3056 NEYAGAWA BOULEVARD

RE-ISSUED FOR OPA & ZONING BY-LAW APPROVAL
13 MARCH 2026

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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3056 NEYAGAWA BLVD
OAKVILLE, ON

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ONTARIO ASSOCIATION OF ARCHITECTS

Drawn: SR	Scale:
Checked: CW	Date: MARCH 2024

Title: COVER PAGE

Project No.: 23-109	Drawing No.: **A000**

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A422	BUILDING 3 - EAST ELEVATION
A423	BUILDING 3 - WEST ELEVATION
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A431	BUILDING 4 - NORTH ELEVATION
A432	BUILDING 4 - EAST ELEVATION
A433	BUILDING 4 - WEST ELEVATION
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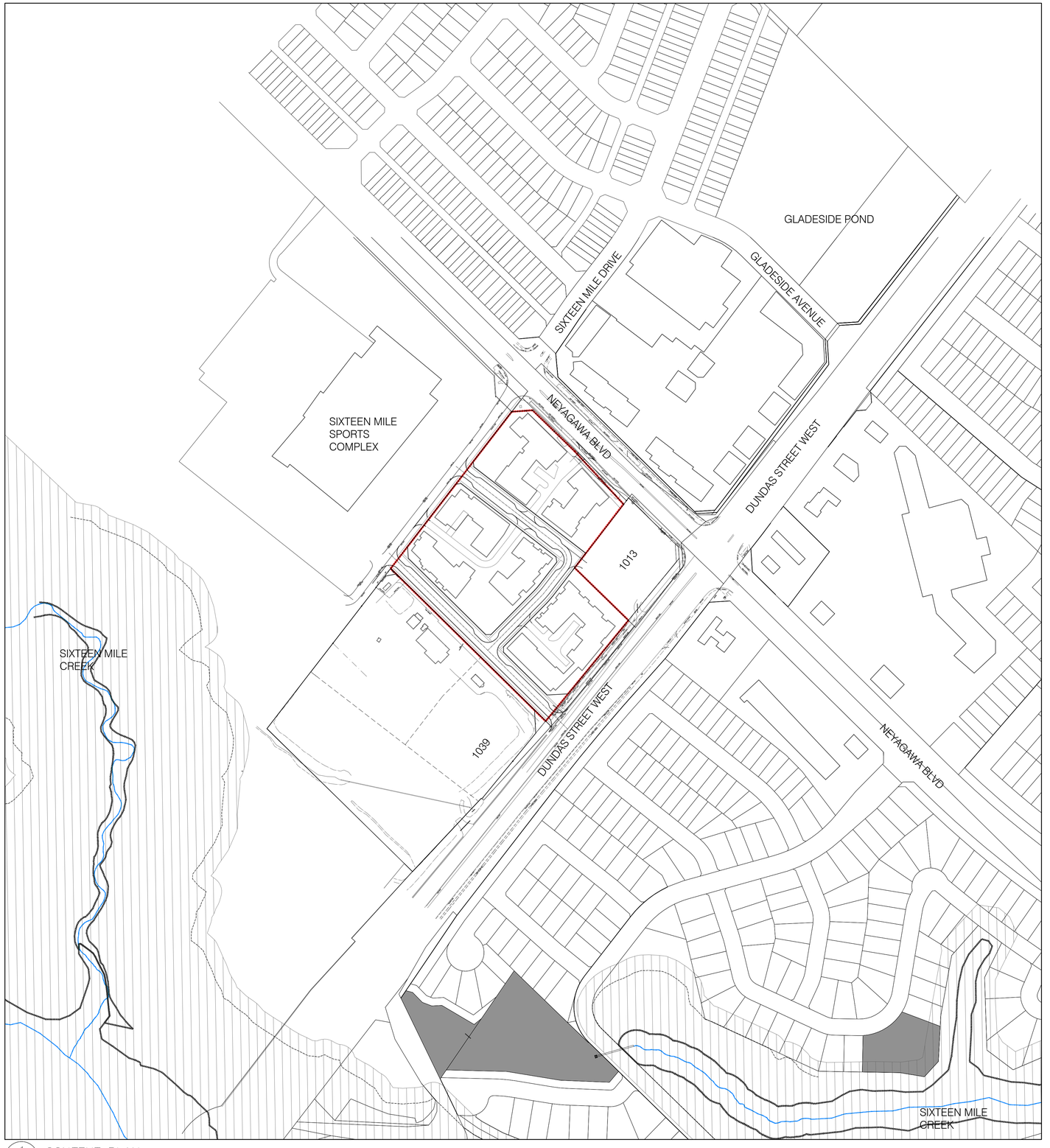
2 A101 DRAWING LIST



1 A101 CONTEXT PLAN

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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3056 NEYAGAWA BLVD
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ONTARIO ASSOCIATION OF ARCHITECTS
MISAK ESLAHJOU
LICENCE

Drawn	Scale
SR	N/A
Checked	Date
CW	MARCH 2024

Title
CONTEXT
DRAWING LIST

Project No.	Drawing No.
23-109	**A101**

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

ENTIRE SITE

SITE AREA	TOTAL	37,461.0 SQ.M	
	CONVEYED LANDS	8,867.6 SQ.M	
	NEYAGAWA ROW	99.8 SQ.M	
	STREET A	4,127.5 SQ.M	
	STREET B	2,880.0 SQ.M	
	STREET C	1,760.3 SQ.M	
	NET	28,593.4 SQ.M	
	POPS		
SITE INFORMATION	SITE AREA PROVIDED BY WAHBA SURVEYING		
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
FLOOR AREA	155,760.9 SQ.M		
FLOOR SPACE INDEX	5.45 FSI		
NUMBER OF UNITS	2,178 UNITS		
RETAIL AREA	1,503.6 SQ.M	+ POTENTIAL ADDITIONAL 479.8 / 411.4	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	TOTAL	2178 UNITS x1.2 = 2613.6 STALLS	2,733 Stalls
	RESIDENTIAL	2178 UNITS x1.0 = 2178 STALLS	2,284 Stalls
	VISITOR	2178 UNITS x0.2 = 435.6 STALLS	449 Stalls
BICYCLE PARKING	RESIDENTIAL	1400 CYCLE SPACES	1457 CYCLE SPACES

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

BLOCK 01

SITE AREA	TOTAL	9,623.2 SQ.M	
	POPS		
	BUILDING 1	5,220.3 SQ.M	
	BUILDING 2	4,402.9 SQ.M	
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
MAXIMUM BUILDING HEIGHT	BUILDING 1	24 Storeys	
	BUILDING 2	20 Storeys	
LOADING		9.7m x 3.2m	
FLOOR AREA	TOTAL	47,670.1 SQ.M	
	BUILDING 1	27,065.0 SQ.M	
	BUILDING 2	20,605.1 SQ.M	
FLOOR SPACE INDEX	TOTAL	4.95 FSI	
	BUILDING 1	5.18 FSI	
	BUILDING 2	4.68 FSI	
NUMBER OF UNITS	TOTAL	645 UNITS	
	BUILDING 1	371 UNITS	
	BUILDING 2	274 UNITS	
RETAIL AREA	BUILDING 1	1,032.0 SQ.M	
AMENITY AREA - INDOOR	BUILDING 1	630.6 SQ.M / 371 UNITS = 1.70 SQ.M PER UNIT	
	BUILDING 2	159.9 SQ.M / 274 UNITS = 0.58 SQ.M PER UNIT	
AMENITY AREA - OUTDOOR	BUILDING 1	1,914 SQ.M	
	BUILDING 2	1,145 SQ.M	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	BUILDING 1 TOTAL	371 UNITS x1.2 = 445.2 STALLS	451 Stalls
	BUILDING 1 RESIDENTIAL	371 UNITS x1.0 = 371 STALLS	376 Stalls
	BUILDING 1 VISITOR	371 UNITS x0.2 = 74.2 STALLS	75 Stalls
	BUILDING 2 TOTAL	274 UNITS x1.2 = 328.8 STALLS	334 Stalls
	BUILDING 2 RESIDENTIAL	274 UNITS x1.0 = 274 STALLS	279 Stalls
	BUILDING 2 VISITOR	274 UNITS x0.2 = 54.8 STALLS	55 Stalls
BARRIER FREE PARKING	BUILDING 1 RESIDENTIAL	8 (per 2009-189 table 5.2)	10 Stalls
	BUILDING 2 RESIDENTIAL	7 (per 2009-189 table 5.2)	8 Stalls
	BUILDING 1 VISITOR	3 (per 2009-189 table 5.2)	3 Stalls
	BUILDING 2 VISITOR	3 (per 2009-189 table 5.2)	3 Stalls
BICYCLE PARKING	BUILDING 1 RESIDENTIAL	200 CYCLE SPACES	201
	BUILDING 2 RESIDENTIAL	200 CYCLE SPACES	201

1 A102 ZONING STATISTICS

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

BLOCK 02

SITE AREA	TOTAL	11,301.1 SQ.M	
	POPS		
	BUILDING 3	3,386.2 SQ.M	
	BUILDING 4	3,098.5 SQ.M	
	BUILDING 5	4,816.4 SQ.M	
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
MAXIMUM BUILDING HEIGHT	BUILDING 3	18 Storeys	
	BUILDING 4	24 Storeys	
	BUILDING 5	26 Storeys	
LOADING		9.7m x 3.2m	
FLOOR AREA	TOTAL	68,401.1 SQ.M	
	BUILDING 3	19,884.2 SQ.M	
	BUILDING 4	23,286.1 SQ.M	
	BUILDING 5	25,230.8 SQ.M	
FLOOR SPACE INDEX	TOTAL	6.05 FSI	
	BUILDING 3	5.87 FSI	
	BUILDING 4	7.52 FSI	
	BUILDING 5	5.24 FSI	
NUMBER OF UNITS	TOTAL	971 UNITS	
	BUILDING 3	266 UNITS	
	BUILDING 4	340 UNITS	
	BUILDING 5	365 UNITS	
RETAIL AREA	BUILDING 3	471.6 SQ.M	
AMENITY AREA - INDOOR	BUILDING 3	333.2 SQ.M / 266 UNITS = 1.25 SQ.M PER UNIT	
	BUILDING 4	262 SQ.M / 340 UNITS = 0.77 SQ.M PER UNIT	
	BUILDING 5	303.2 SQ.M / 365 UNITS = 0.83 SQ.M PER UNIT	
AMENITY AREA - OUTDOOR	BUILDING 3	83 SQ.M	
	BUILDING 4	498 SQ.M	
	BUILDING 5	1,331 SQ.M	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	BUILDING 3 TOTAL	266 UNITS x1.2 = 319.2 STALLS	321 Stalls
	BUILDING 3 RESIDENTIAL	266 UNITS x1.0 = 266 STALLS	267 Stalls
	BUILDING 3 VISITOR	266 UNITS x0.2 = 53.2 STALLS	52 Stalls
	BUILDING 4 TOTAL	340 UNITS x1.2 = 408 STALLS	408 Stalls
	BUILDING 4 RESIDENTIAL	340 UNITS x1.0 = 340 STALLS	340 Stalls
	BUILDING 4 VISITOR	340 UNITS x0.2 = 68 STALLS	70 Stalls
	BUILDING 5 TOTAL	365 UNITS x1.2 = 438 STALLS	468 Stalls
	BUILDING 5 RESIDENTIAL	365 UNITS x1.0 = 365 STALLS	390 Stalls
	BUILDING 5 VISITOR	365 UNITS x0.2 = 73 STALLS	78 Stalls
BARRIER FREE PARKING	BUILDING 3 RESIDENTIAL	7 (per 2009-189 table 5.2)	17 Stalls
	BUILDING 4 RESIDENTIAL	8 (per 2009-189 table 5.2)	
	BUILDING 5 RESIDENTIAL	8 (per 2009-189 table 5.2)	12 Stalls
	BUILDING 3 VISITOR	3 (per 2009-189 table 5.2)	6 Stalls
	BUILDING 4 VISITOR	3 (per 2009-189 table 5.2)	
	BUILDING 5 VISITOR	4 (per 2009-189 table 5.2)	4 Stalls
BICYCLE PARKING	BUILDING 3 RESIDENTIAL	200 CYCLE SPACES	210
	BUILDING 4 RESIDENTIAL	200 CYCLE SPACES	200
	BUILDING 5 RESIDENTIAL	200 CYCLE SPACES	203

2 A102 ZONING STATISTICS (CONT.)

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

BLOCK 03

SITE AREA	TOTAL	7,669.5 SQ.M	
	POPS		
	BUILDING 6	2,627.3 SQ.M	
	BUILDING 7	5,042.2 SQ.M	
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
MAXIMUM BUILDING HEIGHT	BUILDING 6	15 Storeys	
	BUILDING 7	20 Storeys	
LOADING		9.7m x 3.2m	
FLOOR AREA	TOTAL	39,689.7 SQ.M	
	BUILDING 6	14,402.5 SQ.M	
	BUILDING 7	25,287.2 SQ.M	
FLOOR SPACE INDEX	TOTAL	5.18 FSI	
	BUILDING 6	5.48 FSI	
	BUILDING 7	5.02 FSI	
NUMBER OF UNITS	TOTAL	562 UNITS	
	BUILDING 6	216 UNITS	
	BUILDING 7	346 UNITS	
RETAIL AREA		.0 SQ.M	
AMENITY AREA - INDOOR	BUILDING 6	321.1 SQ.M / 216 UNITS = 1.49 SQ.M PER UNIT	
	BUILDING 7	404.5 SQ.M / 346 UNITS = 1.17 SQ.M PER UNIT	
AMENITY AREA - OUTDOOR	BUILDING 6	311 SQ.M	
	BUILDING 7	374 SQ.M	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	BUILDING 6 TOTAL	216 UNITS x1.2 = 259.2 STALLS	289 Stalls
	BUILDING 6 RESIDENTIAL	216 UNITS x1.0 = 216 STALLS	243 Stalls
	BUILDING 6 VISITOR	216 UNITS x0.2 = 43.2 STALLS	46 Stalls
	BUILDING 7 TOTAL	346 UNITS x1.2 = 415.2 STALLS	462 Stalls
	BUILDING 7 RESIDENTIAL	346 UNITS x1.0 = 346 STALLS	389 Stalls
	BUILDING 7 VISITOR	346 UNITS x0.2 = 69.2 STALLS	73 Stalls
BARRIER FREE PARKING	BUILDING 6 RESIDENTIAL	7 (per 2009-189 table 5.2)	26 Stalls
	BUILDING 7 RESIDENTIAL	8 (per 2009-189 table 5.2)	
	BUILDING 6 VISITOR	2 (per 2009-189 table 5.2)	6 Stalls
	BUILDING 7 VISITOR	3 (per 2009-189 table 5.2)	
BICYCLE PARKING	BUILDING 6 RESIDENTIAL	200 CYCLE SPACES	214
	BUILDING 7 RESIDENTIAL	200 CYCLE SPACES	228

3 A102 ZONING STATISTICS (CONT.)

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ONTARIO ASSOCIATION of ARCHITECTS
BABAK ESLAHJOU
LICENCE
2019

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: ZONING STATISTICS

Project No.: 23-109	Drawing No.: **A102**

BLOCK 01 - BUILDING 01

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P3	5007	53893																	
P2	5007	53893																	
P1	5007	53893																	
1	2442	26285	1410	15177	1032	11108	2442	26285			926.8	9976.0						631	1914.0
2	2346	25252	2346	25252			2346	25252	1939	20866			33	9	13	11			
3	2346	25252	2346	25252			2346	25252	1939	20871			33	9	13	11			
4	2346	25252	2346	25252			2346	25252	1939	20871			33	9	13	11			
5	2119	22807	2119	22807			2125	22873	1727	18588			30	9	11	10			
6	2119	22807	2119	22807			2119	22807	1727	18588			30	9	11	10			
7	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
8	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
9	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
10	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
11	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
12	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
13	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
14	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
15	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
16	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
17	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
18	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
19	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
20	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
21	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
22	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
23	674	7252	680	7322			680	7322	582	6265			10	4		6			
24	674	7252	680	7322			680	7322	582	6265			10	4		6			
Total	**42085.38**	**453002.8**	**26046**	**280356.5**	**1032**	**11108.34**	**27084.2**	**291531.6**	**20786.3**	**223741.9**	**926.8**	**9975.992**	**371**	**149**	**93**	**129**		**631**	**1914**
Below Grade	**15020**	**161678.1**																	
Above Grade	**27065**	**291324.7**																	

1 A103 BUILDING 1 STATISTICS

BLOCK 01 - BUILDING 02

	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P3	4209	45300																	
P2	4209	45300																	
P1	4209	45300																	
1	1663	17905	1663	17905			1663	17905	588	6328			10	2	4	4		160	1145.0
2	1608	17307	1608	17307			1608	17307	1328	14292			22	5	9	8			
3	1608	17307	1608	17307			1608	17307	1328	14292			22	5	9	8			
4	1608	17307	1608	17307			1608	17307	1328	14292			22	5	9	8			
5	1554	16722	1554	16722			1554	16722	1281	13785			21	3	9	9			
6	1554	16722	1554	16722			1554	16722	1281	13785			21	3	9	9			
7	1183	12728	1183	12728			1183	12728	973	10472			16	5	3	8			
8	1183	12728	1183	12728			1183	12728	973	10472			16	5	3	8			
9	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
10	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
11	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
12	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
13	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
14	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
15	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
16	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
17	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
18	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
19	573	6168	573	6168			573	6168	478	5142			7	1		6			
20	573	6168	573	6168			573	6168	478	5142			7	1		6			
Total	**33230.6**	**357690.9**	**20605.1**	**221791.2**			**20605.1**	**221791.2**	**16529.9**	**177926.2**			**274**	**75**	**85**	**114**		**160**	**1145**
Below Grade	**12626**	**135899.6**																	
Above Grade	**20605**	**221791.2**																	

2 A103 BUILDING 2 STATISTICS

BLOCK 02 - BUILDING 3

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3130	33691																	
P3	3130	33691																	
P2	3130	33691																	
P1	3130	33691																	
1	1963	21130	1491	16053	472	5076	1963	21130	415	4463	471.6	5076.3	7	1	3	3		333	83.0
2	1907	20527	1907	20527			1907	20527	1616	17390			27	5	13	9			
3	1907	20527	1907	20527			1907	20527	1616	17390			27	5	13	9			
4	1907	20527	1907	20527			1907	20527	1616	17390			27	5	13	9			
5	1600	17223	1600	17223			1600	17223	1332	14332			23	10	2	11			
6	1600	17223	1600	17223			1600	17223	1332	14332			23	10	2	11			
7	750	8073	750	8073			750	8073	652	7018			11	3	4	4			
8	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
9	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
10	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
11	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
12	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
13	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
14	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
15	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
16	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
17	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
18	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
Total	**32404.2**	**348795.6**	**19412.6**	**208955.3**	**471.6**	**5076.255**	**19884.2**	**214031.5**	**15751.7**	**169549.7**	**471.6**	**5076.255**	**266**	**72**	**94**	**100**		**333**	**83**
Below Grade	**12520**	**134764**																	
Above Grade	**19884**	**214031.5**																	

3 A103 BUILDING 3 STATISTICS

BLOCK 02 - BUILDING 04

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3130	33691																	
P3	3130	33691																	
P2	3130	33691																	
P1	3130	33691																	
1	1560	16792	1560	16792			1560	16792	734	8622			11	1	6	4		262	498.0
2	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
3	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
4	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
5	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
6	1522	16379	1522	16379			1522	16379	1274	13709			21	3	11	7			
7	1056	11371	1056	11371			1056	11371	914	9839			16	5	5	6			
8	1056	11371	1056	11371			1056	11371	914	9839			16	5	5	6			
9	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
10	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
11	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
12	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
13	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
14	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
15	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
16	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
17	680	7315	680	7315			680	7315	578	6217			12	4	8				
18	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
19	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
20	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
21	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
22	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
23	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
24	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
Total	**35806.1**	**385413.3**	**23286.1**	**250649.3**			**23286.1**	**250649.3**	**19372.79**	**209241.5**			**340**	**86**	**143**	**111**		**262**	**498**
Below Grade	**12520**	**134764**																	
Above Grade	**23286**	**250649.3**																	

4 A103 BUILDING 4 STATISTICS

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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neatt

ONTARIO ASSOCIATION OF ARCHITECTS
MINAK ESLAHJOU
LICENCE

Drawn: SR	Scale: N/A
Checked: CW	Date: MARCH 2024

Title: BUILDING STATISTICS

Project No.: 23-109

Drawing No.: **A103**

BLOCK 02 - BUILDING 05

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	4623	49760																	
P3	4623	49760																	
P2	4623	49760																	
P1	4623	49760																	
1	1610	17329	1619	17427			1619	17427	603	6492			11	3	4	4		303	1331.0
2	1592	17136	1592	17136			1592	17136	1323	14241			22	4	8	10			
3	1593	17148	1593	17148			1593	17148	1323	14241			22	5	7	10			
4	1593	17148	1593	17148			1593	17148	1323	14241			22	5	7	10			
5	1547	16647	1547	16647			1547	16647	1277	13750			21	4	7	10			
6	1525	16415	1525	16415			1525	16415	1256	13514			21	5	6	10			
7	1251	13466	1251	13466			1251	13466	1025	11031			18	7	4	7			
8	1254	13499	1254	13499			1254	13499	1033	11114			18	7	4	7			
9	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
10	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
11	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
12	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
13	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
14	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
15	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
16	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
17	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
18	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
19	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
20	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
21	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
22	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
23	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
24	672	7233	672	7233			672	7233	573	6164			10	4	2	4			
25	672	7233	672	7233			672	7233	573	6164			10	4	2	4			
26	672	7233	672	7233			672	7233	573	6164			10	4	2	4			
Total	**43722.39**	**470623.4**	**25239.9**	**271679.8**			**25239.9**	**271679.8**	**20600.4**	**221740.6**			**365**	**127**	**98**	**140**		**303**	**1331**
Below Grade	**18492**	**199041.7**											**Provided**	**35%**	**27%**	**38%**			
Above Grade	**25231**	**271581.7**											**Provided (Group**	62%		38%			

1 A104 BUILDING 5 STATISTICS

BLOCK 03 - BUILDING 06

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3662	39417																	
P3	3662	39417																	
P2	3662	39417																	
P1	3662	39417																	
1	1349	14515	1349	14515			1349	14515	476	5127			8	1	6	1		321	310.6
2	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
3	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
4	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
5	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
6	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
7	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
8	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
9	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
10	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
11	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
12	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
13	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
14	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
15	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
Total	**29050.5**	**312696.7**	**14402.5**	**155027.1**			**14402.5**	**155027.1**	**11991.3**	**129073.2**			**216**	**67**	**92**	**57**		**321**	**311**
Below Grade	**14648**	**157669.6**											**Provided**	**31%**	**43%**	**26%**			
Above Grade	**14403**	**155027.1**											**Provided (Group**	74%		26%			

2 A104 BUILDING 6 STATISTICS

BLOCK 03 - BUILDING 07

LEVEL	GCA		GFA						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3662	39417																	
P3	3662	39417																	
P2	3662	39417																	
P1	3662	39417																	
1	2596	27945	2596	27945			2596	27945	996	10724			17	3	10	4		405	374.0
2	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
3	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
4	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
5	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
6	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
7	750	8073	750	8073			750	8073	634	6824			12	7	1	4			
8	750	8073	750	8073			750	8073	634	6824			12	7	1	4			
9	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
10	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
11	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
12	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
13	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
14	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
15	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
16	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
17	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
18	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
19	660	7099	660	7099			660	7099	550	5920			10	5	1	4			
20	660	7099	660	7099			660	7099	550	5920			10	5	1	4			
Total	**39935.2**	**429858.5**	**25287.2**	**272188.9**			**25287.2**	**272188.9**	**19739.7**	**212476.2**			**346**	**117**	**109**	**120**		**405**	**374**
Below Grade	**14648**	**157669.6**											**Provided**	**34%**	**32%**	**35%**			
Above Grade	**25287**	**272188.9**											**Provided (Group**	65%		35%			

3 A104 BUILDING 7 STATISTICS

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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neatt

ONTARIO ASSOCIATION OF ARCHITECTS
MIRIAM ESLAHJOU
LICENCE

Drawn	Scale
SR	N/A
Checked	Date
CW	MARCH 2024

Title
BUILDING STATISTICS (CONT.)

Project No.	Drawing No.
23-109	**A104**

PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAIL OF PART OF LOT 21, CONCESSION 1 NORTH OF DUNDAS STREET

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1:500

10m 5 0 10 20 30m 40 50 60 m

C. WAHBA SURVEYING LTD.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS PLAN WAS PREPARED FOR NEATT (16 MILE CREEK) INC.
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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LEGEND

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
RSIB	DENOTES ROUND STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
(OU)	DENOTES ORIGINS UNKNOWN
(NI)	DENOTES NOT IDENTIFIABLE
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES PLAN 20R–5073
PL2	DENOTES PLAN 20R–16031
PL3	DENOTES PLAN 20R–16277
PL4	DENOTES EXPROPRIATION PLAN HR683869
PL5	DENOTES EXPROPRIATION PLAN HR1105049
PL6	DENOTES PLAN 20R–19375
PL7	DENOTES PLAN 20R–18379
(950)	DENOTES F.G. CUNNINGHAM, O.L.S.
(922)	DENOTES F. SCHAEFFER, O.L.S.
(1583)	DENOTES SEXTON McKAY LIMITED, O.L.S.
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.
(WIT)	DENOTES WITNESS
CALC	DENOTES CALCULATED
MEAS/M	DENOTES MEASURED
PROD	DENOTES PRODUCTION
N,E,S,W	DENOTES NORTH, EAST, SOUTH, WEST
DS	DENOTES DOOR SILL ELEVATION
–X–	DENOTES FENCE LINE
–OH–	DENOTES OVERHEAD WIRE
CLF	DENOTES CHAINLINK FENCE
BF	DENOTES BOARD FENCE
PWF	DENOTES POST AND WIRE FENCE
CRW	DENOTES CONCRETE RETAINING WALL
TOS	DENOTES TOP OF SLOPE
CUL	DENOTES CULVERT
UP	DENOTES UTILITY POLE
CB	DENOTES CATCHBASIN
LS	DENOTES LIGHT STAND
INV.	DENOTES INVERT ELEVATION
MHST	DENOTES STORM MANHOLE
MHSA	DENOTES SANITARY MANHOLE
HYD	DENOTES HYDRANT
WV	DENOTES WATER VALVE
MW	DENOTES MONITORING WELL
TELPED	DENOTES TELEPHONE PEDESTAL
TS	DENOTES TRAFFIC SIGNAL POLE
DCB	DENOTES DOUBLE CATCH BASIN
TCB	DENOTES TRAFFIC CONTROL BOX
GM	DENOTES GAS METER
JTNB	DENOTES JUNCTION BOX
↓	DENOTES GUY WIRE/ANCHOR
ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE

INTEGRATION NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

ORP A	NORTH 4813026.37	EAST 601081.66
ORP B	NORTH 4813331.87	EAST 601317.57

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999706.

ELEVATION NOTE

ELEVATIONS AS SHOWN HEREIN ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF MAY, 2022

MAY 27, 2022
DATE

C. WAHBA
ONTARIO LAND SURVEYOR

REVISION NOTE

SURVEY AMENDED TO INCORPORATE TREES AND MONITORING WELLS COMPLETED ON MAY 10, 2023

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146965

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

DRAWN: S.S./R.P	CHECKED: C.W.
CAD FILE: 22-042-POS	PROJECT No. 22-042

285 Vaughan Valley Blvd. Woodbridge ON L4H3B5 Tel. 905.851.1300 www.wahbasurveying.com

WAHBA SURVEYING

Missing or invalid reference
File: X:\JOBS\OLS SIGN.pdf
Sheet: 1

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

3056 NEYAGAWA BLVD
OAKVILLE, ON

neatt

Drawn: SR	Scale: NTS
Checked: CW	Date: MARCH 2024
Title: SITE SURVEY	
Project No.: 23-109	Drawing No.: A105

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

EXISTING SIXTEEN MILE DRIVE STORM SEWERS

MATCH EX. SIDEWALK

7.5M OVERHEAD CLEARANCE THROUGH PRIVATE ROAD TO BE CLEAR OF ALL OBSTRUCTIONS (INCL. OVERHANGS, BALCONIES & UTILITY WIRES)

VISITOR PARKING STALLS

GARBAGE STAGING

DASHED LINE INDICATES GARAGE BELOW

OUTDOOR PLAYGROUND

OPEN PLAZA, REFER TO LANDSCAPE

LAND DEDICATION FOR ROW WIDENING VARIES IN WIDTH FROM 0 TO 1.493M

DASHED LINE INDICATES GARAGE BELOW

GARBAGE STAGING

1013 DUNDAS STREET W

PRIME ENVISION INC.

BLOCK - 2 BUILDING - 3 18 LEVELS + MPH FFE@GROUND: 159.50 BUILDING HEIGHT: 57.60 + MPH GEODETIC HEIGHT: 217.10 + MPH

BLOCK - 2 BUILDING - 4 24 LEVELS MPH FFE @ GROUND:159.15 BLDG HT: 76 + MPH GEO HT: 235.15 + MPH

BLOCK-2 BUILDING-4 6 LEVELS HEIGHT:20.80

BLOCK-2 BUILDING-3 6 LEVELS HEIGHT:20.70

BLOCK-2 BUILDING-4 8 LEVELS HEIGHT:26.80

BLOCK-1 BUILDING-1 6 LEVELS HEIGHT:20.70

BLOCK - 1 BUILDING - 1 24 LEVELS + MPH FFE @ GROUND: 159.55 BLDG HT: 76.2 + MPH GEO HT: 235.75 + MPH

BLOCK - 2 BUILDING - 5 6 LEVELS HEIGHT: 19.90

BLOCK - 2 BUILDING - 5 26 LEVELS + MPH FFE @ GROUND: 159.00 BUILDING HEIGHT: 82.30 + MPH GEODETIC HEIGHT: 241.30 + MPH

BLOCK-2 BUILDING-5 8 LEVELS HEIGHT: 26.50

BLOCK-1 BUILDING-2 6 LEVELS HEIGHT:20.20

BLOCK-1 BUILDING-2 8 LEVELS HEIGHT:26.80

BLOCK - 1 BUILDING - 2 20 LEVELS + MPH FFE @ GROUND: 159.25 BUILDING HEIGHT: 64.3 + MPH GEODETIC HEIGHT: 223.55 + MPH

BLOCK-3 BUILDING-6 6 LEVELS HEIGHT:19.60

BLOCK-3 BUILDING-7 6 LEVELS FFE @ GROUND (STREET C): 158.75 HEIGHT:18.95

BLOCK - 3 BUILDING - 6 15 LEVELS + MPH FFE @ GROUND:158.60 BLDG HT: 47.20 + MPH GEO HT: 205.80 + MPH

BUILDING - 6 1 LEVEL

BLOCK-3 BUILDING-7 6 LEVELS HEIGHT:20.60

BLOCK - 3 BUILDING - 7 20 LEVELS + MPH FFE @ GROUND (DUNDAS ST): 157.10) BLDG HT: 64.10 + MPH GEO HT: 221.2 + MPH

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

MATCH EX. GROUND w/ 3:1 SLOPE (SEE NOTE 1)

EXISTING BUILDING

EX. DICB TOP 155.38 INV152.38±

EX. DICB TOP 158.37

EX. RETAINING WALL

LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

-THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST BE LABELLED ON THE SITE PLAN AND NOT BE MORE THAN +/_ 2%)

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-RETAIL / COMMERCIAL BINS WILL BE LABELED SEPARATELY, AND MUST BE CLEARLY LABELED.

-ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT.

-REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.

-REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

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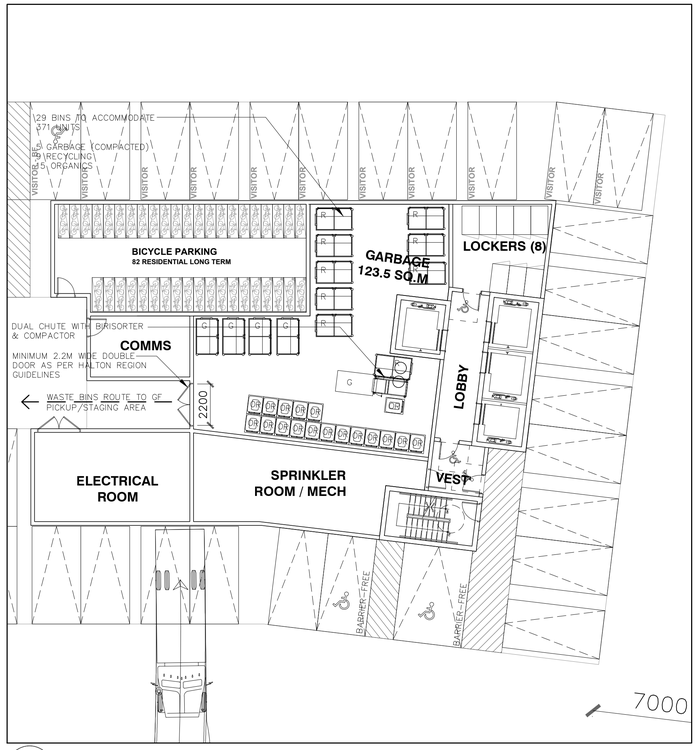
ONTARIO ASSOCIATION OF ARCHITECTS — BABAK ESLAHJOU LICENCE 10788

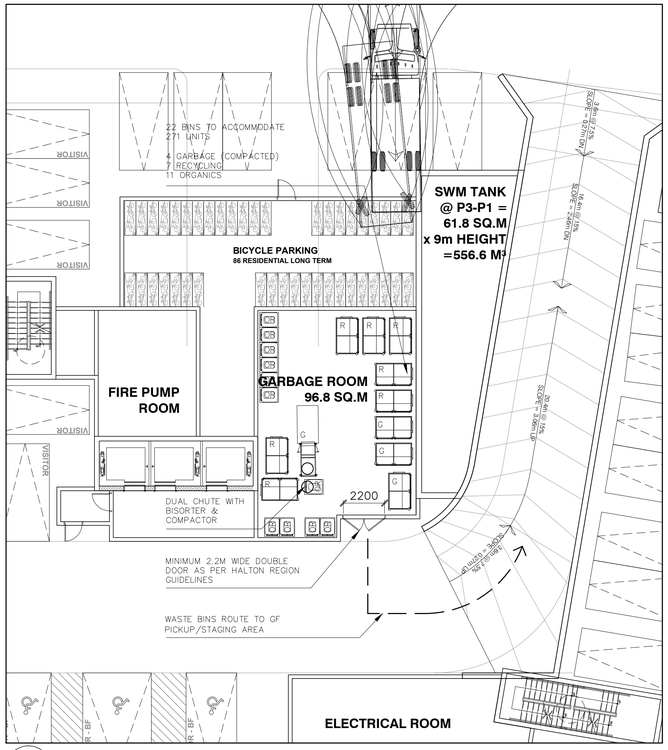
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE PLAN

Project No.: 23-109	Drawing No.: A106



3 A107 BUILDING 1 – GARBAGE ROOM @ P1



2 A107 BUILDING 2 – GARBAGE ROOM @ P1

1 A107 BLOCK 1 – LOADING AREA

BUILDING 1 371 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	8	3 CU. YD. BIN(S)
RECYCLING	9	3 CU. YD. BIN(S)
ORGANIC	15	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	64.1 SQ.M	

BUILDING 2 274 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	4	3 CU. YD. BIN(S)
RECYCLING	7	3 CU. YD. BIN(S)
ORGANIC	11	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	54.1 SQ.M	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
- MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
- OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC.
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- COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST NOT BE MORE THAN +/– 2%) AND IF APPLICABLE, MUST BE CERTIFIED THAT IT IS DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).

LEGEND

NOTES:

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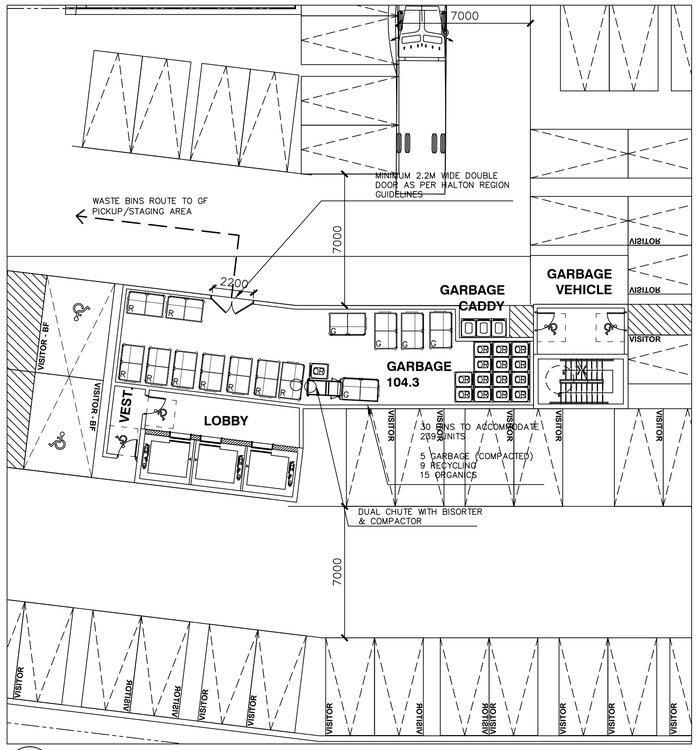
ONTARIO ASSOCIATION OF ARCHITECTS
MIRIAM ELSAHOUI
LICENCE

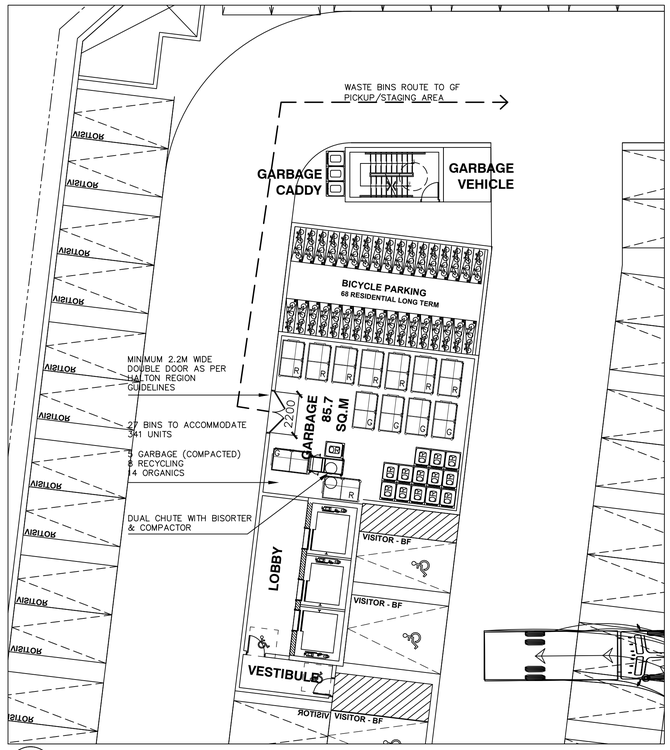
Drawn	Scale
SR	1:150
Checked	Date
CW	MARCH 2024

Title
WASTE MANAGEMENT-
BLOCK 1

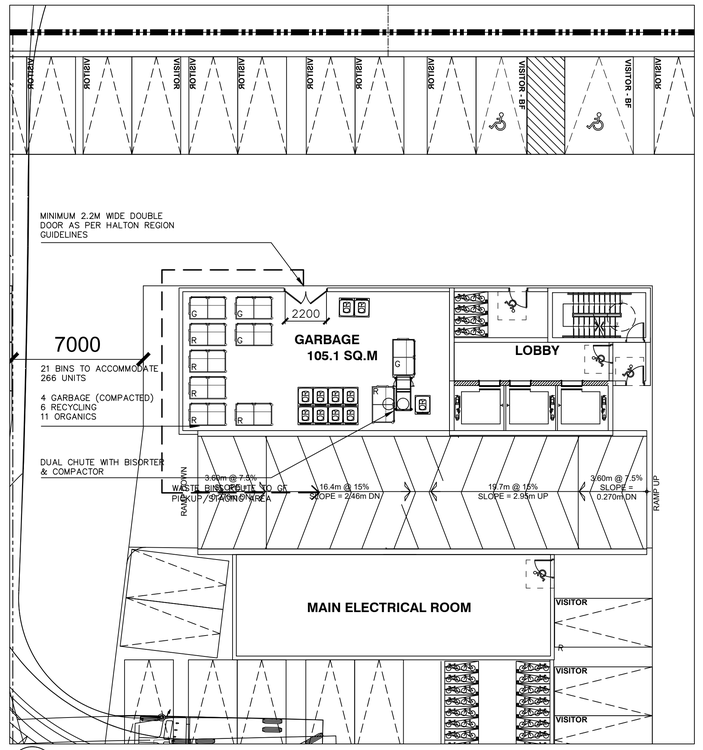
Project No.	Drawing No.
23-109	**A107**



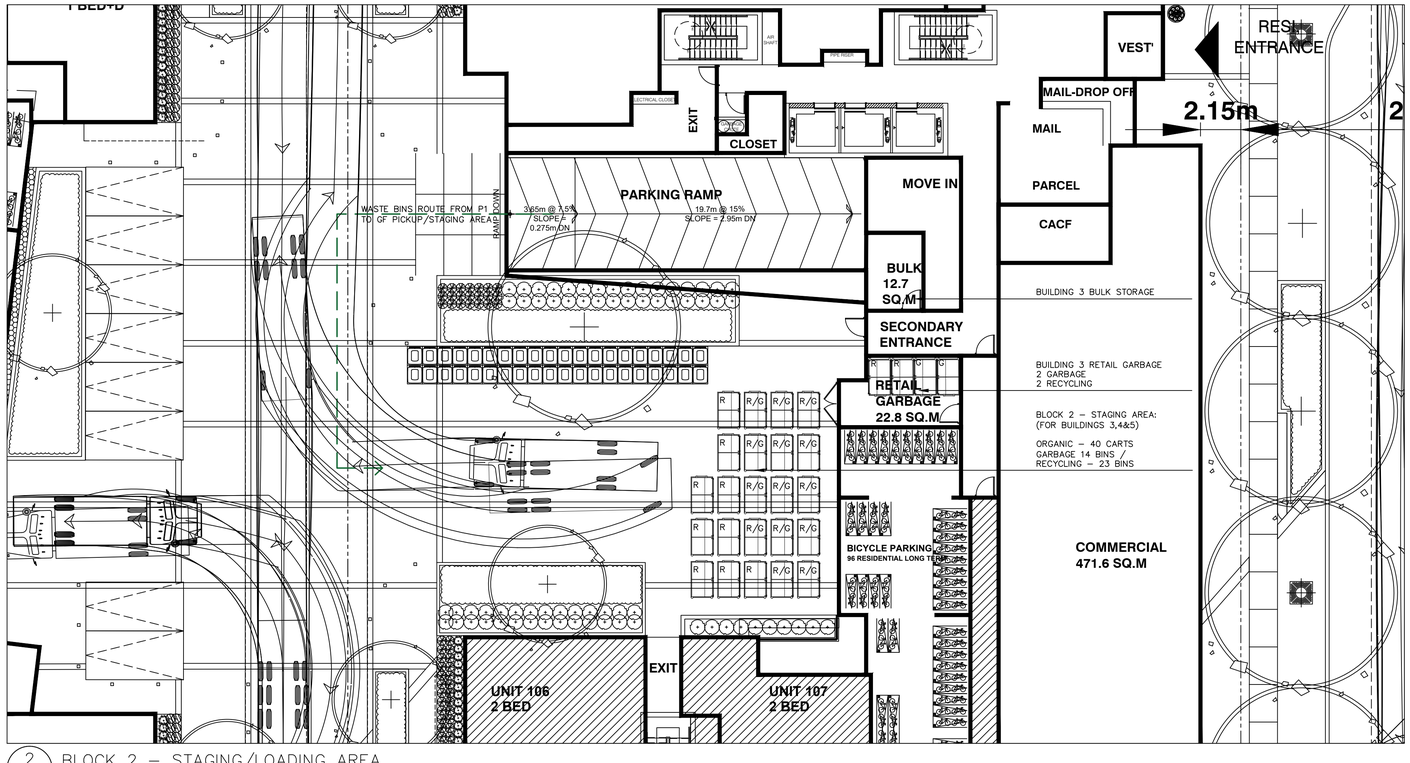
4 A108 BUILDING 5 – GARBAGE ROOM @ P1



3 A108 BUILDING 4 – GARBAGE ROOM @ P1



1 A108 BUILDING 3 – GARBAGE ROOM @ P1



2 A108 BLOCK 2 – STAGING/LOADING AREA

LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

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-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

BUILDING 3 266 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	4	3 CU. YD. BIN(S)
RECYCLING	6	3 CU. YD. BIN(S)
ORGANIC	11	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	51.8 SQ.M	

BUILDING 4 341 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	5	3 CU. YD. BIN(S)
RECYCLING	8	3 CU. YD. BIN(S)
ORGANIC	14	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	61.0 SQ.M	

BUILDING 5 365 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	5	3 CU. YD. BIN(S)
RECYCLING	9	3 CU. YD. BIN(S)
ORGANIC	15	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	61.8 SQ.M	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
- MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
- OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC.
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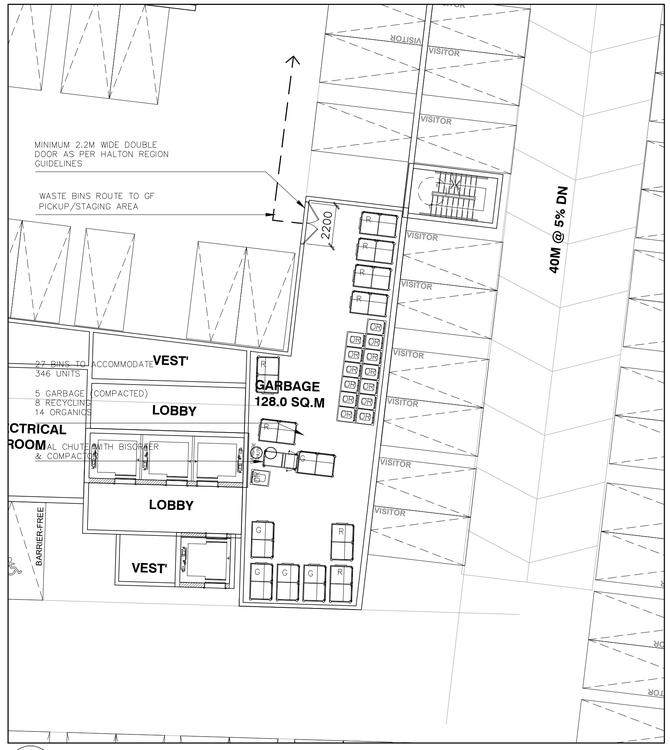
BABAK ESLAHJOU
LICENCE 11705

Drawn: SR	Scale: 1:150
Checked: CW	Date: MARCH 2024

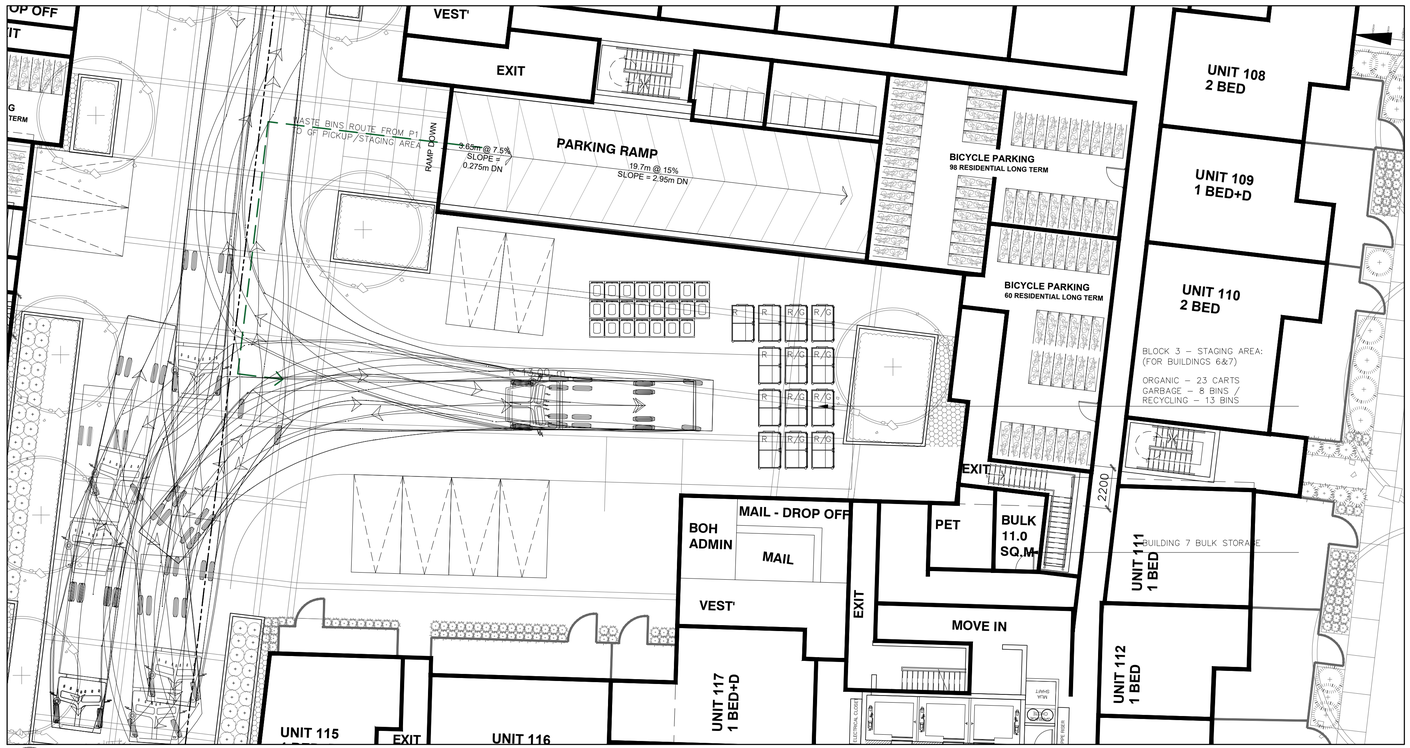
Title: WASTE MANAGEMENT- BLOCK 2

Project No.: 23-109	Drawing No.: **A108**

3 A107 BUILDING 6 – GARBAGE ROOM @ P1



2 A107 BUILDING 7 – GARBAGE ROOM @ P1



1 A107 BLOCK 1 – LOADING AREA

LEGEND

NOTES:

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BUILDING 6 216 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	3	3 CU. YD. BIN(S)
RECYCLING	5	3 CU. YD. BIN(S)
ORGANIC	9	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	45.6 SQ.M	

BUILDING 7 346 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	5	3 CU. YD. BIN(S)
RECYCLING	8	3 CU. YD. BIN(S)
ORGANIC	14	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	61 SQ.M	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
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ONTARIO ASSOCIATION OF ARCHITECTS
MIRIAM ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:150
Checked: CW	Date: MARCH 2024

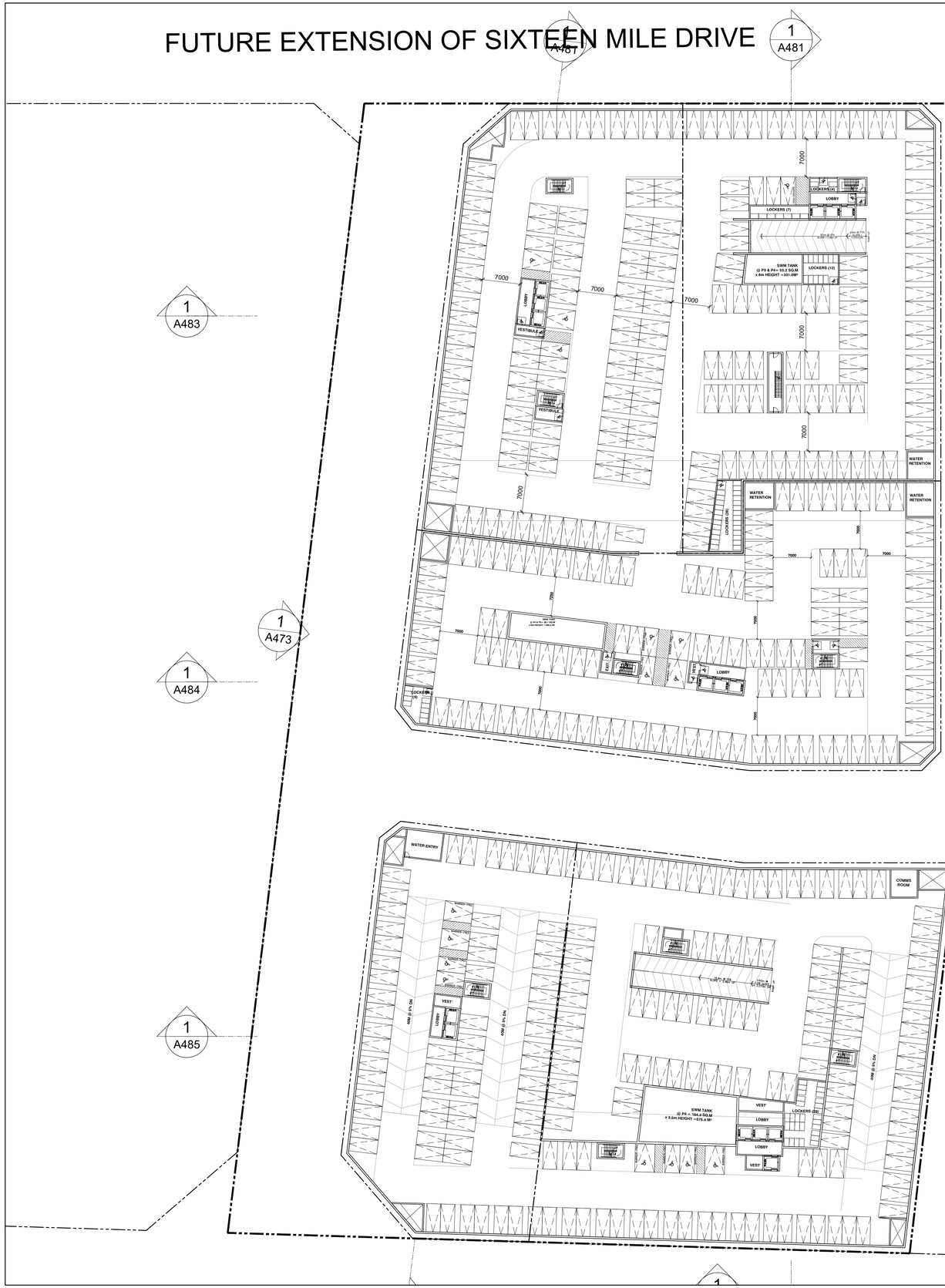
Title: WASTE MANAGEMENT- BLOCK 3

Project No.	Drawing No.
23-109	A109

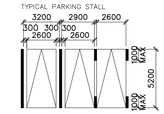
FUTURE EXTENSION OF SIXTEEN MILE DRIVE

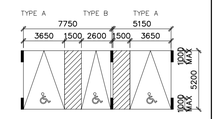
NEYAGAWA BOULEVARD

PRIME ENVISION INC.



TYPICAL PARKING STALL





STACKED BICYCLE PARKING (600X1800X2400)

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PROJECT NORTH
TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
MASAK ESLAHJOU
LICENCE
2026

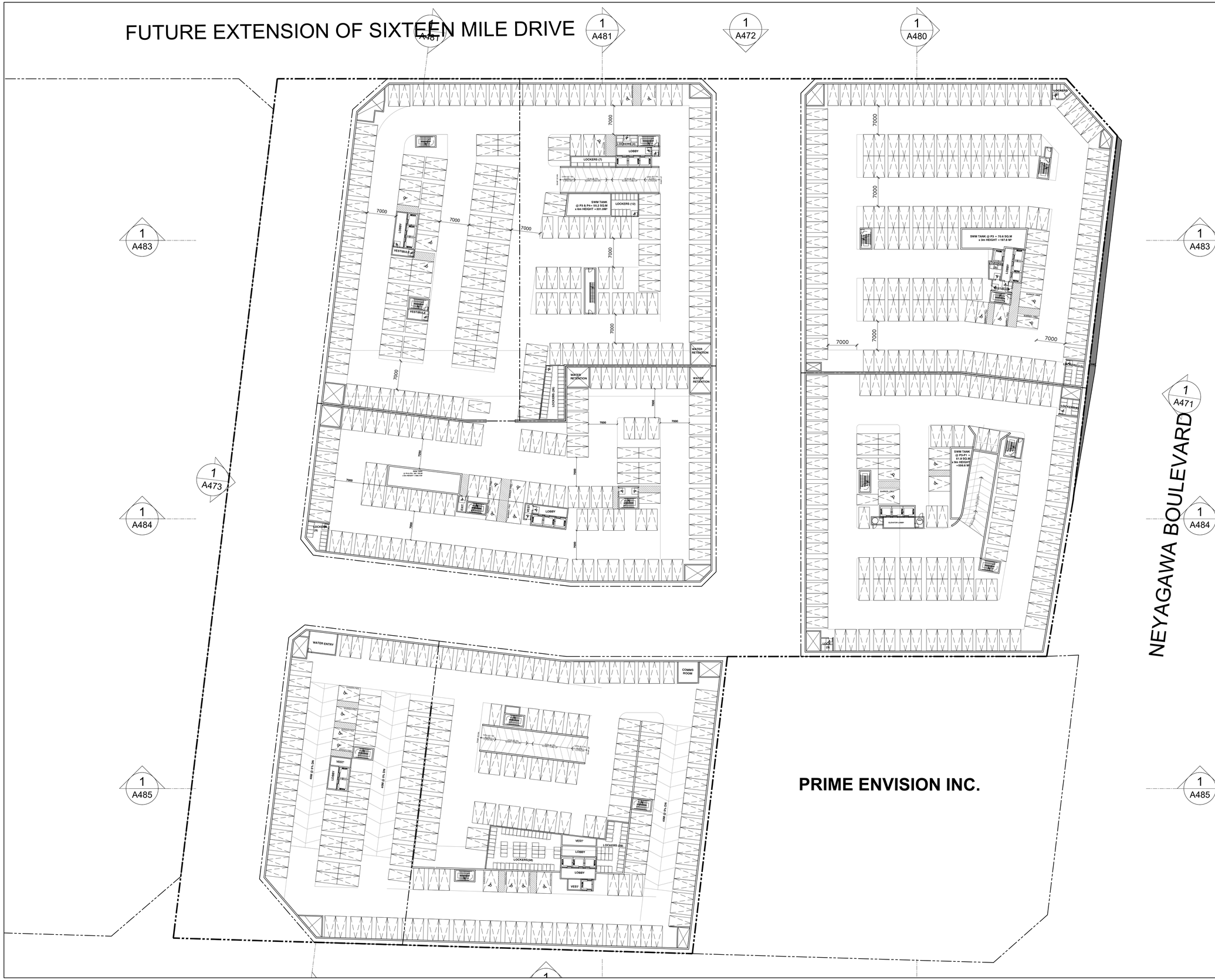
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL P4

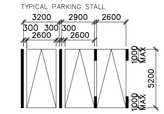
Project No.	Drawing No.
23-109	**A200**

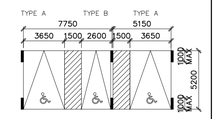
FUTURE EXTENSION OF SIXTEEN MILE DRIVE

NEYAGAWA BOULEVARD



TYPICAL PARKING STALL





STACKED BICYCLE PARKING (600X1800X2400)

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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MASAK ESLAMLOUY
LICENCE
2026

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

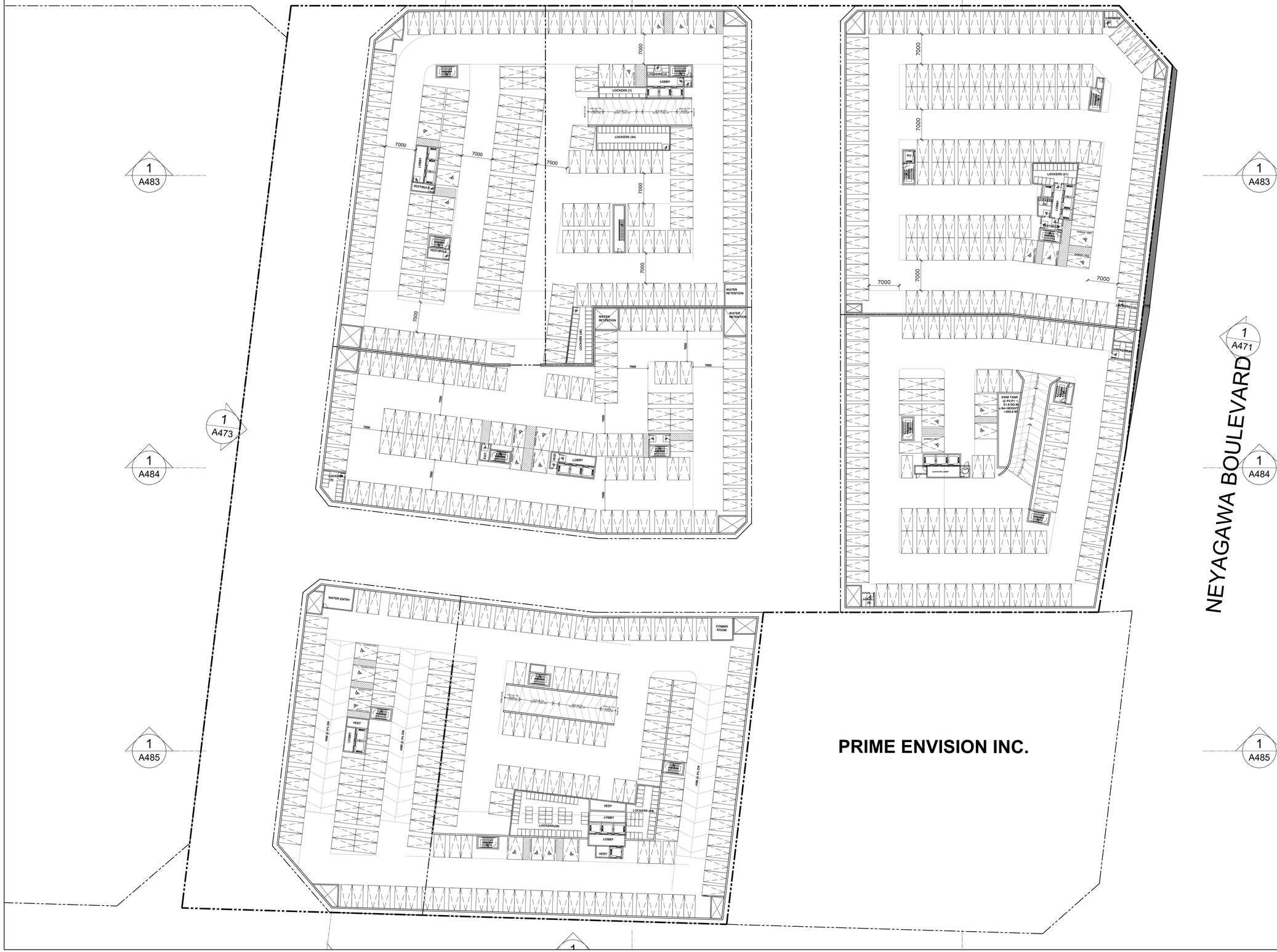
Title
LEVEL P3

Project No.	Drawing No.
23-109	**A201**

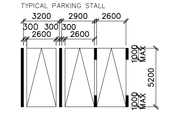
FUTURE EXTENSION OF SIXTEEN MILE DRIVE

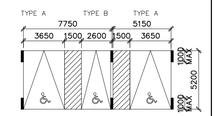
NEYAGAWA BOULEVARD

PRIME ENVISION INC.



TYPICAL PARKING STALL





STACKED BICYCLE PARKING (600X1800X2400)

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LICENCE
2026

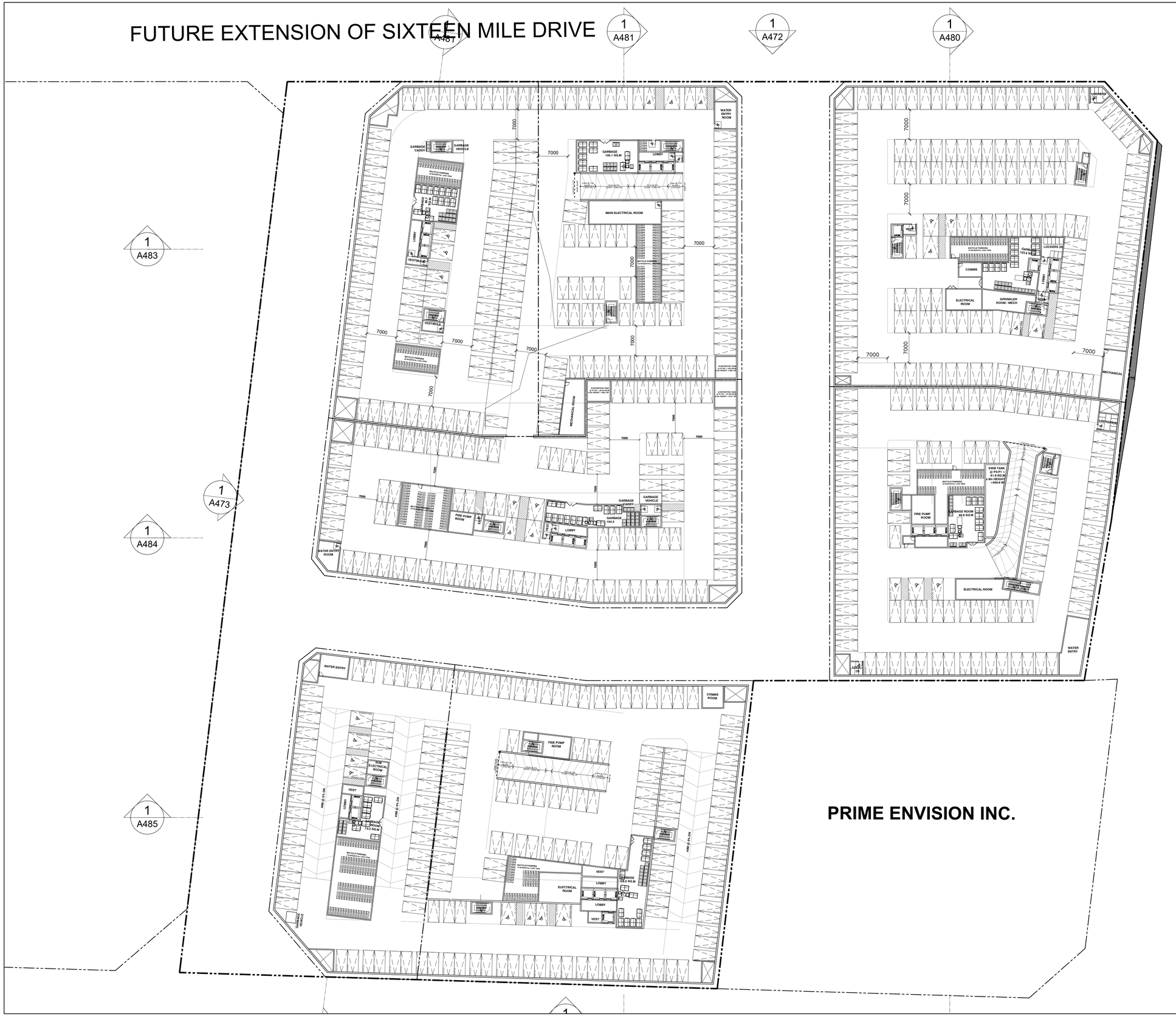
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL P2

Project No.: 23-109
Drawing No.: **A202**

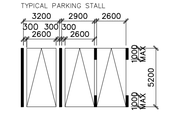
FUTURE EXTENSION OF SIXTEEN MILE DRIVE

NEYAGAWA BOULEVARD

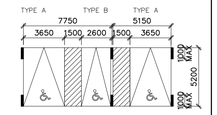


1 A481 · 1 A481 · 1 A472 · 1 A480 · 1 A483 · 1 A471 · 1 A473 · 1 A484 · 1 A485

TYPICAL PARKING STALL



TYPE A TYPE B TYPE A



STACKED BICYCLE PARKING (600X1800X2400)

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MISAK ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL P1

Project No.	Drawing No.
23-109	**A203**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

PRIME ENVISION INC.

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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ELSAK ESLAHJOU
LICENCE
4706

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 1

Project No.: 23-109	Drawing No.: **A204**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 2

Project No.: 23-109	Drawing No.: **A205**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 2

LOCKERS (15)

LOCKERS (17)

LOCKERS (20)

LOCKERS (10)

LOCKERS (16)

LOCKERS (11)

LOCKERS (6)

LOCKER (7)

LOCKER (5)

PRIME ENVISION INC.

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Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
LEVEL 3

Project No.	Drawing No.
23-109	**A206**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

BOULEVARD

NEYAGAWA

REFER TO LEVEL 2

REFER TO LEVEL 3

PRIME ENVISION INC.

NO.	REVISIONS	DATE
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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 4

Project No.: 23-109	Drawing No.: **A207**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

BOULEVARD

NEYAGAWA BOULEVARD

REFER TO LEVEL 3

REFER TO LEVEL 3

PRIME ENVISION INC.

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 5

Project No.: 23-109	Drawing No.: **A208**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

BOULEVARD

NEYAGAWA

REFER TO LEVEL 5

REFER TO LEVEL 3

REFER TO LEVEL 3

PRIME ENVISION INC.

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MISAK ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 6

Project No.: 23-109	Drawing No.: **A209**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

PRIME ENVISION INC.

NO.	REVISIONS	DATE
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MUSAK ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 7

Project No.: 23-109	Drawing No.: **A210**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 7

LOCKERS (20)

PRIME ENVISION INC.

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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BABAK ESLAHJOU
LICENCE
10798

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 8

Project No.: 23-109	Drawing No.: **A211**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

12.7m

REFER TO LEVEL 7

PRIME ENVISION INC.

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RYAN DUHAUT
LICENCE
PROFESSIONAL ENGINEER

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 9-15

Project No.: 23-109	Drawing No.: A212

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

12.7m

REFER TO LEVEL 09

REFER TO LEVEL 7

REFER TO LEVEL 9

REFER TO LEVEL 6

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

PRIME ENVISION INC.

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Drawn SR	Scale 1:400
Checked CW	Date MARCH 2024

Title
LEVEL 16

Project No. 23-109	Drawing No. **A219**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481 | 1 A472 | 1 A480

1 A483 | 1 A475 | 1 A474 | 1 A478 | 1 A471

1 A473 | 1 A484 | 1 A477 | 1 A476 | 1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 7

REFER TO LEVEL 09

REFER TO LEVEL 9

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

PRIME ENVISION INC.

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RYAN ELWOOD
LICENCE
2738

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 17

Project No.: 23-109

Drawing No.: **A220**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481 | 1 A472 | 1 A480

1 A483 | 1 A475 | 1 A474 | 1 A478 | 1 A471

1 A473 | 1 A484 | 1 A477 | 1 A476 | 1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 7

REFER TO LEVEL 09

REFER TO LEVEL 6

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

PRIME ENVISION INC.

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
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3056 NEYAGAWA BLVD
OAKVILLE, ON

neatt

ONTARIO ASSOCIATION OF ARCHITECTS
RYAN ELWOOD
LICENCE
2738

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 18

Project No.: 23-109

Drawing No.: **A221**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

1 A475

1 A474

1 A478

1 A473

1 A484

1 A485

1 A477

1 A476

1 A471

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

REFER TO LEVEL 18

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

REFER TO LEVEL 7

REFER TO LEVEL 09

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

REFER TO LEVEL 7

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Drawn SR	Scale 1:400
Checked CW	Date MARCH 2024

Title
LEVEL 19-20

Project No. 23-109	Drawing No. **A222**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

REFER TO LEVEL 18

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

REFER TO LEVEL 7

1 A478

STREET B

1 A475

1 A474

1 A471

4 LEVELS

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

6 LEVELS

NEYAGAWA BOULEVARD

1 A473

STREET A

1 A484

1 A477

STREET C

1 A476

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

18 LEVELS

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1 A485

1 A484

1 A485

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 21-22

Project No.: 23-109

Drawing No.: **A227**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

1 A478

STREET B

1 A475

1 A474

1 A471

1 A473

STREET A

4 LEVELS

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

6 LEVELS

NEYAGAWA BOULEVARD

1 A484

1 A477

STREET C

1 A476

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

18 LEVELS

PRIME ENVISION INC.

1 A485

1 A485

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 23

Project No.: 23-109

Drawing No.: **A228**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

1 A475

1 A474

1 A478

1 A471

1 A473

1 A484

1 A477

1 A476

1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

6 LEVELS

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

18 LEVELS

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 24

Project No.: 23-109

Drawing No.: **A229**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481 | 1 A472 | 1 A480

6 LEVELS
BLOCK-2
BUILDING-4
8 LEVELS
HEIGHT:26.80

5 LEVELS
BLOCK - 2
BUILDING - 4
24 LEVELS MPH
FFE @ GROUND:159.15
BLDG HT: 76 + MPH
GEO' HT: 235.15 + MPH

BLOCK-2
BUILDING-4
6 LEVELS
HEIGHT:20.80

4 LEVELS
BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

1 A483 | 1 A475 | 1 A474 | 1 A478

STREET B

4 LEVELS
BLOCK-1
BUILDING-1
6 LEVELS
HEIGHT:20.70

4 LEVELS
BLOCK - 1
BUILDING - 1
24 LEVELS + MPH
FFE @ GROUND: 159.55
BLDG HT: 76.2 + MPH
GEO' HT: 235.75 + MPH

4 LEVELS

4 LEVELS
BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

6 LEVELS

1 A471 | 1 A483 | 1 A484 | 1 A485

NEYAGAWA BOULEVARD

1 A473 | 1 A484 | 1 A485

STREET A

UNIT 2403-2603 2 BED
UNIT 2404-2604 1 BED+D
UNIT 2405-2605 1 BED
UNIT 2406-2606 1 BED
UNIT 2407-2607 2 BED
UNIT 2402-2602 2 BED
UNIT 2401-2601 1 BED
UNIT 2410-2610 1 BED
UNIT 2409-2609 1 BED+D
UNIT 2408-2608 2 BED

1 A477 | STREET C | 1 A476

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

16 LEVELS

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1 A485

NO.	REVISIONS	DATE
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ONTARIO ASSOCIATION OF ARCHITECTS — PRACTICE RISK EVALUATION LICENCE 4258

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 25-26

Project No.: 23-109

Drawing No.: **A230**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

6 LEVELS
BLOCK-2
BUILDING-4
8 LEVELS
HEIGHT:26.80

BLOCK - 2
BUILDING - 4
24 LEVELS MPH
FFE @ GROUND:159.15
BLDG HT: 76 + MPH
GEO' HT: 235.15 + MPH

BLOCK-2
BUILDING-4
6 LEVELS
HEIGHT:20.80

4 LEVELS
BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS
BLOCK-1
BUILDING-1
6 LEVELS
HEIGHT:20.70

BLOCK - 1
BUILDING - 1
24 LEVELS + MPH
FFE @ GROUND: 159.55
BLDG HT: 76.2 + MPH
GEO' HT: 235.75 + MPH

4 LEVELS
BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

BLOCK - 2
BUILDING - 5
6 LEVELS
HEIGHT: 19.90

BLOCK - 2
BUILDING - 5
26 LEVELS + MPH
FFE @ GROUND: 159.00
BUILDING HEIGHT: 82.30 + MPH
GEODETIC HEIGHT: 241.30 + MPH

BLOCK-2
BUILDING-5
8 LEVELS
HEIGHT: 26.50

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

PRIME ENVISION INC.

34.9m
4.2m
3.0m
3.3m
6.7m
23.4m
2.3m
25.2m
38.3m
5.3m
19.6m
38.8m
2.1m
1.1m
2.0m
3.9m
30.4m
20.5m
39.1m
4.8m
3.0m
47.2m
5.5m
20.4m
3.0m
3.5m
39.0m
35.7m
22.5m
38.3m
36.5m
4.8m
19.6m
6.3m
30.5m
25.3m
12.8m
9.1m

1 A481 (1 A481)
1 A472
1 A480
1 A483
1 A478
1 A475
1 A474
1 A471
1 A473
1 A484
1 A477
1 A476
1 A485

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MIRAK ESMAILZADEH
LICENCE
2734

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL ROOF

Project No.: 23-109
Drawing No.: A231

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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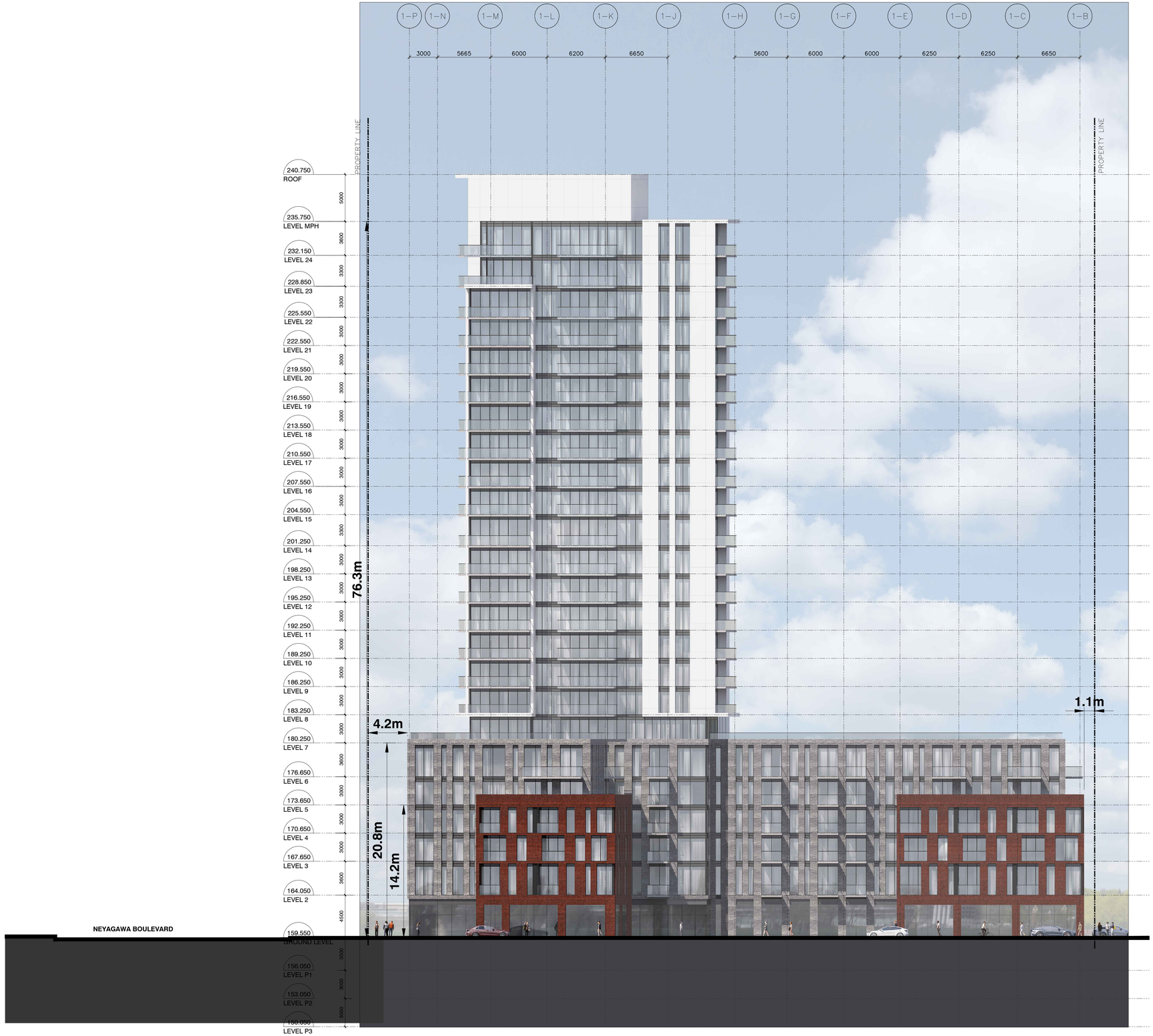
ESBAK ESUHUOU
LICENCE
2019

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 1-SOUTH ELEVATION

Project No.: 23-109	Drawing No.: **A400**



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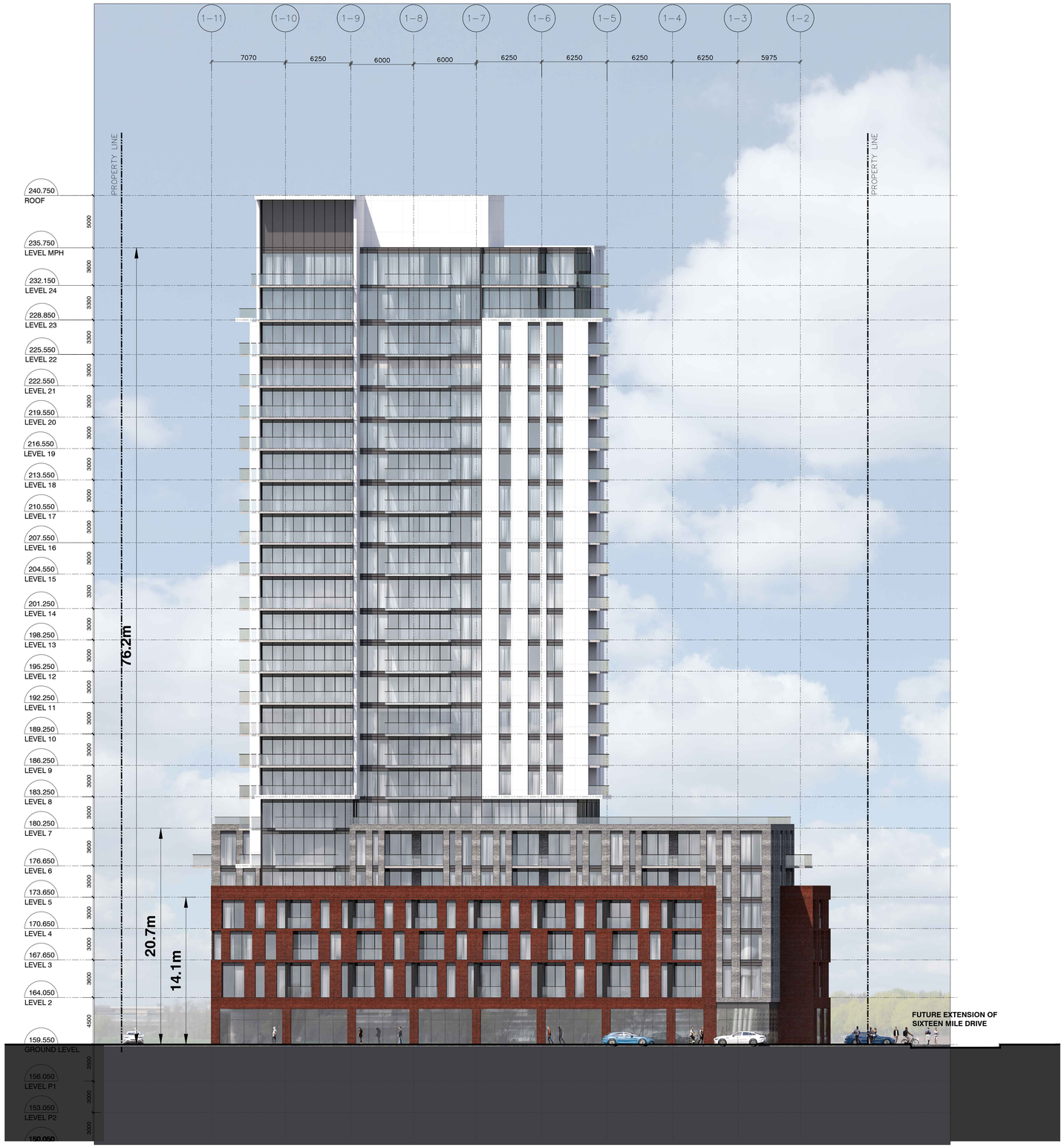
Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 1-NORTH ELEVATION

Project No.: 23-109	Drawing No.: **A401**



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MASAK ESLAHJOU
LICENCE
9208

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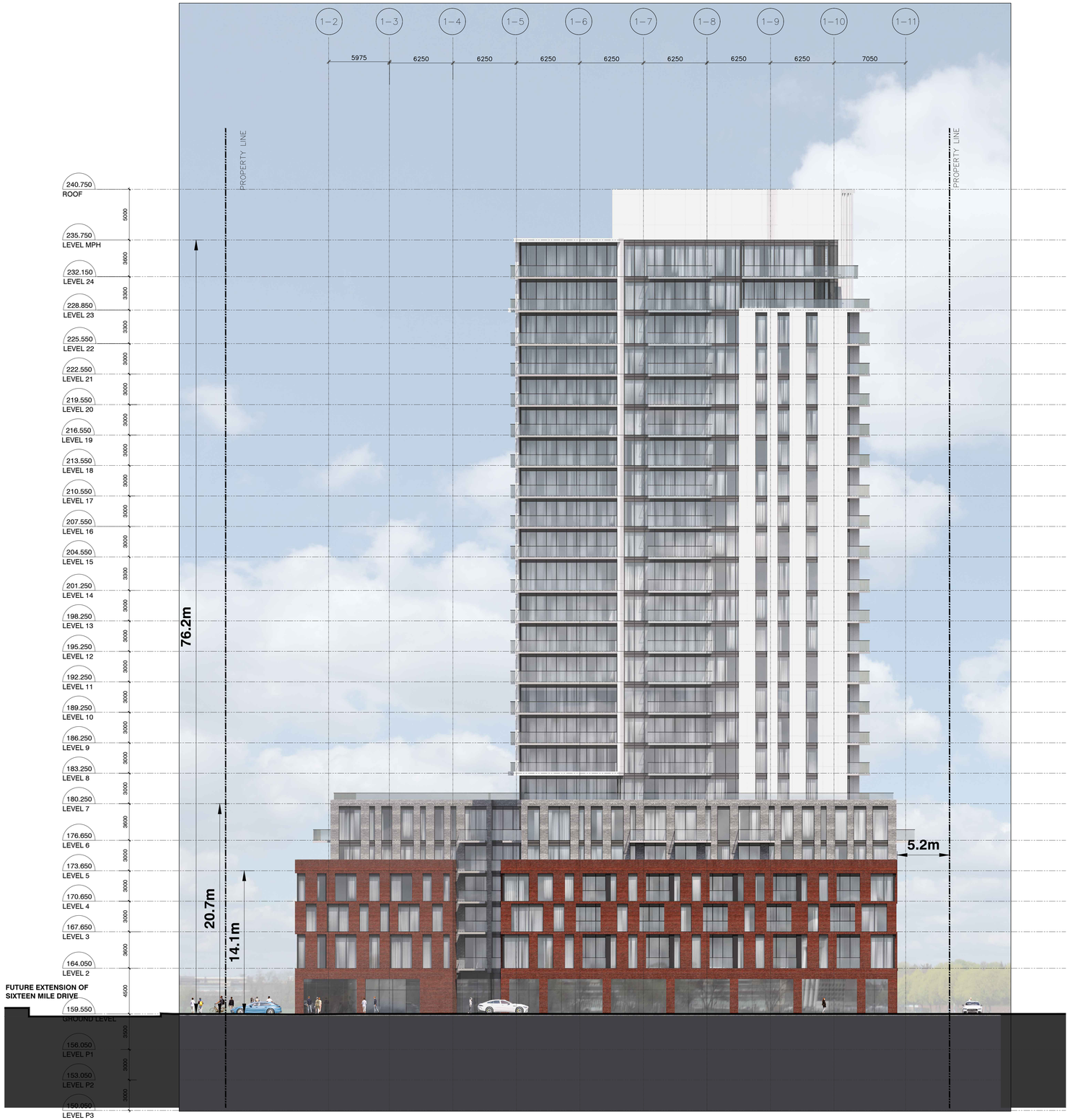
Checked: CW	Date: MAY 2024

Title
BUILDING 1-EAST ELEVATION

Project No. 23-109	Drawing No. A402



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03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024
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LICENCE
2708

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Checked: CW	Date: MAY 2024

Title: BUILDING 1-WEST ELEVATION

Project No.: 23-109	Drawing No.: A403

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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Title
BUILDING 2-SOUTH ELEVATION

Project No.	Drawing No.
23-109	**A410**

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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Checked: CW	Date: MAY 2024

Title: BUILDING 2-NORTH ELEVATION

Project No.: 23-109	Drawing No.: **A411**

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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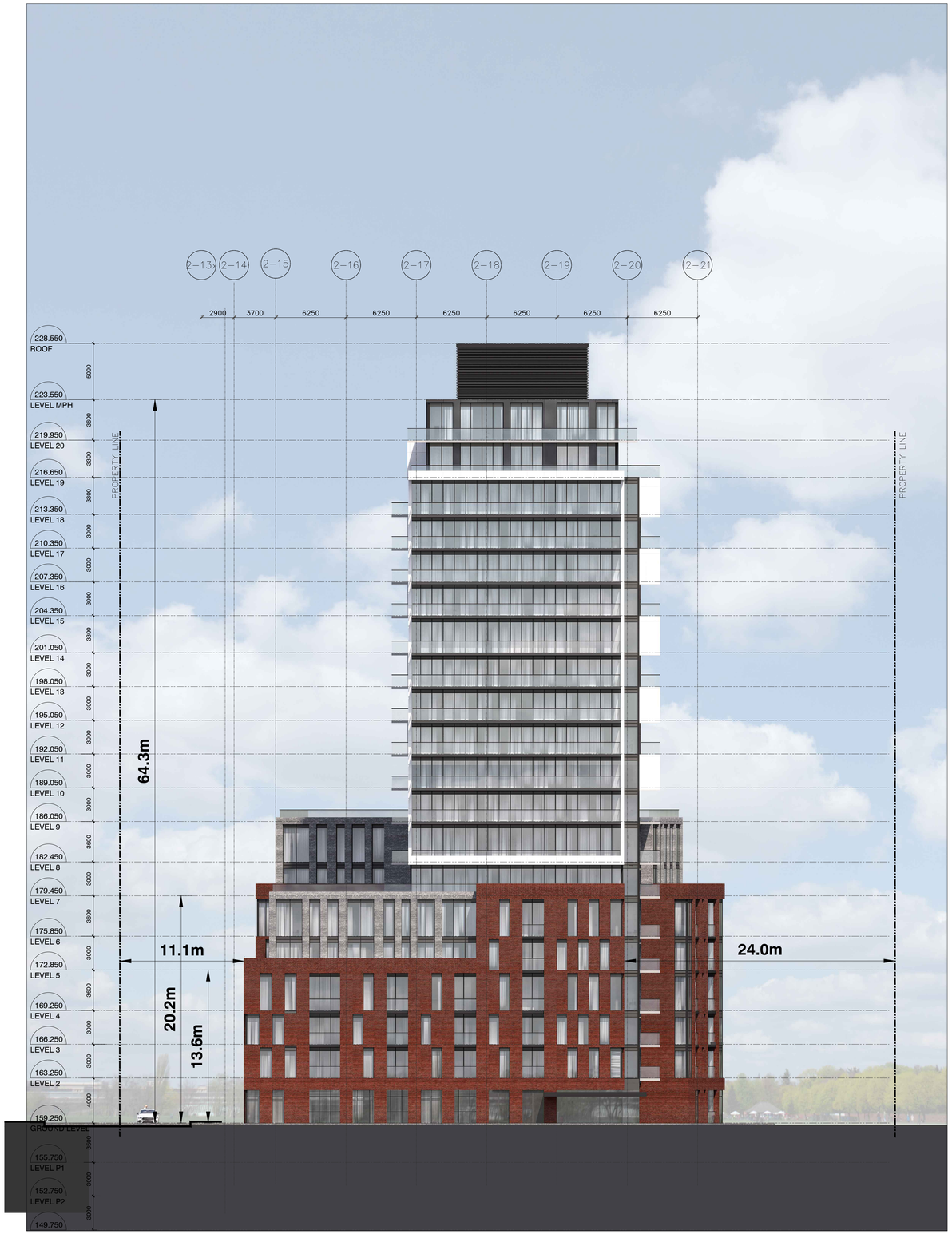
PARKER
RISAK ESLAMLOUEI
LICENCE
2026

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 2-EAST ELEVATION

Project No.: 23-109	Drawing No.: **A412**



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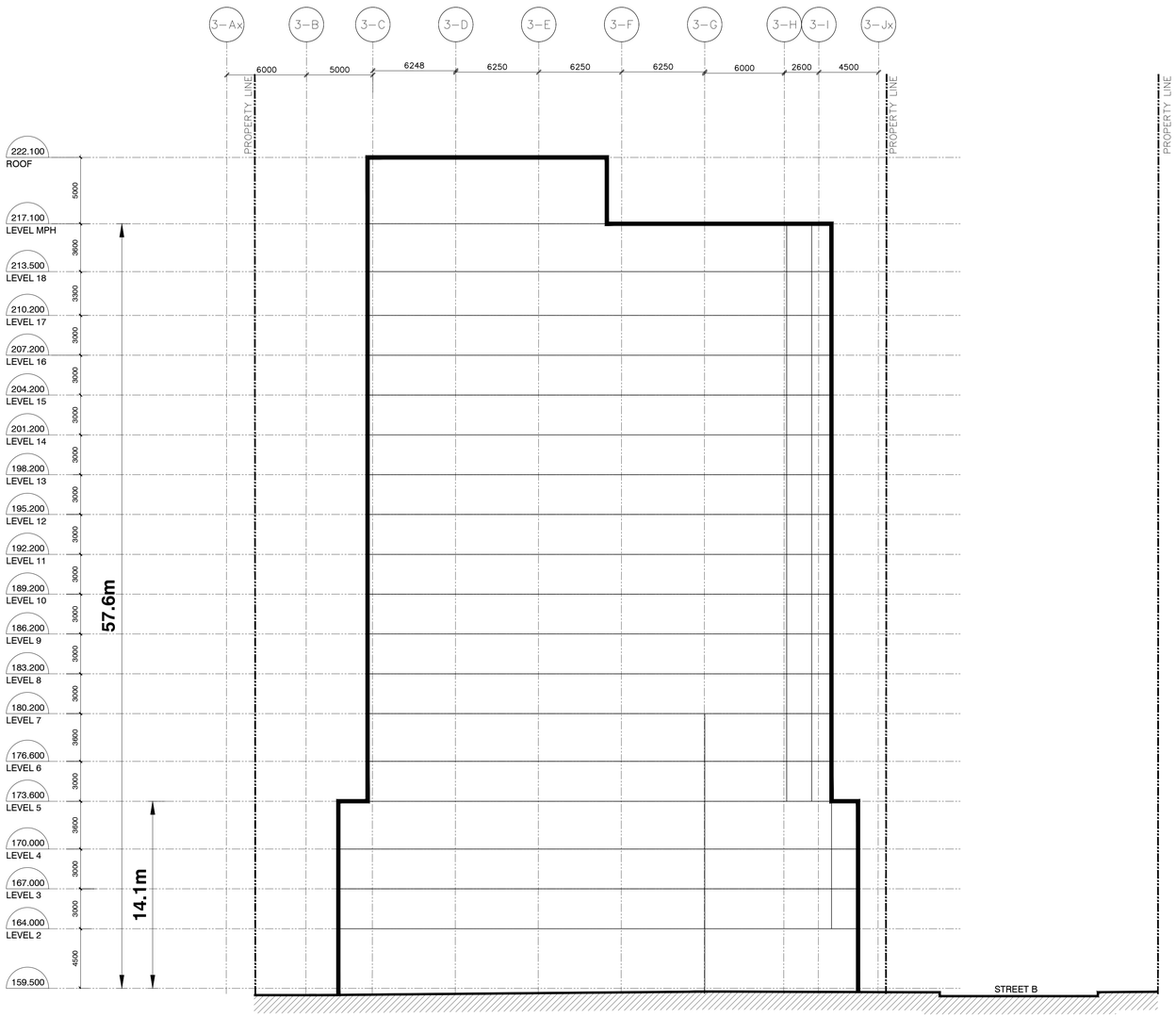
RYAN ESLAMIEH
LICENCE
4206

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 2-WEST ELEVATION

Project No. 23-109	Drawing No. A413



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LICENCE
10870

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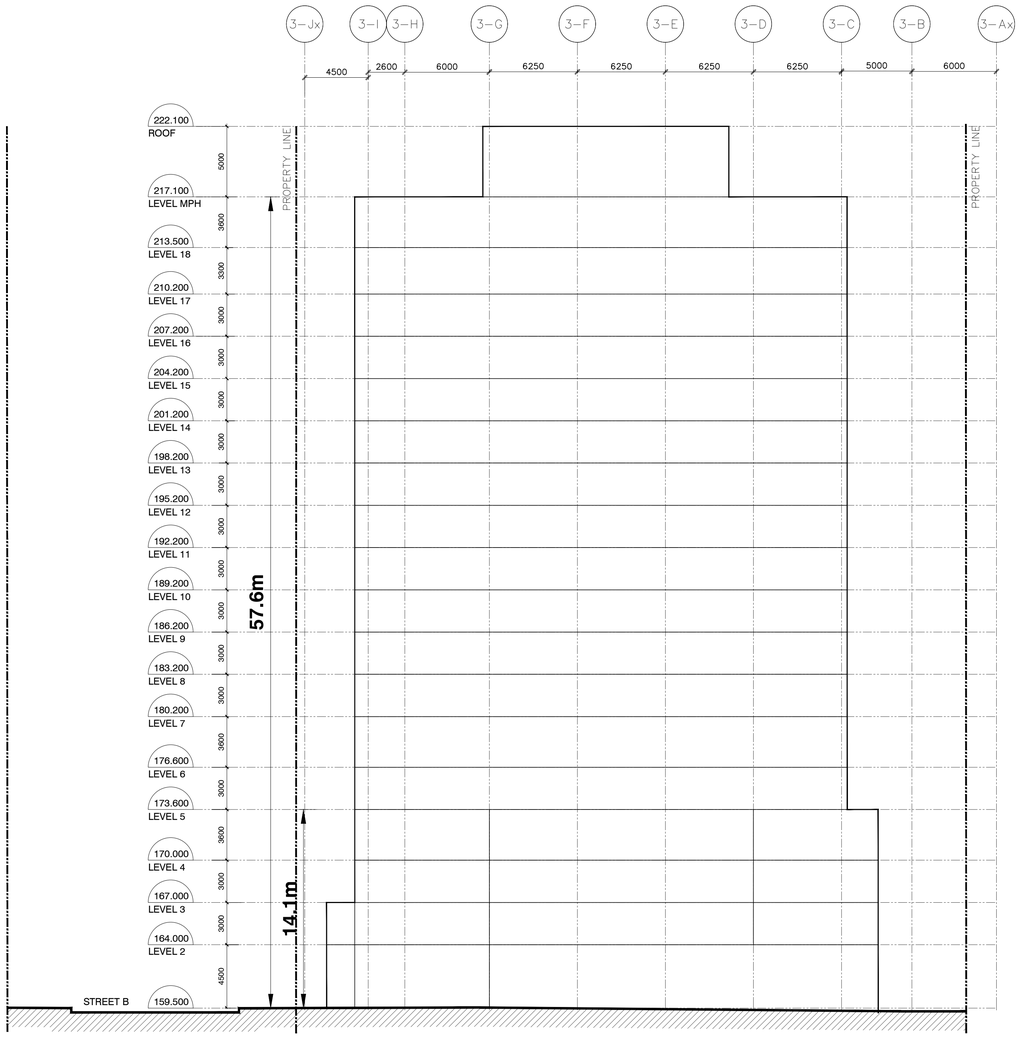
Checked: CW	Date: MAY 2024

Title: BUILDING 3-SOUTH ELEVATION

Project No.: 23-109	Drawing No.: **A420**



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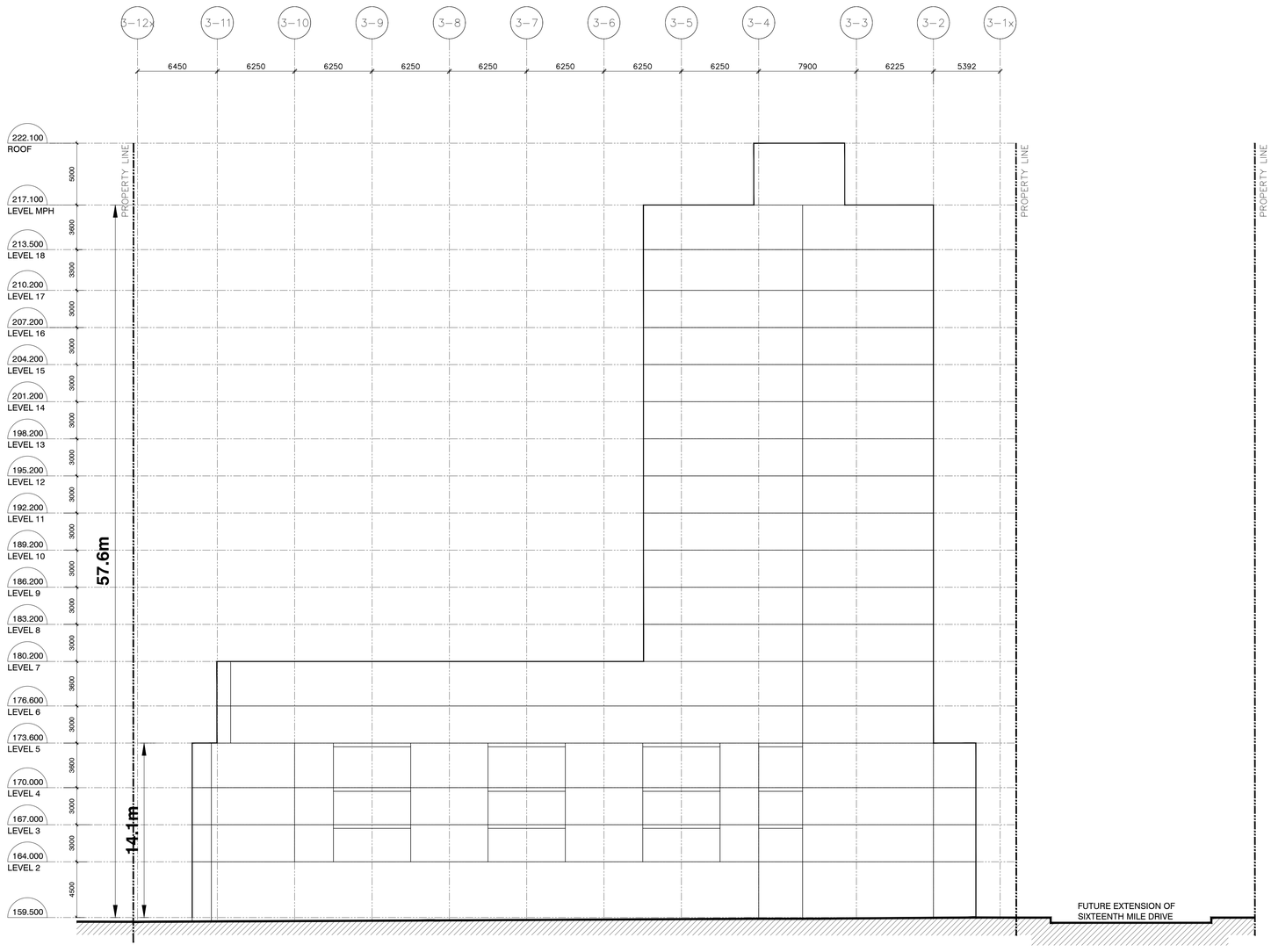
Title: BUILDING 3-NORTH ELEVATION

Project No.: 23-109	Drawing No.: **A421**



NO.	REVISIONS	DATE
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LICENCE

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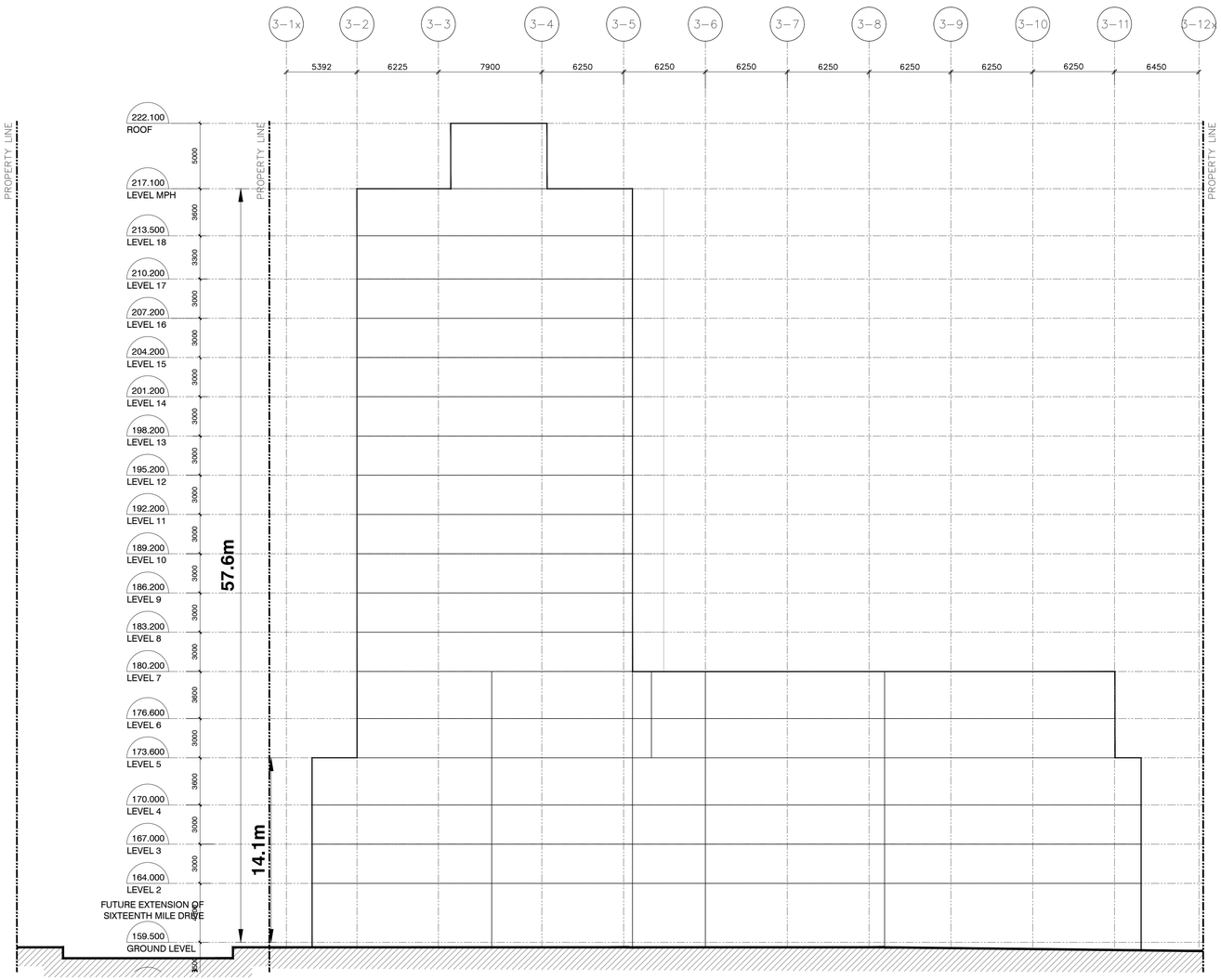
Title
BUILDING 3-EAST ELEVATION

Project No. 23-109	Drawing No. A422



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LICENCE
2019

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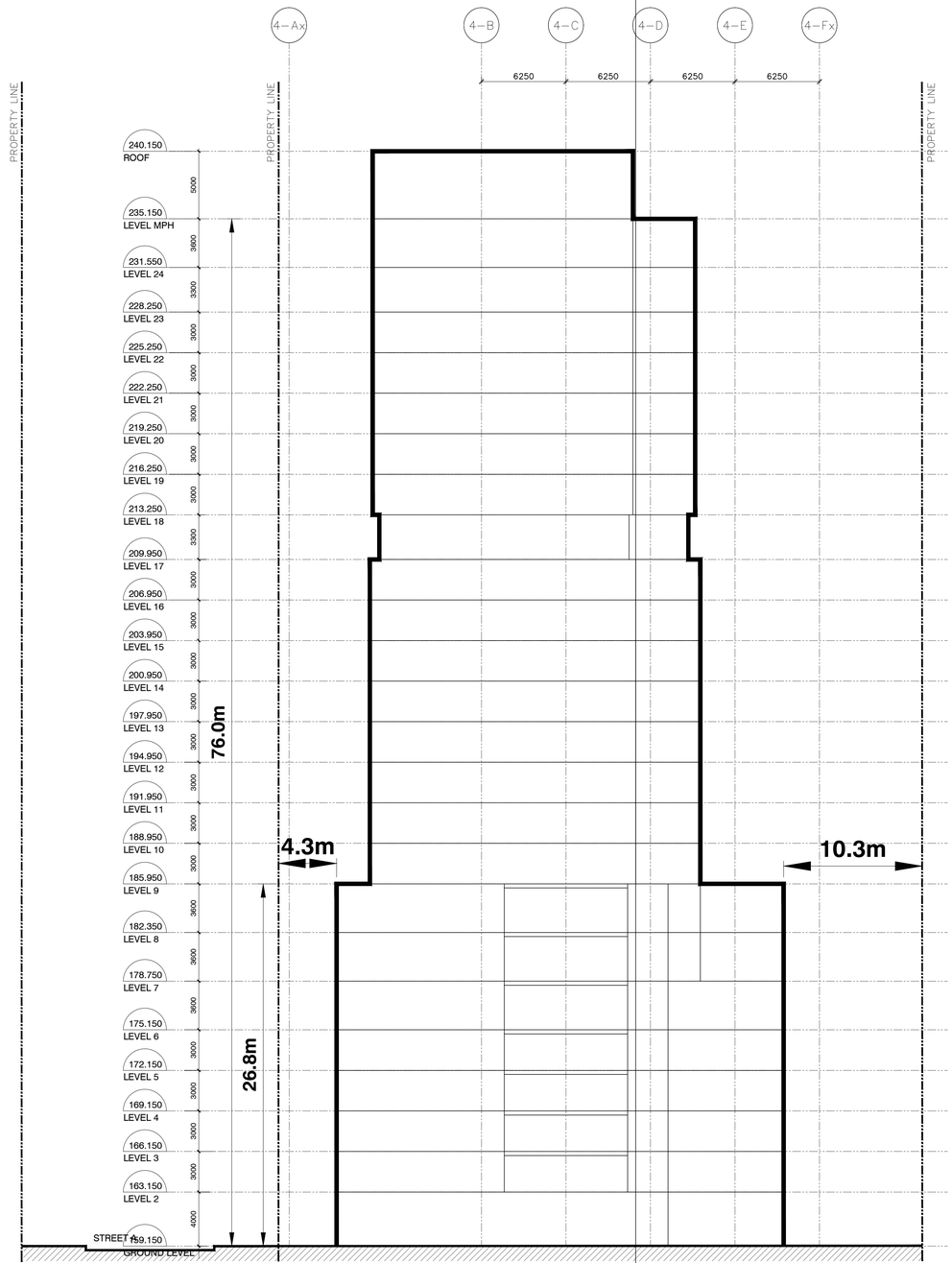
Title
BUILDING 3-WEST ELEVATION

Project No. 23-109	Drawing No. A423



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LICENCE 4709

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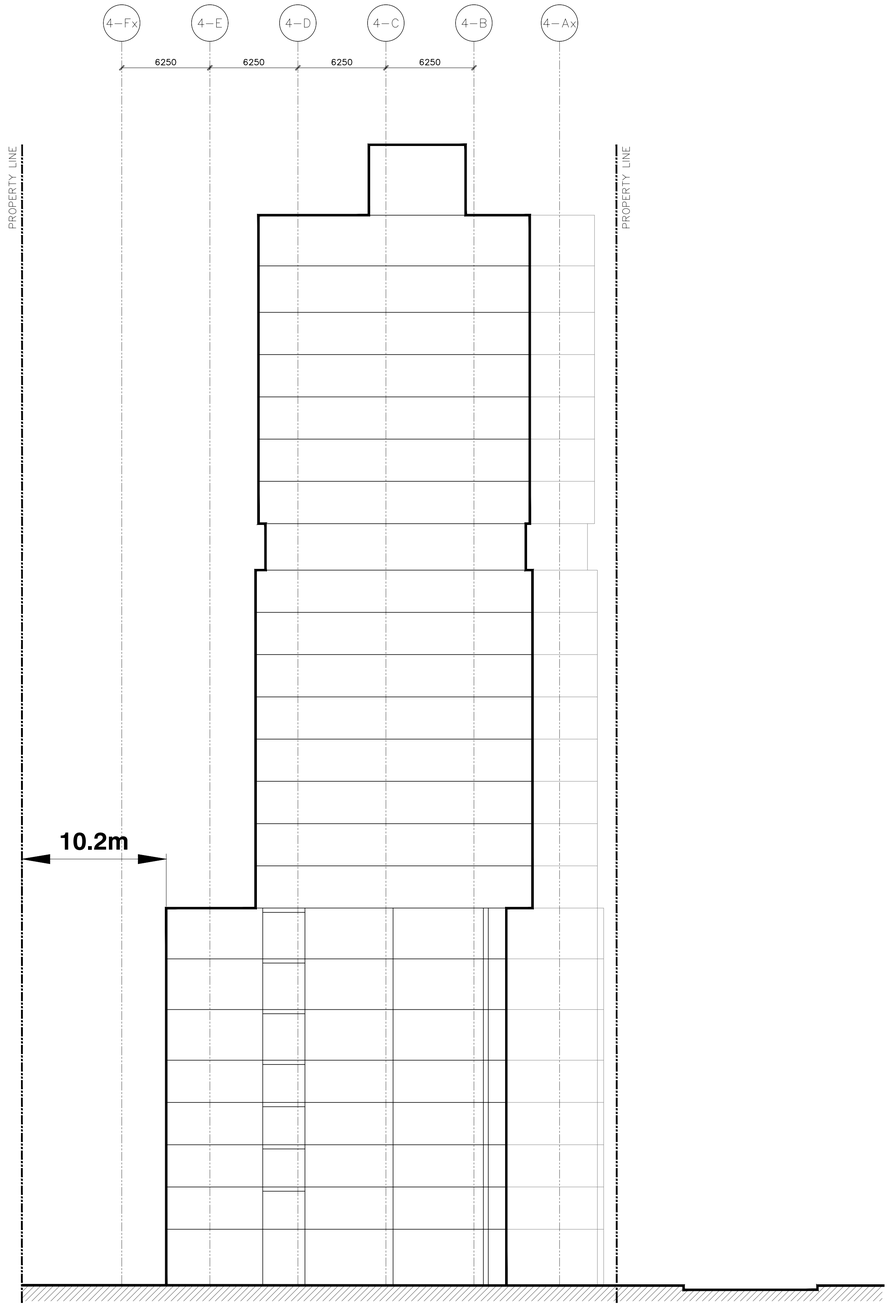
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 4-SOUTH ELEVATION

Project No.	Drawing No.
23-109	**A430**



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2019

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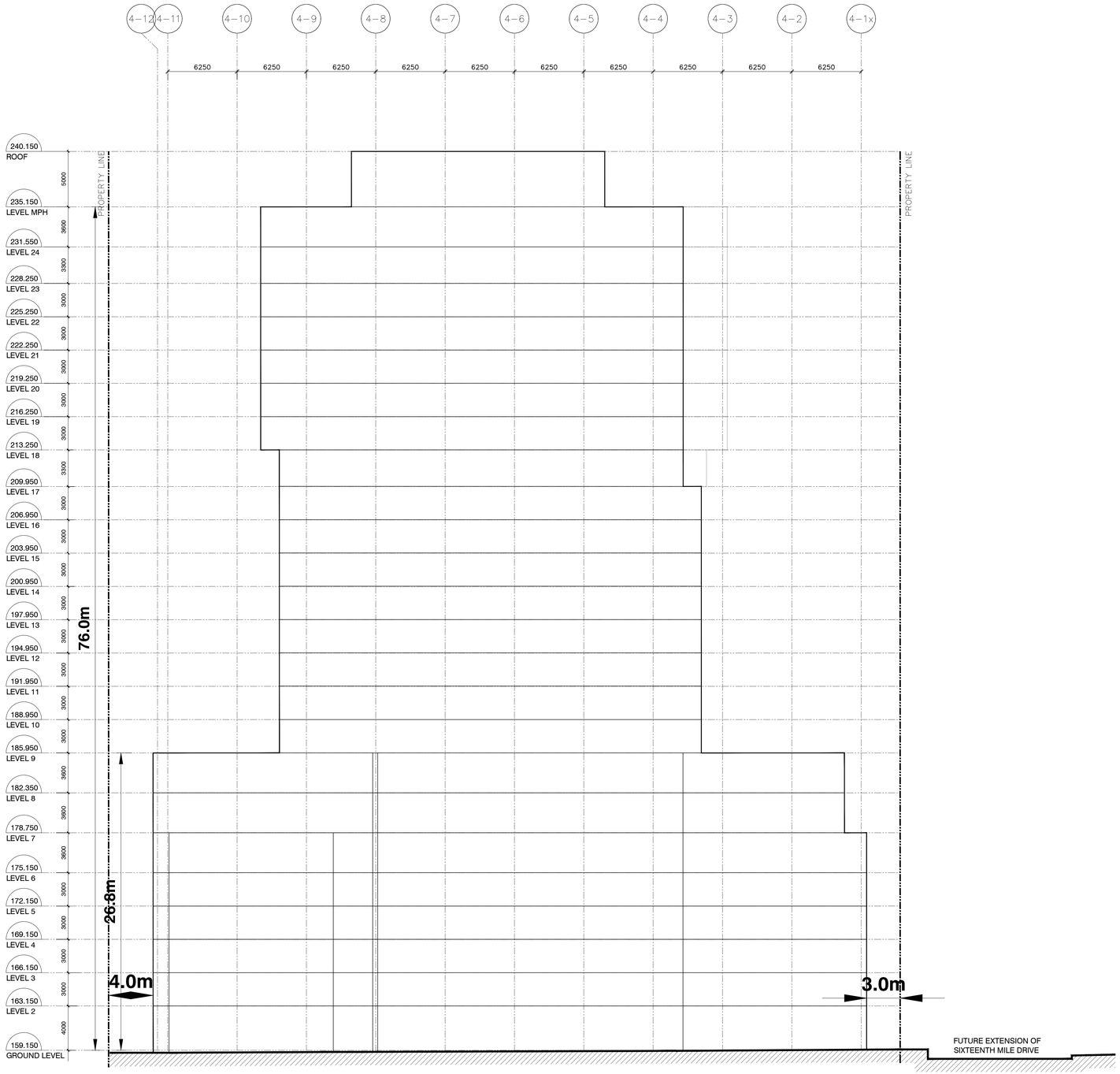
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 4-NORTH ELEVATION

Project No.	Drawing No.
23-109	**A431**



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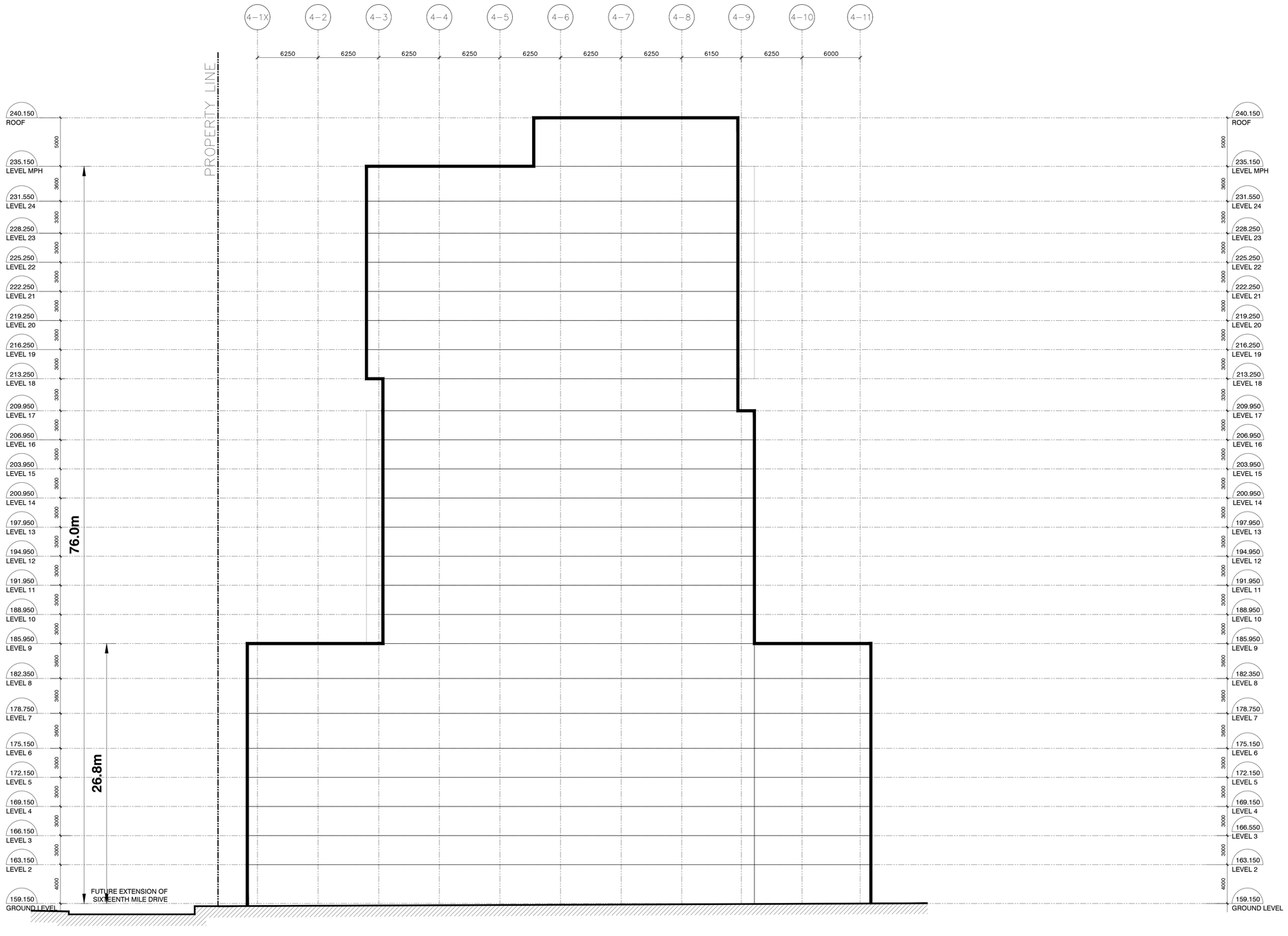
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 4-EAST ELEVATION

Project No.: 23-109	Drawing No.: **A432**



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LICENCE

Drawn	Scale
SR	1:200
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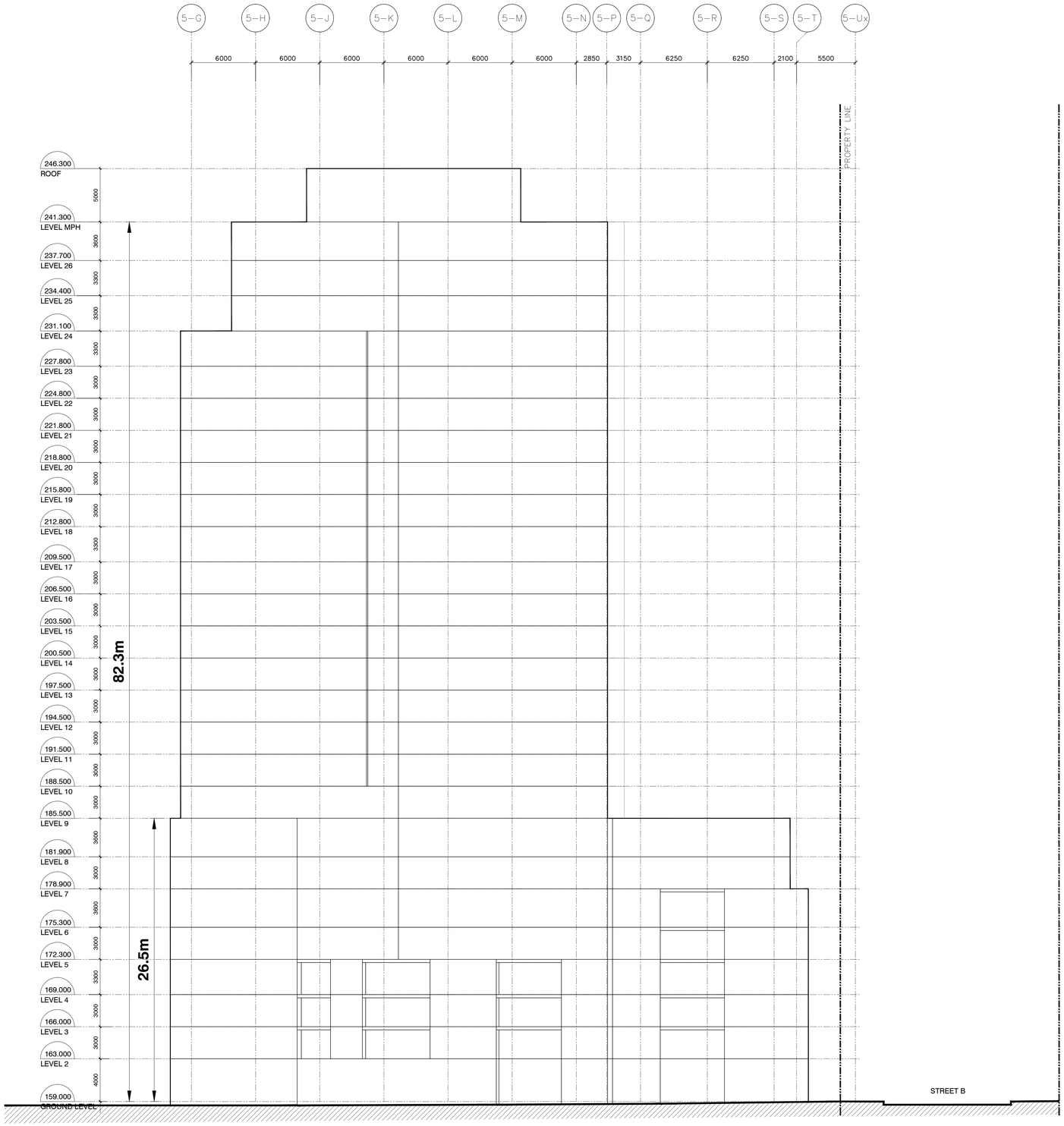
CW	MAY 2024

Title
BUILDING 4-WEST ELEVATION

Project No.	Drawing No.
23-109	**A433**



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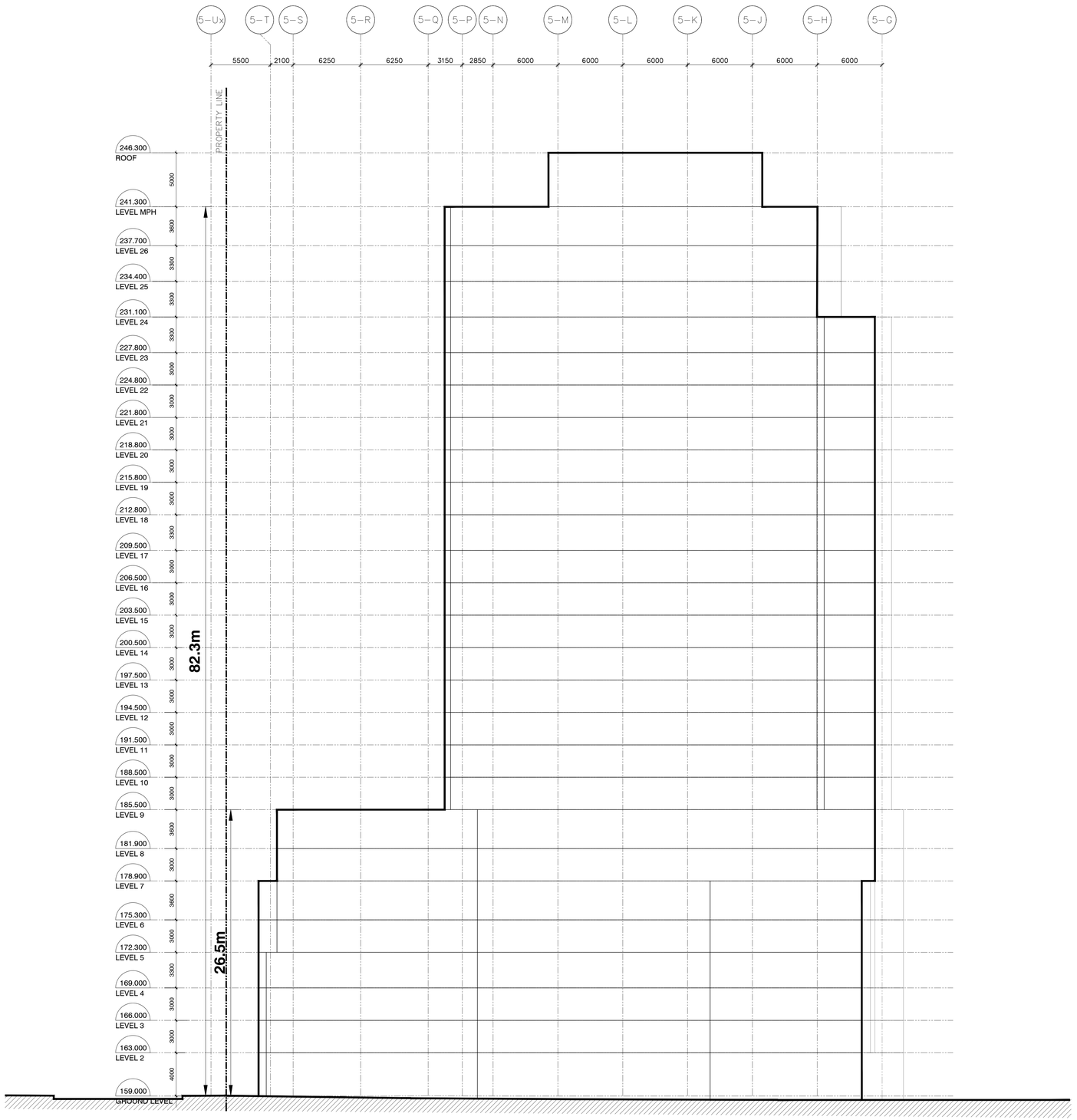
Title
BUILDING 5-SOUTH ELEVATION

Project No. 23-109	Drawing No. **A440**



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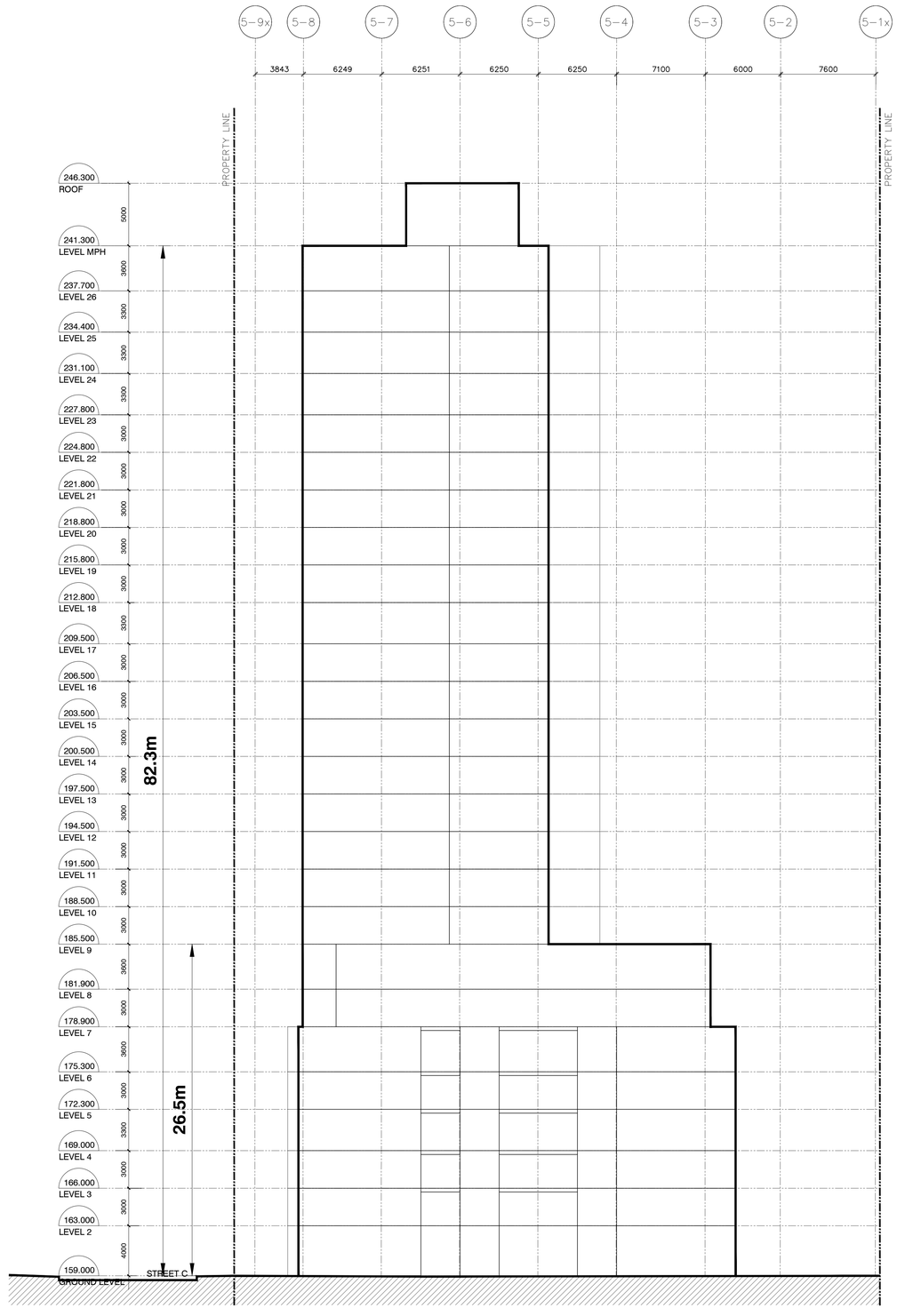
PRISKA SUKHOY
LICENCE
4006

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 5-NORTH ELEVATION

Project No.	Drawing No.
23-109	A441



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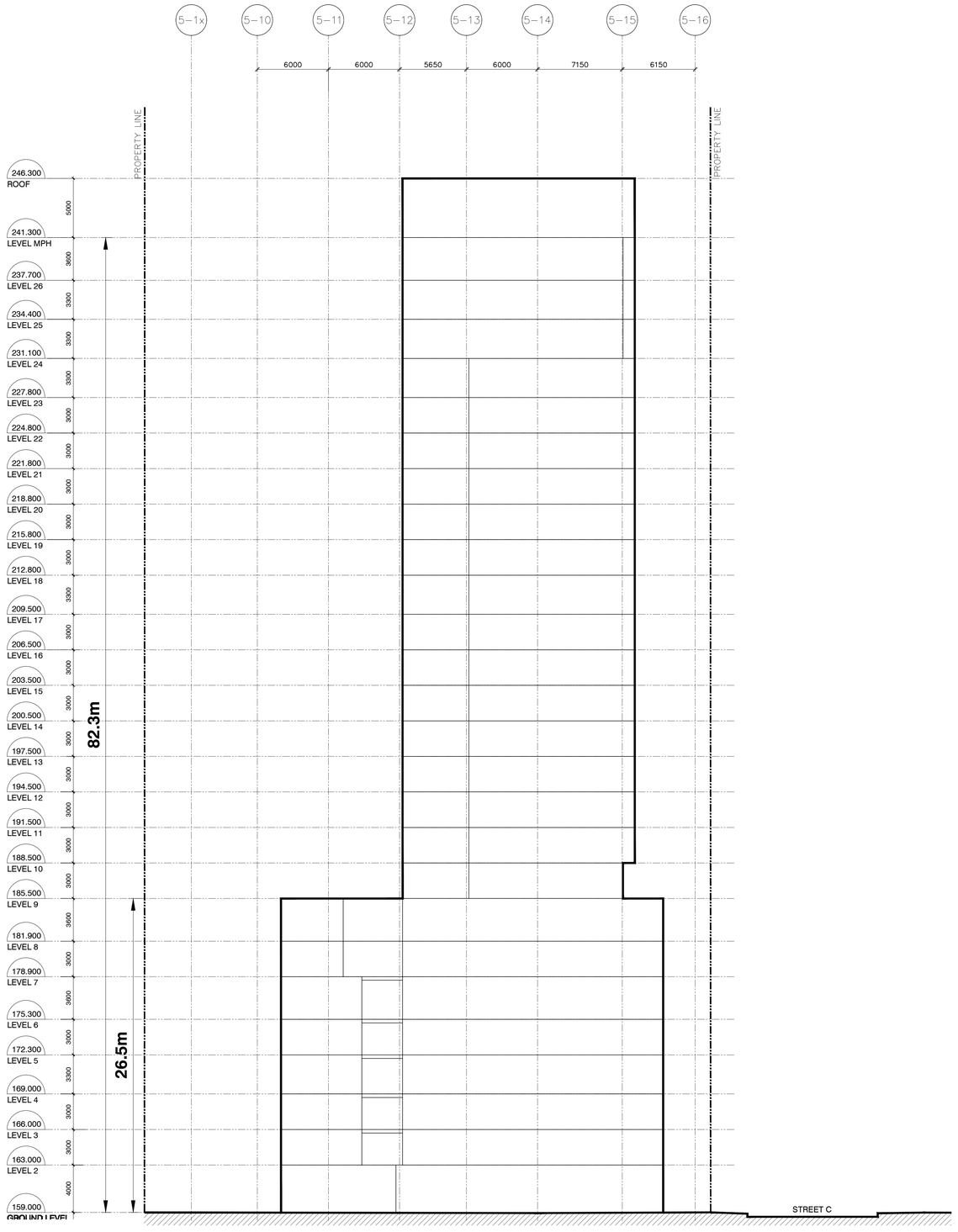
LICENCE
2026

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 5-EAST ELEVATION

Project No. 23-109	Drawing No. A442



04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024
NO.	REVISIONS	DATE

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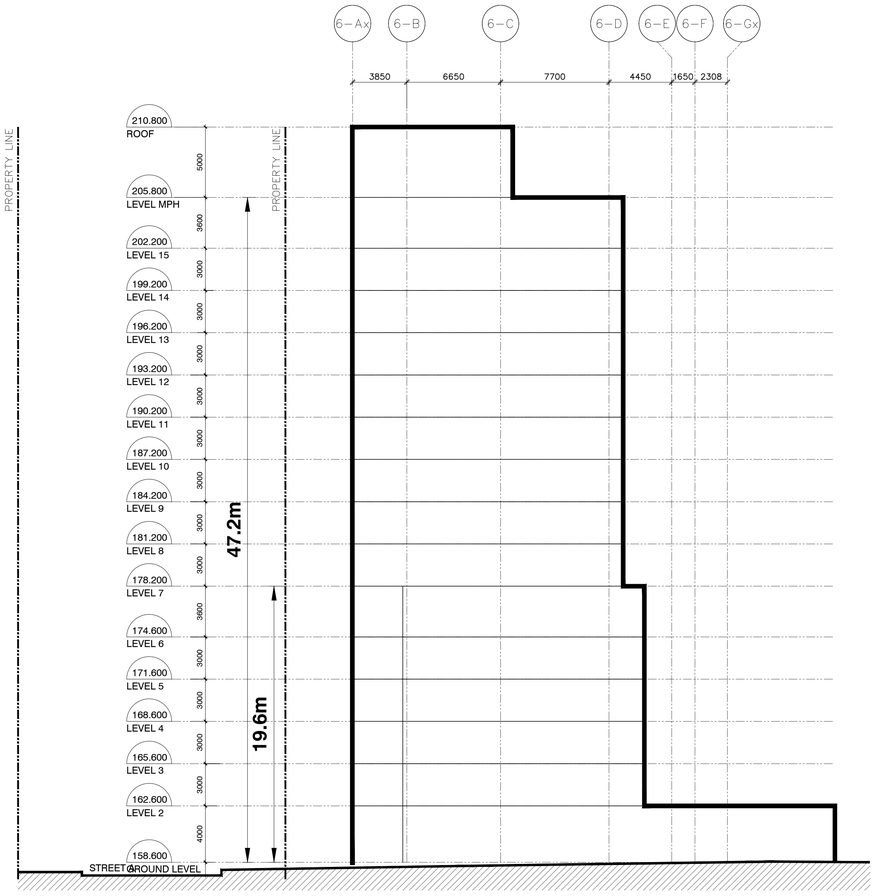
MIRIAM ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 5-WEST ELEVATION

Project No. 23-109	Drawing No. **A443**



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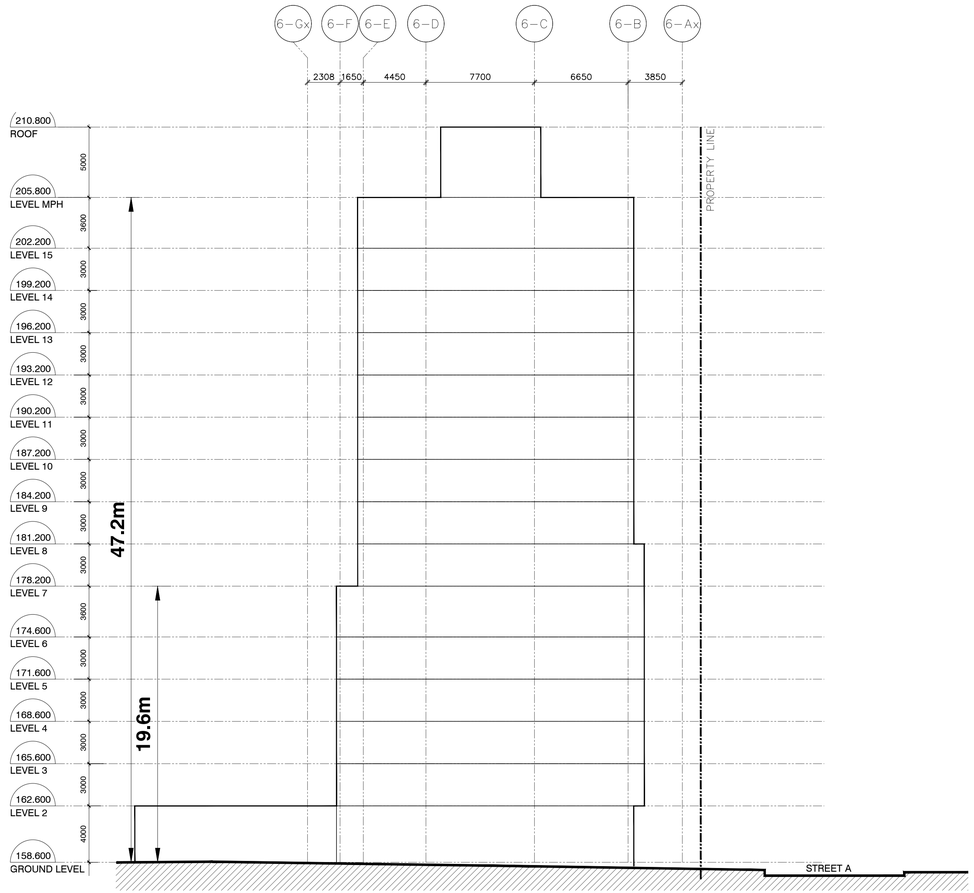
PRAKASH
LICENCE 4706

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 6-SOUTH ELEVATION

Project No.	Drawing No.
23-109	**A450**



NO.	REVISIONS	DATE
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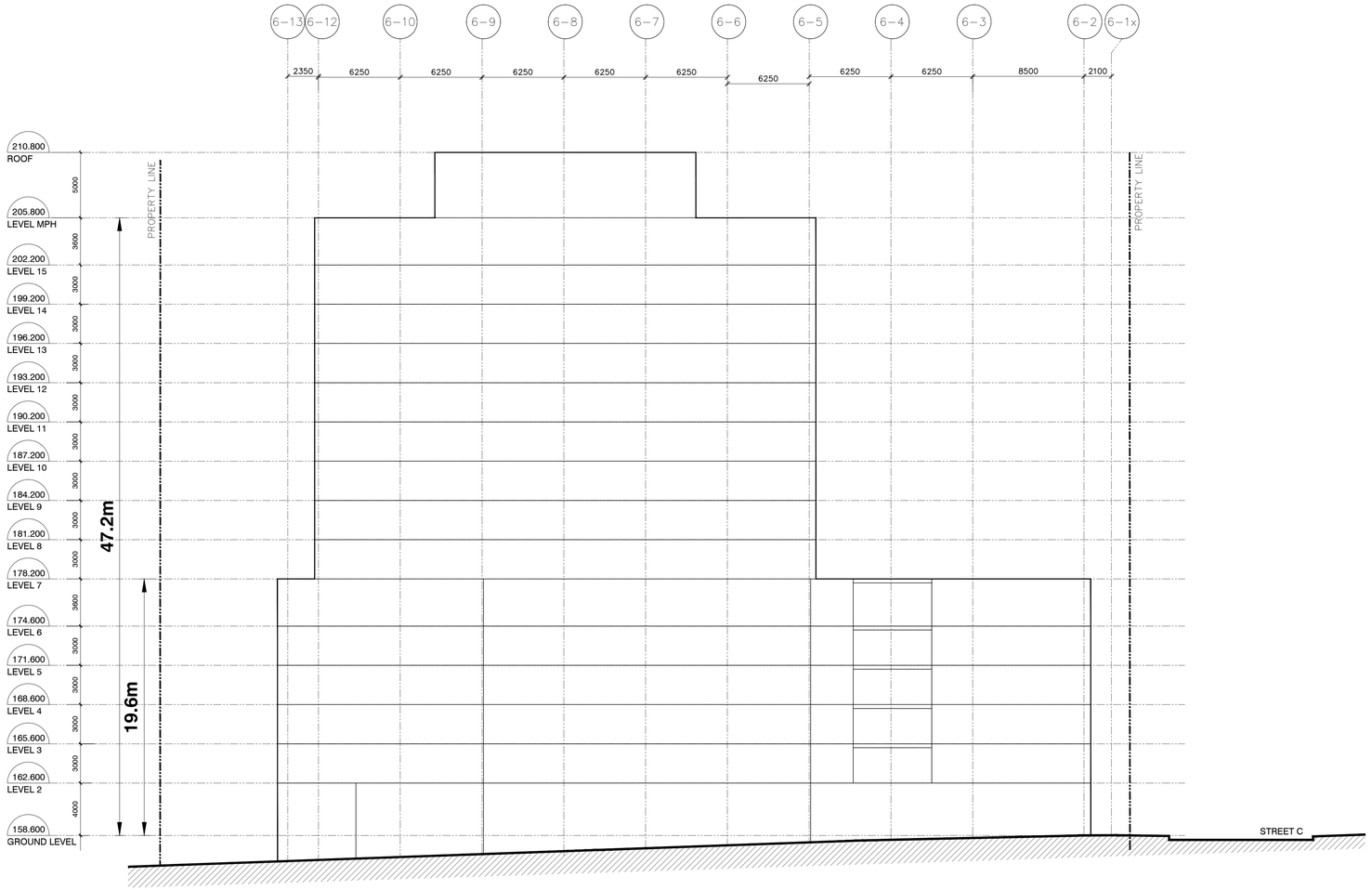
PRAKASH SELVAKUMAR
LICENCE
NEW

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 6-NORTH ELEVATION

Project No.	Drawing No.
23-109	**A451**



NO.	REVISIONS	DATE
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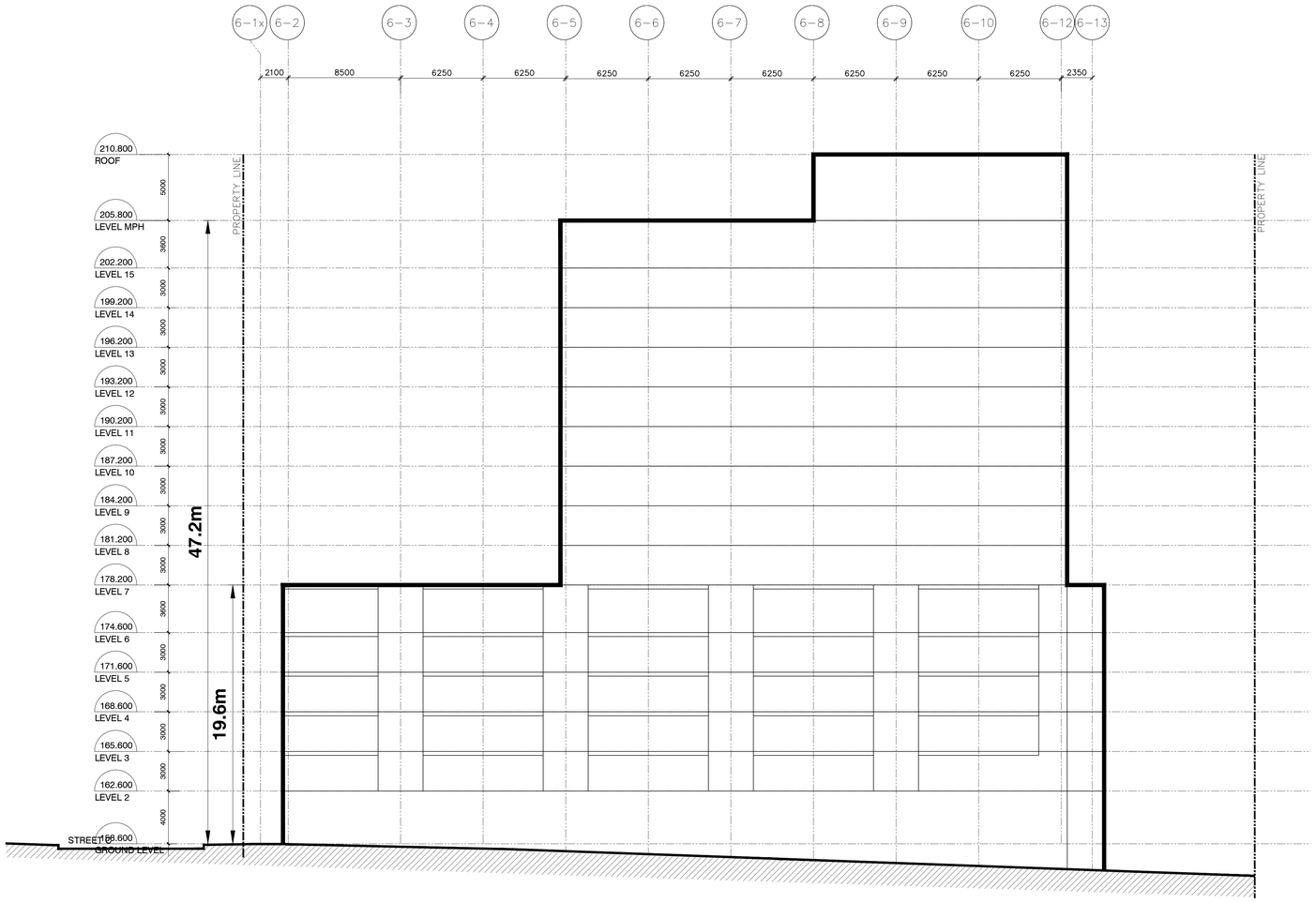
BABAK ESLAHJOO
LICENCE
2019

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 6-EAST ELEVATION

Project No.	Drawing No.
23-109	**A452**



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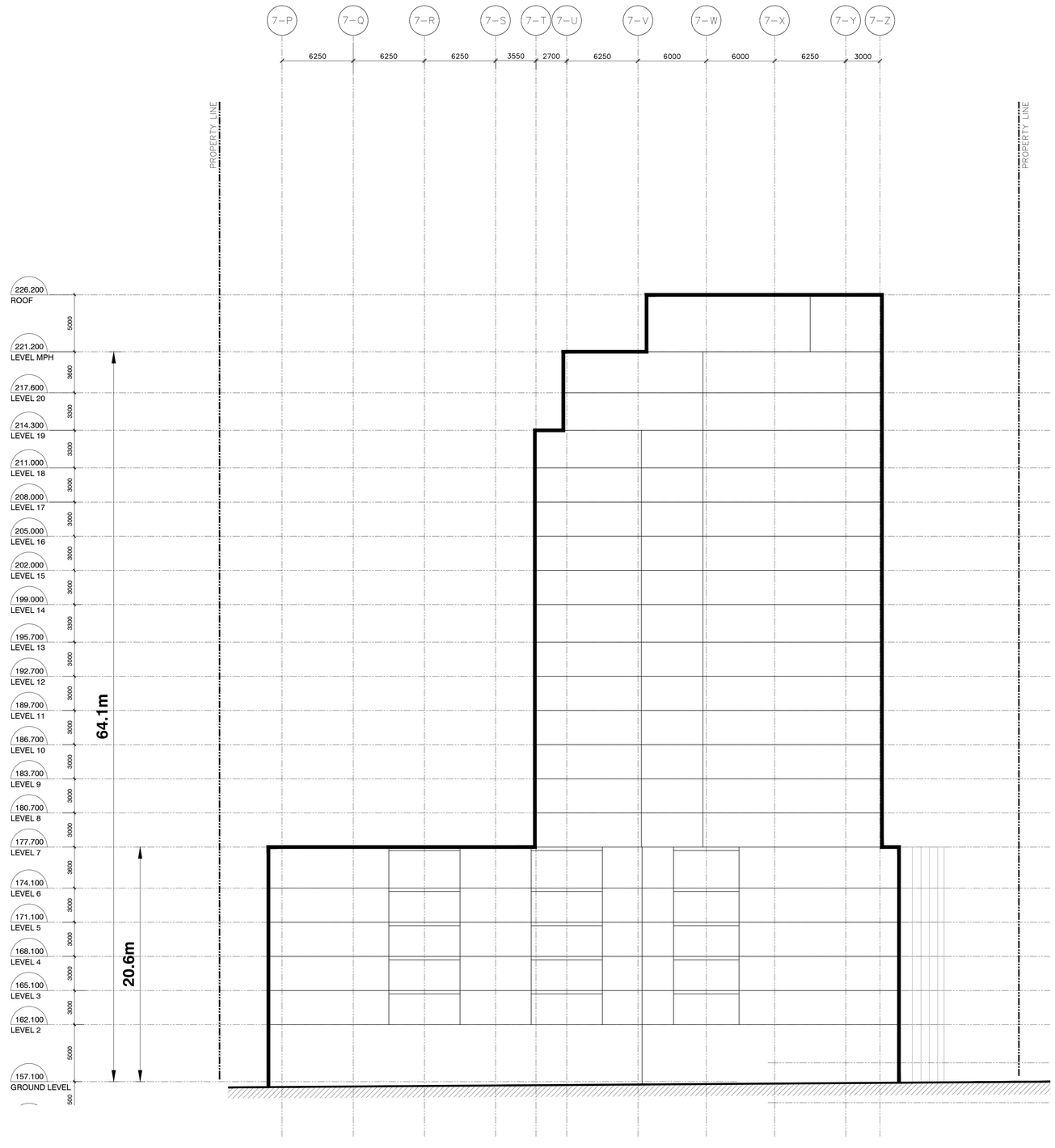
LICENCE
4709

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 6-WEST ELEVATION

Project No.	Drawing No.
23-109	A453



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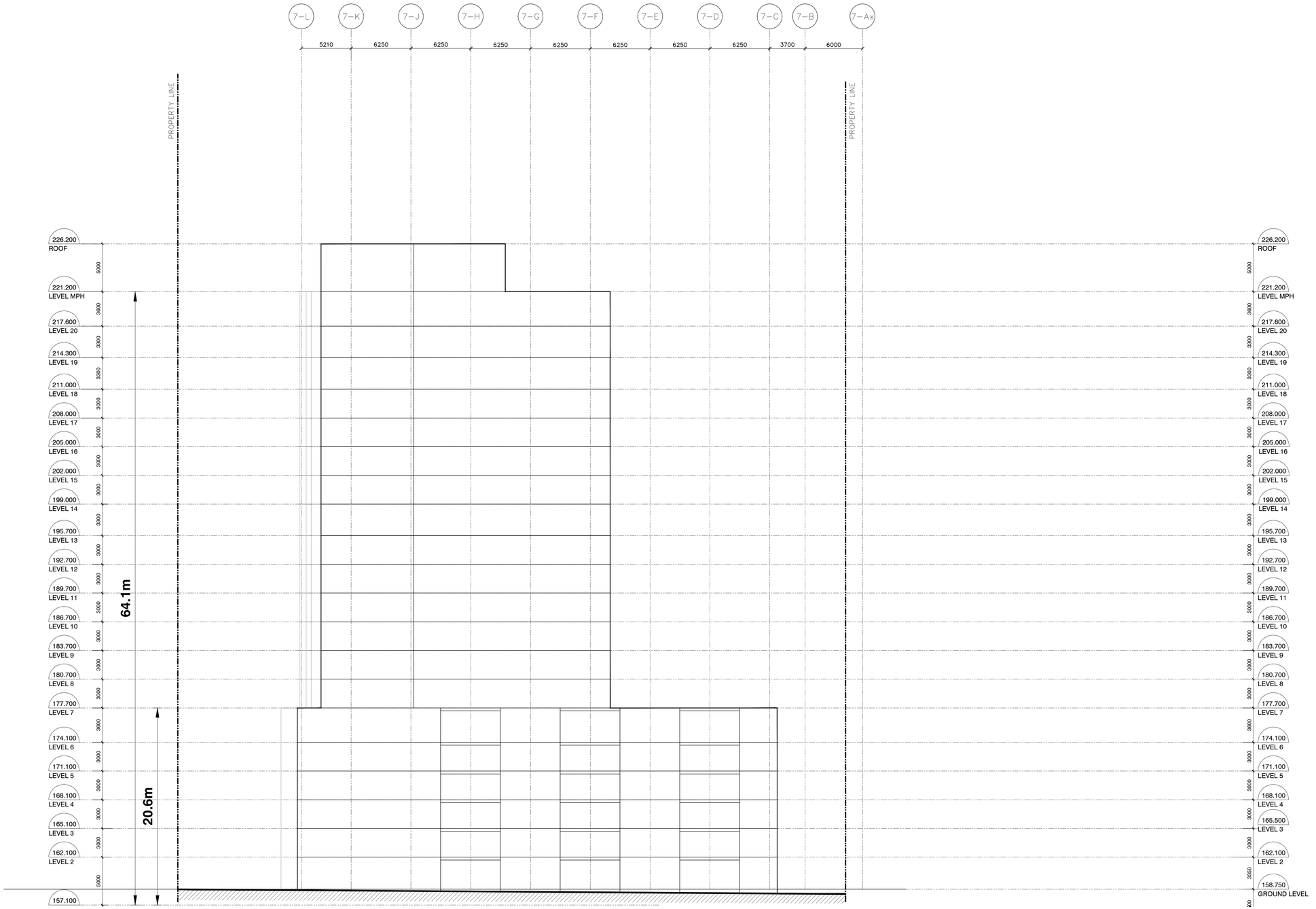
EVAN CLEMENTS
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 7-SOUTH ELEVATION

Project No.: 23-109	Drawing No.: **A460**



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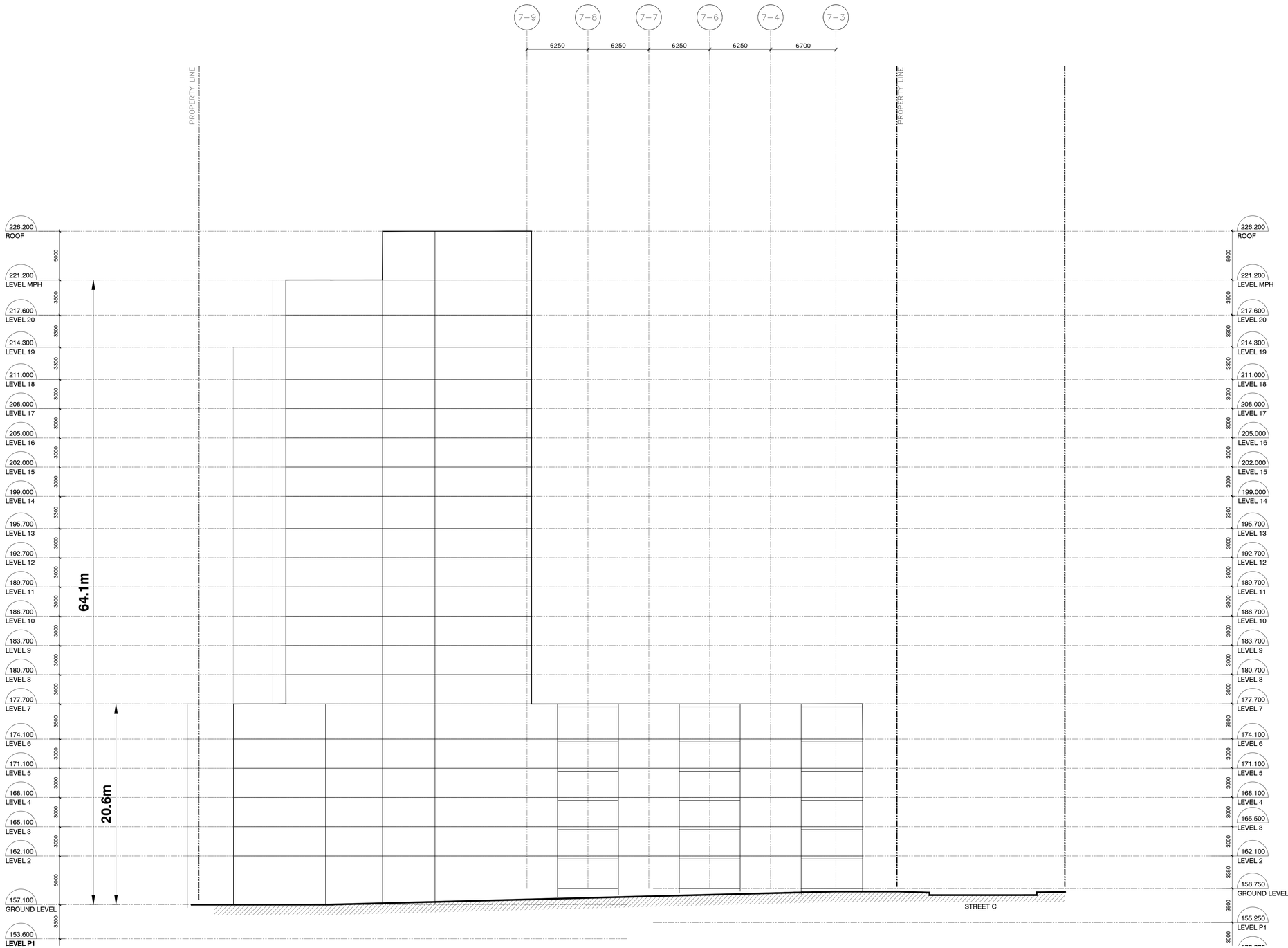
LICENCE
2011

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 7-NORTH ELEVATION

Project No.	Drawing No.
23-109	A461



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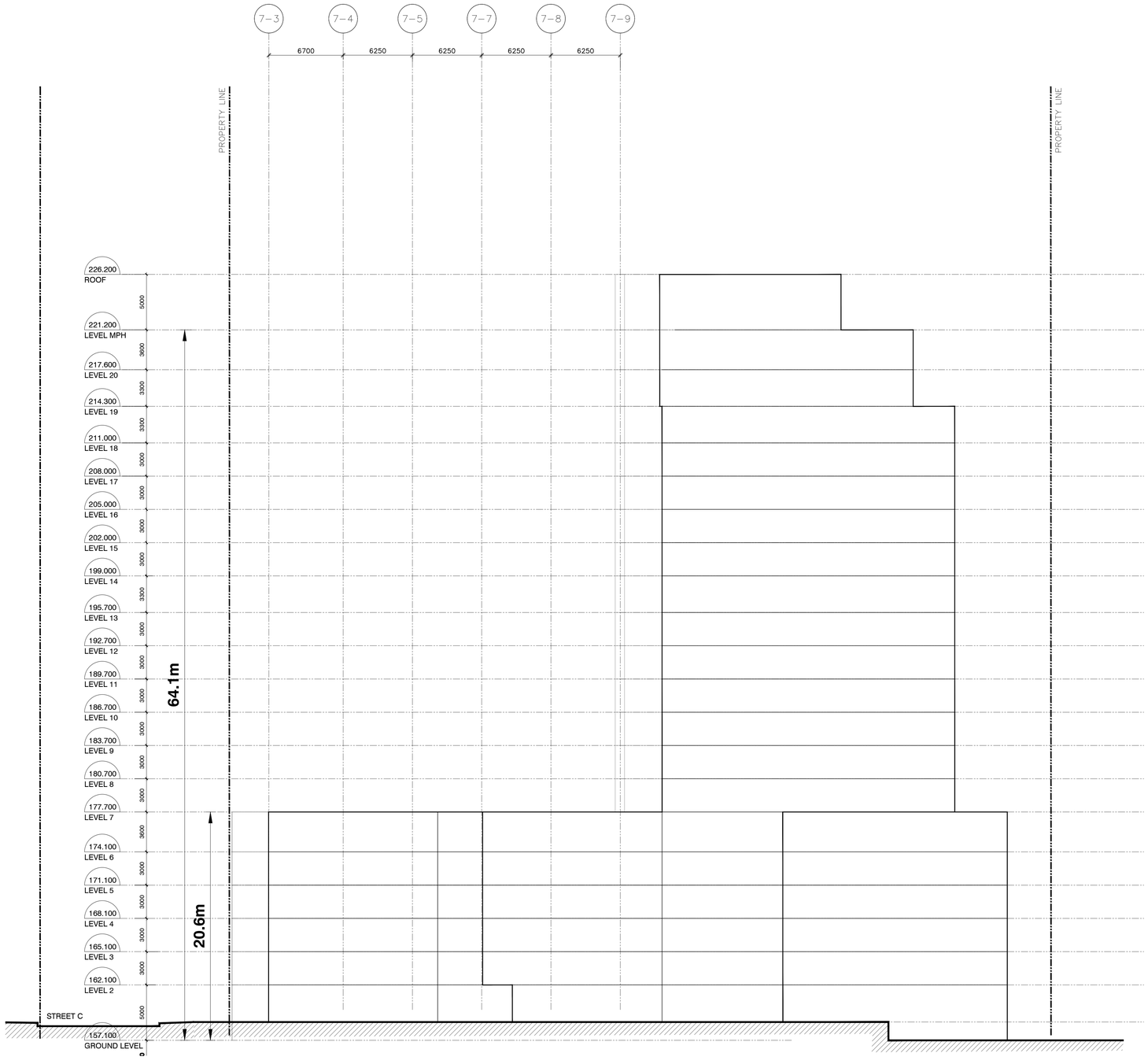
EVAN CLARKSON
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 7-EAST ELEVATION

Project No. 23-109	Drawing No. A462



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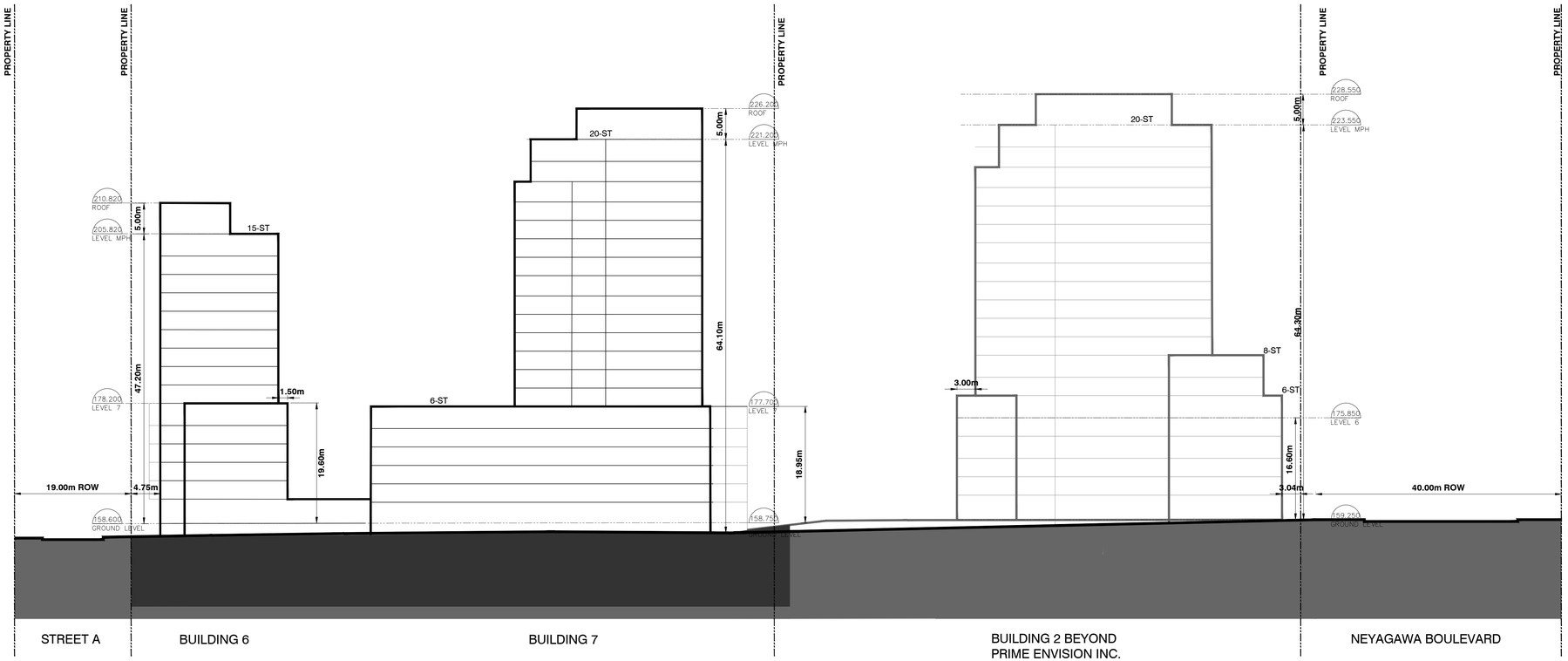
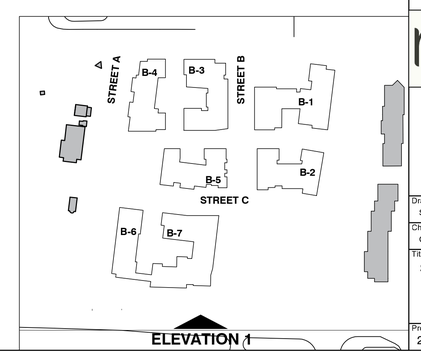
neatt

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 7-WEST ELEVATION

Project No.	Drawing No.
23-109	**A463**





ELEVATION 1

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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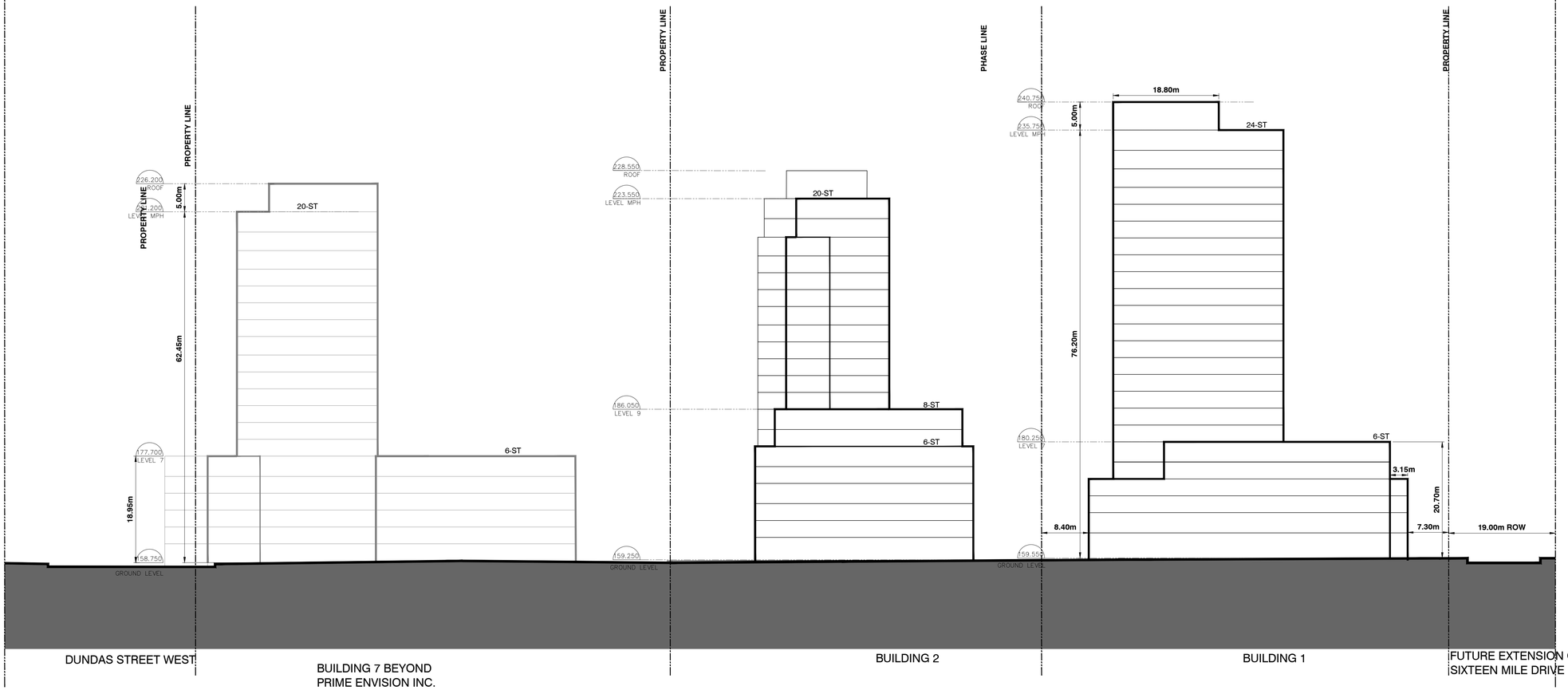
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A470**



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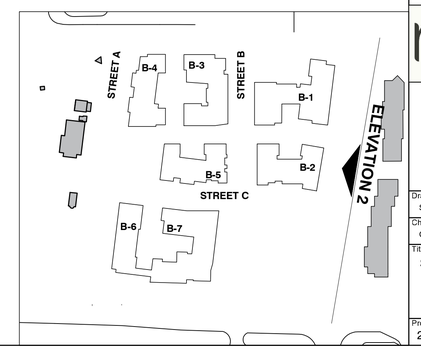

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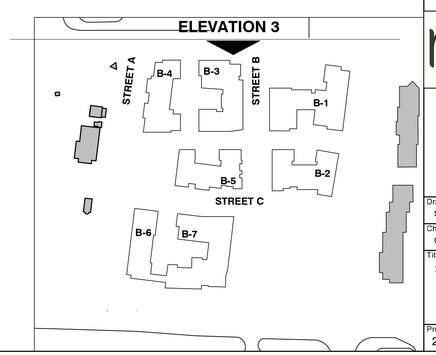
BABAK ESLAHJOU
LICENCE
2016

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
SITE ELEVTION

Project No.	Drawing No.
23-109	A471



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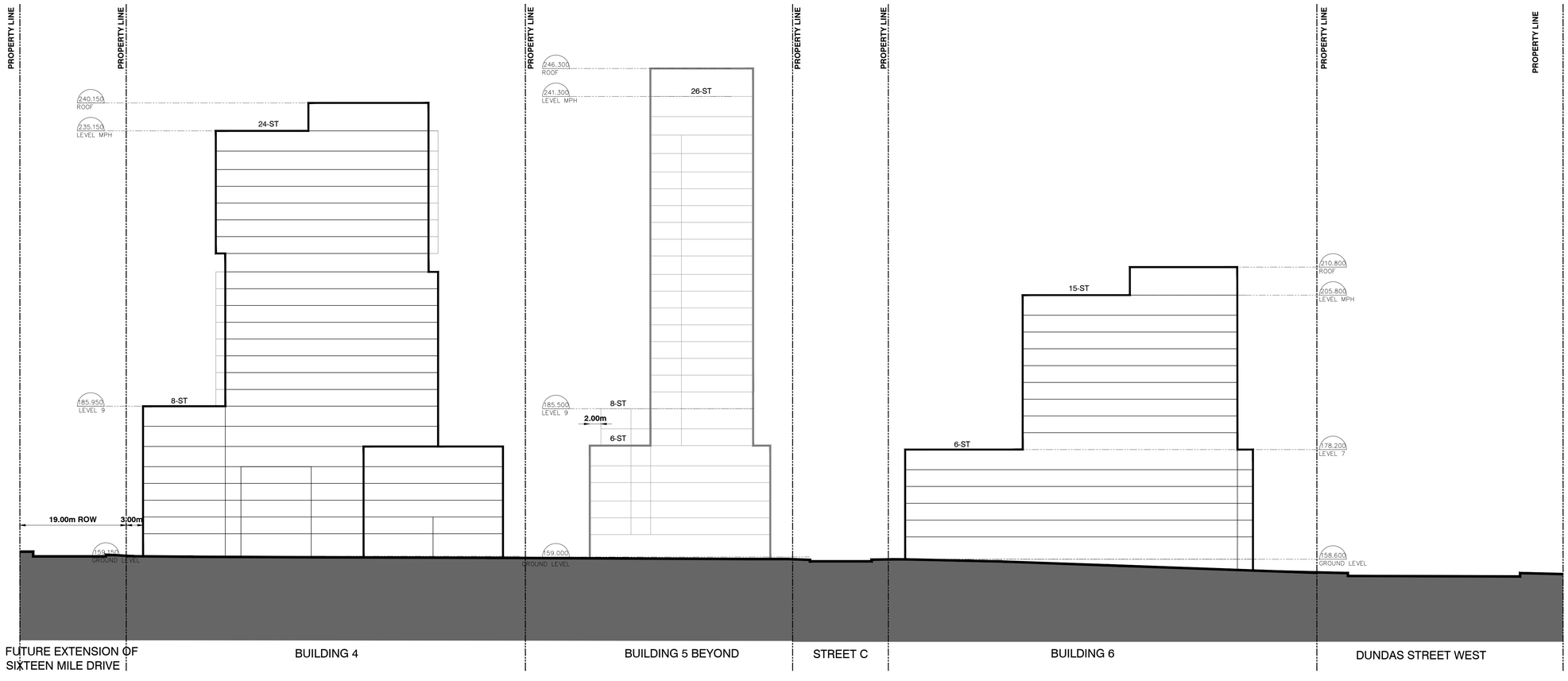
RYAN EDMUND CHAN
LICENCE
EXP.

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: A472



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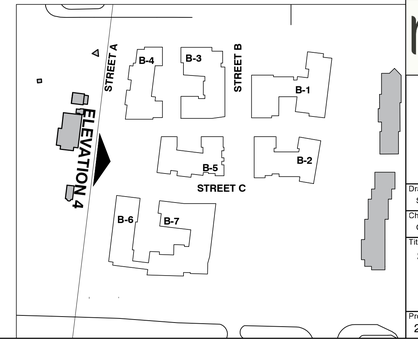

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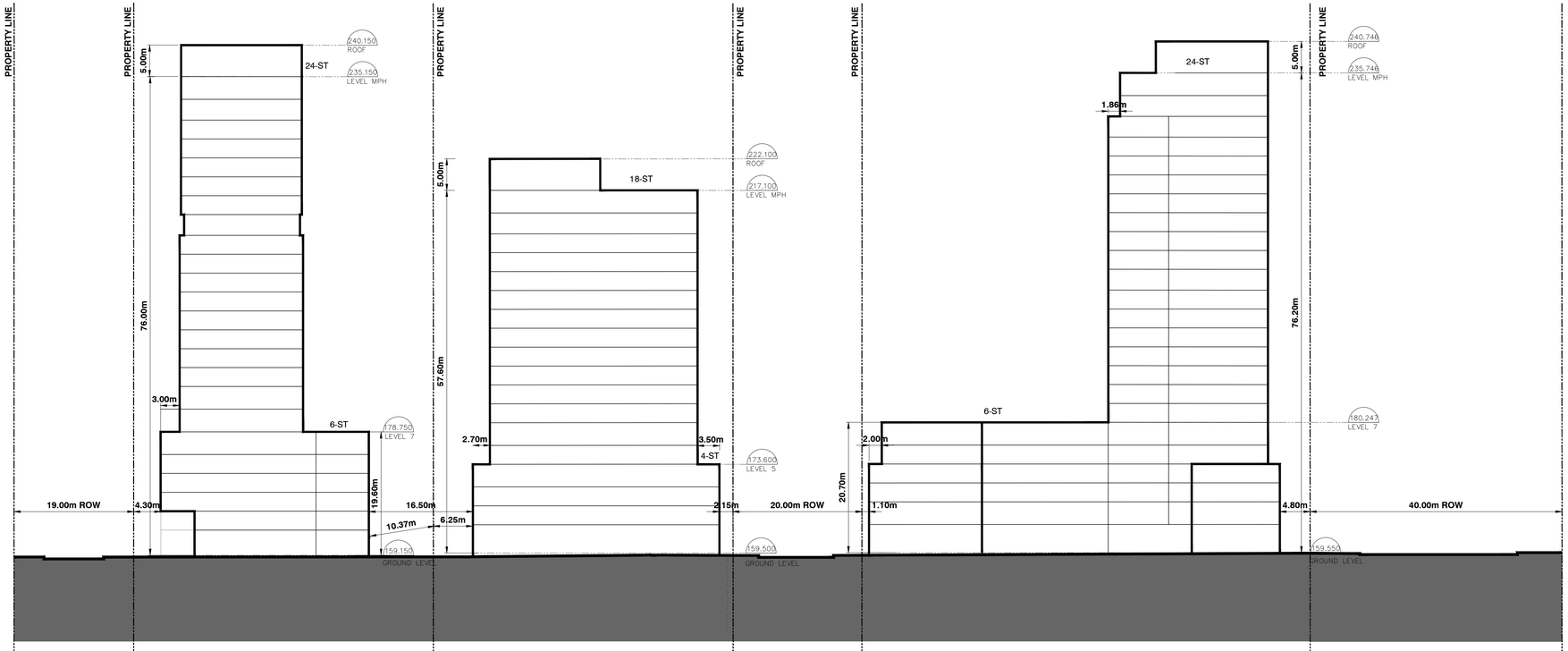
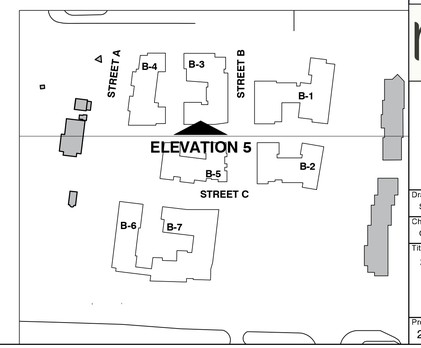
MIRIAM ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A473**





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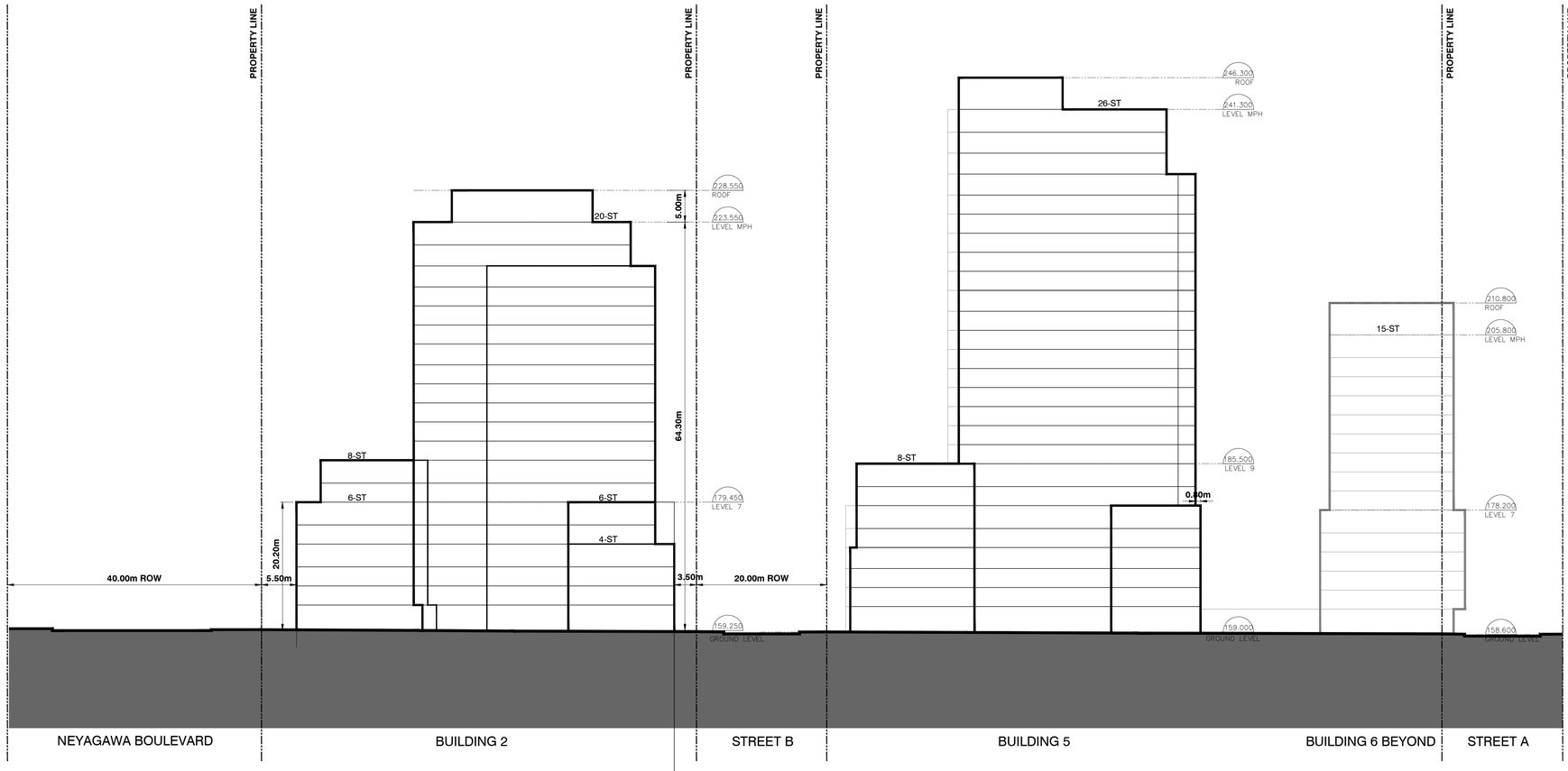
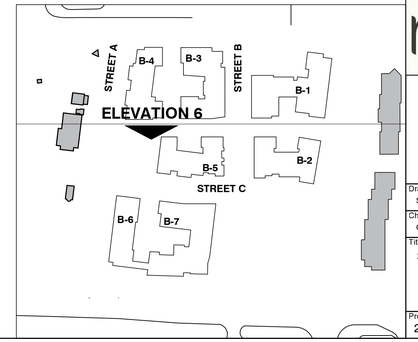
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109

Drawing No.: **A474**





NO.	REVISIONS	DATE
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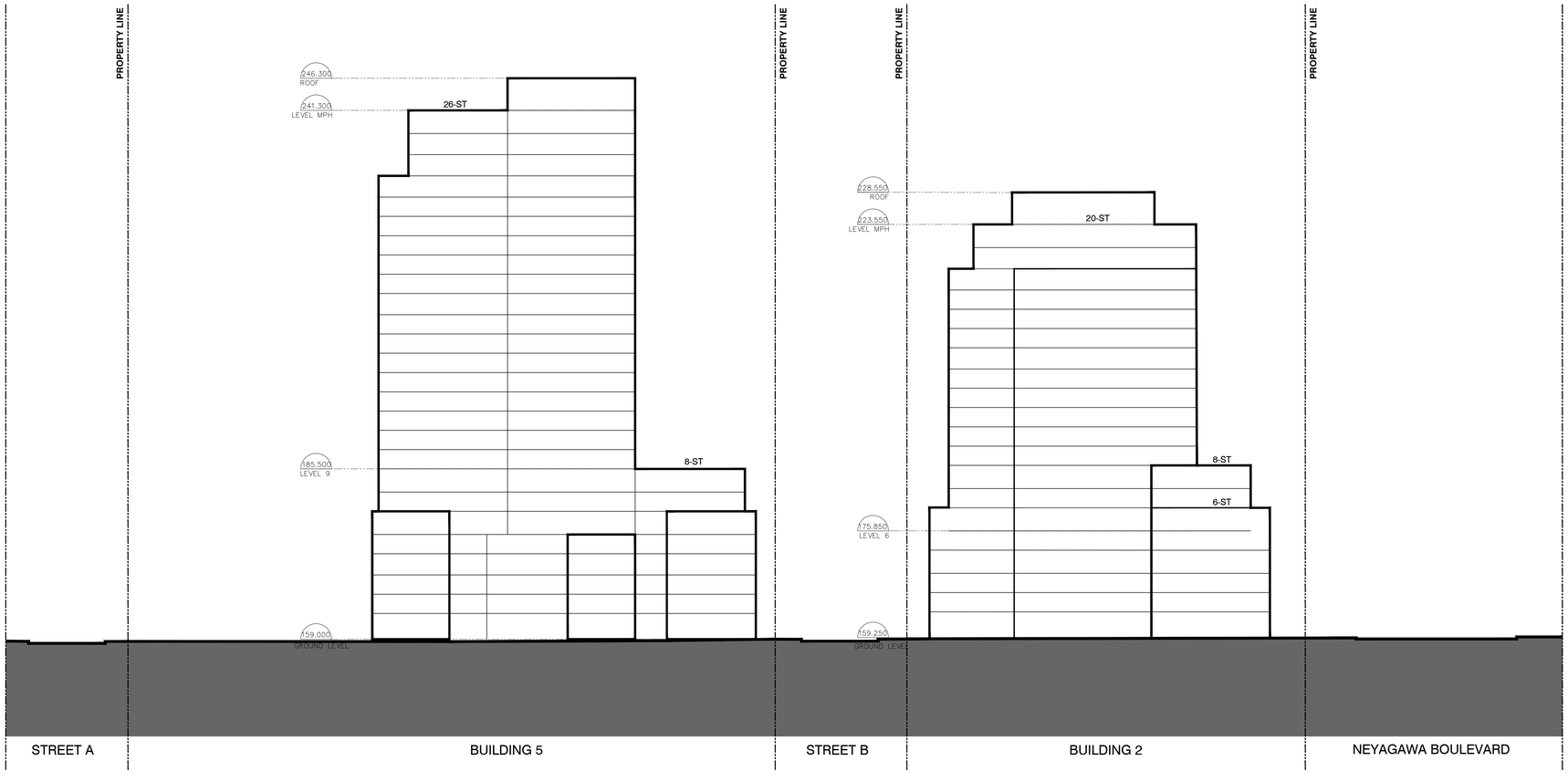
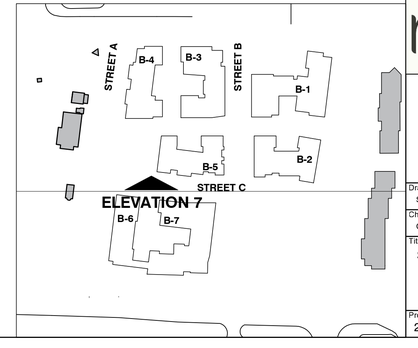
LICENCE

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
SITE ELEVTION

Project No.	Drawing No.
23-109	A475





ELEVATION 7

NO.	REVISIONS	DATE
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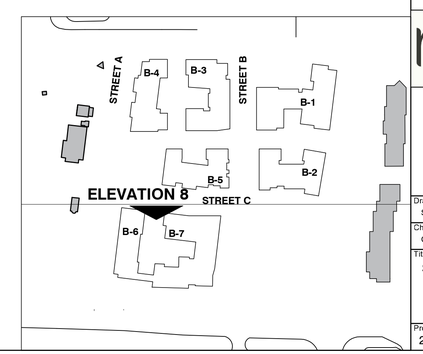
MUSAK ERLAHOUD
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A476**



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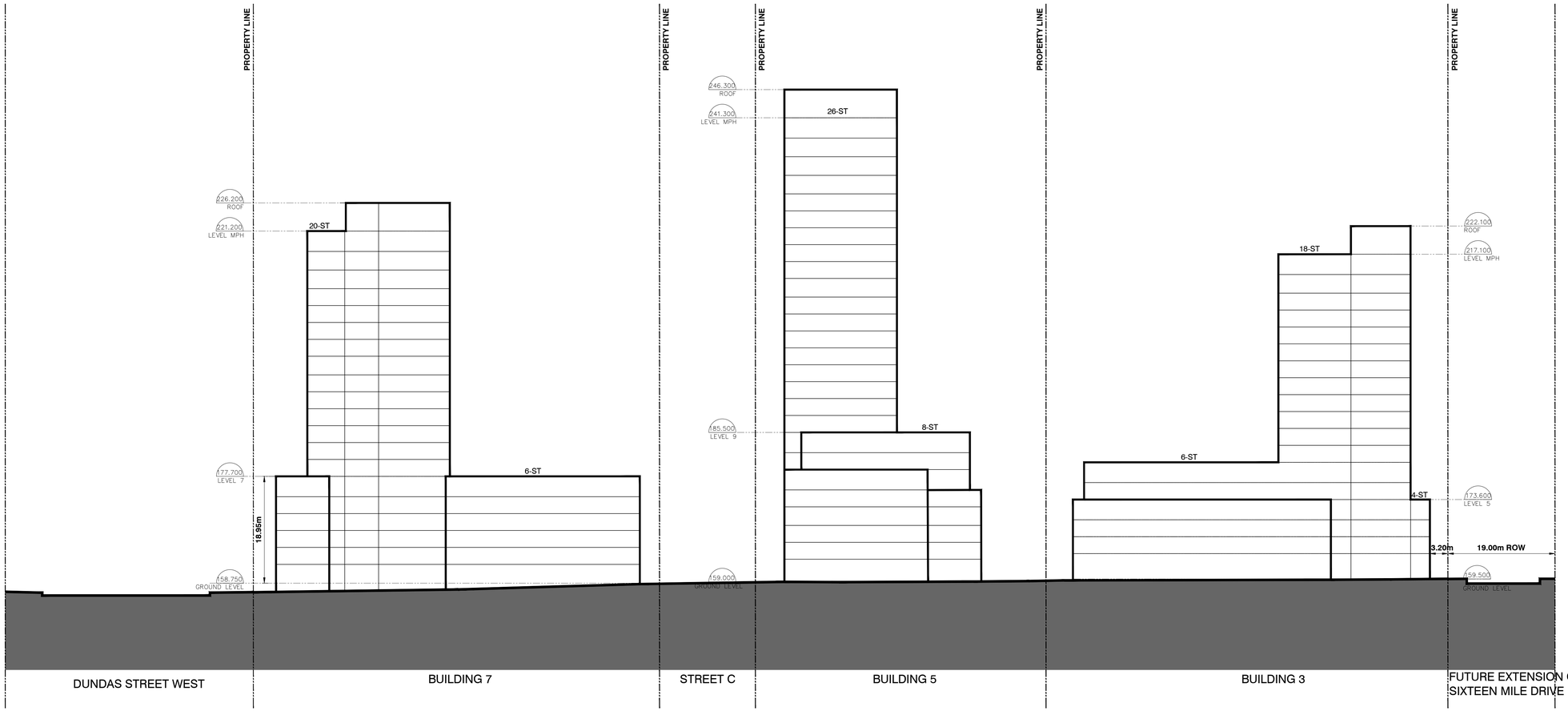
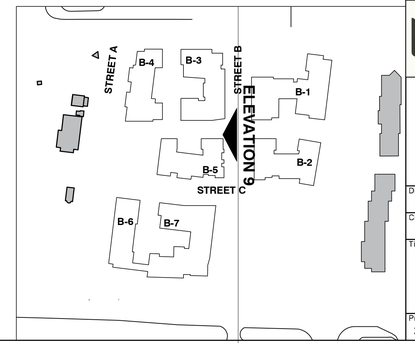
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A477**





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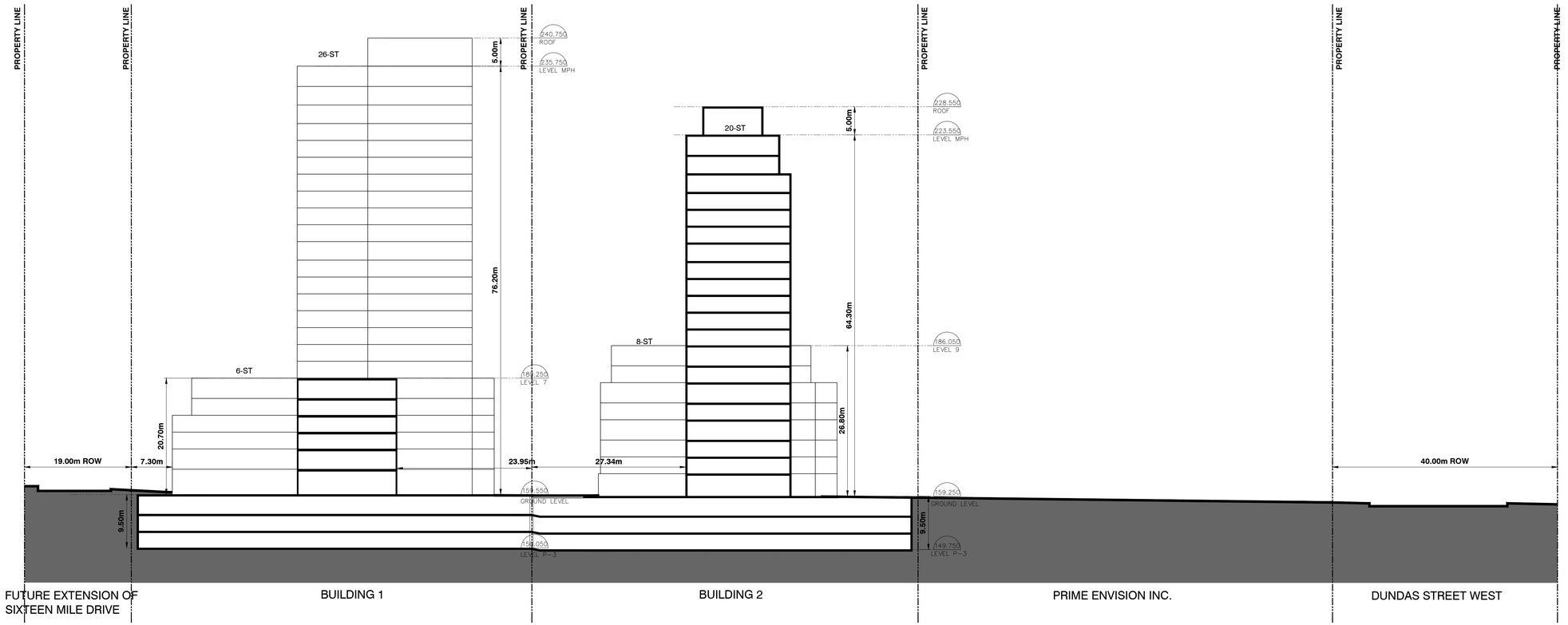
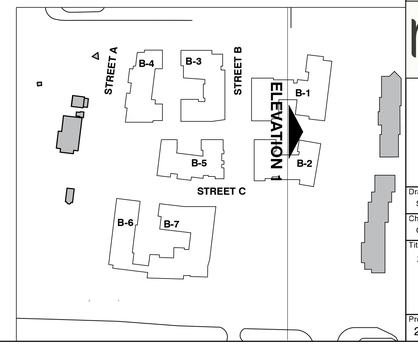
MARK DUMAS
LICENCE
2734

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title
SITE ELEVTION

Project No. 23-109	Drawing No. A478





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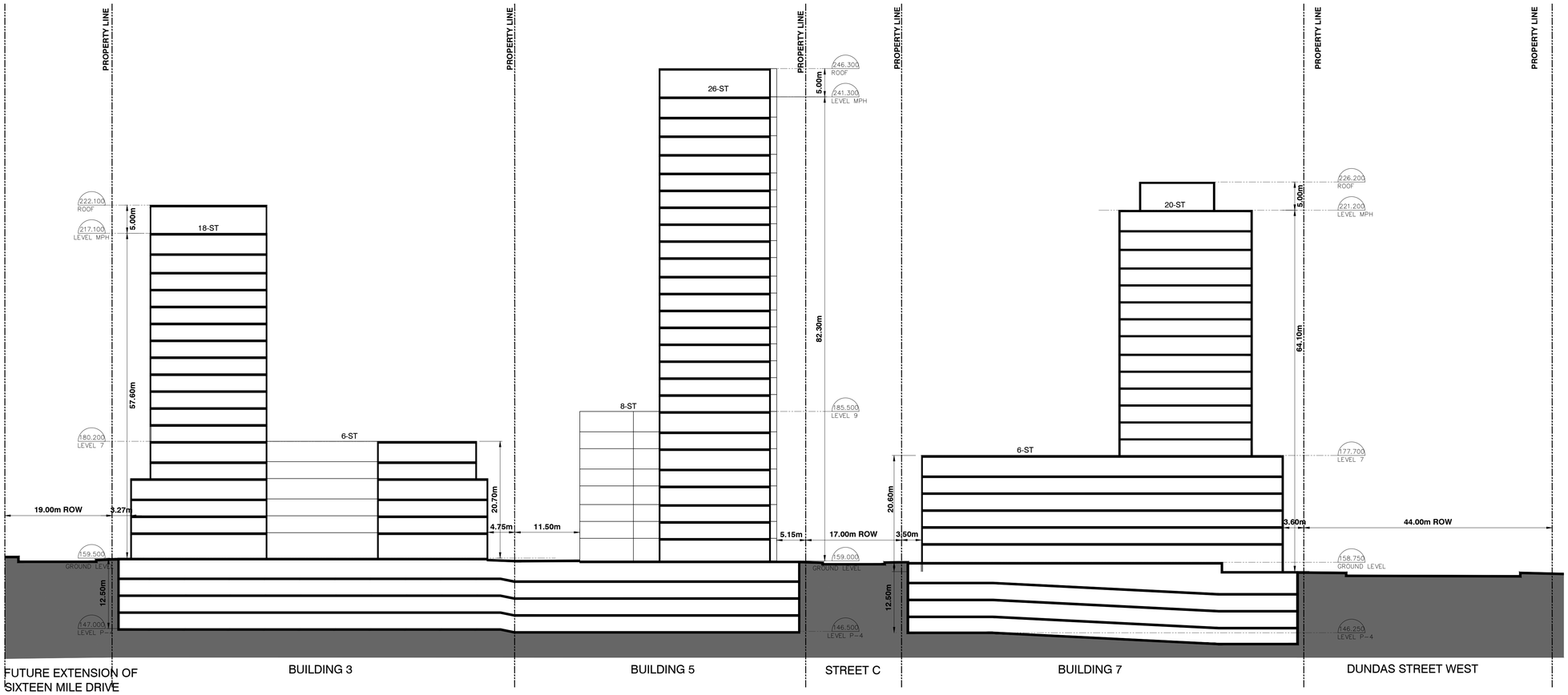
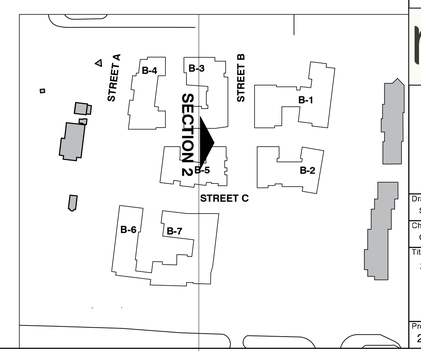
PRAKASH SUVAKOV
LICENCE
2006

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A480**





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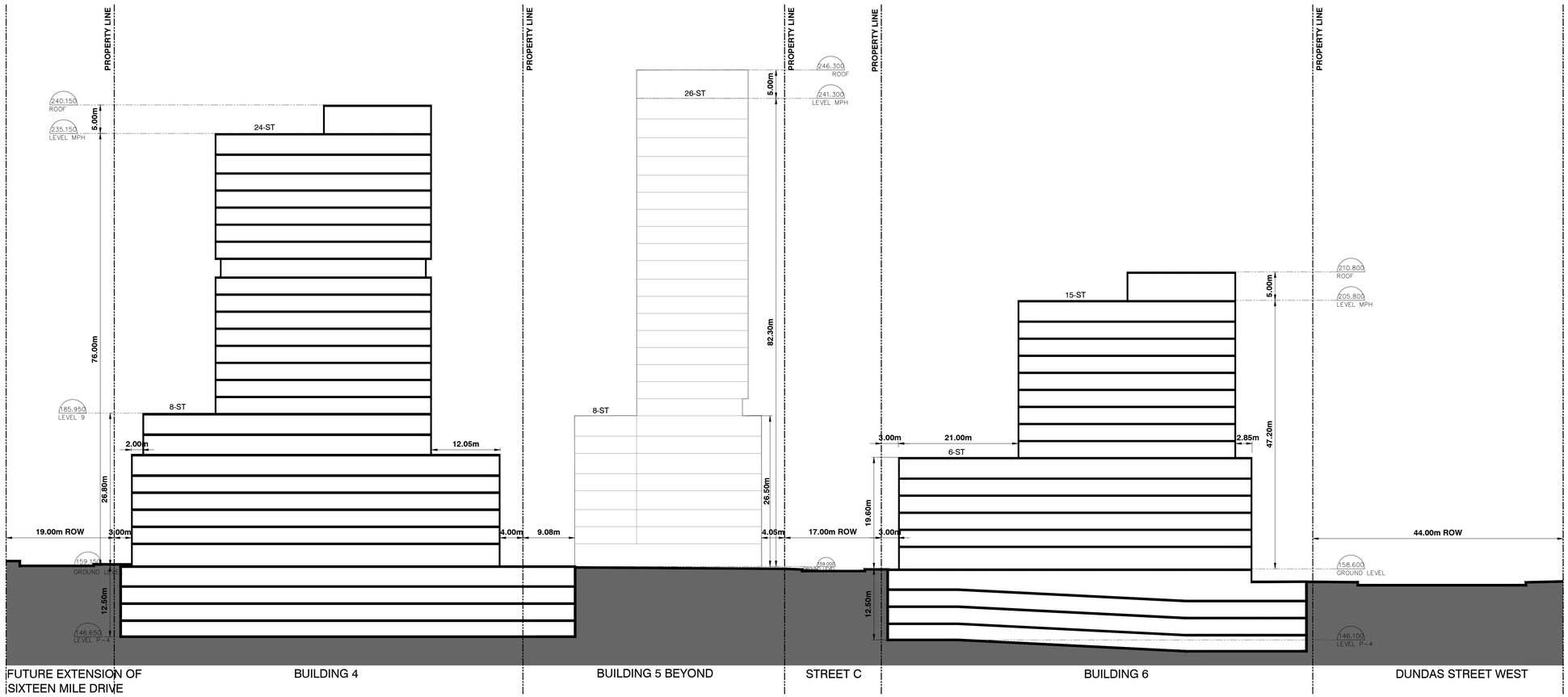
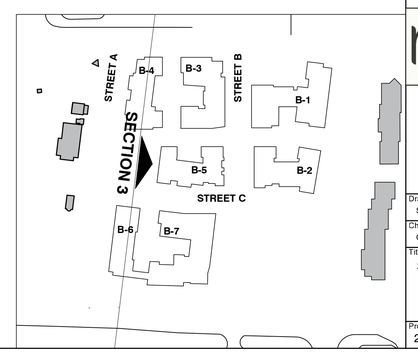
BASAK ESLAHLOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A481**





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LICENCE

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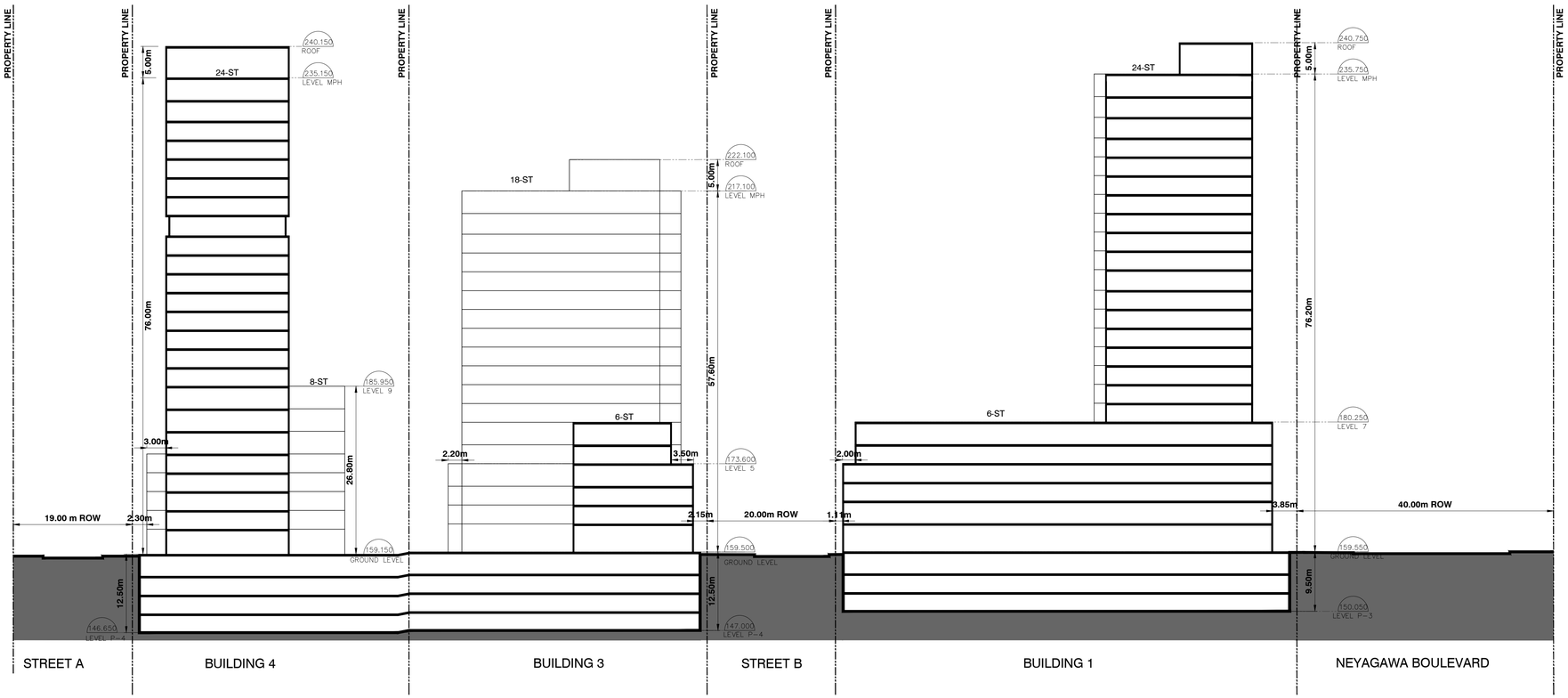
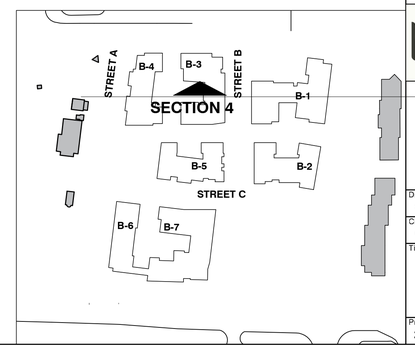
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A482**





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LICENCE

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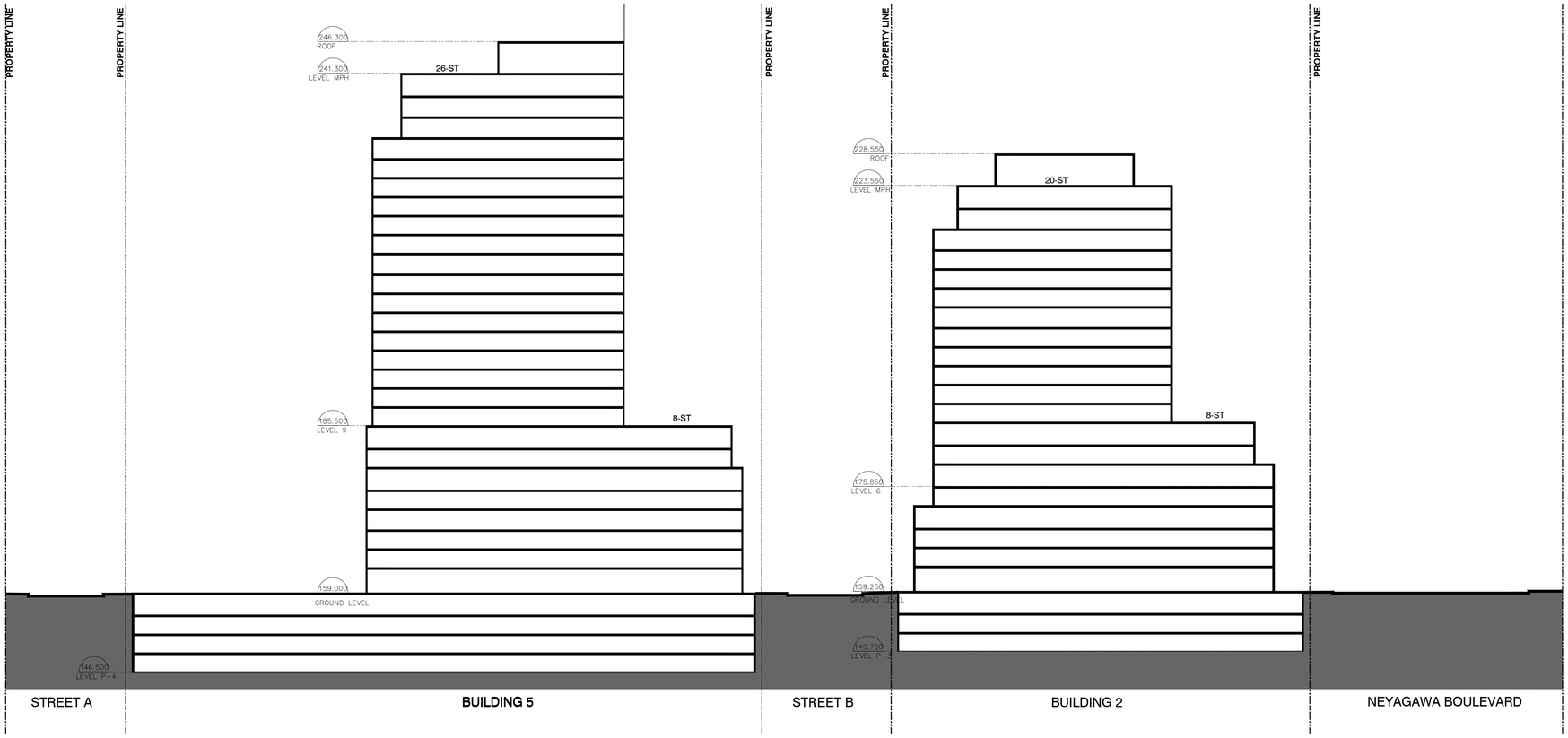
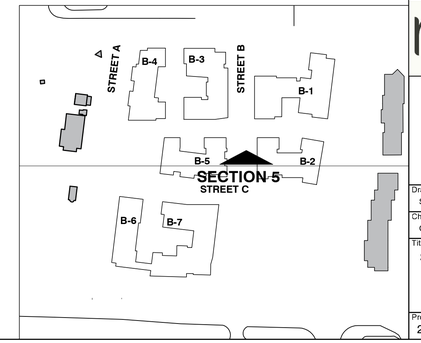
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: A483





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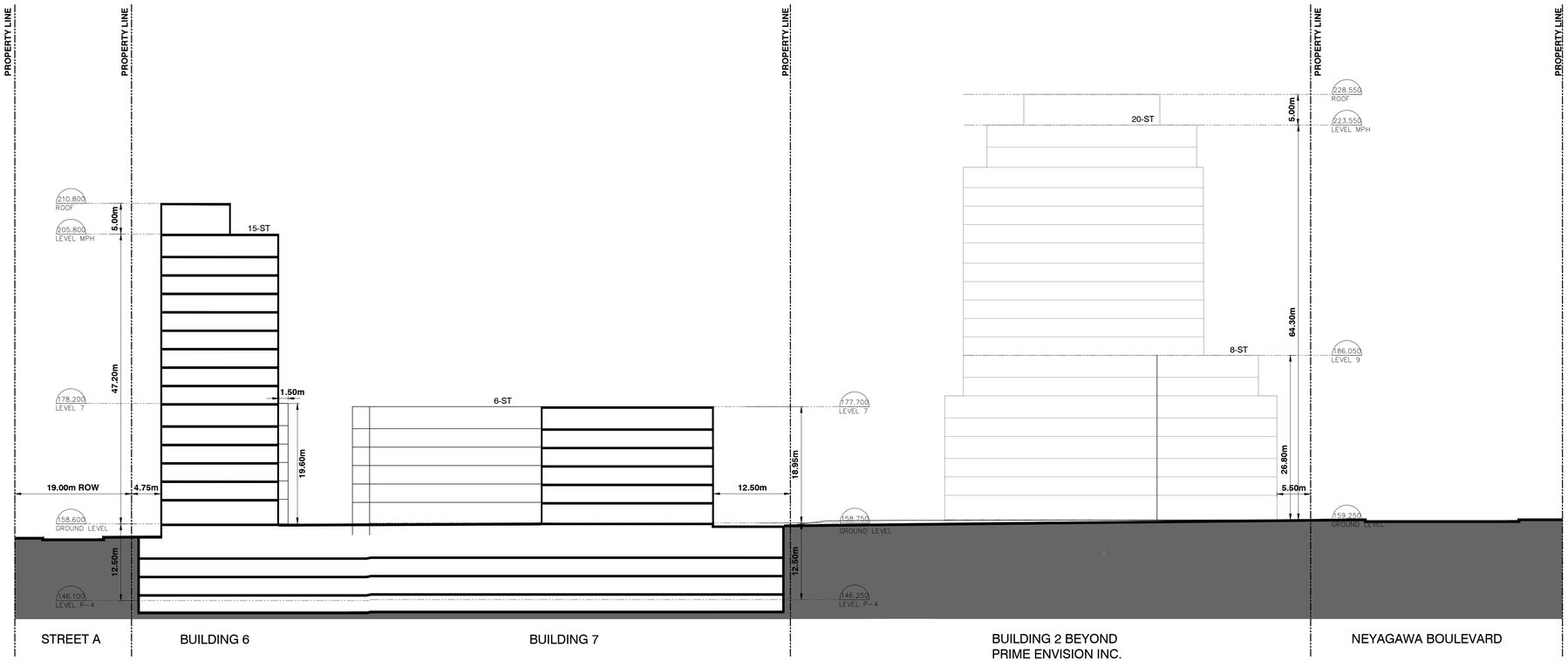
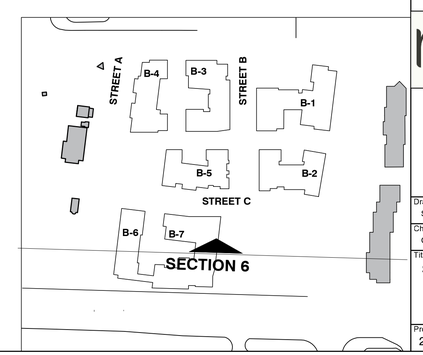
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A484**





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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

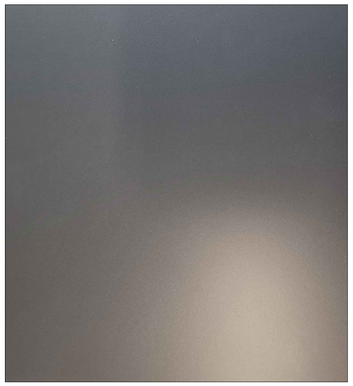
Project No.: 23-109	Drawing No.: **A485**

BUILDING 01

BRICK - BR01
PODIUM LEVEL BRICK
YANKEE HILL 433 SANDFACE

BRICK - BR02
UPPER PODIUM LEVEL BRICK
MERIDIAN SILVERSTONE

METAL PANEL - MT-01
TOWER CLADDING
LILY WHITE



METAL PANEL - MT-02
MULLION
SPARKLING ELEPHANT

SPANDREL - SP-01
ALL SPANDREL GLAZING
GREY SHOWER

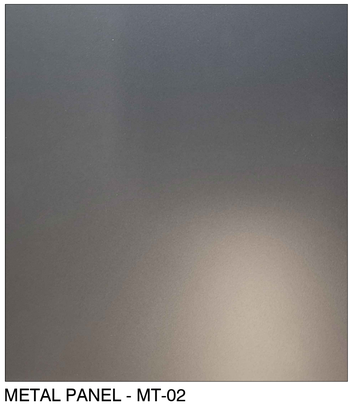
GLAZING - GL-01
CLEAR GLASS

BUILDING 02

BRICK - BR03
PODIUM LEVEL BRICK
YANKEE HILL 106 OXIDE

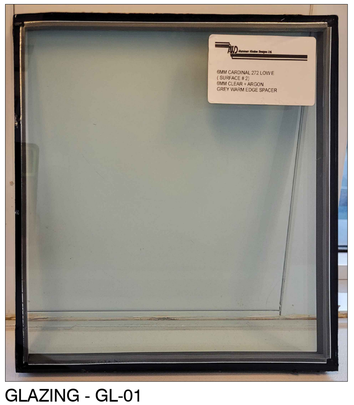
BRICK - BR04
UPPER PODIUM LEVEL BRICK
MERIDIAN STRATHROY

METAL PANEL - MT-01
TOWER CLADDING
LILY WHITE



METAL PANEL - MT-02
TOWER CLADDING & MULLION
SPARKLING ELEPHANT

SPANDREL - SP-01
ALL SPANDREL GLAZING
GREY SHOWER



GLAZING - GL-01
CLEAR GLASS

NO.	REVISIONS	DATE
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SEAN CLANCY
LICENCE

Drawn: SR	Scale: N/A
Checked: CW	Date: MARCH 2024

Title
BLOCK 1
MATERIAL SAMPLE

Project No. 23-109	Drawing No. **A700**