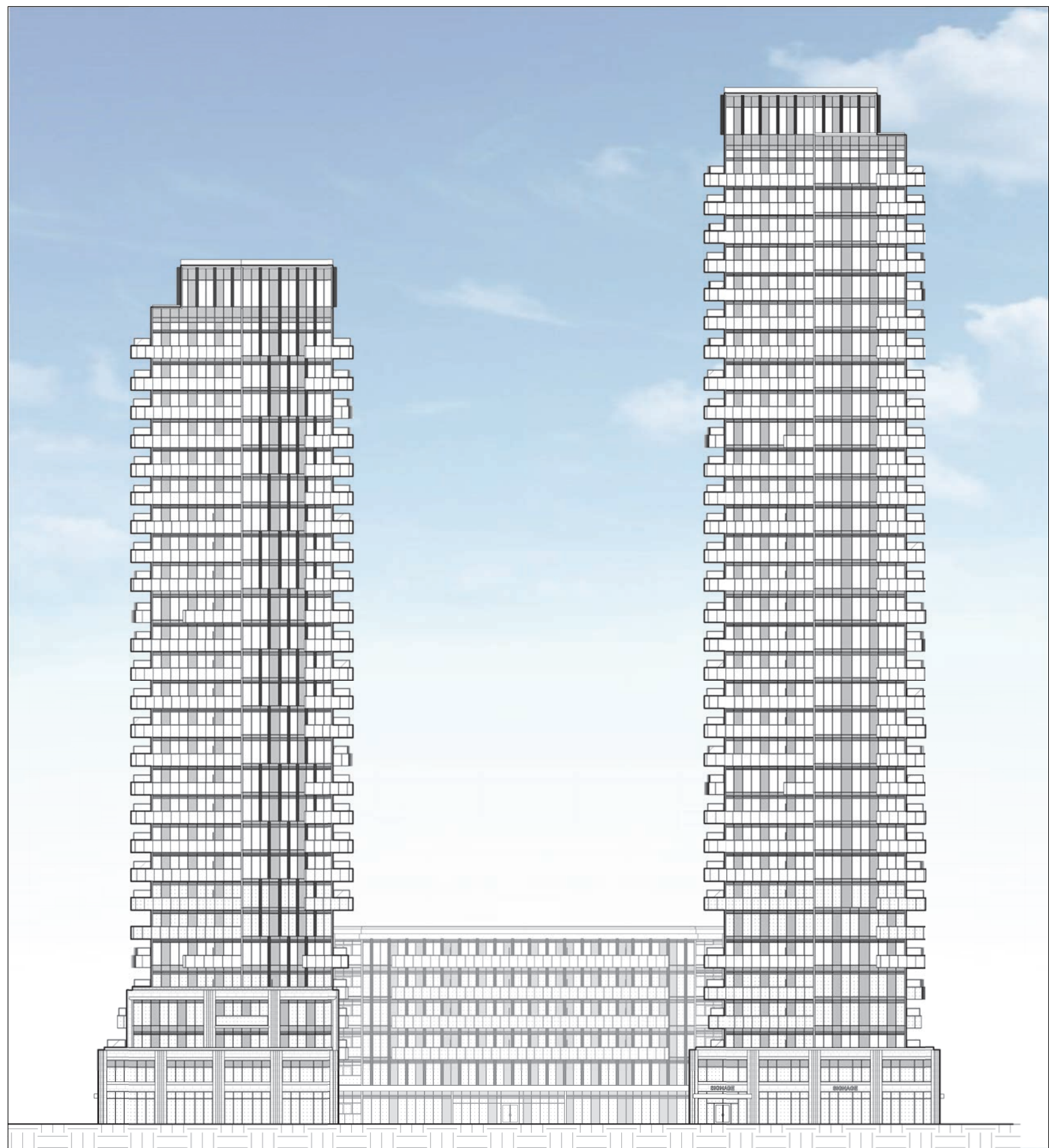




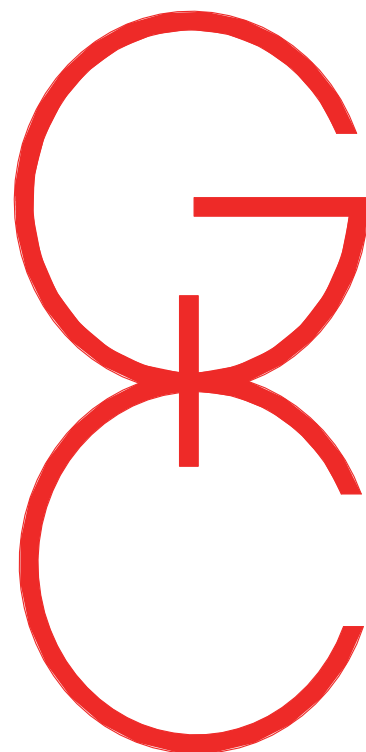
PROPOSED RESIDENTIAL DEVELOPMENT

3275 TRAFALGAR ROAD

PHASE 1

OAKVILLE

ONTARIO



GRAZIANI
+
CORAZZA
ARCHITECTS INC.

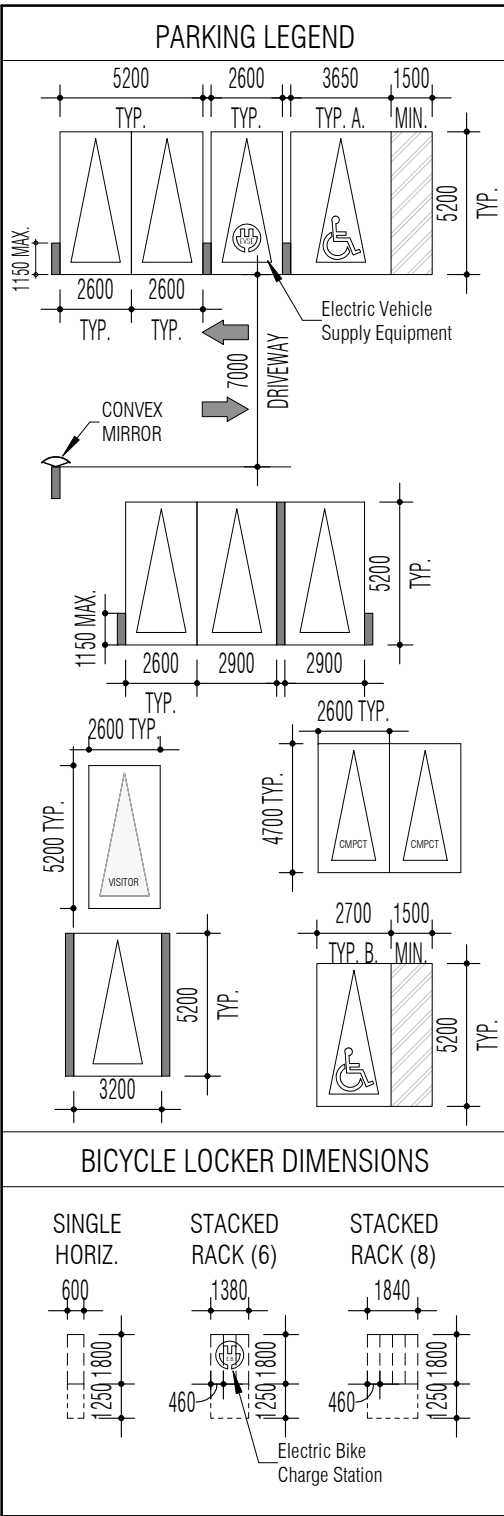
8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

ARCHITECT:	CIVIL ENGINEER:	DEVELOPER:	DEVELOPER:	LANDSCAPE ARCHITECT:	SURVEYOR:	PLANNER:	PLANNER:	ENVIRONMENTAL ENGINEER:	CONSULTANT	CONSULTANT	CONSULTANT
Graziani + Corazza Architect Inc.	Urbantech Consulting	New Horizon Development Group	Wyatt Development Group	SDG Landscape Architects	A.T. McLaren Limited.	Batory Planning + Management	Jennifer Lawrence and Associates Inc.	RWDI Climate & Performance Engineering	Geo Morphix Ltd.	GEI Consultants	Landtek Consulting Engineering
8400 Jane St., Building D-Suite 300 Concord, Ontario L4K 4L8	3760 14th Avenue, Suite 301. Markham, Ontario L3R 3T7	3170 Harvester Road, Suite 200 Burlington, Ontario L7N 3W8	2362 Lakeshore Road West Oakville, Ontario L6L 1H5	761 Brant Street, Suite 202 Burlington, Ontario L7R 2H7	69 John St. S., Suite 230 Hamilton Ontario, L8N 2B9	T: 647 530 3634 E: info@batory.ca	8 Fieldgate St. Dundas Ontario N1G 6M6	600 Southgate Drive, Guelph, Ontario N1G 4P6	36 Main St. N. Campbellville, Ontario L0P 1B0	647 Welham Rd. Unit 14 Barrie, Ontario L4N 0B7	205 Nebo Road Hamilton, Ontario L8W 2E1
T: 905 795 2601 F: 905 795 2844	T: 905 946 9461	T: 905 777 0000	T: 905 616 2410 T: 647 728 7886	T: 905 634 3110	T: 905 527 8559		T: 289 442 2829	T: 519 823 1311	T: 416 920 0926	T: 1 800 810 3281	T: 905 383 3733

ISSUED FOR S.P.A. 03/14/2025

DRAWING LIST	
A400 - ELEVATIONS - PARCEL 1	
A101A - Project Information	A401A - East Elevation
A102 - Context Plan	A402A - West Elevation
A103 - Context Plan - Pedestrian Circulation	A403A - South & North Elevations
A104A - Site Plan (A) - Interim	A404A - Townhouse Elevations
A105A - Site Plan (A) - Ultimate	A500 - SECTIONS - PARCEL 1
A200 - UNDERGROUND PLANS - PARCEL 1	A501A - Building Sections
A201A - P5 Underground Plan	A502A - Building Section
A202A - P2 - P4 Underground Plan	A700 - PROJECT RENDERS
A203A - P1 Underground Plan	
A300 - FLOOR PLANS - PARCEL 1	
A301A - Ground (1st) Floor Plan	A710 - SHADOW STUDY
A302A - 2nd Floor Plan	A710 - Shadow Study - April
A303A - 3rd Floor Plan	A711 - Shadow Study - April
A304A - 4th Floor Plan	A712 - Shadow Study - June
A305A - 5th Floor Plan	A713 - Shadow Study - June
A306A - 6th Floor Plan	A714 - Shadow Study - June
A307A - 7th Floor Plan	A715 - Shadow Study - September
A308A - 8th Floor Plan	A716 - Shadow Study - September
A309A - 9th - 21st Floor Plan	A717 - Shadow Study - December
A310A - 22nd - 27th Floor Plan	A718 - Shadow Study - December
A311A - 28th Floor Plan	
A312A - 29th Floor Plan	A800 - WASTE MANAGEMENT
A313A - 30th - 33rd Floor Plan	A801 - Site Plan: Waste Management
A314A - MPH Plan	A802 - Ground (1st) Floor: Waste Management
A315A - Roof Plan	A803 - P1 Underground Plan: Waste Management
	A804 - P1 Underground Plan: Garbage Room A & B

SURVEY INFORMATION	
A.T. MCLAREN LIMITED, 69 JOHN ST. S, SUITE 230, HAMILTON ONTARIO L8N 2B9 TEL: (905) 527 8559	
SURVEY INFORMATION	
ESTABLISHED GRADE: 180.50 (AVERAGE GEODETIC ELEVATION OF RESIDENTIAL LOBBY)	
GENERAL NOTES	
1. This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development. 2. In the event the on-site custodial staff member is unavailable at the time the City Collection vehicle's arrival on site, the collection vehicle will leave the site and not return until the next scheduled collection day. 3. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions. 4. For Landscaping, refer to landscape drawings. 5. For proposed grading, refer to landscape/grading drawings. 6. All perimeter existing information indicated taken from survey.	
7. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended). 8. Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials 9. Be advised that should any party, including the Owner or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, City of Toronto staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.	



Stretch Rack

Recommended Spacing

Product Details

- Modular construction allows for easy expansion, side by side or back to back
- Staggered bike position saves space and eases clearance between bikes
- Can be combined with vertical racks for full bike room layout
- Does not require anchoring (wall or floor)
- Bolt together design

Downloadable product resources available online:

Sanis Bicycle Parking & Storage Solutions 800.783.7257 x176 www.sanisbicycling.com

OVERALL PROJECT STATISTICS - PARCEL 1 & 2

JOB No: 1975.22

DATE: Sept.17.2025

STATISTICS PER: NORTH OAKVILLE ZONING BY-LAW 2009-189

01. SITE

m2	16062
ha	1.61
ft2	172890
ac	0.37

02. G.F.A | Above Grade

Required	Proposed	
Residential	868843.9 ft2	80718 m2
Non-Residential	3982.6 ft2	370 m2
Total	872826.6 ft2	81088 m2

03. FSI

Calculated using Bylaw G.F.A.	5.05
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04. UNIT BREAKDOWN

Residential Units	Studio	37	3%
	1 Bed	653	52%
	1 Bed + D	325	26%
	2 Bed	160	13%
	3 Bed	82	6%
	Townhouse	7	1%
Total		1264	100%

05. PARKING

Residential	Ratio	Units	
Townhouse	0.85	1263	1074
Non Residential/Visitors	2.00	7	14
Total	0.15	189	1277
	1.15 Parking / Unit	1452	
	2.0 Parking / Unit	14	
	0.15 Parking / Unit	189	
	1656		

06. BIKE PARKING

Residential	Ratio	Units	
Long-Term	0.75	1264	953
Short-Term	0.25	1264	318
Total		1271	
	0.75 Parking / Unit	948	
	0.25 Parking / Unit	316	
	1264		

07. AMENITY (m2)

Indoor	Ratio	Units	
Outdoor	2.51	1264	3170
Total	1.53	1264	1940
			5110

08. BUILDING HEIGHT (m)

BLDG A	BLDG B	BLDG C	BLDG D
27 STY	33 STY	14 STY	14 STY
84.7	102.7	45.4	45.4
TOWNS			
3 STY			
11.5			

Notes:

* setbacks to main building face

** actual unit count may vary depending on market demand

G.F.A. DEFINITION

The **Floor Area**, is the total area of all floors of a building within the outside walls or outside finished furred partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, encloseor roofed walk-ways or loading dock, unless otherwise specified by the by-law. (2022-007)

PROJECT STATISTICS - PARCEL 1A + 1B

JOB No: 1975.22

DATE: Sept.17.2025

STATISTICS PER: NORTH OAKVILLE ZONING BY-LAW 2009-189

01. SITE

m2

ha

ft2

ac

02. G.F.A | Above Grade

Residential

Non-Residential

Total

03. FSI

Calculated using Bylaw G.F.A.

04. UNIT BREAKDOWN

Residential Units

Total

05. B.F. UNIT BREAKDOWN

Residential Units

Total

06. PARKING

Residential

Non Residential/Visitors

Total

Townhouse

Total

07. BIKE PARKING

Residential

Long-Term

Short-Term

Total

08. AMENITY (m2)

Indoor

Outdoor

Total

09. BUILDING HEIGHT (m)

10. BUILDING SETBACKS

West (Front Yard - Trafalgar Rd)

East

South

North

Notes:

* setbacks to main building face

** actual unit count may vary depending on market demand

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Revisions		
01. SEPT.30.2024	ISSUED FOR SPA	BG

No.	Date	Description	Issued by

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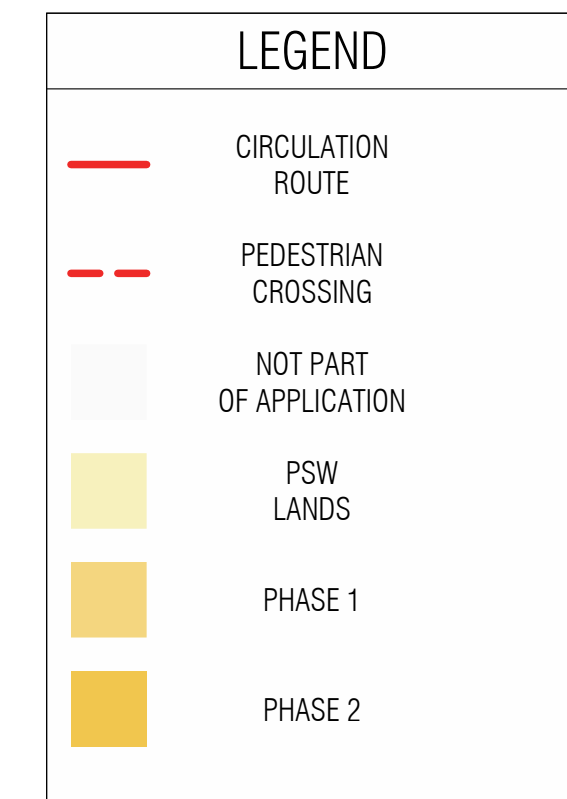
GRAZIANI + CORAZZA ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT	
3275 TRAFALGAR RD.	
OAKVILLE	ONTARIO
Project Architect :	B. Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	SEPT.17.2025
Job #	1975.22

PROJECT INFORMATION

A.101A



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PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect : B. Graziani

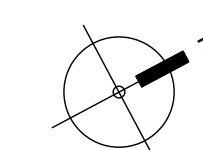
Assistant Designer : R.L.

Drawn By : R.L. / Gr.C.

Checked By : D.B. / G.C.

Plot Date: SEPT.17.2025

Job # 1975.22

PEDESTRIAN
CIRCULATION

1:1000

A.103



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PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROJECT ARCHITECT: B. Graziani

ASSISTANT DESIGNER: R.L.

DRAWN BY: R.L. / Gr.C.

CHECKED BY: D.B. / G.C.

PLOT DATE: SEPT.17.2025

JOB #: 1975.22

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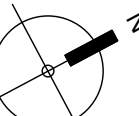
3275 TRAFALGAR RD.

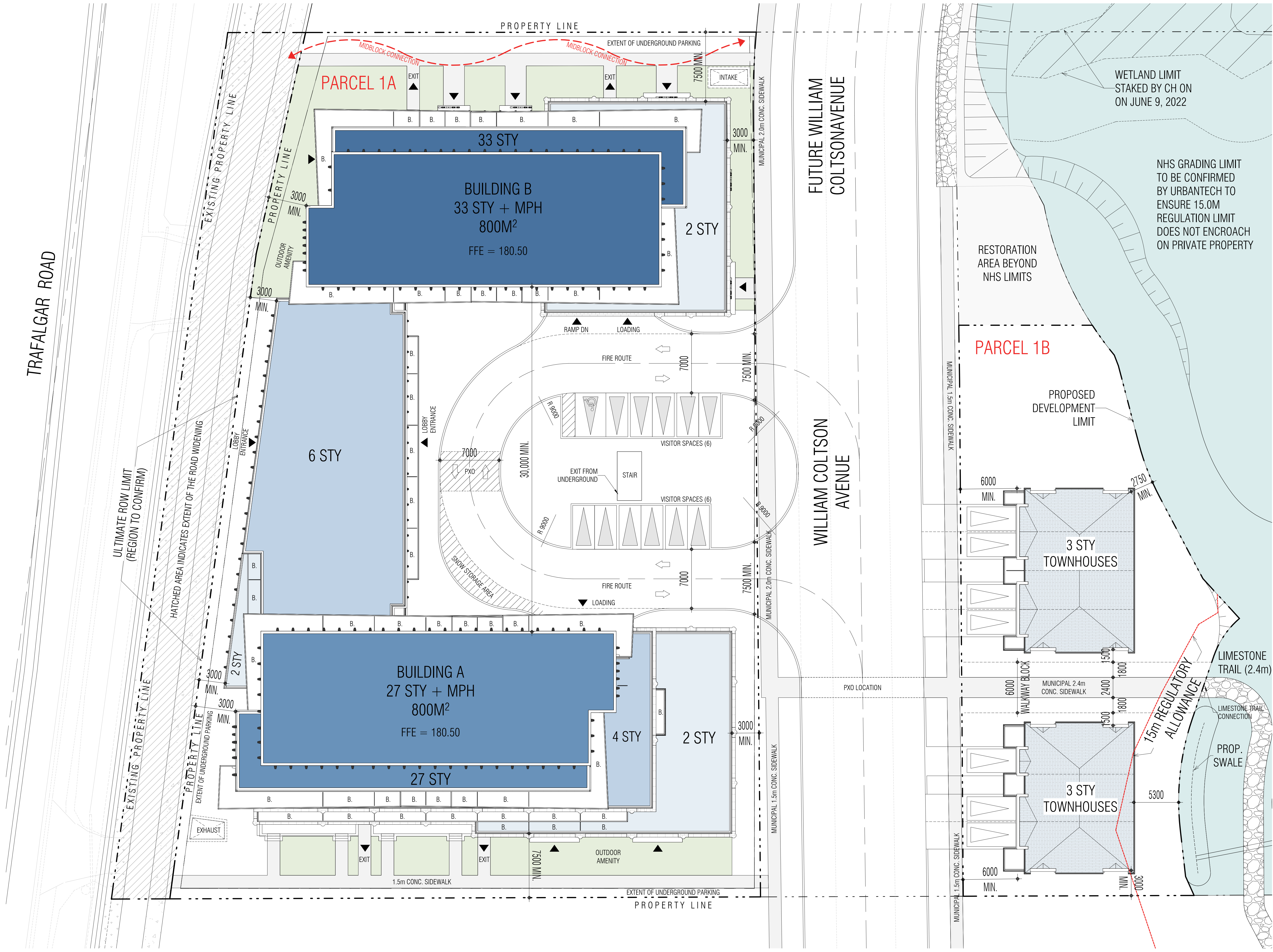
OAKVILLE	ONTARIO
Project Architect:	B. Graziani
Assistant Designer:	R.L.
Drawn By:	R.L. / Gr.C.
Checked By:	D.B. / G.C.
Plot Date:	SEPT.17.2025
Job #	1975.22

**SITE PLAN (A)
INTERIM**

1:200

A.104A





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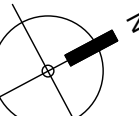
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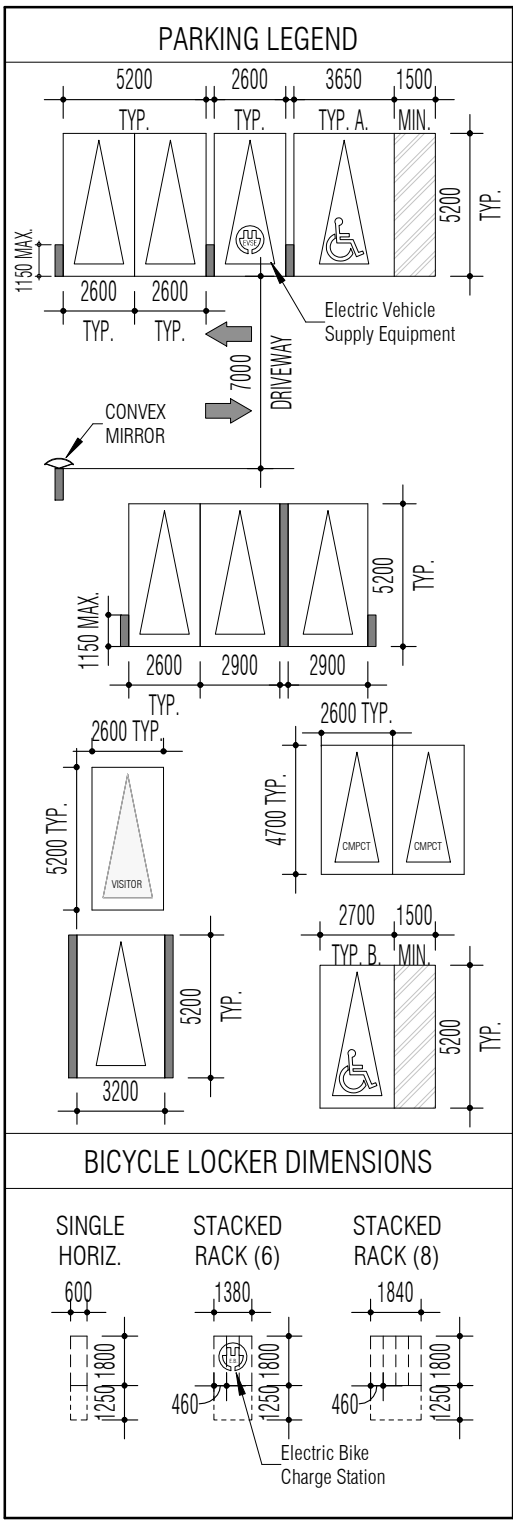
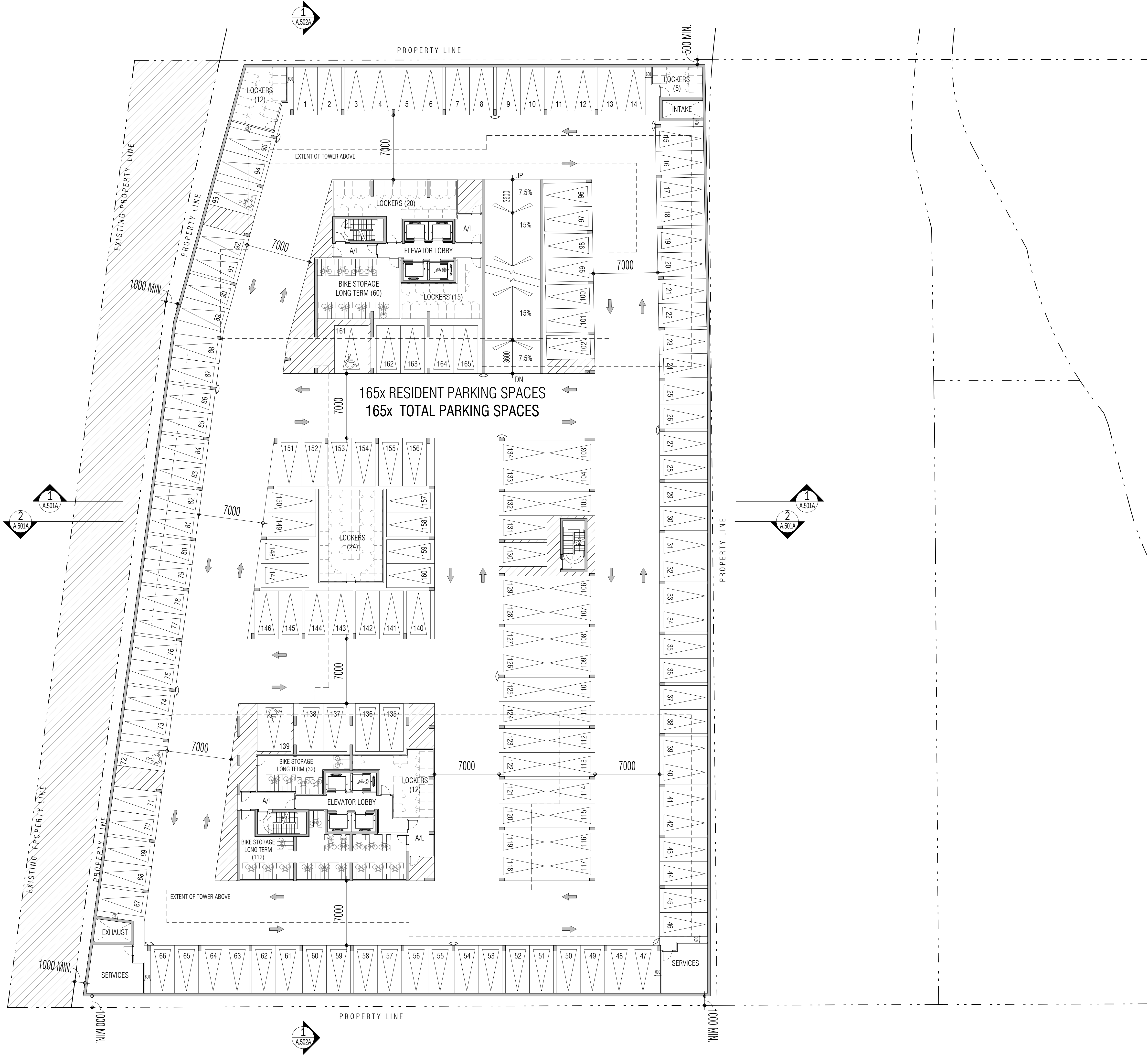
OAKVILLE		ONTARIO	
Project Architect:	B. Graziani	Assistant Designer:	R.L.
Drawn By:	R.L. / Gr.C.	Checked By:	D.B. / G.C.
Plot Date:	SEPT.17.2025	Job #	1975.22

**SITE PLAN (A)
ULTIMATE**

1:200

A.105A





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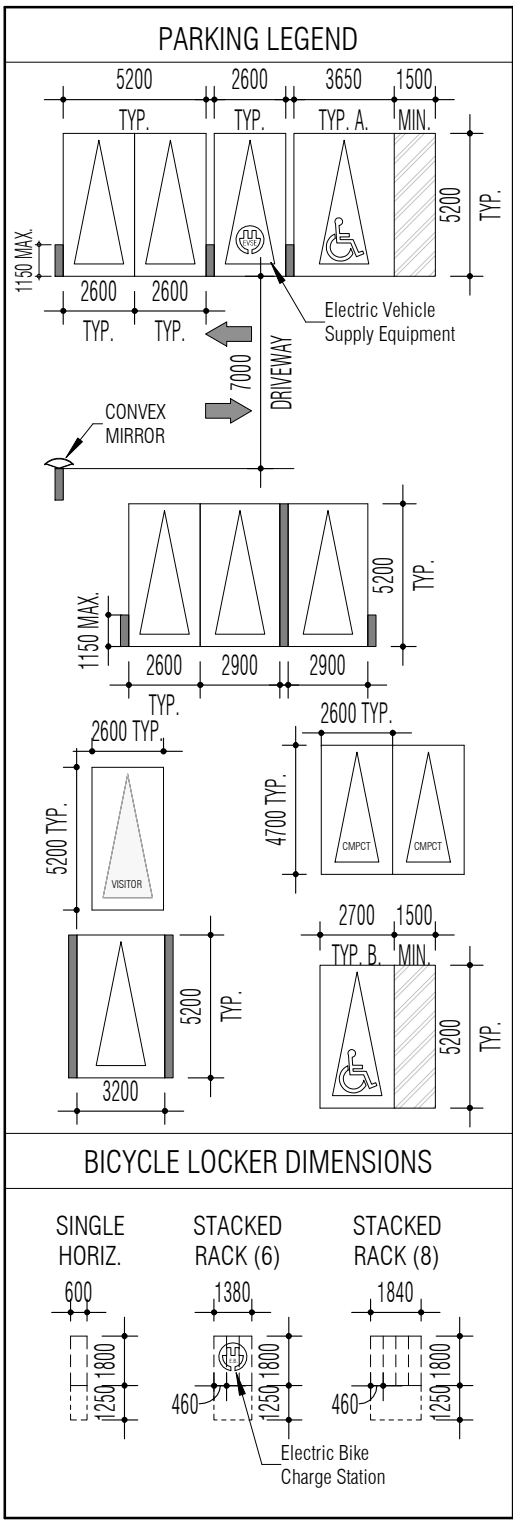
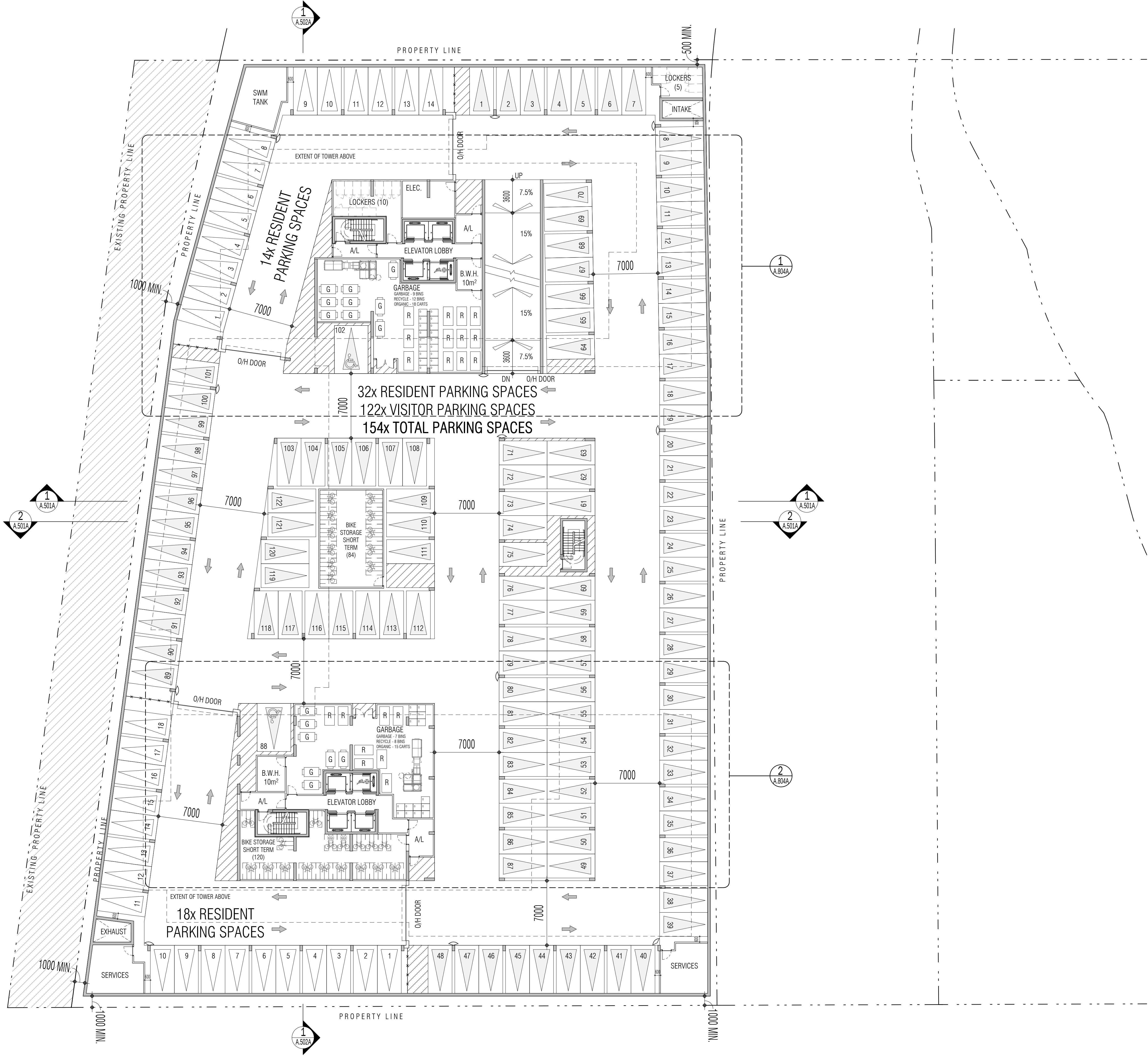
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Issued for revisions			
		+	+
		+	+
		+	+
		+	+

PROPOSED MIXED USE DEVELOPMENT
3275 TRAFALGAR RD.

OAKVILLE	ONTARIO
Project Architect :	B. Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	SEPT.17.2025
Job #	1975.22

P2 - P4 UNDERGROUND PLAN

1:200 A.202A



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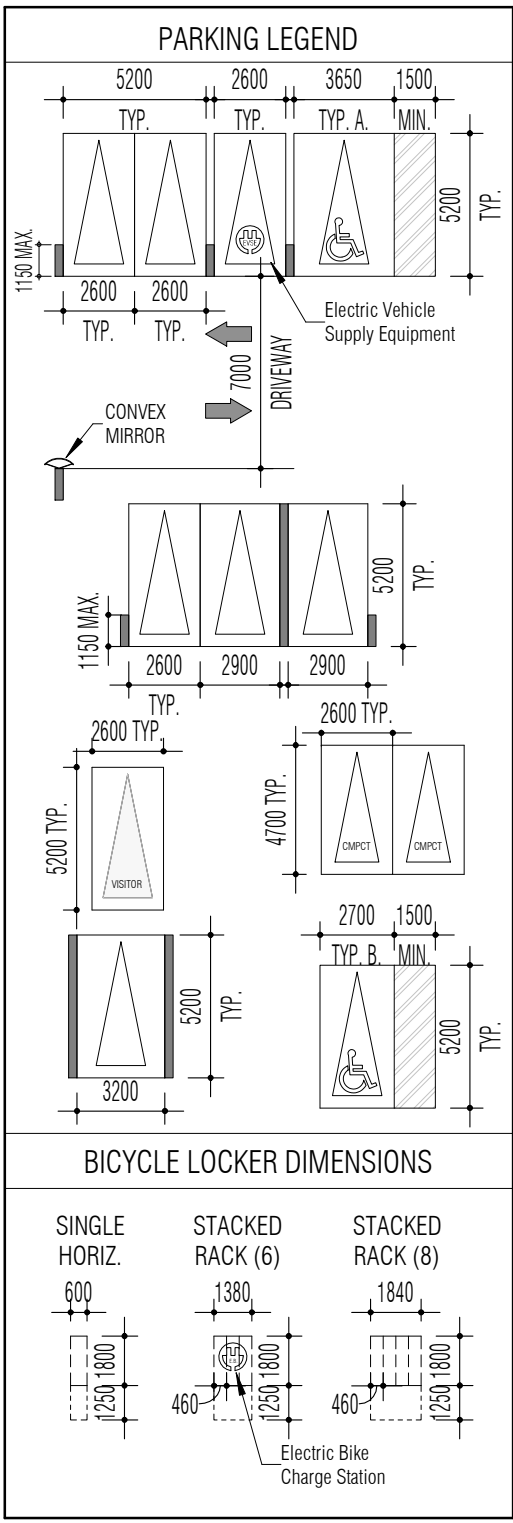
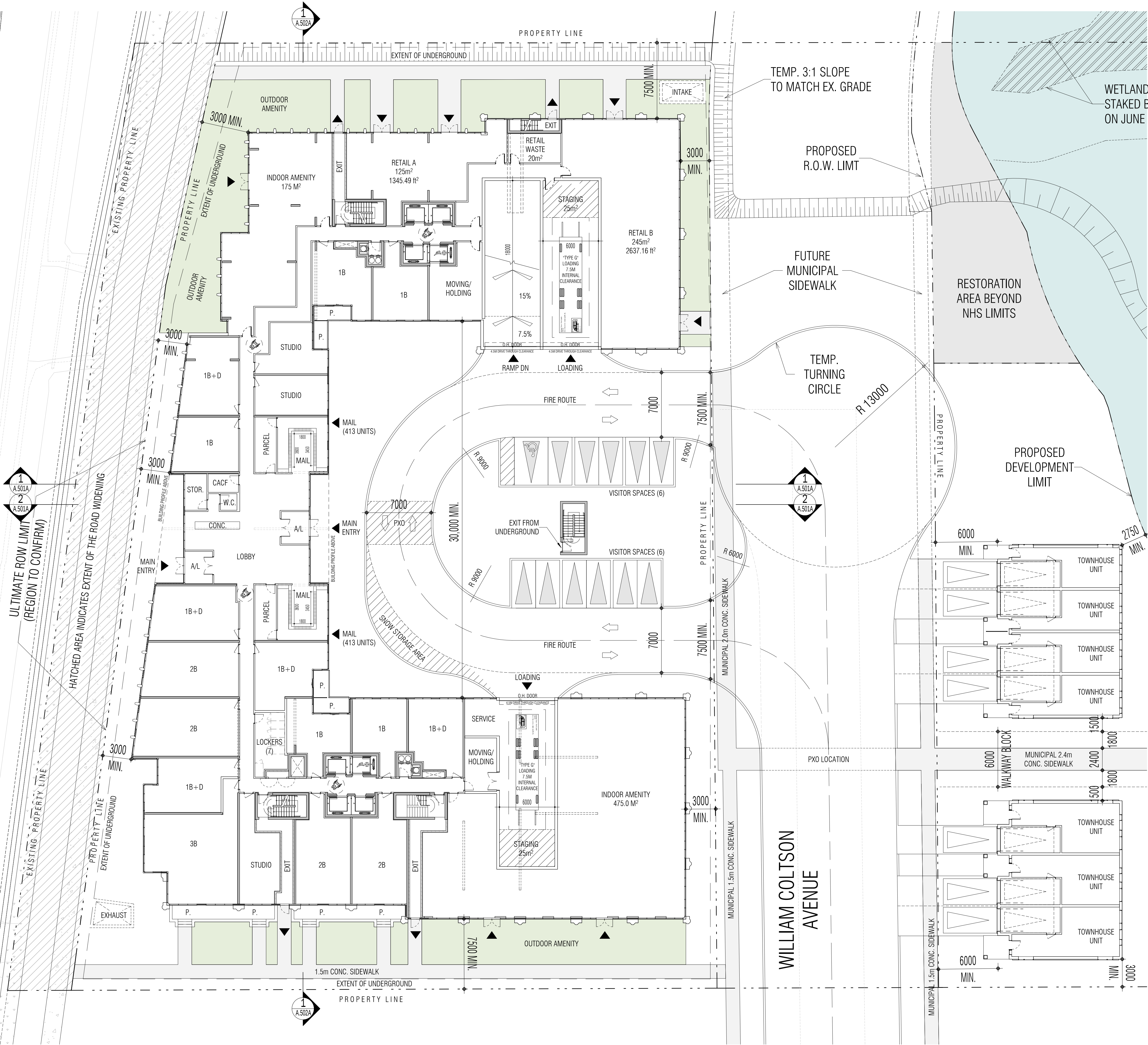
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ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
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PROPOSED MIXED USE DEVELOPMENT			
3275 TRAFALGAR RD.			
OAKVILLE	ONTARIO		
Project Architect :	B. Graziani		
Assistant Designer :	R.L.		
Drawn By :	R.L. / Gr.C.		
Checked By :	D.B. / G.C.		
Plot Date :	SEPT.17.2025		
Job #	1975.22		

TRAFALGAR ROAD



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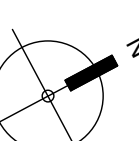

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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE	ONTARIO
Project Architect :	B. Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	SEPT.17.2025
Job #	1975.22

GROUND (1ST) FLOOR

 1:200 A.301A

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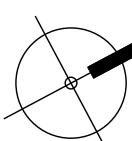
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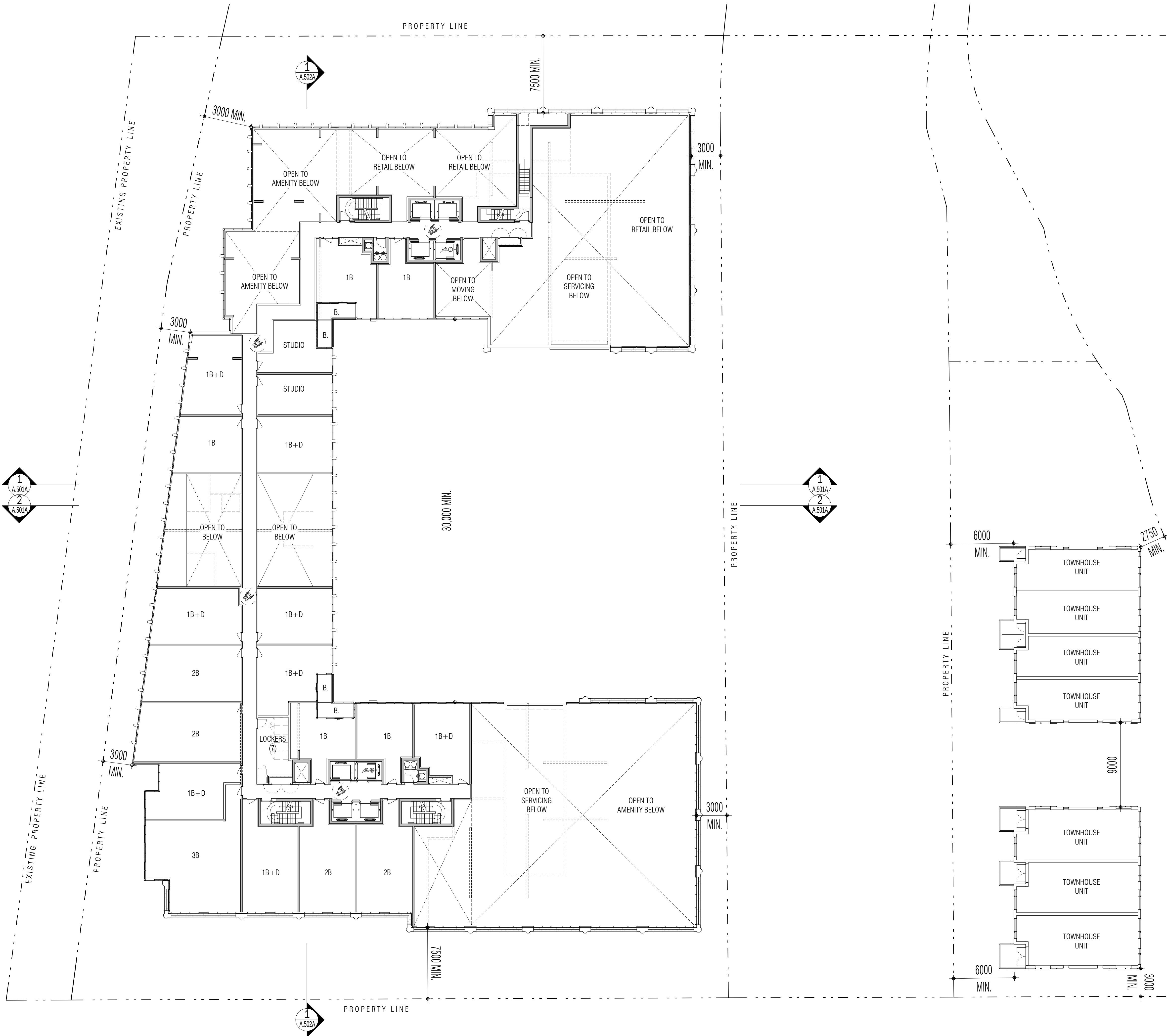
3275 TRAFALGAR RD.

OAKVILLE		ONTARIO	
Project Architect :	B. Graziani		
Assistant Designer :	R.L.		
Drawn By :	R.L. / Gr.C.		
Checked By :	D.B. / G.C.		
Plot Date :	SEPT.17.2025		
Job #	1975.22		

2ND FLOOR PLAN

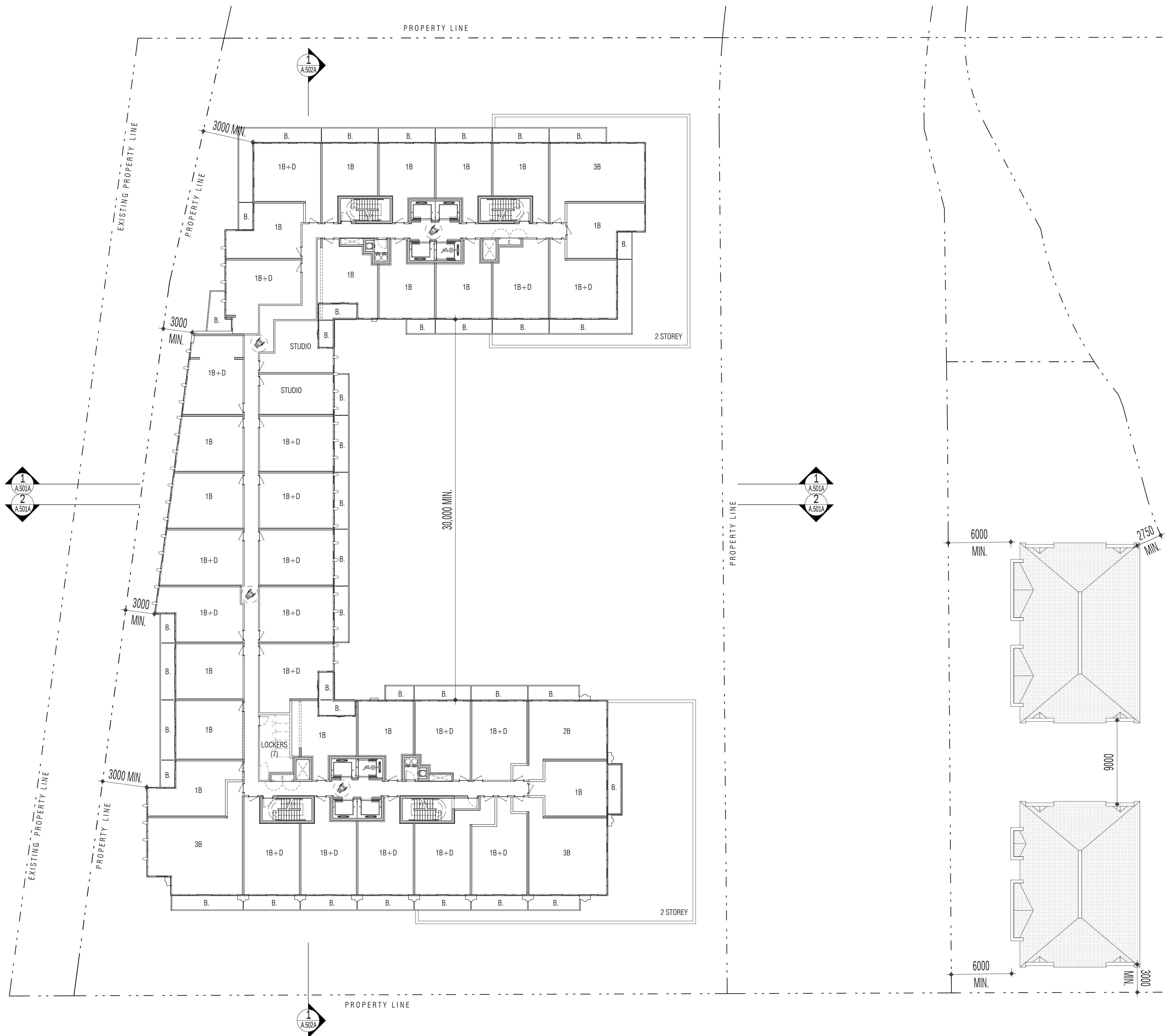


1:200 A.302A



Project Architect :	B.Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	SEPT.17.2025
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: 200 A.304A



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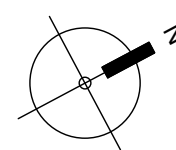
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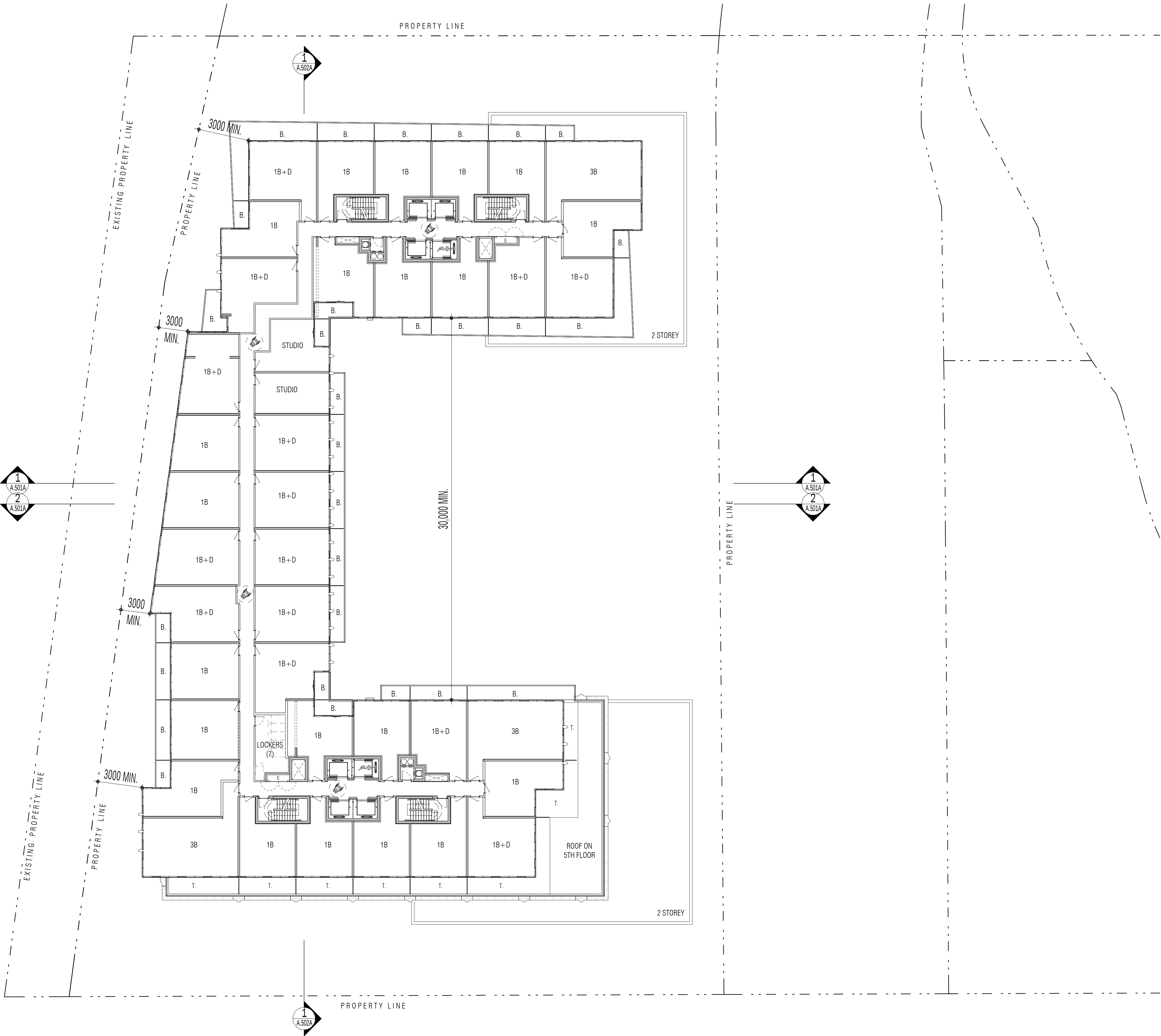
3275 TRAFALGAR RD.

OAKVILLE		ONTARIO	
Project Architect :	B. Graziani		
Assistant Designer :	R.L.		
Drawn By :	R.L. / Gr.C.		
Checked By :	D.B. / G.C.		
Plot Date :	SEPT.17.2025		
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5TH FLOOR PLAN



1 : 200 A.305A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect : B.Graziani

Assistant Designer : R.L.

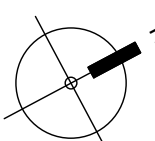
Drawn By : R.L. / Gr.C.

Checked By : D.B. / G.C.

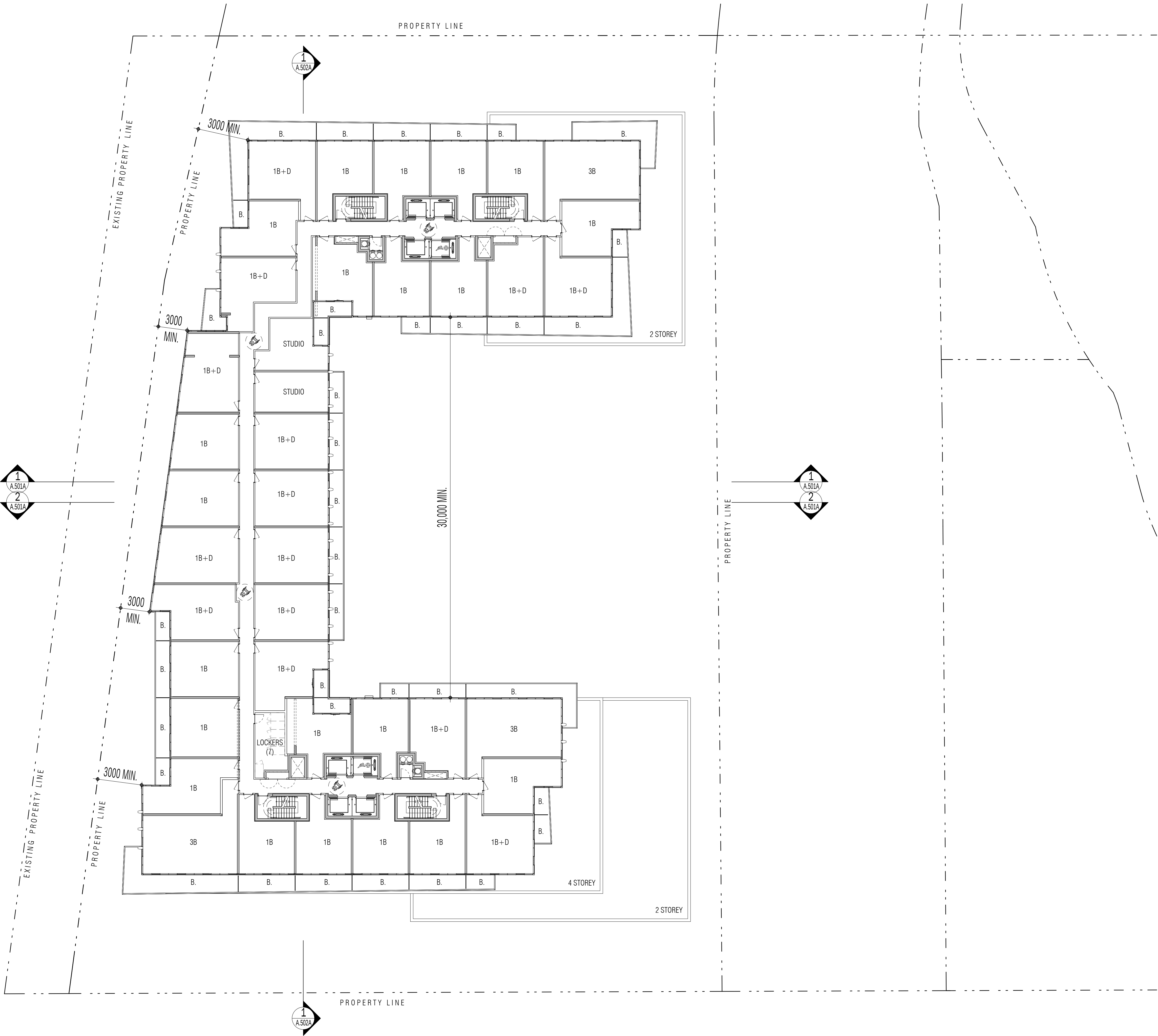
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Job # 1975.22

6TH FLOOR PLAN



1:200 A.306A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect : B.Graziani

Assistant Designer : R.L.

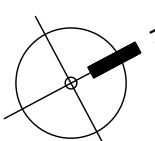
Drawn By : R.L. / Gr.C.

Checked By : D.B. / G.C.

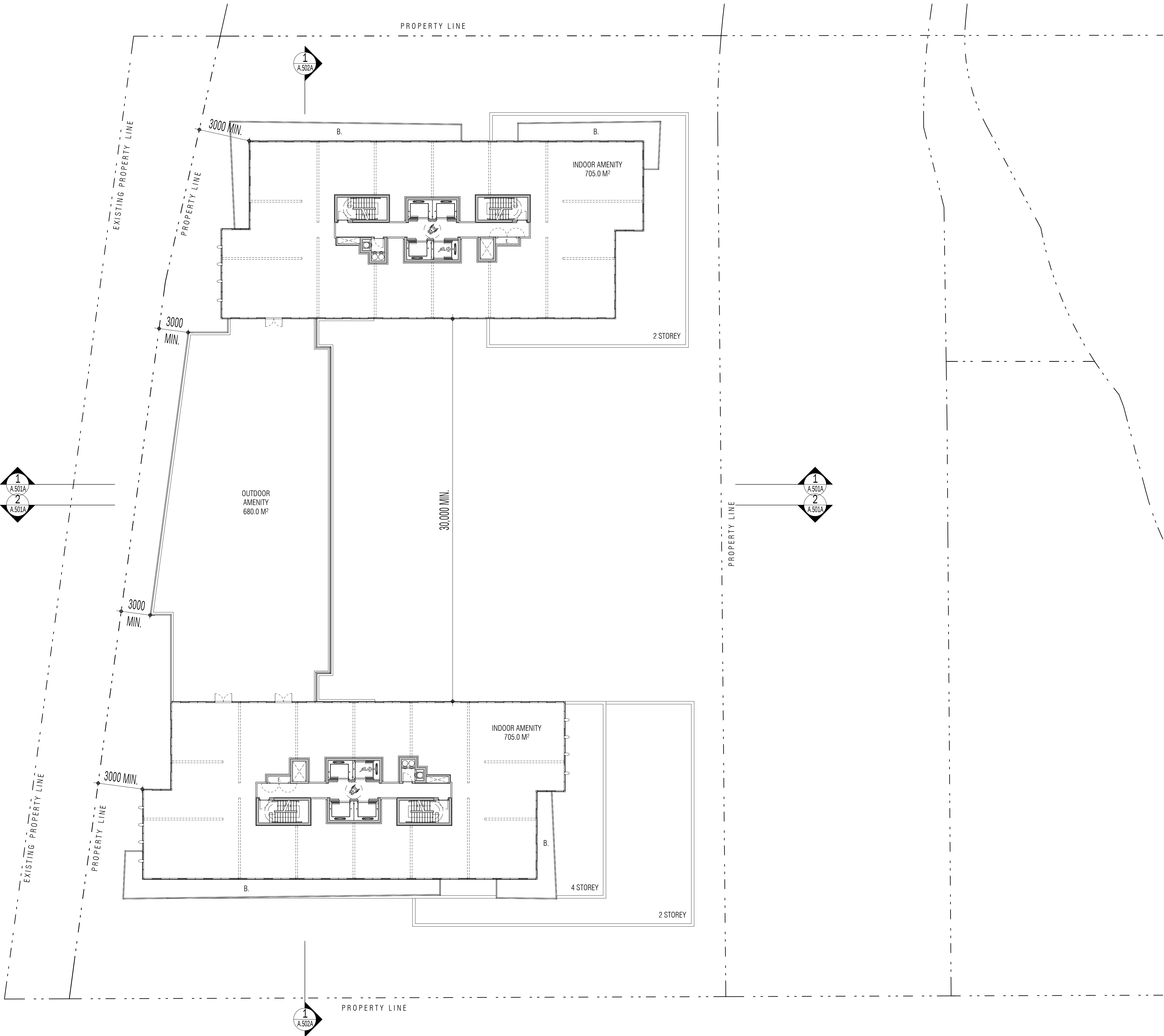
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7TH FLOOR PLAN



1 : 200 A.307A



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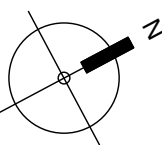
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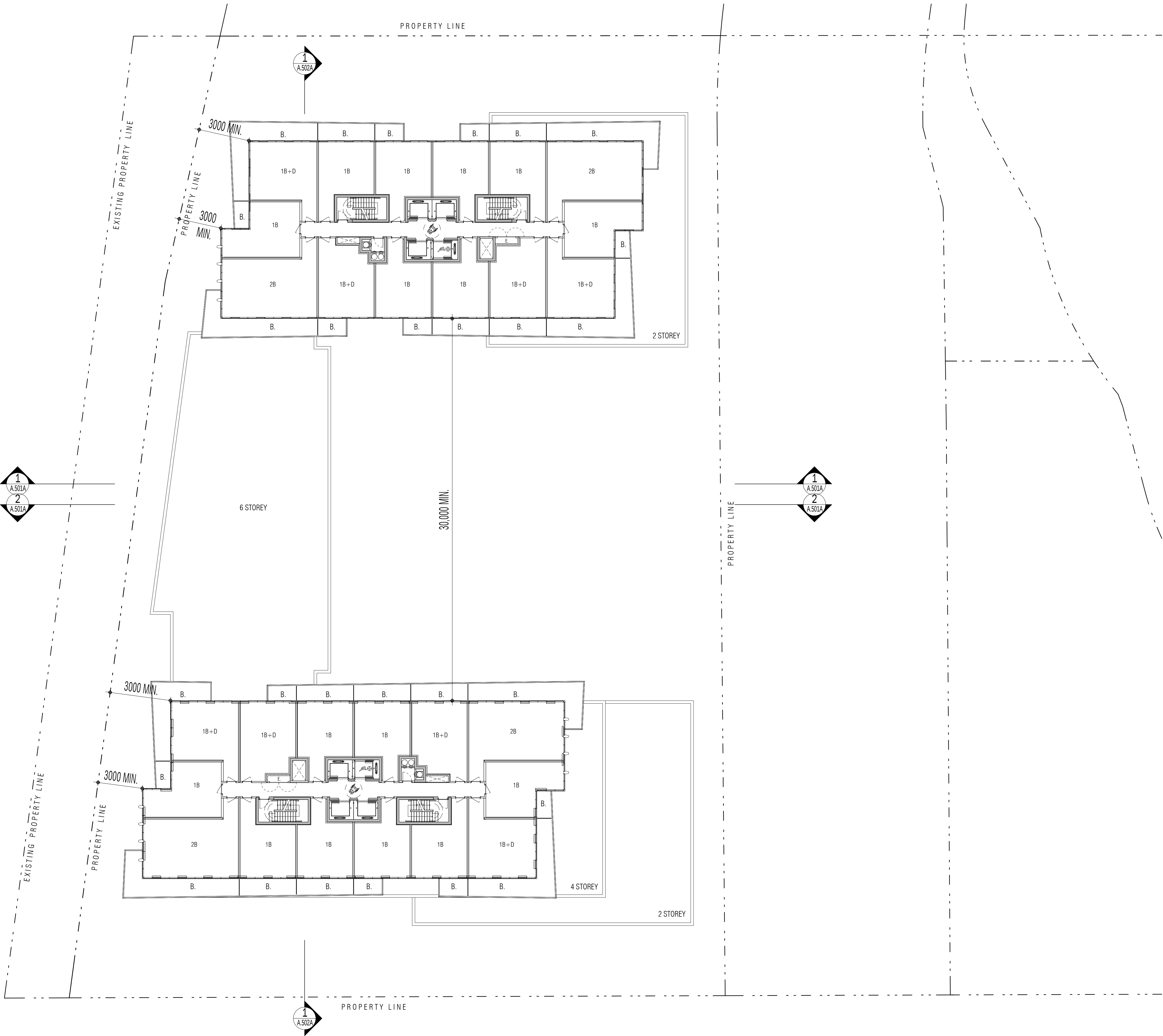
3275 TRAFALGAR RD.

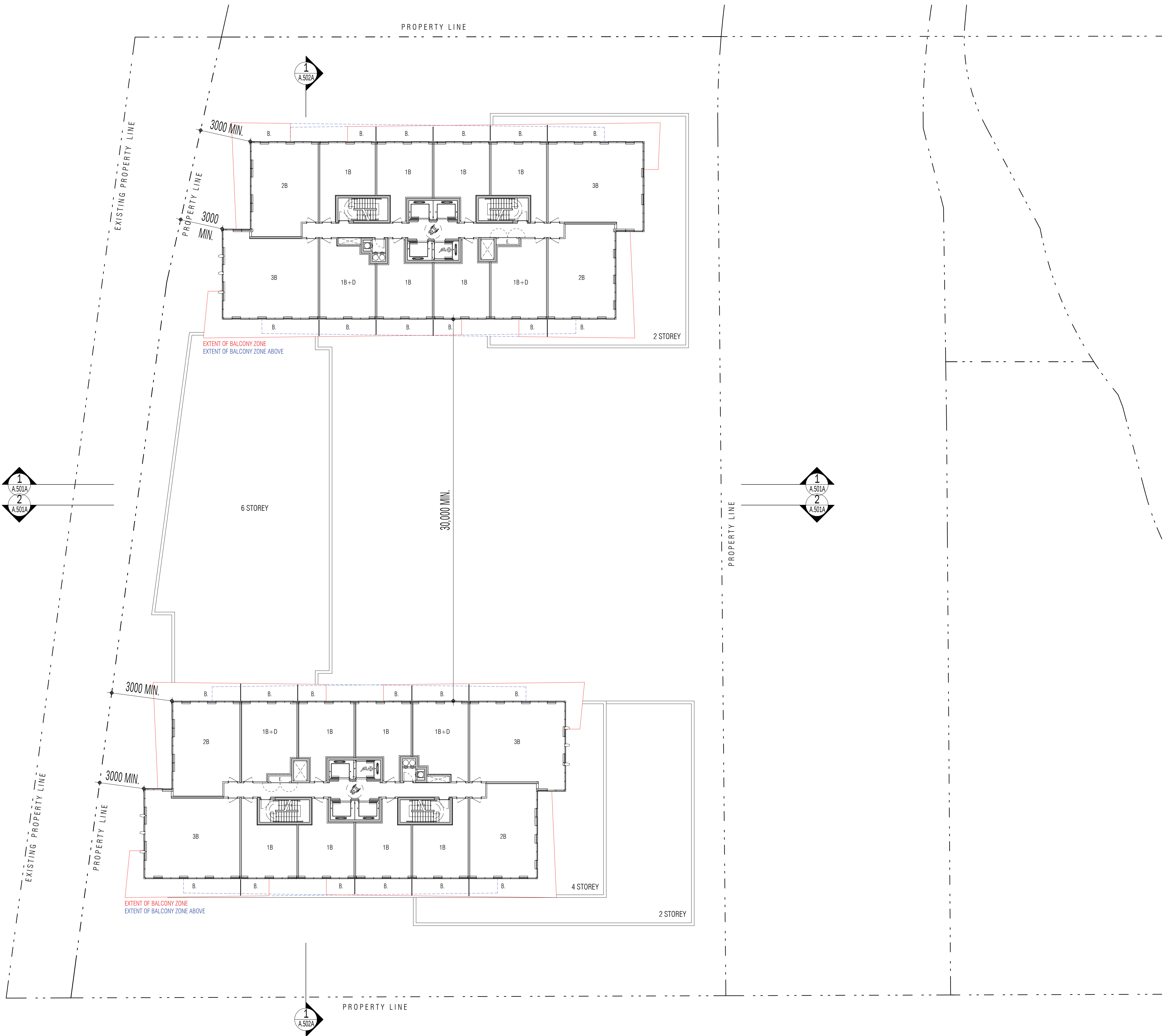
OAKVILLE		ONTARIO
Project Architect :	B. Graziani	
Assistant Designer :	R.L.	
Drawn By :	R.L. / Gr.C.	
Checked By :	D.B. / G.C.	
Plot Date :	SEPT.17.2025	
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8TH FLOOR PLAN



1 : 200 A.308A





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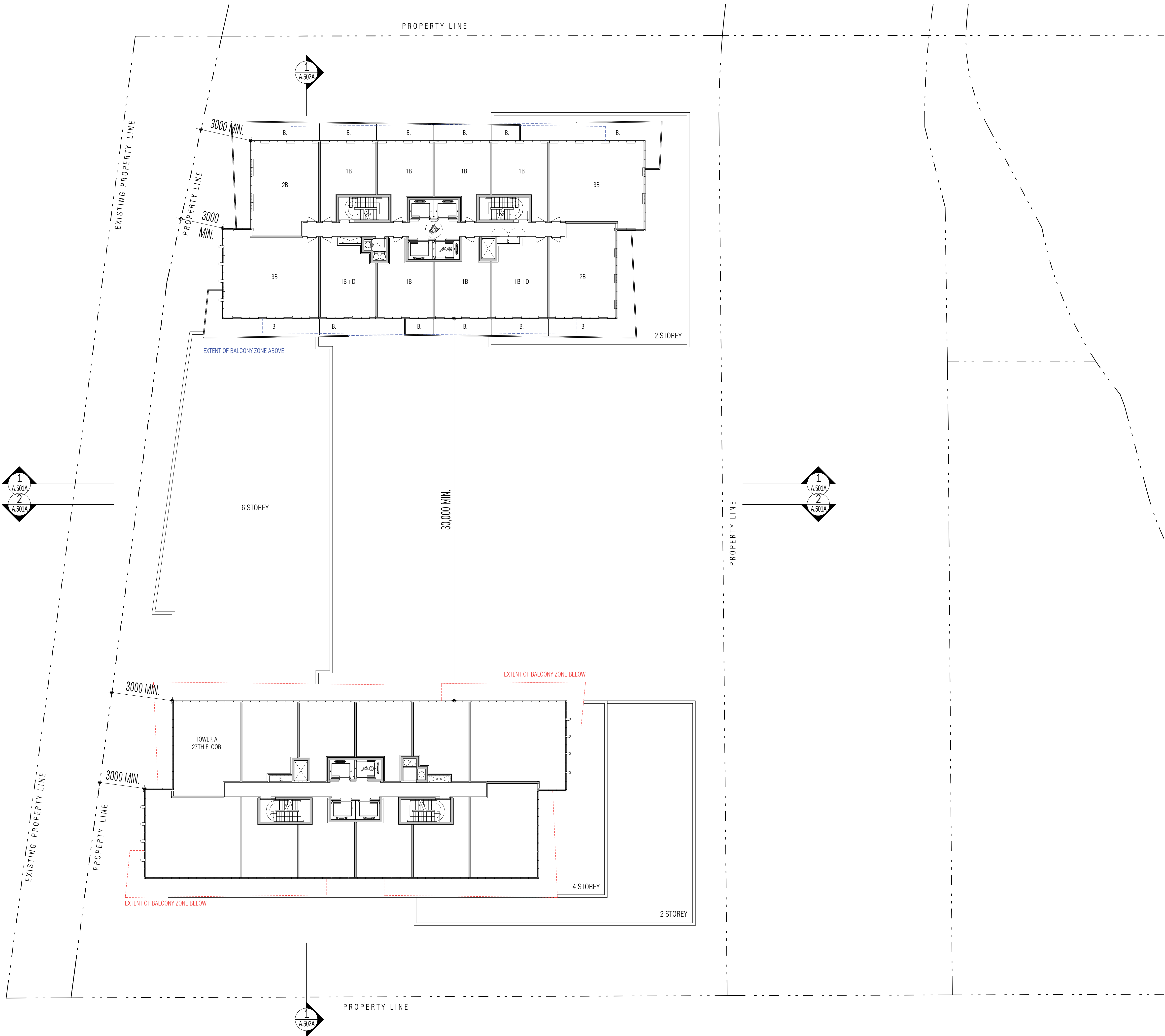
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L4K 4L8

PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE		ONTARIO	
Project Architect :	B. Graziani		
Assistant Designer :	R.L.		
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3275 TRAFALGAR RD.

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Plot Date :	SEPT.17.2025		
Job #	1975.22		

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2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Revisions		
01.	SEPT.30.2024	ISSUED FOR SPA
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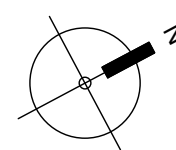
8400 JANE STREET, BUILDING D, SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

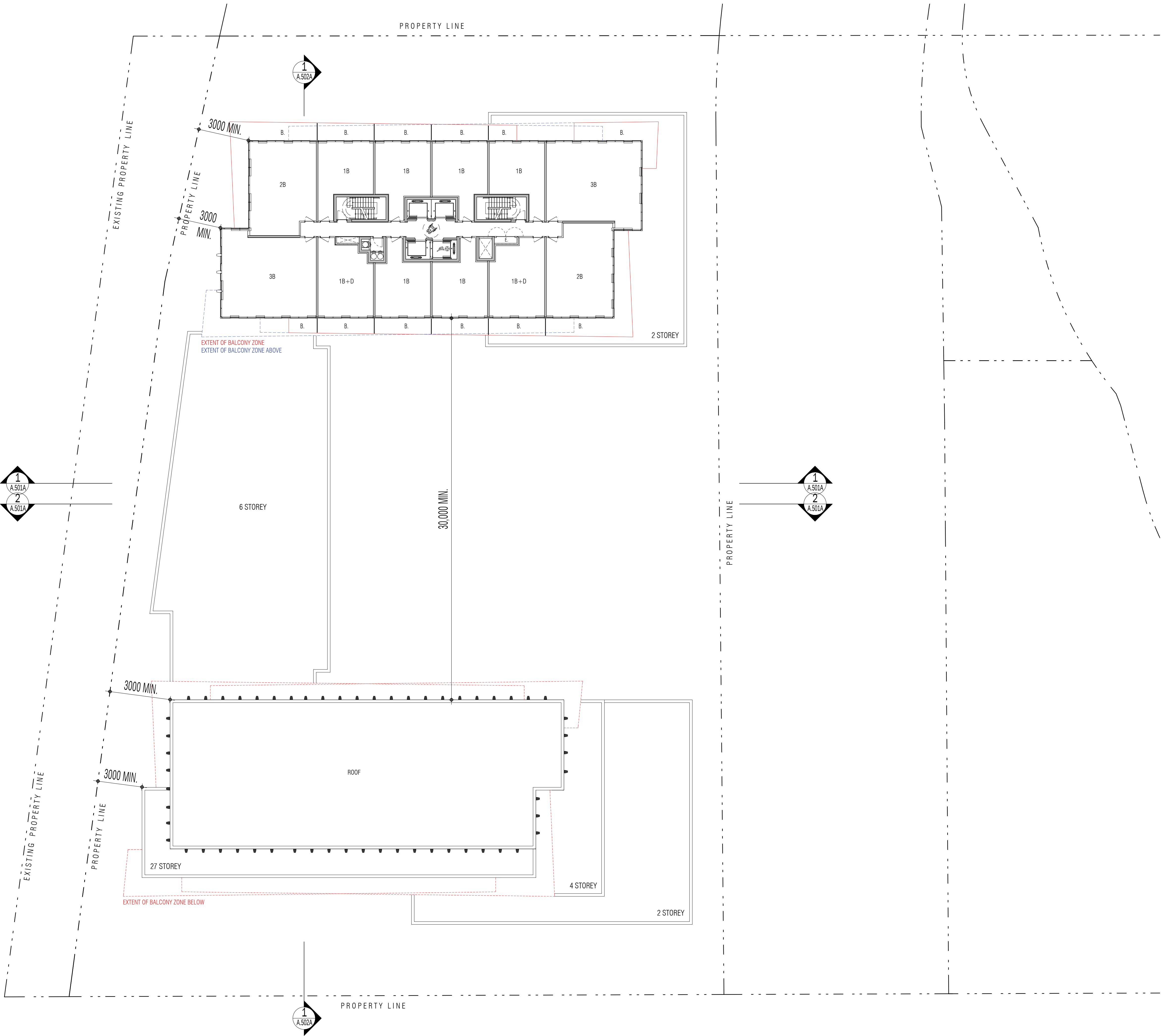
3275 TRAFALGAR RD.

OAKVILLE		ONTARIO	
Project Architect :	B. Graziani		
Assistant Designer :	R.L.		
Drawn By :	R.L. / Gr.C.		
Checked By :	D.B. / G.C.		
Plot Date :	SEPT.17.2025		
Job #	1975.22		

30TH - 33RD FLOOR PLAN



1 : 200 A.313A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE	ONTARIO
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Project Architect : B.Graziani

Assistant Designer : R.L.

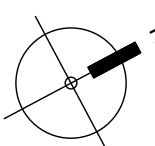
Drawn By : R.L. / Gr.C.

Checked By : D.B. / G.C.

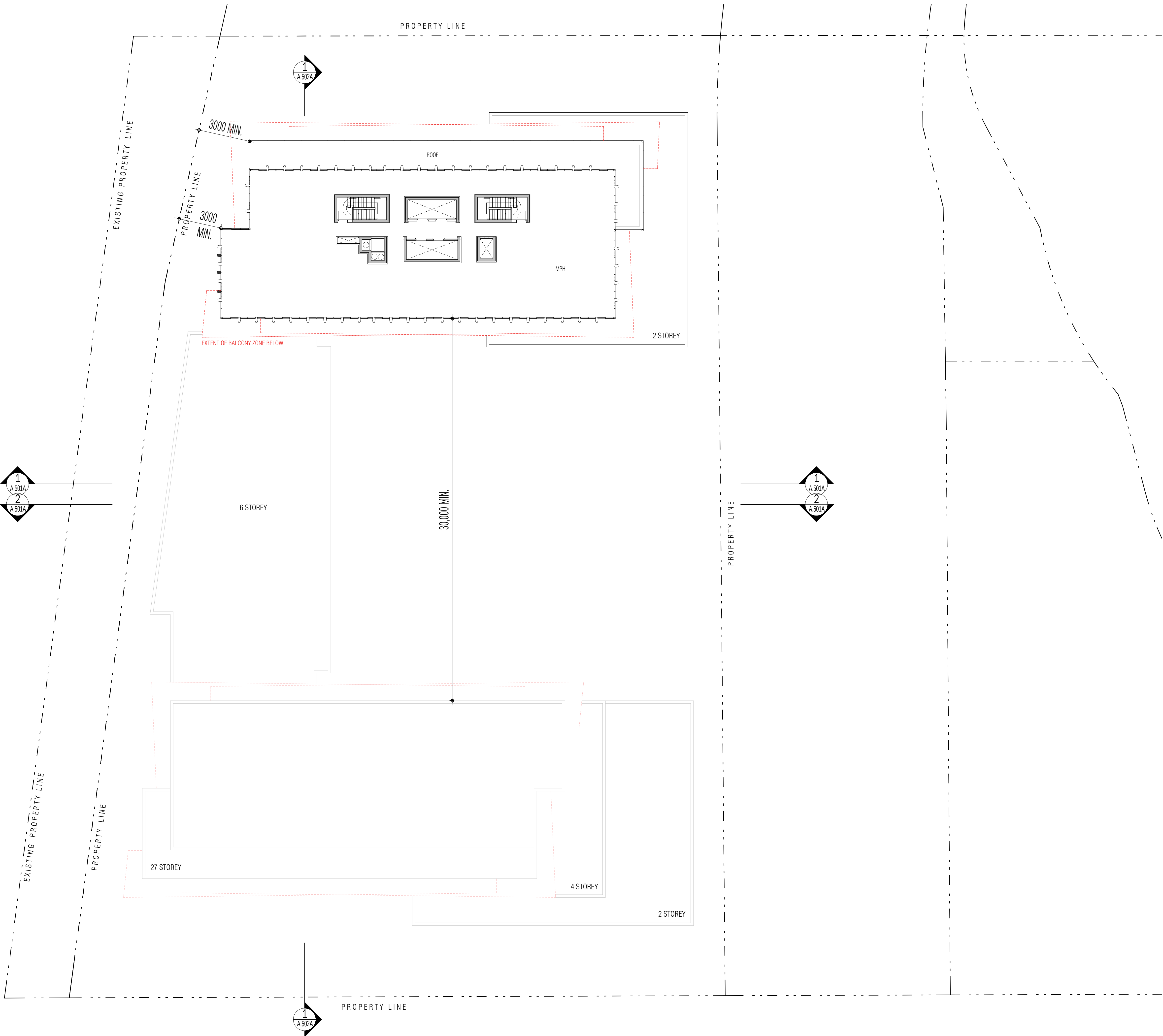
Plot Date : SEPT.17.2025

Job # 1975.22

MPH PLAN



1 : 200 A.314A



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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE	ONTARIO
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Project Architect : B.Graziani

Assistant Designer : R.L.

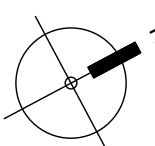
Drawn By : R.L. / Gr.C.

Checked By : D.B. / G.C.

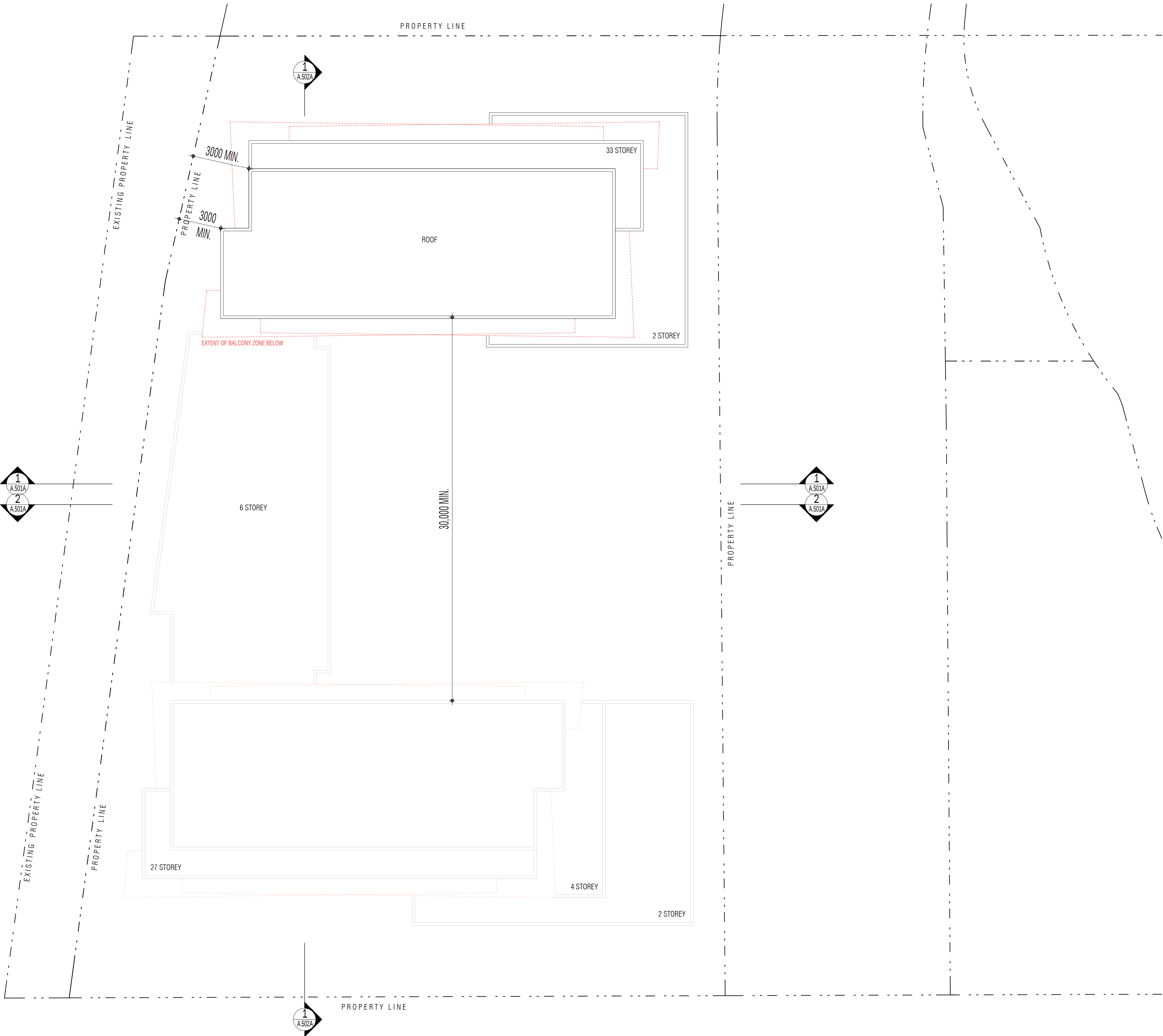
Plot Date : SEPT.17.2025

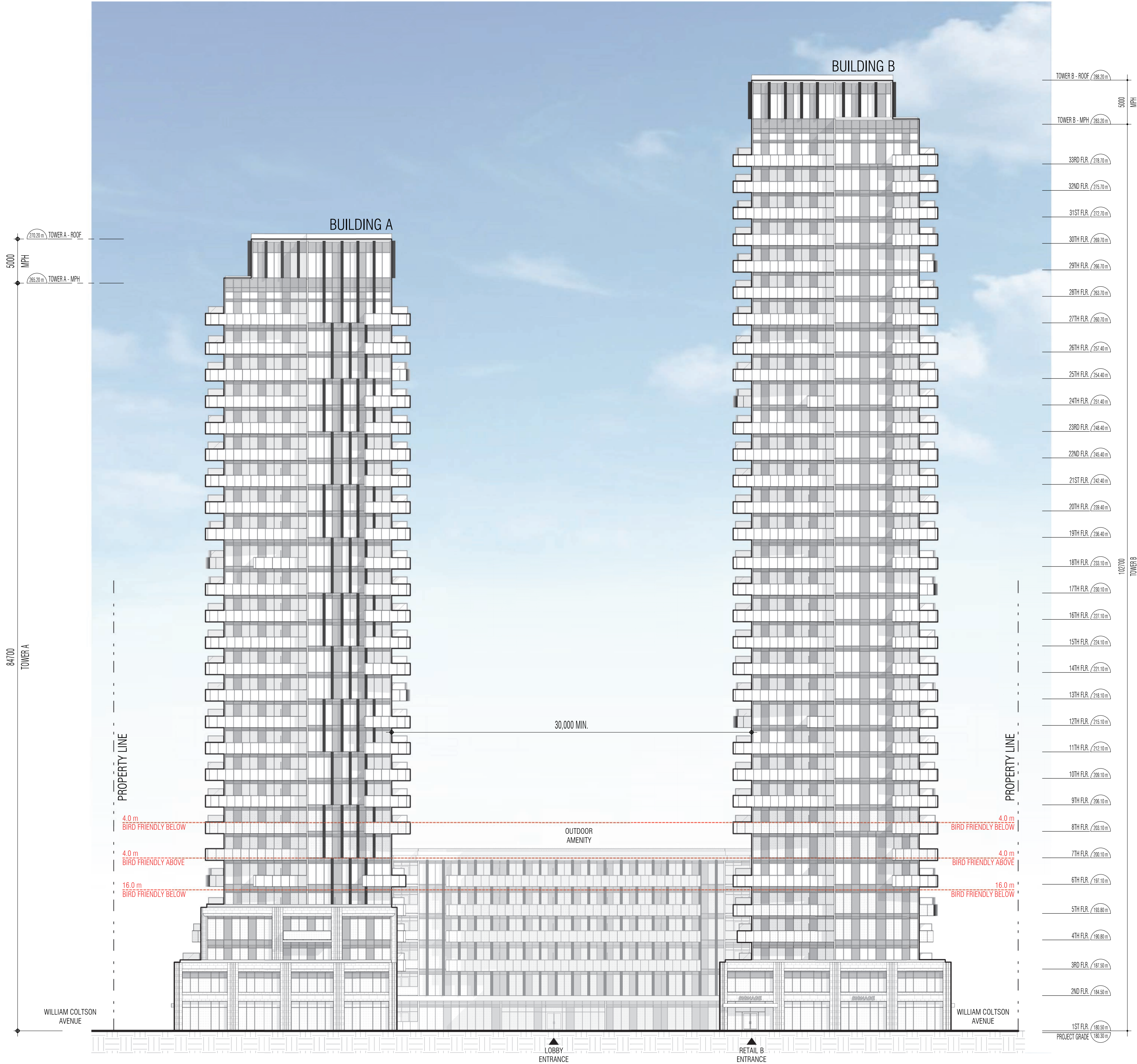
Job # 1975.22

ROOF PLAN



1 : 200 A.315A





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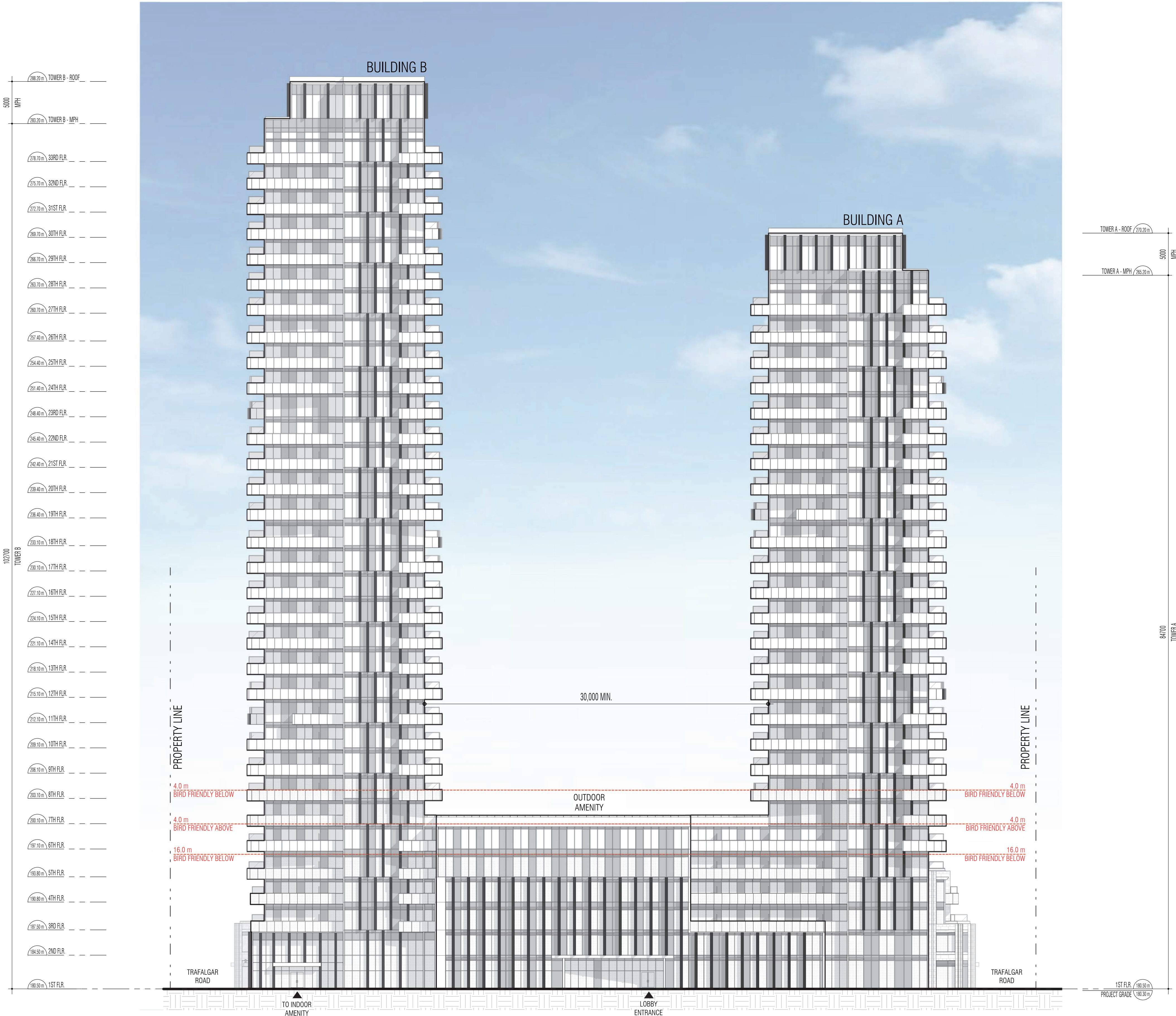
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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE		ONTARIO	
Project Architect :	B. Graziani	Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.	Checked By :	D.B. / G.C.
Plot Date :	SEPT.17.2025	Job #	1975.22



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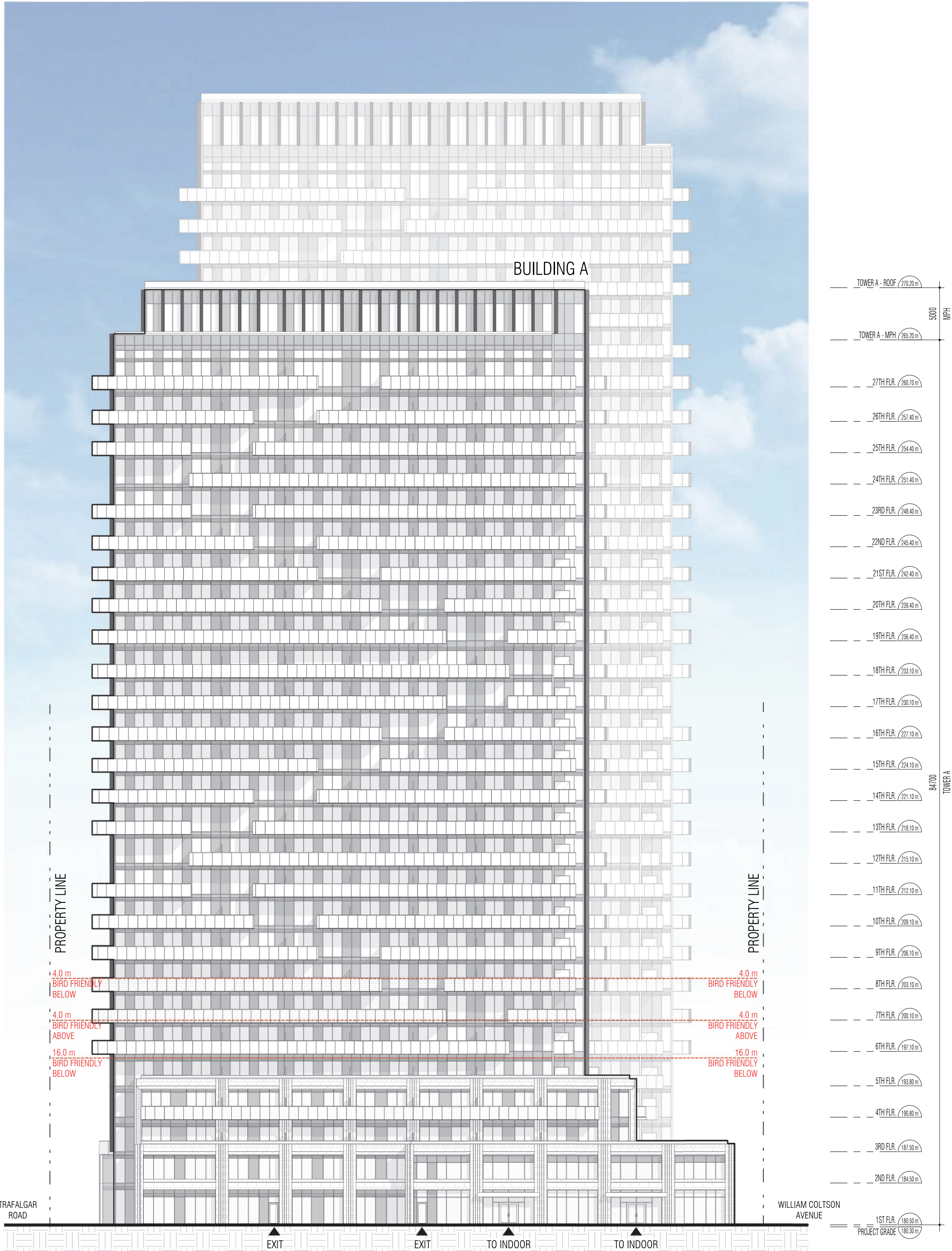
PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

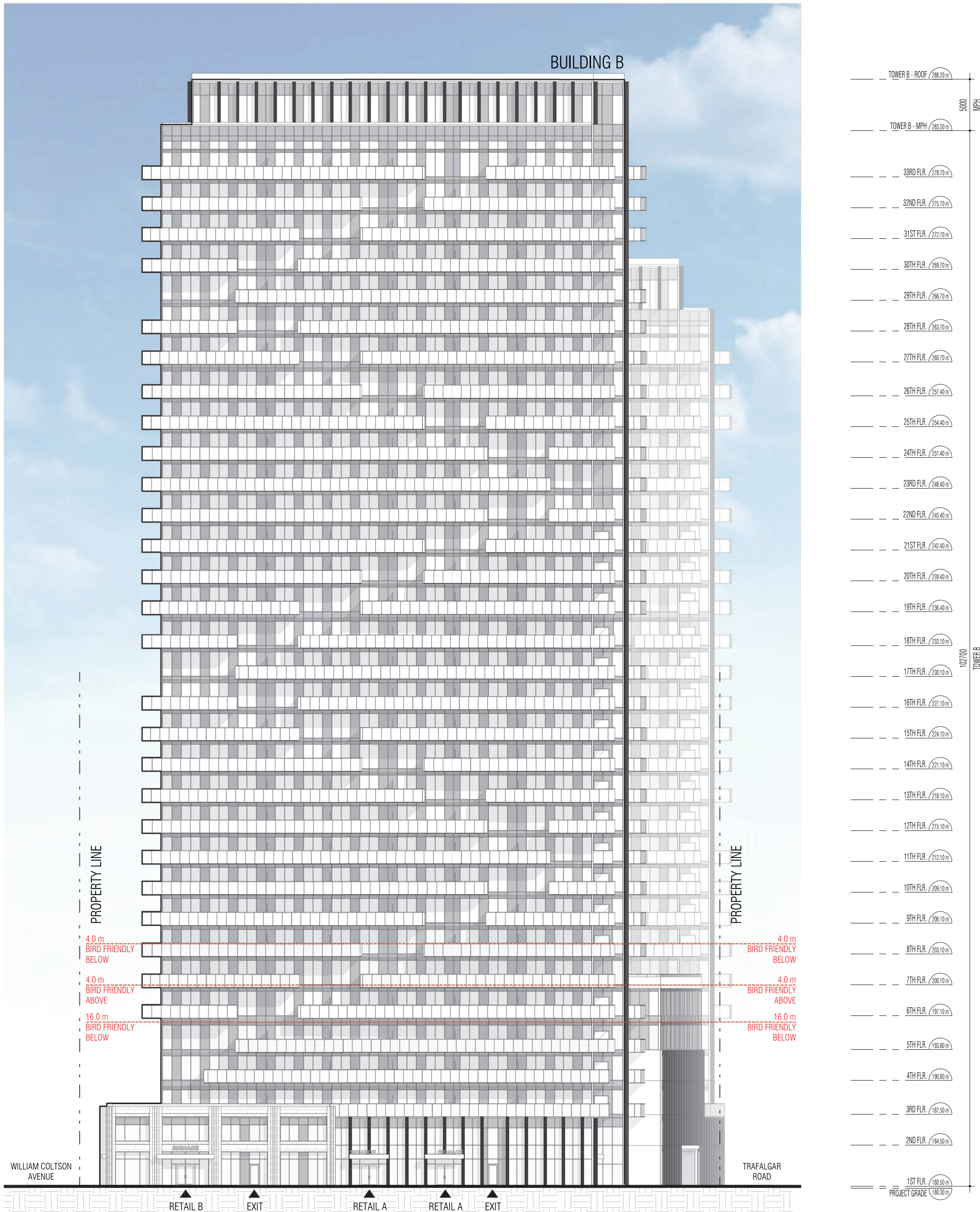
OAKVILLE	ONTARIO
Project Architect :	B. Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	SEPT.17.2025
Job #	1975.22

WEST ELEVATION

1 : 250 A.402A



SOUTH ELEVATION
SCALE - 1:250
1
A.403A



NORTH ELEVATION
SCALE - 1:250
2
A.403A

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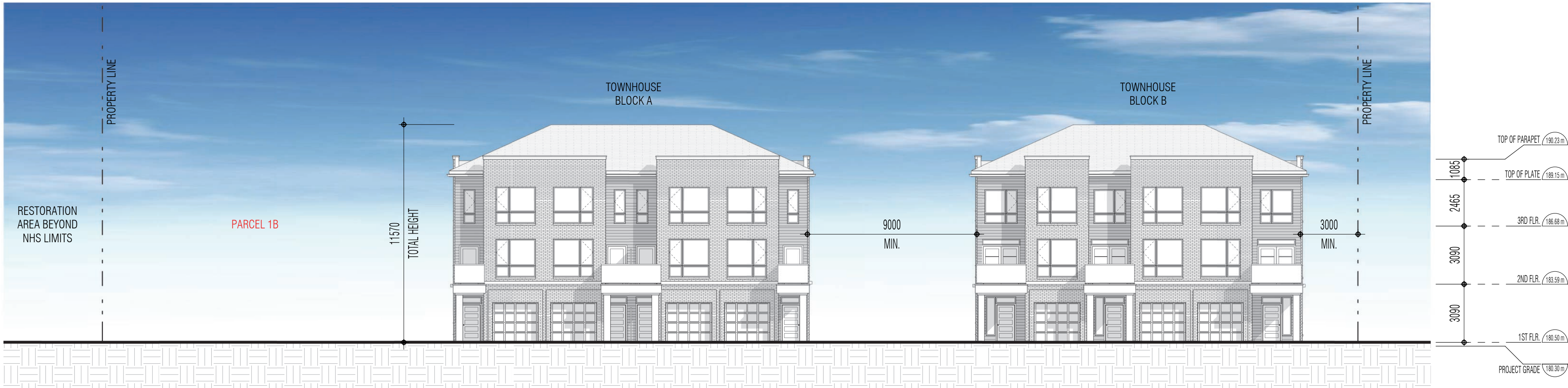
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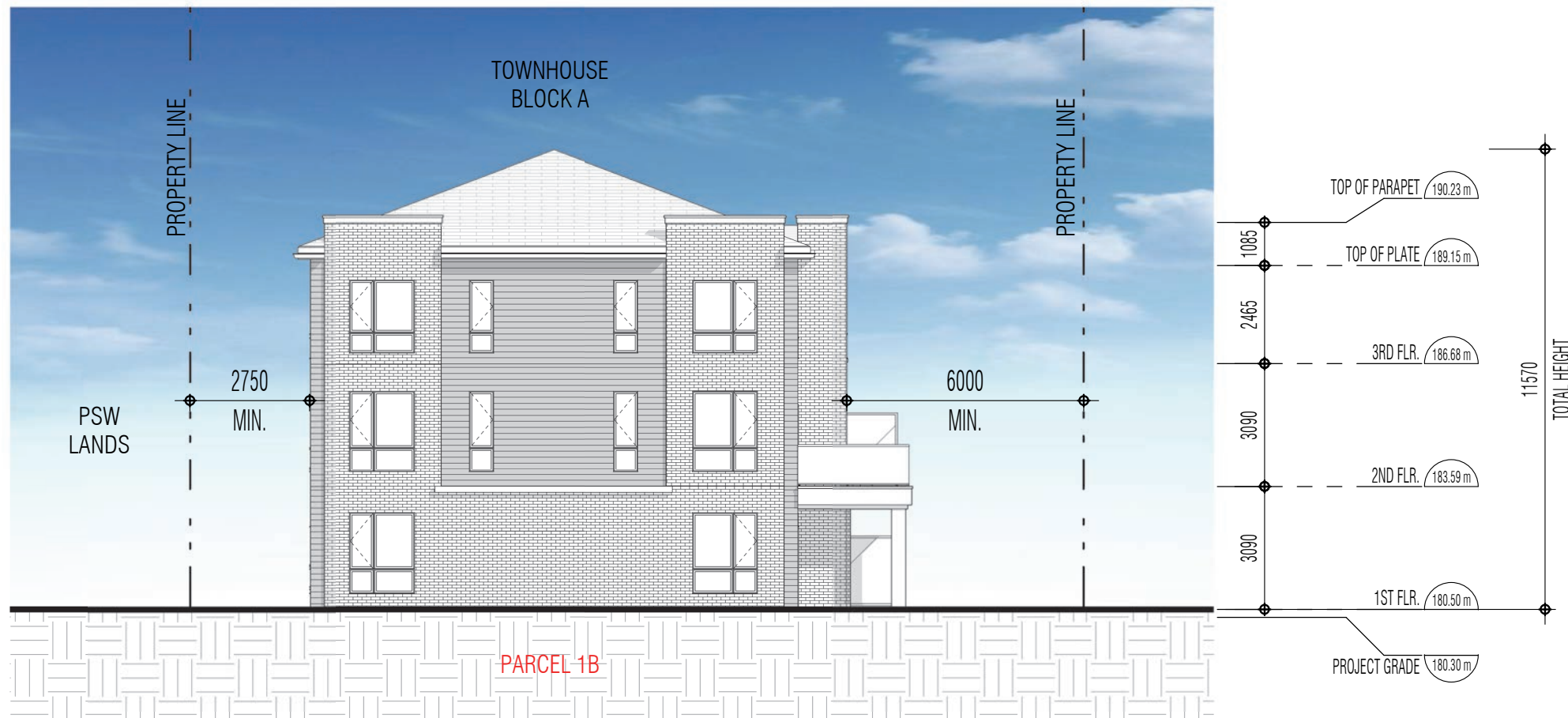
PROPOSED MIXED USE DEVELOPMENT
3275 TRAFALGAR RD.

OAKVILLE	ONTARIO
Project Architect:	B. Graziani
Assistant Designer:	R.L.
Drawn By:	R.L. / Gr.C.
Checked By:	D.B. / G.C.
Plot Date:	SEPT.17.2025
Job #	1975.22

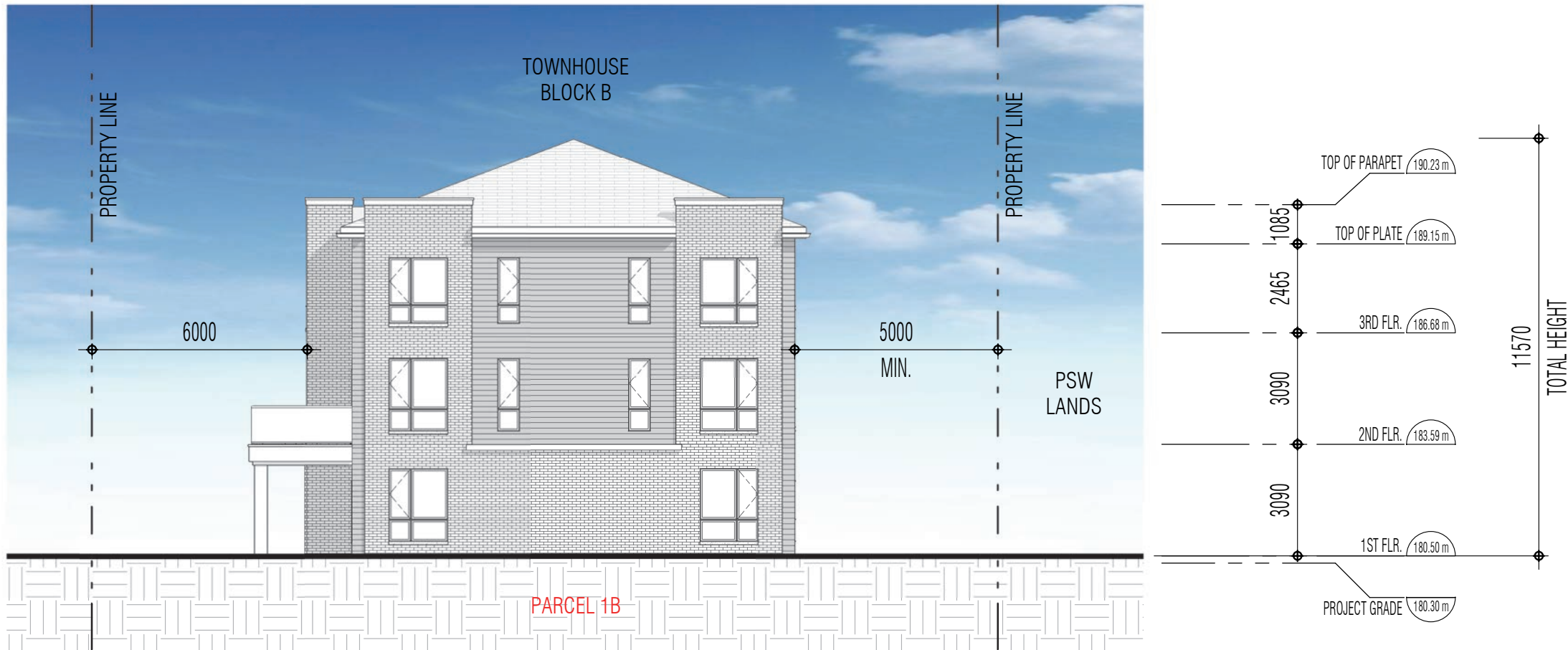
SOUTH & NORTH
ELEVATIONS



WEST ELEVATION
SCALE - 1:150
1
A.404A



NORTH ELEVATION
SCALE - 1:150
2
A.404A



SOUTH ELEVATION
SCALE - 1:150
3
A.404A

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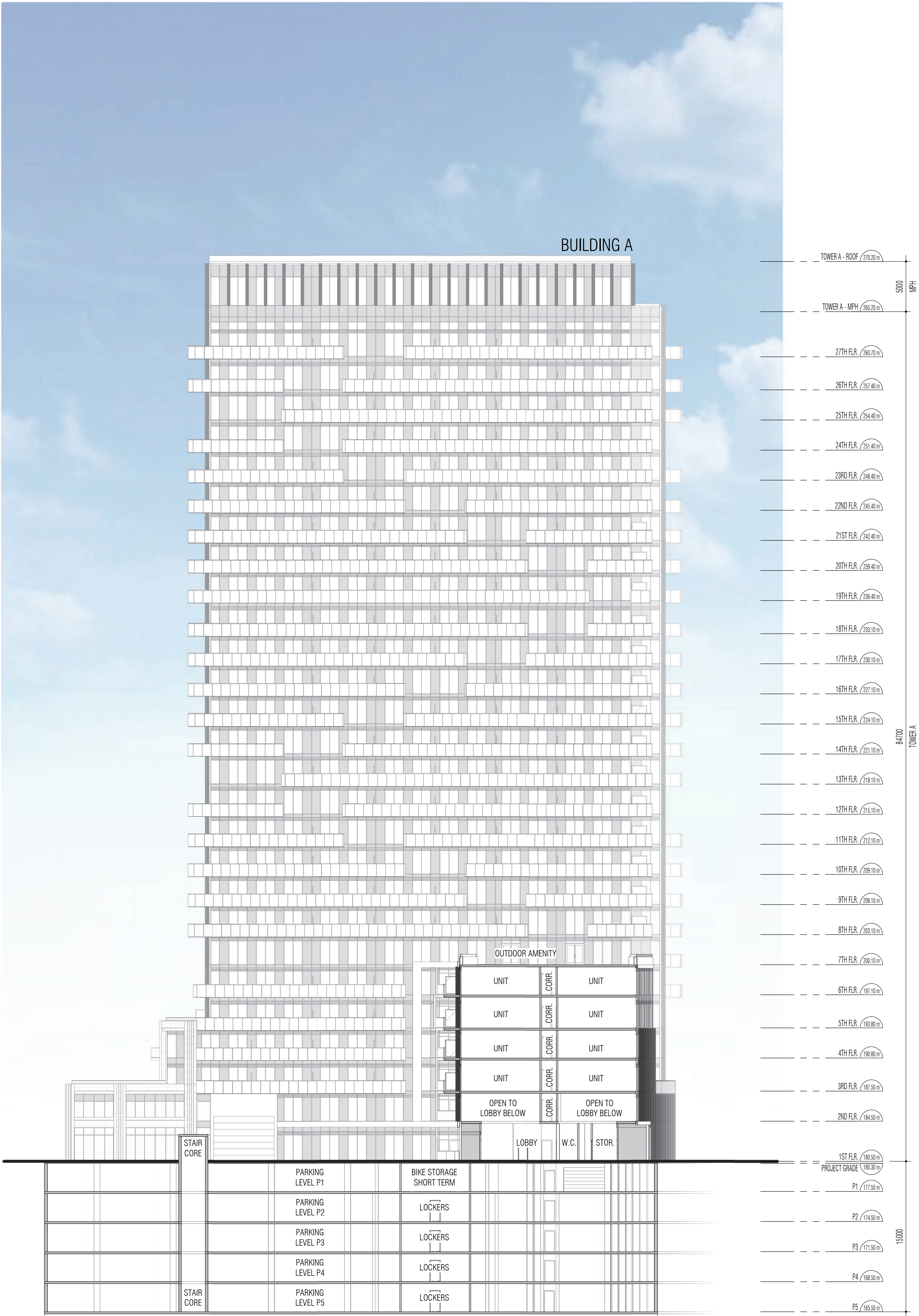
PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

Project Architect :	B. Graziani
Assistant Designer :	R.L.
Drawn By :	R.L. / Gr.C.
Checked By :	D.B. / G.C.
Plot Date :	APR.15.2025
Job #	1975.22

TOWNHOUSE
ELEVATIONS

1 : 150 A.404A



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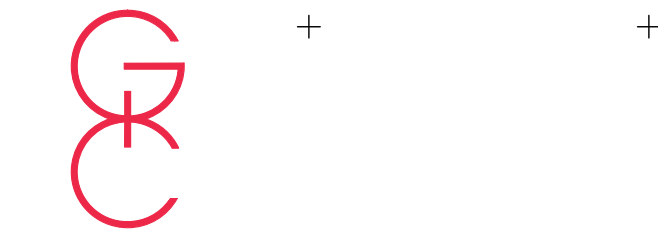
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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

OAKVILLE		ONTARIO	
Project Architect:	B. Graziani		
Assistant Designer:	R.L.		
Drawn By:	R.L. / Gr.C.		
Checked By:	D.B. / G.C.		
Plot Date:	SEPT.17.2025		
Job #	1975.22		

BUILDING SECTIONS

1:250 A.501A

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PROPOSED MIXED USE DEVELOPMENT

3275 TRAFALGAR RD.

Project Architect : B. Grazian

Assistant Designer : B.I

Drawn By : R.L. / Gr.C

Checked By : D.B. / G.C.

Plot Date : SEPT.17.2025

Job # 1975.22

1 : 250 A.502A



TRAFALGAR ROAD

ULTIMATE ROW LIMIT
(REGION TO CONFIRM)

HATCHED AREA INDICATES EXTENT OF THE ROAD WIDENING

EXISTING PROPERTY LINE

PROPERTY LINE
EXTENT OF UNDERGROUND PARKING

PROPERTY LINE
OUTDOOR AMENITY

PARCEL 1A

PROPERTY LINE

EXTENT OF UNDERGROUND PARKING

PARCEL 1A

33 STY

BUILDING B
33 STY + MPH
800M²
FFE = 180.50

2 STY

6 STY

BUILDING A
27 STY + MPH
800M²
FFE = 180.50

27 STY

4 STY

2 STY

1.5m CONC. SIDEWALK

EXTENT OF UNDERGROUND PARKING

PROPERTY LINE

TEMP. 3:1 SLOPE
TO MATCH EX. GRADE

PROPOSED
R.O.W. LIMIT

FUTURE
MUNICIPAL
SIDEWALK

MUNICIPAL 2.0m CONC. SIDEWALK

MUNICIPAL 1.5m CONC. SIDEWALK

WILLIAM COLTSON
AVENUE

PXO LOCATION

PARCEL 1B

RESTORATION
AREA BEYOND
NHS LIMITS

WETLAND LIMIT
STAKED BY CH ON
ON JUNE 9, 2022

NHS GRADING LIMIT
TO BE CONFIRMED
BY URBANTECH TO
ENSURE 15.0M
REGULATION LIMIT
DOES NOT ENCROACH
ON PRIVATE PROPERTY

3 STY
TOWNHOUSES

3 STY
TOWNHOUSES

LIMESTONE TRAIL
CONNECTION

MUNICIPAL 2.4m
CONC. SIDEWALK

MUNICIPAL 1.5m CONC. SIDEWALK

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Revisions
01. SEPT.30.2024 ISSUED FOR SPA BG

No.	Date	Description	Issued by
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Issued for revisions

**GRAZIANI
CORAZZA
ARCHITECTS**

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PROPOSED MIXED USE DEVELOPMENT

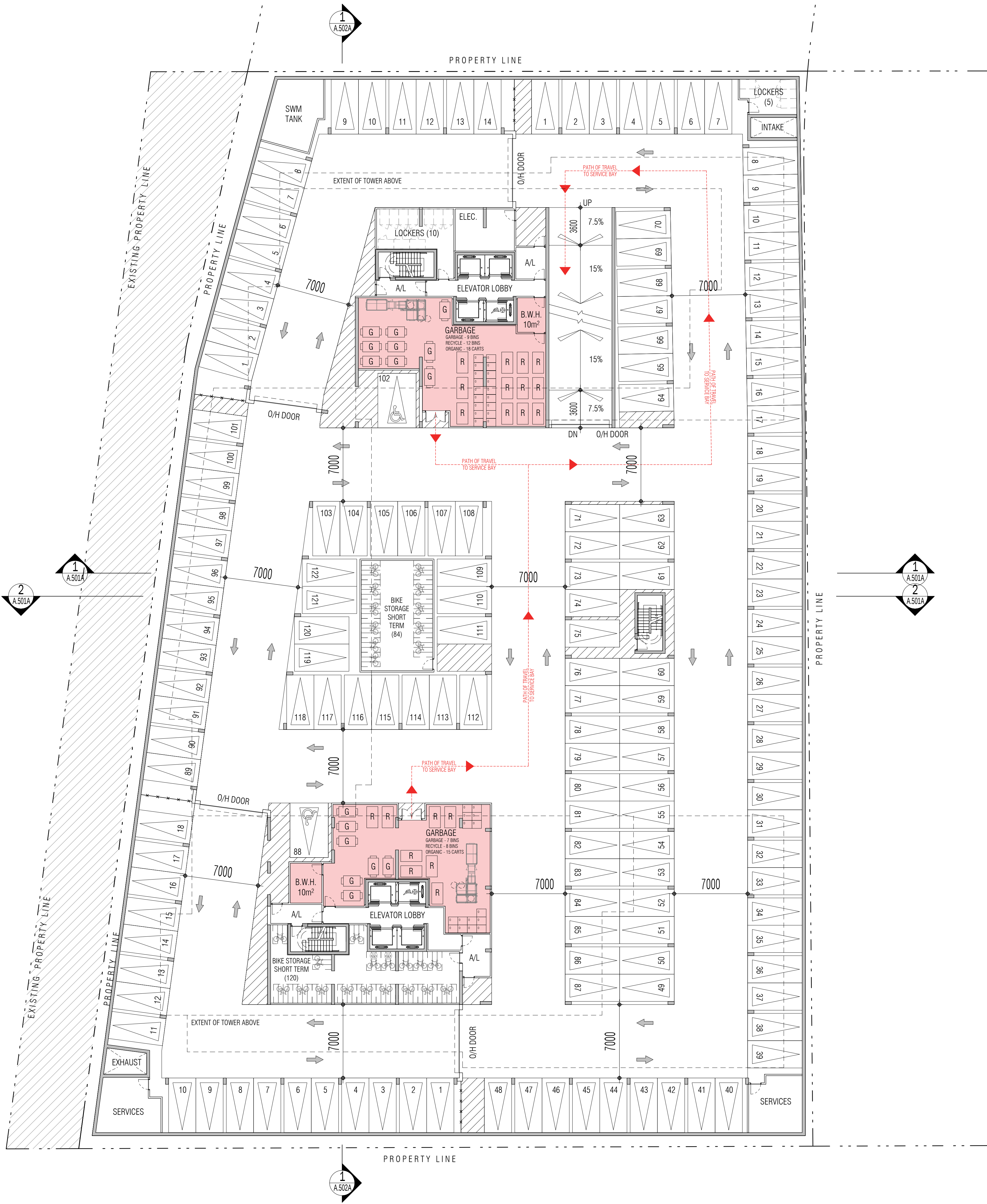
3275 TRAFALGAR RD.

OAKVILLE ONTARIO

Project Architect: B. Graziani
Assistant Designer: R.L.
Drawn By: R.L. / Gr.C.
Checked By: D.B. / G.C.
Plot Date: SEPT.17.2025
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SITE PLAN
WASTE MANAGEMENT

1:200 A.801A



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Project Architect:	B. Graziani
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P1 UNDERGROUND PLAN
WASTE MANAGEMENT

1:200 A.803A



BG

1 : 100 A.804A