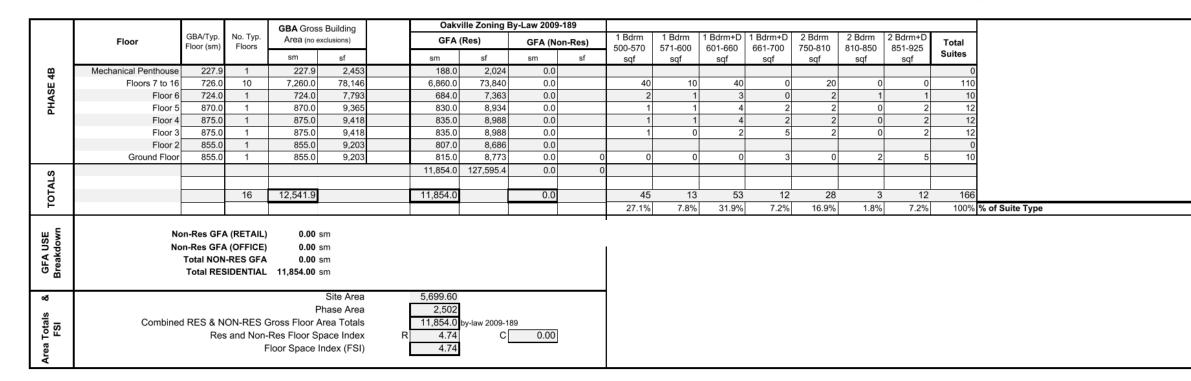
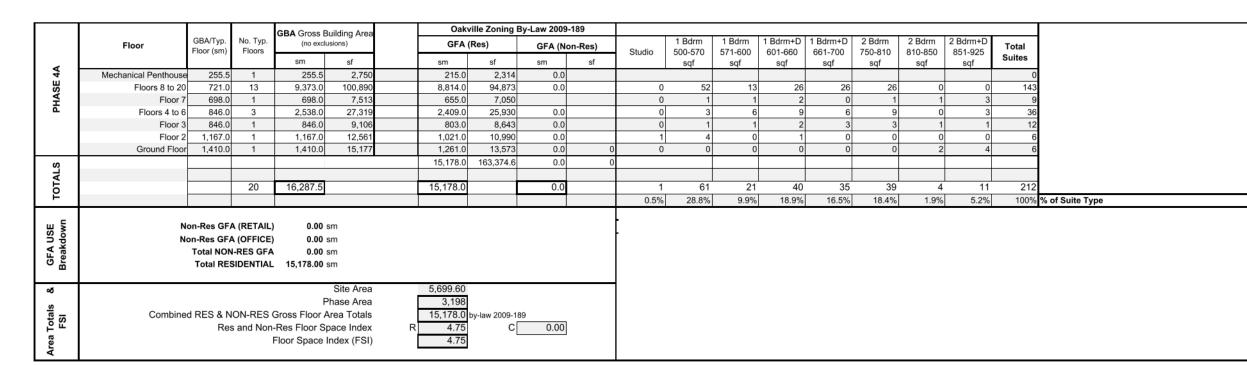
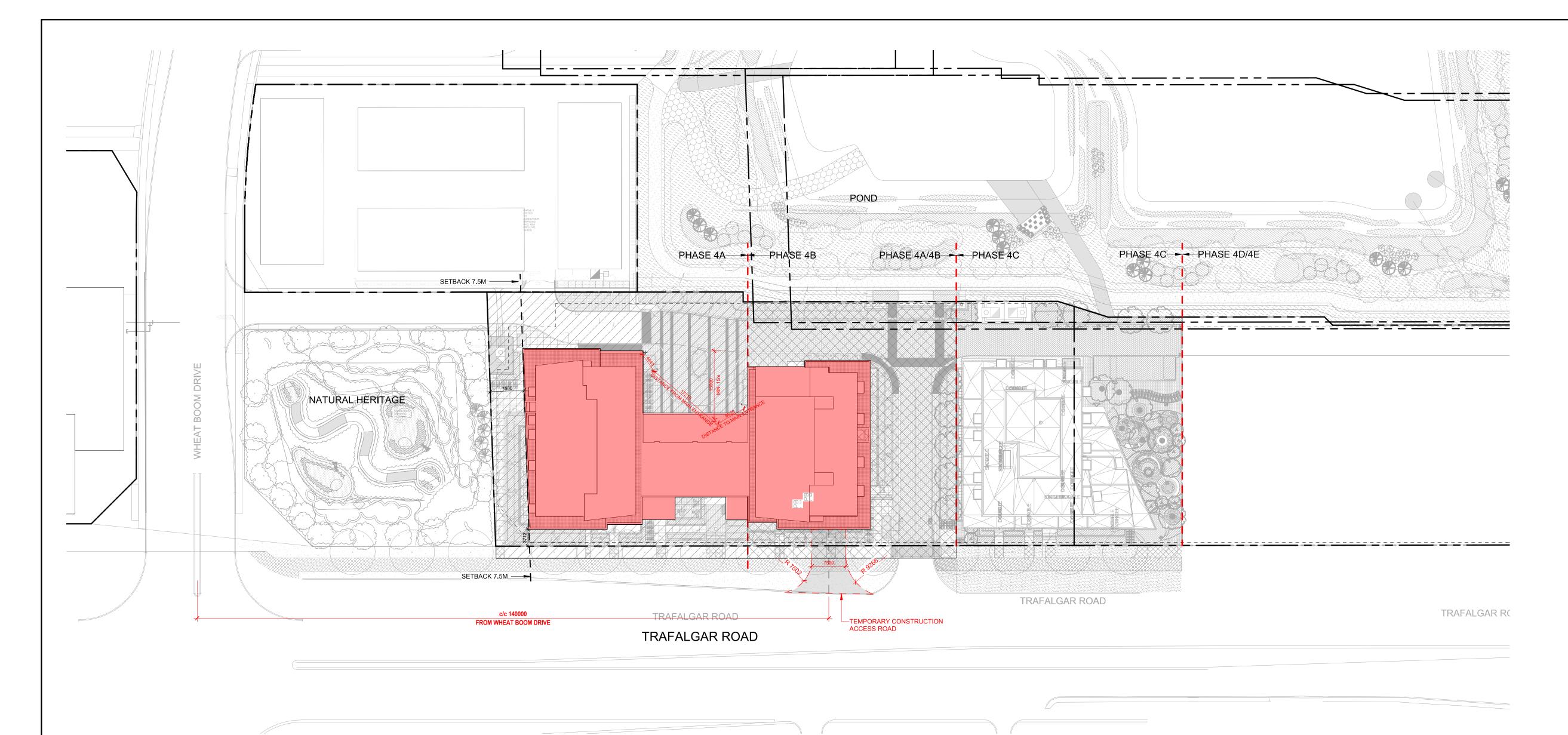
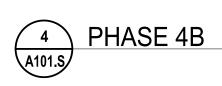
	BUILDING No. Typ. Floors	GBA Gross Building Area			Oakville Zoning By-Law 2009-189											
			(no exc	clusions)		GFA	(Res)	GFA (Non-Res)			1 Bdrm 500	1 Bdrm 571-	1 Bdrm+D	1 Bdrm+D	2 Bdrm 750-	2 Bdrm 810-
		Floors	sm	sf		sm	sf	sm	sf	Studio	570 sqf			661-700 sqf		850 sqf
	Phase 4A	20	16,287.5	175,317		15,178.0	163,375	0	(0	1 61	21	40	35	39	4
	Phase 4B	16	12,541.9	135,000		11,854.0	127,595	0	(0	0 45	13	53	12	28	3
s			28,829.4	310,317		27,032.0	290,970	0.0	(0	1 106	34	93	47	67	7
TOTALS										4.3%	6 28.0%	9.0%	24.6%	12.4%	17.7%	1.9%
5	Parking Level 1	1	5,173.0	55,682		855.9	9,212									
-	Parking Level 2	1	5,173.0	55,682		471.9	5,079									
	Parking Level 3	1	5,173.0	55,682		513.0	5,522									
			15,519.0	111,363.4		1,840.7	14,291.7									
=					0.00	0.00										
GFA USE Breakdown	Non-Res GFA (RETAIL) Non-Res GFA (OFFICE)				0.00				Number of Barrier Free Suites							
akd L					-RES GFA	0.00						Studio	1B	2B		
GFA šreak					BIDENTIAL	27,032.00				Required		0	42	15		
ш						_,				Provided		0	50	29		
& FSI	Site Area 5.699					5,699.60				1		Ţ				
		Phase 4a Area 3,19														
					2,502											
als	Combined R	Combined RES & NON-RES Gross Floor Area Totals				27,032.0	by-law 2009-189									
Totals		Res and Non-Res Floor Space Index R				4.74	C	0.00								
Area 1	Combine	Combined Floor Space Index for all phases (FSI)				4.74										
a																

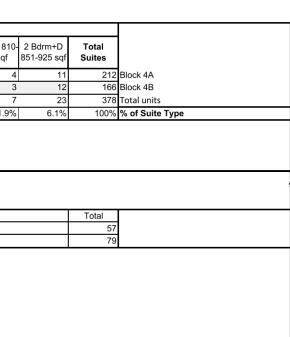






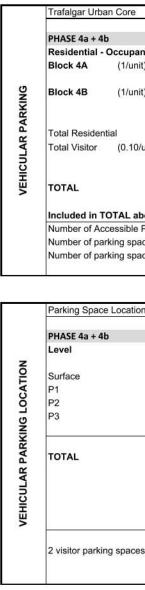
3 PHASE 4A

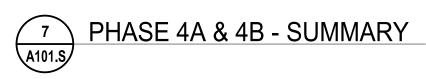




8 PHASE 4A & 4B - TOTALS A101.S SCALE: 1:1

Municipal Address:	3075 Trafalgar Road
Lot Area	5,699.60
Zoning Bylaw 2009-189	TUC
Zoning Bylaw 2018-151	TUC - Block F
Average Grade:	
Phase 4A	170.900
Phase 4B	170.900
Building Height (Storeys): (excl. Mech Penthouse) - Block 4A	20
Building Height (Storeys): (excl. Mech Penthouse) - Block 4B	16
Building Height above Average Grade (Meters):	
(Incl. Mech Penthouse)	
Block 4A	67.839
Block 4B	56.089
	(sm)
GFA - Residential Uses	27,032
GFA - Non-Residential Uses	0
By-Law 2009-189 / 2018-151, Total GFA	27,032
GBA	28,829
Floor Space Index (FSI)	4.74
Number of Residential Suites	378
Number of Residential Suites	
Min. Residential Interior Amenity Space Required	(sm) 0.00
Total Residential Interior Amenity Space Provided	650.60
Total Residential Intendi Amenity Space Provided	050.00
Vehicular Parking Total Required	416
Vehicular Parking Total Provided	420
	100100 <i>0</i> .00
Bicycle Parking Total Required	200
Bicycle Parking Total Provided	200
Total Loading Spaces Required	0
Total Loading Spaces Required	1 'type 3 - front







1 Context Plan A101.S SCALE: 1:500

HASE 4a + 4	an Core		Required	Provided		
TRAJE 4d T 4	6					PHASE
esidential -						Reside
lock 4A	(1/unit)	1 x 212	212	215		Visitor
lock 4B	(1/unit)	1 x 166	166	168	SNI	
otal Residen	tial		378	383	PARK	ΤΟΤΑΙ
otal Visitor	(0.10/unit)	0.10 x 378	38	40	BICYCLE PARKING	
OTAL			416	423	BIC	
	OTAL above:				5.	
	cessible Parking Spaces =			6	-	
	rking spaces dedicated for p		0	0		Chang
lumber of pa	rking spaces with EVSE (10	% of parking spaces provi	ded) 43	43		Total N
arking Space	e Location				٦	
	15					
HASE 4a + 4	RESIDEN	TIAL		TOTAL		
evel		Visitor		TOTAL		
urface	0 0	0		0		
	89	40		129		
1	146	0		146		
1 2		0				
1 2 3	148	0		148		
2	383	0		423	_	
2 3	10074.48 (14994)	900.1 9204.0		20036	_	
2 3	10074.48 (14994)	900.1 9204.0	C	20036	-	

Residents Bikes Visitor bikes	150 50	150 50
TOTAL	200	200
Change & Shower facility per gender required	N/A	N/A

Required	Provided		Loading Spaces	R
			PHASE 4a + 4b	
150	150		Block 4A	
50	50		Block 4B	
200	200	LOADING / GARBAGE	TOTAL Garbage Room Size	
		ĭĭ	PHASE 4a + 4b	
		P P	Block 4A	
		P	Block 4B	
		-	*Area requirement based on Halton guidelines	
N/A	N/A			
			1	



2 Phase 4 - Key Plan

Required	Provided
0	1 'type 3 - front end'
0	0
0	1 'type 3 - front end'
69	77
	77 sm
52	104 sm

Plans and drawings approved pursuant to the Planning Act. Planning Services Department

Description Date REVISION RECORD

2023-04-17	RE-ISSUED FOR SITE PLAN APPROVAL				
2023-01-23	RE-ISSUED FOR SITE PLAN APPROVAL				
2022-12-01	RE-ISSUED FOR SITE PLAN APPROVAL				
2022-04-11	RE-ISSUED FOR SITE PLAN APPROVAL				
2022-03-25	RE-ISSUED FOR SITE PLAN APPROVAL				
2021-12-01	RE-ISSUED FOR SITE PLAN APPROVAL				
2021-04-12	RE-ISSUED FOR SITE PLAN APPROVAL				
2020-10-16	ISSUED FOR SITE PLAN APPROVAL				
ISSUE RECORD					

PROJECT NORTH



Quadrangle Architects Limited The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8 t 416 598 1240 www.bdpquadrangle.com Oakvillage Phase 4A & 4B 3071 & 3079 Trafalgar Rd

for MC Oakville LP

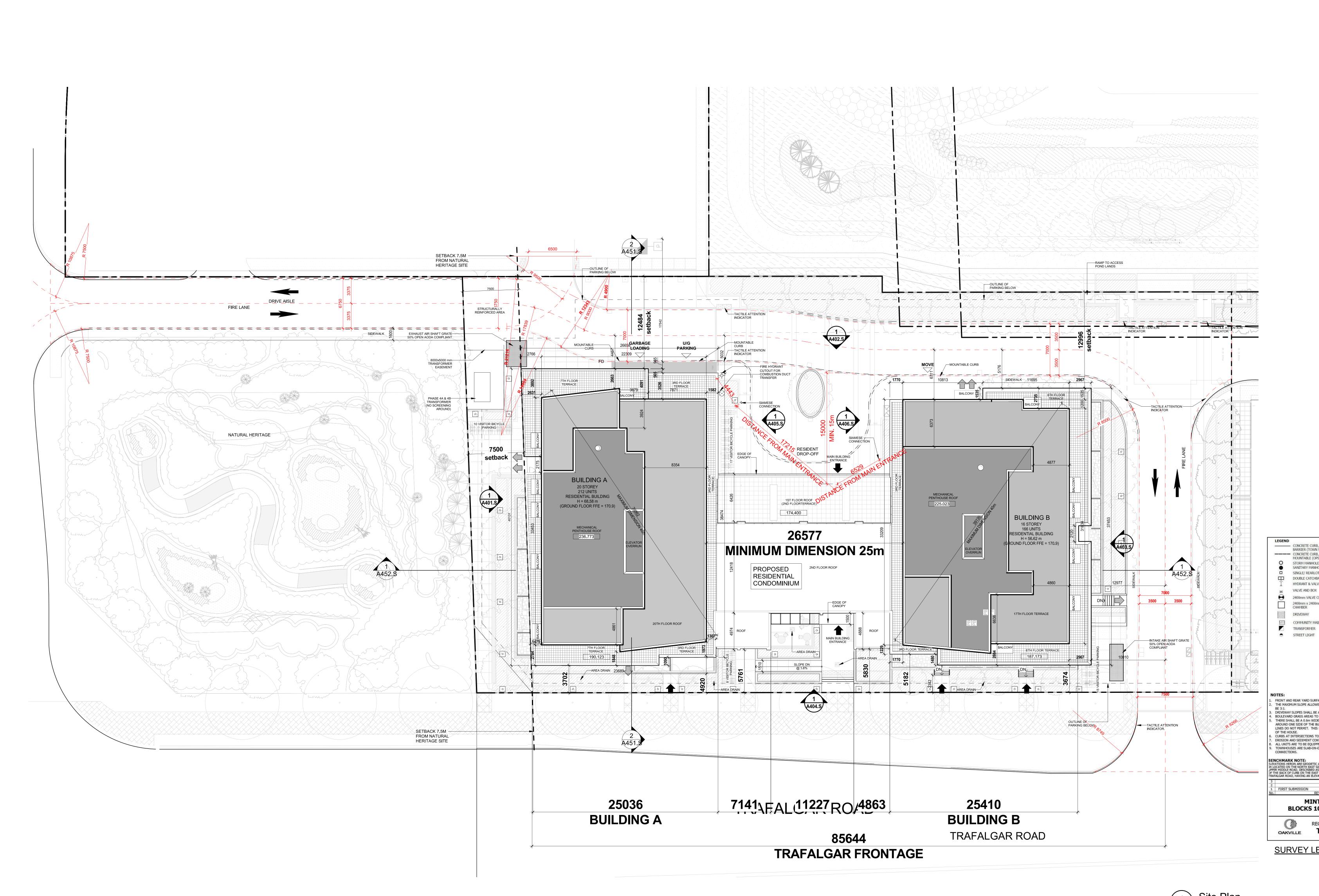
20008 As indicated FA JS

Context Plan and Statistics



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1 Site Plan A102.S SCALE: 1 : 200 TRAFALGAR FRONTAGE

 TRAFLAGAR FRONTAGE

 AS PER PART 8, SPECIAL PROVISIONS - SECTION 8.65.1.(J) OF THE TOWN OF OAKVILLE BY-LAW N

 A MINIMUM OF 70% OF THE FRONT LOT LINE LENGTH AND FLANKAGE LOT LINE LENGTH MUST BE

 BUILDING(S) WITHIN THE AREA DEFINED BY THE MINIMUM AND MAXIMUM FRONT AND FLANKAGE

 PROJECTIONS AND INDENTATIONS, AND EXCLUDING DAYLIGHT TRIANGLES.

 TRAFALGAR

 FRONTAGE
 = 85.644 m

 REQUIRED
 = 59.95 m
 (70%)

 PROVIDED
 = 24.878m (BUILDING A) + 25.240m (BUILDING B) + 7.298m + 4.863m (NEIGHBC)

	SITE PLAN LEGEND
	LINE OF UNDER GROUND GARAGE BELOW
	MAIN BUILDING ENTRANCE
	EXIT VEHICLE / LOADING
	MANHOLE COVER
	EXISTING LIGHT
	/ \ / \ / \ / \ / \ BARRIER FREE PARKING SPACES
	F.F.E. FINISH FLOOR ELEVATION
	EXISTING ELEVATION
	00000 TOP OF ROOF
	Plans and drawings approved
	pursuant to the Planning Act. Planning Services Department
	26-June-2023
	Fown of Oakville Date Description
JRB, TWO-STAGE 111111 MAXIMUM 3:1 SLOPE WN STD. 6-1) 249.76 EXISTING CONTOUR JRB, AND ELEVATION AND ELEVATION JOLE +240.71 PROPOSED ELEVATION WHOIF +240.71 PROPOSED TOP OF CURB	REVISION RECORD
INHOLE +240.71TC PROPOSED TOP OF CURB RLOT CATCHBASIN +240.71G ELEVATION YALVE (240.71) FUTURE ELEVATION OX +169.99 EXISTING ELEVATION	
VE CHAMBER [255.42] MINIMUM USF 00mm VALVE REGINEERED FILL LOT PROP. OVERLAND FLOW DIRECTION	2023-04-17 RE-ISSUED FOR SITE PLAN
MAILBOX R T	APPROVAL 2023-01-23 RE-ISSUED FOR SITE PLAN APPROVAL
	2022-12-01 RE-ISSUED FOR SITE PLAN APPROVAL 2022-04-11 RE-ISSUED FOR SITE PLAN APPROVAL
	2022-03-25 RE-ISSUED FOR SITE PLAN APPROVAL 2021-12-01 RE-ISSUED FOR SITE PLAN
JRFACES SHALL HAVE A MINIMUM SLOPE OF 2%. OWED ON ANY YARD SURFACE SIDE, FRONT AND REAR SHALL BE A MINIMUM OF 1% TO A MAXIMUM OF 7%. TO HAVE MAXIMUM 4% SLOPE.	2021-04-12 RE-ISSUED FOR SITE PLAN APPROVAL
VIDE PATH AT A 2% SLOPE AWAY FROM THE FOUNDATION E BUILDING, EXCEPT WHERE SIDE YARD SETBACKS FROM LOT HIS FLAT AREA ALLOWS FOR A WALKWAY TO ACCESS THE REAR 5 TO FOLLOW OPSD 310.033. CONTROL MEASURES TO BE IMPLEMENTED PER DWG. 601. JIPPED WITH PRESSURE REDUCING VALVES.	2020-10-16 ISSUED FOR SITE PLAN APPROVAL ISSUE RECORD
DN-GRADE AND DO NOT REQUIRE STORM SERVICE TIC AND ARE REFERRED THE TOWN OF OAKVILLE BENCHMARK No. IT SIDE OF 7TH LINE ROAD, MIDWAY BETWEEN HIGHWAY No. 5 AND D AS A CONCRETE MONUMENT WITH A BRASS CAP 4.6 METRES EAST	ASSO-
D AS A CONCRETE MONUMENT WITH A BRASS CAP 4.6 METRES EAST AST SIDE OF TRAFALGAR ROAD, OPPOSITE BUILDING No. 2274 LEVATION OF 162.917 METRES. MAY XX, 2019 T.L. REVISION DATE BY	OTARCHITECTS Z
NTO COMMUNITIES 10 & 11, PLAN 20M-1211	PROJECT NORTH
TOWN OF OAKVILLE	
<u>ENGEND AND NOTES</u>	BDP. Quadrangle
	Quadrangle Architects Limited The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8 t 416 598 1240 www.bdpquadrangle.com
W NUMBER 2018-151. F BE OCCUPIED BY A AGE YARD, INCLUSIVE OF	Oakvillage Phase 4A & 4B 3071 & 3079 Trafalgar Rd
	^{for} MC Oakville LP
HBOURHOOD NEST FRONT FACADE)	20008 As indicated TA JS
	PROJECT SCALE DRAWN REVIEWED Site Plan
	A102.S
	Note: This drawing is the property of the Architect and may not be reproduced or
	used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.