

Teepie Architects Inc.

NO.	DATE	ISSUED FOR:
1	2024-02-16	ISSUED FOR OPA/ZBA



ARCHITECT
Teepie Architects Inc.
5 Camden Street, Toronto, ON, Canada, M5V 1Y2
T: 416.598.0554

STRUCTURAL
-

MECHANICAL
-

ELECTRICAL
-

LANDSCAPE
Janet Rosenberg & Studio
148 Kenwood Avenue, Toronto, ON M5C 2S3
T: 416.556.6659

CIVIL
Trafalgar Engineering Limited
1-881 Morden Road, Oakville, ON, L6K 2W6
T: 905.338.3366

TRAFFIC
BA Consulting Group Limited
398-45 St. Clair Avenue West, Toronto, ON, M6V 1K9
T: 416.961.7110

SOLID WASTE MANAGEMENT
R.J. Burridge & Associates Limited
1445 Pickering Parkway, Pickering, ON, L1V 7P7
T: 1.800.265.9662

PLANNING
Bousfields Inc.
3 Church Street, Toronto, ON, M5E 1M2
T: 416.947.9744

CLIENT
Distrikt Developments
1-80 Wingate Avenue, Toronto, ON, Canada M9B 1P5
T: 416.628.9038

DISTRIKT
157 - 165 CROSS
AVE, OAKVILLE
157 & 165 Cross Avenue, Oakville, ON, Canada



COVER SHEET

Author
DRAWN BY
23-107
PROJ NO

Checker
CHECKED BY
ARCH E
FORMAT
2024-02-16
PLOT DATE

SHEET LIST

- A000 - PROJECT INFORMATION**
- A001 SHEET LIST, ZONING REQUIREMENTS
- A101 SITE SURVEY
- A111 SITE PLAN @ ROOF LEVEL
- A112 LOADING PLAN
- A113 WASTE MANAGEMENT PLAN
- A200 - FLOOR PLANS**
- A201 LEVEL P7 PLAN
- A202 LEVEL P6 PLAN
- A203 LEVEL P5 PLAN
- A204 LEVEL P4 PLAN
- A205 LEVEL P3 PLAN
- A206 LEVEL P2 PLAN
- A207 LEVEL P1 PLAN
- A211 LEVEL PLAN
- A212 LEVEL MEZZ PLAN
- A214 LEVEL 4 PLAN
- A215 LEVEL 3 PLAN
- A216 LEVEL 5 PLAN
- A217 L06, L07 & L08, L09 (A) & L42, L43 (B)
- A218 L08, L09 & L06, L07 (A) & L40, L41 (B)
- A220 L10, L11 & L54, L55 (A) & L38, L39 (B)
- A221 L12, L13 & L52, L53 (TOWER A)
- A222 LEVEL 14 (TYP TOWER)
- A223 L44, L45 (TOWER B)
- A224 L60, L61 (TOWER A)
- A225 LEVEL MPH
- A226 LEVEL MPH ROOF
- A227 ROOF PLAN
- A400 - ELEVATIONS**
- A401 NORTH & SOUTH ELEVATIONS
- A402 EAST & WEST ELEVATIONS
- A500 - SECTIONS**
- A501 BUILDING SECTIONS
- A700 - RENDERINGS**
- A701 PERSPECTIVES
- A702 PERSPECTIVES

BUILDING STATISTICS - OVERALL

AREA SUMMARY GCA/GFA (BELOW GRADE)						
LEVELS	GCA		DEDUCTION		RESIDENTIAL GFA	
	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)
LEVEL P7	5,688.49 m ²	61,230 SF	5,387.73 m ²	57,993 SF	300.76 m ²	3,237 SF
LEVEL P6	5,688.49 m ²	61,230 SF	5,386.80 m ²	58,091 SF	291.69 m ²	3,140 SF
LEVEL P5	5,688.49 m ²	61,230 SF	5,386.80 m ²	58,091 SF	291.69 m ²	3,140 SF
LEVEL P4	5,688.49 m ²	61,230 SF	5,386.80 m ²	58,091 SF	291.69 m ²	3,140 SF
LEVEL P3	5,688.49 m ²	61,230 SF	5,386.80 m ²	58,091 SF	291.69 m ²	3,140 SF
LEVEL P2	5,688.49 m ²	61,230 SF	5,386.80 m ²	58,091 SF	291.69 m ²	3,140 SF
LEVEL P1	5,688.49 m ²	61,230 SF	4,814.07 m ²	51,818 SF	874.42 m ²	9,412 SF
TOTAL	39,819.44 m²	428,613 SF	37,165.82 m²	400,265 SF	2,633.62 m²	28,348 SF

AREA SUMMARY GCA/GFA (ABOVE GRADE)						
LEVELS	GCA		DEDUCTION		GFA	
	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)
LEVEL 01	3,814.28 m ²	41,057 SF	0.00 m ²	0 SF	3,814.28 m ²	41,057 SF
LEVEL MEZZANINE	4,352.13 m ²	46,846 SF	2,030.03 m ²	21,851 SF	2,322.10 m ²	24,996 SF
LEVEL 02	3,882.84 m ²	41,792 SF	637.64 m ²	6,884 SF	3,245.50 m ²	34,909 SF
LEVEL 03	3,046.43 m ²	32,792 SF	0.00 m ²	0 SF	3,046.43 m ²	32,792 SF
LEVEL 04	1,934.93 m ²	20,827 SF	0.00 m ²	0 SF	1,934.93 m ²	20,827 SF
LEVEL 05	1,802.04 m ²	19,397 SF	0.00 m ²	0 SF	1,802.04 m ²	19,397 SF
TYP L12, L13 & L52, L53	6,702.34 m ²	72,143 SF	0.00 m ²	0 SF	6,702.34 m ²	72,143 SF
TYP L14, L45 (TOWER B)	6,743.60 m ²	72,588 SF	0.00 m ²	0 SF	6,743.60 m ²	72,588 SF
TYP L10, L11 & L54, L55 (TOWER A)	6,778.27 m ²	72,961 SF	0.00 m ²	0 SF	6,778.27 m ²	72,961 SF
TYP L06, L07 & L08, L09 (A) & L40, L41 (B)	3,396.50 m ²	36,560 SF	0.00 m ²	0 SF	3,396.50 m ²	36,560 SF
TYP L08, L09 & L06, L07 (A) & L40, L41 (B)	5,413.95 m ²	58,570 SF	0.00 m ²	0 SF	5,413.95 m ²	58,570 SF
TYP L44, L45	1,670.25 m ²	17,978 SF	0.00 m ²	0 SF	1,670.25 m ²	17,978 SF
LEVEL MPH	835.13 m ²	8,989 SF	753.66 m ²	8,112 SF	81.47 m ²	877 SF
UPPER ROOF	173.20 m ²	1,864 SF	100.59 m ²	1,083 SF	72.61 m ²	782 SF
TYP L60, L61	1,660.88 m ²	17,878 SF	0.00 m ²	0 SF	1,660.88 m ²	17,878 SF
LEVEL MPH	830.44 m ²	8,939 SF	738.83 m ²	7,953 SF	91.61 m ²	986 SF
UPPER ROOF	165.97 m ²	1,786 SF	83.95 m ²	904 SF	82.02 m ²	883 SF
TOTAL	102,202.99 m²	1,100,104 SF	4,344.71 m²	46,766 SF	97,858.28 m²	1,053,338 SF

BUILDING STATISTICS - TOWER A

AREA SUMMARY GCA/GFA (ABOVE GRADE) TOWER A						
LEVELS	GCA		DEDUCTION		GFA	
	(m ²)	(SF)	(m ²)	(SF)	(m ²)	(SF)
LEVEL 01	2,229.53 m ²	23,988 SF	0.00 m ²	0 SF	2,229.53 m ²	23,988 SF
LEVEL MEZZANINE	1,866.97 m ²	20,096 SF	0.00 m ²	0 SF	1,866.97 m ²	20,096 SF
LEVEL 02	1,949.72 m ²	20,987 SF	0.00 m ²	0 SF	1,949.72 m ²	20,987 SF
LEVEL 03	1,443.06 m ²	15,533 SF	0.00 m ²	0 SF	1,443.06 m ²	15,533 SF
LEVEL 04	971.03 m ²	10,452 SF	0.00 m ²	0 SF	971.03 m ²	10,452 SF
LEVEL 05	900.66 m ²	9,695 SF	0.00 m ²	0 SF	900.66 m ²	9,695 SF
TYP L06, L07 & L08, L09	3,340.50 m ²	35,957 SF	0.00 m ²	0 SF	3,340.50 m ²	35,957 SF
TYP L08, L09 & L06, L07	3,381.76 m ²	36,188 SF	0.00 m ²	0 SF	3,381.76 m ²	36,188 SF
TYP L10, L11 & L54, L55	3,381.76 m ²	36,401 SF	0.00 m ²	0 SF	3,381.76 m ²	36,401 SF
TYP L12, L13 & L52, L53	3,396.50 m ²	36,560 SF	0.00 m ²	0 SF	3,396.50 m ²	36,560 SF
TYP TOWER L14 TO L61	32,308.29 m ²	347,763 SF	0.00 m ²	0 SF	32,308.29 m ²	347,763 SF
TYP L60, L61	1,660.88 m ²	17,878 SF	0.00 m ²	0 SF	1,660.88 m ²	17,878 SF
LEVEL MPH	830.44 m ²	8,939 SF	738.83 m ²	7,953 SF	91.61 m ²	986 SF
UPPER ROOF	165.97 m ²	1,786 SF	83.95 m ²	904 SF	82.02 m ²	883 SF
TOTAL	57,807.15 m²	622,231 SF	822.78 m²	8,856 SF	56,984.36 m²	613,375 SF

UNIT SUMMARY 1 TOWER A					
UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%	
1B	529 SF	599 SF	464	67%	
2B	616 SF	776 SF	168	24%	
3B	804 SF	999 SF	69	9%	
TOTAL			694		

UNIT SUMMARY (PER LEVEL) TOWER A					
LEVEL	UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%
LEVEL 01	1B	529 SF	599 SF	464	100%
LEVEL 02	2B	616 SF	776 SF	168	100%
LEVEL 03	3B	804 SF	999 SF	69	100%
LEVEL 04	1B	529 SF	599 SF	464	100%
LEVEL 05	2B	616 SF	776 SF	168	100%
LEVEL 06	3B	804 SF	999 SF	69	100%
LEVEL 07	1B	529 SF	599 SF	464	100%
LEVEL 08	2B	616 SF	776 SF	168	100%
LEVEL 09	3B	804 SF	999 SF	69	100%
LEVEL 10	1B	529 SF	599 SF	464	100%
LEVEL 11	2B	616 SF	776 SF	168	100%
LEVEL 12	3B	804 SF	999 SF	69	100%
LEVEL 13	1B	529 SF	599 SF	464	100%
LEVEL 14	2B	616 SF	776 SF	168	100%
LEVEL 15	3B	804 SF	999 SF	69	100%
LEVEL 16	1B	529 SF	599 SF	464	100%
LEVEL 17	2B	616 SF	776 SF	168	100%
LEVEL 18	3B	804 SF	999 SF	69	100%
LEVEL 19	1B	529 SF	599 SF	464	100%
LEVEL 20	2B	616 SF	776 SF	168	100%
LEVEL 21	3B	804 SF	999 SF	69	100%
LEVEL 22	1B	529 SF	599 SF	464	100%
LEVEL 23	2B	616 SF	776 SF	168	100%
LEVEL 24	3B	804 SF	999 SF	69	100%
LEVEL 25	1B	529 SF	599 SF	464	100%
LEVEL 26	2B	616 SF	776 SF	168	100%
LEVEL 27	3B	804 SF	999 SF	69	100%
LEVEL 28	1B	529 SF	599 SF	464	100%
LEVEL 29	2B	616 SF	776 SF	168	100%
LEVEL 30	3B	804 SF	999 SF	69	100%
LEVEL 31	1B	529 SF	599 SF	464	100%
LEVEL 32	2B	616 SF	776 SF	168	100%
LEVEL 33	3B	804 SF	999 SF	69	100%
LEVEL 34	1B	529 SF	599 SF	464	100%
LEVEL 35	2B	616 SF	776 SF	168	100%
LEVEL 36	3B	804 SF	999 SF	69	100%
LEVEL 37	1B	529 SF	599 SF	464	100%
LEVEL 38	2B	616 SF	776 SF	168	100%
LEVEL 39	3B	804 SF	999 SF	69	100%
LEVEL 40	1B	529 SF	599 SF	464	100%
LEVEL 41	2B	616 SF	776 SF	168	100%
LEVEL 42	3B	804 SF	999 SF	69	100%
LEVEL 43	1B	529 SF	599 SF	464	100%
LEVEL 44	2B	616 SF	776 SF	168	100%
LEVEL 45	3B	804 SF	999 SF	69	100%
LEVEL 46	1B	529 SF	599 SF	464	100%
LEVEL 47	2B	616 SF	776 SF	168	100%
LEVEL 48	3B	804 SF	999 SF	69	100%
LEVEL 49	1B	529 SF	599 SF	464	100%
LEVEL 50	2B	616 SF	776 SF	168	100%
LEVEL 51	3B	804 SF	999 SF	69	100%
LEVEL 52	1B	529 SF	599 SF	464	100%
LEVEL 53	2B	616 SF	776 SF	168	100%
LEVEL 54	3B	804 SF	999 SF	69	100%
LEVEL 55	1B	529 SF	599 SF	464	100%
LEVEL 56	2B	616 SF	776 SF	168	100%
LEVEL 57	3B	804 SF	999 SF	69	100%
LEVEL 58	1B	529 SF	599 SF	464	100%
LEVEL 59	2B	616 SF	776 SF	168	100%
LEVEL 60	3B	804 SF	999 SF	69	100%
LEVEL 61	1B	529 SF	599 SF	464	100%
LEVEL 62	2B	616 SF	776 SF	168	100%
LEVEL 63	3B	804 SF	999 SF	69	100%
LEVEL 64	1B	529 SF	599 SF	464	100%
LEVEL 65	2B	616 SF	776 SF	168	100%
LEVEL 66	3B	804 SF	999 SF	69	100%
LEVEL 67	1B	529 SF	599 SF	464	100%
LEVEL 68	2B	616 SF	776 SF	168	100%
LEVEL 69	3B	804 SF	999 SF	69	100%
LEVEL 70	1B	529 SF	599 SF	464	100%
LEVEL 71	2B	616 SF	776 SF	168	100%
LEVEL 72	3B	804 SF	999 SF	69	100%
LEVEL 73	1B	529 SF	599 SF	464	100%
LEVEL 74	2B	616 SF	776 SF	168	100%
LEVEL 75	3B	804 SF	999 SF	69	100%
LEVEL 76	1B	529 SF	599 SF	464	100%
LEVEL 77	2B	616 SF	776 SF	168	100%
LEVEL 78	3B	804 SF	999 SF	69	100%
LEVEL 79	1B	529 SF	599 SF	464	100%
LEVEL 80	2B	616 SF	776 SF	168	100%
LEVEL 81	3B	804 SF	999 SF	69	100%
LEVEL 82	1B	529 SF	599 SF	464	100%
LEVEL 83	2B	616 SF	776 SF	168	100%
LEVEL 84	3B	804 SF	999 SF	69	100%
LEVEL 85	1B	529 SF	599 SF	464	100%
LEVEL 86	2B	616 SF	776 SF	168	100%
LEVEL 87	3B	804 SF	999 SF	69	100%
LEVEL 88	1B	529 SF	599 SF	464	100%
LEVEL 89	2B	616 SF	776 SF	168	100%
LEVEL 90	3B	804 SF	999 SF	69	100%
LEVEL 91					

