

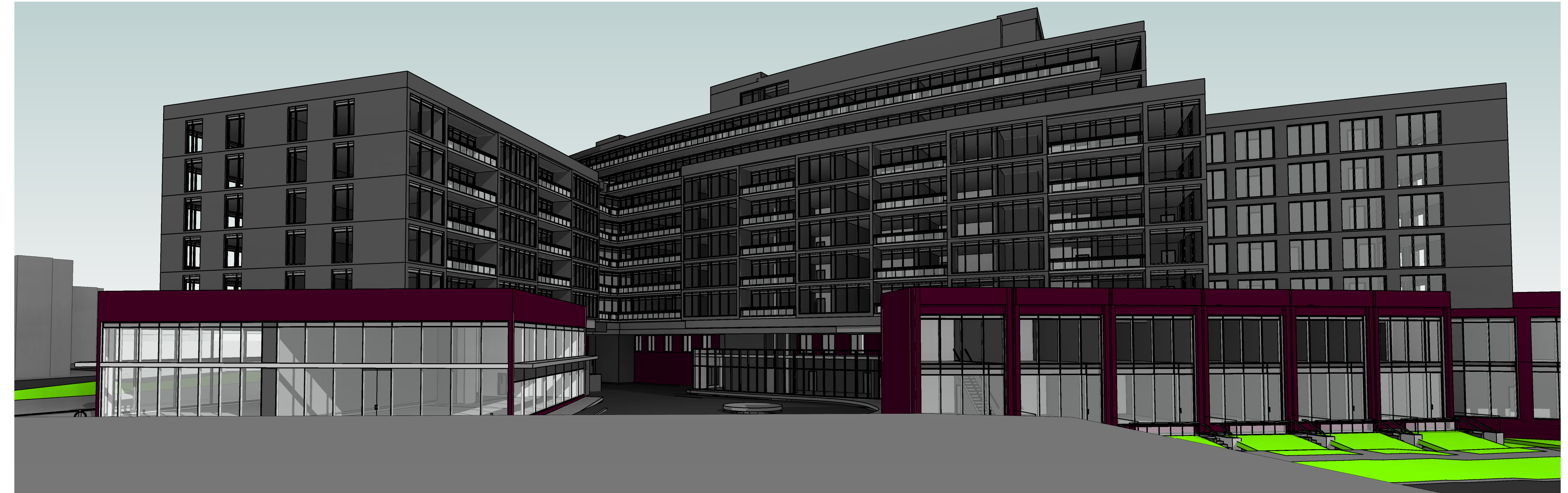
2163 & 2169 SIXTH LINE RD. OAKVILLE

2163 & 2169 Sixth Line Rd, Oakville, Ontario

BARA GROUP (RIVER OAK) INC.

Project: 18046
 Date: 2022-07-12
 Issued for: ZONING BY-LAW AMENDMENT

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000 - GENERAL	
A000	COVER / DRAWING LIST
A100-200 - FLOOR PLANS	
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A102	PARKING LEVEL P2
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A901	MASSING - AERIAL VIEWS
A902	MASSING - STREET VIEWS
A903	MASSING - AERIAL VIEWS WITH ANGULAR PLANE



PROJECT CONSULTANTS



405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 416-599-9725 WWW.RAWDESIGN.CA

STRUCTURAL INFO

2163 & 2169 Sixth Line Rd, Oakville, Ontario
 Preliminary Site Stats
 7/4/2022
 Official Plan
 Mixed Use
 Existing Site Area (Gross Site Area)
 Site Area Conveyed to City (Parkland)
 Net Site Area
 Net Length of Site (at Street)
 Building Foot print
 Maximum Lot Coverage

7,200 sq.m.	77,499 sq.ft.	0.72	ha.
0 sq.m.	0 sq.ft.	0.00	ha.
7,200 sq.m.	77,499 sq.ft.	0.72	ha.
133.9 m	436 ft		
3,387.7 sq.m.	36,249 sq.ft.	0.34	ha.
0.5			

MECHANICAL & ELECTRICAL

QUASAR CONSULTING GROUP
 250 ROWNTREE DAIRY RD
 WOODBRIDGE, ON L4L 9J7
 T: 905.507.0800

SITE SERVICING

VALDOR ENGINEERING
 571 CHRISLEA ROAD, UNIT 4, 2ND FLOOR
 WOODBRIDGE, ON L4L 8A2
 T: 905.264.0054

TRAFFIC

LEA CONSULTING LTD
 625 COCHRANE DRIVE, 9TH FLOOR
 MARKHAM, ON, L3R 9R9
 T: 905.470.0015

LANDSCAPE

ADESSO DESIGN INC
 218 LOCKE ST S
 HAMILTON, ON L8P 4B4
 T: 905.526.8876

PLANNING

BOUSFIELDS INC
 3 CHURCH STREET, SUITE 200
 TORONTO, ONTARIO, M5E 1M2
 T: 416.947.9744

WASTE

CINILITTLE
 2300 YONGE ST #1600
 TORONTO, ON M4P 1E4
 T: 416.480.9777

Units	Studio	1B	1B+D	2B	2B+D	3B	Total	Net Floor Area of Unit		GFA		Retail + Dental		Amenity		Residential		Total GFA				
								<75m2	>75m2	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf			
P2							22			2,518	27,099											
P1							22			5,014	53,998											
1							0	0	0	2,595	27,936											
2					22		0	0	0	1,711	18,413	777	8366	142	1528	1622	17461	2641	27355			
3	2						2	37	34	3	2,599	27,975			2540	27345	2840	27345	2840			
4							2	37	34	3	2,646	28,479			2587	27848	2687	27848	2687			
5							2	37	34	3	2,646	28,479			2587	27848	2687	27848	2687			
6							2	37	34	3	2,646	28,479			2587	27848	2687	27848	2687			
7							2	37	34	3	2,646	28,479			2587	27848	2687	27848	2687			
8							1	20	17	3	1,665	17,922			252	2716	1367	14719	1620			
9							1	20	17	3	1,399	14,954					1355	14583	1355			
PH							1	20	17	3	292	2,956										
Totals	2	0	60	181	22	12	247	204	43	28,339	305,036	777	8366	662	6952	18711	201,400	20050	215818			
UPH										Gross UPH	343.06									Net UPH	343.06	
FSI										Gross FSI	2.78										Net FSI	2.78

Avg unit size (Residential NSA/Units) 89.2 m2 745,2614 sf

Amenity Space	Provided	
	Indoor	Outdoor
	562 m2	842 m2
Total	1404.2 m2	

Parking Required	Proposed Ratio	Total	
		Residential	Dental
	1.25 per unit-75m2 (includes 0.20 Visitor per unit-75m2)	54	20
	1.00 per unit-75m2	15	15
	1.00 per 24m2	352 m2	15
	1.00 per 18m2	391 m2	22
Total		244	244

Proposed Parking	Retail/ Medical/ Visitor			Resident	Car Share	Total
	Visitor	Resident	Car Share			
SURFACE	46	15	4		65	
P1	9	111	0		120	
P2	0	59	0		59	
TOTAL	55	185	4		244	

Bike Parking	Per Town of Oakville's Zoning By-law 2014-014 Table S-4.1	
	Retail	Residential
	6	36
Total	6	36

Proposed Bike Parking	Short Term Retail	
	Short Term Residential at grade	Long Term Residential at P1
	6	80
Total	6	86

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ISSUED RECORD
 2021-04-29
 2022-07-12

ISSUED FOR
 PRE-CANADA M5V 1P9
 ZONING BY-LAW AMENDMENT

REVISION RECORD
 No. Date Description

NORTH



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18046

2163 & 2169 SIXTH LINE RD. OAKVILLE

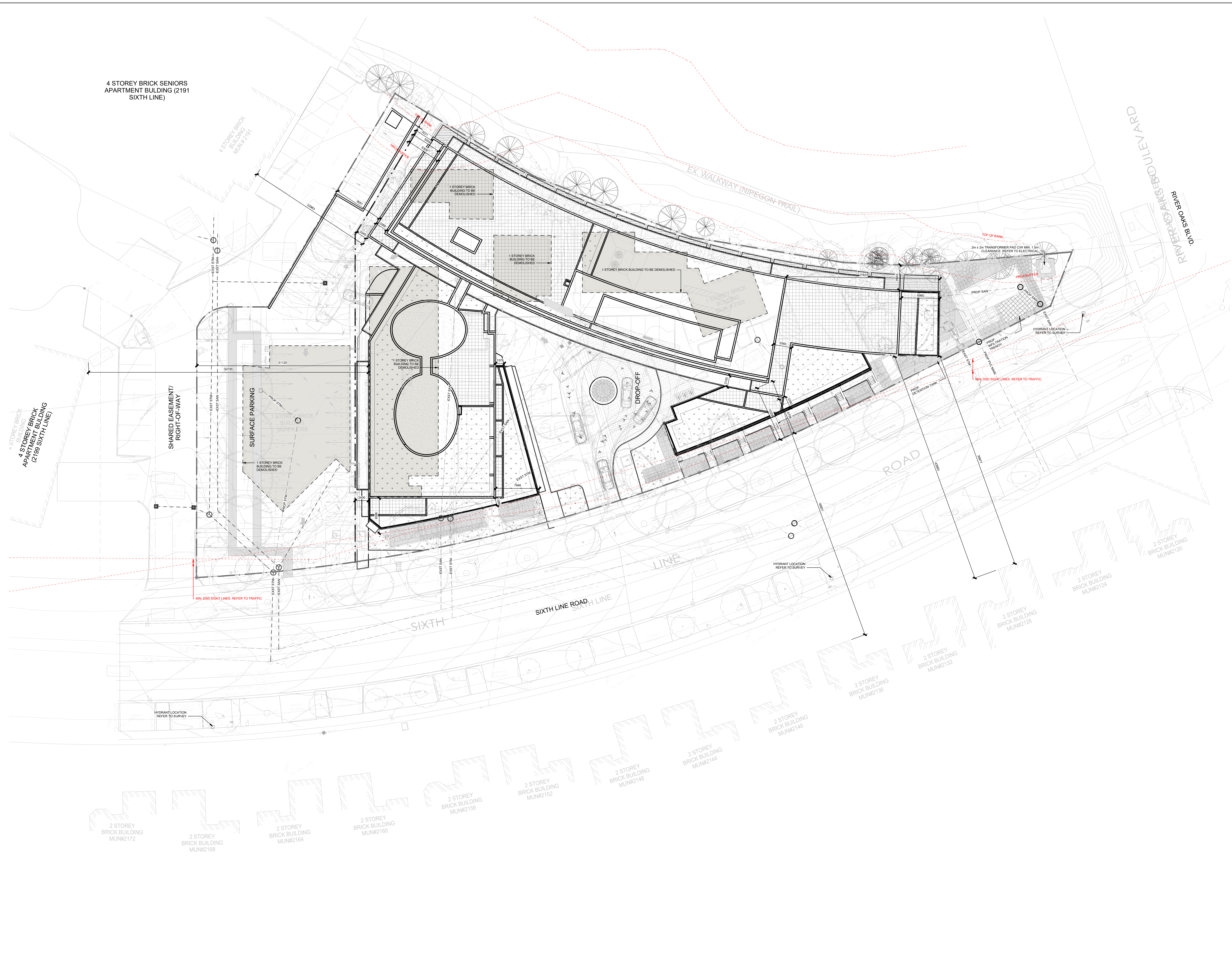
BARA GROUP (RIVER OAK) INC.

COVER / DRAWING LIST

SCALE:

A000

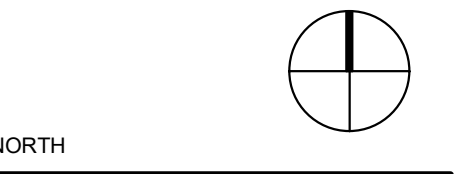
4 STOREY BRICK SENIORS
APARTMENT BUILDING (2191
SIXTH LINE)



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2022/01/12 ZONING BY-LAW AMENDMENT

REVISION RECORD
No. Date Description



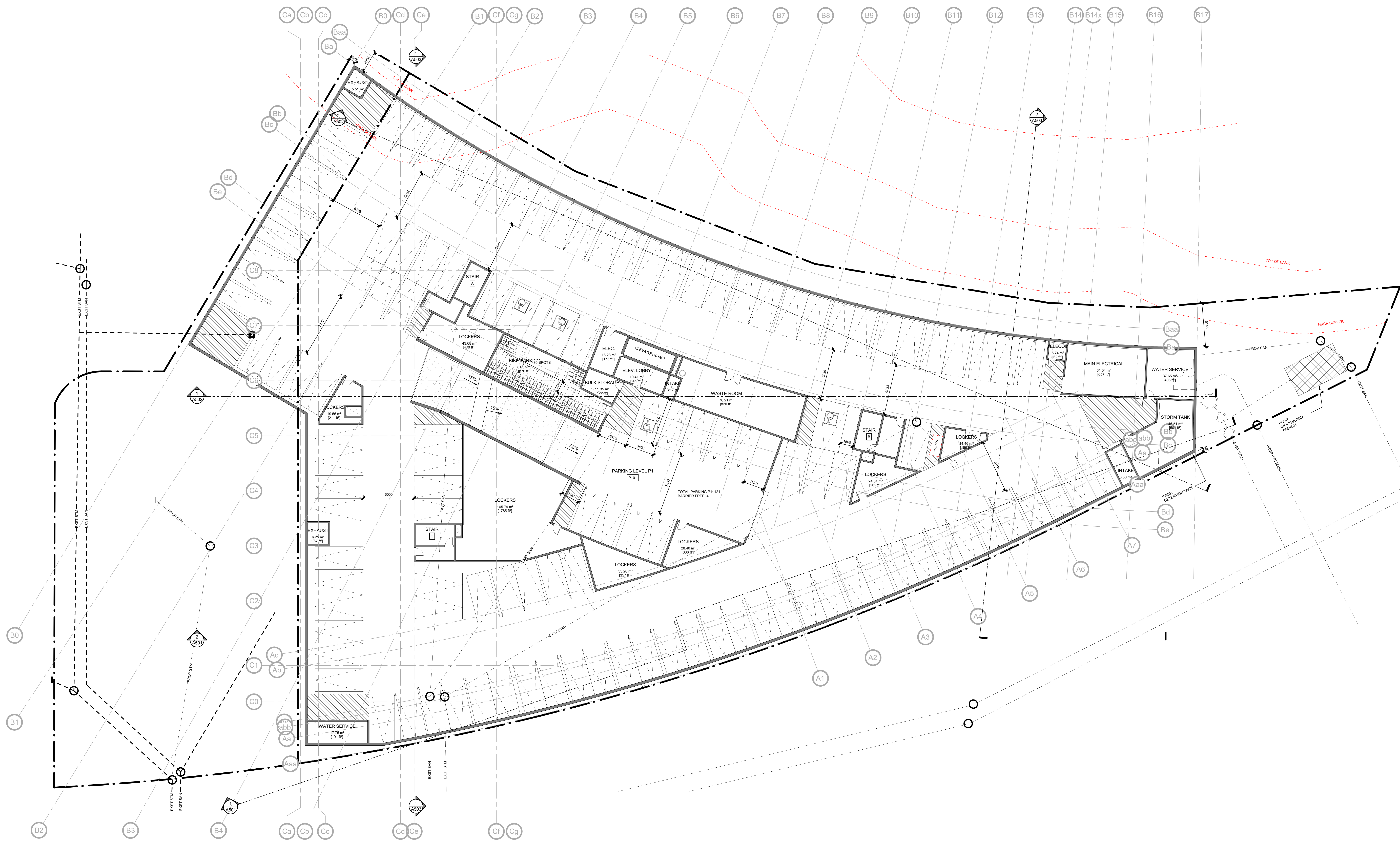
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2163 & 2169 SIXTH
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SITE PLAN

SCALE: 1 : 200

A100



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ISSUED RECORD: 2011-04-29
 ISSUED FOR: PRE-CANALIA MATING ZONING BY-LAW AMENDMENT
 2022-07-12

REVISION RECORD	No.	Date	Description



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 2163 & 2169 SIXTH LINE RD. OAKVILLE
 BARA GROUP (RIVER OAK) INC.

PARKING LEVEL P1

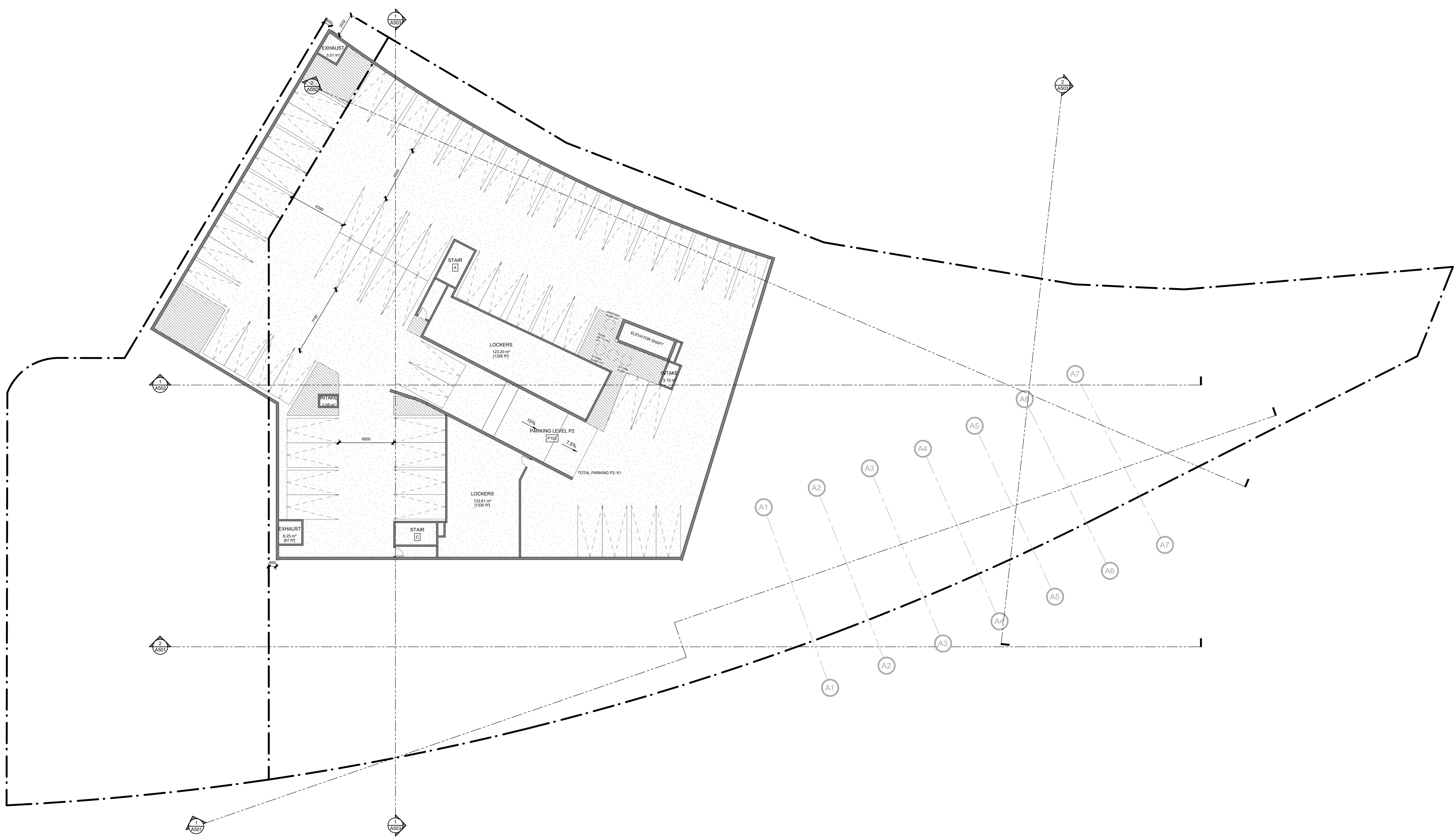
SCALE: 1 : 150

A101

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ISSUED RECORD
2022/07/12 ZONING BYLAW AMENDMENT

REVISION RECORD
No. Date Description



NORTH

RAW

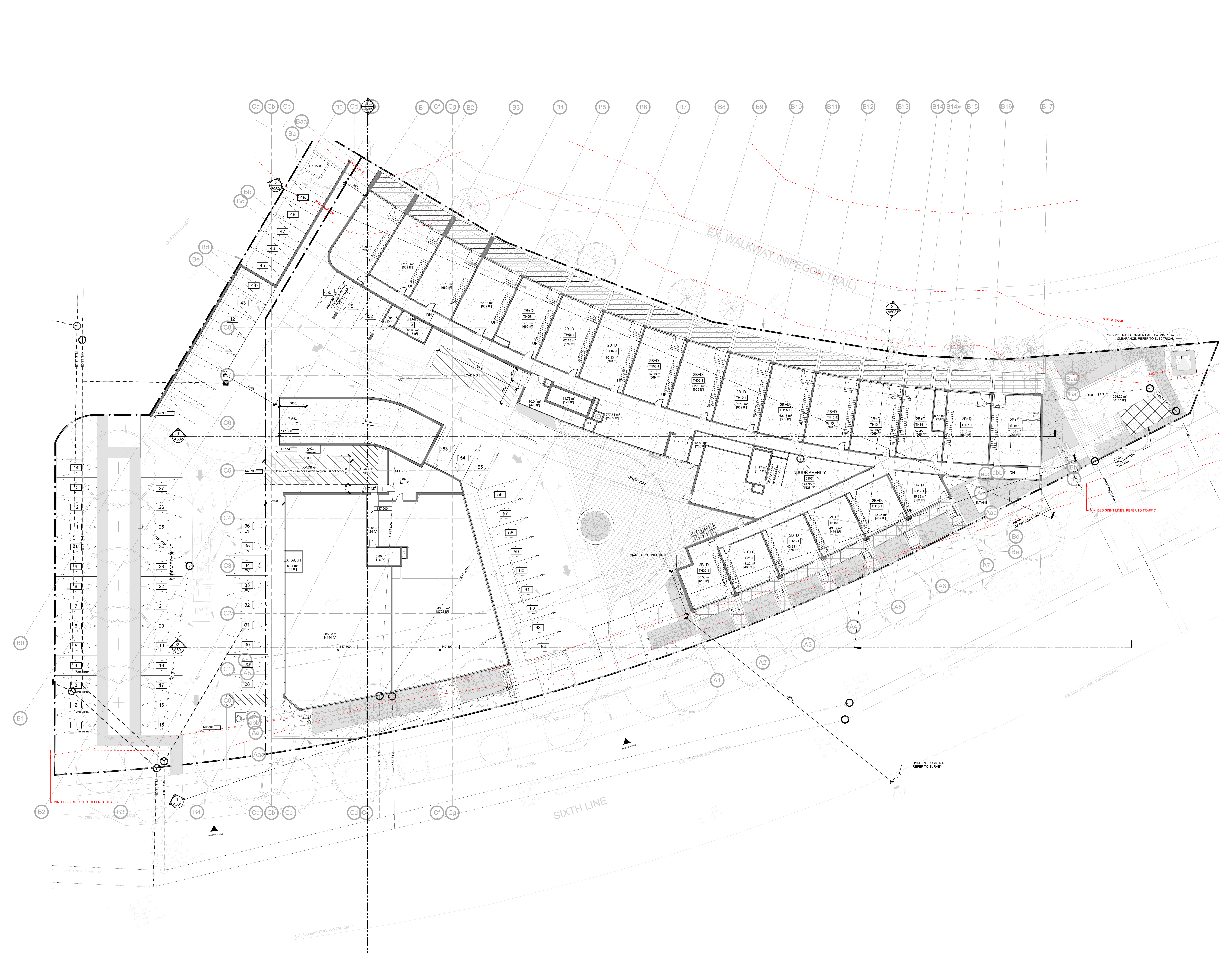
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PARKING LEVEL P2

SCALE: 1 : 150

A102



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ISSUED RECORD
2022/07-12 ZONING BYLAW AMENDMENT

REVISION RECORD
No. Date Description

NORTH
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GROUND FLOOR
PLAN

SCALE: NTS
A201