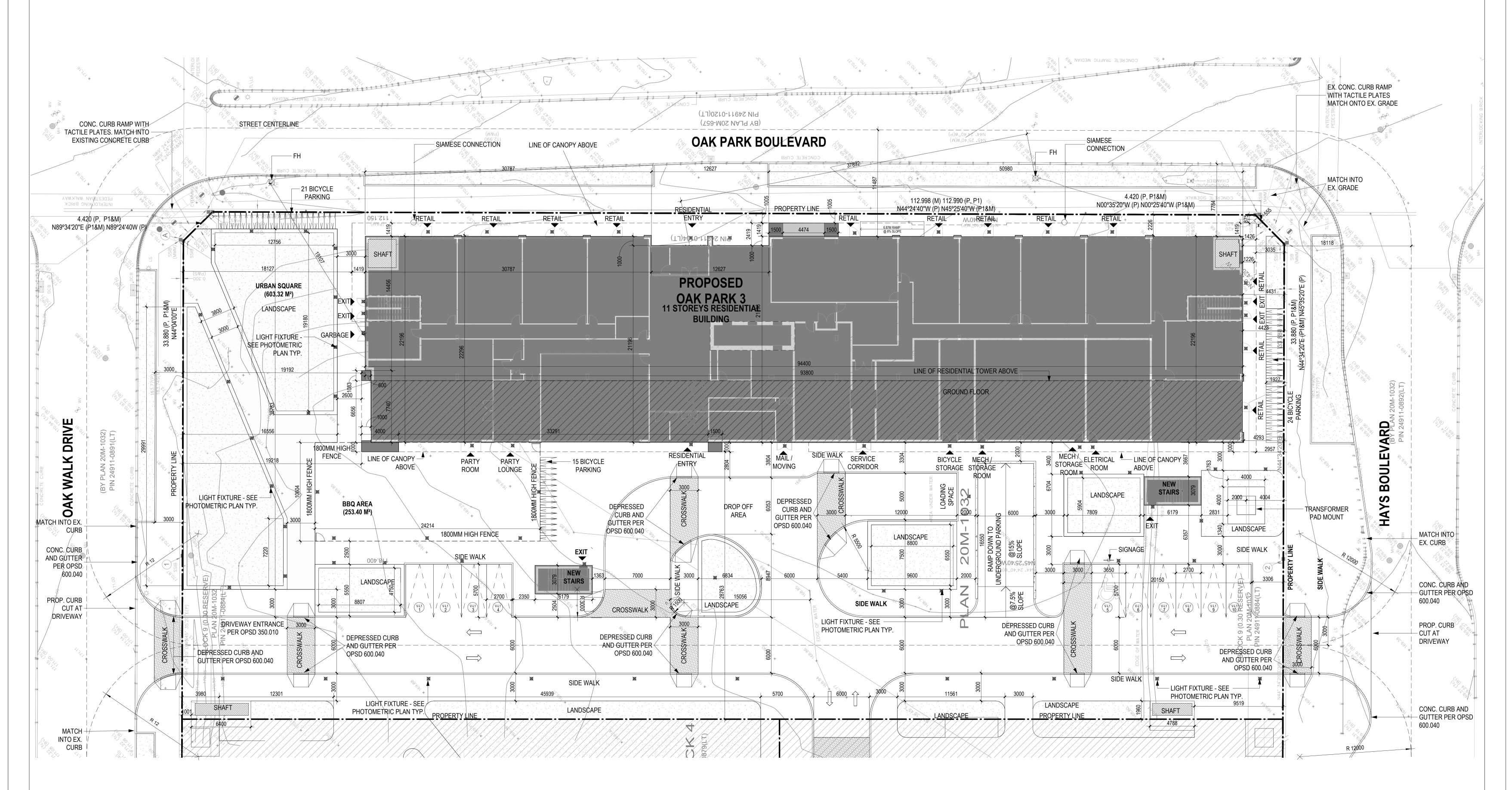




7 CONTEXT PLAN

A-1.2 N/A





OP 3 STATISTICS

OAK PARK 3

UNIT STATISTICS AREA STATISTICS - GFA AMENITY STATISTICS

OAK PARK 3

UNII	STATISTIC	<i>,</i> 0	AKEA STATIST	ICS - GFA	AWEN	11 31A	1101100
UNIT TYPE A (1 BD)	45.54 M ²	N° UNITS	GROUND FLOOR AREA	2,129.06 M ² 22,633 SF	GROUND FLO	.OOR 552.49 M² 5,947 SF	
B (1 BD + 1)	490 SF 48.30 M ²	50					
C (2 BD)	520 SF 65.74 M²	40					
D (1 BD + 1)	708 SF 48.30 M²	36	TYPE	14,901.31 M²	DECK ANI BALCONIE	DECK AND	
BARRIER FREE E (2 BD)	520 SF 71.38 M²	04	FLOOR AREA (TOTAL)	160,396 SF	S. ILOOMIL	-	26,717 SF
⊏ (7 RD)	768 SF		TOTAL GFA:	17,030.37 M²	TOTAL:	3 034	.60 M² (14.05 M²/UNIT)
	101	AL. 200	TOTAL GLA.	183,313 SF	TOTAL.		664 SF (151 SF /UNIT)
			MU4 ZONE S	TANDARDS			
		STATISTIC		RE	QUIRED	PF	ROPOSED
MINIMUM STORE	YS			8	STOREYS	1	1 STOREYS
MAXIMUM STORE				12	STOREYS	1	1 STOREYS
MAXIMUM HEIGH	ľ			DINTTED HO	43.0 M		40.26 M
			OAK PARK 3 - PE	ERMITTED US	ES		
		STATISTIC	;		PROPOSE		ROPOSED
PERMITTED USES • APARTMENT	S:					OP3 – MI	KED USE BUILDING
ADDITIONAL PER							-
,			ON WALL WITH AN APARTMEN	IT DWELLING OR MIXE	D USE BUILDINGS	MIXED	USE BUILDING
R) IOMNHOUSE [JWELLINGS ON L	ANDS SHOWN	ON FIGURE 15.38.1	MEDDA! "A'	NO.		
			OAK PARK 3 - ZO				
		STATISTIC	;	RE	QUIRED		ROPOSED
A) MINIMUM YARI	ABUTTING ANY	PUBLIC ROAD			1.0 M	HAYS	RK BLVD. = 1.00 M BLVD. = 4.29 M .K DRIVE = 19.19 M
B) MAXIMUM YARD ABUTTING ANY PUBLIC ROAD (AS SHOWN ON FIGURE 15.38.1, ONLY OP3)					BLVD. = 50.0 M K BLVD. = 31.0 M K DRIVE = 61.0 M	HAYS OAK WAI	RK BLVD. = 1.00 M BLVD. = 4.29 M LK DRIVE = 19.19 M YARD = 28.76 M
C) MINIMUM SETE	BACKS BELOW G	RADE			0.0 M		0.85 M
D) MINIMUM HEIG	HT OF THE FIRST	Γ STOREY			4.0 M		4.6 M
E) MINIMUM HEIG PERMITTED BY S			FOR A TOWNHOUSE DWELLIN AW.	NG SHALI	L NOT APPLY		-
		RT OF A BUILDING CONTAININ REATIONAL SPACE.	IG	2		11	
G) MINIMUM HEIG LINE (GREATER T BOULEVARD) ON	HAN OR EQUAL 1	I THE BLACK BOUNDARY S OF OAK PARK		23 M		40.26 M	
			E PROHIBITION OF DWELLING HOWN ON FIGURE 15.38.1	UNITS ON A FIRST ST	OREY, SHALL NOT AP	PLY ON LAN	DS WHERE
			WNING, CANOPY OR SIMILAR SSORY TO A RESTAURANT		HE APPLICABLE OT LINE		55 M FROM HE LOT LINE
J) MAXIMUM ALLOWABLE PROJECTION FOR STAIRS, PORCHES, BALCONIES, AT-GRADE TERRACES, CORNICES, PILASTERS, OR BAY WINDOWS WITH OR WITHOUT A FOUNDATION					FROM THE FRONT IKAGE LOT LINE		0.55 M
K) BALCONIES AF	RE PERMITTED IN	ANY YARD AN	ID THE MAXIMUM ALLOWABLE	PROJECTION SHALL	NOT APPLY		
L - MAXIMUM NET FLOOR AREA FOR A PREMISES OCCUPIED BY A USE SUBJECT TO FOOTNOTE 7 OF TABLE 8.2					500 M² K ADDITIONAL NS FOR BLOCK 1)		333.19 M² * TAIL STORE)
M) MINIMUM SETBACK FOR ROOFTOP MECHANIC MECHANICAL PENTHOUSE GREATER THAN 2.0 ME SCREENED BY AN EXTENSION OF THE BUILDING THE ROOF			METERS IN HEIGHT AND NOT	OF SCRE	AND SHALL BE ENED BY AN CTURAL FEATURE		4.0 M
CUMULATIVE MAX	XIMUM WIDTH OF	2, RELATED TO LOCATION OF BUILDING IN THE FIRST 9.0 ME TOWARD THE FRONT LOT LIN	ETERS OF DEPTH OF T		NO OFFIC	E USE PROPOSED	
O) FOR THE PURPOSES OF FOOTNOTE 6 OF TABLE 8.2 AND SECTION 15.38.2(N), COM SPACE, AND OTHER PERMITTED ANCILLARY RESIDENTIAL USES ON THE FIRST STOR THE 80% BUILDING WIDTH MEASUREMENT LIMITATION CALCULATION REQUIRED IN SWALL PROPORTION IS SUBJECT TO THE 80% WIDTH CALCULATION FOR THE WIDTH OF					FBE INCLUDED IN NLY THE MAIN	P	SIDENTIAL UNITS PROPOSED ROUND FLOOR
P) FOOTNOTE 3 C APPLY TO TOWN			E PROHIBITION OF DWELLING	UNITS ON A FIRST ST	OREY, SHALL NOT	PR	DENTIAL UNITS OPOSED ON DUND FLOOR
* MINOR VAR	IANCE REQU	IRED					
	0	AK PARI	K 3 - ADDITIONAL	PROVISIONS	FOR BLOCK	1	
	J	, ar i Aidi	TO ADDITIONAL	. 10 100010	. OK DESOK	•	

	O) FOR THE PURPOSES OF FOOTNOTE 6 OF TABLE 8.2 AND SECTION 15.38.2(N), COMMON ENTRANCEWAYS, LOBB' SPACE, AND OTHER PERMITTED ANCILLARY RESIDENTIAL USES ON THE FIRST STOREY SHALL OT BE INCLUDED THE 80% BUILDING WIDTH MEASUREMENT LIMITATION CALCULATION REQUIRED IN SECTION 8.8. ONLY THE MAIN WALL PROPORTION IS SUBJECT TO THE 80% WIDTH CALCULATION FOR THE WIDTH OF THE BUILDING							
P) FOOTNOTE 3 OF TABLE 8.2, RELATING TO THE PROHIBITION OF DWELLING APPLY TO TOWNHOUSE DWELLINGS	NG UNITS (ON A FIRST STOREY, SHALL NO	PRO	IDENTIA DPOSED DUND FL	ON			
* MINOR VARIANCE REQUIRED	DDO	//OLONG FOR RI O	01/.4					
OAK PARK 3 - ADDITIONAL STATISTIC	L PRO	VISIONS FOR BLO		OPOS	FD			
A) THE LOT LINE ABUTTING OAK PARK BOULEVARD SHALL BE DEEMED TO	BE THE FR	-	FIX	01 00				
B) MAXIMUM YARD ABUTTING ANY PUBLIC ROAD		3.0 M AND SHALL ONLY APP TO THE FIRST 12.0 M IN HEIGHT	OAK PARK BLVD. = 1 HAYS BLVD. = 4.2 OAK WALK DRIVE = 1		4.29			
C) AN URBAN SQUARE, MEASURING NO LESS THAN 300M², IS REQUIRED WIFLANKAGE YARD.	300.0 M²	603.32 M²						
D) MAXIMUM YARD ABUTTING ANY PUBLIC ROAD WHERE AN URBAN SQUARE, MEASURING NO LESS THAN 300 SQUARE METERS, IS PROVIDED	SHALL NOT APPLY	-						
IN THAT YARD. E) MINIMUM SETBACK OF NON-RESIDENTIAL USES FROM HAYS BOULEVARD	4.0 M	4.29 M						
F) MINIMUM HEIGHT, EXCLUDING TOWNHOUSE DWELLINGS		22.0 M AND 8 STOREYS	40.26 M A	40.26 M AND 11 STORE				
G) MAXIMUM HEIGHT (UPON EXECUTION OF A SECTION 37 AGREEMENT) FOR LANDS SHOWN ON FIGURE 15.38.1		43.0 M AND 12 STOREYS	40.26 M /	40.26 M AND 11 STORE				
H) MINIMUM HEIGHT OF A FIRST STOREY FOR NON-RESIDENTIAL USES		4.5 M		4.6 M				
I) USES SUBJECT TO FOOTNOTE 6 OF TABLE 8.2, RELATED TO LOCATION O CUMULATIVE MAXIMUM WIDTH OF 40% OF THE BUILDING IN THE FIRST 9.0 I MEASURED IN FROM THE MAIN WALL ORIENTED TOWARD THE FRONT LOT	METERS O		NO OFFIC	E USE P	ROP			
J) MINIMUM REQUIRED NET FLOOR AREA FOR RETAIL USES LOCATED ON THE FIRST STOREY.	1080.0 M²	833.19 M² *						
K) MINIMUM REQUIRED NET FLOOR AREA FOR RETAIL USES AT THE CORNI HAYS BOULEVARD AND OAK PARK BOULEVARD	ER OF	500.0 M²		561.64 M²				
L) NON-RESIDENTIAL UNITS LOCATED ON THE FIRST STOREY SHALL HAVE OUTDOOR COMMUNAL AMENITY AREA.	A MINIMUN	M OF ONE MAIN ENTRANCE OF	RIENTED TOWARDS	S A STRI	ET C			
M) MINIMUM PERCENTAGE OF GLAZING OF THE FIRST 4.5 M OF THE FIRST BUILDING WALL FOR NON-RESIDENTIAL USES ORIENTED TOWARD ANY FREDT LOT LINE AND FLANKAGE LOT LINE FOR EACH INDIVIDUAL BUILDING. (PER VARIANCE DECISION CAV A/069/2021)		75%	EAST FAC		81.1 86.6			
N) SECTION 15.38.2 (M) SHALL NOT APPLY								
* MINOR VARIANCE REQUIRED								
OAK PARK OP3 - GENER	RAL PA	ARKING PROVISIO	NS					
STATISTIC PARKING STALL DIMENSION	DEDDE	REQUIRED NDICULAR – 2.7M BY 5.7M	PERPENDICUL		M DV			
		RALLEL – 2.7 M BY 7.0 M	PARALLEL -					
BARRIER FREE STALL DIMENSIONS	TYPE A - 3.65 M BY 5.7 M TYPE B - 2.7 M BY 5.7 M			TYPE A - 3.65 M BY 5.7 TYPE B - 2.7 M BY 5.7				
DRIVE AISLE WIDTH	6.0 M 1 SPACES PER UNIT		6	6.0 M				
BICYCLE PARKING – APARTMENT		(25% FOR VISITOR)	TOTAL = 2 RESIDENTIAL					
	TOTA	L 238 UNITS X 1 = (238) R 238 UNITS X 0.25 = (60)	VISITOR =					
OAK PARK 3 - PA STATISTIC	RKING		DD	ODOS				
A) MINIMUM REQUIRED NUMBER OF PARKING SPACES REQUIRED FOR		REQUIRED DWELLING UNIT, INCLUSIVE	PK	OPOS	בט			
RESIDENTIAL USES	(V	OF VISITOR PARKING VISITOR 0.25 PER UNIT)	NIT)					
		238 UNITS X 1.3 = 309.4 (310) R 238 UNITS X 0.25 = (60)	RESIDEN [*]	1.3 TOTAL = 310 SPACE RESIDENTIAL = 250 SPACE VISITOR = 60 SPACE				
B) MAXIMUM REQUIRED NUMBER OF PARKING SPACES REQUIRED FOR RESIDENTIAL USES	(DWELLING UNIT, INCLUSIVE OF VISITOR PARKING 238 UNITS X 1.5 = (357)						
C) MINIMUM NUMBER OF PARKING SPACES FOR NON-RESIDENTIAL	1 PER 3	85M² OF COMMERCIAL NET						
USES	TOTAL 8	FLOOR AREA 333.19 M ² / 35 M ² = 23.77 (24)	NO AD	DITIONA	L NO			
D. MAYIMIM NILHIPPO OF BARIANIA COLORE	1 PER	20M ² OF COMMERCIAL NET	RESIDE PROVIDE	NTIAL P D. COVE	ARKII R BY			
D) MAXIMUM NUMBER OF PARKING SPACES FOR NON- RESIDENTIAL USES		FLOOR AREA 833.19 M² / 20 M² = 41.60 (42)	OU VIS	60 VISITOR SPACES				
E) VISITOR PARKING SPACES FOR RESIDENTIAL USES MAY BE COUNTED T PARKING SPACES FOR NON-RESIDENTIAL USES TO A MAXIMUM OF 0.25 PE				-				
F) VISITOR PARKING SPACES FOR RESIDENTIAL USES MAY BE PROVIDED I STRUCTURE, SURFACE PARKING AREA, OR ON A PRIVATE ROAD	N ANY COM	MBINATION OF A PARKING						
G) A SURFACE PARKING AREA SHALL NOT BE PERMITTED BETWEEN ANY B	ND A PUBLIC ROAD	NO PAR BUILDIN		STRE				
		20%	10 SURFACI	10 SURFACE PARKING S PROPOSED (3.22%				
H) MAXIMUM SURFACE PARKING AREA COVERAGE								
H) MAXIMUM SURFACE PARKING AREA COVERAGE OAK PARK 3 - PARKING I	PROVI	SIONS FOR BLOCK	(1					
·	PROVI	SIONS FOR BLOCK		OPOS	ED			
OAK PARK 3 - PARKING I STATISTIC A) MINIMUM REQUIRED NUMBER OF PARKING SPACES REQUIRED FOR	1.3 PER	REQUIRED DWELLING UNIT, INCLUSIVE OF VISITOR PARKING		OPOS	ED			
OAK PARK 3 - PARKING I	1.3 PER (V	REQUIRED DWELLING UNIT, INCLUSIVE	PR	1.3				
OAK PARK 3 - PARKING I STATISTIC A) MINIMUM REQUIRED NUMBER OF PARKING SPACES REQUIRED FOR	1.3 PER (V) TOTAL VISITOI 1.5 PER (V)	REQUIRED DWELLING UNIT, INCLUSIVE OF VISITOR PARKING ISITOR 0.25 PER UNIT) 238 UNITS X 1.3 = 309.4 (310)	PR	1.3 310 SPA L = 250 S	CES			
OAK PARK 3 - PARKING I STATISTIC A) MINIMUM REQUIRED NUMBER OF PARKING SPACES REQUIRED FOR RESIDENTIAL USES B) MAXIMUM REQUIRED NUMBER OF PARKING SPACES	1.3 PER (V) TOTAL VISITOR 1.5 PER (C) TOTAL 1% OF	REQUIRED DWELLING UNIT, INCLUSIVE DF VISITOR PARKING ISITOR 0.25 PER UNIT) 238 UNITS X 1.3 = 309.4 (310) R 238 UNITS X 0.25 = (60) DWELLING UNIT, INCLUSIVE DF VISITOR PARKING	TOTAL = RESIDENTIA VISITOR	1.3 310 SPA L = 250 S	ICES			

E) VENTILATION SHAFTS/HOUSING AND STAIRWAYS ASSOCIATED WITH AN UNDERGROUND PARKING GARAGE ARE NOT PERMITTED BETWEEN A BUILDING WALL AND THE FLANKAGE LOT LINE WHERE WALKWAYS ARE LOCATED.

B) HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION OF THE BUILDING.

TYP. RESIDENTIAL FLOOR PLAN

OAK PARK 3 - SPECIAL SITE PROVISIONS

A) ALL LANDS IDENTIFIED AS SUBJECT TO THIS SPECIAL PROVISION SHALL BE CONSIDERED TO BE ONE LOT FOR THE PURPOSES OF THIS BY-LAW

OAK PARK 3 - BONUSING PROVISIONS

IN ORDER TO PERMIT THE INCREASED PERMISSIONS CONTAINED IN THIS SPECIAL PROVISION, ZONING COMPLIANCE FOR HEIGHT AND STOREYS SHALL BE DEPENDENT UPON THE REGISTRATION ON TITLE OF AN AGREEMENT OR AGREEMENTS PURSUANT TO SECTION 37 OF THE PLANNING ACT. THE OWNER OF THE SUBJECT LANDS SHALL PROVIDE TO THE SATISFACTION OF THE TOWN THE FACILITIES, SERVICES, AND MATTERS IN THE FORM OF ONE OR MORE OF THE FOLLOWING:

A) CONTRIBUTIONS BY THE OWNER OF THE SUBJECT PROPERTY TO THE CORPORATION OF THE TOWN OF OAKVILLE TO BE USED FOR ELIGIBLE COMMUNITY BENEFITS IDENTIFIED IN THE OFFICIAL PLAN.

COMPLY

66 LOCKERS

72 LOCKERS

11 PER FLOOR (11 x 9 = 99 LOCKERS)

237 LOCKERS

USE ONLY LATEST REVISED DRAWINGS MARKED
AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS
AND CONDITIONS ON THE PROJECT AND REPORT ANY
DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE
CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED
WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE
RETURNED UPON COMPLETION OF THE PROJECT.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE

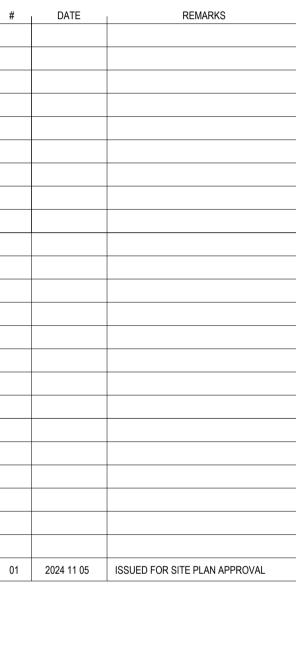
WITH THE LATEST ONTARIO BUILDING CODE.



59-5100 South Service Road

Burlington ON L7L 6A5





PROJECT TITLE

OAK PARK CENTER 3

90 OAK PARK BLVD, OAKVILLE ON
DRAWING TITLE

DRAWN BY

DS-TM

SCALE

As indicated

DATE

FEB 2024

CHECKED BY

PROJECT NUMBER

24-64

DRAWING NUMBER

A-1.1

2 SITE PLAN STATISTICS - OP3