67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

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21.049SPA - 550 KERR STREET

OAKVILLE, ONTARIO

PROJECT SUMMARY

LAND USE	m²	ft ²	%
BUILDING COVERAGE (GROUND FLOOR)	4,252.3	45,772	41.2%
LANDSCAPED OPEN SPACE	3,388.1	36,469	32.8%
PAVED AREA	2,684.9	28,900	26.0%
TOTAL SITE AREA (INCL. WIDENING/EASMENT)	10,325.3	111,141	100.0%

PROJECT INFORMATION

	REQUIRED	PROVIDED
BUILDING HEIGHT (INCL. MPH)		59.72m (16 STOREYS)
LOADING SPACE	2	FRONT LOAD
ESTABLISHED GRADE	4	01.78 M

GROSS FLOOR AREA SUMMARY

USE	GF	A	FSI
	m²	ft²	
RETAIL	2,221.4	23,911	0.22
TOTAL NON-RESIDENTIAL	2,221.4	23,911	0.22
RESIDENTIAL	34,841.6	375,032	3.37
TOTAL RESIDENTIAL	34,841.6	375,032	3.37
TOTAL	37,063.0	398,942	3.59
	RETAIL TOTAL NON-RESIDENTIAL RESIDENTIAL TOTAL RESIDENTIAL	RETAIL 2,221.4 TOTAL NON-RESIDENTIAL 2,221.4 RESIDENTIAL 34,841.6 TOTAL RESIDENTIAL 34,841.6	m² ft²

TOTAL FLOOR AREA SUMMARY

FLOORS	IFA	
	m²	ft²
U/G LEVELS	23,579.2	253,805
FLOOR 1 - FLOOR 16	42,462.4	457,062
TOTAL	66 041 7	710 867

ZONING DEFINITIONS

TOWN OF OAKVILLE ZONING BY-LAW 2014-014

means the total area of all foors of a building mea-sured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.

Floor Space Index (FSI)

means the net foor area of all buildings on a lot dividedby the lot area.

FLOOR AREA BREAKDOWN

B	LI	D	G	P	1-	۲	E

		222						BUILD	ING A								F			В	UILDING B					TOTAL NET FL	OOD ADEA
	FLOOR	# OF UNITS		RET	ΓAIL		TOTAL R	ETAII			RESIDEI	NTIAL			TOTAL RESI	DENTIAL	# OF UNITS			RESIDEN	TIAL			TOTAL RES	IDENTIAL	[NFA] (TFA - EX	
	PLOOK	# OF UNITS	RE	TAIL	RETAI	L SERVICE] IOIAL K	EIAIL	SALEA	BLE	NON-SAI	LEABLE	INDOOR A	MENITY	TOTAL RESI	DENTIAL	# OF UNITS	SALE	ABLE	NON-SALE	ABLE	INDOOR A	MENITY	TOTAL RES	IDENTIAL	[MA] (MA-LA	CLOSIONS
		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	U/G 4										24.3	262			24.3	262				24.9	268		ĺ	24.9	268	49.2	530
	U/G 3										24.3	262			24.3	262				24.9	268			24.9	268	49.2	530
	U/G 2	÷					*				24.3	262			24.3	262				24.9	268			24.9	268	49.2	530
	U/G 1								ll.		24.3	262			24.3	262				24.9	268			24.9	268	49.2	530
	1		1,788.7	19,254			1,788.7	19,254			243.8	2,625			243.8	2,625				290.4	3,126			290.4	3,126	2,323.0	25,004
	2	10							683.3	7,354	93.8	1,009	218.7	2,354	995.7	10,718	10	645.3	6,946	93.8	1,009	218.7	2,354	957.8	10,309	1,953.5	21,027
	3	13							867.8	9,340	84.9	914			952.7	10,255	13	867.8	9,340	84.9	914			952.7	10,255	1,905.4	20,509
NAC:	4	13							867.8	9,340	84.9	914			952.7	10,255	13	867.8	9,340	84.9	914			952.7	10,255	1,905.4	20,509
A+B	5	13							867.8	9,340	84.9	914			952.7	10,255	13	867.8	9,340	84.9	914			952.7	10,255	1,905.4	20,509
9	6	13							867.8	9,340	84.9	914			952.7	10,255	13	867.8	9,340	84.9	914			952.7	10,255	1,905.4	20,509
BE	7	8				ii.			501.2	5,395	55.3	595	102.6	1,105	659.1	7,095	8	501.2	5,395	55.3	595	102.6	1,105	659.1	7,095	1,318.2	14,189
	8	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	9	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557		,	659.1	7,095	1,318.2	14,189
	10	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	11	9							607.4	6,538	51.8	557		1	659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	12	9							607.4	6,538	51.8	557		1	659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	13	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	14	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	15	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	16	9							607.4	6,538	51.8	557			659.1	7,095	9	607.4	6,538	51.8	557			659.1	7,095	1,318.2	14,189
	MPH																										
	TOTAL	151	1,788.7	19,254			1,788.7	19,254	10,121.7	108,949	1,295.7	13,946	321.3	3,459	11,417.4	122,895	151	10,083.8	108,541	1,344.6	14,473	321.3	3,459	11,428.4	123,014	25,277.0	272,080
	IJIAL	131	1,700.7	13,234			2,700.7	15,254	10,121.7	100,545	1,233.7	10,540	521.5	5,455	22,127.7	122,000	131	10,003.0	100,541	2,544.0	24,473	322.5	3,433	11,120.4	120,014	25,277.0	272,00

	TOTAL FLOOR A	AREA EXCLUSIONS					
SIONS)	(NO EXCLUS						
930000	T		TOTAL EXCLU				
ft2	m2	ft²	m²				
46,044	4,277.6	45,514	4,228.4				
46,044	4,277.6	45,514	4,228.4				
46,044	4,277.6	45,514	4,228.4				
46,047	4,277.8	45,537	4,230.6				
33,388	3,101.8	8,384	778.9				
23,043	2,140.7	2,016	187.3				
23,458	2,179.3	2,948	273.9				
23,458	2,179.3	2,948	273.9				
23,458	2,179.3	2,948	273.9				
23,458	2,179.3	2,948	273.9				
16,122	1,497.8	1,933	179.6				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
16,118	1,497.4	1,929	179.2				
495,646	46,047.0	223,566	20,770.0				

REVISED

18-May-21

OUTDOOR AMENITY

1 2021-09-17 ISSUED FOR OLT AY					
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street	m²	ft²			
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street					
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street	, and the second				
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street	**				
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street		10			
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street					
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street	*				
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street					
608.5 6,550 1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT S50 Kerr Street	371.3	3.996			
1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT 550 Kerr Street	371.3	3,330			
1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT 550 Kerr Street					
1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT 550 Kerr Street		*			
1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT 550 Kerr Street	-)+			
1 2021-09-17 ISSUED FOR OLT AY DATE DESCRIPTION PROJECT 550 Kerr Street	600 E	6 550			
# DATE DESCRIPTION PROJECT 550 Kerr Street	006.5	0,550			
# DATE DESCRIPTION PROJECT 550 Kerr Street	÷ ÷				
# DATE DESCRIPTION PROJECT 550 Kerr Street		10 3-1			
979.7 10,546 PROJECT 550 Kerr Street		<i>y.</i>	1 2021-09-17 # DATE	ISSUED FOR OLT DESCRIPTION	AYU B'
979.7 10,546 550 Kerr Street	-				·
979.7 10,546 550 Kerr Street		*			
979.7 10,546 550 Kerr Street		<u> </u>			
979.7 10,546 550 Kerr Street	-				
979.7 10,546 550 Kerr Street		7.7			
979.7 10,546 550 Kerr Street					
979.7 10,546 550 Kerr Street	,				
979.7 10,546 550 Kerr Street					
979.7 10,546 550 Kerr Street			DDG IFOT		
373.7		, ,	PROJECT	EE0 1/ O(4
Oakville, Ontario	979.7	10,546		550 Kerr Stree	E
Oakville, Ontario					
, and the second				Oakville, Ontario	
				•	

STATISTICS

21.049SPA PROJECT DATE 2021-09-17 DRAWN BY

FLOOR AREA BREAKDOWN

BLDG C

								BUILD	ING C								TOTAL NICT CI	00D ADEA
_	LOOR	# OF UNITS		RET	AIL		TOTAL RE	:TAU			RESIDEN	ITIAL			TOTAL RESID	SENITIAL	TOTAL NET FL [NFA] (TFA - EX	
r	LOOK	# OF UNITS	RET	AIL	RETAIL S	ERVICE	IOIAL KE	IAIL	SALE	ABLE	NON-SAL	EABLE	INDOOR A	MENITY	TOTAL RESIL	PENTIAL	[NFA] (TFA - E.	ACLOSIONS
		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	U/G 4										68.5	737			68.5	737	68.5	73
	U/G 3										68.5	737			68.5	737	68.5	73
	U/G 2										68.5	737			68.5	737	68.5	73
	U/G 1										31.8	342			31.8	342		342
 	1	 	377.0	4,058	55.7	599	432.7	4,657	+		302.0	3,250			302.0	3,250	734.6	7,907
	2	7		,				ŕ	572.4	6,161	76.2	821	233.1	2,509	881.7	9,491	881.7	9,491
	3	12							857.5	9,230	67.9	731			925.4	9,961	925.4	9,961
	4	12							857.5	9,230	67.9	731			925.4	9,961	925.4	9,961
	5	12							857.5	9,230	67.9	731			925.4	9,961	925.4	9,961
	6	12							857.5	9,230	67.9	731			925.4	9,961	925.4	9,961
	7	8							494.7	5,325	55.3	595	94.0	1,012	644.0	6,932	644.0	6,932
	8	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	9	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	10	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	11	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	12	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	13	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	14	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	15	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	16 MPH	9							592.3	6,376	51.8	557			644.1	6,933	644.1	6,933
	IVIPH																	
TOTA	AL	144	377.0	4,058	55.7	599	432.7	4,657	9,827.9	105,787	1,408.2	15,157	327.1	3,521	11,236.1	120,944	11,995.9	129,12

	TOTAL FLOOR (NO EXCL	CLUSIONS	AREA EXC
			TOTAL EXC
ft2	m2	ft²	m²
17,40	1,616.7	16,664	1,548.2
17,40	1,616.7	16,664	1,548.2
17,40	1,616.7	16,664	1,548.2
17,40	1,616.7	17,060	1,584.9
12,38	1,150.5	4,476	415.9
10,52	977.7	1,033	95.9
10,990	1,021.0	1,029	95.6
10,990	1,021.0	1,029	95.6
10,990	1,021.0	1,029	95.6
10,990	1,021.0	1,029	95.6
7,87	731.6	943	87.6
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
7,87	731.6	942	87.5
215,22	19,994.7	86,098	7,998.8

AMENITY AREAS - PROVIDED

BLDG A+B

OUTDOOR AMENITY

m² ft²

. _ _ _ _ _ + _ _ _ _ _ .

113.8 1,225

238.8 2,571

125.1

	ТҮРЕ	PRO\	/IDED	
		RATIO	m2	ft2
=	INDOOR AMENITY	2.1 m2 / UNIT	642.6	6,917
#REF!	OUTDOOR AMENITY	3.2 m2 / UNIT	979.7	10,546
	TOTAL AMENITY	5.4 m2 / UNIT	1,622.3	17,463

BLDG C

DEDG C				
	TYPE	PRO\	/IDED	
		RATIO	m2	ft2
#REF!	INDOOR AMENITY	2.3 m2 / UNIT	327.1	3,521
# #	OUTDOOR AMENITY	1.7 m2 / UNIT	238.8	2,571
	TOTAL AMENITY	3.9 m2 / UNIT	566.0	6,092

TURNER FLEISCHER

67 Lesmill Road Toronto, ON, M3B 2T8

T 416 425 2222 turnerfleischer.com

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UNIT MIX - PROVIDED

BLDG A								_	
FLOOR			UNIT	Г ТҮРЕ			TOTAL	< 75M2	OTHER
	1B	1B+D	2B	2B+D	3B	3B+D			
1									
2	2	5	1	2			10	8	2
3	3	6	2	1	1		13	11	2
4	3	6	2	1	1		13	11	2
5	3	6	2	1	1		13	11	2
6	3	6	2	1	1		13	11	2
7	4	2	2				8	8	
8	4	2	2		1		9	8	1
9	4	2	2		1		9	8	1
10	4	2	2		1		9	8	1
11	4	2	2		1		9	8	1
12	4	2	2		1		9	8	1
13	4	2	2		1		9	8	1
14	4	2	2		1		9	8	1
15	4	2	2		1		9	8	1
16	4	2	2		1		9	8	1
SUBTOTAL	54	49	29	6	13		151	132	19
TOTAL UNITS	1	.03		35		13	151		
UNIT MIX	68	3.2%	23	3.2%	8	.6%	100.0%]	

FLOOR			UNIT	ТҮРЕ			TOTAL	< 75M2	OTHER
	1B	1B+D	2B	2B+D	3B	3B+D]	
1									
2	2	5	1	2			10	8	2
3	3	6	2	1	1		13	11	2
4	3	6	2	1	1		13	11	2
5	3	6	2	1	1		13	11	2
6	3	6	2	1	1		13	11	2
7	4	2	2				8	8	
8	4	2	2		1		9	8	1
9	4	2	2		1		9	8	1
10	4	2	2		1		9	8	1
11	4	2	2		1		9	8	1
12	4	2	2		1		9	8	1
13	4	2	2		1		9	8	1
14	4	2	2		1		9	8	1
15	4	2	2		1		9	8	1
16	4	2	2		1		9	8	1
]	
SUBTOTAL	54	49	29	6	13		151	132	19
TOTAL UNITS	1	03	3	35	13	3	131		
UNIT MIX	68	.2%	23	.2%	8.6	<u> </u>	100.0%		

BLDG C									
FLOOR			UNIT	ГТҮРЕ			TOTAL	< 75M2	OTHER
	1B	1B+D	2B	2B+D	3B	3B+D			
1									
2				6	1		7]	7
3	2	1	3	5	1		12	6	6
4	2	1	3	5	1		12	6	6
5	2	1	3	5	1		12	6	6
6	2	1	3	5	1		12	6	6
7	4	2	1	1			8	7	1
8	4	2	1	1	1		9	7	2
9	4	2	1	1	1		9	7	2
10	4	2	1	1	1		9	7	2
11	4	2	1	1	1		9	7	2
12	4	2	1	1	1		9	7	2
13	4	2	1	1	1		9	7	2
14	4	2	1	1	1		9	7	2
15	4	2	1	1	1		9	7	2
16	4	2	1	1	1		9	7	2
]	
SUBTOTAL	48	24	22	36	14		144	94	50
TOTAL UNITS		72	!	58		14	144]	
UNIT MIX	50	.0%	40	.3%	9	.7%	100.0%	J	

VEHICULAR PARKING - REQUIRED

VEHICULAR PARKING - PROVIDED

TOTAL PROVIDED

FLOOR 1 U/G LEVEL 1 U/G LEVEL 2 U/G LEVEL 3 U/G LEVEL 4

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	UNIT (LESS THAN 75M2)	1.00 / UNIT	358	358
	ALL OTHER UNITS	1.50 / UNIT	88	132
Ť		TOTAL RESIDENTIAL		490
JG A+B	VISITOR (Incl. in Total Res.)	0.25 / UNIT	446	112 (INCLUDED)
BLDG	RETAIL	1.0 SPACES / 40 M2	2,221	56
		TOTAL RETAIL	-	56
		TOTAL REQUIRED		546

RESIDENTIAL

USE VISITOR

RETAIL

|--|

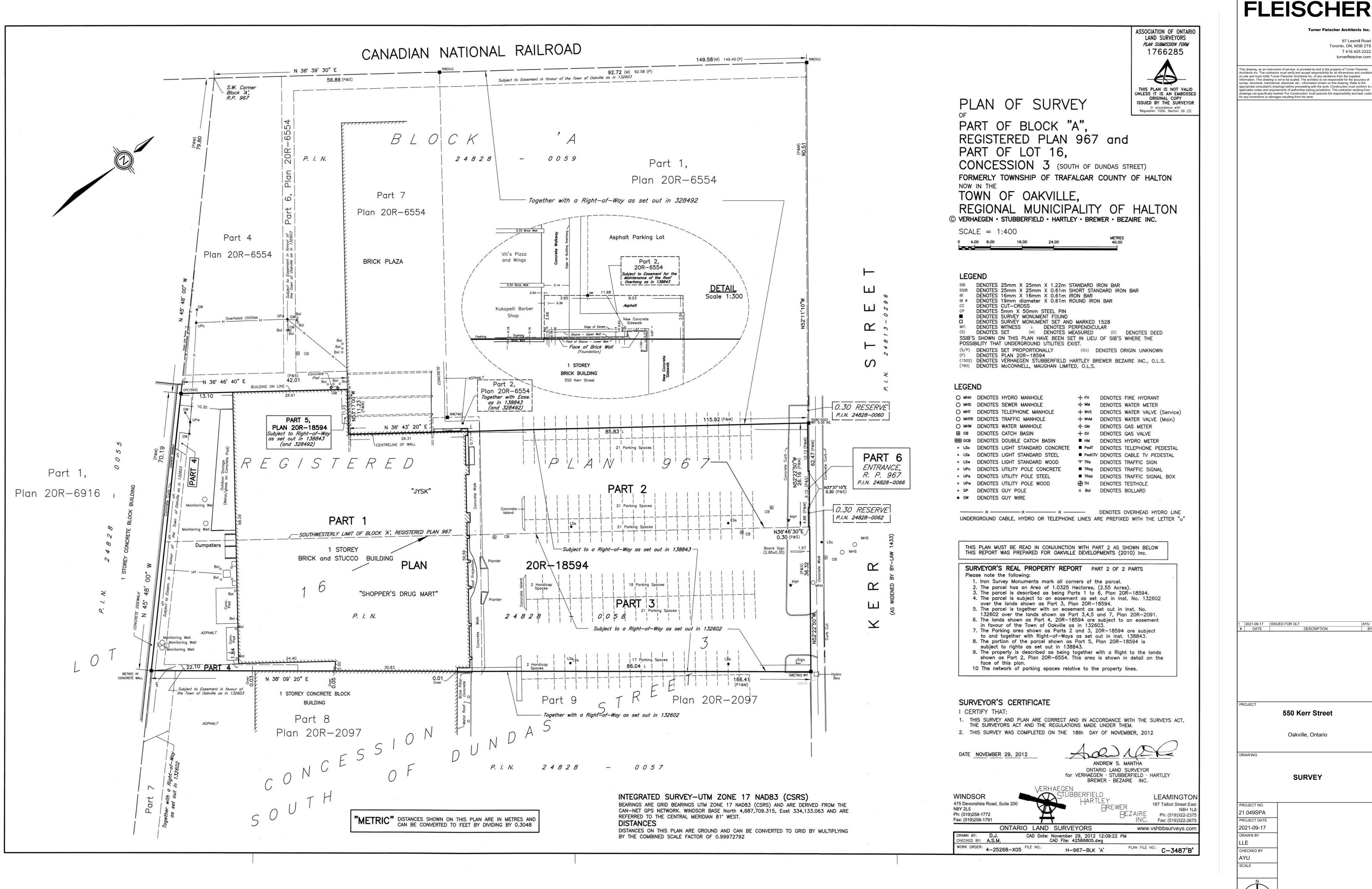
	USE	RATIO (MIN.)	MIN. B/F REQ'D.
A+B+C	2, plus 2% of the total number of parking	13	
90			
BLI	TYPE A	3.65m X 5.7m	6.5
	TYPE B	2.7m X 5.7m	6.5

BICYCLE PARKING - REQUIRED

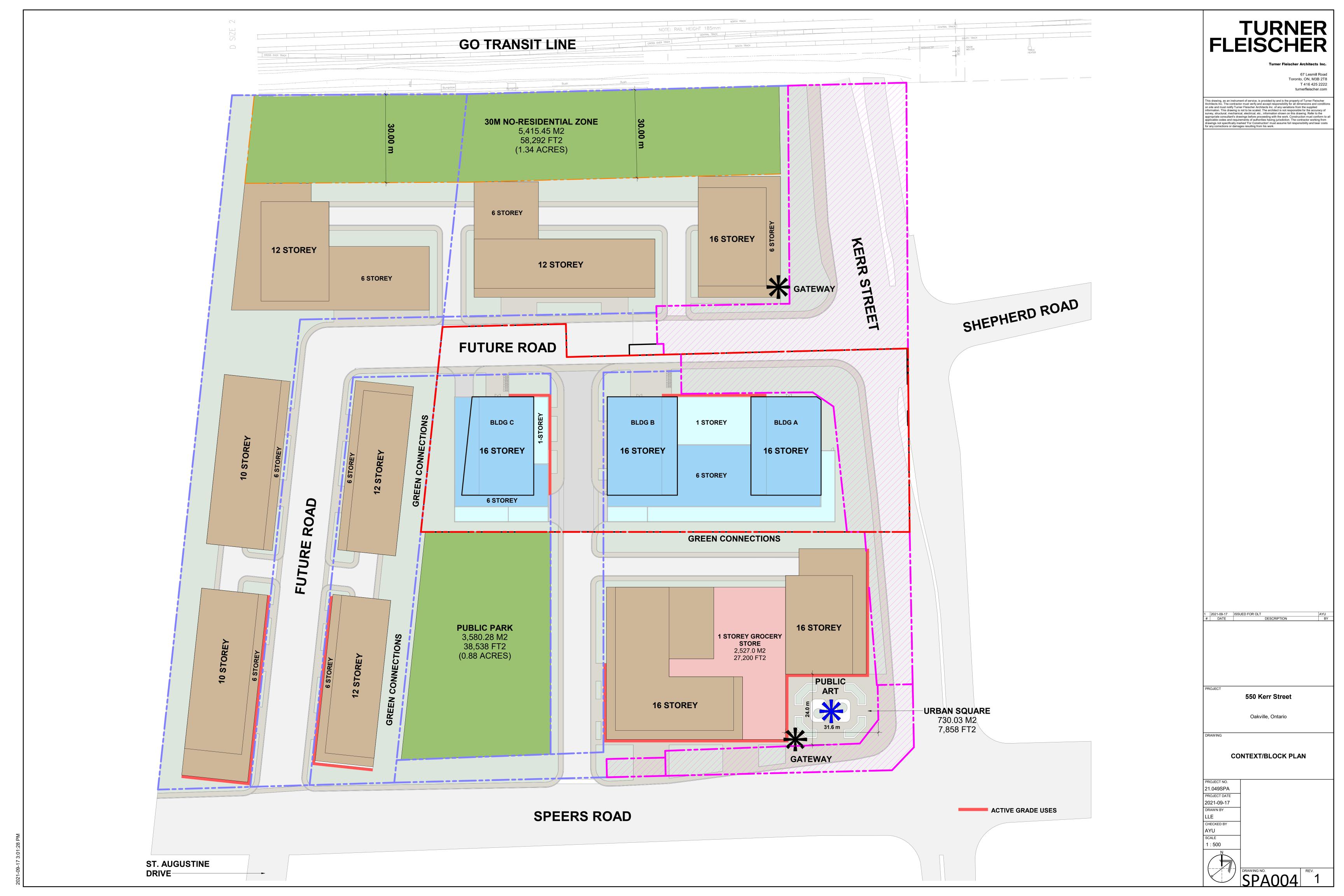
	RESIDENTIA	AL .	NON-RESIDENT	IAL	TOTAL
g.	RATIO	SPACES	RATIO	SPACES	TOTAL
#					
8	1.0 / UNIT	446	2+ 1.0 / 1000m ²	5	451
BLD					
		TOTAL R	EQUIRED		451
10	VISITOR (Incl. in Total Res.)	0.25	/ UNIT	112 (INC	LUDED)

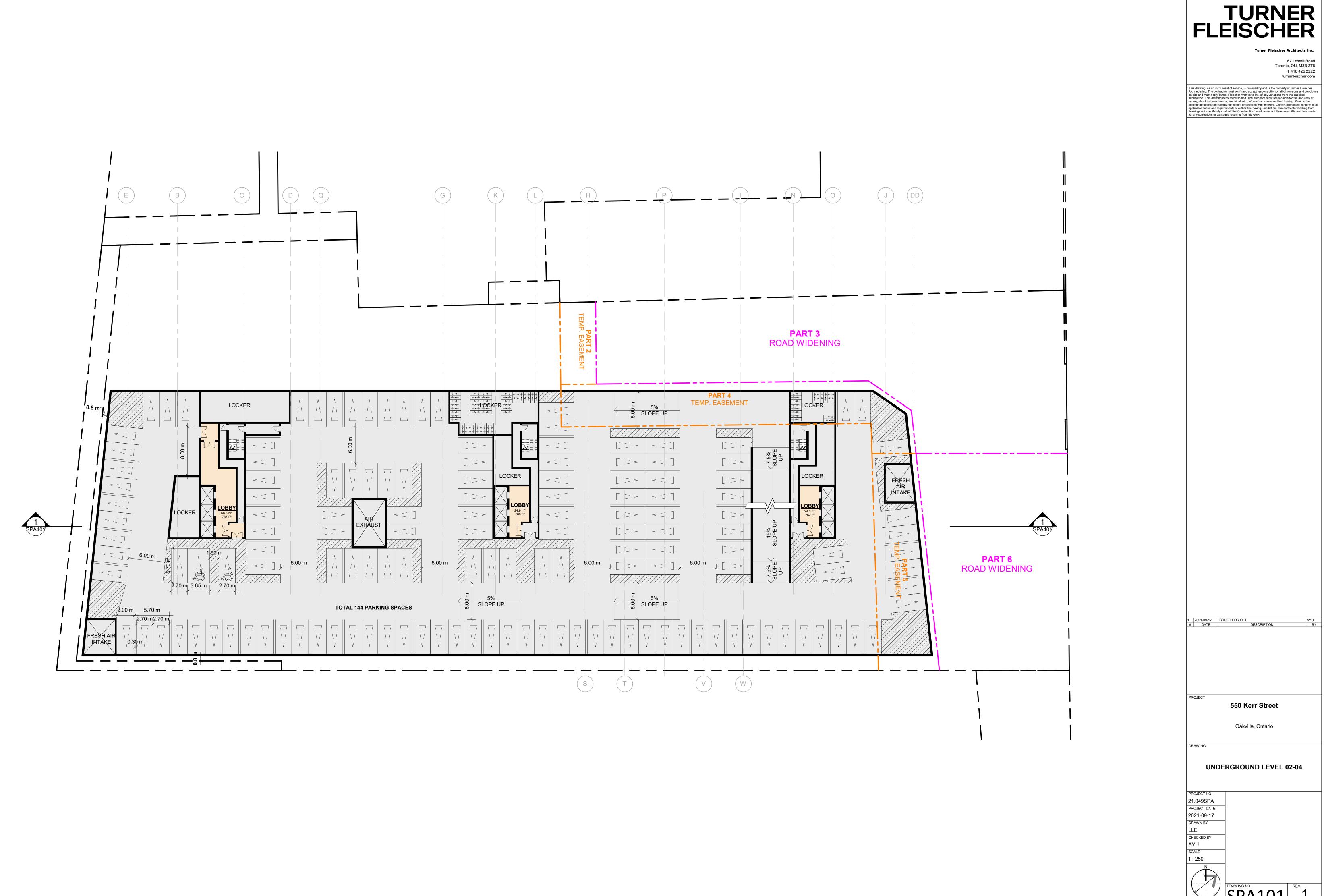
_		RESIDE	ENTIAL	NON-RES	IDENTIAL	TOTAL
		SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	IOIAL
U						
+B+C	FLOOR 1	57	258	5		320
<	U/G 1		20			20
BLDG	U/G 2		58			58
• _	U/G 3		58			58
	U/G 4		58			58
TO	TAL PROVIDED					456

1	2021-09-17	ISSUED FOR OLT
#	DATE	DESCRIPTION
PF	ROJECT	
		550 Kerr Street
		Oakville, Ontario
DE	RAWING	
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		STATISTICS
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PF	ROJECT NO.	
21	1.049SPA	
PF	ROJECT DATE	
20	21-09-17	
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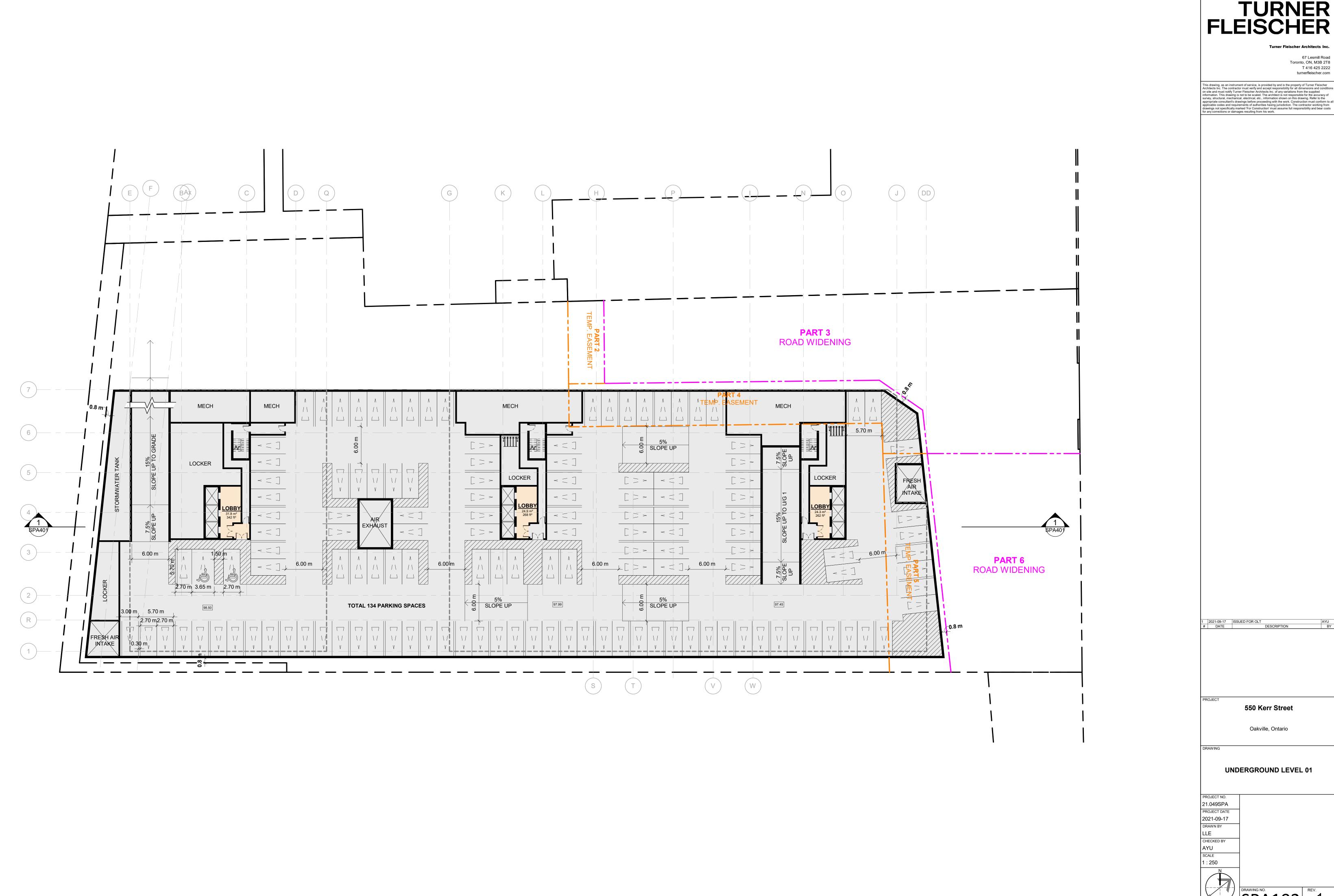


Toronto, ON, M3B 2T8

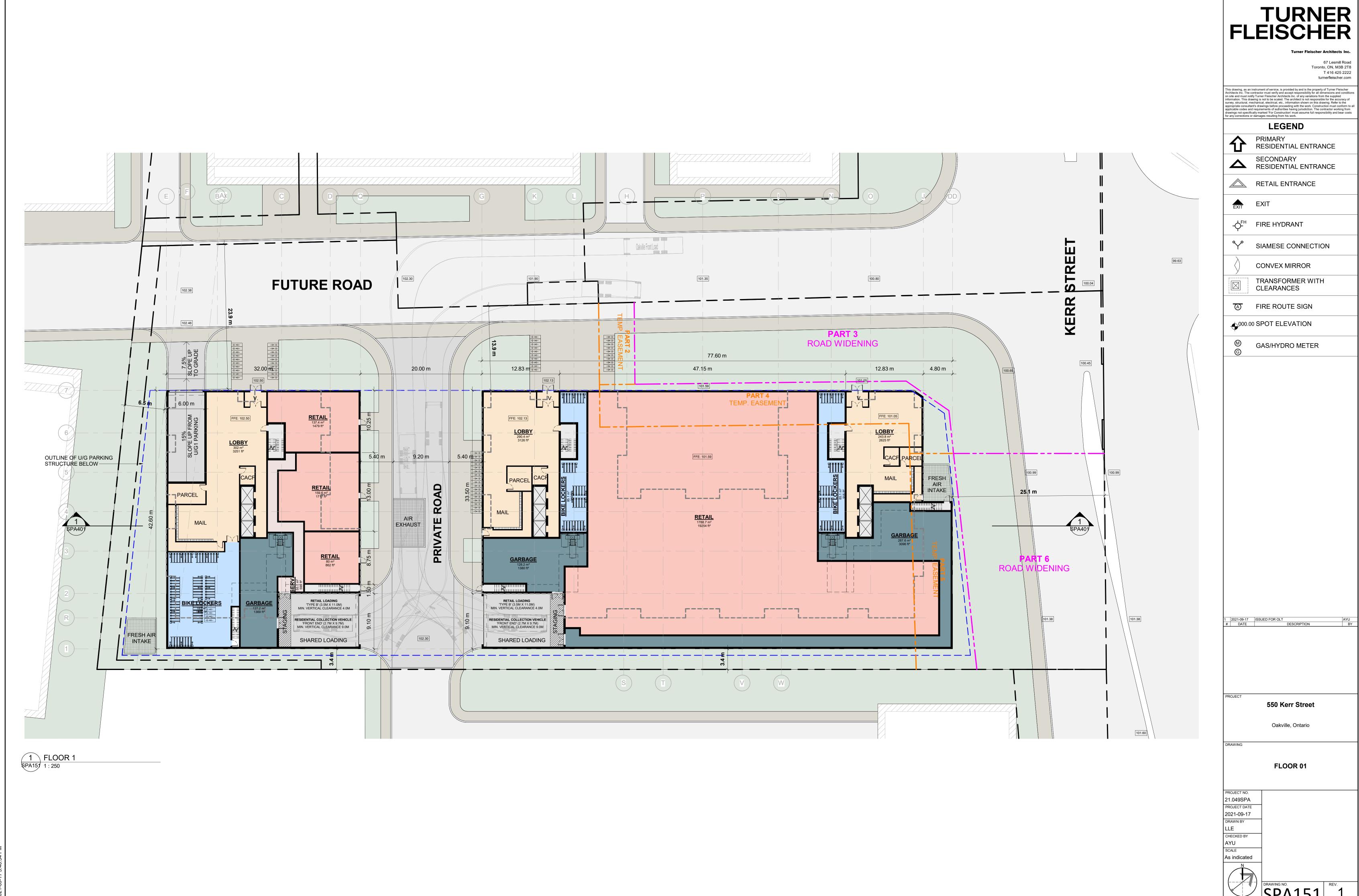




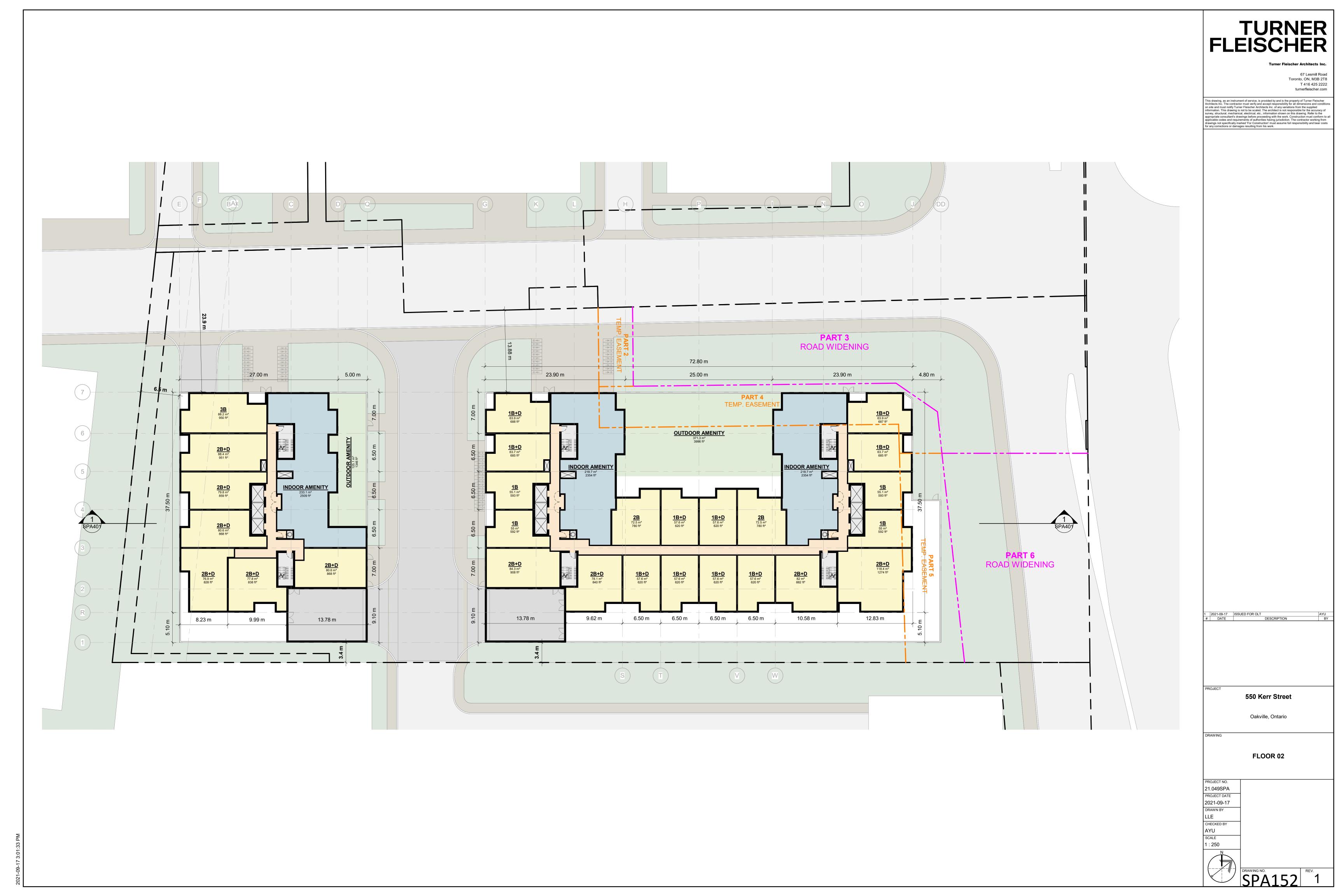
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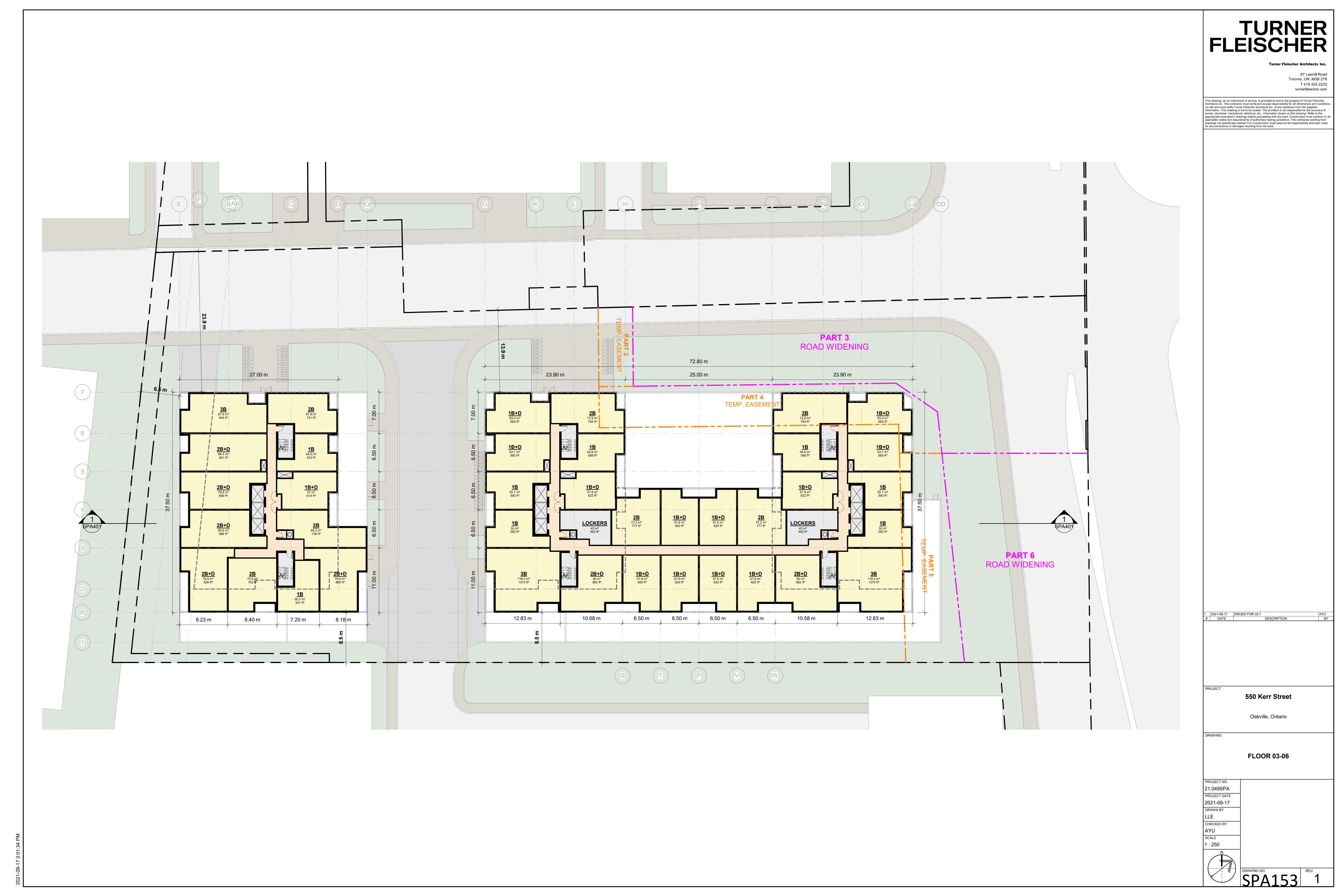


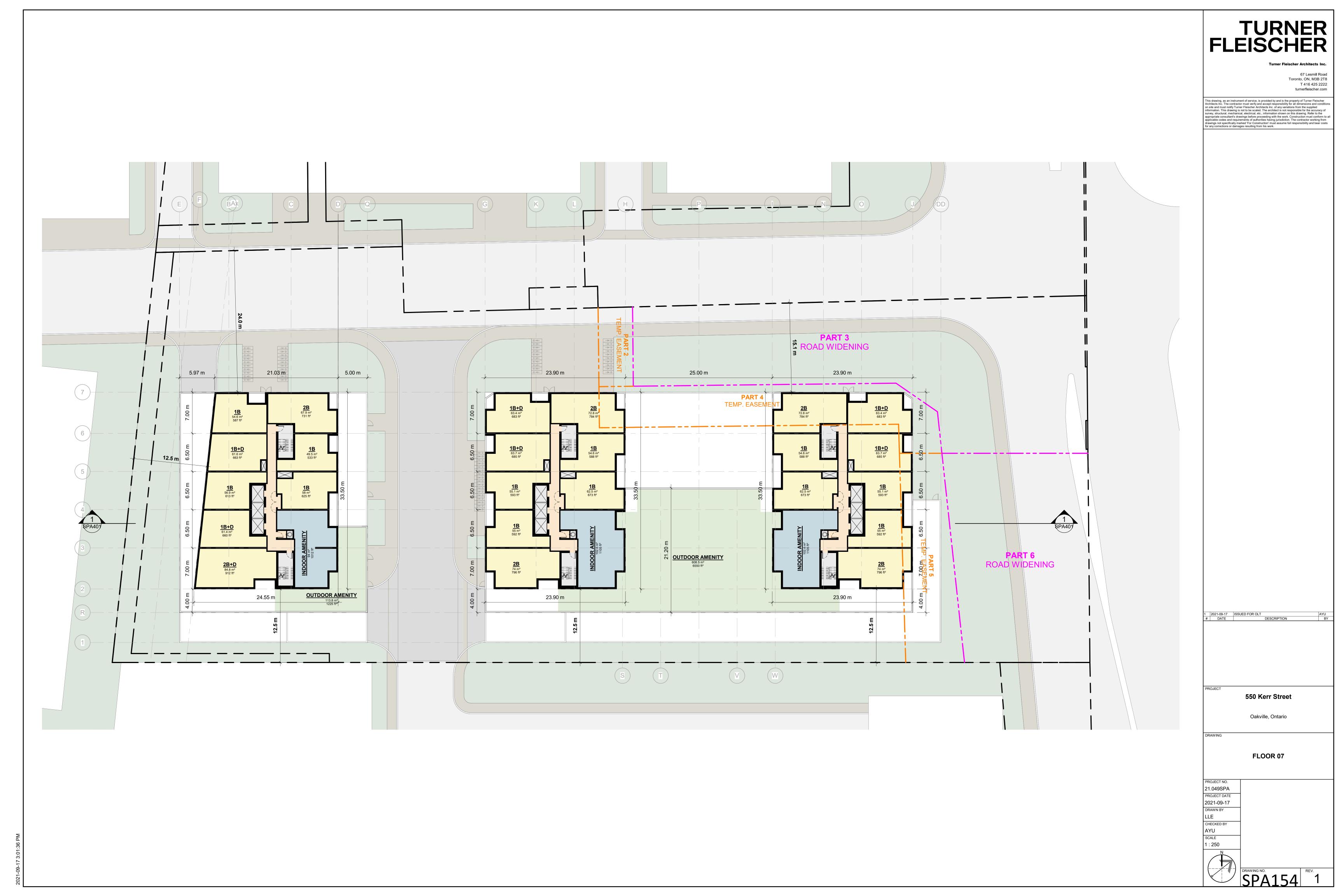
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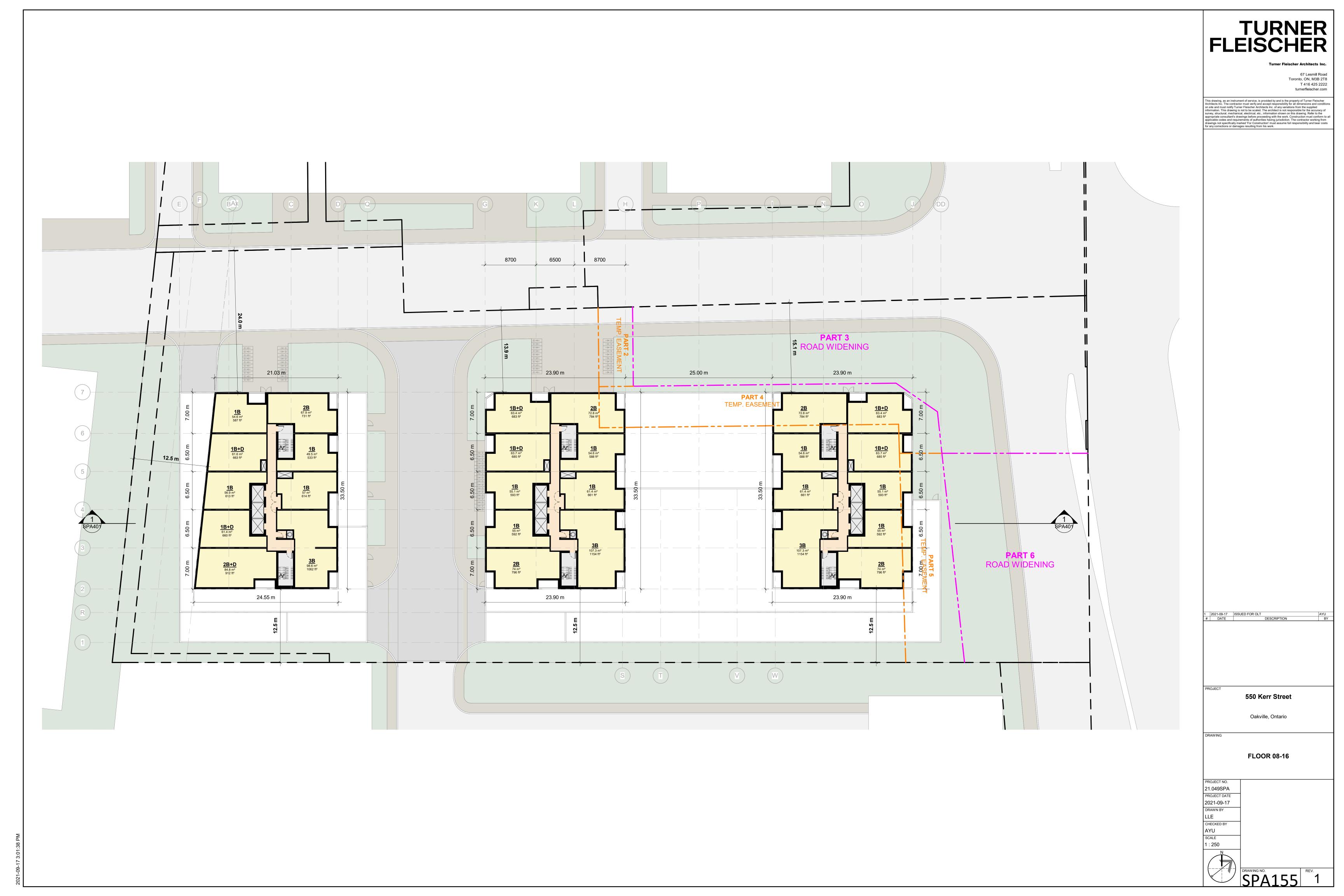


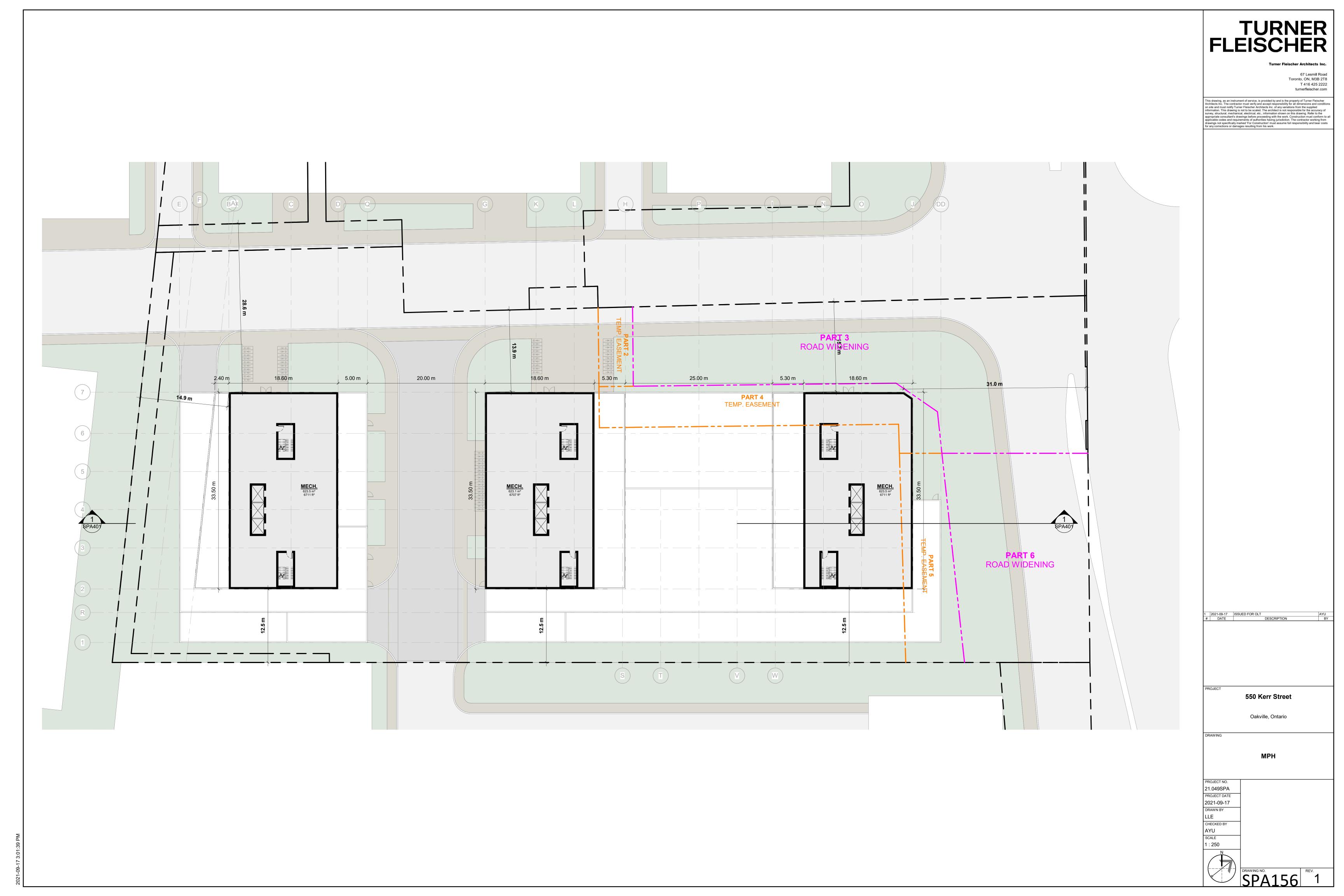
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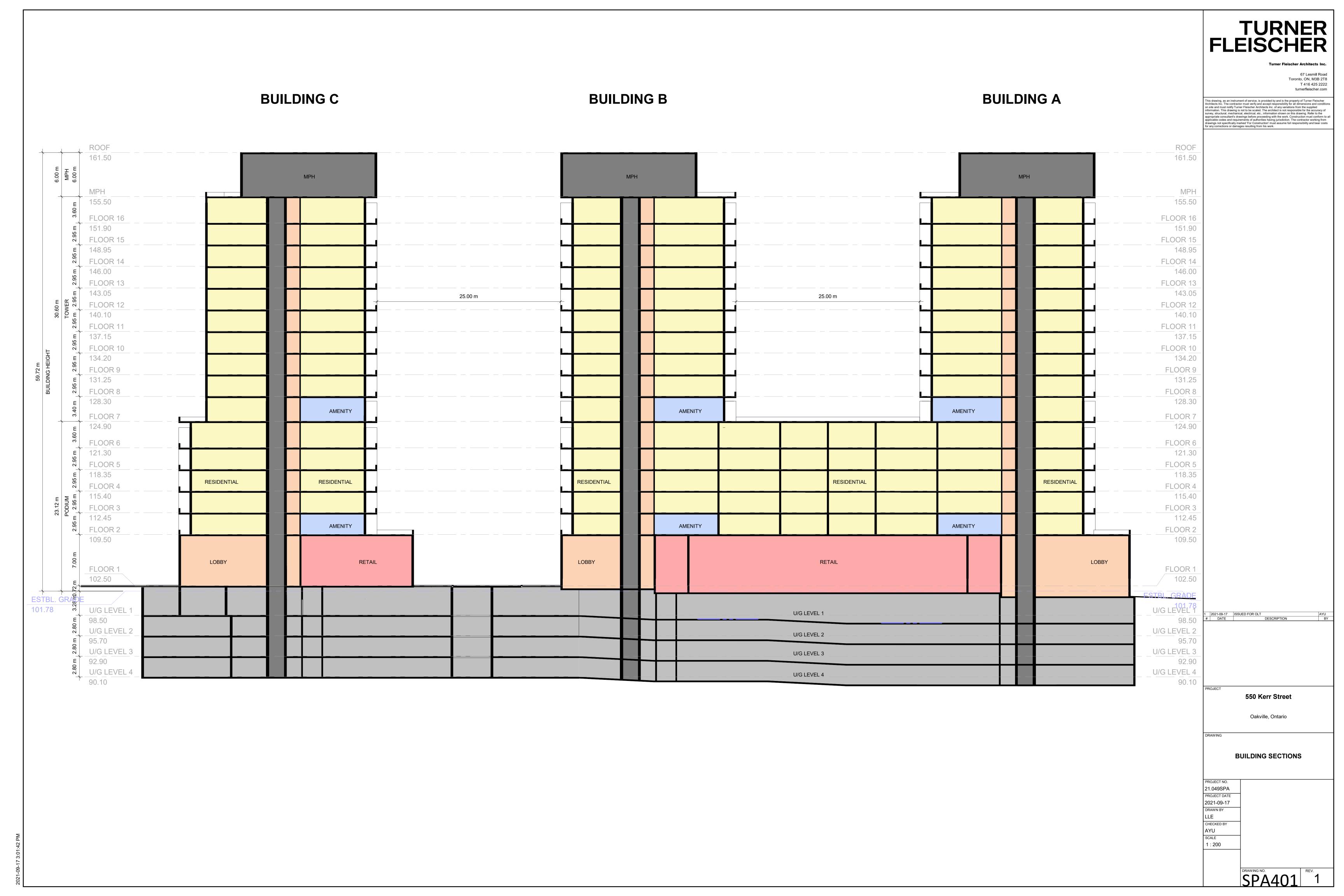


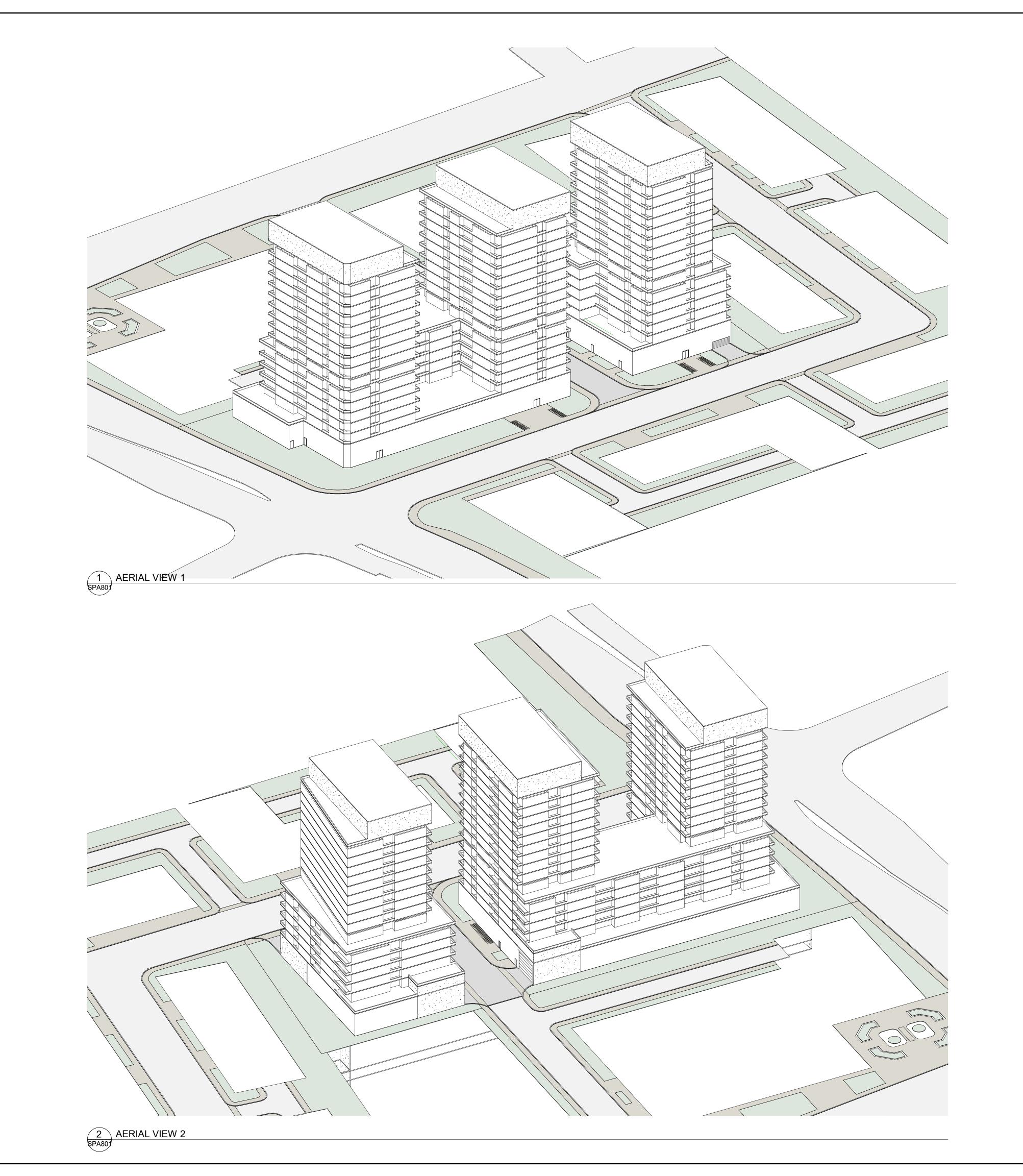












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550 Kerr Street

Oakville, Ontario

3D PERSPECTIVES

21.049SPA PROJECT DATE 2021-09-17 DRAWN BY

SPA801 REV.