1 SITE PLAN
A-0.1 SCALE: 1:250

PROPOSED 6-STOREY RESIDENTIAL HOUSING

LOT AREA

GROSS AREA	8,092.4 m2 (0.8092 ha)
ROAD WIDENING	122.6 m2 (0.0123 ha)
LOT AREA	7,969.8 m2 (0.7969 ha)
NATURAL AREA + 10m BUFFER	1,803.6 m2 (0.1804 ha)
NET LOT AREA*	6,166.2 m2 (0.6166 ha)

GROSS FLOOR AREA

6th FLOOR	1,979.8 m2	21,310 sf
5th FLOOR	1,979.8 m2	21,310 sf
4th FLOOR	2,131.9 m2	22,945 sf
3rd FLOOR	2,131.9 m2	22,945 sf
2nd FLOOR	2,131.9 m2	22,945 sf
1st FLOOR	2,057.5 m2	22,145 sf
TOTAL	12,412.8 m2	133,600 sf

UNIT BREAKDOWN

6th FLOOR	23 1br, 11 2br, 1 3br = 35
5th FLOOR	23 1br, 11 2br, 1 3br = 35
4th FLOOR	23 1br, 12 2br, 2 3br = 37
3rd FLOOR	23 1br, 12 2br, 2 3br = 37
2nd FLOOR	23 1br, 12 2br, 2 3br = 37
1st FLOOR	2 1br, 7 2br, 0 3br = 9
TOTAL	117 1br, 65 2br, 8 3br = 190 UNITS @ 0.6166 ha = 308 uph

ACCESSIBLE UNITS

1br UNITS	32
2br UNITS	22
3br UNITS	3
TOTAL	57 (30% OF 190)

RENTABLE AREA

117 1br @ 425 = 49,725 sf
65 2br @ 635 = 41,275 sf
8 3br @ 860 = 6,880 sf
TOTAL = 97,880 sf

BICYCLES

22 SPACES PROVIDED INDOOR AT GROUND FLOOR
6 SPACES PROVIDED OUTDOORS AT NORTH ENTRANCE (COVERED)
6 SPACES PROVIDED OUTDOORS AT SOUTH ENTRANCE

34 SPACES TOTAL

FLOOR AREA BREAKDOWN

FLOOR AREA, RESIDENTIAL	11,952.8 m2	128,650 sf

INCLUDES AREA OF ALL SUITES (INCLUDING EXTERIOR WALLS), CORRIDORS, STAIRS, ELEVATORS, LOBBY, ABOVE GRADE SERVICE ROOMS AND RESIDENTIAL AMENITY AREAS.

FLOOR AREA, NON-RESIDENTIAL	460.0 m2	4,950 sf

INCLUDES 1st FLOOR AREAS DEDICATED TO OFFICE, DAYCARE, AND ADMIN.

FLOOR AREA, GROSS	12,412.8 m2	133,600 sf

ADDITIONAL FLOOR AREAS (NOT INCLUDED IN GROSS AREA)

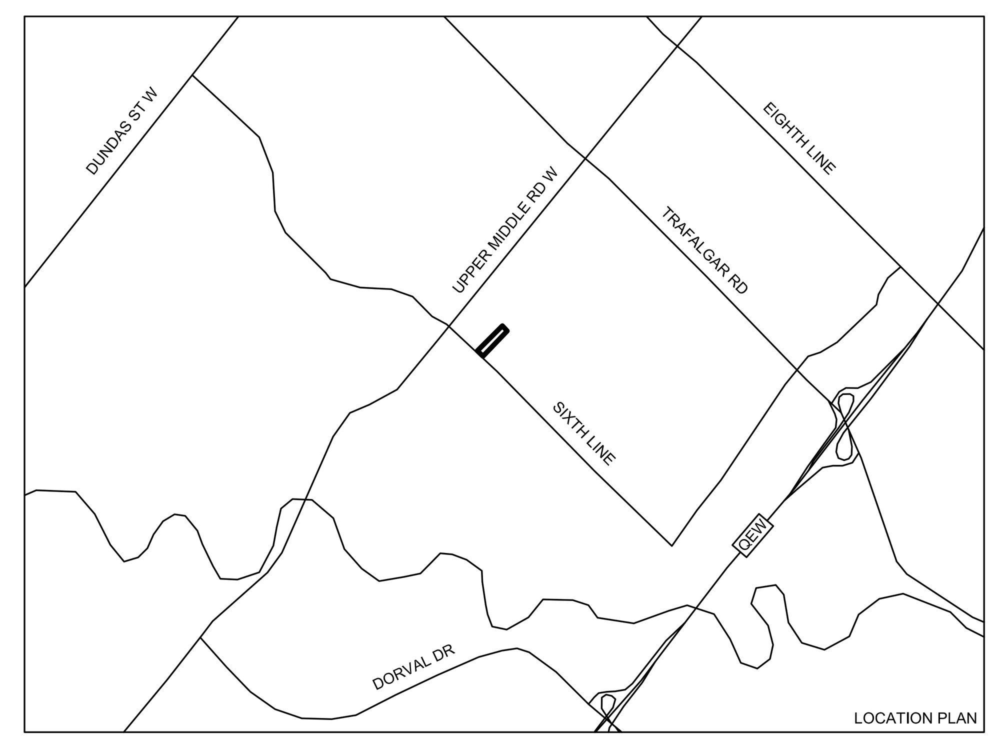
BASEMENT PARKING LEVEL	2,442.4 m2	26,290 sf
MECHANICAL PENTHOUSE	192.2 m2	2,070 sf

PARKING

190 RENTAL UNITS @ 0.37 = 71 SPACES
VISITOR PARKING @ 0.1/190 UNIT = 19 SPACES MARKED 'V'
285 m2 DAYCARE @ 1/35 = 8 SPACES MARKED 'C'
175 m2 OFFICE @ 1/35 = 5 SPACES MARKED 'C'

TOTAL = 103 PARKING SPACES

74 SPACES PROVIDED UNDERGROUND (71 RESIDENT, 3 VISITOR)
29 SPACES ON SURFACE (13 OFFICE/DAYCARE, 16 VISITOR)
ACCESSIBLE PARKING @ 1, PLUS 3% = 5 REQUIRED, 6 PROVIDED



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Patrick Markus Luckie Architect

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Revisions:

Date:	Particular:
DEC.10.25	REVISED CONCEPT, BUILDING ALONG SOUTH LOT LINE
FEB.24.26	UPDATE ACCESSIBLE PARKING LOCATION
MAR.06.26	RESUBMITTED PER STAFF COMMENTS

Issue:

Date:	Particular:
JUN.17.25	ISSUED FOR REVIEW
AUG.08.25	ISSUED FOR APPLICATION
APR.20.26	ISSUED FOR S.P. APPLICATION

ONTARIO ASSOCIATION OF ARCHITECTS
APR.20.2026
PATRICK MARKUS LUCKIE
LICENCE
6742

SIXTH LINE HOUSING

1493 SIXTH LINE, OAKVILLE

SITE PLAN

SCALE 1:250

A-0.1