Northbridge Investment Management
1220 Yonge St., Suite 400
Toronto, ON M4T 1W1
Phone Number: 416-306-8728
Email: info@northbridgecapital.com

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

23.230P01

TURNER FLEISCHER
67 Lesmill Rd
Toronto, ON, M3B 2T8
Contact Name: Markiyan Levandivskyy
Phone Number: 416-425-2222 ext 389
Email: markiyan.levandivskyy@turnerfleischer.com

ISSUED FOR REZONING #2
March 27, 2026

RWDI

Wind consultant
600 Southgate Drive
Guelph, ON N1G 4P6
Contact Name: Dan Bacon
Phone Number: 519-823-1311
Email: dan.bacon@rwdi.com

Pinchin

Geotechnical consultant
2360 Meadowpine Blvd, Unit 2
Mississauga, ON L5N 6S2
Contact Name: Mohamed Bournas
Phone Number: 905-363-0678
Email: mbournas@pinchin.com

Dillon Consulting

Transportation consultant
235 Yorkland Boulevard Suite 700
Toronto, ON M2J 4Y8
Contact Name: Mike Walters
Phone Number: 416-229-4647
Email: mwalters@dillon.ca

Valdor Engineering

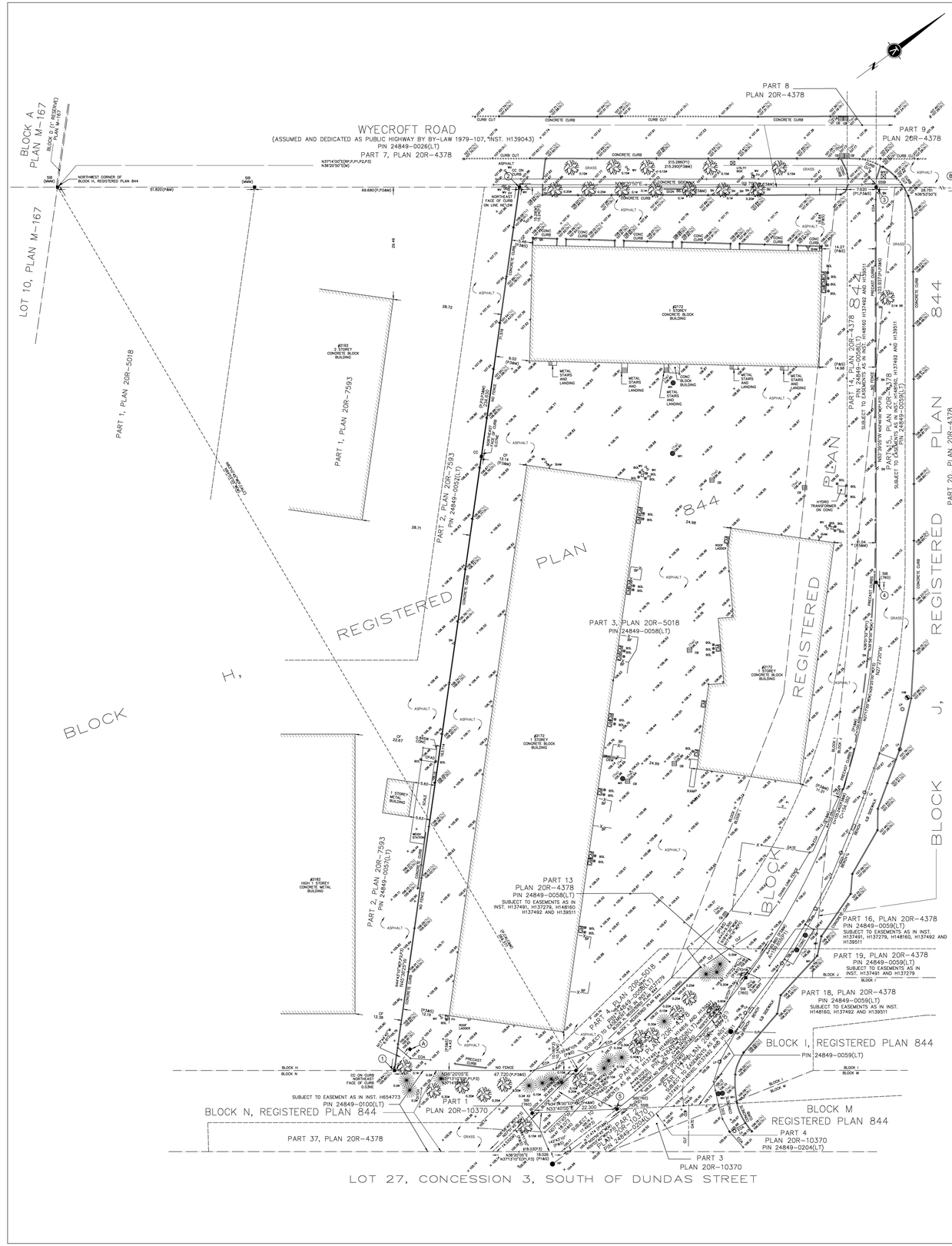
Civil consultant
571 Chrislea Road, Unit 4, 2nd Floor
Woodbridge, ON L4L 8A2
Contact Name: David Giugovaz
Phone Number: 905-264-0054
Email: dgiugovaz@valdor-engineering.com

O2 Design

Landscape consultant
437, 366 Adelaide Street East
Toronto, ON M5A 3X9
Contact Name: Sibylle Von Knobloch
Phone Number: 416-340-8100
Email: sibylle.vonknobloch@o2design.com

Bousfields

Planning consultant
3 Church Street, Suite 200
Toronto, ON M5E 1M2
Contact Name: Emma West
Phone Number: 416-947-9744
Email: ewest@bousfields.ca



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF PART OF BLOCK H, I AND J REGISTERED PLAN 844 TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1: 400

10 0 10 20 30 40m

KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999739.

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS

MONUMENT ID.	NORTHING	EASTING
(A) CP(OU)	4 807 728.78	603 227.83
(B) CC(OU)	4 807 984.79	603 135.16

REFERENCE POINTS

POINT	NORTHING	EASTING
1	4 807 722.19	603 229.94
2	4 807 886.28	603 062.33
3	4 807 951.80	603 117.91
4	4 807 900.22	603 201.60
5	4 807 763.26	603 272.76

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO TOWN OF OAKVILLE BENCH MARK NO. 101 HAVING AN ELEVATION OF 115.838 METRES.

LEGEND

- ■ DENOTES SURVEY MONUMENT FOUND
- □ DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- CC DENOTES CUT CROSS
- (M) DENOTES MEASURED
- (C) DENOTES CALCULATED
- (OU) DENOTES ORIGIN UNKNOWN
- (WIT) DENOTES WITNESS
- (BP) DENOTES REGISTERED PLAN 844
- (P) DENOTES PLAN 20R-5018
- (P1) DENOTES PLAN 20R-4378
- (P2) DENOTES PLAN 20R-7593
- (P3) DENOTES PLAN OF SURVEY BY MCCONNELL MAUGHAN LIMITED, O.L.S. DATED FEBRUARY 19, 1990.
- (C1) DENOTES CALCULATED FROM RP AND P4
- DIST DENOTES DISTURBED
- REPL DENOTES REPLACED WITH
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- (760) DENOTES KENNETH HARVEY MCCONNELL, O.L.S.
- (Tc) DENOTES TOP OF CURB
- (Bc) DENOTES BOTTOM OF CURB
- (Tw) DENOTES TOP OF WALL
- 123.45 DENOTES EXISTING GRADE ELEVATION
- BPED DENOTES BELL PEDESTAL
- BOL DENOTES BOLLARD
- CB DENOTES CATCH BASIN
- Ø.1# DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- Ø.1# DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES DOWN GUY ANCHOR
- FH DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- HW DENOTES HYDRO HAND WELL
- HP DENOTES HYDRO POLE
- LP DENOTES LAMP POST (PRIVATE)
- MH DENOTES MANHOLE
- SAM DENOTES SIAMESE CONNECTION
- SN DENOTES SIGN
- WV DENOTES WATER VALVE
- BC DENOTES BEGINNING OF CURVE
- BF DENOTES BOARD FENCE
- CF DENOTES CONCRETE FOUNDATION
- CLF DENOTES CHAIN LINK FENCE
- CONC DENOTES CONCRETE
- CPAD DENOTES CONCRETE PAD
- CRW DENOTES CONCRETE RETAINING WALL
- EOA DENOTES EDGE OF ASPHALT
- EOC DENOTES EDGE OF CONCRETE
- ILB DENOTES INTERLOCKING BRICK
- (inv) DENOTES INVERT
- DENOTES FENCE
- DENOTES HYDRO SERVICE (OVERHEAD)

ALL BUILDING TIES ARE TAKEN TO CONCRETE BLOCK UNLESS NOTED OTHERWISE

SURVEY REPORT

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. TOGETHER WITH EASEMENT OVER PART 5, PLAN 20R-3261 AS IN INST. H108541. (ASSIGNED BY 116047, 272713, 283438).
5. TOGETHER WITH EASEMENT OVER PARTS 15, 16, 17 AND 18, PLAN 20R-4378 AS IN INST. H148160.
6. SUBJECT TO EASEMENT OVER PART 13, PLAN 43R-4378 AND PART 4, PLAN 20R-5018 AS IN INST. H137279.
7. SUBJECT TO EASEMENT OVER PARTS 12 AND 13, PLAN 43R-4378 AS IN INST. H137491.
8. SUBJECT TO EASEMENT OVER PARTS 12, 13 AND 14, PLAN 20R-4378 AS IN INST. H137492.
6. SUBJECT TO EASEMENT OVER PARTS 12, 13 AND 14, PLAN 20R-4378 AS IN INST. H139511.
6. SUBJECT TO EASEMENT OVER PARTS 12, 13 AND 14, PLAN 20R-4378 AS IN INST. H148160.
7. LAND COMPRISES ALL OF PIN 24849-0058(LT).

APPLY BEARING ROTATION FOR NAD83 CSRS 2010		
PLAN	ORIGINAL BEARING REFERENCE	ROTATION ANGLE
P	ASTRONOMIC	-00°53'10"
P1	ASTRONOMIC	-00°53'10"
RP	ASTRONOMIC	-00°53'10"

TOTAL SITE AREA = 23614.9m²

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2023

DATE _____, 2023 _____
STUART M. MOORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-60217

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MUNICIPAL ADDRESS: 2172 WYECROFT ROAD, OAKVILLE

FIELD:	D.L.	DRAWN:	S.D.	CHECKED: S.M.M.	JOB NO 23-169
DWG NAME: 23-169BT01		PLOTTED: 21/Nov/2023		WORK ORDER NO: 38662	

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

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

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer, of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, or other consultant's drawings. Verify all dimensions and conditions on site before commencing or proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

The site plan prepared by Turner Fleischer is reliant on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by KRCMAR, dated 21-03-25 as provided by Northbridge Investment Management.

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
PROPOSED MIXED USE RESIDENTIAL
2172 Wyecroft Road, Oakville, ON

DRAWING
SURVEY

PROJECT NO. 23.230P01
PROJECT DATE 2024/06/27
DRAWN BY MLE
CHECKED BY NMC
SCALE NTS

DRAWING NO. RZ001
REV. 1

2026-03-27 2:19:11 PM

SITE AREA BREAKDOWN

AREA TYPE	m²	ft²
BLOCK A	9,031.0	97,209
BLOCK B	8,119.8	87,400
R.O.W.	6,464.4	69,583
TOTAL SITE AREA (GROSS AREA)	23,615.2	254,192

PROJECT **NET** SITE AREA

BLDG	SITE AREA	m²	ft²
BLDG A+B+C+D	NET SITE AREA (BLOCK A + BLOCK B)	17,150.8	184,609.9
	PROPOSED GFA	112,606.2	1,212,083.9
	F.S.I OF PROPOSED DEVELOPMENT	6.57 x SITE AREA	

PROJECT **GROSS:** SITE AREA

BLDG	SITE AREA	m²	ft²
BLDG A+B+C+D	**GROSS** SITE AREA (BLOCK A + BLOCK B + R.O.W.)	23,615.3	254,192.9
	PROPOSED GFA	112,606.2	1,212,083.9
	GROSS F.S.I OF PROPOSED DEVELOPMENT	4.77 x SITE AREA	

Last Updated: Wednesday, 18 March 2026 12:31:25 PM

PROJECT INFORMATION

	PERMITTED	PROVIDED
BUILDING HEIGHT		84.65 M
BUILDING SETBACKS		
NORTH SETBACK	3.00 M	3.00 M
SOUTH SETBACK	3.00 M	5.49 M
EAST SETBACK	3.00 M	3.00 M
WEST SETBACK	7.50 M	7.50 M
LOADING SPACE		3 LOADING SPACES 4 WASTE COLLECTION AREAS
ESTABLISHED GRADE	108.30	

DEFINITIONS

TOWN OF OAKVILLE ZONING BY-LAW NO.2014-014

GROSS FLOOR AREA

means the total area of all of the floors in a building measured from the exterior faces of the exterior walls, but shall not include an attic, basement or mechanical penthouse.

FSI

means the gross floor area of all buildings on a lot divided by the *lot area*.

BUILDING HEIGHT

means the vertical distance between established grade to the highest point of a structure, unless otherwise specified by this By-law.

ESTABLISHED GRADE

means the grade elevation measured at 108.30 Canadian Geodetic Datum elevation

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA m²	GFA ft²	FSI	GROSS FSI
BLDG A+B	RETAIL	1,978.8	21,299	0.12	0.08
	INSTITUTIONAL	1,355.2	14,587	0.08	0.06
	SUBTOTAL NON-RESIDENTIAL	3,333.9	35,886	0.19	0.14
	RESIDENTIAL 615 UNITS	55,245.2	594,655	3.22	2.34
	TOTAL	**58,579.1**	**630,541**	**3.42**	**2.48**

Last Updated: Friday, 27 March 2026 12:46:07 PM

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	REQUIRED RATIO	REQUIRED m²	REQUIRED ft²	PROVIDED RATIO	PROVIDED m²	PROVIDED ft²
BLDG A+B	INDOOR AMENITY	2.00 m²/UNIT	1,230.0	13,240	2.00 m²/UNIT	1,233.0	13,272
	OUTDOOR AMENITY	2.00 m²/UNIT	1,230.0	13,240	2.00 m²/UNIT	1,231.2	13,252
	TOTAL AMENITY	**4.00 m²/UNIT**	**2,460.0**	**26,479**	**4.00 m²/UNIT**	**2,464.2**	**26,524**

Last Updated: Wednesday, 18 March 2026 12:19:21 PM

GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF UNITS	RESIDENTIAL SALEABLE m²	RESIDENTIAL SALEABLE ft²	RESIDENTIAL COMMON m²	RESIDENTIAL COMMON ft²	RESIDENTIAL INDOOR AMENITY m²	RESIDENTIAL INDOOR AMENITY ft²	TOTAL RESIDENTIAL m²	TOTAL RESIDENTIAL ft²	RETAIL m²	RETAIL ft²	RETAIL SERVICE m²	RETAIL SERVICE ft²	TOTAL RETAIL m²	TOTAL RETAIL ft²	TOTAL GFA (TFA - EXCLUSIONS) m²	TOTAL GFA (TFA - EXCLUSIONS) ft²
BLDG A	BLOCK A - U/G 4																	
	BLOCK A - UG 3																	
	BLOCK A - U/G 2																	
	BLOCK A - U/G 1																	
	BLOCK A - LVL 01	4	226.2	2,434	1,031.4	11,102	240.3	2,587	1,497.9	16,123	1,536.7	16,541	42.6	459	1,579.4	17,000	3,077.3	33,123
	BLOCK A - MEZZANINE				1,023.7	11,019			1,023.7	11,019							1,023.7	11,019
	BLOCK A - LVL 02	27	1,895.7	20,405	325.1	3,499			2,220.8	23,904							2,220.8	23,904
	BLOCK A - LVL 03	27	1,895.7	20,405	325.1	3,499			2,220.8	23,904							2,220.8	23,904
	BLOCK A - LVL 04	27	1,895.7	20,405	325.1	3,499			2,220.8	23,904							2,220.8	23,904
	BLOCK A - LVL 05	27	1,895.7	20,405	325.1	3,499			2,220.8	23,904							2,220.8	23,904
	BLOCK A - LVL 06	27	1,895.7	20,405	325.1	3,499			2,220.8	23,904							2,220.8	23,904
	BLOCK A - LVL 07	5	325.3	3,502	114.3	1,231	356.8	3,840	796.4	8,573							796.4	8,573
	BLOCK A - LVL 08	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 09	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 10	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 11	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 12	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 13	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 14	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 15	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 16	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 17	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 18	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 19	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 20	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 21	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 22	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 23	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - LVL 24	10	680.4	7,324	109.3	1,177			789.8	8,501							789.8	8,501
	BLOCK A - MPH (TOWER A)																	
	TOTAL	**314**	**21,597.583**	**232,474.548**	**5,653.102**	**60,849.515**	**597.086**	**6,426.987**	**27,847.772**	**299,751.050**	**1,536.725**	**16,541.180**	**42.638**	**458.957**	**1,579.364**	**17,000.137**	**29,427.135**	**316,751.187**
	TOTAL (ROUNDED)	**314**	**21,597.6**	**232,475**	**5,653.1**	**60,850**	**597.1**	**6,427**	**27,847.8**	**299,751**	**1,536.7**	**16,541**	**42.6**	**459**	**1,579.4**	**17,000**	**29,427.1**	**316,751**

Last Updated: Wednesday, 18 March 2026 12:19:25 PM

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY m²	OUTDOOR AMENITY ft²
1,231.2	13,252

GROSS FLOOR AREA SUMMARY

BLDG	USE		GFA		FSI	GROSS FSI
			m²	ft²		
BLDG C+D	RETAIL		571.4	6,151	0.03	0.02
	SUBTOTAL NON-RESIDENTIAL		571.4	6,151	0.03	0.02
	RESIDENTIAL	576 UNITS	53,451.4	575,346	3.12	2.27
	TOTAL		**54,022.9**	**581,497**	**3.15**	**2.29**

Last Updated: Friday, 27 March 2026 12:46:14 PM

AMENITY AREAS REQUIRED & PROVIDED

	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
BLDG C+D	INDOOR AMENITY	2.00 m²/UNIT	1,152.0	12,400	2.00 m²/UNIT	1,153.8	12,420
	OUTDOOR AMENITY	2.00 m²/UNIT	1,152.0	12,400	2.00 m²/UNIT	1,152.8	12,409
	TOTAL AMENITY	**4.00 m²/UNIT**	**2,304.0**	**24,800**	**4.00 m²/UNIT**	**2,306.6**	**24,828**

Last Updated: Wednesday, 18 March 2026 12:22:15 PM

GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF UNITS	RESIDENTIAL						TOTAL RESIDENTIAL		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)	
			SALEABLE		COMMON		INDOOR AMENITY				RETAIL		RETAIL SERVICE					
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
BLDG C	BLOCK A - U/G 4																	
	BLOCK A - UG 3																	
	BLOCK A - U/G 2																	
	BLOCK A - U/G 1																	
	BLOCK A - LVL 01	9	508.7	5,476	794.5	8,552	185.2	1,994	1,488.4	16,021	545.4	5,870	26.1	281	571.4	6,151	2,059.9	22,172
	BLOCK A - MEZZANINE		508.7	5,476	237.8	2,560			746.6	8,036							746.6	8,036
	BLOCK A - LVL 02	21	1,405.9	15,133	795.9	8,567			2,201.8	23,700							2,201.8	23,700
	BLOCK A - LVL 03	21	1,405.9	15,133	795.9	8,567			2,201.8	23,700							2,201.8	23,700
	BLOCK A - LVL 04	21	1,405.9	15,133	795.9	8,567			2,201.8	23,700							2,201.8	23,700
	BLOCK A - LVL 05	21	1,405.9	15,133	795.9	8,567			2,201.8	23,700							2,201.8	23,700
	BLOCK A - LVL 06	21	1,405.9	15,133	795.9	8,567			2,201.8	23,700							2,201.8	23,700
	BLOCK A - LVL 07	4	305.3	3,286	107.7	1,159	389.3	4,190	802.3	8,636							802.3	8,636
	BLOCK A - LVL 08	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 09	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 10	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 11	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 12	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 13	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 14	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 15	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 16	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 17	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 18	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 19	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 20	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 21	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 22	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 23	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	BLOCK A - LVL 24	10	699.1	7,525	103.1	1,110			802.2	8,635							802.2	8,635
	TOTAL	**288**	**20,237.021**	**217,829.578**	**6,872.838**	**73,978.642**	**574.497**	**6,183.842**	**27,684.357**	**297,992.062**	**545.364**	**5,870.249**	**26.081**	**280.732**	**571.445**	**6,150.981**	**28,255.801**	**304,143.043**
	TOTAL (ROUNDED)	**288**	**20,237.0**	**217,830**	**6,872.8**	**73,979**	**574.5**	**6,184**	**27,684.4**	**297,992**	**545.4**	**5,870**	**26.1**	**281**	**571.4**	**6,151**	**28,255.8**	**304,143**

Last Updated: Wednesday, 18 March 2026 12:22:19 PM

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY	
m²	ft²

UNIT MIX

BLDG	FLOOR	SALEABLE							AVG. UNIT SIZE	
		1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft²
BLDG A+B	FLOOR 01	5		1				6	58.6	630
	FLOOR 02	4	28	9	5	5	1	52	70.8	762
	FLOOR 03	4	28	9	5	5	1	52	70.8	762
	FLOOR 04	4	28	9	5	5	1	52	70.8	762
	FLOOR 05	4	28	9	5	5	1	52	70.8	762
	FLOOR 06	4	28	9	5	5	1	52	70.8	762
	FLOOR 07	2	2	3		2		9	70.1	754
	FLOOR 08	5	3	9	1	2		20	69.0	742
	FLOOR 09	5	3	9	1	2		20	69.0	742
	FLOOR 10	5	3	9	1	2		20	69.0	742
	FLOOR 11	5	3	9	1	2		20	69.0	742
	FLOOR 12	5	3	9	1	2		20	69.0	742
	FLOOR 13	5	3	9	1	2		20	69.0	742
	FLOOR 14	5	3	9	1	2		20	69.0	742
	FLOOR 15	5	3	9	1	2		20	69.0	742
	FLOOR 16	5	3	9	1	2		20	69.0	742
	FLOOR 17	5	3	9	1	2		20	69.0	742
	FLOOR 18	5	3	9	1	2		20	69.0	742
	FLOOR 19	5	3	9	1	2		20	69.0	742
	FLOOR 20	5	3	9	1	2		20	69.0	742
	FLOOR 21	5	3	9	1	2		20	69.0	742
	FLOOR 22	5	3	9	1	2		20	69.0	742
	FLOOR 23	5	3	9	1	2		20	69.0	742
	FLOOR 24	5	3	9	1	2		20	69.0	742
	SUBTOTAL	112	193	202	42	61	5	615		
	TOTAL UNITS	**305**		**244**		**66**		**615**		
	UNIT MIX	18.2%	31.4%	32.8%	6.8%	9.9%	0.8%	100.0%		
	UNIT MIX TOTAL	49.6%		39.7%		10.7%		100.0%		
	AVG UNIT SIZE (m²)	52.4	61.2	73.0	91.2	99.2	100.1	69.6	**69.6**	**750**
	AVG UNIT SIZE (ft²)	564	659	786	982	1,068	1,077	750		
	AVG UNIT SIZE TOTAL (m²)	58.0		76.2		99.3		69.6		
	AVG UNIT SIZE TOTAL (ft²)	624		820		1,069		750		

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UNIT MIX

BLDG	FLOOR	SALEABLE							AVG. UNIT SIZE	
		1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft²
BLDG A+B+C+D	FLOOR 01	8	2	3	1	6	9	29	87.3	940
	FLOOR 02	20	39	15	11	7	1	93	68.7	740
	FLOOR 03	20	39	15	11	7	1	93	68.7	740
	FLOOR 04	20	39	15	11	7	1	93	68.7	740
	FLOOR 05	20	39	15	11	7	1	93	68.7	740
	FLOOR 06	20	39	15	11	7	1	93	68.7	740
	FLOOR 07	2	6	5		4		17	73.0	786
	FLOOR 08	9	9	17	1	4		40	69.4	747
	FLOOR 09	9	9	17	1	4		40	69.4	747
	FLOOR 10	9	9	17	1	4		40	69.4	747
	FLOOR 11	9	9	17	1	4		40	69.4	747
	FLOOR 12	9	9	17	1	4		40	69.4	747
	FLOOR 13	9	9	17	1	4		40	69.4	747
	FLOOR 14	9	9	17	1	4		40	69.4	747
	FLOOR 15	9	9	17	1	4		40	69.4	747
	FLOOR 16	9	9	17	1	4		40	69.4	747
	FLOOR 17	9	9	17	1	4		40	69.4	747
	FLOOR 18	9	9	17	1	4		40	69.4	747
	FLOOR 19	9	9	17	1	4		40	69.4	747
	FLOOR 20	9	9	17	1	4		40	69.4	747
	FLOOR 21	9	9	17	1	4		40	69.4	747
	FLOOR 22	9	9	17	1	4		40	69.4	747
	FLOOR 23	9	9	17	1	4		40	69.4	747
	FLOOR 24	9	9	17	1	4		40	69.4	747
	SUBTOTAL	263	356	372	73	113	14	1191		
	TOTAL UNITS	**619**		**445**		**127**		**1191**		
	UNIT MIX	22.1%	29.9%	31.2%	6.1%	9.5%	1.2%	100.0%		
	UNIT MIX TOTAL	52.0%		37.4%		10.7%		100.0%		
	AVG UNIT SIZE (m²)	53.1	62.0	73.0	91.7	101.7	111.9	69.7	**69.7**	**750**
	AVG UNIT SIZE (ft²)	572	667	786	987	1,095	1,204	750		
	AVG UNIT SIZE TOTAL (m²)	58.2		76.1		102.8		69.7		
	AVG UNIT SIZE TOTAL (ft²)	627		819		1,107		750		

Last Updated: Wednesday, 18 March 2026 16:30:29 PM

UNIT MIX

BLDG	FLOOR	SALEABLE							AVG. UNIT SIZE	
		1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	m²	ft²
BLDG C+D	FLOOR 01	3	2	2	1	6	9	23	94.8	1,021
	FLOOR 02	16	11	6	6	2		41	66.2	712
	FLOOR 03	16	11	6	6	2		41	66.2	712
	FLOOR 04	16	11	6	6	2		41	66.2	712
	FLOOR 05	16	11	6	6	2		41	66.2	712
	FLOOR 06	16	11	6	6	2		41	66.2	712
	FLOOR 07		4	2		2		8	76.3	822
	FLOOR 08	4	6	8		2		20	69.9	752
	FLOOR 09	4	6	8		2		20	69.9	752
	FLOOR 10	4	6	8		2		20	69.9	752
	FLOOR 11	4	6	8		2		20	69.9	752
	FLOOR 12	4	6	8		2		20	69.9	752
	FLOOR 13	4	6	8		2		20	69.9	752
	FLOOR 14	4	6	8		2		20	69.9	752
	FLOOR 15	4	6	8		2		20	69.9	752
	FLOOR 16	4	6	8		2		20	69.9	752
	FLOOR 17	4	6	8		2		20	69.9	752
	FLOOR 18	4	6	8		2		20	69.9	752
	FLOOR 19	4	6	8		2		20	69.9	752
	FLOOR 20	4	6	8		2		20	69.9	752
	FLOOR 21	4	6	8		2		20	69.9	752
	FLOOR 22	4	6	8		2		20	69.9	752
	FLOOR 23	4	6	8		2		20	69.9	752
	FLOOR 24	4	6	8		2		20	69.9	752
	SUBTOTAL	151	163	170	31	52	9	576		
	TOTAL UNITS	**314**		**201**		**61**		**576**		
	UNIT MIX	26.2%	28.3%	29.5%	5.4%	9.0%	1.6%	100.0%		
	UNIT MIX TOTAL	54.5%		34.9%		10.6%		100.0%		
	AVG UNIT SIZE (m²)	53.6	62.8	73.0	92.3	104.7	118.4	69.7	**69.7**	**750**
	AVG UNIT SIZE (ft²)	577	676	786	993	1,127	1,275	750		
	AVG UNIT SIZE TOTAL (m²)	58.4		76.0		106.7		69.7		
	AVG UNIT SIZE TOTAL (ft²)	629		818		1,149		750		

Last Updated: Wednesday, 18 March 2026 16:29:54 PM

VEHICULAR PARKING - MINIMUM REQUIRED

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
BLDG A+B	RESIDENTIAL (<75 m²)	1.0/UNIT	454	454
	RESIDENTIAL (>75 m²)	1.25/UNIT	161	202
	TOTAL RESIDENTIAL			656
	VISITOR	0.2/UNIT	615	123
	RETAIL	1/40sqm	1976	49
	INSTITUTIONAL	1/40sqm	1355	33
	TOTAL VISITOR			205
	TOTAL			**861**

VEHICULAR PARKING - MINIMUM REQUIRED

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
BLDG C+D	RESIDENTIAL (<75 m²)	1.0/UNIT	448	448
	RESIDENTIAL (>75 m²)	1.25/UNIT	128	130
	TOTAL RESIDENTIAL			578
	VISITOR	0.2/UNIT	576	116
	RETAIL	1/40sqm	586	14
	TOTAL VISITOR			130
	TOTAL			**708**

VEHICULAR PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
BLDG A+B	BLOCK A - U/G 1	13	205	218
	BLOCK A - U/G 2	251		251
	BLOCK A - U/G 3	251		251
	BLOCK A - U/G 4	226		226
	TOTAL	**741**	**205**	**946**

Last Updated: Thursday, 26 March 2026 13:22:23 PM

VEHICULAR PARKING PROVIDED

	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
BLDG C+D	BLOCK A - U/G 1	58	130	188
	BLOCK A - U/G 2	213		213
	BLOCK A - U/G 3	213		213
	BLOCK A - U/G 4	182		182
	TOTAL	**666**	**130**	**796**

Last Updated: Thursday, 26 March 2026 14:26:23 PM

ACCESSIBLE PARKING PROVIDED*

*Two(2) parking spaces + 2% of the total number of parking spaces provided.

	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
BLDG A+B	BLOCK A - U/G 1		7	7
	BLOCK A - U/G 2	5		5
	BLOCK A - U/G 3	5		5
	BLOCK A - U/G 4	5		5
	TOTAL	**15**	**7**	**22**

Last Updated: Monday, 19 January 2026 09:44:51 AM

ACCESSIBLE PARKING PROVIDED*

*Two(2) parking spaces + 2% of the total number of parking spaces provided.

	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
BLDG C+D	BLOCK A - U/G 1		5	5
	BLOCK A - U/G 2	5		5
	BLOCK A - U/G 3	5		5
	BLOCK A - U/G 4	5		5
	TOTAL	**15**	**5**	**20**

Last Updated: Monday, 19 January 2026 09:42:12 AM

BICYCLE PARKING - MINIMUM REQUIRED

	USE	RESIDENTIAL		RETAIL		INSTITUTIONAL		TOTAL
		RATIO	SPACES	RATIO	SPACES	RATIO	SPACES	
BLDG A+B	SHORT TERM	0.25/UNIT	154	1/1000m2	2	1/500m2	3	**159**
	LONG TERM	0.75/UNIT	462	-	0	-	0	**462**
	TOTAL		616		**2**		**3**	**621**

Last Updated: Wednesday, 04 March 2026 15:10:19 PM

BICYCLE PARKING - MINIMUM REQUIRED

	USE	RESIDENTIAL		RETAIL		TOTAL
		RATIO	SPACES	RATIO	SPACES	
BLDG C+D	SHORT TERM	0.25/UNIT	144	1/1000m2	1	**145**
	LONG TERM	0.75/UNIT	432	-	0	**432**
	TOTAL		576		**1**	**577**

Last Updated: Tuesday, 17 March 2026 13:49:35 PM

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL			RETAIL			INSTITUTIONAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	SHORT TERM	LONG TERM	SUB TOTAL	SHORT TERM	LONG TERM	SUB TOTAL	
BLDG A+B	MEZZANINE	154	462	616							616
	FLOOR 01				2		2	3		3	5
	TOTAL	**154**	**462**	**616**	**2**		**2**	**3**		**3**	**621**
	% OF HORIZONTAL = 22.5%										

Last Updated: Wednesday, 04 March 2026 17:12:22 PM

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL			RETAIL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	SHORT TERM	LONG TERM	SUB TOTAL	
BLDG C+D	MEZZANINE	144	432	576				576
	FLOOR 1				2		2	2
	TOTAL	**144**	**432**	**576**	**2**		**2**	**578**

Last Updated: Tuesday, 17 March 2026 13:56:24 PM

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

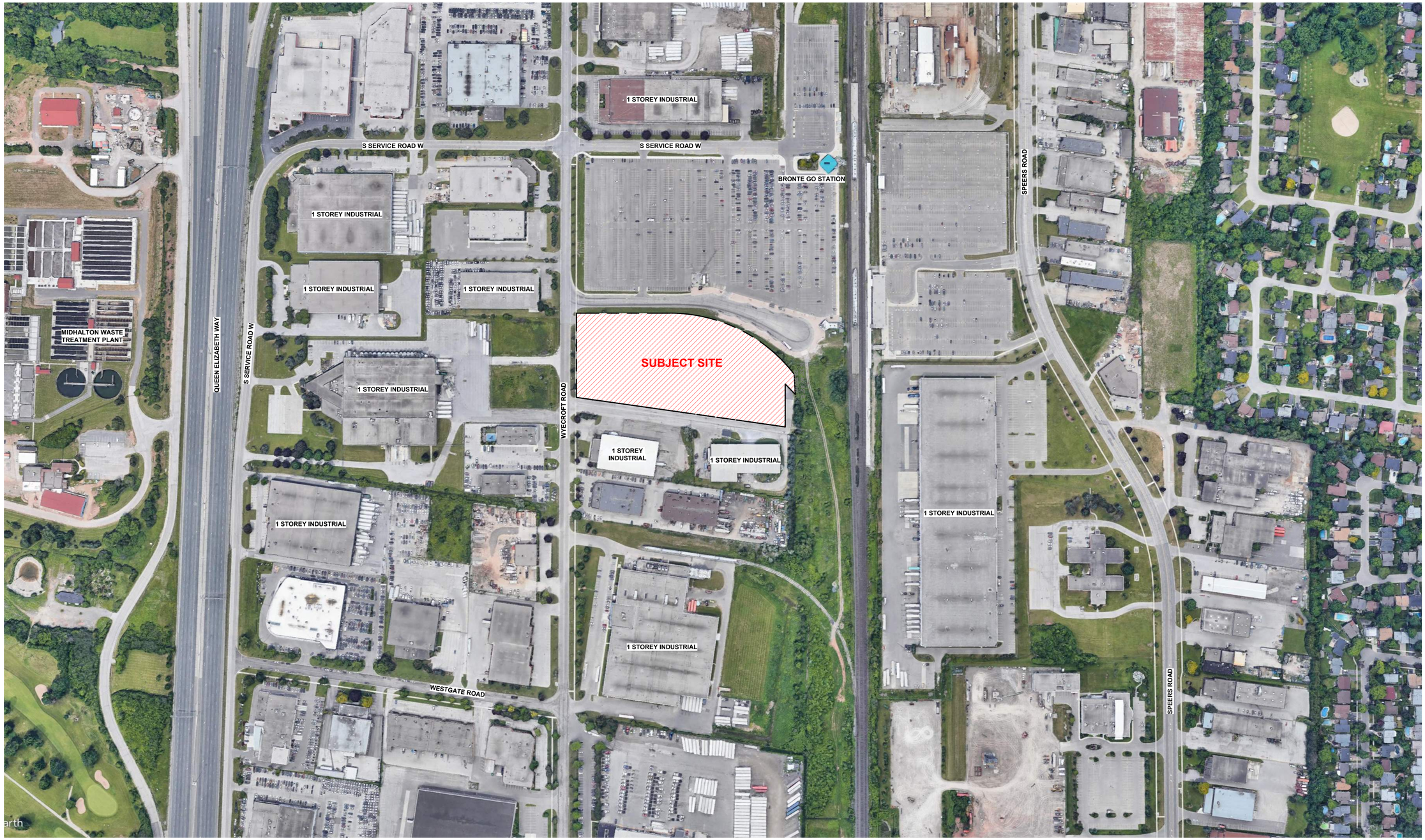
STATISTICS

PROJECT NO. 23.230P01
PROJECT DATE 2024/06/27
DRAWN BY MLE
CHECKED BY NMC
SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ004
REV. 1

2026-03-27 21:19:17 PM



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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

CONTEXT PLAN

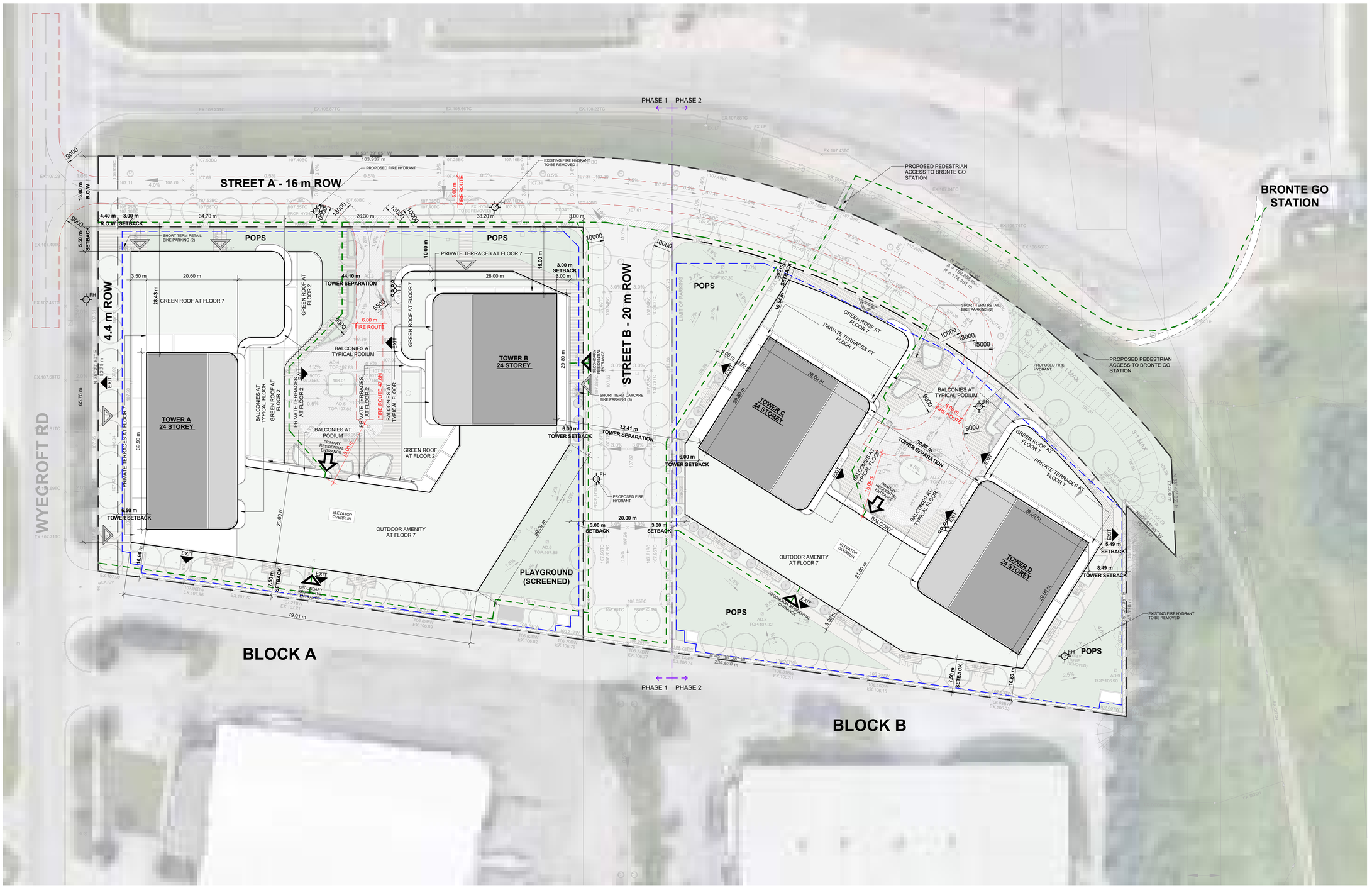
PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 2000

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ005

REV. 1

2026-03-27 2:19:20 PM



1 RZ006 BLOCK A - T.O. ROOF (A)
1 : 400

2026-03-27 2:19:26 PM

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LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
EXIT	EXIT
FH	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
A	FIRE ROUTE SIGN
000.00	SPOT ELEVATION
M / G	GAS/HYDRO METER
WL	LIGHT FIXTURE
	PEDESTRIAN CIRCULATION
	WARNING SIGNAL

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING
SITE PLAN / ROOF PLAN

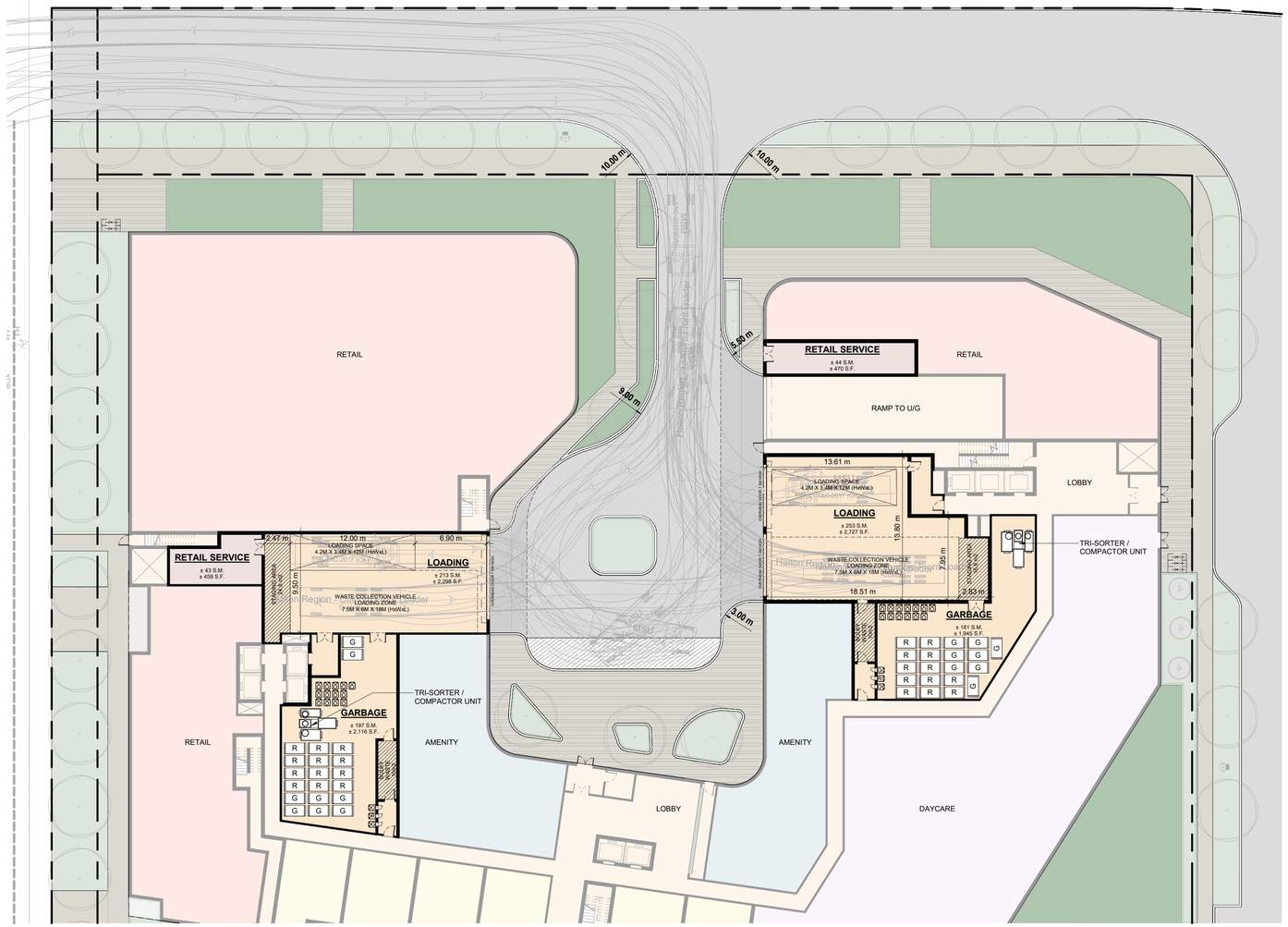
PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

N

DRAWING NO. RZ006 REV. 1

RZ302 3



RESIDENTIAL SOLID WASTE MANAGEMENT NOTES

1. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER-HEAD DOORS.
2. TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL(+/ -2 %), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
3. A TRAINED ON - SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT THE ON - SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
5. IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE.OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
   i. DESIGN CODE - ONTARIO BUILDING CODE.
   ii. DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
   iii. IMPACT FACTOR - 5 % FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM / H AND 30 % FOR HIGHER SPEEDS.
   iv. CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE(SUCH AS AN UNDERGROUND PARKING GARAGE).THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT.THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
6. PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
7. WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
8. NON - RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS

AS PER HALTON REGION DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE AND OAKVILLE REZONING CITY COMMENTS

TOWER A - 314 RESIDENTIAL UNITS

PROJECT STATS:

- NUMBER OF UNITS = 314
- OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES: 10m²

WASTE STORAGE AREA PROVIDED:
- RESIDENTIAL: 196.59m²

NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (200+ UNITS)
- 3 BINS (COMPACTED)
- CITY REQUIRED TO INCREASE TO 8 BINS

RECYCLING BINS (1 SEMI-AUTOMATED CART FOR EVERY 7 UNITS)
- CITY REQUIRED FRONT END RECYCLING - 12 BINS

ORGANIC BINS (1 SEMI-AUTOMATED CART FOR EVERY 25 UNITS)
- 314/25 = 12.56 (ROUND UP) =13 BINS

TOTAL NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (G):	8
RECYCLING BINS (R):	12
ORGANIC BINS (O):	13
TOTAL:	33

NUMBER OF BINS PROVIDED:

GARBAGE WASTE BINS (G):	8
RECYCLING BINS (R):	12
ORGANIC BINS (O):	13
TOTAL:	33

LOADING SPACE(S) REQUIRED:

NO MINIMUM NUMBER OF LOADING SPACES REQUIRED BY ZONING BY-LAW 2014-014.

LOADING SPACE STANDARDS:
MIN. LENGTH OF 12.0M;
MIN. WIDTH OF 3.5M;
MIN. VERTICAL CLEARANCE OF 4.2M.

LOADING SPACE(S) PROVIDED:
RESIDENTIAL/RETAIL: 1

TOTAL LOADING SPACES: 1

STAGING AREA PROVIDED:
- 24.8 m²

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS

AS PER HALTON REGION DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE AND OAKVILLE REZONING CITY COMMENTS

TOWER B - 301 RESIDENTIAL UNITS

PROJECT STATS:

- NUMBER OF UNITS = 301
- OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES: 10m²

WASTE STORAGE AREA PROVIDED:
- RESIDENTIAL: 180.65m²

NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (200+ UNITS)
- 3 BINS (COMPACTED)
- CITY REQUIRED TO INCREASE TO 8 BINS

RECYCLING BINS (1 SEMI-AUTOMATED CART FOR EVERY 7 UNITS)
- CITY REQUIRED FRONT END RECYCLING - 12 BINS

ORGANIC BINS (1 SEMI-AUTOMATED CART FOR EVERY 25 UNITS)
- 301/25 = 12.04 (ROUND UP) =13 BINS

TOTAL NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (G):	8
RECYCLING BINS (R):	12
ORGANIC BINS (O):	13
TOTAL:	33

NUMBER OF BINS PROVIDED:

GARBAGE WASTE BINS (G):	8
RECYCLING BINS (R):	12
ORGANIC BINS (O):	13
TOTAL:	33

LOADING SPACE(S) REQUIRED:

NO MINIMUM NUMBER OF LOADING SPACES REQUIRED BY ZONING BY-LAW 2014-014.

LOADING SPACE STANDARDS:
MIN. LENGTH OF 12.0M;
MIN. WIDTH OF 3.5M;
MIN. VERTICAL CLEARANCE OF 4.2M.

LOADING SPACE(S) PROVIDED:
RESIDENTIAL/RETAIL: 1

TOTAL LOADING SPACES: 1

STAGING AREA PROVIDED:
- 16.9 m²

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

RESIDENTIAL SOLID WASTE MANAGEMENT BUILDINGS A AND B

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1:250

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

N

DRAWING NO. RZ007 REV. 1

2026-03-27 2:19:29 PM

RESIDENTIAL SOLID WASTE MANAGEMENT NOTES

1. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER-HEAD DOORS.
2. TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL(+/ -2 %), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
3. A TRAINED ON - SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT THE ON - SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
5. IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE.OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
   i. DESIGN CODE - ONTARIO BUILDING CODE.
   ii. DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
   iii. IMPACT FACTOR - 5 % FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM / H AND 30 % FOR HIGHER SPEEDS.
   iv. CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE(SUCH AS AN UNDERGROUND PARKING GARAGE).THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT.THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
6. PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
7. WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
8. NON - RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS

AS PER HALTON REGION DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE AND OAKVILLE REZONING CITY COMMENTS

TOWER C - 288 RESIDENTIAL UNITS

PROJECT STATS:

- NUMBER OF UNITS = 288
- OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES: 10m²

WASTE STORAGE AREA PROVIDED:
- RESIDENTIAL: 200.18m²

NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (200+ UNITS)
- 3 BINS (COMPACTED)
- CITY REQUIRED TO INCREASE TO 7 BINS

RECYCLING BINS (1 SEMI-AUTOMATED CART FOR EVERY 7 UNITS)
- CITY REQUIRED FRONT END RECYCLING - 9 BINS

ORGANIC BINS (1 SEMI-AUTOMATED CART FOR EVERY 25 UNITS)
- 288/25 = 11.52 (ROUND UP) =12 BINS

TOTAL NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (G):	7
RECYCLING BINS (R):	9
ORGANIC BINS (O):	12
TOTAL:	26

NUMBER OF BINS PROVIDED:

GARBAGE WASTE BINS (G):	7
RECYCLING BINS (R):	9
ORGANIC BINS (O):	12
TOTAL:	26

LOADING SPACE(S) REQUIRED:

NO MINIMUM NUMBER OF LOADING SPACES REQUIRED BY ZONING BY-LAW 2014-014.

LOADING SPACE STANDARDS:
- MIN. LENGTH OF 12.0M;
- MIN. WIDTH OF 3.5M;
- MIN. VERTICAL CLEARANCE OF 4.2M.

LOADING SPACE(S) PROVIDED:

RESIDENTIAL/RETAIL:	1
TOTAL LOADING SPACES:	1

STAGING AREA PROVIDED:
- 30.9 m²

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS

AS PER HALTON REGION DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE AND OAKVILLE REZONING CITY COMMENTS

TOWER D - 288 RESIDENTIAL UNITS

PROJECT STATS:

- NUMBER OF UNITS = 288
- OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES: 10m²

WASTE STORAGE AREA PROVIDED:
- RESIDENTIAL: 150.85m²

NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (200+ UNITS)
- 3 BINS (COMPACTED)
- CITY REQUIRED TO INCREASE TO 7 BINS

RECYCLING BINS (1 SEMI-AUTOMATED CART FOR EVERY 7 UNITS)
- CITY REQUIRED FRONT END RECYCLING - 9 BINS

ORGANIC BINS (1 SEMI-AUTOMATED CART FOR EVERY 25 UNITS)
- 288/25 = 11.52 (ROUND UP) =12 BINS

TOTAL NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS (G):	6
RECYCLING BINS (R):	9
ORGANIC BINS (O):	12
TOTAL:	25

NUMBER OF BINS PROVIDED:

GARBAGE WASTE BINS (G):	6
RECYCLING BINS (R):	9
ORGANIC BINS (O):	12
TOTAL:	25

LOADING SPACE(S) REQUIRED:

NO MINIMUM NUMBER OF LOADING SPACES REQUIRED BY ZONING BY-LAW 2014-014.

LOADING SPACE STANDARDS:
- MIN. LENGTH OF 12.0M;
- MIN. WIDTH OF 3.5M;
- MIN. VERTICAL CLEARANCE OF 4.2M.

LOADING SPACE(S) PROVIDED:

RESIDENTIAL/RETAIL:	1
TOTAL LOADING SPACES:	1

STAGING AREA PROVIDED:
- 21.2 m²

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

RESIDENTIAL SOLID WASTE MANAGEMENT BUILDINGS C AND D

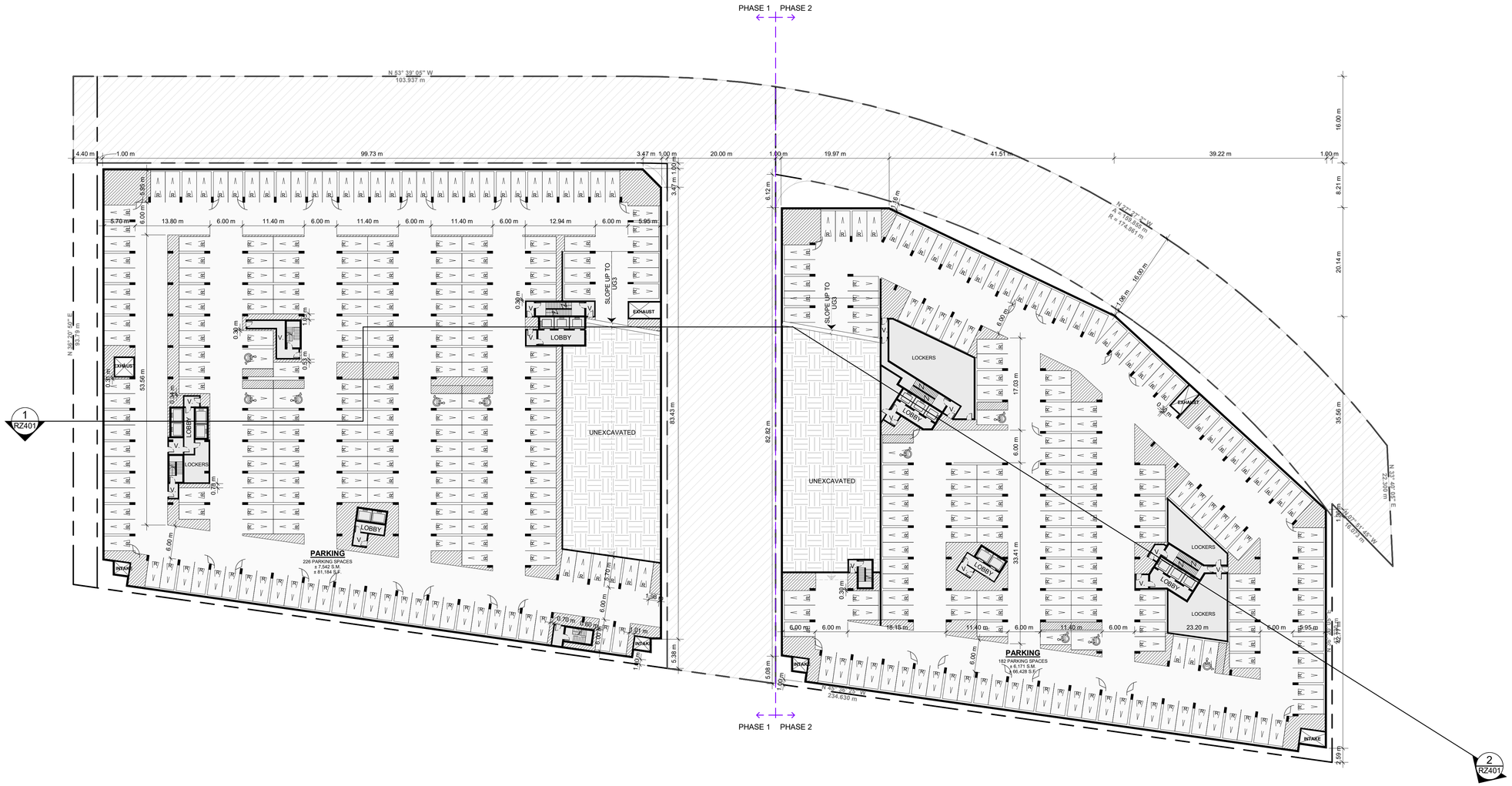
PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1:250

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ008

REV. 1

2026-03-27 2:19:44 PM



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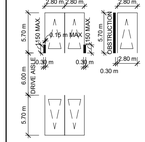
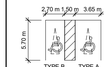
TYPICAL PARKING DIMENSIONS

AISLE WIDTH: MIN 6m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.7 m



TYPICAL BARRIER FREE SPACE



VISITOR/RETAIL/DAYCARE PARKING SPACE

CONVEX MIRROR

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

UNDERGROUND LEVEL 04

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
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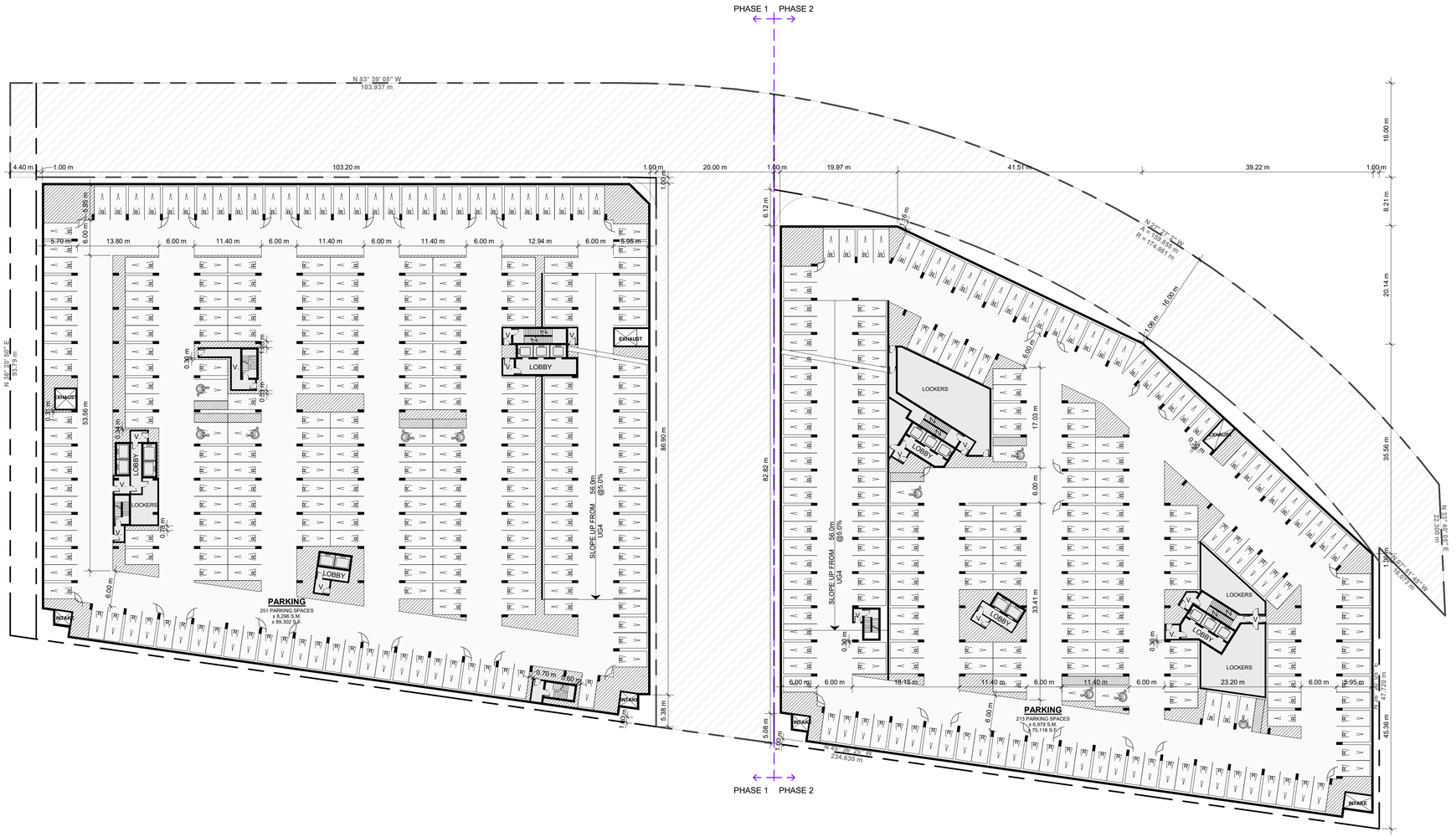
DRAWING NO.	REV.
RZ100	1

2026-03-27 2:19:46 PM



1 BLOCK A - UG 3
RZ101 1 : 400

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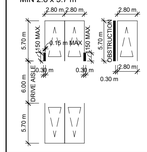
TYPICAL PARKING DIMENSIONS

AISLE WIDTH: MIN 6m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.7 m



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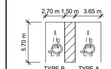

VISITOR/RETAIL/DAYCARE PARKING SPACE

CONVEX MIRROR

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING
UNDERGROUND LEVEL 03

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

ONTARIO ASSOCIATION OF ARCHITECTS
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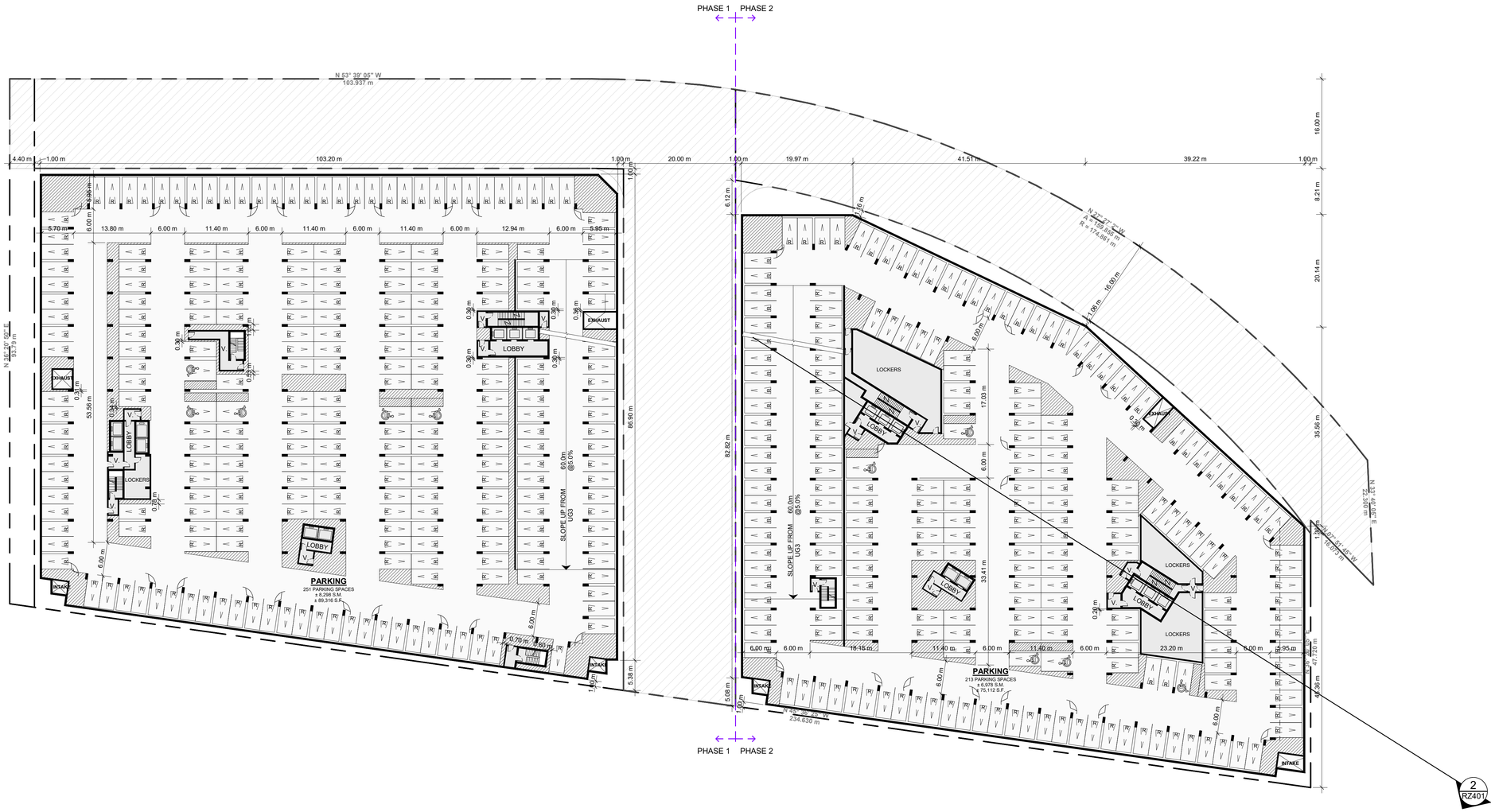
DRAWING NO. RZ101
REV. 1

2026-03-27 2:19:48 PM



1 BLOCK A - U/G 2
RZ102 1 : 400

2026-03-27 2:19:49 PM

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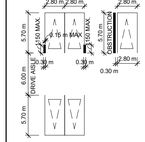
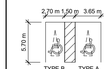
TYPICAL PARKING DIMENSIONS

AISLE WIDTH: MIN 6m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.7 m



TYPICAL BARRIER FREE SPACE



VISITOR/RETAIL/DAYCARE PARKING SPACE

CONVEX MIRROR

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING
UNDERGROUND LEVEL 02

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

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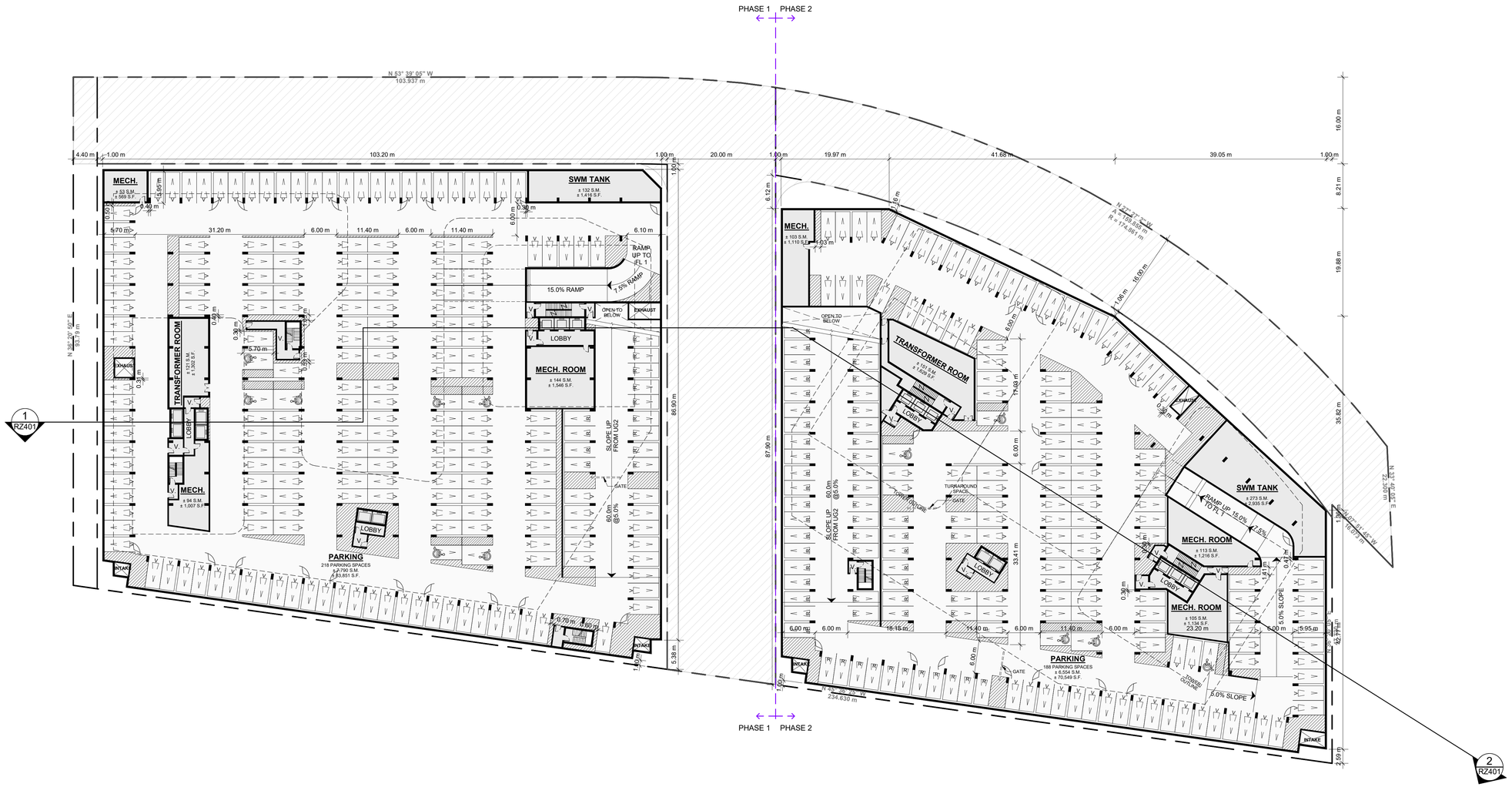
DRAWING NO. RZ102
REV. 1



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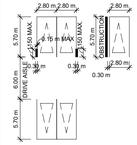
TYPICAL PARKING DIMENSIONS

AISLE WIDTH: MIN 6m

TYPICAL PARKING SPACE:
MIN 2.8 x 5.7 m



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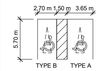

VISITOR/RETAIL/DAYCARE PARKING SPACE

CONVEX MIRROR

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1:400

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DRAWING NO. RZ103
REV. 1

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LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
EXIT	EXIT
FH	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	TRANSFORMER WITH CLEARANCES
A	FIRE ROUTE SIGN
000.00	SPOT ELEVATION
M / G	GAS/HYDRO METER
WL	LIGHT FIXTURE
	PEDESTRIAN CIRCULATION
	WARNING SIGNAL

#	DATE	DESCRIPTION	BY
1	2025-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

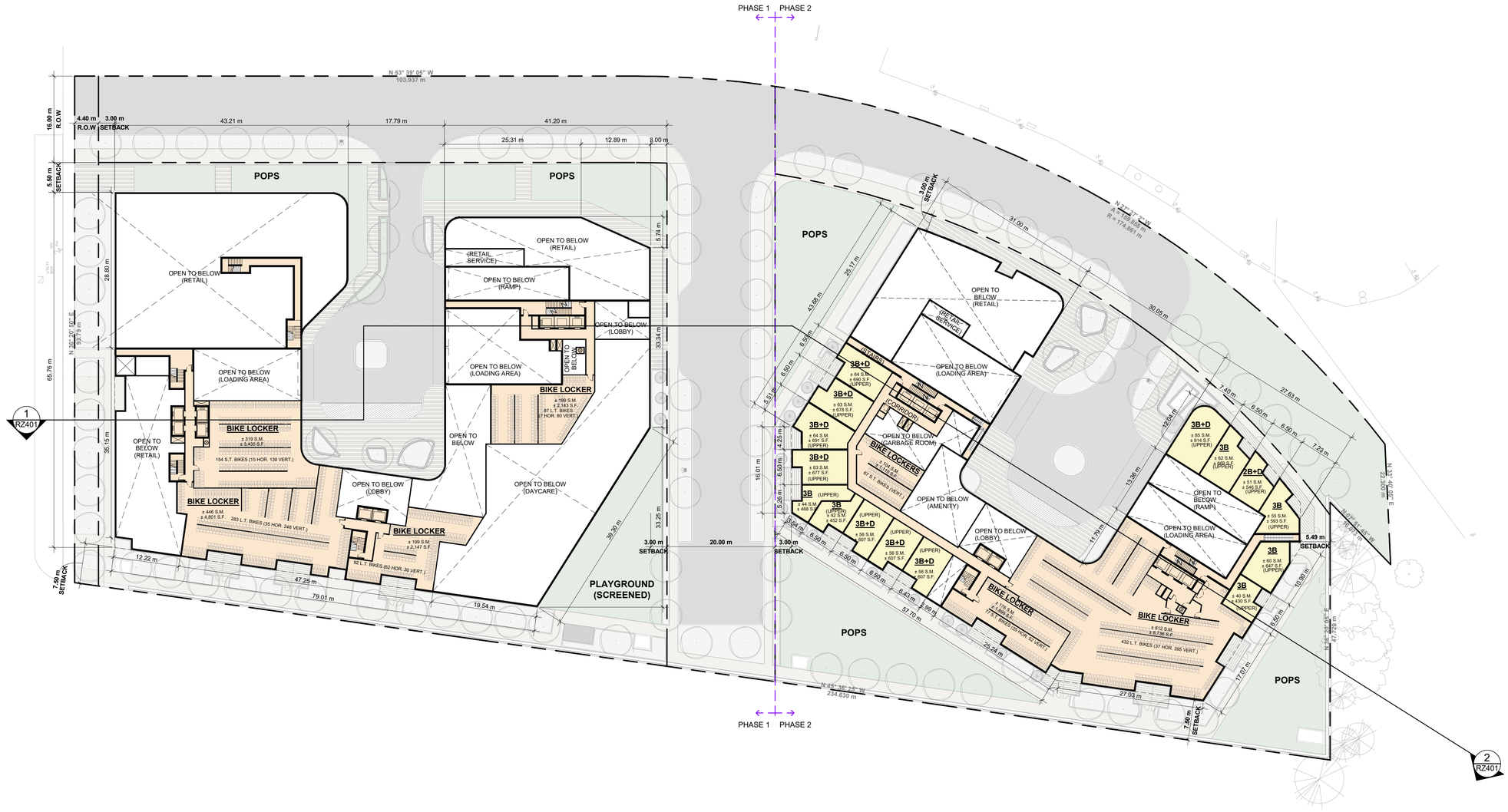
FLOOR 01

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1:400

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ151 REV. 1

2026-03-27 2:19:58 PM



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BIKE PARKING LEGEND

	EXTERIOR, HORIZONTAL BIKE PARKING REFER TO LANDSCAPE DWGS
0.60 m TYP. · 1.20 m TYP.	VERTICAL BIKE PARKING
0.60 m TYP. · 1.80 m TYP.	HORIZONTAL BIKE PARKING

#	DATE	DESCRIPTION	BY
1	2025-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

MEZZANINE

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
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DRAWING NO. RZ152 | REV. 1

2026-03-27 2:20:04 PM

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

FLOOR 02

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ153

REV. 1

2026-03-27 2:20:12 PM

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

FLOOR 03-06 - TYPICAL PODIUM FLOOR

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

DRAWING NO. RZ154

REV. 1

2026-03-27 2:20:20 PM

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

FLOOR 07 (AMENITY FLOOR)

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

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DRAWING NO. RZ155

REV. 1

2026-03-27 2:20:28 PM

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#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

TYPICAL TOWER FLOOR PLANS

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 400

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DRAWING NO. RZ156 | REV. 1

2026-03-27 2:20:36 PM

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MATERIAL LEGEND

1	DARK BRICK / PRECAST / METAL
2a	DARK METAL / PRECAST
2b	LIGHT METAL / PRECAST
3	CLEAR GLAZING
4	CLEAR GLASS GUARD

#	DATE	DESCRIPTION	BY
1	2025-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

NORTH ELEVATION

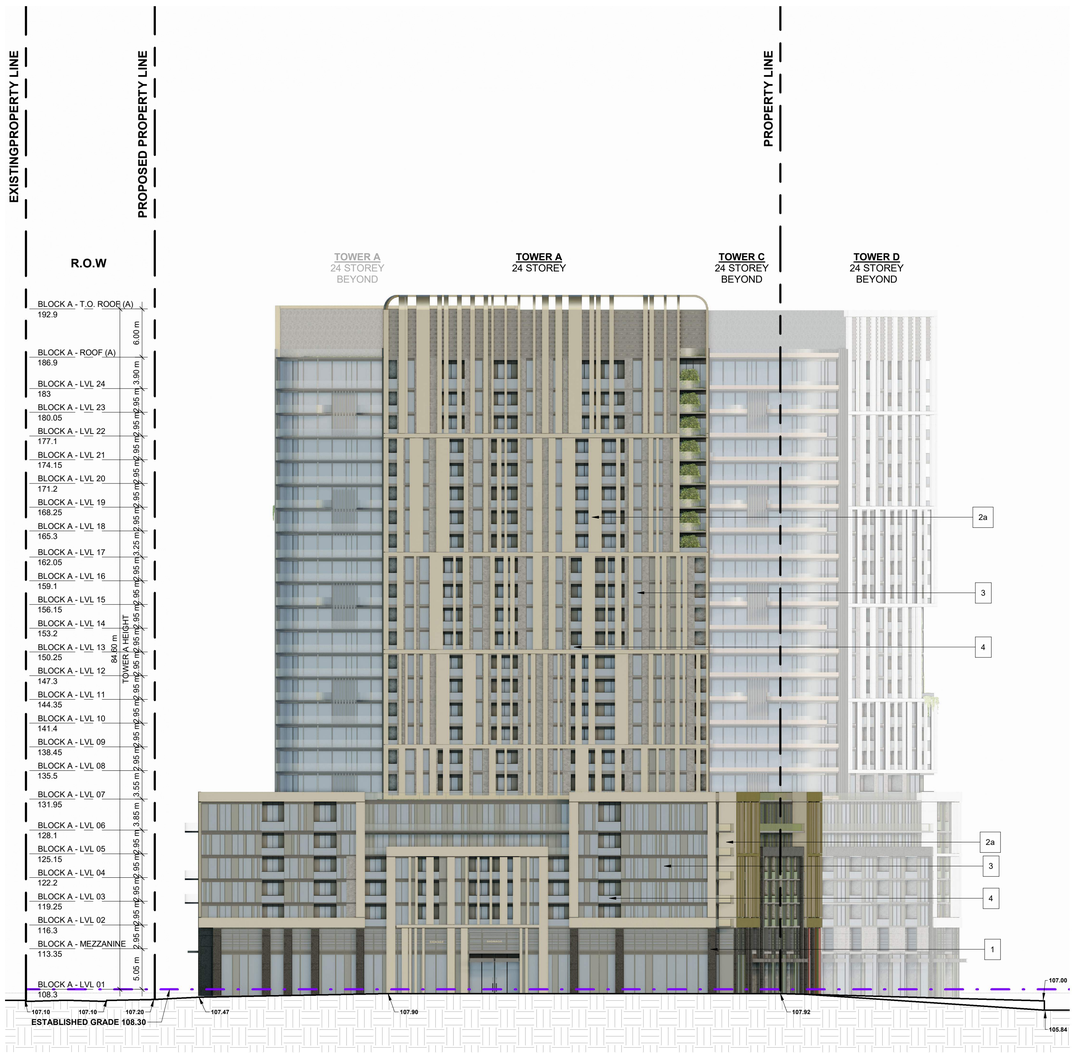
PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 350

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
8452

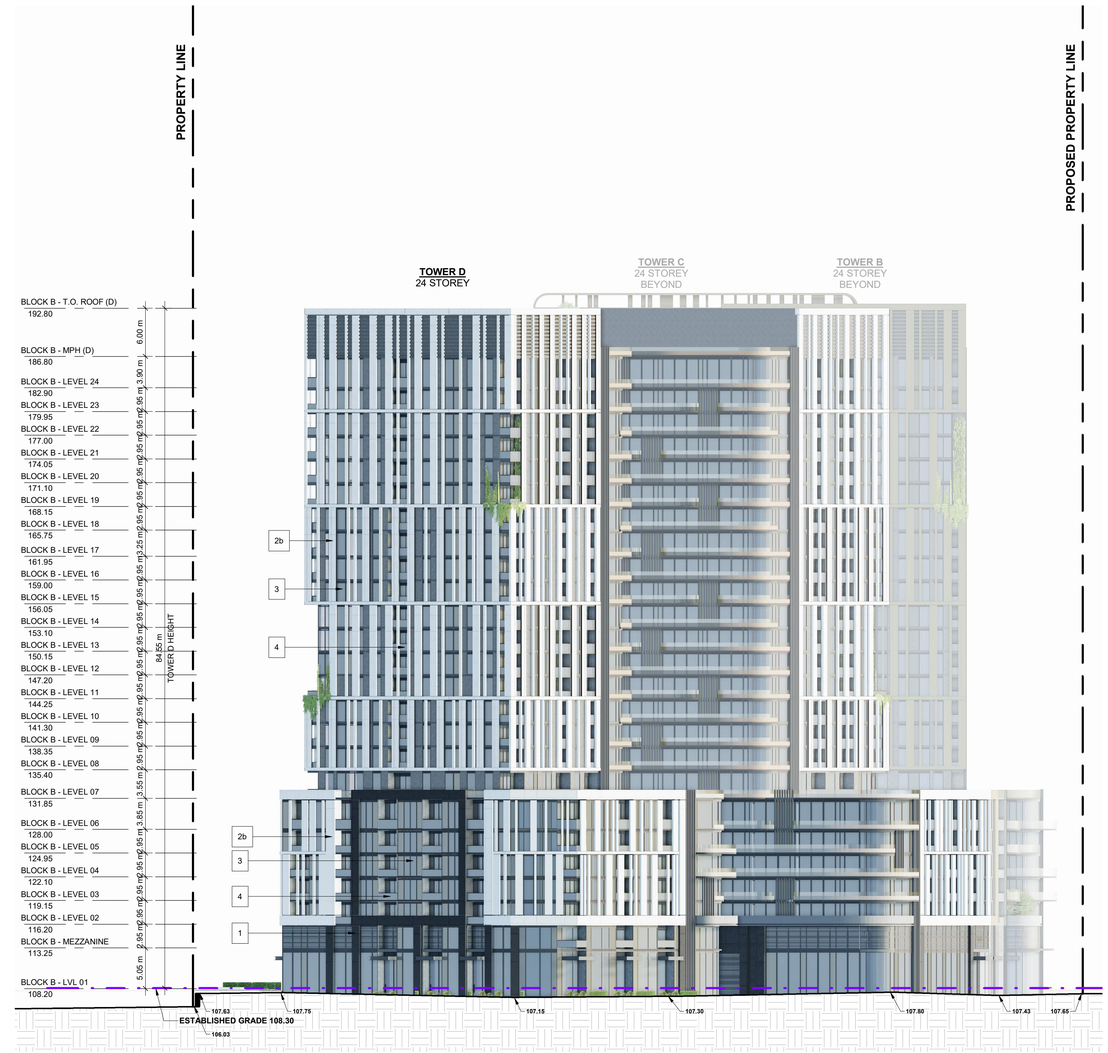
DRAWING NO. RZ301

REV. 1

2026-03-27 2:20:38 PM



3 RZ302 WEST ELEVATION
1 : 350



2 RZ302 EAST
1 : 350

2026-03-27 2:20:40 PM

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MATERIAL LEGEND

1	DARK BRICK / PRECAST / METAL
2a	DARK METAL / PRECAST
2b	LIGHT METAL / PRECAST
3	CLEAR GLAZING
4	CLEAR GLASS GUARD

#	DATE	DESCRIPTION	BY
1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING
WEST AND EAST ELEVATIONS

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 350

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DRAWING NO. RZ302
REV. 1

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MATERIAL LEGEND

1	DARK BRICK / PRECAST / METAL
2a	DARK METAL / PRECAST
2b	LIGHT METAL / PRECAST
3	CLEAR GLAZING
4	CLEAR GLASS GUARD

#	DATE	DESCRIPTION	BY
1	2025-03-27	ISSUED FOR REZONING #2	MLE

PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

SOUTH ELEVATION

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 350

ONTARIO ASSOCIATION OF ARCHITECTS
M. RAZA MEHDI
LICENCE
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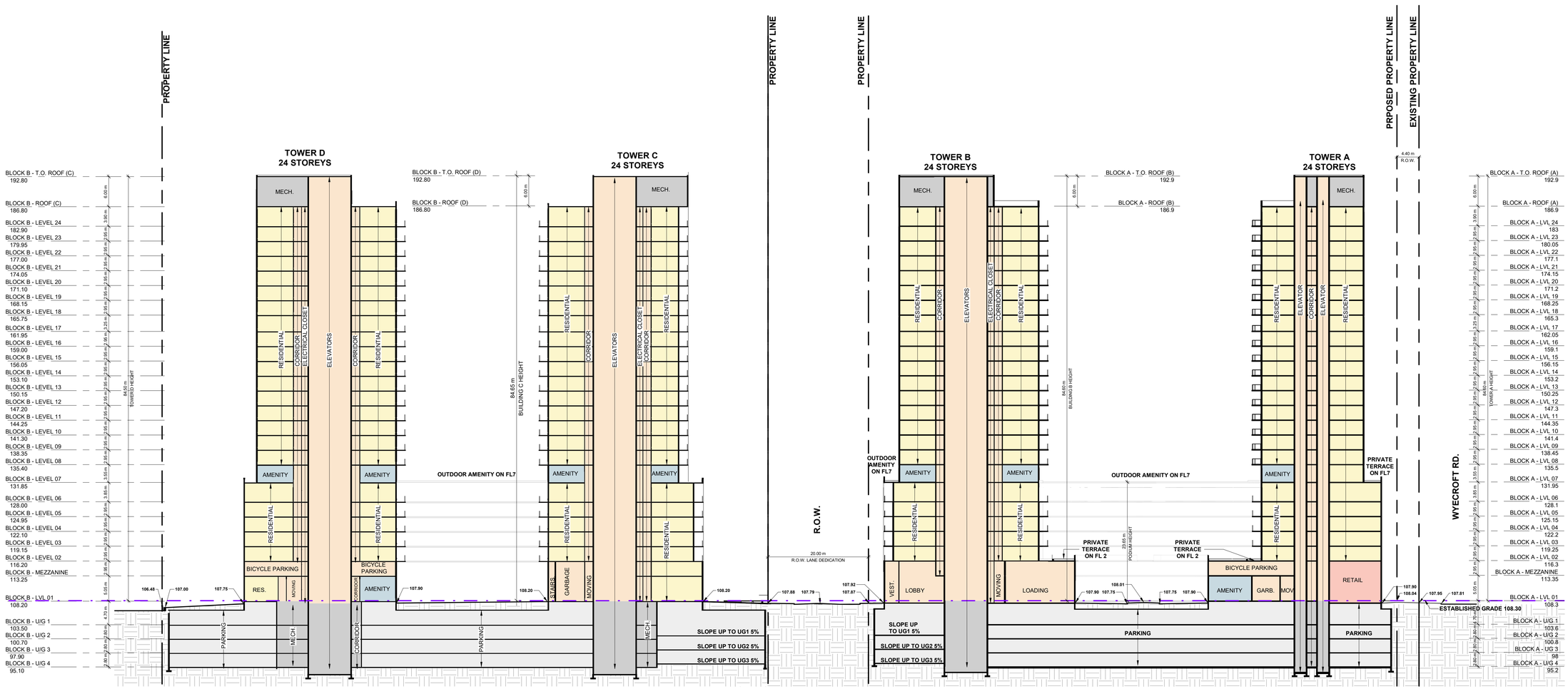
DRAWING NO. RZ303

REV. 1

2026-03-27 2:20:42 PM



2 PARCEL B SOUTH-NORTH SECTION
RZ401 1 : 400

1 PARCEL A NORTH-SOUTH SECTION
RZ401 1 : 400

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1	2026-03-27	ISSUED FOR REZONING #2	MLE

PROJECT
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2172 Wyecroft Road, Oakville, ON

DRAWING
BUILDING SECTIONS

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
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SCALE	1 : 400

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DRAWING NO. RZ401 | REV. 1

2026-03-27 2:20:46 PM

1. PERSPECTIVE VIEW FROM WYECROFT RD LOOKING SOUTH

2. PERSPECTIVE VIEW ALONG STREET A LOOKING WEST

3. PERSPECTIVE VIEW FROM STREET A AND WYECROFT ROAD INTERSECTION LOOKNG SOUTH

4. PERSPECTIVE VIEW FROM WYECROFT RD LOOKING EAST

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PROJECT

PROPOSED MIXED USE RESIDENTIAL

2172 Wyecroft Road, Oakville, ON

DRAWING

3D PERSPECTIVES

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1 : 5000

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DRAWING NO. RZ801

REV. 1

2026-03-27 2:20:48 PM