

3000 Sixth Line & 21 Dundas Street West

OAKVILLE, ONTARIO

Mixed-Use Development

Shoppers Realty Inc.

DRAWING LIST

No.:	Drawing Name:	ZBA - DEC. 12.2024	ZBA - SEPT. 12. 2025	ZBA - FEB. 27. 2026
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dA1.06	Service Truck Movements - Interim Condition	■	■	■
dA1.07	Service Truck Movements - Ultimate Condition	■	■	■
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dA2.101	Floor Plans - Phase 2 - Level P2 & P1 (Parking)	■	■	■
dA2.102	Floor Plans - Phase 2 - Level 1 & 2	■	■	■
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dA2.201	Floor Plans - Phase 3 - Level P2 & P1 (Parking)	■	■	■
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dA2.301	Floor Plans - Phase 4 - Level P2 & P1 (Parking)	■	■	■
dA2.302	Floor Plans - Phase 4 - Level 1 to 3	■	■	■
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dA3.01	Elevations - Phase 2 - Building A&B, Townhouse 1&2	■	■	■
dA3.02	Elevations - Phase 2 - Building A&B, Townhouse 1&2	■	■	■
dA3.03	Elevations - Phase 3 & Interim Phase 1 - Building C, Retail Shoppers	■	■	■
dA3.04	Elevations - Phase 4 - Building D, Townhouse 3&4	■	■	■
4				
dA4.01	Sections - Phase 2 & 3	■	■	■
dA4.02	Sections - Interim Phase 1 & Ultimate Phase 4	■	■	■
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dA5.01	Shadow Impact Analysis - April 21	■	■	■
dA5.02	Shadow Impact Analysis - June 21	■	■	■
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4				
dA6.01	Renderings	■	■	■
1				

TOTAL NUMBER OF SHEETS: 29

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Authorities Having Jurisdiction

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Date:

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8156
2026-02-26

KIRKOR
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20 De Boers Drive Suite 400
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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Cover Sheet

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

Drawn by:
AE

Checked by:
AL

Project No.:
23-011

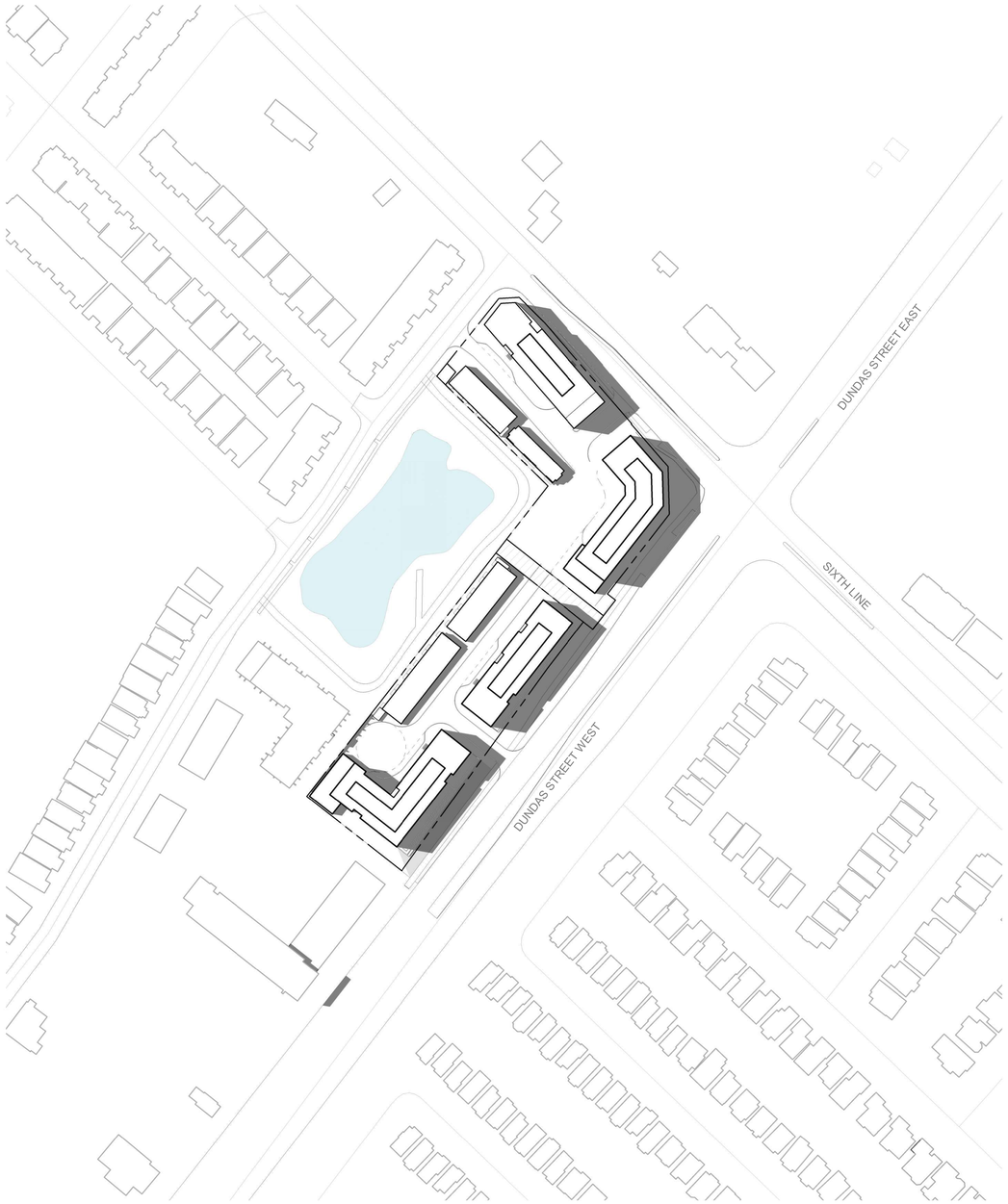
Date:
Feb. 27, 2026

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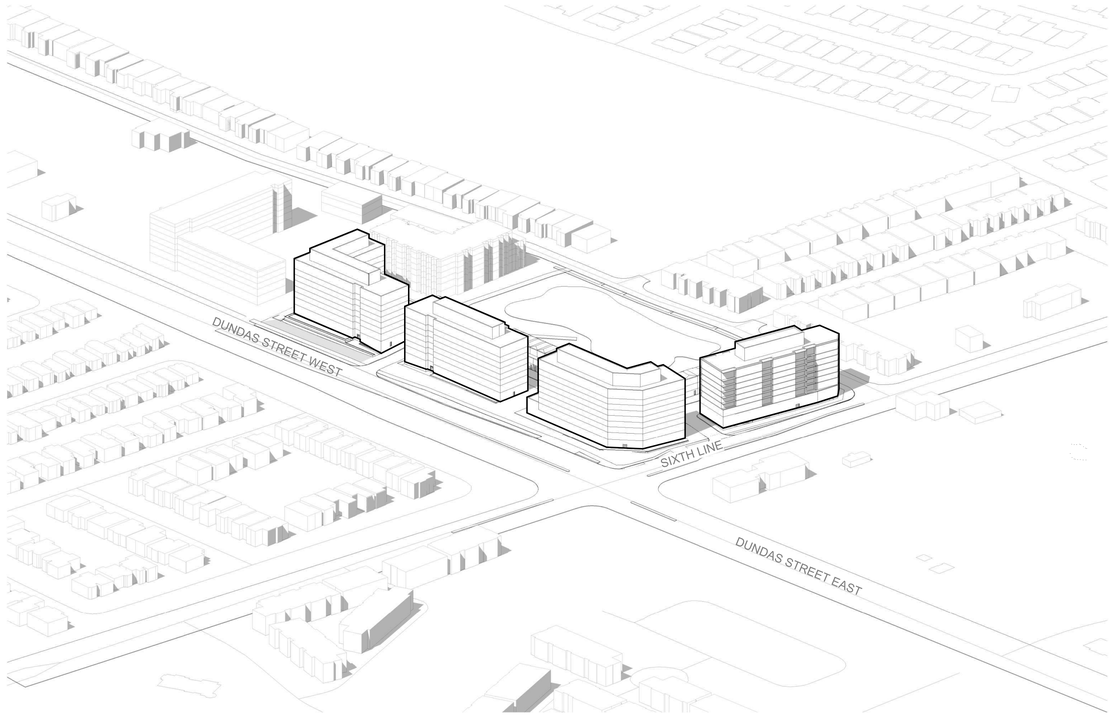
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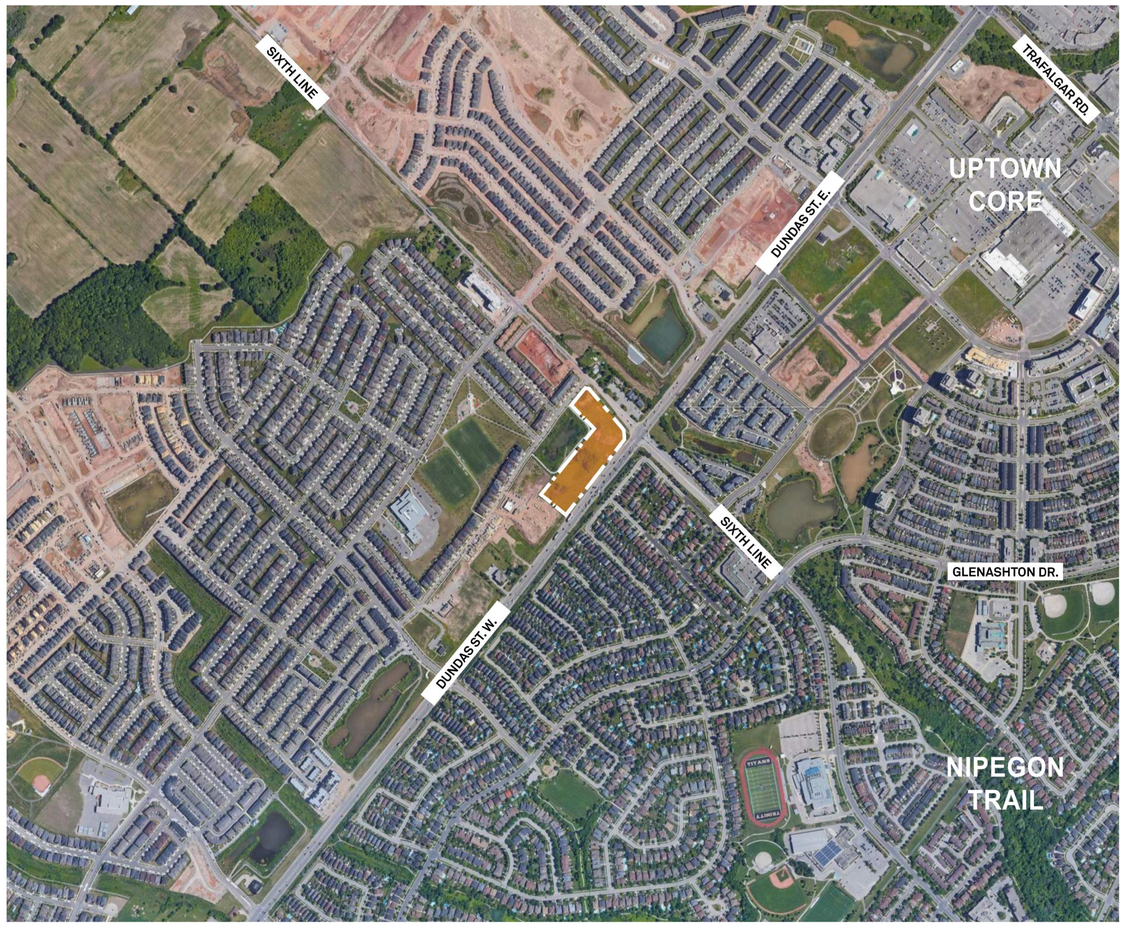
Plot Date: 2026-02-26 9:30:31 AM File Name: C:\Revit\2023\23-011_Sixteen and Sixth City Centre_2025_central_AE.rvt



1 | Context Plan - Ultimate Condition
1 : 1000



2 | 3D Context View - Ultimate Condition



3 | Aerial View

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Drawing Title:
Context

Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West
Oakville, Ontario

Scale: 1 : 1000
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.:
dA1.01

v.2021.11.03

PROJECT STATISTICS

DUNDAS & SIXTH - Mixed Use Development-Master plan

OAKVILLE, ONTARIO

2026-02-18 — Project No. 23-011

1.0 ZONING

1.1 North Oakville Zoning By-Law 2009-189

	Coverage (based on Total Site Area)	Percentage Coverage (%)	m²	ft²
1.2	Building Coverage "A,B,C,D" (Ultimate Condition)	43.94	7739.00	83302
	TOTAL SITE AREA	**43.94**	**7739.00**	**83302**

2.0 LOT AREA

	Part	m²	Acres	Hectares
2.1	Storm Easement	516.54	0.1276	0.0517
	Phase 1/4	4,593.00	1.1350	0.4593
	Phase 2	8,577.02	2.1194	0.8577
	Phase 3	3,925.00	0.9699	0.3925
	TOTAL GROSS LOT AREA	**17,611.56**	**4.3519**	**1.7612**

3.0 FLOOR SPACE INDEX

3.1 FLOOR SPACE INDEX (FSI) INTERIM CONDITION — **2.23**

Means the ***FLOOR AREA*** *of all buildings on a lot divided by the* ***LOT AREA*** *- (Zoning By-Law 2009-189)*

3.2 FLOOR SPACE INDEX (FSI) ULTIMATECONDITION — **2.87**

4.0 PROJECT FLOOR AREAS

4.1 Floor Area Definition - (Zoning By-Law 2009-189)

Means the total area of all floors of a building within the outside walls or outside finished partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, enclosed or roofed walkways or loading dock.

4.2 Leasable Floor Area Definition - (Zoning By-Law 2009-189)

Means the total area of all floors of a building within the outside walls or outside finished furred partitions of the walls, but does not include the area of walls, stair wells, elevators, escalators, ventilating shafts, attics, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, and common areas such as mechanical rooms.

4.3 Total Floor Areas(Interim Condition)

Proposed Residential Floor Areas	m²	ft²
Phase 2	25,322.40	272,568.04
Phase 3	12,623.39	135,877.04
Total	**37,945.79**	**408,445.08**

Retail Floor Areas	m²	ft²
Phase 1(Retail)	**1,393.00**	**14,994.13**
Total Floor Area (Interim Condition)	**39,338.79**	**423,439.21**

4.4 Total Floor Areas(Ultimate Condition)

Proposed Residential Floor Areas	m²	ft²
Phase 2	25,322.40	272,568.04
Phase 3	12,623.39	135,877.04
Phase 4	12,112.04	130,372.91
Total	**50,057.83**	**538,818.00**

Retail Floor Areas	m²	ft²
Phase 4(Retail)	**402.22**	**4,329.46**
Total Floor Area (Ultimate Condition)	***50,460.05***	***543,147.46***

5.0 UNIT COUNT & MIX

	Proposed Residential Unit	TH	*Studio*	*1 Bed*	*1 Bed + D*	*2 Bed*	*2 Bed +D*	*3 Bed*	Totals
5.1	Phase 2	17	37	108	104	79			***345***
	Phase 3		24	52	78	43			***197***
	Total Unit (Interim Condition)	**17**	**61**	**160**	**182**	**122**			***542***

	Proposed Residential Unit	TH	*Studio*	*1 Bed*	*1 Bed + D*	*2 Bed*	*2 Bed +D*	*3 Bed*	Totals
5.2	Phase 2	17	37	108	104	79			***345***
	Phase 3		24	52	78	43			***197***
	Phase 4	11	21	28	55	34			***149***
	Total Unit (Ultimate Condition)	**28**	**82**	**188**	**237**	**156**			***691***

6.0 PARKING

6.1 Required Parking Spaces - PHASE ONE,TWO & THREE (INTERIM CONDITION)

Description (Parking Type)	Required Ratio		Area	no. of units	Totals
Non Residential Visitor Parking	1 per 30 sqm	(Note 1)	1,393.00	0	46
Residential Visitor Parking	0.20			542	108
Residential Parking	0 to 1.25	(Note 2)		525	0 to 678
Townhomes Parking Spaces	1 per TH Unit			17	17

6.2 Required Parking Spaces - PHASE TWO,THREE & FOUR (ULTIMATE CONDITION)

Description (Parking Type)	Required Ratio		Area	no. of units	TOTALS
Non Residential Visitor Parking	1 per 30 sqm	(Note 1)	402.22	0	13
Residential Visitor Parking	0.20			691	138
Residential Parking	0.88	(Note 2)		663	0 to 866
Townhomes Parking Spaces	1 per TH Unit			28	28

6.3 Provided Parking Spaces - PHASE ONE,TWO & THREE (INTERIM CONDITION)

Description (Parking Type)	Provided Ratio		Area	no. of units	TOTALS
Non Residential Visitor Parking	1 per 30 sqm	(Note 1)	1,393.00	0	47
Residential Visitor Parking	0.20			542	108
Residential Parking	0.88			525	461
Townhomes Parking Spaces	1 per TH Unit			17	17
Total Required Parking Spaces					**633**

6.4 Provided Parking Spaces -PHASE TWO,THREE & FOUR (ULTIMATE CONDITION)

Description (Parking Type)	Provided Ratio		Area	no. of units	TOTALS
Non Residential Visitor Parking	1 per 30 sqm	(Note 1)	402.22	0	14
Residential Visitor Parking	0.20			691	139
Residential Parking	0.92			663	611
Townhomes Parking Spaces	1 per TH Unit			28	28
Total Required Parking Spaces					**792**

7.0 BICYCLE PARKING

	Provided Bicycle Spaces	Retail	Visitor	Residential	TOTALS
7.1	**Phase 1**	5			5
	Phase 2		34	100	134
	Phase 3		18	50	68
	Total Provided Bicycle Spaces(Interim Condition)				**207**

	Provided Bicycle Spaces	Retail	Visitor	Residential	TOTALS
7.2	**Phase 2**	0	34	100	134
	Phase 3		18	50	68
	Phase 4	6	33	112	151
	Total Provided Bicycle Spaces(Ultimate Condition)				**353**

** Note 1: This rate is taken from Zoning By-Law 2020*
** Note 2: Table 5.1A (4) No minimum Residential Parking requirement*

PROJECT STATISTICS

DUNDAS & SIXTH - Mixed Use Development PHASE TWO - Building A& B

OAKVILLE, ONTARIO

2026-02-18 — Project No. 23-011

1.0 LOT AREA

	Part	m²	Acres	Hectares
1.1	Phase 2	8,577.02	2.1194	0.8577
	Total Gross Lot Area	**8,577.02**	**2.1194**	**0.8577**

2.0 FLOOR SPACE INDEX

2.1 FLOOR SPACE INDEX (FSI) — **2.95** **times**

Means the ***FLOOR AREA*** *of all buildings on a lot divided by the* ***LOT AREA*** *- (Zoning By-Law 2009-189)*

3.0 PHASE TWO FLOOR AREAS

3.1 Floor Area Definition - (Zoning By-Law 2009-189)

Means the total area of all floors of a building within the outside walls or outside finished partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, enclosed or roofed walkways or loading dock.

3.2 Proposed Residential Floor Areas

	Floor Levels	no. floors	Area per floor (m²)	TOTAL AREA m²	TOTAL AREA ft²
BUILDING 'A'	Level 1	1	1,627.21	1,627.21	17,515
	Level 2	1	1,624.94	1,624.94	17,491
	Level 3-8	6	1,486.76	8,920.56	96,020
	Mechanical Penthouse (MPH)	1	500.74	500.74	5,390
	Total Proposed Residential FLOOR AREA - BUILDING 'A'	**9**		**12,673.45**	**136,416**

	Floor Levels	no. floors	Area per floor (m²)	TOTAL AREA m²	TOTAL AREA ft²
BUILDING 'B'	Level 1	1	1,182.87	1,182.87	12,732
	Level 2-8	7	1,168.91	8,182.37	88,074
	Mechanical Penthouse (MPH)	1	331.80	331.80	3,569
	Total Proposed Residential FLOOR AREA - BUILDING 'B'	**9**		**9,696.74**	**104,375**

	Floor Levels	no. floors	Area per floor (m²)	TOTAL AREA m²	TOTAL AREA ft²
TOWNHOUSE '1'	Level 1	1	585.65	585.65	6,304
	Level 2	1	568.85	568.85	6,123
	Level 3	1	440.57	440.57	4,742
	Total Proposed Residential FLOOR AREA - TOWNHOUSE '1'	**3**		**1,595.07**	**17,169**

	Floor Levels	no. floors	Area per floor (m²)	TOTAL AREA m²	TOTAL AREA ft²
TOWNHOUSE '2'	Level 1	1	497.83	497.83	5,359
	Level 2	1	484.09	484.09	5,211
	Level 3	1	375.22	375.22	4,039
	Total Proposed Residential FLOOR AREA - TOWNHOUSE '2'	**3**		**1,357.14**	**14,608**

3.3	Total Residential Floor Area Building 'A', 'B'	22,370.19	240,791
	Total Residential Floor Area Townhomes '1', & '2'	2,962.21	31,777
	Total Residential Floor Area A - PHASE TWO	**25,322.40**	**272,568**

4.0 UNIT COUNT & MIX

4.1 Unit Count & Typology - PHASE TWO - BUILDINGS 'A', 'B' & TOWNHOMES '1', & '2'

PHASE TWO - BUILDINGS 'A', 'B' & TOWNHOMES '1', & '2'

BUILDING A

Floor Level	No. of floors	TH	Studio AVG 399 (SQ FT)	1 Bed AVG 512 (SQ FT)	1 Bed + D AVG 561 (SQ FT)	2 Bed AVG 708 (SQ FT)	2 Bed +D	3 Bed	Units Per Floor	Total
Level 1	1x		1	5	2	2			10	10 Units
Level 2	1x		2	7	8	5			22	22 Units
Levels 3-8	6x		2	7	8	7			24	144 Units
Total Units	**8**		**15**	**54**	**58**	**49**				**176 Units**
Unit Mix % Building A		0%	9%	31%	33%	28%	0%	0%		

BUILDING B

Floor Level	No. of floors	TH	Studio AVG 399 (SQ FT)	1 Bed AVG 512 (SQ FT)	1 Bed + D AVG 561 (SQ FT)	2 Bed AVG 708 (SQ FT)	2 Bed +D	3 Bed	Units Per Floor	Total
Level 1	1x		1	5	4	2			12	12 Units
Level 2-8	7x		3	7	6	4			20	140 Units
Total Units	**8**		**22**	**54**	**46**	**30**				**152 Units**
Unit Mix % Building B		0%	14%	36%	32%	20%	0%	0%		

TOWNHOUSE 1

Floor Level	No. of floors	TH AVG 1735 SQ FT)	Studio	1 Bed	1 Bed + D	2 Bed	2 Bed +D	3 Bed	Units Per Floor	Total
Levels 1-3	3x	9							9	9 Units
Total Units	**3**	**9**								**9 Units**
Unit Mix % Townhouse 1		100%	0%	0%	0%	0%	0%	0%		

TOWNHOUSE 2

Floor Level	No. of floors	TH AVG 1735 SQ FT)	Studio	1 Bed	1 Bed + D	2 Bed	2 Bed +D	3 Bed	Units Per Floor	Total
Levels 1-3	3x	8							8	8 Units
Total Units	**3**	**8**								**8 Units**
Unit Mix % Townhouse 2		100%	0%	0%	0%	0%	0%	0%		

4.2	**Total Units PHASE TWO - BUILDINGS 'A', 'B'**	**326 Units**
	Total Units PHASE TWO - TOWNHOMES '1', & '2'	**19 Units**
	Total Units PHASE TWO - BUILDINGS 'A', 'B' & TOWNHOMES '1', & '2'	**345 Units**

4.3 Barrier Free Units (Required & Proposed) - PHASE TWO - BUILDINGS 'A', 'B' & TOWNHOMES '1', & '2'

Total Unit Count x %15	Studio	1 Bed (including 1B + D)	2 Bed (including 2B + D)	3 Bed (including 3B + D)
51.75	5.55	31.8	14.4	0.0
Total Barrier Free Unit Required		**52**		
Total Barrier Free Unit Provided		**52**		

** Note 3: Total Unit Counts include Barrier Free Units. For Barrier Free Unit breakdown, refer to sections 5.5 & 6.6*

5.0 AMENITY AREAS

5.1 Proposed Indoor Amenity Space

Block	Floor Levels	no. floors	Area per floor (m²)	TOTAL AREA m²	TOTAL AREA ft²
1	Level 1 (Lobby and Amenity) *(Note 4)*	1	307.22	307.22	3,307
2	Level 1 (Lobby and Amenity)	1	326.98	326.98	3,520
	Total Proposed Indoor Amenity - BLOCK '1' & '2'			**634.20**	**6,826**

** Note 4: Denotes areas such as lobby & gathering spaces designed for passive enjoyment of the residents within the building*
** Note 5: Indoor Amenity areas broken out in Section 5.1 have already been accounted for in the Floor Area Calculation in Section3*

6.0 PARKING

6.1 Required Parking Spaces - PHASE TWO - BUILDINGS 'A', 'B' & TOWNHOMES '1', & '2'

Description (Parking Type)	Required Ratio		Area	no. of units	TOTALS
Residential Visitor Parking	0.20			345	69
Residential Parking	0 to 1.25	(Note 2)		345	0 to 431
Total Required Accesible Parking Spaces					**9**

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement* *(Note 6)*
** Note 5: Total Required Parking Spaces is inclusive of the Total Required Accessible Parking Spaces*

6.2 Provided Parking Spaces

Floor Levels	Level P1	Level P2		TOTALS
BF Residential	*1*	*5*	*6*	*304*
Residential Parking Spaces	*83*	*215*	*298*	
BF Visitor Parking Spaces	*3*		*3*	*108*
Visitor Parking Spaces	*105*		*105*	
Townhomes Parking Spaces	*17*		*17*	*17*
Total Provided Parking Spaces	**209**	**220**		**429**

7.0 BICYCLE PARKING

Provided Bicycle Spaces		Level 1	TOTALS
Residential	*(Note 7)*	100	100
Residential - Visitor	*(Note 7)*	34	34
Total Provided Bicycle Spaces		**134**	**134**

** Note 7: Table 5.7A Minimum Residential Bicycle Parking Spaces for Occupant is 0.75/unit and for Visitor is 0.25/unit with a maximum of 200 for Site*

8.0 STORAGE LOCKERS

Provided Storage Lockers	Building A&B	TOTALS
Level P2	166	166
Level P1	77	77
Level 1	0	0
Level 2	15	15
Level 3-8	90	90
Total Provided Storage Lockers	**347**	**347**

PROJECT STATISTICS

DUNDAS & SIXTH - Mixed Use Development PHASE THREE - Building C

OAKVILLE, ONTARIO

2026-02-18 — Project No. 23-011

1.0 LOT AREA

	Part	m²	Acres	Hectares
1.1	Phase 3	3,925.00	0.9699	0.3925
	Total Gross Lot Area	**3,925.00**	**0.9699**	**0.3925**

2.0 FLOOR SPACE INDEX

2.1 FLOOR SPACE INDEX (FSI) — **3.22** **times**

Means the ***FLOOR AREA*** *of all buildings on a lot divided by the* ***LOT AREA*** *- (Zoning By-Law 2009-189)*

3.0 PHASE THREE FLOOR AREAS

3.1 Floor Area Definition - (Zoning By-Law 2009-189)

Means the total area of all floors of a building within the outside walls or outside finished partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, enclosed or roofed walkways or loading dock.

3.2 Proposed Residential Floor Areas

PHASE THREE

	Floor Levels	no. floors	Area per floor (m²)	Total Area m²	Total Area ft²
BUILDING 'C'	Level 1	1	1,376.00	1,376.00	14,811
	Level 2	1	1,351.95	1,351.95	14,552
	Level 3-9	7	1,348.29	9,438.03	101,590
	Mechanical Penthouse (MPH)	1	457.41	457.41	4,924
	Total Proposed Residential FLOOR AREA - BLOCK '3'	**10**		**12,623.39**	**135,877**
3.30	**Total Residential Floor Area - PHASE THREE**			**12,623.39**	**135,877**

4.0 UNIT COUNT & MIX

4.1 Unit Count & Typology - PHASE THREE - BUILDING 'C'

BUILDING C

Floor Level	No. of floors	TH	Studio AVG 399 (SQ FT)	1 Bed AVG 512 (SQ FT)	1 Bed + D AVG 561 (SQ FT)	2 Bed AVG 708 (SQ FT)	2 Bed +D	3 Bed	Units Per Floor	Total
Level 1	1x			4	6	3			13	13 Units
Level 2	1x		3	6	9	5			23	23 Units
Levels 3-9	7x		3	6	9	5			23	161 Units
Total Units	**9**		**24**	**52**	**78**	**43**				**197 Units**
Unit Mix % Building C		0%	12%	26%	40%	22%	0%	0%		

4.2	**Total Units PHASE THREE - BUILDINGS 'C'**	**197 Units**

** Note 3: Total Unit Counts include Barrier Free Units. For Barrier Free Unit breakdown, refer to sections 6.5 & 6.6* (Note 3)

4.3 Barrier Free Units (Required & Proposed) - PHASE THREE - BUILDINGS 'C'

Total Unit Count x %15	Studio	1 Bed (including 1B + D)	2 Bed (including 2B + D)	3 Bed (including 3B + D)
29.55	3.60	19.5	6.5	0.0
Total Barrier Free Unit Required		**30**		
Total Barrier Free Unit Provided		**30**		

5.0 AMENITY AREAS

5.1 Proposed Indoor Amenity Space

Block	Floor Levels	no. floors	Area per floor (m²)	Total Area m²	Total Area ft²
1	Level 1 (Lobby and Amenity) *(Note 4)*	1	200.00	200.00	2,153
	Total Proposed Indoor Amenity			**200.00**	**2,153**

** Note 4: Denotes areas such as lobby & gathering spaces designed for passive enjoyment of the residents within the building*
** Note 5: Indoor Amenity areas broken out in Section 5.1 have already been accounted for in the Floor Area Calculation in Section3.*

6.0 PARKING

6.1 Required Parking Spaces - PHASE THREE - BUILDINGS 'C'

Description (Parking Type)	Required Ratio		Area	no. of units	Totals
Residential Visitor Parking	0.20			197	39
Residential Parking	0 to 1.25	(Note 2)		197	0 to 246
Total Required Accesible Parking Spaces					**6**

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement* *(Note 6)*
** Note 6: Total Required Parking Spaces is inclusive of the Total Required Accessible Parking Spaces*

6.2 Provided Parking Spaces

Floor Levels	Level P1	Level P2		Totals
BF Residential	*3*	*3*	*6*	*157*
Residential Parking Spaces	*67*	*84*	*151*	
BF Visitor Parking Spaces	*39 Visitor Parking Provided in Phase 2*			
Visitor Parking Spaces				
Total Provided Parking Spaces	**70**	**87**		**157**

7.0 BICYCLE PARKING

Provided Bicycle Spaces		Level 1	Level P1	TOTALS
Residential	*(Note 7)*		50	50
Residential - Visitor	*(Note 7)*	18		18
Total Provided Bicycle Spaces		**18**	**50**	**68**

** Note 7: Table 5.7A Minimum Residential Bicycle Parking Spaces for Occupant is 0.75/unit and for Visitor is 0.25/unit with a maximum of 200 for Site*

8.0 STORAGE LOCKERS

Provided Storage Lockers	Building C	TOTALS
Level P2	75	75
Level P1	47	47
Level 1	0	0
Level 2	0	0
Level 3-8	0	0
Total Provided Storage Lockers	**122**	**122**

PROJECT STATISTICS

DUNDAS & SIXTH - Mixed Use Development PHASE FOUR - BUILDING D

OAKVILLE, ONTARIO

2026-02-18 — Project No. 23-011

1.0 LOT AREA

	Part	m²	Acres	Hectares
1.1	Phase 4	4,593.00	1.1350	0.4593
	Total Gross Lot Area	**4,593.00**	**1.1350**	**0.4593**

2.0 FLOOR SPACE INDEX

2.1 FLOOR SPACE INDEX (FSI) — **2.72** **times**

Means the ***FLOOR AREA*** *of all buildings on a lot divided by the* ***LOT AREA*** *- (Zoning By-Law 2009-189)*

3.0 PHASE FOUR FLOOR AREAS

3.1 Floor Area Definition - (Zoning By-Law 2009-189)

Means the total area of all floors of a building within the outside walls or outside finished partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, enclosed or roofed walkways or loading dock.

3.2 Proposed Residential Floor Areas

PHASE FOUR (ULTIMATE CONDITION)

	Floor Levels	no. floors	Area per floor (m²)	Total Area m²	Total Area ft²
BUILDING 'D'	Level 1	1	1,224.78	1,224.78	13,183
	Level 2	1	1,148.69	1,148.69	12,364
	Level 3-8	6	1,260.68	7,564.08	81,419
	Mechanical Penthouse (MPH)	1	273.61	273.61	2,945
	Total Proposed Residential FLOOR AREA - BUILDING 'D'	**9**		**10,211.16**	**109,912**

	Floor Levels	no. floors	Area per floor (m²)	Total Area m²	Total Area ft²
TOWNHOUSE '3'	Level 1	1	263.02	263.02	2,831
	Level 2	1	263.02	263.02	2,831
	Level 3	1	263.02	263.02	2,831
	Total Proposed Residential FLOOR AREA - TOWNHOUSE '3'	**3**		**789.06**	**8,493**

	Floor Levels	no. floors	Area per floor (m²)	Total Area m²	Total Area ft²
TOWNHOUSE '4'	Level 1	1	424.40	424.40	4,568
	Level 2	1	424.40	424.40	4,568
	Level 3	1	263.02	263.02	2,831
	Total Proposed Residential FLOOR AREA - TOWNHOUSE '4'	**3**		**1,111.82**	**11,968**

3.3	**Total Residential FLOOR AREA - PHASE FOUR (ULTIMATE CONDITION)**		**12,112.04**	**130,373**
3.4	Total Residential Floor Area		12,112.04	130,373
	Total Retail Floor Area		402.22	4,329
	Total Floor Area - PHASE FOUR		**12,514.26**	**134,702**

4.0 UNIT COUNT & MIX

4.1 Unit Count & Typology - PHASE 4 - BUILDING 'D'

PHASE FOUR - BUILDING 'D' & TOWNHOMES '3' & '4'

BUILDING D

Floor Level	No. of floors	TH	Studio AVG 399 (SQ FT)	1 Bed AVG 512 (SQ FT)	1 Bed + D AVG 561 (SQ FT)	2 Bed AVG 708 (SQ FT)	2 Bed +D	3 Bed	Units Per Floor	Total
Level 1	1x								0	0 Units
Level 2	1x		3	4	7	4			18	18 Units
Levels 3-8	6x		3	4	8	5			20	120 Units
Total Units	**8**		**21**	**28**	**55**	**34**				**138 Units**
Unit Mix % Building C		0%	15%	20%	40%	25%	0%	0%		

TOWNHOUSE 3

Floor Level	No. of floors	TH AVG 1735 (SQ FT)	Studio	1 Bed	1 Bed + D	2 Bed	2 Bed +D	3 Bed	Units Per Floor	Total
Levels 1-3	3x	4							4	4 Units
Total Units	**3**	**4**								**4 Units**
Unit Mix % Townhouse 1		100%	0%	0%	0%	0%	0%	0%		

TOWNHOUSE 4

Floor Level	No. of floors	TH AVG 1735 (SQ FT)	Studio	1 Bed	1 Bed + D	2 Bed	2 Bed +D	3 Bed	Units Per Floor	Total
Levels 1-3	3x	7							7	7 Units
Total Units	**3**	**7**								**7 Units**
Unit Mix % Townhouse 1		100%	0%	0%	0%	0%	0%	0%		

4.2	**Total Units PHASE FOUR - BUILDINGS 'D'**	**138 Units**
	Total Units PHASE FOUR - TOWNHOMES '3', & '4'	**11 Units**
	Total Units PHASE FOUR - BUILDINGS 'D' & TOWNHOMES '3', & '4'	**149 Units**

4.3 Barrier Free Units (Required & Proposed) - PHASE FOUR - BUILDINGS 'D' & TOWNHOMES '3', & '4'

Total Unit Count x %15	Studio	1 Bed (including 1B + D)	2 Bed (including 2B + D)	3 Bed (including 3B + D)
22.35	3.15	12.5	6.8	0.0
Total Barrier Free Unit Required		**22**		
Total Barrier Free Unit Provided		**22**		

** Note 3: Total Unit Counts include Barrier Free Units. For Barrier Free Unit breakdown, refer to sections 6.5 & 6.6*

5.0 AMENITY AREAS

5.1 Proposed Indoor Amenity Space

Block	Floor Levels	no. floors	Area per floor (m²)	Total Area m²	Total Area ft²
1	Level 1 (Lobby and Amenity) *(Note 4)*	1	277.75	277.75	2,990
	Total Proposed Indoor Amenity			**277.75**	**2,990**

** Note 4: Denotes areas such as lobby & gathering spaces designed for passive enjoyment of the residents within the building*
** Note 5: Indoor Amenity areas broken out in Section 5.1 have already been accounted for in the Floor Area Calculation in Section3*

6.0 PARKING

6.1 Required Parking Spaces - PHASE FOUR - BUILDINGS 'D' & TOWNHOMES '3', & '4'

Description (Parking Type)	Required Ratio		Area	no. of units	Totals
Residential Visitor Parking	0.20			149	30
Residential Parking	0 to 1.25	(Note 2)		149	0 to189
Retail	1 per 30 sqm		402.22		13
Total Required Accesible Parking Spaces					7

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement* *(Note 6)*
** Note 6: Total Required Parking Spaces is inclusive of the Total Required Accessible Parking Spaces*

6.2 Provided Parking Spaces

Floor Levels	Level P1	Level P2		Ratio	Totals
BF Residential	*3*	*2*	*5*		*150*
Residential Parking Spaces	*41*	*104*	*145*		
BF Visitor Parking Spaces	*1*		*1*		*31*
Visitor Parking Spaces	*30*		*30*		
Townhomes Parking Spaces	*11*		*11*		*11*
Retail-BF	*1*				*14*
Retail	*13*				
Total Provided Parking Spaces	**100**	**106**			**206**

7.0 BICYCLE PARKING

Provided Bicycle Spaces		Level 1	Level P1	Level P2	Totals
Residential	*(Note 7)*			112	112
Residential - Visitor	*(Note 7)*	5	28		33
Retail - Visitor		6			6
Total Provided Bicycle Spaces		**11**	**28**	**112**	**151**

** Note 7: Table 5.7A Minimum Residential Bicycle Parking Spaces for Occupant is 0.75/unit and for Visitor is 0.25/unit with a maximum of 200 for Site*

8.0 STORAGE LOCKERS

Provided Storage Lockers	Building D	Totals
Level P2	62	62
Level P1	52	52
Level 1	0	0
Level 2	0	0
Level 3-8	0	0
Total Provided Storage Lockers	**114**	**114**

v.2021.11.03

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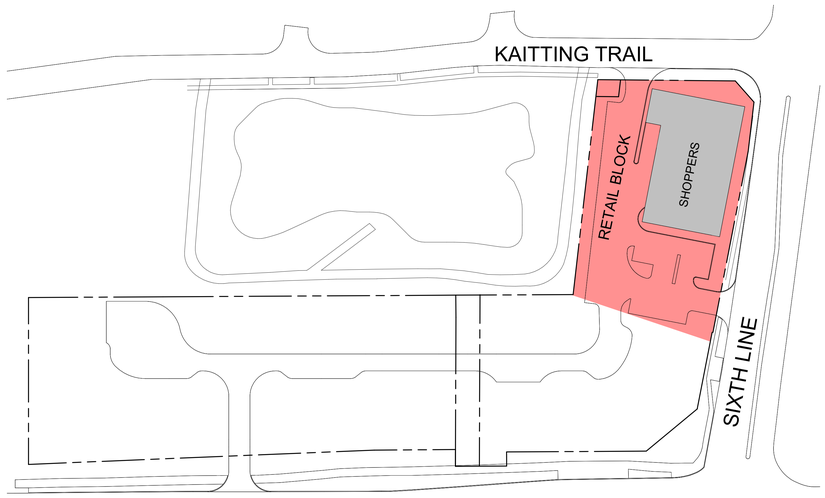
Date:

ONTARIO ASSOCIATION of ARCHITECTS
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8156
2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:



TOTAL NUMBER OF RESIDENTIAL UNITS = 0

NUMBER OF RETAIL PARKING SPACES = 47
NUMBER OF VISITOR PARKING SPACES = 0
NUMBER OF RESIDENTIAL PARKING SPACES = 0

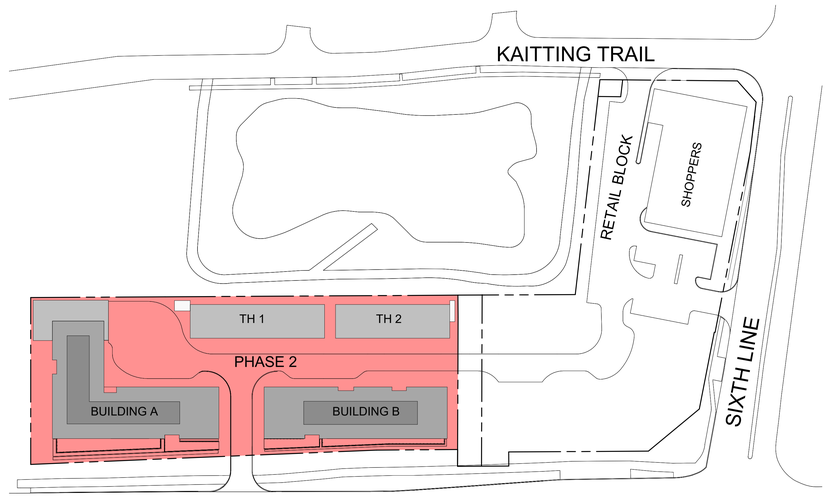
TOTAL PARKING COUNT = 47

SITE AREA = 4,593 m^2

PROPOSED GFA = 1,393 m^2

FSI = 0.3

1 | Phasing Plan - Phase 1: Retail Block
NTS



TOTAL NUMBER OF RESIDENTIAL UNITS = 345

NUMBER OF RETAIL PARKING SPACES = 0
NUMBER OF VISITOR PARKING SPACES = 108
NUMBER OF RESIDENTIAL PARKING SPACES = 321

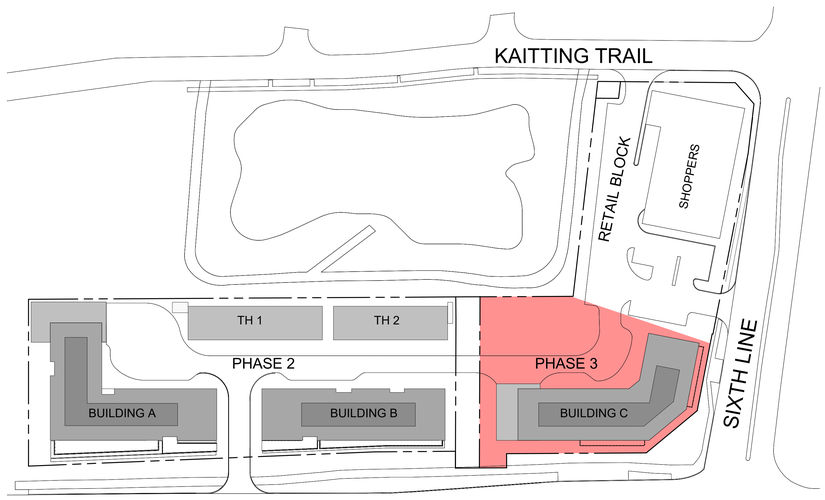
TOTAL PARKING COUNT = 429

SITE AREA = 8,577.02 m2

PROPOSED GFA = 25,322.40 m2

FSI = 2.95

2 | Phasing Plan - Phase 2: Residential (Building A/B + Townhouse Blocks)
NTS



TOTAL NUMBER OF RESIDENTIAL UNITS = 197

NUMBER OF RETAIL PARKING SPACES = 0
NUMBER OF VISITOR PARKING SPACES = 0
NUMBER OF RESIDENTIAL PARKING SPACES = 159

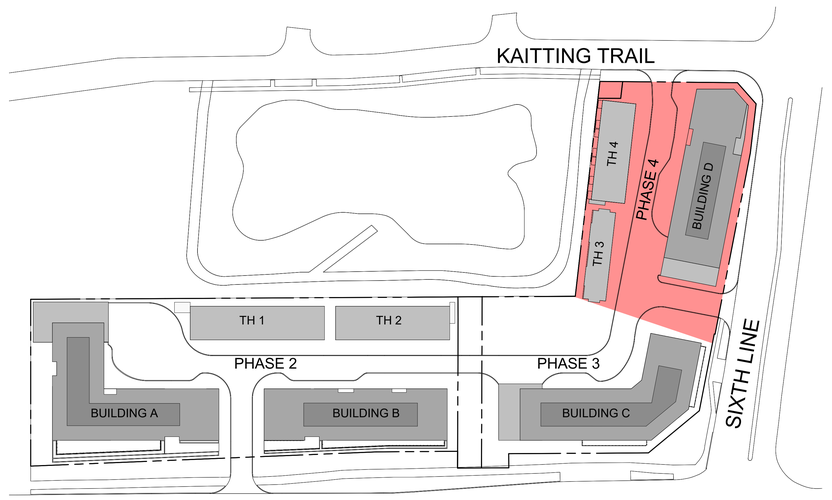
TOTAL PARKING COUNT = 159

SITE AREA = 3,925 m^2

PROPOSED GFA = 12,623.39 m^2

FSI = 3.22

3 | Phasing Plan - Phase 3: Residential (Building C)
NTS



TOTAL NUMBER OF RESIDENTIAL UNITS = 149

NUMBER OF RETAIL PARKING SPACES = 14
NUMBER OF VISITOR PARKING SPACES = 31
NUMBER OF RESIDENTIAL PARKING SPACES = 161

TOTAL PARKING COUNT = 206

SITE AREA = 4,593 m^2

PROPOSED GFA = 12,514.26 m^2

FSI = 2.72

4 | Phasing Plan - Phase 4: Residential (Replace Retail Block with Building D)
NTS

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2026-02-26

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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Phasing Plan

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21
Dundas Street West

Oakville, Ontario

Scale: 1 : 750

Drawn by: SD, DR

Checked by: AL

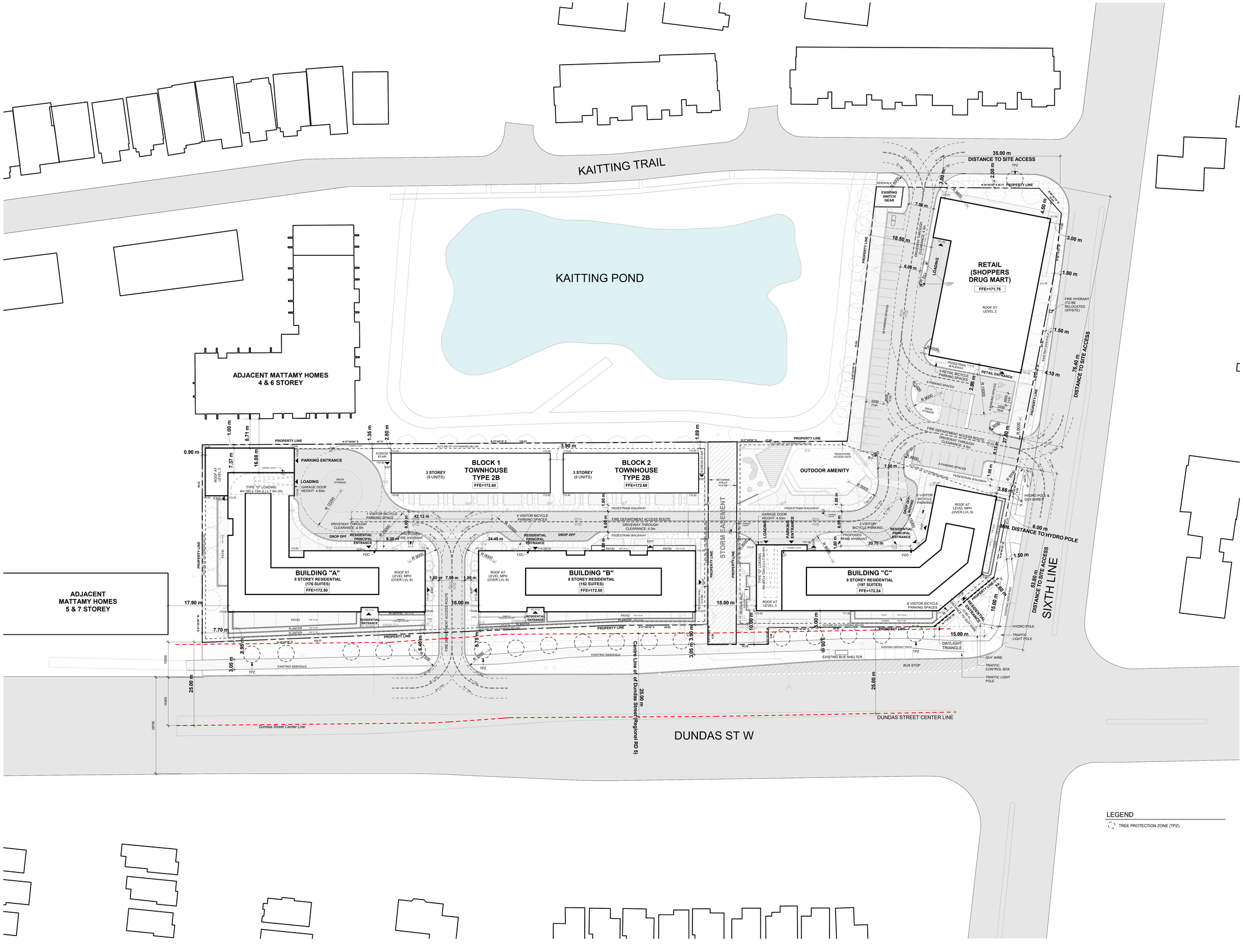
Project No.: 23-011

Date: Feb. 27, 2026

Drawing No.:

dA1.03

v.2021.11.03



LEGEND

TREE PROTECTION ZONE (TPZ)

1 Site Plan - Interim Condition
1:350

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3.	Zoning By-law Amendment	Feb. 27, 2026
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1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: Date:

Drawing Title:

Site Plan - Interim Condition

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21
Dundas Street West

Oakville, Ontario

Scale: 1 : 350

Drawn by: ND, JH

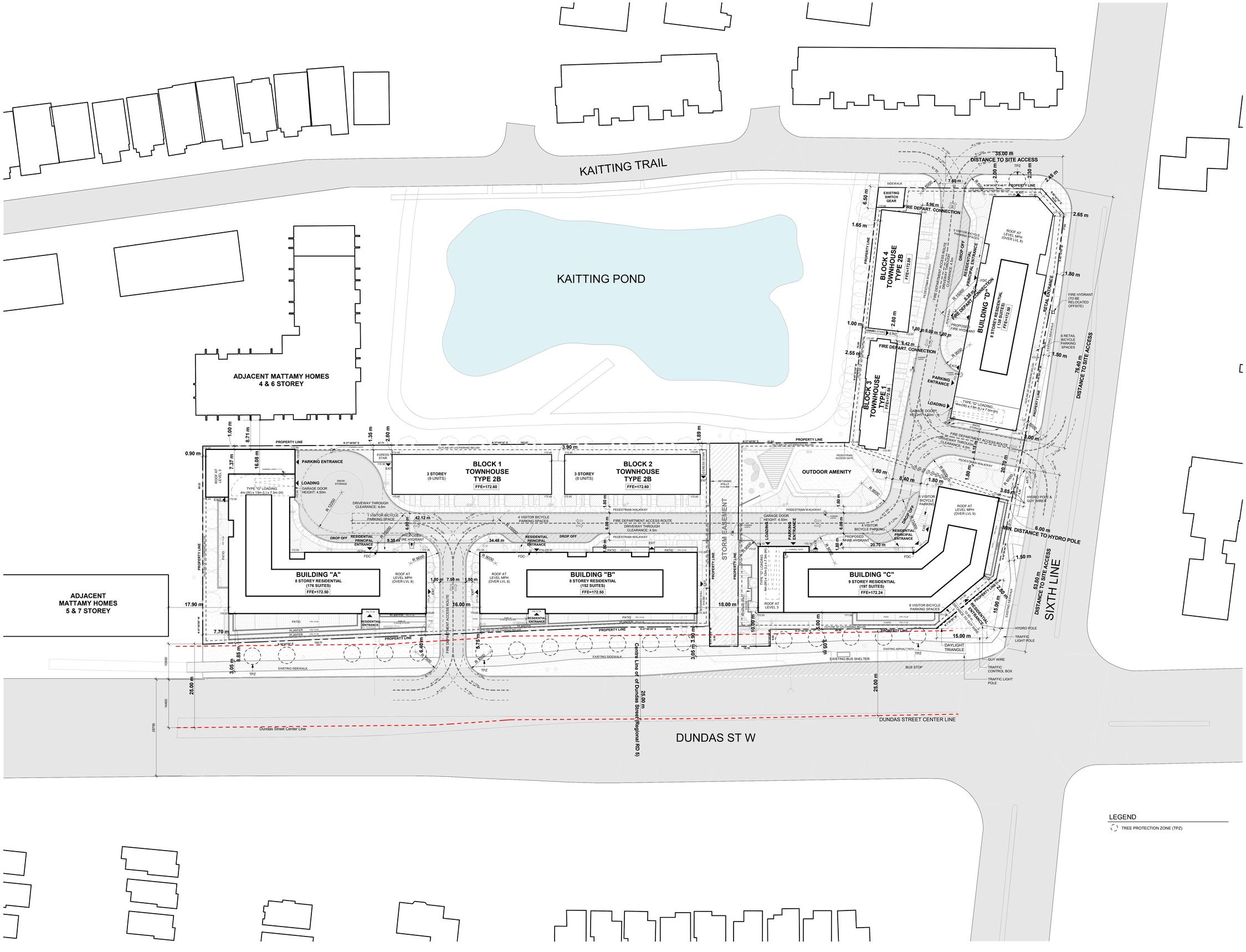
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Project No.: 23-011

Date: Feb. 27, 2026

Drawing No.: dA1.04

Plot Date: 2026-02-26 9:33:37 AM
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x 2021.11.03



LEGEND

TREE PROTECTION ZONE (TPZ)

1 | Site Plan - Ultimate Condition
1:350

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2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:

Site Plan - Ultimate Condition

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: 1 : 350

Drawn by: ND, JH

Checked by: AL

Project No.: 23-011

Date: Feb. 27, 2026

Drawing No.:

dA1.05

v.2021.11.03

REGION OF HALTON DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE

WASTE MANAGEMENT NOTES :

BINS DESIGNATION G = GARBAGE, R = RECYCLING, O = ORGANICS

GARBAGE AND RECYCLING RECEPTACLES ARE 3 CUBIC YARD BINS PER THE HALTON REGION WASTE COLLECTION STANDARD (W 2.03m X H 1.22m D 1.12m) FOR BUILDINGS A, B, C, D.
GARBAGE AND RECYCLING RECEPTACLES ARE 2 CUBIC YARD BINS PER THE HALTON REGION WASTE COLLECTION STANDARD (W 1.8m X H 0.9m D 0.9m) FOR BLOCKS 1-4.
ALL ORGANIC BINS ARE 95 GALLON CAPACITY.

LOADING SPACE

- GARBAGE HALTON REGION (FRONT END) AT W 2.7m X H 3.8m X D 9.7m.
- ALL ROADWAYS AND LANEWAYS HAVE A MIN. DEPTH OF 6.0m.
- TRUCK MUST HAVE A MIN. TURNING RADII OF 13.0m FOR GARBAGE TRUCKS
- SLOPE OF THE ACCESS ROUTE SHALL NOT EXCEED 8% AND SLOPE OF LOADING AREA SHALL NOT EXCEED 2%
- AN 18M STRAIGHT HEAD-ON ON APPROACH TO COLLECTION POINT IS PROVIDED
- AN OVERHEAD CLEARANCE OF 7.5m IS PROVIDED THROUGHOUT THE LANEWAY

GENERAL NOTES

A TRAINED ON-SITE STAFF TO BE AVAILABLE TO MANEUVER THE WASTE COLLECTION BINS/CARTS TO THE FRONT OF THE TRUCK FOR THE COLLECTION DRIVER, AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT WHEN THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

FLASHING WARNING LIGHT TO BE ACTIVATED WHEN TRUCKS ENTER AND EXIT THE SITE. THE SYSTEM TO REMAIN ACTIVATED DURING THE GARBAGE COLLECTION ACTIVITY AND UNTIL THE TRUCK EXITS THE SITE. WARNING SIGN TO BE MOUNTED BELOW THE FLASH LIGHT.

IT IS NOT EXPECTED THAT ALL RECEPTACLES ARE BEING PICKED-UP ON ONE COLLECTION TIME.

N | General Notes
NTS

WATCH FOR TURNING TRUCKS WHEN FLASHING

(600x300)
BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND.

KAITTING TRAIL

KAITTING POND

ADJACENT MATTAMY HOMES
4 & 6 STOREY

ADJACENT
MATTAMY HOMES
5 & 7 STOREY

ACCESS DESIGNED TO TOWN OF OAKVILLE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS STD.10-2

35.00 m
DISTANCE TO SITE ACCESS

RETAIL
(SHOPPERS DRUG MART)
FFE=171.75
ROOF AT LEVEL 2

FIRE HYDRANT (TO BE RELOCATED OFFSITE)

76.40 m
DISTANCE TO SITE ACCESS

BLOCK 1
TOWNHOUSE
TYPE 2B
3 STOREY
(8 UNITS)
FFE=172.60

BLOCK 2
TOWNHOUSE
TYPE 2B
3 STOREY
(8 UNITS)
FFE=172.60

OUTDOOR AMENITY

BUILDING "A"
8 STOREY RESIDENTIAL
(176 SUITES)
FFE=172.50

BUILDING "B"
8 STOREY RESIDENTIAL
(152 SUITES)
FFE=172.50

BUILDING "C"
9 STOREY RESIDENTIAL
(197 SUITES)
FFE=172.24

ROOF AT LEVEL MPH (OVER LVL 9)

ROOF AT LEVEL MPH (OVER LVL 8)

ROOF AT LEVEL 3

ACCESS DESIGNED TO TOWN OF OAKVILLE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS STD.10-2

HYDRO POLE & GUY WIRES

MIN. DISTANCE TO HYDRO POLE

53.80 m
DISTANCE TO SITE ACCESS

SIXTH LINE

DUNDAS ST W

Dundas Street Center Line

DUNDAS STREET CENTER LINE

Centre Line of Dundas Street (Regional RD 5)

STORM EASEMENT

EXISTING BUS SHELTER

BUS STOP

GUY WIRE

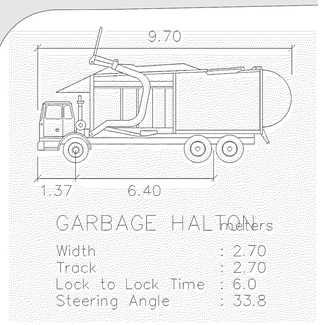
TRAFFIC CONTROL BOX

TRAFFIC LIGHT POLE

HYDRO POLE

TRAFFIC LIGHT POLE

DAYLIGHT TRIANGLE



1 | Service Truck Movements - Interim Condition
1:350

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2026-02-26

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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:
Service Truck Movements - Interim Condition

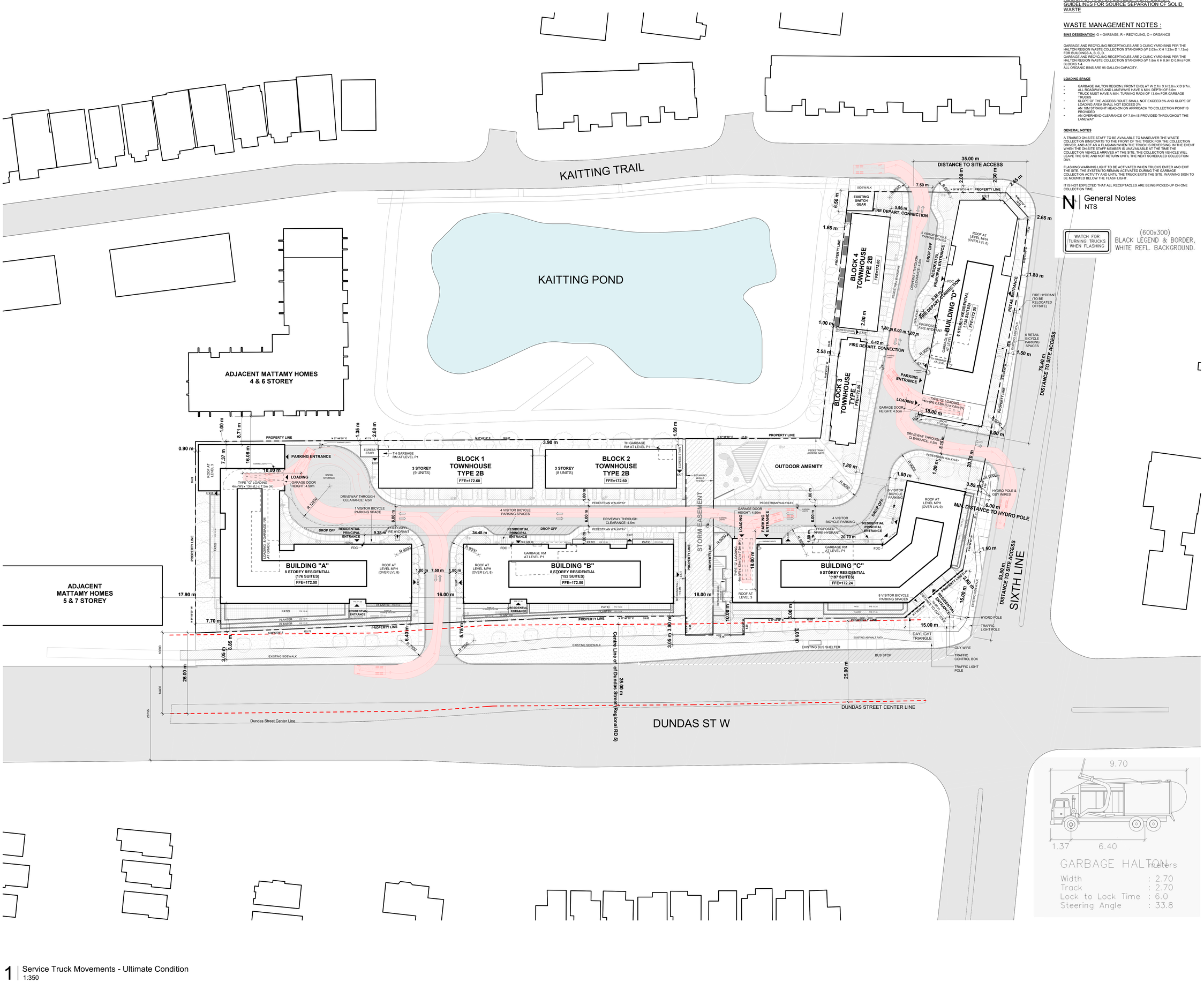
Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA1.06

Plot Date: 2026-02-25 5:39:39 PM File Path: C:\Users\23011\26.PM_Classic and Bold\23011_Phase 1 ISSUE_Lawsonzo.rvt



REGION OF HALTON DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE

WASTE MANAGEMENT NOTES :

BINS DESIGNATION: G = GARBAGE, R = RECYCLING, O = ORGANICS

GARBAGE AND RECYCLING RECEPTACLES ARE 3 CUBIC YARD BINS PER THE HALTON REGION WASTE COLLECTION STANDARD (W 2.03m X H 1.22m D 1.12m) FOR BUILDINGS A, B, C, D.
GARBAGE AND RECYCLING RECEPTACLES ARE 2 CUBIC YARD BINS PER THE HALTON REGION WASTE COLLECTION STANDARD (W 1.8m X H 0.9m D 0.9m) FOR BLOCKS 1-4.
ALL ORGANIC BINS ARE 95 GALLON CAPACITY.

LOADING SPACE

- GARBAGE HALTON REGION (FRONT END) AT W 2.7m X H 3.8m X D 9.7m.
- ALL ROADWAYS AND LANEWAYS HAVE A MIN. DEPTH OF 6.0m
- TRUCK MUST HAVE A MIN. TURNING RADII OF 13.0m FOR GARBAGE TRUCKS
- SLOPE OF THE ACCESS ROUTE SHALL NOT EXCEED 8% AND SLOPE OF LOADING AREA SHALL NOT EXCEED 2%
- AN 18M STRAIGHT HEAD-ON ON APPROACH TO COLLECTION POINT IS PROVIDED
- AN OVERHEAD CLEARANCE OF 7.5m IS PROVIDED THROUGHOUT THE LANEWAY

GENERAL NOTES

A TRAINED ON-SITE STAFF TO BE AVAILABLE TO MANEUVER THE WASTE COLLECTION BINS/CARTS TO THE FRONT OF THE TRUCK FOR THE COLLECTION DRIVER, AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT WHEN THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

FLASHING WARNING LIGHT TO BE ACTIVATED WHEN TRUCKS ENTER AND EXIT THE SITE. THE SYSTEM TO REMAIN ACTIVATED DURING THE GARBAGE COLLECTION ACTIVITY AND UNTIL THE TRUCK EXITS THE SITE. WARNING SIGN TO BE MOUNTED BELOW THE FLASH LIGHT.

IT IS NOT EXPECTED THAT ALL RECEPTACLES ARE BEING PICKED-UP ON ONE COLLECTION TIME.

N | General Notes
NTS

WATCH FOR TURNING TRUCKS WHEN FLASHING

(600x300)
BLACK LEGEND & BORDER,
WHITE REFL. BACKGROUND.

1 | Service Truck Movements - Ultimate Condition
1:350

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEITE
LICENCE
8156
2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Service Truck Movements - Ultimate Condition

Client:

Shoppers Realty Inc.

Project:

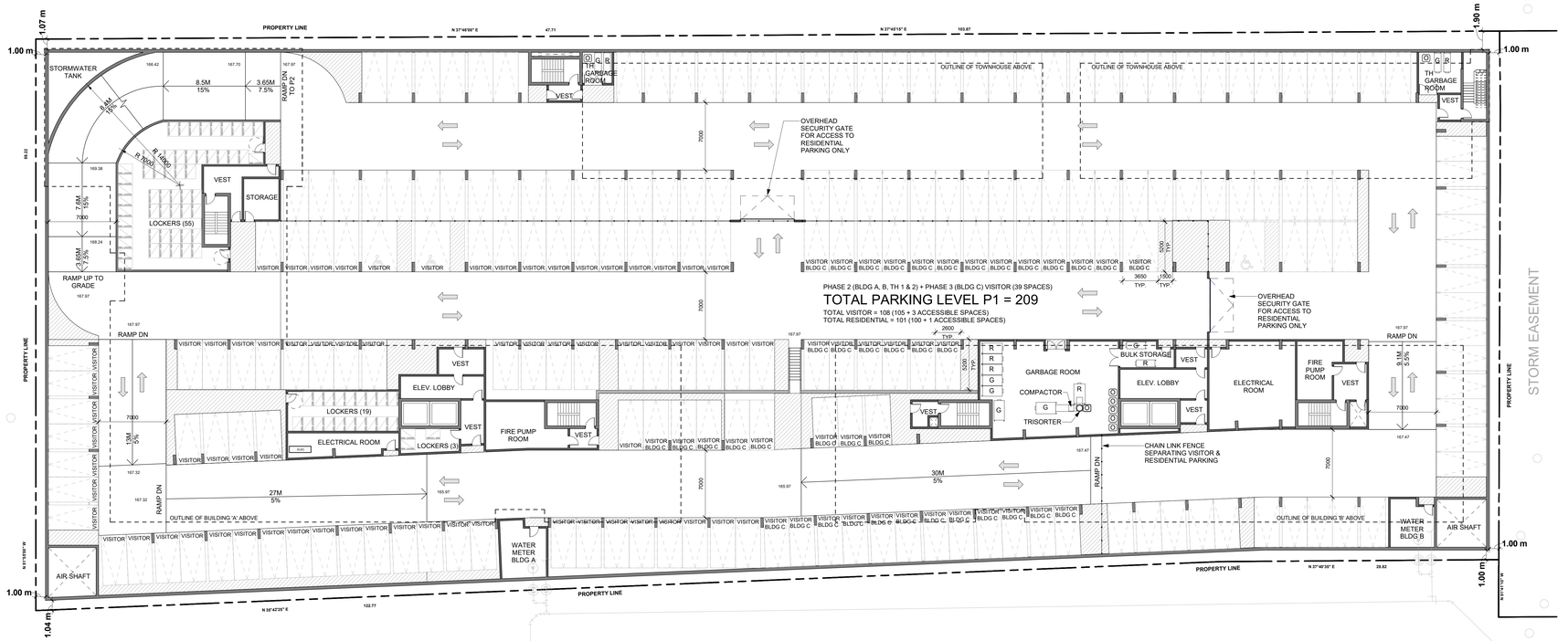
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

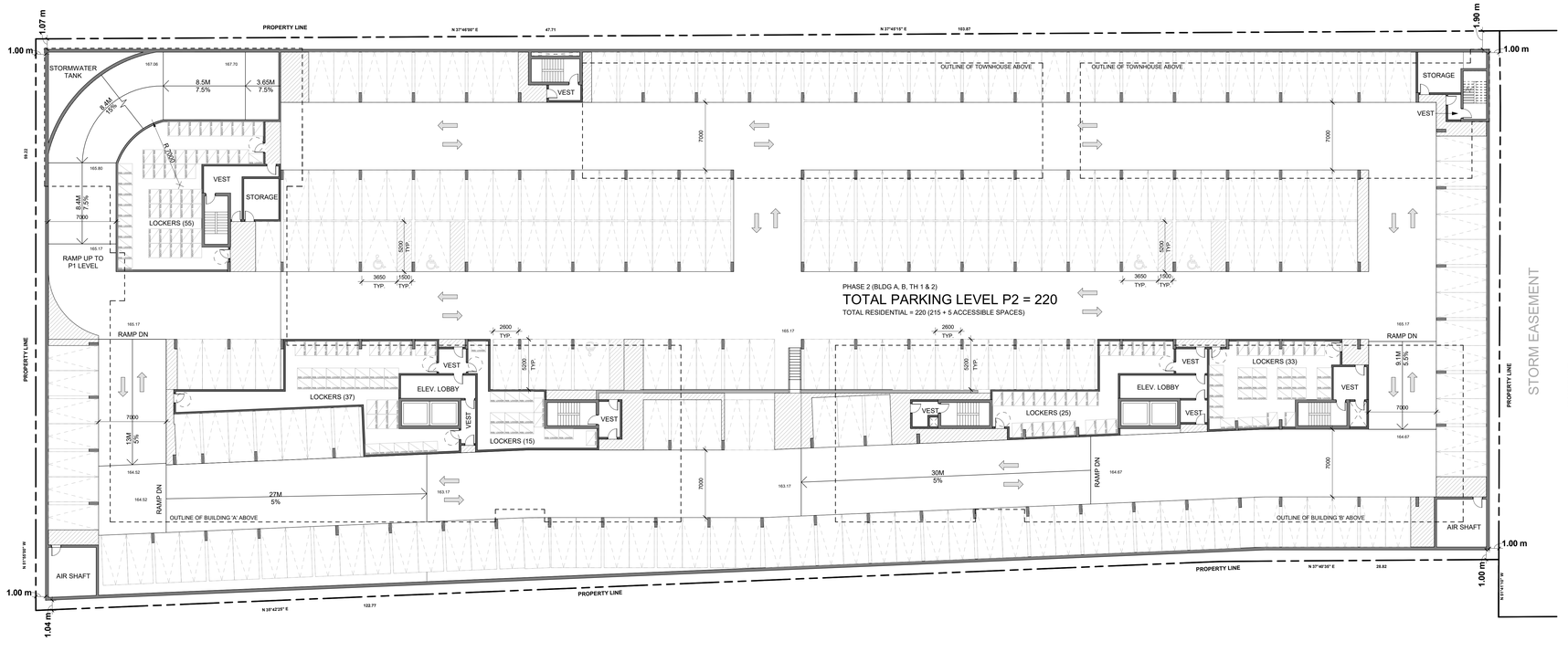
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Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA1.07

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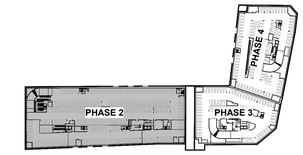
2026-02-26



2 | Phase 2 - Parking Plan - Level P1
1:200



1 | Phase 2 - Parking Plan - Level P2
1:200

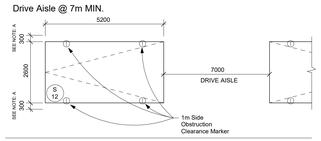


K | Key Plan
NTS

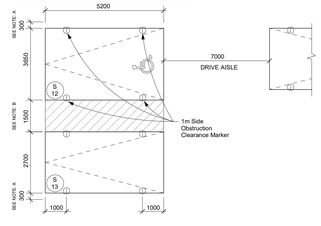
NORTH OAKVILLE ZONING BY-LAW 2009-189

TYPICAL PARKING SPACE:

Drive Aisle @ 7m MIN.



ACCESSIBLE PARKING SPACE



NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

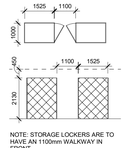
TYPICAL BICYCLE PARKING SPACE :



NOTE: STACKED HORIZONTAL BIKE SPACES ARE 0.6m x 1.93m x 1.9m (high vertical clearance). HORIZONTAL BIKE SPACES ARE 0.6m x 1.8m x 1.9m (high vertical clearance). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.55m

TOTAL BIKE LOCKER COUNTS						
LEVEL	PHASE 2		PHASE 3		PHASE 4	
	RES.	VISITOR	RES.	VISITOR	RES.	VISITOR
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	-	112	-
TOTAL LOCKER COUNTS	100	34	50	18	112	39
	353					

TYPICAL STORAGE LOCKER :



NOTE: STORAGE LOCKERS ARE TO HAVE AN 1100mm WALKWAY IN FRONT.

TOTAL STORAGE LOCKER COUNTS			
LEVEL	COUNTS		
	PHASE 2	PHASE 3	PHASE 4
L3-8	90	-	-
L2	15	-	-
L1	-	-	-
P1	77	47	52
P2	165	75	62
TOTAL LOCKER COUNTS	347	122	114
	583		

N | General Notes
NTS

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ADRIENNE LEE
LICENCE 8156
2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: Date:

Drawing Title:

Floor Plans - Phase 2 - Level P2 & P1 (Parking)

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

Project No.: 23-011

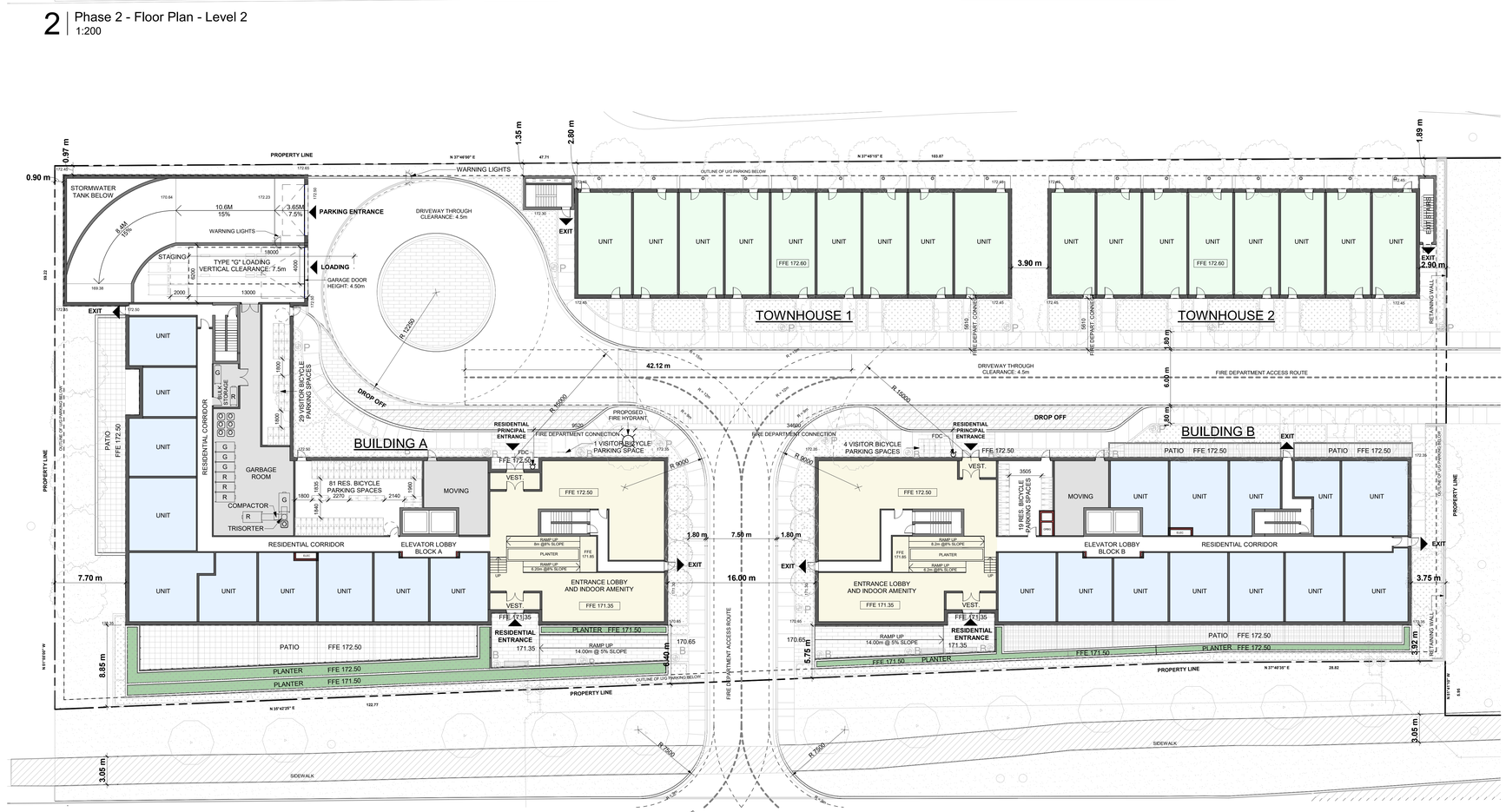
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Drawing No.: dA2.101

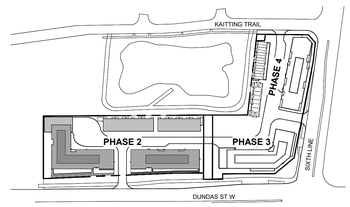
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v. 2021.11.03



2 | Phase 2 - Floor Plan - Level 2
1:200



1 | Phase 2 - Floor Plan - Level 1
1:200



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

TYPICAL BICYCLE PARKING SPACE :

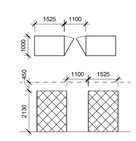


NOTE: STACKED HORIZONTAL BIKE SPACES ARE 0.6m x 1.93m x 1.9m (high vertical clearance). HORIZONTAL BIKE SPACES ARE 0.6m x 1.8m x 1.9m (high vertical clearance). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.95m

TOTAL BIKE LOCKER COUNTS

LEVEL	PHASE 2		PHASE 3		PHASE 4	
	REG.	ENTER.	REG.	ENTER.	REG.	ENTER.
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	112	-	-
TOTAL LOCKER COUNTS	100	34	50	18	112	39
	353					

TYPICAL STORAGE LOCKER :



NOTE: STORAGE LOCKERS ARE TO HAVE AN 1100mm WALKWAY IN FRONT.

TOTAL STORAGE LOCKER COUNTS

LEVEL	COUNTS		
	PHASE 2	PHASE 3	PHASE 4
L3-8	90	-	-
L2	15	-	-
L1	-	-	-
P1	77	47	52
P2	165	75	62
TOTAL LOCKER COUNTS	347	122	114
	583		

N | General Notes
NTS

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ADRIENNE LEE
LICENCE 8156
2026-02-26

KIRKOR
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20 De Boers Drive Suite 400
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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:
Floor Plans - Phase 2 - Level 1 & 2

Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West
Oakville, Ontario

Scale:
As indicated

Drawn by:
JH

Checked by:
AL

Project No.:
23-011

Date:
Feb. 27, 2026

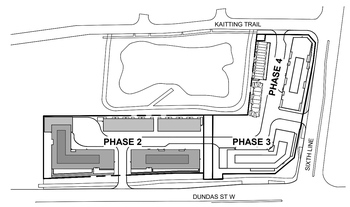
Drawing No.:
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v.2021.11.03

2 | Phase 2 - Floor Plan - Level 4-8
1:200



1 | Phase 2 - Floor Plan - Level 3
1:200

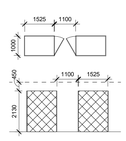


K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

TYPICAL STORAGE LOCKER :



NOTE: STORAGE LOCKERS ARE TO HAVE AN 1100mm WALKWAY IN FRONT.

TOTAL STORAGE LOCKER COUNTS			
LEVEL	COUNTS		
	PHASE 2	PHASE 3	PHASE 4
L3-8	90	-	-
L2	15	-	-
L1	-	-	-
P1	77	47	52
P2	165	75	62
TOTAL LOCKER COUNTS	347	122	114
	583		

N | General Notes
NTS

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3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Floor Plans - Phase 2 - Level 3 & 4-8

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

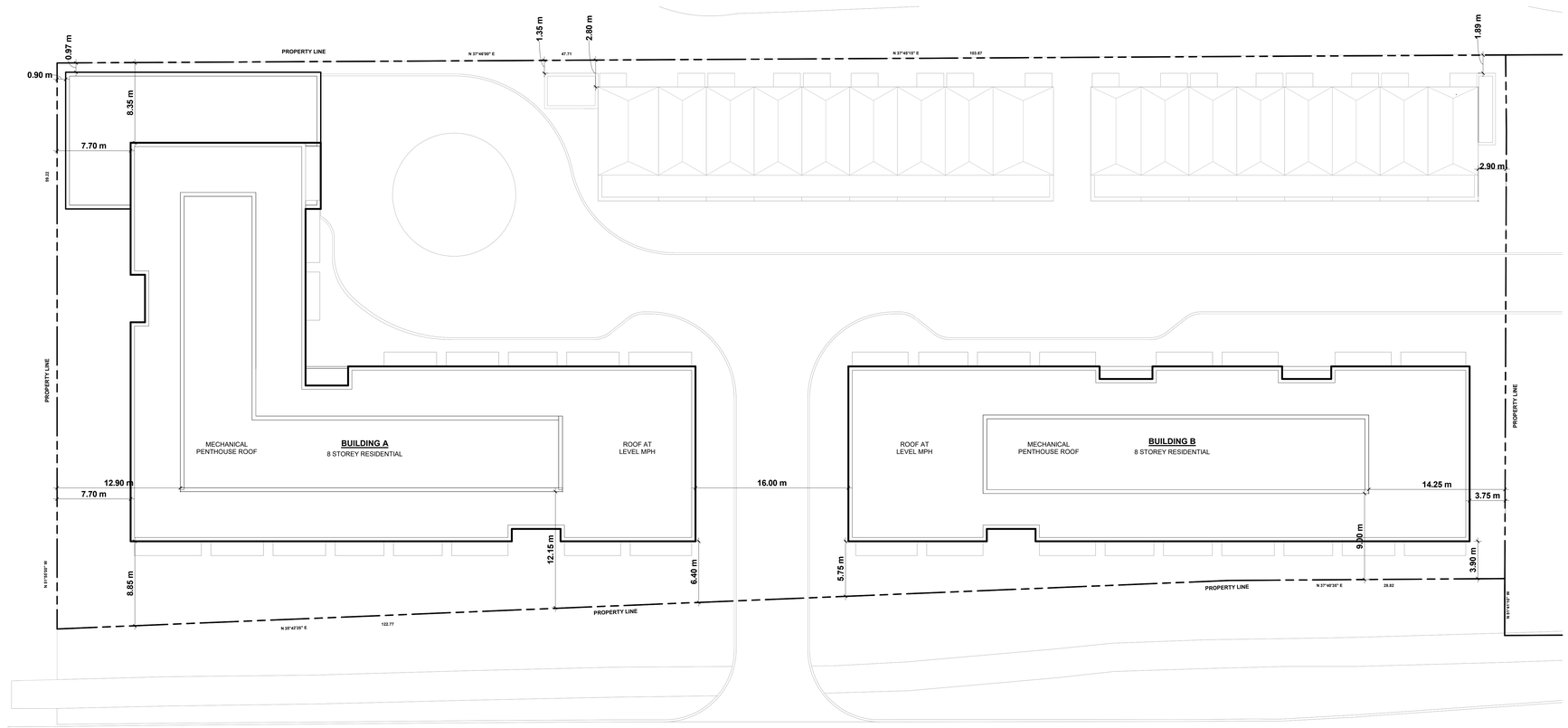
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Project No.: 23-011

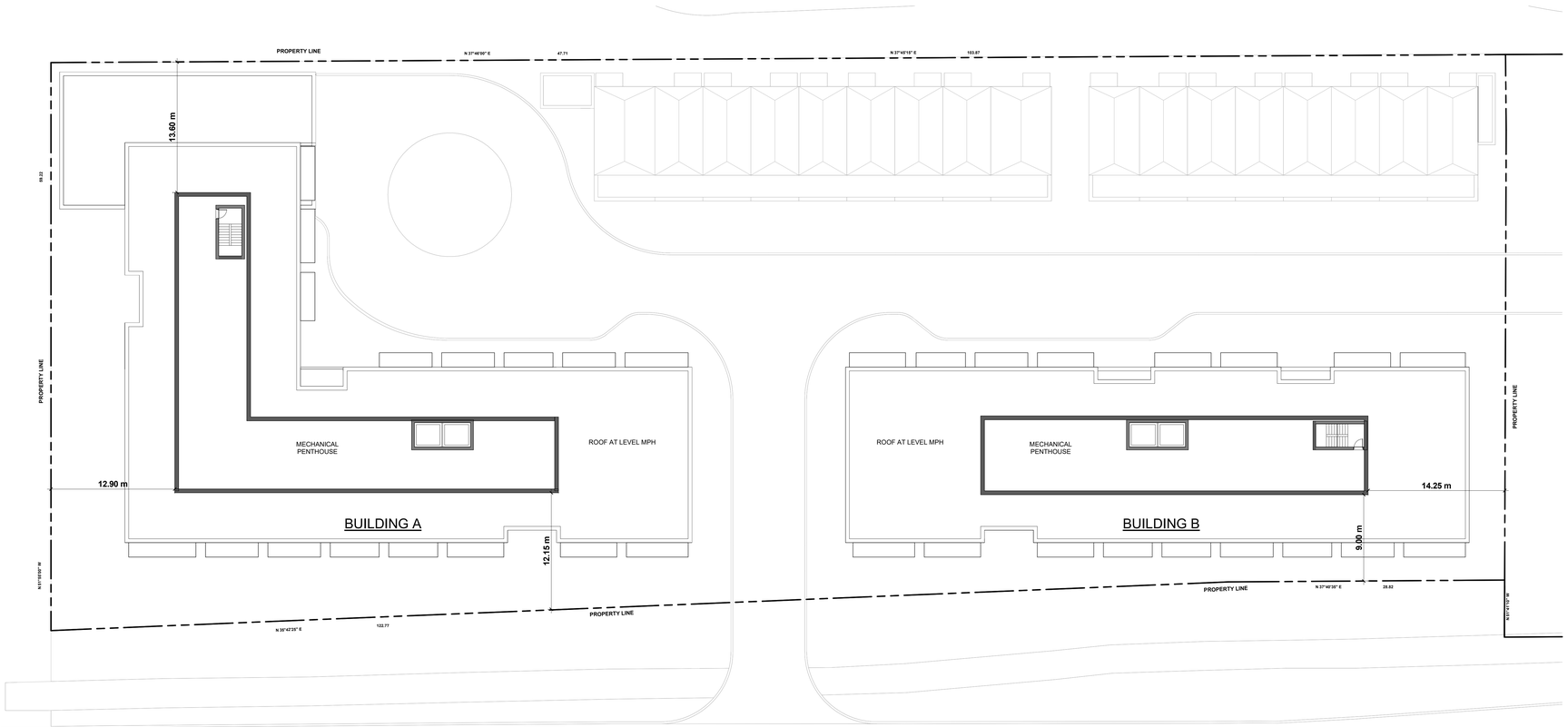
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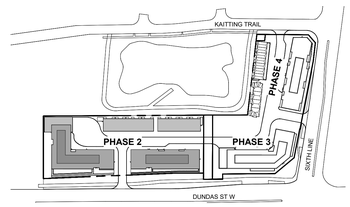
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2 | Phase 2 - Floor Plan - Roof Plan
1:200



1 | Phase 2 - Floor Plan - Level MPH
1:200



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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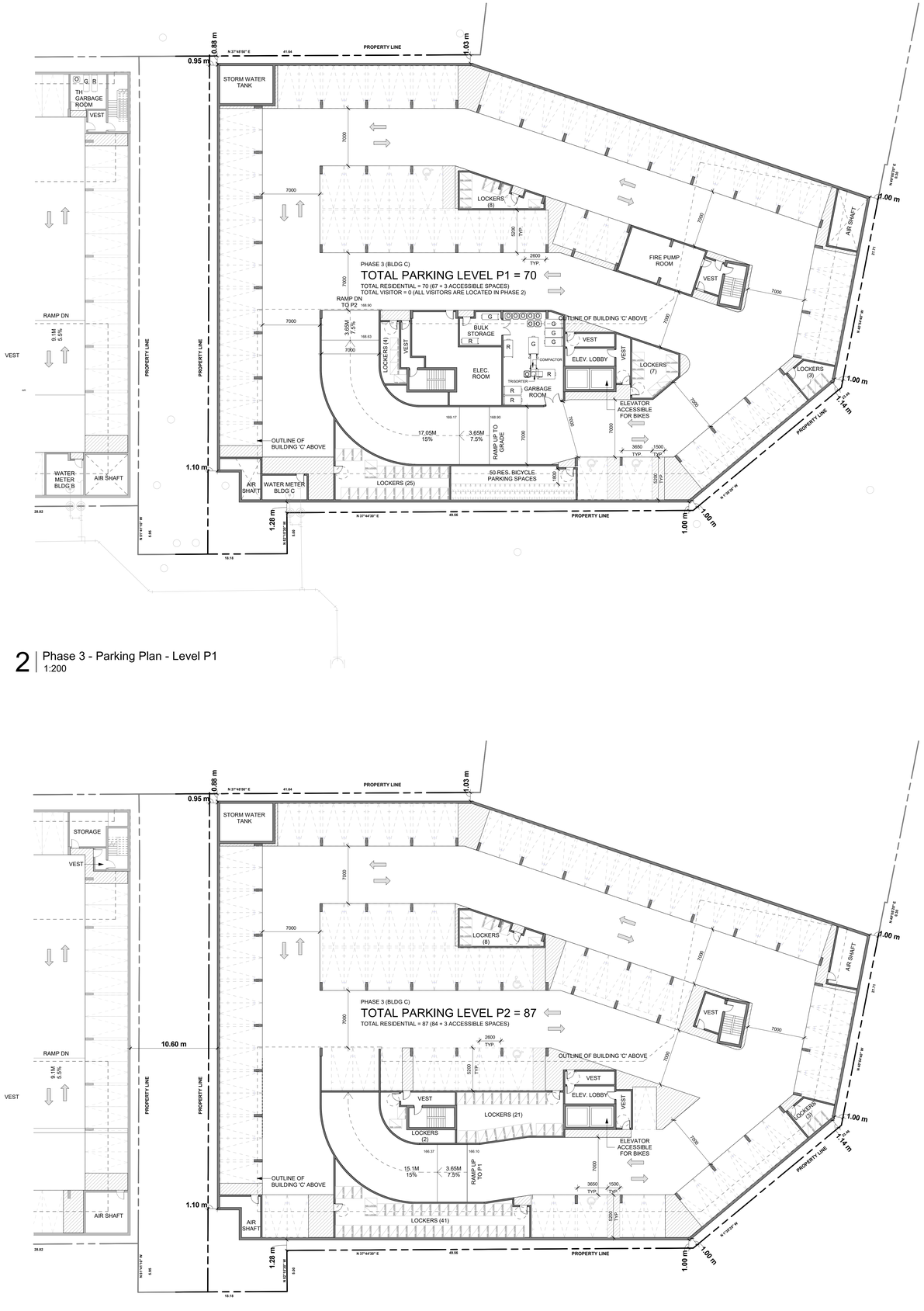
Drawing Title:
Floor Plans - Phase 2 - Level MPH & Roof

Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West
Oakville, Ontario

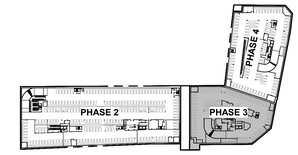
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Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA2.104

v.2021.11.03



2 | Phase 3 - Parking Plan - Level P1
1:200

1 | Phase 3 - Parking Plan - Level P2
1:200

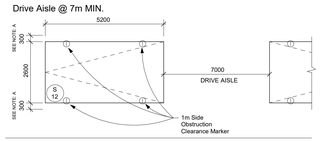


K | Key Plan
NTS

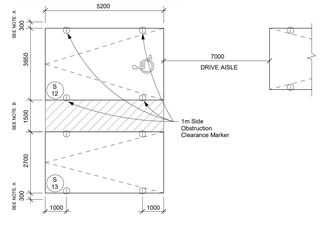
NORTH OAKVILLE ZONING BY-LAW 2009-189

TYPICAL PARKING SPACE:

Drive Aisle @ 7m MIN.



ACCESSIBLE PARKING SPACE



NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

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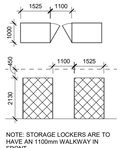


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TOTAL BIKE LOCKER COUNTS

LEVEL	PHASE 2		PHASE 3		PHASE 4	
	RES.	VISITOR	RES.	VISITOR	RES.	VISITOR
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	-	112	-
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	353					

TYPICAL STORAGE LOCKER :



NOTE: STORAGE LOCKERS ARE TO HAVE AN 1100mm WALKWAY IN FRONT.

TOTAL STORAGE LOCKER COUNTS

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No.:	Issued For:	Date:

Drawing Title:

Floor Plans - Phase 3 - Level P2 & P1 (Parking)

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:
As indicated

Drawn by:
JH

Checked by:
AL

Project No.:
23-011

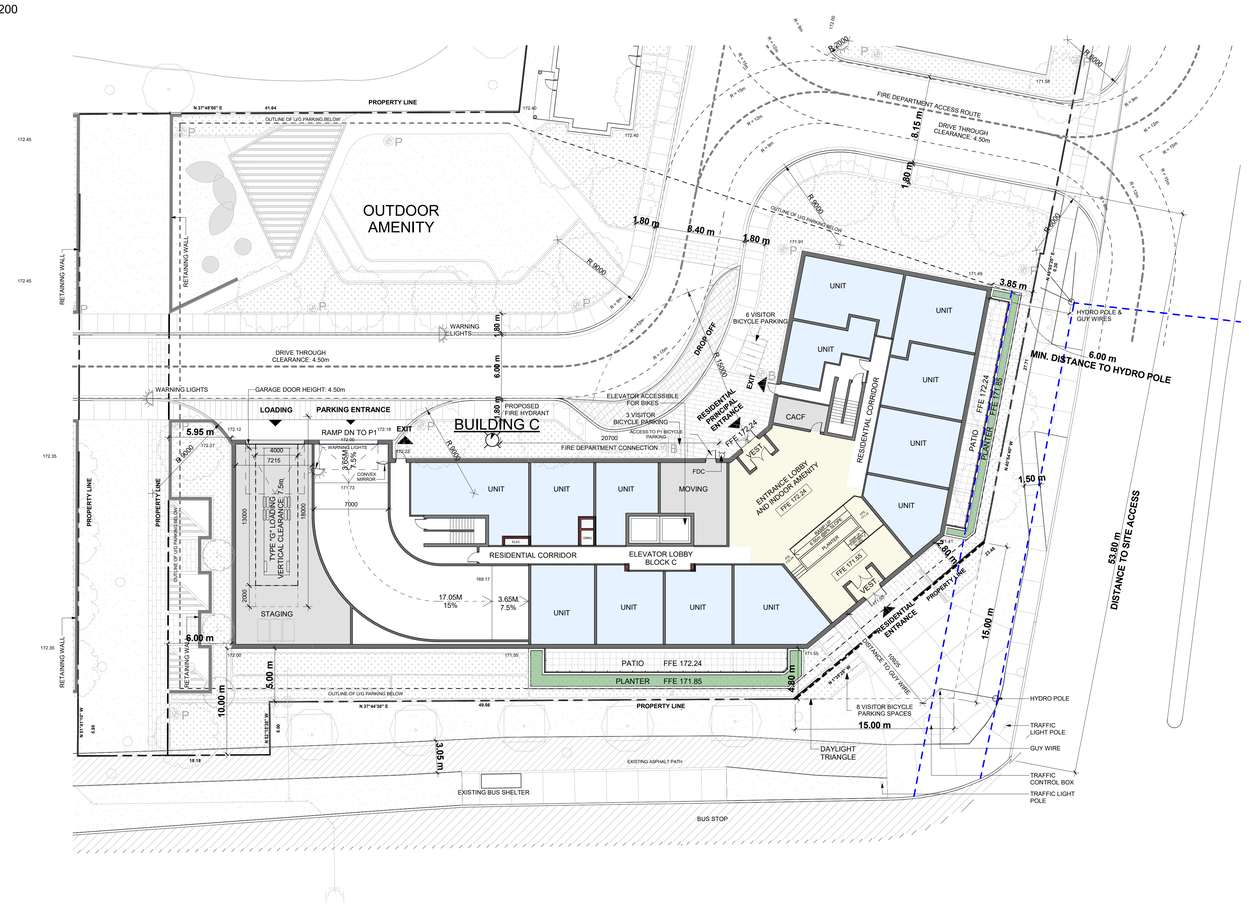
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Feb. 27, 2026

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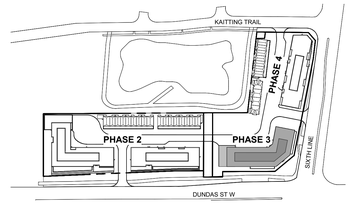
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v. 2021.11.03



2 | Phase 3 - Floor Plan - Level 2
1:200



1 | Phase 3 - Floor Plan - Level 1
1:200



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

TYPICAL BICYCLE PARKING SPACE :



NOTE: STACKED HORIZONTAL BIKE SPACES ARE 0.6m x 1.93m x 1.9m (high vertical clearance). HORIZONTAL BIKE SPACES ARE 0.6m x 1.8m x 1.9m (high vertical clearance). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.55m

TOTAL BIKE LOCKER COUNTS						
LEVEL	PHASE 2		PHASE 3		PHASE 4	
	RES.	VISITOR	RES.	VISITOR	RES.	VISITOR
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	-	112	-
TOTAL LOCKER COUNTS	100	34	50	18	112	39
353						

N | General Notes
NTS

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ADRIENNE LEE
LICENCE
8156
2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:

Floor Plans - Phase 3 - Level 1 & 2

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

As indicated

Drawn by:

JH

Checked by:

AL

Project No.:

23-011

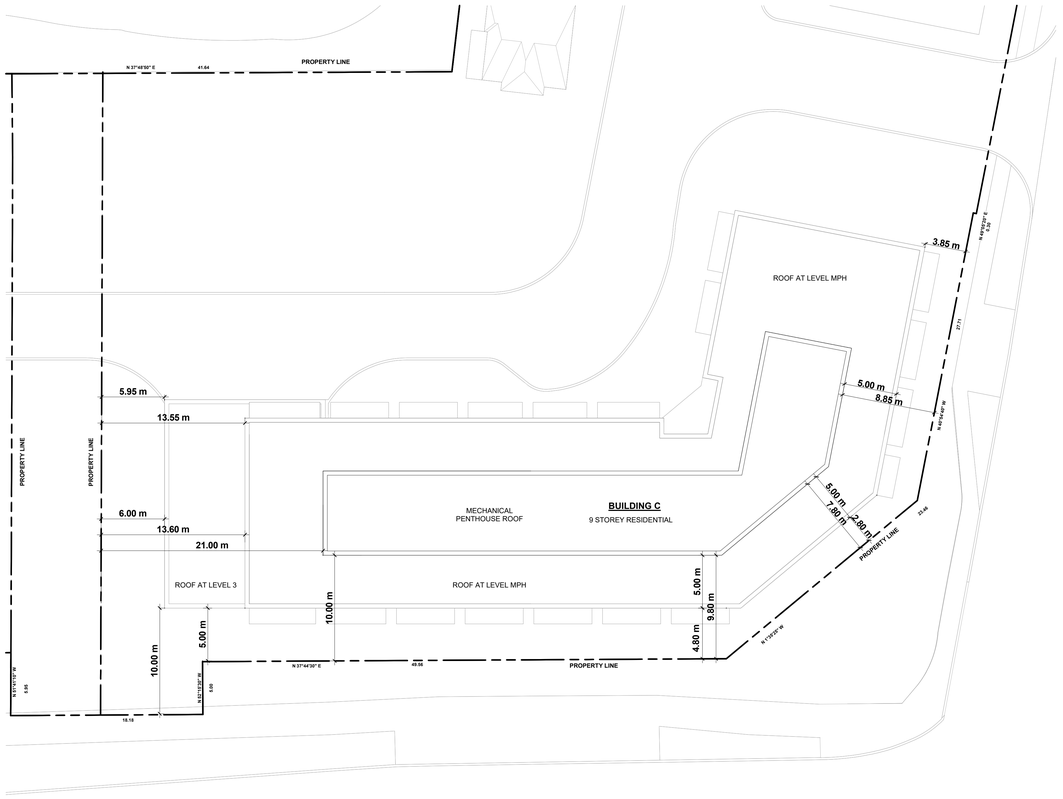
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Feb. 27, 2026

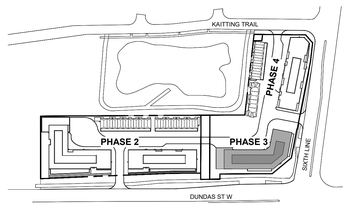
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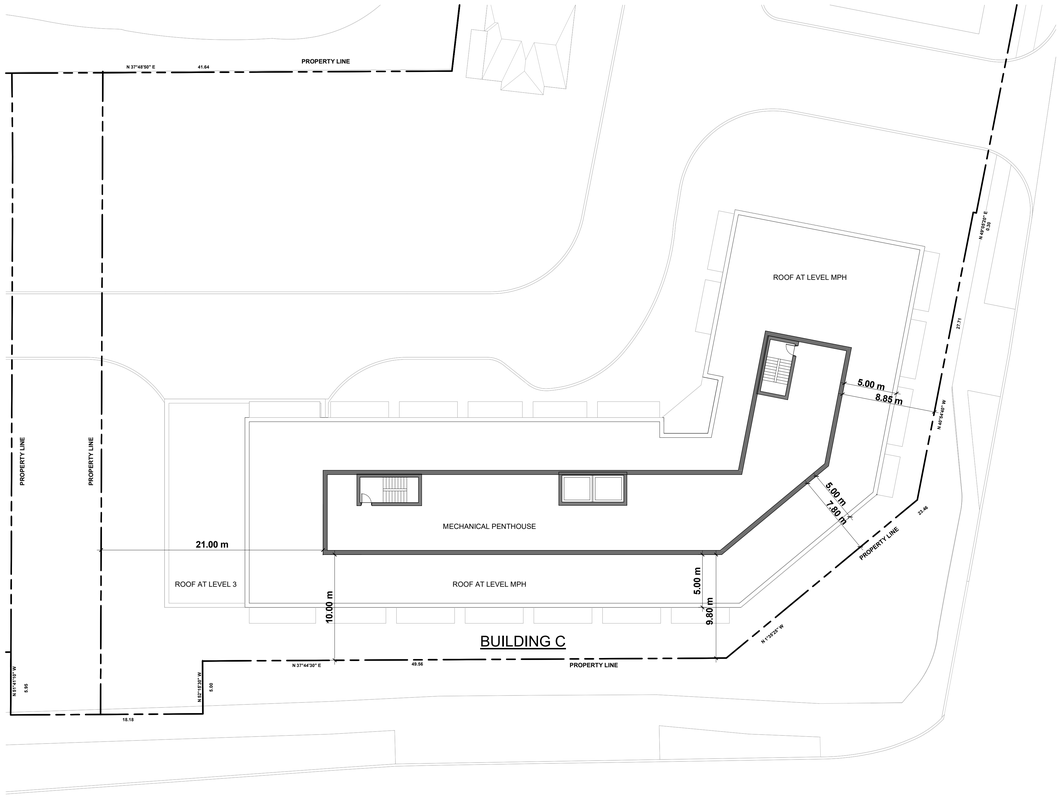
3 | Phase 3 - Floor Plan - Roof Plan
1:200



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING



2 | Phase 3 - Floor Plan - Level MPH
1:200



1 | Phase 3 - Floor Plan - Level 3-9
1:200

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8156
2026-02-26

KIRKOR
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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Floor Plans - Phase 3 - Level 3-9, MPH

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

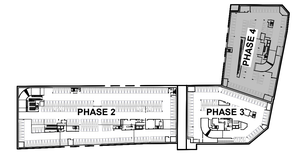
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Date: Feb. 27, 2026

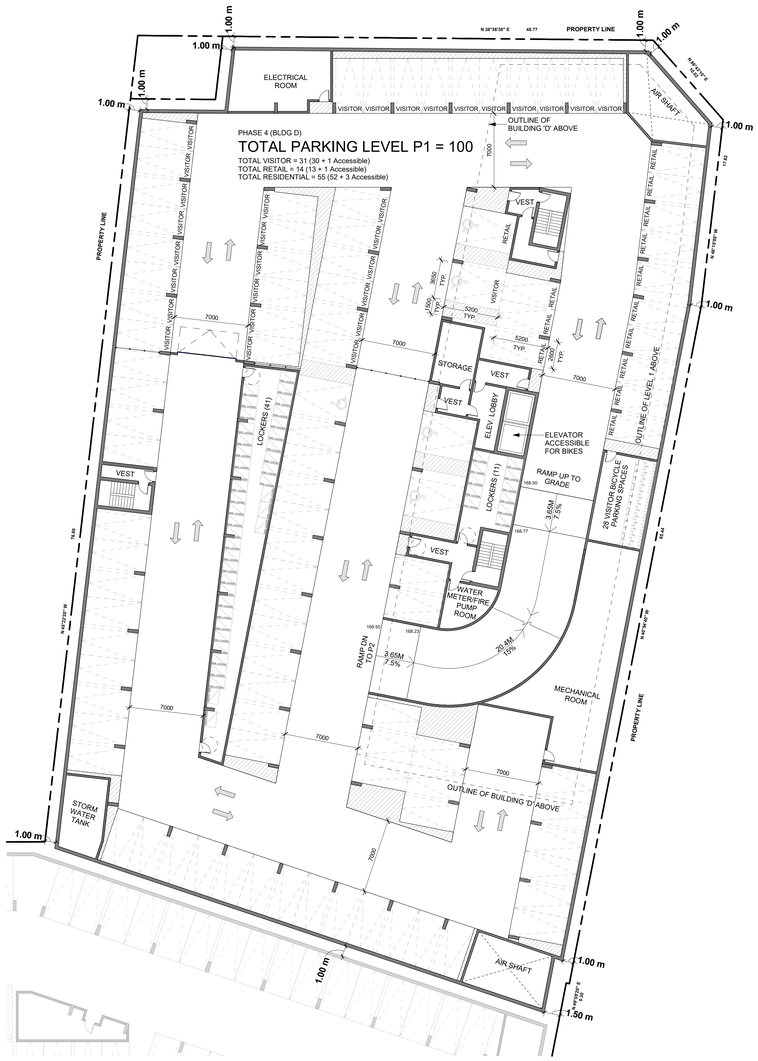
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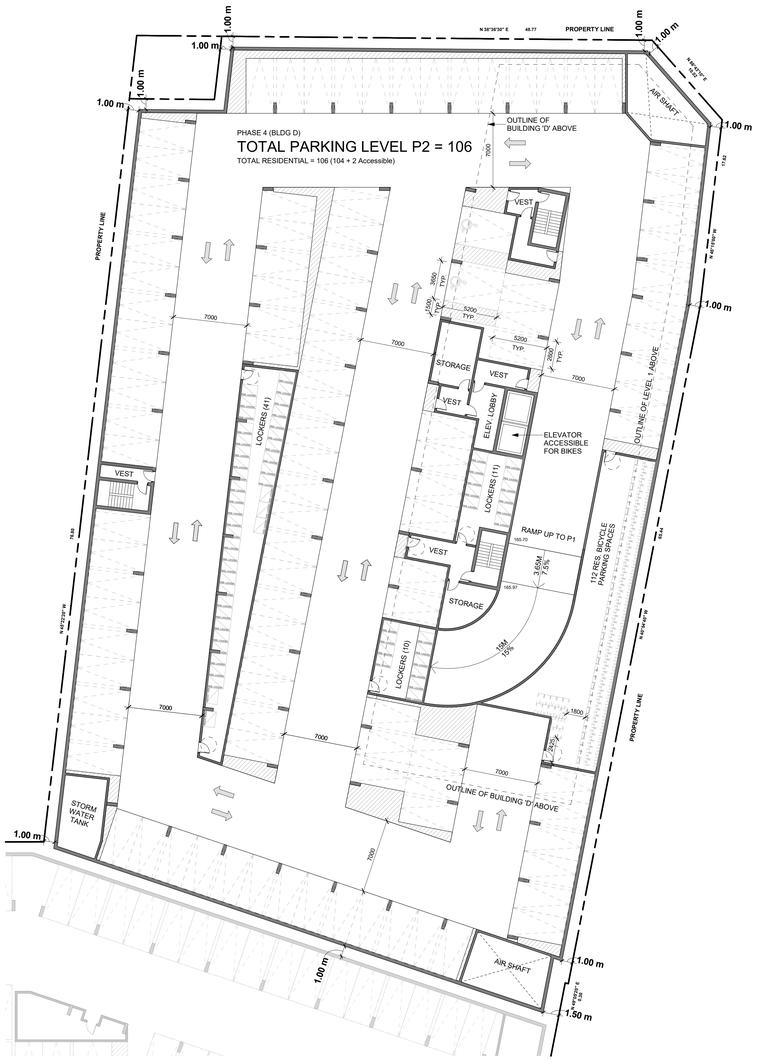
v.2021.11.03



K | Key Plan
NTS



2 | Phase 4 - Parking Plan - Level P1
1:200



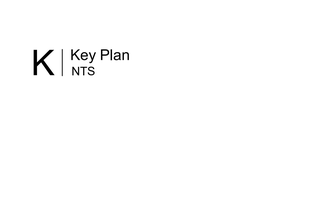
1 | Phase 4 - Parking Plan - Level P2
1:200

NORTH OAKVILLE ZONING BY-LAW 2009-189

TYPICAL PARKING SPACE:

Drive Aisle @ 7m MIN.

ACCESSIBLE PARKING SPACE



NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

TYPICAL BICYCLE PARKING SPACE :

NOTE: STACKED HORIZONTAL BIKE SPACES ARE 0.6m x 1.93m x 1.9m (high vertical clearance). HORIZONTAL BIKE SPACES ARE 0.6m x 1.8m x 1.9m (high vertical clearance). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.55m

TOTAL BIKE LOCKER COUNTS

LEVEL	PHASE 2		PHASE 3		PHASE 4	
	RES.	VISITOR	RES.	VISITOR	RES.	VISITOR
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	-	112	-
TOTAL LOCKER COUNTS	100	34	50	18	112	39
	353					

TYPICAL STORAGE LOCKER :

NOTE: STORAGE LOCKERS ARE TO HAVE AN 1100mm WALKWAY IN FRONT.

TOTAL STORAGE LOCKER COUNTS

LEVEL	COUNTS		
	PHASE 2	PHASE 3	PHASE 4
L3-8	90	-	-
L2	15	-	-
L1	-	-	-
P1	77	47	52
P2	165	75	62
TOTAL LOCKER COUNTS	347	122	114
	583		

N | General Notes
NTS

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Date:

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8156
2026-02-26

KIRKOR
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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: Date:

Drawing Title:

Floor Plans - Phase 4 - Level P2 & P1 (Parking)

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

Project No.: 23-011

Date: Feb. 27, 2026

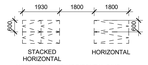
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v 2021.11.03

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TYPICAL BICYCLE PARKING SPACE :

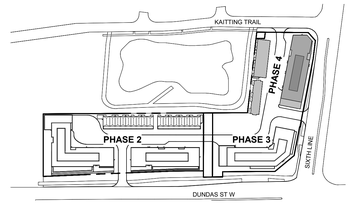


NOTE: STACKED HORIZONTAL BIKE SPACES ARE 0.6m x 1.93m x 1.9m (high vertical clearance). HORIZONTAL BIKE SPACES ARE 0.6m x 1.8m x 1.9m (high vertical clearance). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.55m

TOTAL BIKE LOCKER COUNTS

LEVEL	PHASE 2		PHASE 3		PHASE 4	
	RES.	VISITOR	RES.	VISITOR	RES.	VISITOR
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	-	112	-
TOTAL LOCKER COUNTS	100	34	50	18	112	39
	353					

N | General Notes
NTS



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

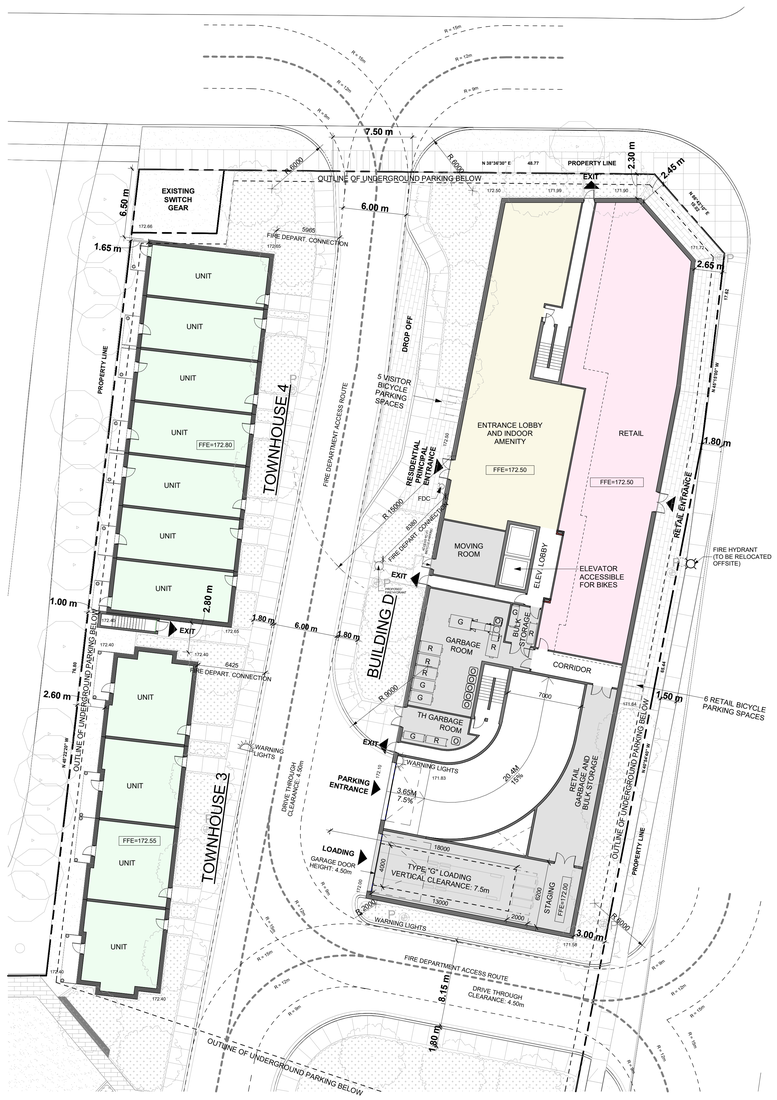
- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING



3 | Phase 4 - Floor Plan - Level 3
1:200



2 | Phase 4 - Floor Plan - Level 2
1:200



1 | Phase 4 - Floor Plan - Level 1
1:200

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2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Floor Plans - Phase 4 - Level 1 to 3

Client:

Shoppers Realty Inc.

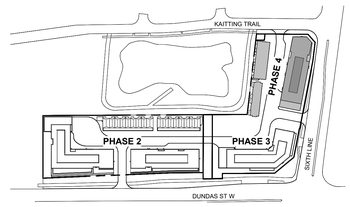
Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA2.302

v.2021.11.03



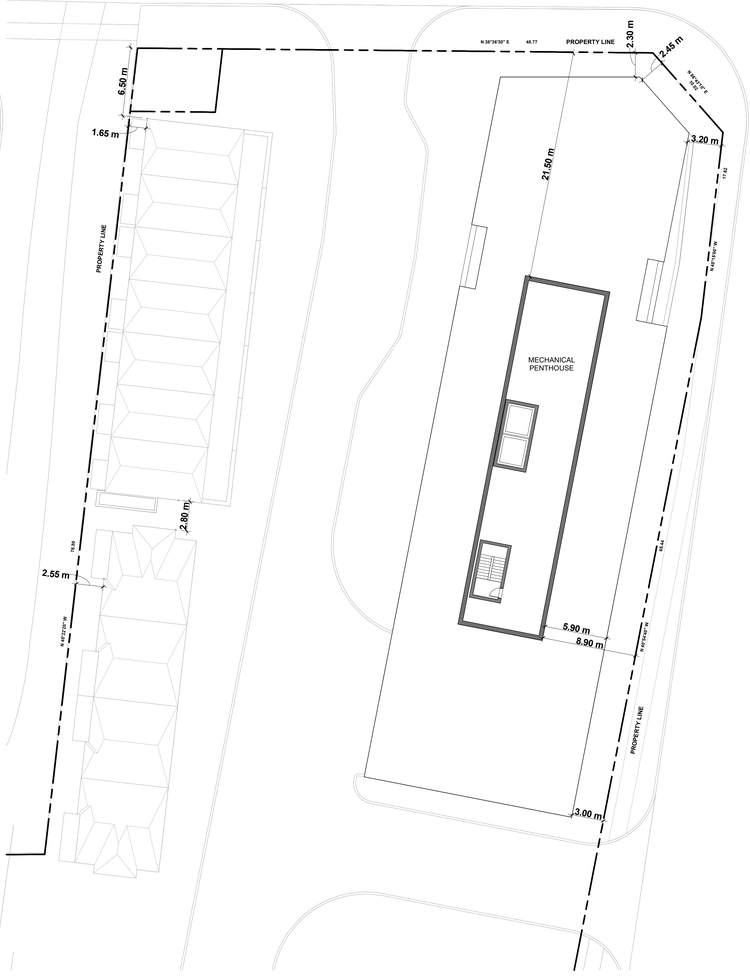
K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING



3 | Phase 4 - Floor Plan - Roof Plan
1:200



2 | Phase 4 - Floor Plan - Level MPH
1:200



1 | Phase 4 - Floor Plan - Level 4-8
1:200

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ADRIENNE LEE
LICENCE
8156
2026-02-26

KIRKOR
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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For:

Drawing Title:

Floor Plans - Phase 4 - Level 4 to Roof

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:
As indicated

Drawn by:
JH

Checked by:
AL

Project No.:
23-011

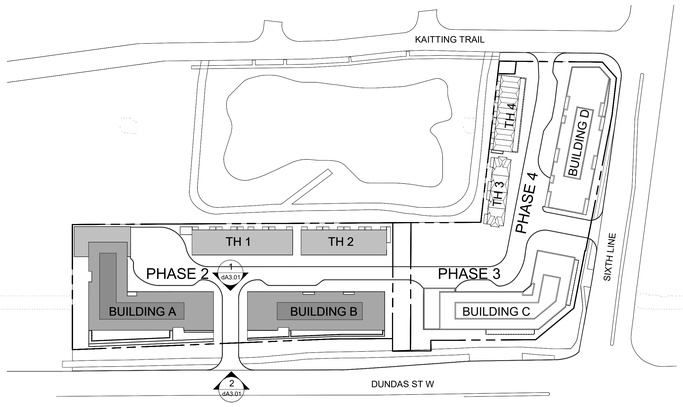
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K | Key Plan
NTS



1 | Phase 2 - Building A&B - North Elevation
1:200



2 | Phase 2 - Building A&B - South Elevation
1:200

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LICENCE
8156
2026-02-26

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: | Date:

Drawing Title:

Elevations - Phase 2 - Building A&B, Townhouse 1&2

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: SD, DR

Checked by: AL

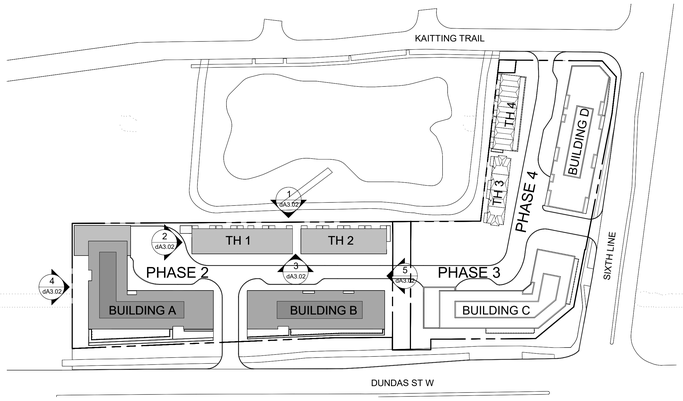
Project No.: 23-011

Date: Feb. 27, 2026

Drawing No.:

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v.2021.11.03



K | Key Plan
NTS



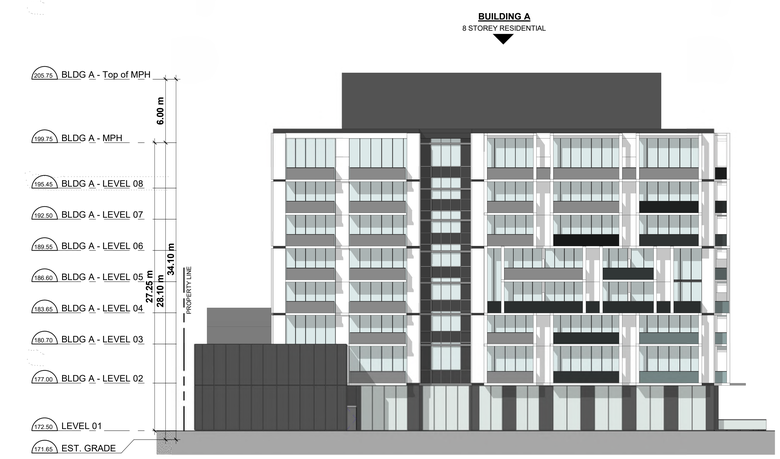
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1:200



2 | Phase 2 - Townhouse 1 - West Elevation
1:200



3 | Phase 2 - Townhouse 1&2 - South Elevation
1:200



4 | Phase 2 - Building A - West Elevation
1:200



5 | Phase 2 - Building A&B, TH 1 - East Elevation
1:200

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LICENCE 8156
2026-02-26

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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: Date:

Drawing Title:

Elevations - Phase 2 - Building A&B, Townhouse 1&2

Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West

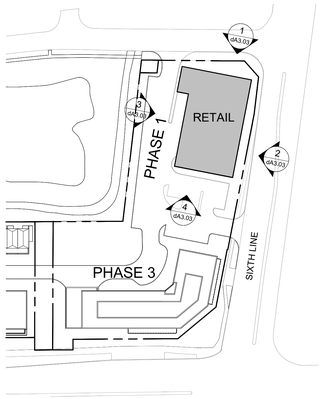
Oakville, Ontario

Scale: As indicated
Drawn by: SD, DR
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026

Drawing No.:
dA3.02

v 2021.11.03

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K | Key Plan (Partial) - Interim Condition
NTS



1 | Interim Phase - Retail Building - North Elevation
1 : 200



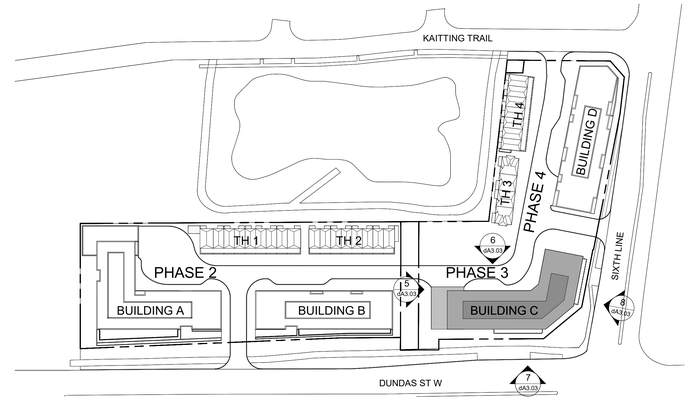
2 | Interim Phase - Retail Building - East Elevation
1:200



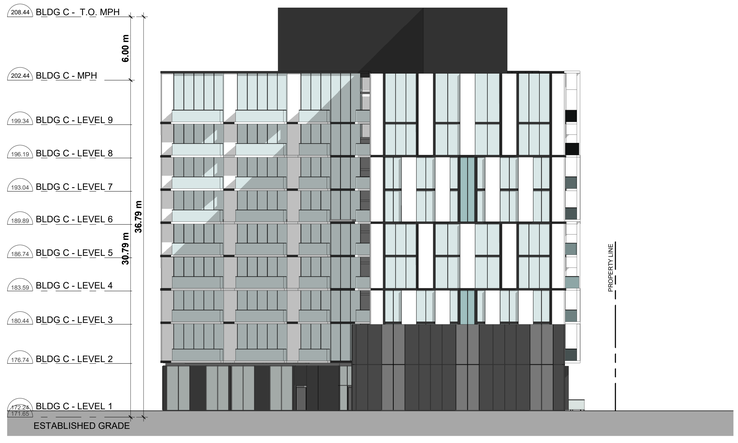
3 | Interim Phase - Retail Building - West Elevation
1:200



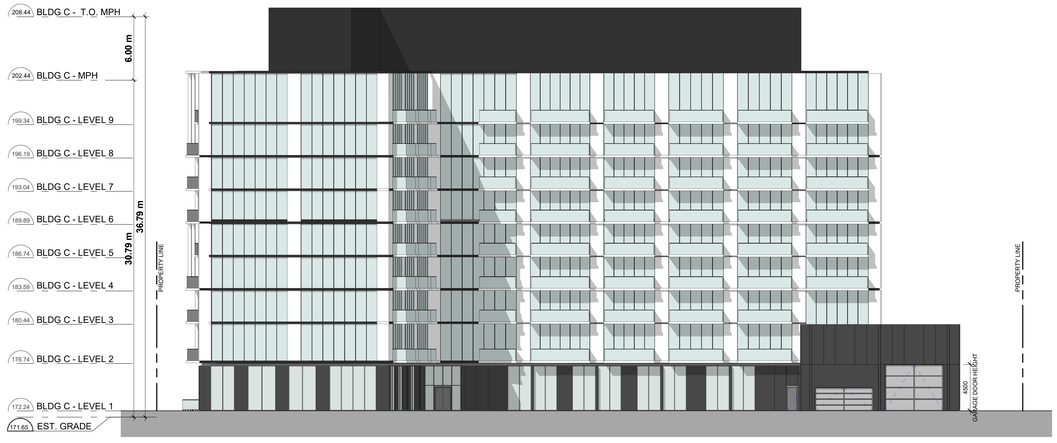
4 | Interim Phase - Retail Building - South Elevation
1:200



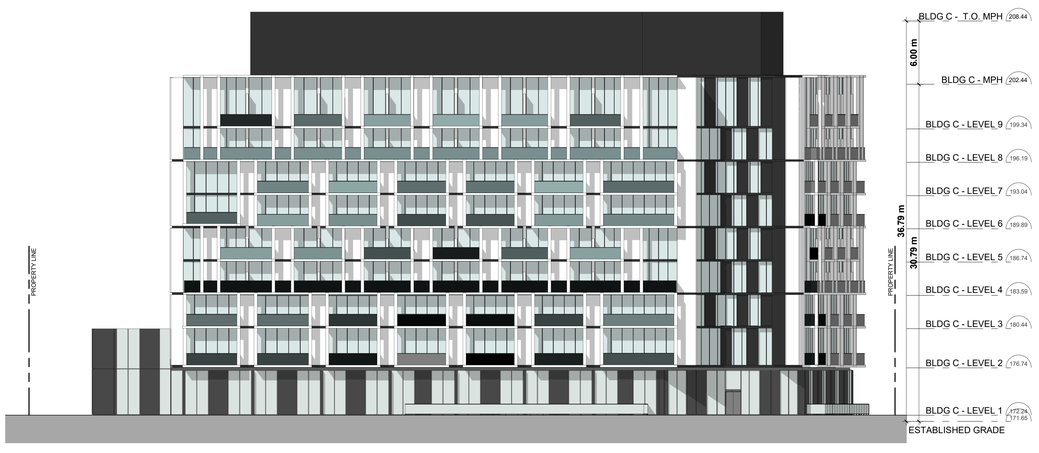
K | Key Plan - Ultimate Condition
NTS



5 | Phase 3 - Building C - West Elevation
1:200



6 | Phase 3 - Building C - North Elevation
1:200



7 | Phase 3 - Building C - South Elevation
1:200



8 | Phase 3 - Building C - East Elevation
1:200

Authorities Having Jurisdiction

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Date:

ONTARIO ASSOCIATION of ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Elevations - Phase 3 & Interim Phase 1 - Building C, Retail Shoppers

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: SD, DR

Checked by: AL

Project No.: 23-011

Date: Feb. 27, 2026

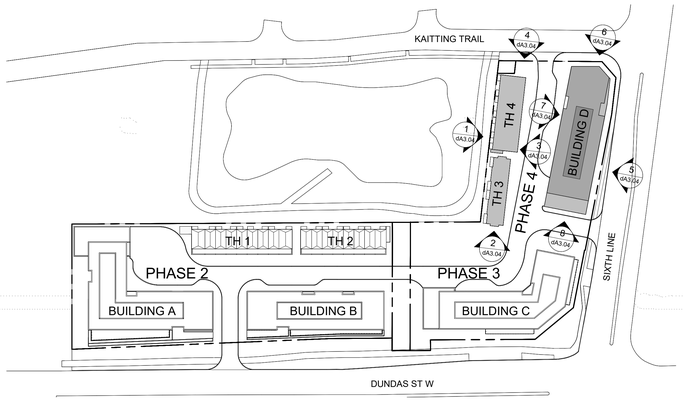
Drawing No.:

dA3.03

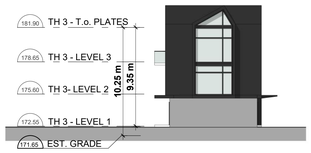
v.20211.11.03



1 | Phase 3 - TH 3 & 4 - West Elevation
1:200



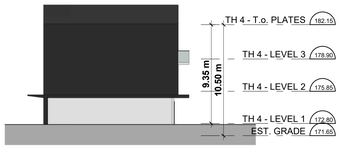
K | Key Plan
NTS



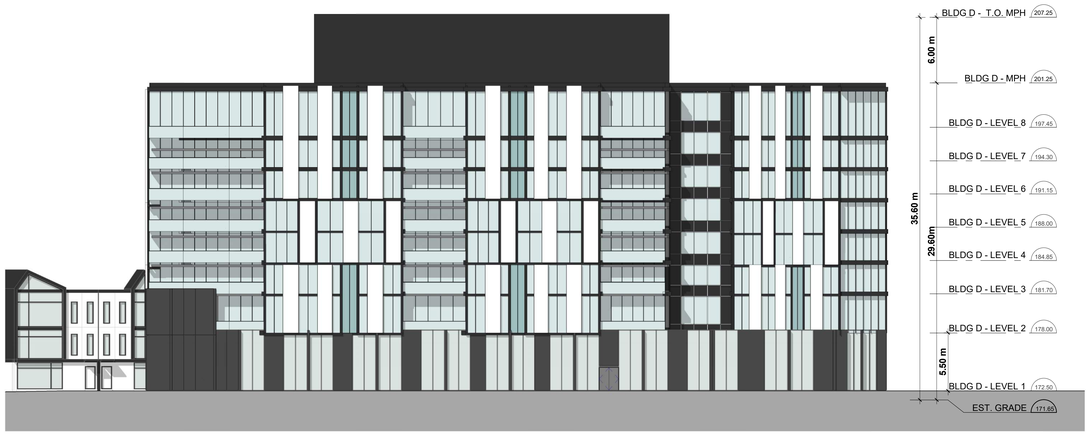
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3 | Phase 4 - TH 3 & 4 - East Elevation
1:200



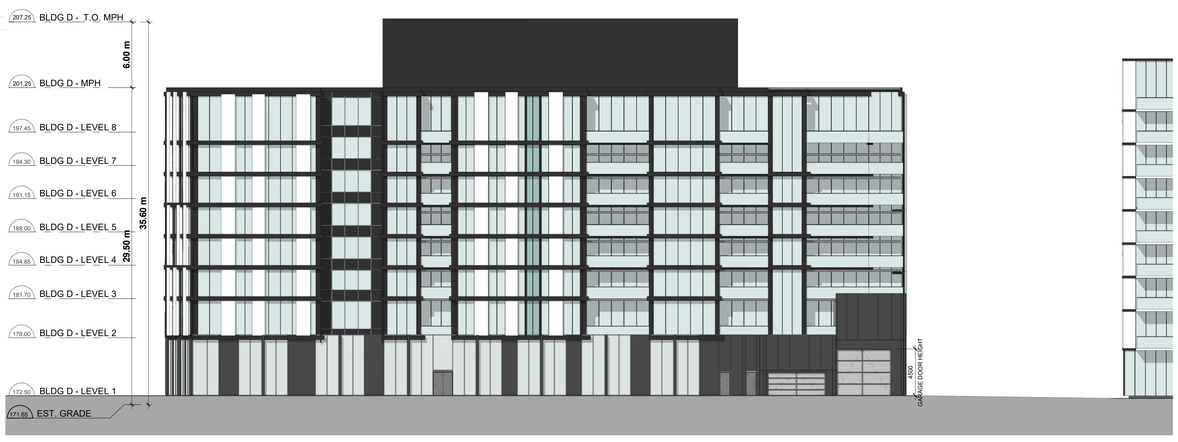
4 | Phase 4 - TH 4 - North Elevation
1:200



5 | Phase 4 - Building D - East Elevation
1:200



6 | Phase 4 - Building D - North Elevation
1:200



7 | Phase 4 - Building D - West Elevation
1:200



8 | Phase 4 - Building D - South Elevation
1:200

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2026-02-26

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3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: Date:

Drawing Title:
Elevations - Phase 4 - Building D, Townhouse 3&4

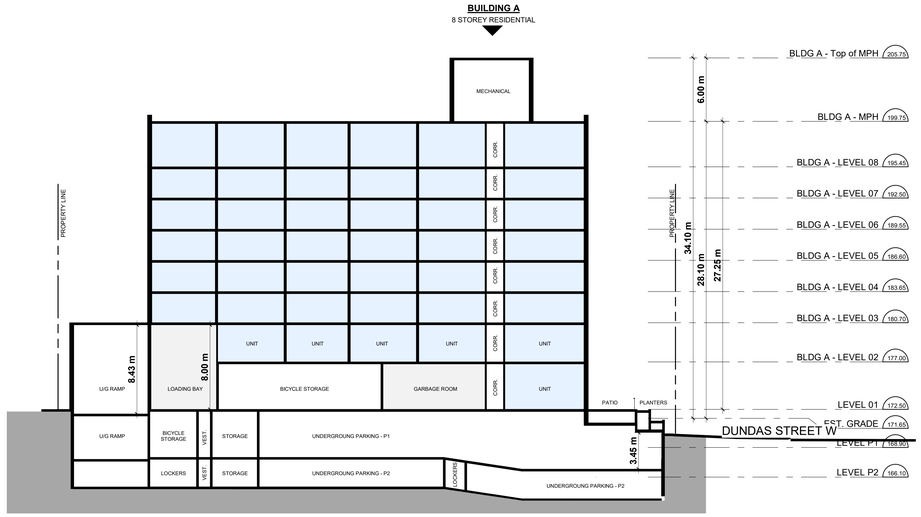
Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West
Oakville, Ontario

Scale: As indicated
Drawn by: SD, DR
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA3.04

Authorities Having Jurisdiction

v.2021.11.03

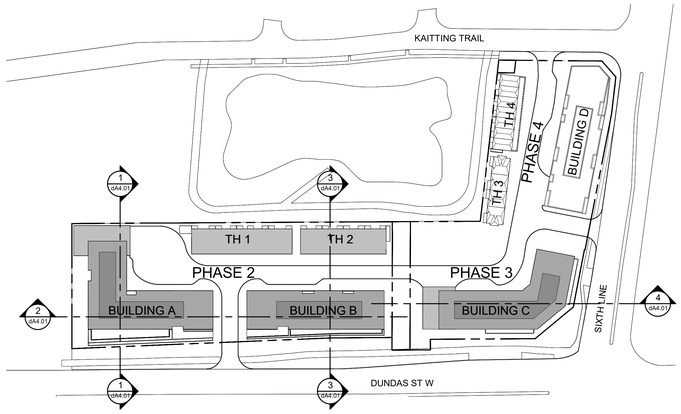


1 | Phase 2 - Building A - North-South Section
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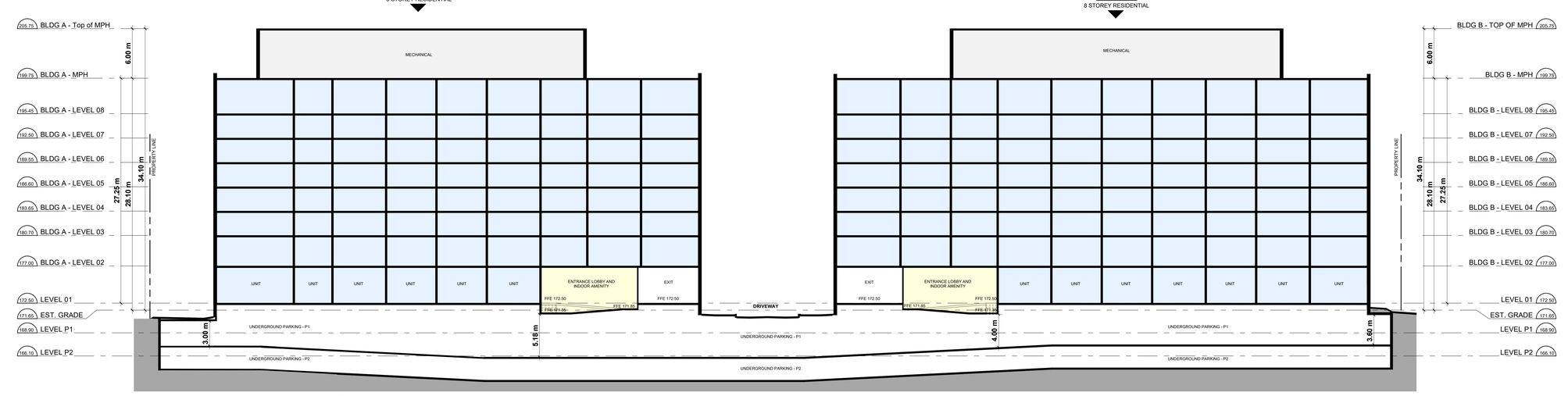
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- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

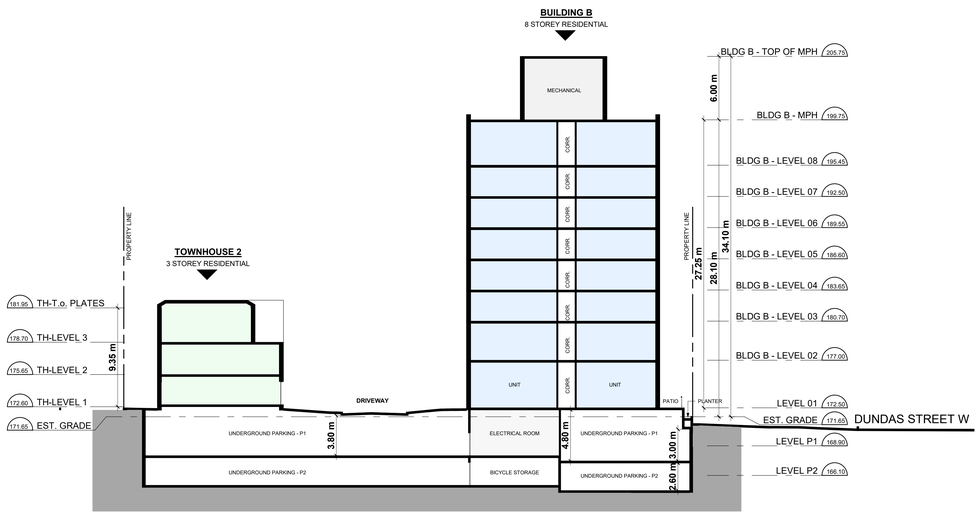
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NTS



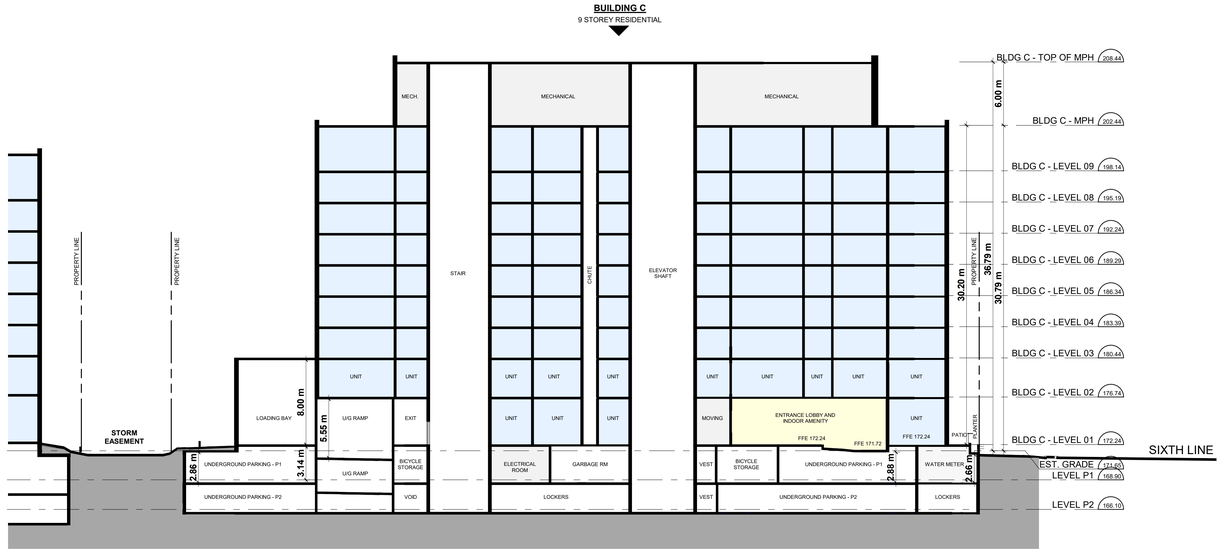
K | Key Plan
NTS



2 | Phase 2 - Building A & B - East-West Section
1:200



3 | Phase 2 - Building B & TH 2 - North-South Section
1:200



4 | Phase 3 - Building C - East-West Section
1:200

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2026-02-26

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Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Sections - Phase 2 & 3

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

As indicated

Drawn by:

JH

Checked by:

AL

Project No.:

23-011

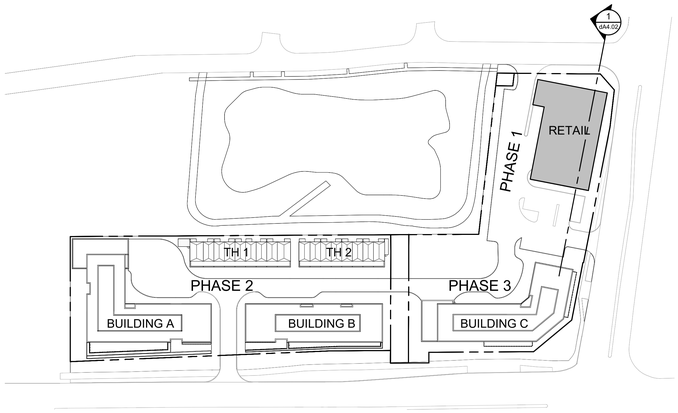
Date:

Feb. 27, 2026

Drawing No.:

dA4.01

v.2021.11.03

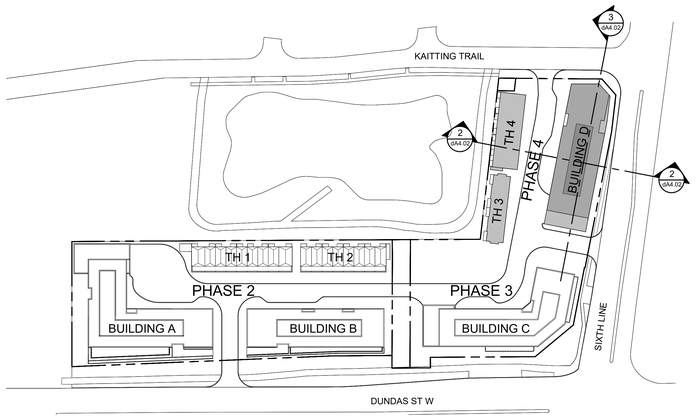


K | Key Plan - Interim Condition
NTS

PROGRAMMATIC COLOUR LEGEND

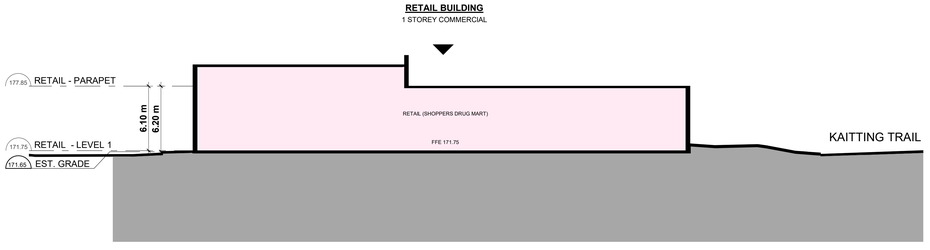
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- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

L | Legend
NTS

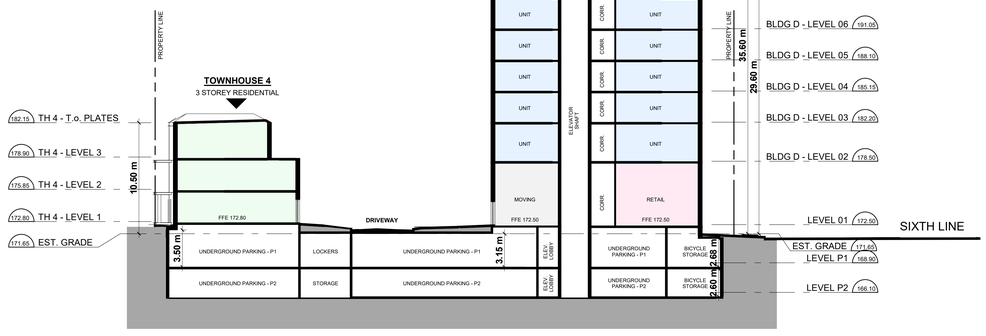


K | Key Plan - Ultimate Condition
NTS

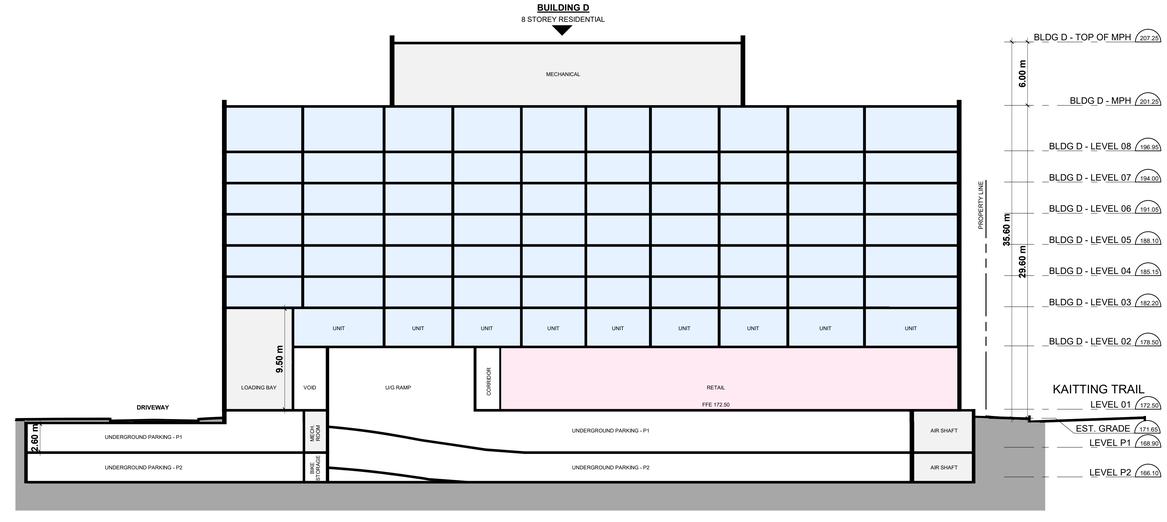
TO BE PROVIDED BY OTHERS



1 | Phase 1 - Interim Condition - North-South Section
1:200



2 | Phase 4 - Building D & TH 4 - East-West Section
1:200



3 | Phase 4 - Building D - North-South Section
1:200

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2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: Date:

Drawing Title:

Sections - Interim Phase 1 & Ultimate Phase 4

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

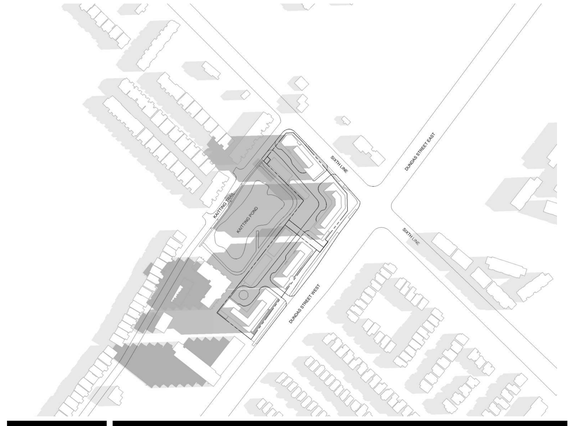
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Date: Feb. 27, 2026

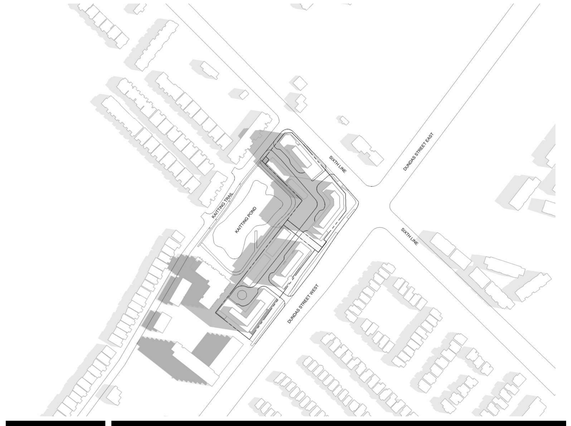
Drawing No.: dA4.02

v.2021.11.03

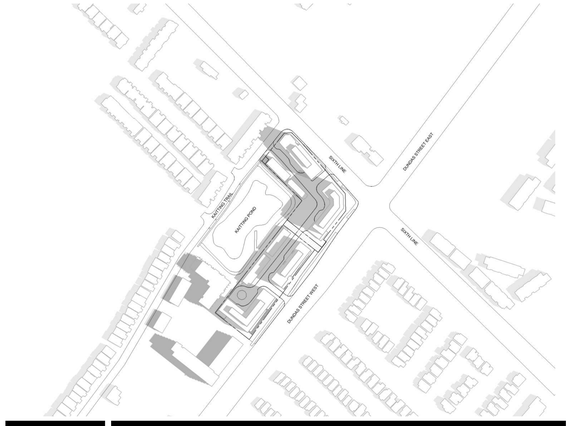
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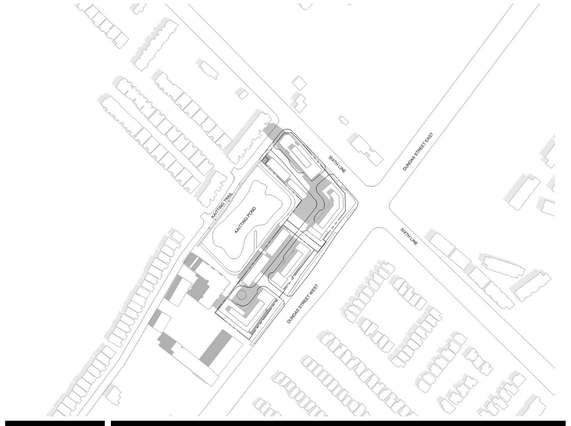
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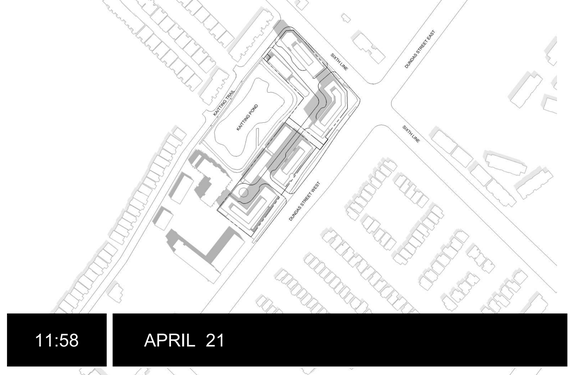
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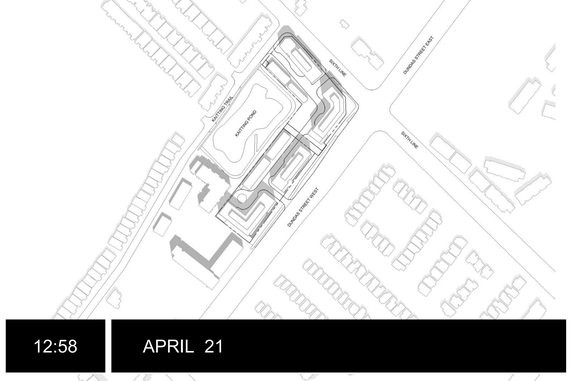
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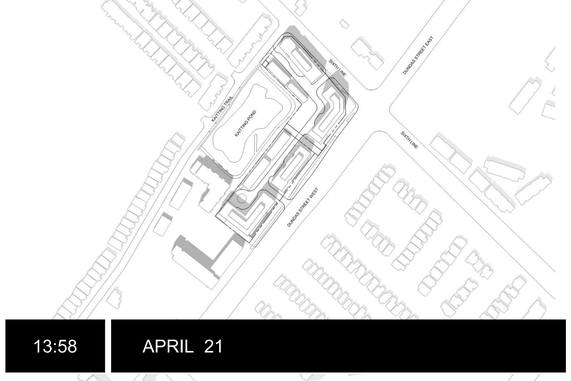
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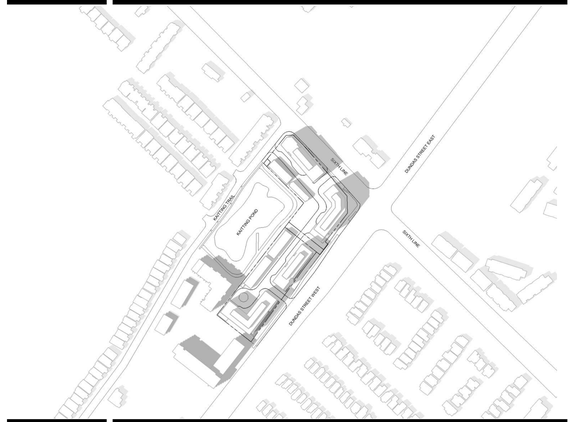
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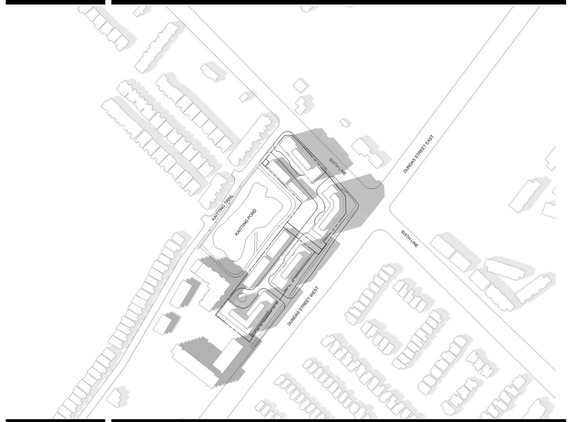
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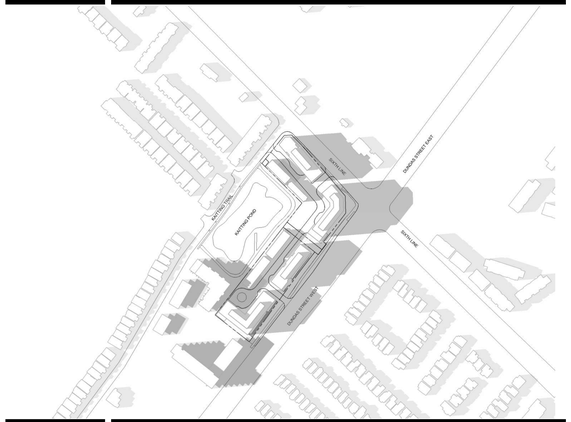
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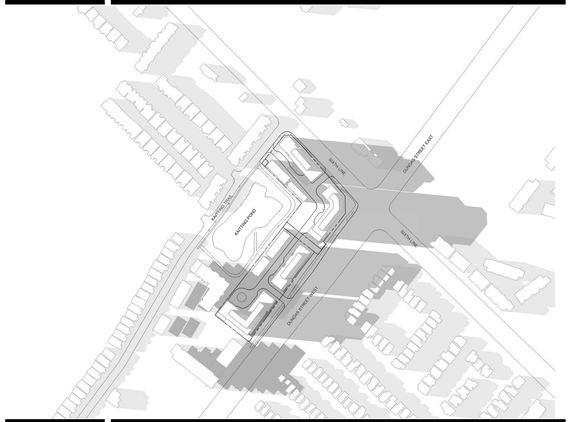
15:58 APRIL 21



16:58 APRIL 21



17:58 APRIL 21



18:58 APRIL 21

Sun Angles:

Sun Angles are based on the latitude and longitude which specified by Oakville Development application guidelines

Latitude: 43.46 N
Longitude: 79.72 W

Time Zone: Eastern
Standard Time: UT - 5 Hours
Daylight Time: UT - 4 Hours
UT denotes Universal Time i.e. Greenwich Mean Time.

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on April 21

Sun Shadow Timing: April 21
Hourly intervals start 1.5 hours after sunrise and end 1.5 hours before sunset.

Sunrise: 6:28
Sunset: 20:06

LOCAL TIME EDT			
7:58	8:58	9:58	10:58
11:58	12:58	13:58	14:58
15:58	16:58	17:58	18:58

Shadow impacts from proposed development does not exceed two afternoon consecutive hourly test time on April 21, June 21, September 21 and December 21

The proposed development allows adequate sunlight on building faces and roofs for the possibility of using solar energy.

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LICENCE
8156
2026-02-26

KIRKOR
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1.	Zoning By-law Amendment	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:

Shadow Impact Analysis - April 21

Client:

Shoppers Realty Inc.

Project:

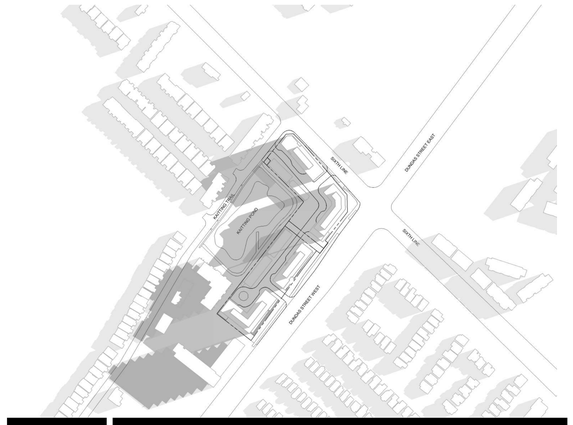
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

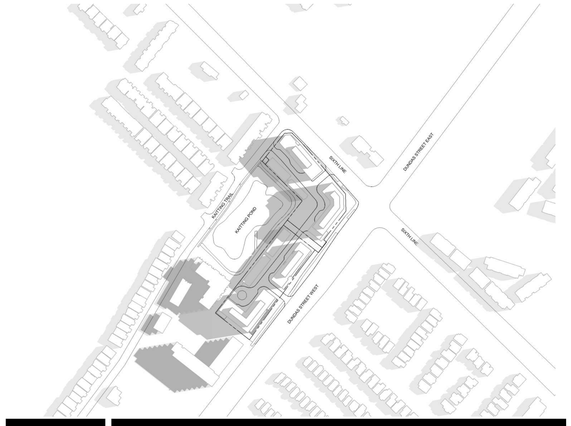
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Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA5.01

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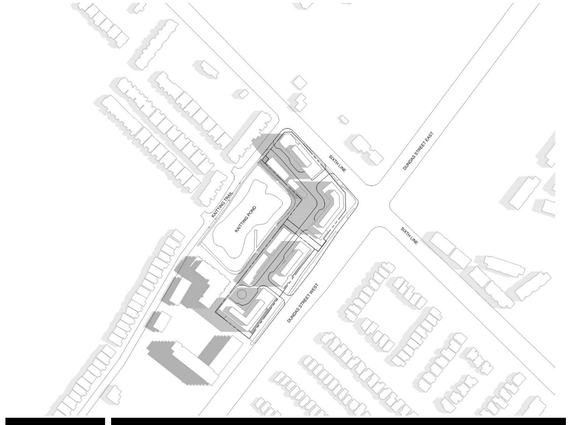
v.2021.11.03



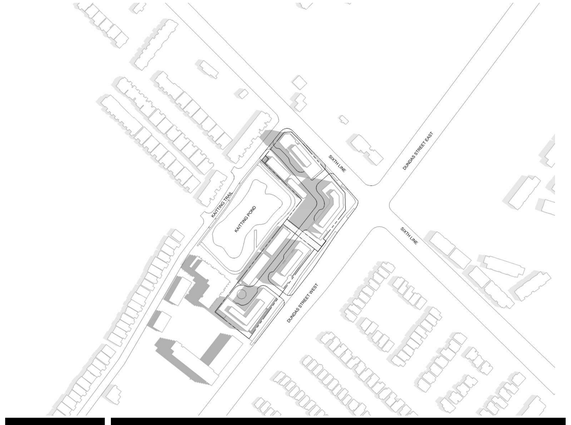
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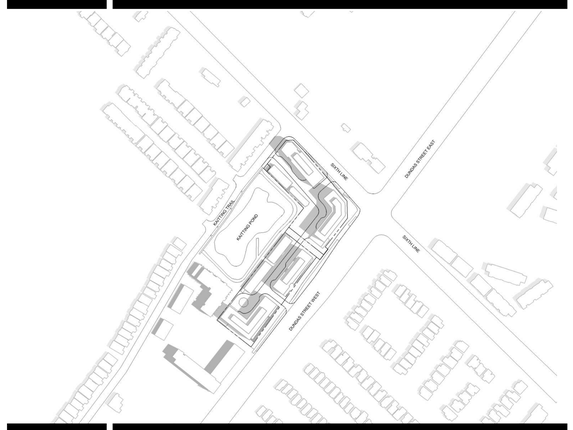
08:10 June 21



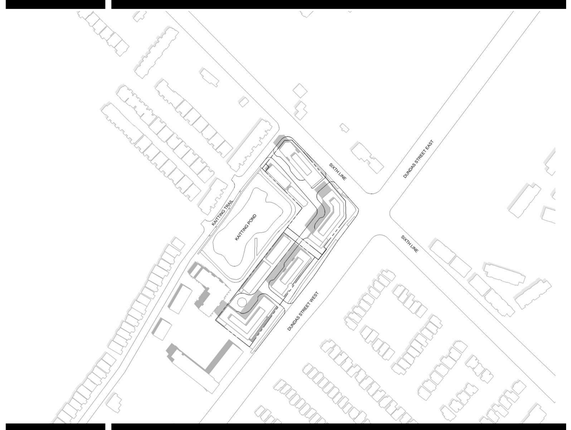
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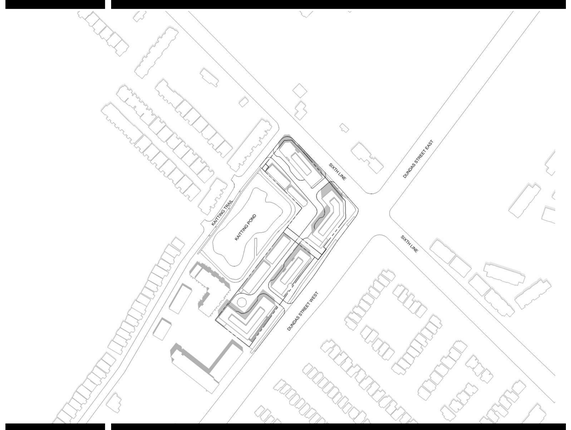
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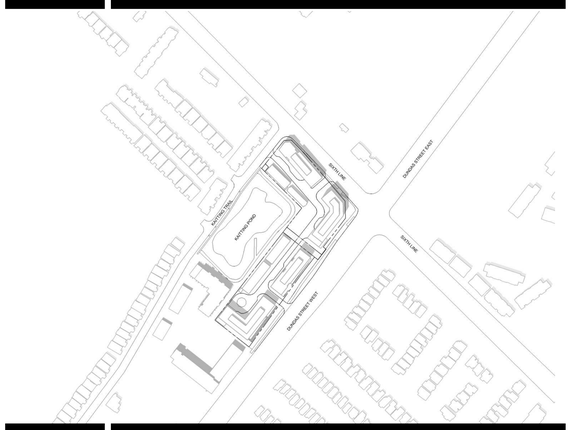
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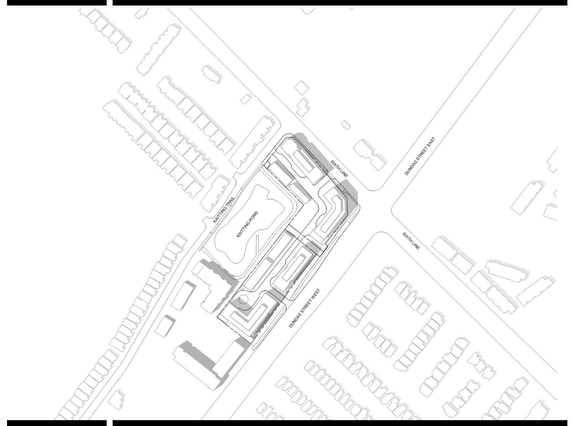
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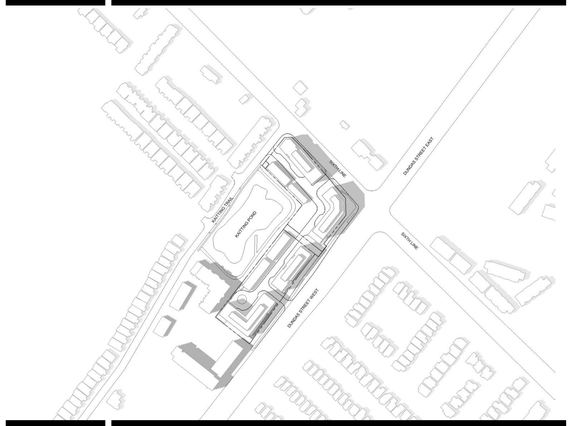
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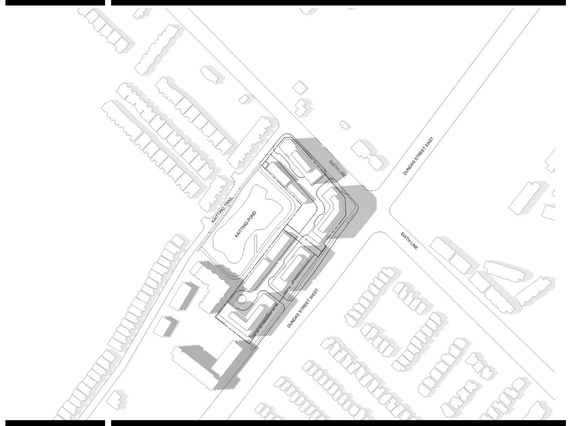
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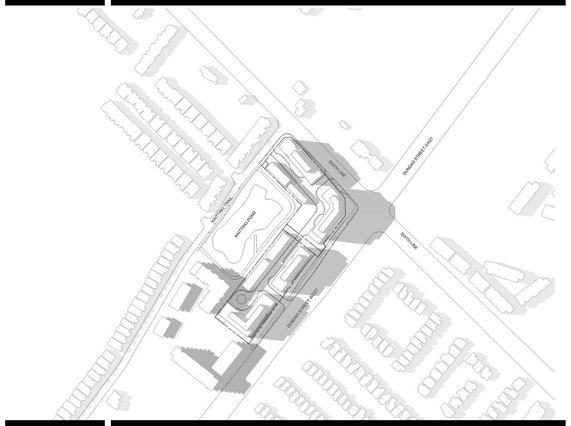
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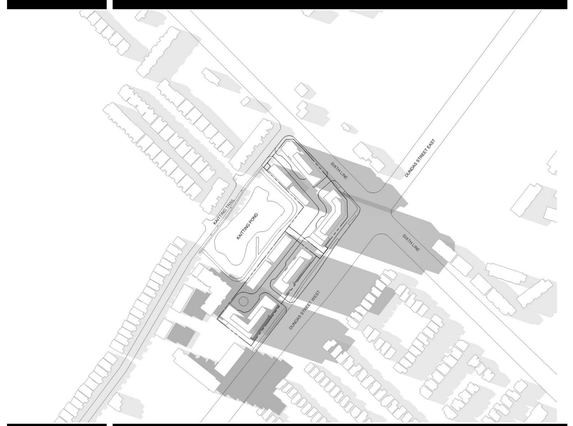
16:10 June 21



17:10 June 21



18:10 June 21



19:30 June 21

Sun Angles:

Sun Angles are based on the latitude and longitude which specified by Oakville Development application guidelines

Latitude: 43.46 N
Longitude: 79.72 W

Time Zone: Eastern
Standard Time: UT - 5 Hours
Daylight Time: UT - 4 Hours
UT denotes Universal Time i.e. Greenwich Mean Time.

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on June 21

Sun Shadow Timing: June 21
Hourly intervals start 1.5 hours after sunrise and end 1.5 hours before sunset.

Sunrise: 5:40
Sunset: 21:00

LOCAL TIME EDT

7:10	8:10	9:10	10:10
11:10	12:10	13:10	14:10
15:10	16:10	17:10	18:10
19:30			

Shadow impacts from proposed development does not exceed two afternoon consecutive hourly test time on April 21, June 21, September 21 and December 21

The proposed development allows adequate sunlight on building faces and roofs for the possibility of using solar energy.

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Date:

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2026-02-26

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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Shadow Impact Analysis - June 21

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

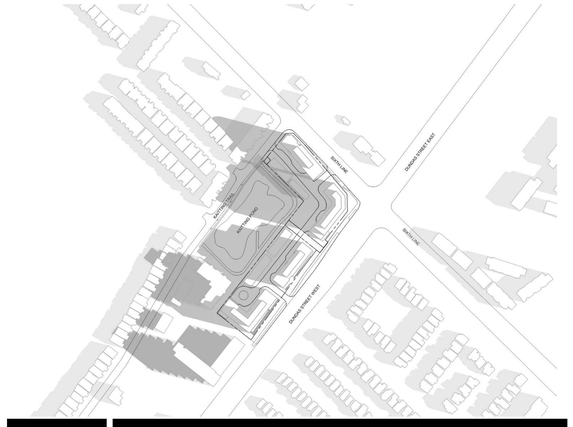
Oakville, Ontario

Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA5.02

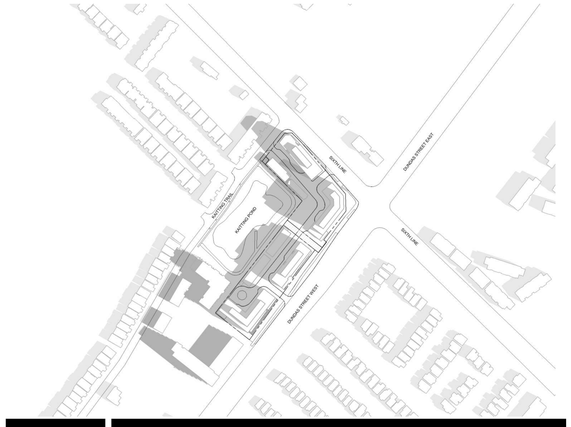
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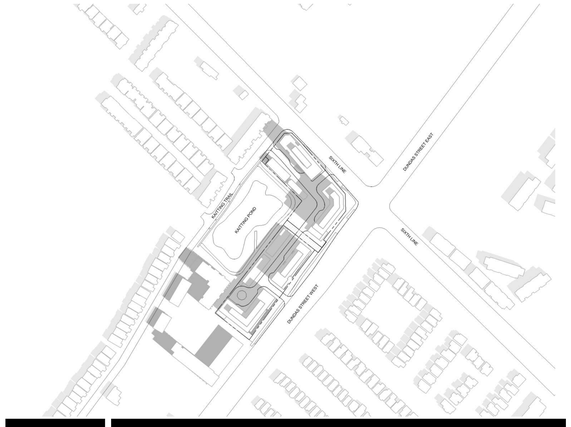
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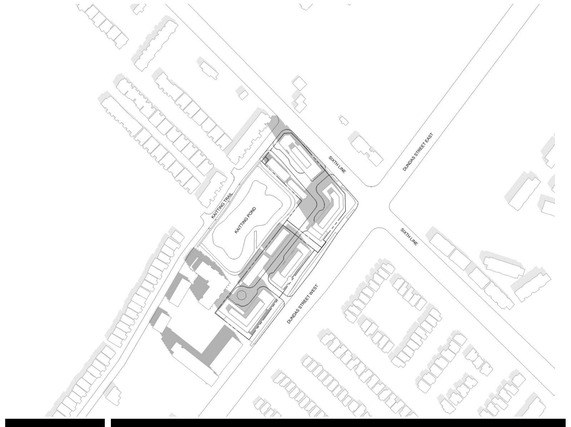
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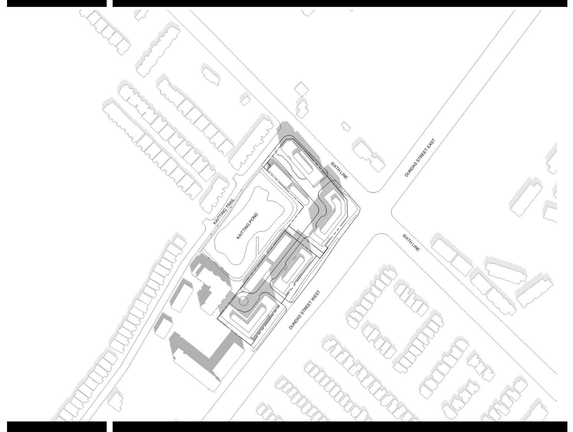
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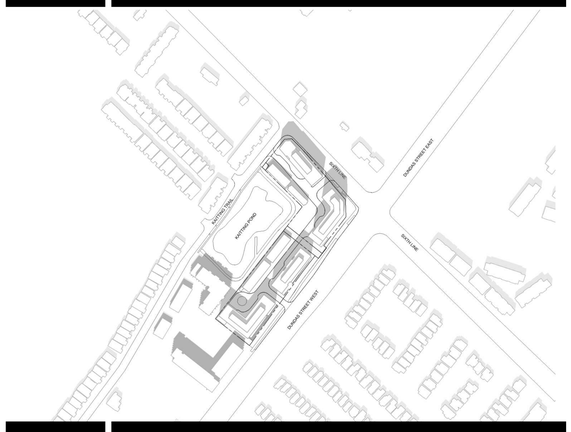
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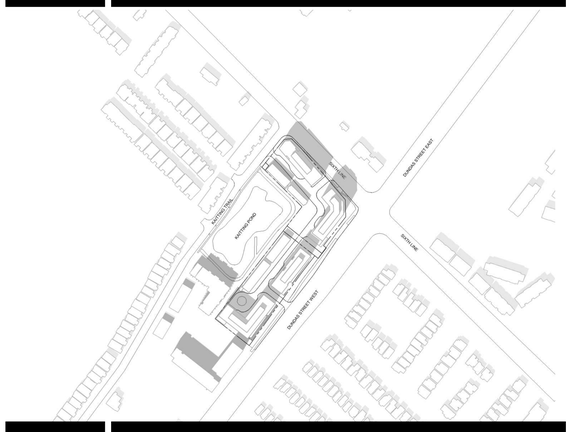
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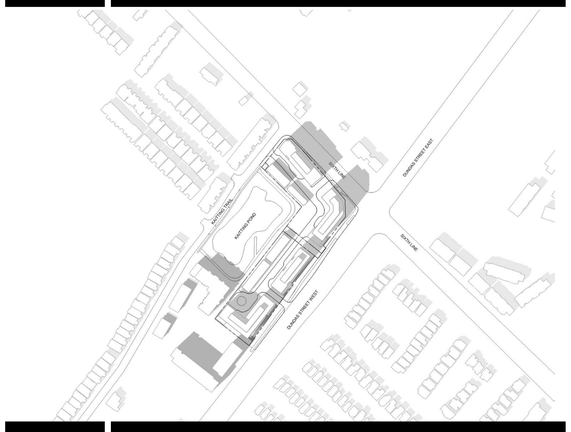
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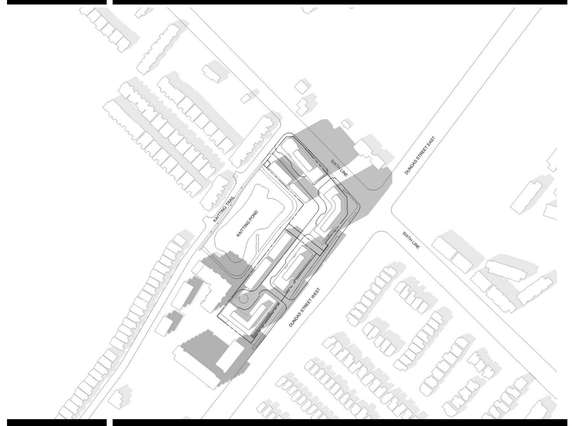
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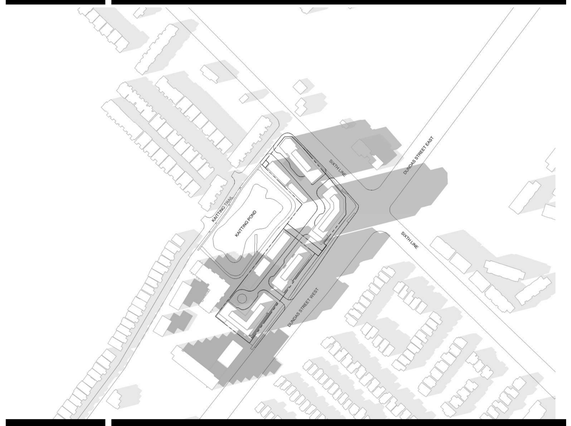
14:35 September 21



15:35 September 21



16:35 September 21



17:48 September 21

Sun Angles:

Sun Angles are based on the latitude and longitude which specified by Oakville Development application guidelines

Latitude: 43.46 N
Longitude: 79.72 W

Time Zone: Eastern
Standard Time: UT - 5 Hours
Daylight Time: UT - 4 Hours
UT denotes Universal Time i.e. Greenwich Mean Time.

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on September 21

Sun Shadow Timing: September 21
Hourly intervals start 1.5 hours after sunrise and end 1.5 hours before sunset.

Sunrise: 7:05
Sunset: 19:18

LOCAL TIME EDT

8:35	9:35	10:35	11:35
12:35	13:35	14:35	15:35
16:35	17:48		

Shadow impacts from proposed development does not exceed two afternoon consecutive hourly test time on April 21, June 21, September 21 and December 21

The proposed development allows adequate sunlight on building faces and roofs for the possibility of using solar energy.

Authorities Having Jurisdiction

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Date:

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ADRIENNE LEE
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8156
2026-02-26

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Shadow Impact Analysis - September 21

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

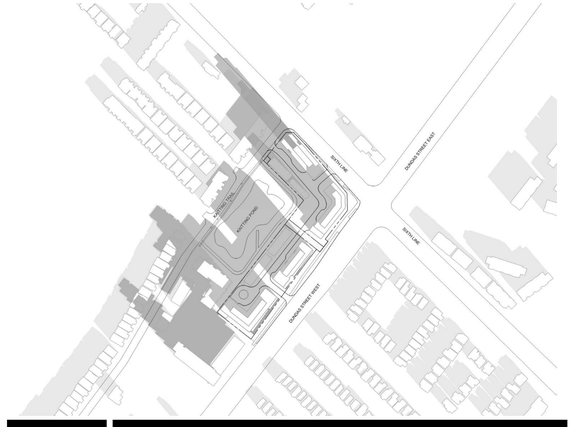
Oakville, Ontario

Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA5.03

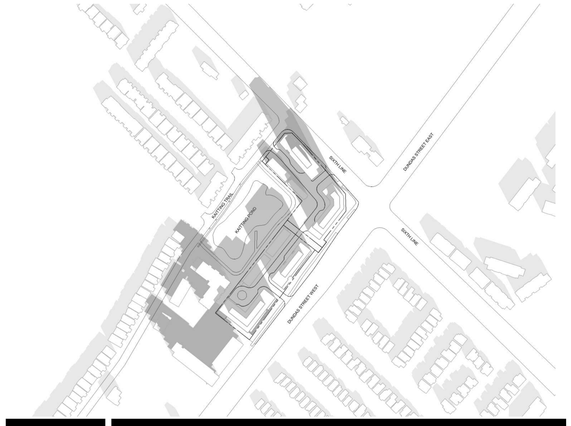
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v.2021.11.03



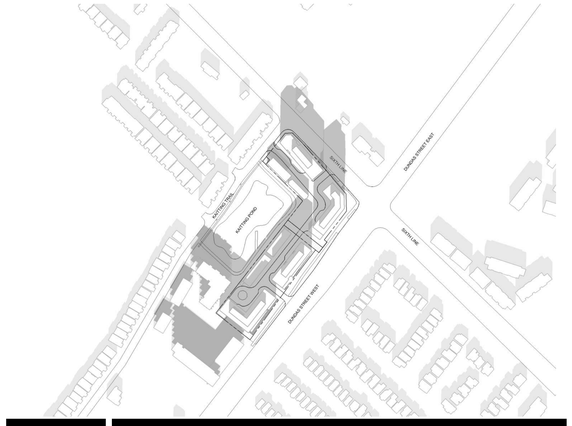
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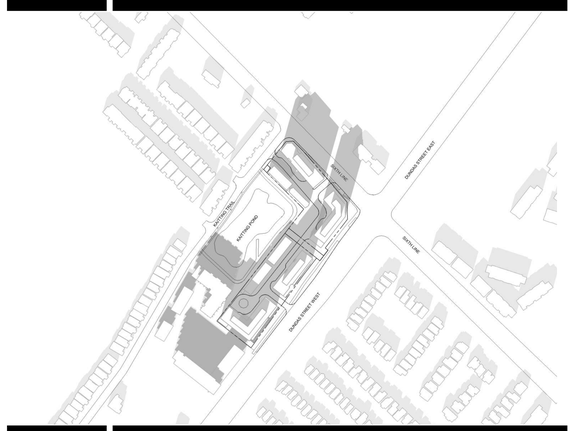
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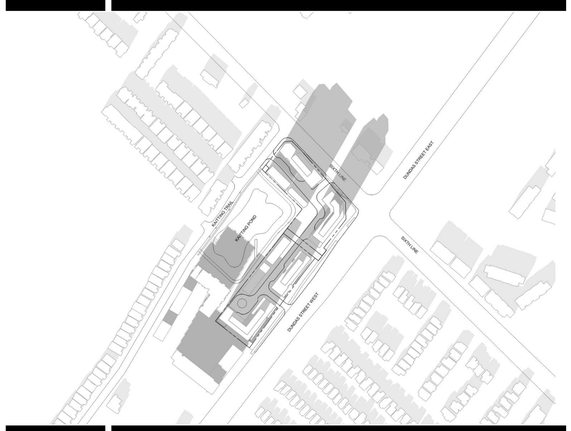
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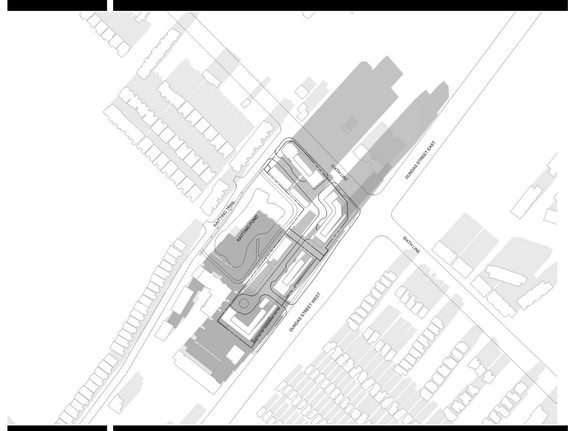
12:20 December 21



13:20 December 21



14:20 December 21



15:20 December 21

Sun Angles:

Sun Angles are based on the latitude and longitude which specified by Oakville Development application guidelines

Latitude: 43.46 N
Longitude: 79.72 W

Time Zone: Eastern
Standard Time: UT - 5 Hours
Daylight Time: UT - 4 Hours
UT denotes Universal Time i.e. Greenwich Mean Time.

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on December 21

Sun Shadow Timing: December 21
Hourly intervals start 1.5 hours after sunrise and end 1.5 hours before sunset.

Sunrise: 7:50
Sunset: 16:43

LOCAL TIME EDT

9:20	10:20	11:20	12:20
13:20	14:20	15:13	

Shadow impacts from proposed development does not exceed two afternoon consecutive hourly test time on April 21, June 21, September 21 and December 21

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ADRIENNE LEE
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8156
2026-02-26

KIRKOR
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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
3.	Zoning By-law Amendment	Feb. 27, 2026
2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Drawing Title:

Shadow Impact Analysis - December 21

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

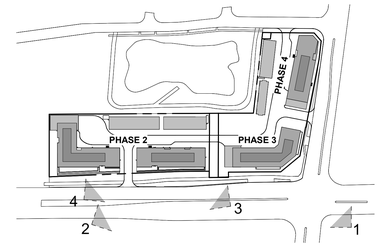
Oakville, Ontario

Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA5.04

N

v.2021.11.03

The Architectural renderings provided herein are artistic representations based on common computer modeling tools and practices to estimate the intended design and aesthetic. The renderings are provided for illustrative purposes only and should not be relied upon as a precise depiction of the finished structure, landscaping, or civil infrastructure.



K | Key Plan
NTS



1 | South Aerial Perspective (Dundas St W.)
NTS



2 | South Perspective (Dundas St W.)
NTS



3 | South Perspective 2 (Dundas St W.)
NTS



4 | South Perspective 3 (Dundas St W.)
NTS

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2.	Zoning By-law Amendment	Sept. 12, 2025
1.	Zoning By-law Amendment	Dec. 12, 2024

Issued For: | Date:

Drawing Title:

Renderings

Client:
Shoppers Realty Inc.

Project:
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: 1 : 2000
Drawn by: AE
Checked by: AL
Project No.: 23-011
Date: Feb. 27, 2026
Drawing No.: dA6.01

v.2021.11.03