

# ARCHITECTURAL DRAWINGS

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ARTISTS CONCEPT ONLY  
NORTH SIDE (MAIN ENTRANCE & PARKING)



ARTISTS CONCEPT ONLY  
SOUTH SIDE (FACING PARK)

pml.A

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Revisions:	
Date	Particular
MAR-08-24	RESUBMITTED PER STAFF COMMENTS
Issue:	
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JUN-26-25	ISSUED FOR REVIEW
MAR-08-25	ISSUED FOR APPLICATION
JAN-01-26	ISSUED FOR S.P. APPLICATION

SIXTH LINE HOUSING

1493 SIXTH LINE, OAKVILLE

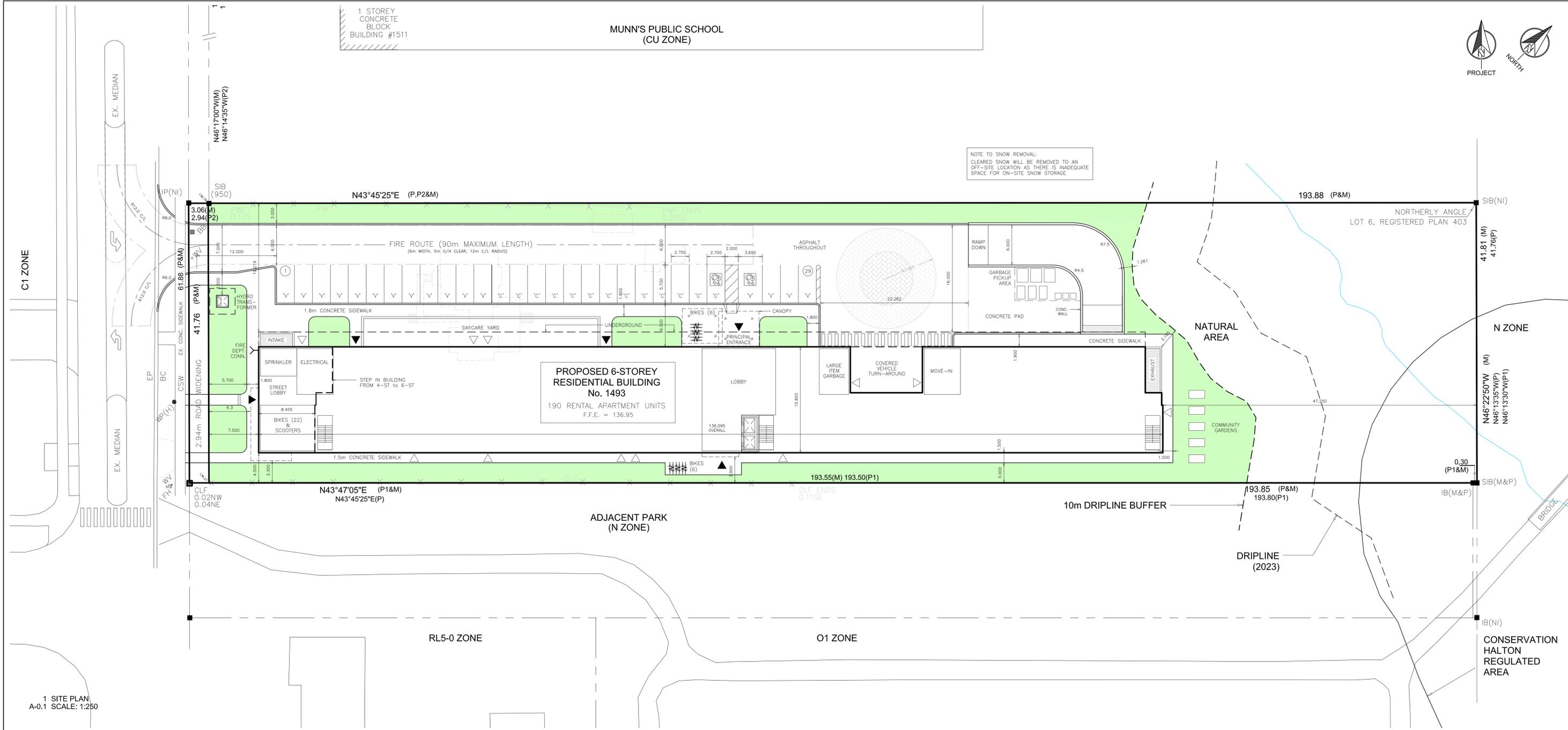
A-0.0

1 STOREY CONCRETE BLOCK BUILDING #1511

MUNN'S PUBLIC SCHOOL (CU ZONE)



NOTE TO SNOW REMOVAL:  
CLEARED SNOW WILL BE REMOVED TO AN OFF-SITE LOCATION AS THERE IS INADEQUATE SPACE FOR ON-SITE SNOW STORAGE



1 SITE PLAN  
A-0.1 SCALE: 1:250

**RH ZONE REQUIREMENTS**

REQUIREMENT	REQUIREMENT	PROPOSED
Minimum lot area*	1,858.0 m <sup>2</sup>	6,166.2 m <sup>2</sup>
Minimum lot frontage	24.0 m	41.8 m
Minimum front yard*	7.5 m	7.5 m
Minimum interior side yard (north)	4.5 m	19.2 m
Minimum interior side yard (south)	4.5 m	4.5 m
Minimum rear yard (from lot line)	7.5 m	47.2 m
Minimum rear yard (from 10m buffer)	-	3.1 m
Maximum height	n/a	20.6 m
Maximum lot coverage*	35%	2,131.9 m <sup>2</sup> (35%)
Minimum landscaping coverage*	10%	1,531.3 m <sup>2</sup> (25%)
Landscape buffer adjacent parking area	3.0 m	3.0 m

\*based on NET lot area (less widening, natural area and buffer)

**PROPOSED 6-STOREY RESIDENTIAL HOUSING**

LOT AREA	
GROSS AREA	8,092.4 m <sup>2</sup> (0.8092 ha)
ROAD WIDENING	122.6 m <sup>2</sup> (0.0123 ha)
LOT AREA	7,969.8 m <sup>2</sup> (0.7969 ha)
NATURAL AREA + 10m BUFFER	1,803.6 m <sup>2</sup> (0.1804 ha)
NET LOT AREA*	6,166.2 m <sup>2</sup> (0.6166 ha)
GROSS FLOOR AREA	
6th FLOOR	1,979.8 m <sup>2</sup> 21,310 sf
5th FLOOR	1,979.8 m <sup>2</sup> 21,310 sf
4th FLOOR	2,131.9 m <sup>2</sup> 22,945 sf
3rd FLOOR	2,131.9 m <sup>2</sup> 22,945 sf
2nd FLOOR	2,131.9 m <sup>2</sup> 22,945 sf
1st FLOOR	2,057.5 m <sup>2</sup> 22,145 sf
<b>TOTAL</b>	<b>12,412.8 m<sup>2</sup> 133,600 sf</b>

**UNIT BREAKDOWN**

6th FLOOR	23 1br, 11 2br, 1 3br = 35
5th FLOOR	23 1br, 11 2br, 1 3br = 35
4th FLOOR	23 1br, 12 2br, 2 3br = 37
3rd FLOOR	23 1br, 12 2br, 2 3br = 37
2nd FLOOR	23 1br, 12 2br, 2 3br = 37
1st FLOOR	2 1br, 7 2br, 0 3br = 9
<b>TOTAL</b>	<b>117 1br, 65 2br, 8 3br = 190 UNITS @ 0.6166 ha = 308 uph</b>

**ACCESSIBLE UNITS**

1br UNITS	32
2br UNITS	22
3br UNITS	3
<b>TOTAL</b>	<b>57 (30% OF 190)</b>

**RENTABLE AREA**

117 1br @ 425 = 49,725 sf
65 2br @ 635 = 41,275 sf
8 3br @ 860 = 6,880 sf
<b>TOTAL = 97,880 sf</b>

**BICYCLES**

22 SPACES PROVIDED INDOOR AT GROUND FLOOR  
6 SPACES PROVIDED OUTDOORS AT NORTH ENTRANCE (COVERED)  
6 SPACES PROVIDED OUTDOORS AT SOUTH ENTRANCE  
34 SPACES TOTAL

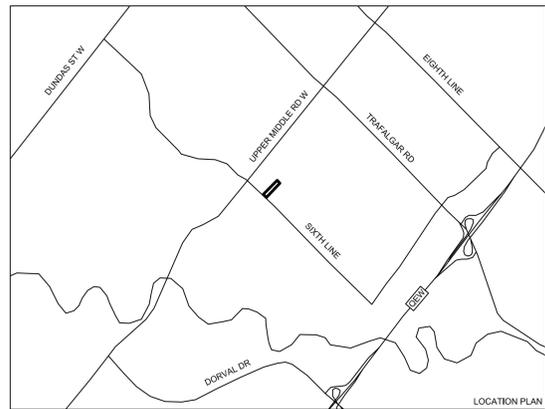
**FLOOR AREA BREAKDOWN**

FLOOR AREA, RESIDENTIAL	11,952.8 m <sup>2</sup>	128,650 sf
INCLUDES AREA OF ALL SPACES (INCLUDING EXTERIOR WALKS, CORRIDORS, STAIRS, ELEVATORS, LOBBY, ABOVE GRADE SERVICE ROOMS AND RESIDENTIAL AMENITY AREAS.)		
FLOOR AREA, NON-RESIDENTIAL	460.0 m <sup>2</sup>	4,950 sf
INCLUDES 1st FLOOR AREAS DEDICATED TO OFFICE, DAYCARE, AND ADMIN.		
<b>FLOOR AREA, GROSS</b>	<b>12,412.8 m<sup>2</sup></b>	<b>133,600 sf</b>
<b>ADDITIONAL FLOOR AREAS (NOT INCLUDED IN GROSS AREA)</b>		
BASEMENT PARKING LEVEL	2,442.4 m <sup>2</sup>	26,290 sf
MECHANICAL PENTHOUSE	192.2 m <sup>2</sup>	2,070 sf

**PARKING**

190 RENTAL UNITS @ 0.37 = 71 SPACES  
VISITOR PARKING @ 0.1/190 UNIT = 19 SPACES MARKED 'V'  
285 m<sup>2</sup> DAYCARE @ 1/35 = 8 SPACES MARKED 'C'  
175 m<sup>2</sup> OFFICE @ 1/35 = 5 SPACES MARKED 'C'  
**TOTAL = 103 PARKING SPACES**

74 SPACES PROVIDED UNDERGROUND (71 RESIDENT, 3 VISITOR)  
29 SPACES ON SURFACE (13 OFFICE/DAYCARE, 16 VISITOR)  
ACCESSIBLE PARKING @ 1, PLUS 3% = 5 REQUIRED, 6 PROVIDED



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This is not a site plan.  
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**Revisions:**

Date	Particular
DEC 10 2023	REVISED CONCEPT, BUILDING ALONG SOUTH LOT LINE
FEB 14 2024	ISSUED ACCESSIBLE PARKING LOCATION
MAR 05 2024	RESUBMITTED PER STAFF COMMENTS

**Notes:**

Date	Particular
JUN 17 2023	ISSUED FOR REVIEW
MAR 28 2023	ISSUED FOR APPLICATION
JAN 08 2023	ISSUED FOR S.P. APPLICATION

SIXTH LINE HOUSING

1493 SIXTH LINE, OAKVILLE

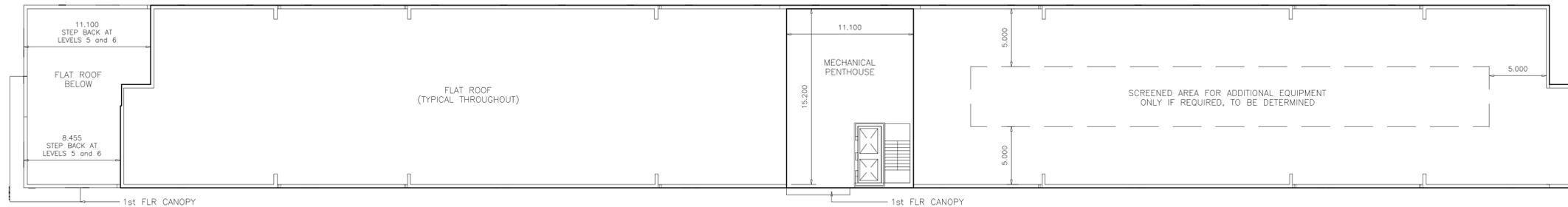
SITE PLAN

SCALE 1:250

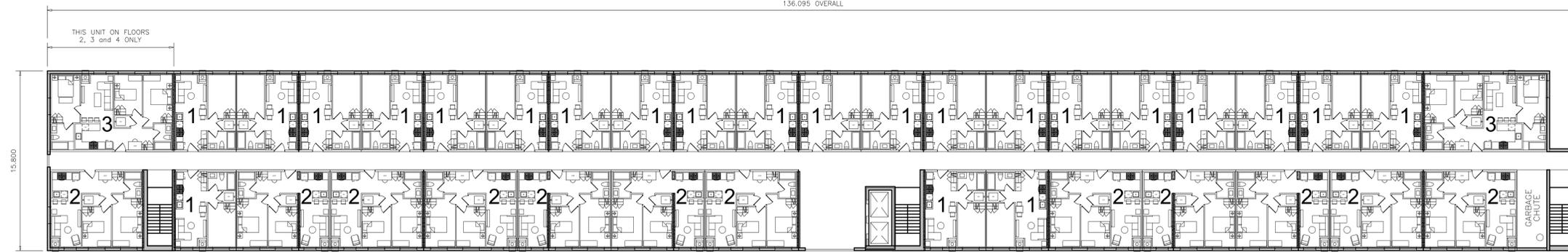
**A-0.1**



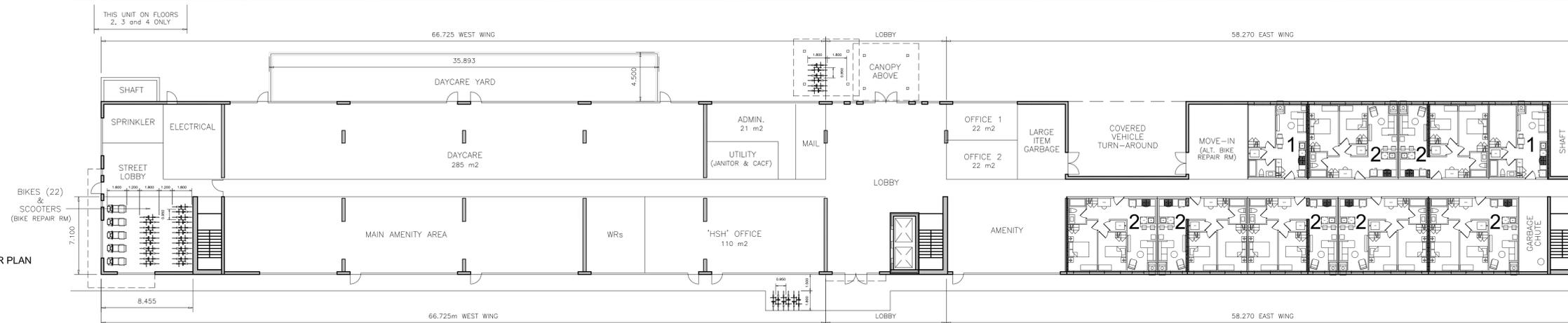
4 ROOF PLAN  
A-1.1 SCALE: 1:200



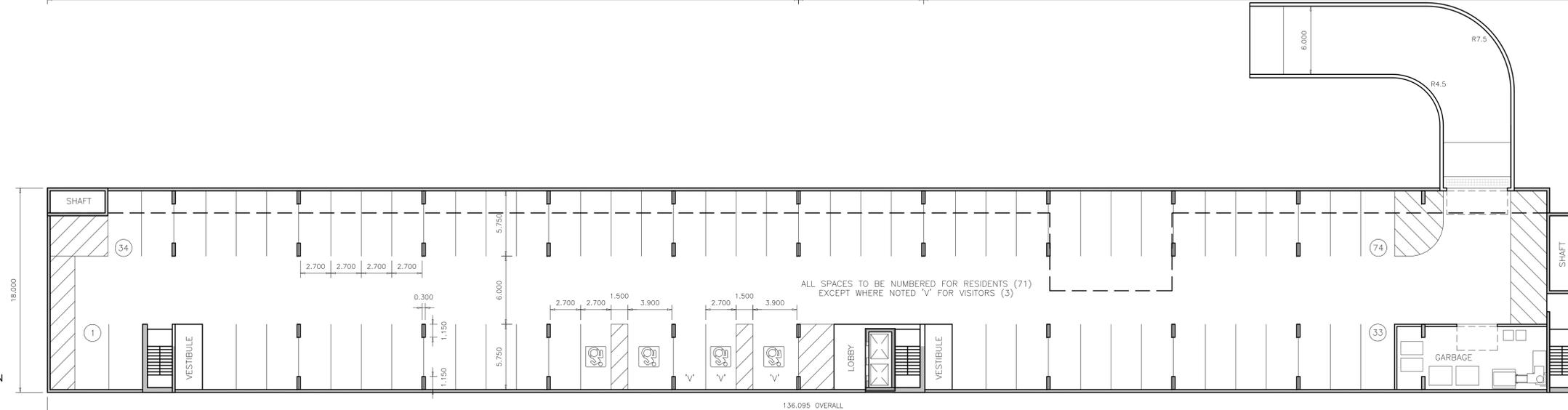
3 UPPER FLOORS (2 ~ 6)  
A-1.1 SCALE: 1:200



2 GROUND FLOOR PLAN  
A-1.1 SCALE: 1:200



1 BASEMENT (PARKING) PLAN  
A-1.1 SCALE: 1:200



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Date:	Particular:
MAR.08.26	ADDED BICYCLE DIMENSIONS
MAR.08.26	RECORRECTED PER STAFF COMMENTS

Date:	Particular:
JUN.17.25	ISSUED FOR REVIEW
MAR.08.25	ISSUED FOR APPLICATION
JAN.01.26	ISSUED FOR S.P. APPLICATION

SIXTH LINE HOUSING

1493 SIXTH LINE, OAKVILLE

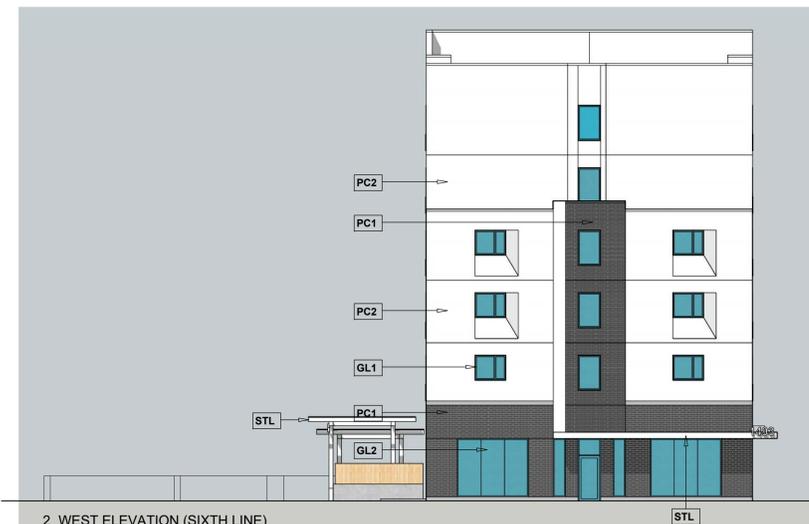
FLOOR PLANS

SCALE 1:200

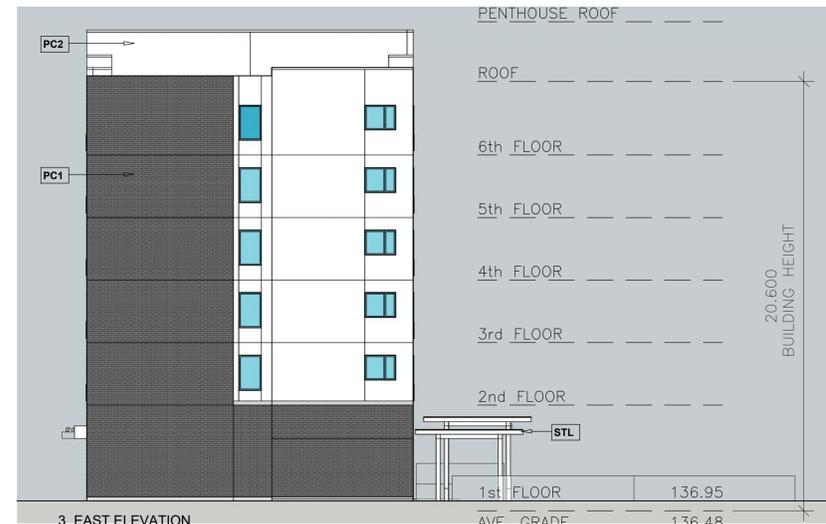
A-1.1



1 SOUTH ELEVATION  
A-2.1 SCALE: 1:150



2 WEST ELEVATION (SIXTH LINE)  
A-2.1 SCALE: 1:150



3 EAST ELEVATION  
A-2.1 SCALE: 1:150

**MATERIAL SCHEDULE**

- PC1** PRECAST 1 BRICK PATTERN, CHARCOAL
- PC2** PRECAST 2 SMOOTH, WHITE
- PC3** PRECAST 3 SMOOTH, BLUE GREY
- PC4** PRECAST 4 SMOOTH, PALE SAGE
- STL** STEEL CANOPY WHITE
- GL1** GLAZING/WINDOWS VINYL FRAMES, CLEAR GLASS
- GL2** ALUMINUM STOREFRONT UNITS SILVER FRAMES, CLEAR GLASS



4 NORTH ELEVATION  
A-2.1 SCALE: 1:150

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Date:	Particular:
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SIXTH LINE HOUSING

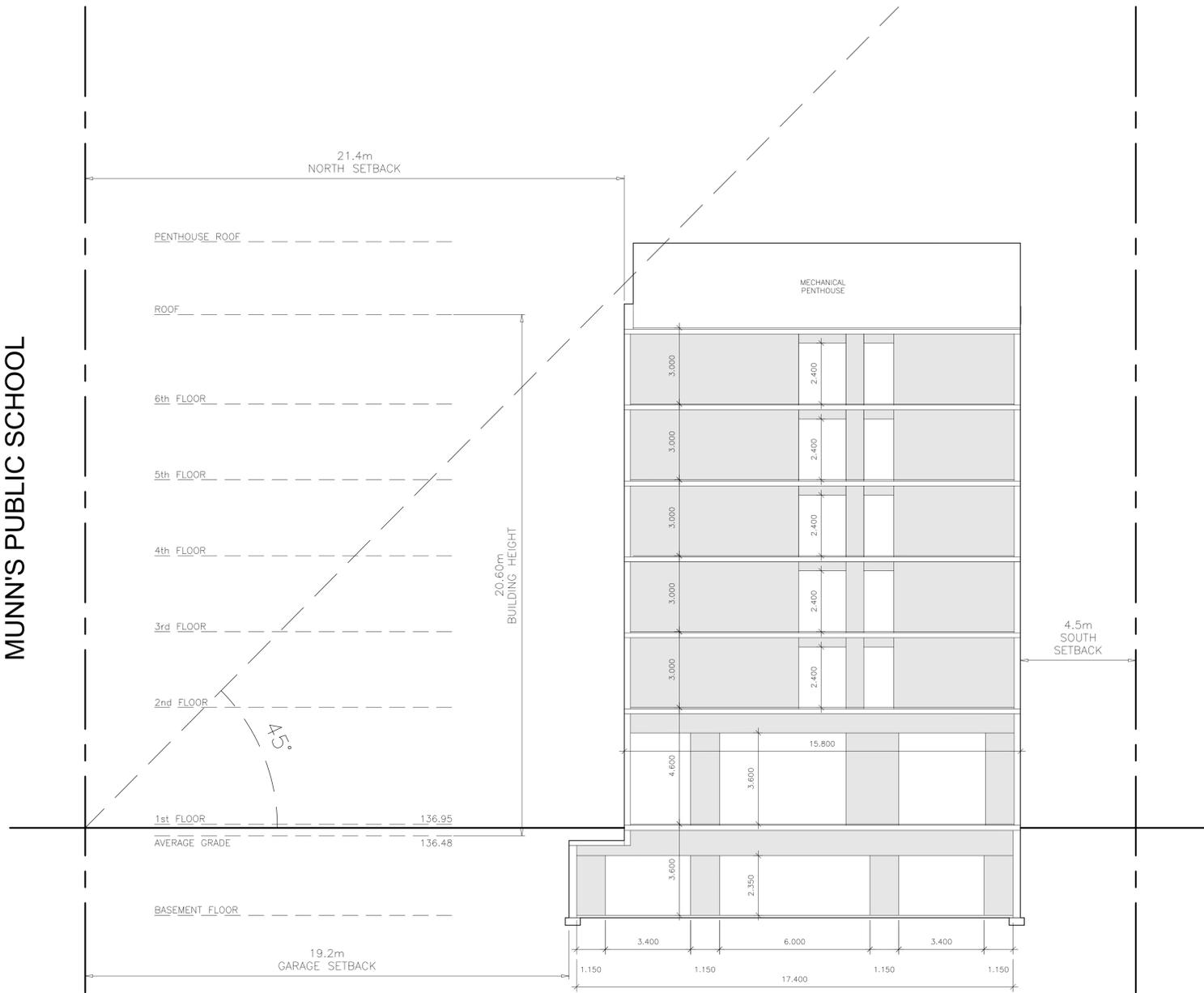
1493 SIXTH LINE, OAKVILLE

CONCEPT ELEVATIONS

SCALE 1:150

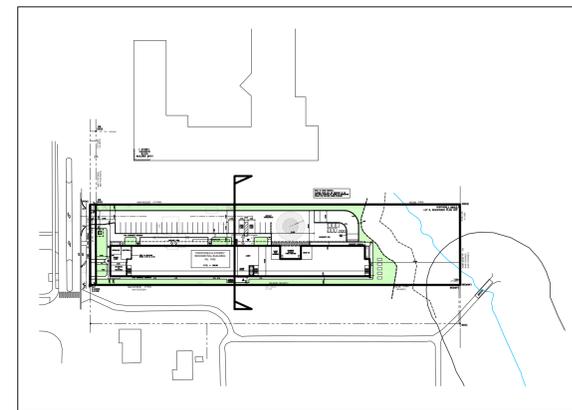
**A-2.1**

MUNN'S PUBLIC SCHOOL



1 SITE SECTION  
A-3.1 SCALE: 1:100

ADJACENT PARK



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Date:	Particular:
MAR.08.24	RESUBMITTED PER STAFF COMMENTS

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JAN.08.28	ISSUED FOR S.P. APPLICATION

SIXTH LINE HOUSING

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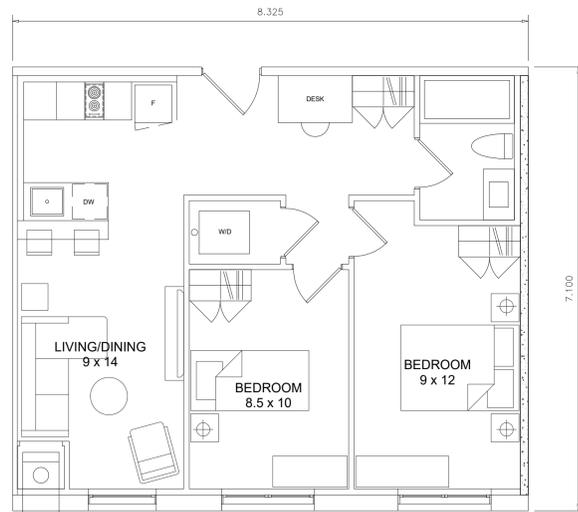
SITE SECTION

SCALE 1:100

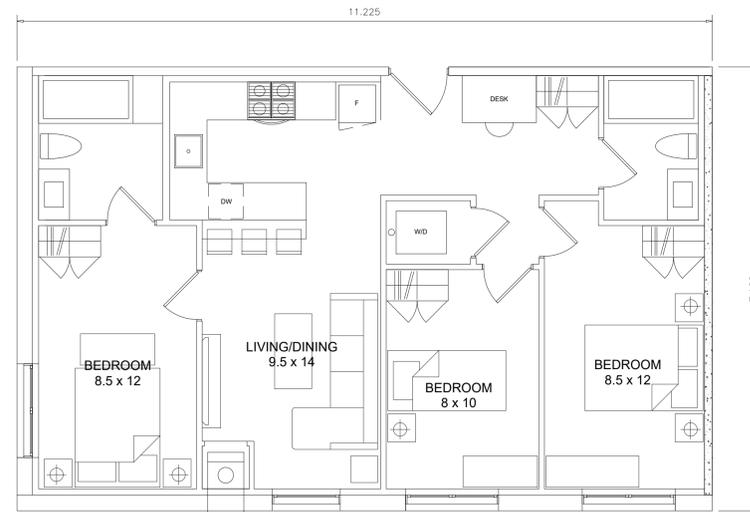
A-3.1



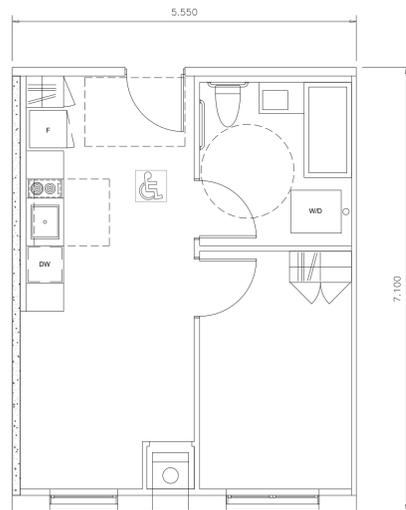
1 br STANDARD UNIT (425 sf)  
A-5.1 SCALE: 1:50



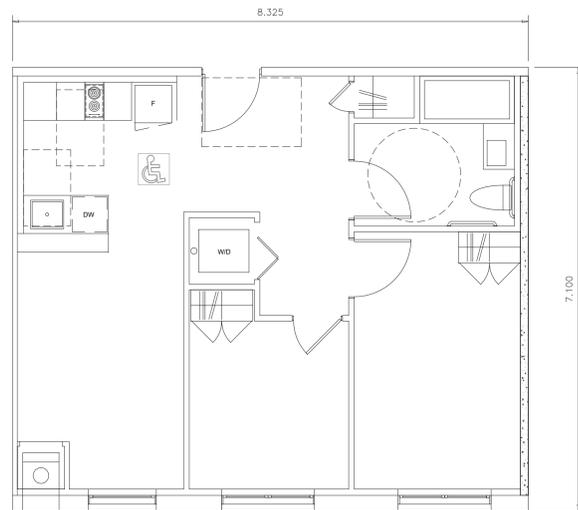
2 br STANDARD UNIT (635 sf)  
A-5.1 SCALE: 1:50



3 br STANDARD UNIT (860 sf)  
A-5.1 SCALE: 1:50



4 br ACCESSIBLE UNIT  
A-5.1 SCALE: 1:50



5 br ACCESSIBLE UNIT  
A-5.1 SCALE: 1:50

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Date:	Particular:
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MAY 08 25	ISSUED FOR APPLICATION
JAN 07 25	ISSUED FOR S.P. APPLICATION

SIXTH LINE HOUSING

1493 SIXTH LINE, OAKVILLE

UNIT PLANS

SCALE 1:50

A-5.1