

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.

This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:

No.:	Revision:	Date:
------	-----------	-------

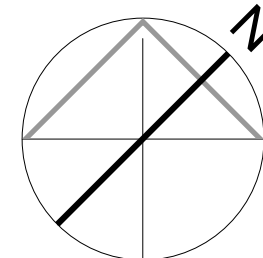
1	SPA	July 27, 2026
No.:	Issued For:	Date:

Client:
Melrose Investment

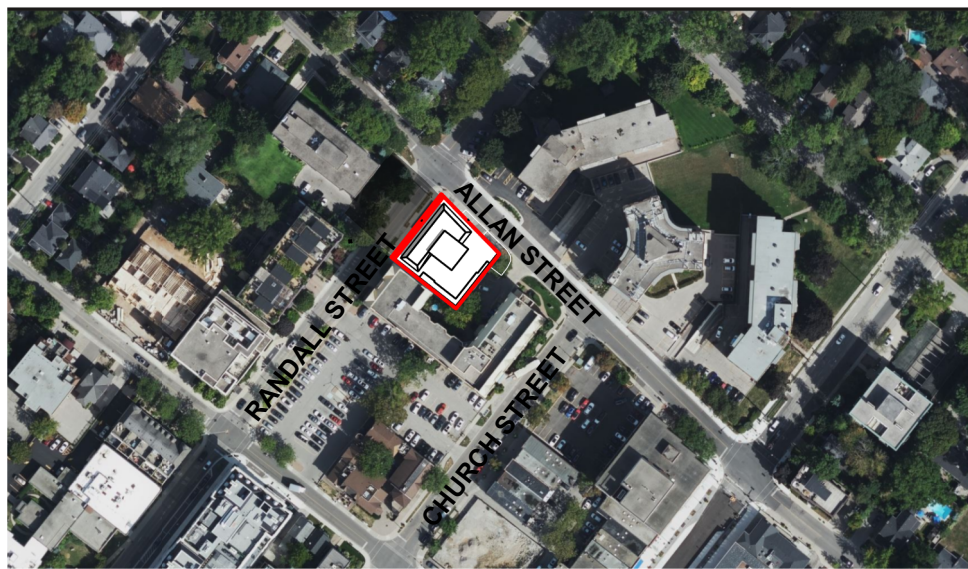
138 Allan Street, Oakville
Proposed Residential Development

Drawing Title:
Site Plan & Statistics

Scale:
As indicated
Drawn by:
MZ
Checked by:
DS
Project No.:
24-104
Date:
July 27, 2026
Drawing No.:



dA1.02



2 Key Plan

1 : 3000

PROJECT STATISTICS - SPA

138 Allan St. Oakville

Rental Residential

Oakville, Ontario

August 6, 2026

Project No. 24-104

1.0 Lot Area					
		hectare	acres	m ²	ft ²
1.1	Net Lot Area	0.09	0.23	934.11	10056
1.2	Road Widening	0.00	0.01	43.97	473
1.3	Gross Lot Area	0.10	0.24	978.08	10528

2.0 Floor Space Index (FSI)			
FSI on Gross Lot Area	(Item 4.6/Item 1.3)		4,781
FSI on Net Lot Area	(Item 4.6/Item 1.1)		5,006

3.0 Parking Area					
		floors	sq. m.	m ²	ft ²
Level	P3	P2	2 x	804.90	1609.80
Level	P1		1 x	804.90	804.90
Level	L1		1 x	495.96	495.96
Total Proposed Parking Area				2910.66	31330

4.0 Proposed Gross Floor Area (GFA)					
Per Zoning by-law 2014-014 and 1984-63 Definition: Excludes garage, loading and UG, includes stair and shafts					
Above Grade	Level	1	1 x	332.34	332.34
	Level	2	1 x	767.29	767.29
	Levels	3 to 6	4 x	801.86	3207.44
	Level	MPH	1 x	369.19	369.19
Total Proposed Residential GFA				4676.26	50335

5.0 Unit Count					
Buildings		Floors	Units per Floor	2B	3B
	Level	1	1 x 0		
	Level	2	1 x 7	3	4
	Levels	3 to 6	4 x 7	2	5
Total Rental Unit					35

6.0 Parking					
Required Total Parking		Rate	Units less than 75sm	Rate	Other Units
Unit has less than 75sm net floor area		1	6	1.25	29
Other units					
					42

Required Visitor Parking		Rate	Units
Visitor (minimum)		0.20 per total spa	42

Accessible Parking Space		Rate
		0.04

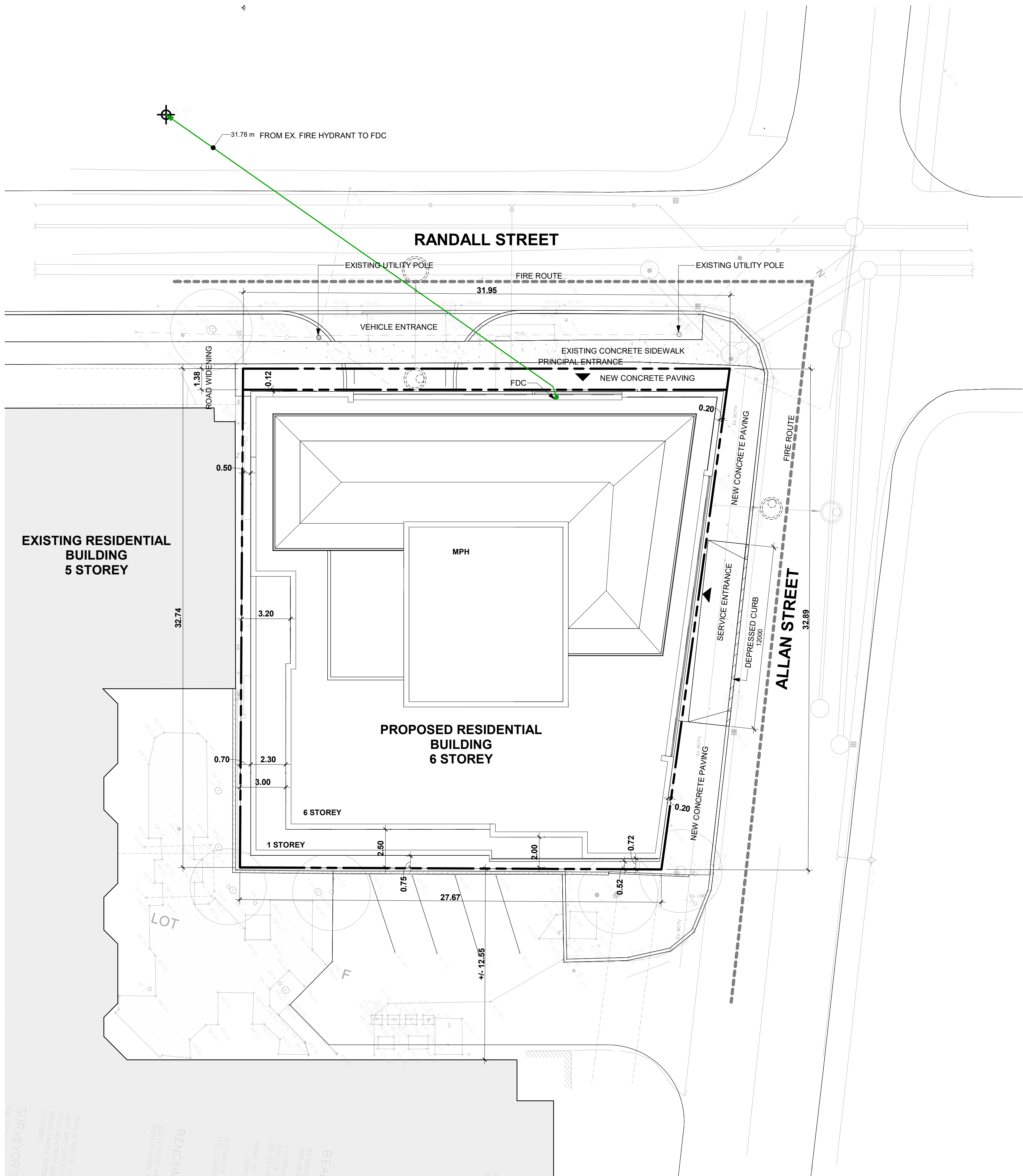
Residential					
Parking Proposed		Standard	Accessible	Standard	Accessible
Level	1			4	2
Level	P1	9		3	
Level	P2	15			
Level	P3	15	1		

6.1	Total Accessible Parking Proposed	1	2
-----	-----------------------------------	---	---

6.2	Total Parking Proposed	40	9
-----	------------------------	----	---

7.0 Bike Parking					
Bike Parking Requirement		Rate			
		Long Term	0.75 per unit		26
		Short Term	0.25 per unit		9
					35

Residential					
Bike Parking Proposed		Long Term	Short Term		
Level	1	8	10		18
Level	P1	6	0		6
Level	P2	6			6
Level	P3	6			6
Total Bike Parking Proposed		26	10	0	36



1 Site Plan

1 : 150