | 879 |
| | VISITOR | 1750 x (0.20) = 350 | 348 |
| | NON-RESIDENTIAL 1 | 1,174.27 m ² (1.08/100 m ²)= 13 | 17 |
| | NON-RESIDENTIAL 2 | 435.93 m² (1.08/100 m²)= 5 | 1/ |
| TOTAL REQUIRED | | 1243 | 1244 |
| BICYCLE PARKING | RESIDENTIAL | <u>1750</u> x(1.00) = 1750 → 1313 | 1326 Double Bloyde Stadier - Residential Lon Term (800x1800) |
| (NON-RESIDENTIAL PARKING REQUIREMENT - THE GREATER | VISITOR (25% OF TOTAL) | 1750 × (0.25) = (438) | 426 Double Bloyde Stacker - Visitor Short Term (600x1800) |
| OF 2 OR 1.0 PER 1,000 m ³) | NON-RESIDENTIAL 1 | 1,174.27 m² (1.00/1,000 m²)= 2 | |
| | NON-RESIDENTIAL 2 | 435.93 m² (1.00/1,000 m²)= 2 | |
| TOTAL REQUIRED | 1 | 1754 | 1752 |

| LEVEL | RESIDENTIAL | VISITOR | NON-RES. 1 & 2" | TOTAL |
|-------|-------------|---------|-----------------|-------|
| P6 | 230 | | | 230 |
| P5 | 216 | | | 216 |
| P4 | 216 | | | 216 |
| P3 | 216 | | | 216 |
| P2 | | 213 | | 214 |
| P1 | | 135 | 17 | 152 |
| TOTAL | 879 | 348 | 17 | 1244 |

| LEVEL | RESIDENTIAL | VISITOR | NON-RES. 1 & 2 | TOTAL |
|-------|-------------|---------|----------------|-------|
| P1. | | | | 716 |
| L01 | | | | |
| L02 | | | | 1030 |
| TOTAL | | | | 1752 |

STORAGE LOCKERS PROVIDED LEVEL P6 LEVEL P5 LEVEL P4 322 LEVEL P3 322 322 180 LEVEL P2 LEVEL P1 TOTAL

ARCHITECT
Teeple Architects Inc.
5 Canden Street, Totonic, ON, Careda, MSV 1V2
T. 416 598.0554

Teeple Architects" Toronto, ON Canada, MSV 1972 T. 466-598-5054 www.teepleauth.com

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Insert Name Insert Address Insert Telephone

Public City Architecture Inc. 11-400 Citon Street, Wimping, MN, RDG 2X6 1, 204 475 5020 Trafalgar Engineering Limited
1-801 Moston Road, Calculle, CR, LSK 2WE
1.900.338.3390

TRAFFIC

BA Consulting Group Limited

300-45 St. Clair Avenue West, Toronto, ON, MAY 193

7, 419-951,7190

SCLID WASTE MANAGEMENT

R.J. Burnside & Associates Limited
1465 Pokering Parkery, Pickering, CN, L1V 7G7
7. 1.800.265.002

PLANNING Bousfields Inc. 3 Church Steet, Toronto, ON, MSE 1M2 7.419.547.9744

QUENT
Distrikt Developments
1-80 Wilngsid Avenue, Tourneo, CN, Canada MRR 975
T. 416 E28 8038

DISTRIKT OAKVILLE



SHEET LIST, ZONING REQUIREMENTS

BUILDING STATISTICS - OVERALL GCA BY LEVEL (BELOW GRADE) AREA PER LEVEL NO. OF LEVELS (SM) (SP) TYPICAL 58,491.88 m² 629,601 SF 1 58,491.88 m² 629,601 SF TOTAL 58,491.88 m² 629,601 SF 56,858.80 m² 612,023 SF 1,633.08 m² 17,578 SF 0.00 m² TOTAL

| 38 | 659 SF | 1,394 SF | 77 | 4% | | | | | - 4 |
|--------------|----------|----------------------------|-------------|----|-----------------|------|------------------|-----------|-----|
| OTAL | | 1 1 | 1750 | | ILEVEL 03 | 18 | 527.SF | 1,204 SF | - |
| | | | | | LEVEL 03 | 20 | 767.SF | 908 SF | |
| | | | | | LEVEL 03 | 36 | 9115F | 1,346 SF | |
| | | | | | | | | | - 4 |
| | | | | | EEVEL ON | 10 | 527.SE | 832.50 | |
| | | | | | LEVEL 04 | 28 | 76.7 SF | 90.5 SF | |
| | | | | | LEVEL 04 | 36 | 736 SF | 1,346 SF | |
| | | | | | LEVEL 05 | 16 | 529.5F | 802.99 | - 6 |
| | | | | | LEVEL OF | 28 | 79.9 SF | 900 SF | - 1 |
| | | | | | LEVEL OF | - 8 | 769.0F | 1349.00 | _ |
| | | | | | DEVEL-00 | - 30 | 0.00 | 1,310 (8) | - |
| | | | | - | LEVE 1 00 | 16 | 461 SF | 802 SF | _ |
| | APE | A BY TYPE | | | LEVEL 06 | 20 | 774.52 | 974 SE | - 3 |
| | 701 | AD1 111 L | | | LEVEL 08 | 36 | 911.52 | 1349.59 | _ |
| | | TOTAL | AREA | 7 | | | | | - 6 |
| 44 | REA TYPE | (SM) | (SF) | - | LEVEL 07 | 15 | 529 SF | 850 SF | |
| NDOOR AME | | 2 837 81 m² | 28.393 S | - | LEVEL 47 | 28 | 786 SF | 937 SF | - 1 |
| | NITY | | | | LEVEL 07 | 36 | 1,017 SF | 1,271 SF | |
| OTHER | | 9,823.42 m² | 105,738 S | | | | | 1 | - 5 |
| DUTDOOR AN | | 798.71 m ² | 8,578 S | | LEVEL 08 | 18 | 529 SF | 850 SF | - 3 |
| | N AREA | 15,509.01 m² | 166,938 S | F | LEVEL 08 | 20 | 766 SF | 901 SF | _ |
| RES. SERVICE | | 2.383.56 m² | 25,656 S | F | LEVEL 08 | 36 | 1,045.5F | 1,394 52* | _ |
| RETALLEAS | | 1.610.19 m² | 17,332 S | | LEVEL 09 | 10 | 579 SE | atage | - 2 |
| BALFARLE | 1000 | 116 713 32 m² | | | REVEL 09 | 26 | 323/3F | 10007 | - 1 |
| SALEABLE | | 110./13.32 m ⁻¹ | 1,200,262 5 | F | LEVEL 09 | 20 | 1,000 SF | 1.020 SF | _ |
| | | | | | DEVEL-09 | .00 | 1,000 00 | 1,17.0-86 | _ |
| | | | | | LEVEL 10 | 18 | 529 SF | 250.5F | - 2 |
| | | | | | LEVEL 10 | 28 | 80.2 SF | 877 SF | _ |
| | | | | | LEVEL 10 | 36 | 906 SF | 1,172.5F | |
| | | | | | | | | | - 3 |
| | | | | | KEVEL 11 | 18 | 490 SF | 846 SF | - 2 |
| | | | | | LEVEL 11 | 25 | 7795F | 9085F | |
| | | | | | LEVEL 11 | 38 | 99.6 SF | 1.046 SF | |
| | | | | | | | | | - 3 |
| | | | | | LEVEL 12 | 15 | 548.SF | 852 SF | - 1 |
| | | | | | LEVEL 12 | 28 | 886 SF 937 SE | 037 SF | |
| | | | | | LEVEL 12 | 36 | 937 SF | 1,165 SF | - 1 |
| | | | | | 100 Ft 40 mm | 40 | 610.00 | 815.SF | 3 |
| | | | | | LEVEL 13 (TIME) | 18 | 823 SF 813 SF | 816 SF | - 5 |
| | | | | | LEVEL 13 (199) | 201 | 81334 | 9/650 | 12 |
| | | | | | | | | | |

UNIT SUMMARY (PER LEVEL)

UNIT SUMMARY

UNIT SUMMARY TOWER B

| PARKING TYPE | LEVEL | COUNT |
|--|----------|-------|
| COMMERCIAL - STANDARD (5700 x 2700) | LEVEL P1 | 17 |
| VISITOR - ACCESSIBLE A (5700 x 3650) | LEVEL P1 | 3 |
| MSITOR - ACCESSIBLE B (5700 x 2700) | LEVEL P1 | 3 |
| MSITOR - STANDARD (5700 x 2700) | LEVEL P1 | 129 |
| LEVEL P1 | | 152 |
| RESIDENTIAL- STANDARD (6700 x 2700) | LEVEL P2 | 1 |
| VISITOR - ACCESSIBLE A (5700 x 3650) | LEVEL P2 | 4 |
| VISITOR - ACCESSIBLE B (5700 x 2700) | LEVEL P2 | 2 |
| MSITOR - STANDARD (5700 x 2700) | LEVEL P2 | 207 |
| LEVEL P2 | | 214 |
| RESIDENTIAL - ACCESSIBLE A (5700 x 3650) | LEVEL P3 | 3 |
| RESIDENTIAL - ACCESSIBLE B (5700 x 2700) | LEVEL PS | 3 |
| RESIDENTIAL- STANDARD (5700 x 2700) | LEVELPS | 210 |
| LEVEL P3 | 61 | 216 |
| RESIDENTIAL - ACCESSIBLE A (5700 x 3650) | LEVEL P4 | 3 |
| RESIDENTIAL - ACCESSIBLE B (5700 x 2700) | LEVEL P4 | 3 |
| RESIDENTIAL: STANDARD (6700 x 2700) | LEVEL P4 | 210 |
| LEVEL P4 | | 216 |
| RESIDENTIAL - ACCESSIBLE A (5700 x 3650) | LEVEL P5 | 3 |
| RESIDENTIAL - ACCESSIBLE B (6700 x 2700) | LEVEL PO | 3 |
| RESIDENTIAL: STANDARD (5700 x 2700) | LEVEL P5 | 210 |
| LEVEL P5 | 1000000 | 216 |
| RESIDENTIAL - ACCESSIBLE A (6700 x 3650) | LEVEL P0 | 1: |
| RESIDENTIAL - ACCESSIBLE B (5700 x 2700) | LEVEL P8 | 1 |
| RESIDENTIAL- STANDARD (5700 x 2700) | LEVELPO | 228 |
| LEVEL P6 | 7.7 | 230 |
| TOTAL PARKING | | 1244 |

Total Type
1 RESIDENTIAL - STANDARD (5700 x 2700)

| NO. | DATE | ISSUED FOR: |
|-----|------------|--------------|
| - 1 | 07.06.2022 | SSUEDFOR SPA |
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BUILDING STATISTICS - TOWER A

LEVEL 12 LEVEL 13 + ABOVE

| | AREA PER | LEVEL | NO. OF | TOTAL | AREA |
|----------------|--------------------------|------------|-------------------|--------------------------|------------|
| LEVELS | (SM) | (SF) | LEVELS TYPICAL | (514) | (SF) |
| LEVEL 01 | 1,409,15 m² | 15,814 SF | - 1 | 1,489,16 m² | 15,814 SE |
| LEVEL 02 | 1,370.63 m ³ | 14,753 SF | - 1 | 1,370.63 m ² | 14,753 SI |
| LEVEL 03 | 970.88 m² | 10,450 SF | - 1 | 970.88 mil | 10,450 SE |
| LEVEL 04 | 1,881.23 m ³ | 20,249 SF | - 1 | 1,881.23 m² | 20,249 Si |
| LEVEL 05 | 1,905.93 m ² | 20,515 SF | - 1 | 1,905,93 m² | 20,515 S8 |
| LEVEL OG | 1,761.20 m² | 18,957 SF | - 1 | 1,761.20 m ² | 18,957 SI |
| LEVEL 07 | 1,294,14 m² | 13,930 SF | - 1 | 1,294,14 mil | 13,930 SF |
| LEVEL 08 | 1,222,14 m ¹ | 13,155 SF | 1 | 1,222.14 m ² | 13,155 St |
| LEVEL 09 | 1,138,46 m ² | 12.254 SF | - 1 | 1.138.46 m² | 12.254.38 |
| LEVEL 10 | 1,064.41 m² | 11,457 SF | - 1 | 1,064.41 m/ | 11,457 SI |
| LEVEL 11 | 990.32 m ² | 10,660 SF | - 1 | 990.32 m² | 10,660 SF |
| LEVEL 12 | 912.71 m² | 9,824 SF | - 1 | 912,71 m ² | 9,824 58 |
| LEVEL 13 TO 44 | 850.56 m² | 0,155 SF | 32 | 27,217.91 m² | 292,971 SF |
| TOTAL | 16,831,76 m ² | 181,176 SF | | 43,199,11 m ² | 464,991 SE |

3,036,35 m² 32,683 SF 1 3,036,35 m² 32,683 SF 2,772,56 m² 29,844 SF 1 2,772,56 m² 29,844 SF 2,551,33 m² 27,462 SF 32,446,738 98,651,67 m² 1,061,878 SF

| | | | | AR | EA SUMMA | RY (ABOVI | GRADE) 1 | OWER A | | | | | | |
|----------------|--------------------------|------------|-------------------------|-----------|--------------|------------|---------------------|----------|-----------|-------------|---------------------|---------|--------------------------|------------|
| 0.00000 | GC | A | DEDUCTION | | RESIDENT | TAL GFA | RETAIL | GFA | INDOOR A | MENTY | OUTDOOR | AMENITY | GF. | A |
| LEVELS | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) |
| LEVEL 01 | 1,489.16 m² | 15,814 SF | 554.08 m ² | 5,964 SF | 479.15 m² | 5,158 SF | 435.93 m² | 4,692 SF | 208.46 m² | 2,222.29 SF | 0.00 m² | 0.00 SF | 915.08 m ² | 9,85051 |
| LEVEL 02 | 1,370.63 m² | 14,753 SF | 351.54 m ² | 3,784 SF | 1,019.08 m² | 10,969 SF | 0.00 m ³ | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ³ | 0.00 SF | 1,019.08 m ² | 10,989 S |
| TEAET 63 | 970.88 m² | 10,450 SF | 73.80 m² | 794 SF | 897.08 m² | 9,656 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 897.08 m ² | 9,056.51 |
| LEVEL 04 | 1,881.23 m² | 20,249 SF | 80.10 m ² | 862 SF | 1,801.13 m² | 19,387 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 1,801.13 m ² | 19,387 S |
| LEVEL 06 | 1,905.93 m² | 20,515 SF | 81.59 m² | 878 SF | 1,824.34 m² | 19,637 SF | 0.00 m² | O SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,824.34 m ² | 19,637.51 |
| LEVEL 06 | 1,761.20 m² | 18,067 SF | 114.75 m | 1,235 SF | 1,848.45 m² | 17,722 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 1,646.45 m ² | 17,722 S |
| LEVEL 07 | 1,294.14 m² | 13,930 SF | 84.19 m² | 906 SF | 1,209.94 m² | 13,024 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,209,94 m ² | 13,024 \$1 |
| LEVEL 08 | 1,222.14 m² | 13,155 SF | 76,80 m ² | 827 SF | 1,145.34 m² | 12,328 SF | 0.00 m ³ | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ³ | 0.00 SF | 1,145,34 m² | 12,328 S F |
| LEVEL 09 | 1,138.40 m² | 12,254 SF | 78.05 m ² | 840 SF | 1,000.41 m² | 11,414.SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,080.41 m ² | 11,414 SF |
| LEVEL 10 | 1,064.41 m² | 11,457 SF | 117.71 m | 1,267 SF | 948.70 m² | 10,190 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 946.70 m² | 10,190 S |
| LEVEL 11 | 990.32 m² | 10,660 SF | 76.56 m² | 824 SF | 913.77 m² | 9,836 SF | 0.00 m ³ | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ³ | 0.00 SF | 913.77 m² | 9,836 SF |
| LEVEL 12 | 912.71 m² | 9,824 SF | 75.15 m² | 809 SF | 837.55 m² | 9,015 SF | 0.00 m² | O SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 837.55 m ³ | 9,015.5F |
| LEVEL 13 TO 44 | 27,217.91 m² | 292,971 SF | 2.378.55 m ² | 25,603 SF | 24,839.36 m² | 287,389 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 24,839.36 m ² | 267,369 SF |
| | | | - | | | | - | - | | | - | | - | |
| TOTAL | 43 139 11 m ² | 464 991 SE | 4 142 87 m² | 44 594 SF | 38 620 31 m² | 415 706 SE | 435 93 m² | 4 692 SF | 206.46 m² | 2 222 29 SF | 0.00 m² | 0.00 SF | 39 056 24 m ² | 420 398 51 |

| ER A | VEL) TOW | Y (PER LE | SUMMARY | UNIT | | | UNIT SUI | | |
|-------|------------------|------------------|---------|-------------------|-----|-------|----------|--------------|------------|
| COUNT | MAXIMUM (SF) | MINIMUM (SF) | UNIT | LEVEL | % | COUNT | | MINIMUM (SF) | MT GORY |
| 7 | 832 SF | 531 SF | 15 | LEVEL 62 | 70% | 360 | 852 S.F. | 523 SF | В |
| 4 | 1.243.RF | 773 SF | 28 | LEVEL 02 | | | | | 8 |
| - 2 | 1.090 SF | 911 SF | 39 | LEVE 1 02 | | | | | |
| 13 | | | | | 5% | | 1,394 SF | 659 SF | 8 |
| 7 | 832 SF | 587.SF | 16 | LEVEL 03 | | 513 | | | |
| - 3 | 863.SF | 793 SF | 29 | LEVE L 03 | | | | | |
| 2 | 1,090 SF | 9115F | 36 | LEVEL 63 | | | | | |
| 12 | | | | | | | | | |
| 11 | 802 SF | 586.SF | 10 | LEVEL 04 | | | | | |
| - 6 | 863.50 | 767 SF | 25 | LEVET 04 | | | | | |
| - 4 | 1,090 SF | 726 SF | 36 | LEVEL 04 | | | | | |
| 21 | | | | | | | | | |
| . 13 | -832 SF | 587 SF | 16 | LEVEL 05 | | | | | |
| 2 | 892 SF | 807 SF | 28 | LEVEL 05 | | | | | |
| 7 | 1,090 SF | 659.5F | 30 | LEVELOS | | | | | |
| 22 | | | | | | | | | |
| 13 | 832 SF | 554.SF | 18. | LEVE L 06 | | | | | |
| 3 | 924.57 | 8375F | 25 | EEVEL 06 | | | | | |
| 2 | 1,050 SF | 911 SF | 36 | LEVE L 00 | | | | | |
| 19 | | | | | | | | | |
| 90 | 850 SF | 534 SF | 15 | LEVEL 07 | | | | | |
| 4 | 937 SF | 802 SF | 28 | LEVEL 97 | | | | | |
| - 1 | 1,271 SF | 1,271 SF | .30 | LEVEL 07 | | | | | |
| 15 | | | | | | | | | |
| -11 | 850 SF | 534 SF | 18 | LEVE L 08 | | | | | |
| - 1 | 832.5F | 632 SF | 20 | LEVE LOS | | | | | |
| 2 | 1,394 SF | 1,045.5F | 36 | REVEL 08 | | | | | |
| . 14 | | | | | | | | | |
| 9 | 810SF | 534 SF | 10 | LEVEL 09 | | | | | |
| 2 | 860 SF | 832 SF | 28 | LEVEL 09 | | | | | |
| - 2 | 1,176 SF | 1,008 SF | 36 | LEVEL 09 | | | | | |
| 13 | | | | | | | | | |
| 8 | 850 SF | 534 SF | 18 | LEVEL 10 | | | | | |
| 1 | 832 SF | 802 SF | 20 | LEVEL 10 | | | | | |
| 2 | 1.010 SF | 925 SF | 30 | LEVEL 10 | | | | | |
| 11 | 1000000 | 2000000 | | | | | | | |
| 8 | 346 SF | 541 SF | 18 | LEVEL 11 | | | | | |
| 4 | 985 SF | 870 SF | 25 | LEVEL 11 | | | | | |
| 12 | 80702 | W752 | 10 | - | | | | | |
| - 7 | | | | LEVEL 12 | | | | | |
| | 937 SF | 937.57 | 25 | LEVEL 12 (TO LAK) | | | | | |
| - 2 | 1,127 SF | 1,098 SF | 36 | LEVEL 12 (TO LAKE | | | | | |
| 90 | | | | | | | | | |
| 256 | 642.5F 909.9F | 523.5F 813.5F | 15 | LEVEL 13 | | | | | |
| | 908 SF | ana SF | - 28 | SEMEL 13 | | | | | |
| 352 | _ | | | | | | | | |
| | | | | TOTAL | | | | | |

| Level | Total | Type |
|---------------|-------|--------------------------------------|
| LEVEL P1 | 3 | VISITOR - ACCESSIBLE A (5700 x 3650) |
| LEVEL P1 | 3 | VISITOR - ACCESSIBLE B (5700 x 2700) |
| LEVEL P1 | 129 | VISITOR - STANDARD (5700 x 2700) |
| LEVEL P1 | 135 | |
| LEVEL P2 | 4 | VISITOR - ACCESSIBLE A (5700 x 3650) |
| LEVEL P2 | 2 | VISITOR - ACCESSIBLE B (5700 x 2700) |
| LEVEL P2 | 207 | VISITOR - STANDARD (5700 x 2700) |
| LEVEL P2 | 213 | |
| TOTAL PARKING | 348 | |

| COMM | ERCI | AL OR NON-RES. PARKING |
|--------------|-------|-------------------------------------|
| Level | Total | |
| EVEL P1 | 17 | COMMERCIAL - STANDARD (5700 x 2700) |
| EVEL P1 | 17 | |
| OTAL PARKING | 17 | |
| | | |

BUILDING STATISTICS - TOWER B

| | AREA PER | LEVEL | NO. OF | TOTAL | AREA |
|----------------|-------------------------|-----------|---------|--------------------------|------------|
| LEVELS | (SM) | (SF) | TYPICAL | (SM) | (SF) |
| LEVEL 01 | 1,088.13 m² | 11,713 SF | 1 | 1,088.13 m² | 11,713 SF |
| LEVEL 02 | 1,588,79 m² | 17,102 SF | - 1 | 1,588,79 m/ | 17,102 SF |
| LEVEL 03 | 3,448.52 m² | 37,120 SF | 1 | 3,448.52 m² | 37,120 SF |
| LEVEL 04 | 1,592.73 m ¹ | 17,144 SF | 1 | 1,592.73 m ² | 17,144 SF |
| LEVEL 05 | 1.816.37 m ² | 19,551 SF | 1 | 1,816.37 m² | 19,551 SF |
| LEVEL 06 | 1,559.34 m² | 16,785 SF | 1 | 1,559.34 m ² | 10,785 SF |
| LEVEL 07 | 1,294.14 m ² | 13,930 SF | 1 | 1,294.14 m² | 13,930 SF |
| LEVEL 08 | 1,222.14 m² | 13,155 SF | - 1 | 1,222.14 mil | 13,155 SF |
| LEVEL 09 | 1,138.46 m² | 12,254 SF | - 1 | 1,138.48 m | 12,254 SF |
| LEVEL 10 | 1,054,41 m² | 11,457 SF | 1 | 1,064,41 m² | 11,457 SF |
| LEVEL 11 | 990.32 m ³ | 10,660 SF | 1 | 990,32 m² | 10,660 SF |
| LEVEL 12 | 912.71 m² | 9,824 SF | 1 | 912.71 m² | 9,824 SF |
| LEVEL 13 TO 58 | 850.56 m ³ | 9,155 SF | 46 | 39,125.75 m ² | 421,146 SF |
| | | | | | |

| | | | | AR | EA SUMMA | RY (ABOVI | GRADE) 1 | TOWER B | | | | | | |
|----------------|--------------|------------|-------------------------|-----------|--------------|------------|---------------------|----------|-------------|--------------|---------------------|---------|--------------------------|------------|
| | GC. | A | DEDUCTION | | RESIDENT | TAL GFA | RETAIL | LGFA | INDOOR | AMENITY | OUTDOOR AMENITY | | GF. | Α |
| LEVELS | (m²) | (SF) | (mi) | (SF) | (m²) | (SF) | (mi) | (SF) | (m²) | (SF) | (mi) | (SF) | (m²) | (SF) |
| EVEL 01 | 1,088,13 m² | 11,713 SF | 87.25 m² | 939 SF | 465.75 m² | 5,013 SF | 535,14 m² | 5,760 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,000.89 m ² | 10,773 SF |
| .EVEL 02 | 1,588.79 m² | 17,102 SF | 284.35 m² | 3,061SF | 1,304.43 m² | 14,041 SF | 0.00 m ³ | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,304.43 m ² | 14,041 SF |
| EVEL 03 | 3,448.52 m² | 37,120 SF | 2,027,42 m ² | 21,823 SF | 1,421.09 m² | 15,297 SF | 0.00 m² | 0 SF | 1,984.70 m² | 21,363,11 SF | 0.00 m² | 0.00 SF | 1,421.09 m ² | 15,297 SF |
| LEWEL 04 | 1,592.73 m² | 17,144 SF | 47.13m² | 507 SF | 1,545.59 m² | 16,637 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,545.59 m ² | 16,637 SF |
| LEVEL 06 | 1,816.37 m² | 19,551 SF | 45.88 m² | 492 SF | 1,770.71 m² | 19,060 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,770.71 m ² | 19,060 SF |
| LEVEL 06 | 1,559.34 m/ | 16,785 SF | 93.99 m² | 1,012SF | 1,465.35 m/ | 15,773 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0,00 m² | 0.00 SF | 1,485.35 m ⁴ | 15,773 SF |
| LEVEL 07 | 1,294.14 m² | 13,930 SF | 84.19 m ² | 908 SF | 1,209.94 m² | 13,024 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,209.94 m ² | 13,024 SF |
| LEVEL 08 | 1,222.14 m² | 13,155 SF | 76.80 m² | 827 SF | 1,145.34 m² | 12,328 SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,145,34 m ³ | 12,328 S F |
| LEVEL 09 | 1,138.46 m² | 12,254 SF | 78.05 m ² | 840 SF | 1,080.41 m² | 11,414 SF | 0.00 m ² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 1,080.41 m ² | 11,414 SF |
| LEVEL 10 | 1,084.41 m/ | 11,457 SF | 117.71 m ² | 1,267 SF | 946.70 m² | 10,190 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 946.70 m³ | 10,190 SF |
| LEVEL 11 | 990.32 m² | 10,660 SF | 76.56 m² | 824 SF | 913.77 m² | 9,836 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 913.77 m ² | 9,836 SF |
| LEVEL 12 | 912.71 m² | 9,824 SF | 75.15 m² | 809 SF | 837.55 m² | 9,015 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 837,55 m² | 9,015SF |
| LEVEL 13 TO 58 | 39,125.75 m² | 421,148 SF | 3,419.17 m ² | 38,804 SF | 35,708.58 m² | 384,342 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 35,708.58 m ² | 384,342 SF |
| | | | | | | | | | | | | | | |
| TOTAL | 50 941 90 m2 | £110 M SC | £ 512 At m2 | 70 110 95 | 49 793 33 m² | 525 970 SC | 535 44 ml | 5.760 90 | 4 994 7h m2 | 21 202 11 50 | 0.00 m2 | 0.00.90 | 50 222 20 ml | 541 730 SE |

| EGORY | MINIMUM (SF) | (SF) | COUNT | % | LEVEL | CATEGORY | MINIMUM (SE) | (SF) | COUNT |
|-------|--------------|----------|----------|-----|--------------------|----------|--------------|----------|-------|
| 18 | 461 SF | 1.204 SF | 470 | 71% | LEVEL 02 | 15 | 536 SF | 849.97 | 9 |
| 28 | 734.SF | 9853F | 104 | 25% | LEVEL 02 | 25 | 734 SP | 963 SF | - 3 |
| 38 | 723 SF | 1 394 SF | 28 | 4% | REVEL 02 | 39 | 911 SF | 1,259 SF | 3 |
| | 723 SF | 1,394 SF | | 4% | | | 0.000 | - | 15 |
| L. | 1 | | 660 | | LEVEL 63 | 18 | 587 SP | 1,204.85 | 8 |
| | | | | | LEVEL 03 | 26 | 800 SF | 863 SF | 2 |
| | | | | | LEVEL 03 | 36 | 911 SF | 1,004 SF | 2 |
| | | | | | | | | | 12 |
| | | | | | LEVEL 04 | 18 | 587 SF | 824 SF | . 8 |
| | | | | | LEVEL 04 | 20 | 830 SF | 935 SF | 4 |
| | | | | | ILEVEL 04 | 36 | 911 SF | 1.084 SF | - 3 |
| | | | | | | | | | .15 |
| | | | | | LEVEL 05 | 15 | 566.57 | 832 SF | 9 |
| | | | | | LEVEL 05 | 28 | 897 SF | 892 SF. | 3 |
| | | | | | LEVEL 05 | 36 | 723.SF | 1,263.SF | - 6 |
| | | | | | | | | | 18 |
| | | | | | LEVEL 00 | 18 | 461 SF | 832 SF | 15 |
| | | | | | LEVEL 00 | 20 | 007 SF | 637.SF | - 1 |
| | | | | | LEVEL 06 | 36 | 911 SF | 1,092 SF | - 3 |
| | | | | A | 100 S | | 19 | | |
| | | | LEVEL 07 | 15 | 534 SF | 850 SF | 90 | | |
| | | | LEVEL 07 | 26 | 802 SF | 937 SF | 4 | | |
| | | | | | KEVEL 07 | 36 | 1,271 SF | 1,271 SF | 1 |
| | | | | | | | | | 15 |
| | | | | | LEVEL 08 | 18 | 534 SF | 850 SF | - 11 |
| | | | | | REVEL 08 | 28 | 802 SF | 802 SF | - 1 |
| | | | | | LEVEL 08 | 36 | 1,045 SF | 1,364 SF | 2 |
| | | | | | | | | | 54 |
| | | | | | LEVEL 09 | 18 | 534 SF | 818.SF | 9 |
| | | | | | LEVEL 09 | 28 | 802 SF | 860 SF | 2 |
| | | | | | REVEL 09 | 36 | 1,008 SF | 1,175 SF | 2 |
| | | | | | | | | | 13 |
| | | | | | LEVEL 10 | 15 | 534 SF | 850 SF | - 8 |
| | | | | | LEVEL 10 | 28 | 802 SF | 832.8F | - 1 |
| | | | | | LEVEL 10 | 30 | 925 SF | 1,010 SF | 2 |
| | | | | | | | | | 11 |
| | | | | | LEVEL 11 | 18 | 541 SF | 346 SF | . 8 |
| | | | | | LEVEL 11 | 29 | 870 SF | 965 SF | 4 |
| | | | | | | | | | 12 |
| | | | | | LEVEL 12 (10 late) | 18 | 567 SF | 852 SF | . 7 |
| | | | | | LEVEL 12 (TOUSE) | 29 | 907 SF | 907 SF | - 11 |
| | | | | | LEVEL 12 | 36 | 1,098 SF | 1,127 SF | 2 |
| | | | | | | | | | 90 |
| | | | | | LEVEL 13 | 15 | 523 SF | 642.SF | 368 |
| | | | | | LEVEL 13 | 29 | 813 SF | 928 SF | 138 |
| | | | | | | | | | |

UNIT SUMMARY (PER LEVEL) TOWER B

| Type | Level | Total | BICYCLE Court |
|---|----------|-------|---------------|
| Double Bicycle Stacker - Residential Long Term (600x1800) | LEVEL 02 | 518 | 1036 |
| LEVEL 02 | | 518 | 1038 |
| Double Sicurie Stacker - Residental | LEVEL P1 | 1145 | 290 |
| Long Term (800x1800) | | | |
| Long Term (600x1800) Double Bioyole Stacker - Visitor Short Term (600x1800) | LEVEL P1 | 213 | 428 |
| Double Bioycle Stacker - Visitor Short | LEVEL P1 | 213 | 428 716 |

BUILDING STATISTICS - TOWER C

| GCA | BY LEVEL (A | BOVE GRA | DE) TOWE | RC | | | | | | | AREA SUMMARY (ABOVE GRADE) TOWER C | | | | | | | | | |
|----------------|--------------------------|------------|----------|--------------------------|------------|----------------|--------------------------|------------|-------------------------|-----------|------------------------------------|------------|-----------------------|----------|-------------------|-------------|----------|---------|--------------------------|------------|
| | AREA PE | RLEVEL | NO. OF | TOTAL. | AREA | | 00 | A I | DEDUC | TION | RESIDENT | AL GFA | RETAIL | GFA | INDOORA | MENTY | OUTDOOR | AMENITY | GF. | A |
| LEVELS | (SAO | ion | TYPICAL | (SM) | (SF) | LEVELS | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) |
| LEVEL 01 | 1.891.49 m² | 20.360 SF | TTPICAL | 1.891.49 m/l | 20,360 SF | LEVEL 01 | 1,891.49 m² | 20,360 SF | 440.40 m² | 4,740 SF | 811.95 m² | 8,740 SF | 639.13 m ³ | 6,880 SF | 308.24 m² | 3,317.91 SF | 0.00 m² | 0.00 SF | 1,451.09 m ² | 15,619 SF |
| | | | - | | | LEVEL 02 | 2,270.21 m² | 24,501 SF | 702.76 m ² | 7,564 SF | 1,573.46 m² | 10,937 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,573.46 m ² | 10,937 SF |
| LEVEL 02 | 2,276.21 m ² | 24,501 SF | - 1 | 2,278.21 m² | 24,501 SF | LEWIL 03 | 1,535.06 m² | 16.523 SF | 39.36 m² | 424 SF | 1.495.72 m² | 16.100 SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1.495.72 m ⁻¹ | 16.100 SF |
| LEVEL 03 | 1,535.08 m² | 16,523 SF | 1 | 1,535.08 m² | 16,523 SF | LEVEL 04 | 1,979,72 m² | 21,310 SF | 71.45 m² | 769 SF | 1,908.27 m² | 20,540 SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1.908.27 m ⁻² | 20,540 SF |
| LEVEL 04 | 1,979.72 m ² | 21,310 SF | | 1,979.72 m² | 21,310 SF | LEVEL 05 | 1,778.89 m² | 19,148 58 | 71.45 m² | 769.55 | 1.707.45 m² | 18,379 58 | 0.00 m ⁴ | 0.5F | 0.00 m/ | 0.00 SF | 0.00 m² | 0.00 SF | 1.707.45 m ⁴ | 18.379 SF |
| LEVEL 05 | 1,778.89 m² | 19,148 SF | | 1,778.89 m² | 19,148 SF | LEVEL 06 | 1827.37 m² | 19,670 SF | 40.71 m ² | 503.SF | 1,780.07 m² | 19.167 SF | 0.00 m² | 0.86 | 0.00 m² | 0.00 SE | 0.00 m² | 0.00 SE | 1,780.07 m ² | 19,107SF |
| LEVEL OG | 1,827.37 m ² | 19,670 SF | | 1,827.37 m² | 19,670 SF | LEVEL 07 | 1,579.79 m² | 17,005 SF | 82.46 m ³ | 888.55 | 1,497.33 m² | 16.117 SF | 0.00 m ³ | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1.497.33 m ³ | 16.117SF |
| LEVEL 07 | 1,579.79 m² | 17,005 SF | - 1 | 1,579.79 m² | 17,005 SF | LEVEL 08 | 1,462.72 m² | 15,745 SF | 7494 m² | 807 SF | 1,387.79 m² | 14,938 SF | 0.00 m² | 0.55 | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,387.79 m ² | 14,938 SF |
| LEVEL 08 | 1,462.72 m² | 15,745 SF | - 1 | 1,462.72 m² | 15,745 SF | LEVEL 09 | 1,322,39 m² | 14.234 SF | 74.94 m² | 807 SF | 1,247,44 m² | 13.427 SF | 0.00 m² | 0.5F | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1.247.44 m ³ | 13.427 SF |
| LEVEL 09 | 1,322,39 m² | 14,234 SF | | 1,322.39 m ² | 14,234 SF | LEVEL 10 | 1,198.33 m² | 12,899 SF | 161.36 m ² | 1,737 SF | 1,038.97 m² | 11,162 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00.56 | 0.00 m² | 0.00 SF | 1,038,97 m ² | 11,162SF |
| LEVEL 10 | 1,196.33 m ³ | 12,899 SF | | 1,198.33 m ² | 12,899 SF | LEVEL 11 | 1,055.70 m² | 11.363 SF | 73.40 m² | 790.55 | 982.30 m² | 10.573 SF | 0.00 m² | 0.5F | 900 m² | 0.00 SF | 0.00 m² | 0.00 SF | 9.82.30 m² | 10.573.SF |
| LEVEL 11 | 1,055.70 m² | 11,363 SF | - 1 | 1,055.70 m ² | 11,363 SF | LEVEL 12 | 947 15 m² | 10.195 SF | 7424 m² | 799 SF | 872.91 m² | 9.398 SF | 0.00 m² | 0.85 | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 872.91 m² | 9.398 SF |
| LEVEL 12 | 947,15 m² | 10,195 SF | - 1 | 947.15 m² | 10,195 SF | LEVEL 13 TO 50 | 32,308.01 m² | 347,761 SF | 2.815.28 m ³ | 30,303 SF | 29,492,73 m² | 317,457 SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 29.492.73 m ⁴ | 317,467 SF |
| LEVEL 13 TO 50 | 850.21 m ² | 9,152 SF | 38 | 32,308.01 m² | 347,761 SF | CLICE IS 10 09 | 46,000.01.111 | 911,101.01 | 2.01020111 | 90,000 | AN 194.1 9 111 | 911,100 00 | 0.00.111 | 0.00 | 0.00111 | 0.00 01 | 4.44.111 | 0.900 | 20,10210111 | 011,101.01 |
| | | | | | | 7000000 | | | | | | | | | -774-5-5-4-7-6-7- | | | | | |
| TOTAL | 19,705.05 m ² | 212,103 SF | | 51,162.86 m ² | 550,712 SF | TOTAL | 51,162.86 m ² | 550,712 SF | 4,728.74 m² | 50,900 SF | 45,794.98 m² | 492,933 SF | 639.13 m ³ | 6,880 SF | 303.24 m² | 3,317.91 SF | 0.00 m² | 0.00 SF | 46,434.12 m ² | 499,813 SF |

| GCA | | A | DEDUCTION | | RESIDENT | IAL GFA | RETAIL | GFA | INDOOR AMENITY | AMENITY | OUTDOOR AMENITY | AMENITY | GF) | A |
|----------------|--------------|------------|-------------------------|-----------|--------------|------------|-----------------------|----------|----------------|-------------|---------------------|---------|--------------------------|-----------|
| LEVELS | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) | (m²) | (SF) |
| EVEL 01 | 1,891.49 m² | 20,360 SF | 440.40 m² | 4,740 SF | 811.95 m² | 8,740 SF | 839.13 m ³ | 6,880 SF | 308.24 m² | 3,317.01 SF | 0.00 m ³ | 0.00 SF | 1,451.09 m ² | 15,6195 |
| EVEL 02 | 2,270.21 m² | 24,501 SF | 702.76 m ² | 7,564 SF | 1,573.46 m² | 10,937 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 1,573.46 m ² | 10,9375 |
| JEWEL 03 | 1,535.06 m² | 16,523 SF | 39.36 m² | 424 SF | 1,495.72 m² | 16,100 SF | 0.00 m² | O SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,495.72 m² | 16,1005 |
| EVEL 04 | 1,979.72 m² | 21,310 SF | 71.45 m² | 789 SF | 1,908.27 m² | 20,540 SF | 0.00 m ² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,908.27 m ² | 20,540 S |
| EVEL 65 | 1,778.89 m² | 19,148 SF | 71.45 m² | 769 SF | 1,707.45 m² | 18,379 SF | 0.00 m ⁴ | 0.5F | 0.00 m² | 0.00 SF | 0,00 m² | 0.00 SF | 1,707.45 m ⁴ | 18,3795 |
| EVEL 06 | 1,827.37 m² | 19,670 SF | 40.71 m² | 503 SF | 1,780.07 m² | 19,167 SF | 0.00 m² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,780.07 m ² | 19,1675 |
| EVEL 07 | 1,579.79 m² | 17,005 SF | 82.46 m² | 888 SF | 1,497.33 m² | 16,117 SF | 0.00 m ³ | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,497.33 m² | 16,1175 |
| EVEL 08 | 1,462.72 m² | 15,745 SF | 74.94 m² | 807 SF | 1,387.79 m² | 14,938 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 1,387.79 m ² | 14,938 5 |
| EVEL 09 | 1,322.39 m² | 14,234 SF | 74.94 m² | 807 SF | 1,247,44 m² | 13,427.SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,247,44 m ² | 13,4275 |
| LEVEL 10 | 1,198.33 m² | 12,800 SF | 161.36 m² | 1,737 SF | 1,038.97 m² | 11,162 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 1,036.97 m ² | 11,1625 |
| EVEL 11 | 1,055.70 m² | 11,363 SF | 73.40 m ² | 790 SF | 982.30 m² | 10,573 SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 982.30 m² | 10,5735 |
| EVEL 12 | 947.15 m² | 10,195 SF | 74.24 m² | 799 SF | 872.91 m² | 9,398 SF | 0.00 m ² | 0 SF | 0.00 m² | 0.00 SF | 0.00 m ² | 0.00 SF | 872.91 m ² | 9,398,9 |
| LEVEL 13 TO 50 | 32,308.01 m² | 347,761 SF | 2.815.28 m ² | 30,303 SF | 29,492.73 m² | 317,457 SF | 0.00 m² | 0.SF | 0.00 m² | 0.00 SF | 0.00 m² | 0.00 SF | 29,492,73 m ² | 317,457.5 |

| UNIT SUMMARY TOWER C | | | | UNIT SUMMARY (PER LEVEL) TOWER C | | | | | |
|----------------------|--------------|-----------------|-------|----------------------------------|------------------|------|------------------|--------------------|-------|
| RY | MINIMUM (SF) | MAXIMUM (SE) | COUNT | | LEVEL | UNIT | MINIMUM (SE) | MAXIMUM (SF) | COUNT |
| | 490 SF | 844.SF | 388 | 67% | KEVEL 02 | 18 | 700.5F | 771.9F | 12 |
| _ | 757 SF | 1.020 SF | 164 | 28% | LEVEL 02 | 29 | 767.5F | 902.5F | - 6 |
| _ | | | | | LEVEL 02 | 30 | 1.145.SF | 1.349 GE | . 2 |
| | 906 SF | 1,349 SF | 25 | 4% | | | 1,1100.00 | 7,07100 | 20 |
| | | | 577 | | LEVEL 03 | 18 | 527.SF | 771 SF | 13 |
| | | | | | LEVEL 03 | 26 | 767 SF | 908 SF | 6 |
| | | | | | REVEL 03 | 36 | 1,346.5F | 1,346 SF | - 1 |
| | | | | | | | | | 20 |
| | | | | | LEVEL 04 | 15 | 527 SF | 771.58 | 90 |
| | | | | | REVEL 04 | 28 | 769.SF | 908 SF | - 8 |
| | | | | | LEVEL 04 | 30 | 1,346 SF | 1,346 SF | - 1 |
| | | | | | 200000 | | | | 25 |
| | | | | | LEVEL 05 | 18 | 529 SF | 761 SF | 15 |
| | | | | | LEVEL 05 | 29 | 7V9 SF | .900 SF | 6 |
| | | | | | LEVEL 05 | 36 | 1,349 SF | 1,349.5F | -1. |
| | | | | | | | | 10000000 | - 22 |
| | | | | | LEVEL 06 | 10 | 527.SF | 807 SF | 54 |
| | | | | | LEVEL 06 | 26 | 774 SF | 824 SF | 3 |
| | | | | | LEVEL 00 | - 36 | 1,037 SF | 1,349 SF | - 4 |
| | | | | | | | | | 21 |
| | | | | | LEVEL 07 | 18 | 529 SF | 79-5 SF | 13 |
| | | | | | LEVEL 07 | 26 | 786 SF | 905 SF | - 4 |
| | | | | | LEVEL 07 | 36 | 1,017.5F | 1,104.50 | - 3 |
| | | | | | | | | | 20 |
| | | | | | LEVEL 08 | 18 | 529 SF | - 844.SF | 12 |
| | | | | | LEVEL 08 | 25 | 7665F | 901 SF | - 4 |
| | | | | | LEVEL 08 | 36 | 1,1718F | 1,238 SF | 2 |
| | | | | | | | | | - 53 |
| | | | | | LEVEL 09 | 18 | 529 SF | 708 SF | 90 |
| | | | | | LEVEL 09 | 28 | 757 SF | 1,020 SF | 7 |
| | | | | | | | | | 17 |
| | | | | | LEVEL 10 | 18 | 529 SF 873 SF | 774 SF 907 SF | 4 |
| | | | | | LEVEL 10 | 28 | 873 SF | 877 SF | - 2 |
| | | | | | EAVEL 90 | 30. | 906 SF | 1,1/25F | 5 11 |
| | | | | | LEVEL 11 | 18 | 690.SF | 676.SF | - 11 |
| | | | | | LEVEL 11 | 20 | 779 SF | 998.55 | - 1 |
| | | | | | EPAPL 11 | 25 | 779.SF | 998 SF 1 045 SF | 3 2 |
| | | | | | LEVEL 11 | - 8 | 96658 | 1,046 SF | - 2 |
| | | | | | LEVEL 12 | 15 | 548.95 | 200 SE | - 13 |
| | | | | | LEVEL 12 COUNC. | 15 | 548.5F | 830 SF | 5 |
| | | | | | LEVEL 12 (TOURS) | 25 | 886 SP 907 SE | 386 SF | 1 |
| | | | | | nevel 12/0000 | - 46 | 99735 | 1,160.32 | 10 |
| | | | | | LEVELTS | 18 | SURSE | 815.9F | 200 |
| | | | | | LEVEL 13 | 16 | 9483P | 976 SE | 114 |
| | | | | | | | | | |

| | ields Inc. | ID, ON MEE 1M2 | | |
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| O/ | kν | ILLE | | |
| 590 Arg | us Road, Oal | crifle, ON, Canad | Sa . | |

ARCHITECT
Teeple Architects Inc.
5 Canden Street Toxonio, ON, Cane
1,416,598,0564

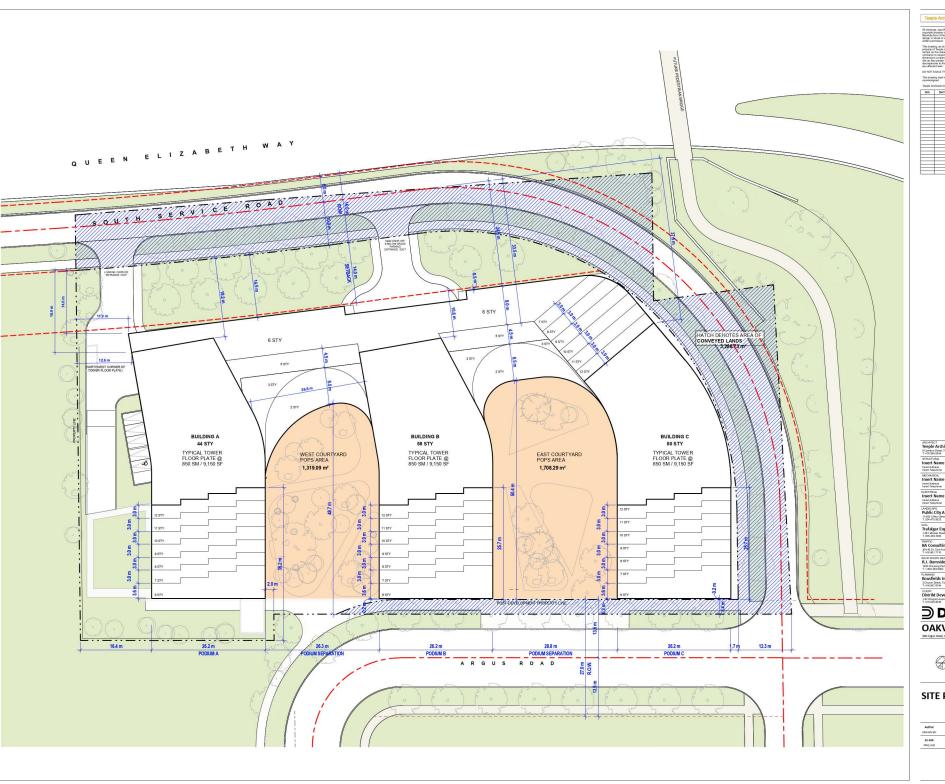
Insert Name Insert Address Public City Architecture Inc. 11-60 Cilton Street, Wimpleg, MN, RSG 230 T. 204 475 9320 Trafalgar Engineering Limited
1-81 Moster Road, Calvolle, ON, LIK 2W6
1-903-334-336 TRAFFIC

BA Consulting Group Limited

300-45 St. Clair Avenue West, Toronto, ON, MIV 1K
T. 419.591.7119

BUILDING **STATISTICS**

| Author | Chi | cker | |
|----------|-------|--------|-----------|
| RAWN BY | CHEC | | |
| 22-106 | | ARCH E | 01/17/22 |
| PROJ NO | SCALE | FORMAT | PLOT DATE |
| PHILD NO | OUALE | FORMA | POOTUNI |



This drawing shall not be us countersigned NO. DATE: ISSUED FOR

ARCHITECT
Teeple Architects Inc.
5 Canden Street, Toronto, ON, Canada, MSV 1
7,415 598 0554

Public City Architecture Inc. 11-600 Citon Street, Wimpleg, MN, RGG 298 1, 204 475 9223

Trafalgar Engineering Limited
1-81 Moster Road, Calvolle, ON, LBK 2998
1.903.3330

TRAFFIC

BA Consulting Group Limited

303-45 St. Clair Avenue West, Toronto, ON, MAY 1937

T. 4 93 951-77 19

SOLID WASTE MANAGEMENT

R.J. Burnside & Associates Limited

1465 Policeting Parkway, Pickering, ON, L1V 707

T. 1800-2805902

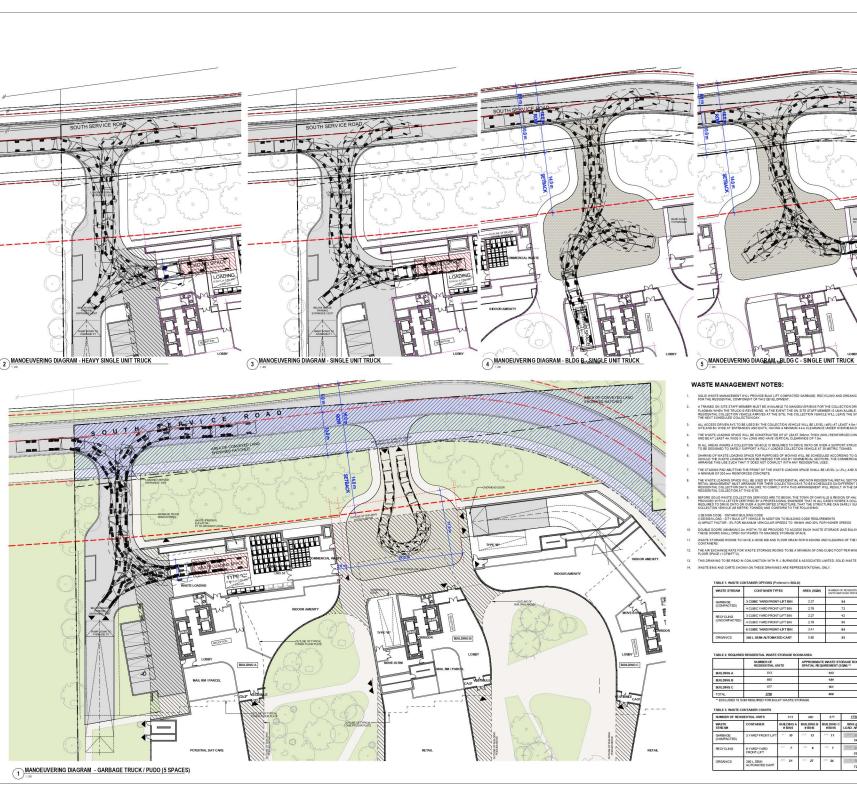
PLANNING Bousfields Inc. 3-Church Stevel, Toronto, ON, MSE 1M2 7-415-947-07-44

OLIENT Distrikt Developments 1-90 Wingold Avenue, Tomme, CN, Cann T. 416 828.8038

DISTRIKT OAKVILLE



SITE PLAN @ ROOF **LEVEL**



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WASTE MANAGEMENT NOTES:

- IN ALL AREAS WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORT ST TO BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE AT 35 METRIC TONNE

- WASTE BINS AND CARTS SHOWN ON THESE DRAWINGS ARE REPRESENTATIONAL ONLY

| WASTE STREAM | CONTAINER TYPES | AREA (SQM) | NUMBER OF RESIDENTIAL UNITS SERVICED PER BIN | |
|---------------|-----------------------------|------------|---|--|
| GARBAGE | 3 CUBIC YARD FRONT-LIFT BIN | 2.27 | 54 | |
| (COMPACTED) | 4 CUBIC YARD FRONT-LIFT BIN | 2.78 | 72 | |
| RECYCLING | 3 CUBIC YARD FRONT-LIFT BIN | 2.27 | 42 | |
| (UNCOMPACTED) | 4 CUBIC YARD FRONT-LIFT BIN | 2.78 | 66 | |
| | 6 CUBIC YARD FRONT-LIFT BIN | 3.41 | 84 | |
| ORGANICS | 360 L SEMI-AUTOMATED CART | 0.80 | 25 | |

| | NUMBER OF RESIDENTIAL UNITS | APPROXIMATE WASTE STORAGE ROO SPATIAL REQUIREMENT (SQM) ** |
|------------|--------------------------------|---|
| BUILDING A | 513 | 143 |
| BUILDING B | 660 | 184 |
| BUILDING C | 577 | 161 |
| TOTAL | 1750 | 488 |
| | | |

| NUMBER OF RES | IDENTIAL UNITS | 513 | 660 | 577 | 1750 | |
|------------------------|--|----------------------|----------------------|---------------------|---------------------|--|
| WASTE STREAM | CONTAINER | BUILDING A # BINS | BUILDING B # BINS | BUILDING C #BINS | BINS @ LOAD. ARE | |
| GARBAGE (COMPACTED) | 3 YARD*FRONT-LIFT | 10 | 13 | ee 11 | 34 | |
| RECYCLING | 6 YARD ³ YARD FRONT-LIFT | *** 7 | 200 - | W 7 | 20 21 22 | |
| ORGANICS | 360 L SEMI- AUTOMATED CART | 21 | ≥ 27 | 24 | 70 72 | |

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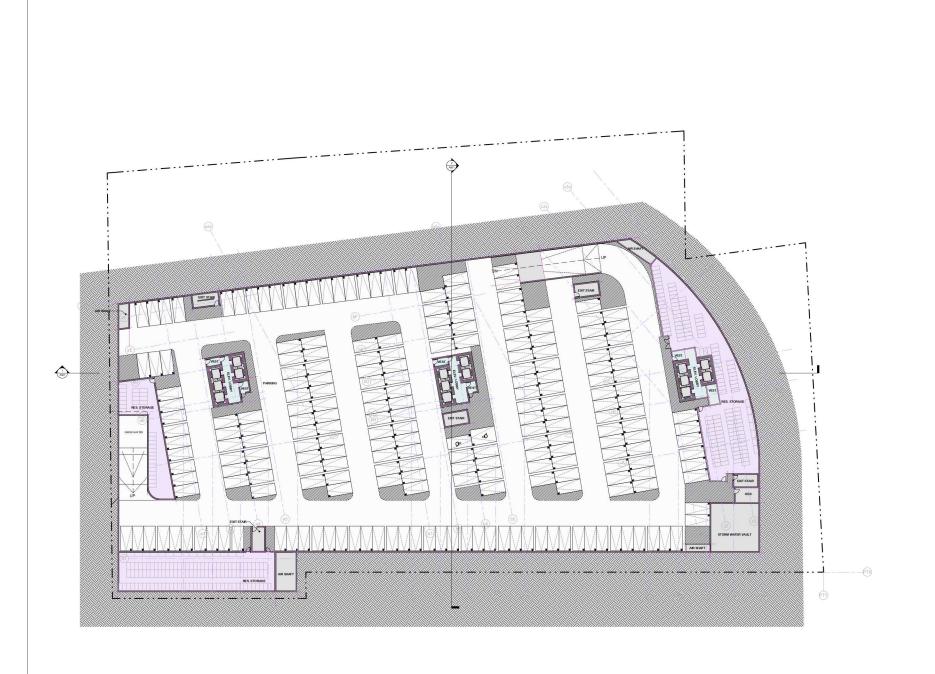
Trafalgar Engineering Limited
1-81 Moster Road, Calvolle, ON, LIK 2W6
1-903-334-336

BA Consulting Group Limited 300-45 St. Clair Avenue West, Toronto, CN, MAY 1K 7.439.961.713

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WASTE **MANAGEMENT &** LOADING PLAN



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ARCHITECT
Teeple Architects Inc.
5 Canden Street, Toronio, ON, Canada, MSV 11, 14 St 393 0594

T. 416 598 0554

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1, 204-475 5023

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NJ, Burnisto & Associates Limite
1465 Pokering Parkway, Pokering, ON, LTV 707
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PLANNING
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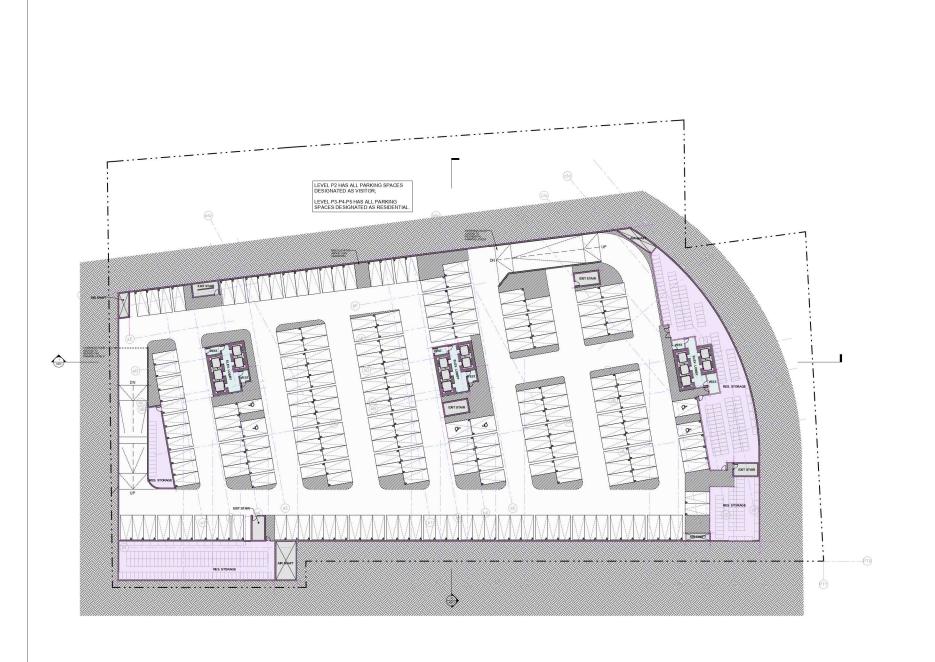
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LEVEL P6 PLAN

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ARCHITECT
Teeple Architects Inc.
5 Canden Street, Toronto, ON, Careda, MSV
T. 416 598.0554

Insert Name

Public City Architecture Inc. 11-60 Citon Street, Wingleg, MN, RGG 236 1, 204 475 5020

Trafalgar Engineering Limited
1-801 Moston Road, Calculle, CR, LSK 2WE
1.900.338.3390

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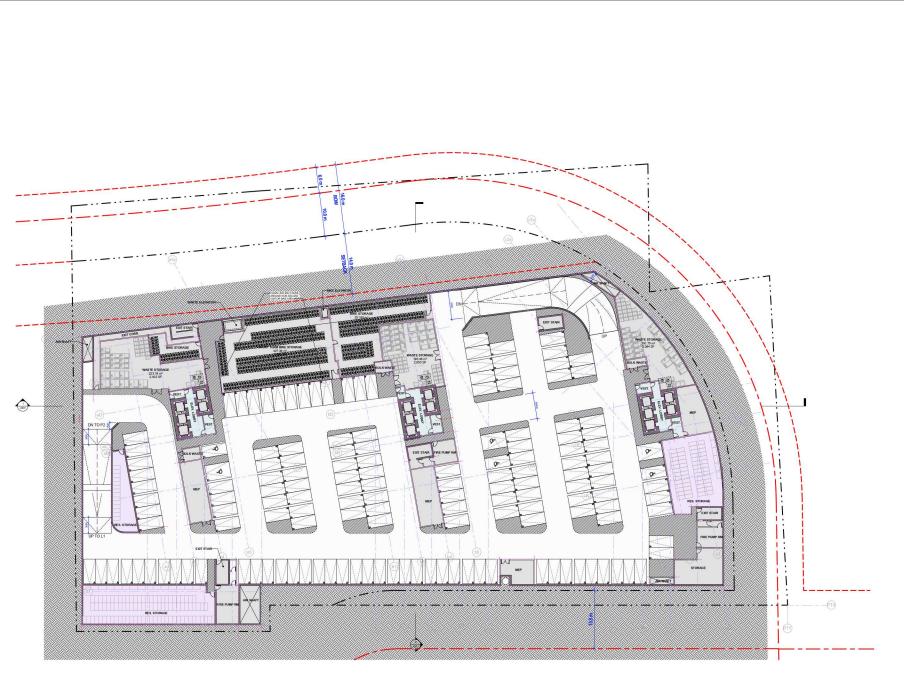
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1, 204 475 5923

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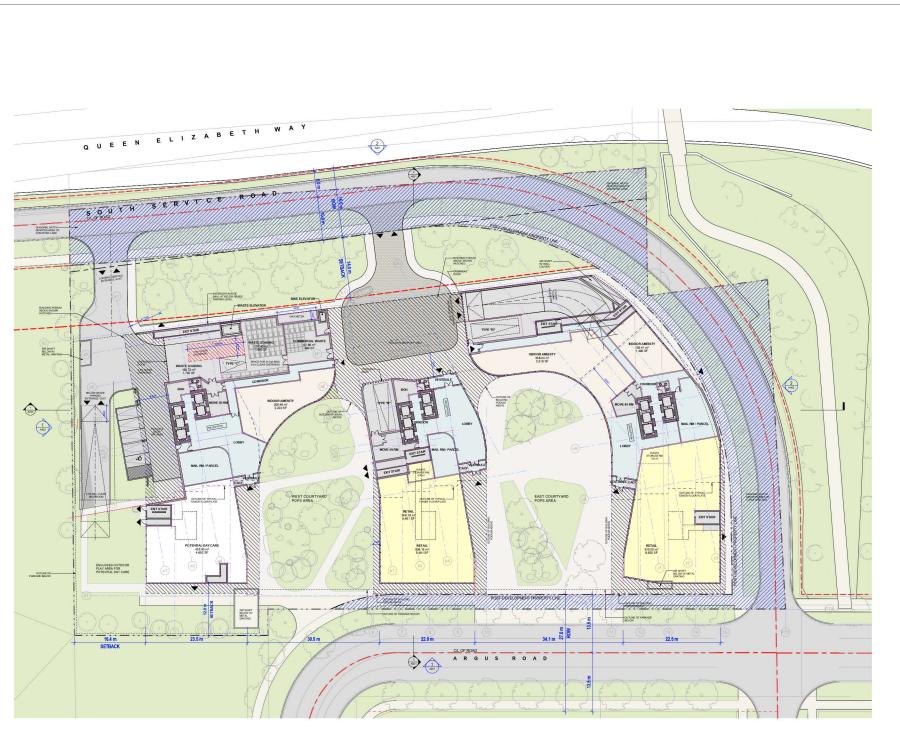


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1.903.3330

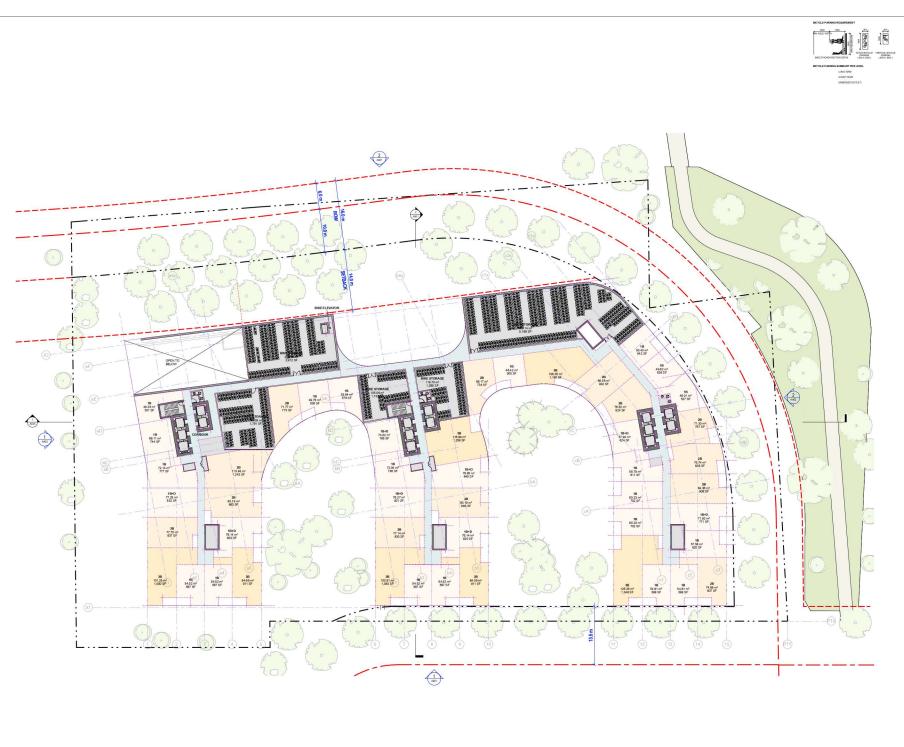
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ROHITECT
Seple Architects Inc.
Janden Street Toomio, ON, Canada, MSV 11/2

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Public City Architecture Inc. 11-600 Cirton Street, Wimpieg, MN, ROG 236 T. 204-475-9320

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1-81 Moder Road, Calculla, CN, LOK 2WE
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Architects Inc.
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IANDICAPE
Public City Architecture Inc.
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T. 204-475-5023

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ARCHITECT
Teeple Architects Inc.
5 Carden Street Toronic, ON, Carada, MSV
7, 416 594 1654

Insert Name

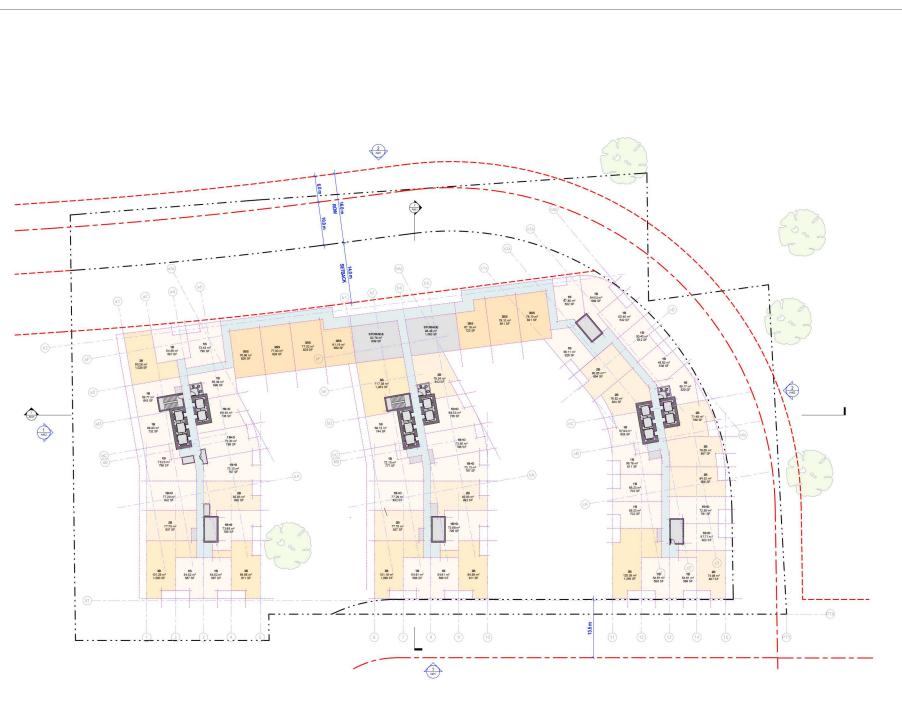
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ARCHITECT
Teeple Architects Inc.
5 Canden Street Totorito, ON, Carada, MSV
T, 416,598,0554

Insert Name Insert Address Insert Telephone

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Trafalgar Engineering Limited
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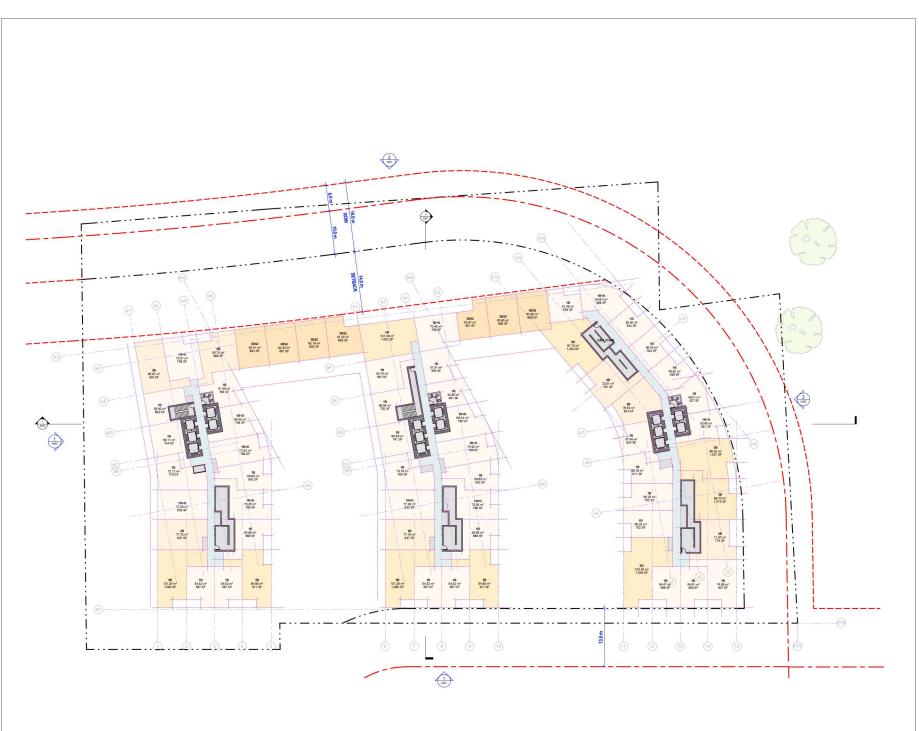
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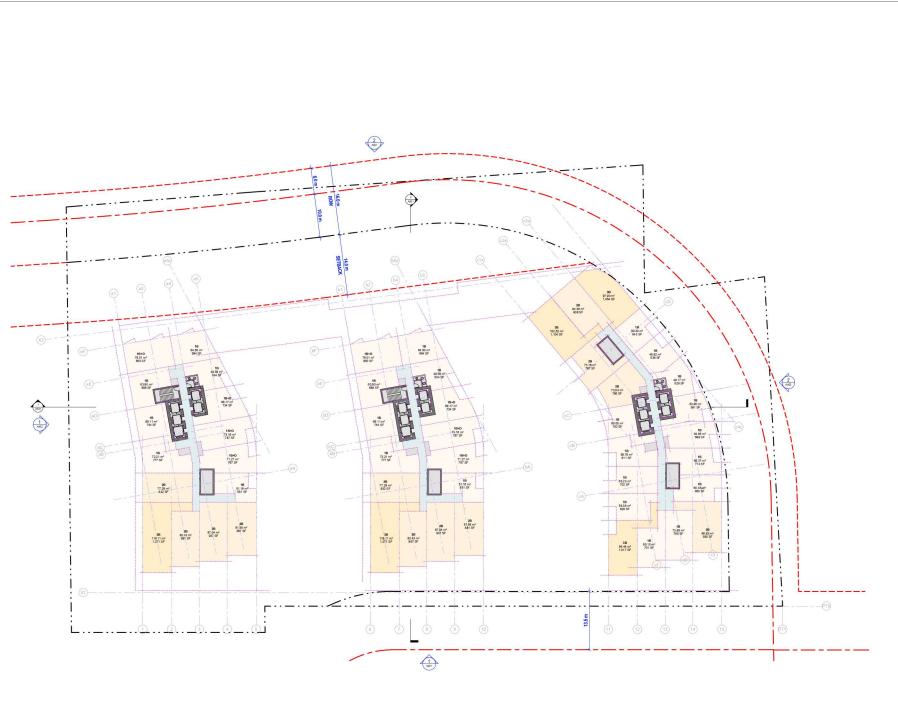
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TRICT ble Architects Inc. den Street, Toronto, ON, Carada, MSV 598, 0554

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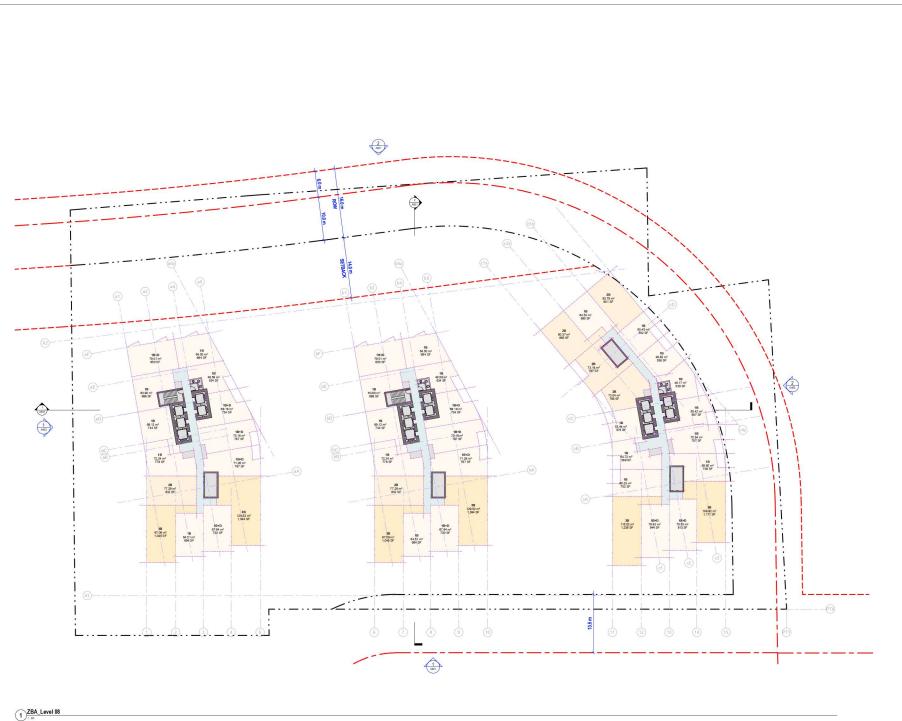


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T. 495.951.7119

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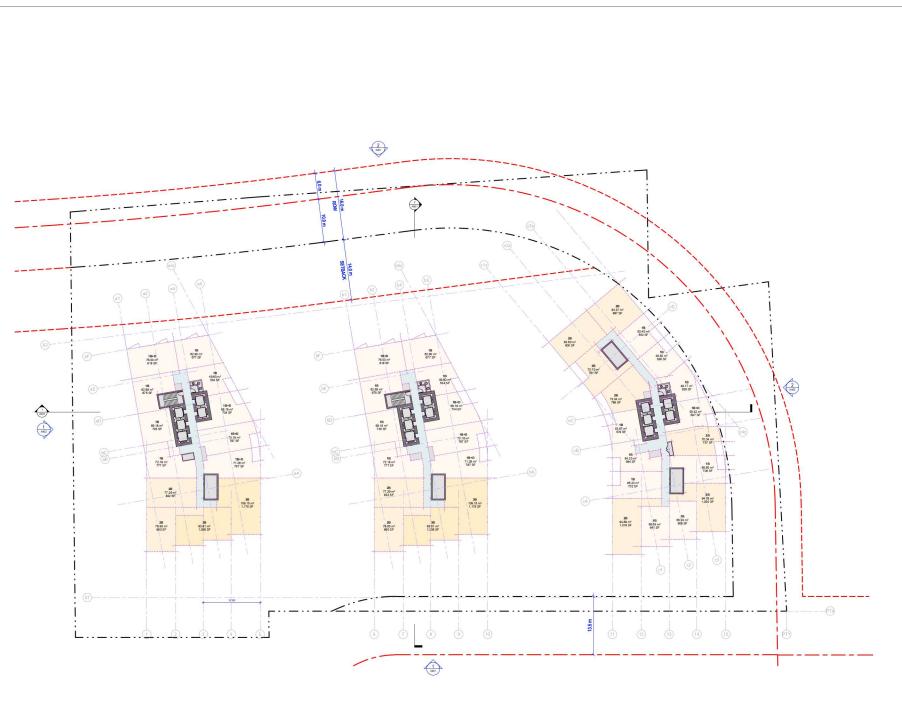
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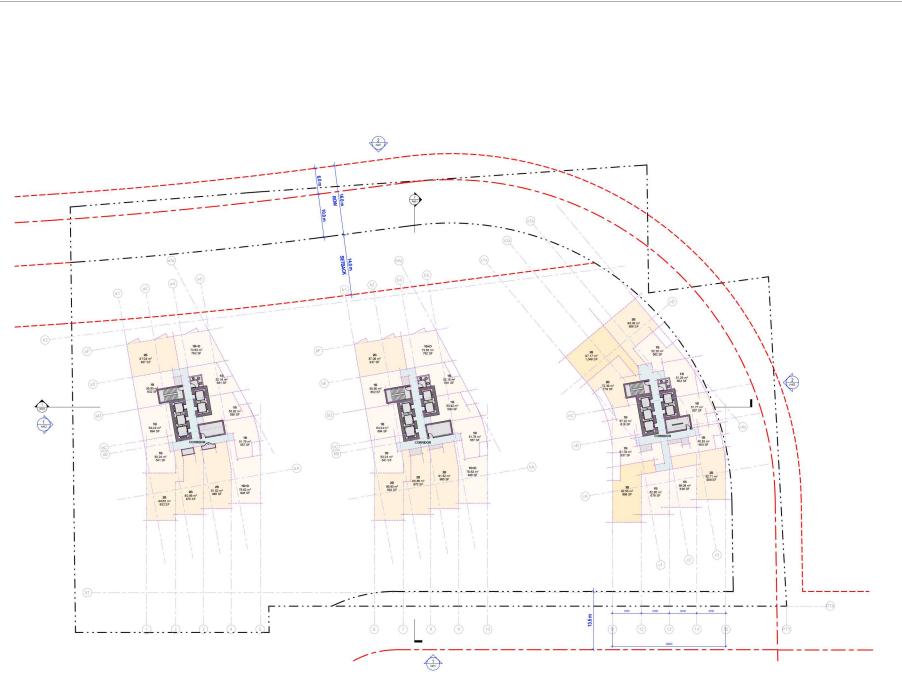
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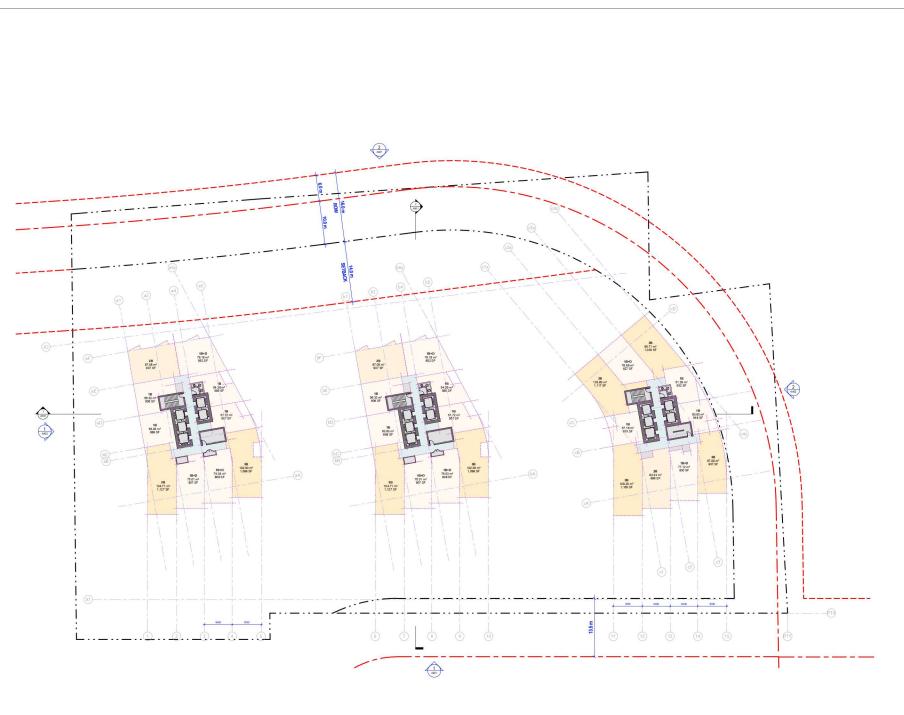
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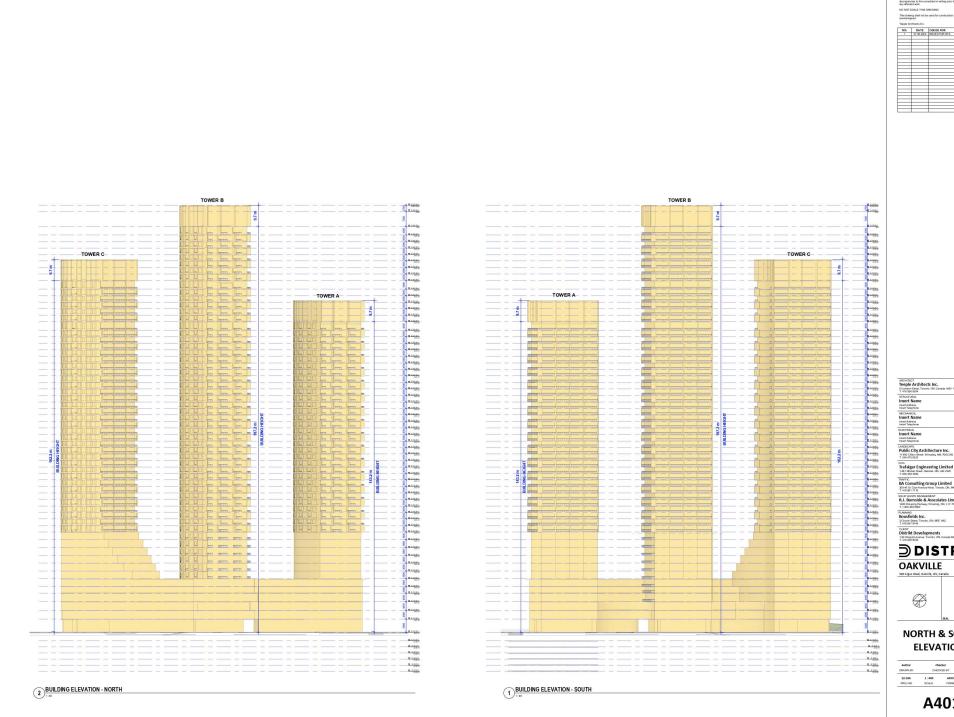
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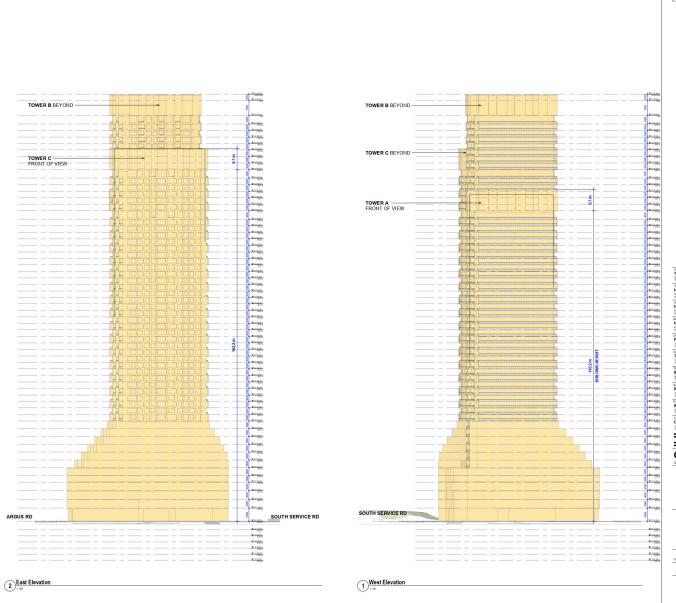
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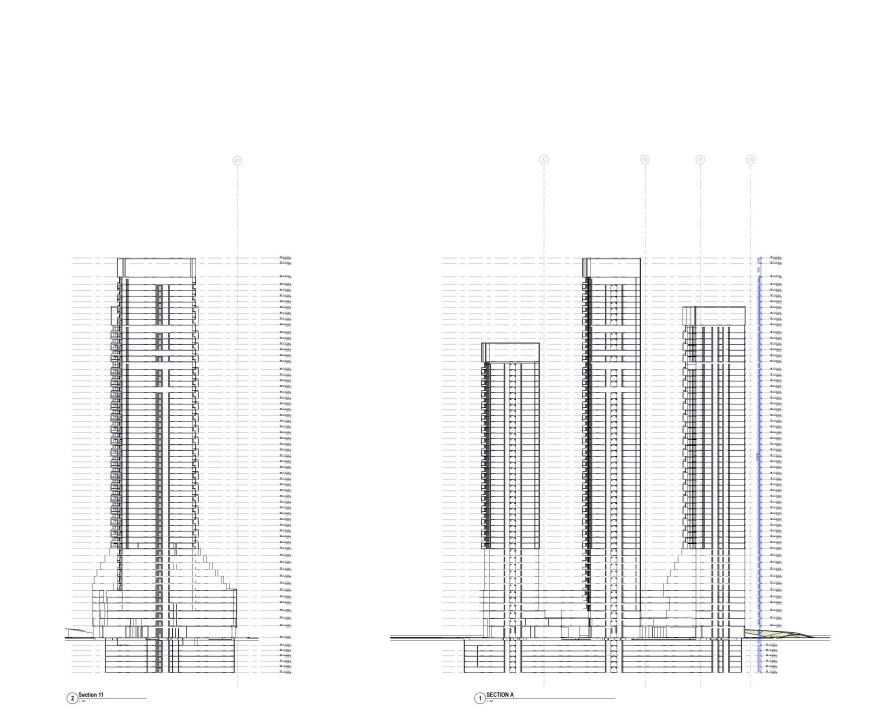
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BUILDING **SECTIONS**



APPENDIX B

590 Argus Road - Land Use Compatibility Assessment 590 Argus Road, Oakville, Ontario

RWDI# 2302744

| Table B-1: List of Industrial and Non-Industrial | I Facilities Around the Proposed Development with Potential for Air Emissions | |
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| Map Icon Number | BUSINESS NAME | ADDRESS | TYPE OF APPROVAL/FACILITY/EQUIPMENT | APPROVAL / REGISTRATION NUMBER | Comment on Operations | Tall Stacks Present | Approximate Distance to Site (m) | D-6 Classification [2] |
|--------------------|---|--------------------------------|--------------------------------------|--------------------------------|--|---------------------|-------------------------------------|------------------------|
| · | Wellspring Pharmaceutical Canada Corp. | 400 Iroquois Shore Rd | ECA-AIR | 8569-9HCQ5D | Permit for a pharmaceutical manufacturing facility for the production of products including tablets, capsites, creams, Iotions, oithments, gets, suspensions, solutions, and over-encapsulation of study drug and comparator products, consisting of the following processes and support units: -table film coating: -product drying over: -fluidized bed dyer for product products: -vacuum systems for powder making operations; -maintereance are with welding and battey charging: | No | 722 | 1 |
| - | General Electric Canada Inc. | 420 South Service Road East | ECA-AIR/ECA-AIR | 4582-5NEPZL/5876-85ULQH | Plant closed 2009 and demolished in 2011. | No | 514 | N/A |
| | Oaktown Collision Inc. | 359 Davis Road | ECA-AIR | 7087-698MPW | Permit for automotive refinishing facility. | No | 369 | 1 |
| 1 | Carstar Corporate Collision Centres Inc. | 312 Davis Road | ECA-AIR | 7167-5J3NC8 | Review of current street level imagery and commercial websites suggests automotive refinishing operations have ceased at this location. The original permit for automotive refinishing facility included: one car paint spray bootto one truck spray paint boots one two-stall prep stations one four-stall prep stations and one paint mis room. Operating conditions are specified in the permit no significant emissions of air or noise are expected from the facility if still in operation. | No | 223 | 1 |
| | Fresh Fields Markets, Inc. | 301 Cornwall Rd | ECA-AIR | 6505-7XWQ8C | Permit for a coffee roasting exhaust system within a commercial Whole Foods super market. Existing two storey single detached homes are currently located across the street from the operation. | No | 416 | 1 |
| | The TDL Group Corp./Groupe TDL Corporation | 111 Cross Ave | ECA-AIR | 0356-78RL63 | ECA permit for 100 kW emergency generator. Operations on site include retail and commercial. No significant emissions of air or noise expected from the facility. | No | 126 | N/A |
| | Safety-Kleen (On-Site) Inc. | 530 Lyons Lane, Oakville Hydro | ECA-WASTE DISPOSAL SITES | 5710-4Q8L46 | Permit was for a Class 2 Mobile PCB Destruction Facility but this facility is no longer used/in operation. No industrial activities visible in current aerial or street level imagery. Location now in use as a parking lot. | No | 424 | N/A |
| | Ivanhoe Cambridge II Inc. | 240 Leighland Ave | ECA-AIR | 5755-6JSMEW | Part of the Oakville Place retail shopping centre. Facility includes retail and commercial stores. No significant emissions or air or noise expected from this facility. | No | 115 | N/A |
| - | Halton Condominium Corporation No. 120 | 1240 Marlborough Court | ECA-AIR | 1971-76BSYX | This is a residential condominium building with the MSCP Air Permit for -seven (7) natural gas fred bollers, and two (2) natural gas fred all makeup units, having a maximum combined thermal input of 2.4 Gigspoules per hour, and -one (1) standing blessed generators est, shaving a rating of 170 kilowatts, to provide power for a condominium building during emergency situations. The site building is located beyond 1000 m from the subject lands. Air quality is not expected to be impacted at the subject lands from this facility. | No | 1020 | N/A |
| | 1257707 Ontario Limited | 501 North Service Rd E | ECA-AIR | 1902-79RK4R | Permit for automotive refinishing facility at Oakville Honda for the use of solvent based coatings in a paint booth and prep stations. | No | 967 | 1 |
| | Henriges Automotive Schlegel Canada Inc. | 514 South Service Rd | ECA-AIR | 3799-9G2KVB | Facility is no longer used/in operation. No industrial activities visible in current aerial or street level imagery. Location now in use as an office building/parking for with the location of Henniges moved to Burlington Ontario | No | 930 | N/A |
| | Cogeco Cable Canada Inc. | 574 CHARTWELL RD | ECA-AIR | 3630-7LZLYQ | Permit for one (1) standby diesel generator set, having a rating of 125 kilowatts, to provide power for the telecommunications systems during emergency situations. | No | 993 | î |
| | 1555935 ONTARIO INC | 547 TRAFALGAR RD | EASR-Automotive Refinishing Facility | R-001-2120692766 | Review of current street level imagery and commercial websites suggests automotive refinishing operations have ceased at this location. The original permit was for automotive refinishing facility subject to conditions spec | No | 223 | N/A |
| | SEARS CANADA INC | 240 Leighland Ave | EASR-Heating System | R-003-1850969650 | Part of the Oakville Place retail shopping centre. Facility includes retail and commercial stores. No significant emissions or air or noise expected from this facility. | No | 115 | N/A |
| | PRR TRUST | 240 Leighland Ave | EASR-Heating System | R-003-7842266607 | Part of the Oakville Place retail shopping centre. Facility includes retail and commercial stores. No significant emissions or air or noise expected from this facility. | No | 115 | N/A |
| | HALTON CONDOMINIUM CORPORATION NO. 46 | 20 SPEERS RD | EASR-Standby Power System | R-002-3505558109 | Permit for a standby power system for a residential building. | No | 889 | N/A |
| | HILLSCO CONTRACTING GROUP INC. | 482 SOUTH SERVICE RD E | EASR-Waste Management System | R-004-1111953764 | Facility is a non-industrial Waste Management System storage yard for a truck that collects, handles, transports and transfers non-hazardous solid industrial waste. Facility permit requires that no waste is stored at the truck storage yard. Side han on potential for dist emissions. This is a parking side for a fleet which and is not a source of any air emissions; therefore this site is not expected to cause adverse air quality impacts at the subject tanks. | No | 877 | 1 |
| | Ontario Infrastructure and Lands Corporation/Societe Ontarienne Des Infrastructures et de L'Immobilier | 475 IROQUOIS SHORE RD | EASR-Standby Power System | R-002-1112994337 | Permit for a standby power system at a child and family services centre. | No | 966 | N/A |
| 2 | Oak-Land Ford Lincoln | 570 Trafalgar Rd. | N/A | N/A | Facility is a commercial automotive dealership with a self-contained automotive service area. Automotive servicing is during daytime hours only. No significant emissions of air or noise are expected from this | No | 71 | 1 |