

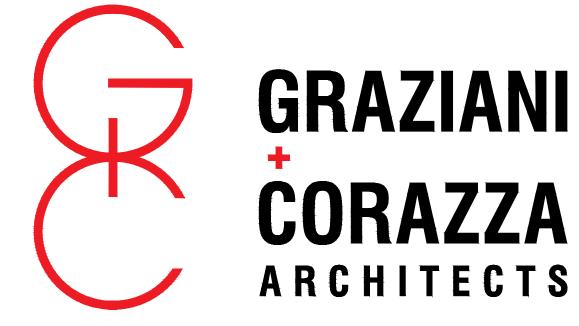
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

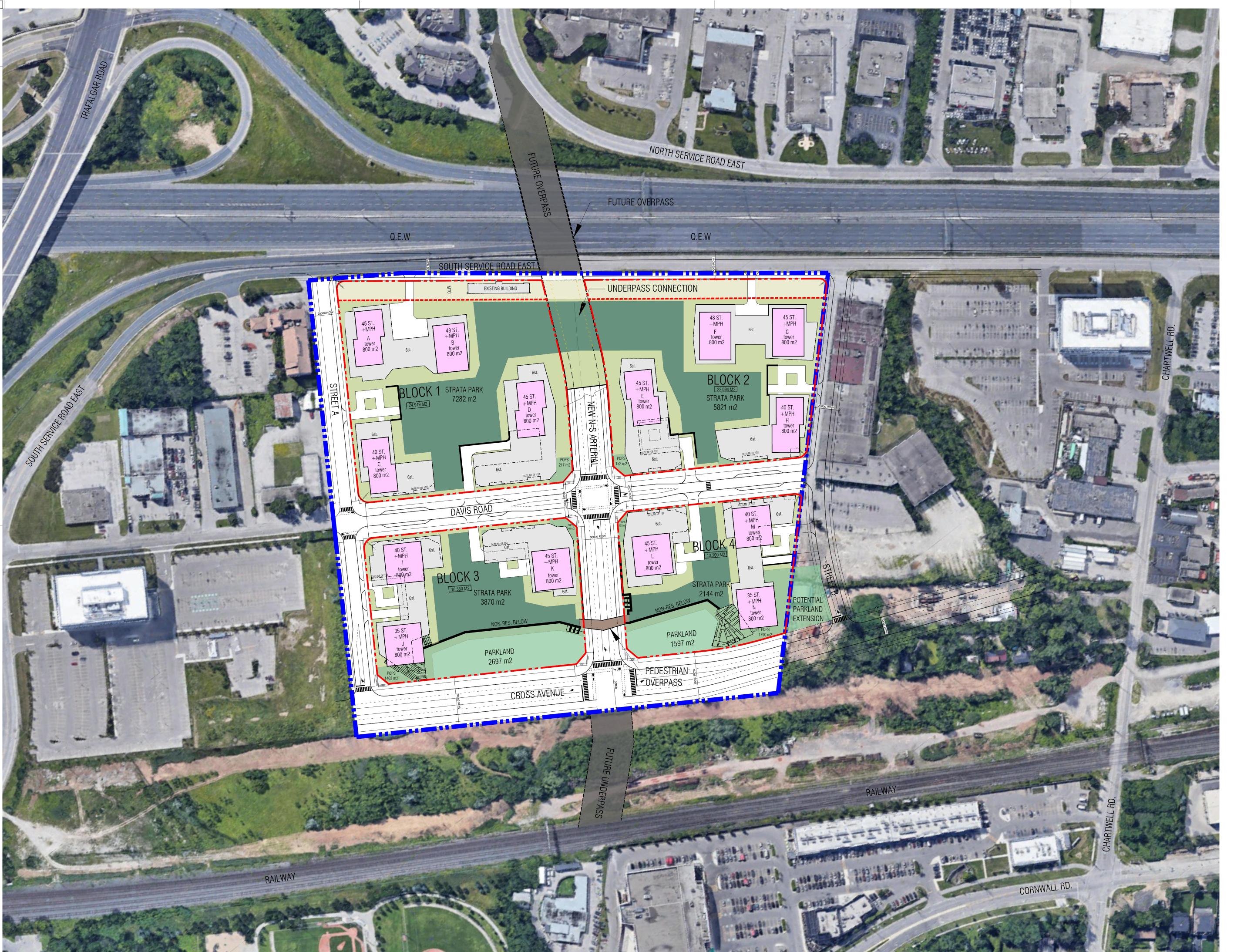
OAKVILLE

THE ROSE CORPORATION

ONTARIO



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



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1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. C	
1. 3EL.12.2021 1330EB TO SITT FOR TAXO MILETINO	H.

1.	JLI .IZ.ZUZT	1330LD TO GITT TON THE WILL HING	0. 0111.
2	NOV 01 2024	ISSUED TO CITY FOR OPA	I CHI

2.	NOV.01.2024	ISSUED	TO	CITY FOR	OPA

3. OCT.22.2025 ISSUED TO CITY FOR OPA

J. CHI.

ISSUED FOR REVISIONS





SOUTH SERVICE ROAD

THE ROSE CORPORATION

E KUSE CURPURATION	ONTARIO
J.C.	
B.D / J.L.	
B.D / C.R. / S.H. / J.L.	
D.B. / G.C.	
OCT.15.2025	
2127.23	
	J.C. B.D / J.L. B.D / C.R. / S.H. / J.L. D.B. / G.C. OCT.15.2025

CONTEXT PLAN



ROADS / R.O.W.

DEVELOPABLE LANDS

Non-Res. GCA Residential GCA Unit Count *** LOT COVERAGE

26.5%

44.3%

100%

UNIT TYPE PERCENTAGE % UNIT COUNT *** NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER-FREE PATH OF TRAVEL FROM 2 BEDROOM THE SUITE ENTRANCE DOOR TO, (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND (b) AT LEAST ONE BATHROOM (i) HAVING AN AREA NOT LESS THAN 4.5m2 AT THE SAME LEVEL, AND (ii) CONFORMING TO SENTENCE 9.6.3.3.(1)

2220 X 15% = 333 PROVIDED B.F. 333 AMENITY INDOOR OUTDOOR PROVIDED AMENITY PER LEVEL (m2) RATIO / UNIT (m2) LEVEL RESIDENT RESIDENT VISITOR NON-RESIDENT 1.08/100m2 GFA TARGET RATIO / UNIT TARGET PARKING SPACES TARGET TOTAL PHASE 1 TARGET PARKING SPACES 245 PROVIDED PARKING PER LEVEL BARRIER FREE PARKING SPACES MUST PROVIDE 2, PLUS 2% OF THE TOTAL NUMBER OF SPACES AS BARRIER FREE PARKING SUPPLY PARKING RATE TOTAL

(RES.VISITOR + NON-RES.) REQUIRED B.F. X 2% + 2 = PROPOSED B.F. 4 TYPE A 5 TYPE B RESIDENT LONG-TERM SHORT-TERM In no circumstances shall the number of minimum GREATER OF 2 OR bicycle parking spaces required on a lot be greater 1 SPACE / 1000M2 than 30 REQUIRED RATIO / UNIT REQUIRED SPACES 30 PER BUILDING TOTAL REQUIRED SPACES GREATER OF 2 OR PROVIDED RATIO / UNIT 1 SPACE / 1000M2 PROVIDED SPACES TOTAL PROVIDED SPACES

107.00 m 171 m max. BLDG B BLDG C 171 m max. 107.00 m 107.00 m 171 m max. BLDG D 107.00 m 171 m max. BUILDING SETBACKS 3.0 m + 14.0m MTO Setback

A 401 Elevations - Block 1 - Buildings A&B

A 402 Elevations - Block 1 - Buildings A&B

A 403 Elevations - Block 1 - Building C

A 404 Elevations - Block 1 - Building C

A 405 Elevations - Block 1 - Building D

A 406 Elevations - Block 1 - Building D

A 407 Elevations - Block 2 - Building E

A 408 Elevations - Block 2 - Building E

A 409 Elevations - Block 2 - Buildings F&G

A 410 Elevations - Block 2 - Buildings F&G A 411 Elevations - Block 2 - Building H

A 412 Elevations - Block 2 - Building H

A 413 Elevations - Block 3 - Buildings I&J

A 414 Elevations - Block 3 - Buildings I&J

A 415 Elevations - Block 3 - Building K

A 416 Elevations - Block 3 - Building K

A 417 Elevations - Block 4 - Building L

A 418 Elevations - Block 4 - Building L

A 419 Elevations - Block 4 - Buildings M&N

A 420 Elevations - Block 4 - Buildings M&N

SOUTH 3.0 m WEST 3.0 m

* Setbacks to main building face ** GCA does not include above and below grade parking *** Actual unit count may vary depending on market demand

LIST OF DRAWINGS

A 000 Cover Page

A 100 Context Plan

A 102 Site Plan

A 101 Statistics & Notes

A 201 P4 Underground Plan

A 202 P4-P3 Underground Plan

A 203 P3-P2 Underground Plan

A 204 P2-P1 Underground Plan

A 301 Ground Floor Plan

A 303 3rd-6th Floor Plan

A 305 Typical Tower Floor Plans

A 306 Mechanical Penthouse Plan

A 302 2nd Floor Plan

A 304 7th Floor Plan

A 307 Roof Plan

A 205 P1-Lower Ground Floor Plan

			BLOCK 2		
CITE ADEL COOC					
SITE AREA GROSS SITE AREA NET		719	26556 % 18833		
		LAN	ID USE AREAS (m2)		
			ed on gross site area		
STRATA PARK			•	21.9%	582
PARKLAND POPS				0.0%	15
мто				9.2%	244
ROADS / R.O.W.				19.9%	528
DEVELOPABLE LANI TOTAL	DS			48.4% 100%	1286 2655
TOTAL				100%	2055
	N D CCA		& UNITS BREAKDOW	VN	
	Non-Res. GCA (m2) **	%	Residential GCA (m2) **	%	Unit Count ***
BLDG E	378	0.8%	45412	99.2%	60
BLDG F			42950		53
BLDG G BLDG H	1136	2.9%	40550 38290	97.1%	50 51
	1514	0.9%	167203	99.1%	
TOTAL			168717		215
LOT COVERAGE			27%		
LOT COVERAGE			2770	<u>'</u>	
FSI GROSS			6.35		
FSI NET			8.96	Α	
		UN	IITS BREAKDOWN		
3.8.2.1 (4)			UNIT TYPE	PERCENTAGE %	UNIT COUNT ***
NOT LESS THAN 15% OF	ALL RESIDENTIAL S	UITES SHALL BE	1 BEDROOM	60%	129
PROVIDED WITH A BARR THE SUITE ENTRANCE DO		TRAVEL FROM	2 BEDROOM	30%	64
(a) AT LEAST ONE BEDRO	*	LEVEL, AND			_
(b) AT LEAST ONE BATHS (i) HAVING AN AREA		m2	3 BEDROOM	10%	21
AT THE SAME LEVE	EL, AND		TOTAL	100%	215
(ii) CONFORMING TO	SENTENCE 9.6.3.3.0	(1)			
REQUIRED B.F.	2156	5 X 15% =	323	PROVIDED B.F.	323
REQUIRED B.F.		5 X 15% =		PROVIDED B.F.	323
REQUIRED B.F.		5 X 15% =	323 AMENITY		
	2156			PROVIDED B.F. INDOOR 1480	323 OUTDOOR
REQUIRED B.F. PROVIDED AMENIT	2156		AMENITY	INDOOR	
PROVIDED AMENIT	2156 TY PER LEVEL (m.)		AMENITY GROUND	INDOOR 1480 2810 4290	OUTDOOR 4398 4398
	2156 TY PER LEVEL (m.)		GROUND 7TH TOTAL	INDOOR 1480 2810	OUTDOOR 4398
PROVIDED AMENIT	2156 TY PER LEVEL (m.)		AMENITY GROUND 7TH	INDOOR 1480 2810 4290	OUTDOOR 4398 4398
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN	2156 TY PER LEVEL (m2	2)	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S	2156 TY PER LEVEL (m2	2)	GROUND 7TH TOTAL PARKING RESIDENT	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN	2156 TY PER LEVEL (m2	2)	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
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PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S	2156 TY PER LEVEL (m2	LEVEL	AMENITY GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S	2156 TY PER LEVEL (m2	2) LEVEL	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL	2156 TY PER LEVEL (m2	LEVEL P1 P2	AMENITY GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI	2156 TY PER LEVEL (m.) NIT SPACES ING PER LEVEL TOTAL	P1 P2 P3 PARTIAL P4	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI	2156 TY PER LEVEL (m.) NIT SPACES	P1 P2 P3 PARTIAL P4	AMENITY GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI	2156 TY PER LEVEL (m.) NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL	P1 P2 P3 PARTIAL P4 BARRI ER 201 TO 10000 E 2, PLUS 2% OF	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF STHE TOTAL NUMBER OF SE	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 BARRI ER 201 TO 10000 E 2, PLUS 2% OF PARKING SU	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPELY	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 BARRI ER 201 TO 10000 E 2, PLUS 2% OF	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPELY	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F.	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 ER 201 TO 1000 TE 2, PLUS 2% OF PARKING SU S.VISITOR + N 341	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPELY	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 EN THE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 =	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 BARRI ER 201 TO 1000 TE 2, PLUS 2% OF PARKING SU S.VISITOR + N	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPELY	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 ENTHE LOT, SPACES AS BARRIER FREE PARKING RATE	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F.	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 ER 201 TO 1000 TE 2, PLUS 2% OF PARKING SU S.VISITOR + N 341	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPELY	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 EN THE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 =	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F.	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 ER 201 TO 1000 TE 2, PLUS 2% OF PARKING SU S.VISITOR + N 341	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPELY	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 EN THE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 =	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9 9 4 TYPE A
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F.	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 ER 201 TO 1000 TE 2, PLUS 2% OF PARKING SU S.VISITOR + N 341	AMENITY GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPPLY ON-RES.)	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 EDIT THE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 = X 2% + 2 =	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9 9 4 TYPE A
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F.	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 ER 201 TO 1000 TE 2, PLUS 2% OF PARKING SU S.VISITOR + N 341	AMENITY GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPPLY ON-RES.)	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 ENTHE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 = X 2% + 2 = RESIDENT	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9 9 4 TYPE A
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F. PROPOSED B.F.	2156 TY PER LEVEL (m. NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL (RE	P1 P2 P3 PARTIAL P4 ER 201 TO 10000 E 2, PLUS 2% OF PARKING SU S.VISITOR + N 341 341	GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SEPLY ON-RES.) BIKE STORAGE RESIDENT LONG-TERM	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 EDIT THE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 = X 2% + 2 =	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9 9 4 TYPE A 5 TYPE B RETAIL
PROVIDED AMENIT RATIO / UNIT (m2) TARGET RATIO / UN TARGET PARKING S TARGET TOTAL PROVIDED PARKI CCC REQUIRED B.F. PROPOSED B.F.	2156 TY PER LEVEL (m2 NIT SPACES ING PER LEVEL TOTAL DMBINED TOTAL P MUST PROVID	P1 P2 P3 PARTIAL P4 ER 201 TO 10000 E 2, PLUS 2% OF PARKING SU S.VISITOR + N 341 341	AMENITY GROUND 7TH TOTAL PARKING RESIDENT 0.50/unit 1078 418 502 158 1078 ER FREE PARKING SPACES OF THE TOTAL NUMBER OF SPPLY ON-RES.) BIKE STORAGE RESIDENT LONG-TERM In no circumstances shicycle parking spaces	INDOOR 1480 2810 4290 1.99 RESIDENT VISITOR 0.15/unit 324 1419 240 84 324 1419 ENTHE LOT, SPACES AS BARRIER FREE PARKING RATE X 2% + 2 = X 2% + 2 = RESIDENT SHORT-TERM	OUTDOOR 4398 4398 2.04 NON-RESIDENT 1.08/100m2 GFA 17 17 TOTAL 9 9 4 TYPE A 5 TYPE B RETAIL GREATER OF 2 OI

	IOIAL	10/6	324	1/
	COMBINED TOTAL		1419	
	<u>B</u> .	ARRIER FREE PARKING SPA	ACES	
	PER 201 TO 1	000 TOTAL PARKING SPAC	ES ON THE LOT,	
	MUST PROVIDE 2, PLUS 29	6 OF THE TOTAL NUMBER	OF SPACES AS BARRIER FREE	
	PARKING	SUPPLY	DADWING DATE	TOTAL
	(RES.VISITOR	+ NON-RES.)	PARKING RATE	TOTAL
REQUIRED B	J.F. 34	11	X 2% + 2 =	9
PROPOSED I	B.F. 34	11	X 2% + 2 =	9
T NOT OBED !	5	**	X EX · E	4 TYPE A
				5 TYPE B
		BIKE STORAGE		
	RESIDENT RESIDENT		RETAIL	
		LONG-TERM	1 SHORT-TERM	RETAIL
		In no circumstanc	In no circumstances shall the number of minimum	
R	EQUIRED RATIO / UNIT	bicycle parking sp	aces required on a lot be greater	1 SPACE / 1000M
			than 30	GFA
	REQUIRED SPACES		30 PER BUILDING	2
TC	TAL REQUIRED SPACES		122	
				GREATER OF 2 O
DI	ROPOSED RATIO / UNIT	0.5	0.1	1 SPACE / 1000M
	NOT OSED NATIO / CIVIT	0.0	0.1	•
	PROPOSED SPACES	1078	216	GFA 2
TO	TAL PROPOSED SPACES	1078	1296	
10	IAL FROFUSED SPACES		1230	
		BUILDING HEIGHT		
	GROUND FLOOR F.F.	E. STOREYS	HEIGHT+M	ECH. ****
BLDG E	107.00 m		45 171	. m max.

BUILDING HEIGHT								
	GROUND FLOOR F.F.E.	STOREYS	HEIGHT+MECH. ****					
BLDG E	107.00 m	45	171 m max.					
BLDG F	107.00 m	48	171 m max.					
BLDG G	107.00 m	45	171 m max.					
BLDG H 107.00 m		40	171 m max.					
	BUILI	DING SETBACKS						
NORTH	3.0	m + 14.0m MTO Setbacl	(
EAST	3.0	m						
SOUTH	3.0	m						
WEST	9.0	m						

A 501 Site Section

A 502 Enlarged Site Section

A 701 Shadow Studies - April

A 702 Shadow Studies - April

A 703 Shadow Studies - April

A 704 Shadow Studies - June

A 705 Shadow Studies - June

A 706 Shadow Studies - June

A 707 Shadow Studies - June

A 708 Shadow Studies - September

A 709 Shadow Studies - September

A 710 Shadow Studies - September

A 711 Shadow Studies - December

A 712 Shadow Studies - December

A 601 Renderings - Aerial View Looking North East

A 606 Renderings - View Looking North East

A 607 Renderings - View Looking East (Davis Dr.)

A 602 Renderings - View Looking North East Over Strata Park

A 605 Renderings - Pedestrian View Looking North (Arterial Rd.)

A 603 Renderings - Pedestrian View Looking South West Above Overpass

A 604 Renderings - Pedestrian View Looking South West Under Overpass

G			40550		503	BLDG K	65		5%	44100	98.5%
н	1136	2.9%	38290	97.1%	518	NON RES.	202				
L	1514	0.9%	167203	99.1%	2156	TOTAL	329	3 2.9	9%	111882	97.1%
_			168717							115174	
OVERAGE			27%			LOT COVERAGE				16%	
ROSS			6.35 X			FSI GROSS				3.93)	
T			8.96 X			FSI NET				7.01 >	(
									NOTE 1884		
		UN	IITS BREAKDOWN						UN	ITS BREAKDOWN	
			UNIT TYPE	PERCENTAGE %	UNIT COUNT ***					UNIT TYPE	PERCENTAGE %
(4)	ALL DECIDENTIAL C	HITTER CHAIL DE	1 BEDROOM	60%	1293	3.8.2.1 (4)	ALL DECIDENTES	CLUTEC CLIA		1 BEDROOM	60%
	ALL RESIDENTIAL S IER-FREE PATH OF					NOT LESS THAN 15% OF PROVIDED WITH A BARR					
TE ENTRANCE DO		TRAVELTROW	2 BEDROOM	30%	647	THE SUITE ENTRANCE DO		IIIAVEETI	NOIVI	2 BEDROOM	30%
	OOM AT THE SAME	LEVEL, AND				(a) AT LEAST ONE BEDRO		E LEVEL, AN	ND		
EAST ONE BATHR	MOOM		3 BEDROOM	10%	216	(b) AT LEAST ONE BATH	ROOM			3 BEDROOM	10%
	OT LESS THAN 4.5	m2				(i) HAVING AN AREA		5m2			
THE SAME LEVE		(1)	TOTAL	100%	2156	AT THE SAME LEVE		(1)		TOTAL	100%
UNFURINING TO:	SENTENCE 9.6.3.3.	(1)				(ii) CONFORMING TO	SEINTEINCE 9.6.3.3	·(T)			
IRED B.F.	2150	6 X 15% =	323	PROVIDED B.F.	323	REQUIRED B.F.	130	5 X 15	5% =	196	PROVIDED B.F.
			AMENITY							AMENITY	
				INDOOR	OUTDOOR						INDOOR
			GROUND	1480	OOTDOOK		 			GROUND	0
DED AMENITY	Y PER LEVEL (m	2)	7TH	2810	4398	PROVIDED AMENIT	Y PER LEVEL (m	12)		7TH	2237
			TOTAL	4290	4398					TOTAL	2237
/ UNIT (m2)			TOTAL	1.99	2.04	RATIO / UNIT (m2)				TOTAL	1.71
/ ONII (IIIZ)			PARKING	1.33	2.04	KATIO / UNIT (IIIZ)				PARKING	1./1
		15751		DECIDENT VICITOR	NON RECIDENT			LEV	/FI	POTENTIAL COMPANIES NO. 17	DECIDENT VICITOR
ET RATIO / UN	UT.	LEVEL	RESIDENT 0.50/unit	0.15/unit	NON-RESIDENT	TARGET RATIO / UN	UT	LEV	VEL	RESIDENT 0.50/unit	RESIDENT VISITOR
				324	1.08/100m2 GFA					653	0.15/unit
T PARKING SE	PACES		1078	-	17	TARGET PARKING S	PACES			053	196
ET TOTAL				1419		TARGET TOTAL					885
			,								
		P1		240	17			P1		145	36
VIDED PARKIN	NG PER LEVEL	P2	418	84		PROVIDED PARKII	NG PER LEVEL	P2		46	160
		P3	502					P3		397	
		PARTIAL P4	158					PARTIA	AL P4	65	
	TOTAI		1078	324	17		TOTA			653	196
со	MBINED TOTAL	<u> </u>		1419		CO	MBINED TOTA	ıL.			885.0
	_		ER FREE PARKING SPACES							R FREE PARKING SPACES	
			TOTAL PARKING SPACES ON THE TOTAL NUMBER OF SPA							OTAL PARKING SPACES ON	*
	WOST PROVID			ACES AS BARRIER FREE			IVIOST PROVI			THE TOTAL NUMBER OF SPA	ACES AS BARRIER FREE
		PARKING SU		PARKING RATE	TOTAL			PARKIN			PARKING RATE
	(RE	S.VISITOR + N	ON-RES.)				(RI	ES.VISITO		DN-RES.)	
IRED B.F.		341		X 2% + 2 =	9	REQUIRED B.F.			232		X 2% + 2 =
			· · · · · · · · · · · · · · · · · · ·								
OSED B.F.		341		X 2% + 2 =	9	PROPOSED B.F.			232		X 2% + 2 =
			,		4 TYPE A						
					5 TYPE B						
			BIKE STORAGE							BIKE STORAGE	
			RESIDENT	RESIDENT	RETAIL					RESIDENT	RESIDENT
			LONG-TERM	SHORT-TERM						LONG-TERM	SHORT-TERM
			In no circumstances shal	l the number of minimum	GREATER OF 2 OR					In no circumstances shal	ll the number of minimum
REQUIRE	D RATIO / UNIT	Γ		quired on a lot be greater	1 SPACE / 1000M2	REQUIRE	D RATIO / UNI	T			equired on a lot be greater
				n 30	GFA						in 30
	QUIRED SPACES		30 P	ER BUILDING	2		QUIRED SPACE			30 P	PER BUILDING
TOTAL REC	QUIRED SPACES	5		122		TOTAL REG	QUIRED SPACES	S			94
					GREATER OF 2 OR						
PROPOSE	D RATIO / UNIT	Г	0.5	0.1	1 SPACE / 1000M2	PROPOSE	D RATIO / UNI	Т		0.5	0.1

JIAL		(RES.VISITOR + NON-RES.)			
9	REQUIRED B.F.	232		X 2% + 2 =	7
9	PROPOSED B.F	. 232		X 2% + 2 =	7
YPE A					3 TYPE A
YPE B					4 TYPE B
			BIKE STORAGE		
ETAIL			RESIDENT LONG-TERM	RESIDENT SHORT-TERM	RETAIL
R OF 2 OR			In no circumstances sh	all the number of minimum	GREATER OF 2 OR
E / 1000M2 GFA	REC	UIRED RATIO / UNIT		required on a lot be greater nan 30	1 SPACE / 1000M2 GFA
2		REQUIRED SPACES	30	PER BUILDING	4
	TOTA	L REQUIRED SPACES		94	
R OF 2 OR					GREATER OF 2 OR
: / 1000M2 GFA	PRO	POSED RATIO / UNIT	0.5	0.1	1 SPACE / 1000M2 GFA
2		PROPOSED SPACES	653	131	4
	TOTA	PROPOSED SPACES		787	
		В	UILDING HEIGHT		
k		GROUND FLOOR F.F.E.	STOREYS	HEIGHT+MI	ECH. ****
	BLDG I	104.50 m	40	162	m max.
	BLDG J	104.50 m	35	162	m max.

BLOCK 3

LAND USE AREAS (m2)

% based on gross site area

AREAS & UNITS BREAKDOWN

Residential GCA

31891

29273 m2

16431 m2

9.2%

5.5%

Unit Count ***

131.0

(b) AT LEAST ONE BATHROOM

SOUTH WEST

AT THE SAME LEVEL, AND

(i) HAVING AN AREA NOT LESS THAN 4.5m2

(ii) CONFORMING TO SENTENCE 9.6.3.3.(1)

0.0%

43.9%

100%

SITE AREA GROSS

SITE AREA NET

STRATA PARK

ROADS / R.O.W.

DEVELOPABLE LANDS

Non-Res. GCA

616 1.7%

PARKLAND

	GROUND FLOOR F.F.E.	STOREYS	HEIGHT+MECH. ****
BLDG I 104.50 m		40	162 m max.
BLDG J	104.50 m	35	162 m max.
BLDG K	104.50 m	45	162 m max.
	BUIL	DING SETBACKS	
NORTH	BUIL 3.0 i		
NORTH EAST		m	

3.0 m

	BLO	CK 4		
SITE AREA GROSS		21744 m2		
SITE AREA NET	61%	13200 m2		
	LAND USE	AREAS (m2)		
	% based on g	ross site area		
STRATA PARK			9.9%	21
PARKLAND			7.3%	15
POPS			8.7%	18
МТО			0.0%	
ROADS / R.O.W.			39.3%	85
DEVELOPABLE LANDS			34.8%	75
TOTAL			100%	217

	Non-Res. GCA (m2) **	%	Residential GCA (m2) **	%	Unit Count ***
BLDG L	560	1.3%	43322	98.7%	484
BLDG M	738	2.0%	35304	98.0%	415
BLDG N			31304	100%	365
NON RES.	1510	100%			
TOTAL	2808	2.5%	109930	97.5%	1264
TOTAL		112738			1204
LOT COVERAGE			22%		
FSI GROSS			5.18 >		
FSI NET			8.54 >	(
		UN	NITS BREAKDOWN		
			UNIT TYPE	PERCENTAGE %	UNIT COUNT ***
3.8.2.1 (4)			1 BEDROOM	60%	758
PROVIDED WITH A E	% OF ALL RESIDENTIAL SUIT BARRIER-FREE PATH OF TRA CE DOOR TO, EDROOM AT THE SAME LEV	VEL FROM	2 BEDROOM	30%	379

REQUIRED B.F.	1264	X 15% =	190	PROVIDED B.F.	190
			AMENITY		
				INDOOR	OUTDOOR
DROVIDED AMENITY DED LEVEL (2)			GROUND	0	
PROVIDED AMENITY PER LEVEL (m2)		7TH	2237	2508	
			TOTAL	2237	2508
RATIO / UNIT (m2)				1.77	1.98
			PARKING		
		LEVEL	RESIDENT	RESIDENT VISITOR	NON-RESIDENT
TARGET RATIO / UNIT			0.50/unit	0.15/unit	1.08/100m2 GFA
TARGET PARKING SPACES			632	190	31
TARGET TOTAL				853	
	P	1	83	49	•

3 BEDROOM

	FARTIAL F4	230		
,	TOTAL	632	190	31
COME	BINED TOTAL		853	
	BARRIER FREE PA	RKING SPACES		
	PER 201 TO 1000 TOTAL PARI	KING SPACES ON	THE LOT,	
	MUST PROVIDE 2, PLUS 2% OF THE TOTAL	NUMBER OF SPA	ACES AS BARRIER FREE	
•	PARKING SUPPLY		DADVING DATE	TOTAL
	(RES.VISITOR + NON-RES.))	PARKING RATE	TOTAL
REQUIRED B.F.	221		X 2% + 2 =	7
PROPOSED B.F.	221		X 2% + 2 =	7
				3 TYPE A
				A TYPE P

	RESIDENT	RESIDENT	RETAIL			
	LONG-TERM	SHORT-TERM	KEIAL			
	In no circumstances sh	all the number of minimum	GREATER OF 2 OR			
REQUIRED RATIO / UNIT	bicycle parking spaces	required on a lot be greater	1 SPACE / 1000M2			
	tł	nan 30	GFA			
REQUIRED SPACES	30	3				
TOTAL REQUIRED SPACES						
			-			
			GREATER OF 2 OR			
PROPOSED RATIO / UNIT	0.5	0.1	1 SPACE / 1000M2			
			GFA			
PROPOSED SPACES	632	126	3			
TOTAL PROPOSED SPACES		761				
BUILDING HEIGHT						

	GROUND FLOOR F.F.E.	STOREYS	HEIGHT+MECH. ****	
BLDG L	105.00 m	45	162 m max.	
BLDG M	105.00 m	40	162 m max.	
BLDG N	105.00 m	35	162 m max.	
	BUIL	DING SETBACKS		
NORTH	3.0	m		
FACT	2.0			

6.0 m

3.0 m

TOTAL SITE			
SITE AREA GROSS	110488 m2		
SITE AREA NET	70555 m2		
	LAND USE AREAS (m2)		
	% based on gross site area		
STRATA PARK	17.3%	191:	
PARKLAND	3.9%	429	
POPS	3.5%	386	
МТО	4.1%	45	
ROADS / R.O.W.	32.0%	3538	
DEVELOPABLE LANDS	39.2%	432	
TOTAL	100%	1104	

Residential GCA

2 BEDROOM

3 BEDROOM

	70	Onit Count		(m2) **	70	(m2) **	70	Offic Court
322	98.7%	484				A		
304	98.0%	415						
304	100%	365						
930	97.5%	7.5%	TOTAL	9117	1.6%	560907	98.4%	6945
		1204	TOTAL			570024		0943
22%			LOT COVERAGE			21%		
.18 X			FSI GROSS			5.16 X	(
3.54 X			FSI NET			8.08	(
N					UNIT	TS BREAKDOWN		
	PERCENTAGE %	UNIT COUNT ***			_	UNIT TYPE	PERCENTAGE %	UNIT COUNT ***
014	CO0/	750	2 0 2 1 (4)			4 DEDDOOM	CON/	4455

NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE

PROVIDED WITH A BARRIER-FREE PATH OF TRAVEL FROM

(a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND

(i) HAVING AN AREA NOT LESS THAN 4.5m2

(ii) CONFORMING TO SENTENCE 9.6.3.3.(1)

THE SUITE ENTRANCE DOOR TO,

AT THE SAME LEVEL, AND

(b) AT LEAST ONE BATHROOM

TARGET TOTAL

	PROVIDED B.F.	190	REQUIRED B.F.	6945	X 15% =	1042	PROVIDED B.F.	1042
ITY						AMENITY		
	INDOOR	OUTDOOR					INDOOR	OUTDOOR
D	0							
	2237	2508						
	2237	2508				TOTAL	13177	15267
	1.77	1.98	RATIO / UNIT (m2)				1.90	2.20
NG						PARKING		
IDENT	RESIDENT VISITOR	NON-RESIDENT	·			RESIDENT	RESIDENT VISITOR	NON-RESIDENT
0/unit	0.15/unit	1.08/100m2 GFA	TARGET RATIO / UNIT	•		0.50/unit	0.15/unit	1.08/100m2 GFA
632	190	31	TOTAL TARGET PARKING SP	ACES		3473	1043	100

	4616	
BARRIER FREE PARKING SPACES		
		TOTAL
		32
		32
		14 TYPE A
		18 TYPE B
BIKE STORAGE		

	BIKE STORAGE		
	RESIDENT	RESIDENT RESIDENT	
	LONG-TERM	SHORT-TERM	RETAIL
	In no circumstances sha	ll the number of minimum	GREATER OF 2 OR
REQUIRED RATIO / UNIT	bicycle parking spaces re	equired on a lot be greater	1 SPACE / 1000M2
than 30			GFA
REQUIRED SPACES	30 I	11	
TOTAL REQUIRED SPACES	431		
			GREATER OF 2 OR
REQUIRED RATIO / UNIT	0.5	0.1	1 SPACE / 1000M2
			GFA
PROPOSED SPACES	3473	695	11
TOTAL PROPOSED SPACES		4178	

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3. OCT.22.2025 ISSUED TO CITY FOR OPA

	SEP.12.2024	ISSUED TO CITY FOR PAC MEETING	J.	CHI.
<u>)</u> .	NOV.01.2024	ISSUED TO CITY FOR OPA	J.	CHI.

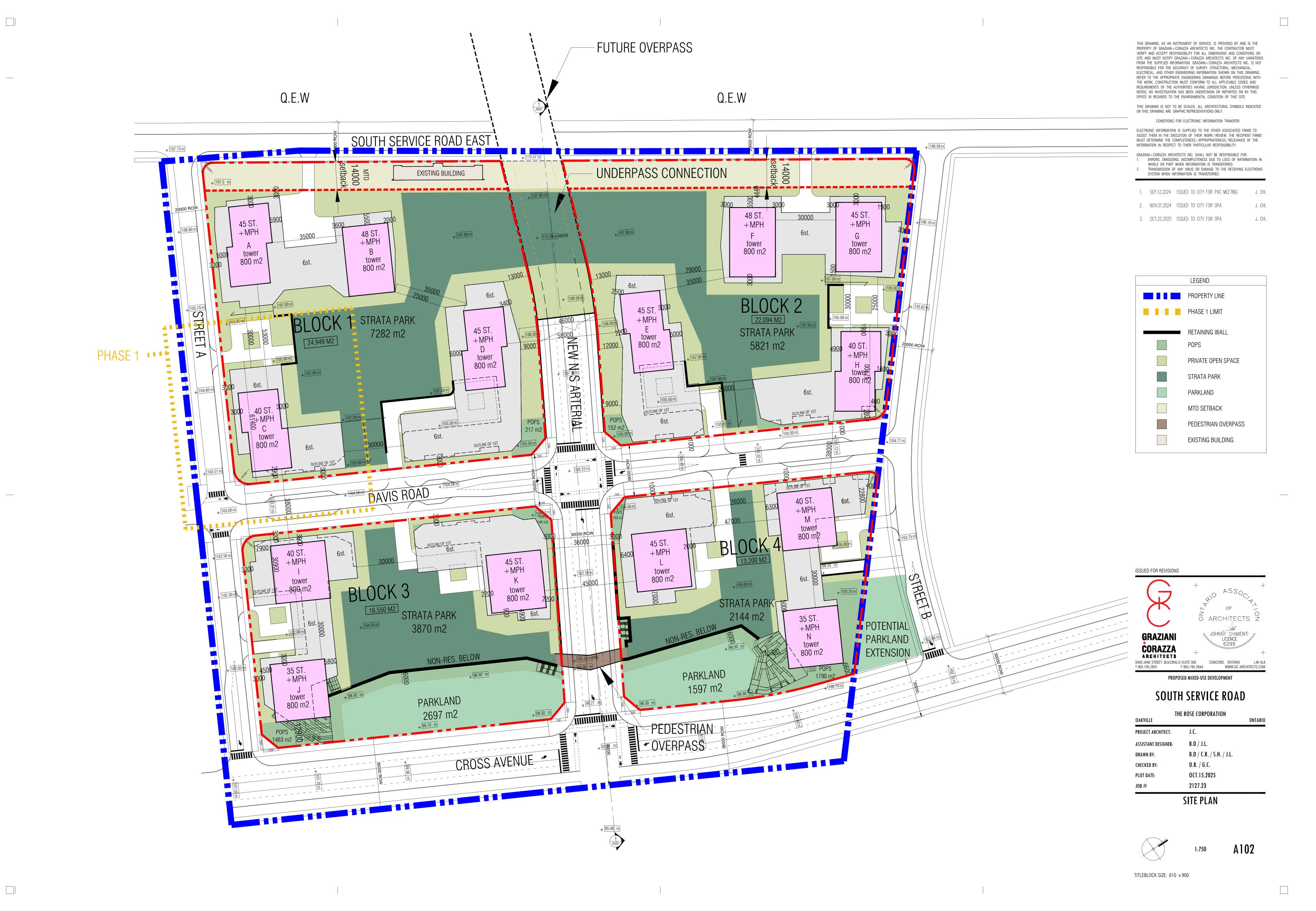


SOUTH SERVICE ROAD

OAKVILLE	THE ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.22.2025	
JOB#	2127.23	

STATISTICS & NOTES

A101



*-----_____ BLOCK 2 BLOCK 1 ±313 SPACES MAX.

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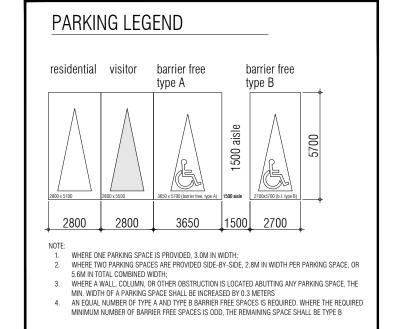
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1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHI.

J. CHI.

2. NOV.01.2024 ISSUED TO CITY FOR OPA

3. OCT.22.2025 ISSUED TO CITY FOR OPA





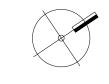
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE BOSE	CODDODATION	

THE ROSE CORPORATION OAKVILLE		
J.C.		
B.D / J.L.		
B.D / C.R. / S.H. / J.L.		
D.B. / G.C.		
OCT.17.2025		
2127.23		
	J.C. B.D / J.L. B.D / C.R. / S.H. / J.L. D.B. / G.C. OCT.17.2025	

P4 UNDERGROUND PLAN



1:750

A201

 ± 502 SPACES MAX. ±574 SPACES MAX PHASE 1 ±313 SPACES MAX. ±397 SPACES LIMIT OF PARKLAND ABOVE

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INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

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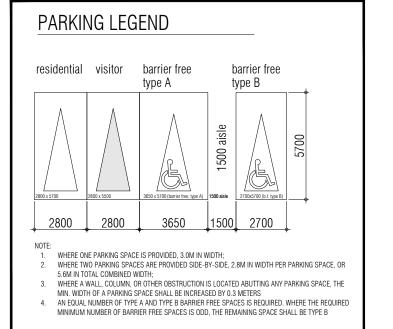
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J. CHI.

2. NOV.01.2024 ISSUED TO CITY FOR OPA

3. OCT.22.2025 ISSUED TO CITY FOR OPA





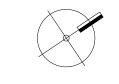
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

	ONTARIO
J.C.	
B.D / J.L.	
B.D / C.R. / S.H. / J.L.	
D.B. / G.C.	
OCT.17.2025	
2127.23	
	B.D / J.L. B.D / C.R. / S.H. / J.L. D.B. / G.C. OCT.17.2025

P4-P3 UNDERGROUND PLAN



1:750

A202

Ł_____ PHASE 1 • ±242 SPACES NON-RES. TOWER NON-RESIDENTIAL POTENTIAL PARKLAND \ + 98.50 m FFE EXTENSION NON-RESIDENTIAL PARKLAND PARKLAND 2697 m2

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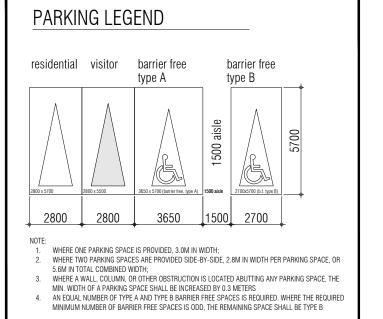
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1.	SEP.12.2024	ISSUED	TO CITY FO	OR PAC MEETING	J. CHI.

J. CHI.





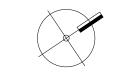
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE DUCE CUDDUDATION

OAKVILLE	E KUSE CURPURATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.17.2025	
JOB#	2127.23	

P3-P2 UNDERGROUND PLAN



1:750

Ł______ ±502 SPACES LEVELP2 PHASE 1 ±132 SPACES ±181 SPACES BĘĽOW POTENTIAL OPĘN TÓ BELOW PARKLAND OPEN TO BELOW RAMP TO U/G (P2)—— EXTENSION PARKLAND PARKLAND 2697 m2

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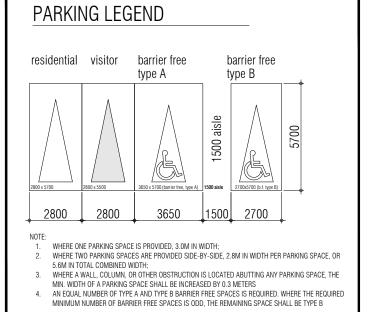
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1.	SEP.12.2024	ISSUED	TO CITY FOR PAC MEE	TING J. CHI

J. CHI.

3. OCT.22.2025 ISSUED TO CITY FOR OPA



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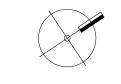
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	THE ROSE CORFORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.17.2025	
JOB #	2127.23	

P2-P1 UNDERGROUND PLAN



AZ

Ł______ ±257 SPACES 105.00 m ±303 SPACES + 103.00 m FFE PHASE 1 NON-RESIDENTIAL 75% OF FRONTAGE NON-RESIDENTIAL 378 m2 88% OF FRONTAGE NON-RESIDENTIAL 804 m2 76% OF FRONTAGE 11114444444 NON-RESIDENTIAL 90% OF FRONTAGE NON-RESIDENTIAL 653 m2 83% OF FRONTAGE 94% OF FRONTAGE STRATA PAR STRATA PARK 2144 m2 FOTENTIAL POTENTIAL 3870 m2 PARKLAND \ EXTENSION NON-RES. BELOW PARKLAND PARKLAND 2697 m2

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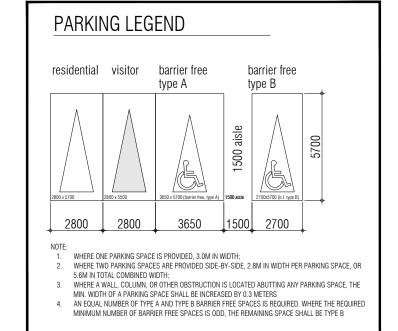
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J. CHI.

3. OCT.22.2025 ISSUED TO CITY FOR OPA





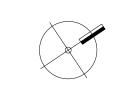
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

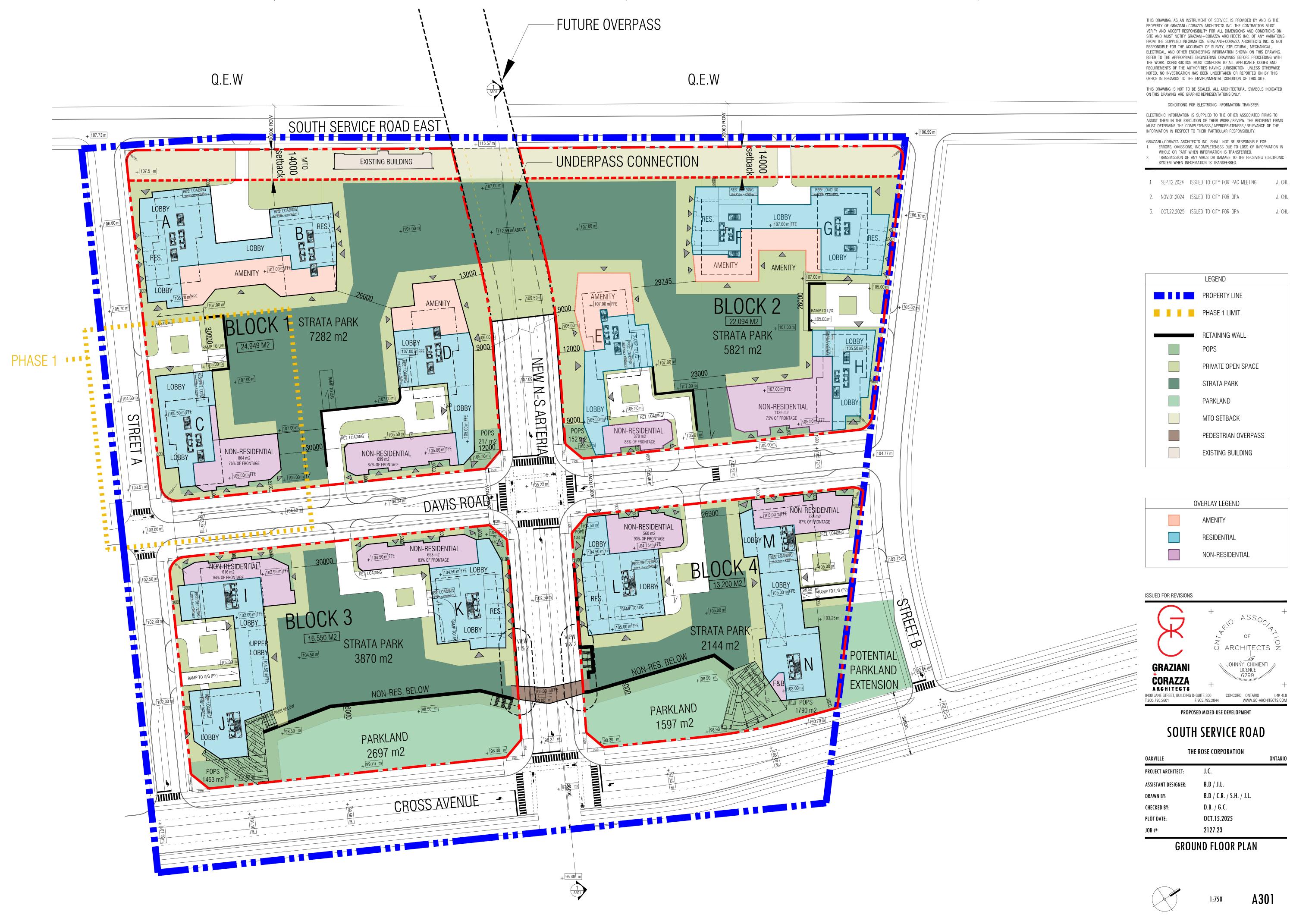
OAKVILLE	THE ROSE CONFORMATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER	R: B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.17.2025	
JOB #	2127.23	

P1-LOWER GROUND PLAN



1:750

A205



TITLEBLOCK SIZE: 610 x 900

J. CHI.

_____ OPEN TO BELOW 29745 BLOCK 2 24,949 M2 RESIDENTIAL RESIDENTIAL RESIDENTIAL BLOCK 3 16,550 M2

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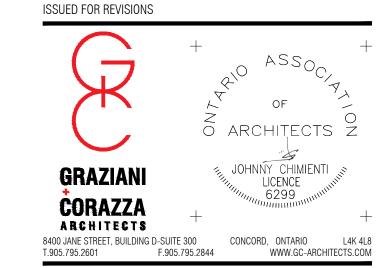
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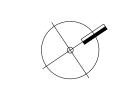


SOUTH SERVICE ROAD

PROPOSED MIXED-USE DEVELOPMENT

TH OAKVILLE	E ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

2ND FLOOR PLAN



A302

_____ RESIDENTIAL 29745 RE\$IDENTIAL BLOCK 2 24,949 M2 RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL BLOCK 3 RESIDENTIAL 16,550 M2

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ISSUED FOR REVISIONS

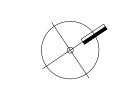
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

•	THE	ROSE	CORP	ORATI	ON

OAKVILLE		ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB #	2127.23	

3RD-6TH FLOOR PLAN



750

OUTD00R AMENITY @ 7TH FLOOR INDOOR AMENITY OUTDOOR INDOOR AMENITY AMENITY @ 7TH FLOOR 29745 INDOOR AMENITY BLOCK 2 BLOCK 1 22,094 M2 24,949 M2 INDOOR AMENITY INDOOR AMENIT **OUTDOOR** AMENITY @ 7TH FLOOR INDOOR AMENITY OUTD00R AMENITY @ 7TH FLOOR OUTDOOR AMENITY @ 7TH FLOOR OUTDOOR AMENITY @ 7TH FLOOR INDOOR AMENITY OUTD00R AMENITY @ 7TH FLOOR OUTDOOR AMENITY @ 7TH FLOOR OUTDOOR AMENITY @ INDOOR AMENITY BLOCK 3 7TH FLOOR INDOOR AMENITY INDOOR AMENITY 16,550 M2 OUTDOOR AMENITY @ 7TH FLOOR INDOOR AMENITY

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SYSTEM WHEN INFORMATION IS TRANSFERRED.

2. NOV.01.2024 ISSUED TO CITY FOR OPA

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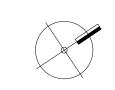
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

_	-	-	-	_	-	_	-	-	•	_	-	_	_	

OAKVILLE	E ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

7TH FLOOR PLAN



29745 RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL 8th-45th floor BLOCK 2 8th-45th floor BLOCK 1 22,094 M2 8th-40th floor 24,949 M2 RESIDENTIAL 8th-45th floor RESIDENTIAL 6 ST. RESIDENTIAL 6 ST. 6 ST. 30000 RESIDENTIAL 8th-45th floor 6 ST. 8th-45th floor BLOCK 3 6 ST. 16,550 M2

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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

J. CHI.

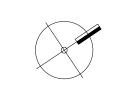


PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

	THE ROSE CORPORATION						
OAKVILLE		ONTARIO					
PROJECT ARCHITECT:	J.C.	_					
ASSISTANT DESIGNER	B.D / J.L.						
DRAWN BY:	B.D / C.R. / S.H. / J.L.						
CHECKED BY:	D.B. / G.C.						
PLOT DATE:	OCT.15.2025						
JOB #	2127.23						

TYPICAL TOWER FLOOR PLAN



_____ MPH @ 49th floor MPH @ 49th floor 29745 MPH MPH @ 46th floor MPH @ 46th floor BLOCK 2 BLOCK 1 MPH @ 41st floor 24,949 M2 MPH MPH @ 41st floor 6 ST. MPH @ 46th floor 6 ST. 6 ST. 6 ST. 30000 MPH @ 46th floor_ 6 ST. MPH @ 46th floor 6 ST. BLOCK 3 16,550 M2

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SYSTEM WHEN INFORMATION IS TRANSFERRED.

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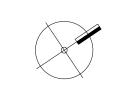
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

E ROSE CORI ORATION	ONTARIO
J.C.	
B.D / J.L.	
B.D / C.R. / S.H. / J.L.	
D.B. / G.C.	
OCT.15.2025	
2127.23	
	J.C. B.D / J.L. B.D / C.R. / S.H. / J.L. D.B. / G.C. OCT.15.2025

MECHANICAL FLOOR PLAN



1:750

A306

_____ Roof @ 50th floor 30000 Roof @ 50th floor 29745 Roof @ 47th floor Roof @ 47th floor BLOCK 2 Roof @ 42nd floor 24,949 M2 Roof @ 42nd floor 6 ST. Roof @ 47th floor 6 ST. 47000 Roof @ 47th floor 6 ST. Roof @ 47th floor 30000 6 ST. BLOCK 3 Roof @ 42nd floor Roof @ 37th floor Roof @ 37th floo

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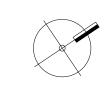
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

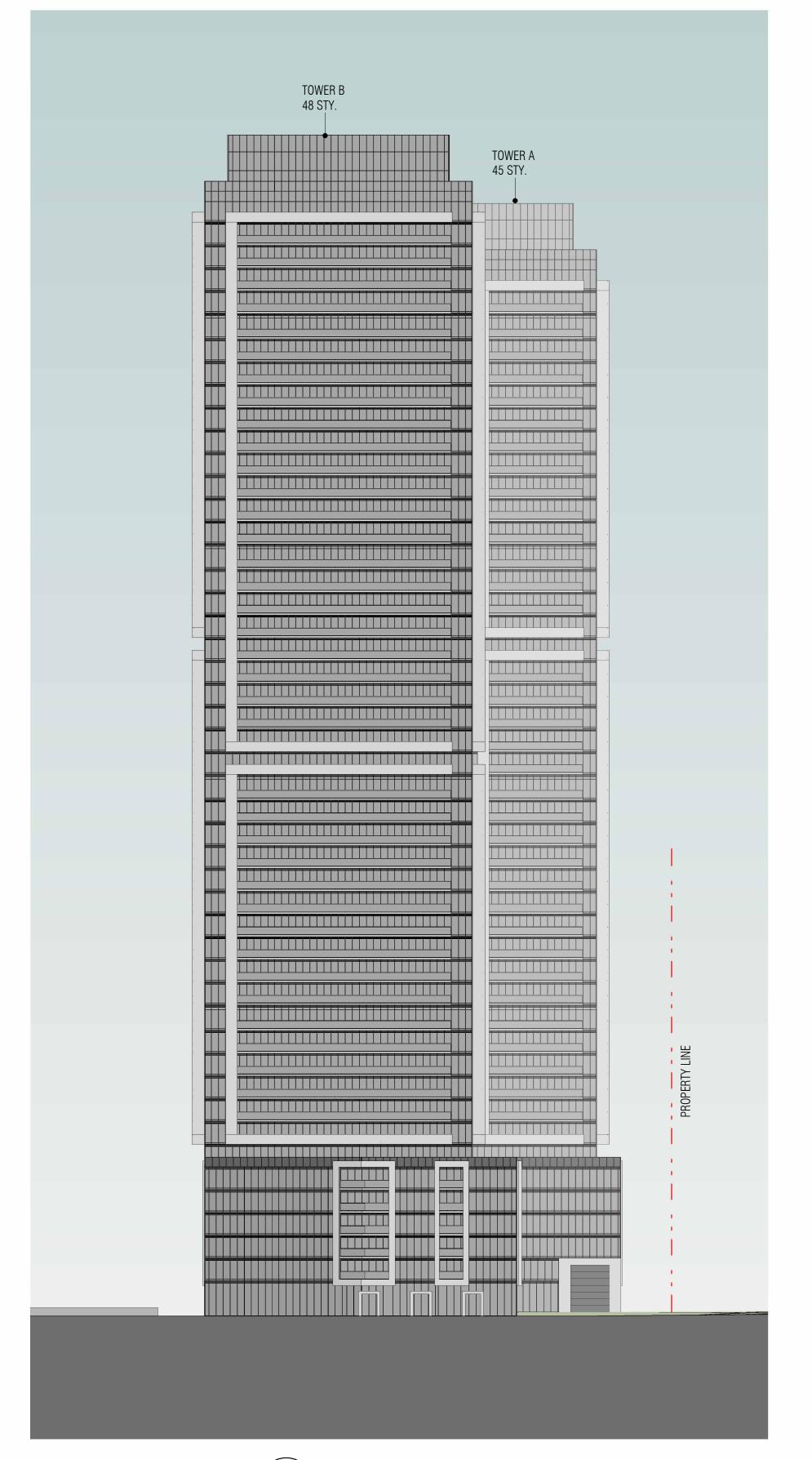
	ONTARIO
J.C.	
B.D / J.L.	
B.D / C.R. / S.H. / J.L.	
D.B. / G.C.	
OCT.15.2025	
2127.23	
	B.D / J.L. B.D / C.R. / S.H. / J.L. D.B. / G.C. OCT.15.2025

ROOF PLAN









EAST ELEVATION - BLOCK 1 - BUILDINGS A&B 2

SCALE - 1:400 A.401

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J.CHI

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

Issuance

01.SEP.12.2024 ISSUED TO CITY FOR FOR PAC MEETING J.CHI

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+ ASSOC, ASSOC,

Description Issued by

GRAZIANI
CORAZZA
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JOHNNY CHIMIENTI
LICENCE
6299

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO

No. Date

PROPOSED MIXED USE DEVELOPMENT

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

SOUTH SERVICE ROAD

OAKVILLE ONTARIO

Project Architect: J.C.

Assistant Designer: B.D. / J.L.

Drawn By: J.L. / B.D. / C.R.

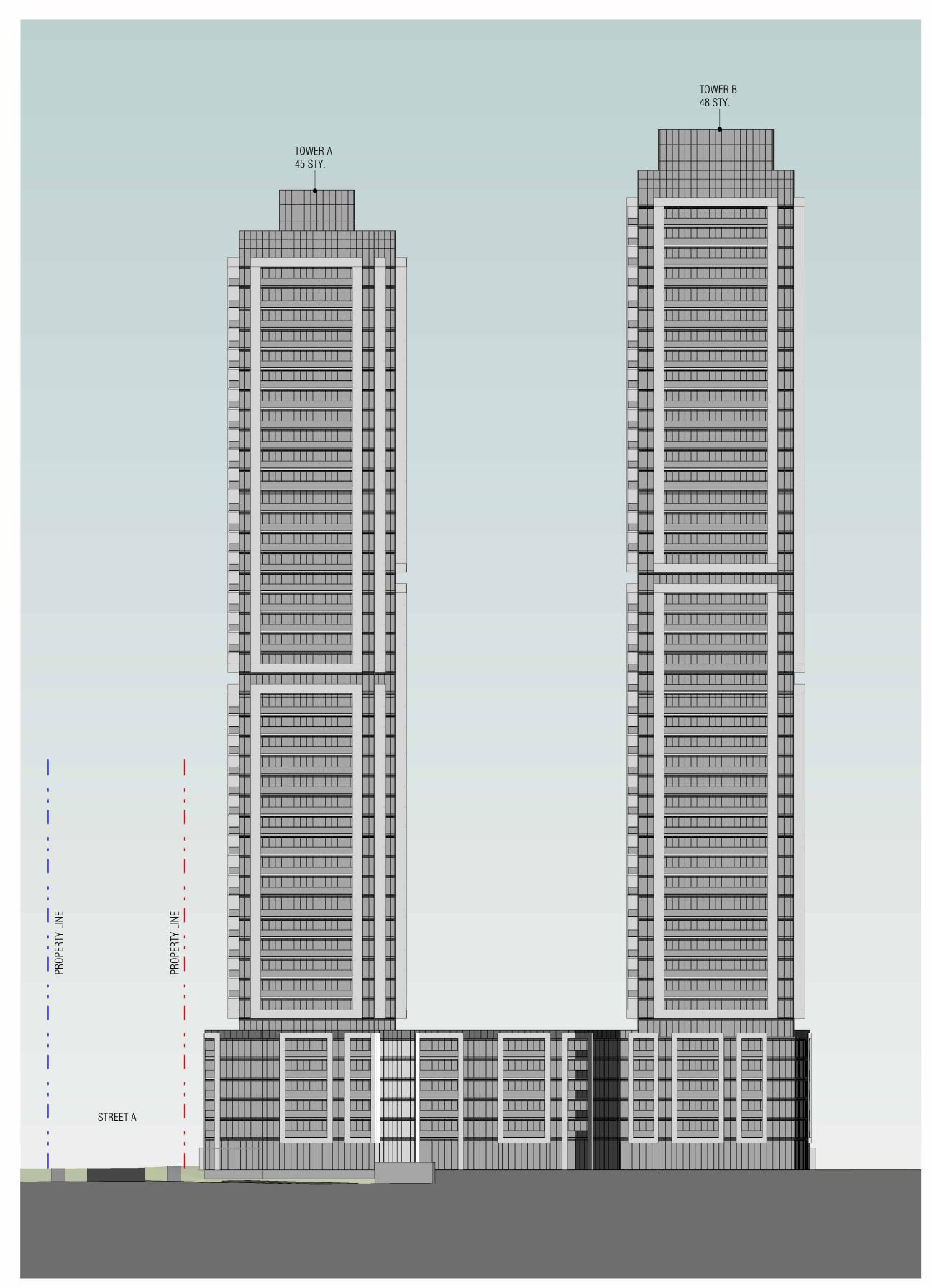
Checked By: D.B. / G.C.

Plot Date: OCT.15.2025

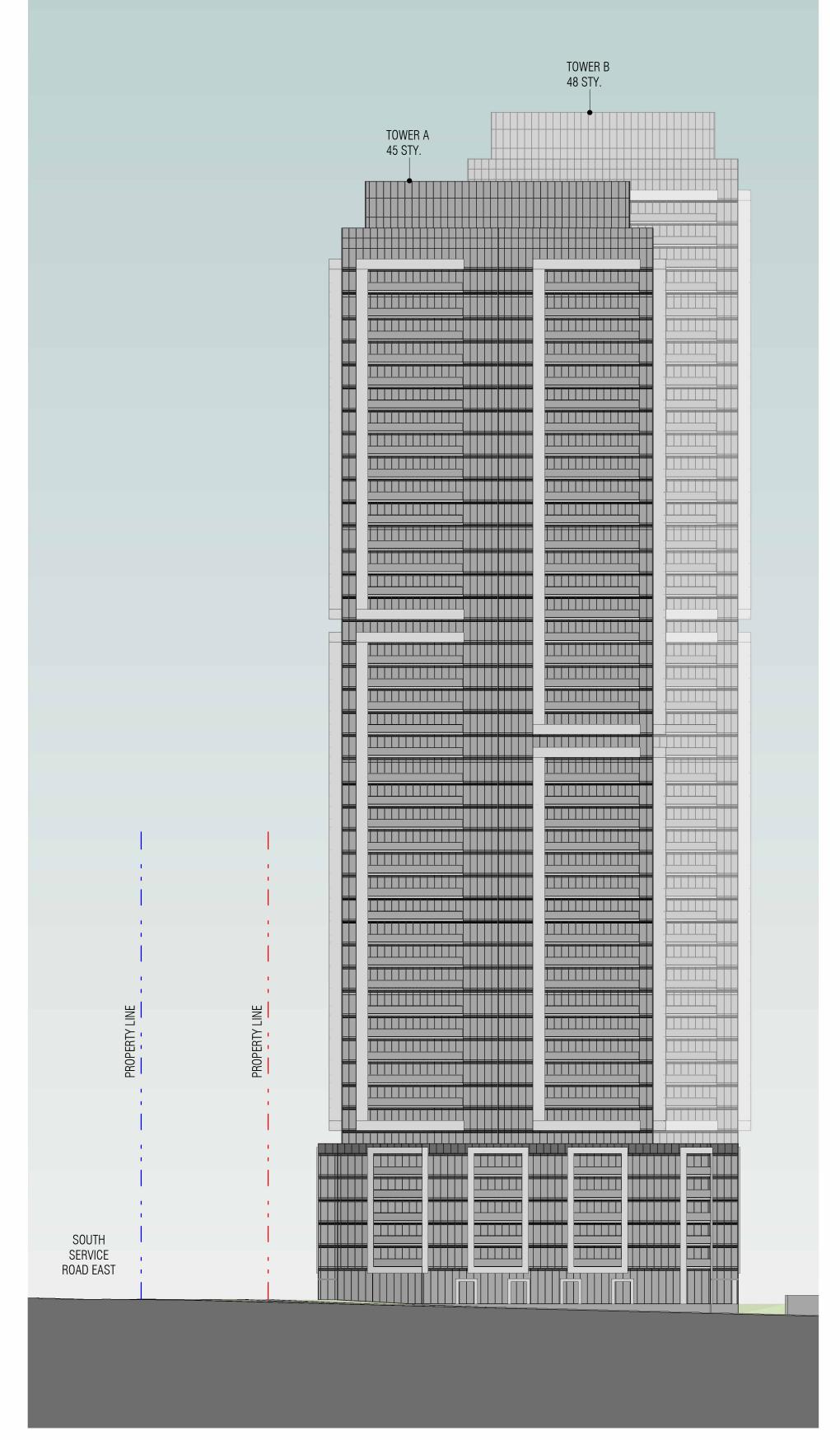
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ELEVATIONS - BLOCK T BUILDINGS A&B

1:400 A.401







WEST ELEVATION - BLOCK 1 - BUILDINGS A&B SCALE - 1:400 A.402

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J.CHI

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Issuance

ARCHITECT.

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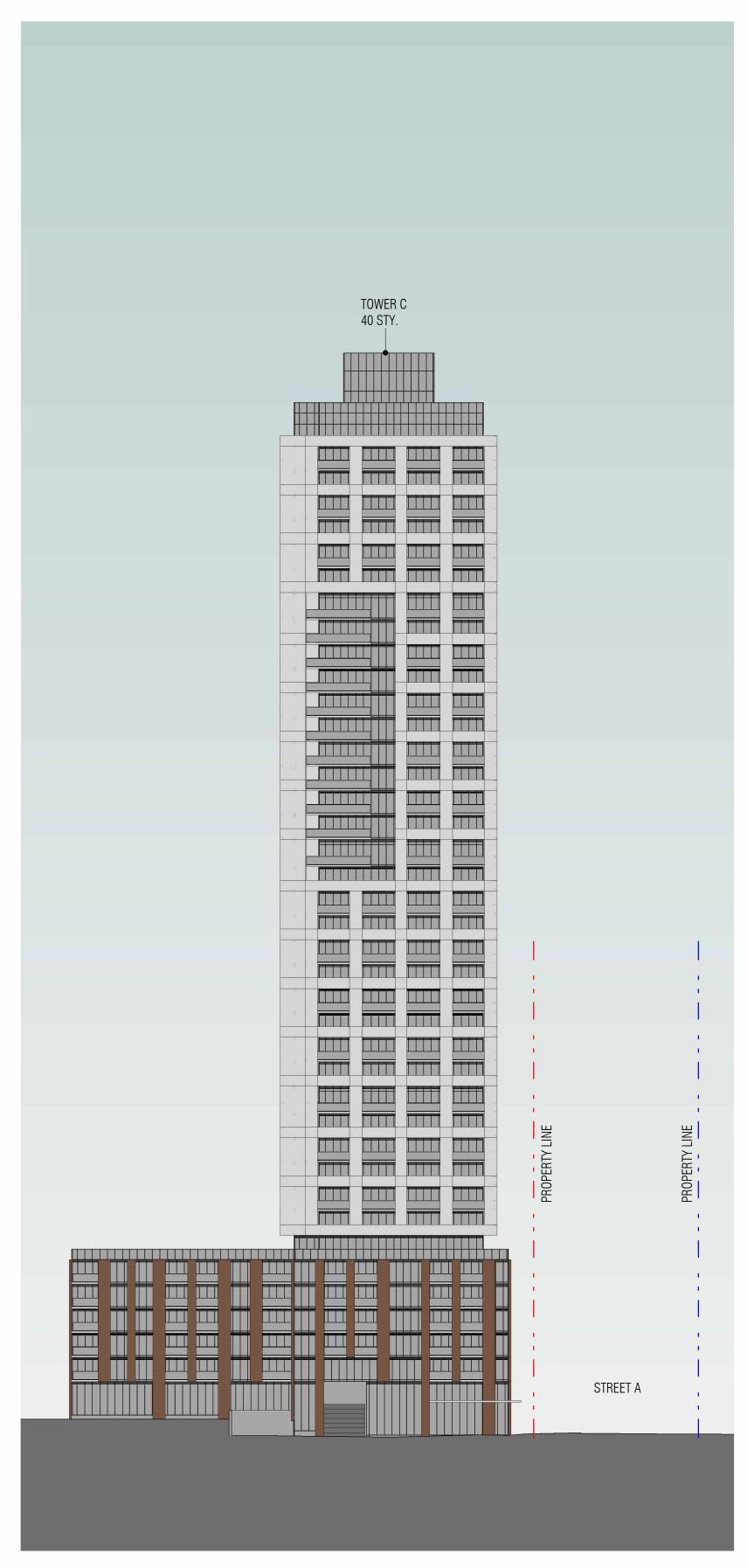
8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO

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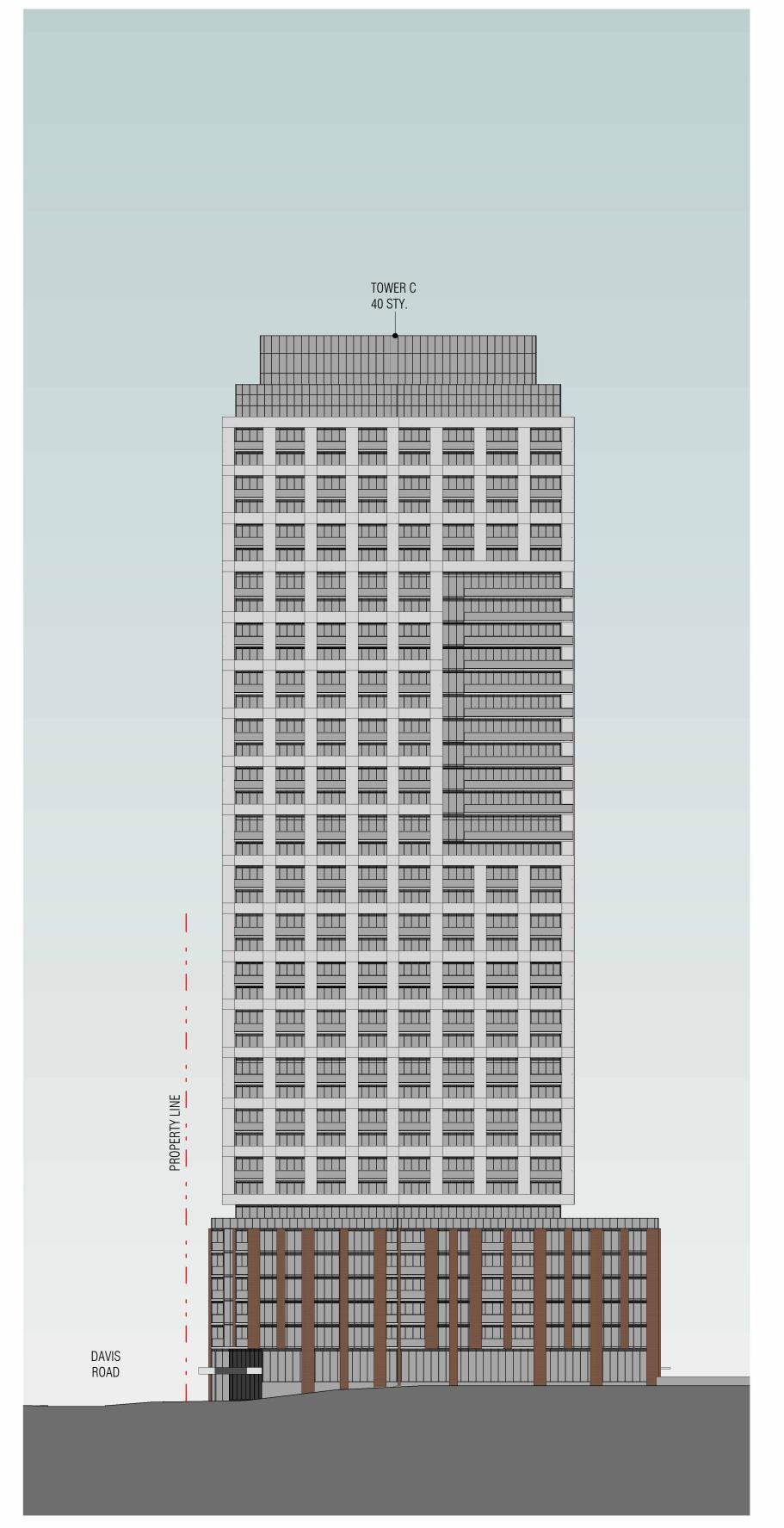
SOUTH SERVICE ROAD

	OAKVILLE ONTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 1 BUILDINGS A&B







EAST ELEVATION - BLOCK 1 - BUILDING C SCALE - 1:400 A.403

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01.SEP.12.2024 ISSUED TO CITY FOR FOR PAC MEETING	J.CHI

02.NOV.01.2024 ISSUED TO CITY FOR OPA J.CHI

J.CHI

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No. Date Description Issued by

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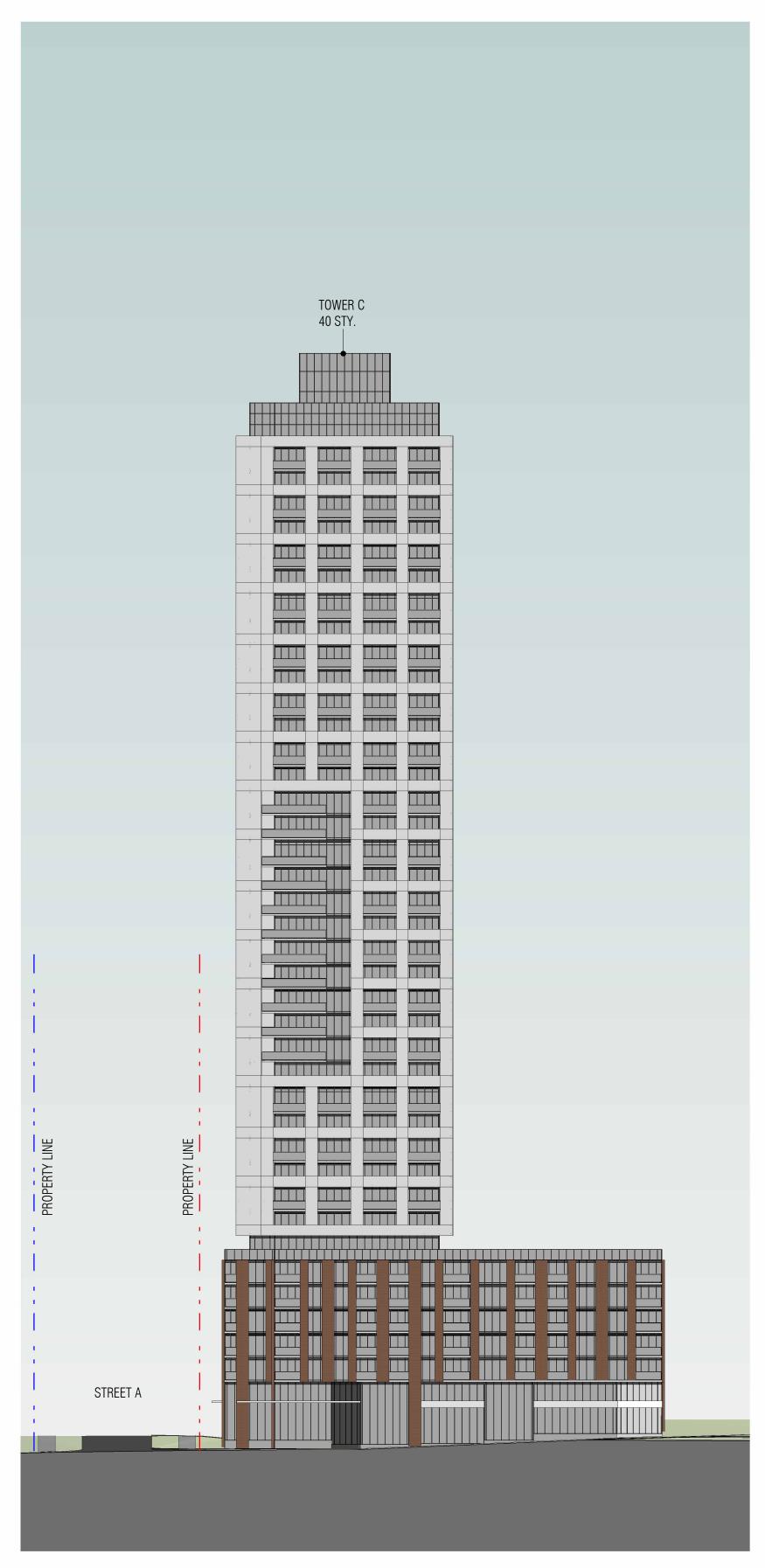


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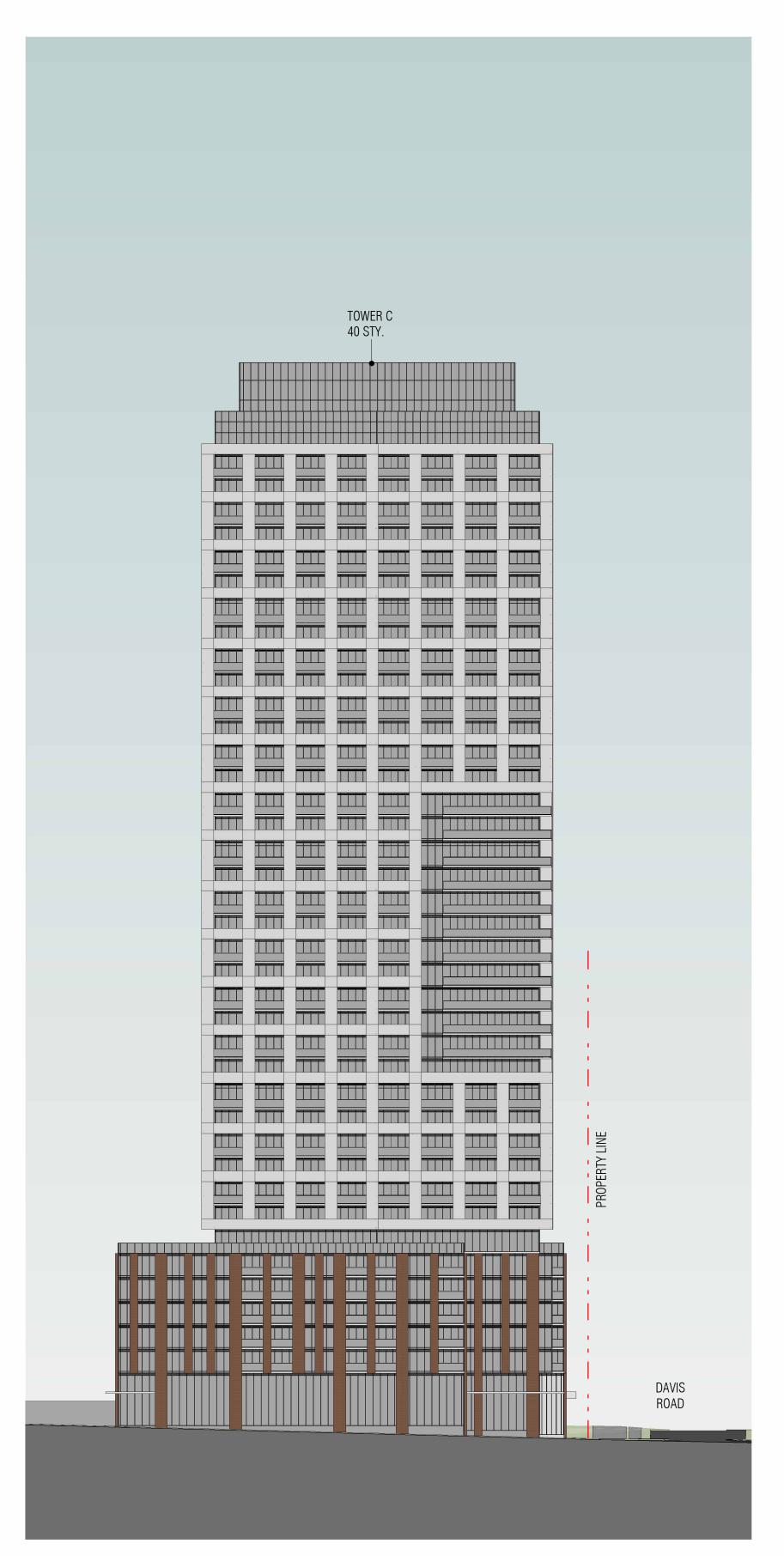
SOUTH SERVICE ROAD

	OAKVILLE ONTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 1 BUILDING C



SOUTH ELEVATION - BLOCK 1 - BUILDING C SCALE - 1:400 A.404



WEST ELEVATION - BLOCK 1 - BUILDING C
SCALE - 1: 400
A.404

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J.CHI

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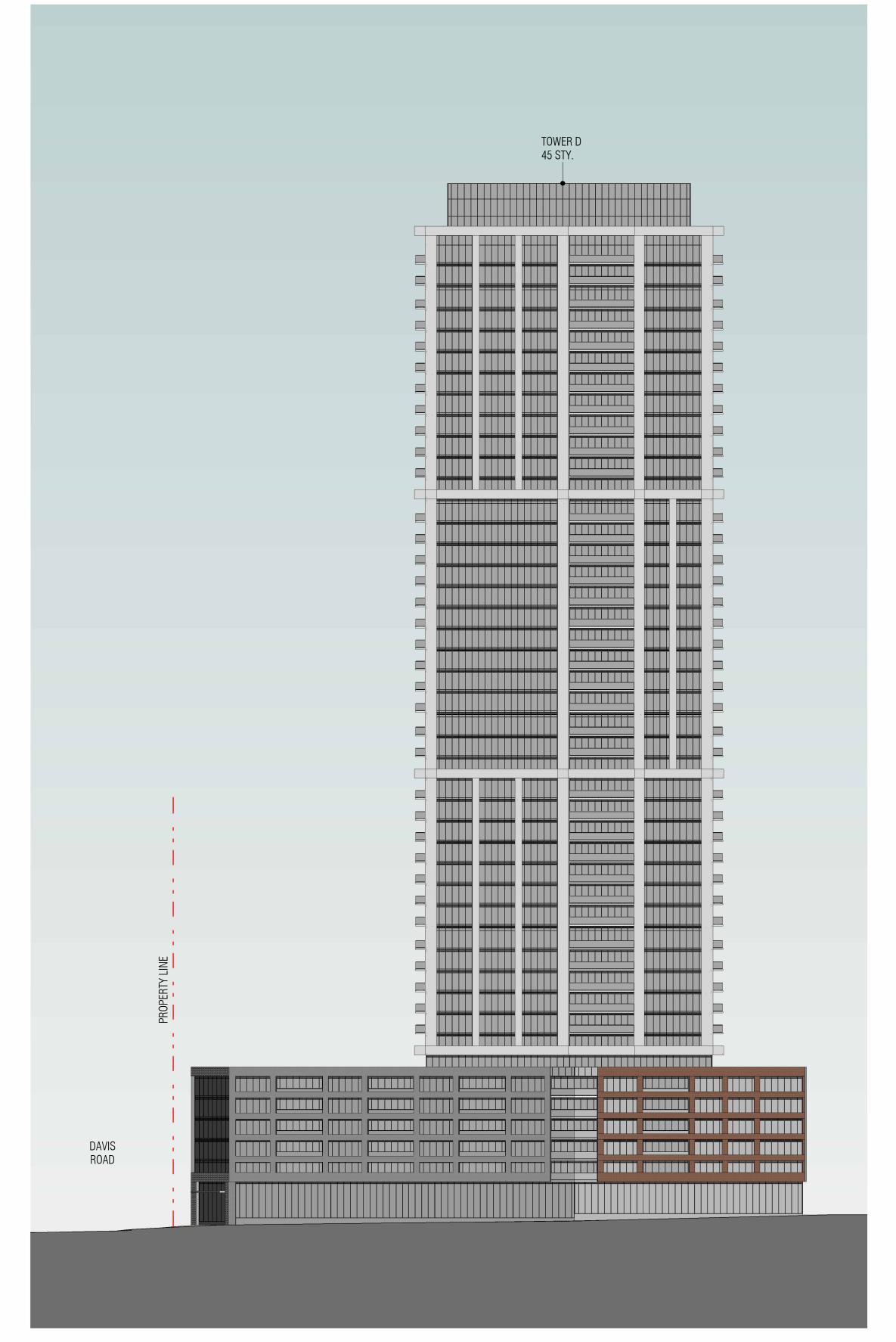
SOUTH SERVICE ROAD

UAKVILLE UNTARIU
J.C.
B.D. / J.L.
J.L. / B.D. / C.R.
D.B. / G.C.
OCT.15.2025
2127.23

ELEVATIONS - BLOCK 1 BUILDING C







EAST ELEVATION - BLOCK 1 - BUILDING D

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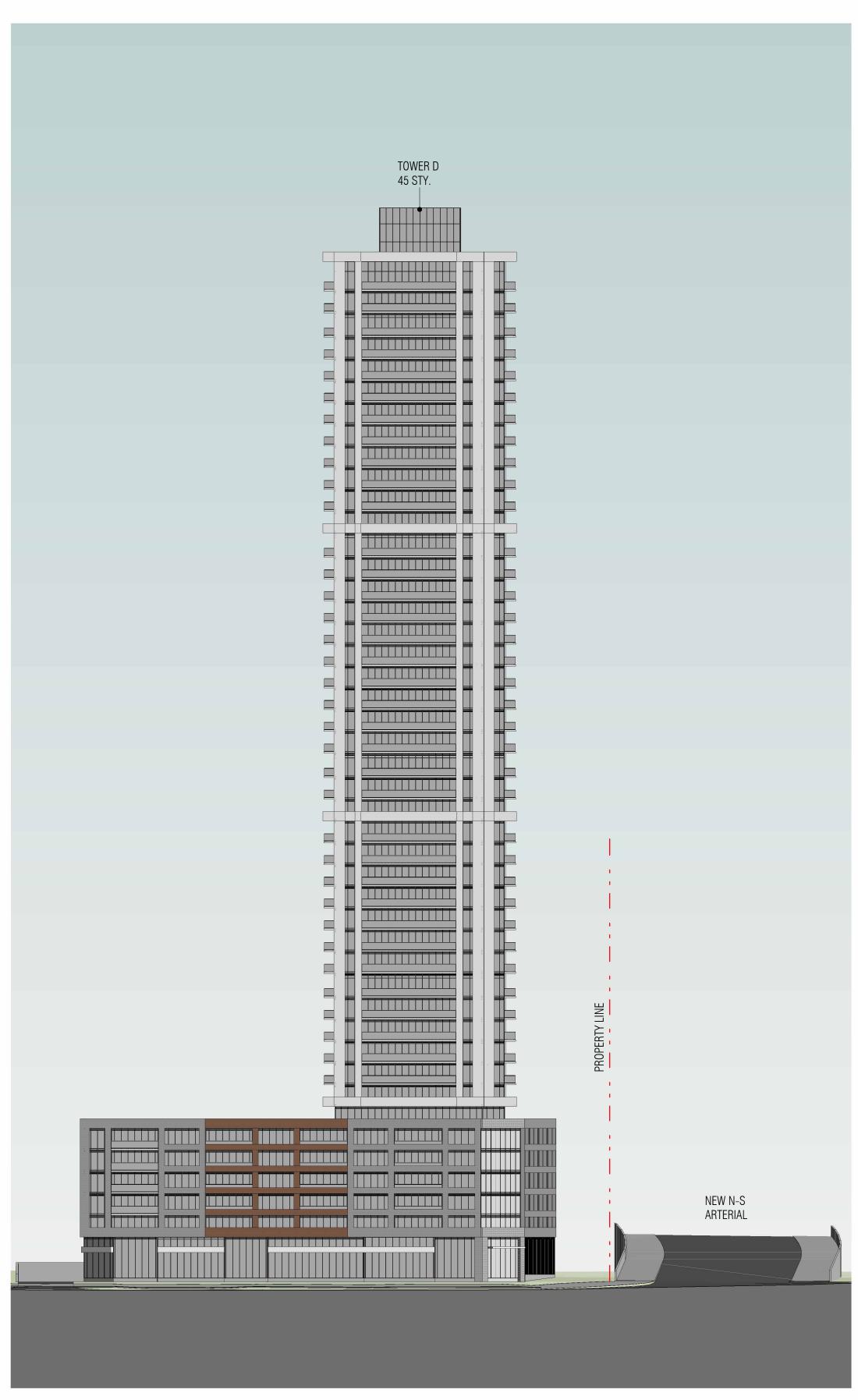
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> PROPOSED MIXED USE DEVELOPMENT SOUTH SERVICE ROAD

OAKVILLE ONTARIO

UA	IVILLE ONTAINO
Project Architect :	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 1 BUILDING D







WEST ELEVATION - BLOCK 1 - BUILDING D

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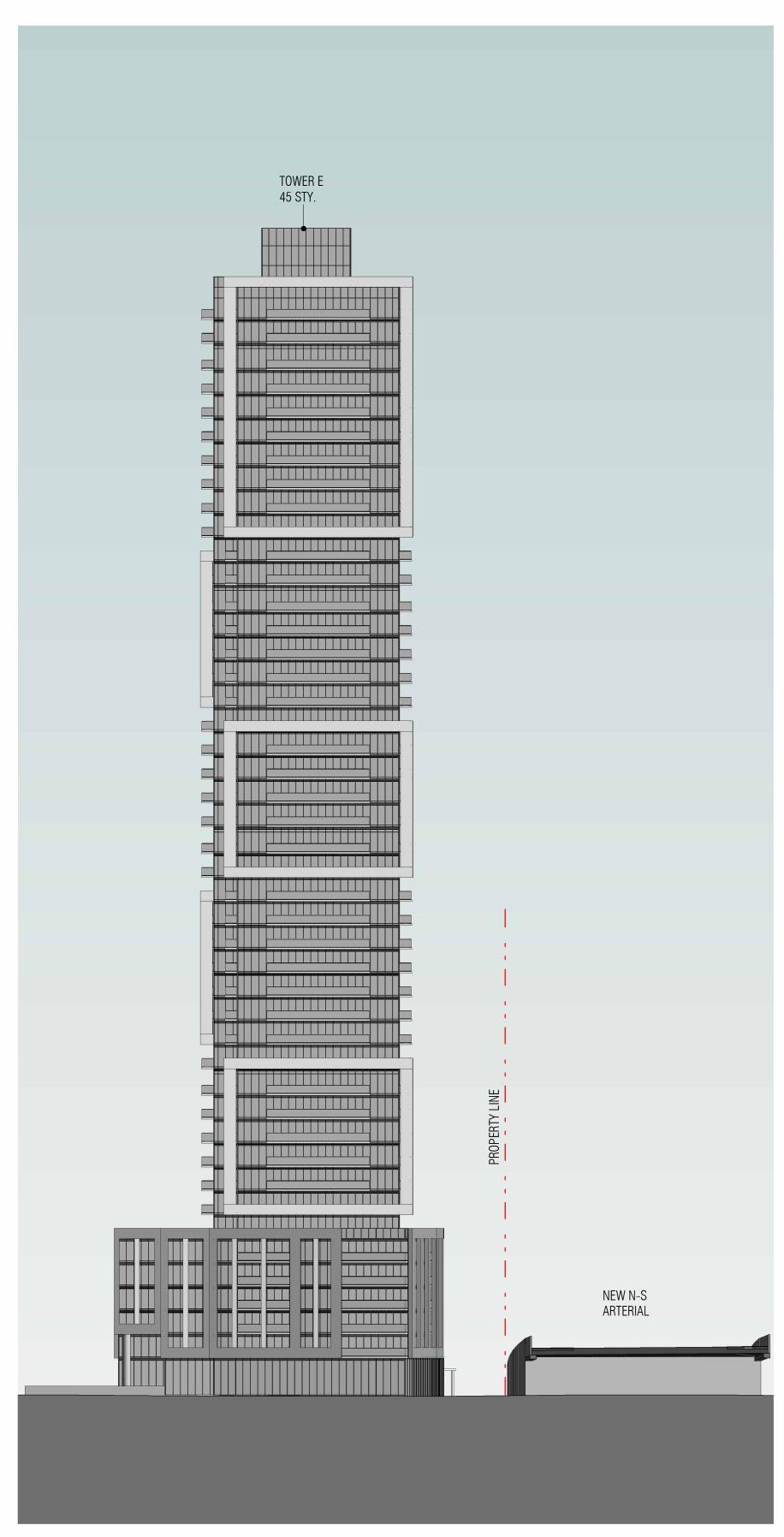
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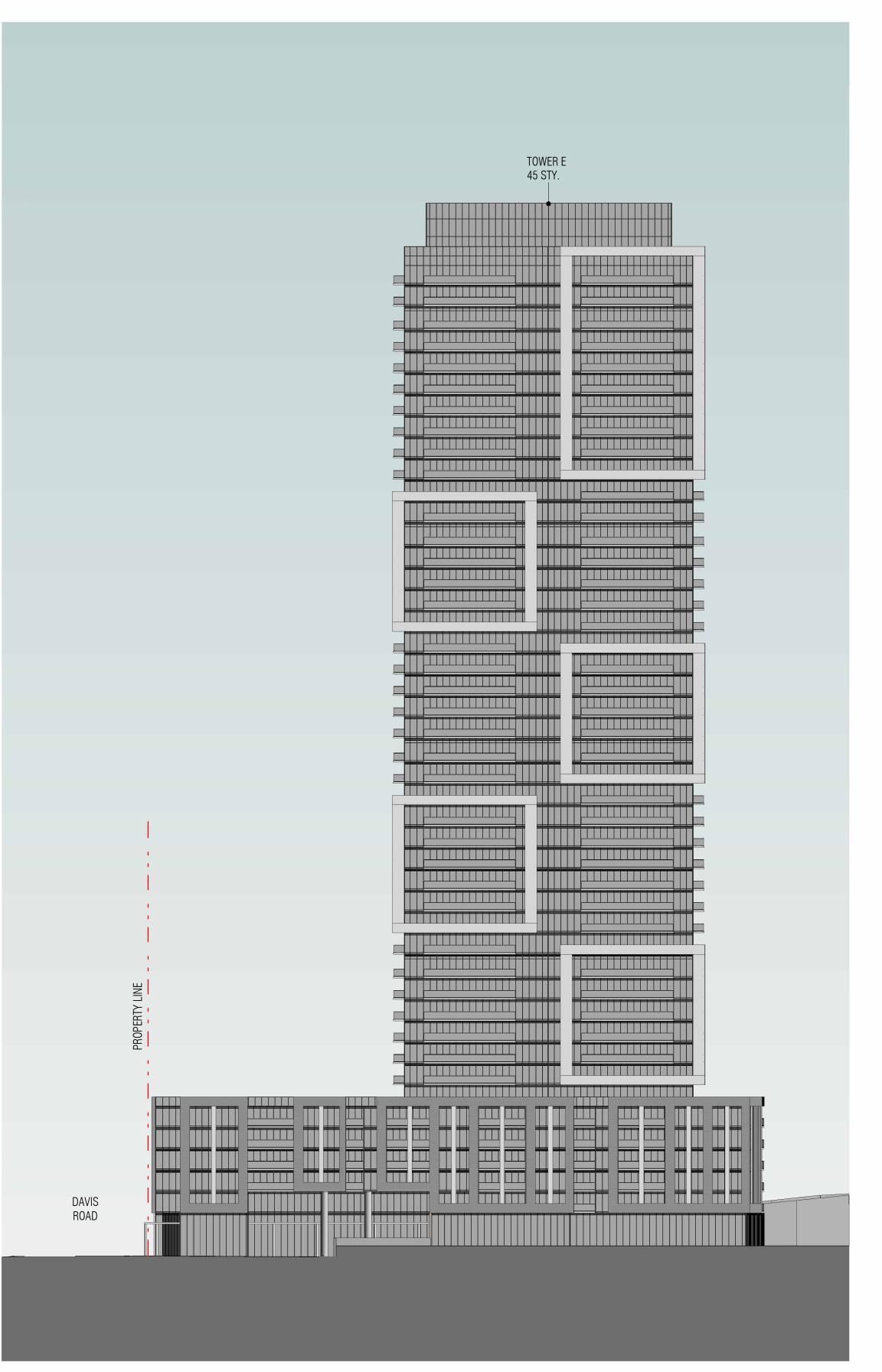
SOUTH SERVICE ROAD

	OAKVILLE ONTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
.loh #	2127 23	

ELEVATIONS - BLOCK 1 BUILDING D



NORTH ELEVATION - BLOCK 2 - BUILDING E SCALE - 1:400 A.407



EAST ELEVATION - BLOCK 2 - BUILDING E

SCALE - 1:400

A.407

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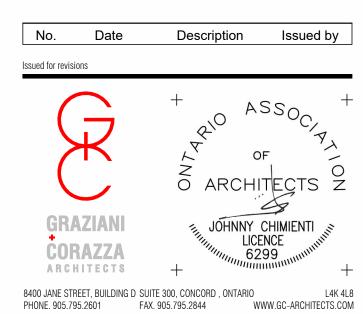
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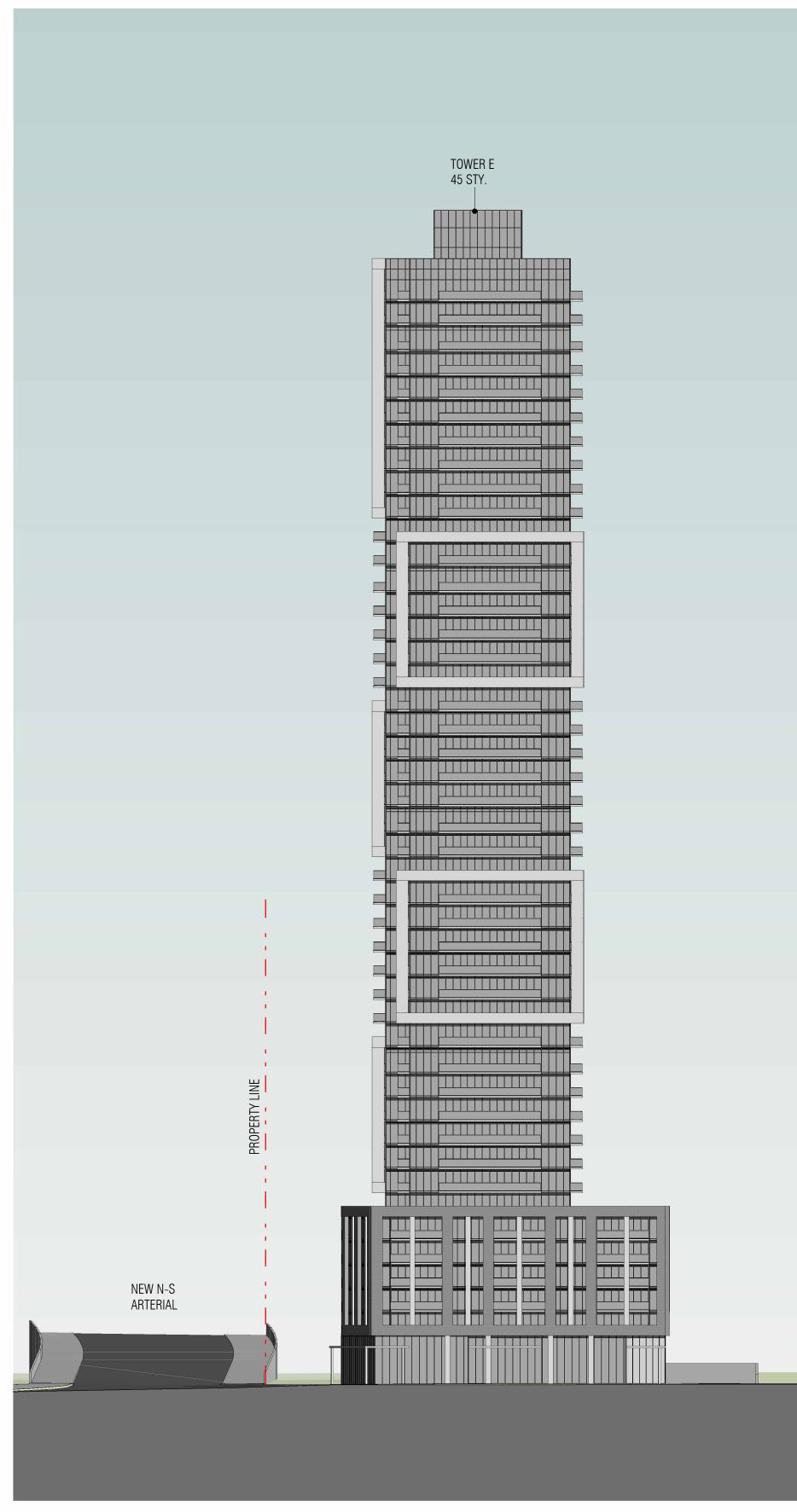
PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE ONTARIO	

Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 2 BUILDING E







WEST ELEVATION - BLOCK 2 - BUILDING E SCALE - 1:400 A.408

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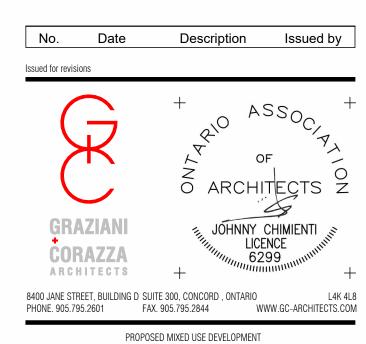
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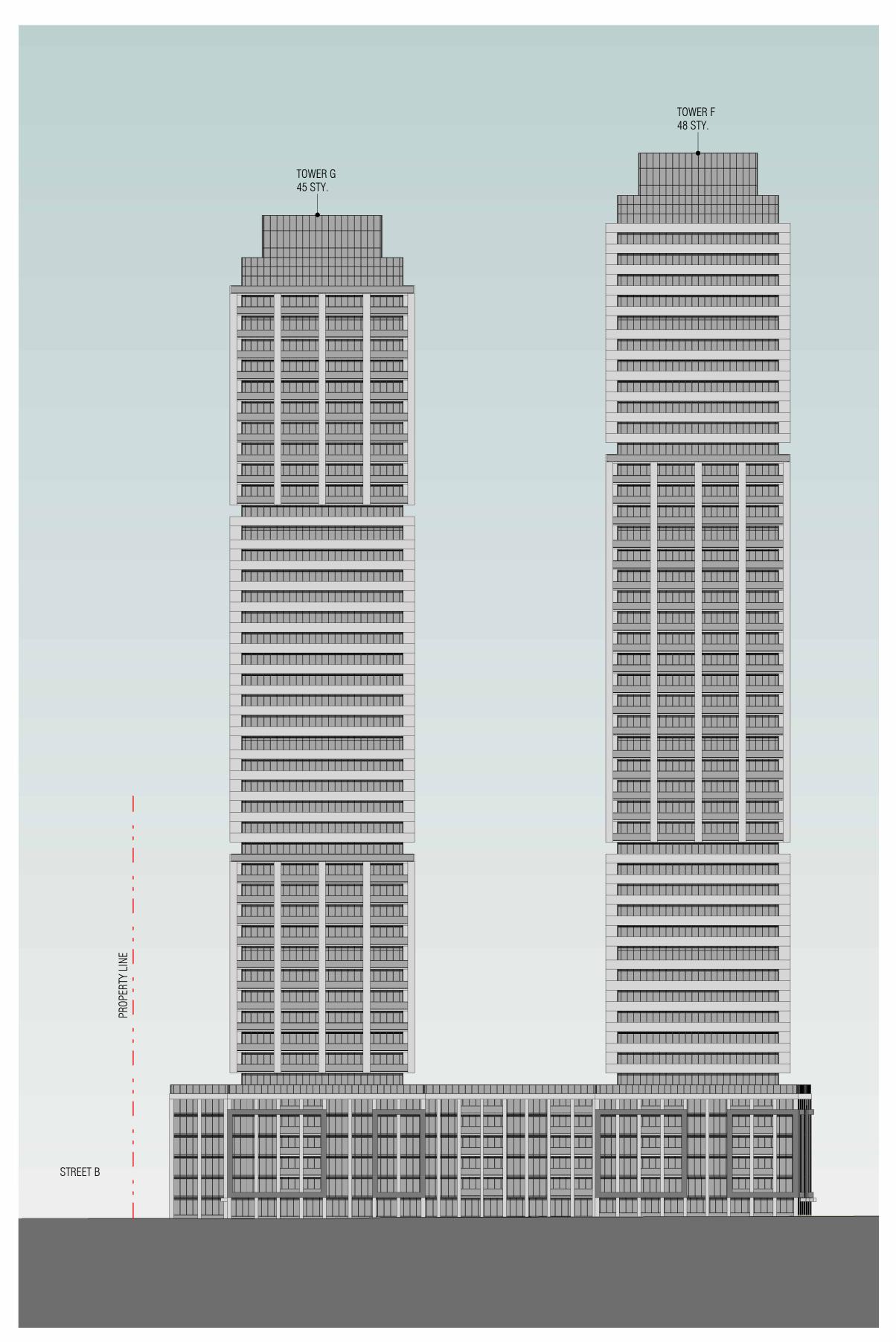


SOUTH SERVICE ROAD

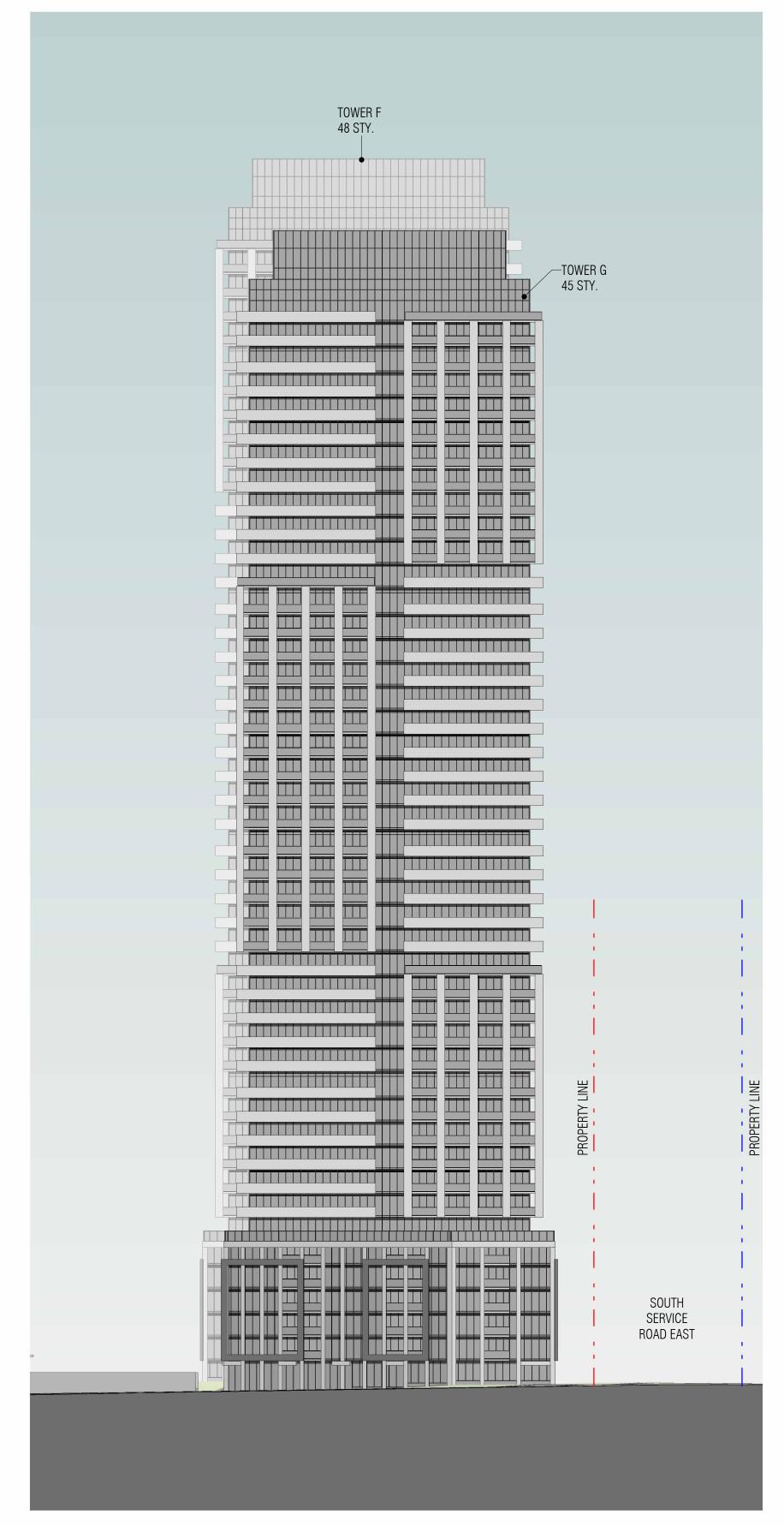
OAKVILLE ONTARI	

	OAKVILLE UNTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 2 BUILDING E







EAST ELEVATION - BLOCK 2 - BUILDINGS F&G 2

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J.CHI

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No.	Date	Description	Issued by
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ĊOF	RAZZA	JOHNNY (LICE 62)	NCE 99
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3400 JANE STI PHONE. 905.79	,	UITE 300, CONCORD , ONTARIO AX. 905.795.2844 WV	L4K 4L8 WW.GC-ARCHITECTS.COM
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PROPOSED MIXED USE DEVELOPMENT SOUTH SERVICE ROAD

OAKVILLE ONTARIO		
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
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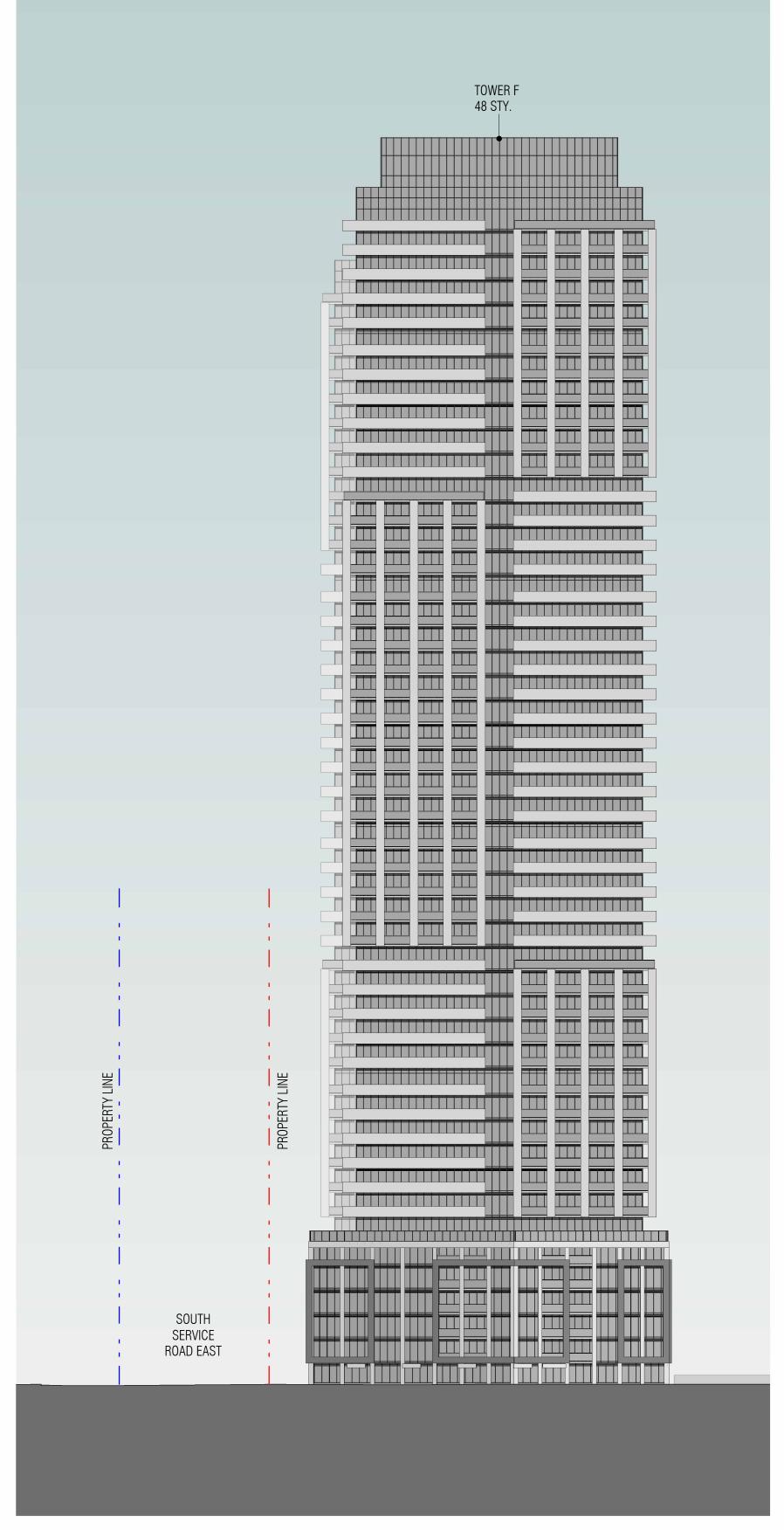
OCT.15.2025 Plot Date: 2127.23

ELEVATIONS - BLOCK 2 BUILDINGS F&G

> A.409 1:400







WEST ELEVATION - BLOCK 2 - BUILDINGS F&G

SCALE - 1:400

A.410

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Issuances

01.SEP.12.2024 ISSUED TO CITY FOR FOR PAC MEETING	J.CHI

02.NOV.01.2024 ISSUED TO CITY FOR OPA J.CHI

03.0CT.22.2025 ISSUED TO CITY FOR OPA

J.CHI

No. Date Description Issued by

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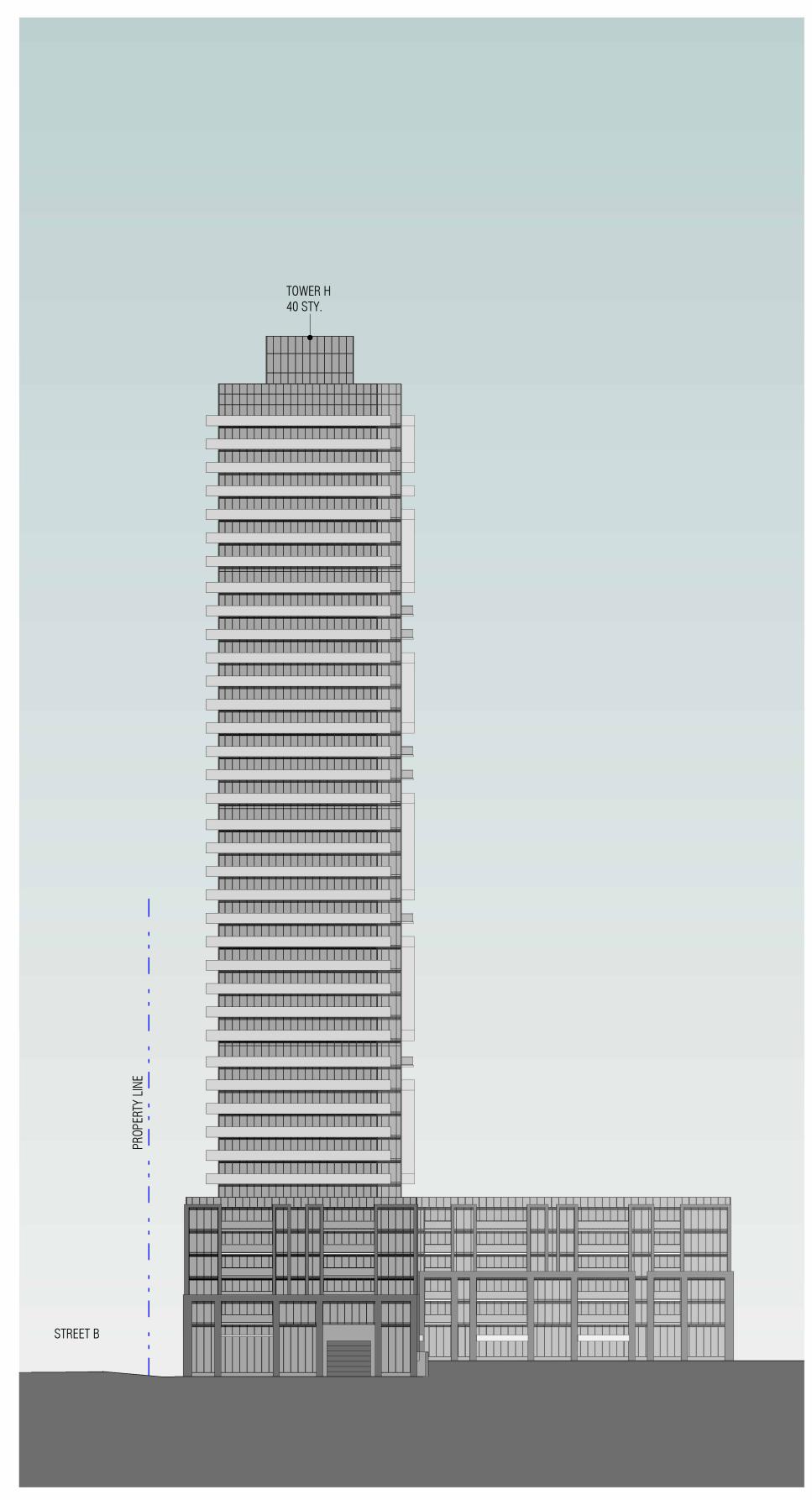
PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

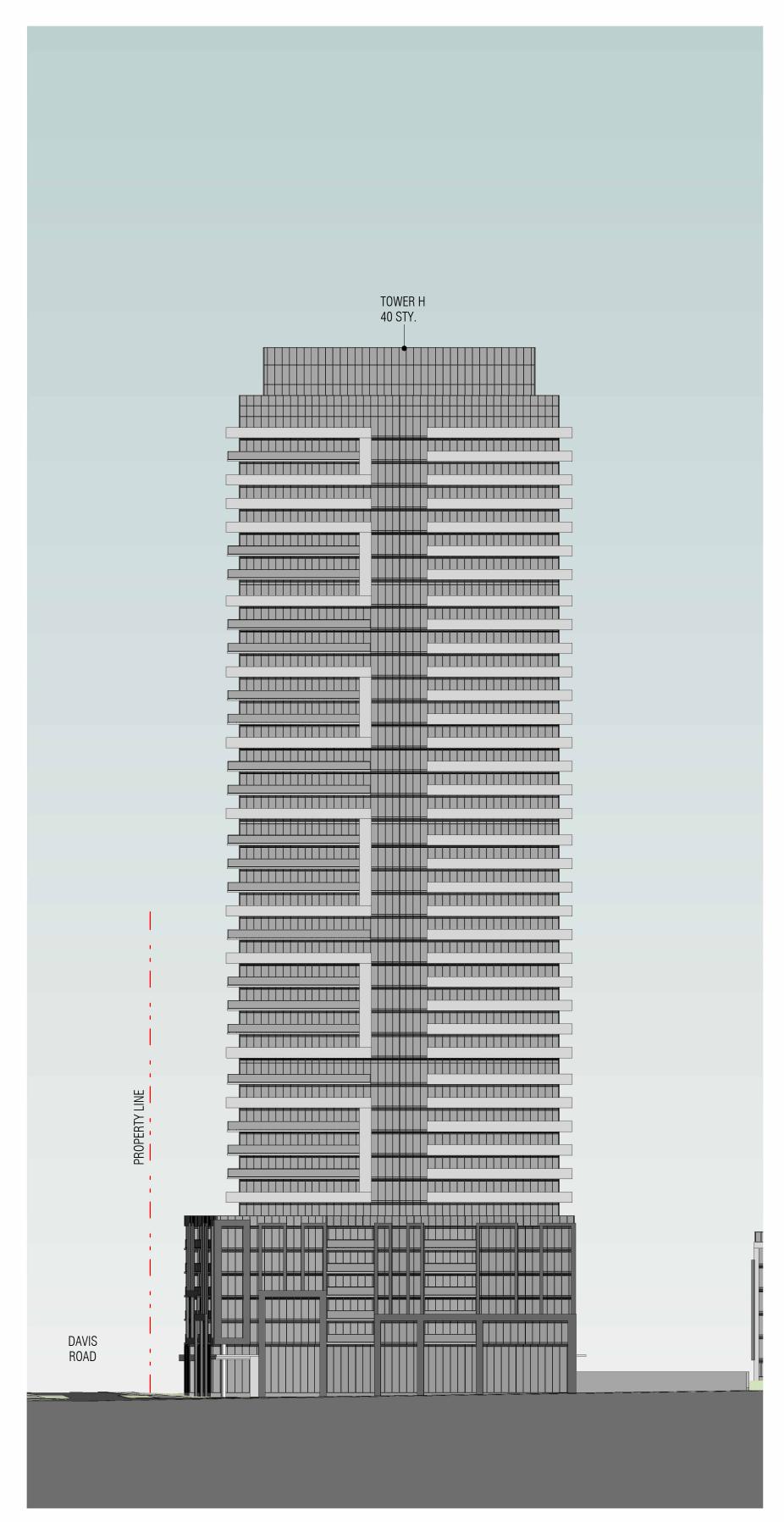
OAKVILLE ONTARIO

J.C.	
B.D. / J.L.	
J.L. / B.D. / C.R.	
D.B. / G.C.	
OCT.15.2025	
2127.23	
	B.D. / J.L. J.L. / B.D. / C.R. D.B. / G.C. OCT.15.2025

ELEVATIONS - BLOCK 2 BUILDINGS F&G







EAST ELEVATION - BLOCK 2 - BUILDING H

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02.NOV.01.2024 ISSUED TO CITY FOR OPA J.CHI

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J.CHI

Description Issued by Issued for revisions O ARCHITECTS **GRAZIANI** JOHNNY CHIMIENTI LICENCE LICENCE CORAZZA

PROPOSED MIXED USE DEVELOPMENT

8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8 PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

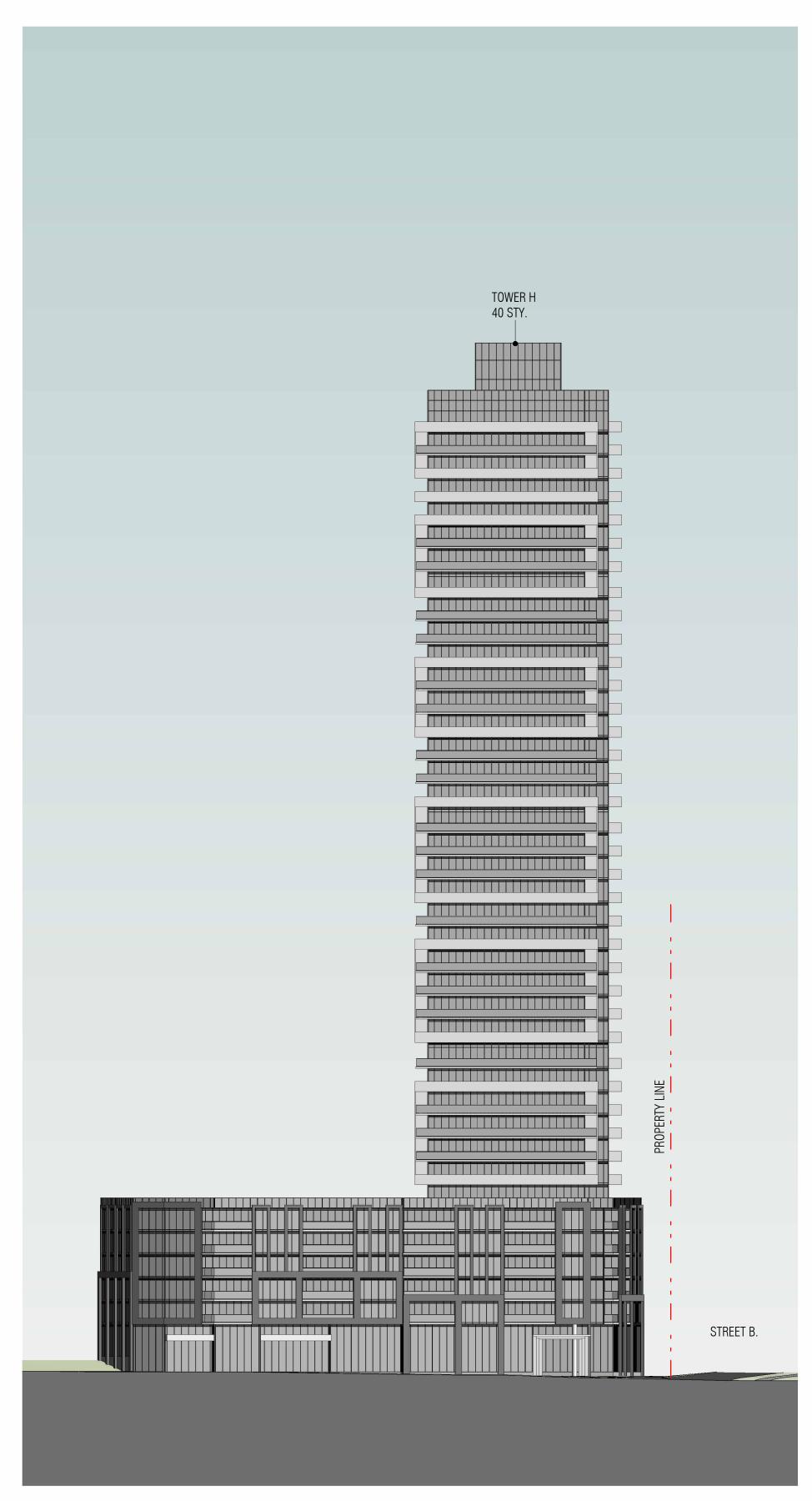
SOUTH SERVICE ROAD

ARCHITECTS

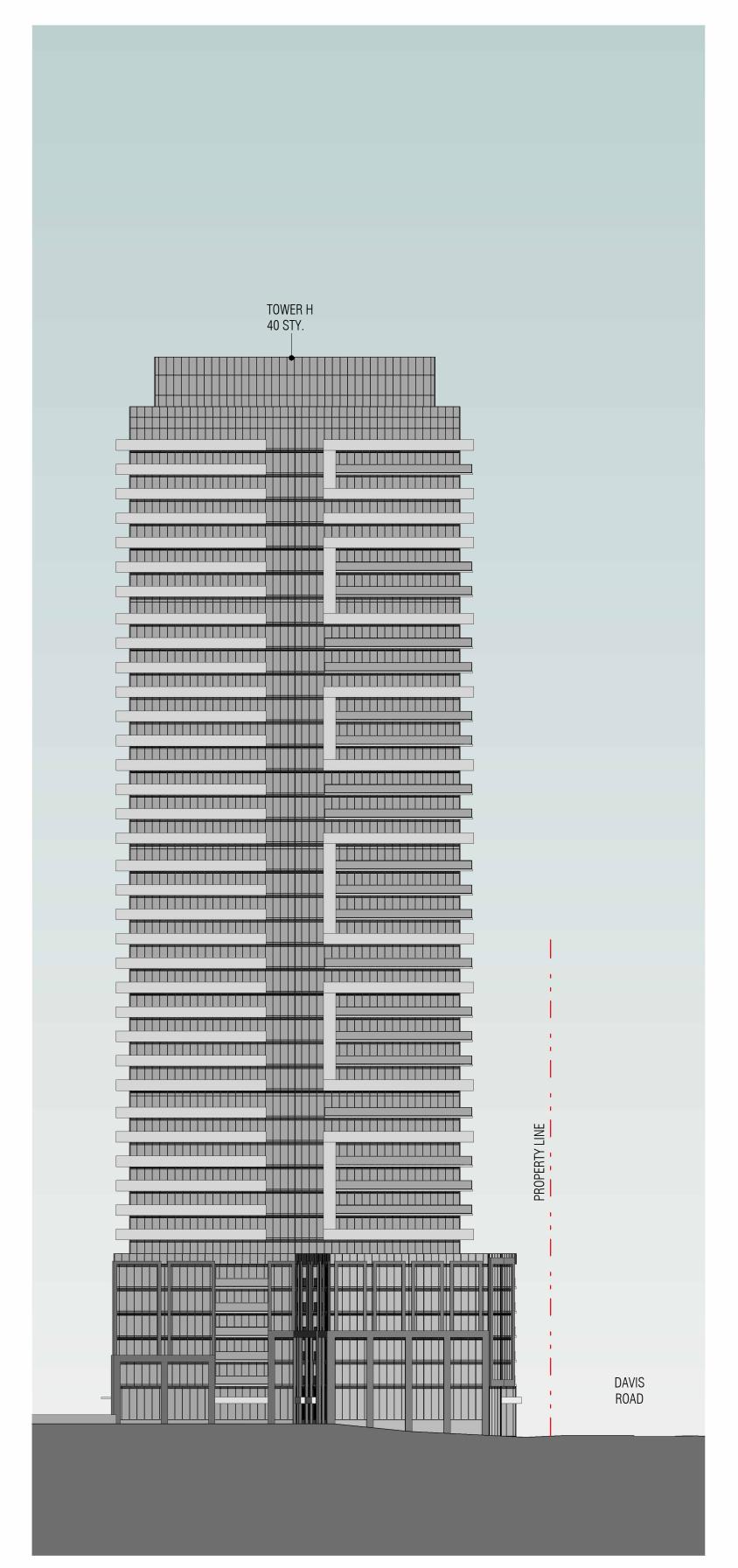
OAKVILLE ONTARIO

Project Architect: B.D. / J.L. Assistant Designer: J.L. / B.D. / C.R. Drawn By: D.B. / G.C. Checked By: OCT.15.2025 Plot Date: 2127.23 Job #

> ELEVATIONS - BLOCK 2 **BUILDING H**



SOUTH ELEVATION - BLOCK 2 - BUILDING H



WEST ELEVATION - BLOCK 2 - BUILDING H /

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02.NOV.01.2024 ISSUED TO CITY FOR OPA J.CHI

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Description Issued by Issued for revisions O ARCHITECTS **GRAZIANI** JOHNNY CHIMIENTI LICENCE LICENCE CORAZZA ARCHITECTS 8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8 PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM PROPOSED MIXED USE DEVELOPMENT

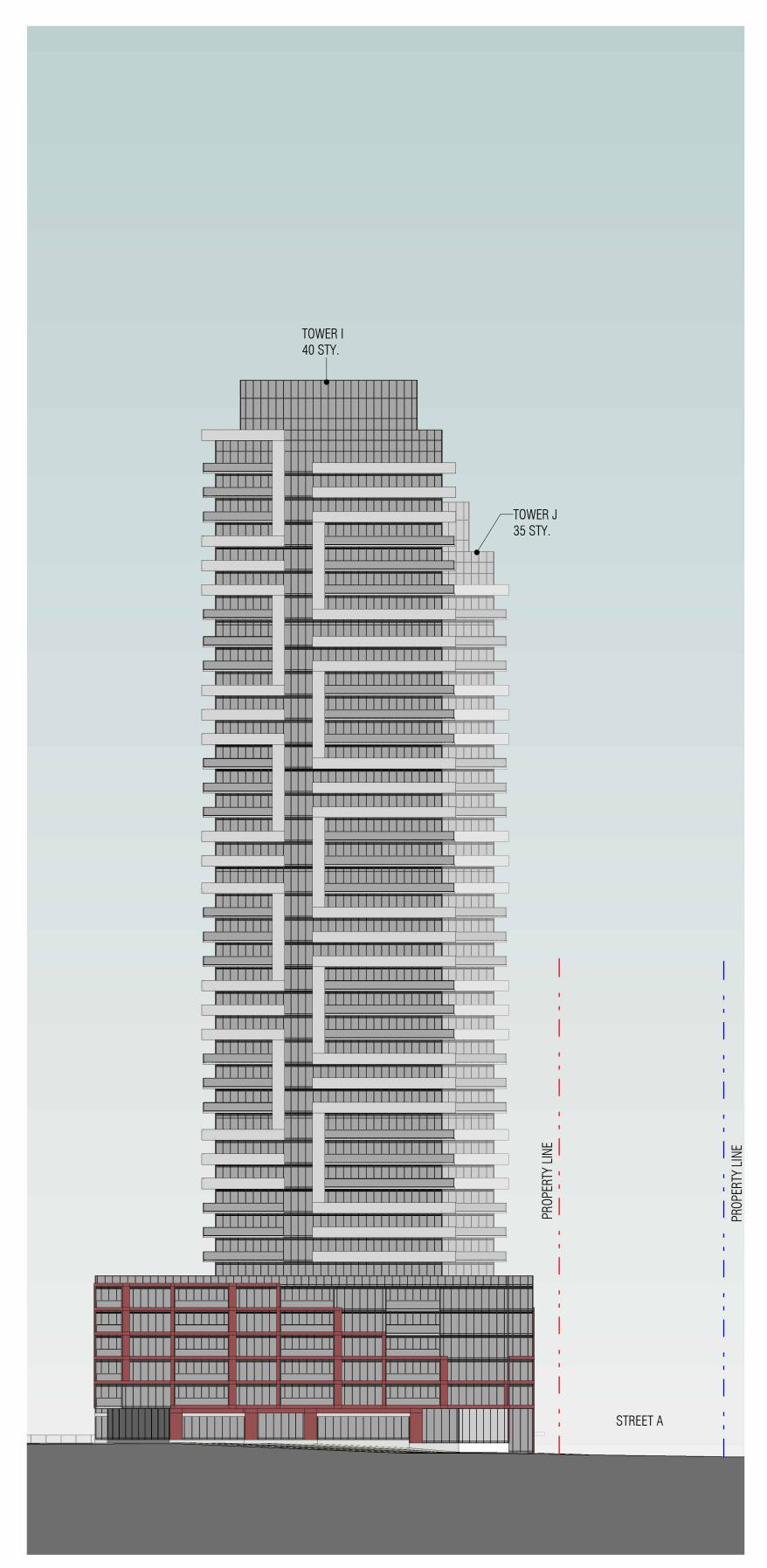
SOUTH SERVICE ROAD

	OAKVILLE ONTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Charked Ry:	DR /GC	

Checked By: D.B. / G.C. OCT.15.2025 Plot Date: 2127.23 Job #

> ELEVATIONS - BLOCK 2 **BUILDING H**

> > A.412 1:400



NORTH ELEVATION - BLOCK 3 - BUILDINGS I&J 1



EAST ELEVATION - BLOCK 3 - BUILDINGS I&J

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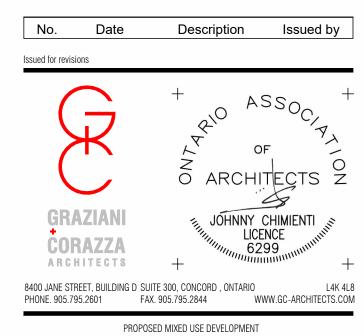
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J.CHI

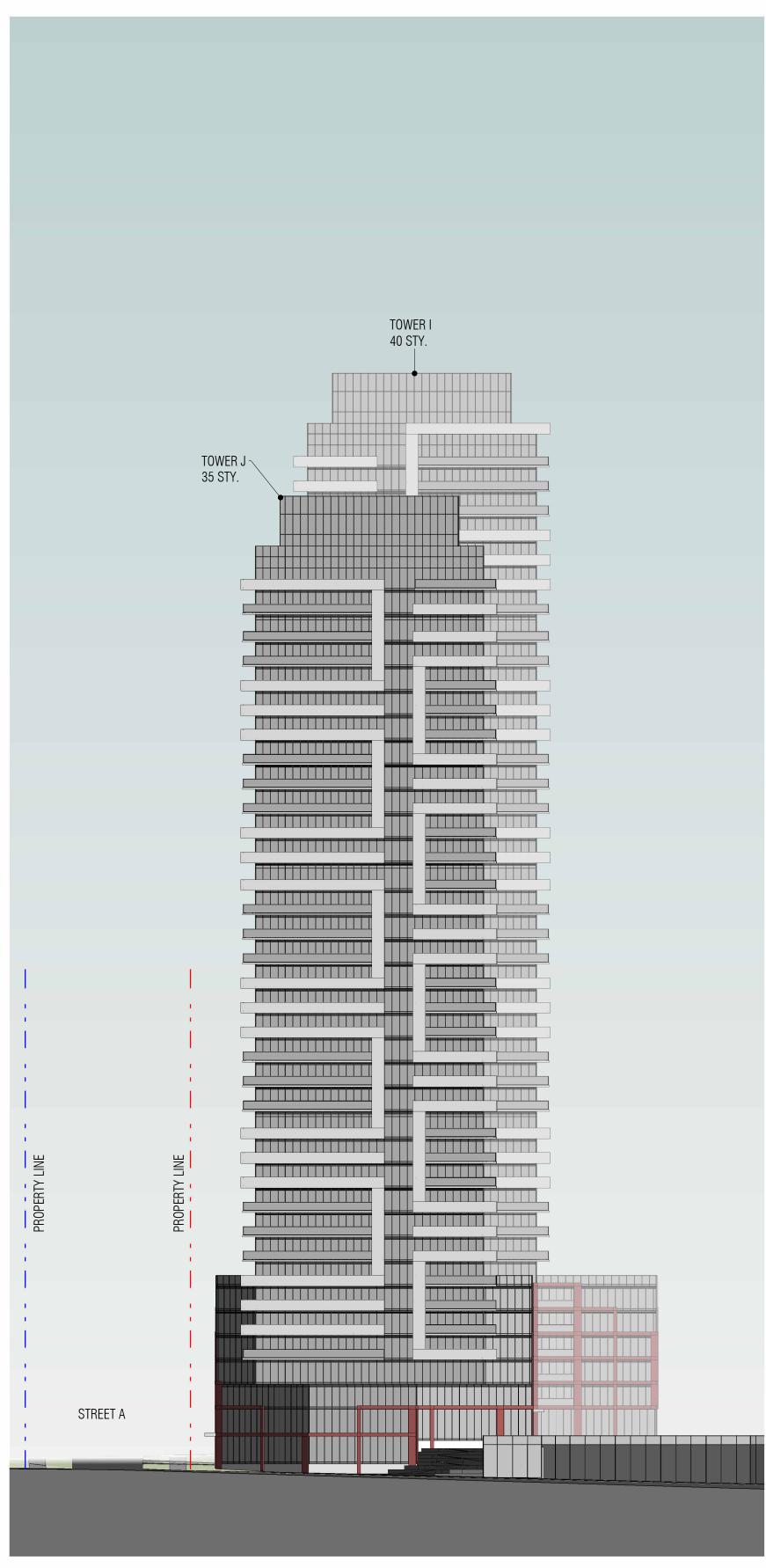


SOUTH SERVICE ROAD

OAKVILLE ONTARIO

Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 3 **BUILDINGS 1&J**







WEST ELEVATION - BLOCK 3 - BUILDINGS I&J 2

SCALE - 1:400 A.414

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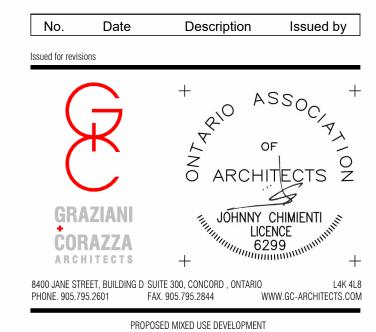
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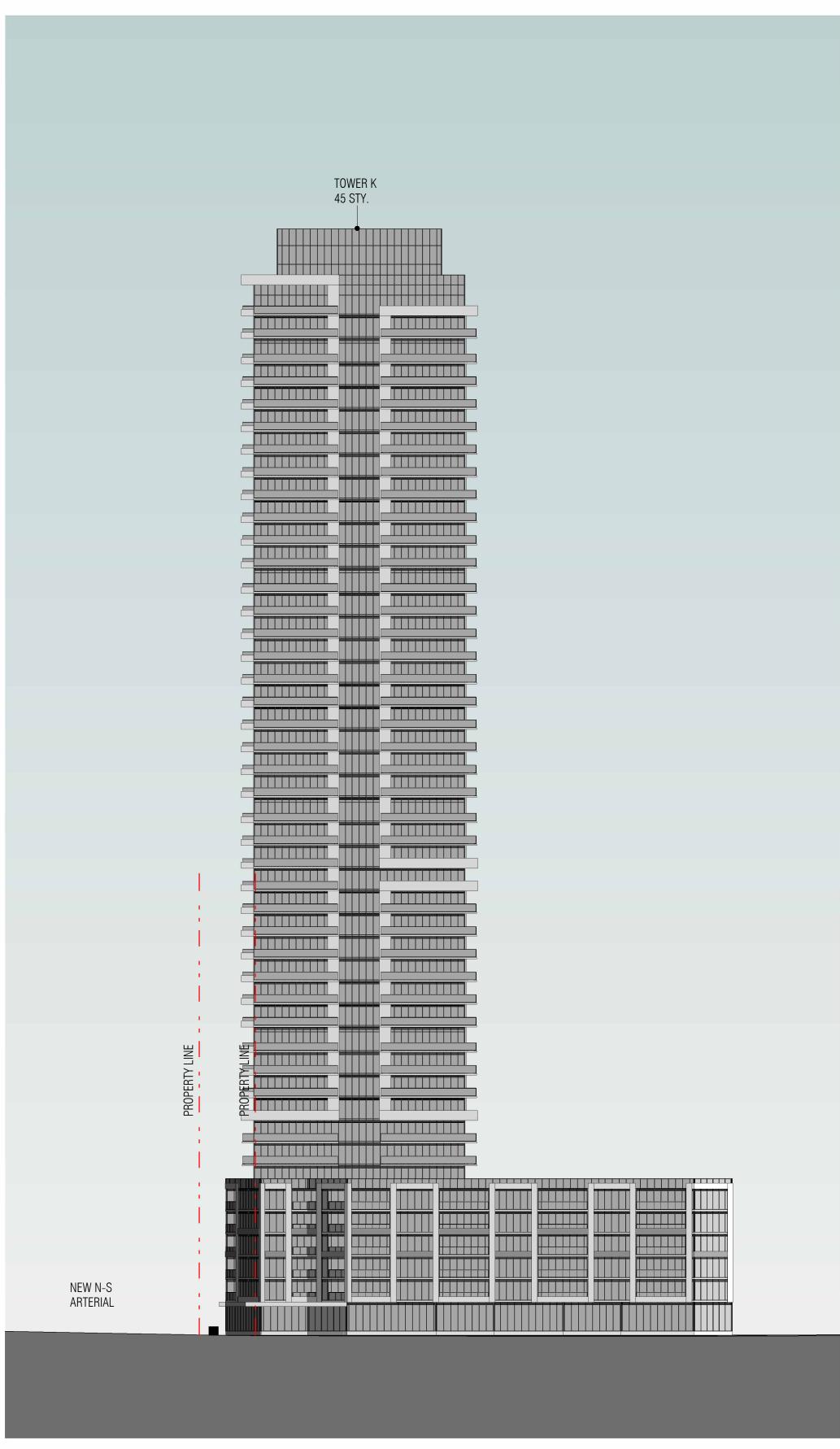


SOUTH SERVICE ROAD

OOOTH OLHVIOL

	OAKVILLE ONTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 3 BUILDINGS I&J







EAST ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
A.415

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ARCHITECTS Z

B400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO

L4K 4L8

PHONE. 905.795.2601

FAX. 905.795.2844

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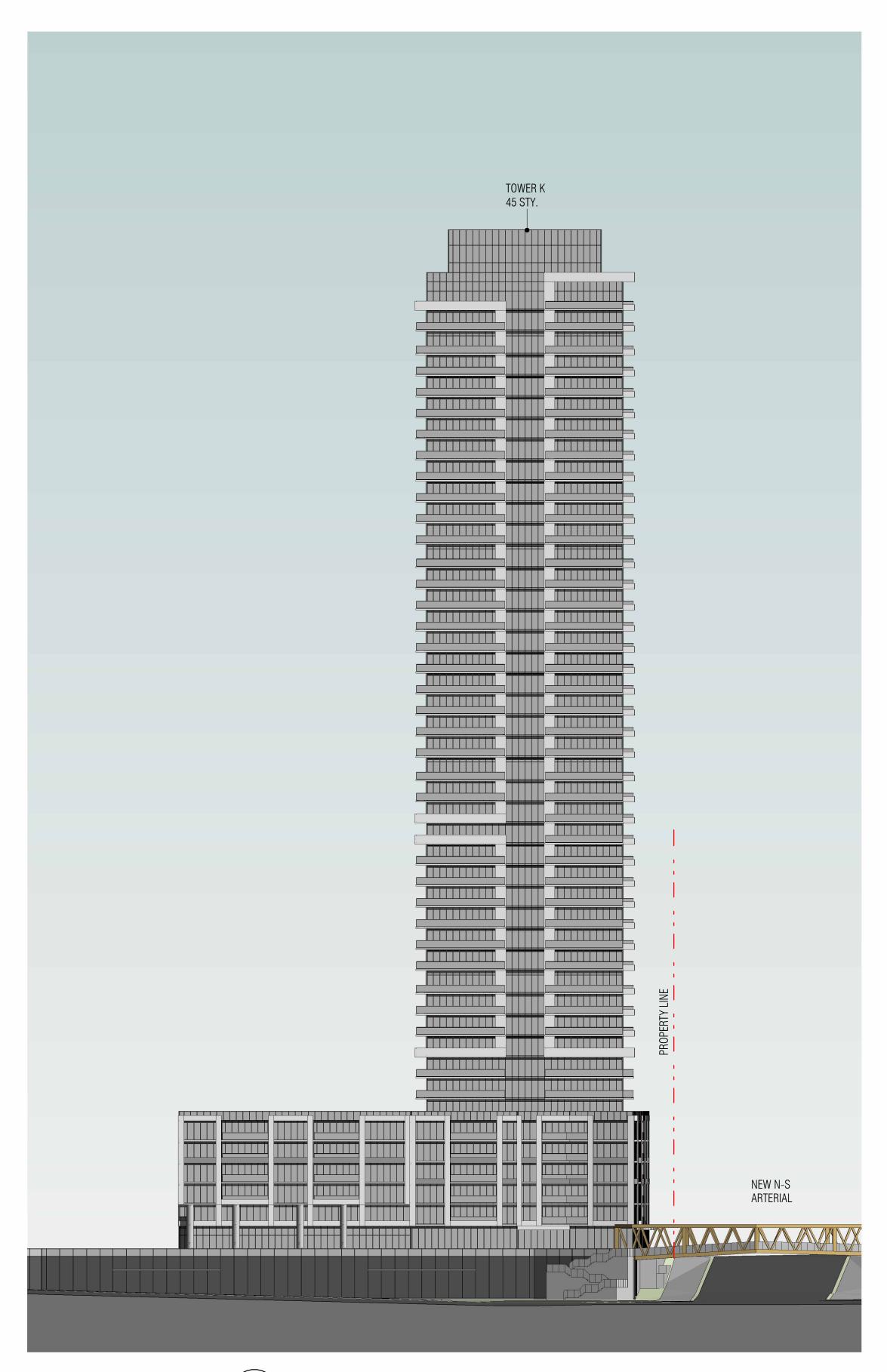
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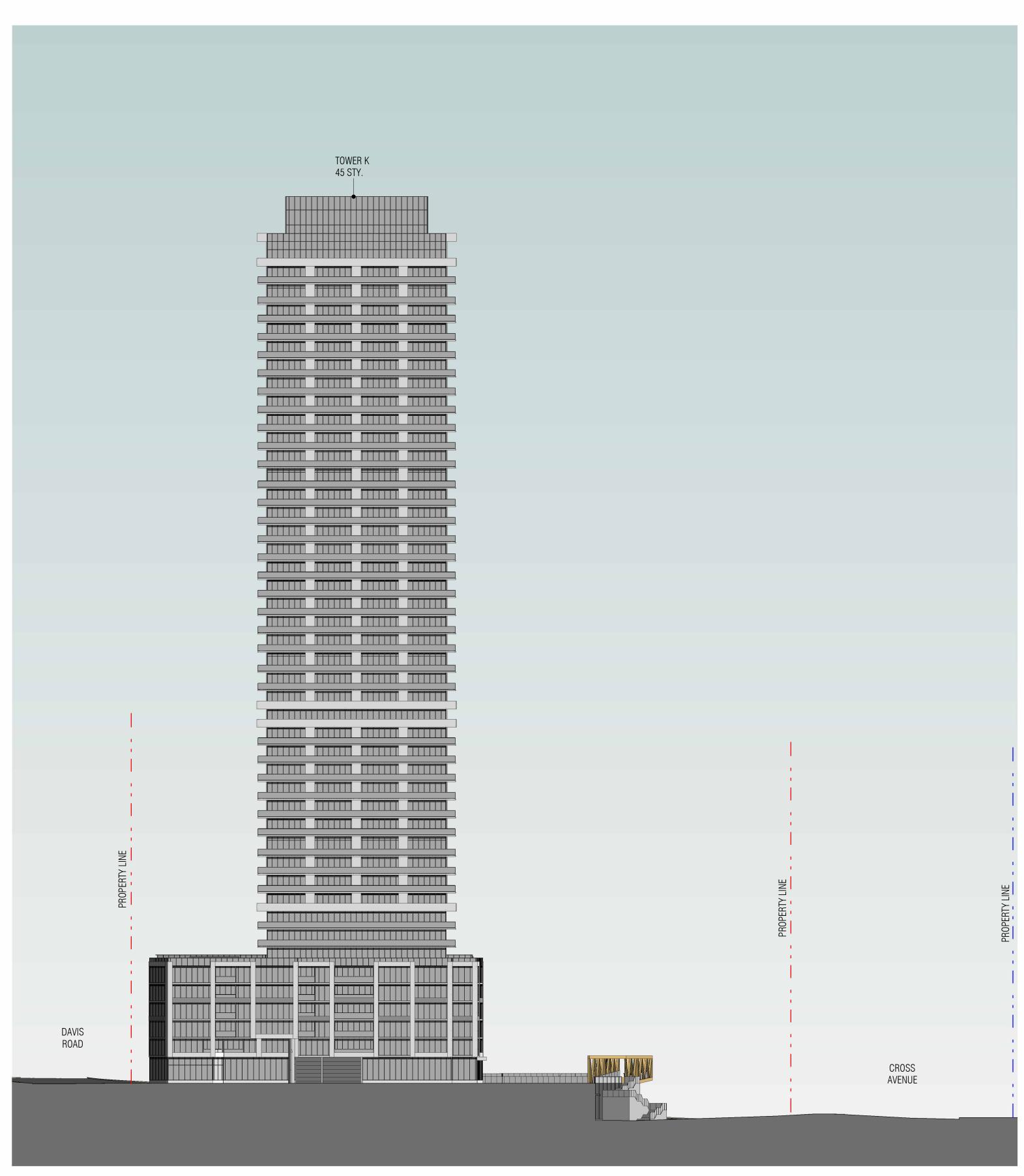
SOUTH SERVICE ROAD

OAKVILLE ONTARIO

Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date :	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 3 BUILDING K





SOUTH ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
A.416

WEST ELEVATION - BLOCK 3 - BUILDING K
SCALE - 1:400
A.416

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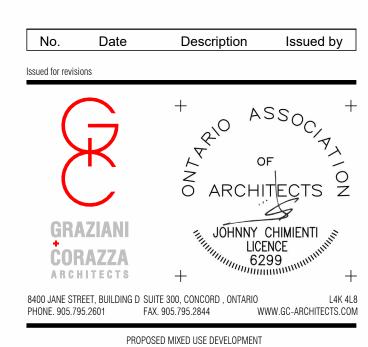
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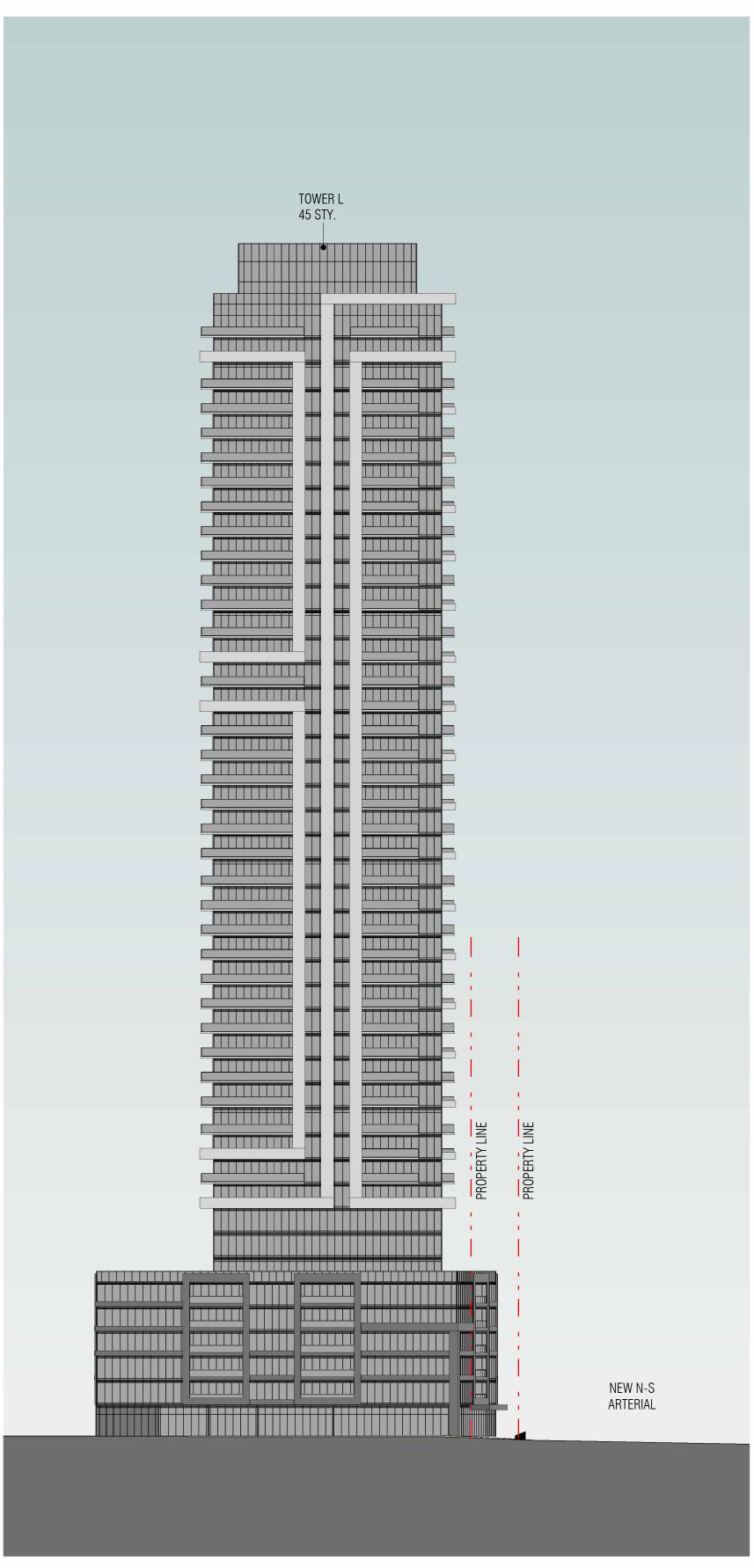
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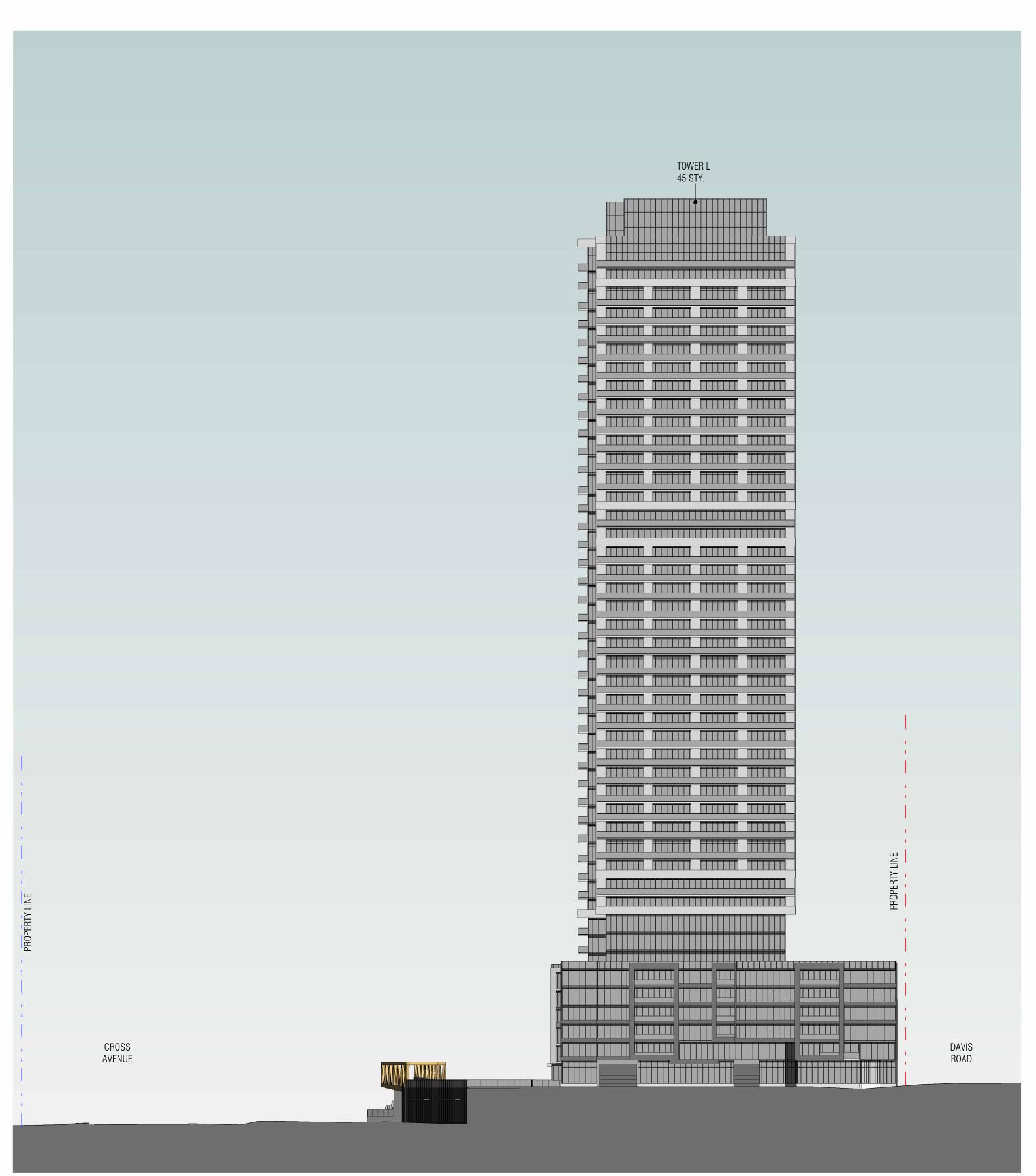
OAKVILLE ONTARIO	
J.C.	
B.D. / J.L.	
J.L. / B.D. / C.R.	
D.B. / G.C.	
OCT.15.2025	
2127.23	
	J.C. B.D. / J.L. J.L. / B.D. / C.R. D.B. / G.C. OCT.15.2025

ELEVATIONS - BLOCK 3 BUILDING K



NORTH ELEVATION - BLOCK 4 - BUILDING L 1





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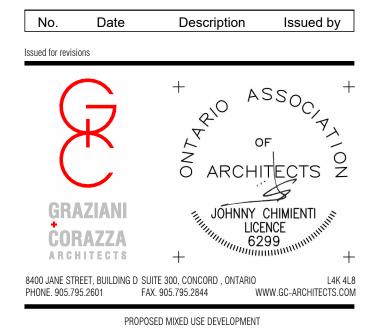
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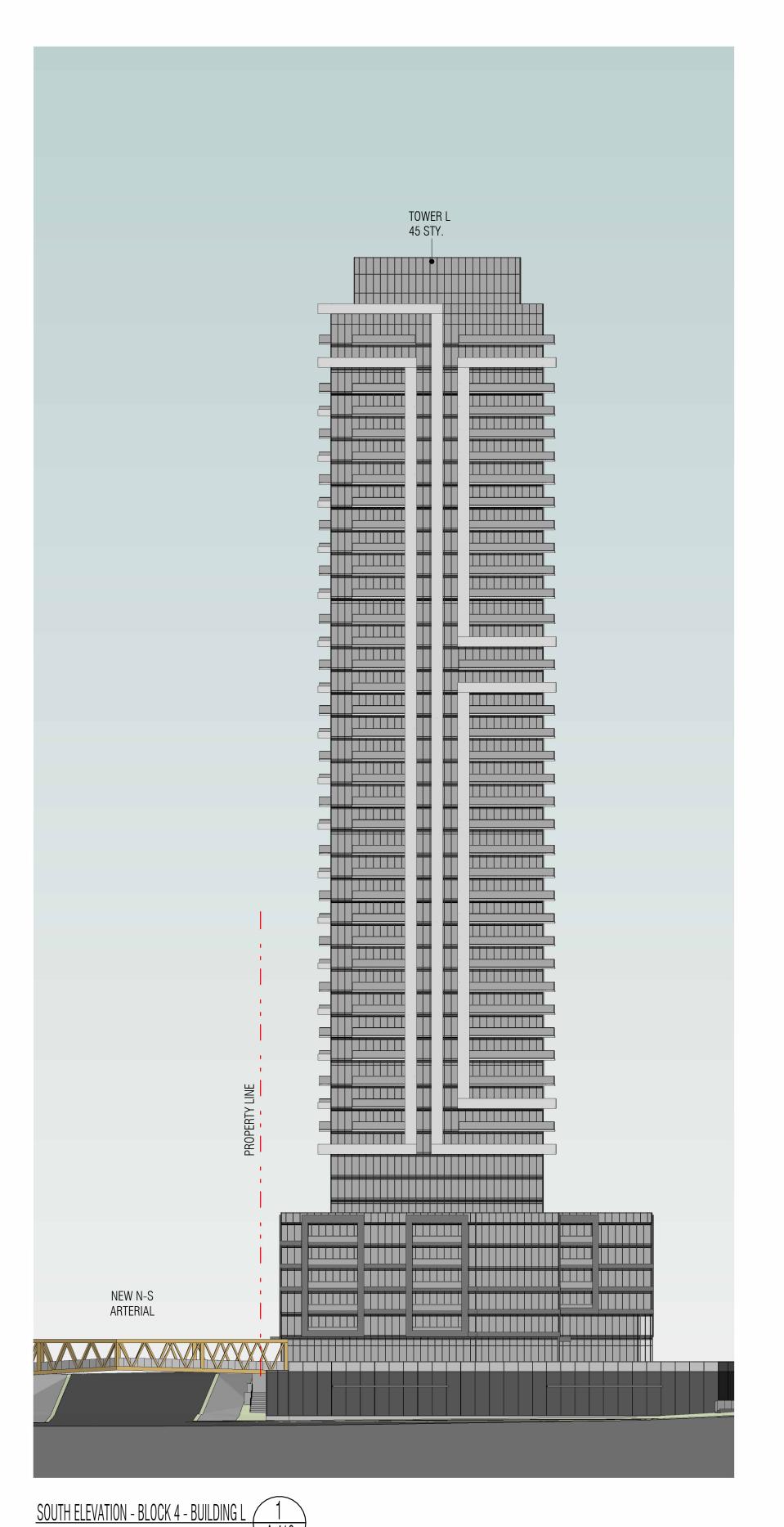


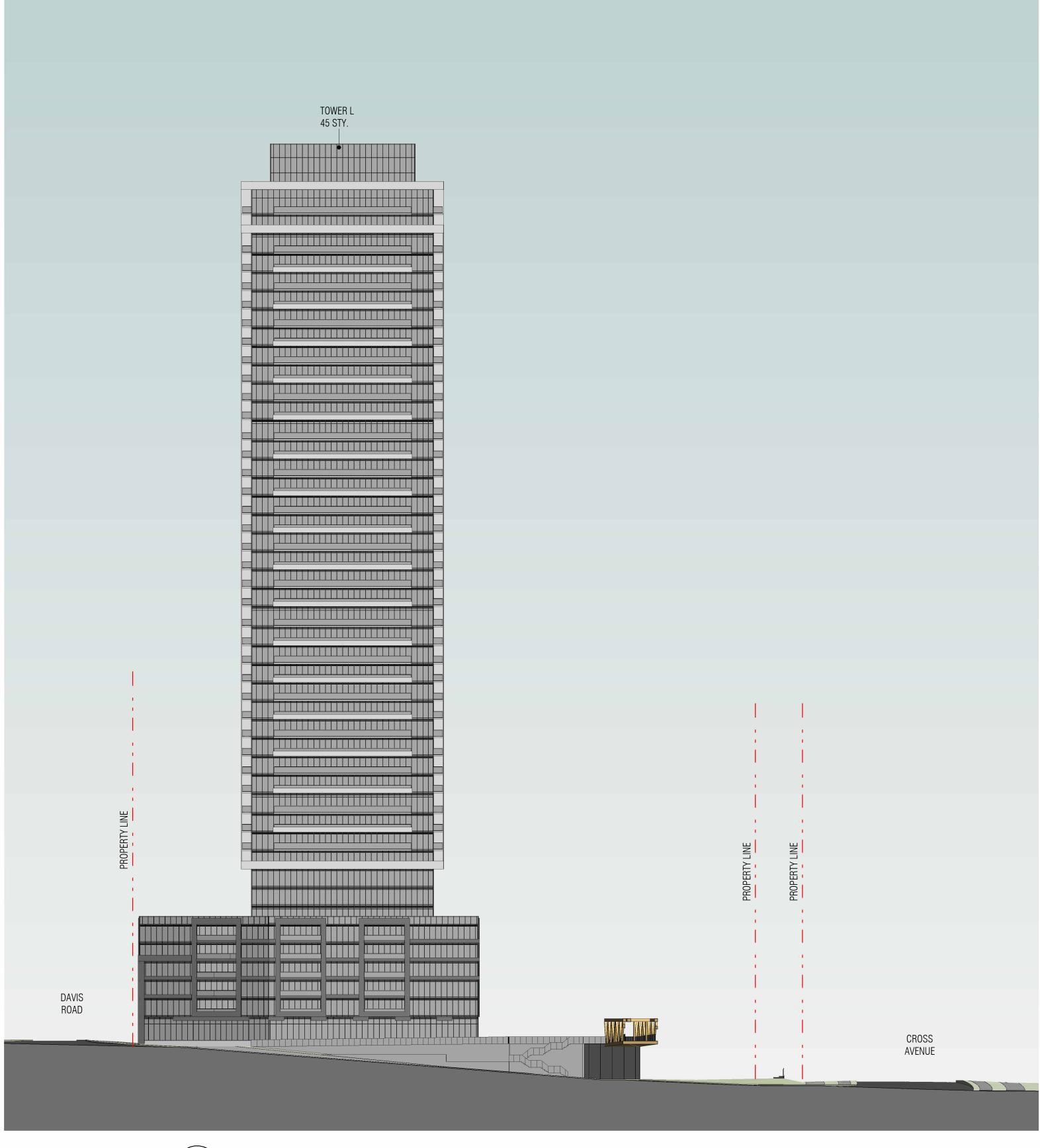
SOUTH SERVICE ROAD

OAKVILLE ONTARIO

Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 4 BUILDING L





WEST ELEVATION - BLOCK 4 - BUILDING L

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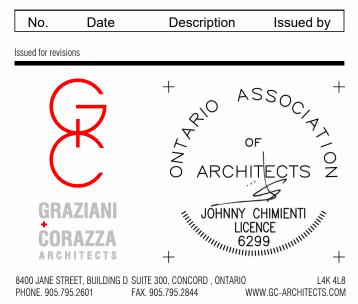
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02.NOV.01.2024 ISSUED TO CITY FOR OPA	J.CHI

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PROPOSED MIXED USE DEVELOPMENT SOUTH SERVICE ROAD

	OAKVILLE ONTARIO	
Project Architect :	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date :	OCT.15.2025	
Job #	2127.23	

ELEVATIONS - BLOCK 4 BUILDING L







EAST ELEVATION - BLOCK 4 - BUILDINGS M&N 2

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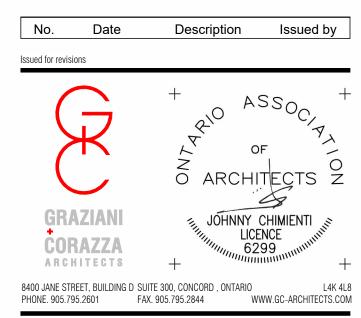
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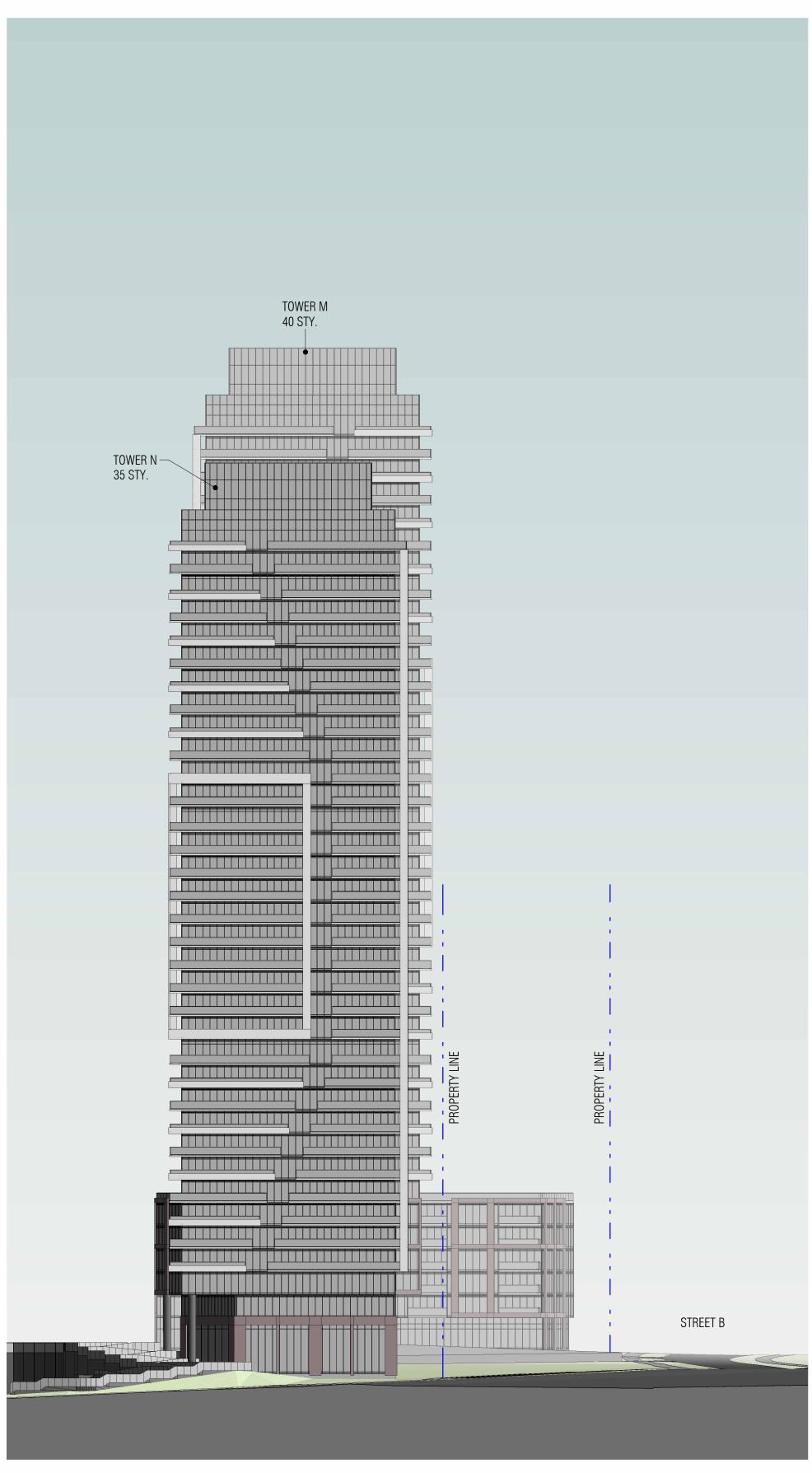


PROPOSED MIXED USE DEVELOPMENT SOUTH SERVICE ROAD

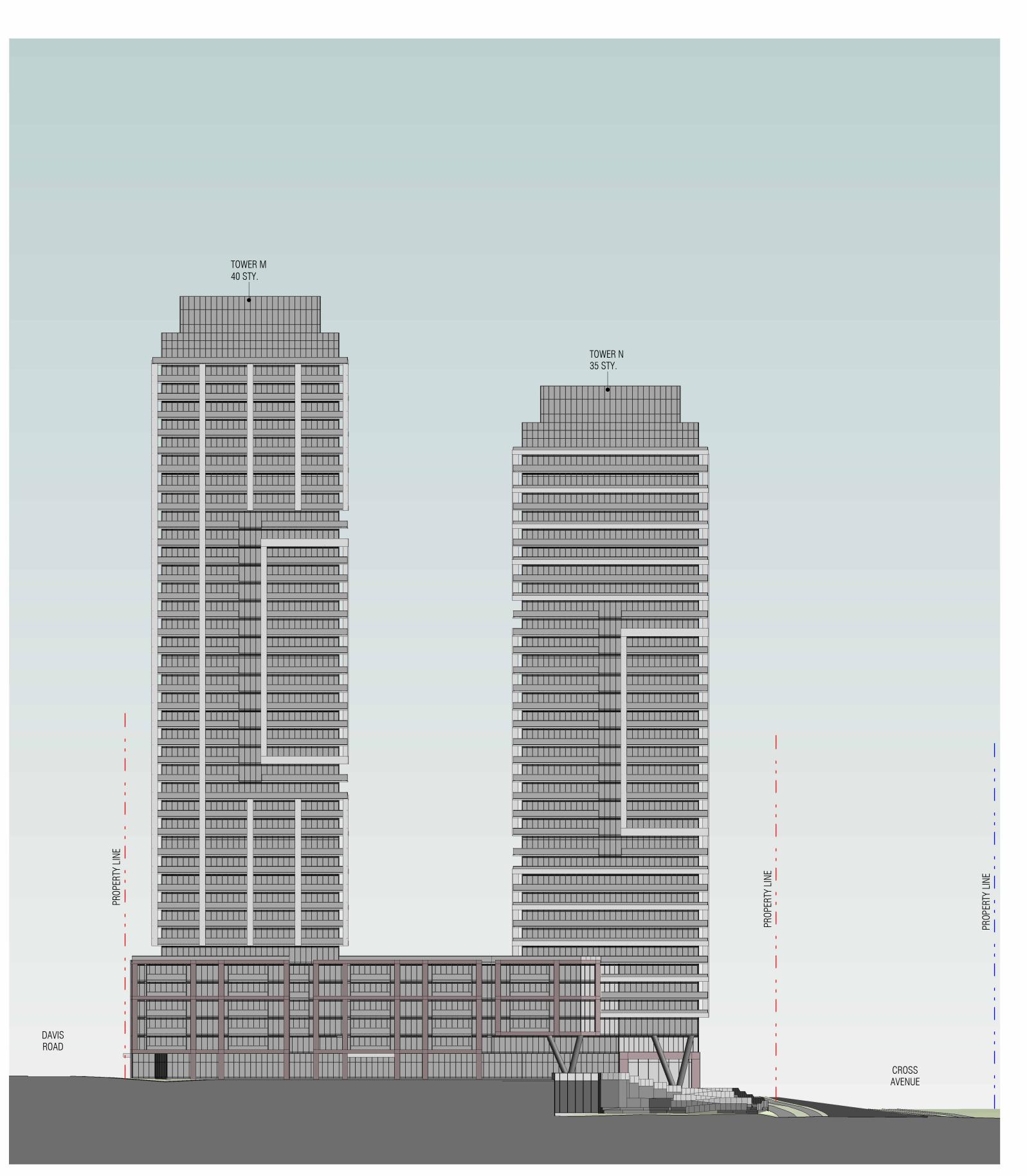
OAKVILLE ONTARIO

OAKVILLE ONTAINO	
Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 4 **BUILDINGS M&N**







WEST ELEVATION - BLOCK 4 - BUILDINGS M&N 2

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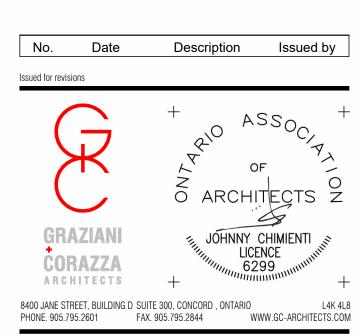
CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

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01.SEP.12.2024 ISSUED TO CITY FOR FOR PAC MEETING	J.CHI
02.NOV.01.2024 ISSUED TO CITY FOR OPA	J.CHI

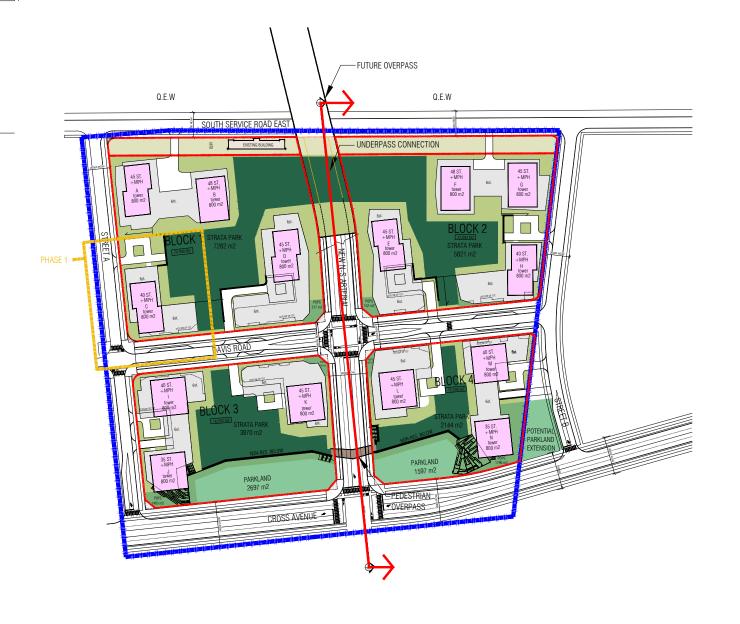
03.0CT.22.2025 ISSUED TO CITY FOR OPA



PROPOSED MIXED USE DEVELOPMENT SOUTH SERVICE ROAD

	OAKVILLE ONTARIO
Project Architect:	J.C.
Assistant Designer:	B.D. / J.L.
Drawn By:	J.L. / B.D. / C.R.
Checked By:	D.B. / G.C.
Plot Date:	OCT.15.2025
Job #	2127.23

ELEVATIONS - BLOCK 4 BUILDINGS M&N



KEY PLAN

BUILDING F **BUILDING E BUILDING H** BUILDING M BUILDING N SOUTH SERVICE 14000 SETBACK SETBACK 14000 P1 BLOCK C DAVIS ROAD 107.59 m GROUND 104.50 m 102.50 m NON-RESIDENTIAL CROSS AVENUE UNDERGROUND WALL 300 1 1000 m P2 BLOCK 2 1000 short 97.31 m 100.00 m P2 BLOCK 2 95.48 m 97.00 m P3 BLOCK 2 95.50 m P3 BLOCK 4
92.50 m P4 BLOCK 4 94.00 m P4 BLOCK 2

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2.	NOV.01.2024	ISSUED TO	CITY FOR	: OPA	J. CHI.

3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.



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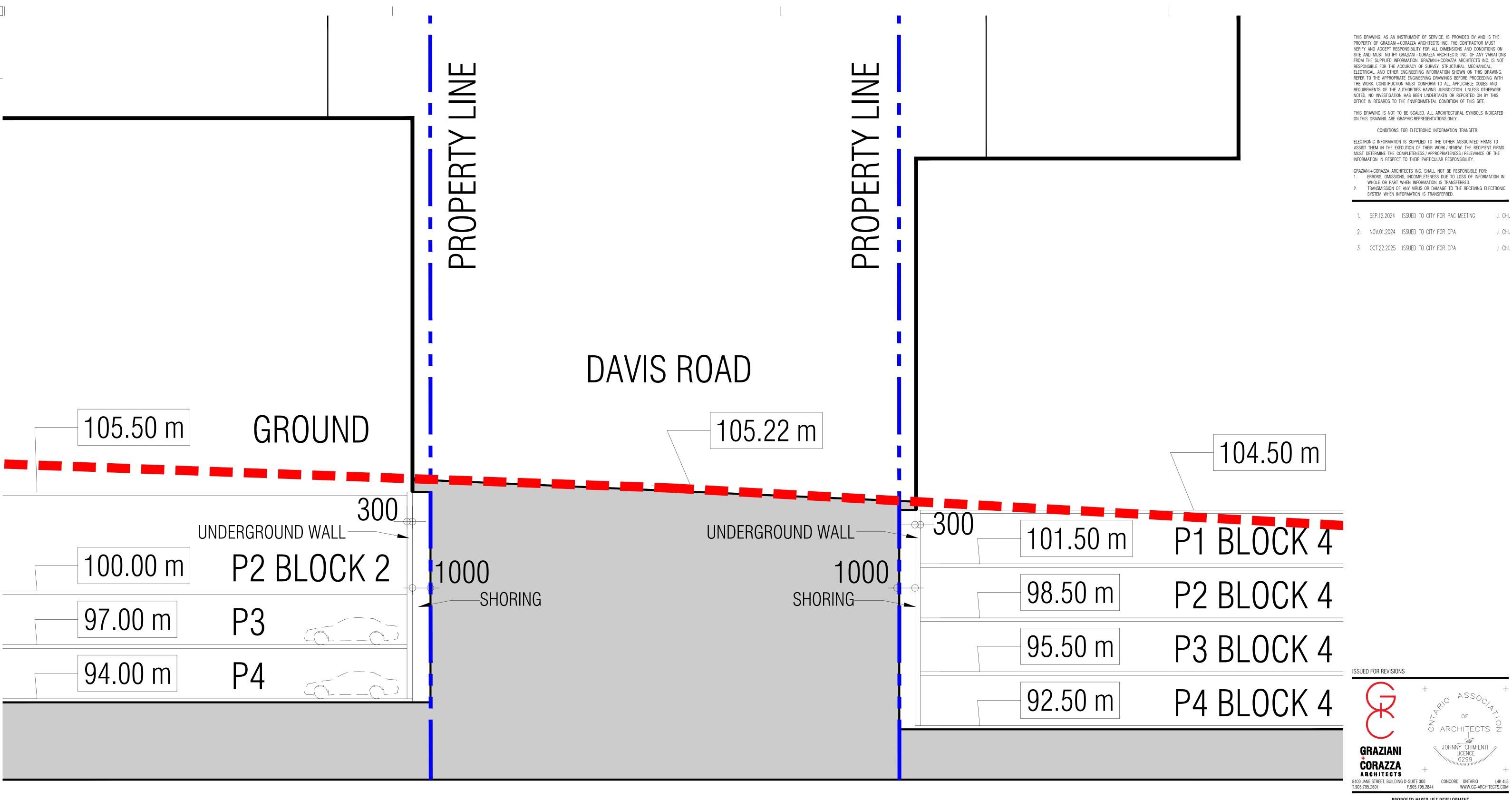
SOUTH SERVICE ROAD

THE ROS	E CORF	PORAT	ION

OAKVILLE	THE ROSE CORFORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	
	CITE CECTION	

SITE SECTION

1:600 A 5 (



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE	ROSE	CORPORAT	[[(

UAKVILLE		UNTAKIU
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

ENLARGED SITE SECTION

1:100 **A502**



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02.NOV.01.2024 ISSUED TO CITY FOR OPA J.Ch

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+ ASSOC, ASSOC,

GRAZIANI
CORAZZA
ARCHITECTS

TANDAMANA

5.2601 FAX. 905.795.2844 WI
PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO

Project Architect: J.C.

Assistant Designer: B.D. / J.L.

Drawn By: J.L. / B.D. / C.R.

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

Plot Date: OCT.15.2025

Job # 2127.23

AERIAL VIEW LOOKING NORTH EAST



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+ ASSOC + OF OF OF ARCHITECTS Z

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8 PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO

Project Architect: J.C.

Assistant Designer: B.D. / J.L.

Drawn By: J.L. / B.D. / C.R.

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

Plot Date: OCT.15.2025

Job # 2127.23

VIEW LOOKING NORTH EAST OVER STRATA PARK BLOCK 1



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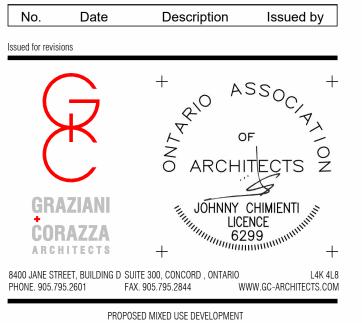
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OAKVILLE, ONTARIO

: J.C.
er: B.D. / J.L.
J.L. / B.D. / C.R.

SOUTH SERVICE ROAD

Assistant Designer: B.D. / J.L.

Drawn By: J.L. / B.D. / C.F.

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

Plot Date: OCT.15.2025

Job # 2127.23

PEDESTRIAN VIEW LOOKING SOUTH WEST ABOVE OVERPASS BLOCK 1



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ARCHITECTS

B400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO
FAX. 905.795.2844

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ARCHITECTS

JOHNNY CHIMIENTI
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LAK 4L8

PHONE. 905.795.2601

FAX. 905.795.2844

WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO

Project Architect: J.C.

Assistant Designer: B.D. / J.L.

Drawn By: J.L. / B.D. / C.R.

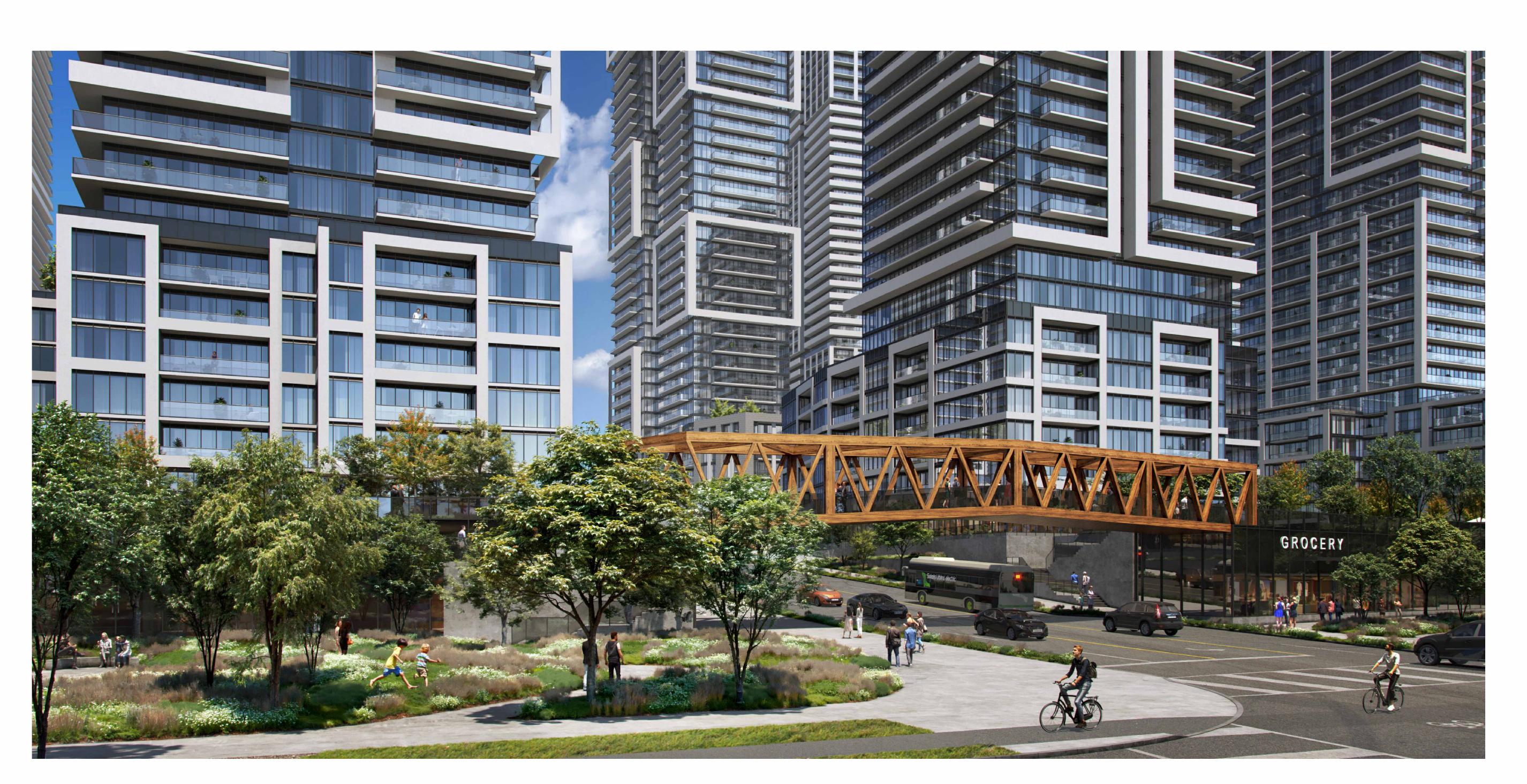
Checked By: D.B. / G.C.

Plot Date: OCT.15.2025

2127.23

PEDESTRIAN VIEW LOOKING SOUTH WEST UNDER OVERPASS BLOCK 1

A.604



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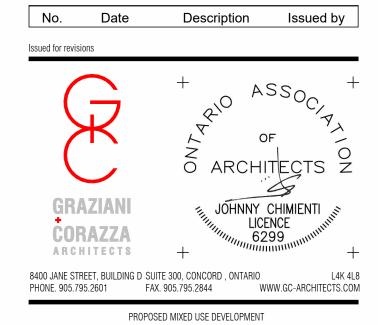
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SOUTH SERVICE ROAD

OAKVILLE, ONTARIO
J.C.
B.D. / J.L.
J.L. / B.D. / C.R.
D.B. / G.C.
OCT.15.2025
2127.23

PEDESTRIAN VIEW LOOKING NORTH (ARTERIAL RD.) BLOCK 3 & 4

A.605



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PHONE. 905.795.2601

FAX. 905.795.2844

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SOUTH SERVICE ROAD

PROPOSED MIXED USE DEVELOPMENT

	OAKVILLE, ONTARIO	
Project Architect:	J.C.	
Assistant Designer:	B.D. / J.L.	
Drawn By:	J.L. / B.D. / C.R.	
Checked By:	D.B. / G.C.	
Plot Date:	OCT.15.2025	
Job #	2127.23	

VIEW LOOKING NORTH EAST BLOCK 4



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HIMINIANI

LICENCE

6299

HASSOC

ARCHITECTS Z

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PROPOSED MIXED USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE, ONTARIO

Project Architect: J.C.

Assistant Designer: B.D. / J.L.

Drawn By: J.L. / B.D. / C.R.

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

Plot Date: OCT.15.2025

Job # 2127.23

VIEW LOOKING EAST (DAVIS DR.) BLOCK 1 & 3



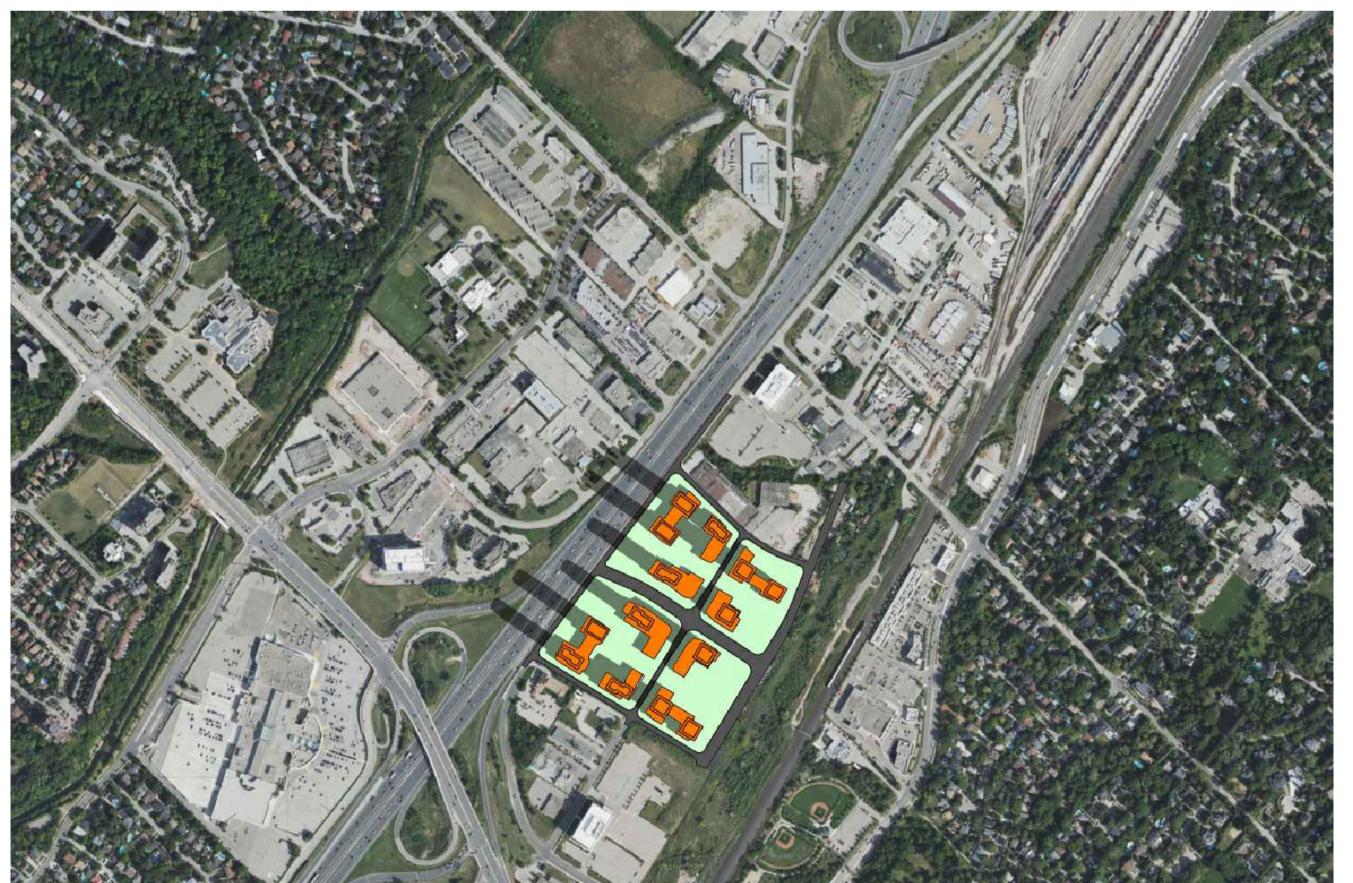
APRIL 21 - 7:55am



APRIL 21 - 9:55am



APRIL 21 - 8:55am



APRIL 21 - 10:55am

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LEGEND

Applicant Proposal - Subject Site

Shadow Extent

(1 KIL Z1 0.00 G111



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE	THE ROSE CORPORATION
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER:	B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB#	2127.23

SHADOW STUDY APRIL 21



мтс

A701



APRIL 21 - 11:55am



APRIL 21 - 1:55pm



APRIL 21 - 12:55pm



APRIL 21 - 2:55pm

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LEGEND

Applicant Proposal - Subject Site

Shadow Extent



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

TH	HE ROSE CORPORATION	
CT:	J.C.	
NER:	B.D / J.L.	
	DD / CD / CU / LL	

ASSISTANT DESIGNER: B.D / J.L.

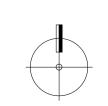
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CHECKED BY: D.B. / G.C.

PLOT DATE: OCT.15.2025

JOB # 2127.23

SHADOW STUDY APRIL 21



NTC

A702



APRIL 21 - 3:55pm



APRIL 21 - 5:55pm



APRIL 21 - 4:55pm



APRIL 21 - 6:39pm

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1.	SEP.12.2024	ISSUED TO CITY FOR PAC MEETING	J. CHI.

LEGEND

Applicant Proposal - Subject Site

Shadow Extent

ISSUED FOR REVISIONS



REET, BUILDING D-SUITE 300 CONCORD, ONT/ 1 F.905.795.2844 WWW.

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE	THE ROSE CORPORATION
PROJECT ARCHITECT:	J.C.
ASSISTANT DESIGNER	R: B.D / J.L.
DRAWN BY:	B.D / C.R. / S.H. / J.L.
CHECKED BY:	D.B. / G.C.
PLOT DATE:	OCT.15.2025
JOB #	2127.23

SHADOW STUDY APRIL 21



NTC

A703



JUNE 21 - 7:08am



JUNE 21 - 9:08am



JUNE 21 - 8:08am



JUNE 21 - 10:08am

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1.	SEP.12.2024	ISSUED TO CIT	Y FOR PAC MEETING	J. CHI.
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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND



Shadow Extent

ISSUED FOR REVISIONS



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE	THE ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

SHADOW STUDY

JUNE 21



мтс

A704



JUNE 21 - 11:08am



JUNE 21 - 12:08pm



JUNE 21 - 1:08pm



JUNE 21 - 2:08pm

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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND



Shadow Extent



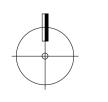
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

AKVILLE	THE ROSE CORPORATION	ONTARI
OJECT ARCHITECT:	J.C.	
SSISTANT DESIGNER:	B.D / J.L.	
RAWN BY:	B.D / C.R. / S.H. / J.L.	
IECKED BY:	D.B. / G.C.	
OT DATE:	OCT.15.2025	

SHADOW STUDY

JUNE 21





JUNE 21 - 3:08pm



JUNE - 5:08pm



JUNE 21 - 4:08pm



JUNE 21 - 6:08pm

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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND

Applicant Proposal - Subject Site

Shadow Extent

ISSUED FOR REVISION



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE TH	E ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

SHADOW STUDY

JUNE 21



мтс

A706



JUNE 21 - 7:08pm



JUNE 21 - 7:33pm

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1. SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHI.

2. NOV.01.2024 ISSUED TO CITY FOR OPA

3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND

Applicant Proposal - Subject Site

Shadow Extent



ISSUED FOR REVISIONS



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

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

THE	DOCE	CODDO	ATION

OAKVILLE	THE ROSE CORPORATION	ONT
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

SHADOW STUDY

JUNE 21





SEPTEMBER 21 - 8:35am



SEPTEMBER 21 - 10:35am



SEPTEMBER 21 - 9:35am



SEPTEMBER 21 - 11:35am

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	1.	SEP.12.2024	ISSUED TO CITY FOR PAC MEETING	J. CHI.
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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND

Applicant Proposal - Subject Site

Shadow Extent

ISSUED FOR REVISIONS



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION ILLE	ONT
CCT ARCHITECT: J.C.	
TANT DESIGNER: B.D / J.L.	
N BY: B.D / C.R. / S.H. / J.L.	
KED BY: D.B. / G.C.	
DATE: 0CT.15.2025	

SHADOW STUDY SEPTEMBER 21

2127.23



NTC

A708



SEPTEMBER 21 - 12:35pm



SEPTEMBER 21 - 2:35pm



SEPTEMBER 21 - 1:35pm



SEPTEMBER 21 - 3:35pm

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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND

Applicant Proposal - Subject Site

Shadow Extent

ICCLIED EOD DEVICIONS



PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE	ROSE	CORPORATIO

J.C.	
B.D / J.L.	
B.D / C.R. / S.H. / J.L.	
D.B. / G.C.	
OCT.15.2025	
2127.23	
	B.D / J.L. B.D / C.R. / S.H. / J.L. D.B. / G.C. OCT.15.2025

SHADOW STUDY SEPTEMBER 21

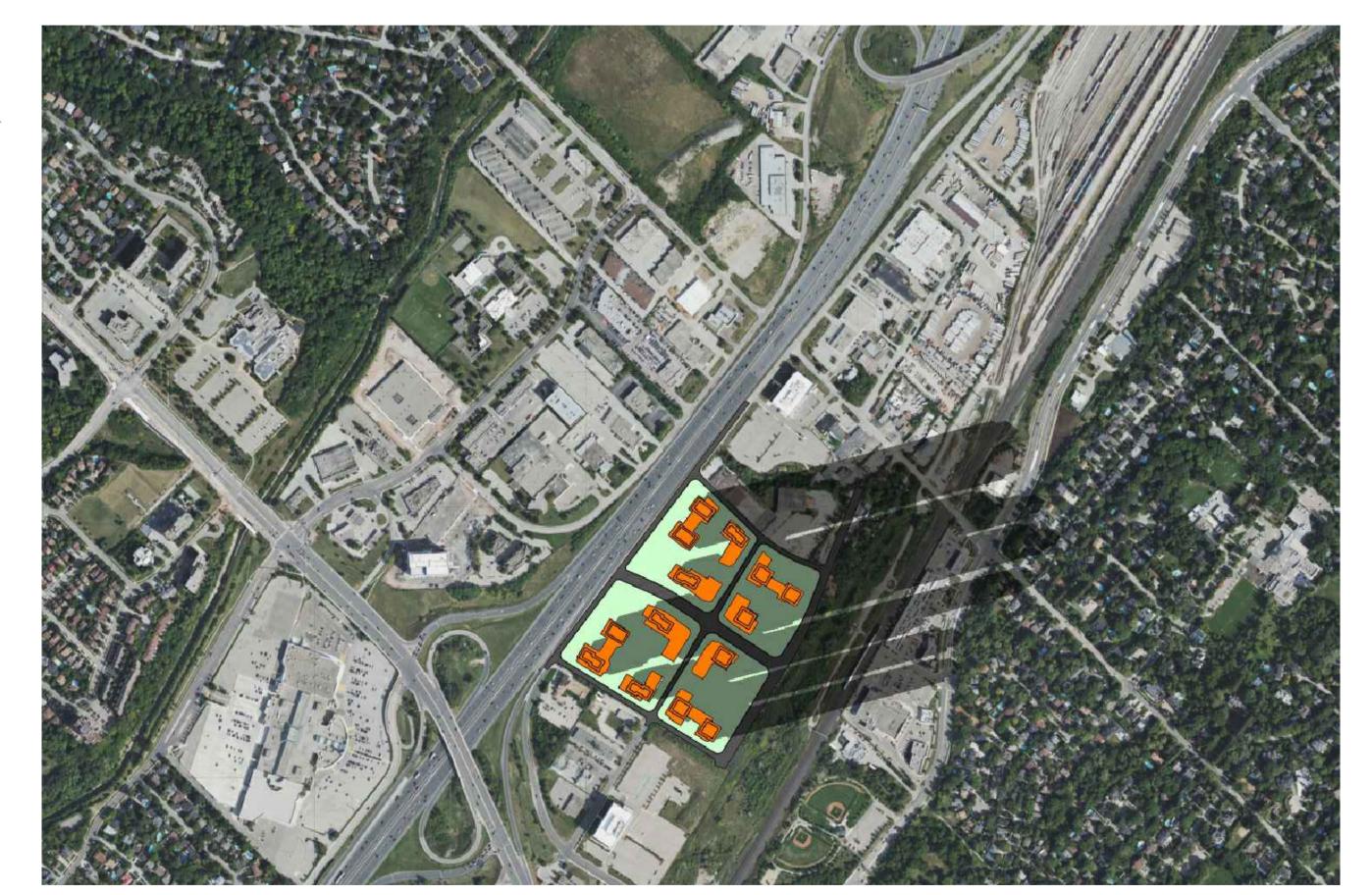


NTC

A709



SEPTEMBER 21 - 4:35pm



SEPTEMBER 21 - 5:46pm



SEPTEMBER 21 - 5:35pm

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3. OCT.22.2025 ISSUED TO CITY FOR OPA J. CHI.

LEGEND

Applicant Proposal - Subject Site

Shadow Extent

GRAZIANI
CORAZZA
ARCHITECTS

CONCORD ONLARGO
C

ISSUED FOR REVISIONS

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

OAKVILLE TH	E ROSE CORPORATION	ONTARIO
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

SHADOW STUDY SEPTEMBER 21



мтс

A710



DECEMBER 21 - 9:18am



DECEMBER 21 - 10:18am



DECEMBER 21 - 11:18am



DECEMBER 21 - 12:18pm

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LEGEND



Shadow Extent



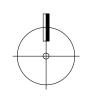
PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE	E ROSE CORPORATION	ONTAF
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

SHADOW STUDY DECEMBER 21





DECEMBER 21 - 1:18pm



DECEMBER 21 - 3:15pm



DECEMBER 21 - 2:18pm

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1.	SEP.12.2024	ISSUED	T0	CITY	FOR	PAC	MEETING	J.	. CHI.

LEGEND



Shadow Extent

ISSUED FOR REVISIONS PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

TH OAKVILLE	E ROSE CORPORATION	ONTAR
PROJECT ARCHITECT:	J.C.	
ASSISTANT DESIGNER:	B.D / J.L.	
DRAWN BY:	B.D / C.R. / S.H. / J.L.	
CHECKED BY:	D.B. / G.C.	
PLOT DATE:	OCT.15.2025	
JOB#	2127.23	

SHADOW STUDY DECEMBER 21

