



MARGARET DRIVE - RESIDENCES

**363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2**

ARCHITECT

CYNTHIA ZAHORUK ARCHITECT INC.
CYNTHIA ZAHORUK
3077 NEW STREET, SUITE 201
BURLINGTON, ON L7N 1M6
905-331-4480

CIVIL ENGINEER

R.J. BURNSIDE & ASSOCIATES LTD.
JAKOB MCGIHON
15 TOWNLINE
ORANGEVILLE, ON L9W 3R4
519-941-5331

STRUCTURAL ENGINEER

REINDERS + LAW
STEVE LAW
64 ONTARIO STREET N.
MILTON, ON L9T 2T1
905-457-1618

MECHANICAL ENGINEER

E&M CONSULTING ENGINEERS INC.
ERNEST KITHSIRI
6004 OSPREY BLVD.
MISSISSAUGA, ON L5N 8K1
289-426-3071

ELECTRICAL ENGINEER

E&M CONSULTING ENGINEERS INC.
ERNEST KITHSIRI
6004 OSPREY BLVD.
MISSISSAUGA, ON L5N 8K1
289-426-3071

LANDSCAPE ENGINEER

OMC - LANDSCAPE ARCHITECTURE
MARIANNE MOKRYCKE
270 SHERMAN AVENUE NORTH,
HAMILTON, ON L8L 6N4
905-681-7604

DRAWING LIST

SHEET #	SHEET NAME
A0.0	COVER SHEET, OBC MATRIX, CONSULTANTS, & DRAWINGS LIST
A0.1	PROPOSED SITE PLAN, BLDG. DATA, & DEVELOPMENT STATISTICS
A1.1	GROUND FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.1	SOUTH & NORTH ELEVATIONS
A2.2	EAST & WEST ELEVATIONS
A9.1	PERSPECTIVE VIEWS

Name of Project: MARGARET DRIVE RESIDENCES - HALTON			July 10-2024	
ONTARIO BUILDING CODE 2012			Building Code Ref.	
DATA MATRIX - PART 3				
References are to Division B unless noted (a) for Division A or (b) for Division C			<input checked="" type="checkbox"/> Part 3	
Project Description	3-Storey Building consists of 13 dwelling units with indoor and outdoor amenity areas.		1.1.2.(A).	
Major Occupancy(s)	Group C - Residential		3.1.2.1.(1).	
Superimposed Major Occupancy	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.2.7.	
Building Area (m²)	649 m ²		1.4.1.2.(A).	
Floor Area (m²)	Ground Floor	649.00 m ²		
	Second Floor	642.50 m ²		
	Third Floor	643.15 m ²		
	Total	1,934.65 m ²		
Building Height	3 Storey(s) above grade 0 Storey(s) below grade		1.4.1.2.(A) & 3.2.1.1.	
High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6.	
Number of Streets / Firefighter Access	1 Street - Margaret Street		3.2.2.10. & 3.2.5.	
Building Classification	3.2.2.46. Group C, up to 3 storeys, Increased Area		3.2.2.46.	
Sprinkler System	Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.2.46.	
	Proposed	<input type="checkbox"/> Entire Building <input checked="" type="checkbox"/> Selected Floor Areas (Waste Management Area & Tenants Storage) <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Basement <input type="checkbox"/> None	3.2.2.	
Standpipe System	Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9.1.	
Fire Alarm System	Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1.(2).	
	Proposed	<input checked="" type="checkbox"/> Single Stage <input type="checkbox"/> Two Stage <input type="checkbox"/> None		
Construction Type	Required	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.2.46.	
	Proposed	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both		
Occupant Load	Based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building		Calculations Per 3.1.17.1 (1)(b): 2 Persons per bedroom	
	Floor Level	Occupancy	# Persons	
	Ground Floor	C - Residential Units	22 Persons	Ground Floor: One - 5 bedroom Suite = 10 Persons Two - 3 bedroom Suites = 12 Persons
	Second Floor	C - Residential Units	38 Persons	Second Floor: One - 5 bedroom Suite = 10 Persons Two - 4 bedroom Suite = 16 Persons Two - 3 bedroom Suite = 12 Persons
	Third Floor	C - Residential Units	38 Persons	Third Floor: One - 5 bedroom Suite = 10 Persons Two - 4 bedroom Suite = 16 Persons Two - 3 bedroom Suite = 12 Persons
TOTAL		98 Persons		
Barrier-Free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (2 Dwelling units with their parking spaces are Barrier Free)		3.8.	
Barrier-Free Residential Units	Required	15% of 13 Units = 2 Units	3.8.2.1.(5).	
	Proposed	2 Units		
Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2. & 3.3.1.19.	
Required Fire Resistance Rating (F.R.R.)	F.R.R. of Horizontal Assemblies		Listed Design / Description	
	Floors	1 HR F.R.R.	Refer to Assembly Schedules 3.2.2.46.	
	Roof	1 HR F.R.R.	Refer to Assembly Schedules 3.2.2.46.	
	F.R.R. of Supporting Elements for		Listed Design / Description	
Floors	1 HR F.R.R.	Refer to Assembly Schedules 3.2.2.46.		
Roof	1 HR F.R.R.	Refer to Assembly Schedules 3.2.2.46.		
Fire Ratings & Separations	C - Residential			
	Exits	1 HR F.R.R.	Refer to Assembly Schedules 3.4.4.1.(1).	
	Elevator	1 HR F.R.R.	Refer to Assembly Schedules 3.5.3.1.(1).	
	Residential Suite	1 HR F.R.R.	Refer to Assembly Schedules 3.3.4.2.(1).	
	Public Corridor	1 HR F.R.R.	Refer to Assembly Schedules 3.3.4.2.(1).	
	Storage Rooms for Tenants	1 HR F.R.R.	Refer to Assembly Schedules 3.2.2.46. & 3.3.4.3.	
	Residential Amenity Space	Not Required	Refer to Assembly Schedules	
	Janitor Room	1 HR F.R.R.	Refer to Assembly Schedules 3.3.1.20.	
Travel Distance	Floor Level / Area	Maximum Permitted	Proposed	
	Ground Floor	30 m	10.15 m	
	Second Floor	30 m	10.61 m	
	Third Floor	30 m	10.61 m	
Sound Transmission Separating Dwelling Unit	Adjacent Space	Min. STC Rating	Proposed	
	Elevator or Refuse Chute	55	Refer to Assembly Schedules 5.8.1.2.(2).	
	Every Other Space	50	Refer to Assembly Schedules 5.8.1.2.(1).	
Plumbing Fixtures	Floor Level / Area	W.C.s Required	W.C.s Proposed	
	All Levels 3 & 4 Bedrooms Units	1 Per Dwelling Unit	1 Per Dwelling Unit	
	All Levels 5 Bedrooms Units	1 Per Dwelling Unit	2 Per Dwelling Unit	
Universal Washroom	Building Size	Minimum Required	Proposed	
	3 Storeys Building Ground floor only due to full residential suites on 2 nd & 3 rd floors. Refer to OBC Appendix 3.8.2.3.(2).	1	1 - Inside Amenity Area	
Exits	Exit From Floor Areas	Required	Proposed	
	All Floor Areas	2	2	
	Distance Between Exits	44.0 m diagonal / 2 = 22.0 m Use need not be more than 9.0 m.	20.0 m	

NOT FOR CONSTRUCTION



NOTE: THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

REVISIONS

No.	DESCRIPTION	DATE

DATE	ISSUED
22/05/2024	ISSUED FOR SPA
26/07/2024	ISSUED FOR SPA

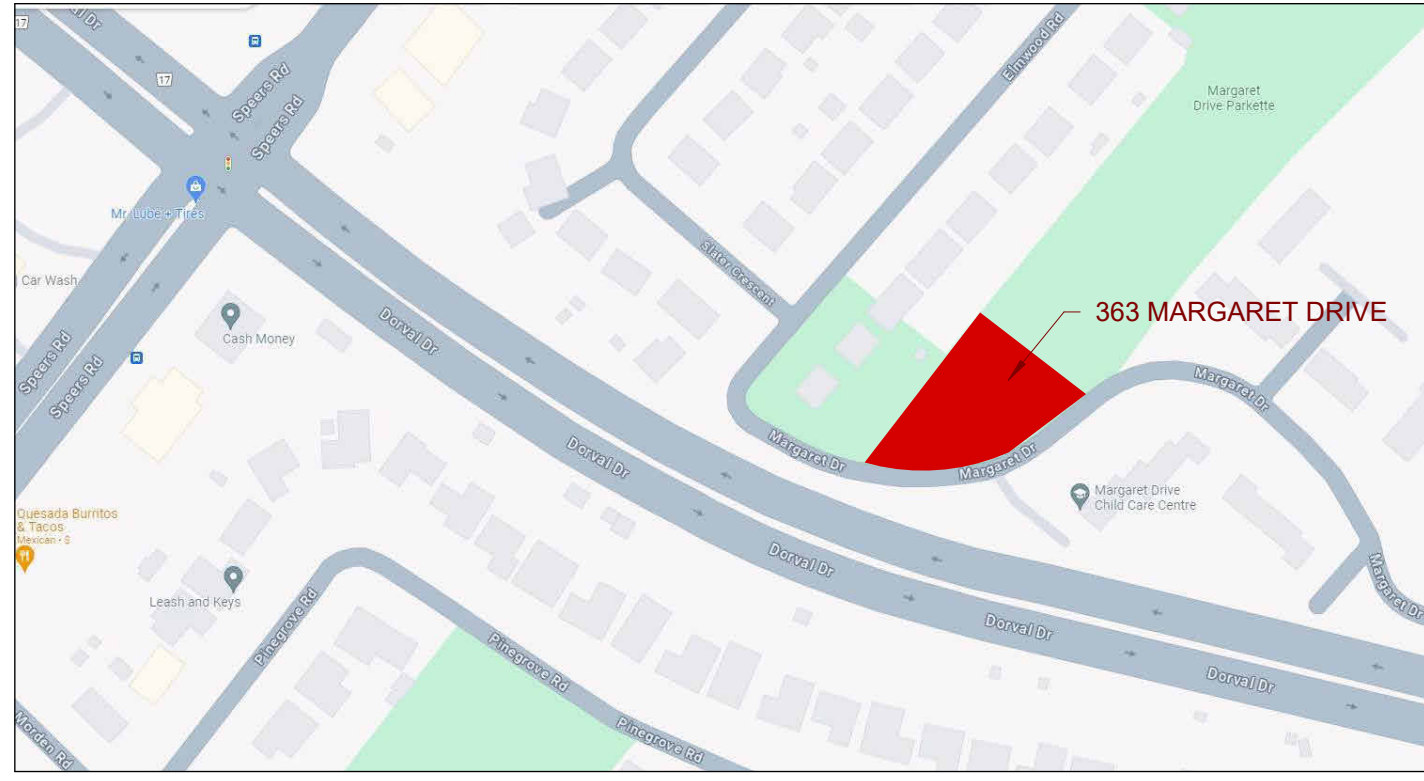
DRAWN BY: MBKA
SCALE: 1 : 10
PRINT DATE: 2024-08-01 10:23:28 AM



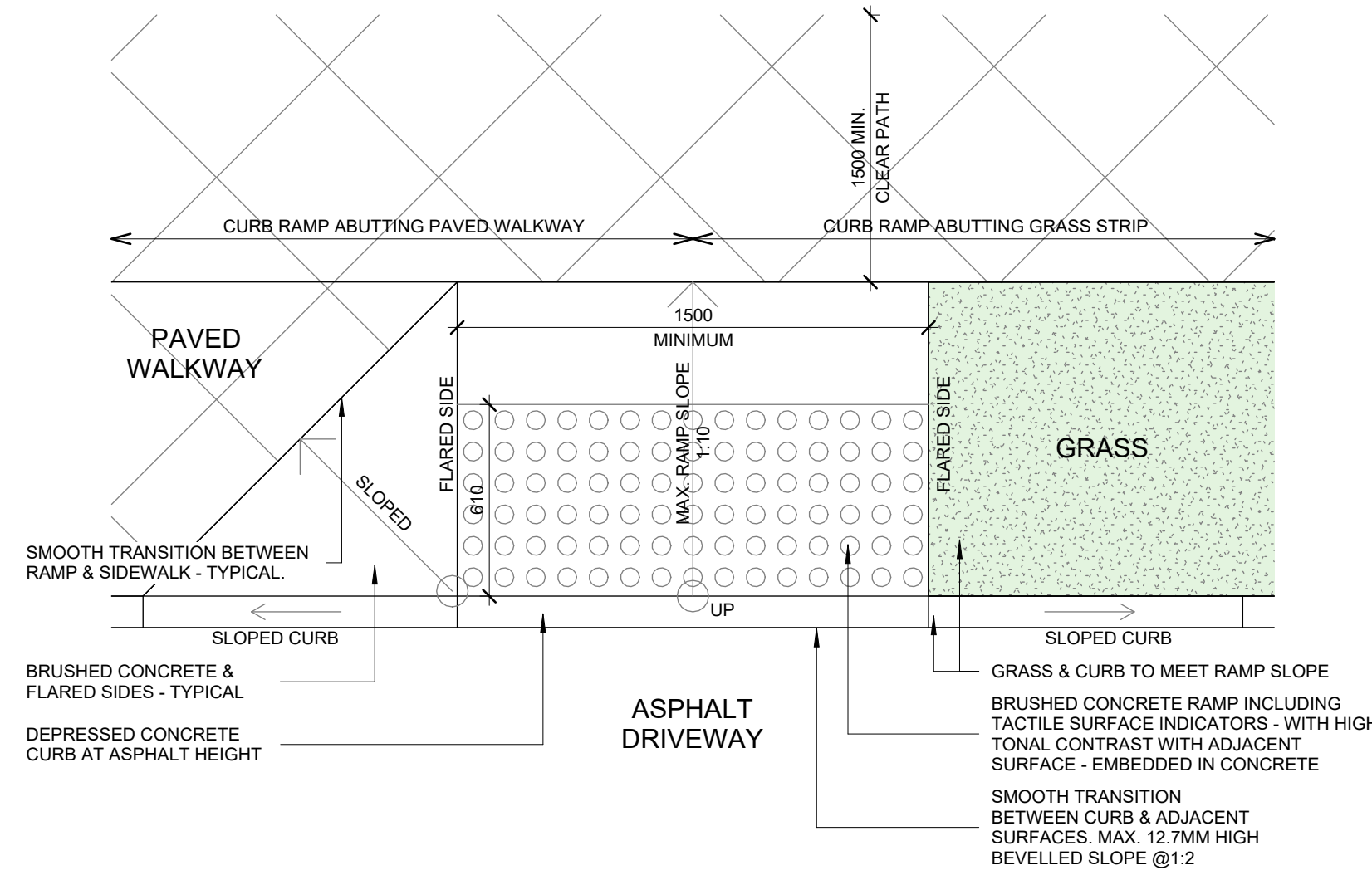
MARGARET DRIVE RESIDENCES
363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

COVER SHEET, OBC MATRIX, CONSULTANTS, & DRAWINGS LIST

A0.0



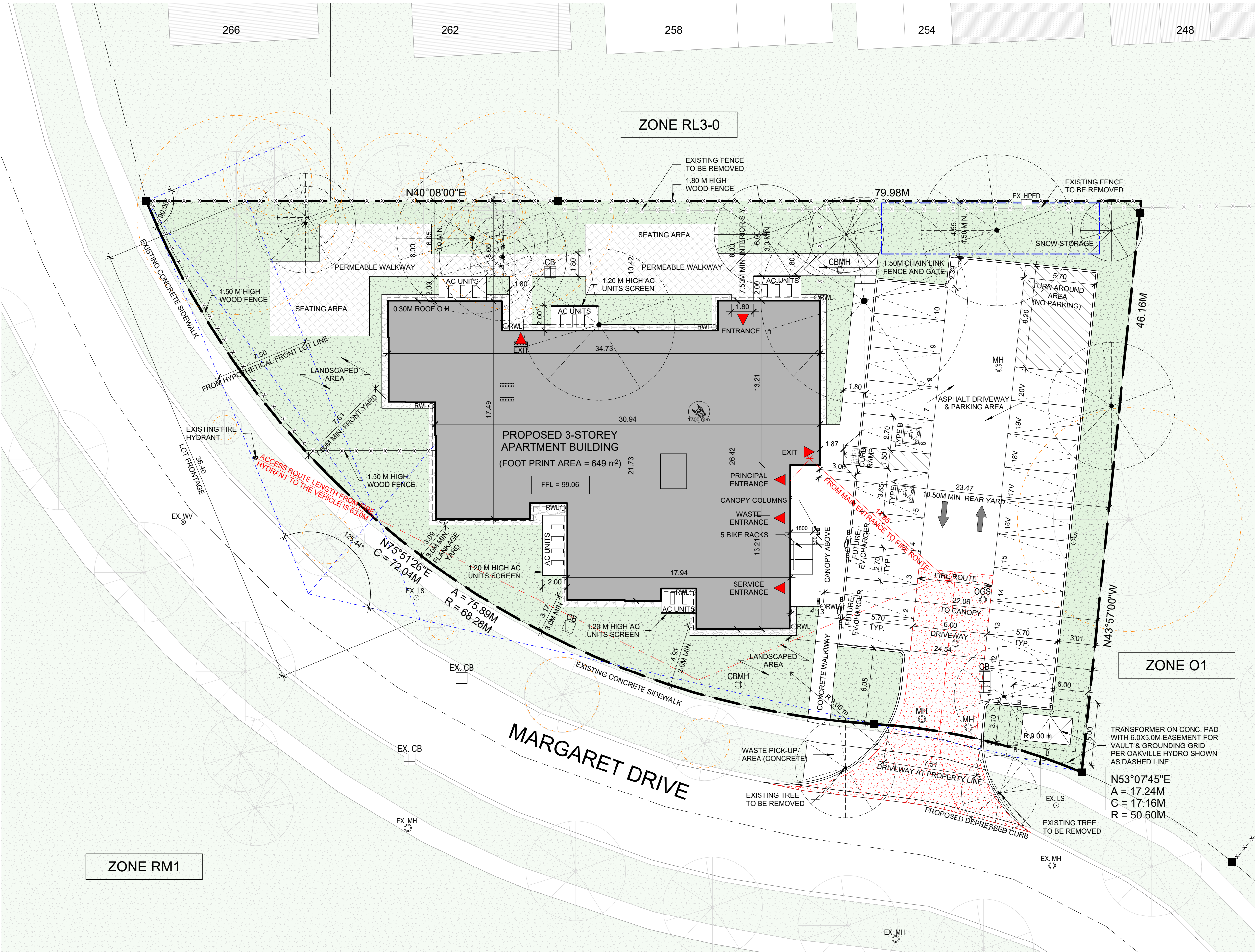
3 A0.1 LOCATION MAP
N.T.S.



4 A0.1 TYPICAL CURB RAMP DETAIL
1:20

LEGEND	
	PERMEABLE PAVEMENT
	PROPOSED BUILDING
	TACTILE PLATES
	CATCH BASIN MANHOLE
	CATCH BASIN
	EXISTING CATCH BASIN
	EXISTING HYDRO CHAMBER
	NEW TREES
	REMOVED TREES
	EXISTING TREES
	TREES CANOPY EXTENT
	FIRE HYDRANT
	MANHOLE
	EXISTING MANHOLE
	OIL & GRIT SEPARATOR
	RAIN WATER LEADER
	EXISTING WATER VALVE
	SIGN
	LIGHT STANDARD
	EXISTING LIGHT STANDARD
	BOLLARD
	FENCE
	FENCE GATE

SURVEY INFORMATION:
THE SITE PLAN IS BASED ON A SURVEY DONE BY J.D. BARNES LIMITED DATED MARCH 11, 2022 - REFERENCE NO. 22-30-843-00-A



1 A0.1 PROPOSED SITE PLAN
1:200

Building Data		Proposed
Ground Floor	Residential Amenity Area - Ground Floor	107.00 m²
	Services (Mechanical Room, Storages, and Circulation)	204.20 m²
	Residential Use - Dwelling Units	337.90 m²
Total Ground Floor Area		649.10 m²
Second Floor	Services (Circulation and Risers)	84.90 m²
	Residential Use - Dwelling Units	557.50 m²
	Total Second Floor Area	642.40 m²
Third Floor	Services (Circulation and Risers)	84.75 m²
	Residential Use - Dwelling Units	558.40 m²
	Total Third Floor Area	643.15 m²
TOTAL FLOOR AREA		1,934.65 m²
Residential Unit Count		Proposed
Ground Floor	5-Bedroom Units	1 Units
	4-Bedroom Units	0 Units
	3-Bedroom Units	2 Units (Barrier Free)
	Total	3 Units
Second Floor	5-Bedroom Units	1 Units
	4-Bedroom Units	2 Units
	3-Bedroom Units	2 Units
	Total	5 Units
Third Floor	4-Bedroom Units	2 Units
	3-Bedroom Units	2 Units
	Total	5 Units
	TOTAL	13 Units

DEVELOPMENT STATISTICS				June 11-2024
Project	MARGARET DRIVE RESIDENCES			
Municipal Address	363 Margaret Drive, Oakville, Ontario			
Legal Description	Plan M62 BLK G			
Proposed Use	Apartment Dwellings			
Zone	RM-SP 88 - Residential Medium Zone			
Site Data	RM-SP 88 - Residential Medium Zone	Proposed	Comply Yes / No	
Lot Area	1,486.50 m² min.	2,567.42 m²	Yes	
Lot Frontage	24.0 m min.	36.40 m (Distance between the interior side lot line and hypothetical flankage lot line, measured 7.50m back from the front lot line)	Yes	
Lot Coverage	N/A	25.28 %	Yes	
Building Height (m)	15.0 m max.	15.0 m	Yes	
No. of Storeys	2 Storeys max. (SP88)	3 Storeys	No	
No. of Dwelling Units	30 Units max. (SP88)	13 Units	Yes	
Yards and Setbacks				
Front Yard	7.50 m min. (SP88)	7.61 m	Yes	
Flankage Yard	3.0 m min.	3.09 m	Yes	
Interior Side Yard	7.50 m min. (SP88)	8.0 m	Yes	
Rear Yard	10.50 m min. (SP88)	23.47 m (To Building) 22.06 m (To Canopy)	Yes	
Yard Encroachments into a Minimum Yard				
Balconies	In Front & Rear Yards Only 1.50 m max. (Beyond the main wall)	No Balconies	Yes	
Eaves / Gutters	In All Yards - 0.60 m max.	0.30 m - To Fascia 0.45 m - To Gutter	Yes	
Landscaping				
Landscaping Coverage	10% min.	(1,165.97 m²) = 45.41 %	Yes	
Width of Landscaping	3.0 m min. if abutting any Residential, Institutional, or Community Use Zones 4.50 m min. landscaping separating any surface parking area from any lot line with Residential use 3.0 m min. landscaping separating any surface parking area from any lot line abutting a road	6.0 m 4.55 m 3.10 m	Yes Yes Yes	
Location of Garbage Containers				
Location of Garbage Containers	Located within a building or fully enclosed structure	Located within the building	Yes	
Parking Statistics				
Number of Parking Spaces - Apartment Dwelling	1.0 per dwelling where the unit has less than 75.0 m² net floor area 1.50 per dwelling for all other units	All units have net floor area greater than 75.0 m² 1.50 x 13 units = 19.50 Spaces	Yes	
Visitors Parking Spaces	50% min. of the minimum parking spaces shall be provided within a private garage, carport, or parking structure	No Parking Spaces within a private garage, carport, or parking structure	No	
Total Parking Spaces	0.25 of the parking spaces required per dwelling shall be designated as visitors parking	5 Visitor Spaces included in total parking spaces	Yes	
Parking Space Size	20 Spaces = (1.5x13 units)	20 Parking spaces provided	Yes	
Number of BF Parking Spaces	2.70 m x 5.70 m (Where parking spaces are not located in a private garage) 2.80 m x 5.70 m (Where parking spaces are located in a private garage)	2.70 m x 5.70 m (All parking spaces are not located in a private garage)	Yes	
BF Parking Space Size	1 Parking space for 3-25 spaces	2 Parking spaces provided	Yes	
BF Parking Aisle Width	Type A: 3.65 m x 5.70 m Type B: 2.70 m x 5.70 m	Type A: 3.65 m x 5.70 m Type B: 2.70 m x 5.70 m	Yes	
Driveway Width	1.50 m min.	1.50 m min.	Yes	
Setback from Parking Spaces to Building	6.0 m min.	6.0 m min.	Yes	
Number of Bicycle Parking Spaces	1.80 m min.	3.06 m min.	Yes	
	In a building having fewer than 20 dwelling units, the minimum number of bicycle parking spaces required shall be zero. (0 spaces required)	5 Bike Racks provided	Yes	

2 A0.1 DEVELOPMENT STATISTICS

NOT FOR CONSTRUCTION



NOTE: THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

REVISIONS		
No.	DESCRIPTION	DATE

DATE	ISSUED
22/05/2024	ISSUED FOR SPA
26/07/2024	ISSUED FOR SPA



MARGARET DRIVE RESIDENCES
363 MARGARET DRIVE OAKVILLE, ON L6K 3P2

PROPOSED SITE PLAN, BLDG. DATA, & DEVELOPMENT STATISTICS

A0.1