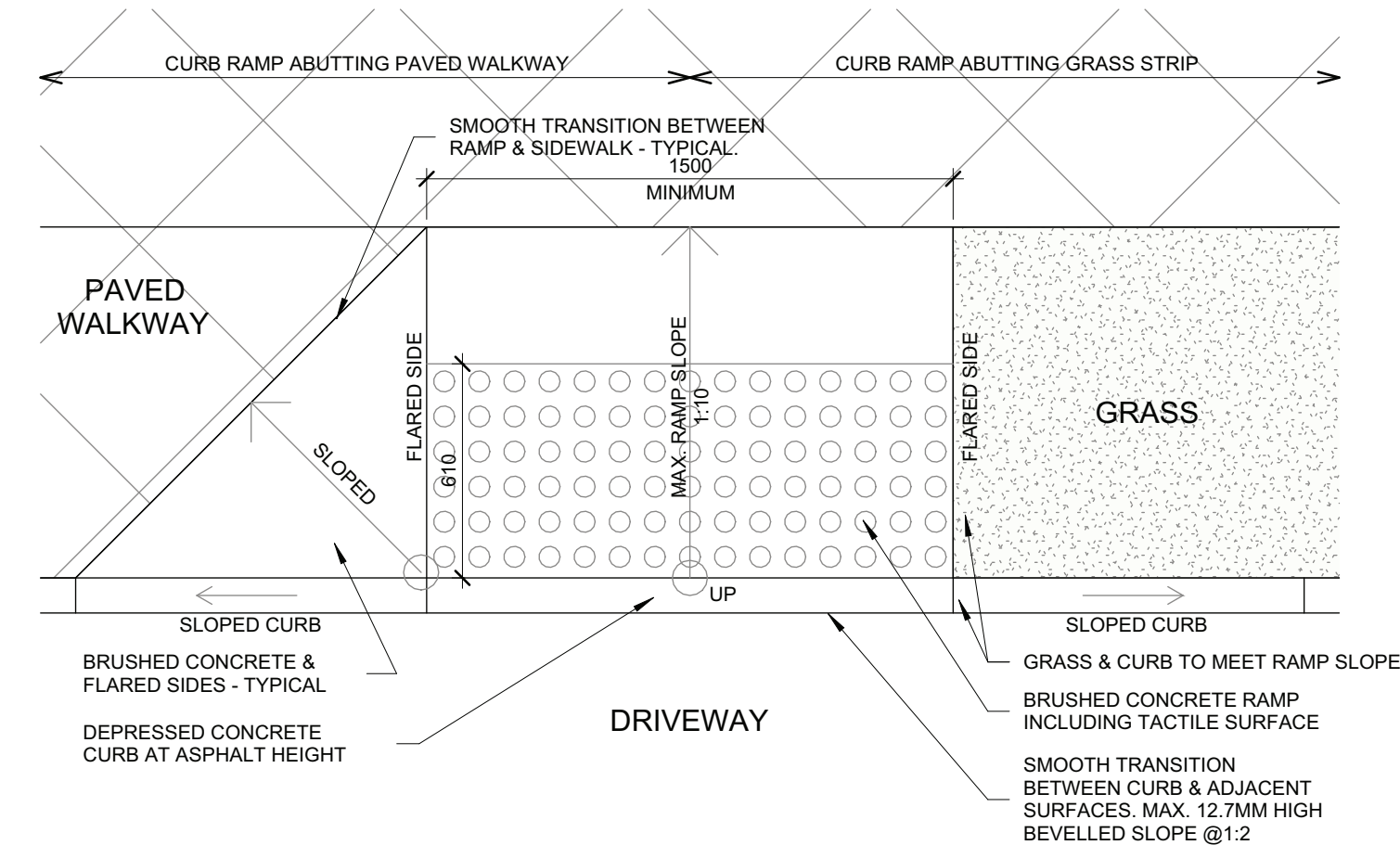
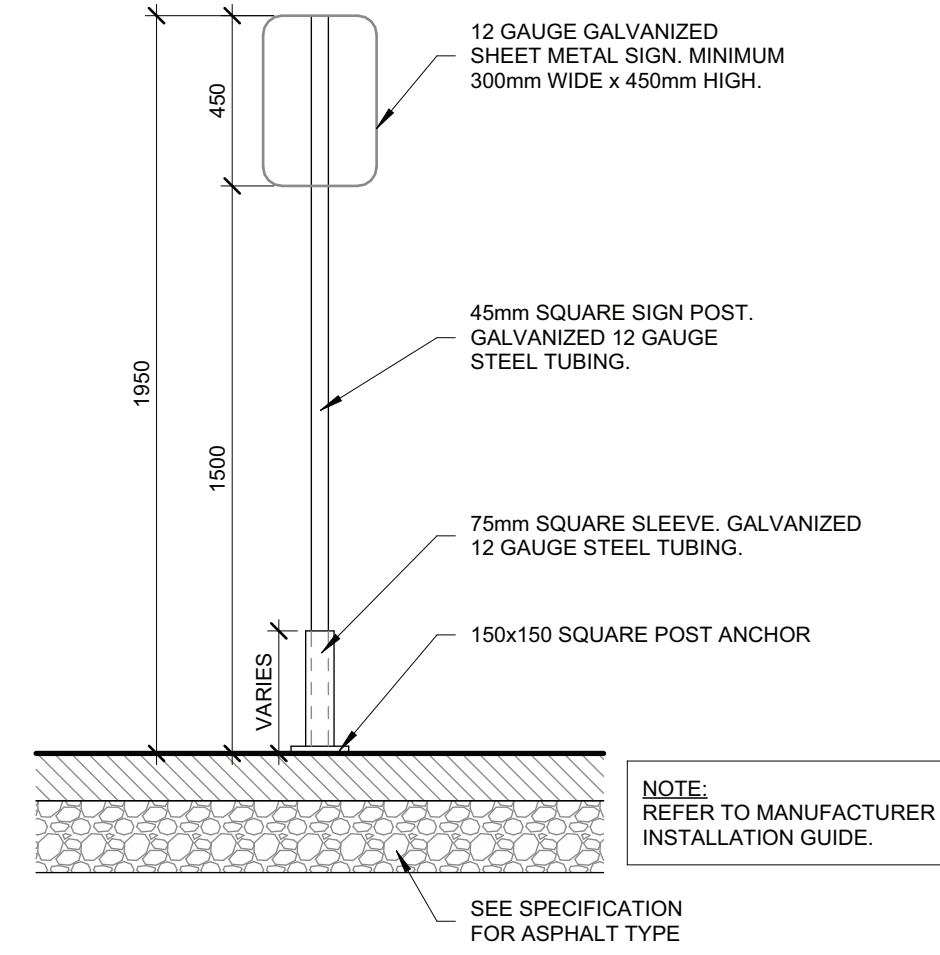


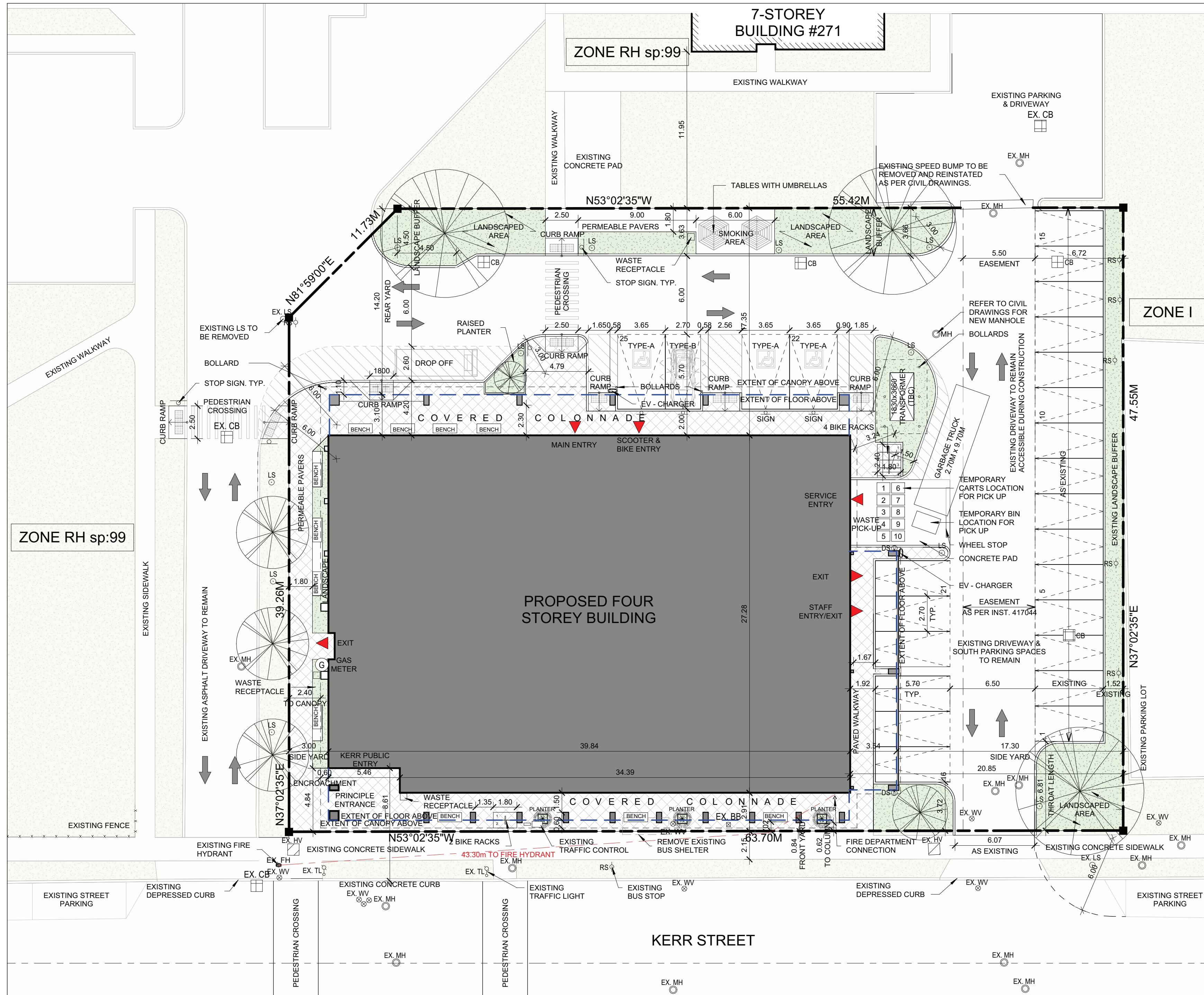
2 AERIAL VIEW  
N.T.S.



3 TYPICAL CURB RAMP DETAIL  
1 : 20



4 ACCESSIBLE SIGN W/ BOLLARD - SECTION  
1 : 20



1 PROPOSED SITE PLAN  
1 : 200

**LEGEND**

- ⊠ BELL BOX
- ⊠ CATCH BASIN
- ⊠ HYDRO VAULT
- ⊙ LIGHT STANDARD
- ⊙ MANHOLE
- ⊙ TRAFFIC LIGHT
- ⊙ WATER VALVE
- ⊙ ROAD SIGN
- ⊙ NEW TREES

DEVELOPMENT STATISTICS				August 24, 2023	
Project	Kerr Street Residences and Community Hub				
Municipal Address	265 Kerr Street, Oakville, Ontario				
Legal Description	Part of Lot 16, Concession 3, South of Dundas Street and Part of Road Allowance between Lots 15 and 16, Concession 3 South of Dundas Street, Town of Oakville				
Proposed Use	Mixed Use Building – Retirement Home and Amenity space				
Zone	H1-MU1 Mixed Use Zone (Holding Zone)				
Site Data	H1-MU1 Mixed Use Zone	Proposed	Comply Yes / No		
Lot Area	N/A	2,993.44 m <sup>2</sup>	Existing		
Lot Frontage	N/A	63.70 m	Existing		
Building Area above Grade	N/A	1287.56 m <sup>2</sup>	N/A		
South Covered Terrace Area	N/A	65.5 m <sup>2</sup>	N/A		
Lot Coverage	N/A	45.1% = (1353.06m <sup>2</sup> / 2994.80 m <sup>2</sup> )	N/A		
Building Height (m)	Min. 7.50 m – Max. 15.0 m	15.0 m	Yes		
No. of Storeys	Min. 2 storeys – Max. 4 storeys	4 Storeys	Yes		
Min. First storey height	4.50 m	4.50 m	Yes		
<b>Yards and Setbacks</b>					
Front Yard (Kerr Street – West)	0.0 m Min. 3.0 m Max.	2.92 m to Main wall of Ground Floor 0.82 m to Main wall of Second Floor 2.97 m to Main wall of Third Floor 2.97 m to Main wall of Third Floor	Yes		
Interior Side Yard abutting a lot in any Residential zone, Institutional zone, or Community zone (North & South)	3.0 m Min.	3.00 m (North) 17.32 m (South)	Yes		
Rear Yard abutting a lot in any Residential zone, Institutional zone, or Community zone (East)	3.0 m Min.	14.20 m	Yes		
Main Wall Proportions	75% min. of length of main wall to be located within min. and max. front yard	86% of main wall on ground floor is within min. and max. front yard 100% of main wall on second to fourth floors is within min. and max. front yard	Yes		
<b>Yard Encroachments into a Minimum Yard</b>					
Balconies	1.50 m Max. Projection beyond main wall	n/a	n/a		
Canopies and Pilasters	0.60 m Max. Encroachment into Minimum Yard	0.60 m into Side Yard (North)	Yes		
<b>Landscape Buffer</b>					
Width of Landscaping	3.0 m Min. if abutting any Residential zone, Institutional zone, or community use zone 4.50 m Min. Landscaping separating any surface parking area from any lot with a residential use	North 3.00 m South 1.52 m (As Existing) East 3.60 m	Yes		
<b>Location of Garbage Containers</b>					
Location of Garbage Containers	Located within a building or fully enclosed structure in Mixed Use Zone	Located within the Building	Yes		
<b>Location of Functional Servicing</b>					
Location of Transformer	Not located in Front yard	Within internal Landscape area	Yes		
<b>PARKING STATISTICS</b>					
Number of Parking Spaces – Retirement Home	0.33 per dwelling unit (0.33 x 52 units = 17.1)	17 Spaces			
Community Hub at Ground floor	1.0 per 40.0 m <sup>2</sup> net floor area for NR uses (=323.240 ÷ 8)	8 Spaces	Yes		
Visitor Parking Spaces	N/A	–			
Total Parking	25 Spaces	25 Spaces	Yes		
Parking Space Size	2.70 x 5.70 m	2.70 x 5.70 m	Yes		
Number of BF Parking Spaces	4% of total number of parking spaces for 26-100 spaces (4% of 25 spaces = 1 Space)	Type-A – 3 Spaces Type-B – 1 Space	Yes		
BF Parking Space Size	Type A: 3.65 m x 5.70 m Type B: 2.70 m x 5.70 m	Type A: 3.65 m x 5.70 m Type B: 2.70 m x 5.70 m	Yes		
BF Parking Aisle width	1.50 m	1.50 m	Yes		
Driveway Width	6.0 m min.	6.0 m	Yes		
Setback from Parking spaces to Building	1.80 m Min.	1.92 m	Yes		
Number of Bicycle Parking Spaces	1 per 1000 m <sup>2</sup> net floor area = 1 Space for 667 m <sup>2</sup> net floor area at Ground floor	6 Spaces	Yes		

6 SITE DATA

Building Data		Proposed
<b>Net Floor Area for Non-Residential Use</b>		
Ground Floor	Non-residential Use at the first 9.0 m depth towards the front lot line	323.2 m <sup>2</sup>
<b>Gross Floor Area</b>		
Ground Floor	Non-residential Use Services (Mech. Elect. Waste, Storage, Stairs, Elevators, Janitor) Residential Use	350.03 m <sup>2</sup> 248.77 m <sup>2</sup> 476.59 m <sup>2</sup>
<b>Total Ground Floor Area</b>		<b>1075.39 m<sup>2</sup></b>
<b>Second Floor – Residential incl. Services</b>		<b>1287.56 m<sup>2</sup></b>
<b>Third Floor – Residential incl. Services</b>		<b>1201.49 m<sup>2</sup></b>
<b>Fourth Floor – Residential incl. Services</b>		<b>1201.49 m<sup>2</sup></b>
<b>TOTAL GROSS FLOOR AREA</b>		<b>4765.93 m<sup>2</sup></b>
Exterior Terrace Amenity Area – Second Floor		65.50 m <sup>2</sup>
Exterior Terrace Amenity Area – Third Floor		65.50 m <sup>2</sup>
Exterior Terrace Amenity Area – Fourth Floor		65.50 m <sup>2</sup>
<b>TOTAL Exterior TERRACE AMENITY AREA</b>		<b>196.50 m<sup>2</sup></b>
<b>TOTAL GROSS FLOOR AREA WITH TERRACES</b>		<b>4962.43 m<sup>2</sup></b>
<b>Residential Unit Count</b>		
Ground Floor		0
Second Floor Accessible Units		5
Second Floor Typical Units		17
Third Floor Accessible Units		6
Third Floor Typical Units		9
Fourth Floor Accessible Units		6
Fourth Floor Typical Units		9
<b>TOTAL</b>		<b>52 Units</b>

5 BUILDING DATA

SCHILTHUIS CONSTRUCTION INC.



NOTE: THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

YY/MM/DD	REVISION
2023-06-30	ISSUED FOR SPA
V2_2023-08-24	REISSUED FOR SPA

DRAWN BY: K/ANS  
SCALE: As indicated  
PRINT DATE: 2023-08-24 3:33:03 PM

265 KERR STREET - RESIDENCES & COMMUNITY HUB  
265 KERR STREET OAKVILLE, ON

PROPOSED SITE PLAN, AERIAL VIEW MAP, SITE & BUILDING DATA

A0.1