

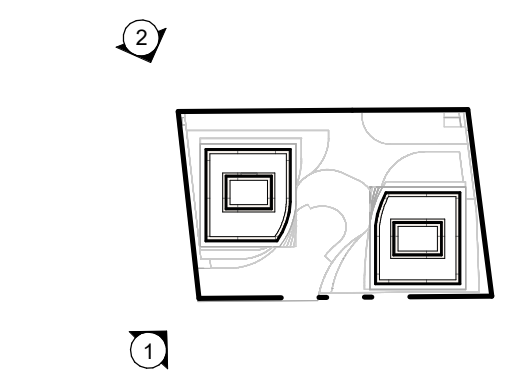
| NO. | DATE | ISSUED FOR: |
|-----|------------|-------------------------------------|
| 1 | 2024-02-16 | ISSUED FOR OPA/ZA |
| 2 | 2024-10-24 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |
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PERSPECTIVE VIEW 02



PERSPECTIVE VIEW 01



ARCHITECT
Teepie Architects Inc.
5 Camden Street, Toronto, ON, Canada, M5V 1Y2
T. 416.598.0554

STRUCTURAL
-

MECHANICAL
-

ELECTRICAL
-

LANDSCAPE
Janet Rosenberg & Studio
148 Kenwood Avenue, Toronto, ON M6C 2S3
T. 416.556.8669

CIVIL
Trafalgar Engineering Limited
1-481 Gordon Road, Oakville, ON L6K 2W6
T. 905.338.3988

TRAFFIC
BA Consulting Group Limited
388-45 St. Clair Avenue West, Toronto, ON M6V 1K9
T. 416.961.7110

SOLID WASTE MANAGEMENT
R.J. Burnside & Associates Limited
140 Orchardway, Pickering, ON L1V 7P7
T. 1.800.265.9962

PLANNING
Bousfields Inc.
3 Church Street, Toronto, ON, M5E 1M2
T. 416.947.9744

CLIENT
Distrikt Developments
1-60 Wingham Avenue, Toronto, ON, Canada M8B 1P5
T. 416.528.9038

DISTRIKT
157 - 165 CROSS AVE, OAKVILLE

157 & 165 Cross Avenue, Oakville, ON, Canada

SEAL

PERSPECTIVES

| Author | Checked By |
|--------|-------------------------|
| 23-107 | 1:2500 ARCH E |
| PRJ NO | SCALE ARCH E 2024-02-16 |
| | FORMAT PLOT DATE |

A701



166 SOUTH SERVICE ROAD EAST

Oakville, Ontario

OWNER:

District Developments
 90 Wingold Ave., Unit 1
 Toronto, ON M6B 1P5
 416.628.8038

ARCHITECT:

Sweeny & Co Architects Inc.
 134 Peter St., Suite 1601
 Toronto, ON M5V 2H2
 contact: Alexei Guerra
 info@sweenyandco.com
 (416) 971-6252

CIVIL:

Trafalgar Engineering
 #1 - 481 Morden Road
 Oakville, Ontario, L6K 3W6
 O: (905) 338-3366

STRUCTURAL:

Jablonsky, Ask & Partners
 3 Concorde Gate, 4th Floor
 Toronto, ON M3C 3N7
 416-447-7405

LANDSCAPE ARCHITECT:

Adesso Design
 69 John Street S., Suite 250
 Hamilton, ON L8N 2B9
 t. 905.526.8876

MECHANICAL:

MV Shore Associates
 P: 416-443-1995
 250 Ferrand Drive, Suite 304
 Toronto Ontario M3C 3G8

TRANSPORTATION:

BA Group
 95 St. Clair Avenue West, Suite 1000 | Toronto
 416 961 7110 x222

ELECTRICAL:

MV Shore Associates
 P: 416-443-1995
 250 Ferrand Drive, Suite 304
 Toronto Ontario M3C 3G8

TRANSPORTATION:

Paradigm Transportation Solutions Limited
 5A-150 Pinebush Road, Cambridge ON N1R 8J8
 p: 905.381.2229 x303
 w: www.ptsl.com

Sheet Number Sheet Name

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 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
 TOC Development

DWG TITLE
 Cover Page

DATE: 2024-10-04
 SCALE :
 DRAWN : LB
 CHECKED : AG
 PROJ. No. : 2128

DWG No.
AZ000

ISSUED FOR TOC
 2024-10-04

PROJECT & ZONING INFO

ZONING REQUIREMENTS table with columns for SITE, TYPE, NOTES, PROVIDED, PROVIDED (%), and various metrics like GFA, FSI, and parking requirements.

CONTEXT PLAN



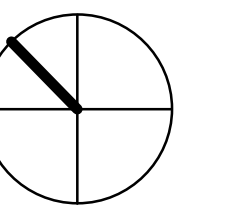
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2024-10-04 ISSUED FOR TOC



REFER TO BA GROUP'S FEBRUARY, 2024 TRAFFIC IMPACT STUDY (TIS) REPORT FOR DISCUSSION RELATED TO REQUIRED/PERMITTED PARKING RATES VS. PROPOSED PARKING RATES INDICATED ON THIS SHEET

PROJECT STATISTICS

Large data table containing project statistics for TFA, GFA (Town of Oakville Zoning), and Total Residential Unit Count, broken down by level and category.

*** Areas in square feet are for reference only.

Sweeny&Co Architects

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E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
Context Plan & Project
Statistics

DATE: 2024-10-04

SCALE: 1 : 1

DRAWN : LB

CHECKED : AG

PROJ. No. : 2128

DWG No.

AZ001

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ZONING STANDARDS

CAR PARKING SPACE:

NOTES:
 - DRIVE AISLE MINIMUM 6.0m UNLESS OTHERWISE NOTED.
 - MINIMUM 2.1m VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.
 - ALL PARKING SPACES ARE TYPICAL UNLESS OTHERWISE NOTED.

MINIMUM PARKING SPACE DIMENSIONS:

| | | |
|--|---|---|
| REGULAR: WIDTH: 2.70m LENGTH: 5.70m | ACCESSIBLE A: WIDTH: 3.65m LENGTH: 5.70m | ACCESSIBLE B: WIDTH: 2.70m LENGTH: 5.70m |
|--|---|---|

LEGEND:

- ACCESSIBLE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE
- PARKING SPACE NOT MEETING THE MINIMUM DIMENSIONS REQUIREMENTS OR HAVING OBSTRUCTIONS

USES:
 R = RESIDENTIAL
 V = VISITOR
 CS = CAR SHARE

USE NUMBER
 X00-XX
 SUB-USE

BICYCLE PARKING SPACE:

MINIMUM BICYCLE PARKING SPACE DIMENSIONS:

NOTE: 2.4m VERTICAL CLEARANCE IN ALL ROOMS UNLESS OTHERWISE NOTED.

HORIZONTAL:
 WIDTH: 0.60m
 LENGTH: 1.80m

HORIZONTAL STACKED:
 WIDTH: 0.60m
 LENGTH: 1.80m

VERTICAL:
 WIDTH: 0.60m
 HORIZONTAL CLEARANCE: 1.20m

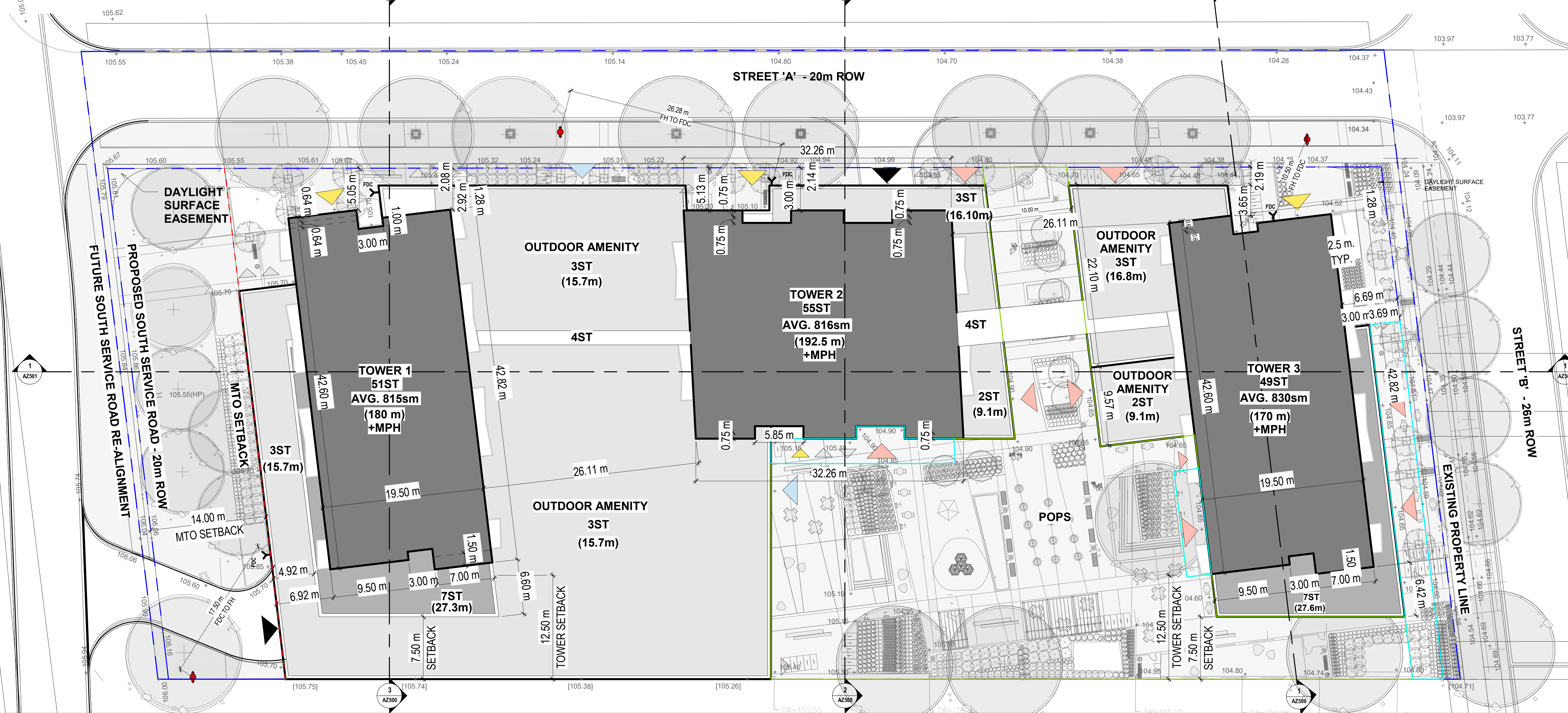
TYPICAL LOADING SPACE:

MINIMUM LOADING SPACE DIMENSIONS:

MOVING
 LENGTH: 8.00m
 WIDTH: 3.50m
 VERTICAL CLEARANCE: 3.60m

RESIDENTIAL / RETAIL
 LENGTH: 12.00m
 WIDTH: 3.50m
 VERTICAL CLEARANCE: 4.25m

SITE PLAN

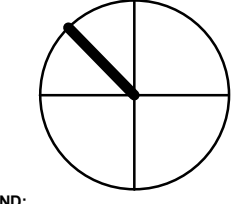


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 2024-03-26 ISSUED FOR ZBA
 2024-10-04 ISSUED FOR TOC



- SITE SYMBOL LEGEND:**
- RESIDENTIAL ENTRANCE (TOWER)
 - EXISTING OFFICE ENTRANCES
 - SERVICE ENTRANCE
 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - CANOPY
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - E-BIKES
 - GARBAGE BIN
 - RECYCLING BIN
 - ORGANIC BIN
 - BULKY WASTE STORAGE (MIN. 10hp)
 - JANITOR CLOSET
 - COMM. ELEVATOR
 - MOVING ELEVATOR / MOVING ROOM
 - SERVICE ELEVATOR
 - SHUTTLE ELEVATOR
 - VESTIBULE

Sweeny & Co Architects

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 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
 166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
 TOC Development

DWG TITLE
 Site Plan & Zoning
 Information

DATE: 2024-10-04
 SCALE: 1:250
 DRAWN: LB
 CHECKED: AG
 PROJ. No.: 2128

AZ100

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"Note: Parking level layouts are conceptual for the purposes of ZBA/OPA submissions. Parking design submitted in future SPA and Building Permit submissions to demonstrate conformance with the Ontario Building Code."

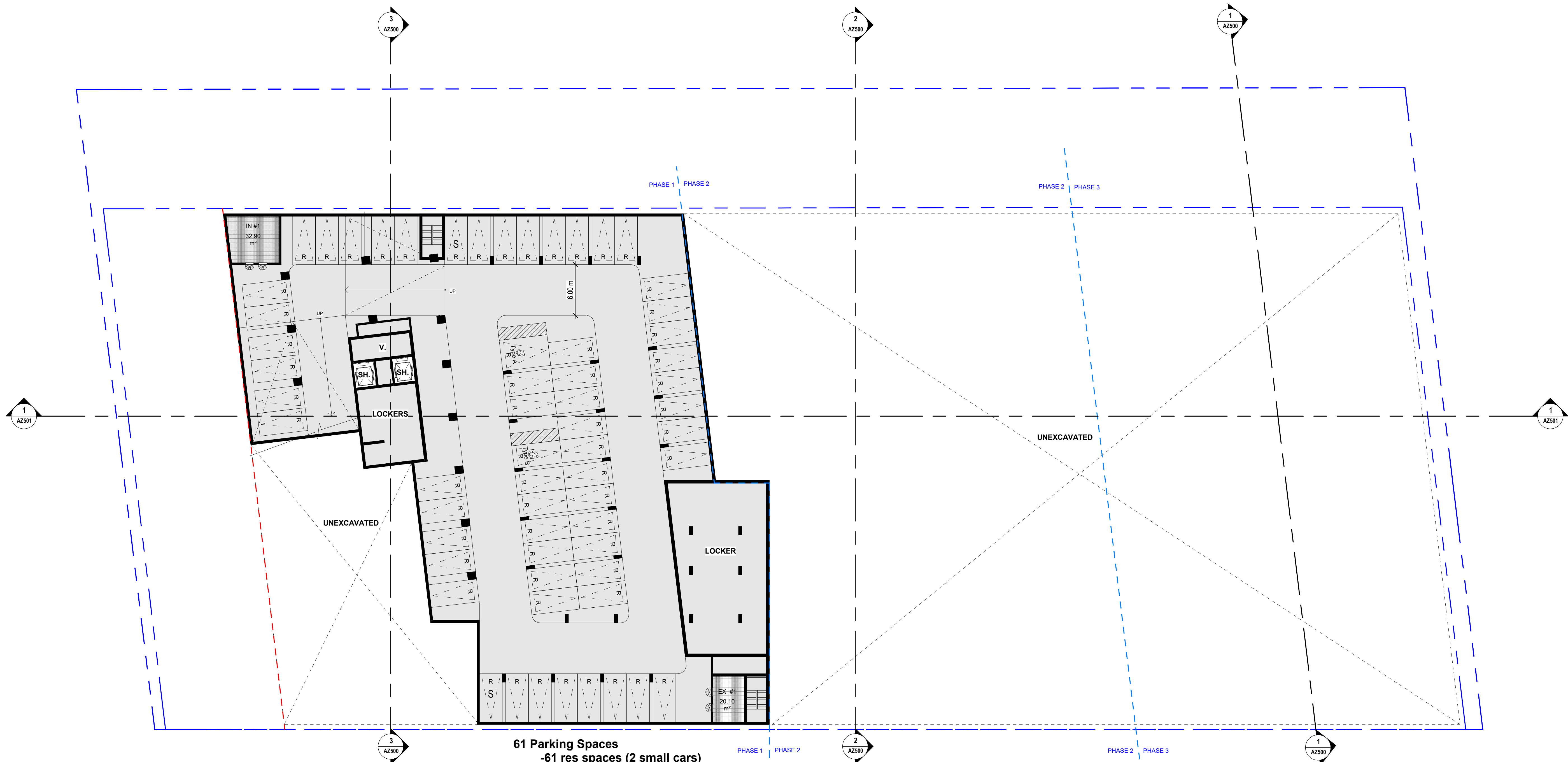
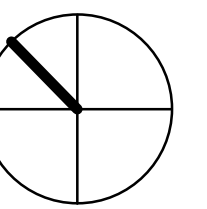
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 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
TOC Development

DWG TITLE
Level P7

DATE: 2024-10-04
 SCALE: 1 : 250
 DRAWN: LB
 CHECKED: AG
 PROJ. No.: 2128

DWG No.
AZ101

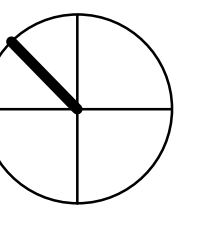
DRAWING NOT TO BE SCALED

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PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

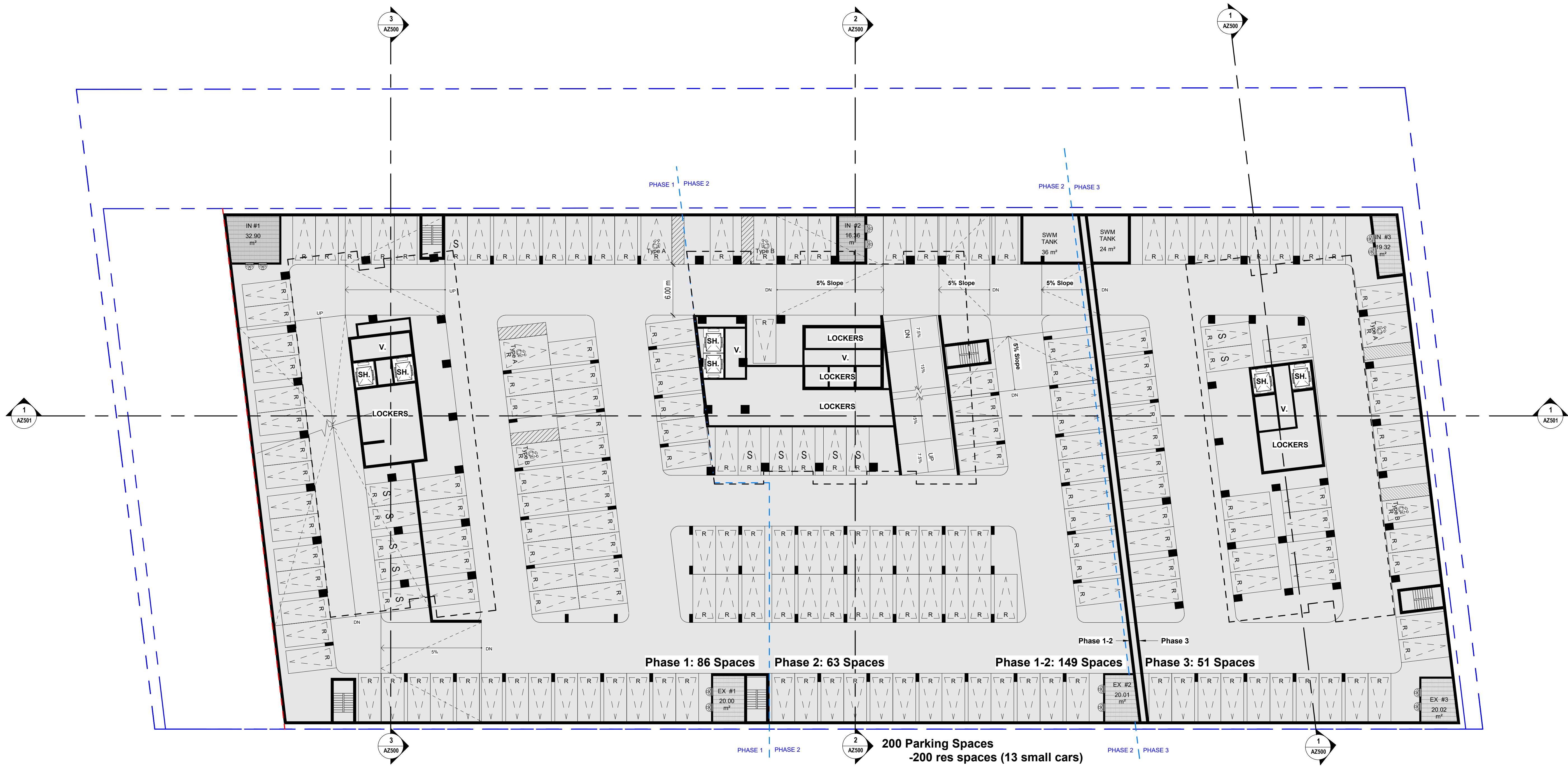
OWNER
TOC Development

DWG TITLE
Level P6

DATE: 2024-10-04
 SCALE: 1 : 250
 DRAWN : LB
 CHECKED : AG
 PROJ. No. : 2128 DWG No.

AZ102

"Note: Parking level layouts are conceptual for the purposes of ZBA/OPA submissions. Parking design submitted in future SPA and Building Permit submissions to demonstrate conformance with the Ontario Building Code."



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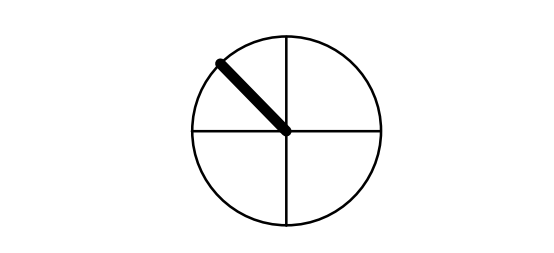
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Architects**

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

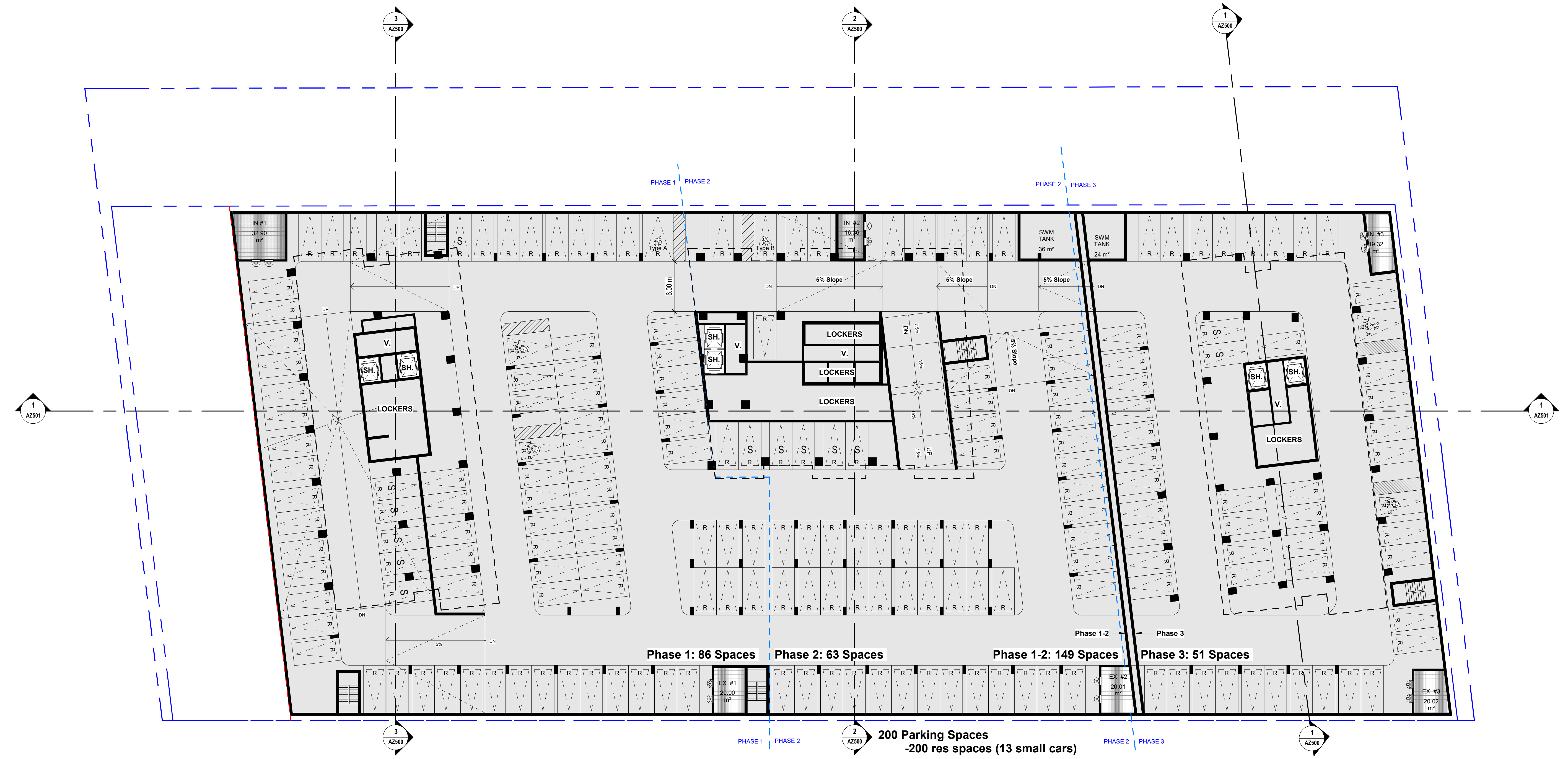
DWG TITLE
Level P5

DATE: 2024-10-04
SCALE: 1 : 250
DRAWN : LB
CHECKED : AG
PROJ. No.: 2128 DWG No.

AZ103

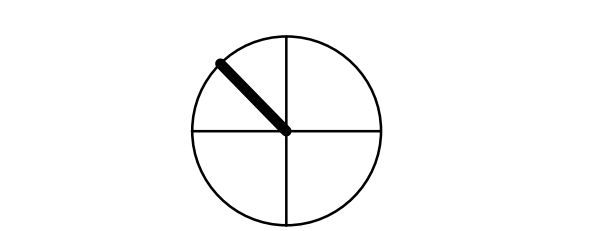
"Note: Parking level layouts are conceptual for the purposes of ZBA/OPA submissions. Parking design submitted in future SPA and Building Permit submissions to demonstrate conformance with the Ontario Building Code."

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2024-10-04 ISSUED FOR TOC



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E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

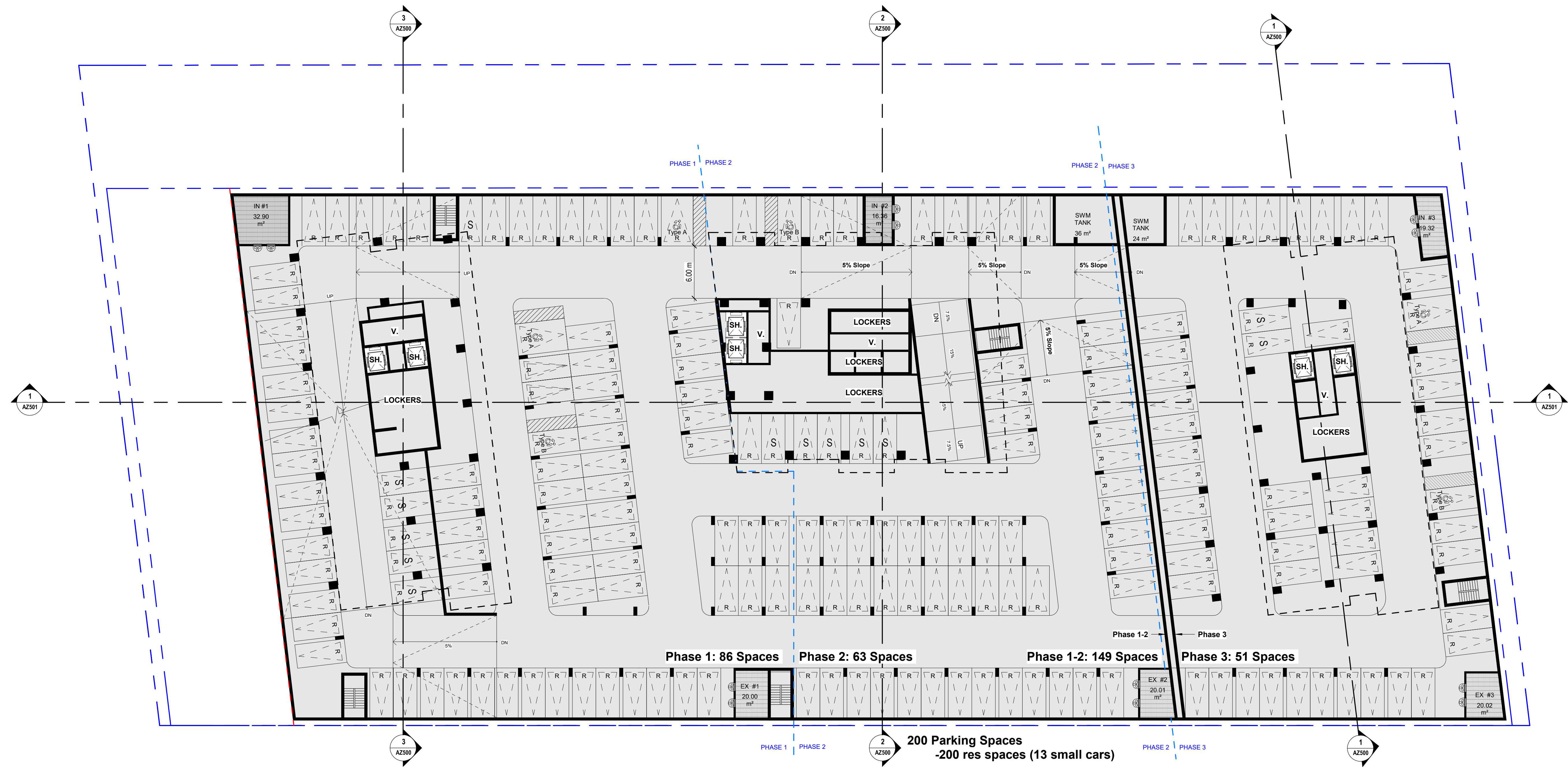
OWNER
TOC Development

DWG TITLE
Level P4

DATE: 2024-10-04
SCALE: 1 : 250
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128
DWG No.

AZ104

"Note: Parking level layouts are conceptual for the purposes of ZBA/OPA submissions. Parking design submitted in future SPA and Building Permit submissions to demonstrate conformance with the Ontario Building Code."



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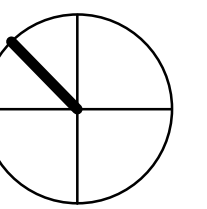
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| 2024-10-04 | ISSUED FOR TOC |

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**Sweeny & Co
Architects**

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E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville, TOC

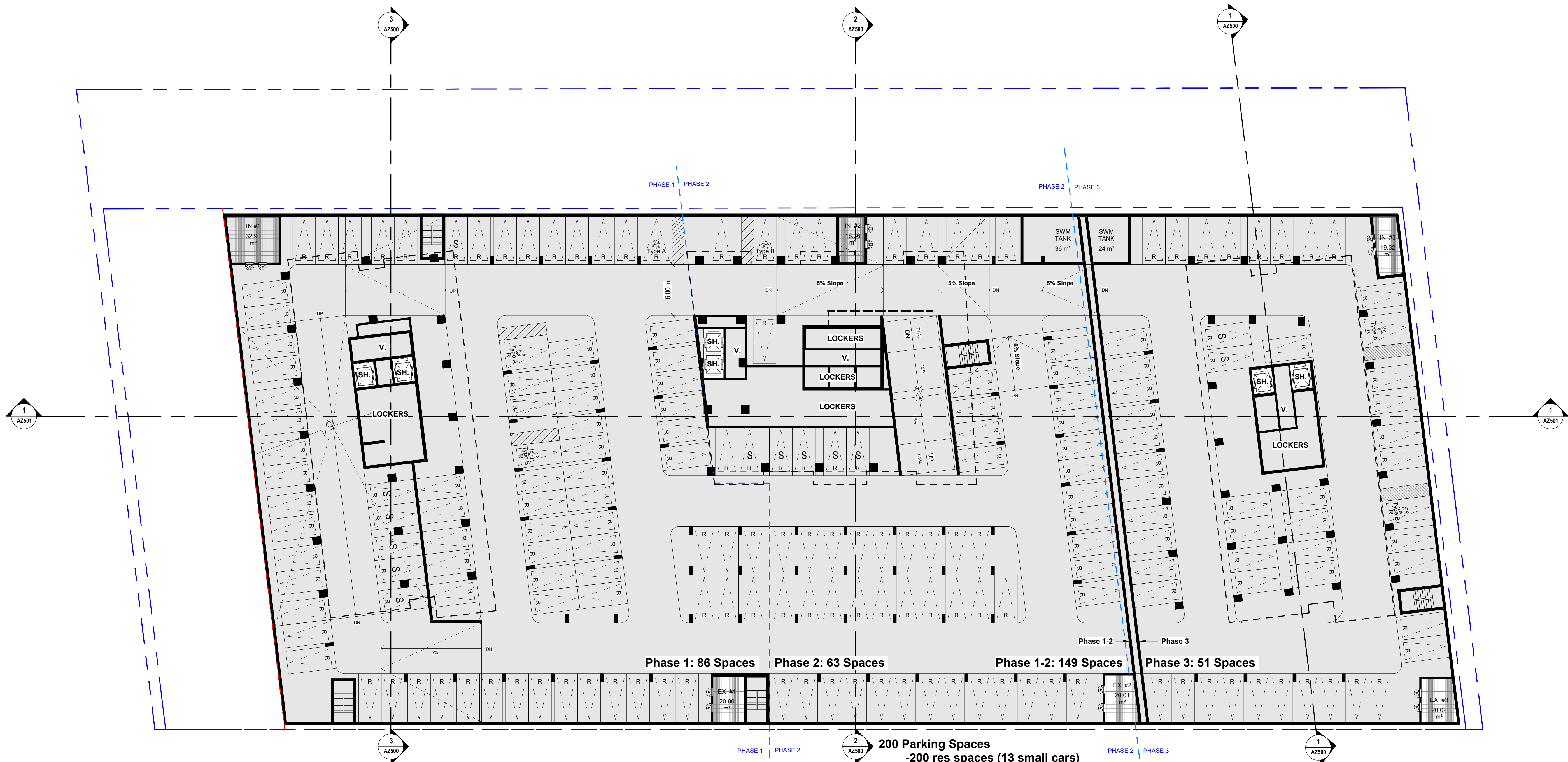
OWNER
TOC Development

DWG TITLE
Level P3

DATE: 2024-10-04
SCALE: 1 : 250
DRAWN : LB
CHECKED : AG
PROJ. No. : 2128

DWG No.
AZ105

"Note: Parking level layouts are conceptual for the purposes of ZBA/OPA submissions. Parking design submitted in future SPA and Building Permit submissions to demonstrate conformance with the Ontario Building Code."



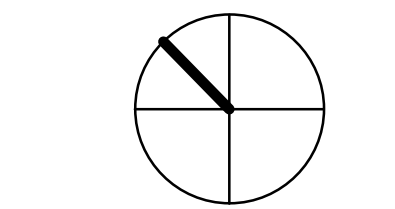
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2024-10-04 ISSUED FOR TOC



SITE SYMBOL LEGEND:

- RESIDENTIAL ENTRANCE (TOWER)
- EXISTING OFFICE ENTRANCES
- SERVICE ENTRANCE
- AMENITY ENTRANCE
- PRIVATE TERRACE
- OUTDOOR AMENITY
- GREEN ROOF
- CANOPY
- +123.45 EX EXISTING GRADES
- 123.45 PROPOSED GRADES
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- E-BIKES
- G GARBAGE BIN
- R RECYCLING BIN
- O ORGANIC BIN
- B BULKY WASTE STORAGE (MIN. 10HP)
- J JANITOR CLOSET
- COM. COMMERCIAL ELEVATOR
- M MOVING ELEVATOR / MOVING ROOM
- S SERVICE ELEVATOR
- SH SHUTTLE ELEVATOR
- V VESTIBULE

Sweeny&Co Architects

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TORONTO, ONTARIO | M5V 2H2 | CANADA
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E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

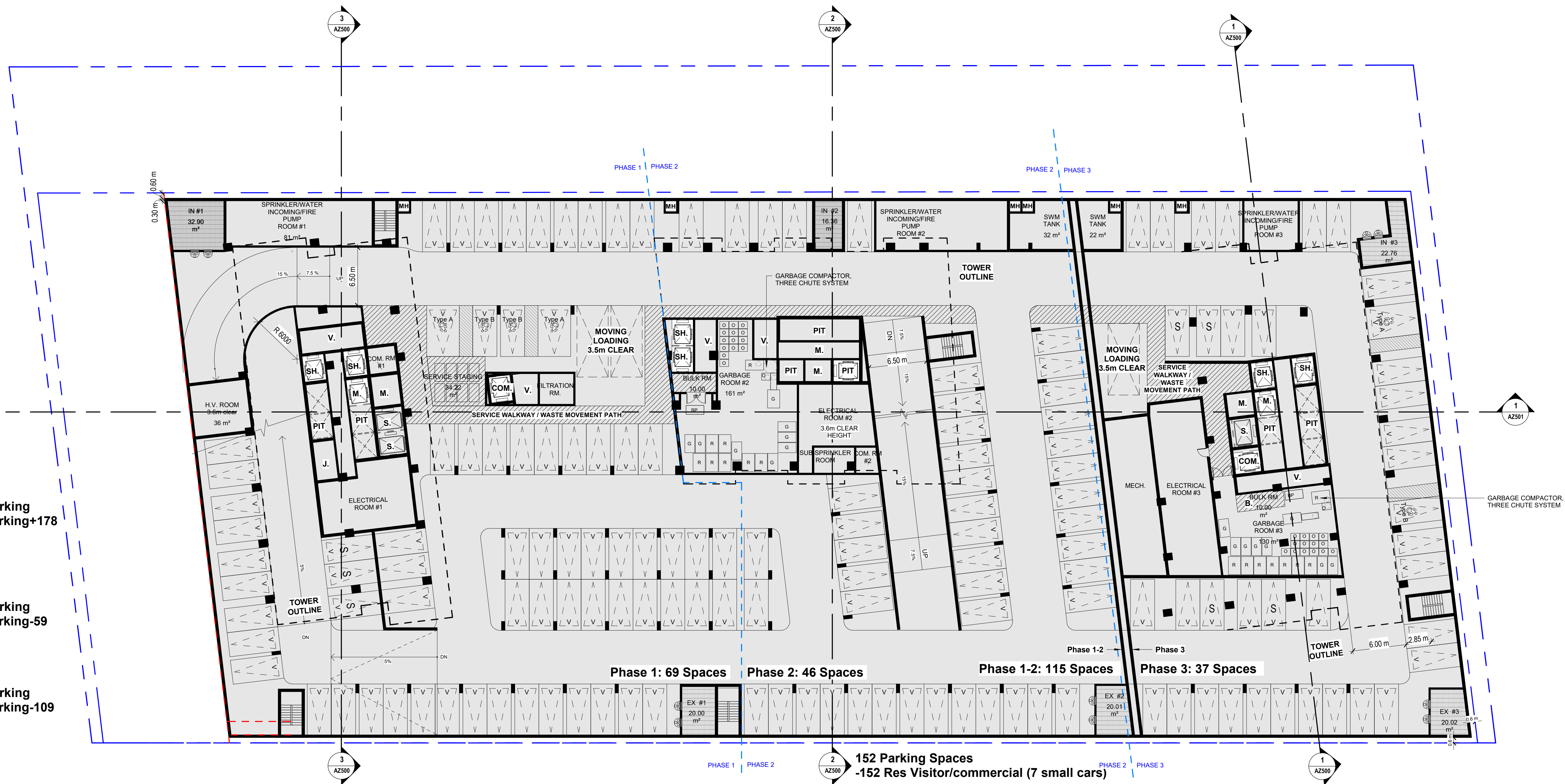
OWNER
TOC Development

DWG TITLE
Level P1

DATE: 2024-10-04
SCALE: 1:250
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128 DWG No.

AZ107

"Note: Parking level layouts are conceptual for the purposes of ZBA/OPA submissions. Parking design submitted in future SPA and Building Permit submissions to demonstrate conformance with the Ontario Building Code."



T1=598units
598x.5=299
598x.15=90
Required=389 Parking
Provided=567 Parking+178

T2=646units
646x.5=323
646x.15=97

Required=420 Parking
Provided=361 Parking-59

T3=609 units
609x.5=305
609x.15=91
Required=396 Parking
Provided=287 Parking-109

Phase 1: 69 Spaces Phase 2: 46 Spaces Phase 1-2: 115 Spaces Phase 3: 37 Spaces

152 Parking Spaces
-152 Res Visitor/commercial (7 small cars)

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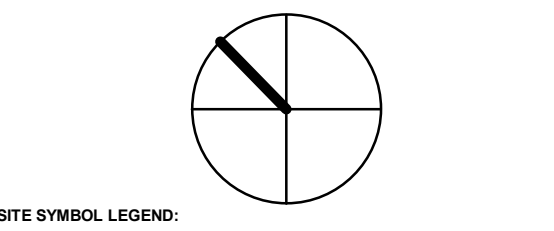
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ISSUED
 2024-03-26 ISSUED FOR ZBA
 2024-10-04 ISSUED FOR TOC

| GR PLAN NOTES | |
|---------------|---|
| Note Number | Note Text |
| 1 | WEIGHT CAPACITY OF LOADING AREA (35,000 KG) |
| 2 | LOADING AREA HAS +/- 2% GRADE |

"Note: Interior design of proposed community center is subject tenant fit up design. Volume of space provided allows flexibility for multiple layout options. Layouts to be provided when available"

- ROOM LEGEND**
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
 - POTENTIAL COMMUNITY CENTRE



- SITE SYMBOL LEGEND:**
- RESIDENTIAL ENTRANCE (TOWER)
 - EXISTING OFFICE ENTRANCES
 - SERVICE ENTRANCE
 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - CANOPY
 - +123.45 EX EXISTING GRADES
 - +123.45 PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
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 - G GARBAGE BIN
 - R RECYCLING BIN
 - O ORGANIC BIN
 - B BULKY WASTE STORAGE (MIN 10HP)
 - J JANITOR CLOSET
 - COM. COMMERCIAL ELEVATOR
 - M MOVING ELEVATOR / MOVING ROOM
 - S SERVICE ELEVATOR
 - SH SHUTTLE ELEVATOR
 - V VESTIBULE



Sweeny & Co Architects
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 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
TOC Development

DWG TITLE
Level 1 - Ground Floor Plan

DATE: 2024-10-04
 SCALE: 1:250
 DRAWN: LB
 CHECKED: AG
 PROJ. No.: 2128

DWG No.
AZ108

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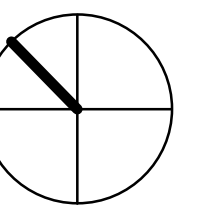
DRAWING NOT TO BE SCALED

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2024-03-26 ISSUED FOR ZBA
2024-10-04 ISSUED FOR TOC



- ROOM LEGEND**
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
 - POTENTIAL COMMUNITY CENTRE

Sweeny&Co Architects

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

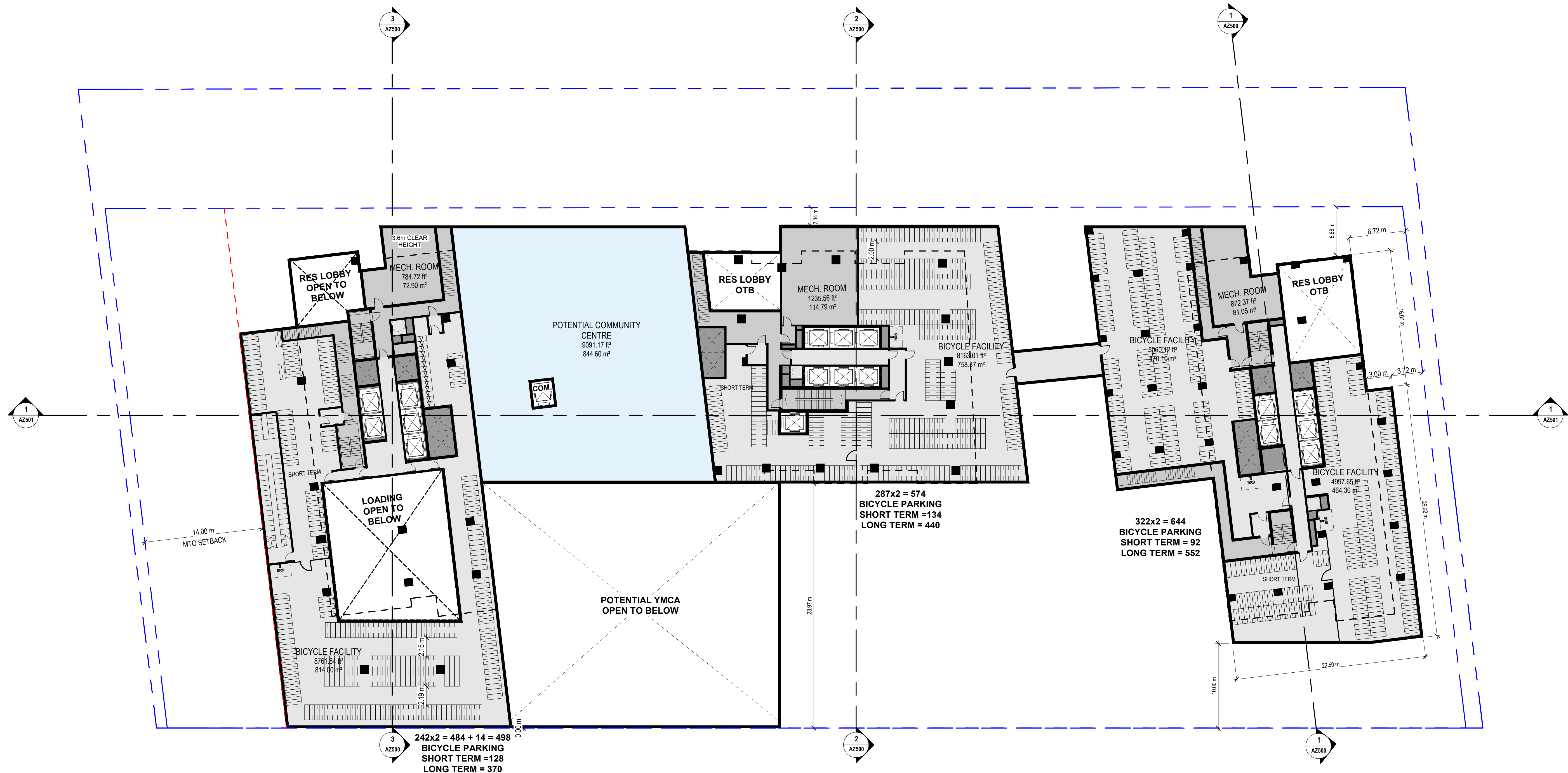
DWG TITLE
Level 2

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ110

"Note: Interior design of proposed community center is subject tenant fit up design. Volume of space provided allows flexibility for multiple layout options. Layouts to be provided when available"



DRAWING NOT TO BE SCALED

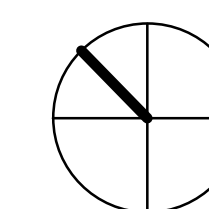
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2024-10-04 ISSUED FOR TOC

"Note: Interior design of proposed community center is subject tenant fit up design. Volume of space provided allows flexibility for multiple layout options. Layouts to be provided when available"



- ROOM LEGEND
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

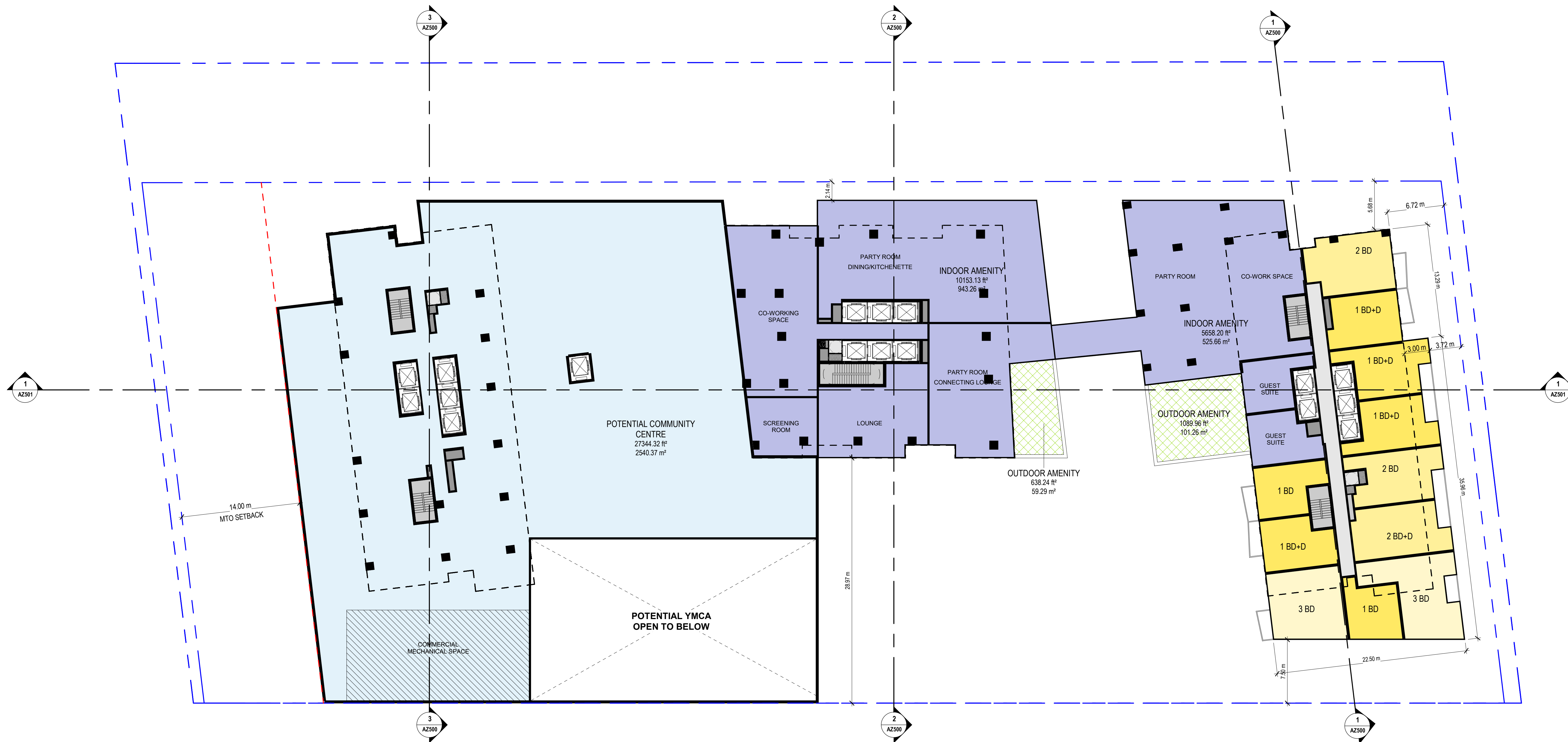
OWNER
TOC Development

DWG TITLE
Level 3 - Lower Podium

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

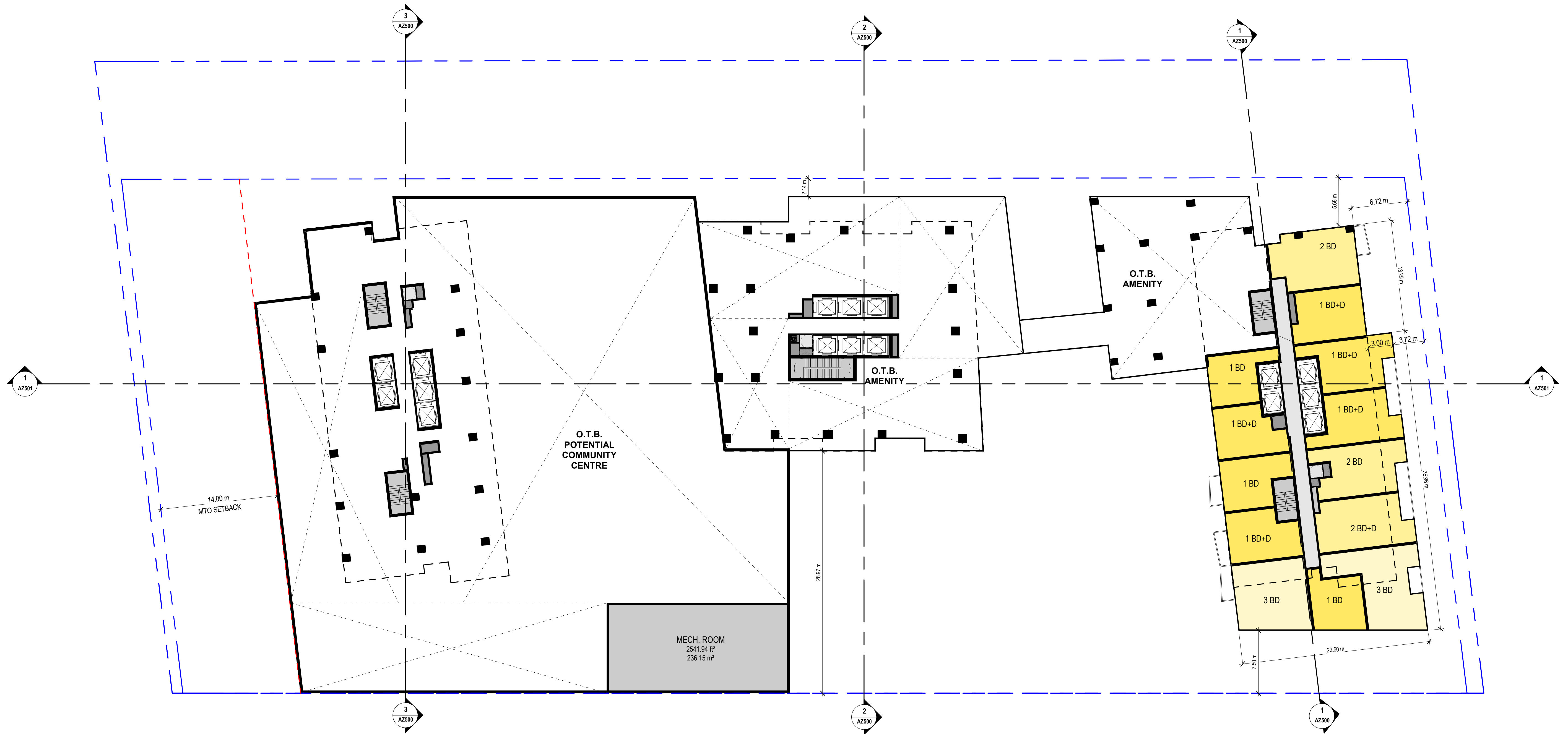
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AZ111

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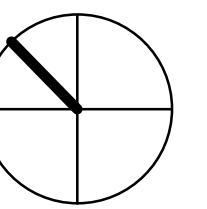
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| 2024-10-04 | ISSUED FOR TOC |



ROOM LEGEND

- RETAIL
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL (1BD)
- RESIDENTIAL (2BD)
- RESIDENTIAL (3BD)
- POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
TOC Development

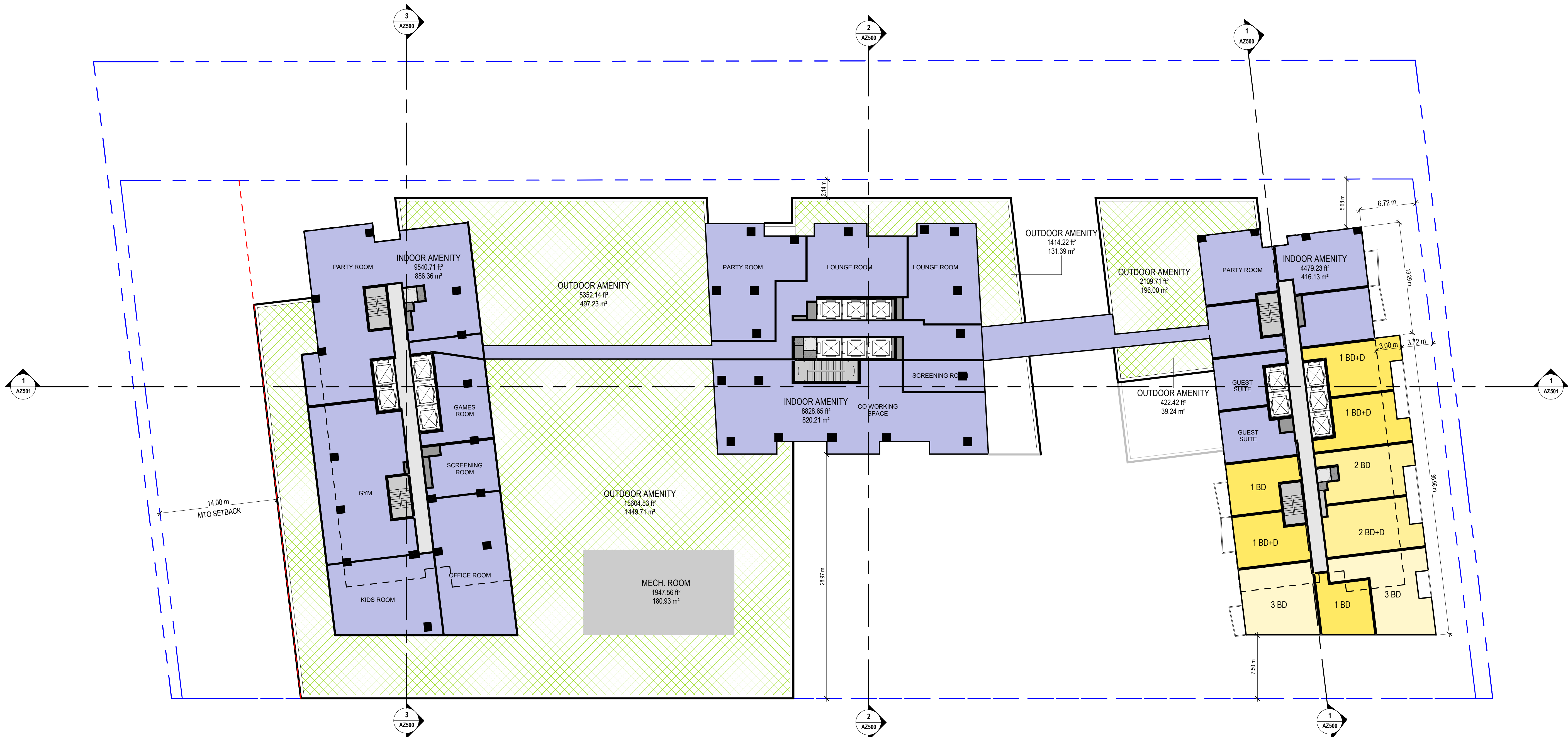
DWG TITLE
Level 4 - Lower Podium

DATE: 2024-10-04
 SCALE: As indicated
 DRAWN: LB
 CHECKED: AG
 PROJ. No.: 2128

DWG No.
AZ112

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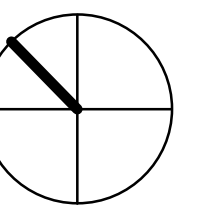
DRAWING NOT TO BE SCALED

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ROOM LEGEND

- RETAIL
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL (1BD)
- RESIDENTIAL (2BD)
- RESIDENTIAL (3BD)
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PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
TOC Development

DWG TITLE
Level 5 - Amenity Level

DATE: 2024-10-04
 SCALE: As indicated
 DRAWN: LB
 CHECKED: AG
 PROJ. No.: 2128

DWG No.

AZ113

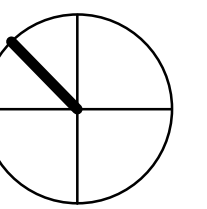
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- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

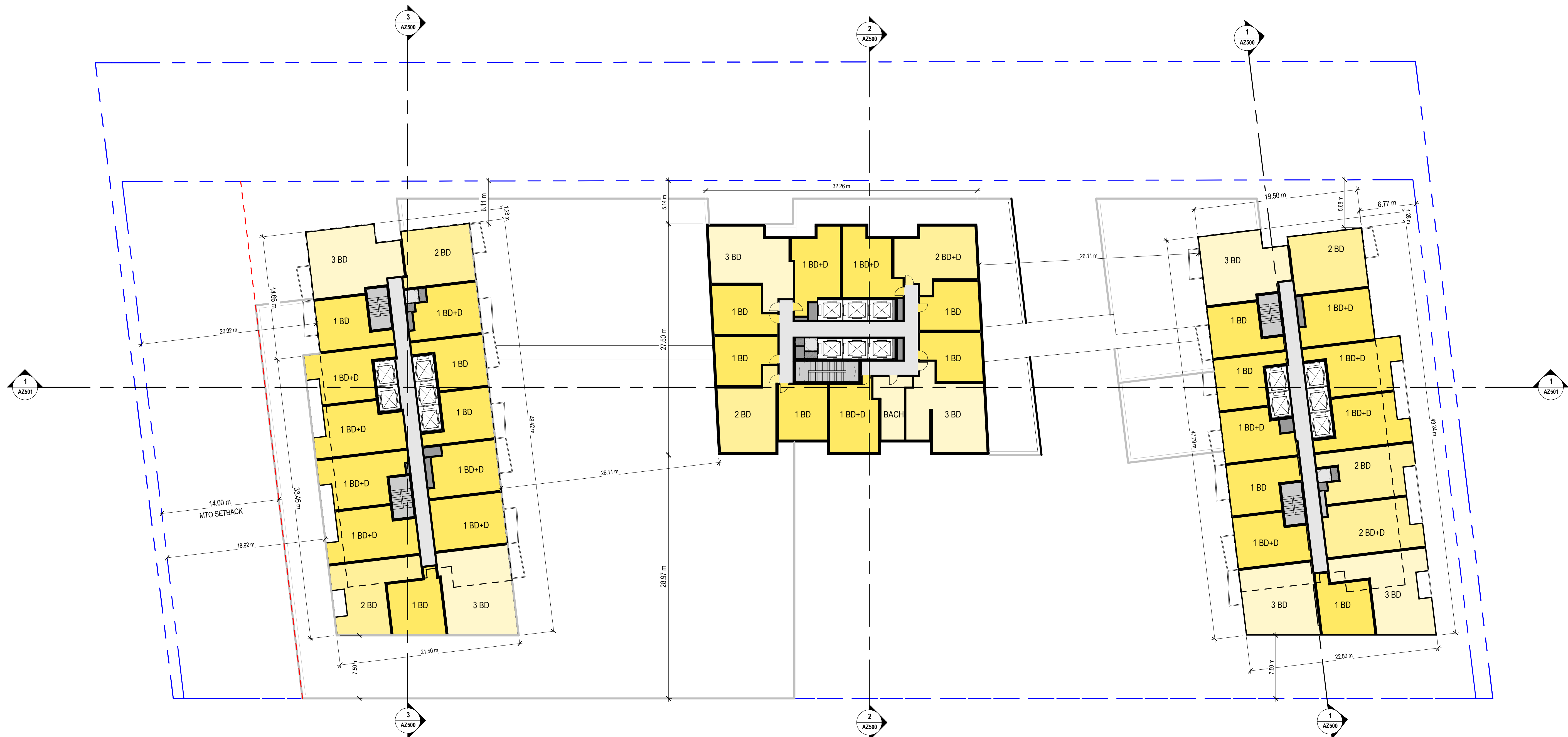
OWNER
TOC Development

DWG TITLE
Level 6 - Upper Podium

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ114



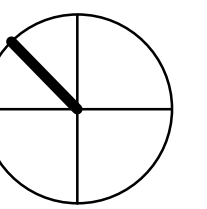
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- ROOM LEGEND
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
 - POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

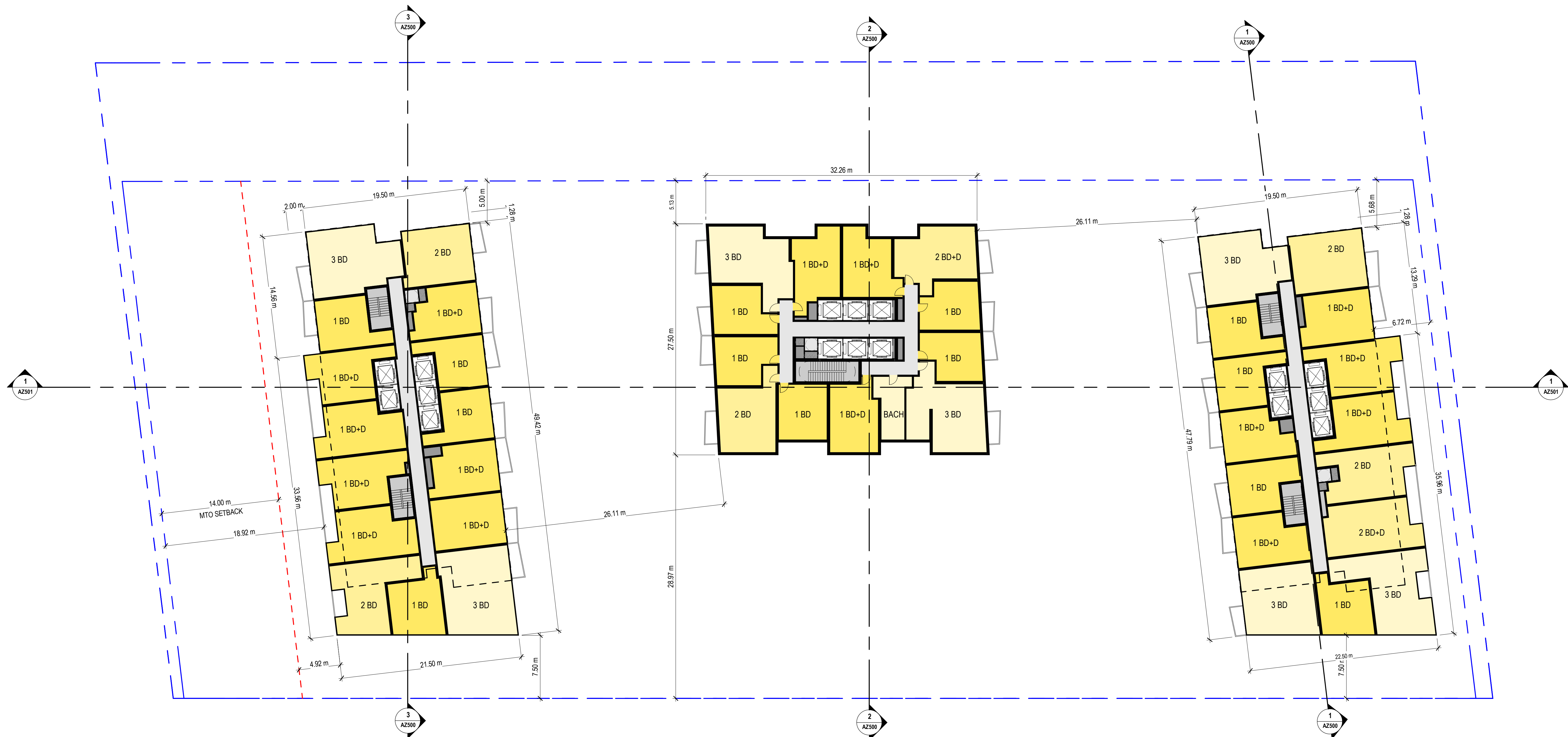
OWNER
TOC Development

DWG TITLE
Level 7 - Upper Podium

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ115



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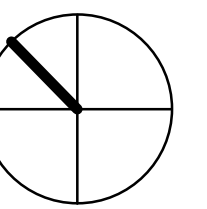
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2024-10-04 ISSUED FOR TOC



ROOM LEGEND

| | |
|--------------------|----------------------------|
| [Light Blue Box] | RETAIL |
| [Light Green Box] | INDOOR AMENITY |
| [Light Yellow Box] | OUTDOOR AMENITY |
| [Light Orange Box] | RESIDENTIAL (1BD) |
| [Light Red Box] | RESIDENTIAL (2BD) |
| [Light Purple Box] | RESIDENTIAL (3BD) |
| [Light Grey Box] | POTENTIAL COMMUNITY CENTRE |

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

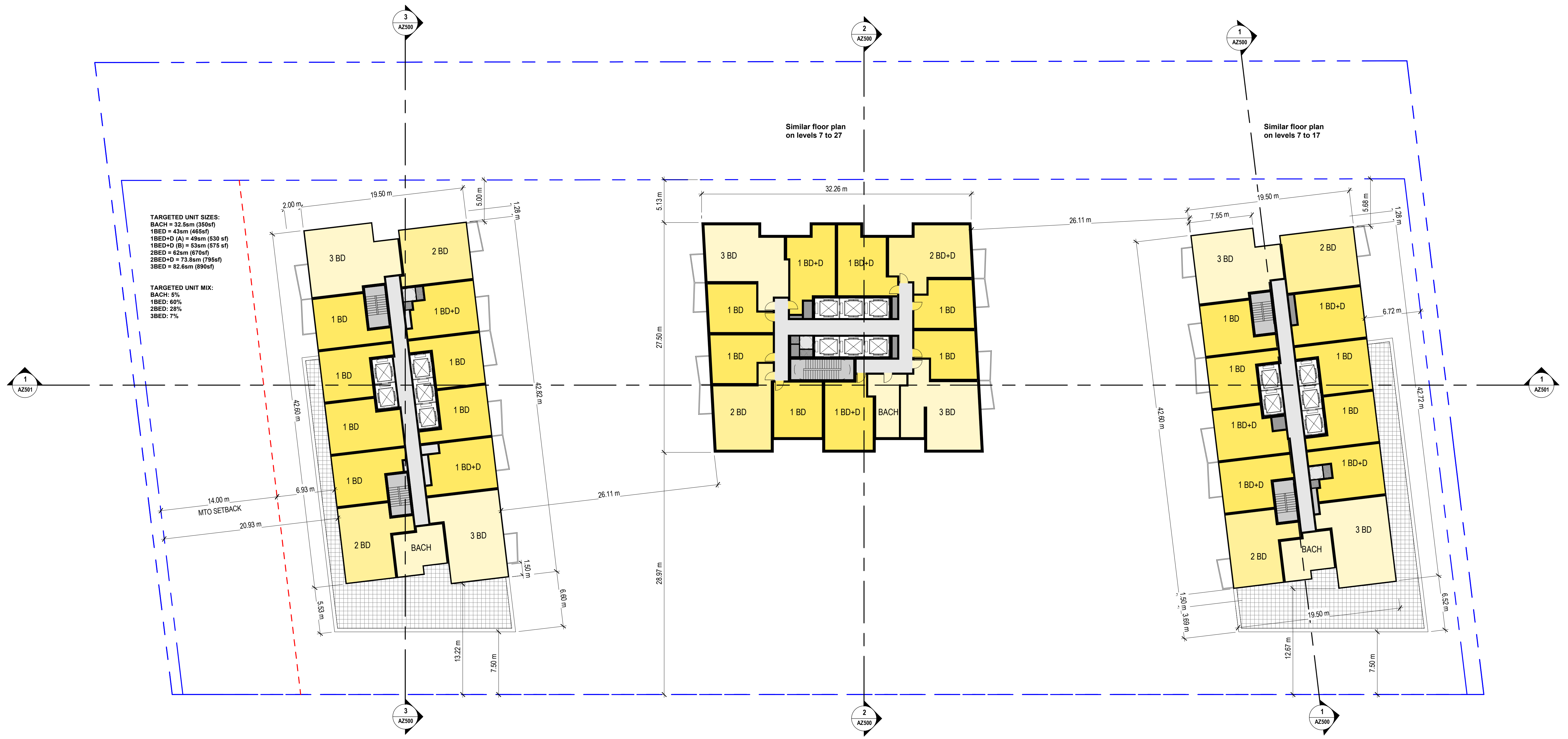
DWG TITLE
Level 8 - Tower Floor Plan

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.
AZ116

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TARGETED UNIT SIZES:
BACH = 32.5m (350sf)
1BED = 43m (465sf)
1BED+D (A) = 49m (530 sf)
1BED+D (B) = 53m (575 sf)
2BED = 62m (670sf)
2BED+D = 73.8m (795sf)
3BED = 82.6m (890sf)

TARGETED UNIT MIX:
BACH: 5%
1BED: 60%
2BED: 28%
3BED: 7%

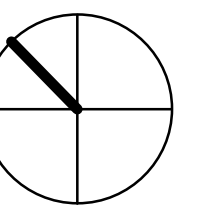
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2024-10-04 ISSUED FOR TOC



- ROOM LEGEND
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
 - POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

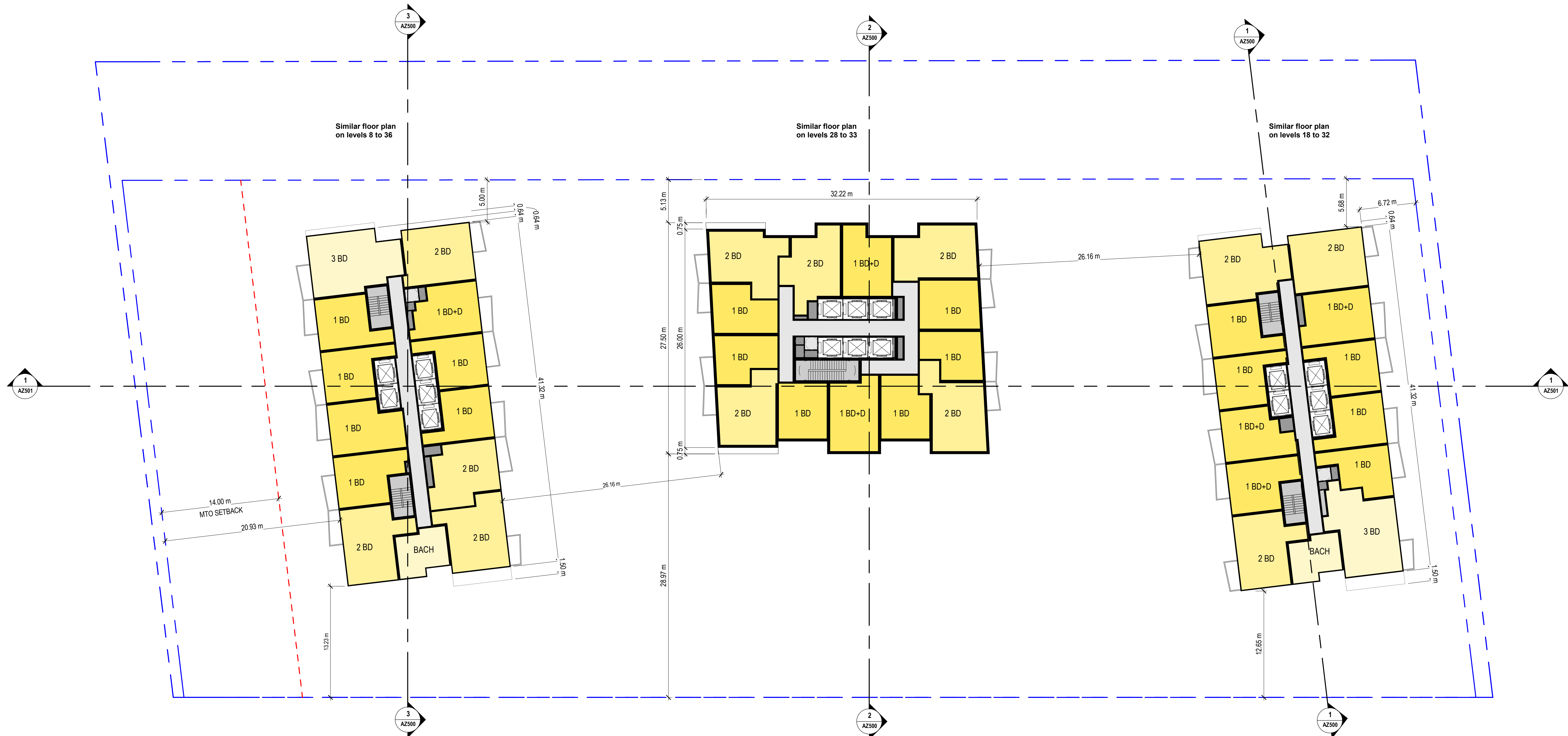
OWNER
TOC Development

DWG TITLE
Level 29 - Tower Floor Plan

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ117



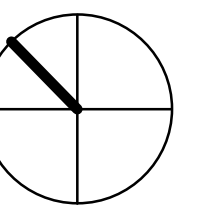
DRAWING NOT TO BE SCALED

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2024-03-26 ISSUED FOR ZBA
2024-10-04 ISSUED FOR TOC



ROOM LEGEND

- RETAIL
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL (1BD)
- RESIDENTIAL (2BD)
- RESIDENTIAL (3BD)
- RESIDENTIAL (4BD)
- POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
Level 30 - Tower Floor Plan

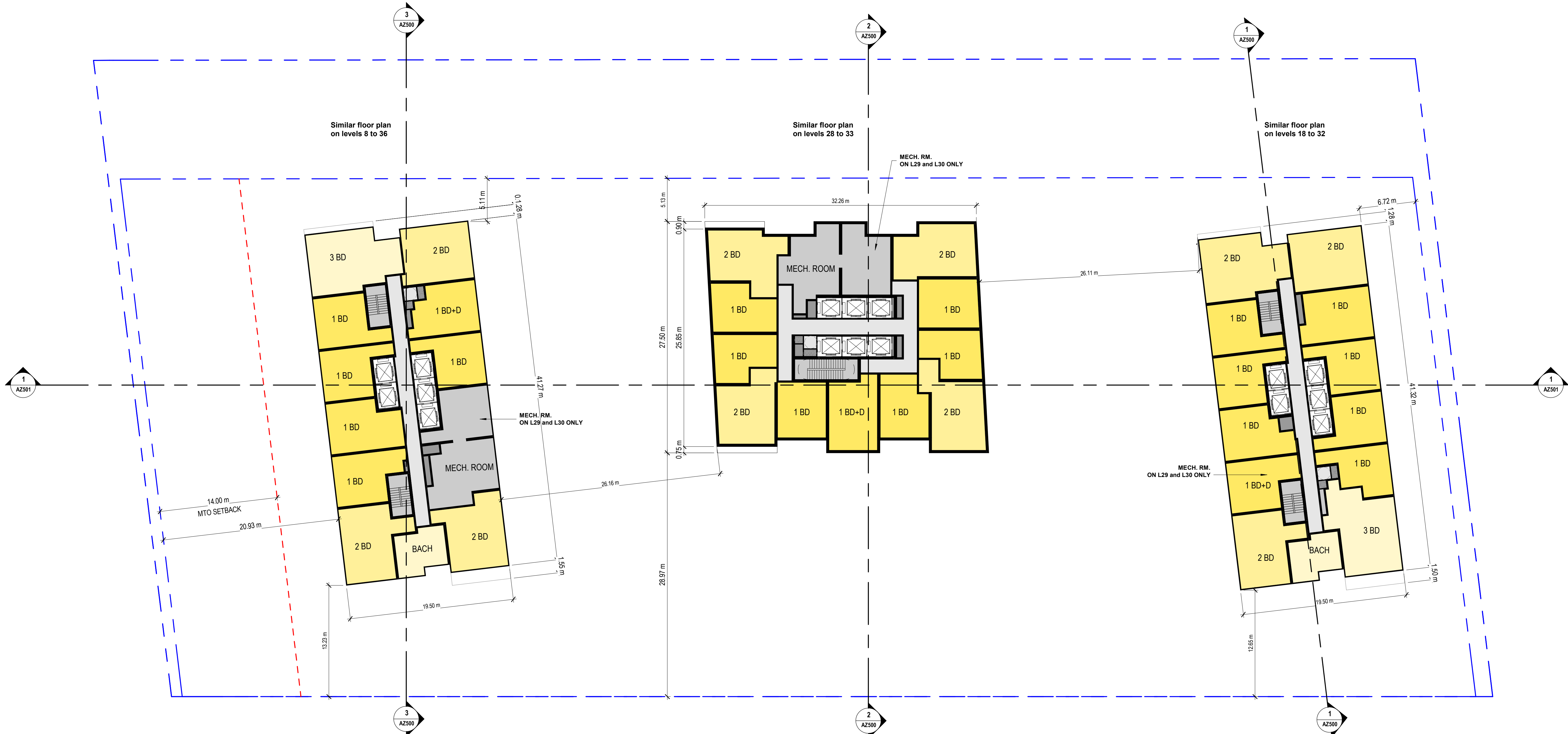
DATE: 2024-10-04
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CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ118

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2024-10-08 11:53:18 AM



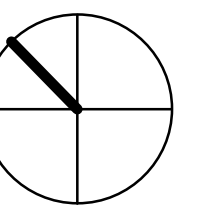
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| 2024-03-26 | ISSUED FOR ZBA |
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ROOM LEGEND

- RETAIL
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL (1BD)
- RESIDENTIAL (2BD)
- RESIDENTIAL (3BD)
- POTENTIAL COMMUNITY CENTRE

Sweeny & Co Architects

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
Level 31 - Tower Floor Plan

| | |
|------------|--------------|
| DATE: | 2024-10-04 |
| SCALE: | As indicated |
| DRAWN: | LB |
| CHECKED: | AG |
| PROJ. No.: | 2128 |

DWG No.
AZ119

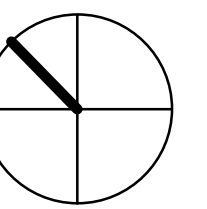
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- ROOM LEGEND
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (2BD)
 - POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
Level 38 - Tower Floor Plan

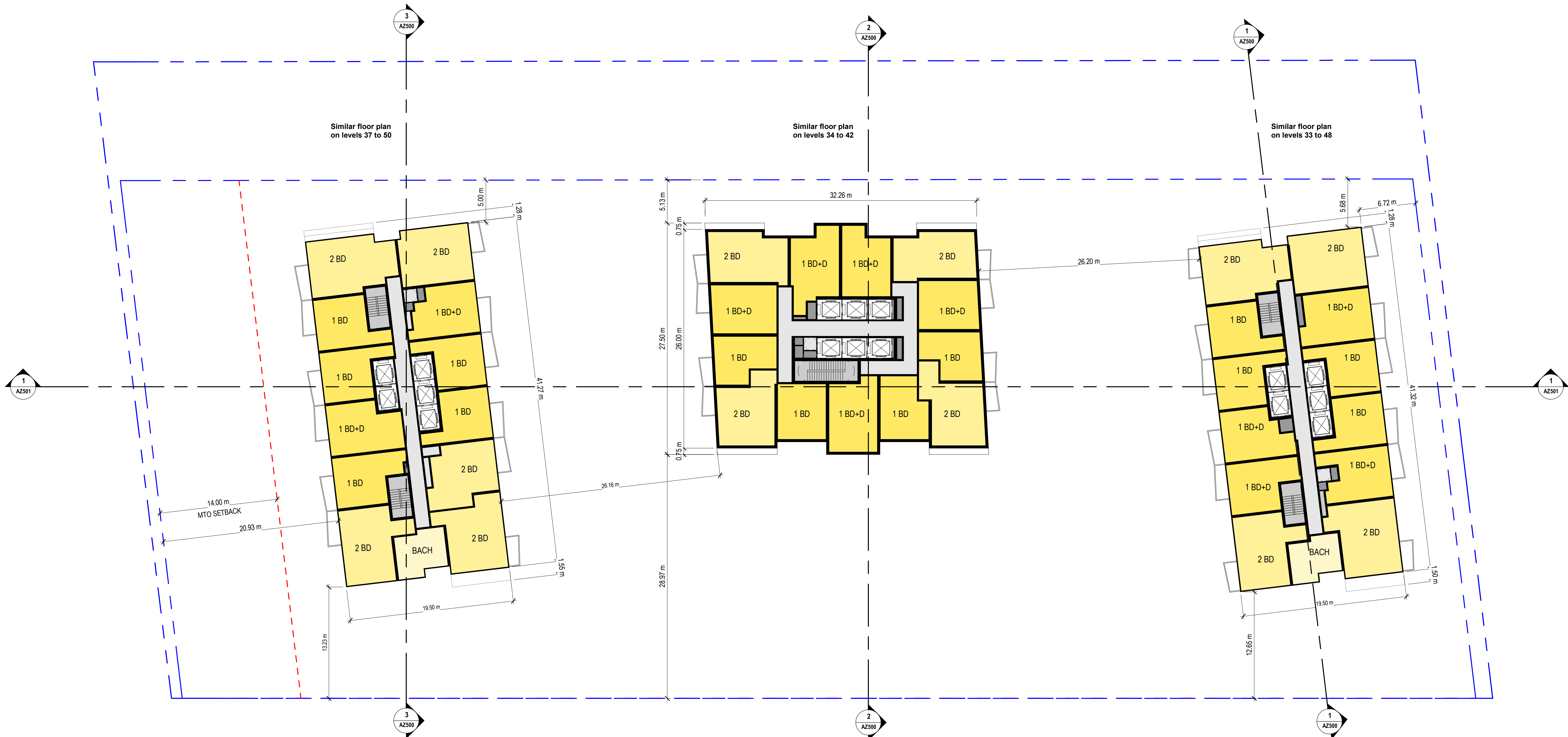
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CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ120

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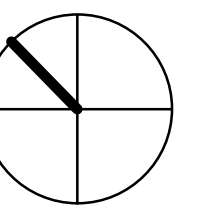
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2024-03-26 ISSUED FOR ZBA
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- ROOM LEGEND
- RETAIL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (2BD)
 - POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
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Oakville TOC

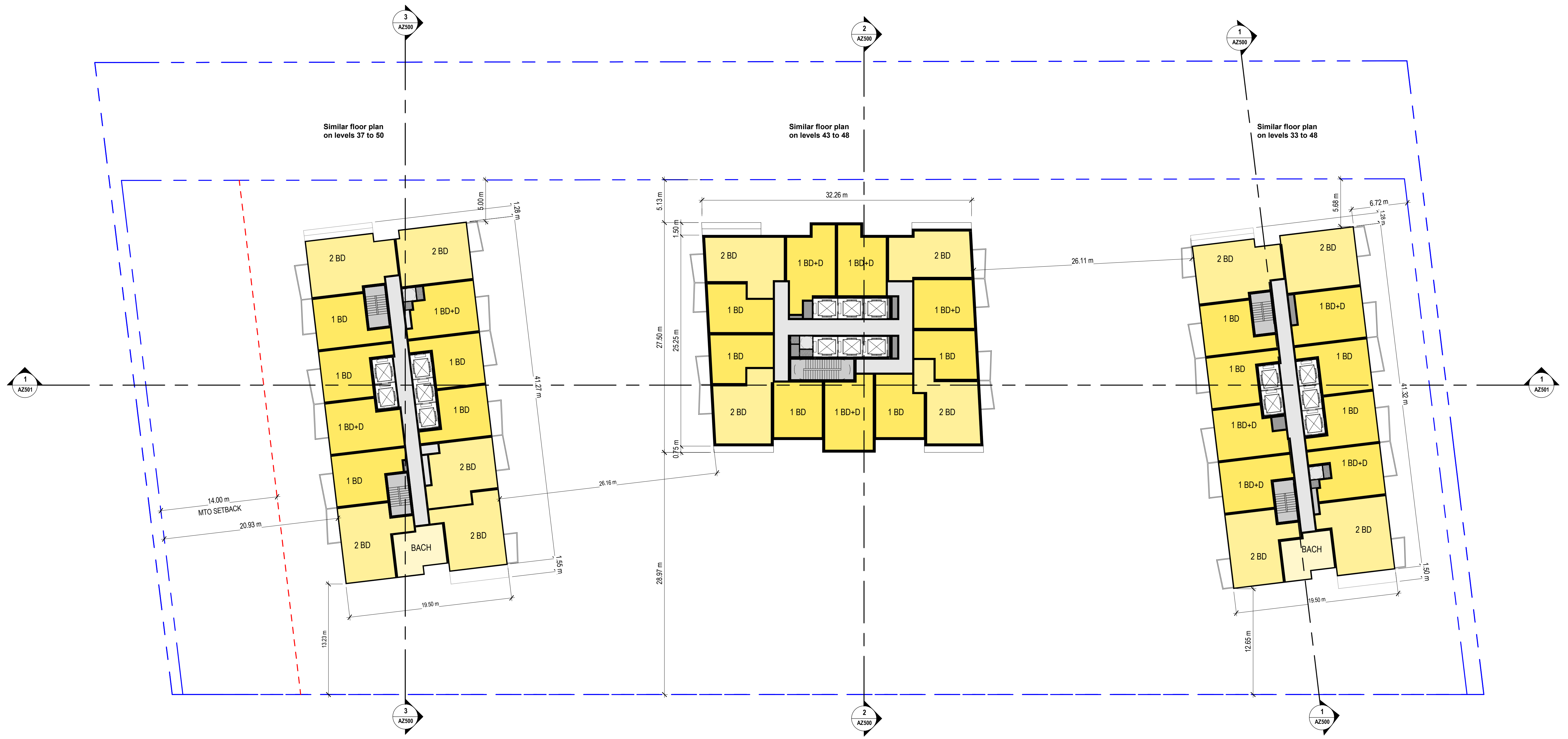
OWNER
TOC Development

DWG TITLE
Level 44 - Tower Floor Plan

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ121



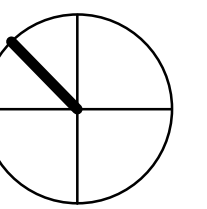
DRAWING NOT TO BE SCALED

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- ROOM LEGEND
- RETAIL
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 - RESIDENTIAL (1BD)
 - RESIDENTIAL (2BD)
 - RESIDENTIAL (3BD)
 - POTENTIAL COMMUNITY CENTRE

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

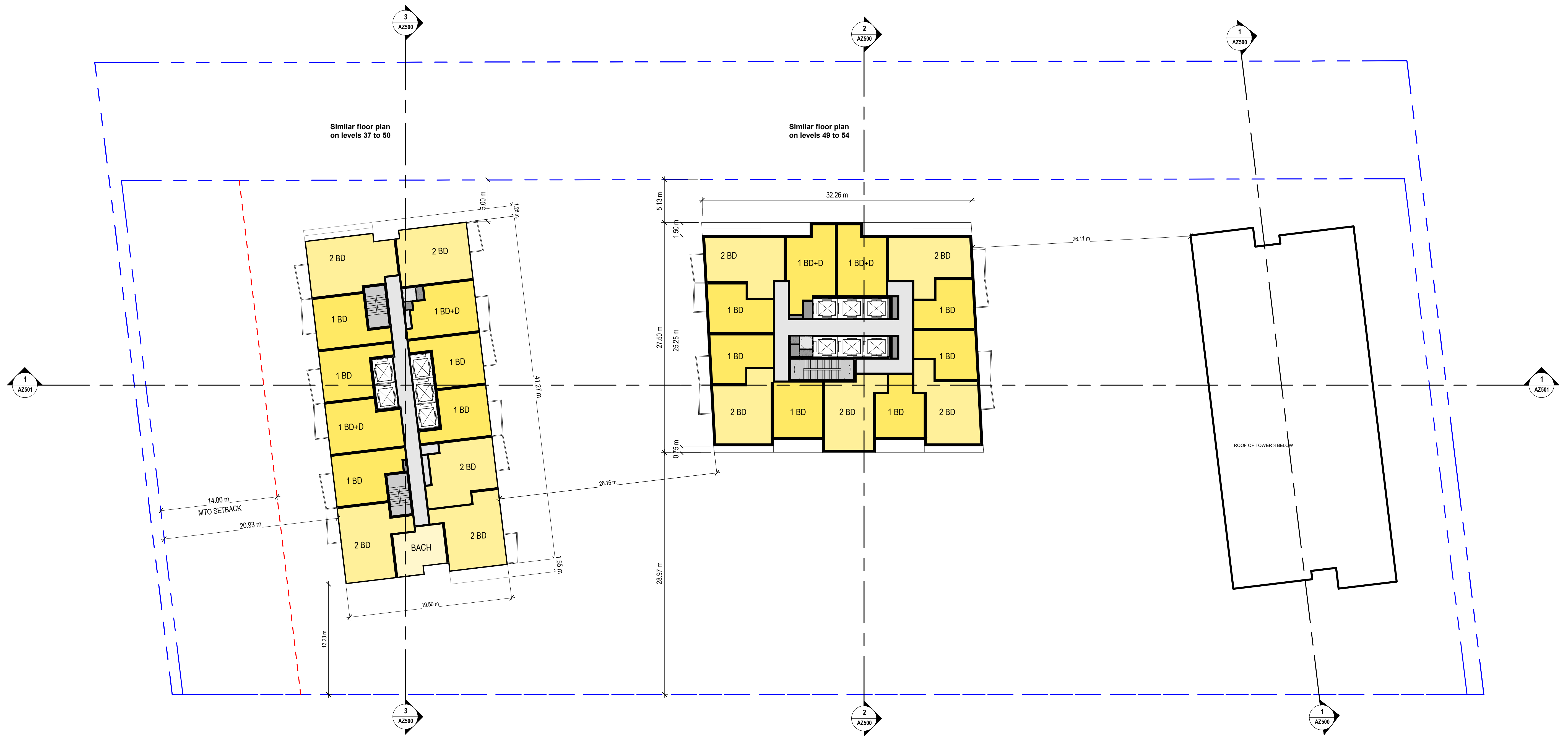
OWNER
TOC Development

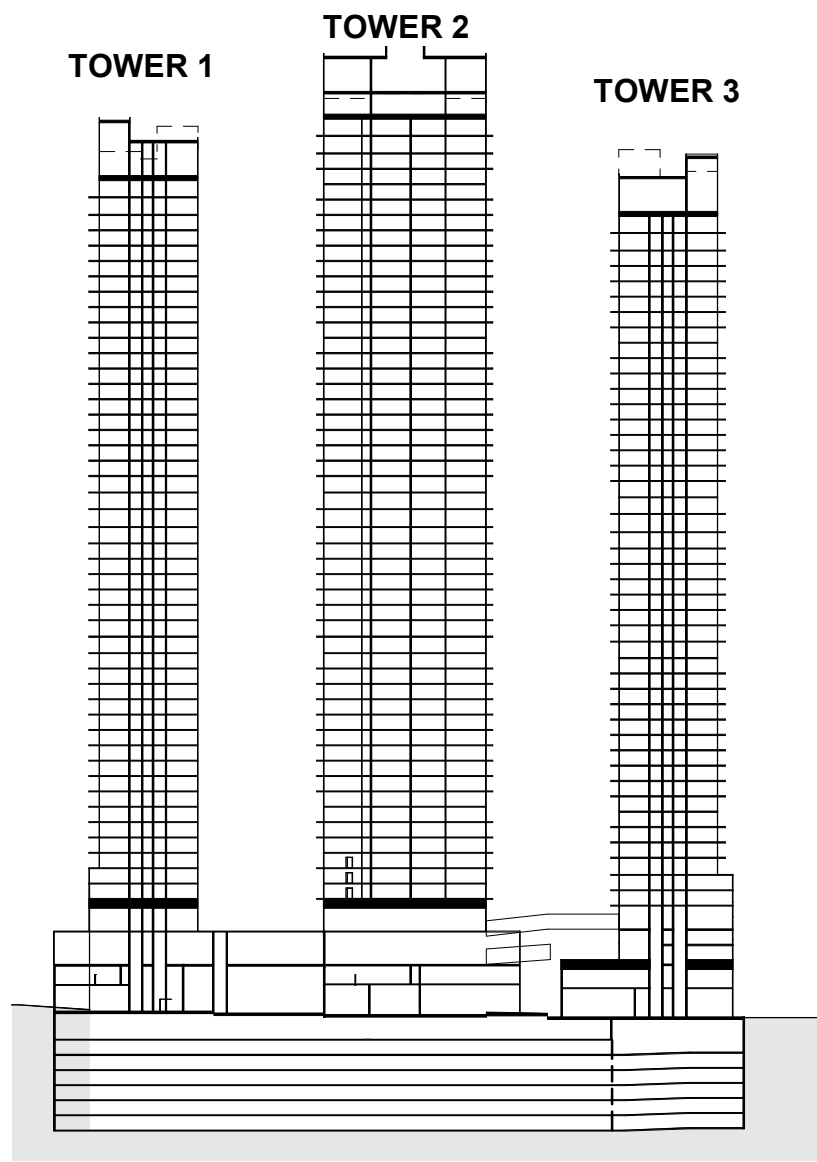
DWG TITLE
Level 50 - Tower Floor Plan

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128 DWG No.

AZ122

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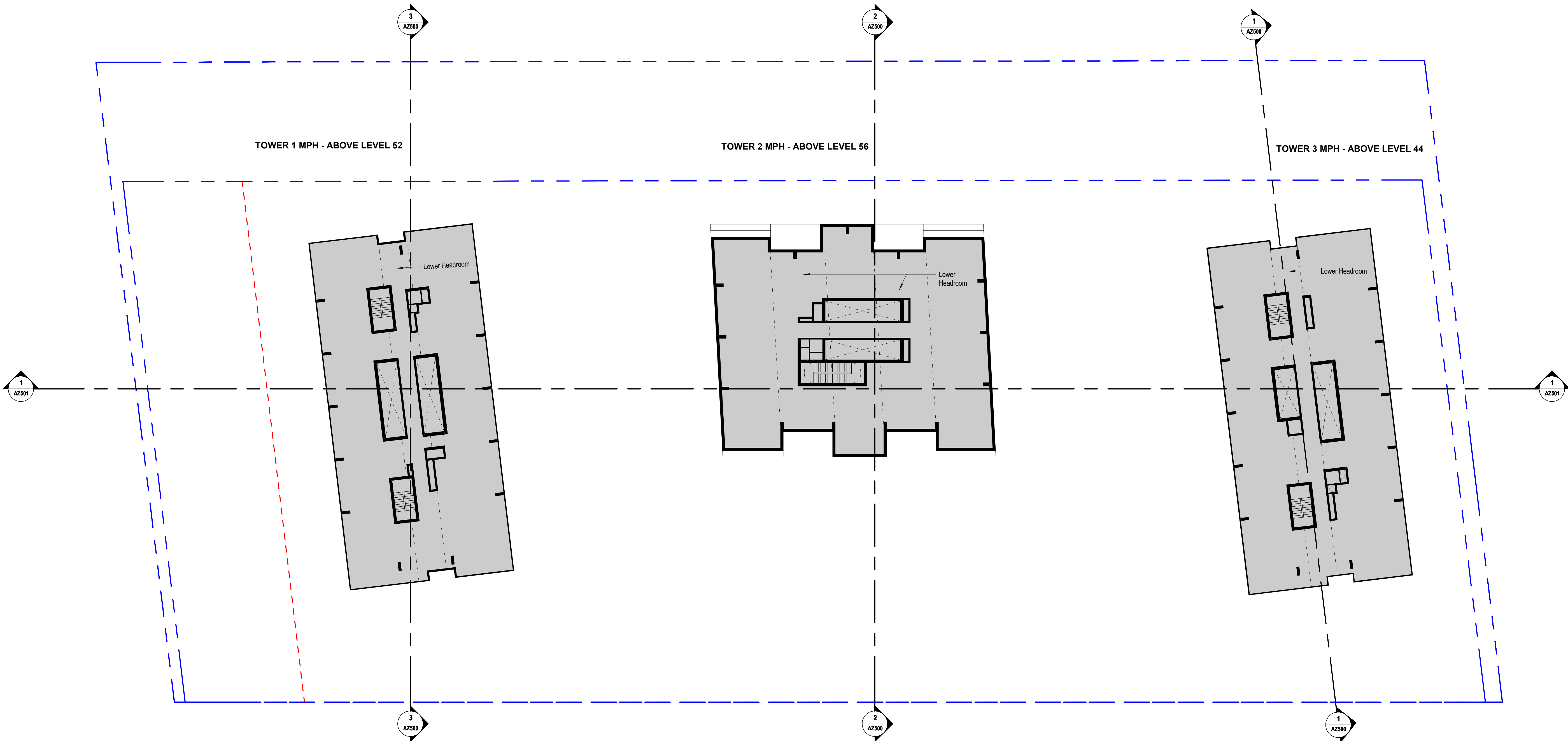
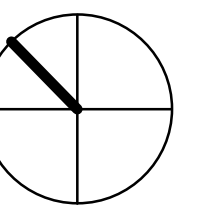
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2024-10-04 ISSUED FOR TOC



Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

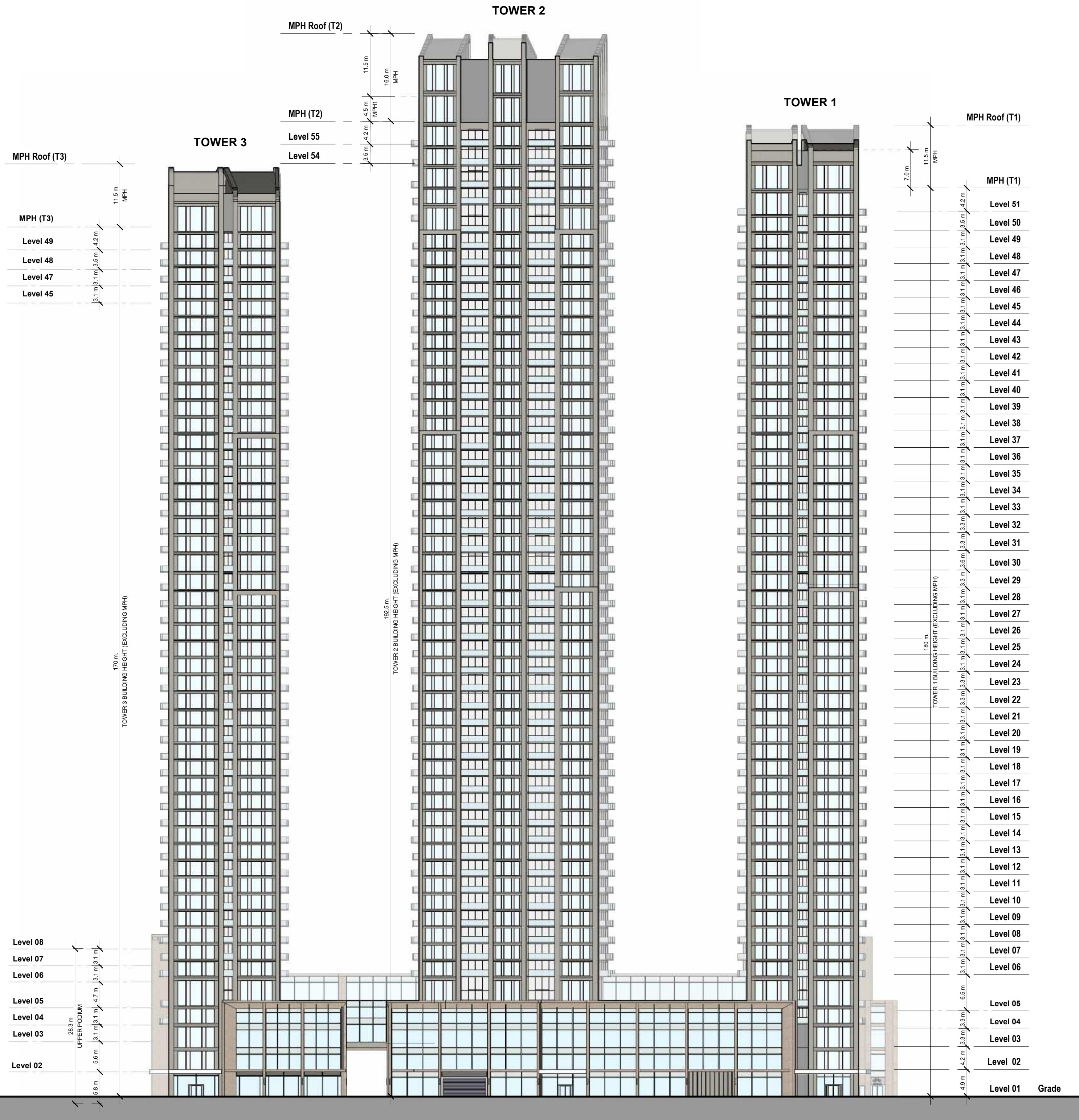
OWNER
TOC Development

DWG TITLE
MPH's - Tower Floor Plan

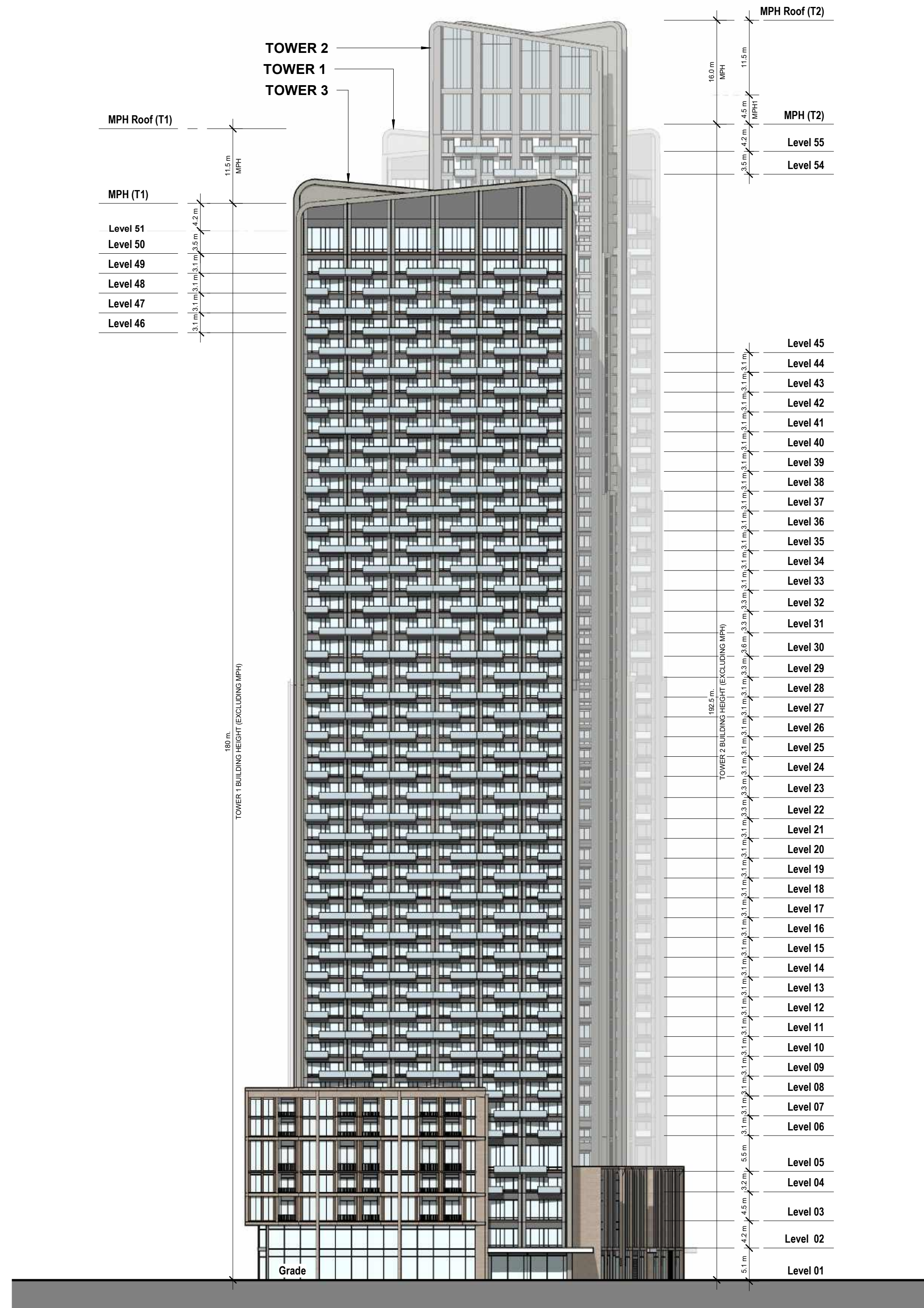
DATE: 2024-10-04
SCALE: 1:250
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128

DWG No.

AZ123



1 ZBA_Building Elev_East
AZ400 1 : 500



2 ZBA_Building Elev_South
AZ400 1 : 500

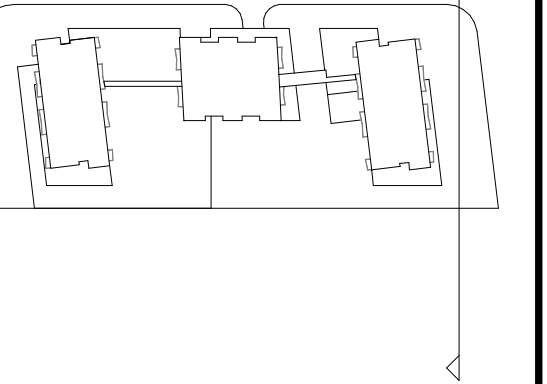
DRAWING NOT TO BE SCALED

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| 2024-10-04 | ISSUED FOR TOC |



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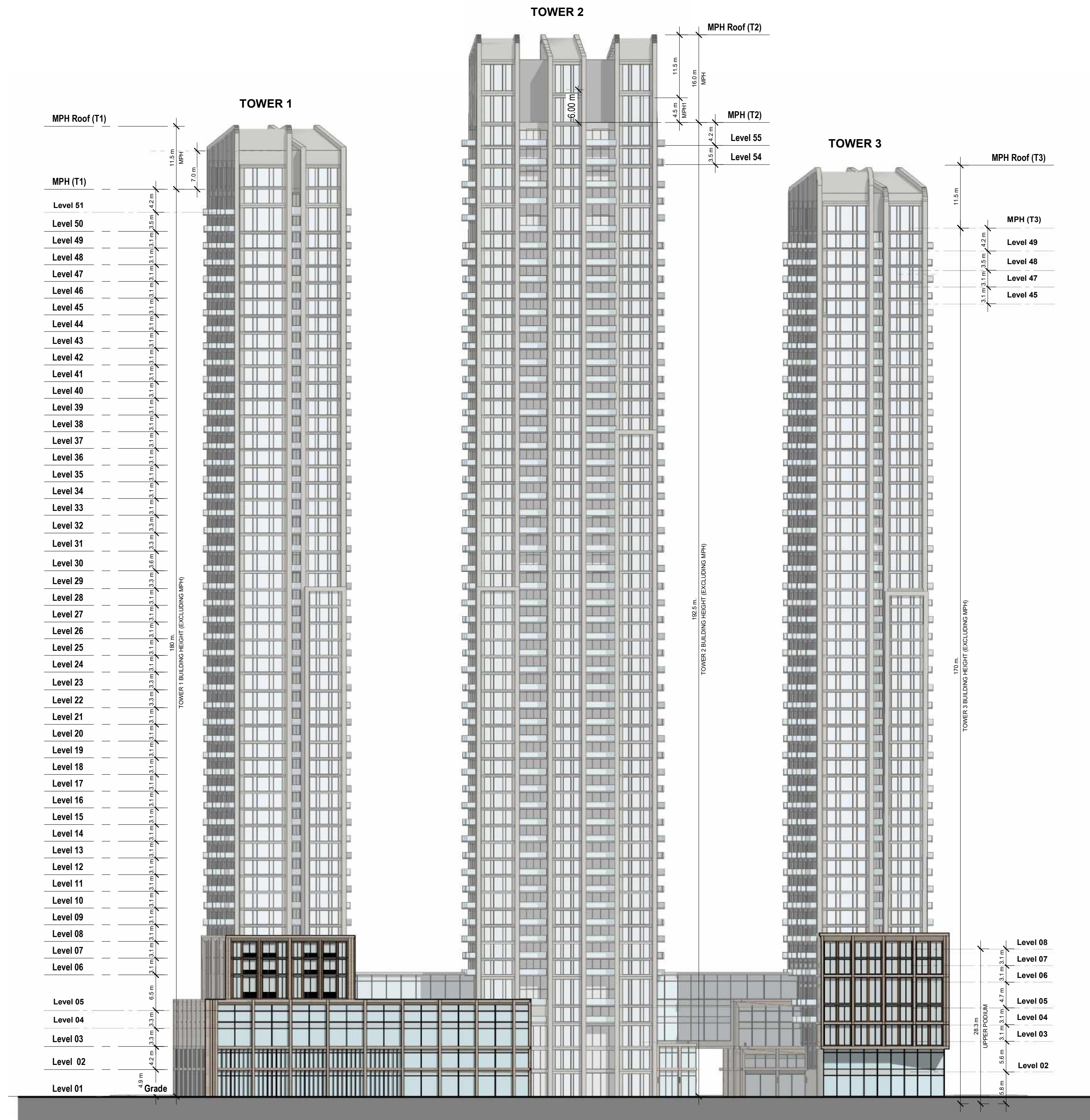
PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville, TOC

OWNER
TOC Development

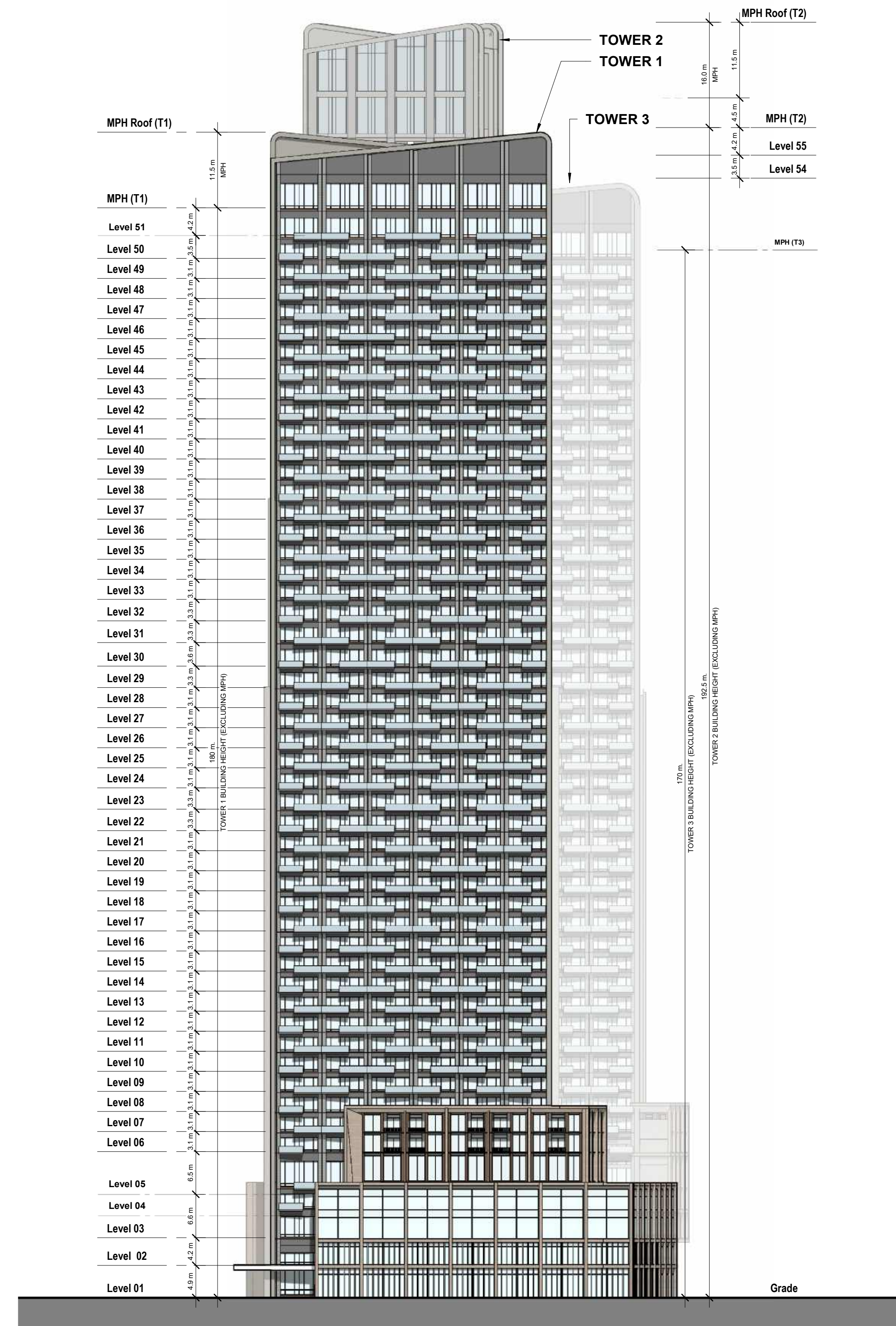
DWG TITLE
Building Elevations (East and South)

| | | |
|------------|--------------|---------|
| DATE: | 2024-10-04 | DWG No. |
| SCALE: | As indicated | |
| DRAWN: | LB | |
| CHECKED: | AG | |
| PROJ. No.: | 2128 | |

AZ400



1 ZBA_Building Elev_West
AZ401 1:500



2 ZBA_Building Elev_North
AZ401 1:500

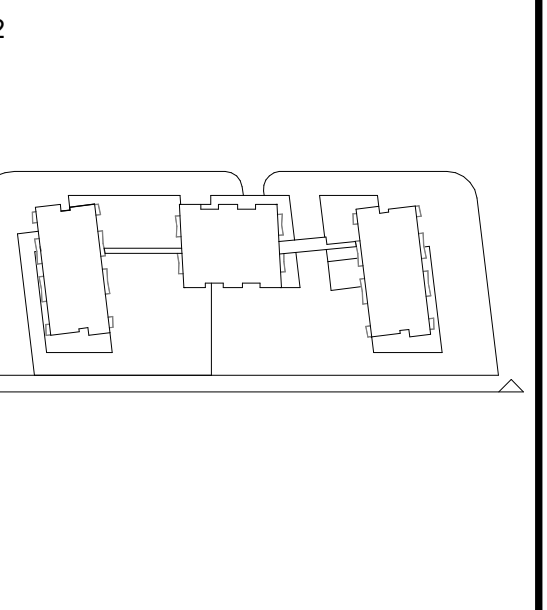
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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

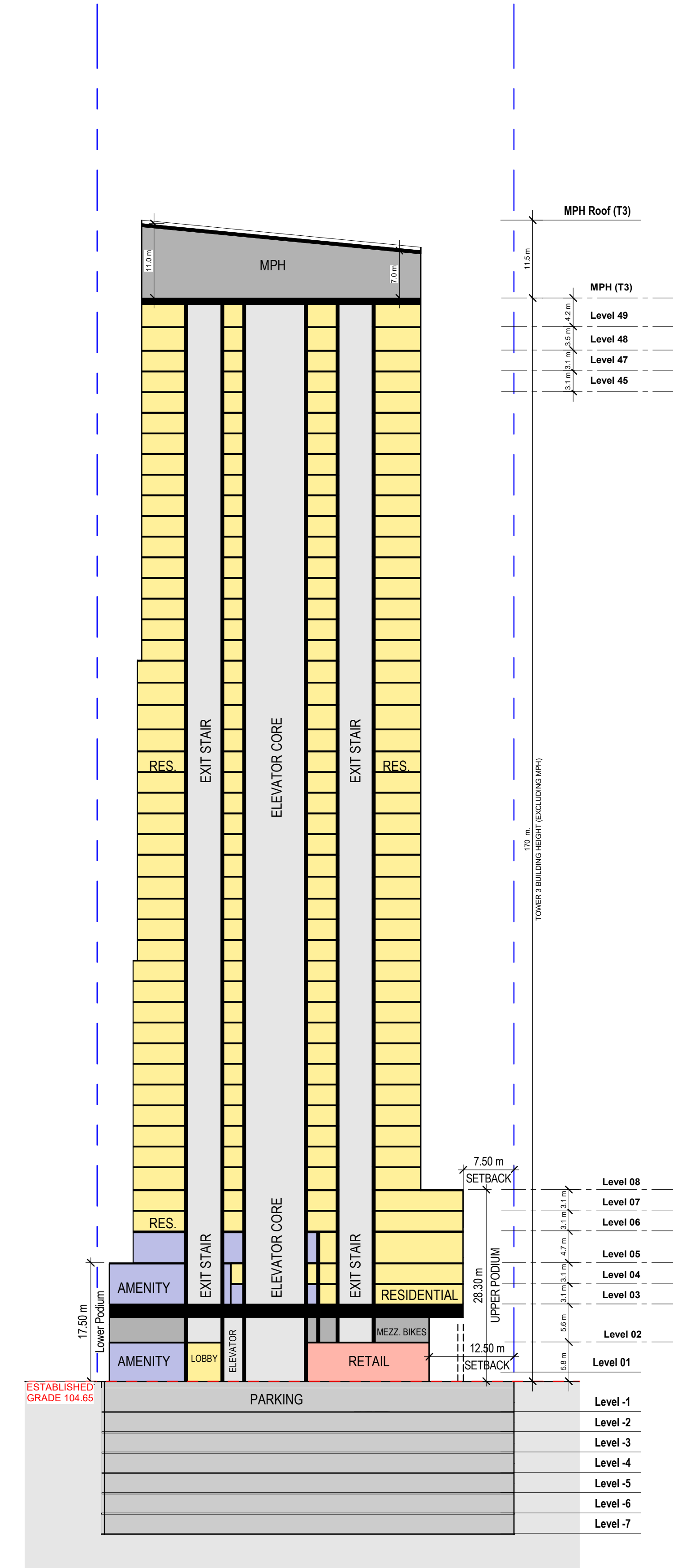
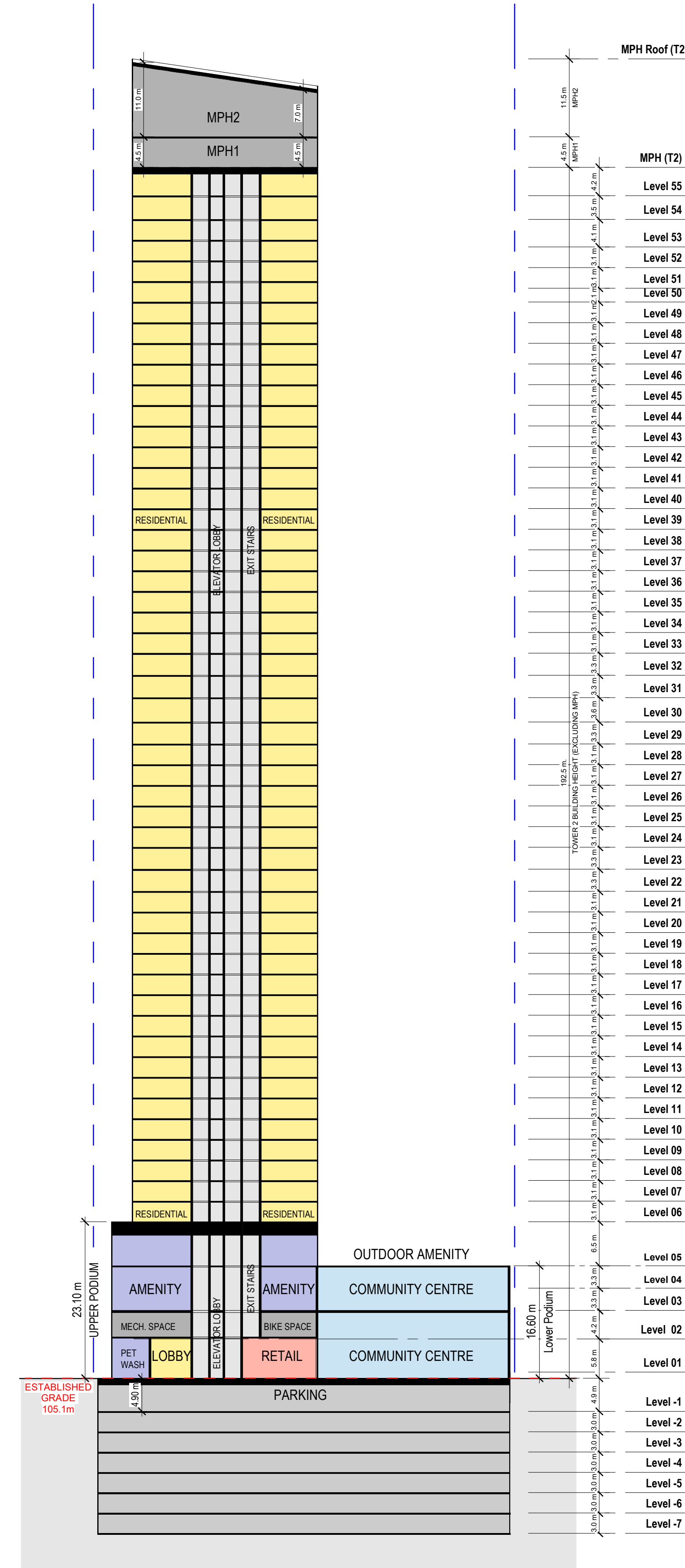
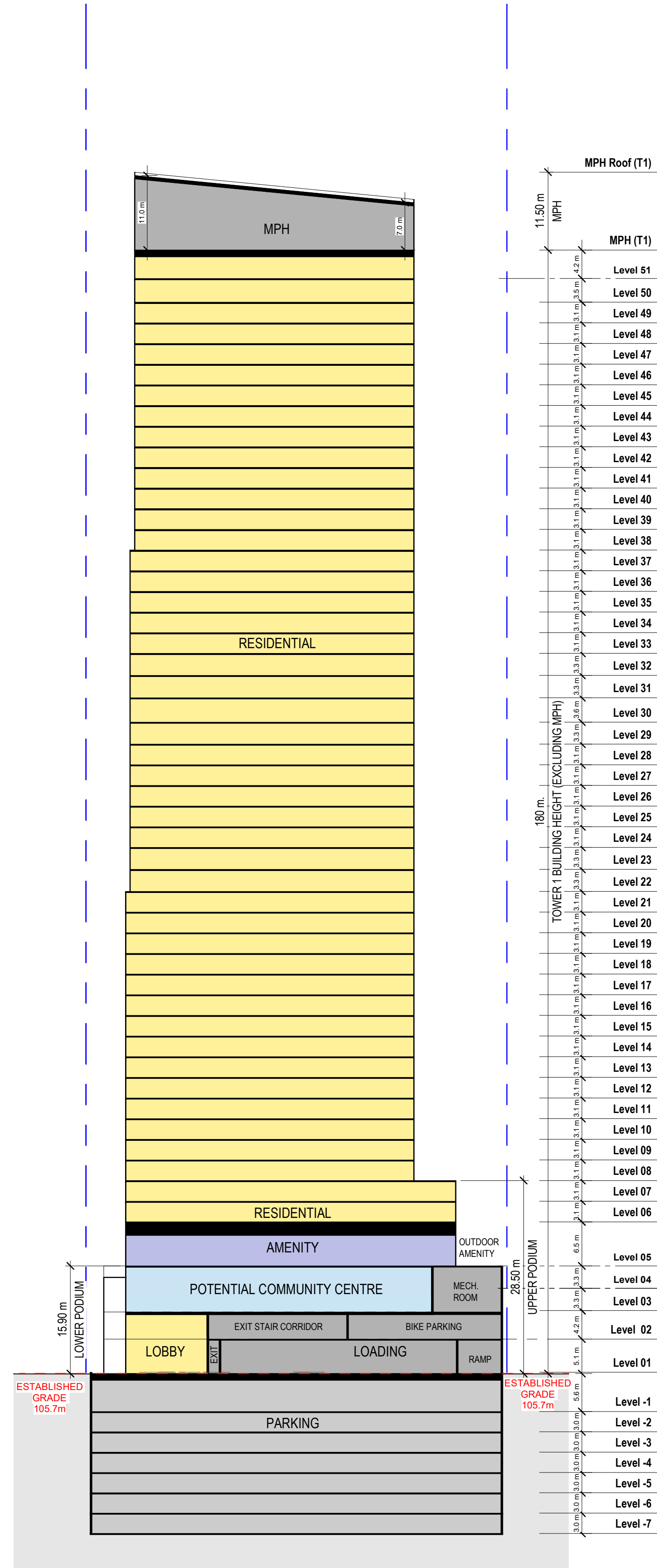
DWG TITLE
Building Elevations (West and North)

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128 DWG No.

AZ401

C:\Users\lma\Documents\2128_Oakville Transit Hub_Central_Hub_Central_New_lmaFRMNN.rvt

2024-10-08 12:08:50 PM



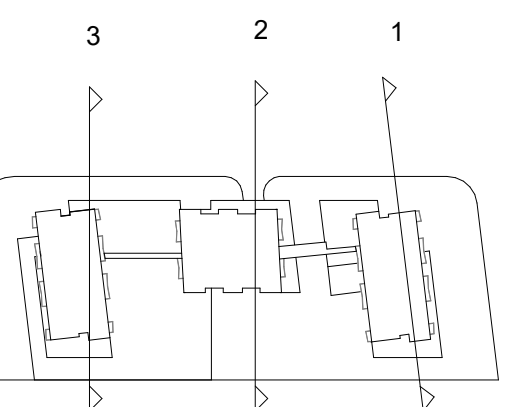
DRAWING NOT TO BE SCALED

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2024-10-04 ISSUED FOR TOC



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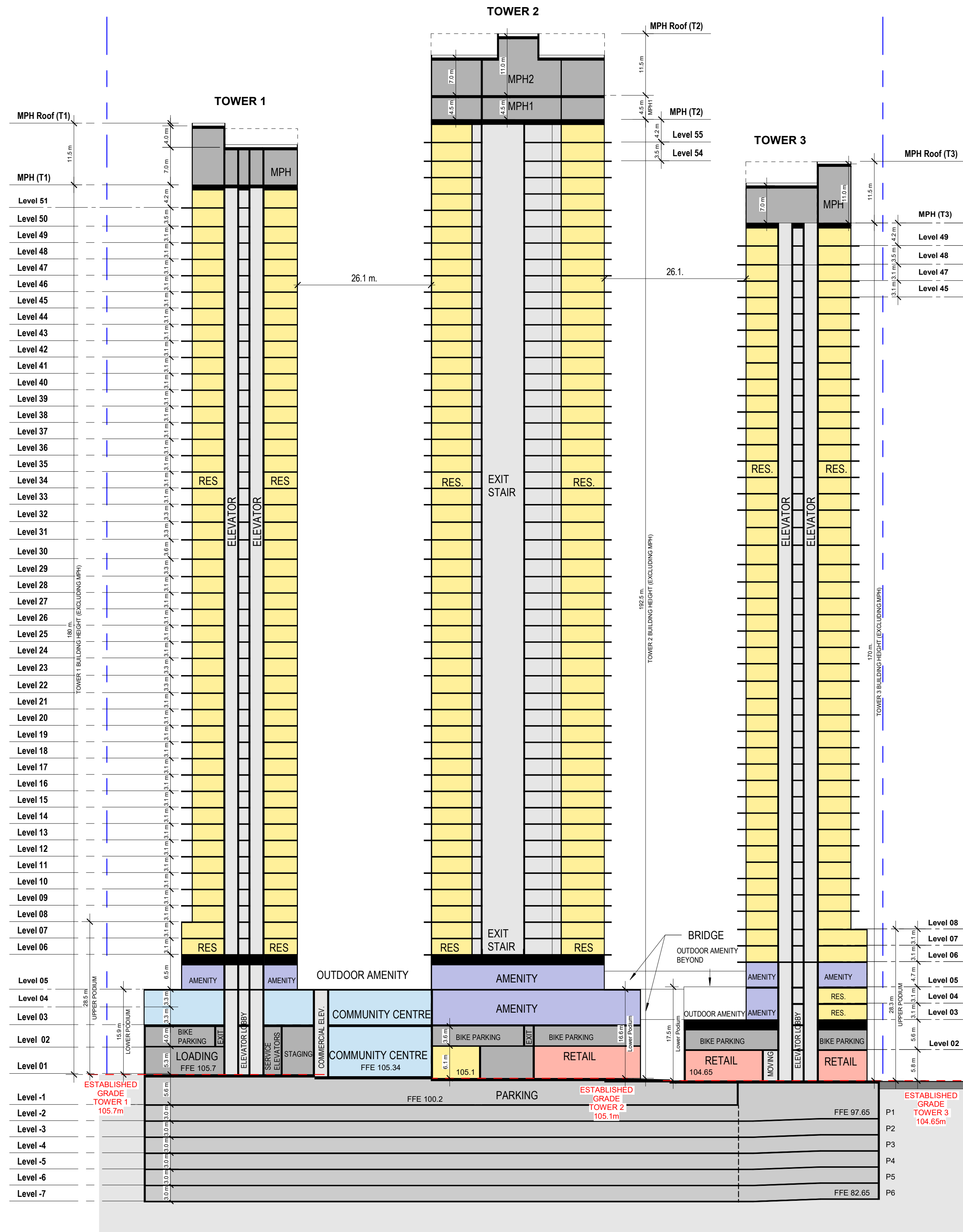
PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
Building Sections (East-West)

DATE: 2024-10-04
SCALE: As indicated
DRAWN: LB
CHECKED: AG
PROJ. No.: 2128 DWG No.

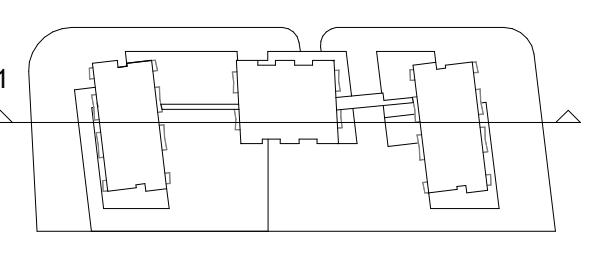
AZ500



1 N-S Section
 AZ501 1:500

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PROJ. NAME
166 South Service Road
 South Service Road & Trafalgar
 Oakville TOC

OWNER
TOC Development

DWG TITLE
Building Sections (North-South)

DATE: 2024-10-04
 SCALE: As indicated
 DRAWN: LB
 CHECKED: AG
 PROJ. No.: 2128

DWG No.
AZ501

DRAWING NOT TO BE SCALED

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
3D Views/Renderings

DATE: 2024-10-04
SCALE:
DRAWN: MDL
CHECKED: AG
PROJ. No.: 2128 DWG No.

AZ2111

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2024-10-04 ISSUED FOR TOC

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
3D Views/Renderings

DATE: 2024-10-04
SCALE:
DRAWN: MDL
CHECKED: AG
PROJ. No.: 2128 DWG No.

AZ2112

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PROJ. NAME
166 South Service Road
South Service Road & Trafalgar
Oakville TOC

OWNER
TOC Development

DWG TITLE
3D Views/Renderings

DATE: 2024-10-04
SCALE:
DRAWN: MDL
CHECKED: AG
PROJ. No.: 2128

DWG No.
AZ2113

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com



217-227 Cross Avenue and 571-587 Argus Road

Oakville TOC

for
Distrikt Developments

Project No. 19072
Date 4 October 2024
Issued for Oakville TOC

ARCHITECTURAL DRAWINGS

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A101.S Site Plan and Statistics
A102.S Phasing Plan
A103.S Perspective Views
A151.S P7 and P3-P6 Underground Plans
A152.S P2 and P1 Underground Plan
A153.S P1 Mezzanine Underground Plan

A201.S Ground and Second Floor Plans
A202.S Third to Fourth and Fifth Floor Plans
A203.S Sixth and Seventh Floor Plans
A204.S Eighth Floor and Typical Tower Plans
A205.S Mechanical Penthouse and Roof Plans

A401.S Building A and B - East and North Elevations
A402.S Building A and B - West and South Elevations
A403.S Building C - East and North Elevations
A404.S Building C - West and South Elevations

A451.S Building A and B Sections
A452.S Building B and C Sections

PLANNING CONSULTANT

Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
T (416) 947-9744

CIVIL CONSULTANT

Trafalgar Engineering Ltd.
1-481 Morden Rd
Oakville, ON L6K 3W6
T (905) 338-3366

URBAN DESIGN & LANDSCAPE ARCHITECT

Janet Rosenberg & Studio Inc.
148 Kenwood Ave
York, ON M6C 2S3
T (416) 656-6665

TRAFFIC CONSULTANT 1

BA Consulting Group Ltd
45 St Clair Ave W
Toronto, ON M4V 1K9
T (416) 961-7110

TRAFFIC CONSULTANT 2

Paradigm Transportation Solutions Ltd
150 Pinelush Rd #5A
Cambridge, ON N1R 8J8
T (519) 896-3163

STRUCTURAL CONSULTANT

Jablonsky Ast & Partners
3 Concorde Gate, Unit 400
Toronto, ON M3C 3N7
T (416) 447-7405

MECHANICAL & ELECTRICAL CONSULTANT

Smith + Andersen
1100-100 Sheppard Ave. East
Toronto, ON M2N 6N5
T (416) 487-8151

INTERIOR DESIGN CONSULTANT

Figure 3
200 University Avenue, Suite 200
Toronto, ON M5H 3C6
T (416) 363-6993



3 CONTEXT PLAN
A101.S



2 KEY PLAN
A101.S

| 217-227 Cross Ave and 571-587 Argus Rd Distrikt Developments | | | |
|--|----|-------|--------|
| Gross Lot Area: | sm | 12598 | sf |
| Area of Road Conveyances: | | 2790 | 30033 |
| Net Lot Area (excluding conveyances): | | 9808 | 105571 |
| FOPS Area (not conveyed): | | 2574 | 27707 |

| BUILDING A 46 STOREY | Proposed Residential | | | | | | | | | | | |
|-------------------------|----------------------|----------------------------|-----------------|--------------------|---------------|----------------------|------------------|-------------|-------------------------|----------------------|---|--------------|
| | Floor | Floor Area/Typ. Floor (sm) | No. Typ. Floors | Gross Floor Area** | | Residential GFA (sm) | Non-Res GFA (sm) | | Indoor Amenity GFA (sm) | Outdoor Amenity (sm) | Residential Net Saleable Area - RNSA (sm) | No. of Units |
| | | | | sm | sf | | Retail (sm) | Office (sm) | | | | |
| Tower A | MPH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Level 9-46 | 850 | 38 | 32300 | 347677 | 32300 | 0 | 0 | 0 | 26530 | 455 | |
| | Level 8 | 850 | 1 | 850 | 9149 | 850 | 0 | 0 | 0 | 699 | 12 | |
| Podium A | Level 7 | 697 | 1 | 697 | 7504 | 697 | 0 | 0 | 302 | 265 | 5 | |
| | Level 5-6 | 1406 | 2 | 2811 | 30258 | 2811 | 0 | 0 | 0 | 2244 | 32 | |
| | Level 3-4 | 1442 | 2 | 2883 | 31037 | 2883 | 0 | 0 | 0 | 2319 | 32 | |
| | Level 2 | 1196 | 1 | 1196 | 12871 | 1196 | 0 | 800 | 427 | 0 | 0 | |
| | Ground | 1614 | 1 | 1614 | 17378 | 1162 | 452 | 0 | 0 | 0 | 0 | |
| Building A Total | | | | 42352 | 455875 | 41900 | 452 | 0 | 1102 | 32057 | 536 | |
| | | | | | | | | | | | 100% | |

| BUILDING B 52 STOREY | Proposed Residential | | | | | | | | | | | |
|-------------------------|----------------------|----------------------------|-----------------|--------------------|---------------|----------------------|------------------|-------------|-------------------------|----------------------|---|--------------|
| | Floor | Floor Area/Typ. Floor (sm) | No. Typ. Floors | Gross Floor Area** | | Residential GFA (sm) | Non-Res GFA (sm) | | Indoor Amenity GFA (sm) | Outdoor Amenity (sm) | Residential Net Saleable Area - RNSA (sm) | No. of Units |
| | | | | sm | sf | | Retail (sm) | Office (sm) | | | | |
| Tower B | MPH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Level 9-52 | 850 | 44 | 37400 | 402574 | 37400 | 0 | 0 | 0 | 31003 | 569 | |
| | Level 8 | 850 | 1 | 850 | 9149 | 850 | 0 | 0 | 0 | 707 | 13 | |
| Podium B | Level 7 | 720 | 1 | 720 | 7746 | 720 | 0 | 0 | 0 | 575 | 13 | |
| | Level 5-6 | 1136 | 2 | 2273 | 24463 | 2273 | 0 | 0 | 0 | 1946 | 32 | |
| | Level 3-4 | 1239 | 2 | 2479 | 26682 | 2479 | 0 | 0 | 0 | 2152 | 32 | |
| | Level 2 | 1297 | 1 | 1297 | 13964 | 1297 | 0 | 894 | 191 | 0 | 0 | |
| | Ground | 1137 | 1 | 1137 | 12238 | 849 | 288 | 0 | 107 | 0 | 0 | |
| Building B Total | | | | 46155 | 496816 | 45867 | 288 | 0 | 894 | 36384 | 659 | |
| | | | | | | | | | | | 100% | |

| BUILDING C 55 STOREY | Proposed Residential | | | | | | | | | | | |
|-------------------------|----------------------|----------------------------|-----------------|--------------------|---------------|----------------------|------------------|-------------|-------------------------|----------------------|---|--------------|
| | Floor | Floor Area/Typ. Floor (sm) | No. Typ. Floors | Gross Floor Area** | | Residential GFA (sm) | Non-Res GFA (sm) | | Indoor Amenity GFA (sm) | Outdoor Amenity (sm) | Residential Net Saleable Area - RNSA (sm) | No. of Units |
| | | | | sm | sf | | Retail (sm) | Office (sm) | | | | |
| Tower C | MPH | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Level 33-59 | 850 | 27 | 22950 | 247034 | 22950 | 0 | 0 | 0 | 18936 | 351 | |
| | Level 32 | 850 | 1 | 850 | 9149 | 850 | 0 | 0 | 0 | 55 | 10 | |
| | Level 9-31 | 850 | 23 | 19550 | 210436 | 19550 | 0 | 0 | 0 | 16130 | 299 | |
| | Level 8 | 972 | 1 | 972 | 10457 | 972 | 0 | 0 | 299 | 514 | 10 | |
| Podium C | Level 7 | 1164 | 1 | 1164 | 12524 | 1164 | 0 | 652 | 95 | 0 | 0 | |
| | Level 3-6 | 2058 | 4 | 8231 | 88598 | 8231 | 0 | 0 | 0 | 6986 | 112 | |
| | Level 2 | 2694 | 1 | 2694 | 29002 | 206 | 2490 | 0 | 0 | 0 | 0 | |
| | Ground | 2621 | 1 | 2621 | 28209 | 1539 | 1016 | 66 | 111 | 32 | 0 | |
| Building C Total | | | | 59031 | 635410 | 55459 | 1016 | 2566 | 1262 | 43118 | 782 | |
| | | | | | | | | | | | 100% | |

| | | | |
|---------------------------|--------|------------|----------------|
| Total Floor Area, Gross** | | 147,538 sm | ± 1,588,101 sf |
| Total Residential GFA: | | 143,227 sm | ± 1,541,691 sf |
| FSI: | Gross: | 11.71 | Net: 15.04 |
| Total No. of Units | | 1977 | |

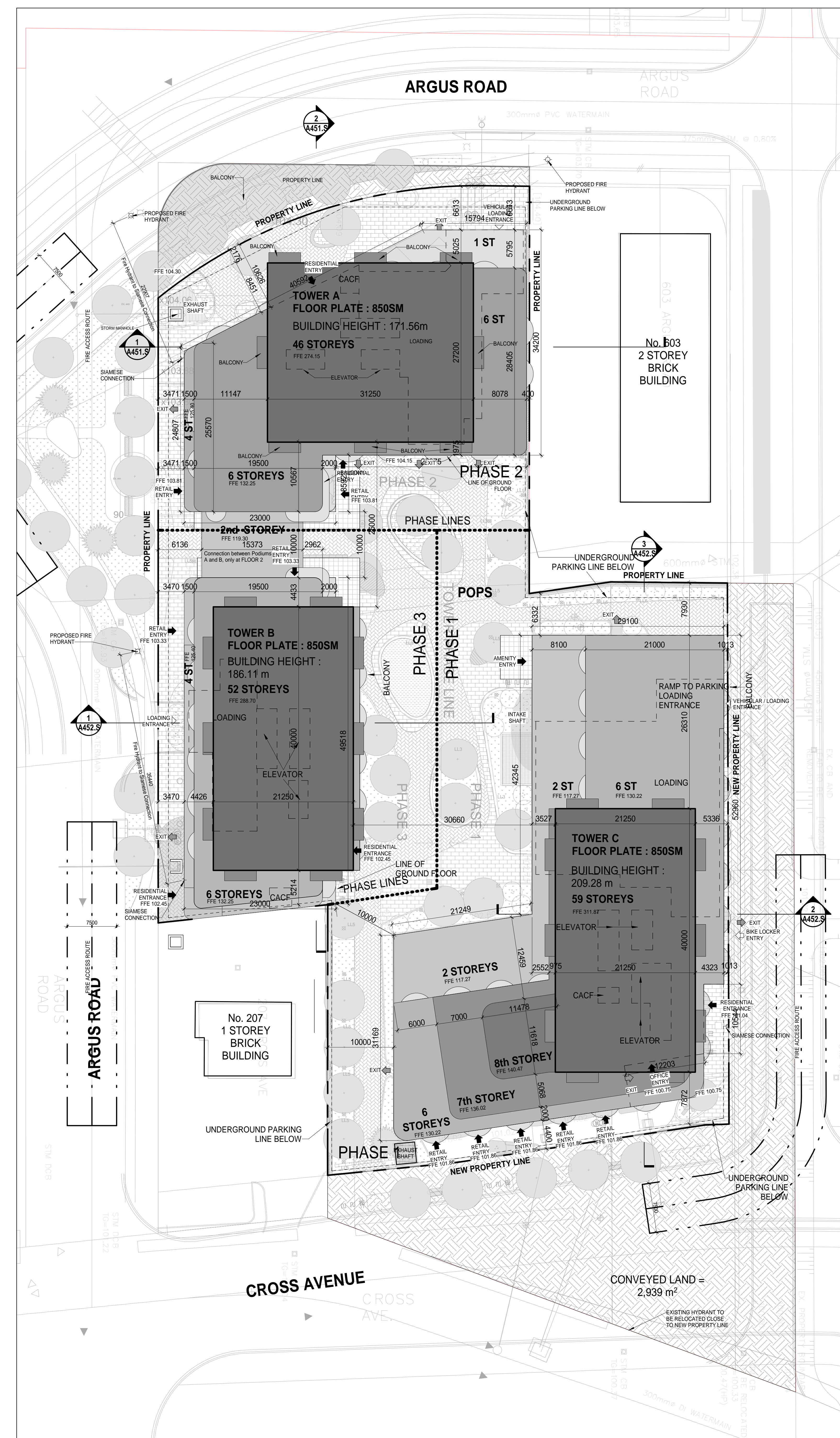
| Parking | | | |
|--------------|-----------|----------|-------------|
| | Min. Rate | Min. No. | Provided |
| Resident | 0 | 0 | 969 |
| Visitor | 0 | 0 | 292 |
| Retail | 0 | 0 | 20 |
| Office | 0 | 0 | 29 |
| TOTAL | 0 | 0 | 1310 |
| P1 Mezzanine | | | |
| P1 | | | 36 |
| P2 | | | 130 |
| P3 | | | 187 |
| P4 | | | 191 |
| P5 | | | 191 |
| P6 | | | 191 |
| P7 | | | 193 |
| TOTAL | | | 1310 |

| Bicycle Parking | | | |
|-----------------|-----------|-------------|-------------|
| | Min. Rate | Min. No. | Provided |
| Long Term | 0.75 | 1483 | 1488 |
| Short Term | 0.25 | 494 | 497 |
| Retail | 1 | 2 | 2 |
| Office | 1 | 3 | 3 |
| TOTAL | | 1981 | 1990 |
| Mezzanine | | | |
| P1 Mezzanine | | | 0 |
| P1 | | | 348 |
| P2 | | | 762 |
| P3 | | | 635 |
| P4 | | | 245 |
| P5 | | | 0 |
| P6 | | | 0 |
| P7 | | | 0 |
| TOTAL | | | 1990 |

| Residential Amenity | | | |
|---------------------|-------------|------|-------------|
| | Provided | Rate | |
| Indoor | 3258 | 1.65 | |
| Outdoor | 2449 | 1.24 | |
| TOTAL | 5707 | | |
| Lockers | | | |
| P1 Mezzanine | | | 0 |
| P1 | | | 18 |
| P2 | | | 31 |
| P3 | | | 109 |
| P4 | | | 256 |
| P5 | | | 256 |
| P6 | | | 256 |
| P7 | | | 256 |
| TOTAL | | | 1162 |

| Approx. Unit Mix | | | |
|------------------|-------|-----|-----|
| Studios | 1B | 2B | 3B |
| 102 | 1,213 | 550 | 112 |
| 5% | 61% | 28% | 6% |

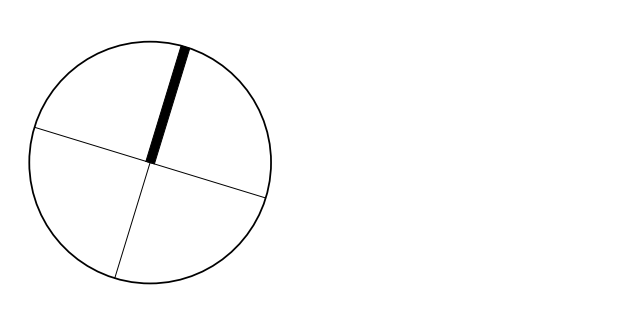
Definitions of Gross Floor Area, Net Floor Area and FSI are taken from Oakville By Law 2014-014, 2015-018 and 2023-065
 * FSI - Floor Space Index By-Law 2014-014: means the net floor area of all buildings on a lot divided by the lot area.
 Amended by 2023-065 to read: means the gross floor area of all buildings on a lot divided by the lot area.
 ** Gross Floor Area Definition By-Law 2023-065: means the total area of all of the floors in a building measured from the exterior faces of the exterior walls, but shall not include an attic, basement or mechanical penthouse.



1 SITE PLAN
SCALE: 1:300
A101.S

| SITE PLAN LEGEND | |
|------------------|---|
| | PROPERTY LINE |
| | LINE OF UNDER GROUND GARAGE BELOW |
| | MAIN BUILDING ENTRANCE |
| | RETAIL ENTRANCE |
| | EXIT |
| | VEHICLE/LOADING ENTRANCE / EXIT |
| | FIRE HYDRANT |
| | SIAMESE CONNECTION |
| | MANHOLE COVER |
| | AREA DRAIN |
| | CATCH BASIN |
| | FLOOR DRAIN (PARKING SLAB) |
| | FLOOR DRAIN (INTERIOR) |
| | EXISTING LIGHT |
| | TYPICAL PARKING SPACE |
| | TYPICAL B.F. PARKING SPACE |
| | FRESH FLOOR ELEVATION |
| | EXISTING ELEVATION |
| | PROPOSED ELEVATION |
| | TOP OF ROOF |
| | BUILDING ENVELOPE |
| | FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT. |
| | GREEN ROOF |
| | TERRACE PAVERS |

| Date | No. | Description |
|------------|-----|---------------------------------|
| 2024-10-04 | | Issued for Oakville TOC |
| 2024-03-28 | | Issued for ZBA, OPA rev 1 & SPA |
| 2022-04-19 | | Issued for Rezoning |



BDP. Quadrangle

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 The Wood, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
 T 416-598-1242 www.bdpquadrangle.com

217-227 Cross Avenue and 571-587 Argus Road
 Oakville TOC

for Distrikt Developments

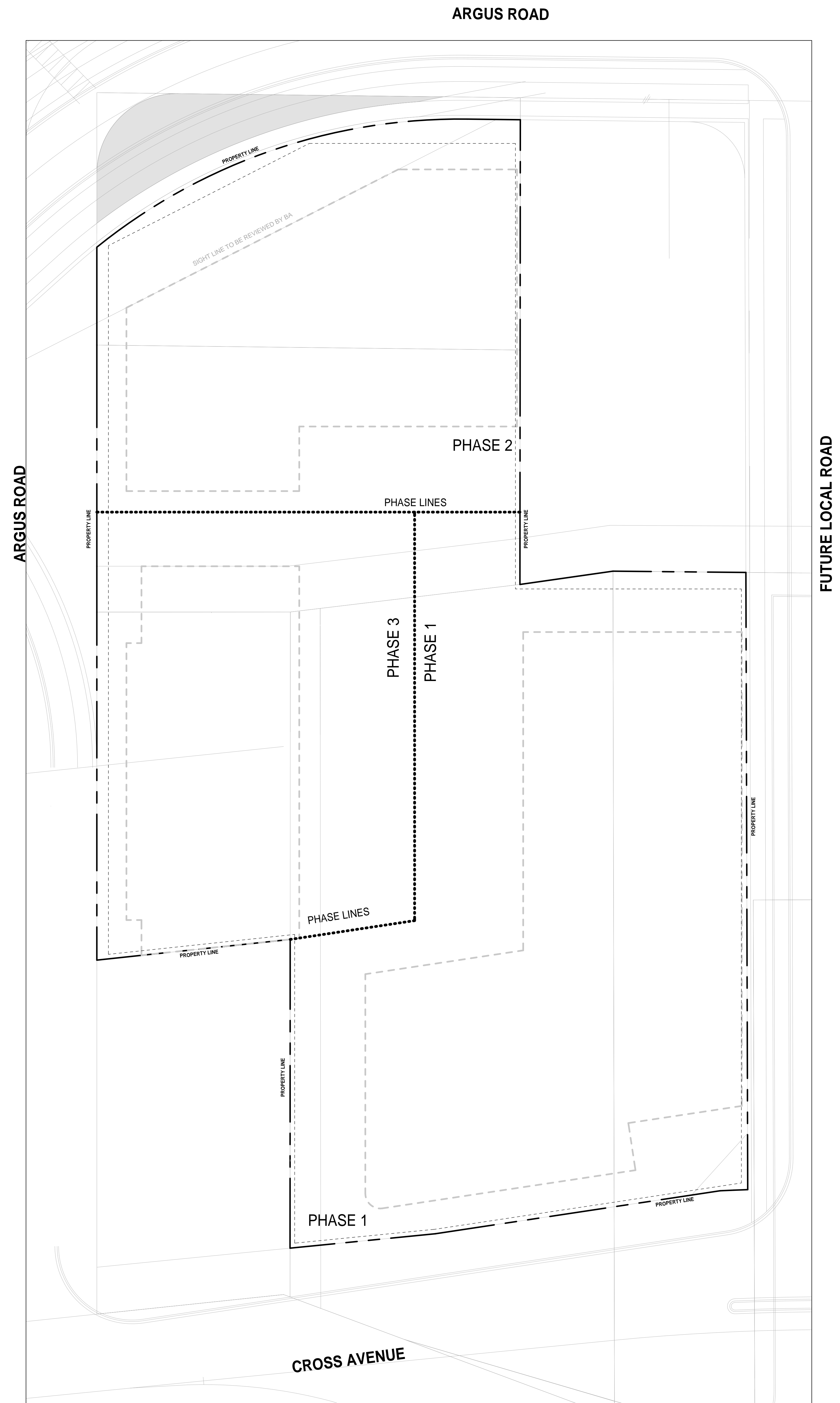
19072 1:300 UI KVE
 PROJECT SCALE DRAWN REVIEWED

Site Plan and Statistics

A101.S

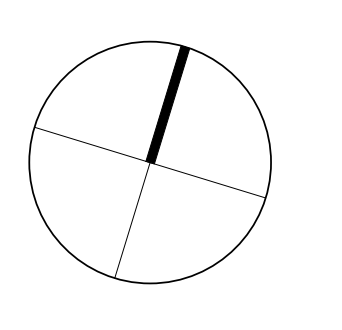
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3 PHASING PLAN
A102.S

| Date | No. | Description |
|-----------------|-----|---------------------------------|
| REVISION RECORD | | |
| | | |
| | | |
| | | |
| 2024-10-04 | | Issued for Oakville TOC |
| 2024-03-28 | | Issued for ZBA, OPA rev 1 & SPA |
| 2022-04-19 | | Issued for Rezoning |
| ISSUE RECORD | | |
| | | |



BDP. Quadrangle

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The Wood, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 6S8
t 416.598.1242 www.bdpquadrangle.com

217-227 Cross Avenue and
571-587 Argus Road
Oakville TOC

for
Distrikt Developments

19072 1 : 250 UI KVE
PROJECT SCALE DRAWN REVIEWED

Phasing Plan

A102.S

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2024-10-08 10:47:23 AM



View of Tower A from Northwest Corner



View from Tower A of POPS looking South



View of Tower B and C from Southwest Corner



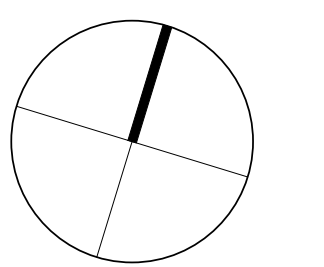
View of Tower C from Southeast Corner

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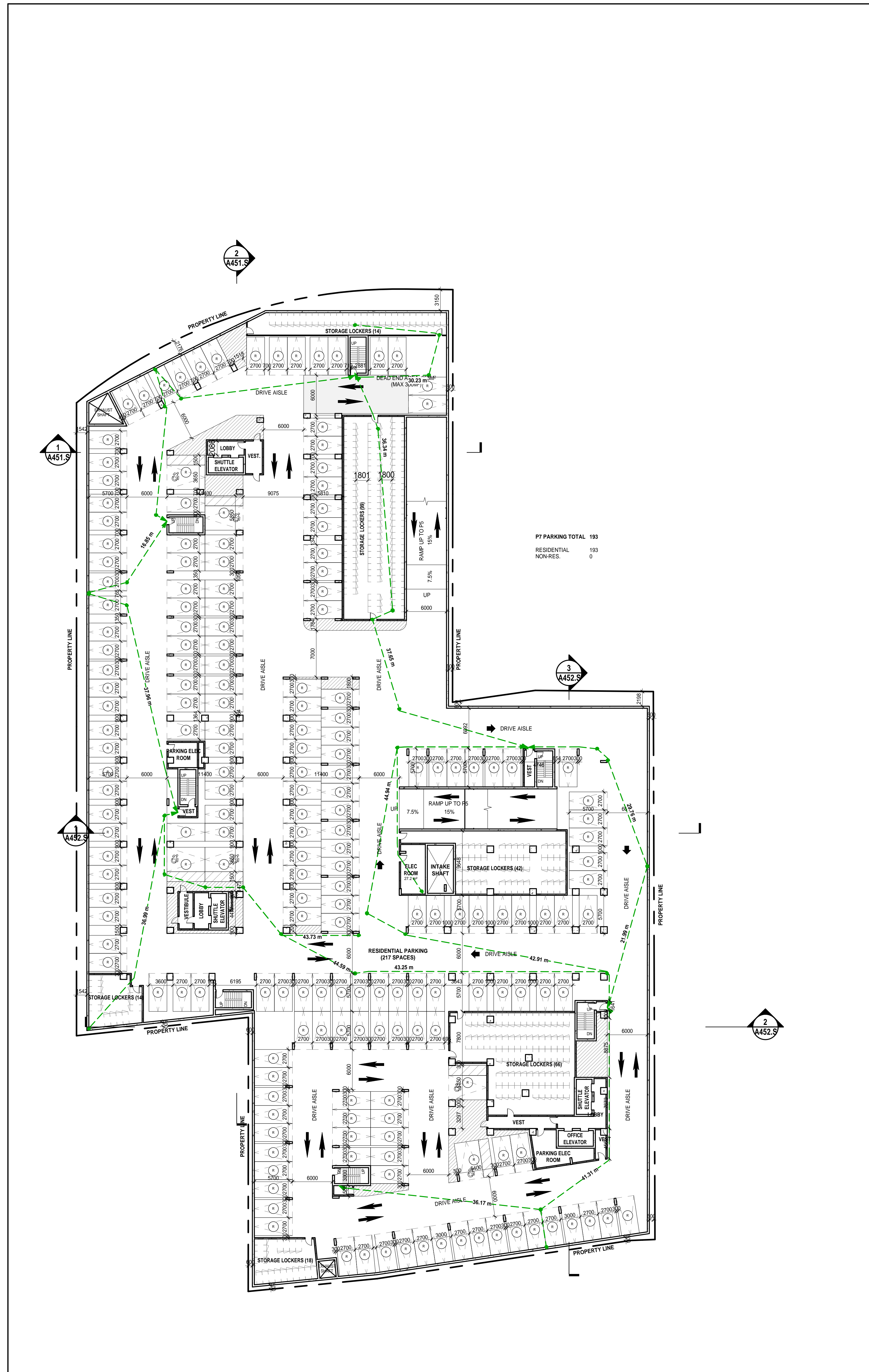
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19072 PROJECT SCALE HL KVE
DRAWN REVIEWED

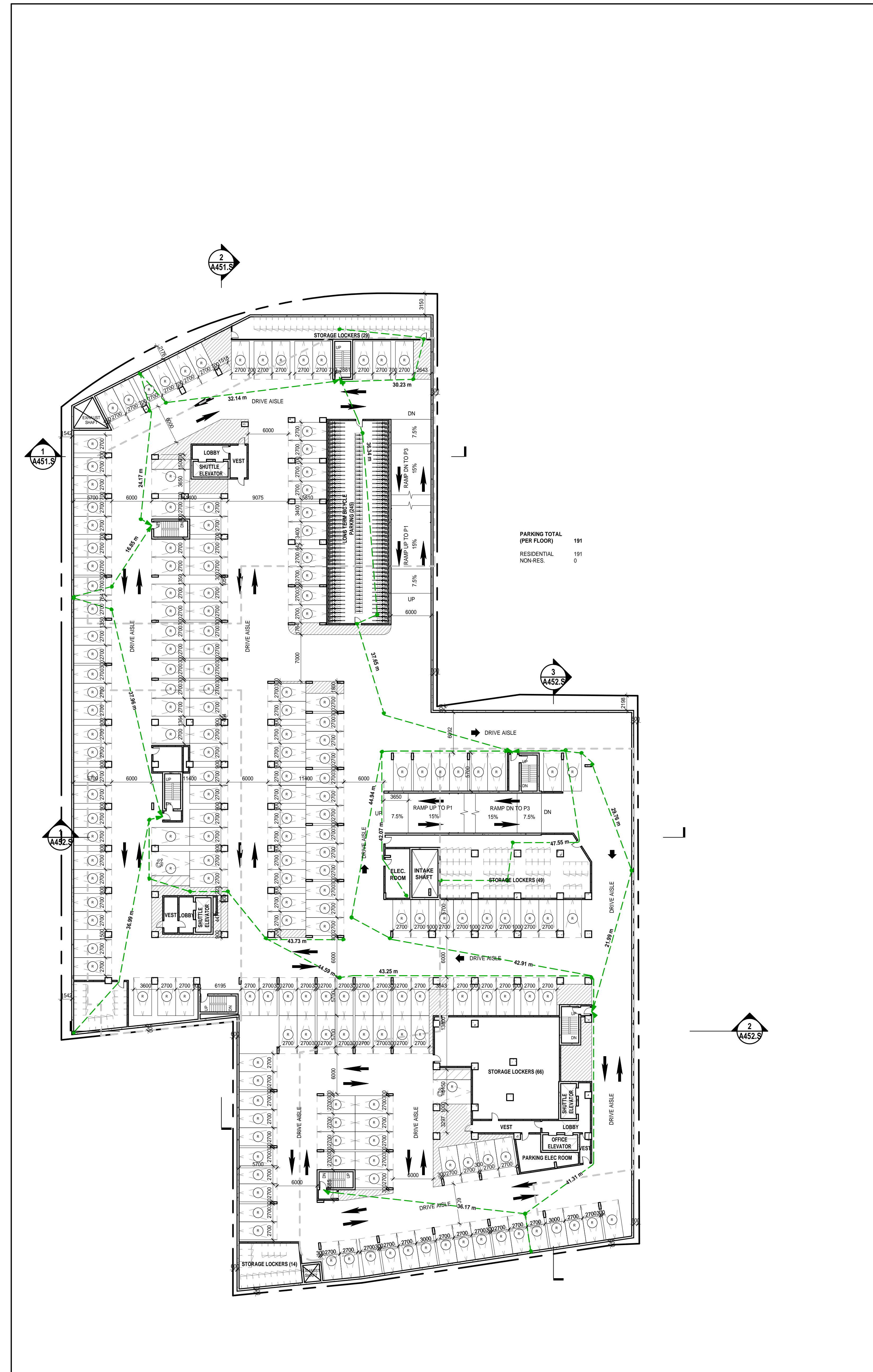
Perspective Views

A103.S

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2
A151.S
P7 UNDERGROUND PLAN



1
A151.S
P3-P6 UNDERGROUND PLAN

- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 - 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
 OTHERWISE NOTES
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- COMMERCIAL PARKING SPACE
 - RESIDENTIAL PARKING SPACE
 - VISITOR PARKING SPACE
 - EXISTING PARKING SPACE
 - BIKE LOCKER
 - BIKE PARKING (STACKED)
 - BIKE PARKING (VERTICAL)
 - CONVEX MIRROR
 - ELECTRIC VEHICLE
 - LIGHT STANDARD
 - PAINTED LINES
 - FIRE-RATED BULKHEAD
 - TYPICAL
 - ONE SIDE OBSTRUCTED
 - PARALLEL PARKING
 - ACCESSIBLE VISITOR - TYPE A
 - ACCESSIBLE VISITOR - TYPE B

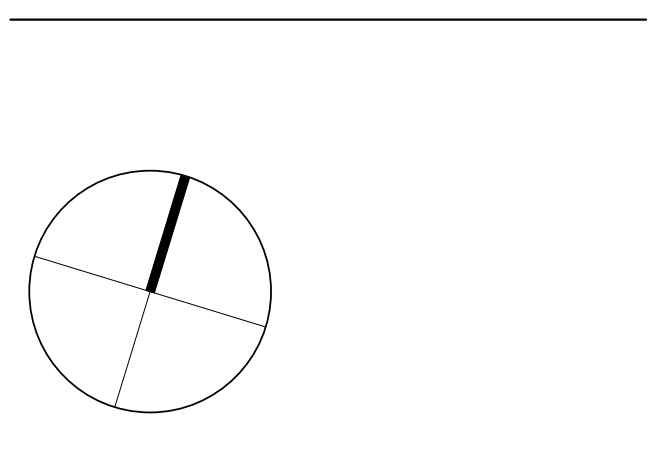
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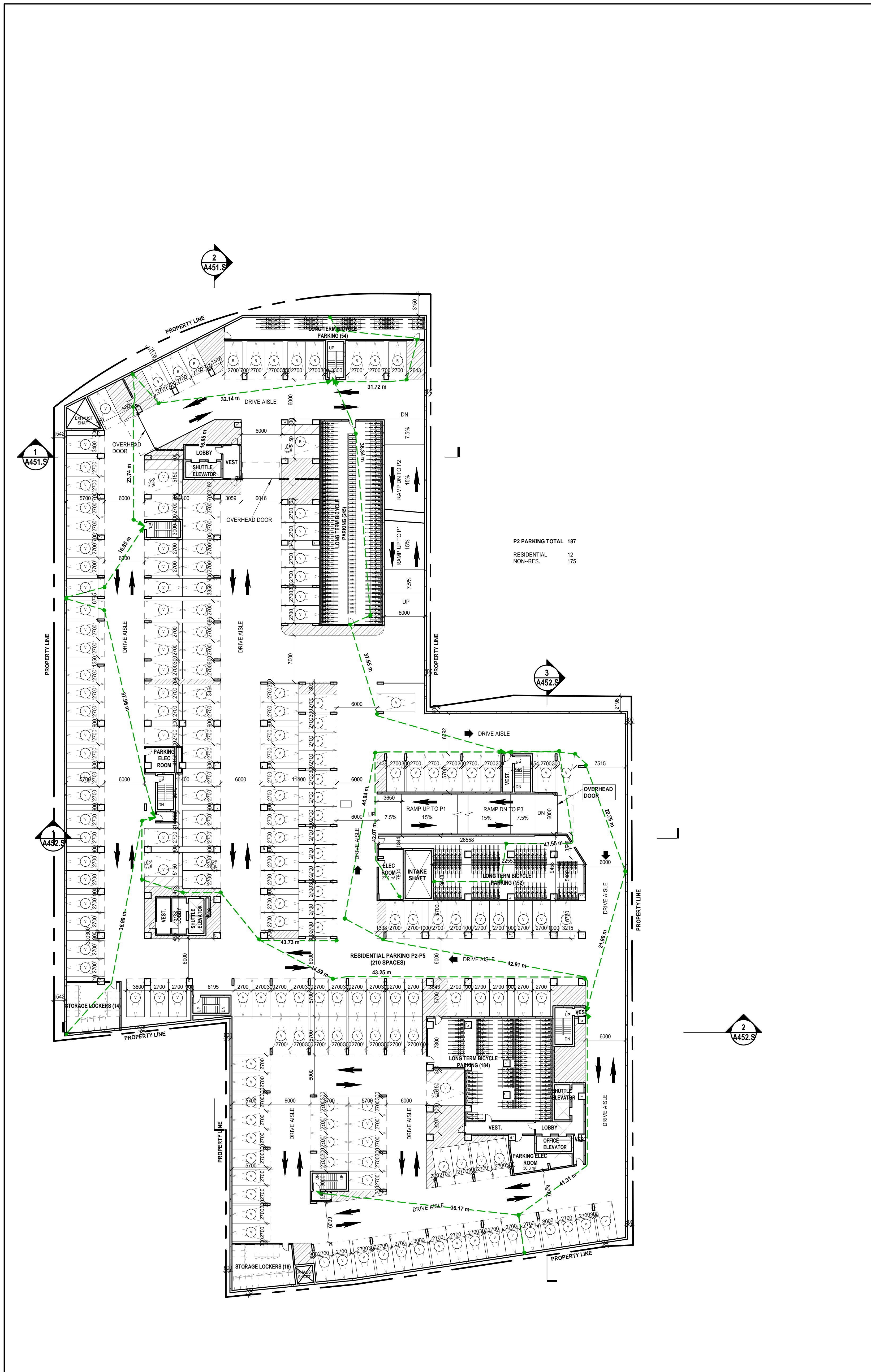
for
 Distrikt Developments

19072 1:300 UI KVE
 PROJECT SCALE DRAWN REVIEWED

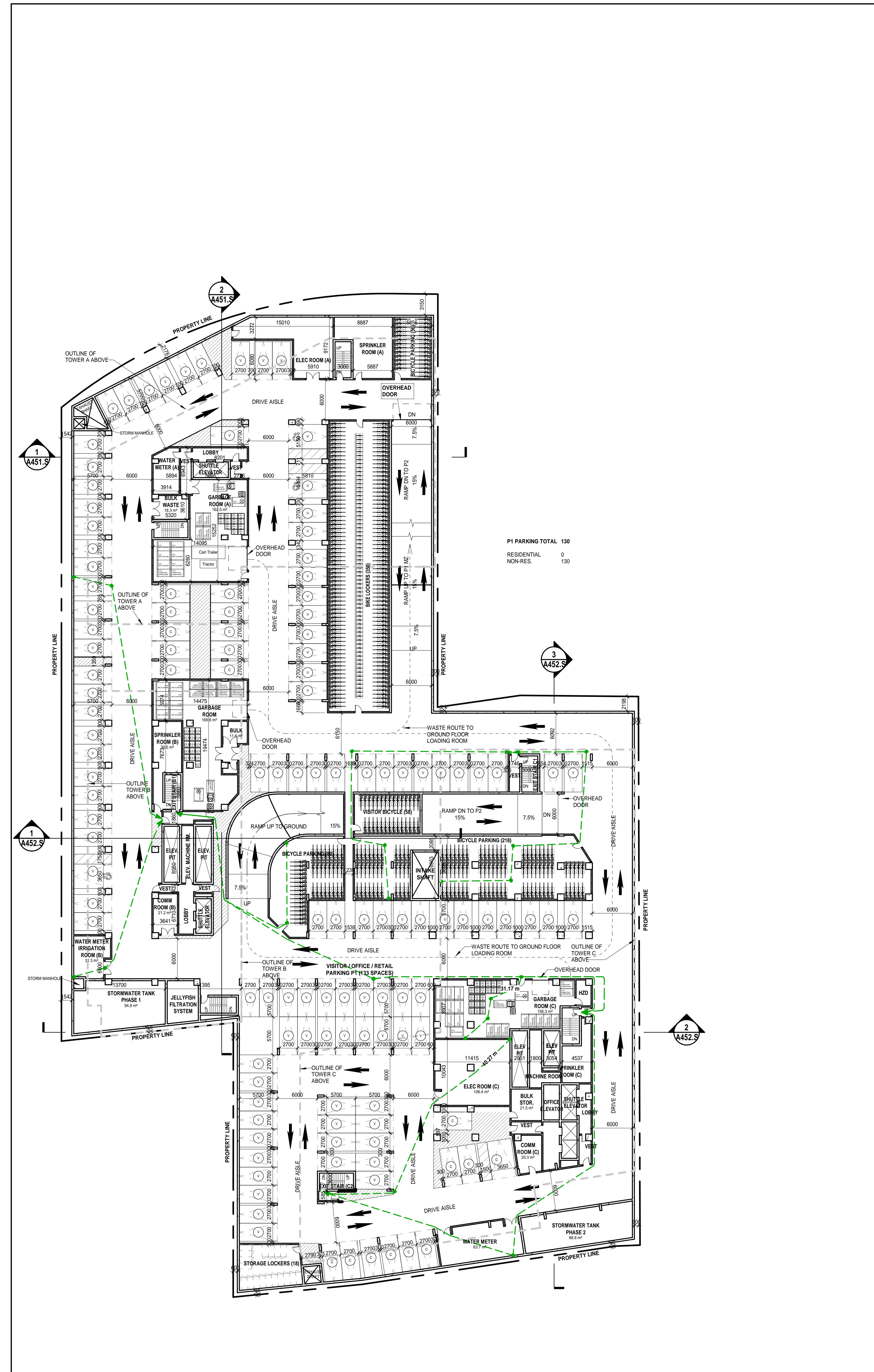
P7 and P3-P6 Underground Plans

A151.S

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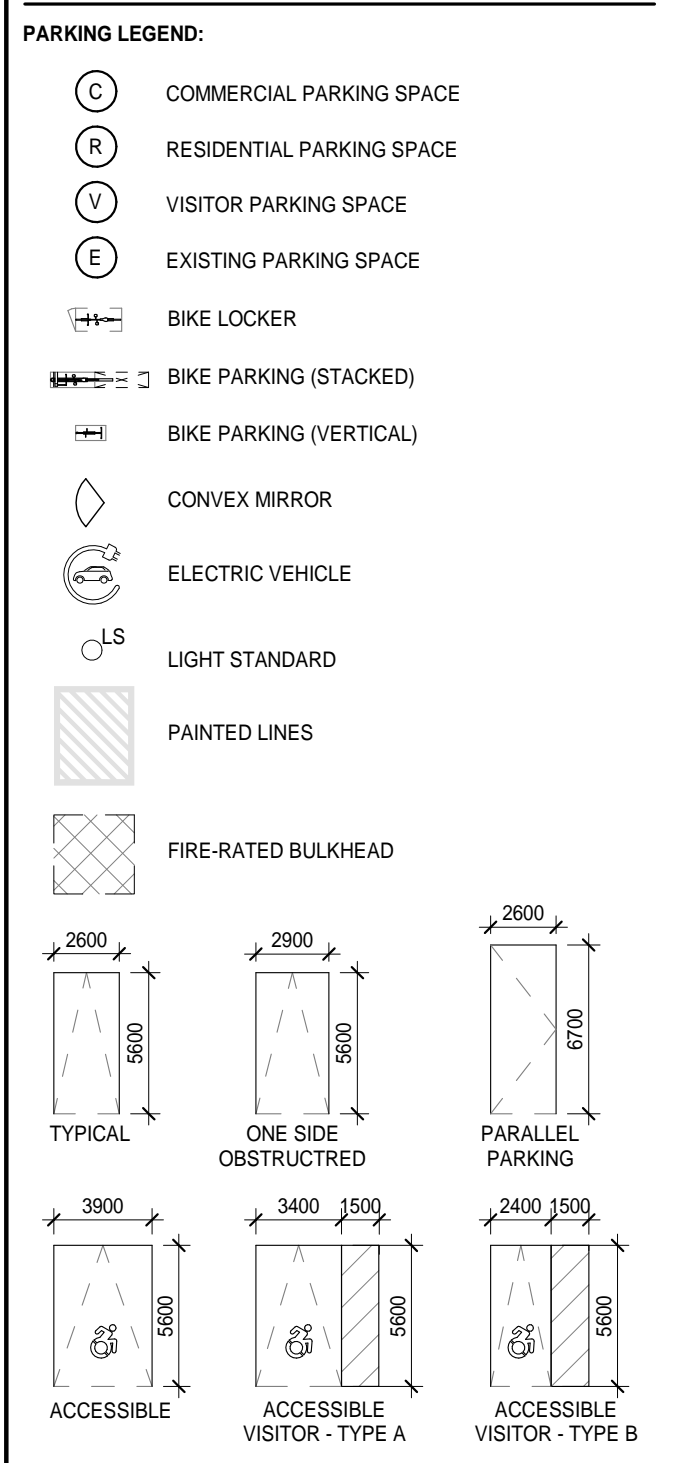


2 A152.S P2 UNDERGROUND PLAN



1 A152.S P1 UNDERGROUND PLAN

- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2000mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
 - 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)
 - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

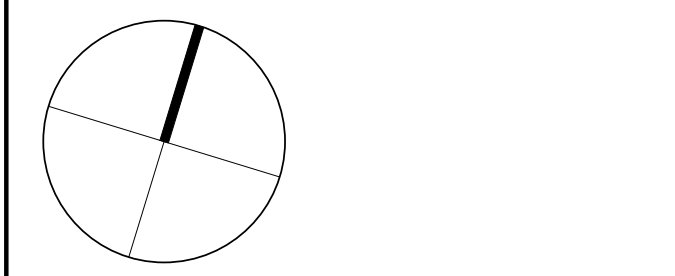


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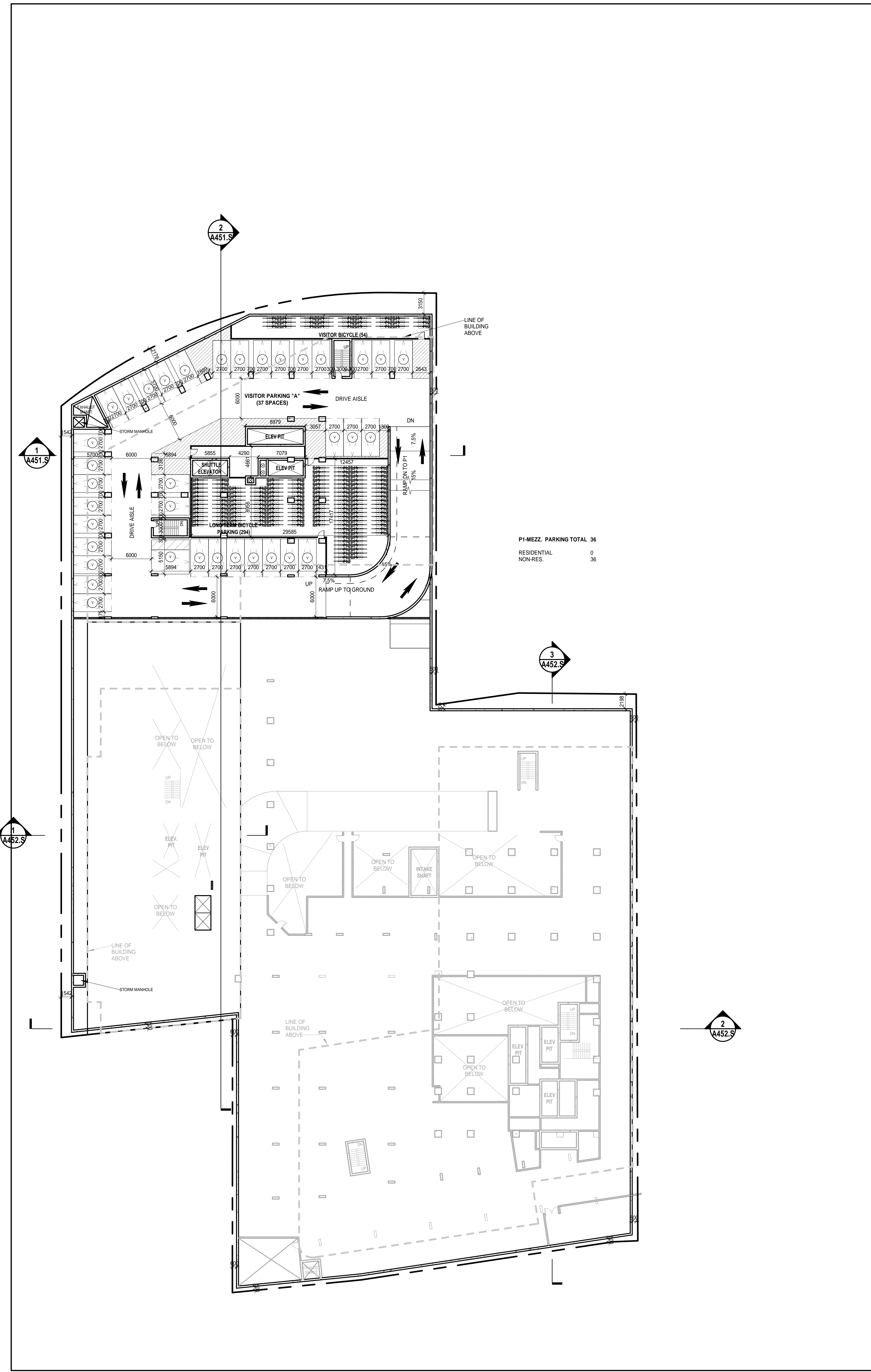
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19072 1:250 UI KVE
 PROJECT SCALE DRAWN REVIEWED

P2 and P1 Underground Plan

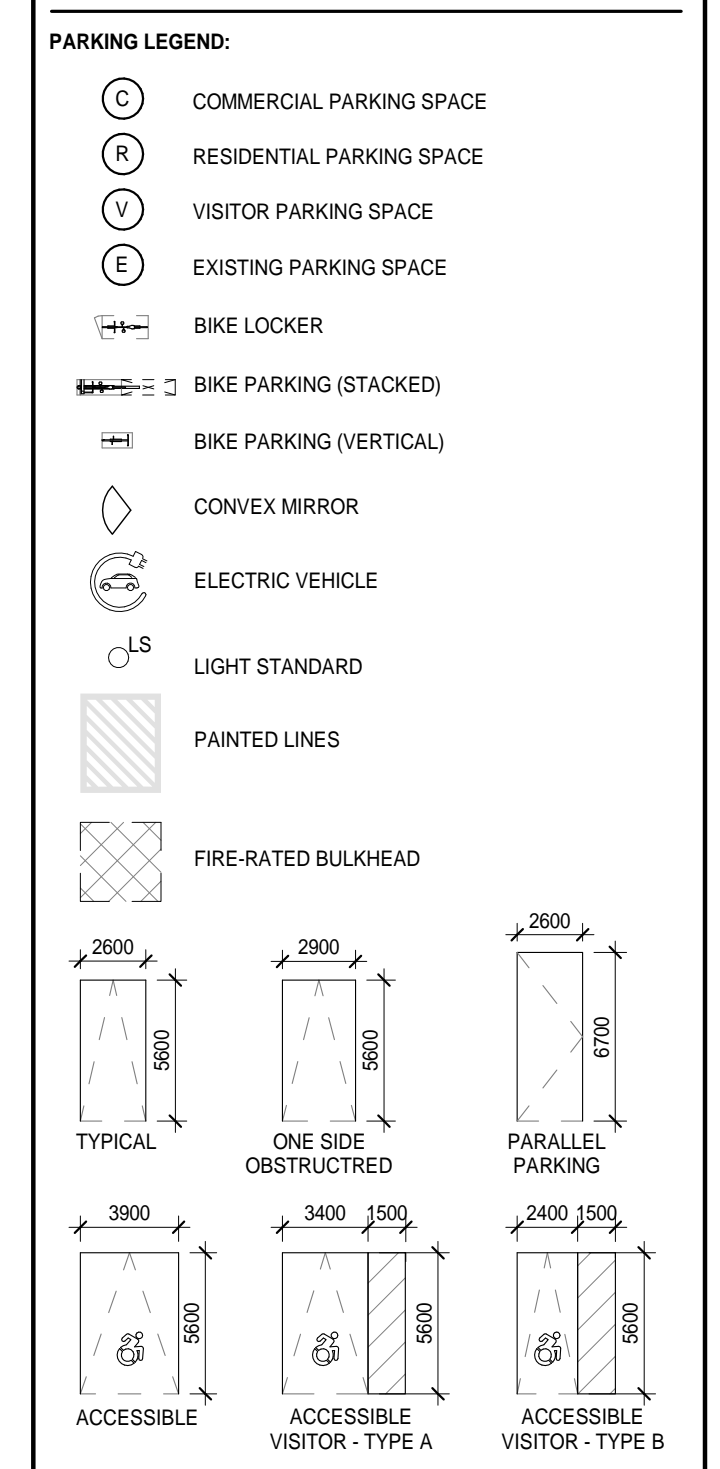
A152.S

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2 A153.S P1 MEZZ UNDERGROUND PLAN

- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES UNLESS OTHERWISE NOTED:
 - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 - 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT



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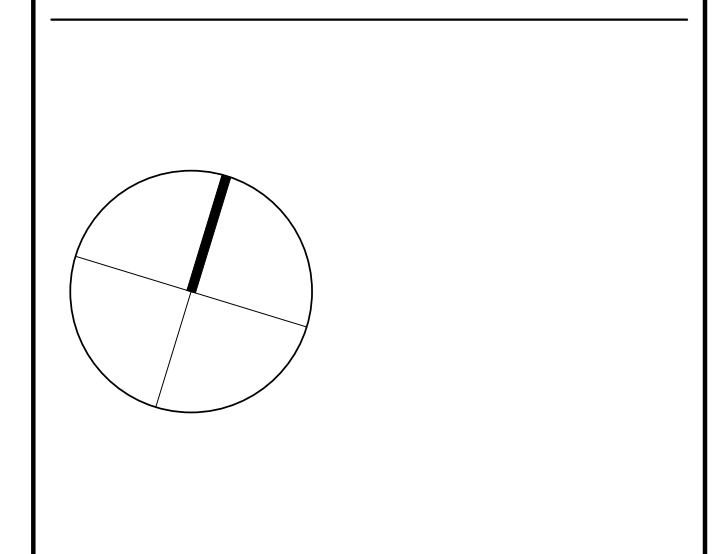
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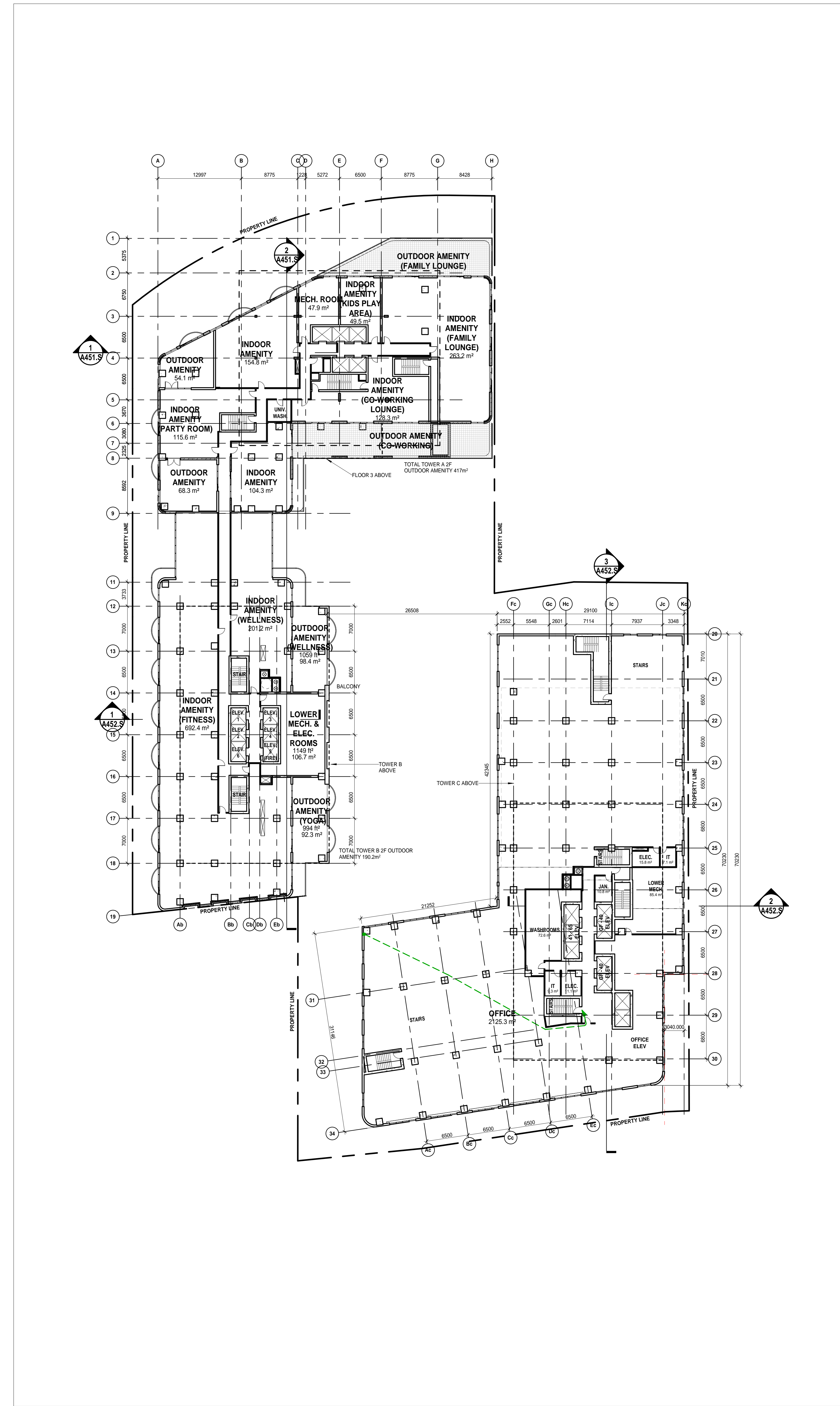
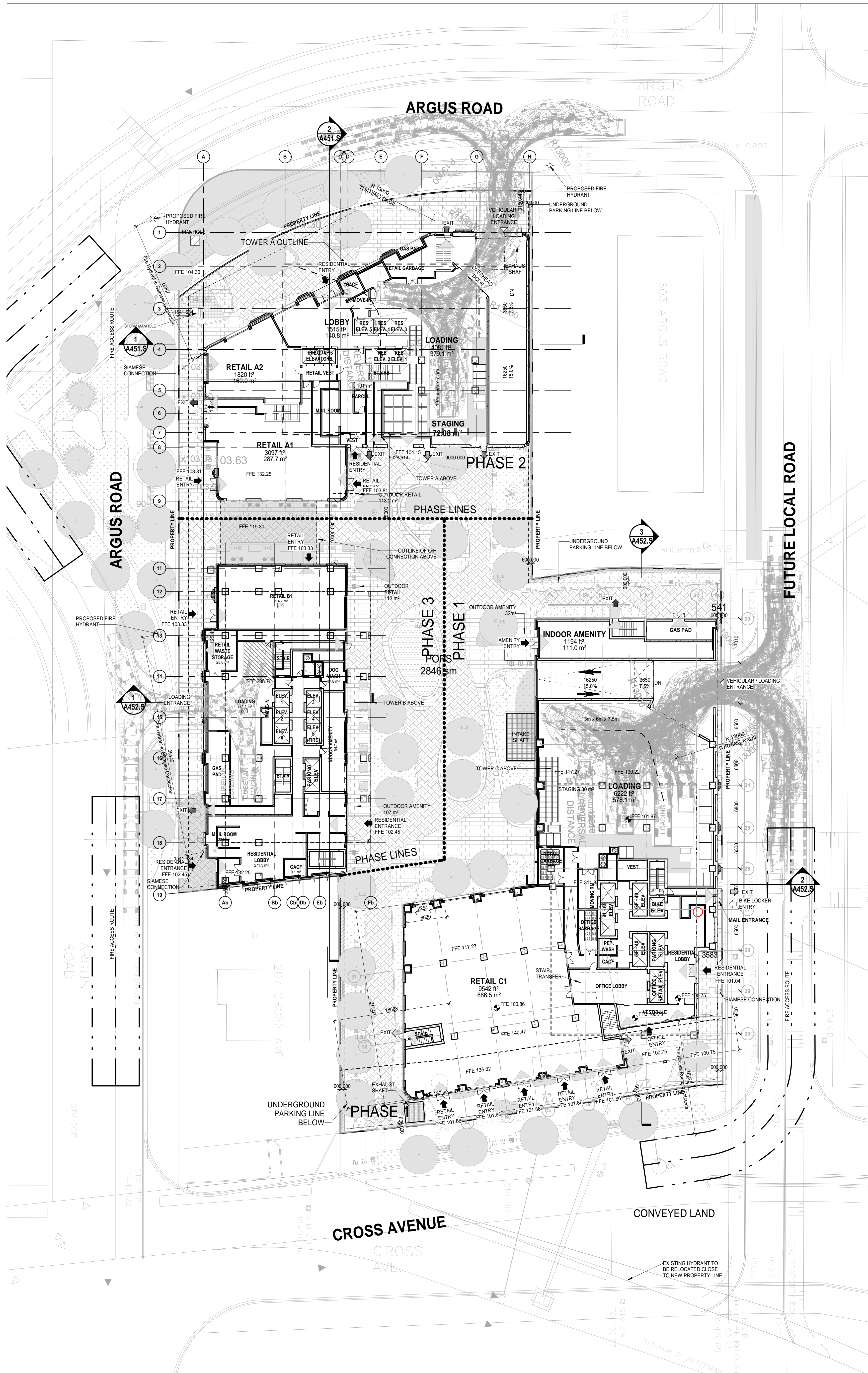
for
 Distrikt Developments

19072 1:250 UI KVE
 PROJECT SCALE DRAWN REVIEWED

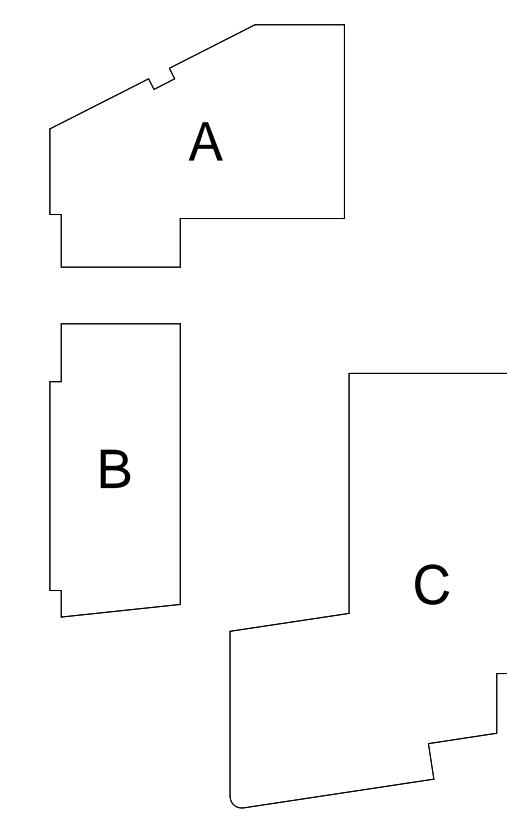
P1 Mezzanine Underground Plan

A153.S

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KEY PLAN:



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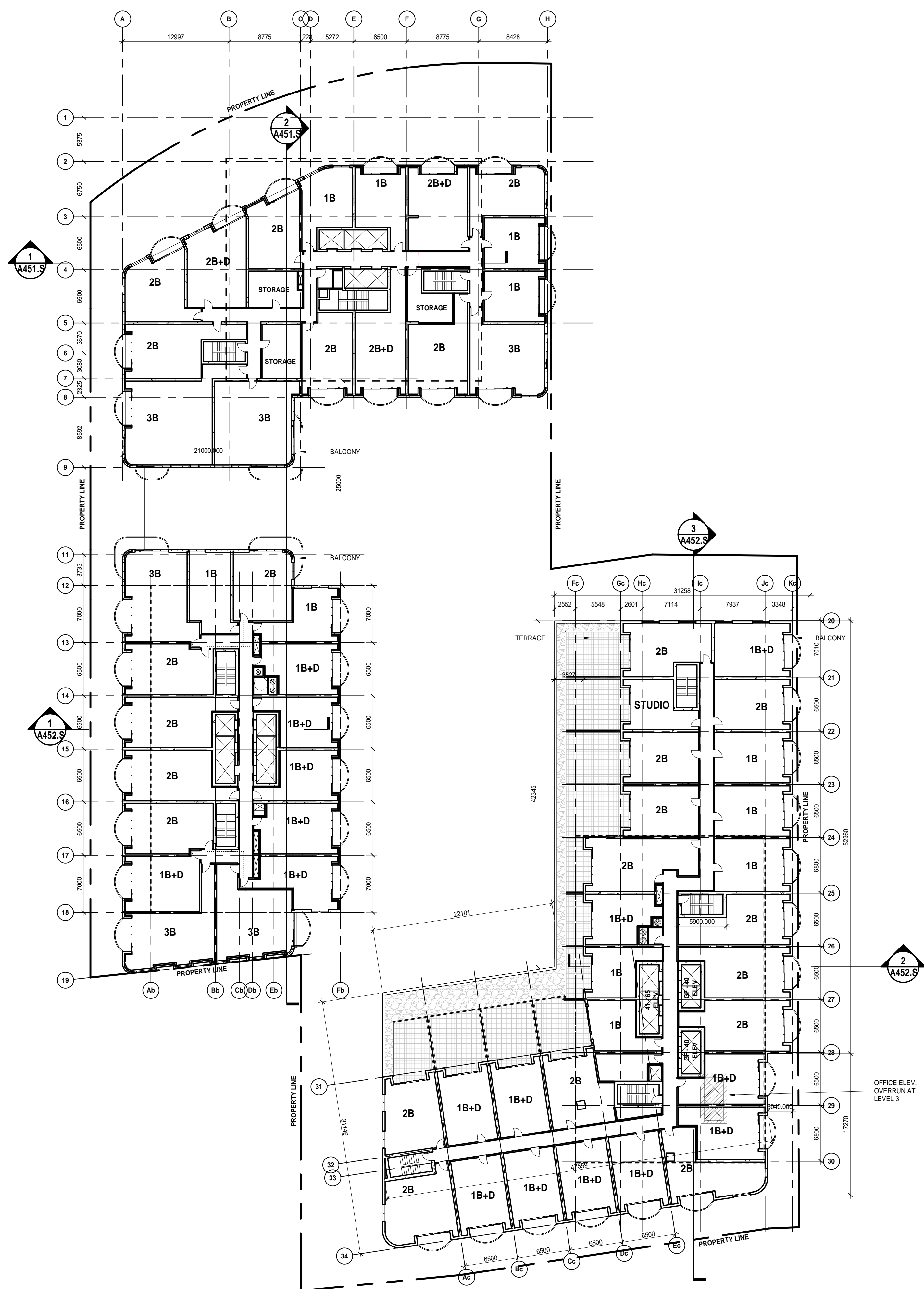
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19072 1 : 300 EG KVE
PROJECT SCALE DRAWN REVIEWED

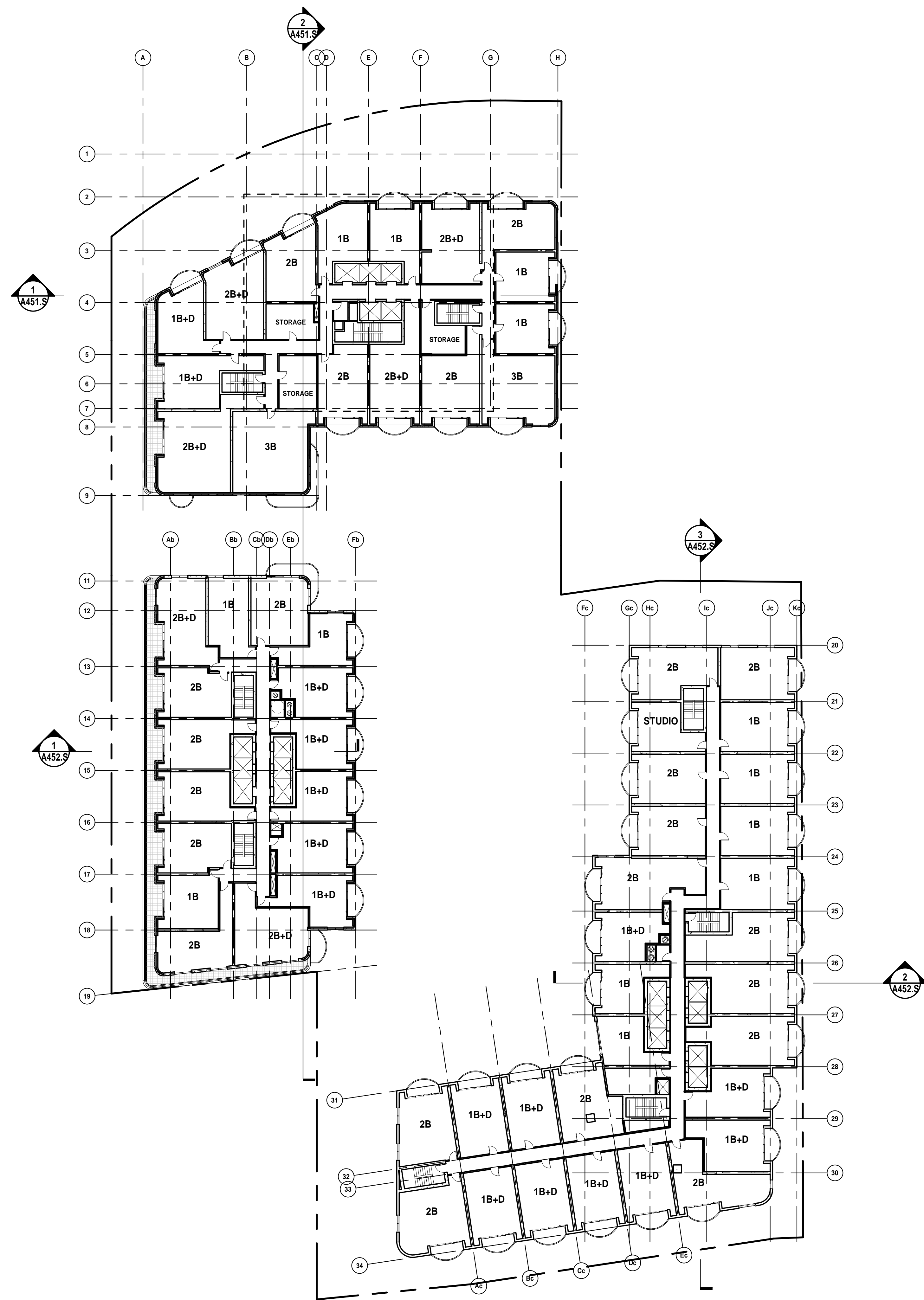
Ground and Second Floor Plans

A201.S

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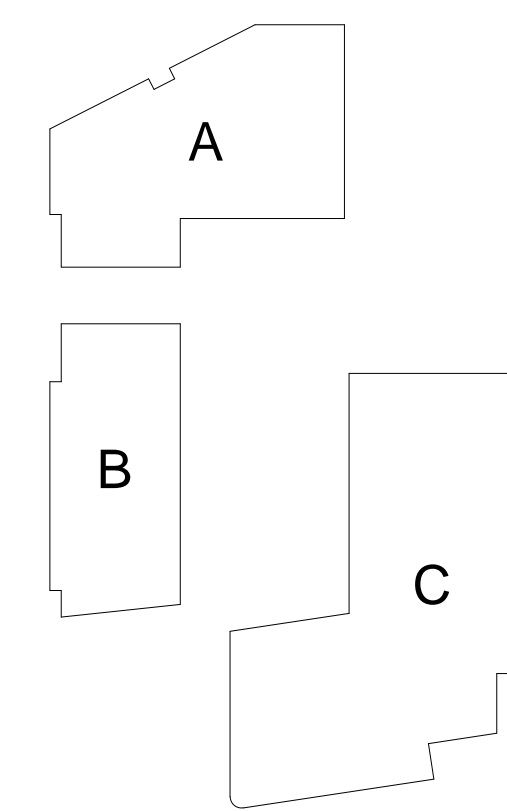


1 THIRD TO FOURTH FLOOR PLAN
A202.S



2 FIFTH FLOOR PLAN
A202.S

KEY PLAN:



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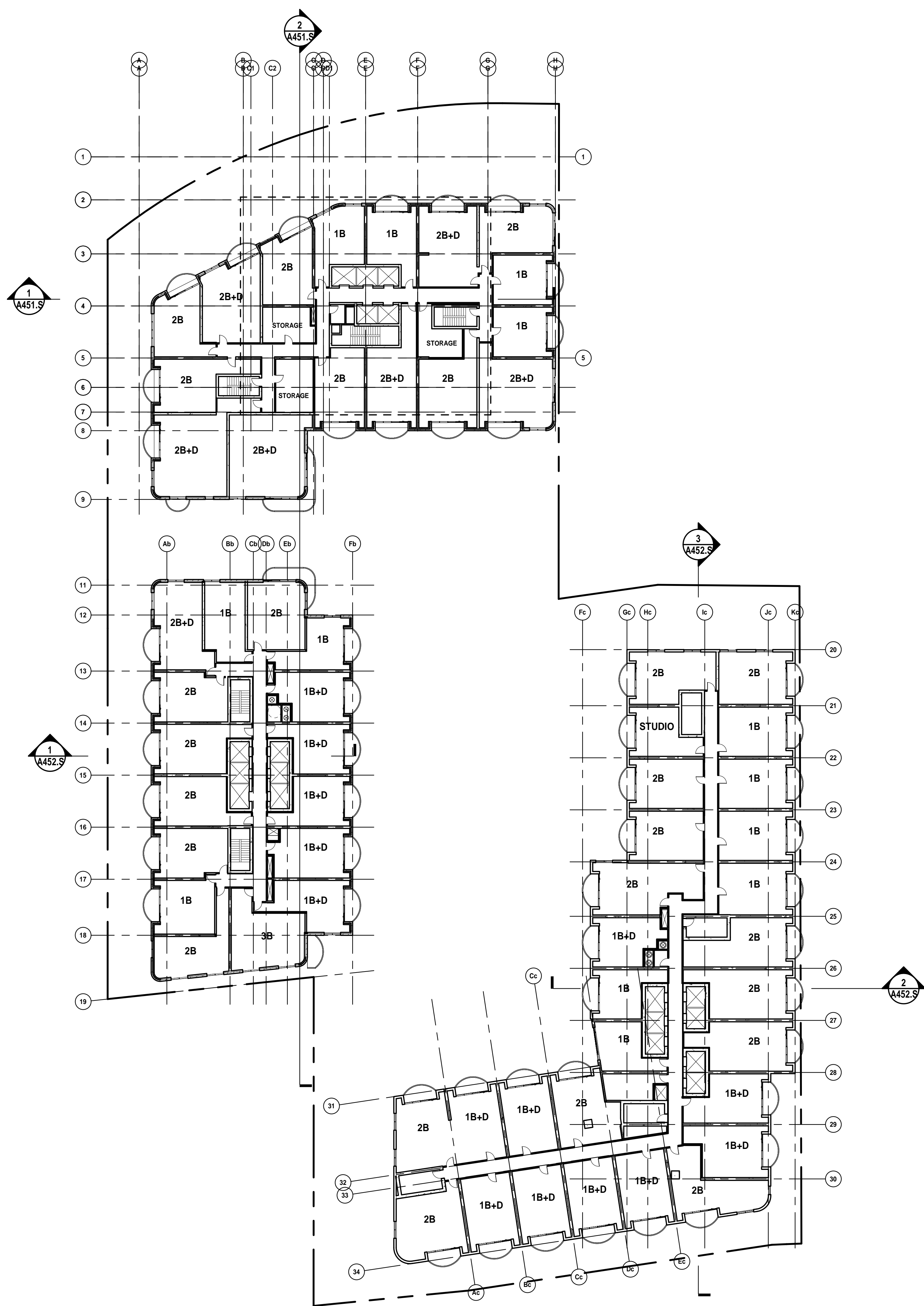
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19072 1 : 300 DC KVE
PROJECT SCALE DRAWN REVIEWED

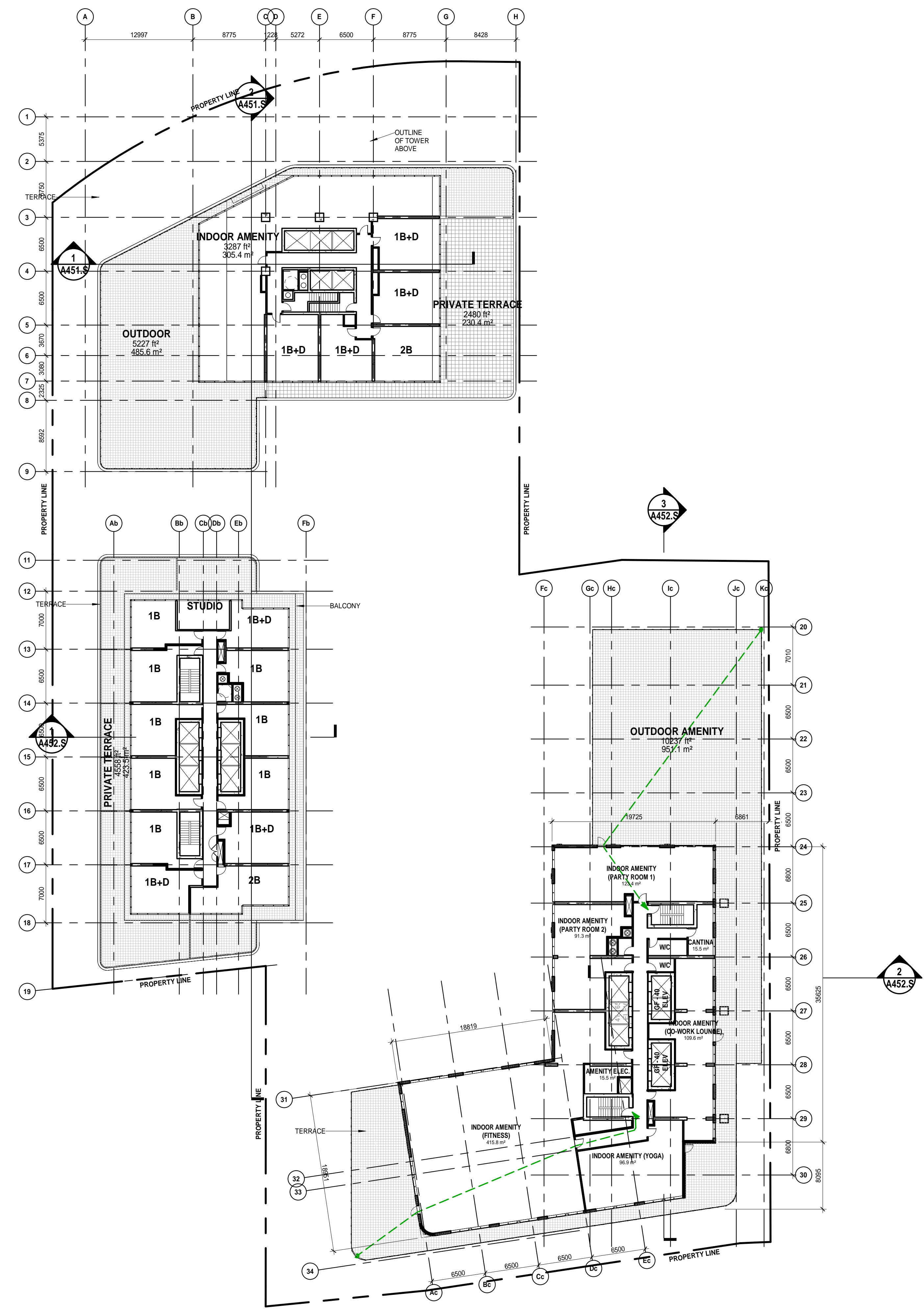
Third to Fourth and Fifth Floor
Plans

A202.S

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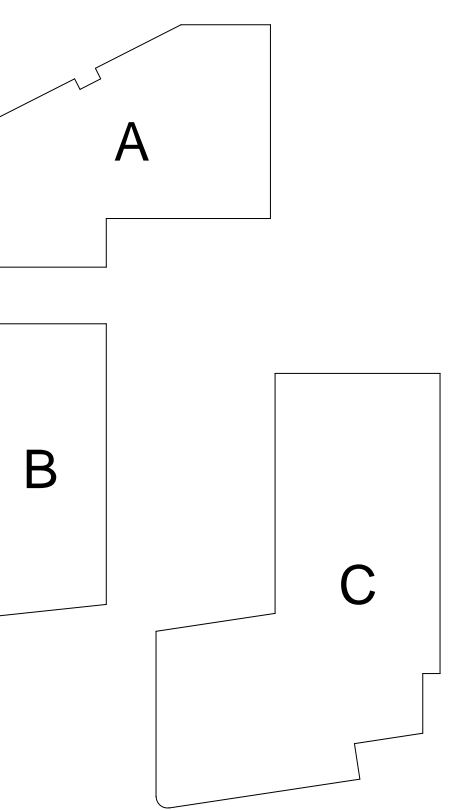


1 SIXTH FLOOR PLAN
A203.S



2 SEVENTH FLOOR PLAN
A203.S

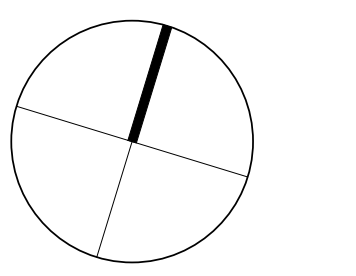
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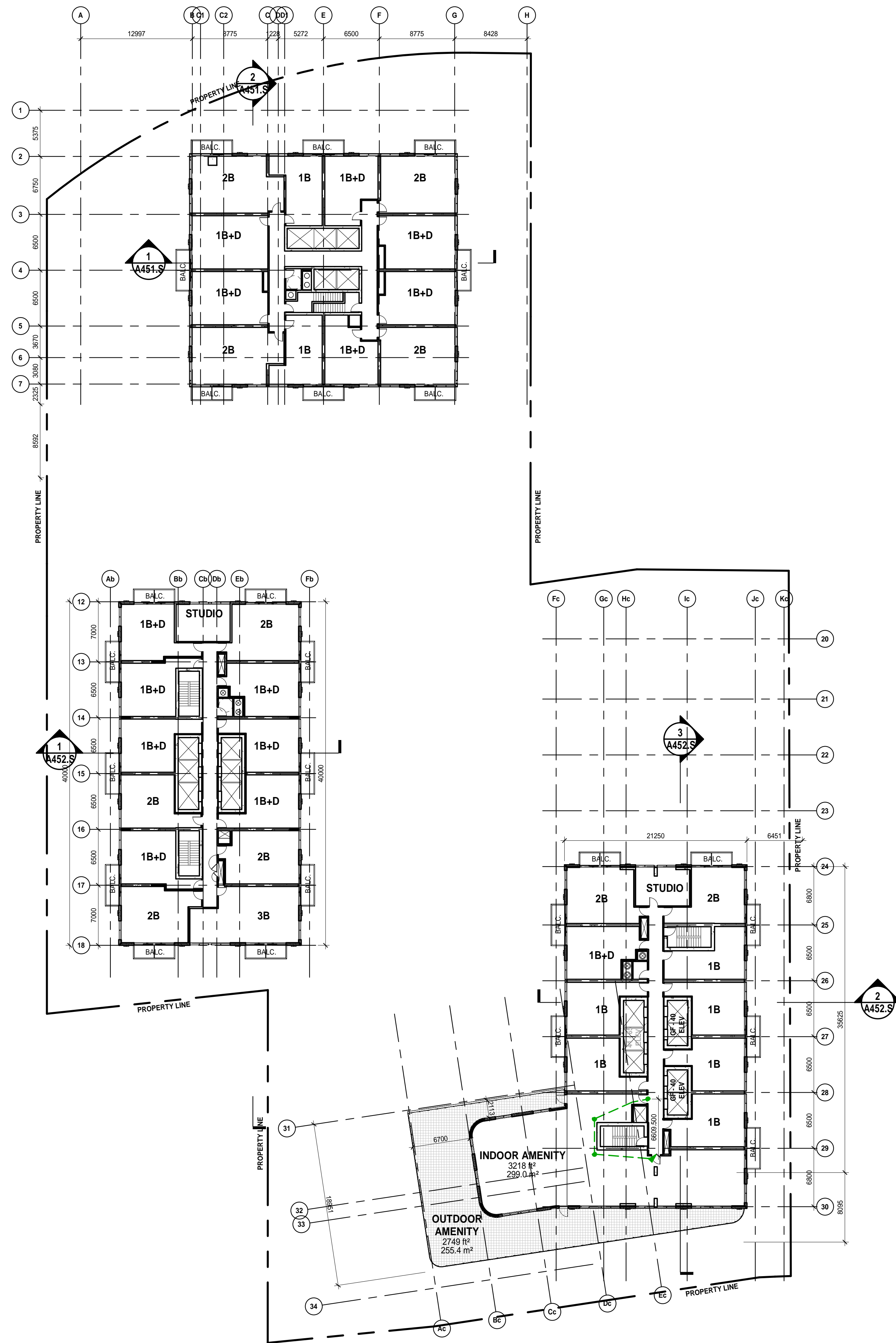
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19072 1 : 300 DC KVE
PROJECT SCALE DRAWN REVIEWED

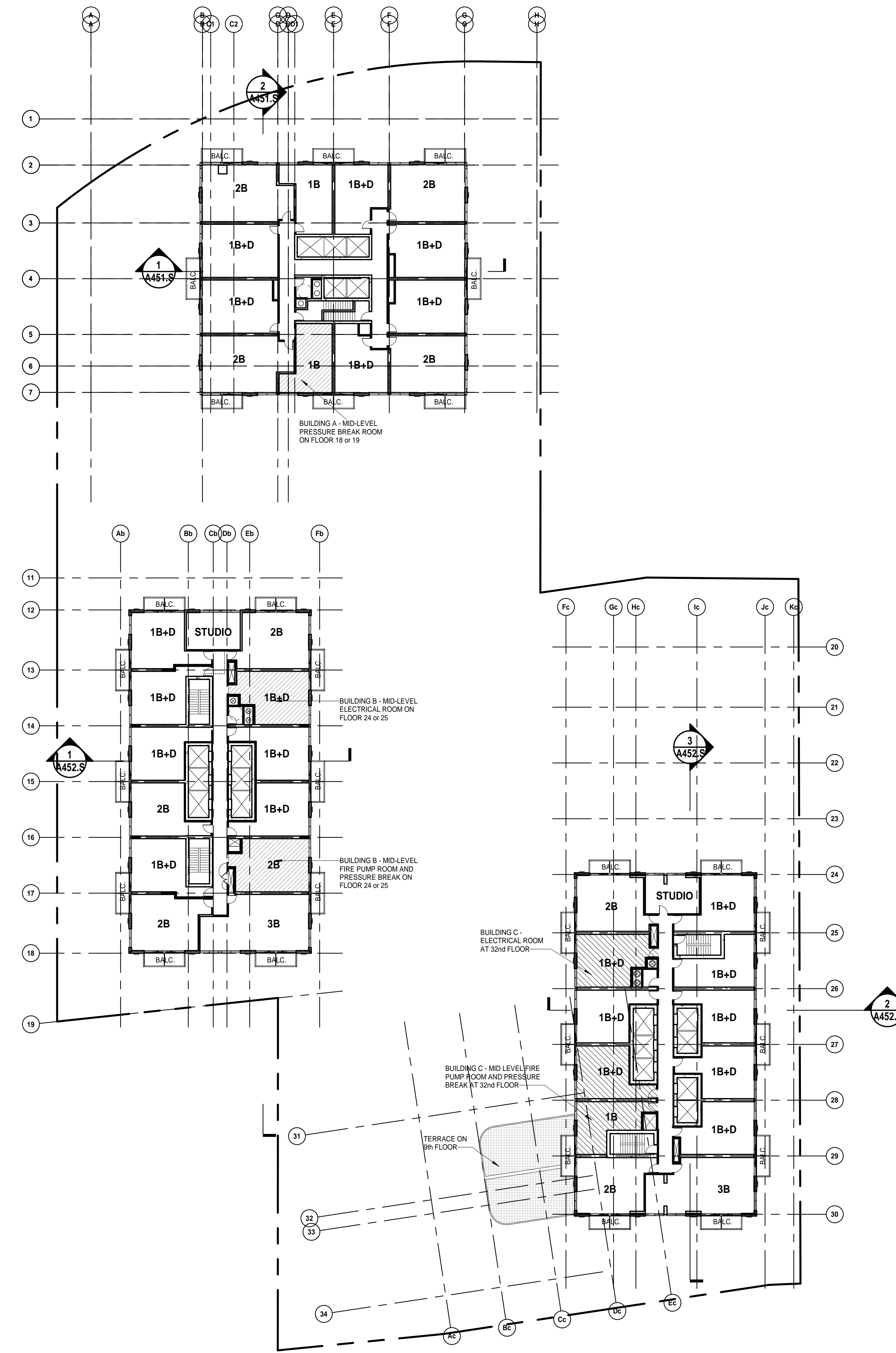
Sixth and Seventh Floor Plans

A203.S

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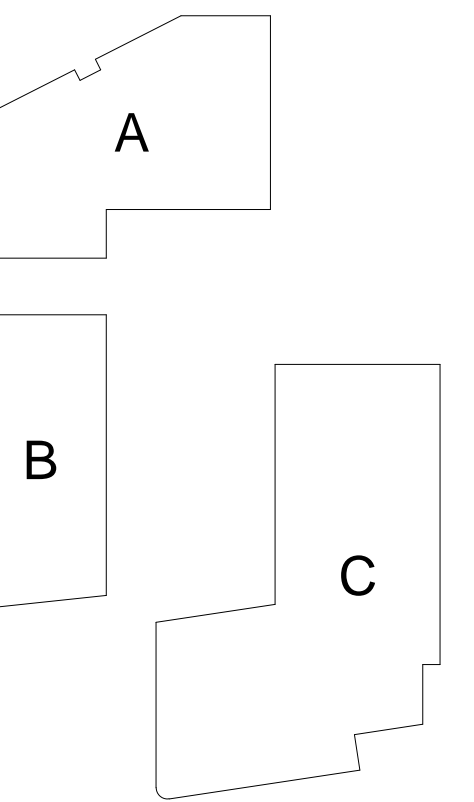


1 EIGHTH FLOOR PLAN
A204.S



2 NINTH FLOOR PLAN
A204.S

KEY PLAN:

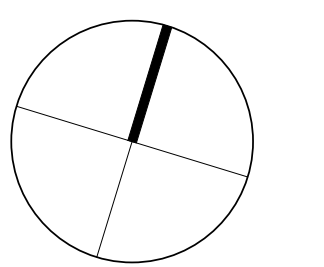


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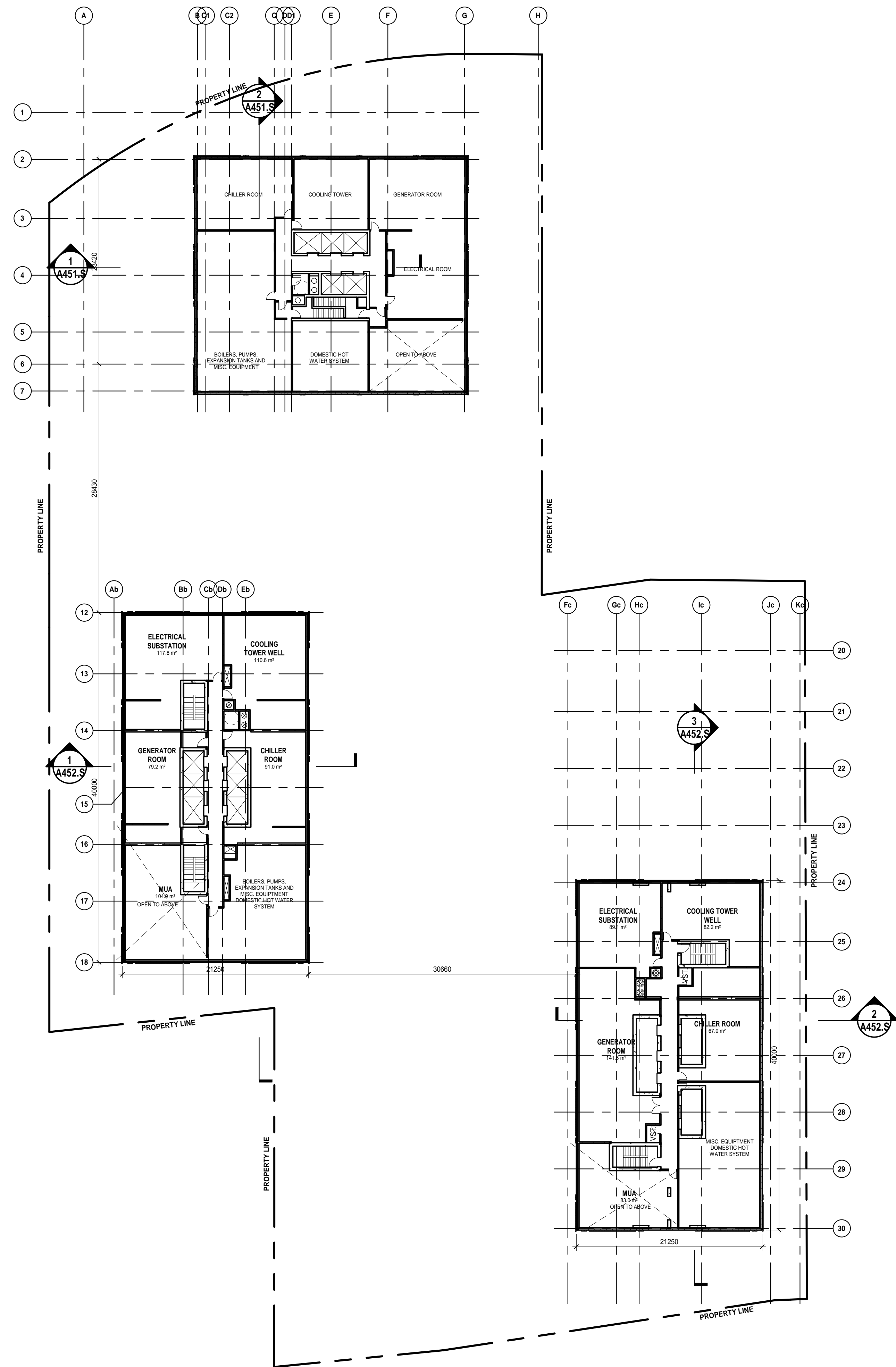
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19072 1 : 300 DC KVE
PROJECT SCALE DRAWN REVIEWED

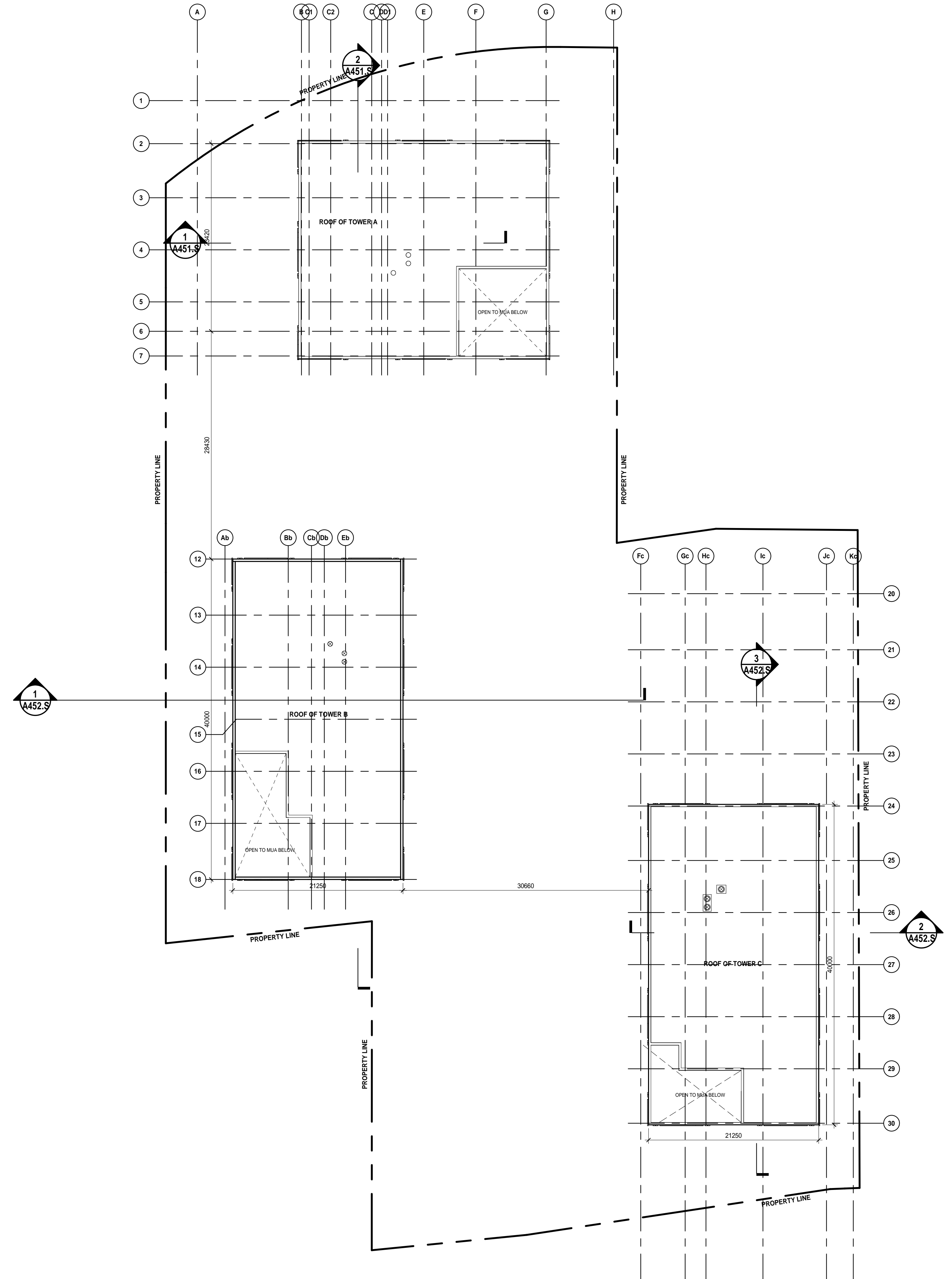
Eighth Floor and Typical Tower
Plans

A204.S

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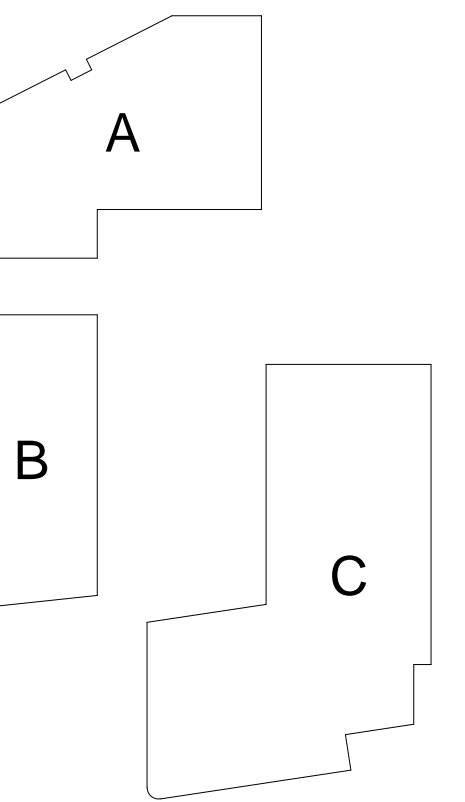


1
A205.S
MECHANICAL PENTHOUSE PLAN



2
A205.S
ROOF PLAN

KEY PLAN:

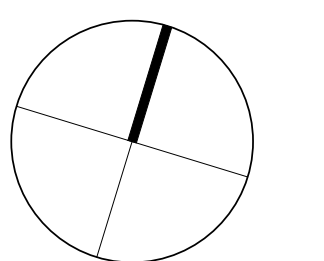


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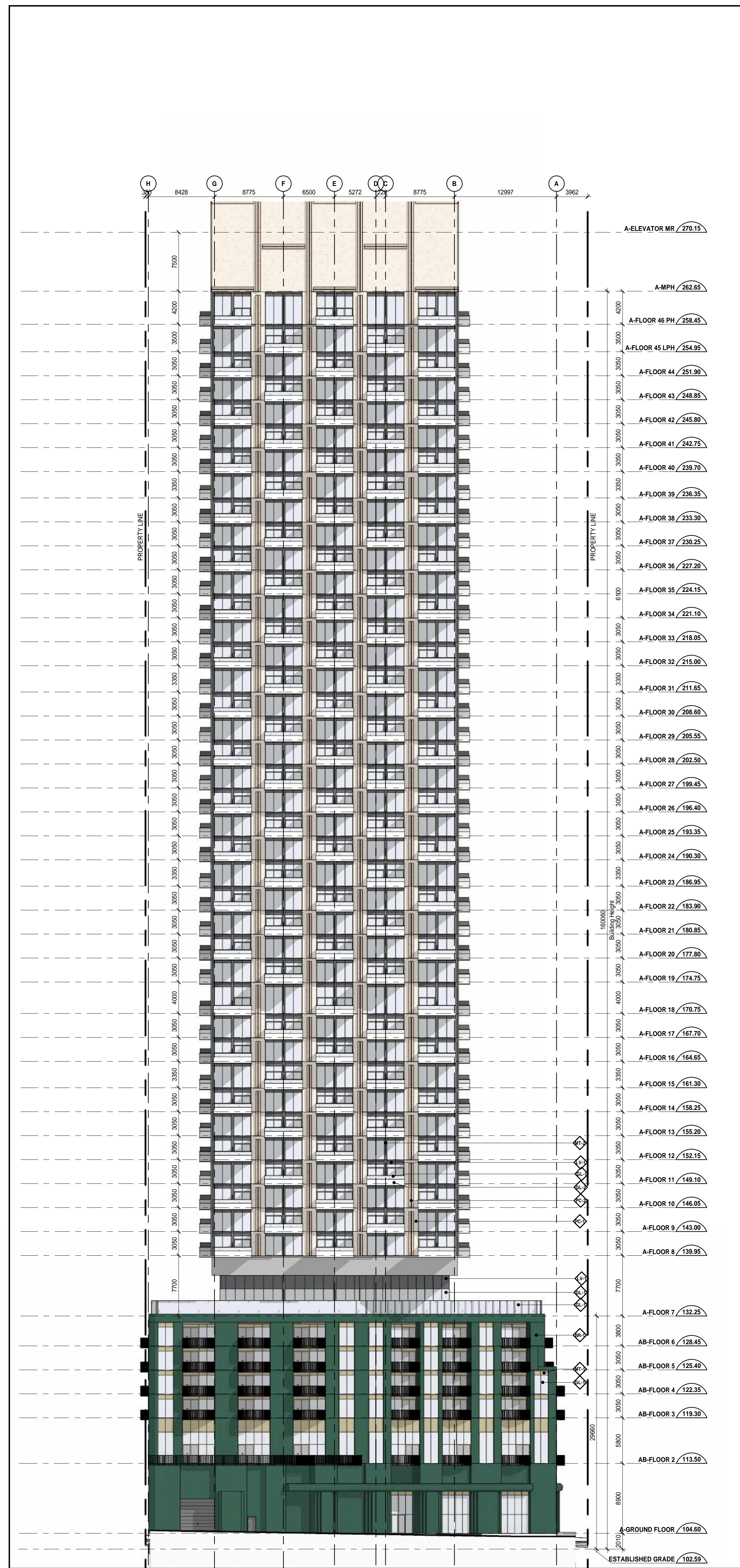
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19072 1 : 300 DC KVE
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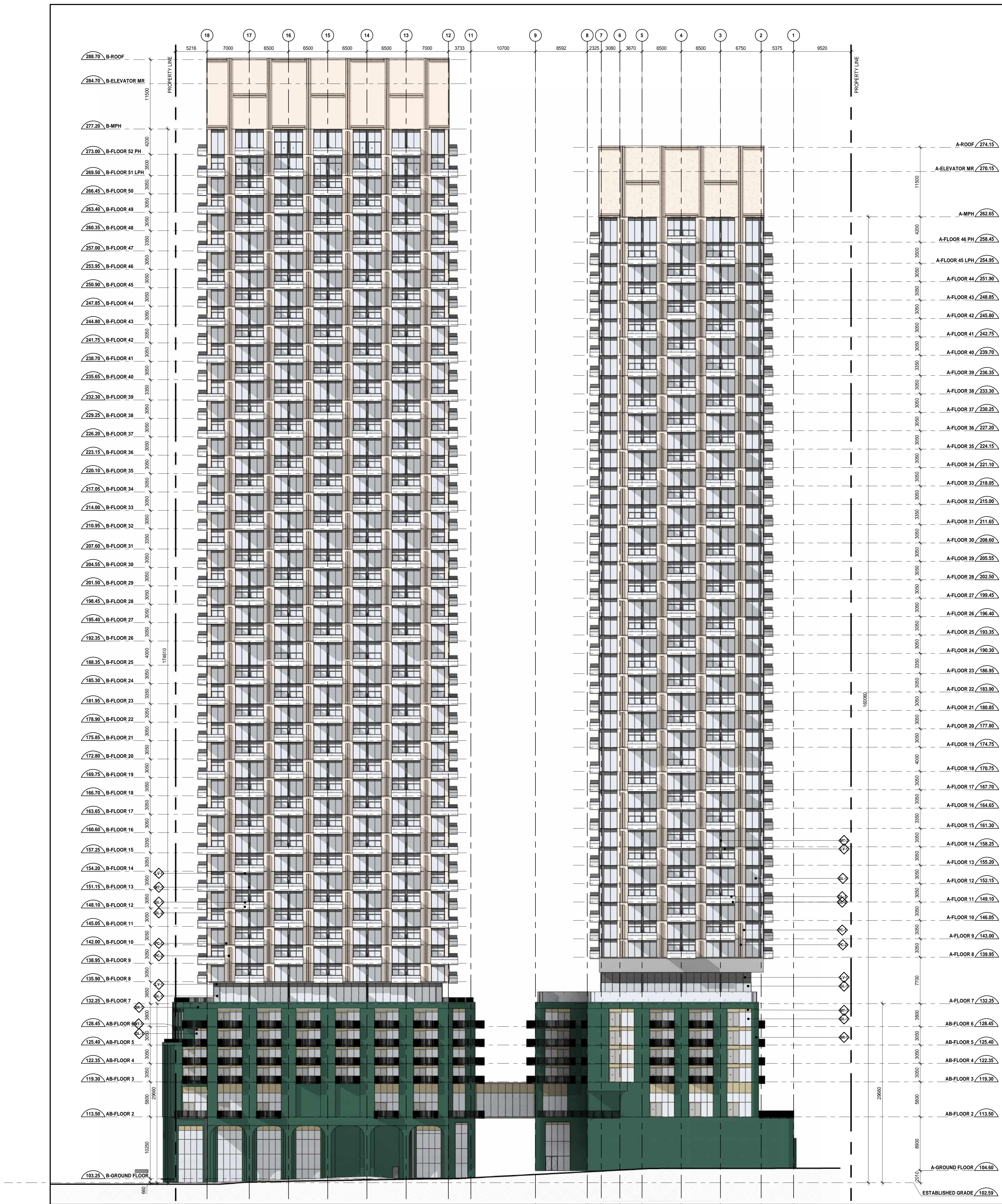
Mechanical Penthouse and Roof
Plans

A205.S

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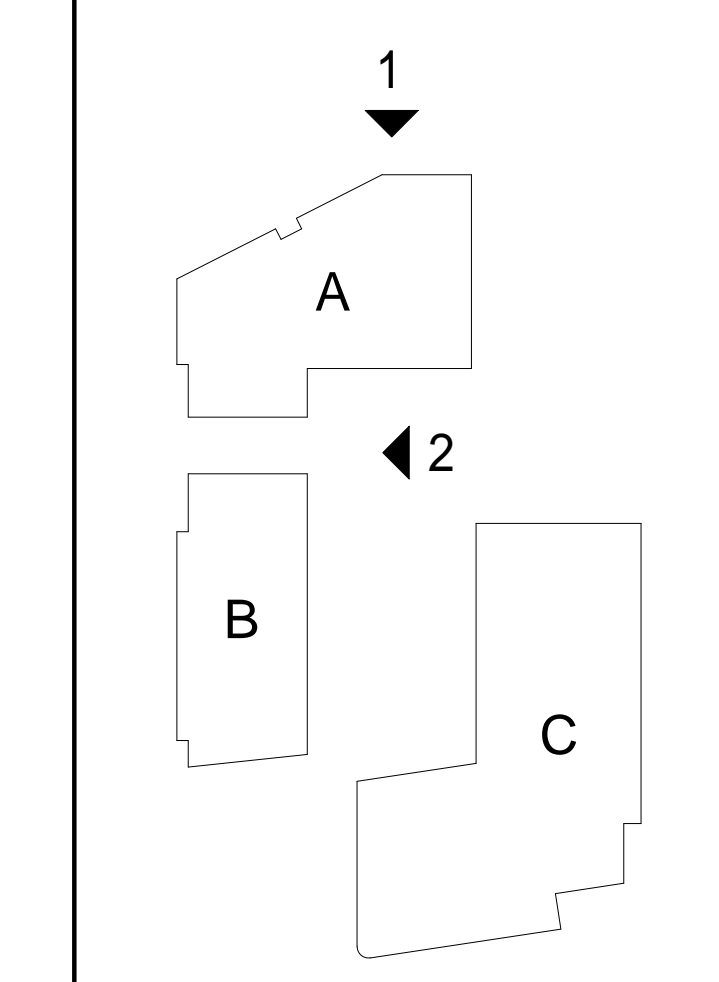


1 BUILDING A - NORTH ELEVATION
SCALE: 1:300



2 BUILDING AB - EAST ELEVATION
SCALE: 1:300

- LEGEND:**
- GLAZED BRICK - COLOUR 1
 - PRECAST PANEL
 - PRINTED PRECAST
 - REFINISHED ALUMINUM - COLOUR 1
 - REFINISHED ALUMINUM - COLOUR 2
 - VISION GLAZING
 - RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVER



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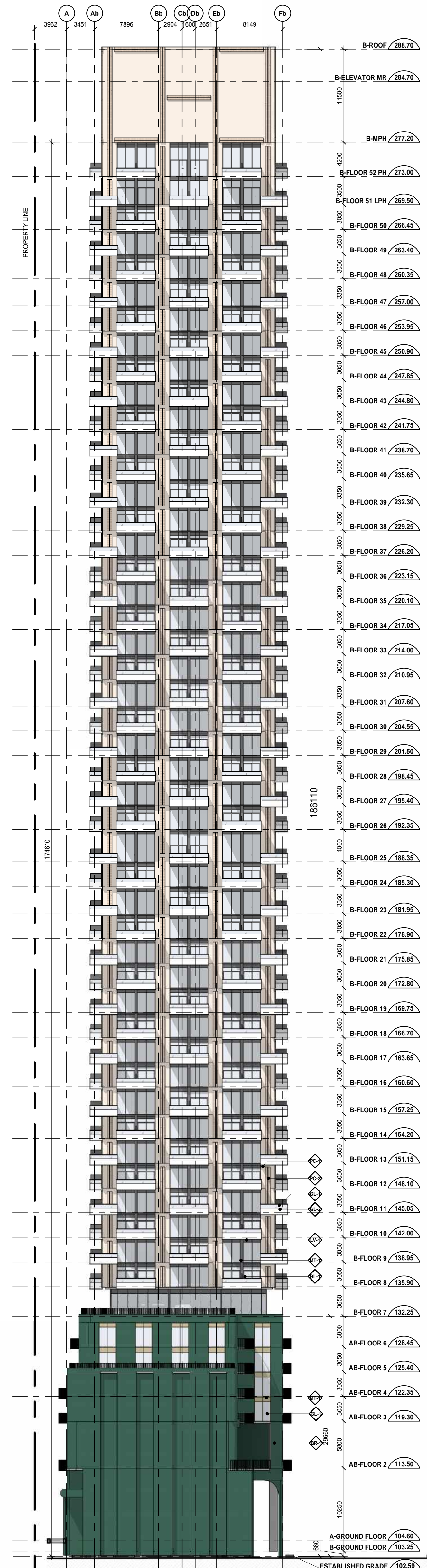
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19072 1:300 HL KVE
PROJECT SCALE DRAWN REVIEWED

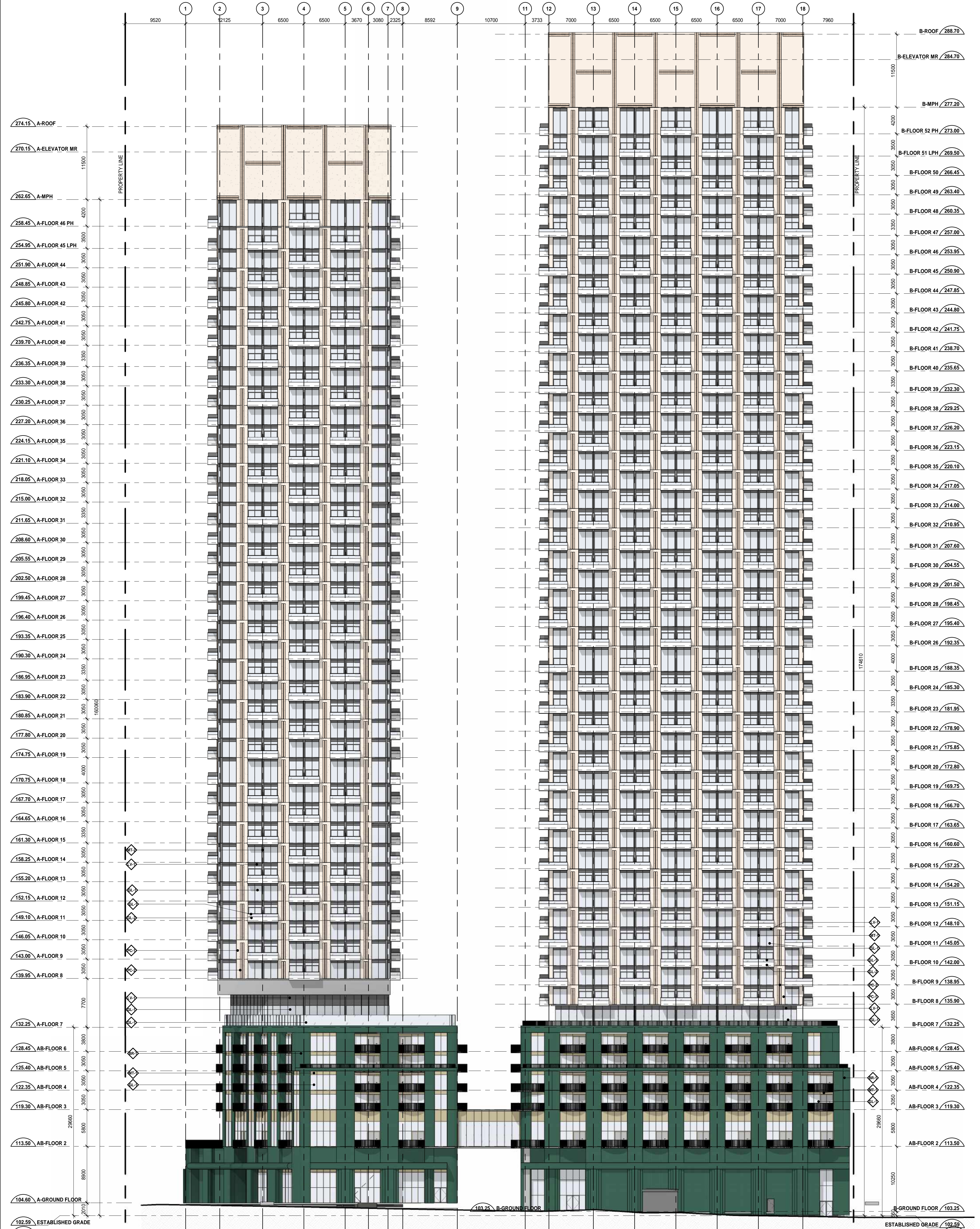
Building A and B - East and North Elevations

A401.S

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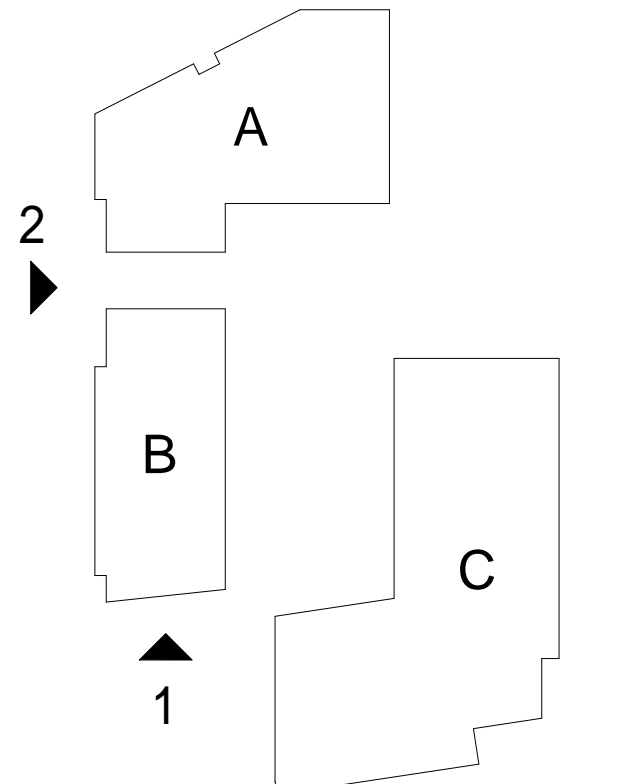


2 BUILDING B - SOUTH ELEVATION
SCALE: 1:300



1 BUILDING AB - WEST ELEVATION
SCALE: 1:300

- LEGEND:**
- GLAZED BRICK - COLOUR 1
 - PRECAST PANEL
 - PRINTED PRECAST
 - PREFINISHED ALUMINUM - COLOUR 1
 - PREFINISHED ALUMINUM - COLOUR 2
 - VISION GLAZING
 - RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE



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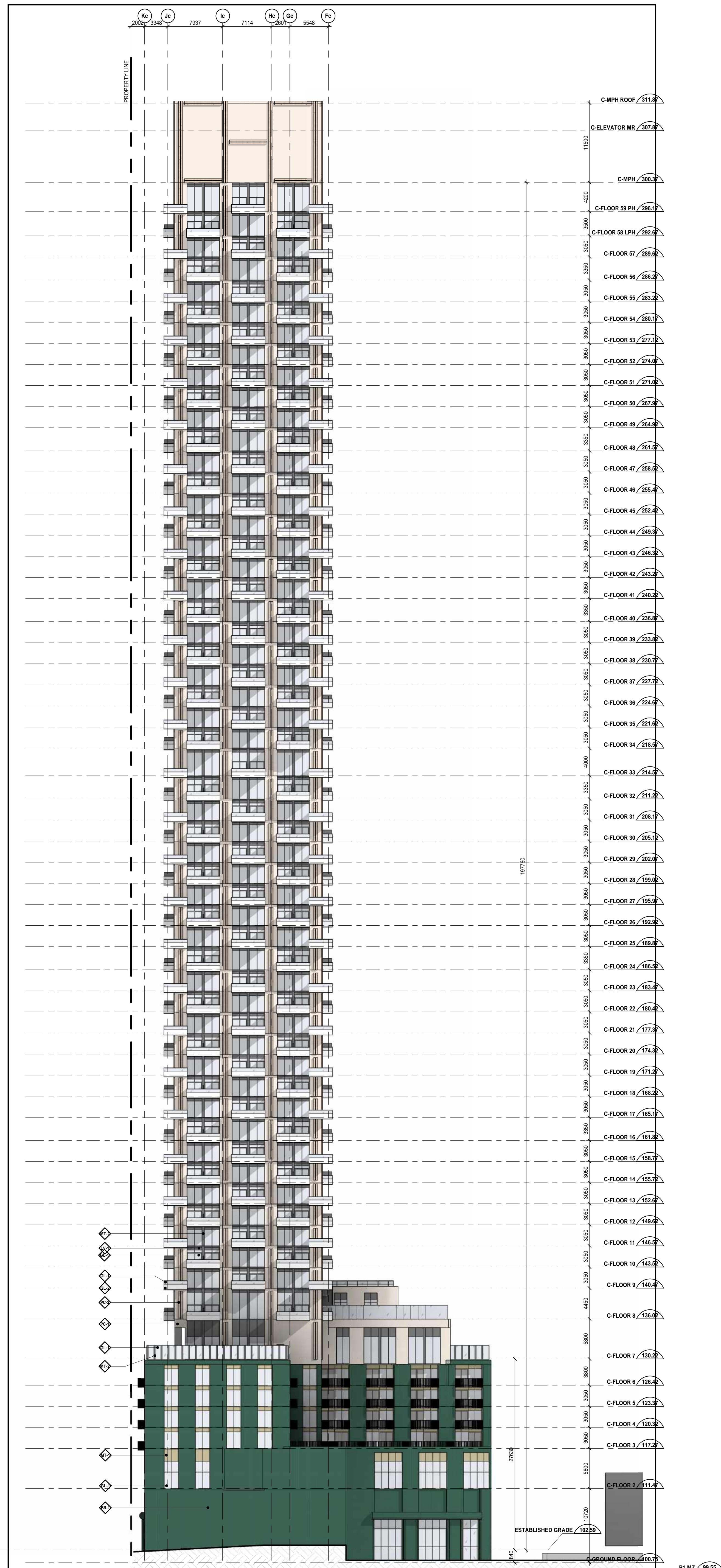
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19072 1:300 HL KVE
PROJECT SCALE DRAWN REVIEWED

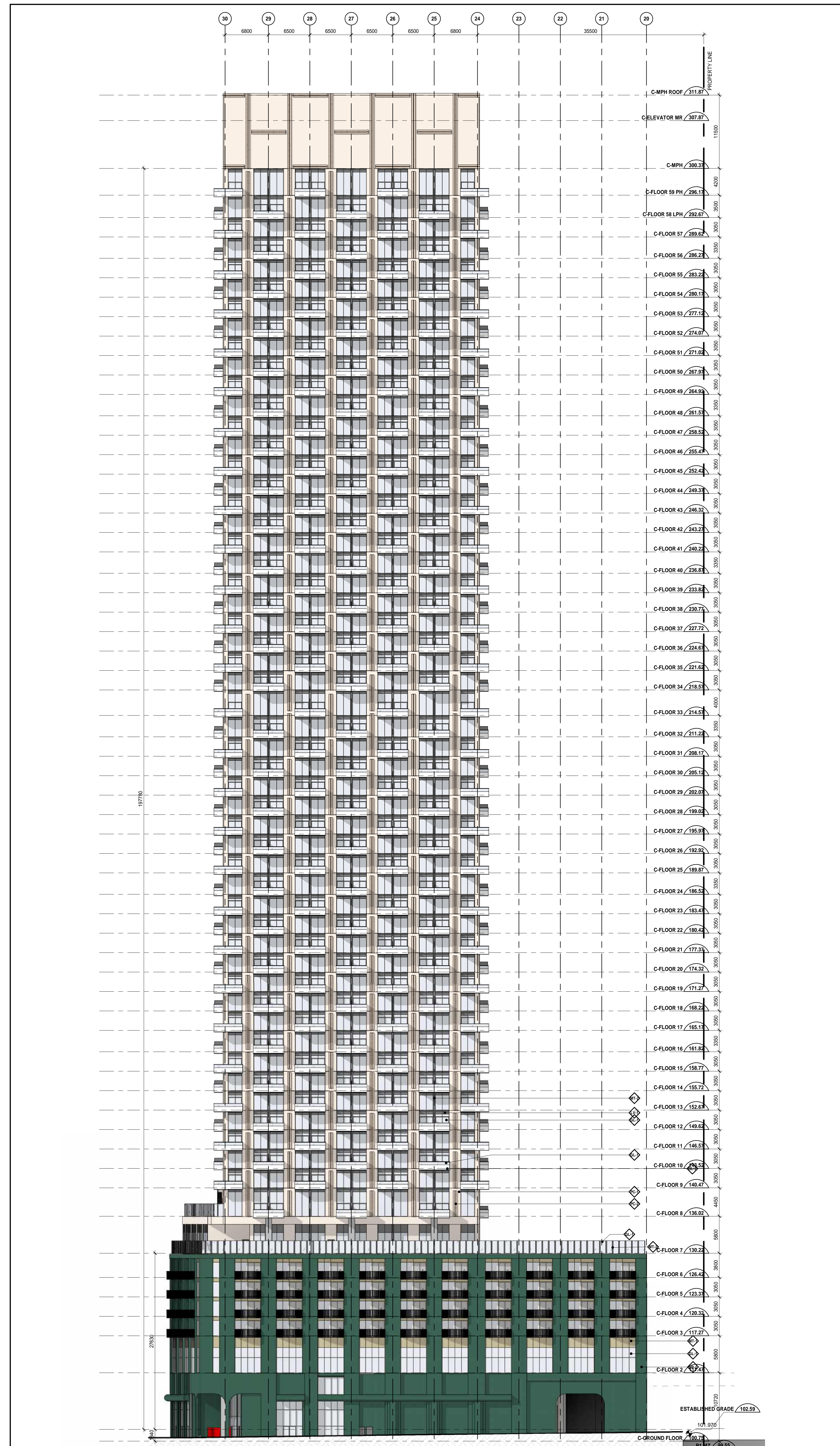
Building A and B - West and
South Elevations

A402.S

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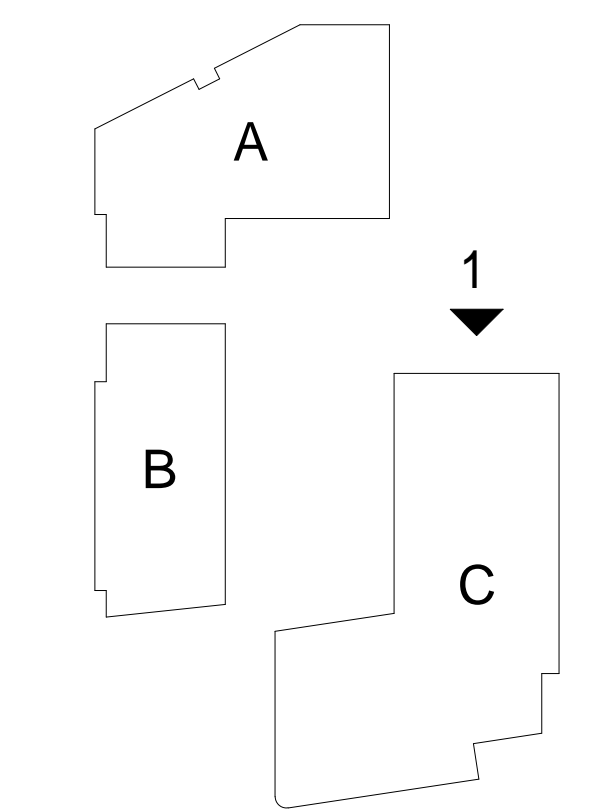


2 BUILDING C - NORTH ELEVATION
SCALE: 1 : 300



1 BUILDING C - EAST ELEVATION
SCALE: 1 : 300

- LEGEND:**
- GLAZED BRICK - COLOUR 1
 - PRECAST PANEL
 - PRINTED PRECAST
 - PREFINISHED ALUMINUM - COLOUR 1
 - PREFINISHED ALUMINUM - COLOUR 2
 - VISION GLAZING
 - RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE



| Date | No. | Description |
|------------|-----|---------------------------------|
| 2024-10-04 | | Issued for Oakville TOC |
| 2024-03-28 | | Issued for ZBA, OPA rev 1 & SPA |
| 2022-04-19 | | Issued for Rezoning |

| ISSUE RECORD | |
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217-227 Cross Avenue and
571-587 Argus Road
Oakville TOC

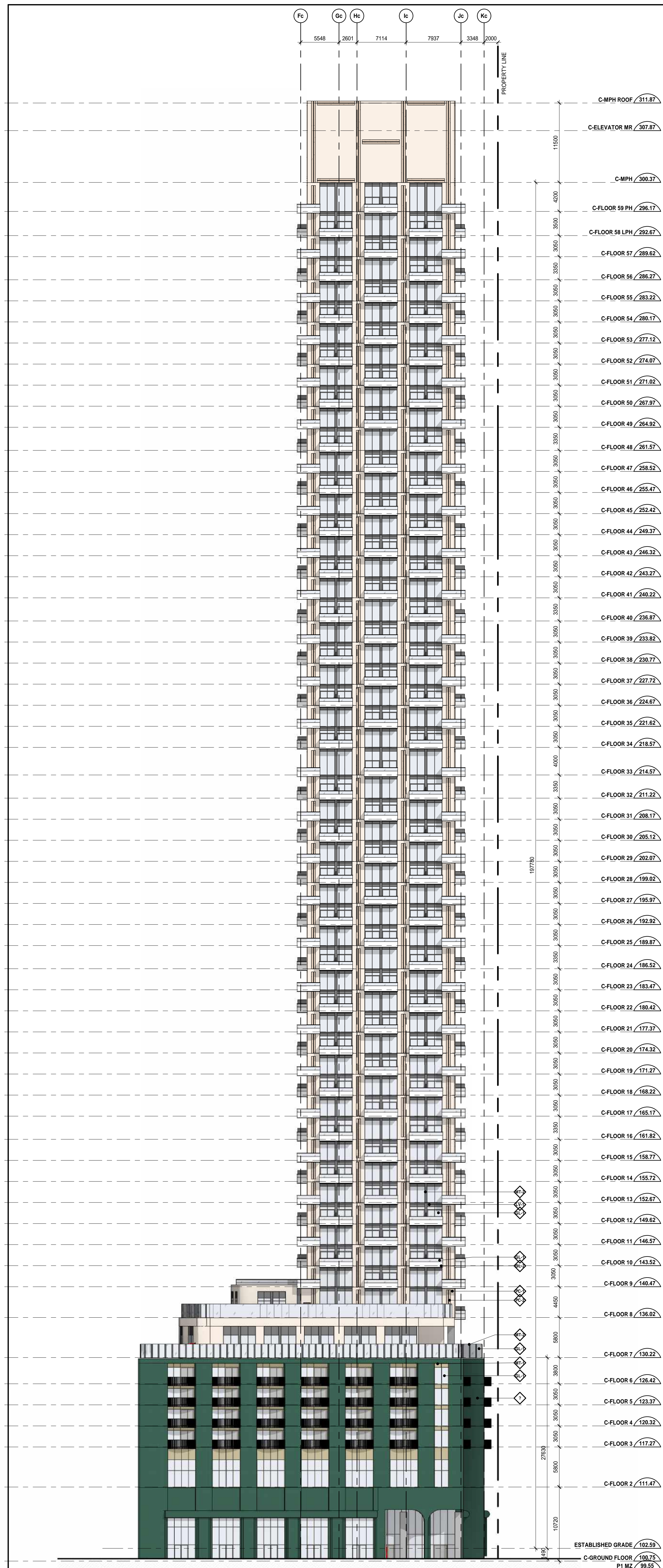
for
Distrikt Developments

19072 As indicated HL KVE
PROJECT SCALE DRAWN REVIEWED

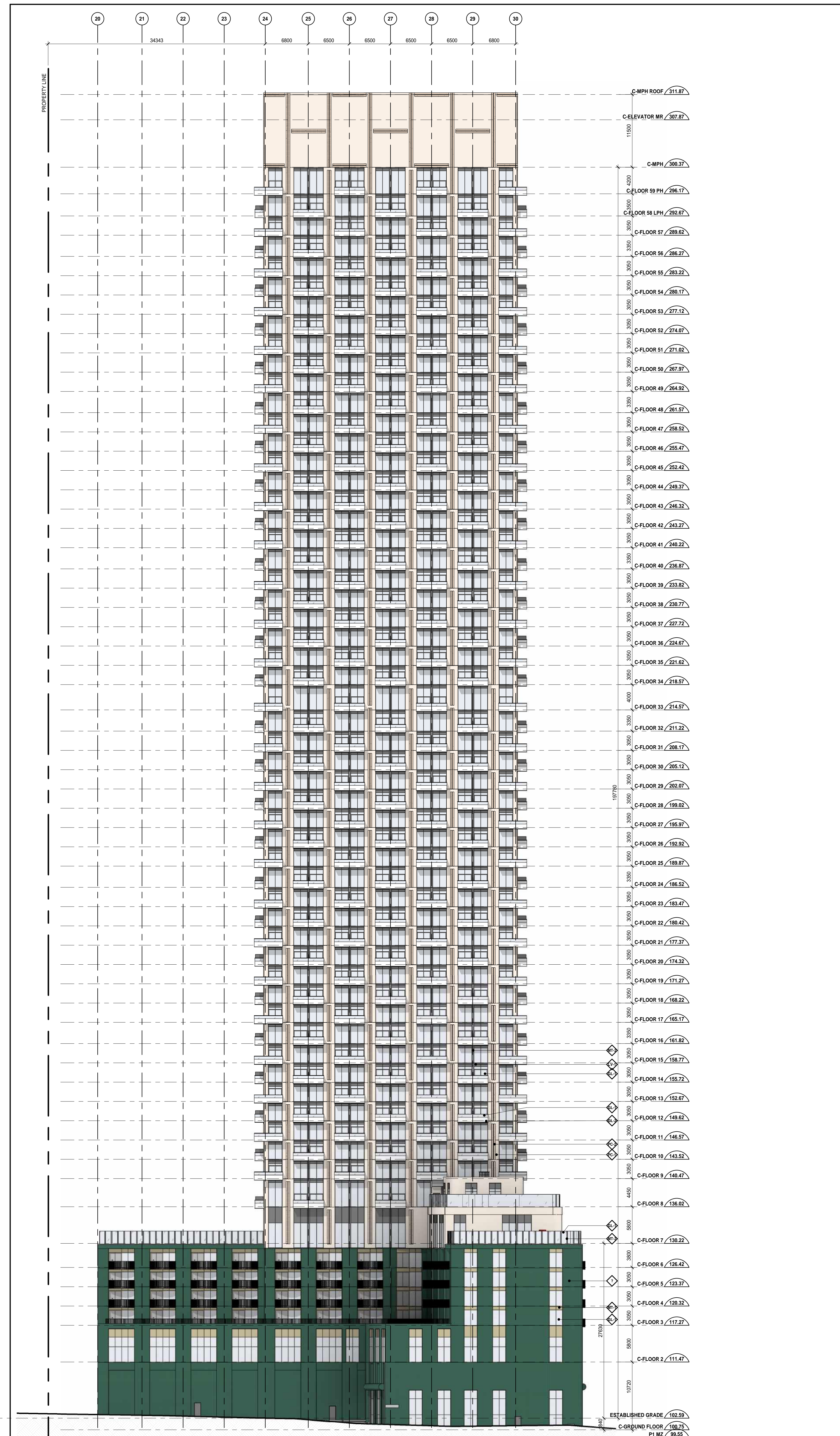
Building C - East and North
Elevations

A403.S

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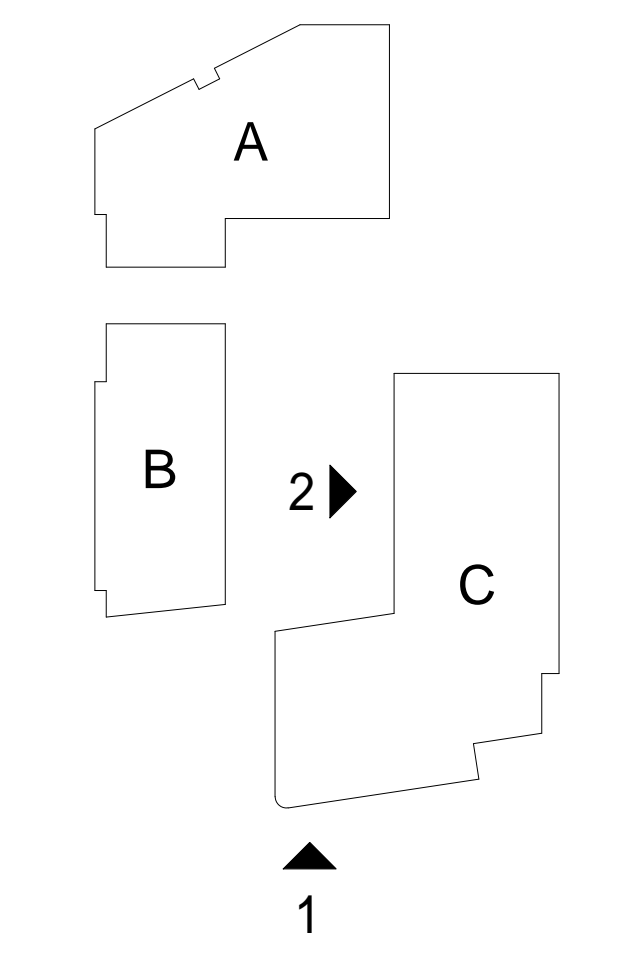


1 BUILDING C - SOUTH ELEVATION
SCALE: 1 : 300



2 BUILDING C - WEST ELEVATION
SCALE: 1 : 300

- LEGEND:**
- GLAZED BRICK - COLOUR 1
 - PRECAST PANEL
 - PRINTED PRECAST
 - PREFINISHED ALUMINUM - COLOUR 1
 - PREFINISHED ALUMINUM - COLOUR 2
 - VISION GLAZING
 - RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVER



| Date | No. | Description |
|-----------------|-----|-------------|
| REVISION RECORD | | |
| | | |
| | | |
| | | |

| Date | Description |
|------------|---------------------------------|
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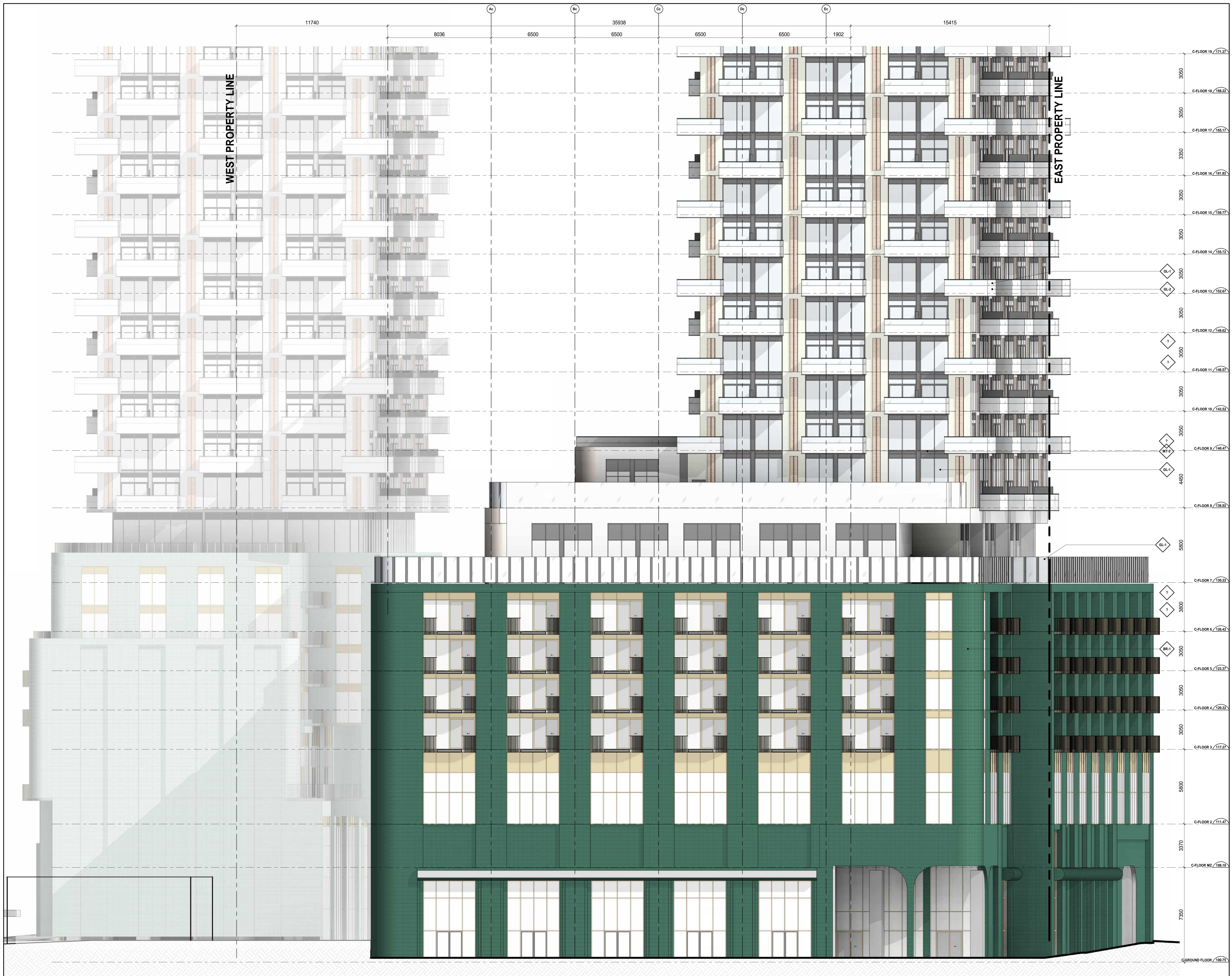
for
Distrikt Developments

19072 As indicated HL KVE
PROJECT SCALE DRAWN REVIEWED

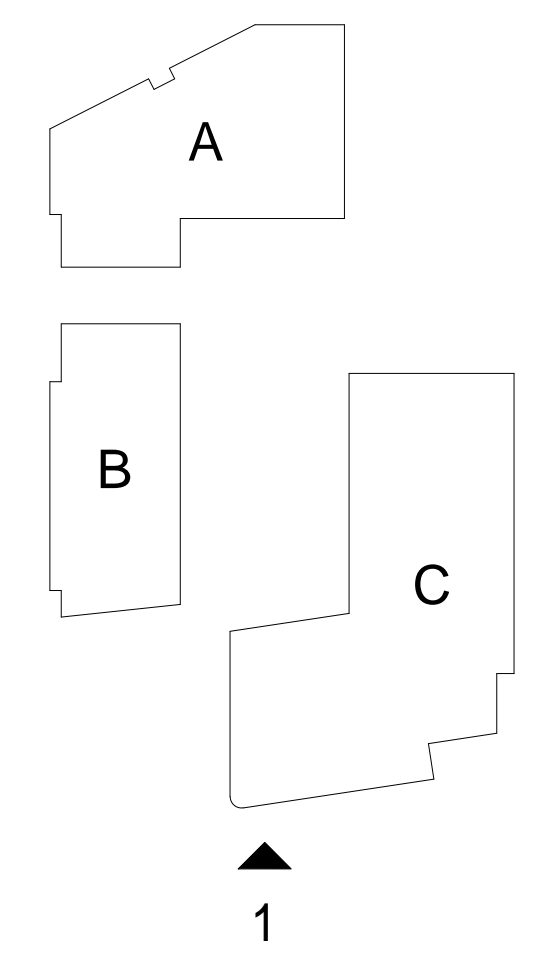
Building C - West and South
Elevations

A404.S

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- LEGEND:**
- GLAZED BRICK - COLOUR 1
 - PRECAST PANEL
 - PRINTED PRECAST
 - PREFINISHED ALUMINUM - COLOUR 1
 - PREFINISHED ALUMINUM - COLOUR 2
 - VISION GLAZING
 - RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE



| Date | No. | Description |
|-----------------|-----|---------------------------------|
| REVISION RECORD | | |
| 2024-10-04 | | Issued for Oakville TOC |
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| 2022-04-19 | | Issued for Rezoning |

| ISSUE RECORD | |
|--------------|---------------------------------|
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| 2022-04-19 | Issued for Rezoning |

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PROJECT SCALE DRAWN REVIEWED

Building C - Coloured Elevation

A410.S

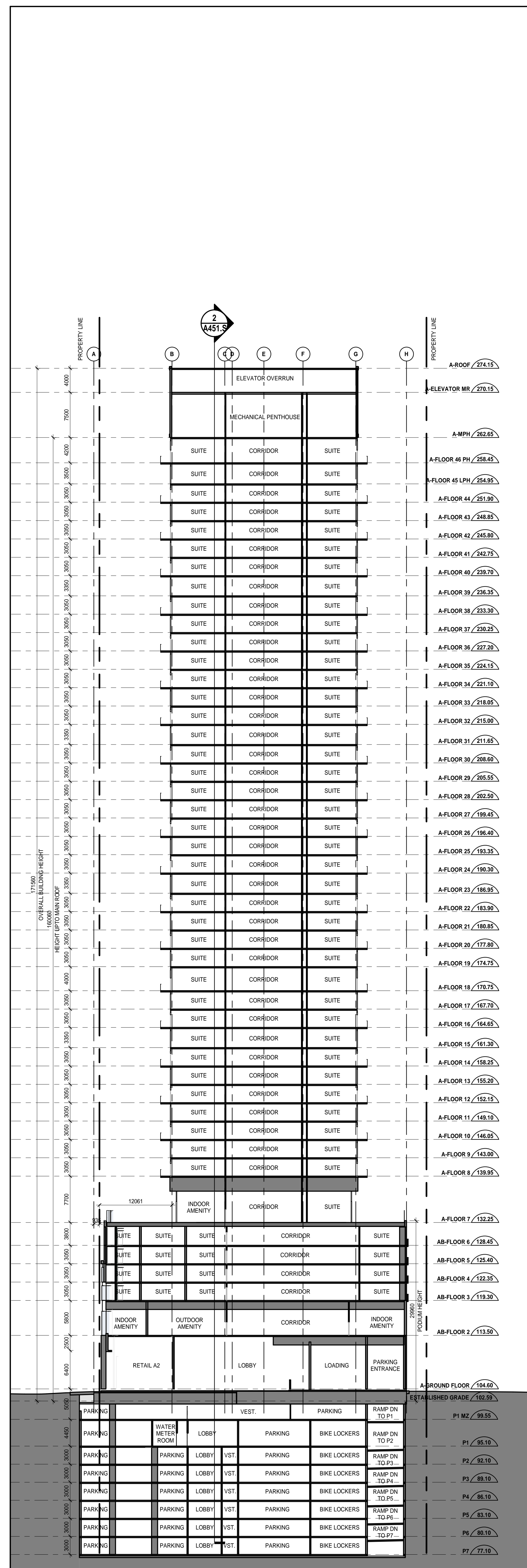
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1 BUILDING C - COLOURED ELEVATION

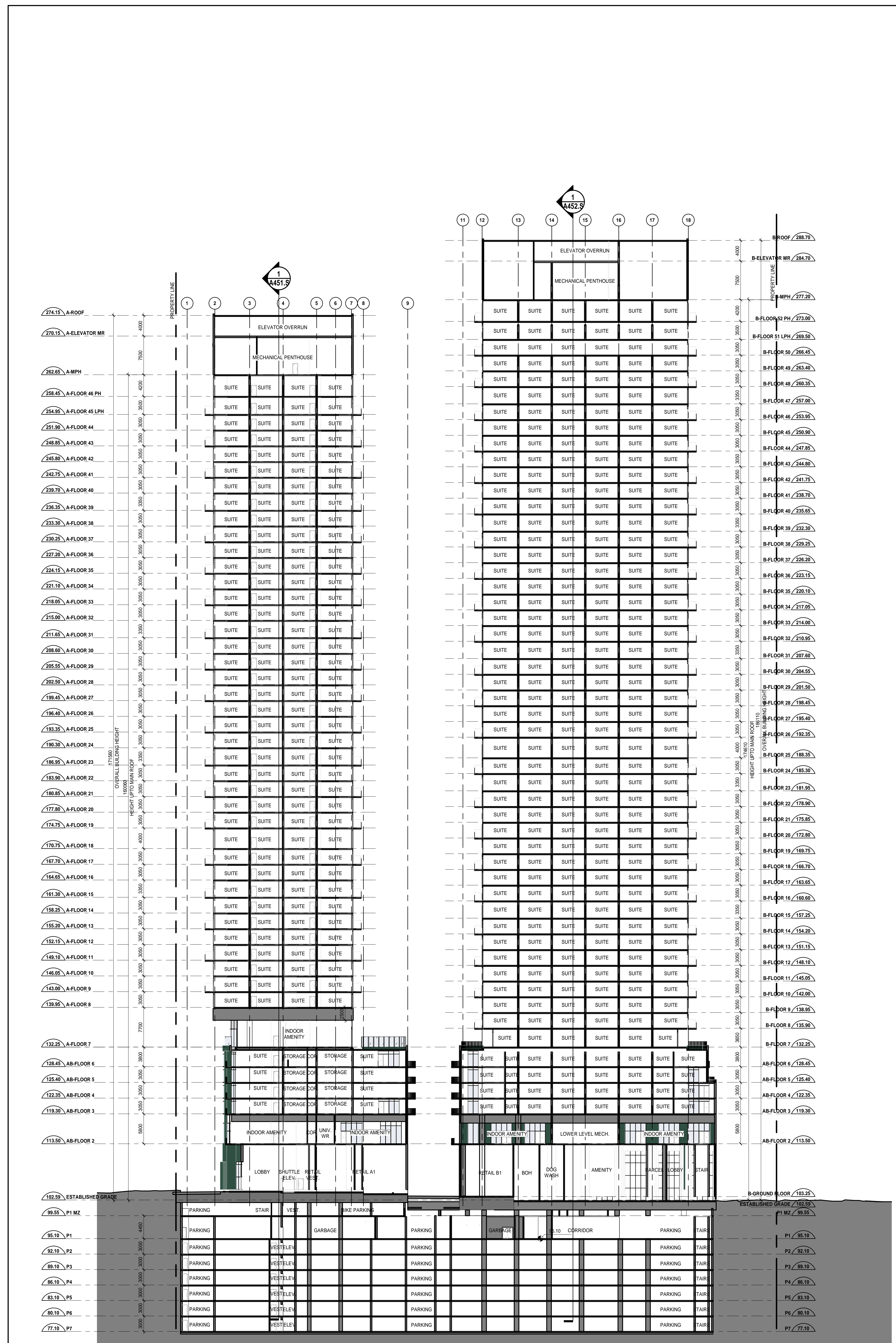
A410.S

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2024-10-08 1:06:28 PM

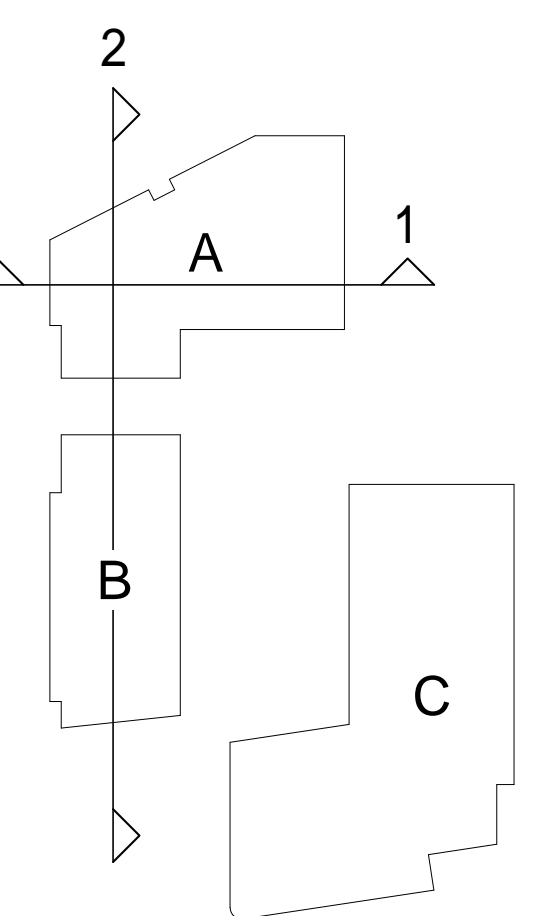


1 BUILDING A - EAST WEST SECTION
SCALE: 1:350



2 BUILDING AB - NORTH SOUTH SECTION
SCALE: 1:350

KEY PLAN:



| Date | No. | Description |
|------|-----|-------------|
|------|-----|-------------|

REVISION RECORD

| Date | No. | Description |
|------------|-----|---------------------------------|
| 2024-10-04 | | Issued for Oakville TOC |
| 2024-03-28 | | Issued for ZBA, OPA rev 1 & SPA |
| 2022-04-19 | | Issued for Rezoning |

ISSUE RECORD

| Date | No. | Description |
|------|-----|-------------|
|------|-----|-------------|

REVISION RECORD

| Date | No. | Description |
|------------|-----|---------------------------------|
| 2024-10-04 | | Issued for Oakville TOC |
| 2024-03-28 | | Issued for ZBA, OPA rev 1 & SPA |
| 2022-04-19 | | Issued for Rezoning |

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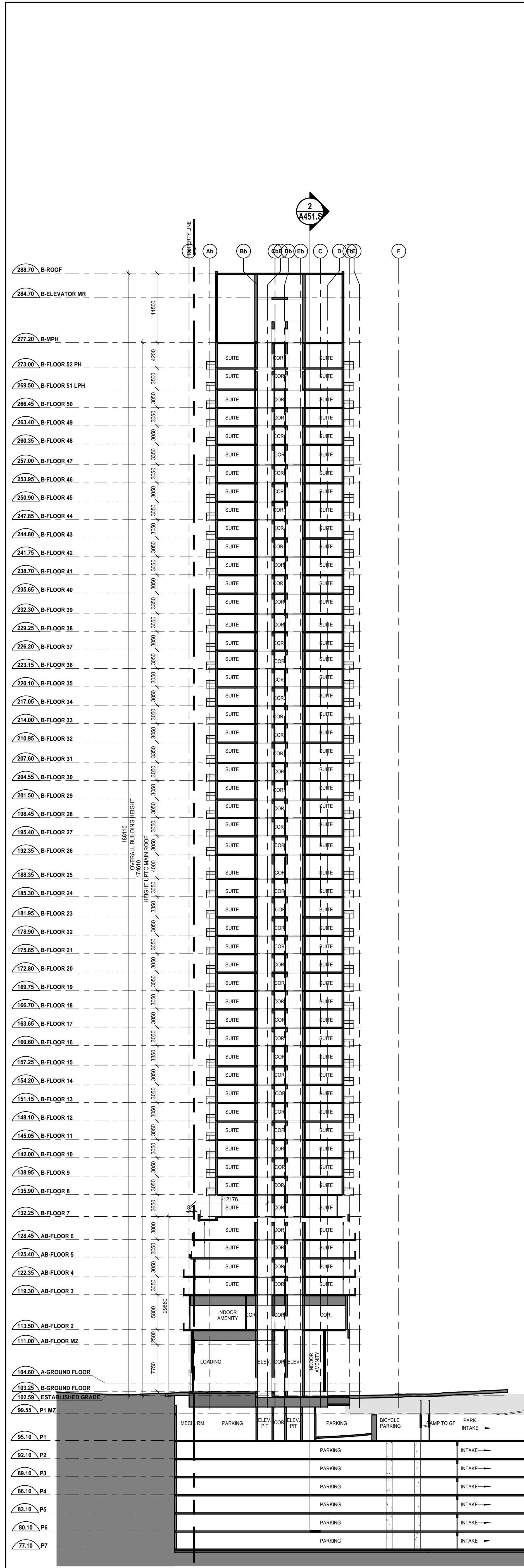
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19072 1:350 EG KVE
PROJECT SCALE DRAWN REVIEWED

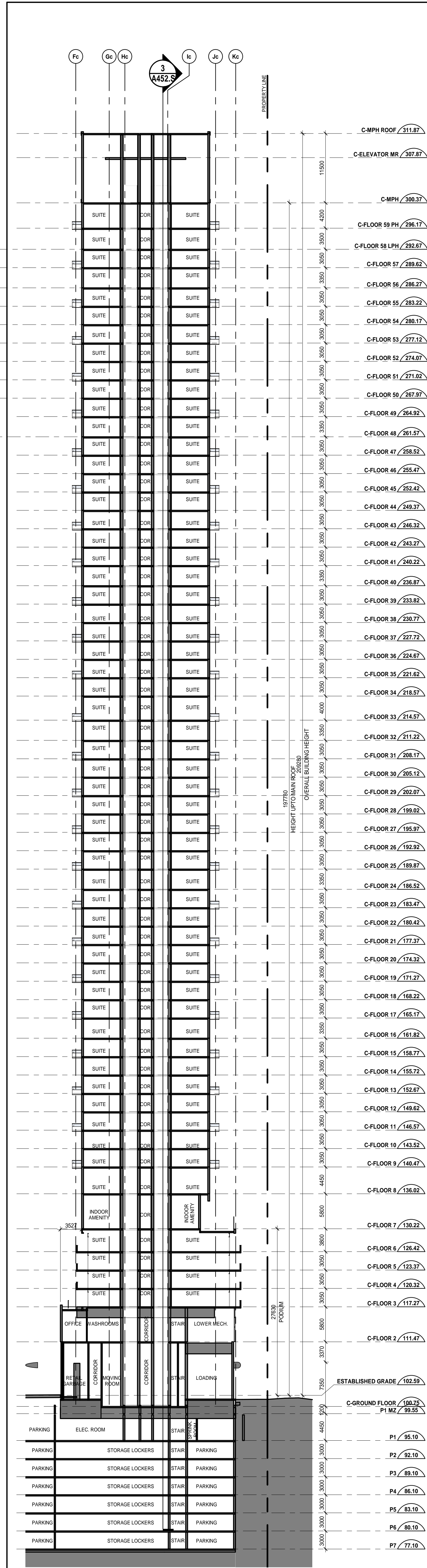
Building A and B Sections

A451.S

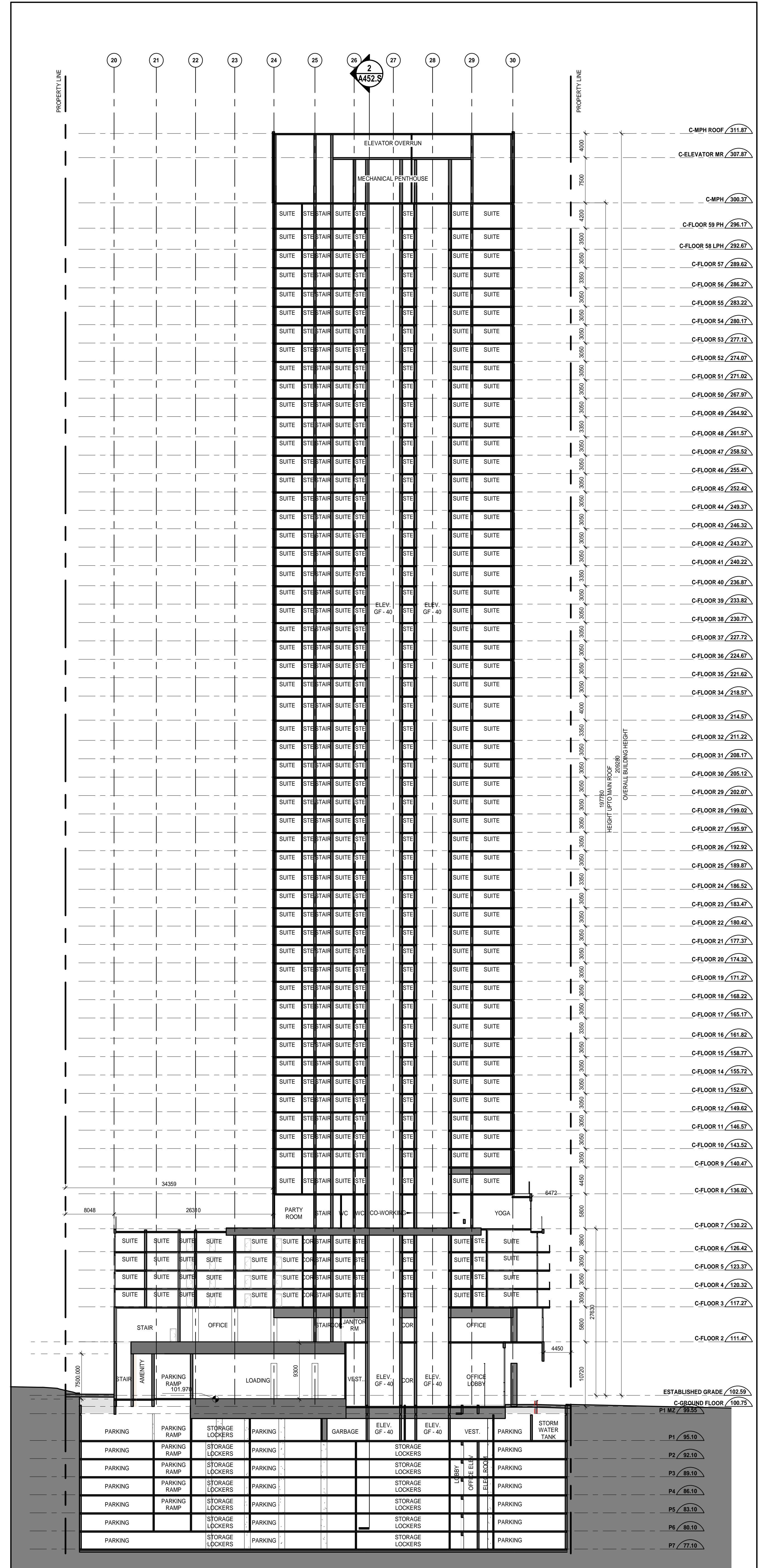
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1 BUILDING B - EAST WEST SECTION
SCALE: 1:350

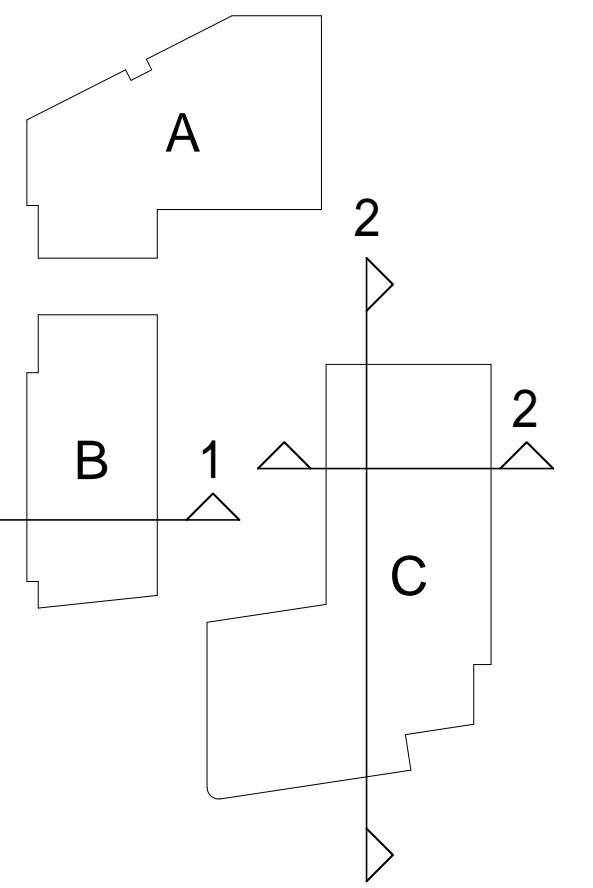


2 BUILDING C - EAST WEST SECTION
SCALE: 1:350



3 BUILDING C - NORTH SOUTH SECTION
SCALE: 1:350

KEY PLAN:



REVISION RECORD

| Date | No. | Description |
|------------|-----|---------------------------------|
| 2024-10-04 | | Issued for Oakville TOC |
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| 2022-04-19 | | Issued for Rezoning |

ISSUE RECORD

| No. | Description |
|-----|-------------|
| P1 | 95.10 |
| P2 | 92.10 |
| P3 | 89.10 |
| P4 | 86.10 |
| P5 | 83.10 |
| P6 | 80.10 |
| P7 | 77.10 |

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19072 1:350 EG KVE
PROJECT SCALE DRAWN REVIEWED

Building B and C Sections

A452.S

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SHEET LIST

- A000 - PROJECT INFORMATION**
 A001 SHEET LIST, ZONING REQUIREMENTS
 A101 SITE SURVEY
 A111 SITE PLAN @ ROOF LEVEL
 A112 TOWER SEPARATION DIAGRAM
 A113 WASTE MANAGEMENT & LOADING PLAN

- A200 - FLOOR PLANS**
 A200 LEVEL P6 PLAN
 A201 LEVEL P5 PLAN
 A202 LEVEL P4 PLAN
 A203 LEVEL P3 PLAN
 A204 LEVEL P2 PLAN
 A205 LEVEL P1 PLAN
 A206 LEVEL 1 PLAN
 A207 LEVEL 2 PLAN
 A208 LEVEL 3 PLAN
 A209 LEVEL 4 PLAN
 A210 LEVEL 5 PLAN
 A211 LEVEL 6 PLAN
 A212 LEVEL 7 PLAN
 A213 LEVEL 8 PLAN
 A214 LEVEL 9 PLAN
 A215 LEVEL 10 PLAN
 A216 LEVEL 11 PLAN
 A217 LEVEL 12 PLAN
 A218 LEVEL 13 PLAN
 A219 TYP TOWER PLAN
 A220 LEVEL 15 PLAN
 A221 LEVEL 16 PLAN
 A222 LEVEL PH PLAN
 A223 LEVEL MPH PLAN
 A224 ROOF PLAN

- A400 - ELEVATIONS**
 A401 NORTH & SOUTH ELEVATIONS
 A402 EAST & WEST ELEVATIONS

- A500 - SECTIONS**
 A501 BUILDING SECTIONS

- A700 - RENDERINGS**
 A701 PERSPECTIVES

| DEVELOPMENT UNIT MIX | | | | | | |
|----------------------|----------------------|----------|----------------------|----------|-------|-------|
| NAME | MIN (SM) | MIN (SF) | MAX (SM) | MAX (SF) | COUNT | % |
| STUDIO | 31.15 m ² | 335 SF | 44.58 m ² | 480 SF | 153 | 8.2% |
| 1B | 40.24 m ² | 433 SF | 63.53 m ² | 684 SF | 449 | 24.2% |
| 1B+D | 45.03 m ² | 485 SF | 69.43 m ² | 747 SF | 623 | 33.6% |
| 2B | 56.20 m ² | 605 SF | 73.78 m ² | 794 SF | 605 | 32.2% |
| 3B | | | | | 126 | 6.8% |
| 1856 | | | | | | |

| UNIT MIX TOWER A | | | | | | |
|------------------|--------------|--------------|-------|-------|--------|--|
| NAME | MINIMUM (SF) | MAXIMUM (SF) | COUNT | % | | |
| STUDIO | 338 SF | 478 SF | 45 | 7.6% | | |
| 1B | 507 SF | 593 SF | 93 | 16.1% | | |
| 1B+D | 509 SF | 747 SF | 205 | 35.6% | | |
| 2B | 633 SF | 773 SF | 178 | 31.1% | | |
| 3B | 787 SF | 900 SF | 54 | 9.4% | | |
| 576 | | | | | 100.0% | |

| UNIT MIX TOWER B | | | | | | |
|------------------|--------------|--------------|-------|-------|--------|--|
| NAME | MINIMUM (SF) | MAXIMUM (SF) | COUNT | % | | |
| STUDIO | 340 SF | 490 SF | 46 | 9.2% | | |
| 1B | 433 SF | 684 SF | 99 | 16.6% | | |
| 1B+D | 485 SF | 747 SF | 238 | 42.7% | | |
| 2B | 620 SF | 794 SF | 148 | 24.6% | | |
| 3B | 781 SF | 948 SF | 58 | 10.7% | | |
| 609 | | | | | 100.0% | |

| UNIT MIX TOWER C | | | | | | |
|------------------|--------------|--------------|-------|-------|--------|--|
| UNIT TYPE | MINIMUM (SF) | MAXIMUM (SF) | COUNT | % | | |
| STUDIO | 335 SF | 436 SF | 62 | 9.2% | | |
| 1B | 433 SF | 577 SF | 257 | 38.3% | | |
| 1B+D | 517 SF | 630 SF | 160 | 23.6% | | |
| 2B | 626 SF | 748 SF | 178 | 26.5% | | |
| 3B | | | 14 | 2.1% | | |
| 671 | | | | | 100.0% | |

| UNIT SUMMARY (PER LEVEL) TOWER A | | | | | |
|----------------------------------|---------------|----------|----------|-------|--|
| LEVEL | UNIT CATEGORY | MIN (SF) | MAX (SF) | COUNT | |
| LEVEL 02 | STUDIO | 405 SF | 405 SF | 1 | |
| LEVEL 02 | 1B | 507 SF | 517 SF | 2 | |
| LEVEL 02 | 1B+D | 588 SF | 622 SF | 8 | |
| LEVEL 02 | 2B | 648 SF | 698 SF | 3 | |
| LEVEL 03 | STUDIO | 425 SF | 425 SF | 1 | |
| LEVEL 03 | 1B | 511 SF | 513 SF | 2 | |
| LEVEL 03 | 1B+D | 562 SF | 626 SF | 7 | |
| LEVEL 03 | 2B | 648 SF | 698 SF | 3 | |
| LEVEL 04 | STUDIO | 415 SF | 415 SF | 13 | |
| LEVEL 04 | 1B | 512 SF | 512 SF | 2 | |
| LEVEL 04 | 1B+D | 588 SF | 646 SF | 8 | |
| LEVEL 04 | 2B | 643 SF | 698 SF | 3 | |
| LEVEL 05 | STUDIO | 426 SF | 426 SF | 1 | |
| LEVEL 05 | 1B | 520 SF | 520 SF | 3 | |
| LEVEL 05 | 1B+D | 549 SF | 645 SF | 9 | |
| LEVEL 05 | 2B | 643 SF | 711 SF | 5 | |
| LEVEL 05 | 3B | 830 SF | 830 SF | 1 | |
| LEVEL 06 | STUDIO | 470 SF | 470 SF | 1 | |
| LEVEL 06 | 1B | 530 SF | 530 SF | 4 | |
| LEVEL 06 | 1B+D | 537 SF | 725 SF | 9 | |
| LEVEL 06 | 2B | 644 SF | 676 SF | 4 | |
| LEVEL 06 | 3B | 830 SF | 830 SF | 1 | |
| LEVEL 07 | STUDIO | 381 SF | 476 SF | 2 | |
| LEVEL 07 | 1B | 535 SF | 540 SF | 3 | |
| LEVEL 07 | 1B+D | 544 SF | 747 SF | 8 | |
| LEVEL 07 | 2B | 660 SF | 736 SF | 3 | |
| LEVEL 07 | 3B | 830 SF | 851 SF | 2 | |
| LEVEL 08 | 1B | 510 SF | 510 SF | 1 | |
| LEVEL 08 | 1B+D | 545 SF | 709 SF | 8 | |
| LEVEL 08 | 2B | 650 SF | 681 SF | 3 | |
| LEVEL 08 | 3B | 830 SF | 878 SF | 1 | |
| LEVEL 09 | 1B | 510 SF | 510 SF | 15 | |
| LEVEL 09 | 1B+D | 551 SF | 726 SF | 7 | |
| LEVEL 09 | 2B | 650 SF | 676 SF | 4 | |
| LEVEL 09 | 3B | 830 SF | 880 SF | 2 | |
| LEVEL 10 | 1B | 510 SF | 510 SF | 2 | |
| LEVEL 10 | 1B+D | 551 SF | 726 SF | 7 | |
| LEVEL 10 | 2B | 650 SF | 676 SF | 3 | |
| LEVEL 10 | 3B | 830 SF | 830 SF | 2 | |
| LEVEL 11 | 1B | 510 SF | 510 SF | 2 | |
| LEVEL 11 | 1B+D | 551 SF | 726 SF | 7 | |
| LEVEL 11 | 2B | 650 SF | 676 SF | 3 | |
| LEVEL 11 | 3B | 830 SF | 830 SF | 2 | |
| LEVEL 12 | STUDIO | 338 SF | 338 SF | 1 | |
| LEVEL 12 | 1B | 510 SF | 510 SF | 1 | |
| LEVEL 12 | 1B+D | 551 SF | 635 SF | 3 | |
| LEVEL 12 | 2B | 650 SF | 717 SF | 4 | |
| LEVEL 12 | 3B | 830 SF | 830 SF | 1 | |
| LEVEL 13 | STUDIO | 340 SF | 340 SF | 12 | |
| LEVEL 13 | 1B | 510 SF | 510 SF | 2 | |
| LEVEL 13 | 1B+D | 551 SF | 635 SF | 4 | |
| LEVEL 13 | 2B | 650 SF | 672 SF | 4 | |
| LEVEL 13 | 3B | 830 SF | 830 SF | 2 | |
| LEVEL 14 | STUDIO | 340 SF | 340 SF | 12 | |
| LEVEL 14 | 1B | 510 SF | 510 SF | 2 | |
| LEVEL 14 | 1B+D | 551 SF | 635 SF | 4 | |
| LEVEL 14 | 2B | 650 SF | 672 SF | 4 | |
| LEVEL 14 | 3B | 830 SF | 830 SF | 2 | |
| LEVEL 15 | STUDIO | 340 SF | 340 SF | 90 | |
| LEVEL 15 | 1B | 510 SF | 510 SF | 3 | |
| LEVEL 15 | 1B+D | 551 SF | 635 SF | 3 | |
| LEVEL 15 | 2B | 643 SF | 672 SF | 3 | |
| LEVEL 15 | 3B | 829 SF | 829 SF | 1 | |
| LEVEL 16 | STUDIO | 340 SF | 340 SF | 10 | |
| LEVEL 16 | 1B | 510 SF | 510 SF | 3 | |
| LEVEL 16 | 1B+D | 551 SF | 635 SF | 3 | |
| LEVEL 16 | 2B | 643 SF | 672 SF | 3 | |
| LEVEL 16 | 3B | 829 SF | 829 SF | 1 | |
| LEVEL 17 | STUDIO | 302 SF | 302 SF | 2 | |
| LEVEL 17 | 1B | 509 SF | 509 SF | 2 | |
| LEVEL 17 | 1B+D | 588 SF | 588 SF | 2 | |
| LEVEL 17 | 2B | 688 SF | 773 SF | 8 | |
| LEVEL 17 | 3B | 811 SF | 900 SF | 6 | |
| TOTAL | | | | 576 | |

| UNIT SUMMARY (PER LEVEL) TOWER B | | | | | |
|----------------------------------|---------------|----------|----------|-------|--|
| LEVEL | UNIT CATEGORY | MIN (SF) | MAX (SF) | COUNT | |
| LEVEL 02 | STUDIO | 405 SF | 405 SF | 1 | |
| LEVEL 02 | 1B | 509 SF | 516 SF | 2 | |
| LEVEL 02 | 1B+D | 549 SF | 638 SF | 8 | |
| LEVEL 02 | 2B | 648 SF | 705 SF | 3 | |
| LEVEL 03 | STUDIO | 425 SF | 425 SF | 1 | |
| LEVEL 03 | 1B | 511 SF | 512 SF | 2 | |
| LEVEL 03 | 1B+D | 547 SF | 638 SF | 7 | |
| LEVEL 03 | 2B | 648 SF | 698 SF | 3 | |
| LEVEL 04 | STUDIO | 426 SF | 426 SF | 13 | |
| LEVEL 04 | 1B | 512 SF | 512 SF | 2 | |
| LEVEL 04 | 1B+D | 547 SF | 712 SF | 9 | |
| LEVEL 04 | 2B | 648 SF | 698 SF | 4 | |
| LEVEL 04 | 3B | 822 SF | 822 SF | 1 | |
| LEVEL 05 | STUDIO | 426 SF | 426 SF | 19 | |
| LEVEL 05 | 1B | 520 SF | 520 SF | 3 | |
| LEVEL 05 | 1B+D | 549 SF | 645 SF | 9 | |
| LEVEL 05 | 2B | 643 SF | 711 SF | 5 | |
| LEVEL 05 | 3B | 830 SF | 830 SF | 1 | |
| LEVEL 06 | STUDIO | 453 SF | 453 SF | 19 | |
| LEVEL 06 | 1B | 537 SF | 537 SF | 4 | |
| LEVEL 06 | 1B+D | 537 SF | 725 SF | 9 | |
| LEVEL 06 | 2B | 645 SF | 685 SF | 4 | |
| LEVEL 06 | 3B | 822 SF | 822 SF | 1 | |
| LEVEL 07 | STUDIO | 381 SF | 480 SF | 2 | |
| LEVEL 07 | 1B | 535 SF | 535 SF | 3 | |
| LEVEL 07 | 1B+D | 544 SF | 747 SF | 8 | |
| LEVEL 07 | 2B | 660 SF | 733 SF | 3 | |
| LEVEL 07 | 3B | 822 SF | 854 SF | 2 | |
| LEVEL 08 | 1B | 520 SF | 520 SF | 17 | |
| LEVEL 08 | 1B+D | 551 SF | 712 SF | 9 | |
| LEVEL 08 | 2B | 650 SF | 676 SF | 4 | |
| LEVEL 08 | 3B | 822 SF | 878 SF | 3 | |
| LEVEL 09 | 1B | 520 SF | 520 SF | 15 | |
| LEVEL 09 | 1B+D | 551 SF | 726 SF | 7 | |
| LEVEL 09 | 2B | 650 SF | 676 SF | 4 | |
| LEVEL 09 | 3B | 822 SF | 878 SF | 2 | |
| LEVEL 10 | STUDIO | 338 SF | 338 SF | 14 | |
| LEVEL 10 | 1B | 520 SF | 520 SF | 3 | |
| LEVEL 10 | 1B+D | 551 SF | 635 SF | 4 | |
| LEVEL 10 | 2B | 642 SF | 673 SF | 3 | |
| LEVEL 10 | 3B | 789 SF | 830 SF | 2 | |
| LEVEL 11 | STUDIO | 340 SF | 340 SF | 14 | |
| LEVEL 11 | 1B | 520 SF | 520 SF | 3 | |
| LEVEL 11 | 1B+D | 551 SF | 635 SF | 4 | |
| LEVEL 11 | 2B | 642 SF | 673 SF | 3 | |
| LEVEL 11 | 3B | 820 SF | 820 SF | 1 | |
| LEVEL 12 | STUDIO | 341 SF | 341 SF | 1 | |
| LEVEL 12 | 1B | 514 SF | 514 SF | 13 | |
| LEVEL 12 | 1B+D | 551 SF | 637 SF | 3 | |
| LEVEL 12 | 2B | 629 SF | 702 SF | 3 | |
| LEVEL 12 | 3B | 781 SF | 830 SF | 3 | |
| LEVEL 13 | STUDIO | 344 SF | 344 SF | 11 | |
| LEVEL 13 | 1B | 527 SF | 527 SF | 3 | |
| LEVEL 13 | 1B+D | 551 SF | 635 SF | 4 | |
| LEVEL 13 | 2B | 650 SF | 694 SF | 3 | |
| LEVEL 13 | 3B | 830 SF | 830 SF | 1 | |
| LEVEL 14 | STUDIO | 344 SF | 344 SF | 30 | |
| LEVEL 14 | 1B | 527 SF | 527 SF | 3 | |
| LEVEL 14 | 1B+D | 551 SF | 635 SF | 4 | |
| LEVEL 14 | 2B | 650 SF | 694 SF | 3 | |
| LEVEL 14 | 3B | 830 SF | 830 SF | 2 | |
| LEVEL 15 | STUDIO | 345 SF | 345 SF | 206 | |
| LEVEL 15 | 1B | 511 SF | 511 SF | 3 | |
| LEVEL 15 | 1B+D | 545 SF | 696 SF | 4 | |
| LEVEL 15 | 2B | 643 SF | 661 SF | 3 | |
| LEVEL 15 | 3B | 784 SF | 784 SF | 1 | |
| LEVEL 16 | STUDIO | 345 SF | 345 SF | 10 | |
| LEVEL 16 | 1B | 509 SF | 509 SF | 3 | |
| LEVEL 16 | 1B+D | 545 SF | 634 SF | 3 | |
| LEVEL 16 | 2B | 643 SF | 661 SF | 3 | |
| LEVEL 16 | 3B | 784 SF | 784 SF | 1 | |
| LEVEL 17 | STUDIO | 302 SF | 302 SF | 10 | |
| LEVEL 17 | 1B | 509 SF | 509 SF | 2 | |
| LEVEL 17 | 1B+D | 588 SF | 588 SF | 2 | |
| LEVEL 17 | 2B | 722 SF | 784 SF | 4 | |
| LEVEL 17 | 3B | 877 SF | 948 SF | 6 | |
| TOTAL | | | | 609 | |

| UNIT SUMMARY (PER LEVEL) TOWER C | | | | | |
|----------------------------------|---------------|----------|----------|-------|--|
| LEVEL | UNIT CATEGORY | MIN (SF) | MAX (SF) | COUNT | |
| LEVEL 02 | STUDIO | 335 SF | 436 SF | 2 | |
| LEVEL 02 | 1B | 511 SF | 528 SF | 4 | |
| LEVEL 02 | 1B+D | 548 SF | 628 SF | 4 | |
| LEVEL 02 | 2B | 629 SF | 746 SF | 5 | |
| LEVEL 03 | STUDIO | 370 SF | 436 SF | 2 | |
| LEVEL 03 | 1B | 509 SF | 528 SF | 4 | |
| LEVEL 03 | 1B+D | 548 SF | 628 SF | 4 | |
| LEVEL 03 | 2B | 629 SF | 746 SF | 6 | |
| LEVEL 04 | STUDIO | 370 SF | 436 SF | 17 | |
| LEVEL 04 | 1B | 510 SF | 510 SF | 4 | |
| LEVEL 04 | 1B+D | 548 SF | 628 SF | 4 | |
| LEVEL 04 | 2B | 629 SF | 746 SF | 5 | |
| LEVEL 05 | STUDIO | 370 SF | 436 SF | 2 | |
| LEVEL 05 | 1B | 510 SF | 510 SF | 4 | |
| LEVEL 05 | 1B+D | 548 SF | 628 SF | 4 | |
| LEVEL 05 | 2B | 629 SF | 729 SF | 1 | |
| LEVEL 06 | STUDIO | 388 SF | 378 SF | 2 | |
| LEVEL 06 | 1B | 504 SF | 528 SF | 5 | |
| LEVEL 06 | 1B+D | 544 SF | 628 SF | 4 | |
| LEVEL 06 | 1B+D | 517 SF | 616 SF | 5 | |
| LEVEL 06 | 2B | 622 SF | 622 SF | 1 | |
| LEVEL 06 | 2B | 626 SF | 729 SF | 1 | |
| LEVEL 06 | 3B | 829 SF | 829 SF | 2 | |
| LEVEL 07 | STUDIO | 387 SF | 411 SF | 19 | |
| LEVEL 07 | 1B | 511 SF | 569 SF | 5 | |
| LEVEL 07 | 1B+D | 528 SF | 569 SF | 4 | |
| LEVEL 07 | 2B | 674 SF | 746 SF | 4 | |
| LEVEL 07 | 3B | 820 SF | 820 SF | 1 | |
| LEVEL 07 | 3B | 797 SF | 877 SF | 2 | |
| LEVEL 08 | STUDIO | 380 SF | 378 SF | 17 | |
| LEVEL 08 | 1B | 504 SF | 528 SF | 5 | |
| LEVEL 08 | 1B+D | 544 SF | 628 SF | 4 | |
| LEVEL 08 | 2B | 650 SF | 746 SF | 3 | |
| LEVEL 08 | 3B | 793 SF | 870 SF | 2 | |
| LEVEL 09 | STUDIO | 377 SF | 378 SF | 16 | |
| LEVEL 09 | 1B | 433 SF | 428 SF | 2 | |
| LEVEL 09 | 1B+D | 437 SF | 528 SF | 5 | |
| LEVEL 09 | 1B+D | 554 SF | 628 SF | 3 | |

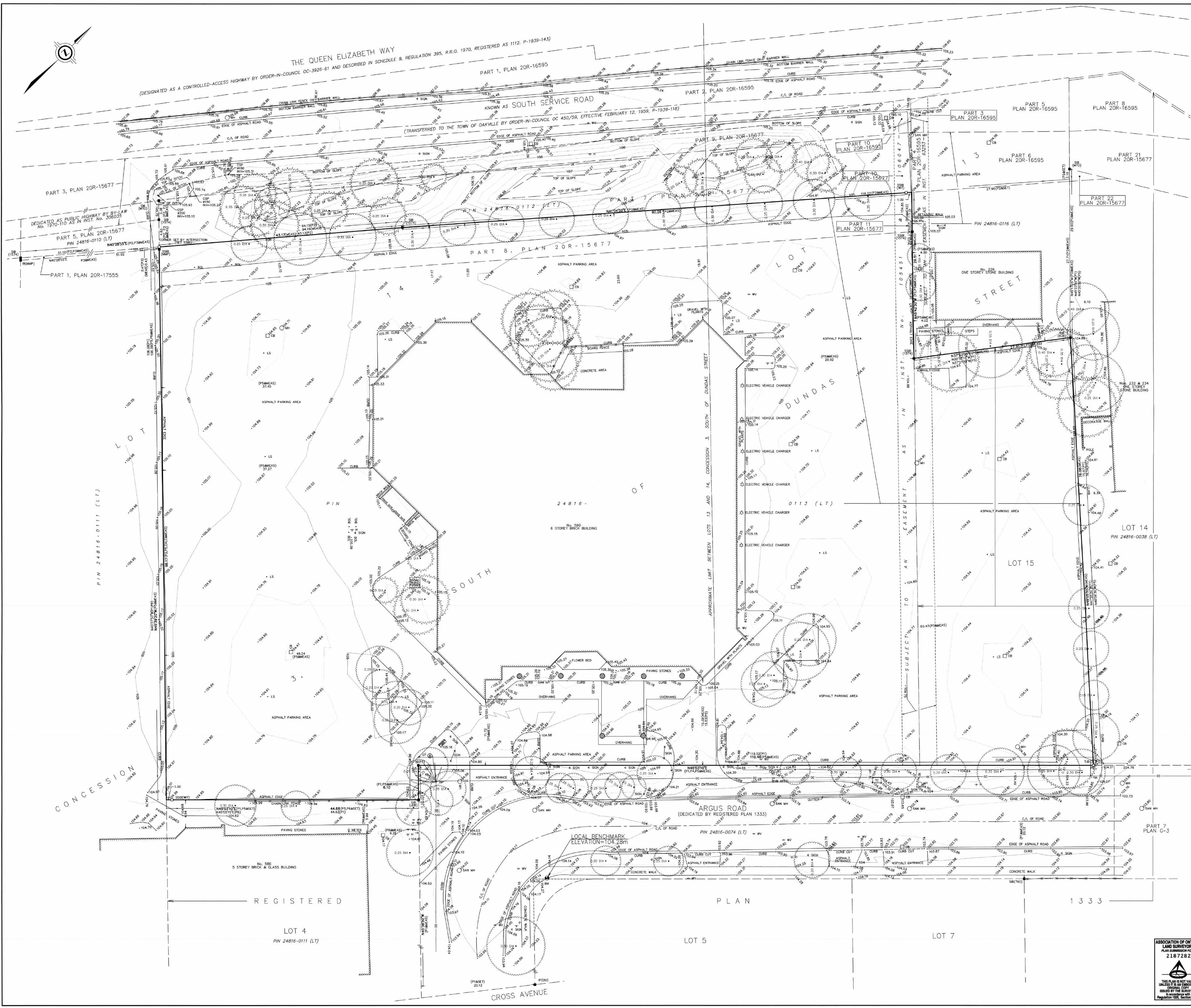
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Teepie Architects Inc.

| NO. | DATE | ISSUED FOR: |
|-----|------------|-------------------------------------|
| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |



PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF LOT 15 REGISTERED PLAN 1333 AND PART OF LOTS 13 AND 14 CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON SCALE 1 : 200

J.D. BARNES LIMITED
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
ELEVATION NOTE
ELEVATIONS ARE OF GEODETIC ORIGIN (CGD-1928.78), AND ARE DERIVED FROM GRS87 OBSERVATIONS AND NATIONAL RESOURCES CANADA'S 2005 MODEL
LOCAL BENCHMARK
CITY OF OAKVILLE BENCHMARK, LOCATED ON THE SOUTH SIDE OF ARGUS ROAD, APPROXIMATELY 11.5 METRES FROM THE WESTERN CORNER OF THE BUILDING AT 500 ARGUS ROAD AND 5.5 METRES FROM A WATER VALVE IN THE ROAD. ELEVATION=104.228m

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY MEANS OF THE NETWORK (NTR) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE OBTAINED AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999997.
FOR BEARING COMPARISONS, A ROTATION OF 0°52'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P3.
FOR BEARING COMPARISONS, A ROTATION OF 1°14'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 AND P3.
FOR BEARING COMPARISONS, A ROTATION OF 1°14'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P4.
FOR BEARING COMPARISONS, A ROTATION OF 1°14'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P5.

INTEGRATION DATA

| POINT ID | EASTING | NORTHING |
|----------|------------|--------------|
| OPP (1) | 606 340.48 | 4 812 463.44 |
| OPP (2) | 606 465.37 | 4 812 608.06 |

COORDINATES CANNOT BE TRUSTED, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT BETWEEN OPP(1) AND OPP(2) IS 204.78 METRES

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 ○ DENOTES SHORT STANDARD IRON BAR
 ○ DENOTES IRON BAR
 ○ DENOTES IRON PIPE
 ○ DENOTES CONCRETE MONUMENT
 ○ DENOTES PLASTIC BAR
 ○ DENOTES REFERENCE PLAN 1333
 ○ DENOTES PLAN 20R-15677
 ○ DENOTES PLAN 20R-15677
 ○ DENOTES PLAN 20R-15677
 ○ DENOTES PLAN OF SURVEY BY GLENN E. SOOY, O.L.S., DATED 1998
 ○ DENOTES SURVEYORS' REAL PROPERTY REPORT BY TRAFALGAR, MIDDLETON & ASSOCIATES, O.L.S., DATED NOVEMBER 1, 2000 (FILE NO. 2007)
 ○ DENOTES MEASUREMENT
 ○ DENOTES J.D. BARNES LIMITED
 ○ DENOTES SURVEYOR REGISTRATION ONTARIO
 ○ DENOTES H.D. SMITH, O.L.S.
 ○ DENOTES MIDWINTER, MIDDLETON LTD., O.L.S.
 ○ DENOTES TRAFALGAR, MIDDLETON & ASSOCIATES, O.L.S.
 ○ DENOTES DUNN & ANDERSON LIMITED, O.L.S.
 ○ DENOTES ORIGIN UNKNOWN
 ○ DENOTES ORIGIN UNKNOWN

LEGEND
 □ DENOTES CATCHBASIN
 ○ DENOTES TELEPHONE CHAMBER
 ○ DENOTES HYDRO FEEDSTAB
 ○ DENOTES GAS METER
 ○ DENOTES GAS VALVE
 ○ DENOTES MANHOLE
 ○ DENOTES SANITARY MANHOLE
 ○ DENOTES BOLLARD
 ○ DENOTES HYDRO POLE
 ○ DENOTES LIGHT STANDARDS
 ○ DENOTES TELEPHONE JUNCTION BOX
 ○ DENOTES TELEPHONE FEEDSTAB
 ○ DENOTES CABLE TV JUNCTION BOX
 ○ DENOTES FIRE HYDRANT
 ○ DENOTES FIRE DEPARTMENT CONNECTION
 ○ DENOTES WATER VALVE
 ○ DENOTES BENCH MARK
 ○ DENOTES BURIED HYDRO CABLE
 ○ DENOTES OVERHEAD CABLE
 ○ DENOTES CONCRETE TREE
 ○ DENOTES CONTOUR TREE
 ○ DENOTES CONTOUR TREE
 ○ DENOTES CONTOUR TREE

AREA = 15,378 sq.m.
(3.7999 acres)

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Teepie Architects Inc.
5 Camden Street, Toronto, ON, Canada, M5V 1V2
T: 416.598.0554

STRUCTURAL
-

MECHANICAL
-

ELECTRICAL
-

LANDSCAPE
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CONTRACTOR
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TRAFFIC
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T: 416.597.1110

SOLID WASTE MANAGEMENT
R.J. Burnside & Associates Limited
1465 Parkway Parkway, Pickering, ON, L1V 7G7
T: 1.800.285.9662

PLANNING
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T: 416.947.9744

CLIENT
Distrikt Developments
1-500 Wingo Avenue, Toronto, ON, Canada M8B 1P5
T: 416.628.9338

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.
PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2023.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN NUMBER OF FORM 2.1.87 (2.8.2)
THE PLAN IS NOT VALID UNLESS IT IS SIGNED AND SEALED BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.

J.D. BARNES
REGISTERED PROFESSIONAL SURVEYOR
40 WHEELABATOR WAY, SUITE 1, MILLIKEN, ON L7K 3C1
T: (905) 885-3100 F: (905) 885-8996 www.jdbarnes.com

DATE: JUNE 2, 2023
SIGNATURE: [Signature]
TITLE: ONTARIO LAND SURVEYOR

ARCHITECT
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5 Camden Street, Toronto, ON, Canada, M5V 1V2
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T: 416.628.9338

DISTRIKT
OAKVILLE
590 Argus Road, Oakville, ON, Canada

SEAL

SITE SURVEY

Author: [Name] Checker: [Name]
DRAWN BY: [Name] CHECKED BY: [Name]

22-106 ARCH E 2024-03-20
PROJ NO SCALE FORMAT PLOT DATE

A101

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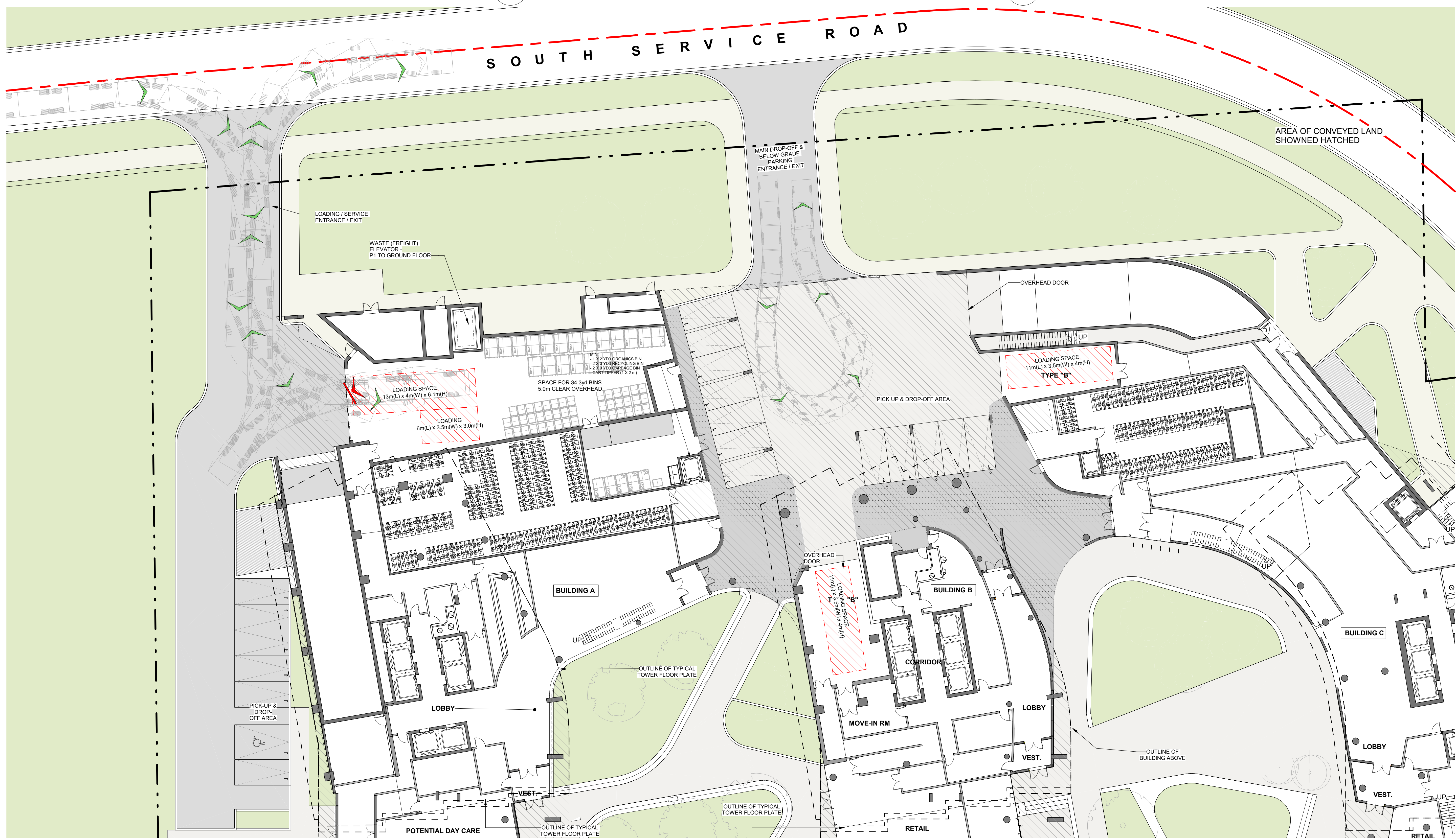
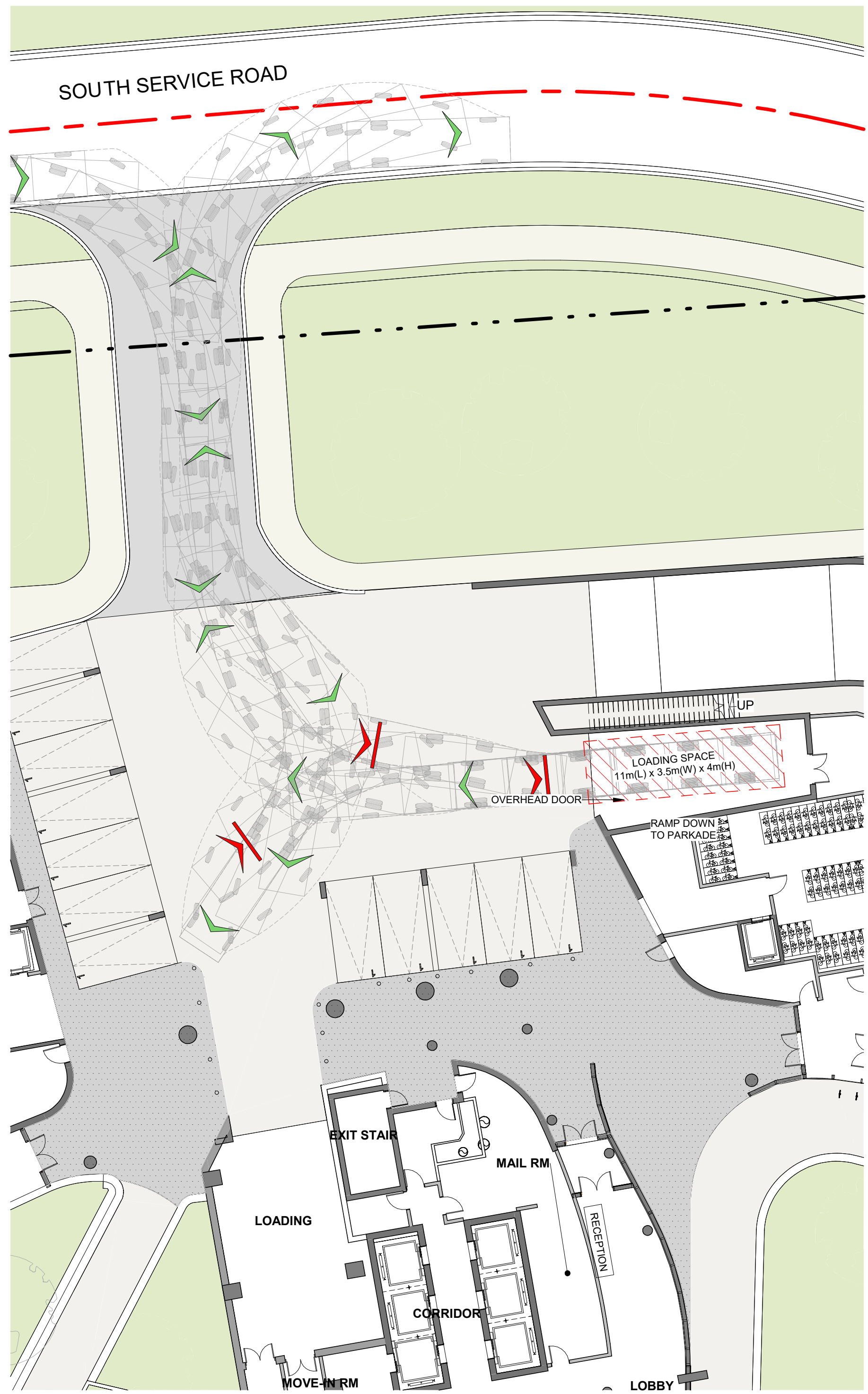
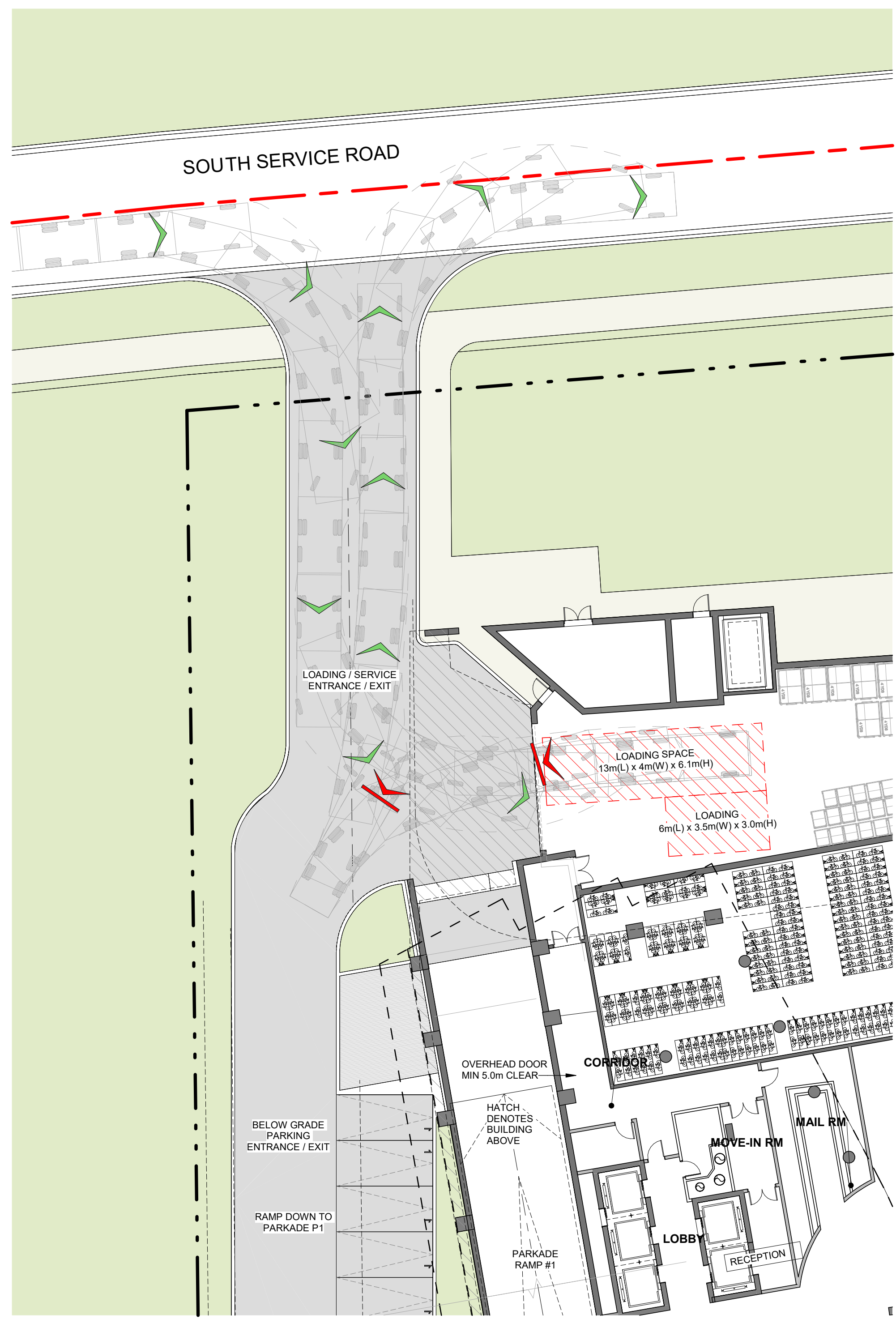
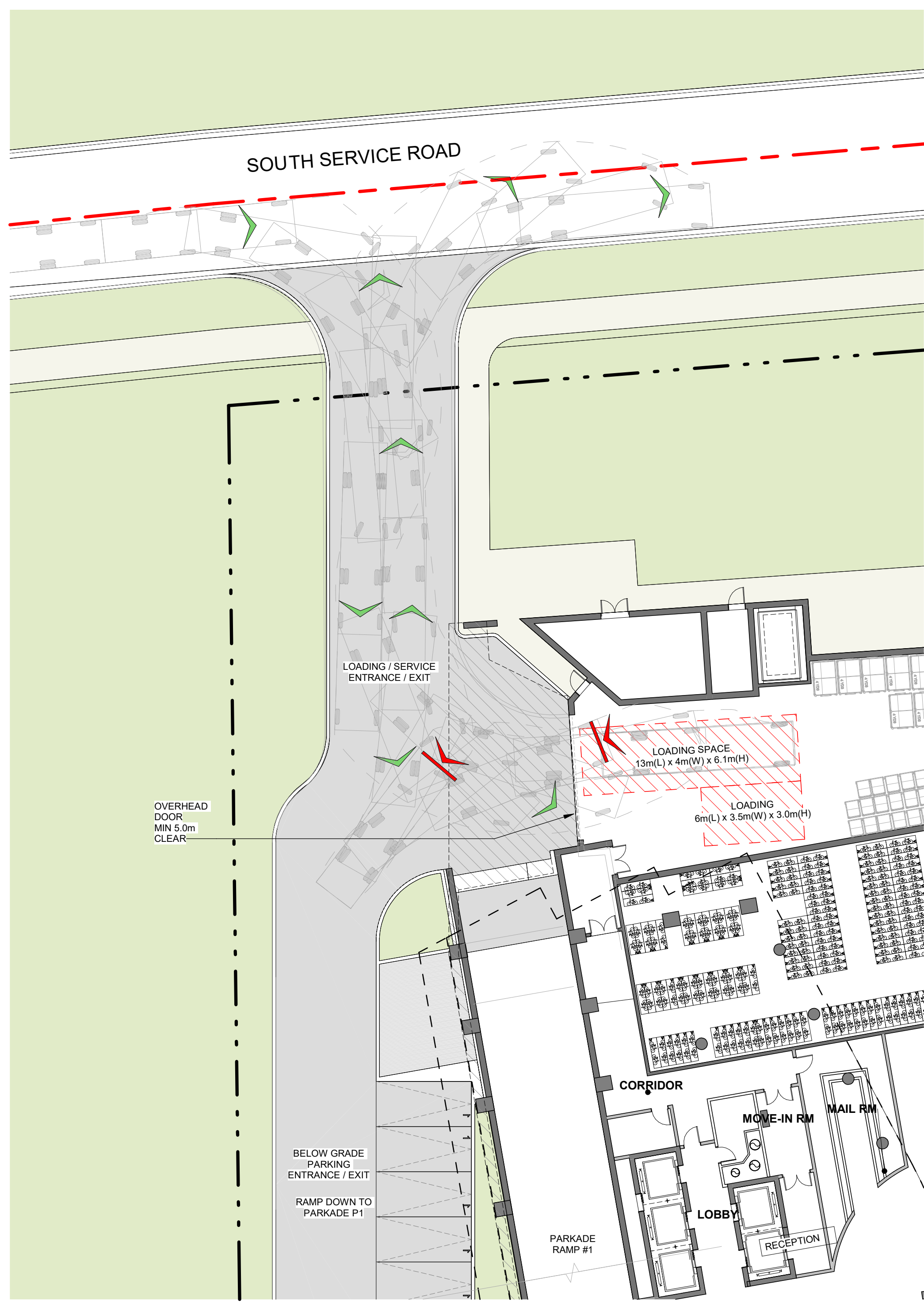
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| NO. | DATE | ISSUED FOR: |
|-----|------------|-------------------------------------|
| 1 | 2023-03-20 | ISSUED FOR OP/2/24 |
| 2 | 2023-08-28 | ISSUED FOR COORDINATION PRICING |
| 3 | 2024-03-20 | ISSUED FOR OP/2/24 - 2nd SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

| NO. | DATE | ISSUED FOR: |
|-----|------|-------------|
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| | | |
| | | |

LEGEND

- NON-RESIDENTIAL
- RESIDENTIAL COMMON AREA
- RESIDENTIAL AMENITIES
- RESIDENTIAL UNITS
- RESIDENTIAL STORAGE
- BACK OF HOUSE / CIRCULATION



WASTE MANAGEMENT NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SHEET A204 LEVEL 1 PLAN, (GROUND FLOOR PLAN ON SITE)
- SOLID WASTE MANAGEMENT WILL PROVIDE BULK LIFT COMPACTED GARBAGE, RECYCLING AND ORGANIC COLLECTION SERVICES FOR THE RESIDENTIAL COMPONENT OF THIS DEVELOPMENT.
- A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGSMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE RESIDENTIAL COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (±8%), AT LEAST 4.5m WIDE THROUGHOUT THE SITE AND 6m WIDE AT ENTRANCES AND EXITS, HAVING A MINIMUM 5.0m CLEARANCE UNDER OVERHEAD DOORS.
- THE WASTE LOADING SPACE WILL BE CONSTRUCTED OF AT LEAST 200mm THICK (MIN.) REINFORCED CONCRETE, BE LEVEL (±2%), AND BE AT LEAST 4m WIDE X 33m LONG AND HAVE VERTICAL CLEARANCE OF 7.5m.
- IN ALL AREAS WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORT STRUCTURE, THE STRUCTURE IS TO BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE AT 35 METRIC TONNES.
- SHARING OF WASTE LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE WASTE LOADING SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
- THE STAGING PAD ABUTTING THE FRONT OF THE WASTE LOADING SPACE SHALL BE LEVEL (±2%), AND SHALL BE CONSTRUCTED OF A MINIMUM OF 200 mm REINFORCED CONCRETE.
- THE WASTE LOADING SPACE WILL BE USED BY BOTH RESIDENTIAL AND NON RESIDENTIAL/RETAIL SECTORS. THE NON RESIDENTIAL RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON DIFFERENT DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN THE CANCELLATION OF RESIDENTIAL COLLECTION AT THIS SITE.
- BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE TOWN OF OAKVILLE & REGION OF HALTON WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE, THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35 METRIC TONNES) AND CONFORM TO THE FOLLOWING:
 - i) DESIGN CODE - ONTARIO BUILDING CODE
 - ii) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - iii) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS
- DOUBLE DOORS (MINIMUM 2m WIDTH) TO BE PROVIDED TO ACCESS EACH WASTE STORAGE (AND BULKY WASTE STORAGE) ROOM. THESE DOORS SHALL OPEN OUTWARDS TO MAXIMIZE STORAGE SPACE.
- WASTE STORAGE ROOMS TO HAVE A HOSE BIB AND FLOOR DRAIN FOR WASHING AND CLEANING OF THE ROOM AND WASTE CONTAINERS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH R.J. BURNSIDE & ASSOCIATES LIMITED, SOLID WASTE MANAGEMENT PLAN.
- WASTE BINS AND CARTS SHOWN ON THESE DRAWINGS ARE REPRESENTATIONAL ONLY.

TABLE 1: WASTE CONTAINER OPTIONS (Preferred in BOLD)

| WASTE STREAM | CONTAINER TYPES | AREA (SQM) | NUMBER OF RESIDENTIAL UNITS SERVICED PER BIN |
|-------------------------|------------------------------------|------------|--|
| GARBAGE (COMPACTED) | 3 CUBIC YARD FRONT-LIFT BIN | 2.27 | 54 |
| | 4 CUBIC YARD FRONT-LIFT BIN | 2.78 | 72 |
| RECYCLING (UNCOMPACTED) | 3 CUBIC YARD FRONT-LIFT BIN | 2.27 | 42 |
| | 4 CUBIC YARD FRONT-LIFT BIN | 2.78 | 56 |
| ORGANICS | 6 CUBIC YARD FRONT-LIFT BIN | 3.41 | 84 |
| | 360 L SEMI-AUTOMATED CART | 0.80 | 25 |

TABLE 2: REQUIRED RESIDENTIAL WASTE STORAGE ROOM AREA

| BUILDING | NUMBER OF RESIDENTIAL UNITS | APPROXIMATE WASTE STORAGE ROOM SPATIAL REQUIREMENT (SQM) ** |
|------------|-----------------------------|---|
| BUILDING A | 576 | 163.5 |
| BUILDING B | 609 | 175.4 |
| BUILDING C | 671 | 204.2 |
| TOTAL | 1856 | 543.1 |

** EXCLUDES 10 SQM REQUIRED FOR BULKY WASTE STORAGE

TABLE 3: REQUIRED WASTE CONTAINERS

| WASTE STREAM | CONTAINER | BUILDING A # BINS | BUILDING B # BINS | BUILDING C # BINS | TOTAL # BINS @ LOAD AREA |
|---------------------|--------------------------------|-------------------|-------------------|-------------------|--------------------------|
| GARBAGE (COMPACTED) | 3 YARD ³ FRONT-LIFT | 11 | 12 | 13 | 36 |
| | 4 YARD ³ FRONT-LIFT | 11 | 11 | 12 | 34 |
| ORGANICS | 360 L SEMI-AUTOMATED CART | 24 | 25 | 27 | 76 |

** ASSUMES ONCE WEEKLY COLLECTION (WORSE-CASE SCENARIO)

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STRUCTURAL
-
-

MECHANICAL
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ELECTRICAL
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PLANNING
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CLIENT
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T: 416.628.8038

DISTRIKT OAKVILLE
590 Argus Road, Oakville, ON, Canada

WASTE MANAGEMENT & LOADING PLAN

Author: [Signature] Checker: [Signature]
DRAWN BY: [Signature] CHECKED BY: [Signature]

22-106 As Indicated ARCH E 2024-03-20
PROJ NO SCALE FORMAT PLOT DATE

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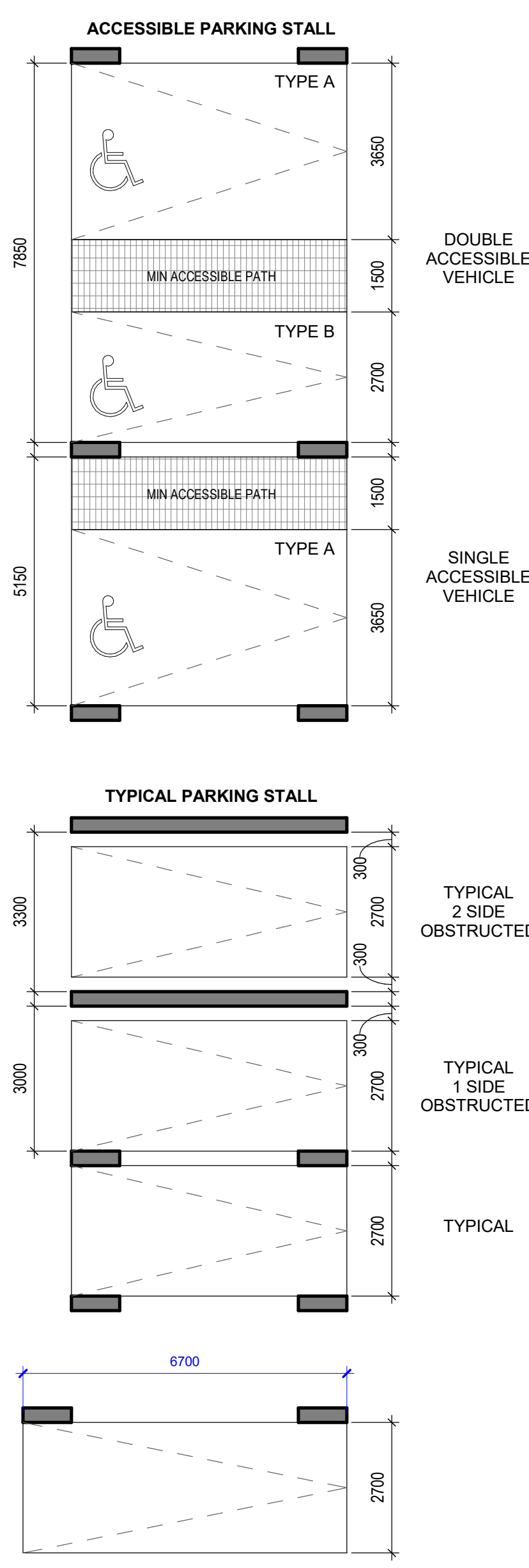
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| 2 | 2023-08-28 | ISSUED FOR COORDINATION PRICING |
| 3 | 2024-05-20 | ISSUED FOR OPA/ZA - 2nd SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR OKAVILLE TOC DEVELOPMENT |

LEGEND

- NON-RESIDENTIAL
- RESIDENTIAL COMMON AREA
- RESIDENTIAL AMENITIES
- RESIDENTIAL UNITS
- RESIDENTIAL STORAGE
- BACK OF HOUSE / CIRCULATION



VEHICULAR PARKING SUMMARY PER LEVEL

| LEVEL | PHASE | RESIDENTIAL (R) | | | TOTAL |
|-------|---------|-----------------------|----------------------|--------------------------|-------|
| | | RESIDENTIAL UNIT (RU) | NON-RESIDENTIAL (NR) | RESIDENTIAL VISITOR (RV) | |
| P1 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P2 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P3 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P4 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P5 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P6 | PHASE 1 | 160 | | | |
| | PHASE 2 | 66 | | | 227 |

LEVEL P6 PLAN
1 : 200 A200

NOTE: PARKING LEVEL LAYOUTS ARE CONCEPTUAL FOR THE PURPOSES OF ZBA/OPA DEMONSTRATIONS. PARKING DESIGN SUBMITTED IN FUTURE SPA AND BUILDING PERMIT SUBMISSIONS TO DEMONSTRATE CONFORMANCE WITH THE ONTARIO BUILDING CODE.

LEVEL P6 PLAN

| | |
|----------|--------------|
| Author | Checker |
| DRAWN BY | CHECKED BY |
| 22-106 | As Indicated |
| PROJ. NO | SCALE |
| | ARCH E |
| | 2024-03-20 |
| | FORMAT |
| | PLOT DATE |

A200

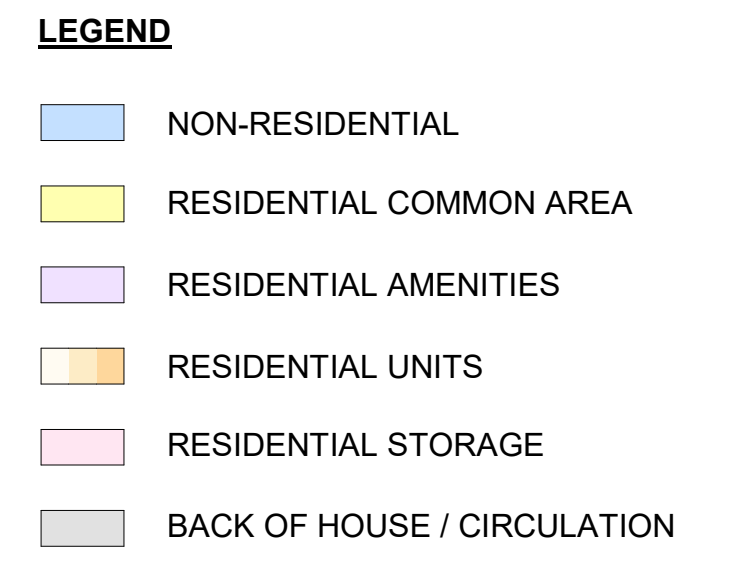
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| 2 | 2023-08-28 | ISSUED FOR COORDINATION / PRICING |
| 3 | 2024-03-20 | ISSUED FOR OPA/ZBA - 2ND SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR GARVILLE TOC DEVELOPMENT |



LEGEND

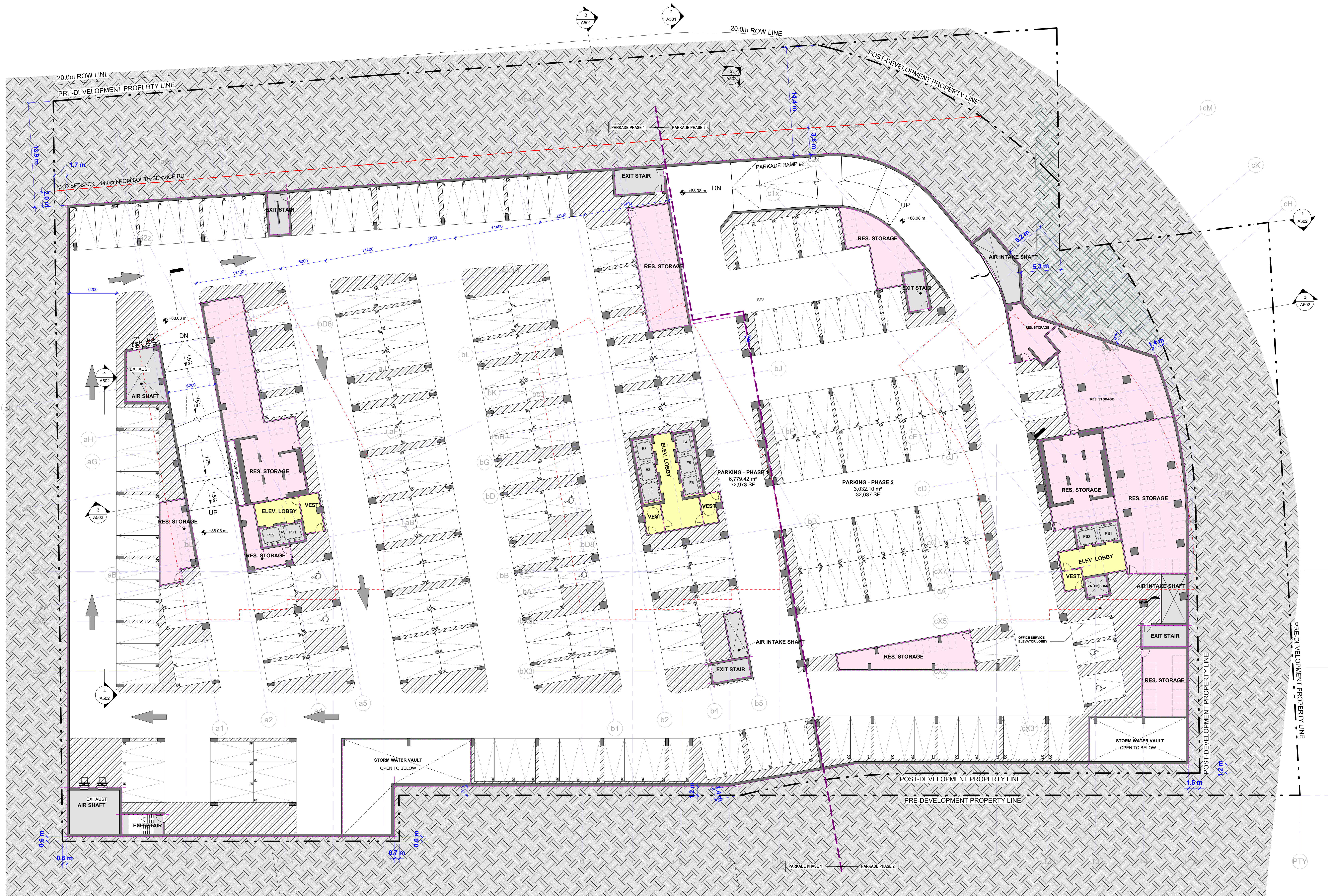
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- RESIDENTIAL COMMON AREA
- RESIDENTIAL AMENITIES
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- RESIDENTIAL STORAGE
- BACK OF HOUSE / CIRCULATION

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-
- MECHANICAL**
-
- ELECTRICAL**
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- LANDSCAPE**
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- CLIENT**
Distrikt Developments
1-50 Wingo Avenue, Toronto, ON, Canada M8B 1P5
416-628-9038

DISTRIKT OAKVILLE
590 Argus Road, Oakville, ON, Canada

LEVEL P5 PLAN
Author: 22-106
Checked by: ARCH E
Scale: As Indicated
Format: ARCH E
Date: 2024-03-20
Plot Date:

A201



VEHICULAR PARKING SUMMARY PER LEVEL

| LEVEL | PHASE | VEHICULAR PARKING | | | TOTAL |
|-------|---------|-------------------|---------------------|-----------------|-------|
| | | RESIDENTIAL (R) | NON-RESIDENTIAL (N) | RESIDENTIAL (R) | |
| P1 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P2 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P3 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P4 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P5 | PHASE 1 | 157 | | | 157 |
| | PHASE 2 | 65 | | | 65 |
| P6 | PHASE 1 | | | | |
| | PHASE 2 | | | | |

NOTE: PARKING LEVEL LAYOUTS ARE CONCEPTUAL FOR THE PURPOSES OF ZBA/OPA SUBMISSIONS. PARKING DESIGN SUBMITTED IN FUTURE SPA AND BUILDING PERMIT SUBMISSIONS TO DEMONSTRATE CONFORMANCE WITH THE ONTARIO BUILDING CODE.

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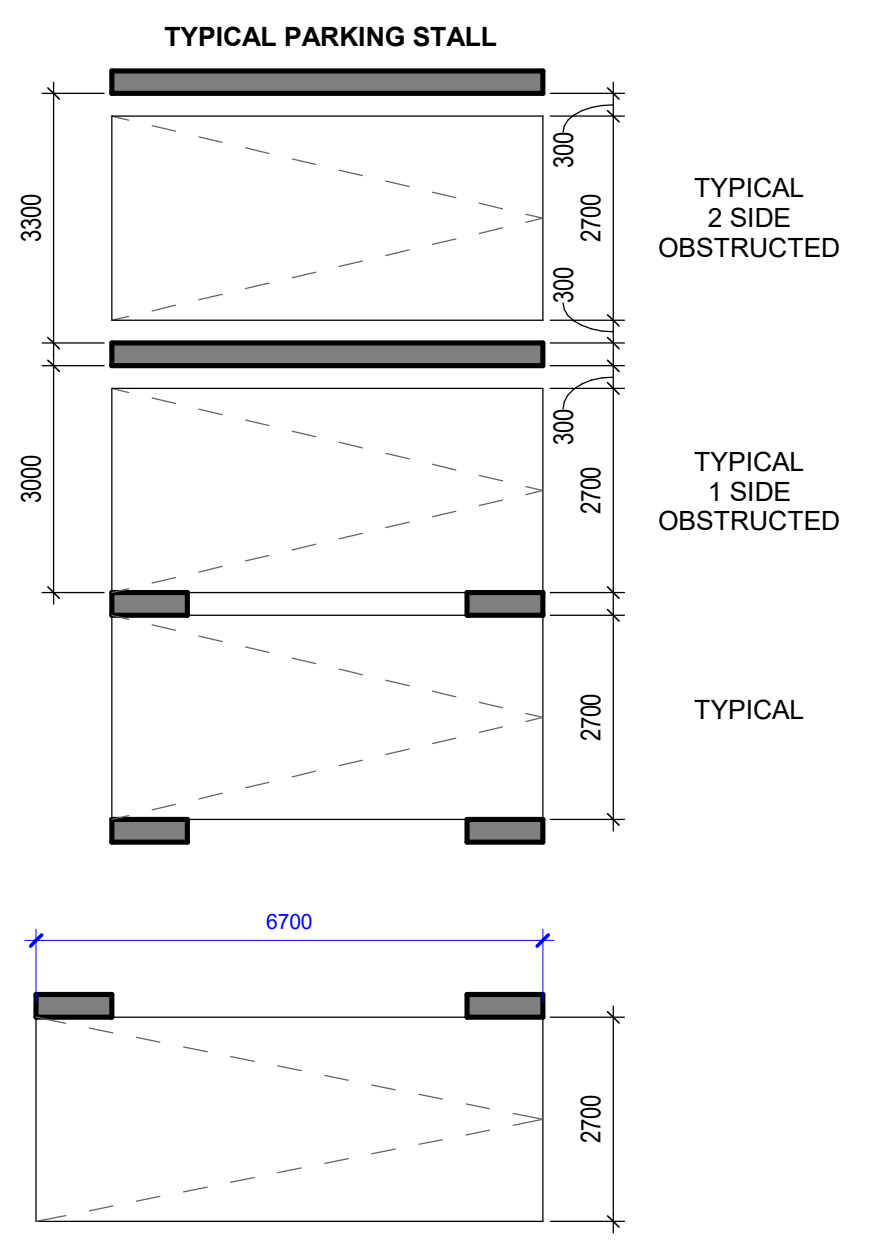
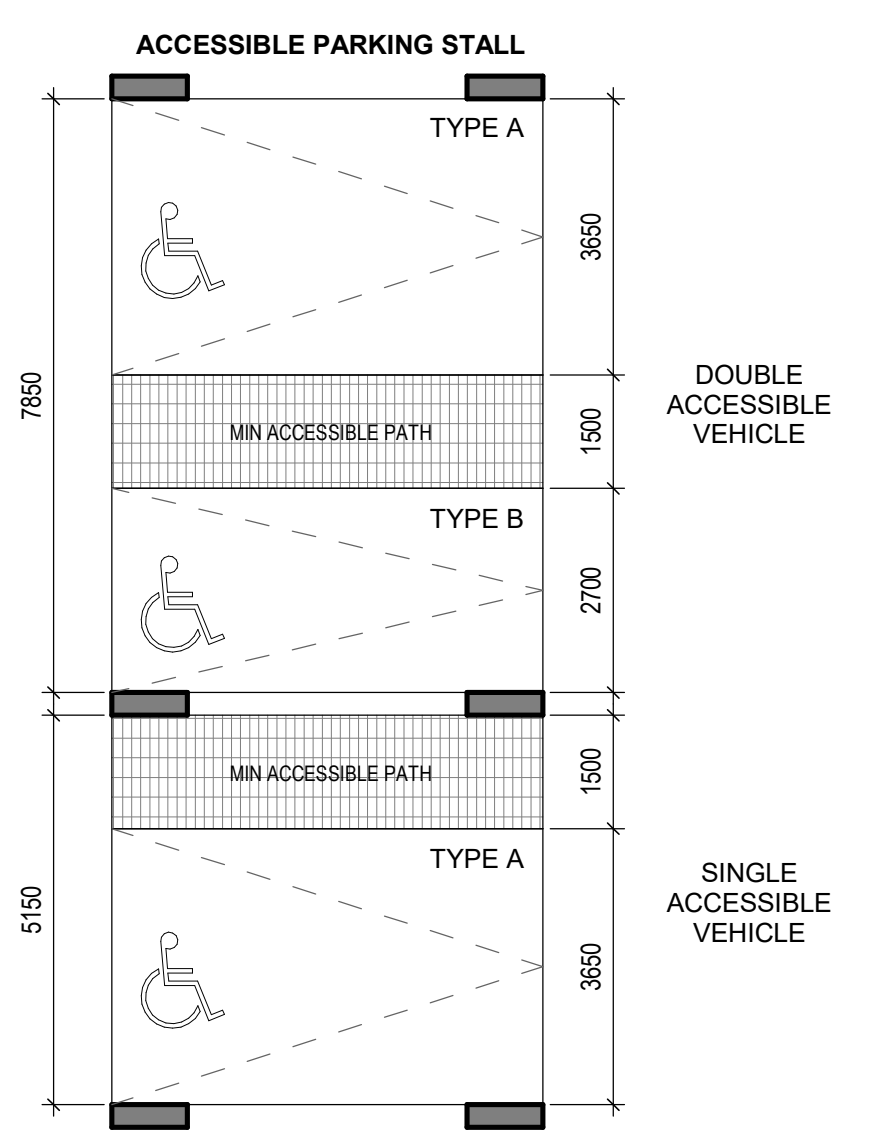
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| 2 | 2023-08-28 | ISSUED FOR COORDINATION / PRICING |
| 3 | 2024-03-20 | ISSUED FOR ZBA/OPA - 2ND SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR GARVILLE TOC DEVELOPMENT |

| NO. | DATE | ISSUED FOR: |
|-----|------|-------------|
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LEGEND

- NON-RESIDENTIAL
- RESIDENTIAL COMMON AREA
- RESIDENTIAL AMENITIES
- RESIDENTIAL UNITS
- RESIDENTIAL STORAGE
- BACK OF HOUSE / CIRCULATION



LEVEL P4 PLAN 1
1 : 200 A202

VEHICULAR PARKING SUMMARY PER LEVEL

| LEVEL | PHASE | RESIDENTIAL (R) | | | TOTAL |
|-------|---------|-----------------|---------|-------|-------|
| | | PHASE 1 | PHASE 2 | TOTAL | |
| P1 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P2 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P3 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P4 | PHASE 1 | 167 | | 167 | 232 |
| | PHASE 2 | 65 | | 65 | |
| P5 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P6 | PHASE 1 | | | | |
| | PHASE 2 | | | | |

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LEVEL P4 PLAN

Author: **DISTRIKT OAKVILLE**
Checked by: **DISTRIKT OAKVILLE**
22-106 As Indicated ARCH E 2024-03-20
PROJ NO SCALE FORMAT PLOT DATE

A202

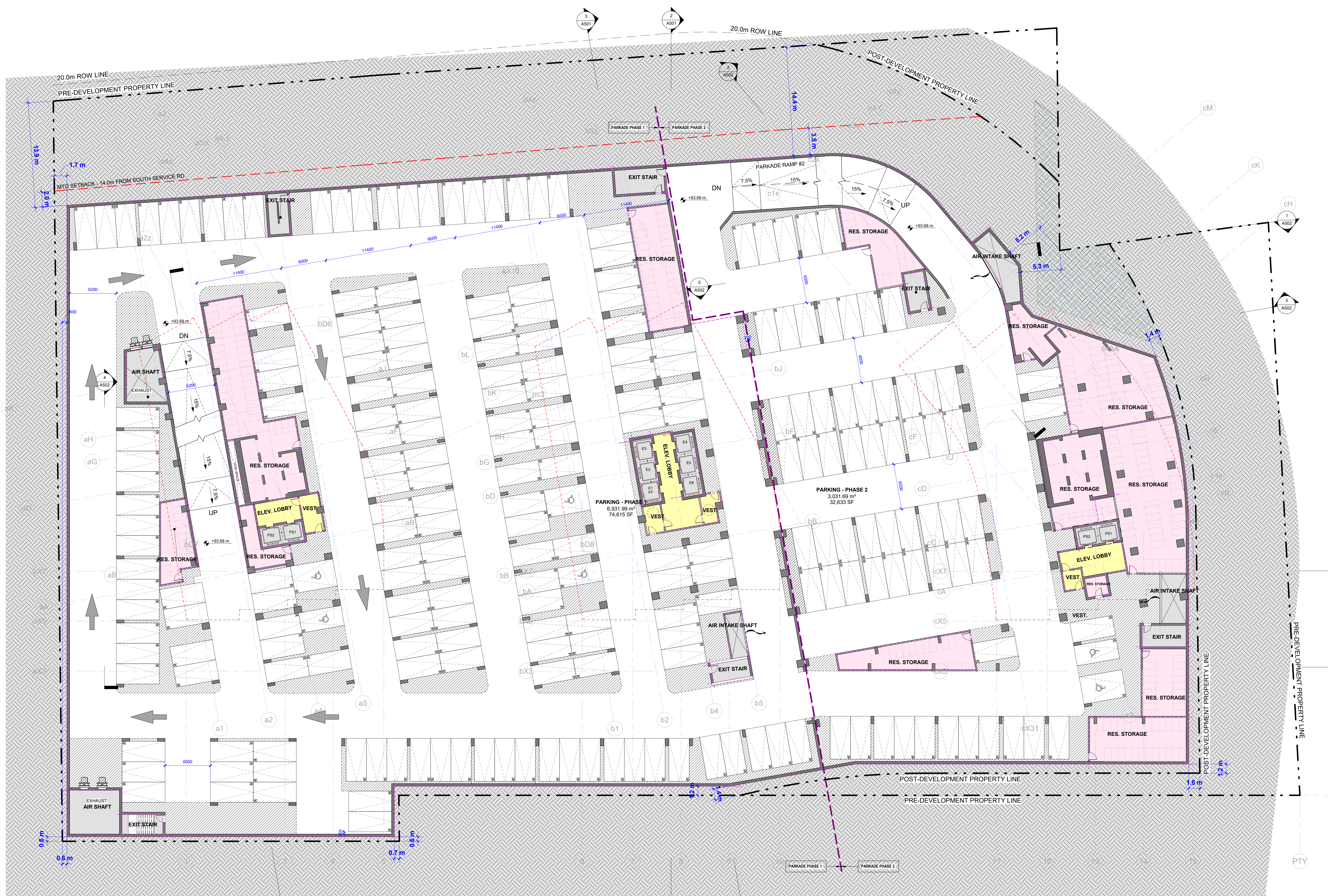
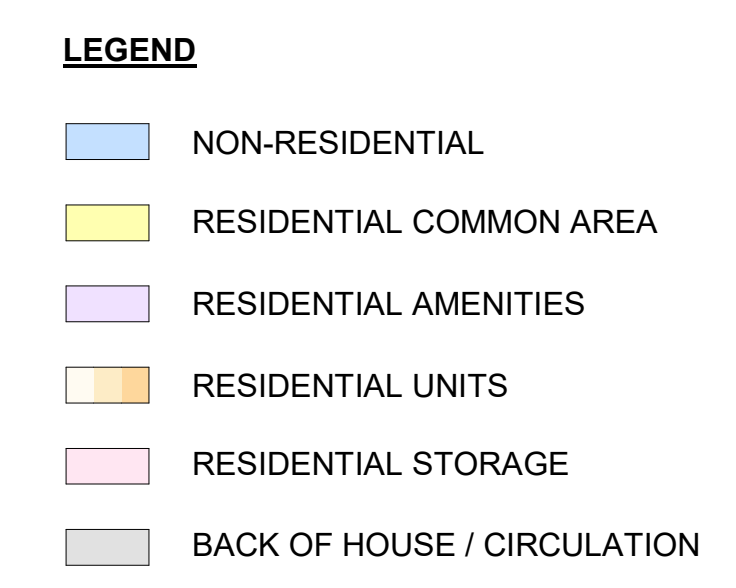
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|-----|------------|-------------------------------------|
| 2 | 2023-08-28 | ISSUED FOR COORDINATION / PRICING |
| 3 | 2024-03-20 | ISSUED FOR ZBA/OPA, 2ND SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR GARVILLE TOC DEVELOPMENT |



LEVEL P3 PLAN 1
 1 : 200 A203

| LEVEL | PHASE | VEHICULAR PARKING SUMMARY PER LEVEL | | | TOTAL |
|-------|---------|-------------------------------------|------------|-----------------|-------|
| | | RESIDENTIAL (P) | WORKER (D) | RESIDENTIAL (S) | |
| P1 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P2 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P3 | PHASE 1 | | | | 232 |
| | PHASE 2 | 167 | | | |
| P4 | PHASE 1 | 65 | | | |
| | PHASE 2 | | | | |
| P5 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P6 | PHASE 1 | | | | |
| | PHASE 2 | | | | |

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- MECHANICAL**
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- ELECTRICAL**
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- LANDSCAPE**
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- TRAFFIC**
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- SOLID WASTE MANAGEMENT**
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- PLANNING**
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- CLIENT**
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 T: 416-628-8038

DISTRIKT OAKVILLE
 590 Argus Road, Oakville, ON, Canada

LEVEL P3 PLAN
 Author: [Name] Checker: [Name]
 DRAWN BY: [Name] CHECKED BY: [Name]
 22-106 As Indicated ARCH E 2024-03-20
 PROJ NO SCALE FORMAT PLOT DATE

SEAL
A203

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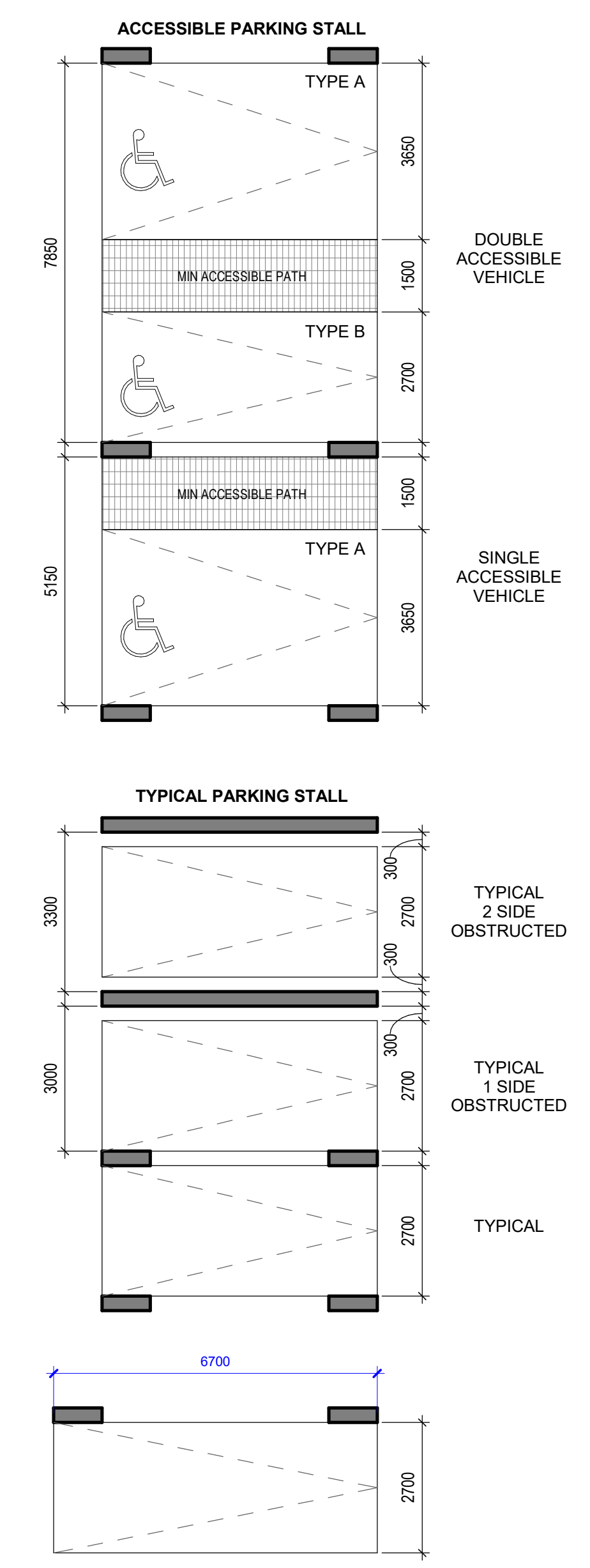
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| 3 | 2024-03-20 | ISSUED FOR OPA/ZBA - 2ND SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

- LEGEND**
- NON-RESIDENTIAL
 - RESIDENTIAL COMMON AREA
 - RESIDENTIAL AMENITIES
 - RESIDENTIAL UNITS
 - RESIDENTIAL STORAGE
 - BACK OF HOUSE / CIRCULATION



VEHICULAR PARKING SUMMARY PER LEVEL

| LEVEL | PHASE | RESIDENTIAL (R) | | | TOTAL |
|-------|---------|-----------------|---------------------|-----------------|-------|
| | | RESIDENTIAL (R) | NON-RESIDENTIAL (N) | RESIDENTIAL (R) | |
| P1 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P2 | PHASE 1 | 66 | 108 | 227 | |
| | PHASE 2 | | | | |
| P3 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P4 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P5 | PHASE 1 | | | | |
| | PHASE 2 | | | | |
| P6 | PHASE 1 | | | | |
| | PHASE 2 | | | | |

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- MECHANICAL**
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- ELECTRICAL**
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- LANDSCAPE**
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- CONTRACTOR**
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T: 905.338.3368
- TRAFFIC**
BA Consulting Group Limited
300-45 St. Clair Avenue West, Toronto, ON, M5V 1K9
T: 416.597.1110
- SOLID WASTE MANAGEMENT**
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T: 1.800.285.9652
- PLANNING**
Bousfields Inc.
3 Church Street, Toronto, ON, M5E 1M2
T: 416.947.9744
- CLIENT**
Distrikt Developments
1-50 Wingo Avenue, Toronto, ON, Canada M8B 1P5
416.628.9038

LEVEL P2 PLAN

Author: [Name] Checker: [Name]
DRAWN BY: [Name] CHECKED BY: [Name]
22-106 As Indicated ARCH E 2024-03-20
PRJ NO SCALE FORMAT PLOT DATE

A204

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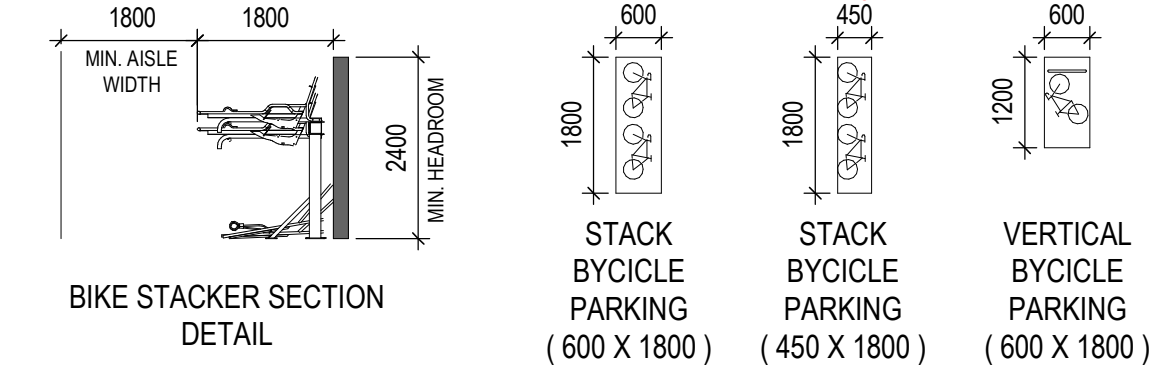
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| 3 | 2024.03.20 | ISSUED FOR OPA/ZA - 2nd SUBMISSION |
| 4 | 2024.10.04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

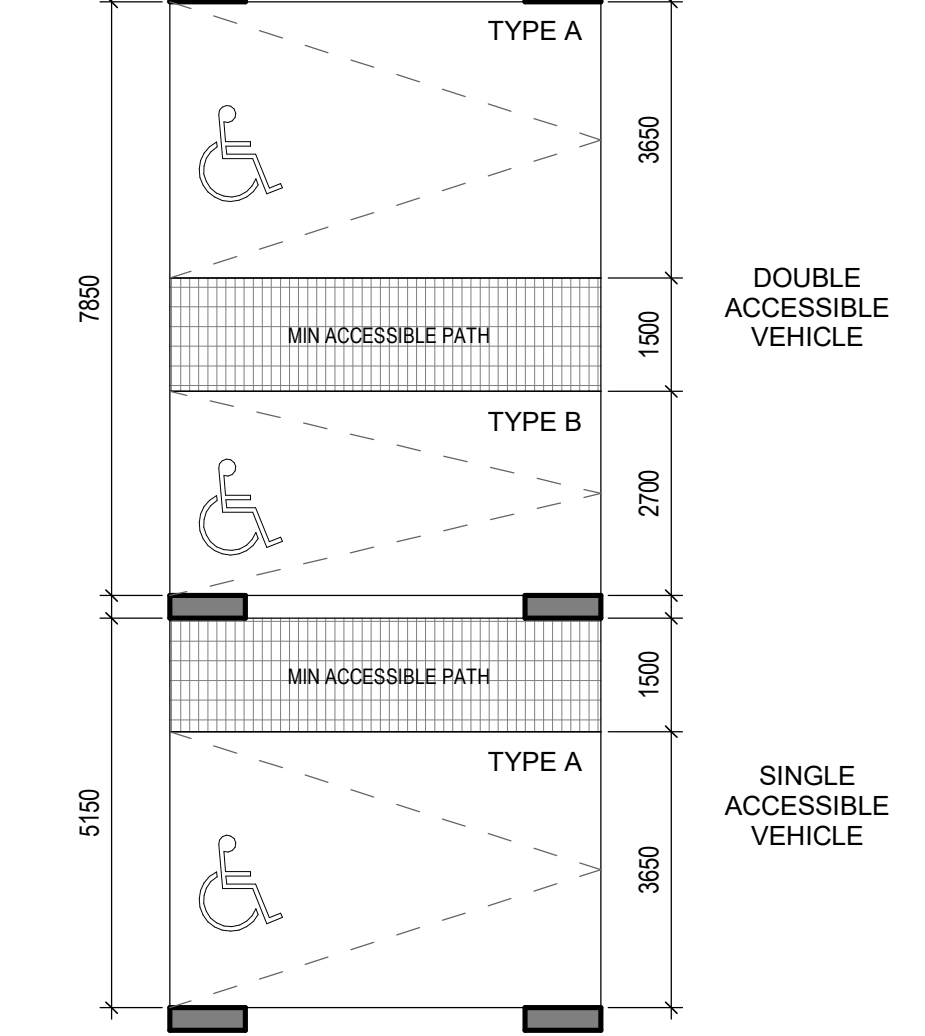
- LEGEND**
- NON-RESIDENTIAL
 - RESIDENTIAL COMMON AREA
 - RESIDENTIAL AMENITIES
 - RESIDENTIAL UNITS
 - RESIDENTIAL STORAGE
 - BACK OF HOUSE / CIRCULATION

BICYCLE PARKING REQUIREMENT

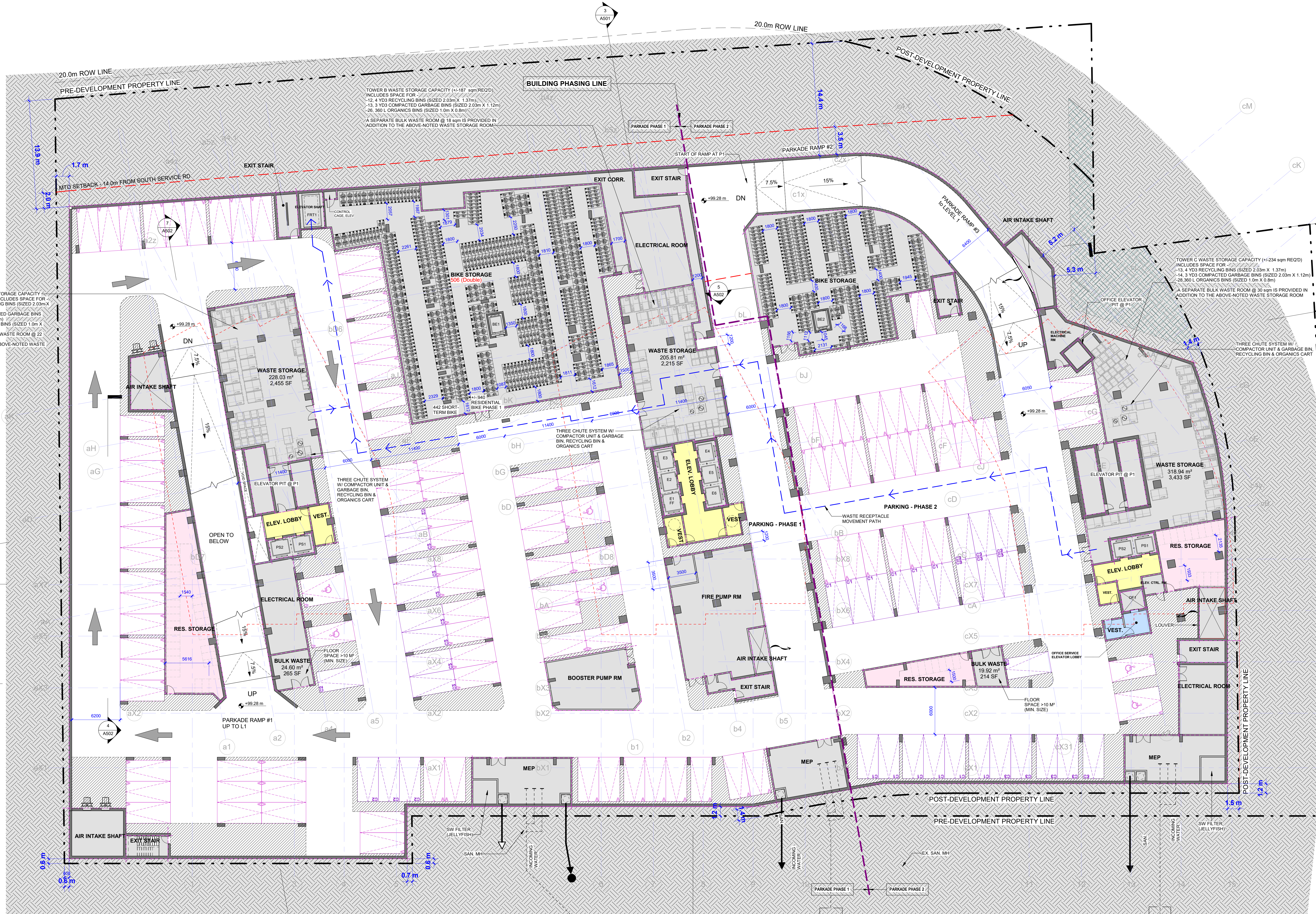
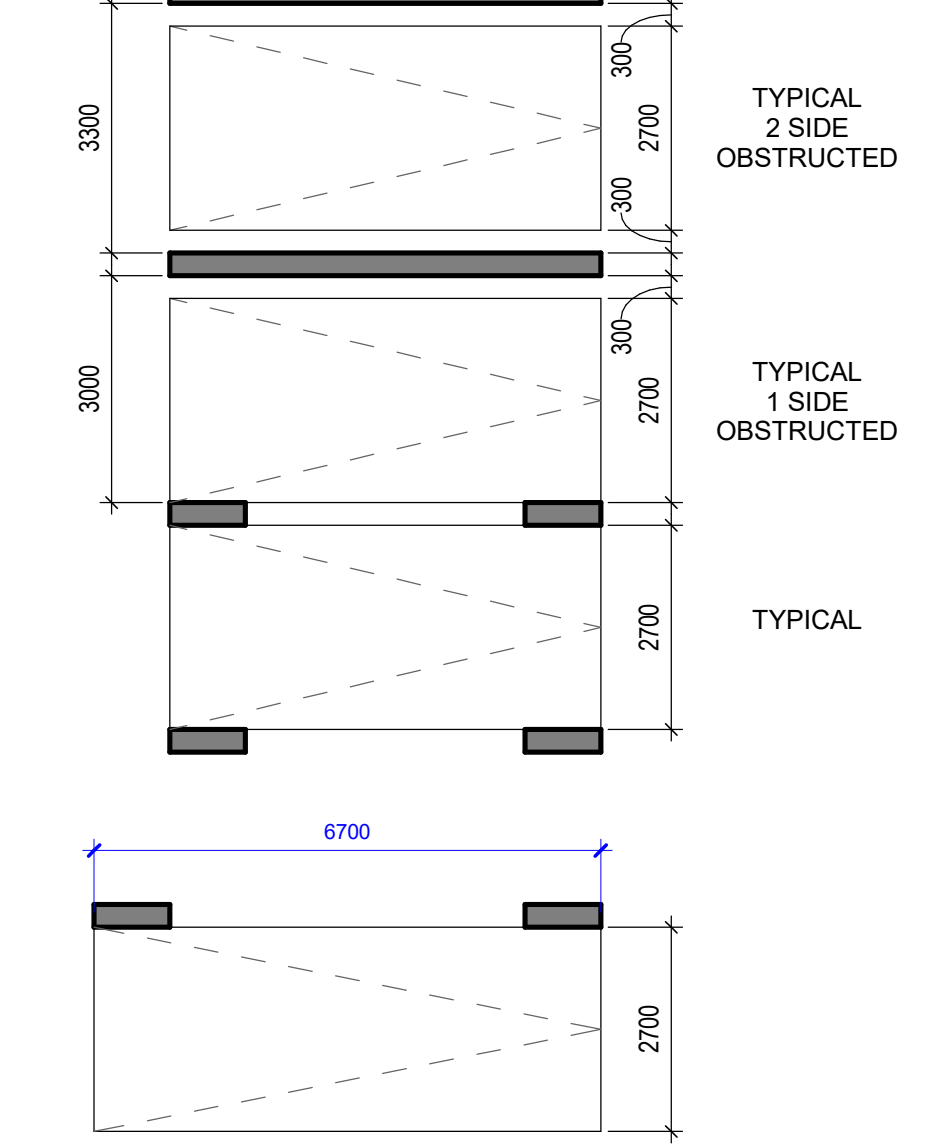


| BICYCLE PARKING SUMMARY PER LEVEL | |
|-----------------------------------|------------------|
| 1422 | RESIDENTIAL |
| | NON-RESIDENTIAL* |
| | VISITOR |
| 1422 | TOTAL |

ACCESSIBLE PARKING STALL



TYPICAL PARKING STALL



| VEHICULAR PARKING SUMMARY PER LEVEL | | | | |
|-------------------------------------|---------|----------------------|-----------------|-------|
| LEVEL | PHASE | RESIDENTIAL (R) | | TOTAL |
| | | NON-RESIDENTIAL (NR) | RESIDENTIAL (R) | |
| P1 | PHASE 1 | 12 | 77 | 141 |
| | PHASE 2 | 24 | 28 | |
| P2 | PHASE 1 | | | |
| | PHASE 2 | | | |
| P3 | PHASE 1 | | | |
| | PHASE 2 | | | |
| P4 | PHASE 1 | | | |
| | PHASE 2 | | | |
| P5 | PHASE 1 | | | |
| | PHASE 2 | | | |
| P6 | PHASE 1 | | | |
| | PHASE 2 | | | |

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LEVEL P1 PLAN

Author: 22-106
Checked By: ARCH E
Scale: As Indicated
Format: ARCH E
Date: 2024-03-20

A205

ESTABLISHED GRADE INDICATED IS CALCULATED BASED ON DEFINITION FOR "GRADE ESTABLISHED PROVIDED IN TOWN OF OAKVILLE ZONING BY-LAW 2014-04".
 GRADE ESTABLISHED (2021-08) MEANS THE GRADE ELEVATION MEASURED AT:
 A) THE CENTRE POINT OF THE FRONT LOT LINE FOR INTERIOR LOTS AND
 B) THE AVERAGE OF THE CENTRE POINTS OF EACH LOT LINE ABUTTING A ROAD FOR CORNER LOTS, THROUGH LOTS, THROUGH CORNER LOTS AND INTERIOR LOTS HAVING MORE THAN ONE SEPARATE FRONT LOT LINE.

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| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

LEGEND

- NON-RESIDENTIAL
- RESIDENTIAL COMMON AREA
- RESIDENTIAL AMENITIES
- RESIDENTIAL UNITS
- RESIDENTIAL STORAGE
- BACK OF HOUSE / CIRCULATION

ARCHITECT
 Teepie Architects Inc.
 5 Camden Street, Toronto, ON, Canada, M5V 1V2
 T: 416.598.0554

STRUCTURAL
 -

MECHANICAL
 -

ELECTRICAL
 -

LANDSCAPE
 Public City Architecture Inc.
 11-650 Clifton Street, Winnipeg, MN, R5G 2X6
 T: 204-476-9923

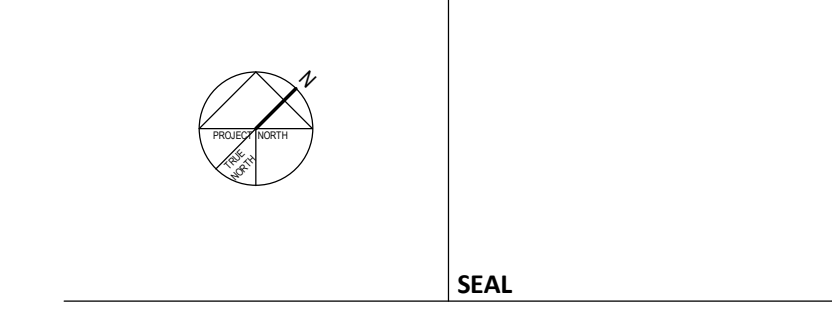
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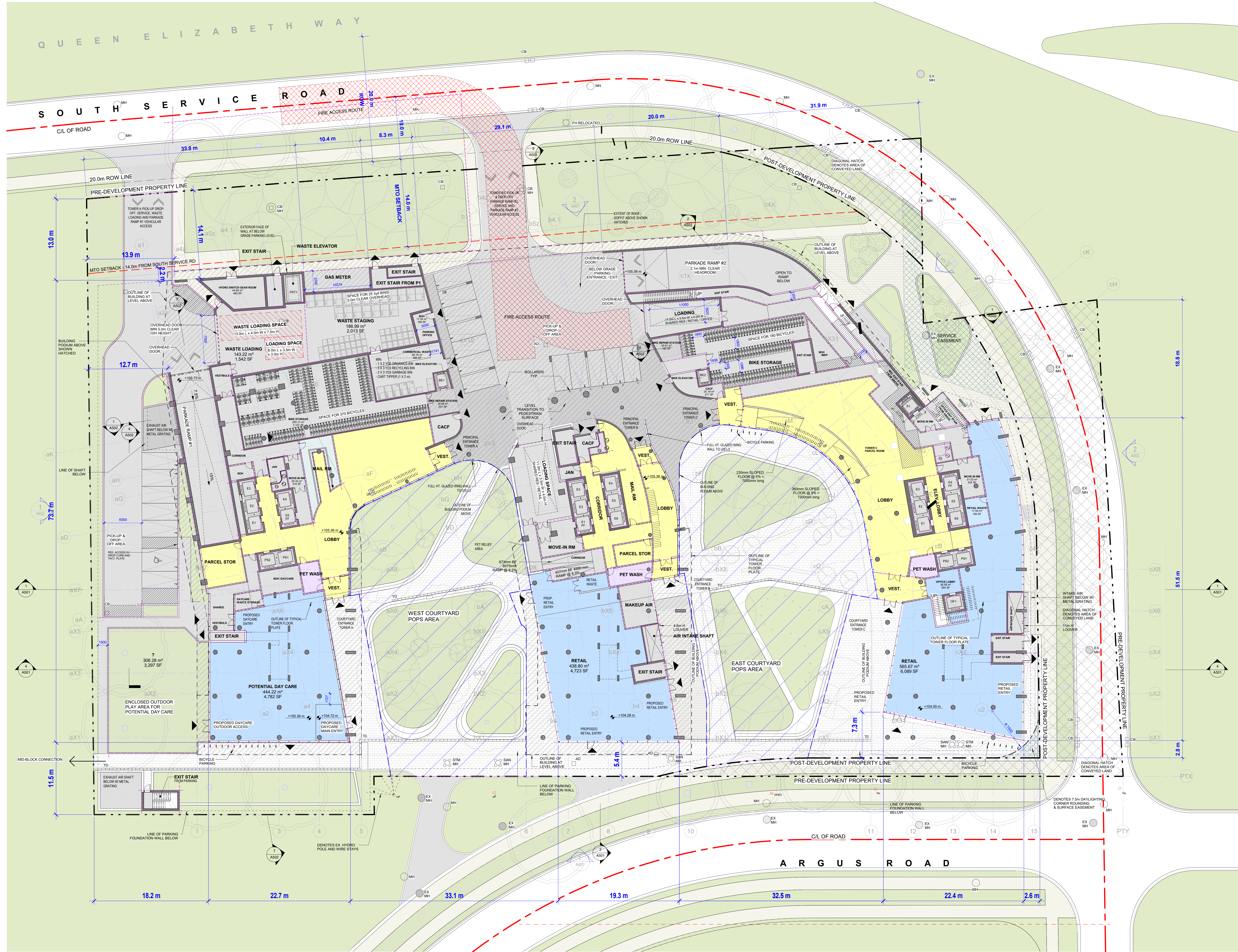
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 590 Argus Road, Oakville, ON, Canada

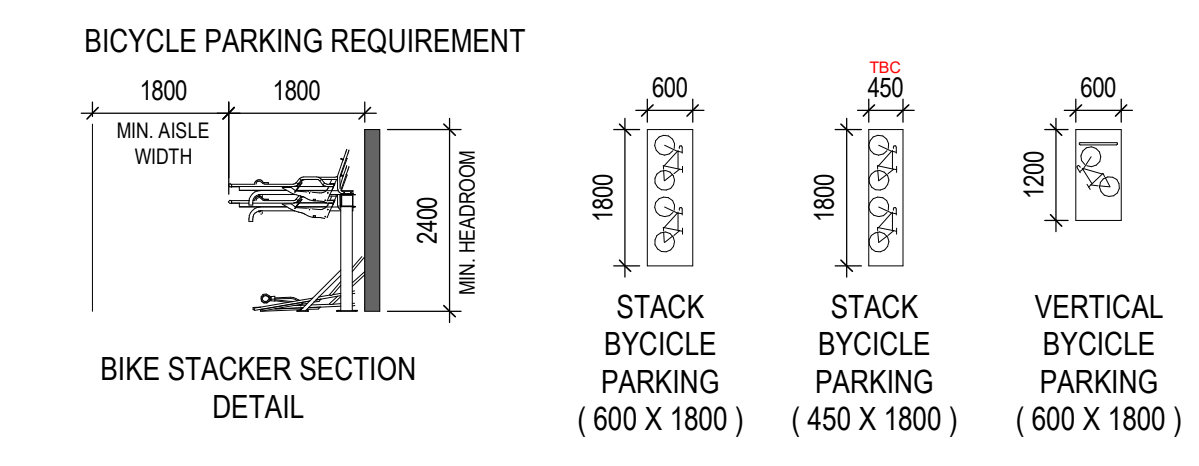


LEVEL 1 PLAN

| Author | Checker |
|------------|--------------|
| 22-106 | As Indicated |
| 22-106 | As Indicated |
| ARCH E | ARCH E |
| 2024-03-20 | 2024-03-20 |
| PROJ NO | SCALE |
| FORMAT | PLOT DATE |

A206





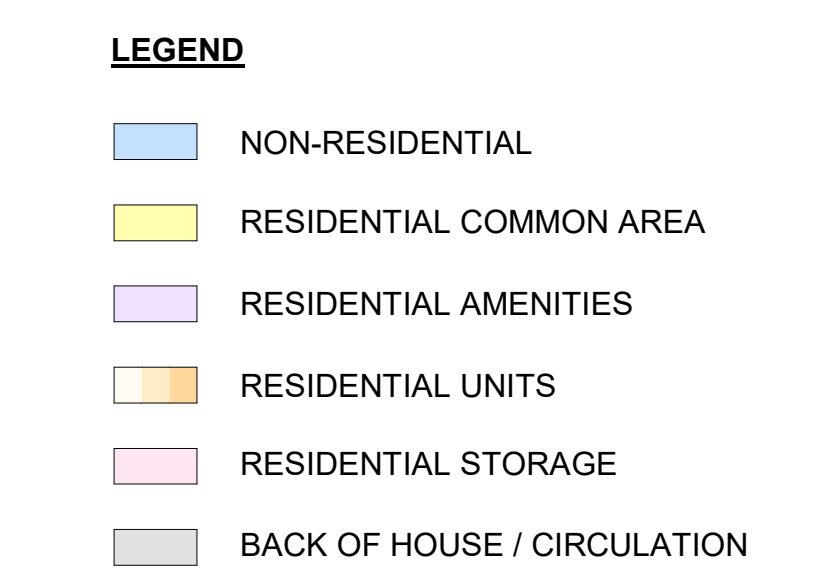
| BICYCLE PARKING SUMMARY PER LEVEL | |
|-----------------------------------|--|
| RESIDENTIAL | |
| NON-RESIDENTIAL* | |
| VISITOR | |
| TOTAL | |

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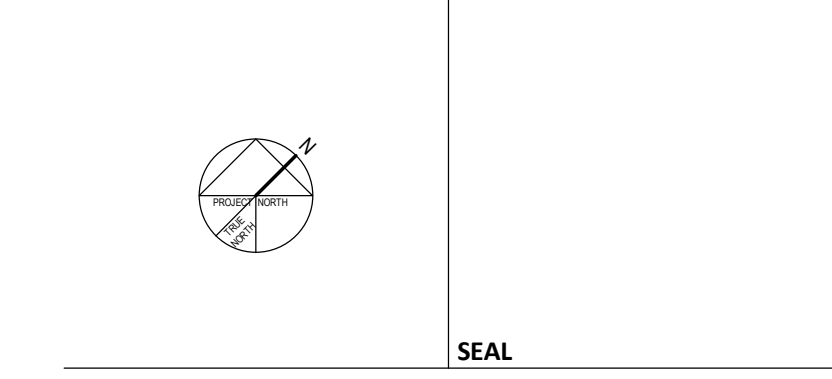
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| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |



- ARCHITECT
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- MECHANICAL
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- ELECTRICAL
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- LANDSCAPE
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T: 416.947.9744
- CLIENT
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1-50 Wingate Avenue, Toronto, ON, Canada M8B 1P5
T: 416.628.9038

DISTRIKT OAKVILLE
590 Argus Road, Oakville, ON, Canada



LEVEL 2 PLAN

| Author | Checker |
|-----------|--------------|
| DRAWN BY | CHECKED BY |
| 22-106 | As Indicated |
| PROJ. NO. | SCALE |
| | ARCH E |
| | 2024-03-20 |
| | FORMAT |
| | PLOT DATE |

A207



Author: [Blank] Checker: [Blank]
DRAWN BY: [Blank] CHECKED BY: [Blank]
22-106 As Indicated ARCH E 2024-03-20
PROJ. NO. SCALE FORMAT PLOT DATE

A207

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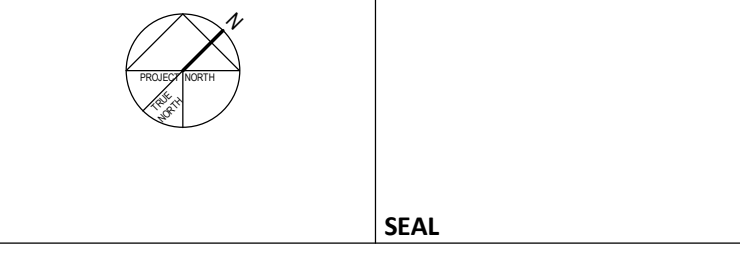
Teepie Architects Inc.

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|-----|------------|-------------------------------------|
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| 2 | 2023-08-28 | ISSUED FOR COORDINATION PRICING |
| 3 | 2024-03-20 | ISSUED FOR OPAZIBA - 2nd SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

LEGEND

- NON-RESIDENTIAL
- RESIDENTIAL COMMON AREA
- RESIDENTIAL AMENITIES
- RESIDENTIAL UNITS
- RESIDENTIAL STORAGE
- BACK OF HOUSE / CIRCULATION

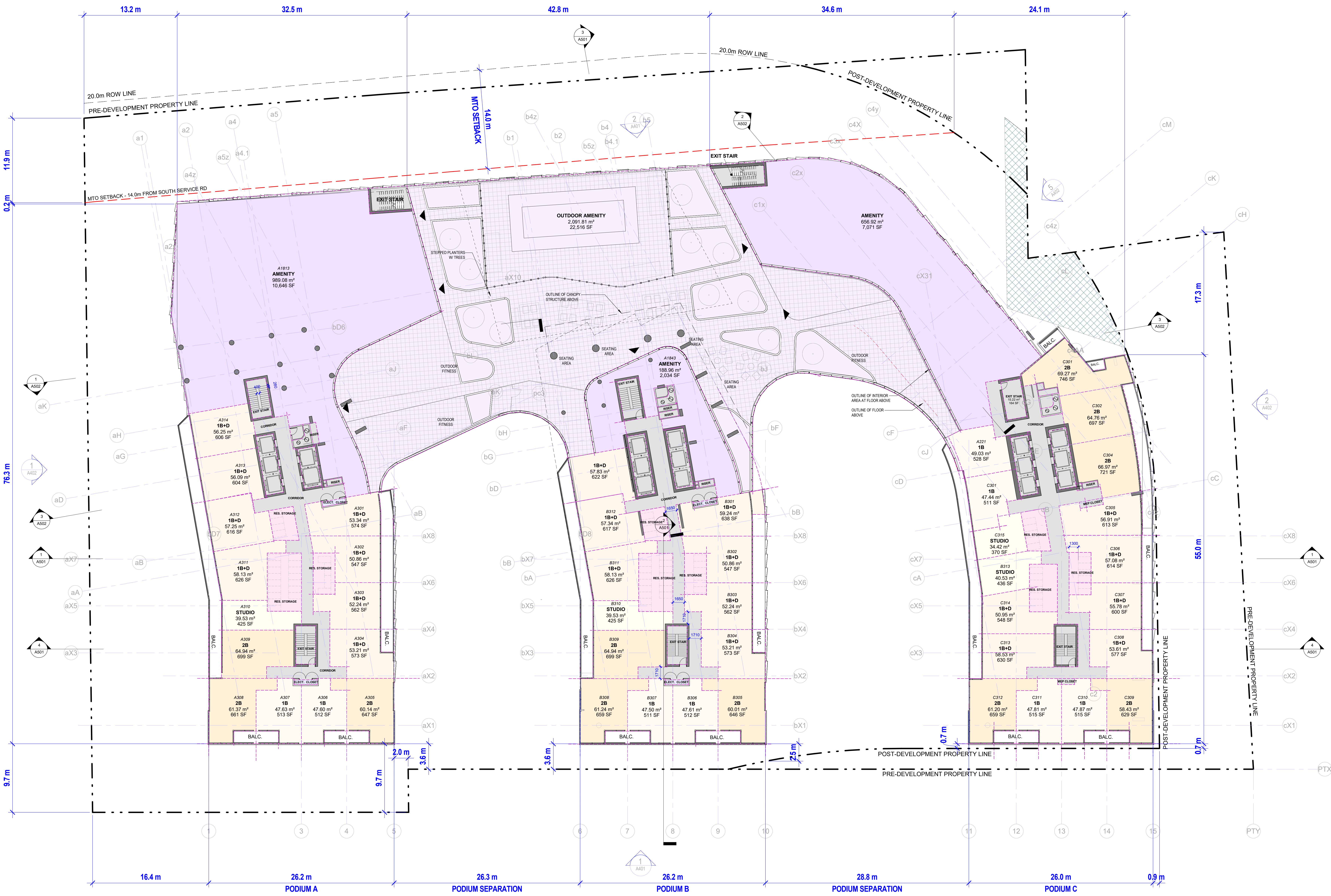
- ARCHITECT**
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T: 416.598.0554
- STRUCTURAL**
-
- MECHANICAL**
-
- ELECTRICAL**
-
- LANDSCAPE**
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LEVEL 3 PLAN

| Author | Checker |
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A208



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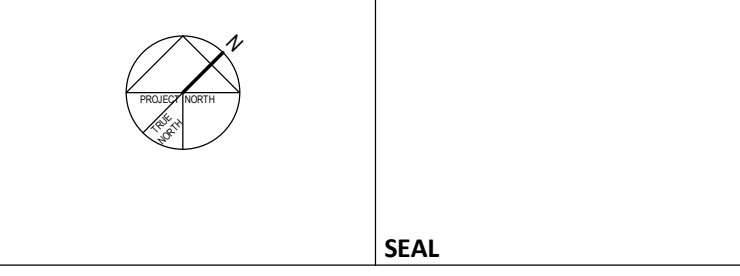
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590 Argus Road, Oakville, ON, Canada



LEVEL 4 PLAN

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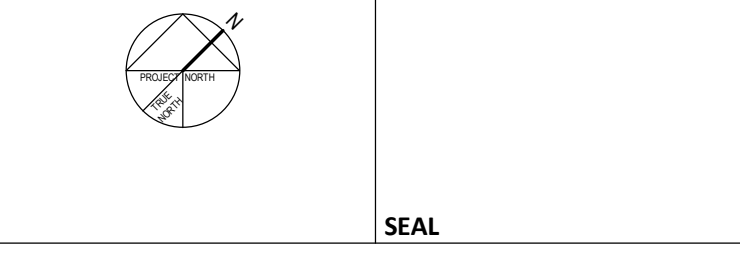
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LEVEL 5 PLAN

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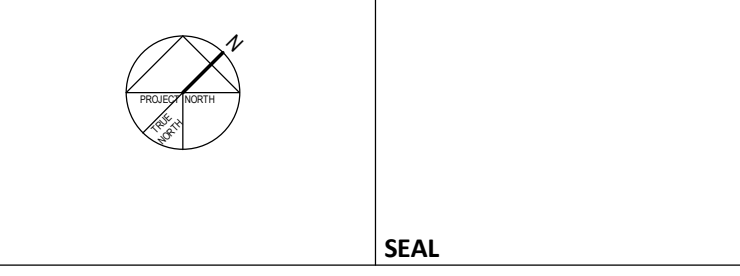
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LEVEL 6 PLAN

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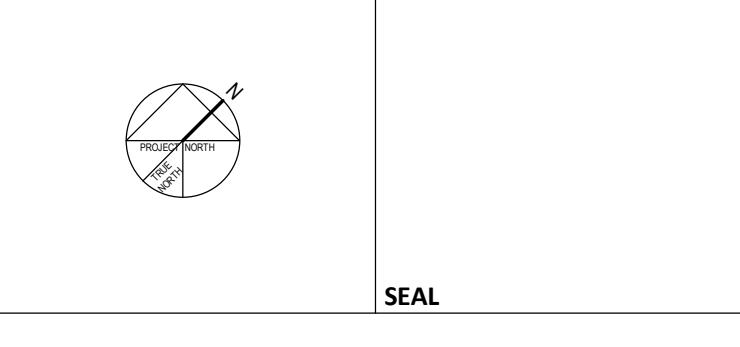
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LEVEL 7 PLAN

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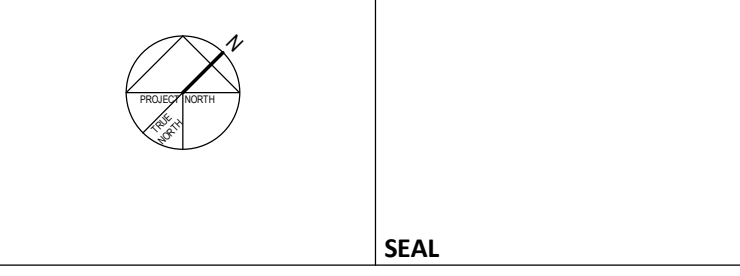
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LEVEL 8 PLAN

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A213



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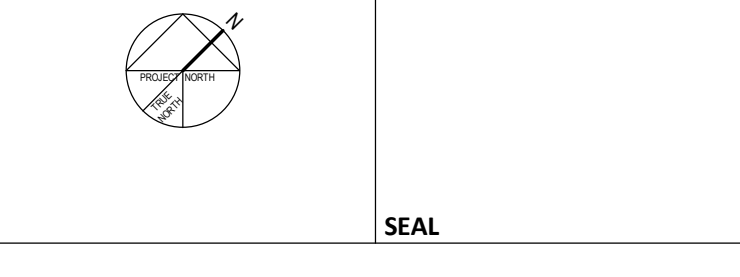
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| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

LEGEND

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A214



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LEGEND

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| | RESIDENTIAL UNITS |
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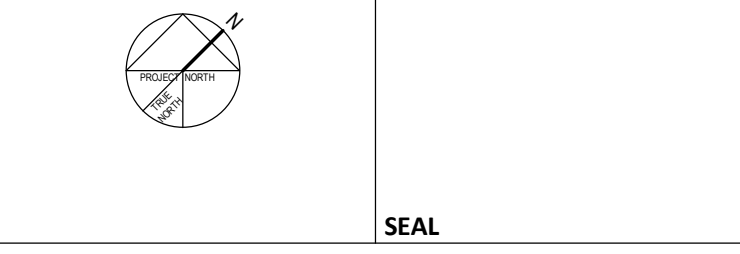
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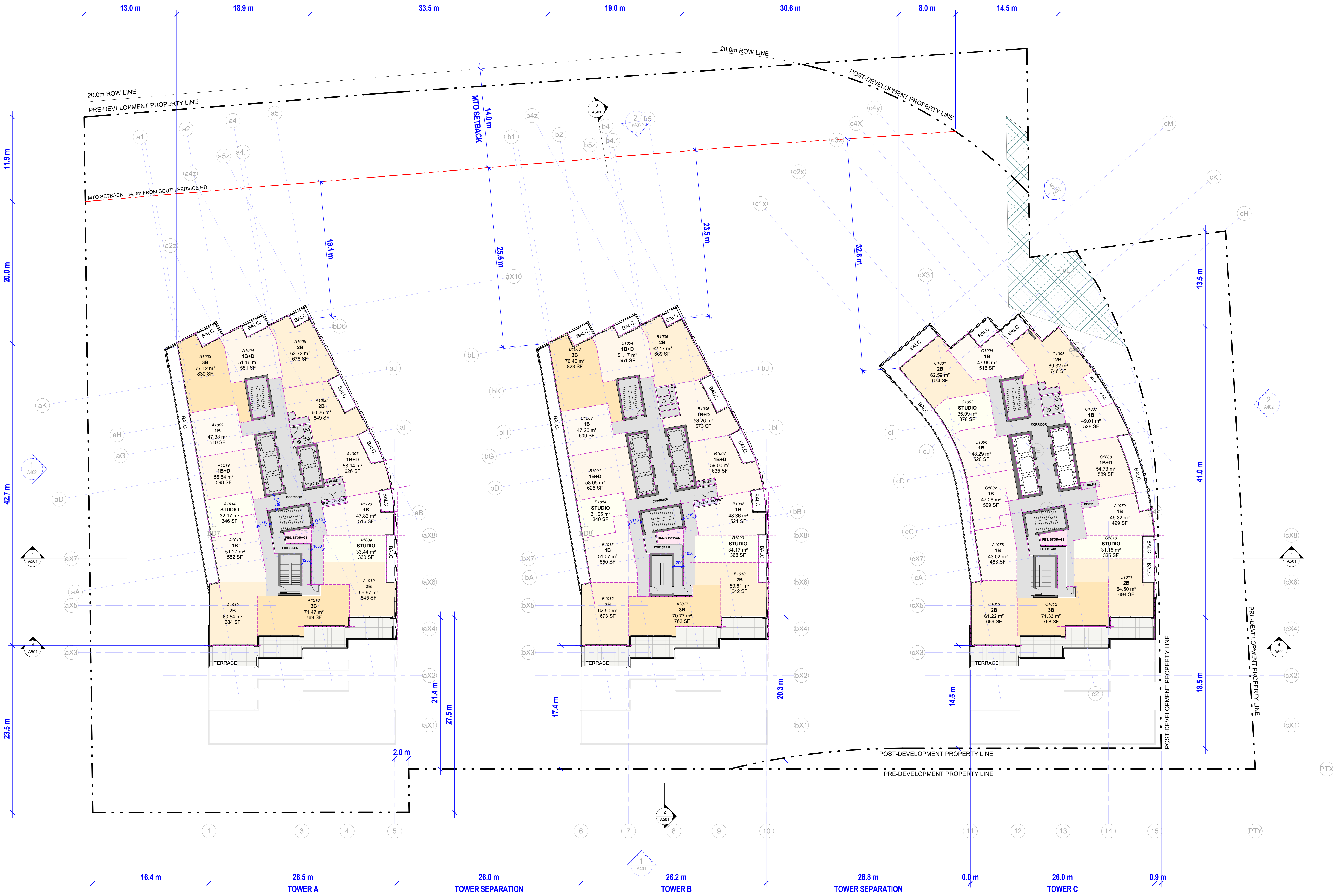
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A215



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| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

| LEGEND | |
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| [Orange Box] | RESIDENTIAL UNITS |
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CONTRACTOR
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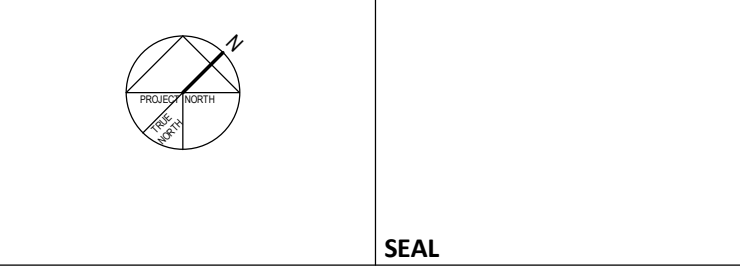
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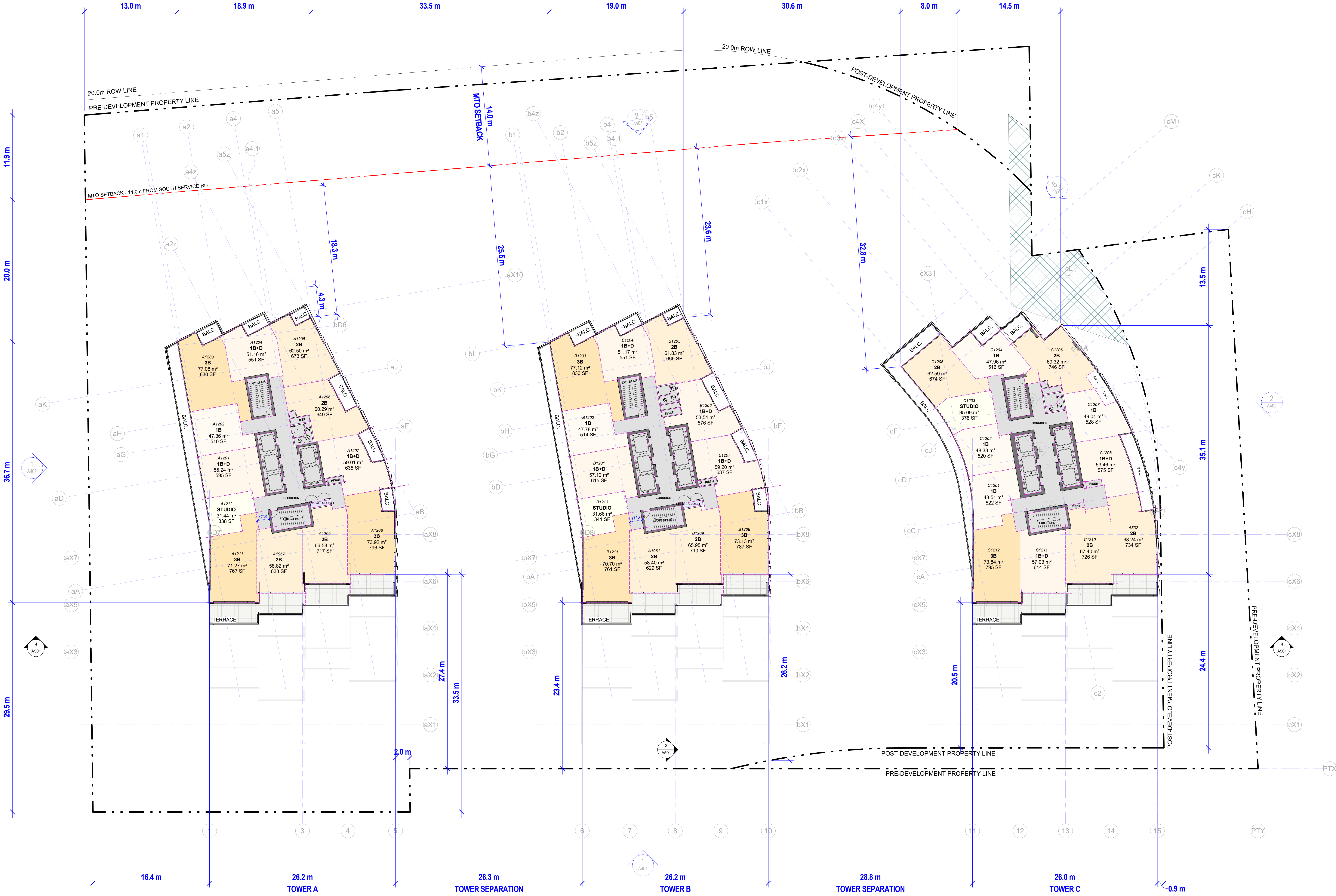
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LEVEL 12 PLAN

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A217



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- BACK OF HOUSE / CIRCULATION

ARCHITECT

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T: 416.598.0554

STRUCTURAL

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MECHANICAL

-

ELECTRICAL

-

LANDSCAPE

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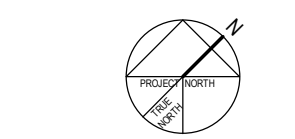
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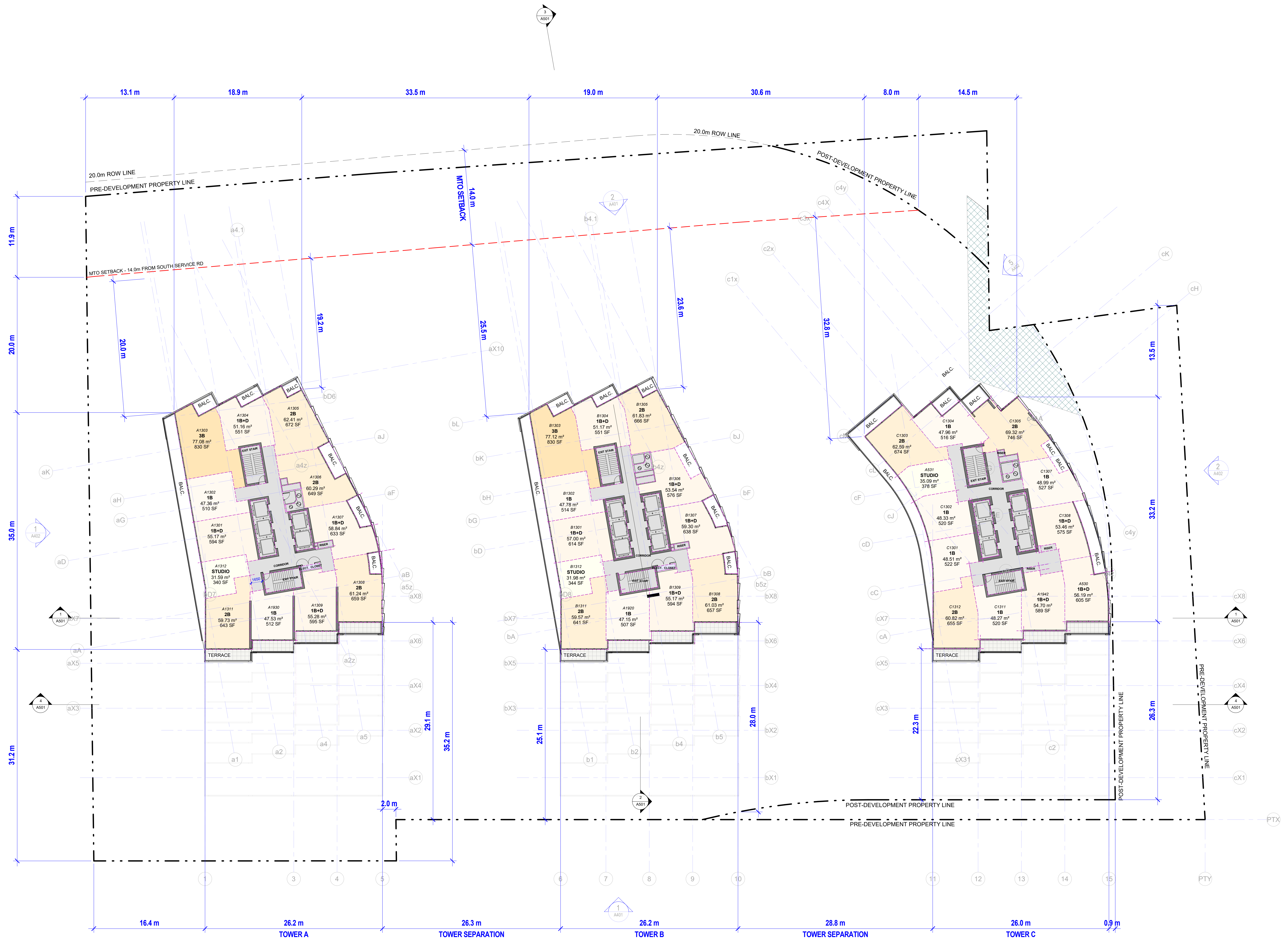


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LEVEL 13 PLAN

| Author | Checker |
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A218



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| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |

LEGEND

| | |
|--------------|-----------------------------|
| [Blue Box] | NON-RESIDENTIAL |
| [Yellow Box] | RESIDENTIAL COMMON AREA |
| [Purple Box] | RESIDENTIAL AMENITIES |
| [Orange Box] | RESIDENTIAL UNITS |
| [Pink Box] | RESIDENTIAL STORAGE |
| [Grey Box] | BACK OF HOUSE / CIRCULATION |

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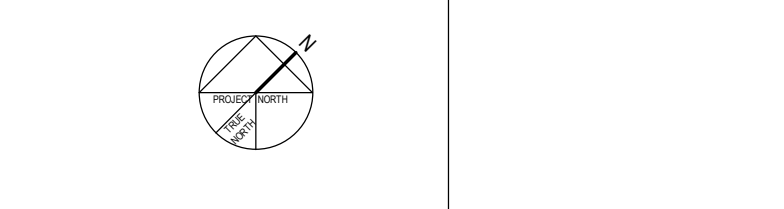
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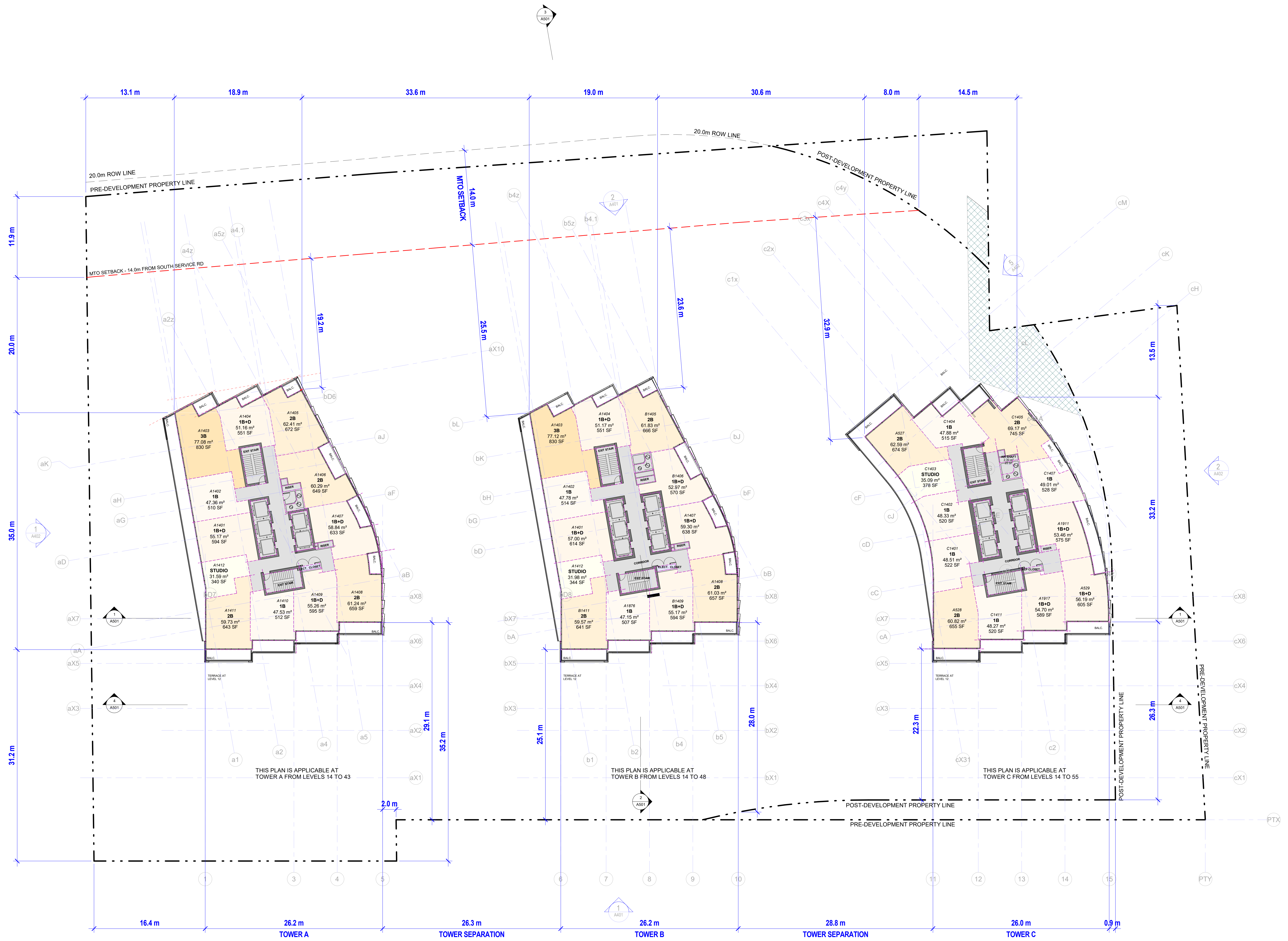


SEAL

TYP TOWER PLAN

| Author | Checker |
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| FORMAT | PLOT DATE |

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LEGEND

- NON-RESIDENTIAL
- RESIDENTIAL COMMON AREA
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DISTRIKT OAKVILLE
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SEAL

LEVEL 15 PLAN

| Author | Checker |
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| ARCH E | 2024-03-20 |
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| FORMAT | PLOT DATE |

A220

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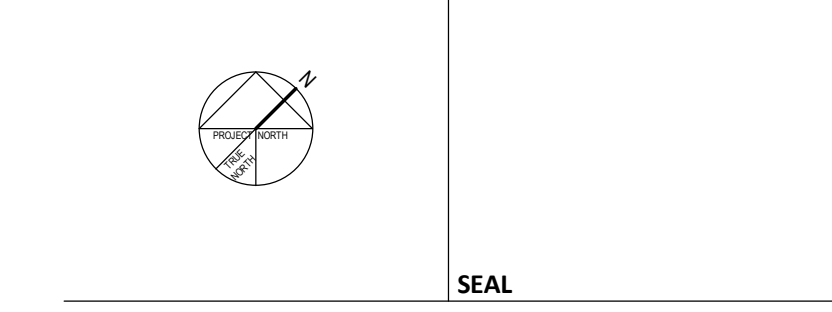
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LEGEND

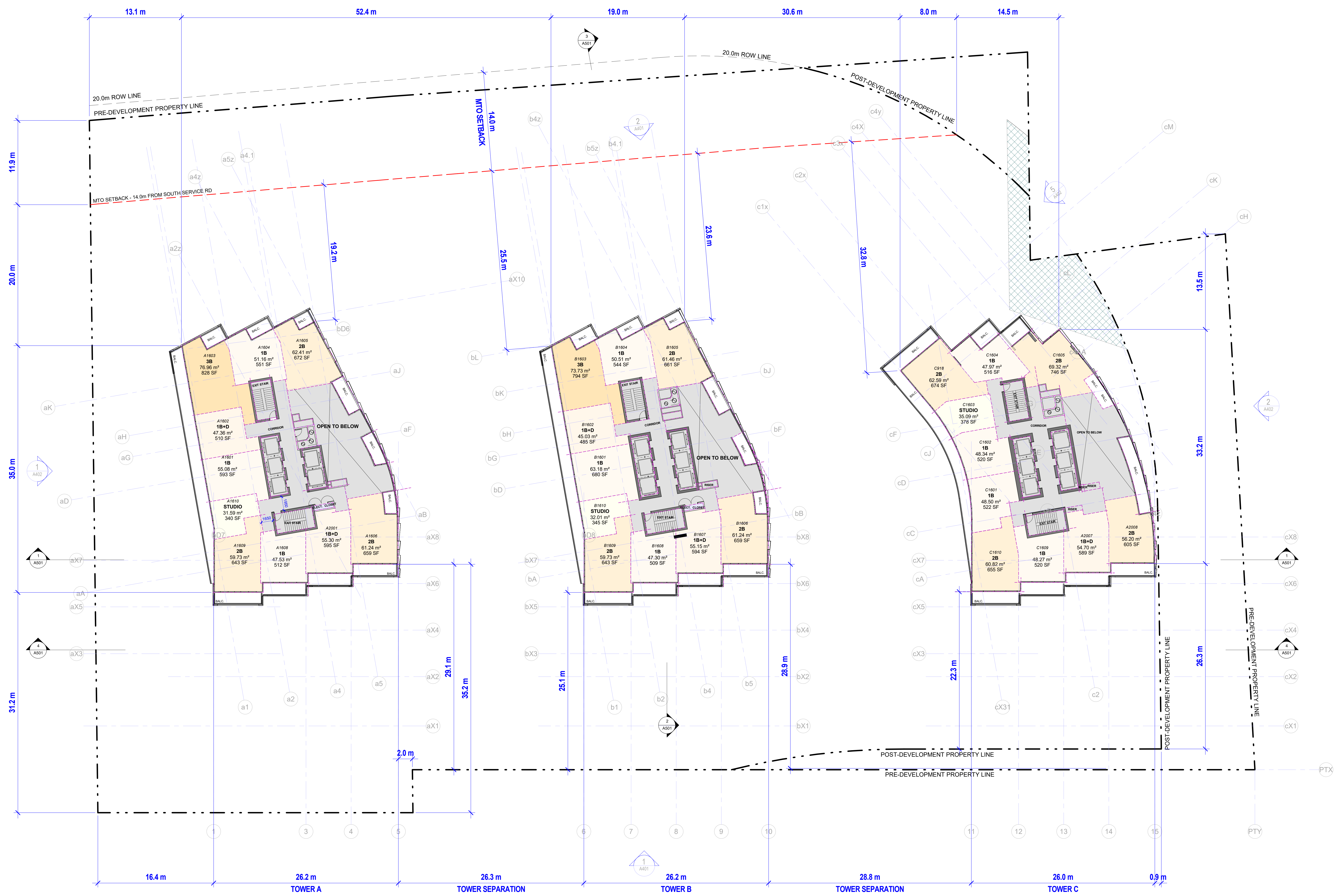
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LEVEL 16 PLAN

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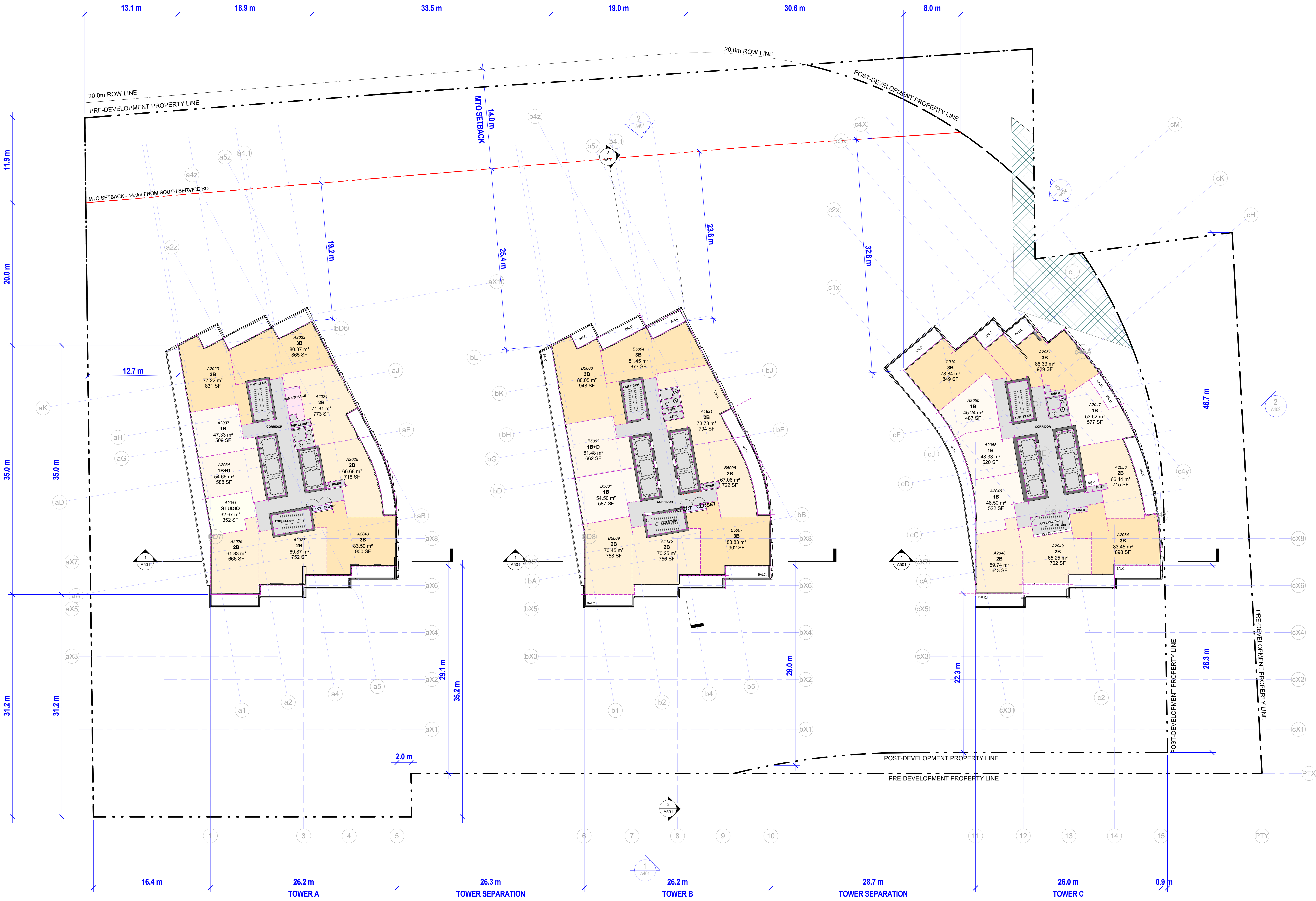
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LEGEND

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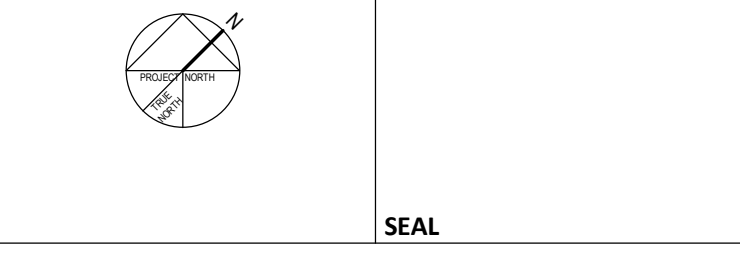


TOWER A PH PLAN (LEVEL 46 & 47) 4 A222 1:200

TOWER B PH PLAN (LEVEL 49 & 50) 2 A222 1:200

TOWER C PH PLAN (LEVEL 54 & 55) 5 A222 1:200

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LEVEL PH PLAN

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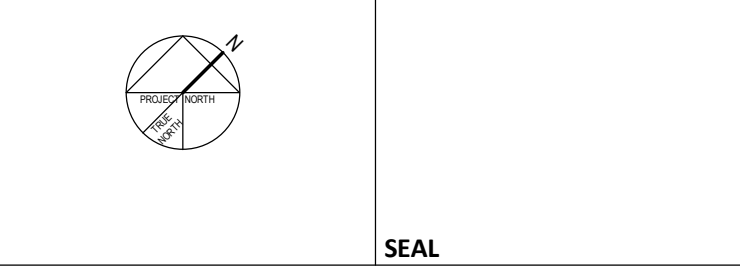
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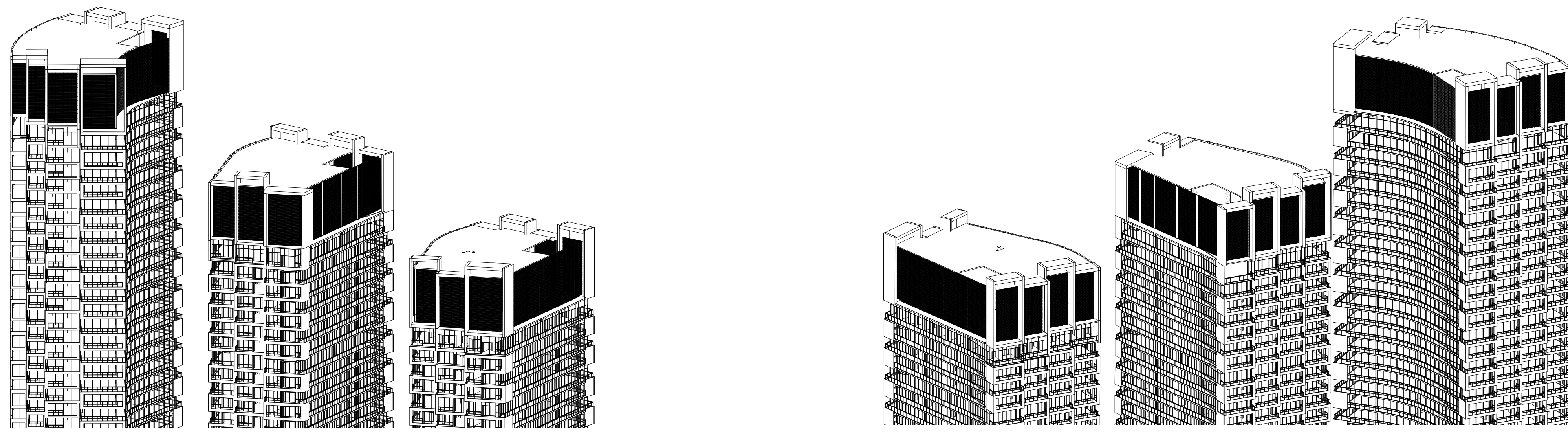
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LEVEL MPH PLAN

Author: [Blank] Checker: [Blank]
DRAWN BY: [Blank] CHECKED BY: [Blank]
22-106 As Indicated ARCH E 2024-03-20
PROJ NO SCALE FORMAT PLOT DATE

A223



3D - MPH - N-W 5 A223

3D - MPH - S-W 4 A223



TOWER A MPH PLAN @ LEVEL 46 1 A223 1:200

TOWER B MPH PLAN @ LEVEL 51 2 A223 1:200

TOWER C MPH PLAN @ LEVEL 56 6 A223 1:200

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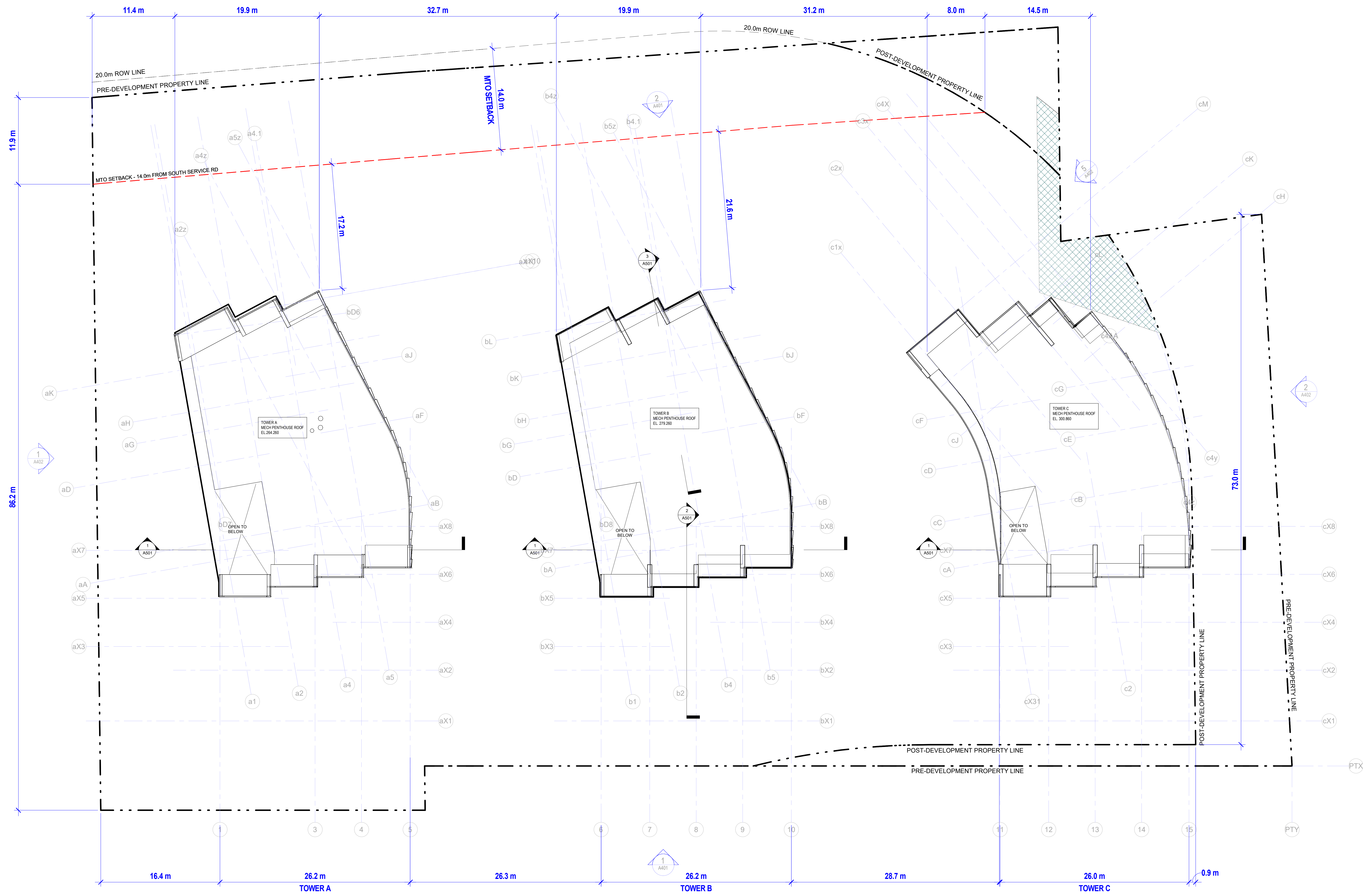
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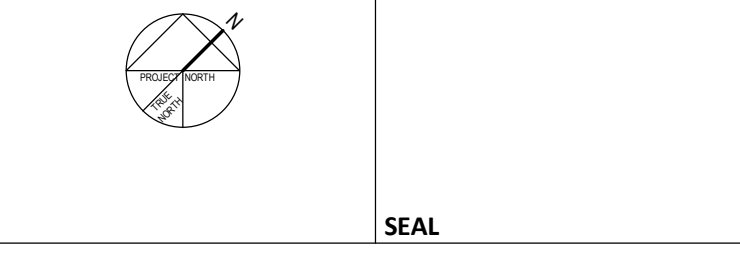


TOWER A ROOF PLAN 1 / A224 1:200

TOWER B ROOF PLAN 2 / A224 1:200

TOWER C ROOF PLAN 4 / A224 1:200

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ROOF PLAN

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| PROJ. NO. | SCALE |
| | ARCH. E |
| | 2024-03-20 |
| | FORMAT |
| | PLOT DATE |

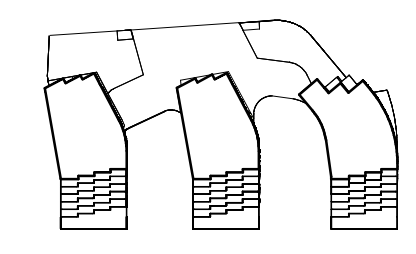
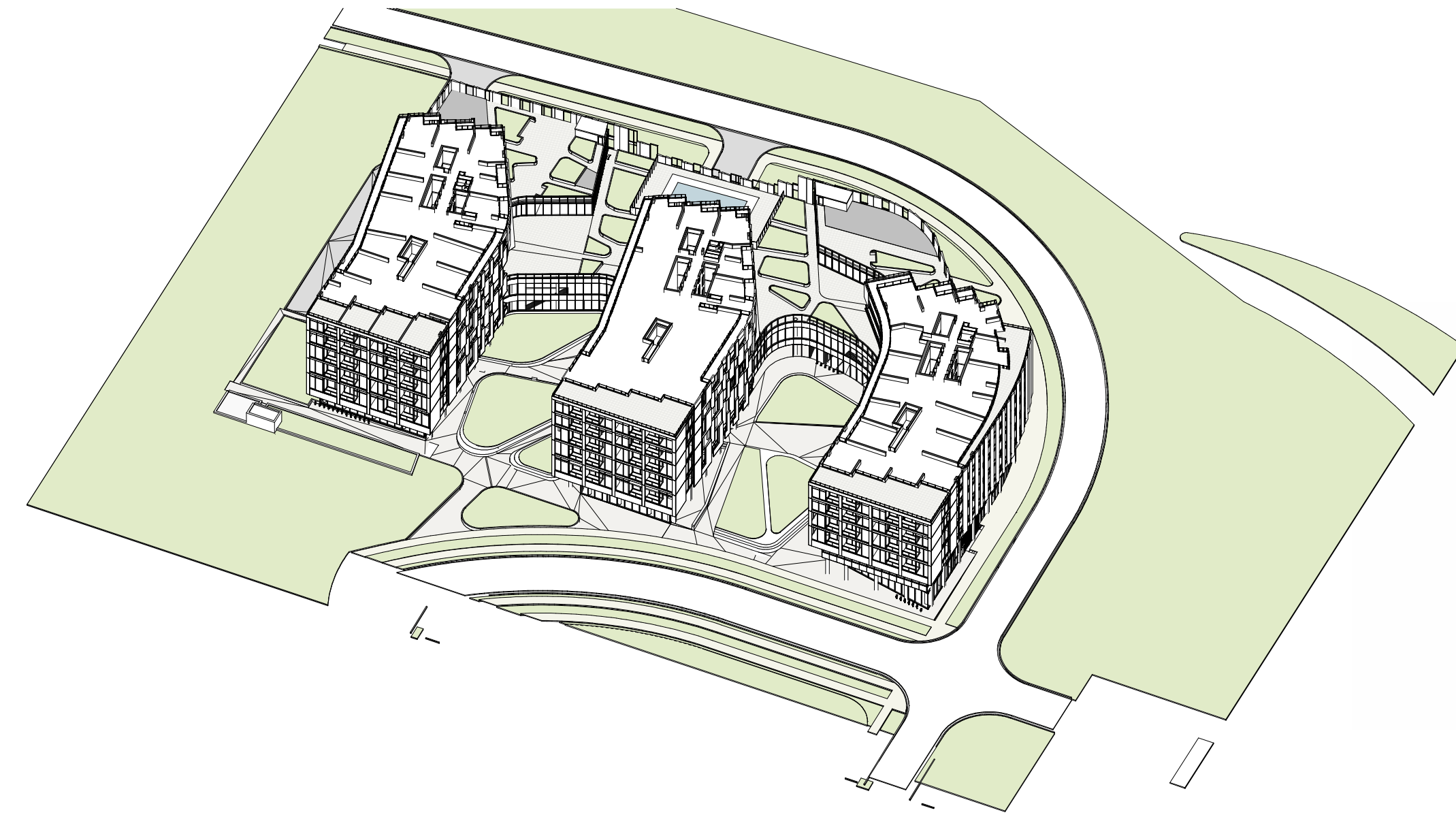
A224

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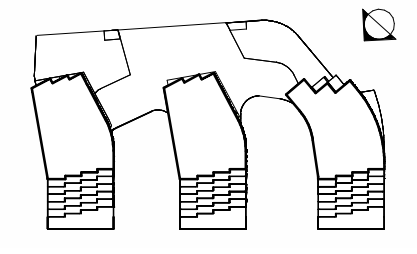
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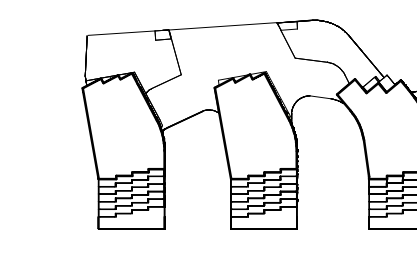
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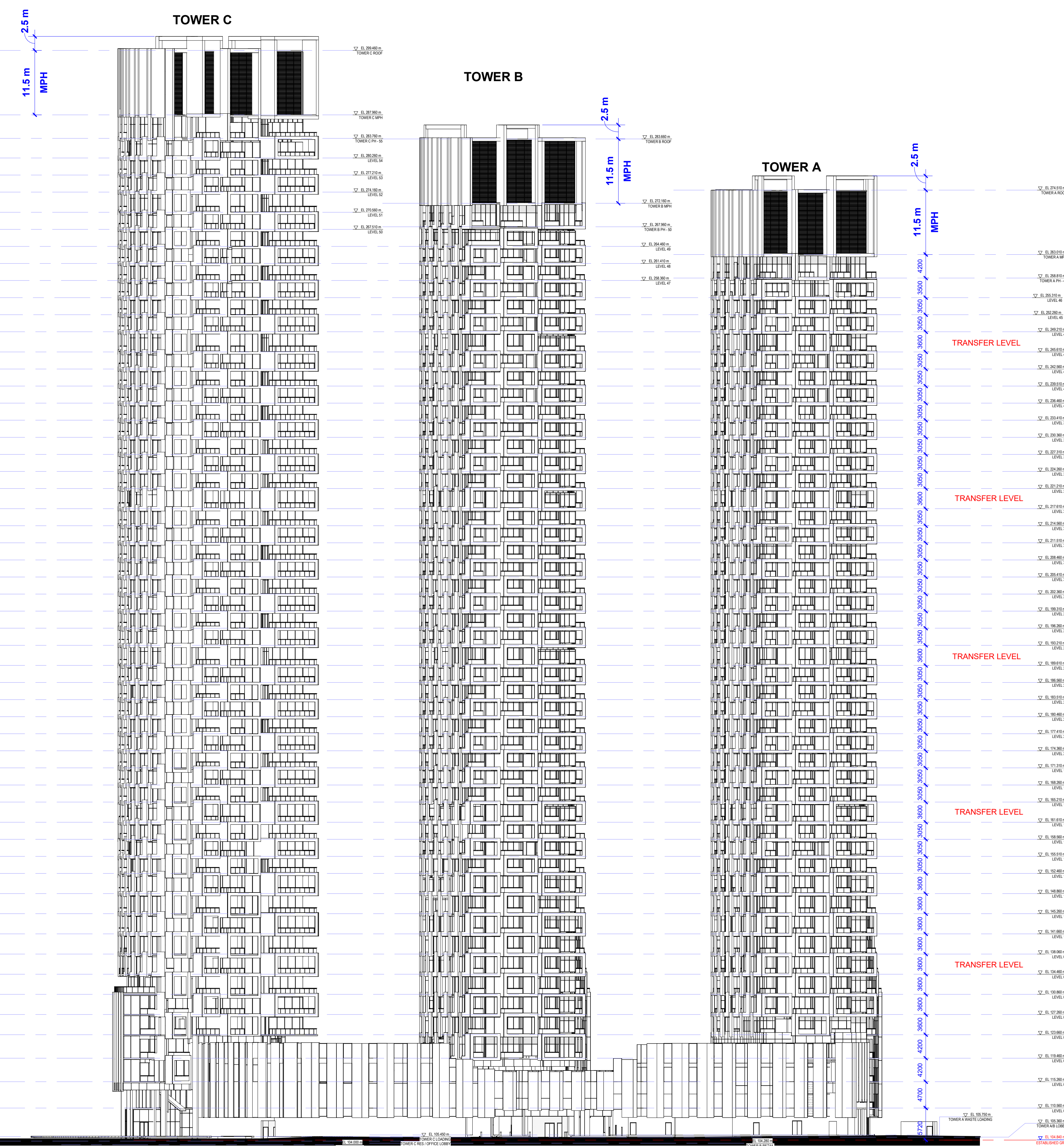
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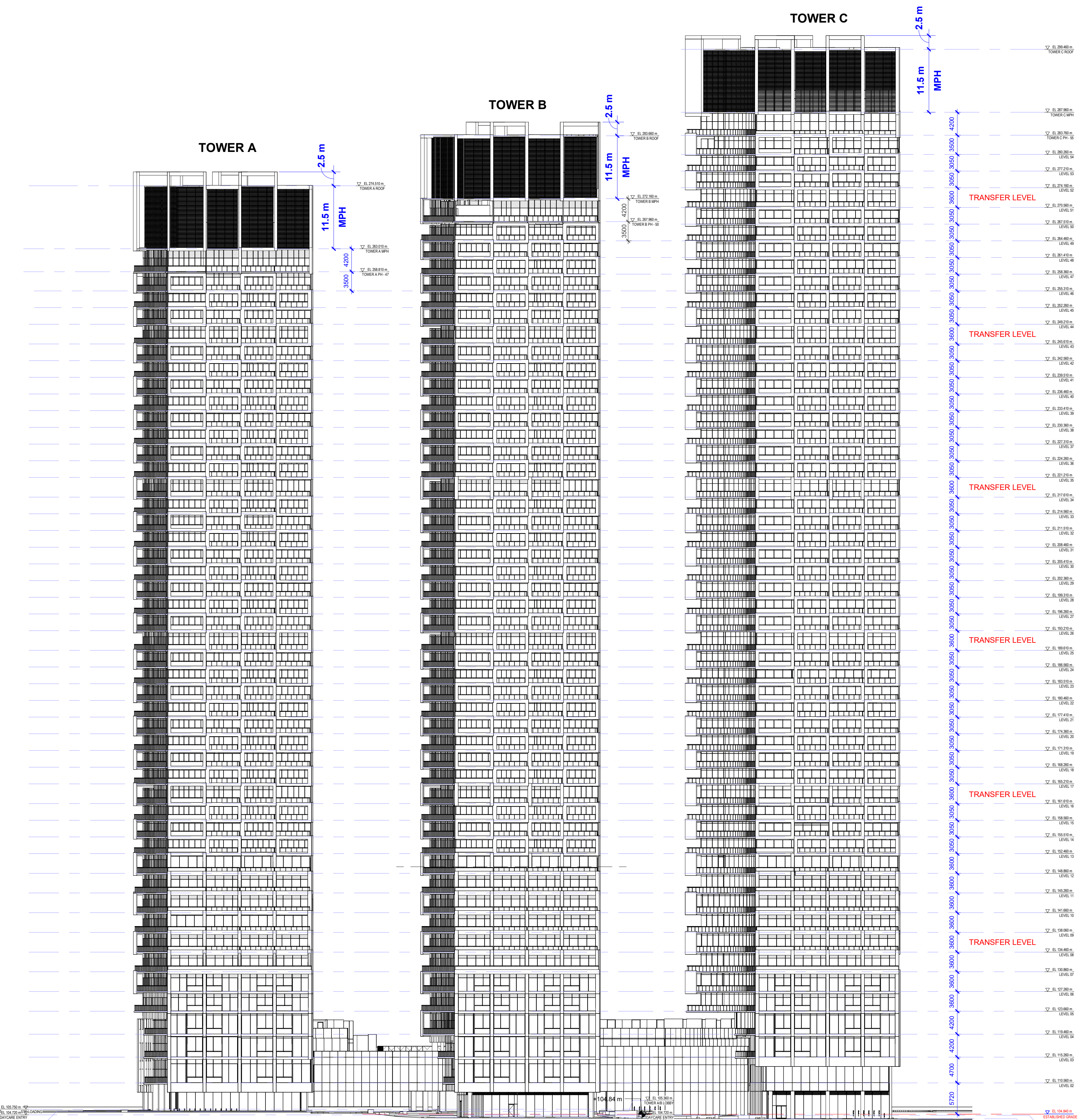
NE AXONOMETRIC 4 A401



SW AXONOMETRIC 3 A401



BUILDING ELEVATION - NORTH 2 A401 1:400



BUILDING ELEVATION - SOUTH 1 A401 1:400

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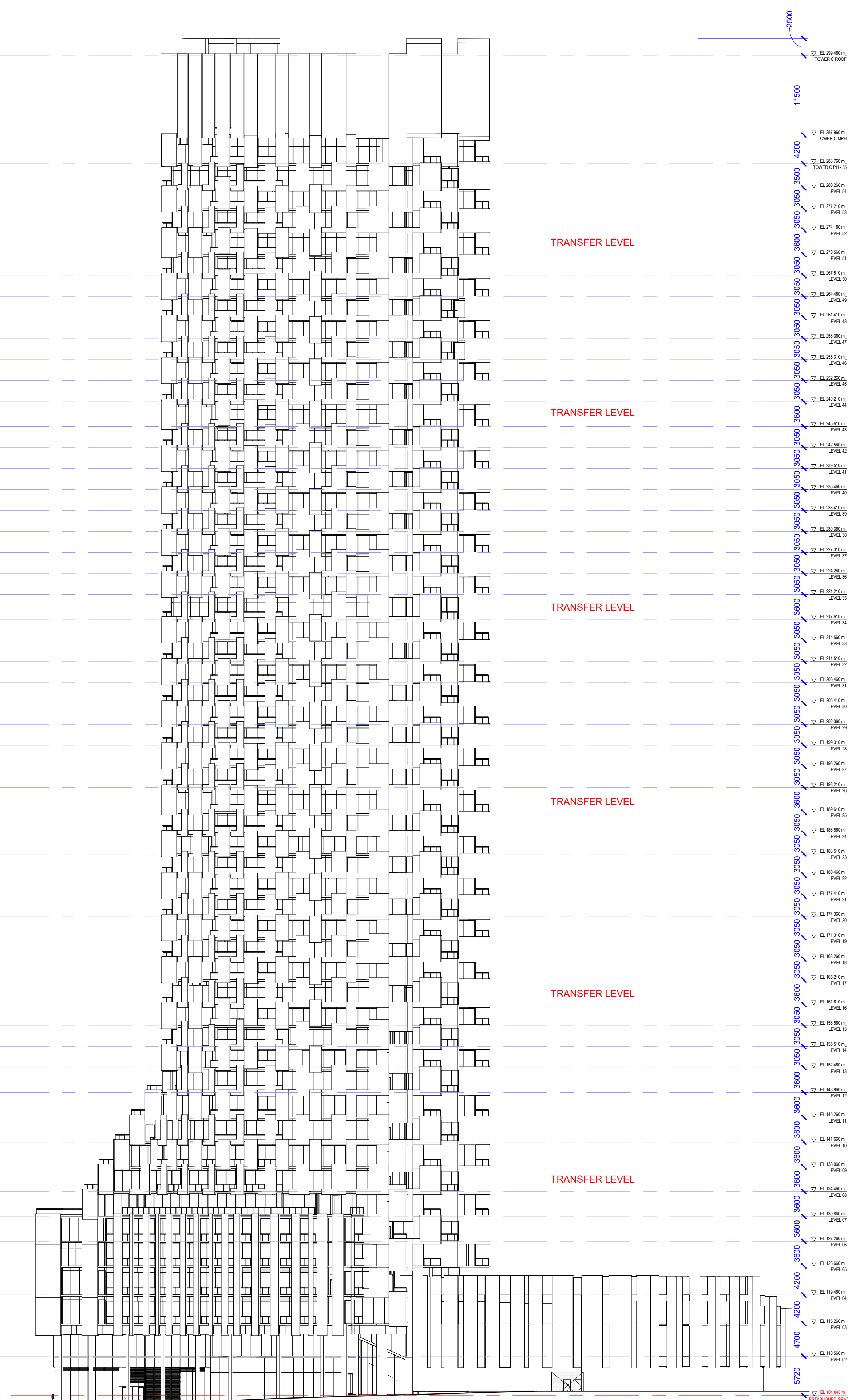
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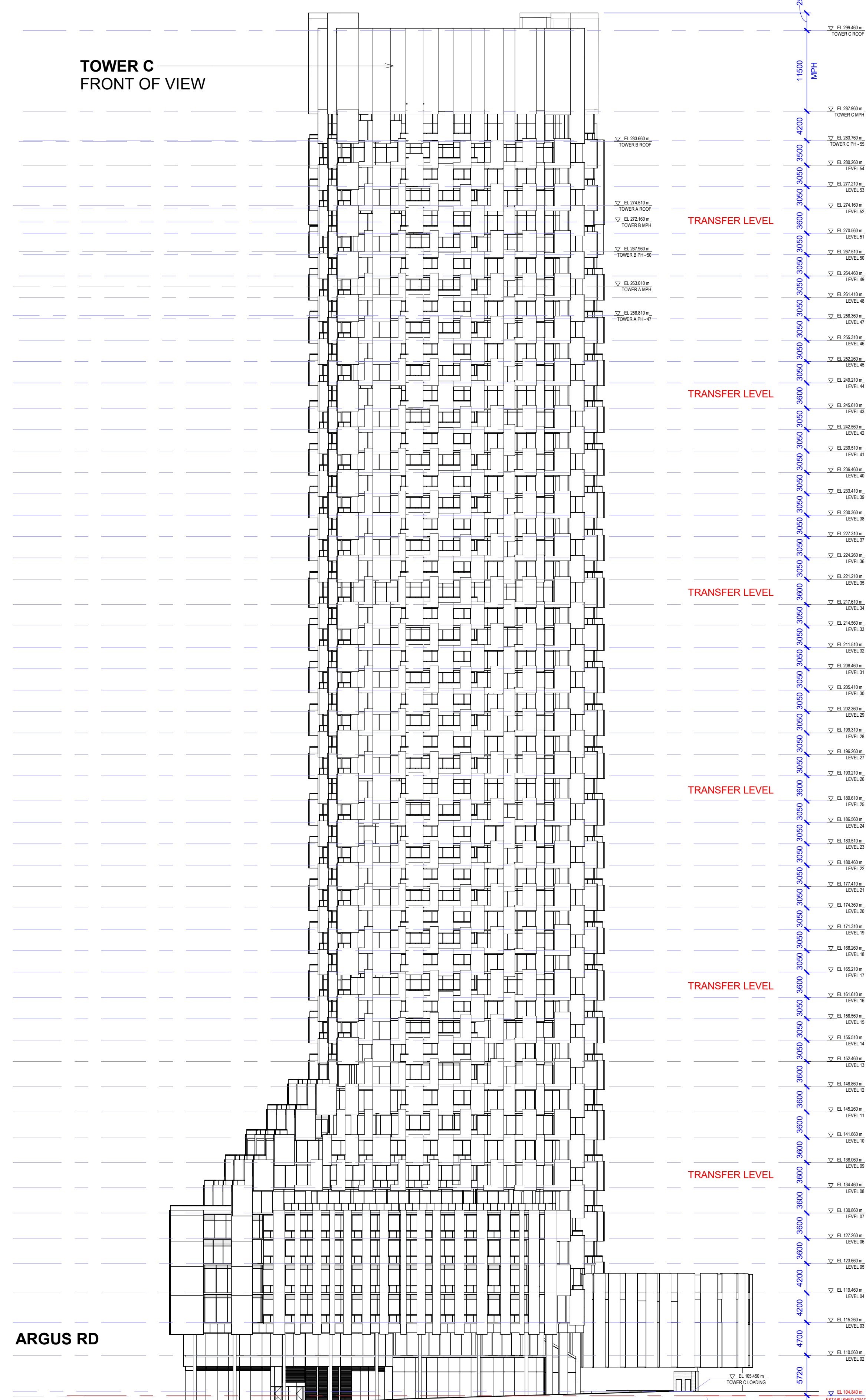
SE AXONOMETRIC 4
A402



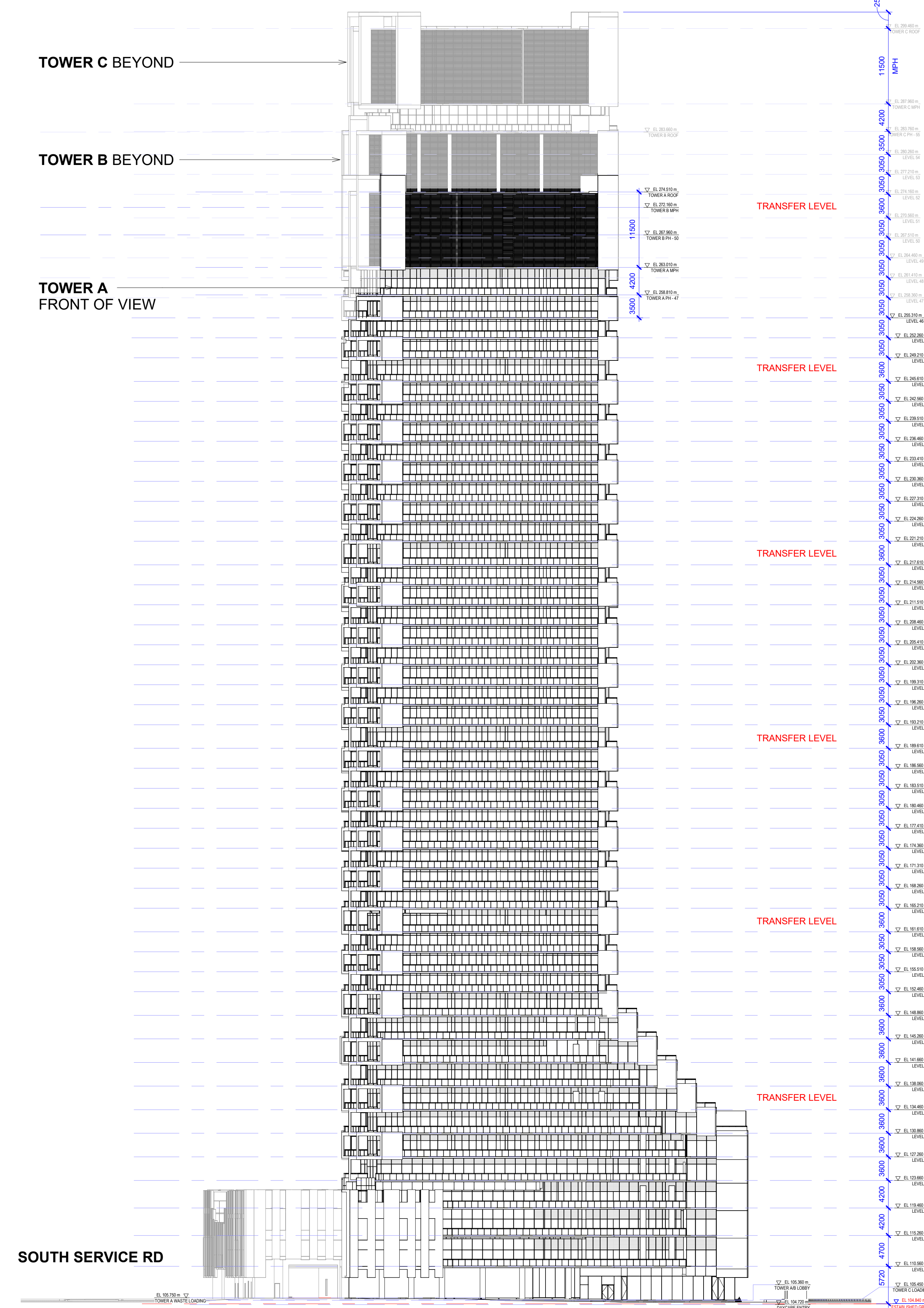
NW AXONOMETRIC 3
A402



ELEVATION N-E AT SOUTH SERVICE ROAD 5
1:400 A402



East Elevation 2
1:400 A402



West Elevation 1
1:400 A402

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ELECTRICAL

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T: 416.947.9744

CLIENT
District Developments
1-50 Wingo Avenue, Toronto, ON, Canada M8B 1P5
416-628-9038

DISTRIKT

OAKVILLE

590 Argus Road, Oakville, ON, Canada

SEAL

EAST & WEST ELEVATIONS

Author Checker
DRAWN BY CHECKED BY

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PROJ NO SCALE FORMAT PLOT DATE

A402

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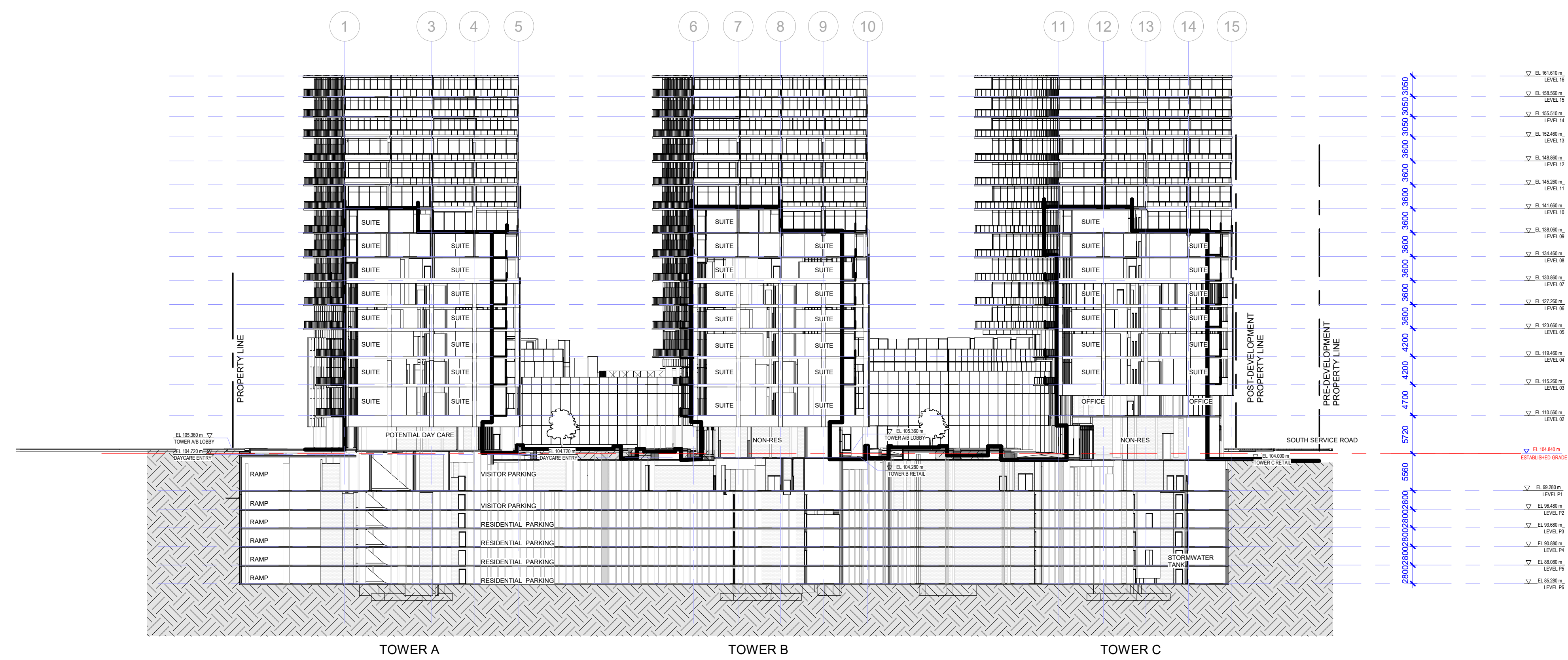
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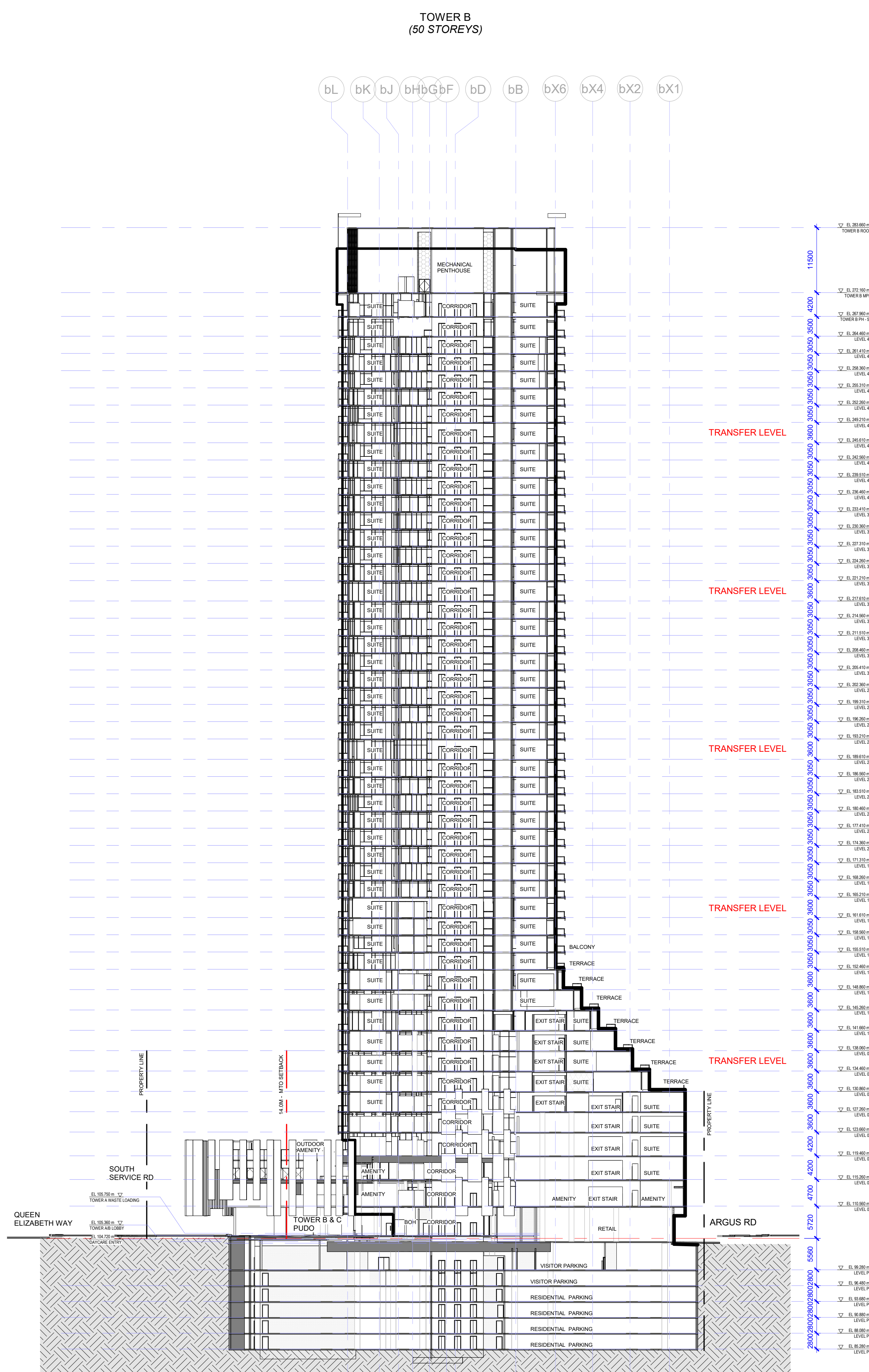
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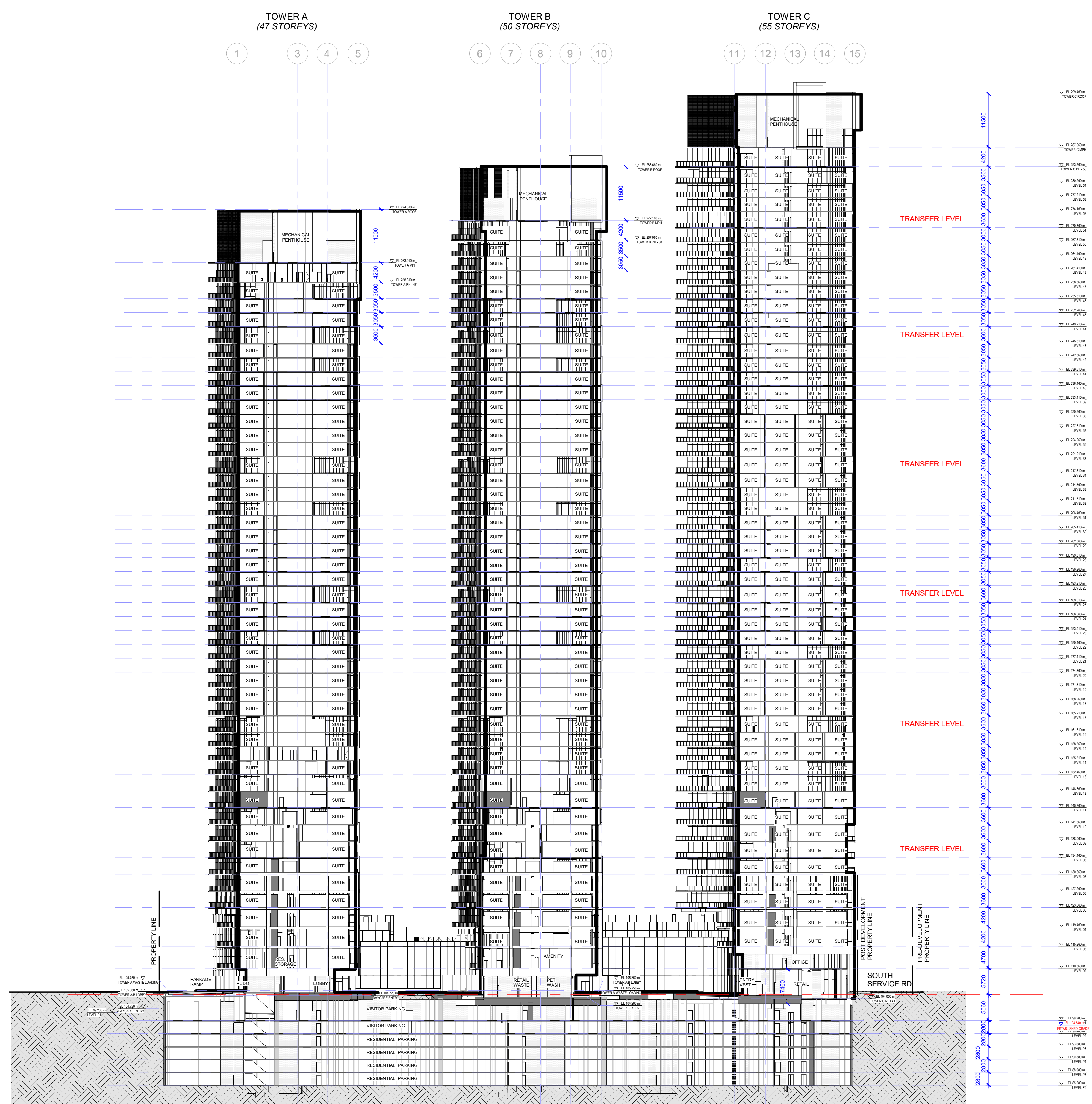
| NO. | DATE | ISSUED FOR: |
|-----|------------|-------------------------------------|
| 1 | 2023-03-20 | ISSUED FOR OPAZ/BA |
| 2 | 2023-08-28 | ISSUED FOR COORDINATION PRICING |
| 3 | 2024-03-20 | ISSUED FOR OPAZ/BA - 2ND SUBMISSION |
| 4 | 2024-10-04 | ISSUED FOR OAKVILLE TOC DEVELOPMENT |



E-W SECTION @ PODIUM 4
1:450 A501

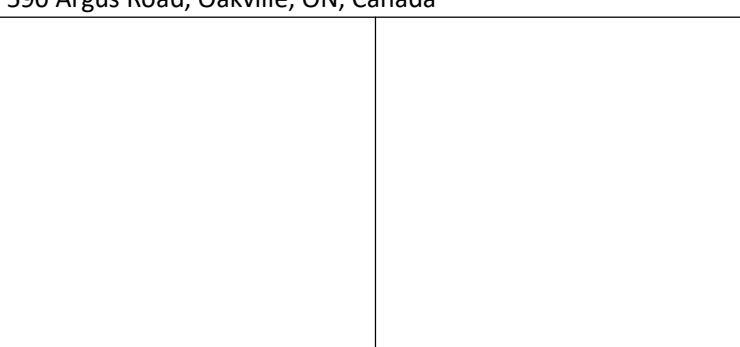


SECTION @ BUILDING B AT ARGUS RD 2
1:450 A501



E-W SECTION @ TOWERS 1
1:450 A501

| ARCHITECT | Teepie Architects Inc. |
|--|---|
| 5 Camden Street, Toronto, ON, Canada, M5V 1V2 T: 416.598.0554 | |
| STRUCTURAL | - |
| MECHANICAL | - |
| ELECTRICAL | - |
| LANDSCAPE | - |
| Public City Architecture Inc. | 11-650 Clifton Street, Winnipeg, MN, R3G 2X6 T: 204-476-9323 |
| CONTRACTOR | - |
| Trafalgar Engineering Limited | 1-481 Menden Road, Oakville, ON, L6K 2W6 T: 905.338.3368 |
| TRAFFIC | - |
| BA Consulting Group Limited | 390-45 St. Clair Avenue West, Toronto, ON, M5V 1K9 T: 416.967.1110 |
| SOLID WASTE MANAGEMENT | - |
| R.J. Burnside & Associates Limited | 1465 Pickering Parkway, Pickering, ON, L1V 7G7 T: 1.800.285.9652 |
| PLANNING | - |
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BUILDING SECTIONS

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