REPORT

# TRAFALGAR AND BURNHAMTHORPE

OAKVILLE, ONTARIO

## NOISE AND VIBRATION IMPACT STUDY

RWDI #2511774

April 6, 2026

### SUBMITTED TO

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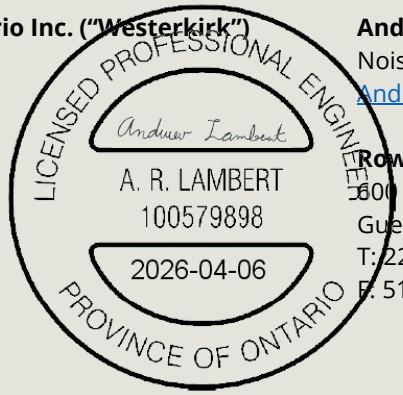

# VERSION HISTORY

| Index | Date | Description | Prepared by | Reviewed by |
|---|---|---|---|---|
| 1 | December 5, 2025 | Report | Omar Hijazi | Andrew Lambert |
| 2 | January 8, 2026 | Report | Omar Hijazi | Andrew Lambert |
| **3** | April 6, 2026 | Report | Omar Hijazi | Andrew Lambert |

# EXECUTIVE SUMMARY

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by 1816986 Ontario Inc. ("Westerkirk") to prepare a Noise and Vibration Impact Study (NVIS) in support of applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands municipally known as 340 Burnhamthorpe Road East and 3437 Trafalgar Road (the "Site" or "Subject Site"). The proposal is a mixed-use community over 12 development blocks designed around a unique open space system including 0.5 hectares of public parks, an urban square, walking trails, a new public street network with bike lanes and 14,475 square metres of commercial space including restaurants, banks and a food store. There is a range of building typologies from 4 to 30 storeys. The development proposes 10 towers ranging in height from 18 to 30 storeys on integrated podiums, and low-mid-rise buildings ranging from 4 to 8 storeys.

The following noise and vibration control measures are recommended for the proposed development:

1. Installation of central air conditioning so that the suites' windows can remain closed.
2. The inclusion of noise warning clauses related to transportation sound levels for some building façades and outdoor amenity areas.
3. Minimum sound isolation performance up to STC-33 for suite bedroom window glazing on some façades as indicated in Section 3.3.1.1.
4. Construction of perimeter noise barriers around some outdoor living areas (OLAs), with the applicable warning clause.

At this stage of the design, the mechanical and electrical equipment has not yet been finalized. As a result, it is not possible to quantitatively assess the noise levels generated by the development or its impact on the surrounding environment. Provided that best practices for the acoustical design of the building and guidelines from NPC-216 (MOE, 1993) are followed, noise from the development mechanical units is expected to comply with the applicable sound level criteria. We recommend that the design be evaluated prior to the building permit to ensure that the acoustical design is adequately implemented in order to meet the applicable criteria.

A vibration assessment is not considered necessary, as the closest railway is located over 1000 m from the proposed development lands. In addition, no significant industrial vibration (e.g. automotive heavy metal stamping) was identified within the area.

Based on the results of the analysis, including implementation of the recommendations presented in this report, the proposed development is feasible with respect to noise and vibration.

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# 1 INTRODUCTION

Rowan Williams Davies & Irwin Inc. (RWDI) was retained by 1816986 Ontario Inc. ("Westerkirk") ,to prepare a Noise and Vibration Impact Study (NVIS) in support of applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands municipally known as 340 Burnhamthorpe Road East and 3437 Trafalgar Road (the "Site" or "Subject Site"). The developer is proposing a subdivision comprising 12 residential blocks, including buildings up to a 30-storey tower. This assessment was completed following the Proposed Scope of Work for the Noise Study dated August 19, 2025.

The proposal is a mixed-use community over 12 development blocks designed around a unique open space system, including 0.5 hectares of public parks, an urban square, walking trails, a new public street network with bike lanes and 14,475 square metres of commercial space, including restaurants, banks and a food store. There is a range of building typologies from 4 to 30 storeys. The development proposes 10 towers ranging in height from 18 to 30 storeys on integrated podiums, and low-mid-rise buildings ranging from 4 to 8 storeys. The context site plan is shown in **Figure 1**.

The site is exposed to noise from road traffic from Burnhamthorpe Road and William Halton Parkway to the north, as well as Trafalgar Road to the west.

This assessment was based on site plan drawings received as of November 20, 2025, which are included in **Appendix A**.

# 2 APPLICABLE CRITERIA

Applicable criteria for transportation noise sources (road and rail) are adopted from the Ontario Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Environmental Noise Guideline (MOE, 2013), with a summary of the applicable criteria included in **Appendix B**.

# 3 THE EFFECTS OF THE ENVIRONMENT ON THE PROPOSED DEVELOPMENT

## 3.1 Transportation Source Assessment

### 3.1.1 Road Traffic Volume Data

The ultimate Annual Average Daily Traffic (AADT) data for William Halton Parkway and Trafalgar Road were obtained from the region of Halton via email.

The AADT for Burnhamthorpe was obtained from 2015 turning movement counts (TMCs) included in the City of Mississauga's Environmental Assessment titled *Burnhamthorpe Road West Environmental Assessment Class Study*. The AADT was predicted from the PM peak hour traffic volumes, assuming the PM peak hour accounts for 10% of the AADT. The AADT was increased by 2% per year to predict the AADT for the year 2035.

Per industry standards for arterial roads, an 85%/15% daytime/nighttime split was applied to William Halton Parkway, Trafalgar Road, and Burnhamthorpe Road. The road gradient was determined to be negligible from the change in elevation over a measured distance using Google Earth.

A summary of the traffic data used is included in **Table 1** with more detailed information included in **Appendix C**.

**Table 1: Road Traffic Volumes**

| Roadway | Segment | 2035 Future Traffic (AADT) | % Day/Night | Speed Limit (km/hr) | % Heavy Trucks | % Medium Trucks |
|---|---|---|---|---|---|---|
| **William Halton Parkway** | North of site | 36000 | 85% /15% | 60 | 2 | 4 |
| **Trafalgar Road** | West of site | 50000 | 85% /15% | 60 | 8 | 5 |
| **Burnhamthorpe Road** | North of site | 22527 | 85% /15% | 60 | 2.5 | 1.5 |

### 3.1.2 Representative Receptors

The selection of receptors affected by transportation noise sources was based on the drawings reviewed for this assessment. Using the "building evaluation" feature of Cadna/A, each façade of the residential building blocks was assessed.

Outdoor Living Areas (OLAs) would include outdoor areas intended and designed for the quiet enjoyment of the outdoor environment and which are readily accessible from the building. OLAs may include any common outdoor amenity spaces associated with a multi-unit residential development (e.g. courtyards, roof-top terraces), and/or private backyards and terraces with a minimum depth of 4 m, provided they are the only outdoor living area for the occupant. Worst-case OLA locations were selected for the residential blocks up to a setback where they achieved the 55 dBA criterion. The OLA locations are indicated in **Figure 2**. Parks, plazas, and privately owned public spaces do not qualify as OLAs for the purposes of the transportation source assessment and therefore are not required to be assessed. Sound levels in these spaces are included for reference and not considered for any potential mitigation.

### 3.1.3 Transportation Source Assessment - Analysis and Results

Sound levels due to road traffic were predicted using emission algorithms from the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) publication (MOE, 1989). Propagation was calculated using the ISO9613-2 environmental noise propagation algorithm, as implemented in the Cadna/A software package.

To assess the effect of transportation noise on suites, the sound levels on all the façades for each building were determined. The maximum façade sound level for each building is presented in **Figure 3**. The daytime sound levels range from 54 to 74 dBA, and the nighttime sound levels range from 44 to 69 dBA.

An ORNAMENT spreadsheet model was also developed to verify the sound levels at the worst-case building façades along Trafalgar Road. The spreadsheet results were consistent with the Cadna/A modelled results, confirming the accuracy of the analysis. The ORNAMENT spreadsheet model is included in **Appendix C**.

Thirty-seven OLA receptors were assessed, representing the outdoor amenity areas. The sound levels for the OLAs are presented in **Figure 4**. The OLA sound levels range from 42 to 64 dBA.

## 3.2 Stationary Source Assessment

RWDI staff conducted a site visit on November 14, 2025, to survey the surrounding area for potential stationary noise sources. An aerial review of the development lands and adjacent properties was also completed. The proposed development is primarily surrounded by agricultural uses, with some institutional, commercial, and residential uses in the area. No major industrial facilities were identified within 1 km of the site.

During the site visit, no clearly distinguishable sources of noise were audible at the proposed development location. The ambient sound environment was generally dominated by traffic noise along Trafalgar Road and Burnhamthorpe Road. Based on these observations, there is no anticipated significant noise impact from surrounding stationary sources, and a detailed assessment of surrounding stationary noise impacts is not required.

## 3.3 Recommendations

Based on the noise assessment results, the following recommendations were determined for the project.

### 3.3.1 Transportation Sources

The following recommendations are provided to address transportation sources.

#### *3.3.1.1 Building Façade Components*

Due to the elevated transportation sound levels in the area, acoustical design of the façade components, including spandrel, window glazing, and exterior doors, is recommended to be specified on select buildings for the proposed development.

To assess the development's feasibility, preliminary window glazing and exterior balcony door sound isolation requirements were determined. These were based on the following assumptions:

- Typical residential living room:
  - Glazing 60% of façade, Door: 20% of façade
  - 55% Façade to floor area Ratio
- Typical residential bedroom:
  - Glazing 80% of façade, Door: N/A
  - 81% Façade to floor area Ratio
- Acoustical character of rooms: High absorption finishes/furniture for bedrooms and intermediate absorption finishes/furniture for living rooms.

Based on the predicted plane of window sound levels and the assumptions listed above, recommendations for the minimum sound insulation ratings for the building components were determined using the National Research Council of Canada "BPN-56 method" (NRCC, 1985). The reported results are in terms of Sound Transmission Class (STC) ratings as summarized in **Table 2**. The acoustical design of façade components is only applicable to some buildings, as shown in **Figure 5,** where sound levels exceed the applicable threshold.

**Table 2: Recommended Façade Component Worst-Case Minimum Sound Insulation Rating**

| Portion of Development | Worst-Case Façade | Window Glazing | Exterior Door | Façade Wall |
|---|---|---|---|---|
| **Block 1** | West | STC-33 | STC-32 | STC-45 |
| **Block 2** | West | STC-33 | STC-32 | STC-45 |
| **Block 3** | West | STC-32 | STC-32 | STC-45 |
| **Block 4** | North | STC-30 | STC-32 | STC-45 |
| **Block 8** | North | STC-29 | STC-32 | STC-45 |
| **Block 10** | North | STC-30 | STC-32 | STC-45 |

The maximum requirement for the window glazing was determined to be STC-33, which can be achieved by various double-glazed configurations of insulated glazing units.

Taking into account the assumptions used as a basis to determine the glazing requirements, the applicable indoor transportation source sound level criteria are predicted to be achieved.

It is recommended that the façade construction be reviewed during detailed design to ensure that the indoor sound level limits will be met, and that the window/door supplier is requested to provide STC laboratory test reports as part of the shop drawing submittal to confirm that the glazing/door components will meet the minimum STC requirements.

#### *3.3.1.2 Ventilation Recommendations*

Due to the road traffic noise, the sound levels at the plane of the façade, central air conditioning is recommended for select buildings in the proposed development to allow for windows and doors to remain closed as a noise mitigation measure. All the buildings except L1 and F2 require central air conditioning, see **Figure 5**. Further, prospective purchasers or tenants should be informed by a warning clause "Type D".

#### *3.3.1.3 Outdoor Living Areas*

Due to the road traffic noise, the sound levels at some OLAs are projected to be elevated, reaching up to approximately 64 dBA. The layout of the site generally uses the building layout to shield OLAs from road noise, but additional mitigation measures are required. To reduce the transportation sound levels in OLAs to meet the applicable criteria, noise barriers are recommended in some areas.

The target transportation source sound level for OLAs is 55 dBA. Sound levels in excess of 60 dBA are not permitted in any case. Noise mitigation to reduce sound levels in OLAs to 55 dBA is recommended.

Where unmitigated sound levels in an OLA are below 55 dBA, no mitigation is required.

Where unmitigated sound levels in an OLA are between 55 and 60 dBA, barriers are optional, however, if barriers are not provided, a warning clause Type A must be included.

Where the unmitigated sound levels in an OLA are greater than 60 dBA, barriers to meet the 55 dBA criteria are required. The barrier heights needed to meet 55 dBA may not be feasible for technical, economic, or administrative reasons beyond the scope of environmental noise engineering. In these cases, an excess of up to 5 dB is allowed with the inclusion of a warning clause Type B. The barrier heights resulting in a 5 dB excess are presented as the minimum permissible level of mitigation that must be included for a viable OLA.

**Figure 6** includes recommended barriers to achieve the 55 dBA criterion.

**Figure 7** includes the barrier geometry for the minimum permissible level of mitigation. General guidance with respect to noise barrier design is included in **Appendix D**.

### 3.3.2 Warning Clauses

The following warning clauses are recommended for the proposed development:

1. NPC-300 Type D to address transportation sound levels at the plane of window, for blocks presented in red and yellow in **Figure 5**.
2. NPC-300 Type A or Type B, as applicable, to address transportation sound levels in Outdoor Living Areas (OLAs), see OLAs in **Figure 4**.

Warning clauses are recommended to be included in all development agreements, offers of purchase, agreements of purchase and sale or lease. The wording of the recommended warning clauses is included in **Appendix E**.

# 4 THE EFFECTS OF THE PROPOSED DEVELOPMENT ON ITS SURROUNDINGS AND ON ITSELF

On-site stationary sources for the dwellings are expected to mainly consist of HVAC related equipment, as well as rooftop generators, as indicated on architectural drawings. Consideration should be given to control airborne and structure-borne noise generated within the proposed development.

Provided that best practices for the acoustical design of the building and guidelines from NPC-216 (MOE, 1993) are followed, noise from the development mechanical units is expected to comply with the applicable sound level criteria. Existing receptors in the area are low-rise and will thus be exposed to less sound from the development's rooftop mechanical equipment.

The potential noise effect of the proposed development should be reviewed during detailed design to ensure the applicable sound level criteria will be achieved.

# 5 CONCLUSIONS

RWDI was retained to prepare a Noise and Vibration Impact Study (NVIS) for the proposed residential development located in Oakville, Ontario.

The following noise and vibration control measures are recommended for the proposed development:

1. Installation of central air conditioning so that the suites' windows can remain closed.
2. The inclusion of noise warning clauses related to transportation sound levels for some building façades and outdoor amenity areas.
3. Minimum sound isolation performance up to STC-33 for suite bedroom window glazing on some façades as indicated in Section 3.3.1.1.
4. Construction of perimeter noise barriers, with the applicable warning clause, in locations shown in Figures 6 or 7.

At this stage of the design, the mechanical and electrical equipment has not yet been finalized. As a result, it is not possible to quantitatively assess the noise levels generated by the development or its impact on the surrounding environment. Provided that best practices for the acoustical design of the building and guidelines from NPC-216 (MOE, 1993) are followed, noise from the development mechanical units is expected to comply with the applicable sound level criteria. We recommend that the design be evaluated prior to the building permit to ensure that the acoustical design is adequately implemented in order to meet the applicable criteria.

Based on the results of the analysis, the NPC-300 limits can be met at the proposed development with the implementation of the recommendations included with this assessment, and hence, the development is feasible.

# 6 REFERENCES

1. Ontario Ministry of the Environment (MOE), August 2013, Publication NPC-300, Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning (MOE, 2013).
2. Ontario Ministry of the Environment and Energy (MOE), 1993, Publication NPC-216, Residential Air Conditioning Devices (MOE, 1993).
3. Ontario Ministry of the Environment (MOE), 1989, ORNAMENT Ontario Road Noise Analysis Method for Environment and Transportation, Technical Publication (MOE, 1989)
4. International Organization for Standardization (ISO), 1994b, International Standard ISO 9613-1:1994, Acoustics – Attenuation of Sound during propagation outdoors. Part 1: Calculation of the absorption of sound by the atmosphere. (ISO, 1994)
5. International Organization for Standardization (ISO), 1996, International Standard ISO 9613-2:1996, Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation (ISO, 1996)
6. Controlling Sound Transmission into Buildings (BPN-56), National Research Council Canada (NRCC, 1985).
7. Institute of Transportation Engineers (ITE), 2010, *Traffic Engineering Handbook, 6th Edition* (ITE, 2010).

# 7 STATEMENT OF LIMITATIONS

This report, entitled Trafalgar and Burnhamthorpe, was prepared by Rowan Williams Davies & Irwin Inc. ("RWDI") for 1816986 Ontario Inc. ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

# FIGURES


## Site Context Plan

True North

| | |
|---|---|
| Drawn by: OTH | Figure: 1 |
| Approx. Scale: | 1:6,000 |
| Date Revised: | Jan 8, 2026 |

Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

Project #: 2511774


# Modeled Locations of Outdoor Living Areas (OLA)

## Location of Common OLAs as well as Park Areas

Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

True North

Project #: 2511774

| | |
|---|---|
| Drawn by: OTH | Figure: 2 |
| Approx. Scale: | 1:4,500 |
| Date Revised: | Jan 8, 2026 |


# Building Façade Highest Sound Level (dBA)

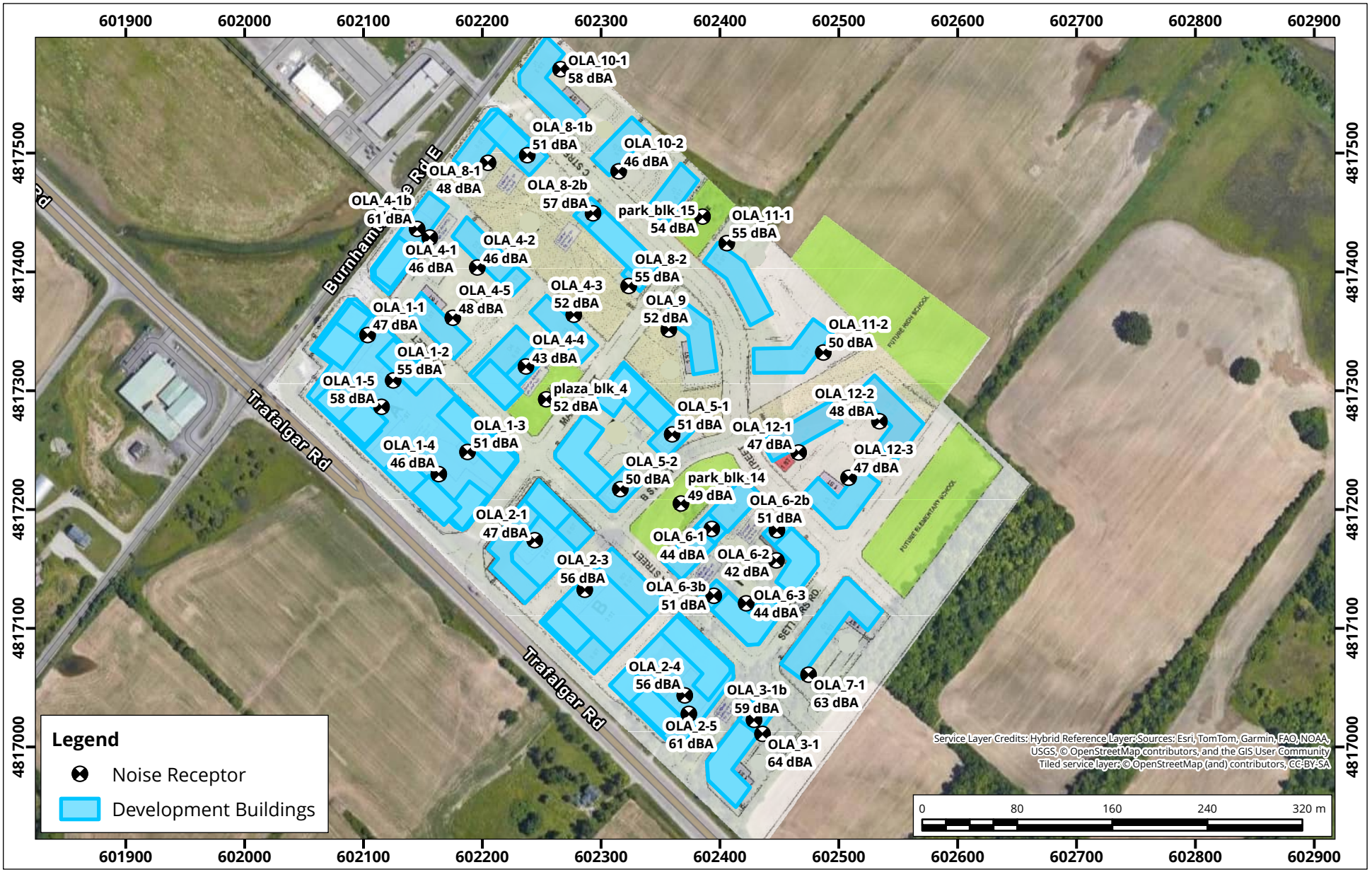
True North

| | | | |
|---|---|---|---|
| Drawn by: | OTH | Figure: | 3 |
| Approx. Scale: | 1:4,500 | | |
| Date Revised: | Jan 8, 2026 | | |

Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

Project #: 2511774




# Sound Level at Modeled OLA Locations and Park Areas

True North

| | |
|---|---|
| Drawn by: OTH | Figure: 4 |
| Approx. Scale: | 1:4,500 |
| Date Revised: | Jan 8, 2026 |

Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

Project #: 2511774


# Transportation Source Building Mitigation Recommendations

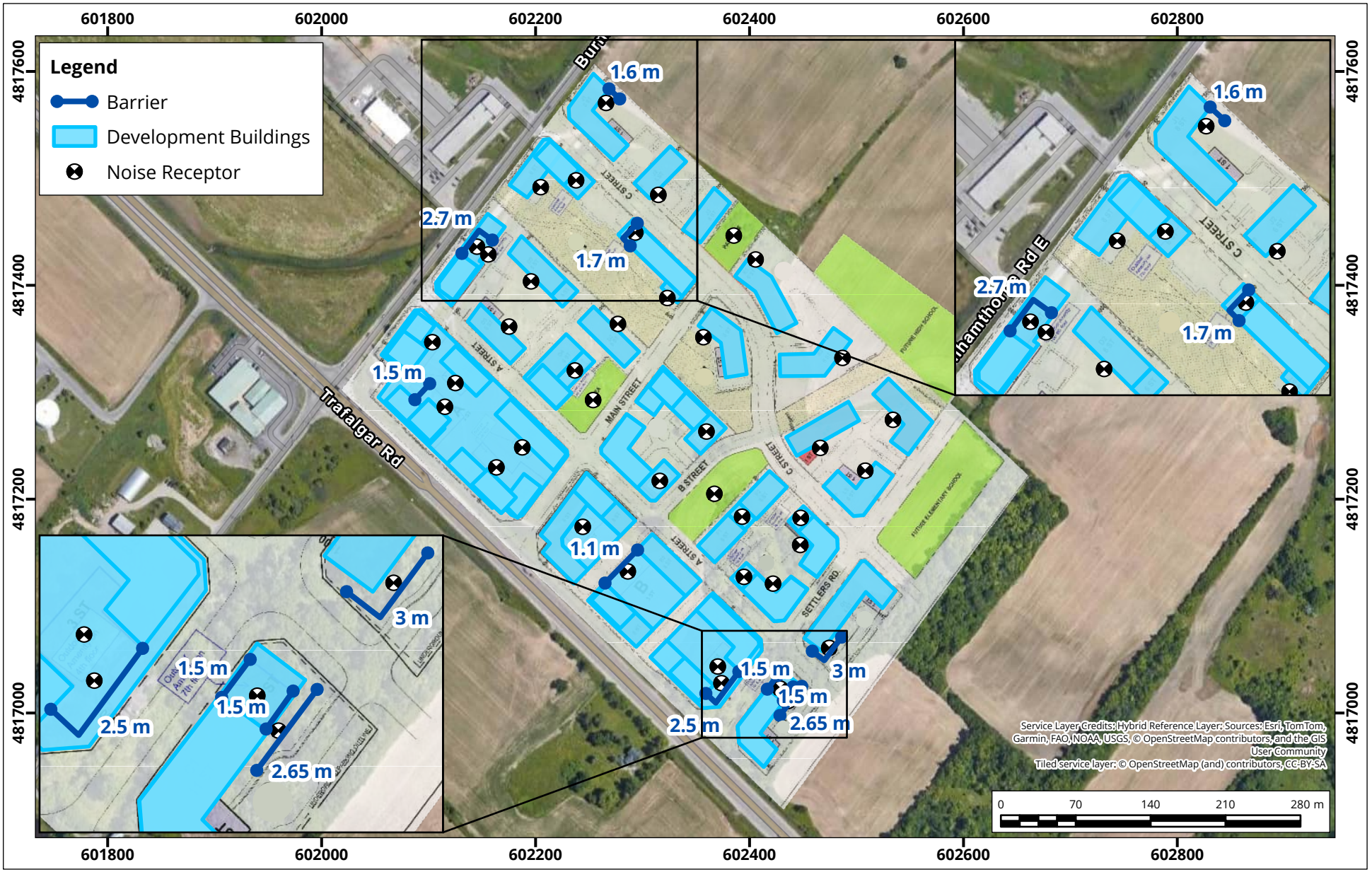
True North

| | |
|---|---|
| Drawn by: OTH | Figure: 5 |
| Approx. Scale: | 1:5,000 |
| Date Revised: | Jan 8, 2026 |

Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

Project #: 2511774




# OLAs Mitigation to meet 55 dBA Criterion

## Recommended Barrier Geometry and Height to meet 55 dBA

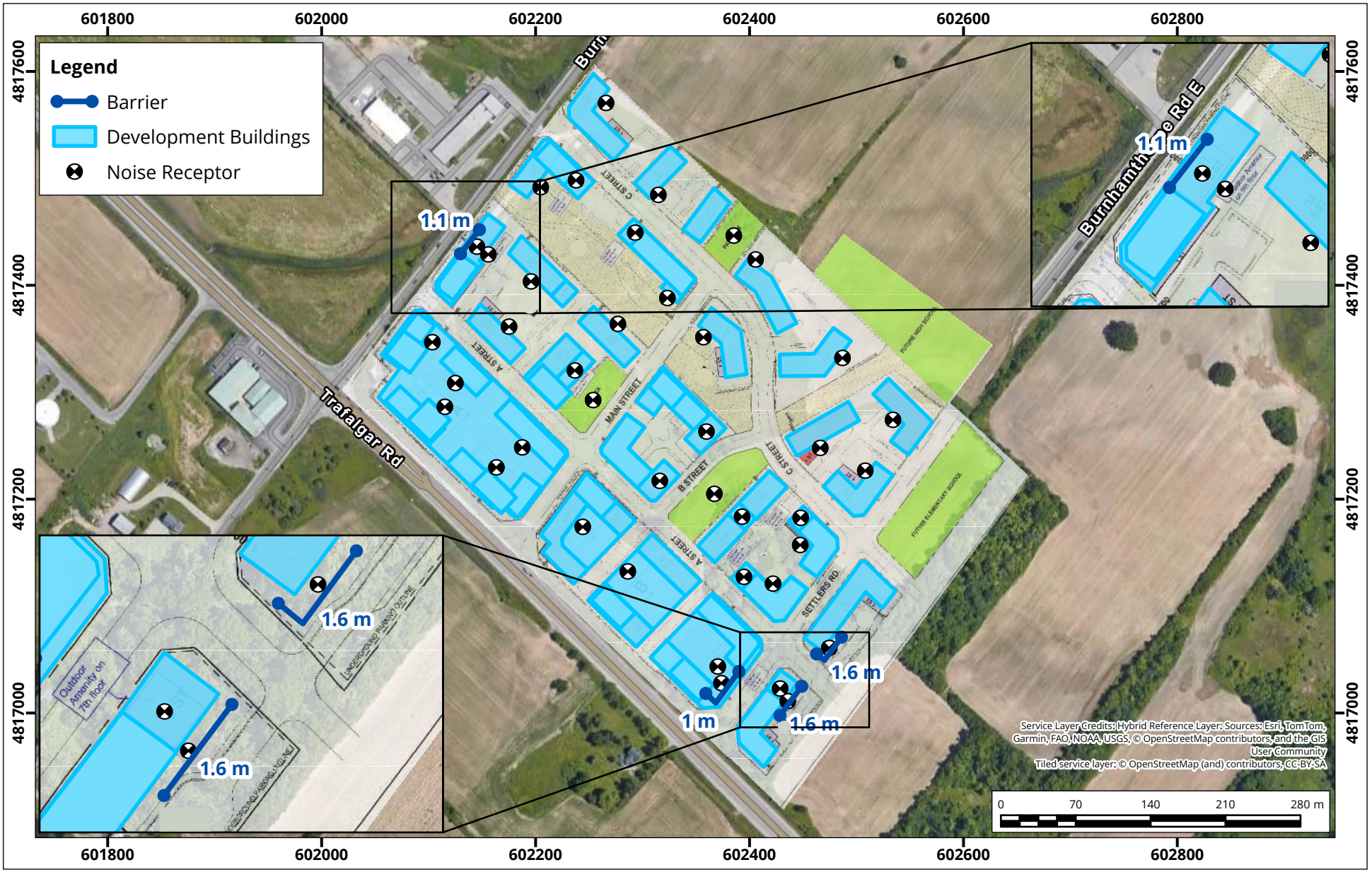
Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

True North

Project #: 2511774

| | | | |
|---|---|---|---|
| Drawn by: | OTH | Figure: | 6 |
| Approx. Scale: | 1:5,000 | | |
| Date Revised: | Jan 8, 2026 | | |




# Minimum Barrier Requirements

**Recommended Barrier Geometry and Height to meet 60 dBA**

Map Projection: NAD 1983 UTM Zone 17N

340 Burnhamthorpe Road East - Oakville, Ontario

True North

Project #: 2511774

| | | | |
|---|---|---|---|
| Drawn by: | OTH | Figure: | 7 |
| Approx. Scale: | 1:5,000 | | |
| Date Revised: | Jan 8, 2026 | | |

# APPENDIX A

## TOTAL DEVELOPMENT

| | Total Above Grade GBA (sm) | Total Residential Floor Area (sm) | Total Commercial Floor Area (sm) | Total Floor Area (sm) | Gross Site Area (sm) | FSI | Units | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | 1B& 1B+D | 2B& 2B+D | 3B | Total Units |
| BLOCK 1 | 135,937 | 126,531 | 8,681 | 135,212 | 18,370 | 7.36 | 827 | 325 | 129 | 1281 |
| BLOCK 2 | 140,558 | 138,366 | 1,618 | 139,983 | 21,810 | 6.42 | 841 | 328 | 129 | 1298 |
| BLOCK 3 | 20,810 | 20,650 | 0 | 20,650 | 4,520 | 4.57 | 153 | 68 | 27 | 248 |
| BLOCK 4 | 81,910 | 78,901 | 2,392 | 81,293 | 20,930 | 3.88 | 655 | 253 | 101 | 1009 |
| BLOCK 5 | 42,751 | 40,727 | 1,785 | 42,512 | 8,160 | 5.21 | 317 | 122 | 48 | 487 |
| BLOCK 6 | 38,010 | 37,593 | 0 | 37,593 | 10,730 | 3.50 | 273 | 106 | 43 | 422 |
| BLOCK 7 | 11,277 | 11,089 | 0 | 11,089 | 5,150 | 2.15 | 69 | 37 | 12 | 118 |
| BLOCK 8 | 38,795 | 38,497 | 0 | 38,497 | 16,060 | 2.40 | 303 | 116 | 47 | 466 |
| BLOCK 9 | 11,891 | 11,721 | 0 | 11,721 | 6,240 | 1.88 | 91 | 39 | 15 | 145 |
| BLOCK 10 | 32,699 | 32,546 | 0 | 32,546 | 10,610 | 3.07 | 217 | 79 | 40 | 336 |
| BLOCK 11 | 20,717 | 20,417 | 0 | 20,417 | 11,440 | 1.78 | 150 | 59 | 23 | 232 |
| BLOCK 12 | 34,536 | 34,124 | 0 | 34,124 | 13,920 | 2.45 | 246 | 96 | 36 | 378 |
| TOTAL | 609,890 sm | 591,160 sm | 14,475 sm | 605,635 sm | | | 4142 | 1628 | 650 | 6420 |
| | 6,566,856 sf | 6,363,244 sf | 155,814 sf | 6,519,058 sf | | | 65% | 25% | 10% | |

Oakville By-Law 2009-189
"Floor area" means the total area of all floors of a building within the outside walls or outside finished furnted partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, enclosed or roofed walk-ways or loading dock.
"Floor space index" means the floor area of all buildings on a lot divided by the lot area

## AMENITY

| | Units | Indoor Amenity | Outdoor Amenity | Ratio | |
|---|---|---|---|---|---|
| | | sm | sm | Indoor | Outdoor |
| BLOCK 1 | 1,281 | 2,214 | 2,214 | 1.73 | 1.73 |
| BLOCK 2 | 1,298 | 2,211 | 2,211 | 1.70 | 1.70 |
| BLOCK 3 | 248 | 420 | 422 | 1.69 | 1.70 |
| BLOCK 4 | 1,009 | 1,715 | 1,715 | 1.70 | 1.70 |
| BLOCK 5 | 487 | 830 | 829 | 1.70 | 1.70 |
| BLOCK 6 | 422 | 718 | 718 | 1.70 | 1.70 |
| BLOCK 7 | 118 | 220 | 201 | 1.86 | 1.70 |
| BLOCK 8 | 466 | 794 | 790 | 1.70 | 1.70 |
| BLOCK 9 | 145 | 248 | 246 | 1.71 | 1.70 |
| BLOCK 10 | 336 | 645 | 570 | 1.92 | 1.70 |
| BLOCK 11 | 232 | 395 | 395 | 1.70 | 1.70 |
| BLOCK 12 | 378 | 644 | 644 | 1.70 | 1.70 |
| TOTAL | 6,420 | 11,054 | 10,955 | 1.72 | 1.71 |

## LOADING

| | No. of Building | Residential Loading Type at GF | Commercial Loading Type at GF |
|---|---|---|---|
| BLOCK 1 | 5 | 2 X G | 3 X A |
| BLOCK 2 | 5 | 3 X G | 1 X A |
| BLOCK 3 | 1 | 1 X G | |
| BLOCK 4 | 5 | 5 X G | |
| BLOCK 5 | 2 | 1 X G & 1 X C | |
| BLOCK 6 | 4 | 3 X G | |
| BLOCK 7 | 1 | 1 X G | |
| BLOCK 8 | 2 | 2 X G | |
| BLOCK 9 | 1 | 1 X G | |
| BLOCK 10 | 3 | 2 X G | |
| BLOCK 11 | 2 | 2 X G | |
| BLOCK 12 | 3 | 2 X G & 1 X C | |

## PARKING PROVIDED

| | | Residential Spaces | | Commercial Spaces | | Total |
|---|---|---|---|---|---|---|
| | | Resident | Visitor | Retail | Grocery | |
| BLOCK 1 | Level 2-3 | 324 | 104 | | | 428 |
| | Upper Ground | | 47 | | | 47 |
| | Ground | | 41 | | | 41 |
| | P1 | 114 | | 41 | 227.0 | 382 |
| | P2-P3 | 871 | | | | 871 |
| | Total | 1309 | 192 | 41 | 227 | **1,769** |
| | Ratio | 1.02 | 0.15 | 1/100 sm | 5/100m | |
| BLOCK 2 | Level 2-3 | 336 | | | | 336 |
| | Upper Ground | 110 | 49 | | | 159 |
| | Ground | | 146 | | | 146 |
| | P1 | 446 | | 16 | | 462 |
| | P2 | 510 | | | | 510 |
| | Total | 1402 | 195 | 16 | 0 | **1,613** |
| | Ratio | 1.08 | 0.15 | 1/100 sm | | |
| BLOCK 3 | P1 | 54 | 37 | | | 91 |
| | P2-P3 | 186 | 0 | | | 186 |
| | Total | 240 | 37 | 0 | 0 | **277** |
| | Ratio | 0.97 | 0.15 | | | |
| BLOCK 4 | P1 | 270 | 151 | 24 | | 445 |
| | P2-P3 | 909 | 0 | | | 909 |
| | Total | 1179 | 151 | 24 | | 1354 |
| | Ratio | 1.17 | 0.15 | 1/100 sm | | |
| BLOCK 5 | P1 | 101 | 73 | 18 | | 192 |
| | P2-P3 | 392 | 0 | | | 392 |
| | Total | 493 | 73 | 18 | | **584** |
| | Ratio | 1.01 | 0.15 | 1/100 sm | | |
| BLOCK 6 | P1 | 191 | 63 | 0 | | 254 |
| | P2 | 272 | 0 | | | 272 |
| | Total | 463 | 63 | 0 | | **526** |
| | Ratio | 1.10 | 0.15 | | | |
| BLOCK7 | P1 | 110 | 18 | 0 | | 128 |
| | Total | 110 | 18 | 0 | | **128** |
| | Ratio | 0.93 | 0.15 | | | |
| BLOCK 8 | P1 | 170 | 70 | 0 | | 240 |
| | P2 | 242 | 0 | | | 242 |
| | Total | 412 | 70 | 0 | | **482** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 9 | P1 | 51 | 22 | 0 | | 73 |
| | P2 | 76 | 0 | | | 76 |
| | Total | 127 | 22 | 0 | | **149** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 10 | P1 | 215 | 50 | 0 | | 265 |
| | Total | 215 | 50 | 0 | | **265** |
| | Ratio | 0.64 | 0.15 | | | |
| BLOCK 11 | P1 | 231 | 35 | 0 | | 266 |
| | Total | 231 | 35 | 0 | | **266** |
| | Ratio | 1.00 | 0.15 | | | |
| BLOCK 12 | P1 | 233 | 57 | 0 | | 290 |
| | Total | 233 | 57 | 0 | | **290** |
| | Ratio | 0.62 | 0.15 | | | |
| TOTAL | No. of Parking | 6,414 | 963 | 99 | 227 | 7,703 |
| | Ratio | 1.00 | 0.15 | 1/30 sm | 5/100sm | |

## BICYCLE

| | | Residential Spaces | | Commercial Spaces | Total |
|---|---|---|---|---|---|
| | | Short-Term | Long Term | | |
| BLOCK 1 | | 34 | 166 | 9 | 209 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 2 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 3 | | 32 | 117 | | 149 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 4 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 5 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 6 | | 34 | 166 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 7 | | 11 | 60 | | 71 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 8 | | 52 | 148 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 9 | | 73 | 14 | | 87 |
| | Ratio | 0.5 | 0.1 | | |
| BLOCK 10 | | 56 | 144 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 11 | | 22 | 108 | | 130 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 12 | | 34 | 166 | | 200 |
| | Ratio | N/A | N/A | | |
| TOTAL | | 450 | 1587 | 15 | 2052 |

## BLOCK 1

### PODIUM

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Level 2-3 | 16,258 | 2 | 32,515 | 349,996 | 32,515 | 349,996 | | | | | 28 | 86 | 66 | 8 | 18 | 196 | |
| Upper Ground | 3,066 | 1 | 3,381 | 36,404 | 3,381 | 36,404 | | | | | | | | | | | Open to below areas excluded from Floor Area |
| Ground | 16,258 | 1 | 16,258 | 174,988 | 6,852 | 73,750 | 8,681 | 93,442 | | | | | | | | | |
| **Podium Total** | | | 52,155 | 561,388 | 42,753 | 460,190 | 8,681 | 93,442 | 0 | 0 | 28 | 86 | 66 | 8 | 18 | 196 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **51,434** | | | 18% | 44% | 41% | 5% | 12% | 100% | |

### BUILDING 1A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 457 | 1 | 457 | 4,919 | 457 | 4,919 | | | | | | | | | | | |
| Level 5-29 | 750 | 25 | 15,060 | 161,460 | 15,000 | 161,460 | | | | | 120 | 40 | 40 | 0 | 20 | 220 | |
| Level 3-4 | 1,139 | 2 | 2,278 | 24,520 | 2,278 | 24,520 | | | | | 12 | 4 | 4 | 0 | 2 | 22 | Open to below areas excluded from Floor Area |
| Level 2 | 1,189 | 1 | 1,189 | 12,798 | 1,189 | 12,798 | 0 | 0.0 | 496 | 496 | 8 | 3 | 3 | 0 | 1 | 15 | |
| **Building 1A Total** | | | 19,000 | 204,697 | 18,924 | 203,697 | 0 | 0.0 | 496 | 496 | 140 | 47 | 47 | 0 | 23 | 257 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **21,480** | | | 54% | 18% | 18% | 0% | 10% | 100% | |

### BUILDING 1B

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 433 | 1 | 4,661 | 433 | 4,661 | | | | | | | | | | | | |
| Level 5-8 | 920 | 4 | 3,680 | 39,612 | 3,680 | 39,612 | | | | | 16 | 20 | 8 | 0 | 4 | 52 | Open to below areas excluded from Floor Area |
| Level 2 | 920 | 1 | 920 | 9,903 | 920 | 9,903 | 0 | 0.0 | 221 | 221 | 2 | 3 | 1 | 2 | 1 | 9 | |
| **Building 1B Total** | | | 5,033 | 54,176 | 5,033 | 54,176 | 0 | 0.0 | 221 | 221 | 18 | 23 | 9 | 2 | 5 | 61 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **5,033** | | | 30% | 38% | 15% | 3% | 8% | 100% | |

### BUILDING 1C

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 744 | 1 | 744 | 8,008 | 744 | 8,008 | | | | | | | | | | | |
| Level 5-8 | 1,488 | 4 | 5,952 | 64,067 | 5,952 | 64,067 | | | | | 28 | 36 | 8 | 8 | 8 | 88 | Open to below areas excluded from Floor Area |
| Level 2-4 | 1,488 | 1 | 1,488 | 16,017 | 1,488 | 16,017 | 0 | 0.0 | 178 | 178 | 1 | 8 | 1 | 3 | 2 | 15 | |
| **Building 1C Total** | | | 8,184 | 88,092 | 8,184 | 88,092 | 0 | 0.0 | 178 | 178 | 29 | 44 | 11 | 11 | 10 | 103 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **8,184** | | | 28% | 42% | 10% | 10% | 10% | 100% | |

### BUILDING 1D

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 409 | 1 | 409 | 4,402 | 409 | 4,402 | | | | | | | | | | | |
| Level 5-28 | 1,925 | 24 | 46,200 | 497,292 | 46,200 | 497,292 | | | | | 120 | 40 | 40 | 0 | 20 | 220 | |
| Level 3-4 | 1,858 | 2 | 3,716 | 39,997 | 3,716 | 39,997 | | | | | 12 | 4 | 4 | 0 | 2 | 22 | Open to below areas excluded from Floor Area |
| Level 2 | 1,858 | 1 | 1,858 | 20,000 | 1,858 | 20,000 | 0 | 0.0 | 732 | 732 | 4 | 3 | 4 | 1 | 2 | 14 | |
| **Building 1D Total** | | | 52,183 | 561,691 | 52,183 | 561,691 | 0 | 0.0 | 732 | 732 | 136 | 47 | 48 | 1 | 24 | 256 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **52,915** | | | 53% | 18% | 19% | 0% | 9% | 100% | |

### BUILDING 1E

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 457 | 1 | 457 | 4,919 | 457 | 4,919 | | | | | | | | | | | |
| Level 5-28 | 16,580 | 22 | 364,760 | 3,926,000 | 364,760 | 3,926,000 | | | | | 132 | 44 | 44 | 0 | 22 | 242 | |
| Level 3-4 | 1,401 | 2 | 2,802 | 30,163 | 2,802 | 30,163 | | | | | 24 | 12 | 20 | 8 | 8 | 72 | Open to below areas excluded from Floor Area |
| Level 2 | 1,401 | 1 | 1,401 | 15,082 | 1,401 | 15,082 | 0 | 0.0 | 587 | 587 | 4 | 3 | 4 | 1 | 2 | 14 | |
| **Building 1E Total** | | | 23,962 | 257,827 | 23,962 | 257,827 | 0 | 0.0 | 587 | 587 | 159 | 57 | 67 | 10 | 34 | 327 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **23,962** | | | 49% | 18% | 21% | 3% | 9% | 100% | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 17,128 | 1 | 17,128 | 184,389 | 0 | 0 | 0 | 0 | | | |
| P2 | 17,116 | 1 | 17,116 | 184,489 | 0 | 0 | 0 | 0 | | | |
| P3 | 17,128 | 1 | 17,128 | 184,389 | 0 | 0 | 0 | 0 | | | |
| | | | 51,374 | 554,066 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **0** | | | |

### BLOCK 1 SUMMARY

| | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | | | 135,937 | 1,463,224.36 | 126,531 | 1,361,977 | 8,681 | 93,442 | 2,214 | 2,214 | 546 | 191 | 201 | 44 | 129 | 1,281 | |
| Below Grade Total | | | 51,374 | 554,066 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| **Total** | | | 187,311 | 2,017,290 | 126,531 | 1,361,977 | 8,681 | 93,442 | | | | | | | | | |
| | | | | | **Total Floor Area** | | | **135,212** | sm | | | | | | | | |
| | | | | | | | | 1,455,418 | sf | | | | | | | | |
| | | | | | Gross Site Area | | | 18,370 | sm | | | | | | | | |
| | | | | | FSI (Floor Area/Gross Site Area) | | | **7.36** | | | | | | | | | |

## BLOCK 2

### BUILDING 2A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Not Residential Area (sf) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | | |
| MPH | 510 | 1 | 510 | 5,494 | 510 | 5,494 | | | | | | | | | | | | |
| Level 5-14 | 750 | 15 | 11,250 | 121,091 | 11,250 | 121,091 | | | | | 60 | 60 | 30 | 0 | 15 | 165 | 163,365 | |
| Level 7-16 | 3,309 | 2 | 6,618 | 71,232 | 6,618 | 71,232 | | | | | 30 | 32 | 8 | 4 | 8 | 82 | 53,190 | |
| Level 17 | 3,309 | 1 | 3,309 | 35,616 | 3,309 | 35,616 | | | | | 16 | 36 | 26 | 4 | 8 | 90 | 61,186 | |
| Level 18 | 3,309 | 1 | 3,309 | 35,616 | 3,309 | 35,616 | | | 550 | 716 | 2 | 14 | 12 | 3 | 4 | 35 | 25,484 | |
| Level 19 | 1,656 | 1 | 1,656 | 17,826 | 1,656 | 17,826 | | | | | 2 | 18 | 12 | 3 | 4 | 39 | 27,688 | |
| Upper Ground | 9,583 | 1 | 9,583 | 103,151 | 9,583 | 103,151 | | | | | | | | | | | | Open to below area excluded from Floor Area |
| Ground | 9,583 | 1 | 9,583 | 103,151 | 9,583 | 103,151 | | | | | | | | | | | | |
| **Building 2A Total** | | | 46,200 | 493,826 | 46,007 | 479,918 | 1618 | 17,411 | 550 | 716 | 109 | 160 | 88 | 15 | 47 | 419 | 282,507 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **45,624** | | | 26% | 38% | 21% | 4% | 11% | 100% | | |

### BUILDING 2B

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Not Residential Area (sf) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | | |
| MPH | 605 | 1 | 605 | 6,512 | 605 | 6,512 | | | | | | | | | | | | |
| Level 5-6 | 1,024 | 2 | 1,024 | 14,078 | 1,024 | 14,078 | | | | | 16 | 8 | 8 | 0 | 4 | 36 | 48,000 | |
| Level 8 | 1,256 | 1 | 1,256 | 13,520 | 1,256 | 13,520 | | | 97 | 306 | 2 | 4 | 1 | 2 | 2 | 11 | 12,892 | |
| Level 9-16 | 1,256 | 8 | 10,048 | 108,156 | 10,048 | 108,156 | | | | | 24 | 8 | 8 | 2 | 4 | 46 | 53,000 | |
| Upper Ground | 1,356 | 1 | 1,356 | 14,595 | 1,356 | 14,595 | | | | | | | | | | | | Open to below area excluded from Floor Area |
| Ground | 3,983 | 1 | 3,983 | 42,873 | 3,983 | 42,873 | 0 | 0 | 394 | | 6 | 3 | 1 | 1 | 1 | 12 | 6,486 | |
| **Building 2B Total** | | | 27,298 | 293,931 | 27,298 | 293,931 | 0 | 0 | 491 | 306 | 73 | 23 | 19 | 5 | 15 | 135 | 107,378 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **27,298** | | | 49% | 19% | 12% | 10% | 10% | 100% | | |

### BUILDING 2C

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Not Residential Area (sf) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | | |
| MPH | 436 | 1 | 436 | 4,693 | 436 | 4,693 | | | | | | | | | | | | |
| Level 5-8 | 750 | 4 | 3,000 | 32,292 | 3,000 | 32,292 | | | | | 16 | 8 | 8 | 0 | 4 | 36 | 41,256 | |
| Level 9-16 | 1,360 | 8 | 10,880 | 117,111 | 10,880 | 117,111 | | | | | 48 | 48 | 24 | 0 | 12 | 132 | 92,400 | |
| Level 17 | 1,360 | 1 | 1,360 | 14,639 | 1,360 | 14,639 | | | | | 4 | 4 | 2 | 0 | 1 | 11 | 7,700 | |
| Level 18 | 1,360 | 1 | 1,360 | 14,639 | 1,360 | 14,639 | | | 157 | 389 | 2 | 4 | 1 | 2 | 2 | 11 | 12,892 | |
| Upper Ground | 1,356 | 1 | 1,356 | 14,595 | 1,356 | 14,595 | | | | | | | | | | | | Open to below area excluded from Floor Area |
| Ground | 3,983 | 1 | 3,983 | 42,873 | 3,983 | 42,873 | 0 | 0 | 394 | | 6 | 3 | 1 | 1 | 1 | 12 | 6,486 | |
| **Building 2C Total** | | | 21,936 | 229,338 | 21,516 | 227,047 | 0 | 0 | 2191 | 389 | 80 | 68 | 37 | 13 | 28 | 236 | 173,732 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **21,516** | | | 34% | 29% | 16% | 6% | 12% | 100% | | |

### BUILDING 2D

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Not Residential Area (sf) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | | |
| MPH | 800 | 1 | 800 | 8,611 | 800 | 8,611 | | | | | | | | | | | | |
| Level 5-8 | 1,497 | 4 | 5,988 | 64,455 | 5,988 | 64,455 | | | | | 12 | 12 | 12 | 4 | 8 | 48 | 17,160 | |
| Level 9-16 | 1,497 | 8 | 11,976 | 128,910 | 11,976 | 128,910 | | | 157 | 534 | 24 | 24 | 24 | 8 | 16 | 96 | 34,320 | |
| Level 17 | 634 | 1 | 634 | 6,824 | 634 | 6,824 | | | | | 1 | 2 | 2 | 1 | 1 | 7 | 2,464 | |
| Upper Ground | 3,653 | 1 | 3,653 | 39,321 | 3,653 | 39,321 | | | | | | | | | | | 13,794 | Open to below area excluded from Floor Area |
| Ground | 3,843 | 1 | 3,843 | 41,365 | 3,843 | 41,365 | 0 | 0 | | | 11 | 1 | 0 | 0 | 1 | 13 | 8,944 | |
| **Building 2D Total** | | | 23,818 | 256,810 | 23,818 | 256,810 | 0 | 0 | 396 | 534 | 48 | 87 | 38 | 13 | 26 | 214 | 122,926 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **23,818** | | | 22% | 41% | 18% | 6% | 12% | 100% | | |

### BUILDING 2E

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Not Residential Area (sf) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | | |
| MPH | 1,016 | 1 | 1,016 | 10,940 | 1,016 | 10,940 | | | | | | | | | | | | |
| Level 5-8 | 1,480 | 4 | 5,920 | 63,722 | 5,920 | 63,722 | | | | | 28 | 28 | 24 | 0 | 12 | 92 | 63,250 | |
| Level 9-16 | 1,480 | 8 | 11,840 | 127,444 | 11,840 | 127,444 | | | | | 56 | 56 | 48 | 0 | 24 | 184 | 126,500 | |
| Level 17 | 1,480 | 1 | 1,480 | 15,931 | 1,480 | 15,931 | | | | | 4 | 4 | 4 | 0 | 2 | 14 | 9,240 | |
| Level 18 | 1,480 | 1 | 1,480 | 15,931 | 1,480 | 15,931 | | | | | 4 | 4 | 4 | 0 | 2 | 14 | 9,240 | |
| Upper Ground | 2,183 | 1 | 2,183 | 23,492 | 979 | 10,533 | 1,102 | 11,862 | 320 | | | | | | | | | Open to below areas excluded from Floor Area |
| Ground | | 1 | 17,077 | 183,811 | 15,871 | 170,852 | 1,102 | 11,862 | 320 | 320 | 30 | 89 | 41 | 9 | 18 | 186 | | |
| **Building 2E Total** | | | 39,996 | 430,471 | 38,307 | 412,353 | 2,204 | 23,724 | 640 | 320 | 122 | 181 | 121 | 9 | 70 | 503 | | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **40,511** | | | 24% | 36% | 24% | 2% | 14% | 100% | | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 3,914 | 1 | 3,914 | 42,130 | 0 | 0 | 0 | 0 | | | |
| P2 | 3,914 | 1 | 3,914 | 42,130 | 0 | 0 | 0 | 0 | | | |
| P3 | 3,914 | 1 | 3,914 | 42,130 | 0 | 0 | 0 | 0 | | | |
| | | | 11,742 | 126,391 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **0** | | | |

### BLOCK 2 SUMMARY

| | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | | | 20,810 | 223999 | 20,650 | 222,277 | 0 | 0 | | | | | | | | | |
| Below Grade Total | | | 11,742 | 126,391 | 0 | 0 | 0 | 0 | | | | | | | | | |
| **Total** | | | 32,552 | 350,390 | 20,650 | 222,277 | 0 | 0 | | | | | | | | | |
| | | | | | **Total Floor Area** | | | **20,650** | sm | | | | | | | | |
| | | | | | | | | 222,277 | sf | | | | | | | | |
| | | | | | Gross Site Area | | | 4,520 | sm | | | | | | | | |
| | | | | | FSI (Floor Area/Gross Site Area) | | | **4.57** | | | | | | | | | |

## BLOCK 3

### BUILDING 3A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 769 | 1 | 769 | 8,278 | 769 | 8,278 | | | | | | | | | | | |
| Level 5-6 | 1,948 | 2 | 3,896 | 41,938 | 3,896 | 41,938 | | | | | 26 | 28 | 12 | 8 | 8 | 84 | |
| Level 7 | 1,487 | 1 | 1,487 | 16,006 | 1,487 | 16,006 | | | 182 | 240 | 6 | 6 | 2 | 2 | 2 | 18 | |
| Level 8 | 1,898 | 1 | 1,898 | 20,431 | 1,480 | 15,931 | | | | | 10 | 35 | 25 | 10 | 15 | 135 | |
| Upper Ground | 1,013 | 1 | 1,013 | 10,904 | 1,013 | 10,903.9 | | | | | | | | | | | Open to below areas excluded from Floor Area |
| Ground | 2,113 | 1 | 2,113 | 22,744 | 1,953 | 21,022 | 0 | 0.0 | 238 | 175 | 1 | 0 | 0 | 2 | 1 | 5 | |
| **Building 3A Total** | | | 20,810 | 223999 | 20,650 | 222,277 | 0 | 0 | 420 | 415 | 84 | 69 | 42 | 26 | 28 | 248 | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **20,650** | | | 34% | 28% | 17% | 10% | 11% | 100% | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 3,914 | 1 | 3,914 | 42,130 | 0 | 0 | 0 | 0 | | | |
| P2 | 3,914 | 1 | 3,914 | 42,130 | 0 | 0 | 0 | 0 | | | |
| P3 | 3,914 | 1 | 3,914 | 42,130 | 0 | 0 | 0 | 0 | | | |
| | | | 11,742 | 126,391 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | | | **0** | | | |

### BLOCK 3 SUMMARY

| | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | | | 20,810 | 223999 | 20,650 | 222,277 | 0 | 0 | | | | | | | | | |
| Below Grade Total | | | 11,742 | 126,391 | 0 | 0 | 0 | 0 | | | | | | | | | |
| **Total** | | | 32,552 | 350,390 | 20,650 | 222,277 | 0 | 0 | | | | | | | | | |
| | | | | | **Total Floor Area** | | | **20,650** | sm | | | | | | | | |
| | | | | | | | | 222,277 | sf | | | | |

## BLOCK 8

### BUILDING 8A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 379 | 1 | 379 | 4,080 | 379 | 4,080 | | | | | | | | | | | |
| Level 9-16 | 756 | 10 | 7,560 | 80,730 | 7,560 | 80,730 | | | | | 30 | 50 | 10 | 20 | 10 | 110 | |
| Level 8 | 1,549 | 1 | 1,549 | 16,673 | 1,549 | 16,673 | | | | | 4 | 11 | 0 | 2 | 4 | 21 | |
| Level 7 | 1,549 | 1 | 1,549 | 16,673 | 1,549 | 16,673 | | 226 | | | 3 | 11 | 0 | 2 | 4 | 20 | |
| Level 2-6 | 1,993 | 5 | 9,964 | 107,252 | 9,964 | 107,252 | | | | | 15 | 55 | 25 | 20 | 10 | 125 | |
| Upper Ground | 946 | 1 | 946 | 10,138 | 946 | 10,138 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,964 | 1 | 1,964 | 21,140 | 1,815 | 19,533 | 0 | 0 | 485 | 226 | | | 4 | 4 | 1 | 9 | |
| **Building 8A Total** | | **19** | 23,897 | 257,249 | **23,696** | 255,079 | 0 | 0 | 485 | 226 | 53 | 137 | 39 | 50 | 19 | 296 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **23,696** | | | | | **18%** | **46%** | **13%** | **17%** | **6%** | **100%** | |

### BUILDING 8B

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 749 | 1 | 749 | 8,062 | 749 | 8,062 | | | | | | | | | | | |
| Level 8 | 1,324 | 1 | 1,324 | 14,252 | 1,324 | 14,252 | | | | | 8 | 9 | 1 | 1 | 1 | 20 | |
| Level 7 | 1,324 | 1 | 1,324 | 14,252 | 1,324 | 14,252 | | 160 | | | 8 | 9 | 1 | 1 | 1 | 20 | |
| Level 2-6 | 1,762 | 5 | 8,810 | 94,824 | 8,810 | 94,824 | | | | | 25 | 55 | 20 | 5 | 5 | 110 | |
| Upper Ground | 922 | 1 | 922 | 9,924 | 922 | 9,924 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,712 | 1 | 1,712 | 18,428 | 1,563 | 16,824 | 0 | 0 | 300 | 140 | | | 5 | 5 | 1 | 11 | |
| **Building 8B Total** | | **9** | 14,950 | 160,923 | 14,801 | 159,338 | 0 | 0 | 300 | 600 | 41 | 73 | 27 | 17 | 8 | 171 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **14,801** | | | | | **24%** | **43%** | **16%** | **10%** | **11%** | **100%** | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 7,927 | 1 | 7,927 | 85,329 | 0 | 0 | 0 | 0 | | | |
| P2 | 7,927 | 1 | 7,927 | 85,329 | 0 | 0 | 0 | 0 | | | |
| | | **2** | 15,854 | 170,658 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | **0** | | | | | |

### BLOCK 8 SUMMARY

| | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | 38,795 | 417,589 | 38,497 | 414,382 | 0 | 0 | 784 | 790 | 94 | 210 | 61 | 65 | 47 | **466** | |
| Below Grade Total | 15,854 | 170,658 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| **Total** | 54,649 | 588,247 | 38,497 | 414,382 | 0 | 0 | | | | | | | | | |
| | | | **Total Floor Area** | | **38,497** sm | | | | | | **65.0%** | **14.9%** | **10%** | | |
| | | | Gross Site Area | | 414,382 sf<br>14,060 sm | | | | | | | | | | |
| | | | Fsi (Floor Area/Gross Site Area) | | **2.74** | | | | | | | | | | |

## BLOCK 9

### BUILDING 9A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 796 | 1 | 796 | 8,568 | 796 | 8,568 | | | | | | | | | | | |
| Level 2-8 | 3,318 | 7 | 9,226 | 99,309 | 9,226 | 99,309 | | | | | 35 | 56 | 28 | 7 | 14 | 140 | |
| Upper Ground | 343 | 1 | 343 | 3,692 | 343 | 3,692.1 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,526 | 1 | 1,526 | 16,426 | 1,206 | 14,486 | 0 | 0 | 248 | 246 | | | | | | | |
| **Building 9A Total** | | **11** | 11,891 | 127,995 | 11,721 | 126,185 | 0 | 0 | 248 | 246 | 35 | 56 | 28 | 13 | 14 | 140 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **11,721** | | | | | **25%** | **40%** | **20%** | **9%** | **10%** | **100%** | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 4,694 | 1 | 4,694 | 50,526 | 0 | 0 | 0 | 0 | | | |
| P2 | 4,694 | 1 | 4,694 | 50,526 | 0 | 0 | 0 | 0 | | | |
| | | **2** | 9,388 | 101,052 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | **0** | | | | | |

| | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | 11,891 | 127,995 | 11,721 | 126,185 | 0 | 0 | | | | | | | | | |
| Below Grade Total | 9,388 | 101,052 | 0 | 0 | 0 | 0 | | | | | | | | | |
| **Total** | 21,279 | 229,047 | 11,721 | 126,185 | 0 | 0 | | | | | | | | | |
| | | | **Total Floor Area** | | **11,721** sm | | | | | | | | | | |
| | | | Gross Site Area | | 126,185 sf<br>6,240 sm | | | | | | | | | | |
| | | | Fsi (Floor Area/Gross Site Area) | | **1.88** | | | | | | | | | | |

## BLOCK 10

### BUILDING 10A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 932 | 1 | 932 | 10,032 | 932 | 10,032 | | | | | | | | | | | |
| Level 2-8 | 1,797 | 7 | 12,348 | 132,909 | 11,594 | 124,814 | | | | | 56 | 56 | 28 | 14 | 21 | 175 | |
| Upper Ground | 1,000 | 1 | 1,055 | 11,358 | 1,055 | 11,358.4 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,971 | 1 | 1,971 | 21,219 | 1,822 | 19,612 | 0 | 0 | 324 | 312 | 2 | 4 | 2 | 1 | 1 | 10 | |
| **Building 10A Total** | | **10** | 16,330 | 175,562 | 16,157 | 174,934 | 0 | 0 | 324 | 312 | 58 | 59 | 33 | 18 | 23 | 185 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **16,157** | | | | | **30%** | **30%** | **18%** | **10%** | **12%** | **100%** | |

### BUILDING 10B

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 545 | 1 | 545 | 5,864 | 545 | 5,864 | | | | | | | | | | | |
| Level 2-6 | 961 | 5 | 4,805 | 51,721 | 4,805 | 51,721 | | | | | 15 | 40 | 5 | 0 | 10 | 70 | |
| Upper Ground | 608 | 1 | 608 | 6,545 | 608 | 6,544.5 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 961 | 1 | 961 | 10,344 | 961 | 10,344 | 0 | - | 137 | 170 | | | 1 | 1 | 1 | 3 | |
| **Building 10B Total** | | **8** | 6,919 | 74,476 | 6,919 | 74,474 | 0 | 0 | 137 | 170 | 15 | 40 | 6 | 1 | 11 | 73 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **6,919** | | | | | **20%** | **53%** | **11%** | **1%** | **15%** | **100%** | |

### BUILDING 10C

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 532 | 1 | 532 | 5,726 | 532 | 5,726 | | | | | | | | | | | |
| Level 2-6 | 1,371 | 5 | 6,855 | 73,787 | 6,855 | 73,787 | | | | | 30 | 20 | 10 | 5 | 5 | 70 | |
| Upper Ground | 516 | 1 | 551 | 5,931 | 551 | 5,931.4 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,533 | 1 | 1,512 | 16,490 | 1,512 | 16,496 | 0 | 0 | 184 | 88 | | | 4 | | 1 | 5 | |
| **Building 10C Total** | | **8** | 9,470 | 101,936 | 9,451 | 101,930 | 0 | 0 | 184 | 88 | 30 | 20 | 14 | 5 | 6 | 75 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **9,451** | | | | | **40%** | **27%** | **19%** | **7%** | **8%** | **100%** | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 9,468 | 1 | 9,468 | 101,914 | 0 | 0 | 0 | 0 | | | |
| | | **1** | 9,468 | 101,914 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | **0** | | | | | |

### BLOCK 10 SUMMARY

| | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | 32,698 | 351,972 | 32,546 | 350,325 | 0 | 0 | 645 | 570 | 105 | 150 | 70 | 25 | 63 | **336** | |
| Below Grade Total | 9,468 | 101,914 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| **Total** | 42,167 | 453,886 | 32,546 | 350,325 | 0 | 0 | | | | | | | | | |
| | | | **Total Floor Area** | | **32,546** sm | | | | | | **64.6%** | **23.5%** | **12%** | | |
| | | | Gross Site Area | | 350,329 sf<br>18,810 sm | | | | | | | | | | |
| | | | Fsi (Floor Area/Gross Site Area) | | **1.73** | | | | | | | | | | |

## BLOCK 11

### BUILDING 11A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 498 | 1 | 498 | 10,420 | 498 | 10,420 | | | | | | | | | | | |
| Level 2-6 | 1,451 | 5 | 7,255 | 78,039 | 7,255 | 78,039 | | | | | 45 | 25 | 10 | 15 | 10 | 105 | |
| Upper Ground | 707 | 1 | 707 | 7,610 | 707 | 7,610.1 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,400 | 1 | 1,400 | 15,698 | 1,300 | 13,990 | 0 | - | 194 | 196 | | | 7 | | 2 | 9 | |
| **Building 11A Total** | | **8** | 10,375 | 111,672 | 10,215 | 110,060 | 0 | - | 194 | 196 | 45 | 25 | 17 | 15 | 12 | 114 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **10,215** | | | | | **39%** | **22%** | **15%** | **13%** | **11%** | **100%** | |

### BUILDING 11B

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 966 | 1 | 966 | 10,398 | 966 | 10,398 | | | | | | | | | | | |
| Level 2-6 | 1,448 | 5 | 7,240 | 77,931 | 7,240 | 77,931 | | | | | 25 | 55 | 20 | 5 | 5 | 110 | |
| Upper Ground | 688 | 1 | 688 | 7,408 | 688 | 7,403.4 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,448 | 1 | 1,448 | 15,586 | 1,298 | 13,972 | 0 | - | 200 | 202 | | | 0 | 1 | 0 | 8 | |
| **Building 11B Total** | | **8** | 10,342 | 111,323 | 10,192 | 109,707 | 0 | - | 200 | 202 | 25 | 55 | 20 | 6 | 5 | 118 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **10,192** | | | | | **21%** | **47%** | **17%** | **5%** | **4%** | **100%** | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 9,468 | 1 | 9,468 | 101,914 | 0 | 0 | 0 | 0 | | | |
| | | **1** | 9,468 | 101,914 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | **0** | | | | | |

### BLOCK 11 SUMMARY

| | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | 20,717 | 222,988 | 20,417 | 219,769 | 0 | 0 | 395 | 395 | 70 | 80 | 37 | 21 | 24 | **232** | |
| Below Grade Total | 9,468 | 101,914 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| **Total** | 30,185 | 324,911 | 20,417 | 219,769 | 0 | 0 | | | | | | | | | |
| | | | **Total Floor Area** | | **20,417** sm | | | | | | **30.2%** | **34.5%** | **16%** | | |
| | | | | | 219,769 sf | | | | | | | | | | |
| | | | Gross Site Area | | 13,440 sm | | | | | | | | | | |
| | | | Fsi (Floor Area/Gross Site Area) | | **1.78** | | | | | | | | | | |

## BLOCK 12

### BUILDING 12A

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 880 | 1 | 880 | 9,472 | 880 | 9,472 | | | | | | | | | | | |
| Level 2-4 | 1,351 | 3 | 4,660 | 71,688 | 4,660 | 71,688 | | | | | 30 | 50 | 0 | 10 | 10 | 100 | |
| Upper Ground | 1,491 | 1 | 1,491 | 16,048 | 1,491 | 16,048 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,492 | 1 | 1,490 | 16,038 | 1,320 | 14,208 | 0 | - | 283 | 182 | | | 5 | 2 | 0 | 7 | |
| **Building 12A Total** | | **6** | 9,521 | 102,484 | 8,351 | 100,934 | 0 | - | 283 | 182 | 30 | 50 | 5 | 10 | 10 | 107 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **8,351** | | | | | **28%** | **47%** | **5%** | **9%** | **11%** | **100%** | |

### BUILDING 12B

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 1053 | 1 | 1,053 | 11,334 | 1,053 | 11,334 | | | | | | | | | | | |
| Level 2-4 | 1,563 | 3 | 7,815 | 84,121 | 7,815 | 84,121 | | | | | 35 | 60 | 15 | 5 | 15 | 130 | |
| Upper Ground | 1,563 | 1 | 1,563 | 16,824 | 1,563 | 16,824 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,563 | 1 | 1,563 | 16,824 | 1,499 | 16,135 | 0 | - | 198 | 259 | | | 5 | 5 | 2 | 12 | |
| **Building 12B Total** | | **6** | 11,185 | 120,438 | 11,125 | 119,750 | 0 | - | 198 | 259 | 35 | 60 | 20 | 10 | 17 | 142 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **11,125** | | | | | **12%** | **49%** | **16%** | **8%** | **14%** | **100%** | |

### BUILDING 12C

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| MPH | 1027 | 1 | 1,027 | 11,055 | 1,027 | 11,055 | | | | | | | | | | | |
| Level 2-4 | 1,533 | 3 | 10,570 | 113,775 | 10,570 | 113,775 | | | | | 14 | 77 | 7 | 35 | 7 | 140 | |
| Upper Ground | 1,534 | 1 | 1,534 | 16,513 | 1,534 | 16,513 | | | | | | | | | | | 0 Open to below areas excluded from Floor Area |
| Ground | 1,634 | 1 | 1,616 | 17,393 | 1,454 | 15,647 | 0 | 0 | 163 | 203 | | | 3 | 6 | 0 | 9 | |
| **Building 12C Total** | | **6** | 13,870 | 148,819 | 13,648 | 146,901 | 0 | 0 | 163 | 203 | 14 | 77 | 10 | 41 | 7 | 149 | |
| | | | | | **Total Above Grade Floor Area (sm)** | **13,648** | | | | | **9%** | **52%** | **7%** | **28%** | **5%** | **100%** | |

### BELOW GRADE

| Floor | GBA/Typ. Floor (sm) | No. Floors | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | sm | sf | sm | sf | sm | sf | sm | sm | |
| P1 | 9,468 | 1 | 9,468 | 101,914 | 0 | 0 | 0 | 0 | | | |
| | | | 9,468 | 101,914 | 0 | 0 | 0 | 0 | | | |
| | | | | | **Total Above Grade Floor Area (sm)** | **0** | | | | | |

### BLOCK 12 SUMMARY

| | GBA (Gross Building Area) | | Oakville By-Law 2009-189 Residential Floor Area | | Oakville By-Law 2009-189 Commercial Floor Area | | Indoor Amenity | Outdoor Amenity | Residential Unit Breakdown | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sm | sf | sm | sf | sm | sf | sm | sm | 1B | 1B + D | 2B | 2B+D | 3B | Total Suites | |
| Above Grade Total | 34,536 | 371,760 | 34,124 | 367,305 | 0 | 0 | 644 | 644 | 59 | 187 | 95 | 61 | 36 | **336** | |
| Below Grade Total | 9,468 | 101,914 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| **Total** | 44,004 | 473,654 | 34,124 | 367,305 | 0 | 0 | | | | | | | | | |
| | | | **Total Floor Area** | | **34,124** sm | | | | | | **65.1%** | **25.4%** | **10%** | | |
| | | | | | 367,305 sf | | | | | | | | | | |
| | | | Gross Site Area | | 13,920 sm | | | | | | | | | | |
| | | | Fsi (Floor Area/Gross Site Area) | | **2.45** | | | | | | | | | | |

| Date | No. | Description |
|---|---|---|

REVISION RECORD

2026-04-06 | Issued for ZBA

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t 416 598 1240 www.bdpquadrangle.com

340 Burnhamthorpe Road East
and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

24064 PROJECT | SCALE
SR DRAWN | SK REVIEWED

Project Statistics -2

A101.S



2026-03-27 12:10:11 PM

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**Subject Site**

4 160 Burnhamthorpe Rd W
6 3270 Sixth Line
7 3380 Sixth Line
8 3240 William Colston Ave
10 4233, 4040 and 4180 Trafalgar Rd
11 210 and 374 Burnhamthorpe Rd W
13 3060 and 3068 Trafalgar Rd
14 Part of Lot 12, Concession 2
15 3075 Trafalgar Rd
16 3065 Trafalgar Rd
19 3064 Trafalgar Rd
20 3010 Ernest Appelbe Blvd

1 / A102.S SITE PLAN - Context Plan

**SITE PLAN LEGEND**

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- BUILDING ENVELOPE

| Date | No. | Description |
|---|---|---|

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| 24064 | 1:6000 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Site Context Plan

A102.S



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1 A103.S EXISTING SITE PLAN

## TOPOGRAPHIC LEGEND

| | | |
|---|---|---|
| BM | | DENOTES BENCH MARK |
| | CSP | DENOTES CORRUGATED STEEL PIPE |
| | FG | DENOTES FENCE GATE |
| • | FP | DENOTES FENCE POST |
| • | HP | DENOTES HYDRO POLE |
| • | LS | DENOTES LIGHT STANDARD |
| | MH | DENOTES MANHOLE |
| MW | | DENOTES MONITORING WELL |
| | PED | DENOTES TELEPHONE PEDESTAL |
| | PVC | DENOTES POLYVINYL CHLORIDE PIPE |
| | | DENOTES SIGN |
| • | TL | DENOTES TRAFFIC SIGNAL |
| • | TSC | DENOTES TRAFFIC SIGNAL CONTROL |
| | E | DENOTES OVERHEAD HYDRO CABLE |
| | | DENOTES SHRUB |
| | | DENOTES DECIDUOUS TREE DIA-DIAMETER OF TRUNK IN METRES |
| | | DENOTES CONIFEROUS TREE DIA-DIAMETER OF TRUNK IN METRES |

## LEGEND

| | | |
|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| RIB | DENOTES | ROUND IRON BAR |
| SSIB | DENOTES | SHORT SIB |
| SIS | DENOTES | H.O. SEWELL, O.L.S |
| NO | DENOTES | K.H. McCONELL O.L.S |
| PW | DENOTES | PATRICK WARREN O.L.S. |
| K | DENOTES | I.KITES AND PURCELL, O.L.S |
| OU | DENOTES | ORIGIN UNKNOWN |
| P1 | DENOTES | PLAN 20R-11324 |
| P2 | DENOTES | PLAN OF SURVEY BY F.G. CUNNINGHAM |
| | | DATED SEPTEMBER 5, 1986 (PROJECT 86-0186) |
| P3 | DENOTES | PLAN 20R-23413 |
| P4 | DENOTES | PLAN 20R-18606 |
| P5 | DENOTES | PLAN 20R-9655 |

N=NORTH, E=EAST, S=SOUTH, W=WEST

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 30, 2025

FEBRUARY 11, 2025
DATE

R.S. QUERUBIN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADLS PLAN SUBMISSION FORM NUMBER V-94987

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
#2 WILLIAMS COURT N.V.I. SUITE 1A, MILTON, ON L9T 5C1
T. (905) 875-9900 - F. (905) 875-9556 www.jdbarnes.com

| DRAWN BY: | CHECKED BY: | REFERENCE NO.: |
|---|---|---|
| TP | RSQ | 24-30-276-00 |
| | | DATED: 02/11/2025 |

| Date | No. | Description |
|---|---|---|

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and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | 1:750 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Existing Site Plan

# A103.S





2026-03-27 12:10:44 PM


1 DRAFT PLAN OF SUBDIVISION
A104.S

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 12
CONCESSION 1
NORTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

J.D. BARNES LIMITED
LEGEND
DENOTES SURVEY MONUMENT PLANTED AS SHOWN ON THIS PLAN
DENOTES STANDARD IRON BAR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

51 (17) (d) (d) AS SHOWN ON THIS PLAN
(d) SEE SCHEDULE OF LAND USE SECTION
(e) (e) AS SHOWN ON THIS PLAN
(f) MUNICIPAL WATER SUPPLY
(i) SANDY LOAM
(j) AS SHOWN ON THIS PLAN
(k) MUNICIPAL STORM AND SANITARY SEWERS
(l) AS SHOWN ON THIS PLAN, IF ANY

OWNER'S CERTIFICATE

WE HEREBY AUTHORIZE J.D. BARNES LIMITED, TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF THE TOWN OF OAKVILLE FOR APPROVAL.

1816986 ONTARIO INC.

DATE — "I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DECEMBER 16, 2025
DATE
R.S. QUERUBIN
ONTARIO LAND SURVEYOR

SUBJECT PROPERTY - 340 BURNHAMTHORPE ROAD AND 3487 TRAFALGAR ROAD
CURRENT ZONING = T-FD (TEMPORARY USE PERMISSION) AND FD (FUTURE DEVELOPMENT)
NOTE: ALL SURROUNDING PROPERTIES ARE ZONED FD (FUTURE DEVELOPMENT)
TOTAL AREA = 22.288 ha

SCHEDULE OF PROPOSED LAND USE

| PROPOSED LAND USE | BLOCK(S) | AREA (sq.m.) |
|---|---|---|
| HIGH DENSITY RESIDENTIAL | 1-12, INCLUSIVE | 147,940 |
| INSTITUTIONAL | 13 | 7310 |
| PARK | 14 & 15 | 5255 |
| STREET WIDENING | 16 & 17 | 2947 |
| 0.30 RESERVE | 18, 19 & 20 | 19 |
| STREETS | MAIN STREET<br>STREET 'A'<br>STREET 'B'<br>STREET 'C'<br>SETTLERS ROAD | 36,689 |
| TOTALS | | 202,060 |

J.D. BARNES LIMITED — LAND INFORMATION SOLUTIONS
10 KINGSLAND PATH, SUITE 4, BRAMPTON, ONTARIO L6Y 0J5
T: (905) 670-9972 F: (905) 670-9976 www.jdbarnes.com

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Oakville, Ontario

for
1816986 Ontario Inc.

24064 | 1:750 | HM | SK
PROJECT | SCALE | DRAWN | REVIEWED

Draft Plan of Subdivision

A104.S



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1 SITE PLAN
A105.S

## SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- BUILDING ENVELOPE

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| | | | |
|---|---|---|---|
| 24064 | 1:750 | SR | SK |
| PROJECT | SCALE | DRAWN | REVIEWED |

Site Plan

A105.S



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1 A201.S GROUND FLOOR OVERALL PLAN

## Area Usage Legend

- AMENITY
- BICYCLE
- Bulk
- CACF
- ELEVATOR CORE
- EXITS
- EXTERIOR AMENITY
- GARBAGE
- LOADING
- LOBBY
- LOCKERS
- MOVING ROOM
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICE

| Date | No. | Description |
|---|---|---|

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| | | | |
|---|---|---|---|
| 24064 | 1 : 750 | SR | SK |
| PROJECT | SCALE | DRAWN | REVIEWED |

Ground Floor Plan

A201.S



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1 UPPER GROUND FLOOR Overall Plan
A202.S

## Area Usage Legend

- BICYCLE
- ELEVATOR CORE
- EXITS
- LOBBY
- LOCKERS
- MOVING ROOM
- PARKING
- RESIDENTIAL

| Date | No. | Description |
|---|---|---|

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|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Upper Ground Floor Plan

A202.S



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1 A203.S FLOOR 2 Overall Plan

## Area Usage Legend

- AMENITY
- ELEVATOR CORE
- EXITS
- EXTERIOR AMENITY
- LOCKERS
- PARKING
- RESIDENTIAL
- SERVICE

| Date | No. | Description |
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| PROJECT | SCALE | DRAWN | REVIEWED |
|---|---|---|---|
| 24064 | 1 : 750 | SR | SK |

Level 2-3 Floor Plan

# A203.S



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FLOOR 4 Overall Plan

## Area Usage Legend

- AMENITY
- ELEVATOR CORE
- EXITS
- EXTERIOR AMENITY
- LOCKERS
- RESIDENTIAL
- SERVICE

| Date | No. | Description |
|---|---|---|

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| | | | |
|---|---|---|---|
| 24064 | 1 : 750 | SR | SK |
| PROJECT | SCALE | DRAWN | REVIEWED |

Level 4 Floor Plan

# A204.S



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1 A205.S FLOOR 6 Overall Plan

## Area Usage Legend

- ELEVATOR CORE
- EXITS
- LOCKERS
- RESIDENTIAL
- SERVICE

| Date | No. | Description |
|---|---|---|

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| 24064 | 1 : 750 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Level 5-6 Floor Plan

A205.S



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1 A206.S FLOOR 7 Overall Plan

## Area Usage Legend

- AMENITY
- ELEVATOR CORE
- EXITS
- EXTERIOR AMENITY
- LOCKERS
- RESIDENTIAL
- SERVICE

| Date | No. | Description |
|---|---|---|

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|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Level 7 - Floor Plan

# A206.S



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1 A207.S FLOOR 8 - Overall Plan

## Area Usage Legend

- ELEVATOR CORE
- EXITS
- LOCKERS
- RESIDENTIAL
- SERVICE

| Date | No. | Description |
|---|---|---|
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Level 8 - Floor Plan

# A207.S



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1 A208.S FLOOR 9 - Overall Plan

Area Usage Legend

| | |
|---|---|
| 🟧 | AMENITY |
| 🟥 | ELEVATOR CORE |
| 🟧 | EXITS |
| 🟩 | EXTERIOR AMENITY |
| 🟦 | LOCKERS |
| ⬜ | RESIDENTIAL |
| ⬜ | SERVICE |

| Date | No. | Description |
|---|---|---|

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|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Level 9 - Floor Plan

A208.S

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1
A209.S
FLOOR 10 - Overall Plan

## Area Usage Legend

- 🟥 ELEVATOR CORE
- 🟧 EXITS
- ▨ LOCKERS
- ▨ RESIDENTIAL
- ▨ SERVICE

| Date | No. | Description |
|---|---|---|

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|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Typical Tower Floor Plan

A209.S

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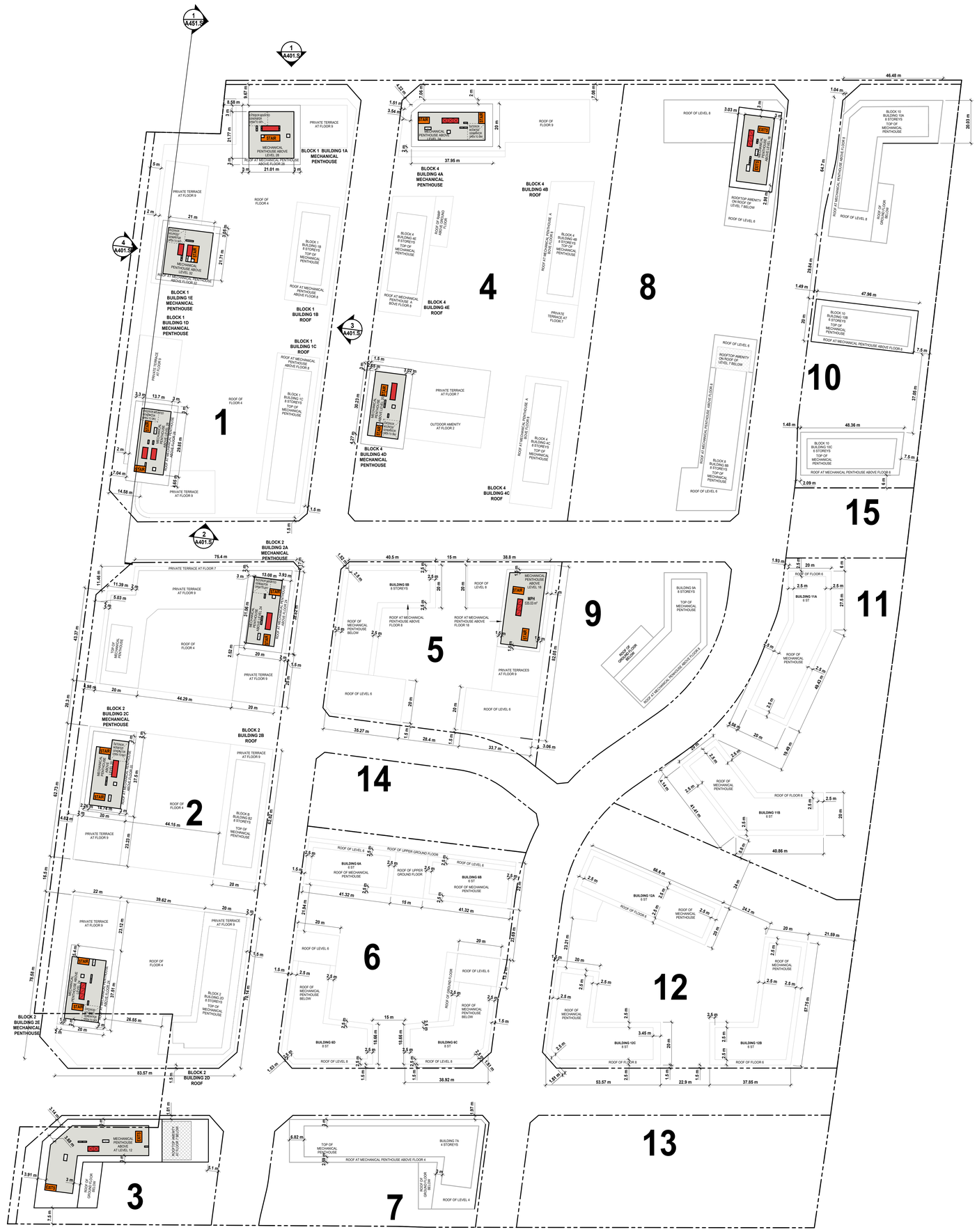


1 A210.S MECHANICAL PENTHOUSE PLAN

## Area Usage Legend

- ELEVATOR CORE
- EXITS
- SERVICE

| Date | No. | Description |
|---|---|---|

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|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Towers' Mechanical Penthouse Floor Plan

# A210.S



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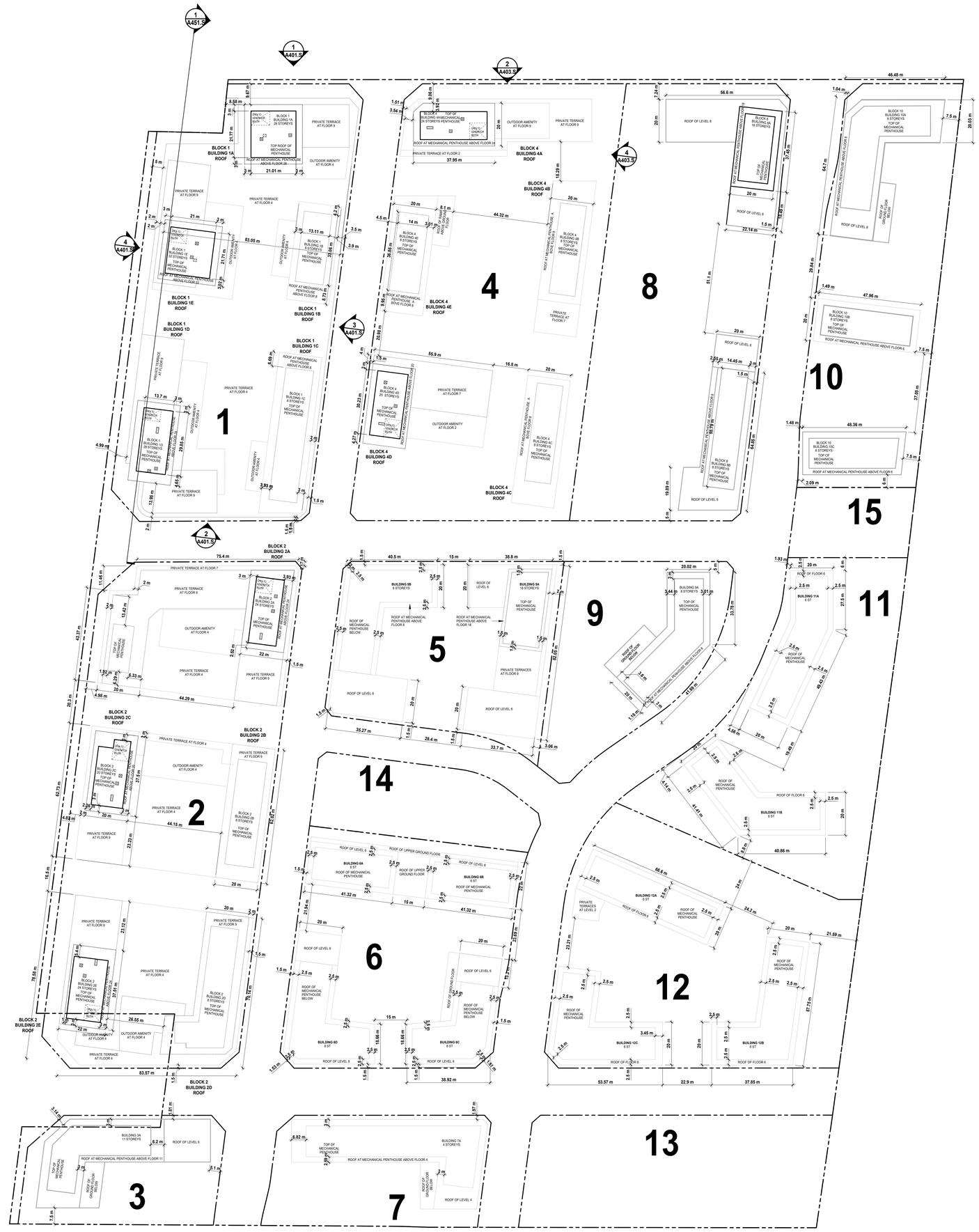

1 A211.S ROOF PLAN

Date | No. | Description

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1816986 Ontario Inc.

24064 1 : 750 SR SK
PROJECT SCALE DRAWN REVIEWED

Roof Plan - Overall Plan

A211.S

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## PARKING PROVIDED

| | | Residential Spaces | | Commercial Spaces | | Total |
|---|---|---|---|---|---|---|
| | | Resident | Visitor | Retail | Grocery | |
| BLOCK 1 | Level 2-3 | 324 | 104 | | | 428 |
| | Upper Ground | | 47 | | | 47 |
| | Ground | | 41 | | | 41 |
| | P1 | 114 | | 41 | 227.0 | 382 |
| | P2-P3 | 871 | | | | 871 |
| | Total | 1309 | 192 | 41 | 227 | **1,769** |
| | Ratio | 1.02 | 0.15 | 1/100 sm | 5/100sm | |
| BLOCK 2 | Level 2-3 | 336 | | | | 336 |
| | Upper Ground | 110 | 49 | | | 159 |
| | Ground | | 146 | | | 146 |
| | P1 | 446 | | 16 | | 462 |
| | P2 | 510 | | | | 510 |
| | Total | 1402 | 195 | 16 | 0 | **1,613** |
| | Ratio | 1.08 | 0.15 | 1/100 sm | | |
| BLOCK 3 | P1 | 54 | 37 | | | 91 |
| | P2-P3 | 186 | 0 | | | 186 |
| | Total | 240 | 37 | 0 | 0 | **277** |
| | Ratio | 0.97 | 0.15 | | | |
| BLOCK 4 | P1 | 270 | 151 | 24 | | 445 |
| | P2-P3 | 909 | 0 | | | 909 |
| | Total | 1179 | 151 | 24 | | 1354 |
| | Ratio | 1.17 | 0.15 | 1/100 sm | | |
| BLOCK 5 | P1 | 101 | 73 | 18 | | 192 |
| | P2-P3 | 392 | 0 | | | 392 |
| | Total | 493 | 73 | 18 | | **584** |
| | Ratio | 1.01 | 0.15 | 1/100 sm | | |
| BLOCK 6 | P1 | 191 | 63 | 0 | | 254 |
| | P2 | 272 | 0 | | | 272 |
| | Total | 463 | 63 | 0 | | **526** |
| | Ratio | 1.10 | 0.15 | | | |
| BLOCK 7 | P1 | 110 | 18 | 0 | | 128 |
| | Total | 110 | 18 | 0 | | **128** |
| | Ratio | 0.93 | 0.15 | | | |
| BLOCK 8 | P1 | 170 | 70 | 0 | | 240 |
| | P2 | 242 | 0 | | | 242 |
| | Total | 412 | 70 | 0 | | **482** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 9 | P1 | 51 | 22 | 0 | | 73 |
| | P2 | 76 | 0 | | | 76 |
| | Total | 127 | 22 | 0 | | **149** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 10 | P1 | 215 | 50 | 0 | | 265 |
| | Total | 215 | 50 | 0 | | **265** |
| | Ratio | 0.64 | 0.15 | | | |
| BLOCK 11 | P1 | 231 | 35 | 0 | | 266 |
| | Total | 231 | 35 | 0 | | **266** |
| | Ratio | 1.00 | 0.15 | | | |
| BLOCK 12 | P1 | 233 | 57 | 0 | | 290 |
| | Total | 233 | 57 | 0 | | **290** |
| | Ratio | 0.62 | 0.15 | | | |
| TOTAL | No. of Parking | 6,414 | 963 | 99 | 227 | 7,703 |
| | Ratio | 1.00 | 0.15 | 1/30 sm | 5/100sm | |

## BICYCLE

| | | Residential Spaces | | Commercial Spaces | Total |
|---|---|---|---|---|---|
| | | Short-Term | Long Term | | |
| BLOCK 1 | | 34 | 166 | 9 | 209 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 2 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 3 | | 32 | 117 | | 149 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 4 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 5 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 6 | | 34 | 166 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 7 | | 11 | 60 | | 71 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 8 | | 52 | 148 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 9 | | 73 | 14 | | 87 |
| | Ratio | 0.5 | 0.1 | | |
| BLOCK 10 | | 56 | 144 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 11 | | 22 | 108 | | 130 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 12 | | 34 | 166 | | 200 |
| | Ratio | N/A | N/A | | |
| TOTAL | | 450 | 1587 | 15 | 2052 |

## Area Usage Legend

- BICYCLE
- ELEVATOR CORE
- EXITS
- GARBAGE
- LOBBY
- LOCKERS
- PARKING
- SERVICE


1 A251.S P1 FLOOR

**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
   - 2600mm WIDE X 5200mm LONG (NO SIDES OBSTRUCTED)
   - 2900mm WIDE X 5200mm LONG (ONE SIDE OBSTRUCTED)
   - 3200mm WIDE X 5200mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 7000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**

- (C) COMMERCIAL PARKING SPACE
- (R) RESIDENTIAL PARKING SPACE
- (V) VISITOR PARKING SPACE
- (E) EXISTING PARKING SPACE
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- CONVEX MIRROR
- ELECTRIC VEHICLE
- LIGHT STANDARD
- PAINTED LINES
- FIRE-RATED BULKHEAD

2600 x 5200 TYPICAL; 2900 x 5200 ONE SIDE OBSTRUCTED; 2600 x 6700 PARALLEL PARKING; 3650 1500 x 5200 ACCESSIBLE VISITOR - TYPE A; 2700 1500 x 5200 ACCESSIBLE VISITOR - TYPE B

| Date | No. | Description |
|---|---|---|

REVISION RECORD

2026-04-06 | Issued for ZBA

ISSUE RECORD


BDP. Quadrangle

**Quadrangle Architects Limited**
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com


340 Burnhamthorpe Road East and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | As indicated | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

P1 Parking Plan

# A251.S



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## PARKING PROVIDED

| | | Residential Spaces | | Commercial Spaces | | Total |
|---|---|---|---|---|---|---|
| | | Resident | Visitor | Retail | Grocery | |
| BLOCK 1 | Level 2-3 | 324 | 104 | | | 428 |
| | Upper Ground | | 47 | | | 47 |
| | Ground | | 41 | | | 41 |
| | P1 | 114 | | 41 | 227.0 | 382 |
| | P2-P3 | 871 | | | | 871 |
| | Total | 1309 | 192 | 41 | 227 | **1,769** |
| | Ratio | 1.02 | 0.15 | 1/100 sm | 5/100sm | |
| BLOCK 2 | Level 2-3 | 336 | | | | 336 |
| | Upper Ground | 110 | 49 | | | 159 |
| | Ground | | 146 | | | 146 |
| | P1 | 446 | | 16 | | 462 |
| | P2 | 510 | | | | 510 |
| | Total | 1402 | 195 | 16 | 0 | **1,613** |
| | Ratio | 1.08 | 0.15 | 1/100 sm | | |
| BLOCK 3 | P1 | 54 | 37 | | | 91 |
| | P2-P3 | 186 | 0 | | | 186 |
| | Total | 240 | 37 | 0 | 0 | **277** |
| | Ratio | 0.97 | 0.15 | | | |
| BLOCK 4 | P1 | 270 | 151 | 24 | | 445 |
| | P2-P3 | 909 | 0 | | | 909 |
| | Total | 1179 | 151 | 24 | | 1354 |
| | Ratio | 1.17 | 0.15 | 1/100 sm | | |
| BLOCK 5 | P1 | 101 | 73 | 18 | | 192 |
| | P2-P3 | 392 | 0 | | | 392 |
| | Total | 493 | 73 | 18 | | **584** |
| | Ratio | 1.01 | 0.15 | 1/100 sm | | |
| BLOCK 6 | P1 | 191 | 63 | 0 | | 254 |
| | P2 | 272 | 0 | | | 272 |
| | Total | 463 | 63 | 0 | | **526** |
| | Ratio | 1.10 | 0.15 | | | |
| BLOCK 7 | P1 | 110 | 18 | 0 | | 128 |
| | Total | 110 | 18 | 0 | | **128** |
| | Ratio | 0.93 | 0.15 | | | |
| BLOCK 8 | P1 | 170 | 70 | 0 | | 240 |
| | P2 | 242 | 0 | | | 242 |
| | Total | 412 | 70 | 0 | | **482** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 9 | P1 | 51 | 22 | 0 | | 73 |
| | P2 | 76 | 0 | | | 76 |
| | Total | 127 | 22 | 0 | | **149** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 10 | P1 | 215 | 50 | 0 | | 265 |
| | Total | 215 | 50 | 0 | | **265** |
| | Ratio | 0.64 | 0.15 | | | |
| BLOCK 11 | P1 | 231 | 35 | 0 | | 266 |
| | Total | 231 | 35 | 0 | | **266** |
| | Ratio | 1.00 | 0.15 | | | |
| BLOCK 12 | P1 | 233 | 57 | 0 | | 290 |
| | Total | 233 | 57 | 0 | | **290** |
| | Ratio | 0.62 | 0.15 | | | |
| TOTAL | **No. of Parking** | **6,414** | **963** | **99** | **227** | **7,703** |
| | **Ratio** | **1.00** | **0.15** | **1/30 sm** | **5/100sm** | |

## BICYCLE

| | | Residential Spaces | | Commercial Spaces | Total |
|---|---|---|---|---|---|
| | | Short-Term | Long Term | | |
| BLOCK 1 | | 34 | 166 | 9 | 209 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 2 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 3 | | 32 | 117 | | 149 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 4 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 5 | | 34 | 166 | 2 | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | |
| BLOCK 6 | | 34 | 166 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 7 | | 11 | 60 | | 71 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 8 | | 52 | 148 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 9 | | 73 | 14 | | 87 |
| | Ratio | 0.5 | 0.1 | | |
| BLOCK 10 | | 56 | 144 | | 200 |
| | Ratio | N/A | N/A | | |
| BLOCK 11 | | 22 | 108 | | 130 |
| | Ratio | 0.1 | 0.5 | | |
| BLOCK 12 | | 34 | 166 | | 200 |
| | Ratio | N/A | N/A | | |
| TOTAL | | 450 | 1587 | 15 | 2052 |

## Area Usage Legend

- BICYCLE
- ELEVATOR CORE
- EXITS
- GARBAGE
- LOBBY
- LOCKERS
- PARKING
- SERVICE


1 P2 FLOOR
A252.S

**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
   - 2600mm WIDE X 5200mm LONG (NO SIDES OBSTRUCTED)
   - 2900mm WIDE X 5200mm LONG (ONE SIDE OBSTRUCTED)
   - 3200mm WIDE X 5200mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 7000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**

- C — COMMERCIAL PARKING SPACE
- R — RESIDENTIAL PARKING SPACE
- V — VISITOR PARKING SPACE
- E — EXISTING PARKING SPACE
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- CONVEX MIRROR
- ELECTRIC VEHICLE
- LS — LIGHT STANDARD
- PAINTED LINES
- FIRE-RATED BULKHEAD

2600 x 5200 TYPICAL; 2900 x 5200 ONE SIDE OBSTRUCTED; 2600 x 6700 PARALLEL PARKING; 3650 1500 x 5200 ACCESSIBLE VISITOR - TYPE A; 2700 1500 x 5200 ACCESSIBLE VISITOR - TYPE B

| Date | No. | Description |
|---|---|---|

REVISION RECORD

| | |
|---|---|
| 2026-04-06 | Issued for ZBA |

ISSUE RECORD


BDP. Quadrangle

**Quadrangle Architects Limited**
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com


340 Burnhamthorpe Road East
and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | As indicated | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

P2 Parking Plan

A252.S



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## PARKING PROVIDED

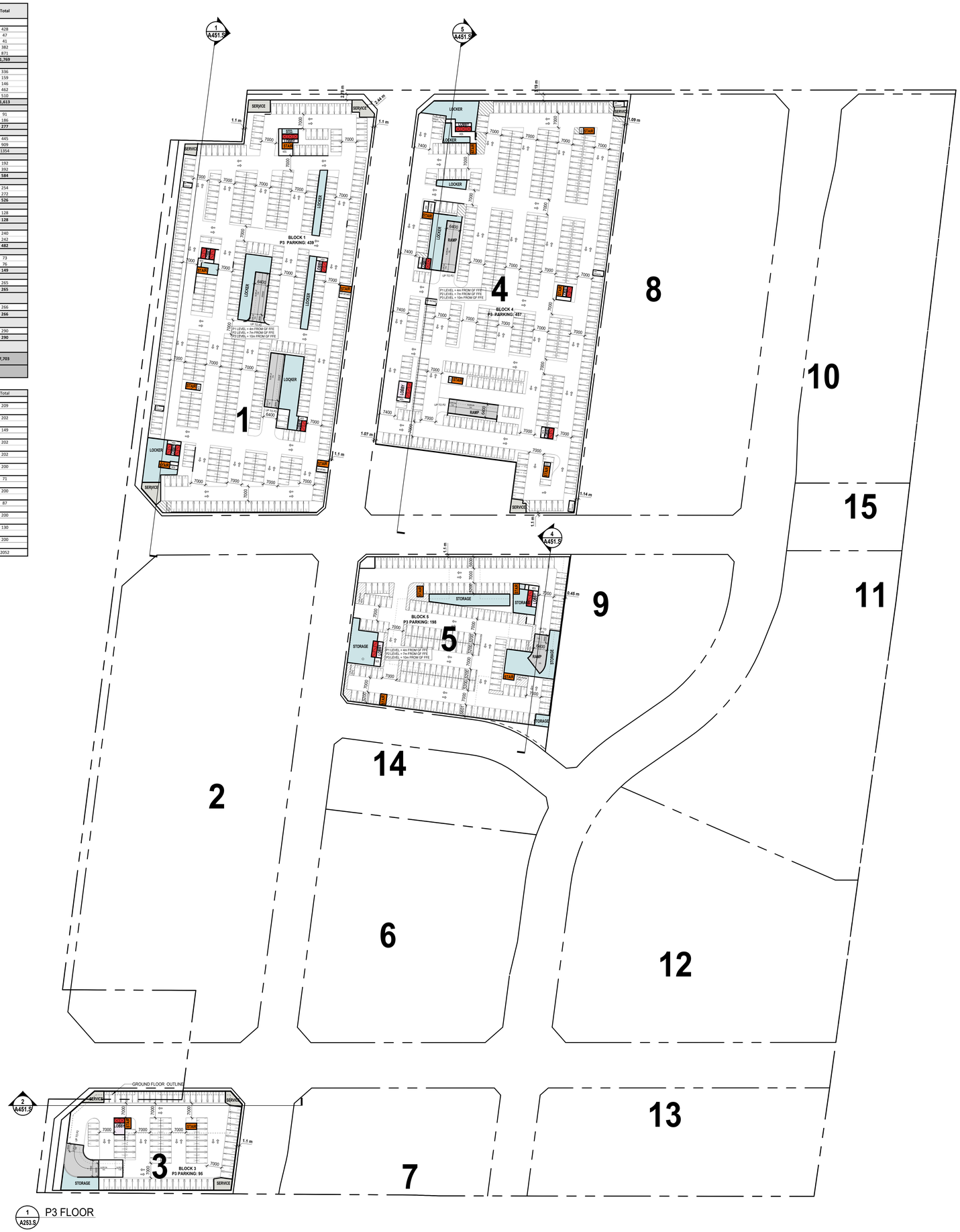
| | | Residential Spaces | | Commercial Spaces | | Total |
|---|---|---|---|---|---|---|
| | | Resident | Visitor | Retail | Grocery | |
| BLOCK 1 | Level 2-3 | 324 | 104 | | | 428 |
| | Upper Ground | | 47 | | | 47 |
| | Ground | | 41 | | | 41 |
| | P1 | 114 | | 41 | 227.0 | 382 |
| | P2-P3 | 871 | | | | 871 |
| | Total | 1309 | 192 | 41 | 227 | **1,769** |
| | Ratio | 1.02 | 0.15 | 1/100 sm | 5/100sm | |
| BLOCK 2 | Level 2-3 | 336 | | | | 336 |
| | Upper Ground | 110 | 49 | | | 159 |
| | Ground | | 146 | | | 146 |
| | P1 | 446 | | 16 | | 462 |
| | P2 | 510 | | | | 510 |
| | Total | 1402 | 195 | 16 | 0 | **1,613** |
| | Ratio | 1.08 | 0.15 | 1/100 sm | | |
| BLOCK 3 | P1 | 54 | 37 | | | 91 |
| | P2-P3 | 186 | 0 | | | 186 |
| | Total | 240 | 37 | 0 | 0 | **277** |
| | Ratio | 0.97 | 0.15 | | | |
| BLOCK 4 | P1 | 270 | 151 | 24 | | 445 |
| | P2-P3 | 909 | 0 | | | 909 |
| | Total | 1179 | 151 | 24 | | 1354 |
| | Ratio | 1.17 | 0.15 | 1/100 sm | | |
| BLOCK 5 | P1 | 101 | 73 | 18 | | 192 |
| | P2-P3 | 392 | 0 | | | 392 |
| | Total | 493 | 73 | 18 | | **584** |
| | Ratio | 1.01 | 0.15 | 1/100 sm | | |
| BLOCK 6 | P1 | 191 | 63 | 0 | | 254 |
| | P2 | 272 | 0 | | | 272 |
| | Total | 463 | 63 | 0 | | **526** |
| | Ratio | 1.10 | 0.15 | | | |
| BLOCK 7 | P1 | 110 | 18 | 0 | | 128 |
| | Total | 110 | 18 | 0 | | **128** |
| | Ratio | 0.93 | 0.15 | | | |
| BLOCK 8 | P1 | 170 | 70 | 0 | | 240 |
| | P2 | 242 | 0 | | | 242 |
| | Total | 412 | 70 | 0 | | **482** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 9 | P1 | 51 | 22 | 0 | | 73 |
| | P2 | 76 | 0 | | | 76 |
| | Total | 127 | 22 | 0 | | **149** |
| | Ratio | 0.88 | 0.15 | | | |
| BLOCK 10 | P1 | 215 | 50 | 0 | | 265 |
| | Total | 215 | 50 | 0 | | **265** |
| | Ratio | 0.64 | 0.15 | | | |
| BLOCK 11 | P1 | 231 | 35 | 0 | | 266 |
| | Total | 231 | 35 | 0 | | **266** |
| | Ratio | 1.00 | 0.15 | | | |
| BLOCK 12 | P1 | 233 | 57 | 0 | | 290 |
| | Total | 233 | 57 | 0 | | **290** |
| | Ratio | 0.62 | 0.15 | | | |
| TOTAL | No. of Parking | 6,414 | 963 | 99 | 227 | 7,703 |
| | Ratio | 1.00 | 0.15 | 1/30 sm | 5/100sm | |

## BICYCLE

| | | Residential Spaces | | Commercial Spaces | | Total |
|---|---|---|---|---|---|---|
| | | Short-Term | Long Term | | | |
| BLOCK 1 | | 34 | 166 | 9 | | 209 |
| | Ratio | N/A | N/A | 1/1000 sm | | |
| BLOCK 2 | | 34 | 166 | 2 | | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | | |
| BLOCK 3 | | 32 | 117 | | | 149 |
| | Ratio | 0.1 | 0.5 | | | |
| BLOCK 4 | | 34 | 166 | 2 | | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | | |
| BLOCK 5 | | 34 | 166 | 2 | | 202 |
| | Ratio | N/A | N/A | 1/1000 sm | | |
| BLOCK 6 | | 34 | 166 | | | 200 |
| | Ratio | N/A | N/A | | | |
| BLOCK 7 | | 11 | 60 | | | 71 |
| | Ratio | 0.1 | 0.5 | | | |
| BLOCK 8 | | 52 | 148 | | | 200 |
| | Ratio | N/A | N/A | | | |
| BLOCK 9 | | 73 | 14 | | | 87 |
| | Ratio | 0.5 | 0.1 | | | |
| BLOCK 10 | | 56 | 144 | | | 200 |
| | Ratio | N/A | N/A | | | |
| BLOCK 11 | | 22 | 108 | | | 130 |
| | Ratio | 0.1 | 0.5 | | | |
| BLOCK 12 | | 34 | 166 | | | 200 |
| | Ratio | N/A | N/A | | | |
| TOTAL | | 450 | 1587 | 15 | | 2052 |

## Area Usage Legend

- ELEVATOR CORE
- EXITS
- GARBAGE
- LOBBY
- LOCKERS
- PARKING
- SERVICE

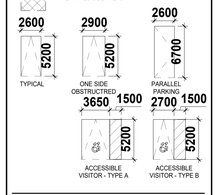



**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
   - 2600mm WIDE X 5200mm LONG (NO SIDES OBSTRUCTED)
   - 2900mm WIDE X 5200mm LONG (ONE SIDE OBSTRUCTED)
   - 3200mm WIDE X 5200mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 7000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**

- C — COMMERCIAL PARKING SPACE
- R — RESIDENTIAL PARKING SPACE
- V — VISITOR PARKING SPACE
- E — EXISTING PARKING SPACE
- 1830 — BIKE LOCKER
- 1705 — BIKE PARKING (STACKED)
- 1705 — BIKE PARKING (VERTICAL)
- CONVEX MIRROR
- EC — ELECTRIC VEHICLE
- LS — LIGHT STANDARD
- PAINTED LINES
- FIRE-RATED BULKHEAD




| Date | No. | Description |
|---|---|---|

REVISION RECORD

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ISSUE RECORD

**BDP. Quadrangle**


**Quadrangle Architects Limited**
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t 416 598 1240 www.bdpquadrangle.com


340 Burnhamthorpe Road East
and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | As indicated | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

P3 Parking Plan

# A253.S




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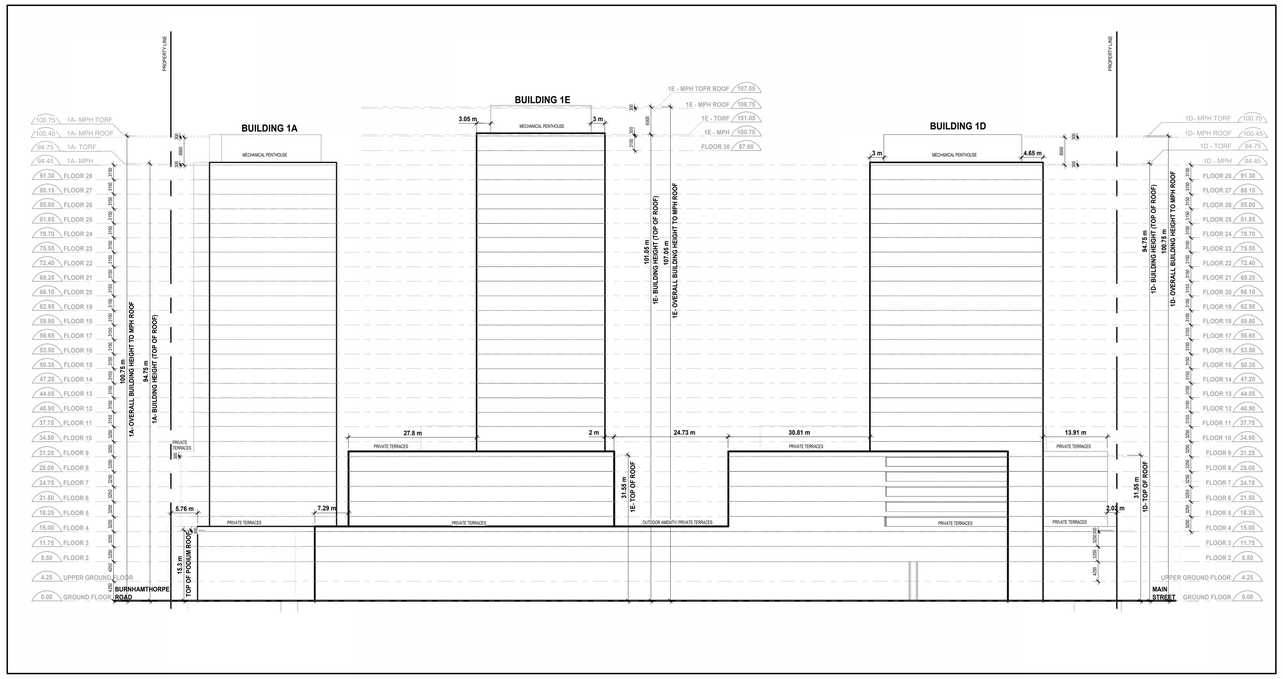
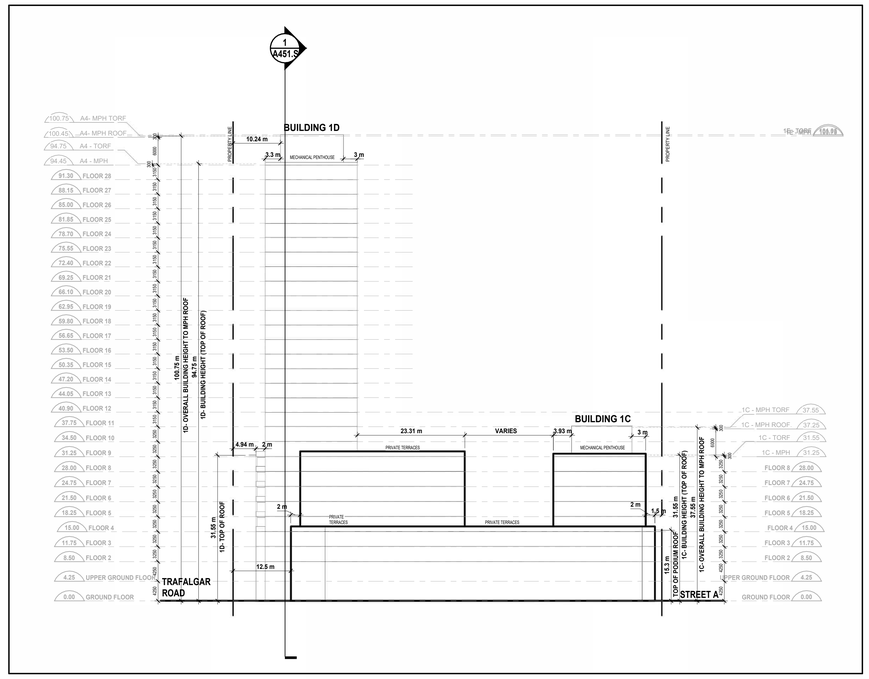
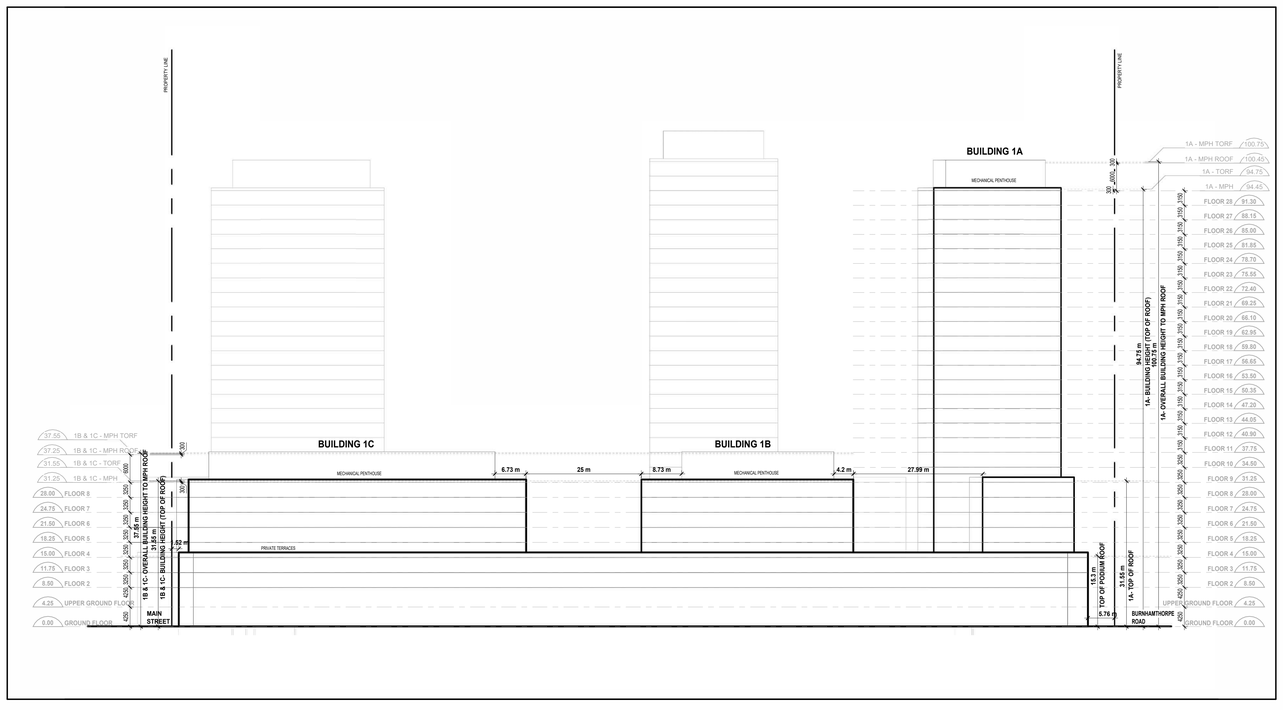


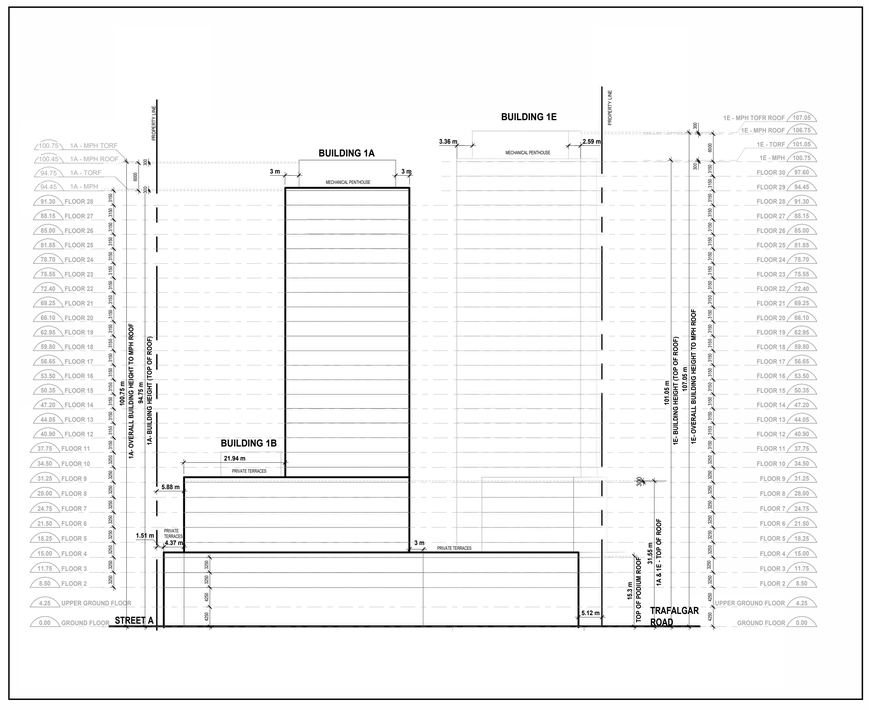

4 A401.S BLOCK 1 - WEST ELEVATION




2 A401.S BLOCK 1 - SOUTH ELEVATION




3 A401.S BLOCK 1 - EAST ELEVATION




1 A401.S BLOCK 1 - NORTH ELEVATION

| Date | No. | Description |
|---|---|---|

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340 Burnhamthorpe Road East and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Block 1 Elevations

# A401.S





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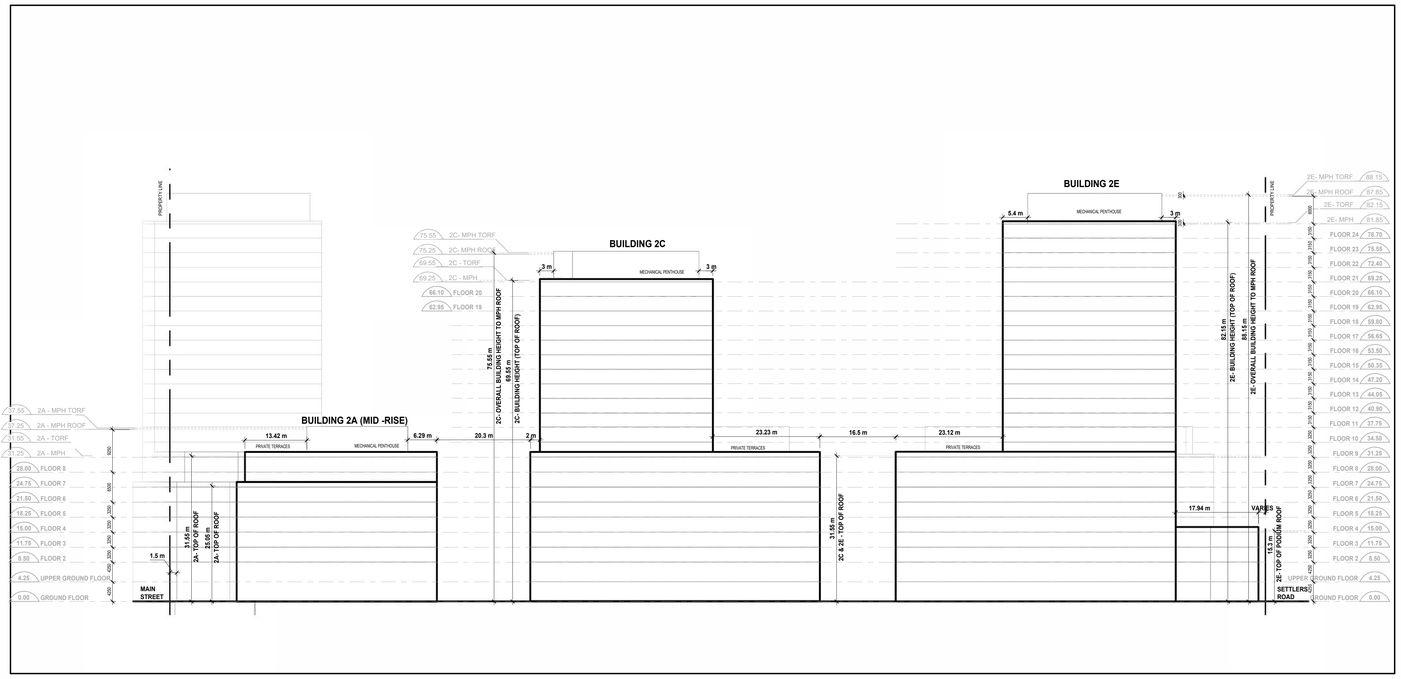
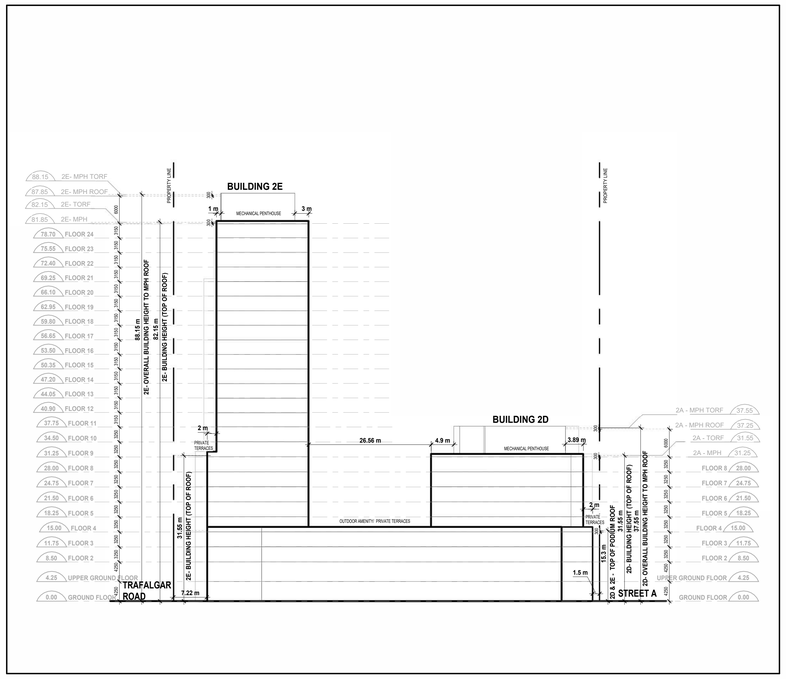
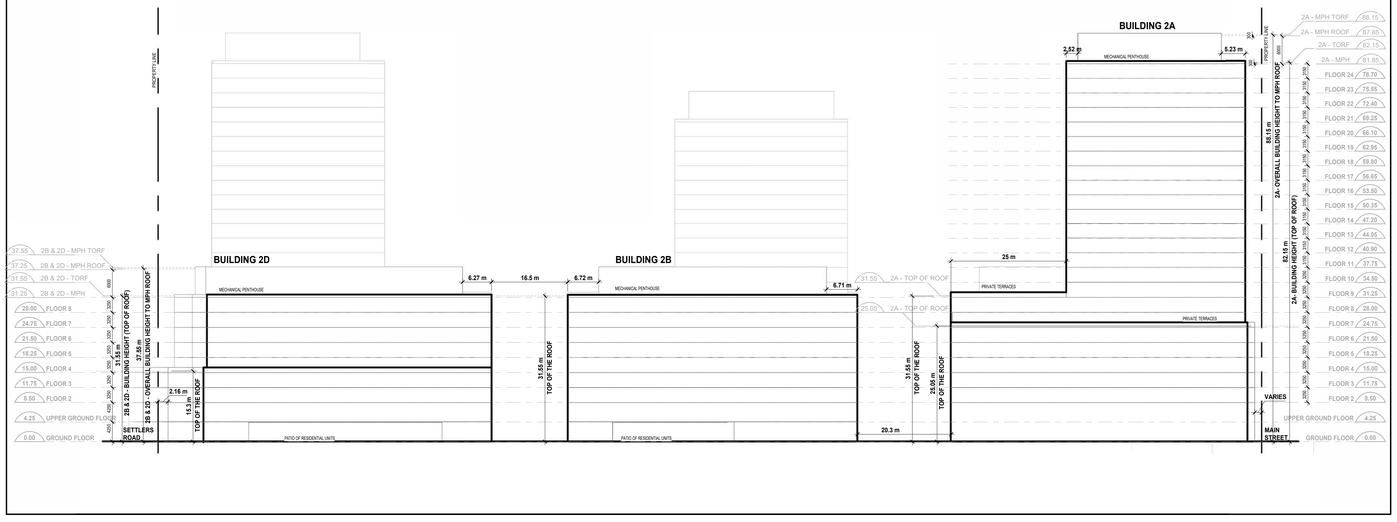


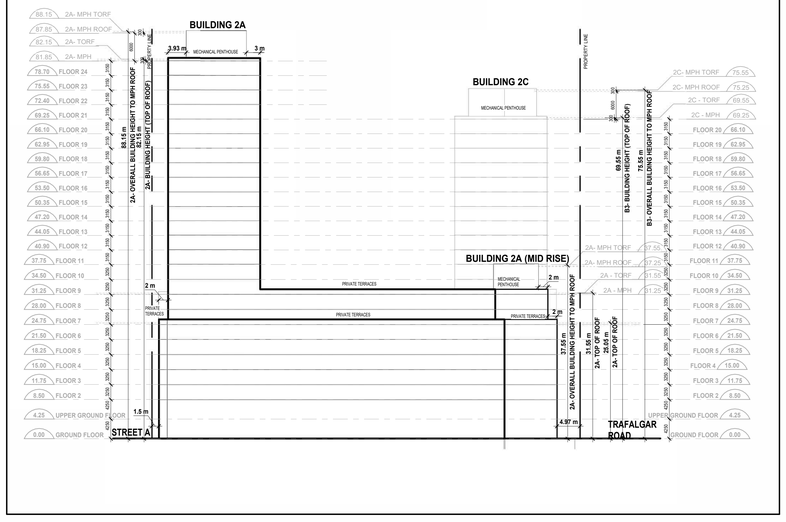

4 A402.S BLOCK 2 - WEST ELEVATION




2 A402.S BLOCK 2 - SOUTH ELEVATION




3 A402.S BLOCK 2 - EAST ELEVATION




1 A402.S BLOCK 2 - NORTH ELEVATION

| Date | No. | Description |
|---|---|---|

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2026-04-06 | Issued for ZBA

ISSUE RECORD


BDP. Quadrangle

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340 Burnhamthorpe Road East and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

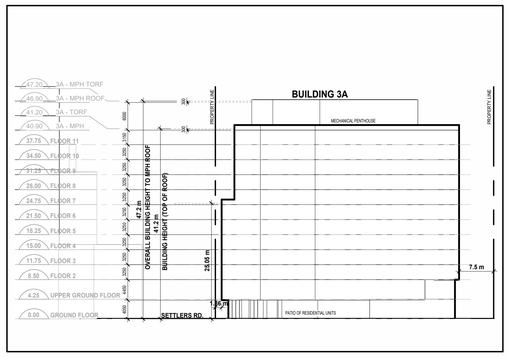
Block 2 Elevations

# A402.S

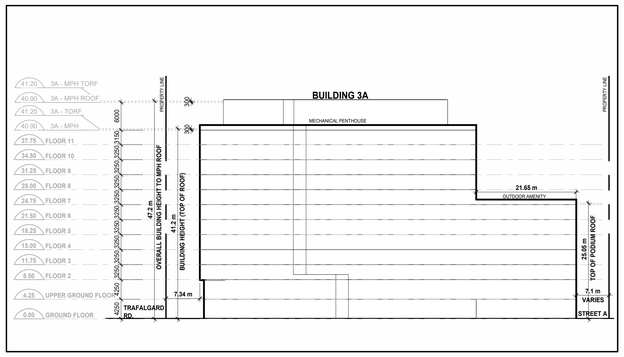




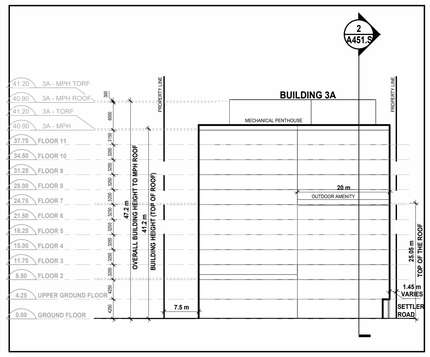
2026-03-27 1:00:49 PM



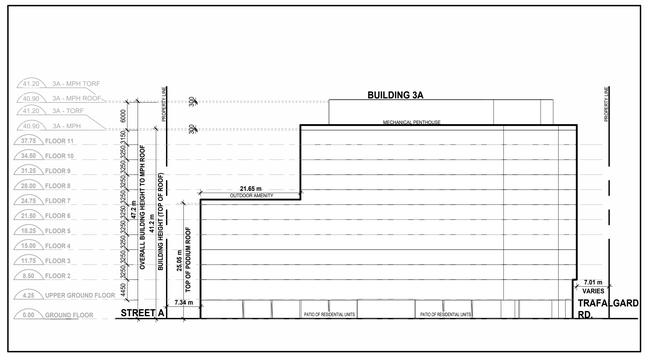

8 A403.S BLOCK 3 - WEST ELEVATION



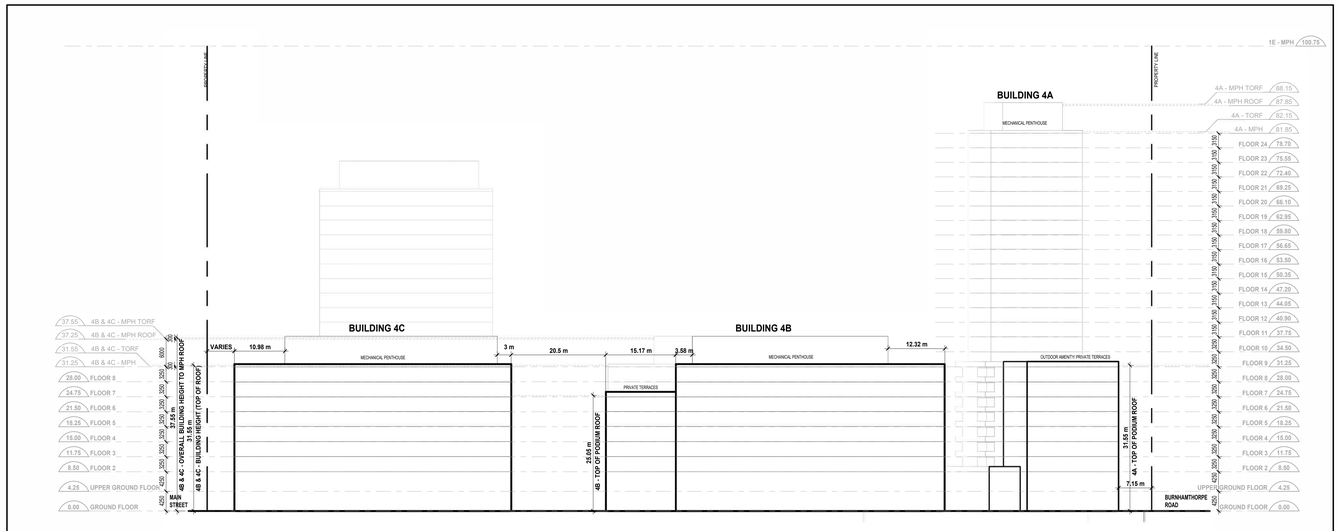

7 A403.S BLOCK 3 - SOUTH ELEVATION



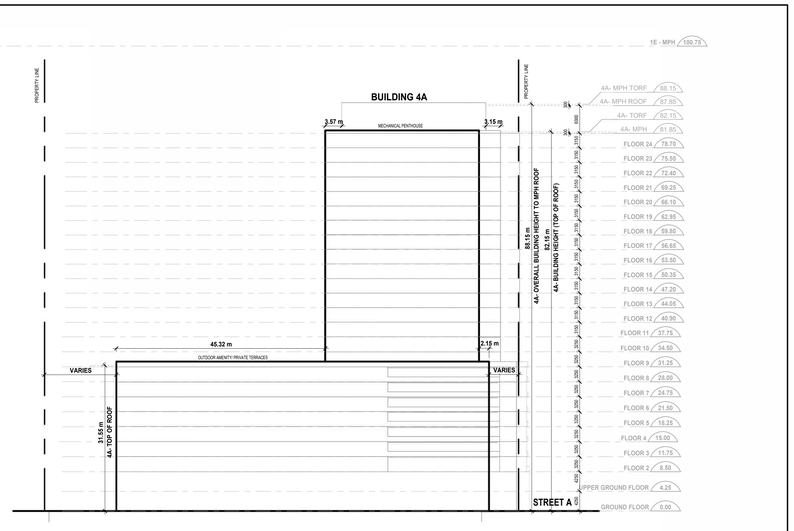

6 A403.S BLOCK 3 - EAST ELEVATION



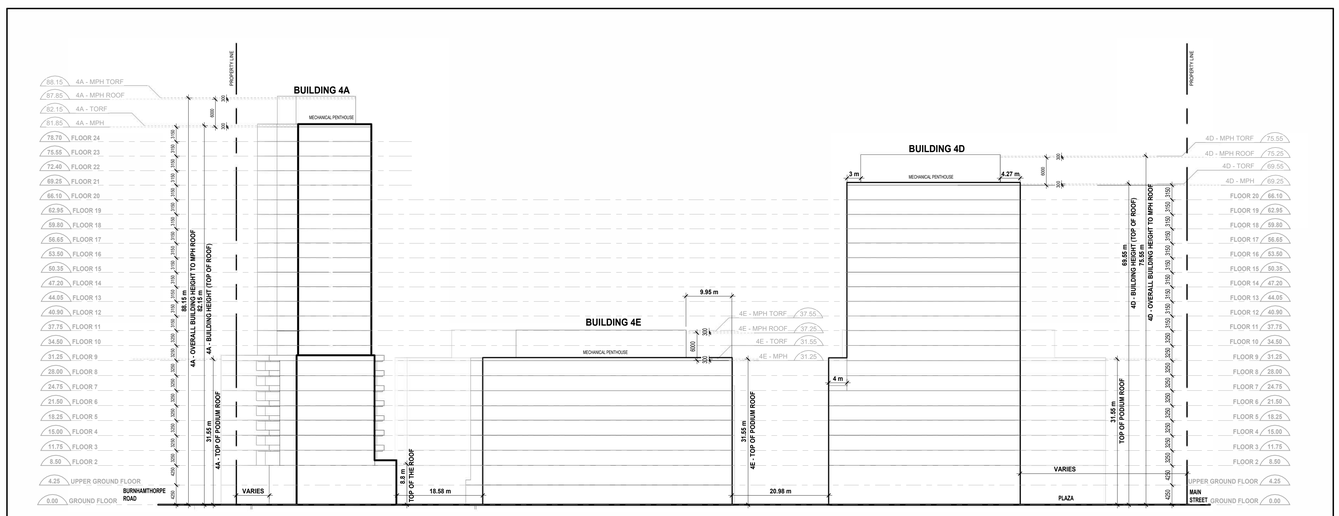

5 A403.S BLOCK 3 - NORTH ELEVATION



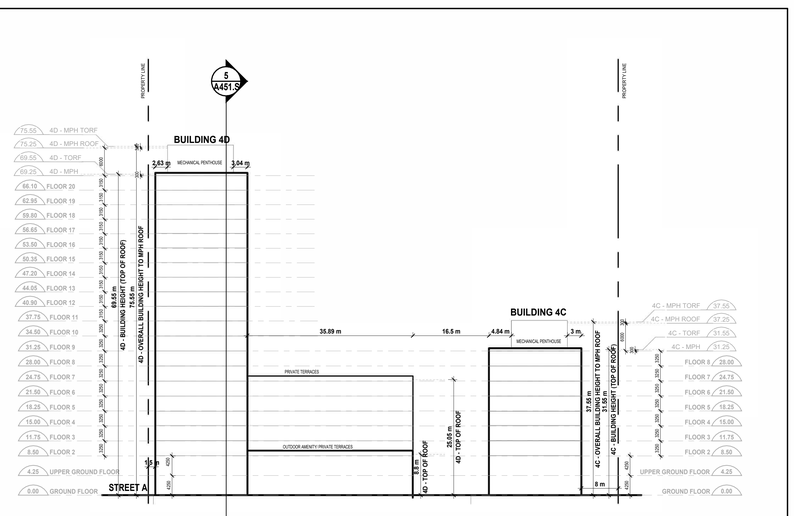

4 A403.S BLOCK 4 - EAST ELEVATION




2 A403.S BLOCK 4 - NORTH ELEVATION




3 A403.S BLOCK 4 - WEST ELEVATION




1 A403.S BLOCK 4 - SOUTH ELEVATION

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|---|---|---|

REVISION RECORD

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BDP. Quadrangle

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340 Burnhamthorpe Road East and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

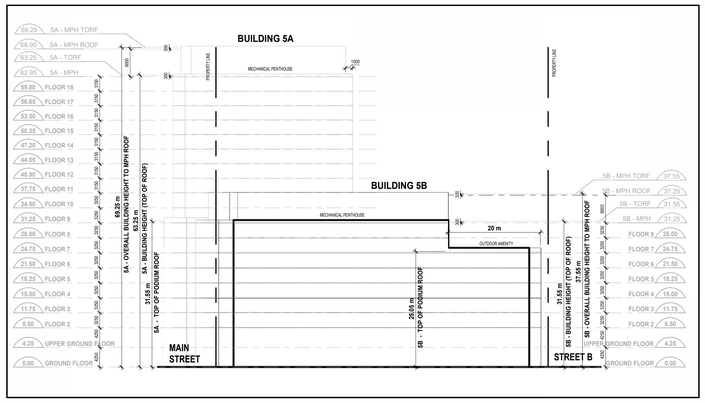
| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Blocks 3 & 4 Elevations

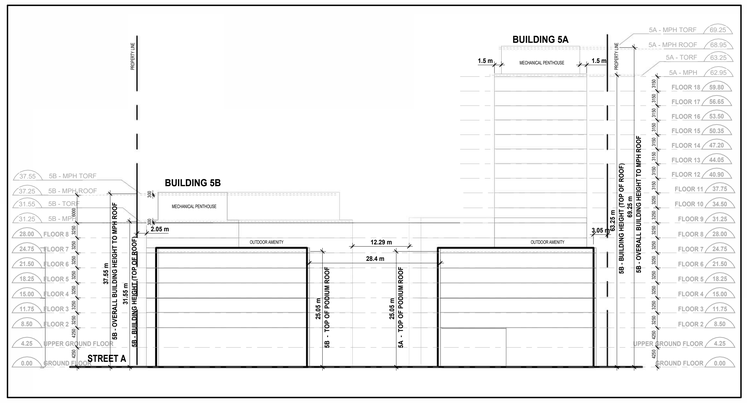
# A403.S



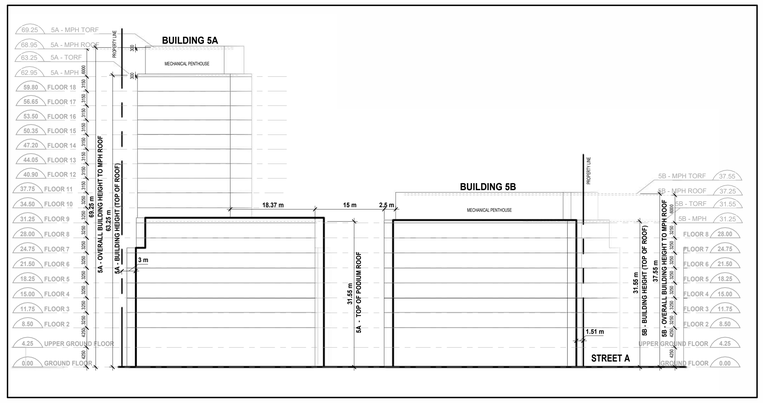
2026-03-27 1:51:48 PM



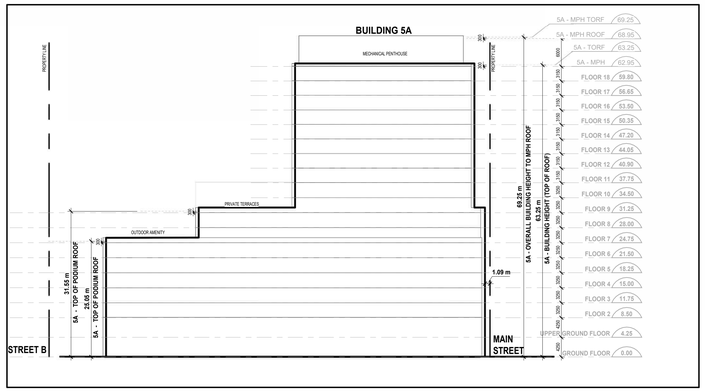

1 / A404.S BLOCK 5 - WEST ELEVATION



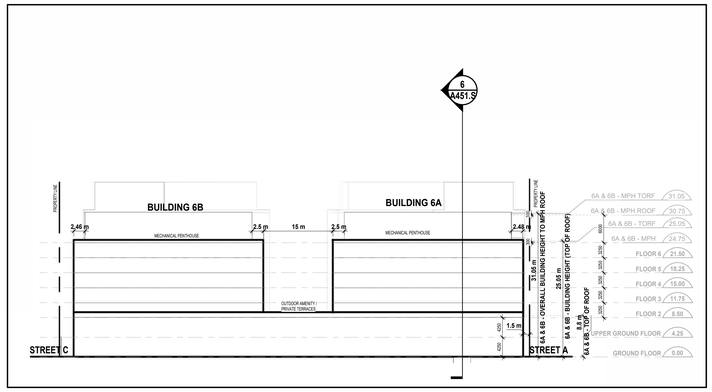

2 / A404.S BLOCK 5 - SOUTH ELEVATION



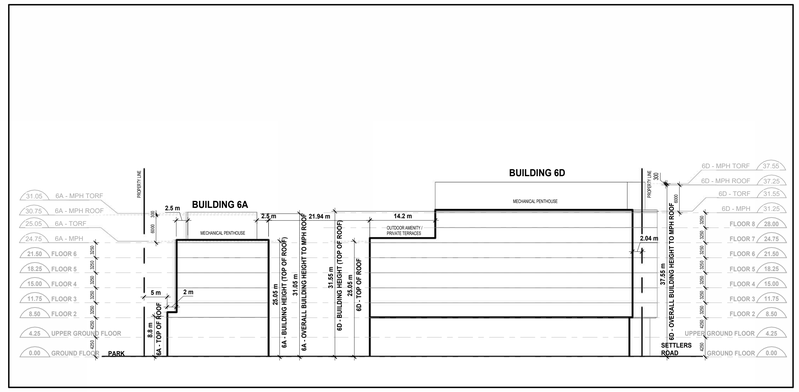

3 / A404.S BLOCK 5 - NORTH ELEVATION



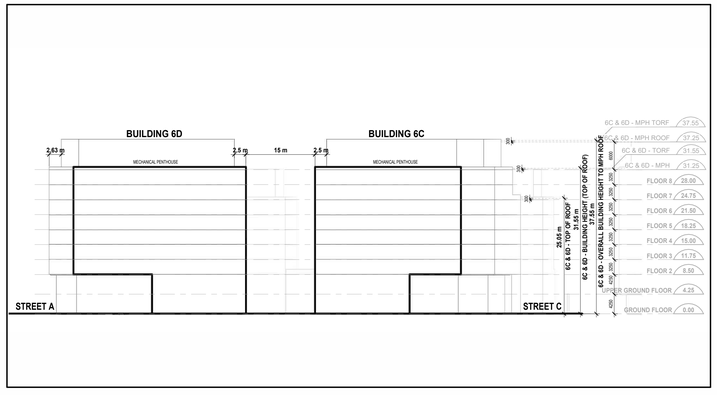

4 / A404.S BLOCK 5 - EAST ELEVATION



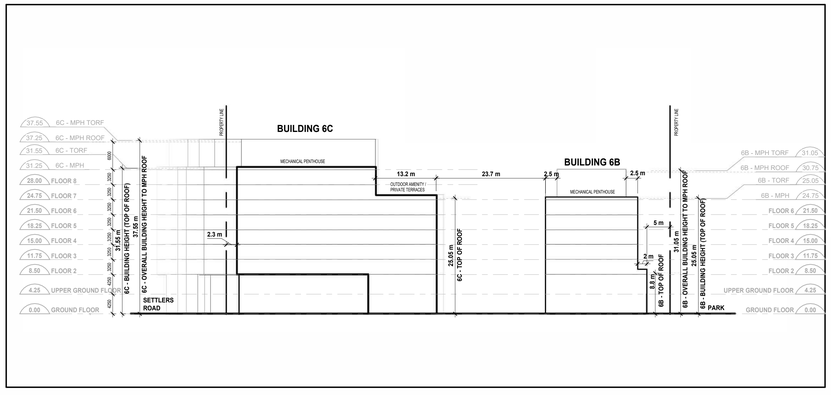

5 / A404.S BLOCK 6 - NORTH ELEVATION



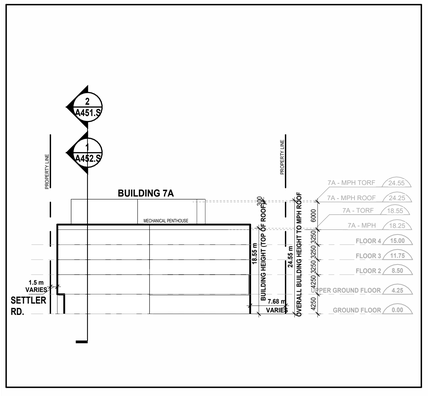

6 / A404.S BLOCK 6 - WEST ELEVATION



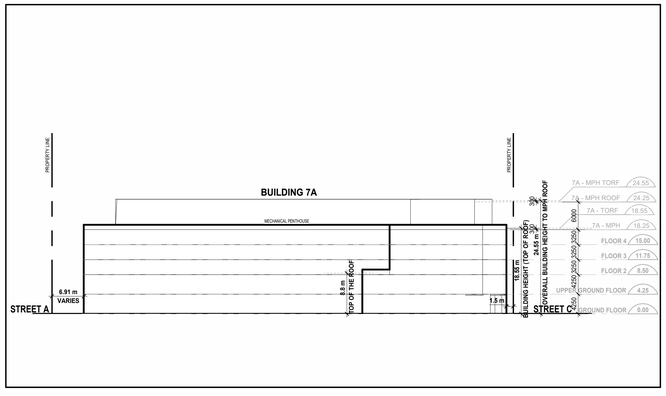

7 / A404.S BLOCK 6 - SOUTH ELEVATION



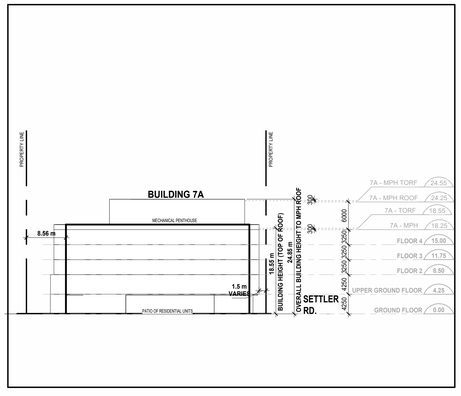

8 / A404.S BLOCK 6 - EAST ELEVATION



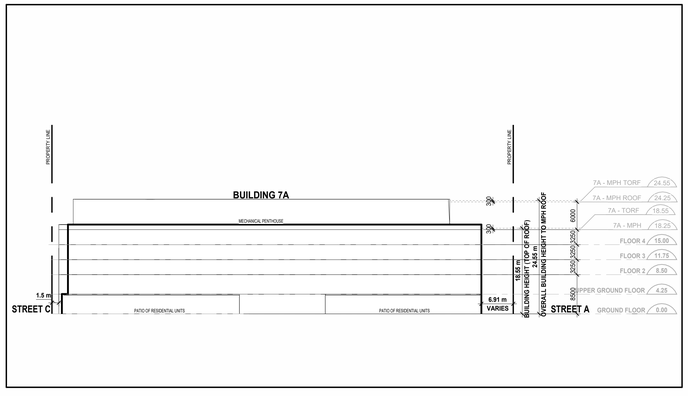

9 / A404.S BLOCK 7 - WEST ELEVATION




10 / A404.S BLOCK 7 - SOUTH ELEVATION




11 / A404.S BLOCK 7 - EAST ELEVATION




12 / A404.S BLOCK 7 - NORTH ELEVATION

| Date | No. | Description |
|---|---|---|

REVISION RECORD

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Oakville, Ontario

for
1816986 Ontario Inc.

24064 PROJECT | 1 : 500 SCALE | SR DRAWN | SK REVIEWED

Blocks 5, 6 & 7 Elevations

# A404.S




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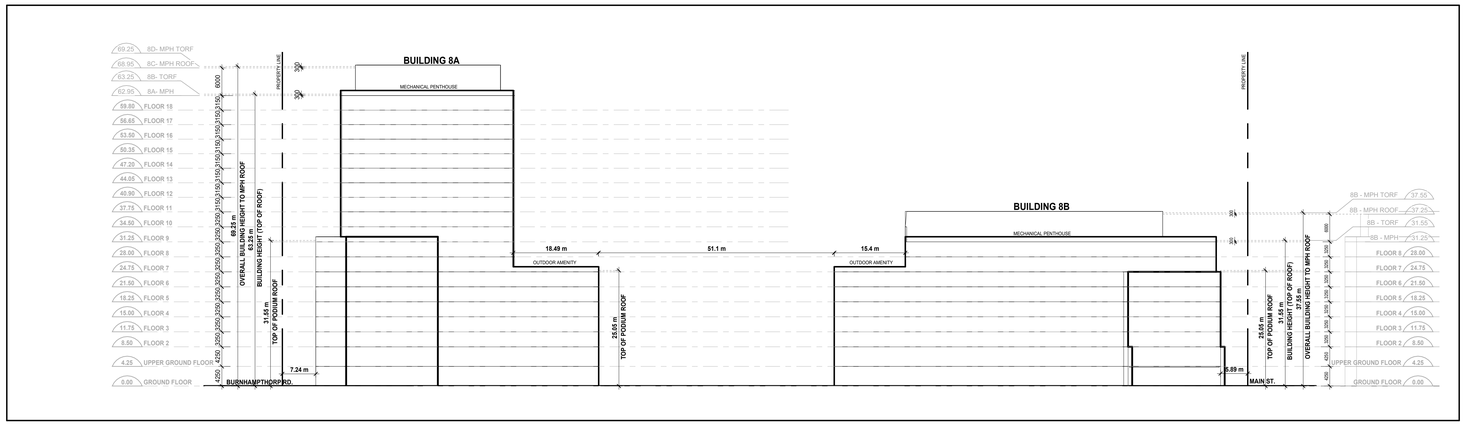
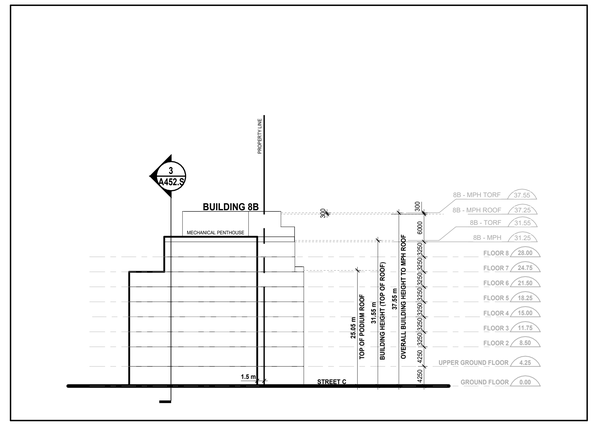
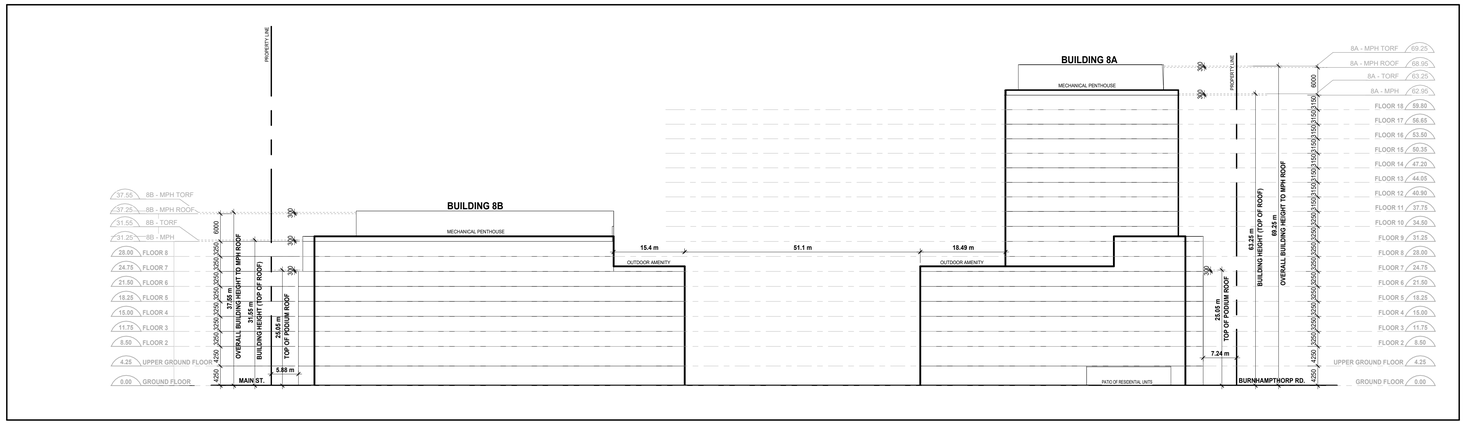


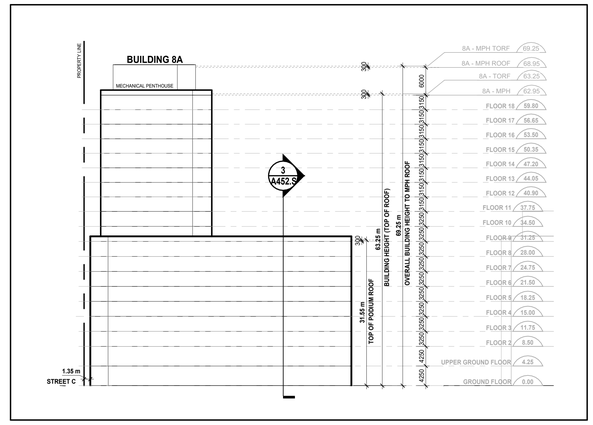

1 A405.S BLOCK 8 - WEST ELEVATION



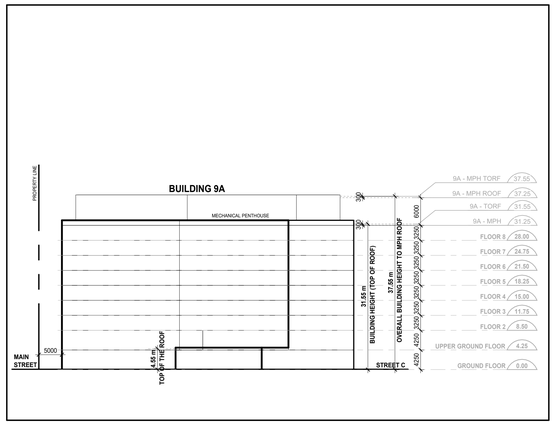

2 A405.S BLOCK 8 - SOUTH ELEVATION



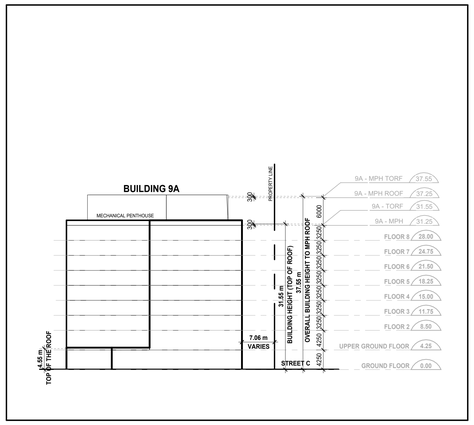

3 A405.S BLOCK 8 - EAST ELEVATION



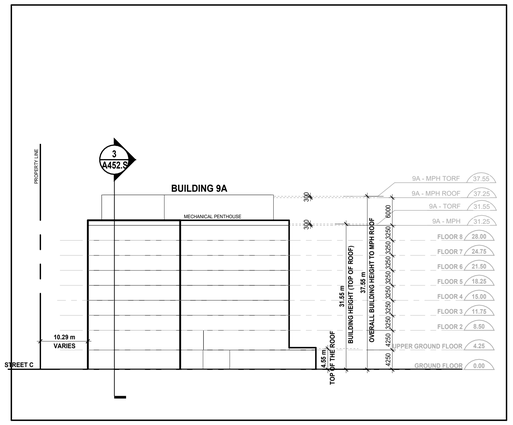

4 A405.S BLOCK 8 - NORTH ELEVATION



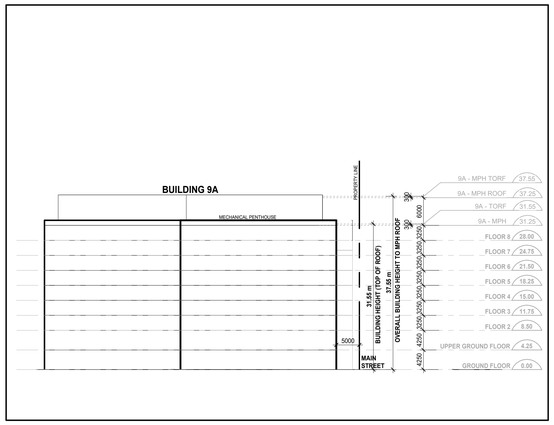

5 A405.S BLOCK 9 - WEST ELEVATION




6 A405.S BLOCK 9 - SOUTH ELEVATION




7 A405.S BLOCK 9 - NORTH ELEVATION




8 A405.S BLOCK 9 - EAST ELEVATION

| Date | No. | Description |
|---|---|---|

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| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Blocks 8 & 9 Elevations

# A405.S




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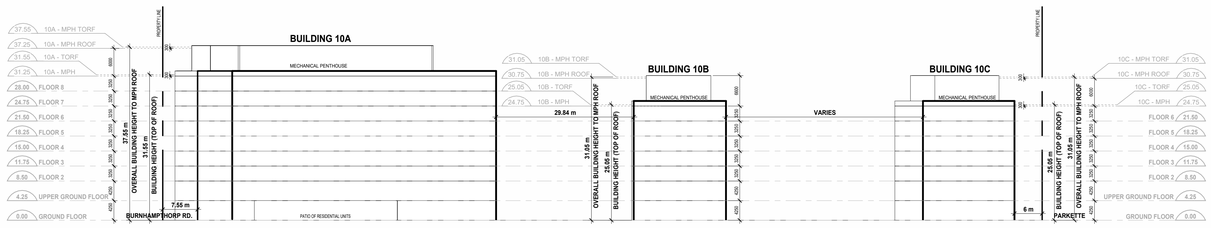
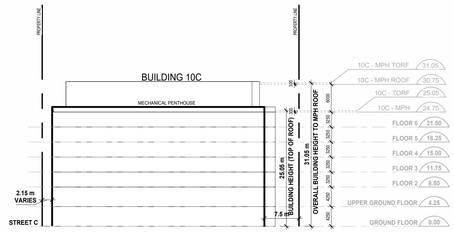
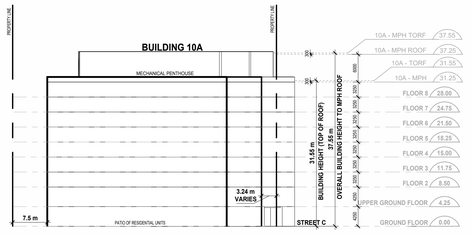



1 A406.S BLOCK 10 - WEST ELEVATION



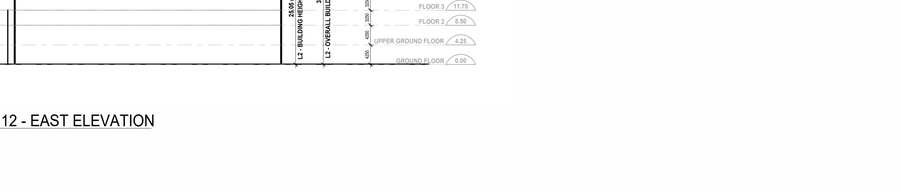

2 A406.S BLOCK 10 - SOUTH ELEVATION



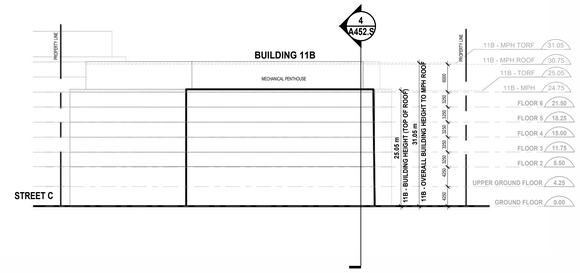

3 A406.S BLOCK 10 - NORTH ELEVATION



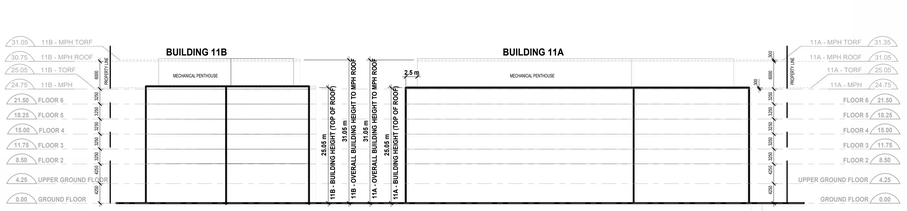

4 A406.S BLOCK 10 - EAST ELEVATION

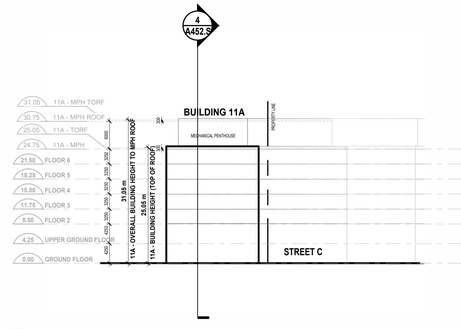

5 A406.S BLOCK 11 - WEST ELEVATION



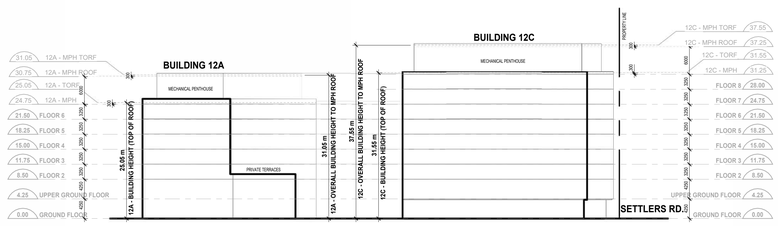

6 A406.S BLOCK 11 - SOUTH ELEVATION



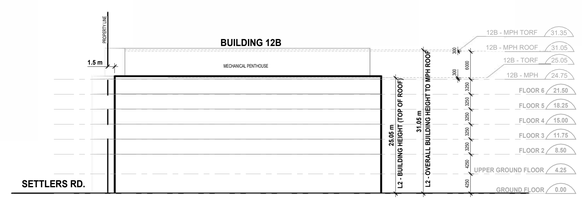

7 A406.S BLOCK 11 - EAST ELEVATION



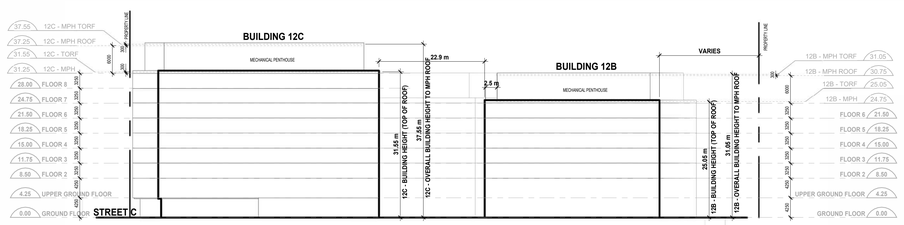

8 A406.S BLOCK 11 - NORTH ELEVATION



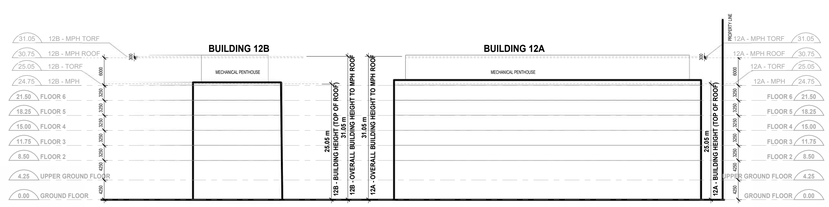

9 A406.S BLOCK 12 - WEST ELEVATION




10 A406.S BLOCK 12 - EAST ELEVATION




11 A406.S BLOCK 12 - SOUTH ELEVATION




12 A406.S BLOCK 12 - NORTH ELEVATION

| Date | No. | Description |
|---|---|---|
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| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Blocks 10,11 & 12 Elevations

A406.S



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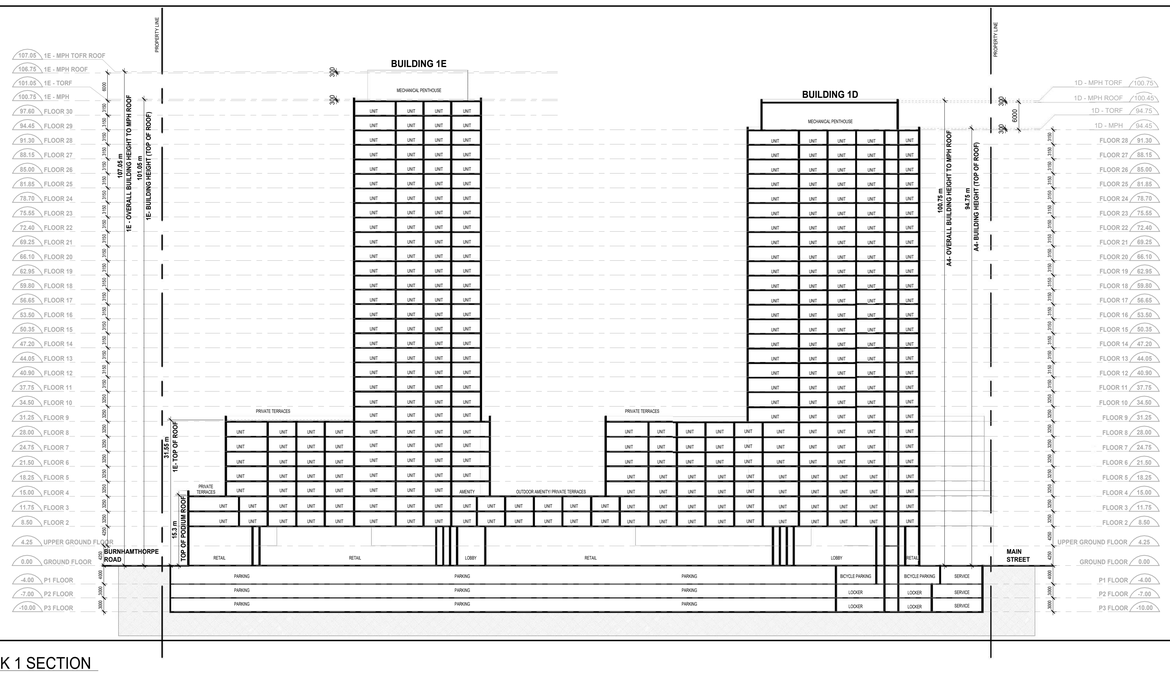
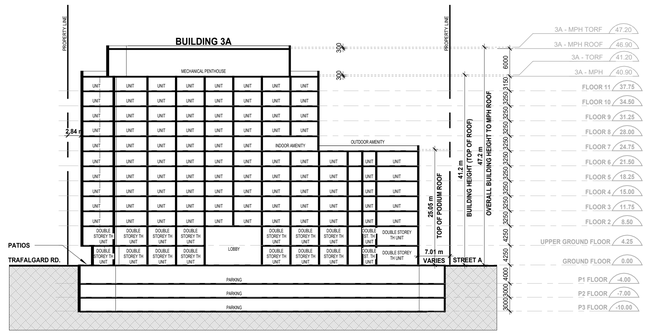



1 A451.S BLOCK 1 SECTION




2 A451.S BLOCK 3 SECTION




3 A451.S BLOCK 2 SECTION




4 A451.S BLOCK 5 SECTION




5 A451.S BLOCK 4 SECTION




6 A451.S BLOCK 6 SECTION

| Date | No. | Description |
|---|---|---|
| REVISION RECORD | | |

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| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Blocks 1-6 Sections

# A451.S




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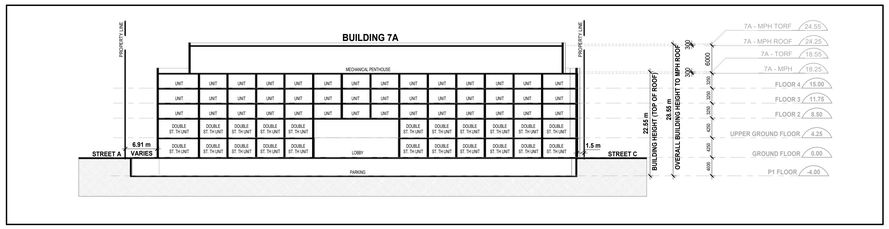
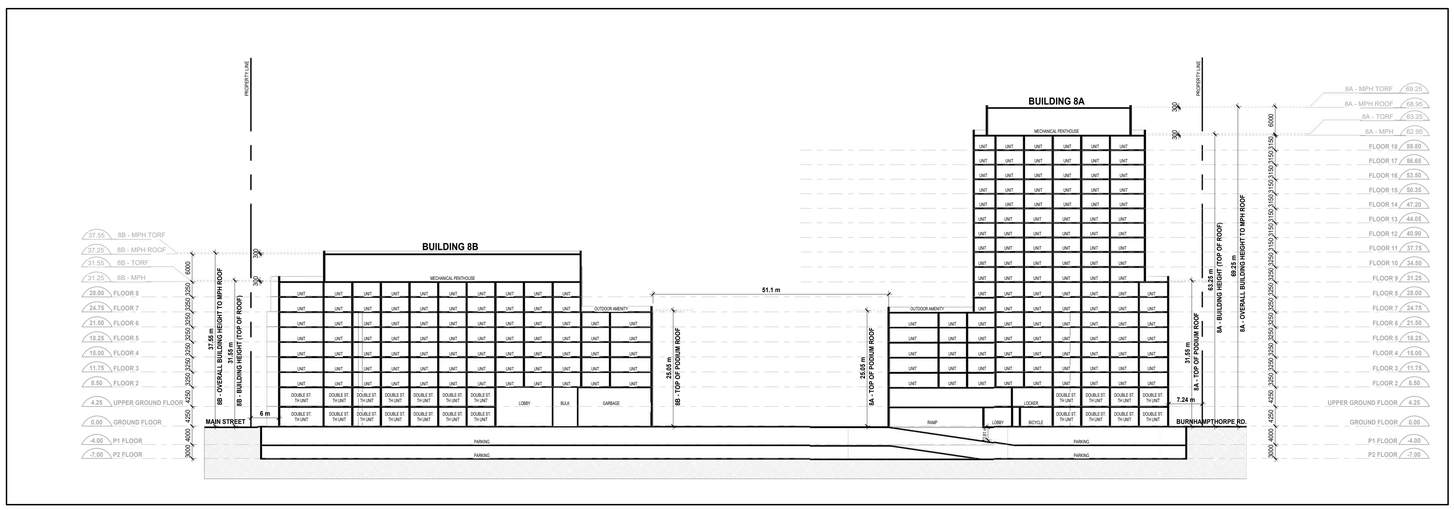
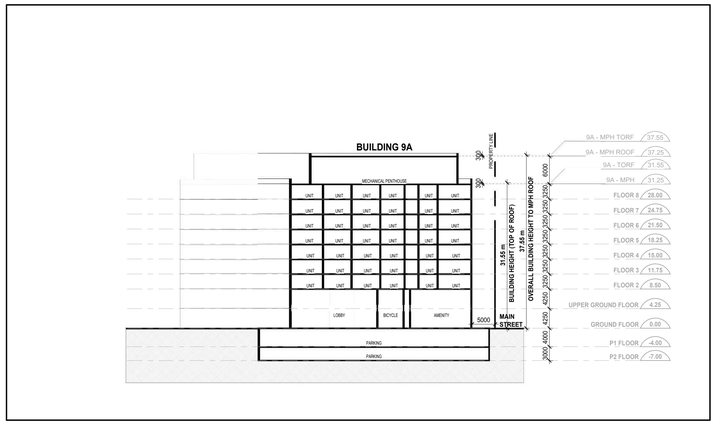


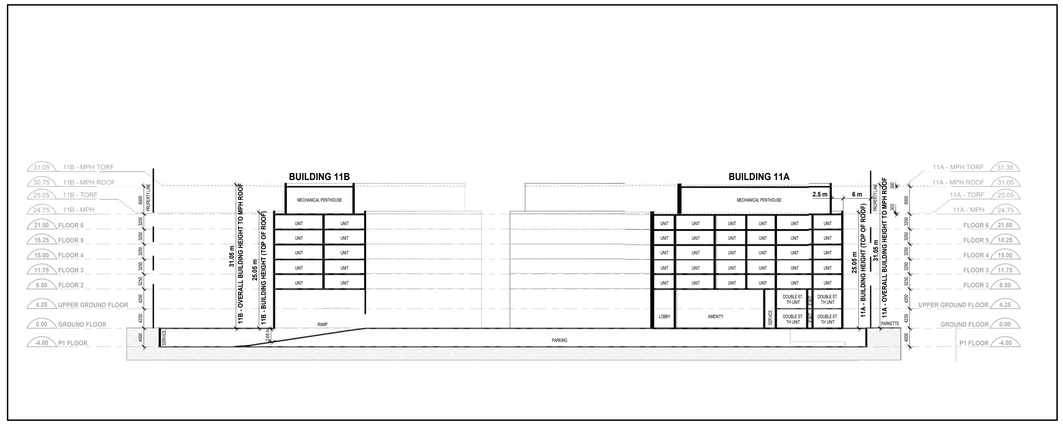

1 A452.S BLOCK 7 SECTION



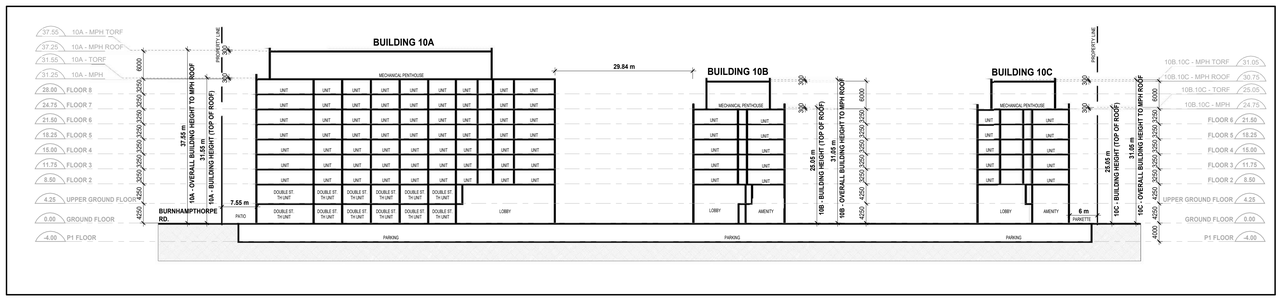

2 A452.S BLOCK 8 SECTION



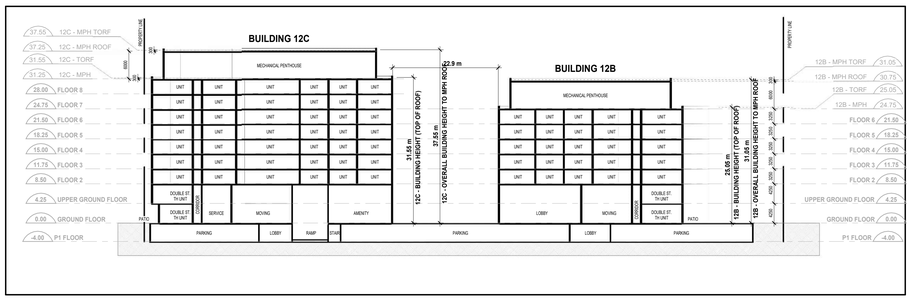

3 A452.S BLOCK 9 SECTION




4 A452.S BLOCK 11 SECTION




6 A452.S BLOCK 10 SECTION




5 A452.S BLOCK 12 SECTION

| Date | No. | Description |
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2026-04-06 | Issued for ZBA

ISSUE RECORD

BDP. Quadrangle


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340 Burnhamthorpe Road East and 3437 Trafalgar Road
Oakville, Ontario

for
1816986 Ontario Inc.

| 24064 | 1 : 500 | SR | SK |
|---|---|---|---|
| PROJECT | SCALE | DRAWN | REVIEWED |

Blocks 7-12 Sections

# A452.S




C:\Users\HM4624\Documents\BDPQ_AR_24064_Trafalgar & Burnhamthorpe_Master Plan_D2025_hmahdiYPZY6.rvt
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# APPENDIX B

# CRITERIA

## Transportation Sources

Guidance from the Ontario Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Environmental Noise Guideline was used to assess environmental noise generated by transportation-related sources. There are three aspects to consider, which include the following:

i. Transportation source sound levels in indoor living areas (living rooms and sleeping quarters), which determines building façade elements (windows, exterior walls, doors) sound insulation design recommendations.
ii. Transportation source sound levels at the plane of the window, which determines air-conditioning and ventilation system recommendations and associated warning clauses which inform the future occupants that windows and doors must be closed in order to meet the indoor sound level criteria.
iii. Transportation source sound levels in Outdoor Living Areas (OLAs), which determines OLA noise mitigation and related warning clause recommendations.

### Road and Rail

#### Indoor Sound Level Criteria

For assessing sound originating from transportation sources, NPC-300 defines sound level criteria as summarized in **Table 1** for indoor areas of sensitive uses. The specified values are maximum sound levels and apply to the indicated indoor spaces with the windows and doors closed.

**Table 1: Indoor Sound Level Criteria for Road and Rail Sources**

| Type of Space | Source | Sound Level Criteria (Indoors) | |
|---|---|---|---|
| | | Daytime $L_{eq,16\text{-}hr}$ 07:00h – 23:00h | Nighttime $L_{eq,8\text{-}hr}$ 23:00h – 07:00h |
| **Living Quarters** Examples: Living, dining and den areas of residences, hospitals, nursing homes, schools and daycare centres | **Road** | 45 dBA | |
| | **Rail** | 40 dBA | |
| **Sleeping Quarters** | **Road** | 45 dBA | 40 dBA |
| | **Rail** | 40 dBA | 35 dBA |

NPC-300 also provides guidelines for acceptable indoor sound levels that are extended to land uses and developments which are not normally considered noise sensitive. The guideline sound level criteria presented in **Table 2** are provided to inform good-practice design objectives.

**Table 2: Supplementary Indoor Sound Level Criteria for Road and Rail Sources**

| Type of Space | Source | Sound Level Criteria (Indoors) | |
|---|---|---|---|
| | | Daytime $L_{eq,16\text{-}hr}$ 07:00h – 23:00h | Nighttime $L_{eq,8\text{-}hr}$ 23:00h – 07:00h |
| General offices, reception areas, retail stores, etc. | **Road** | 50 dBA | - |
| | **Rail** | 45 dBA | - |
| Theatres, places of worship, libraries, individual or semi-private offices, conference rooms, reading rooms, etc. | **Road** | 45 dBA | - |
| | **Rail** | 40 dBA | - |
| Sleeping quarters of residences, hospitals, nursing/retirement homes, etc. | **Road** | - | 40 dBA |
| | **Rail** | - | 35 dBA |
| Sleeping quarters of hotels/motels | **Road** | - | 45 dBA |
| | **Rail** | - | 40 dBA |

## Outdoor Living Areas (OLAs)

Outdoor Living Areas (OLAs) would include outdoor areas intended and designed for the quiet enjoyment of the outdoor environment and which are readily accessible from the building.

OLAs may include any common outdoor amenity spaces associated with a multi-unit residential development (e.g. courtyards, roof-top terraces), and/or private backyards and terraces with a minimum depth of 4m provided they are the only outdoor living area for the occupant. The sound level criteria for outdoor living areas is summarized in **Table 3**.

**Table 3: Sound Level Criteria – Outdoor Living Area**

| Assessment Location | Sound Level Criteria (Outdoors) | |
|---|---|---|
| | Daytime $L_{eq,16\text{-}hr}$ 07:00h – 23:00h | Nighttime $L_{eq,8\text{-}hr}$ 23:00h – 07:00h |
| Outdoor Living Area (OLA) (Combined Road and Rail) | 55 dBA | - |

## Outdoor and Plane of Window Sound Levels

In addition to the sound level criteria, noise control measures and requirements for ventilation and warning clauses requirements are recommended for residential land-uses based on predicted transportation source sound levels incident in the plane of window at bedrooms and living/dining rooms, and/or at outdoor living areas. These recommendations are summarized in **Table 4** below.

**Table 4: Ventilation, Building Component, and Warning Clauses Recommendations for Road/Rail Sources**

| Assessment Location | Transportation Sound Level (Outdoors) | | Recommendations |
|---|---|---|---|
| | Daytime $L_{eq,16\text{-}hr}$ 07:00h – 23:00h | Nighttime $L_{eq,8\text{-}hr}$ 23:00h – 07:00h | |
| Plane of Window (Road) | > 65 dBA | > 60 dBA | Installation of air conditioning to allow windows to remained closed.<br>The sound insulation performance of building components must be specified and designed to meet the indoor sound level criteria.<br>Warning clause "Type D" is recommended. |
| | > 55 dBA | > 50 dBA | Applicable for low and medium density development: Forced-air ventilation system to allow for the future installation of air-conditioning. Warning clause "Type C" is recommended.<br>Applicable for high density development: Air conditioning to allow windows to remained closed. Warning clause "Type D" is recommended. |
| Plane of Window (Rail [1, 2]) | > 60 dBA | > 55 dBA | The acoustical performance of building façade components should be specified such that the indoor sound level limits are predicted to be achieved.<br>Warning clause "Type D" is recommended. |
| | > 60 dBA ($L_{eq,\ 24hr}$) and < 100m from tracks | | Exterior walls consisting of a brick veneer or masonry equivalent for the first row of dwellings.<br>Warning clause "Type D" is recommended. |
| Outdoor Living Area (Combined Road and Rail [3]) | ≤ 60 dBA<br>> 55 dBA | - | If sound levels are predicted to exceed 55 dBA, but are less than 60 dBA, noise controls may be applied to reduce the sound level to 55 dBA.<br>If noise control measures are not provided, a warning clause "Type A" is recommended. |
| | > 60 dBA | - | Noise controls (barriers) should be implemented to meet the 55 dBA criterion.<br>If mitigation is not feasible to meet the 55 dBA criterion for technical, economic or administrative reasons, an exceedance of 5 dB may be acceptable (to a maximum sound level of 60 dBA). In this case a warning clause "Type B" would be recommended. |

Note(s):

1. Whistle noise is included (if applicable) in the determination of the sound level at the plane of window.
2. Some railway companies (e.g. CN, CP) may require that the exterior walls include a brick veneer or masonry equivalent for the façade facing the railway line, regardless of the sound level.
3. Whistle noise is not included in the determination of the sound level at the OLA.

### Rail Layover Sites

NPC-300 provides a sound level limit for rail layover sites to be the higher of the background sound level or 55 dBA $L_{eq,1\text{-}hr,}$ for any one-hour period.

### Rail Vibration Criteria

An assessment of rail vibration is generally recommended for developments within 75m of a rail corridor or rail yard, and adjacent to or within a setback of 15m of a transit (subway or light-rail) rail line.

The generally accepted vibration criterion for sensitive land-uses is the threshold of perception for human exposure to vibration, being a vibration velocity level of 0.14 mm/s RMS in any one-third octave band centre frequency in the range of 4 Hz to 200 Hz.

This vibration criterion is based on a one-second exponential time-averaged maximum hold root-mean-square (RMS) vibration velocity level and is consistent with the Railway Associations of Canada (RAC, 2013) guideline, the U.S. Federal Transit Authority (FTA, 2018) criterion for residential land-uses, the Toronto Transit Commission (TTC) guidelines for the assessment of potential vibration impact of future expansion (MOEE/TTC, 1993).

## Aircraft

Land-use compatibility in the vicinity of airports is addressed in Ministry of the Environment, Conservation, and Parks (MECP) Guideline NPC-300 (MOE, 2013). The guideline provides recommendations for ventilation, and noise control for different Noise Exposure Forecast (NEF) values, which would be based on NEF contour maps available from the airport authority. The NEF values can be expressed as $L_{A,eq,24hr}$ sound levels by using the expression NEF = $L_{Aeq,24hr}$ -32 dBA.

**Table 5: Indoor Sound Level Criteria for Aircraft Sources**

| Assessment Location | Indoor Sound Level Criteria NEF ($L_{eq,\ 24hr}$) [1] |
|---|---|
| Living/dining/den areas of residences, hospitals, schools, nursing/retirement homes, daycare centres, etc. | NEF- 5 (37 dBA) |
| Sleeping quarters | NEF-0 (32 dBA) |

NPC-300 also provides guidelines for acceptable indoor sound levels that are extended to land uses and developments which are not normally considered noise sensitive. The guideline sound level criteria presented in **Table 6** are provided to inform good-practice design objectives.

**Table 6: Supplementary Indoor Sound Level Criteria for Aircraft Sources**

| Assessment Location | Indoor Sound Level Criteria[1] |
|---|---|
| General offices, reception areas, retail stores, etc. | NEF-15 (47 dBA) |
| Individual or semi-private offices, conference rooms, etc. | NEF-10 (42 dBA) |
| Sleeping quarters of hotels/motels, theatres, libraries, places of worship, etc. | NEF-5 (37 dBA) |

**Table 7: NPC-300 Sound Level Criteria for Aircraft (Outdoors)**

| Assessment Location | Outdoor Sound Level Criteria[1] |
|---|---|
| Outdoor areas, including OLA | NEF-30 (62 dBA) |

**Table 8: Ventilation, Building Component, and Warning Clauses Recommendations for Aircraft Sources**

| Assessment Location | Aircraft Sound Level | NPC-300 Requirements |
|---|---|---|
| | NEF ($L_{EQ,24\text{-}hr}$) | |
| Outdoors | ≥NEF 30 | Air conditioning to allow windows to remained closed.<br>The sound insulation performance of building components must be specified and designed to meet the indoor sound level criteria.<br>Warning clauses "Type D" and "Type B" are recommended. |
| | < NEF 30<br>≥ NEF 25 | The sound insulation performance of building components must be specified and designed to meet the indoor sound level criteria.<br>Applicable for low and medium density development: Forced-air ventilation system to allow for the future installation of air-conditioning. Warning clause "Type C" is recommended.<br>Applicable for high density development: Air conditioning to allow windows to remained closed. Warning clause "Type D" is recommended. |
| | < NEF 25 | Further assessment not required |

# Stationary Sources

## NPC-300 Sound Level Criteria – Stationary Sources

Guidance from the MECP NPC-300 Environmental Noise Guideline is used to assess environmental noise generated by stationary sources, for example industrial and commercial facilities.

Noise from stationary sources is treated differently from transportation sources and requires sound levels be assessed for the predictable worst-case one-hour average sound level ($L_{eq}$) for each period of the day. For assessing sound originating from stationary sources, NPC-300 defines sound level criteria for two types of Points of Reception (PORs): outdoor and plane of window.

The assessment criteria for all PORs is the higher of either the exclusion limit per NPC-300 or the minimum background sound level that occurs or is likely to occur at a POR. The applicable exclusion limit is determined based on the level of urbanization or "Class" of the area. The NPC-300 exclusion limits for continuously operating stationary sources are summarized in **Table 9**.

**Table 9: NPC-300 Exclusion Limits – Continuous and Quasi-Steady Impulsive Stationary Sources (LAeq-1hr)**

| Time Period | Class 1 Area | | Class 2 Area | | Class 3 Area | | Class 4 Area | |
|---|---|---|---|---|---|---|---|---|
| | Outdoor | Plane of Window | Outdoor | Plane of Window | Outdoor | Plane of Window | Outdoor | Plane of Window |
| **Daytime 0700-1900h** | 50 dBA | 50 dBA | 50 dBA | 50 dBA | 45 dBA | 45 dBA | 55 dBA | 60 dBA |
| **Evening 1900-2300h** | 50 dBA | 50 dBA | 45 dBA | 50 dBA | 40 dBA | 40 dBA | 55 dBA | 60 dBA |
| **Nighttime 2300-0700h** | -- | 45 dBA | -- | 45 dBA | -- | 40 dBA | -- | 55 dBA |

Note(s):

1. The applicable sound level criterion is the background sound level or the exclusion limit, whichever is higher.
2. Class 1, 2 and 3 sound level criteria apply to a window that is assumed to be open.
3. Class 4 area criteria apply to a window that is assumed closed. Class 4 area requires formal designation by the land-use planning authority.
4. Sound level criteria for emergency backup equipment (e.g. generators) operating in non-emergency situations such as testing or maintenance are 5 dB greater than the applicable sound level criteria for stationary sources.

For impulsive sound, other than quasi-steady impulsive sound, from a stationary source, the sound level criteria at a POR is expressed in terms of the Logarithmic Mean Impulse Sound Level ($L_{LM}$), and is summarized in **Table 10**.

**Table 10: NPC-300 Exclusion Limits – Impulsive Stationary Sources ($L_{LM}$)**

| Time Period | Number of Impulses in Period of One-Hour | Class 1 and 2 Areas | | Class 3 Areas | | Class 4 Areas | |
|---|---|---|---|---|---|---|---|
| | | Outdoor | Plane of Window | Outdoor | Plane of Window | Outdoor | Plane of Window |
| **Daytime (0700-2300h)** | 9 or more | 50 dBAI | 50 dBAI | 45 dBAI | 45 dBAI | 55 dBAI | 60 dBAI |
| **Nighttime (2300–0700h)** | | - | 45 dBAI | - | 40 dBAI | - | 55 dBAI |
| **Daytime (0700-2300h)** | 7 to 8 | 55 dBAI | 55 dBAI | 50 dBAI | 50 dBAI | 60dBAI | 65 dBAI |
| **Nighttime (2300–0700h)** | | - | 50 dBAI | - | 45 dBAI | - | 60 dBAI |
| **Daytime (0700-2300h)** | 5 to 6 | 60 dBAI | 60 dBAI | 55 dBAI | 55 dBAI | 65 dBAI | 70 dBAI |
| **Nighttime (2300–0700h)** | | - | 55 dBAI | - | 50 dBAI | - | 65 dBAI |
| **Daytime (0700-2300h)** | 4 | 65 dBAI | 65 dBAI | 60 dBAI | 60 dBAI | 70 dBAI | 75 dBAI |
| **Nighttime (2300–0700h)** | | - | 60 dBAI | - | 55 dBAI | - | 70 dBAI |
| **Daytime (0700-2300h)** | 3 | 70 dBAI | 70 dBAI | 65 dBAI | 65 dBAI | 75 dBAI | 80 dBAI |
| **Nighttime (2300–0700h)** | | - | 65 dBAI | - | 60 dBAI | - | 75 dBAI |
| **Daytime (0700-2300h)** | 2 | 75 dBAI | 75 dBAI | 70 dBAI | 70 dBAI | 80 dBAI | 85 dBAI |
| **Nighttime (2300–0700h)** | | - | 70 dBAI | - | 65 dBAI | - | 80 dBAI |
| **Daytime (0700-2300h)** | 1 | 80 dBAI | 80 dBAI | 75 dBAI | 75 dBAI | 85 dBAI | 90 dBAI |
| **Nighttime (2300–0700h)** | | - | 75 dBAI | - | 70 dBAI | - | 85 dBAI |

Note(s):
1. The applicable sound level criterion is the background sound level or the exclusion limit, whichever is higher.

## D-Series Guidelines

The MECP D-series guidelines (MOE, 1995) provide direction for land use planning to maximize compatibility of industrial uses with adjacent land uses. The goal of Guideline D-6 is to minimize encroachment of sensitive land uses on industrial facilities and vice versa, in order to address potential incompatibility due to adverse effects such as noise, odour and dust.

For each class of industry, the guideline provides an estimate of potential influence area and states that this influence area shall be used in the absence of the recommended technical studies. Guideline D-6 also recommends a minimum separation distance between each class of industry and sensitive land uses (see **Table 11**). Section 4.10 of D-6 identifies exceptional circumstances with respect to redevelopment, infill and mixed-use areas. In these cases, the guideline suggests that separation distances at, or less than, the recommended minimum separation distance may be acceptable if a justifying impact assessment is provided.

**Table 11: Summary of Guideline D-6**

| Industry Class | Definition | Potential Influence Area | Recommended Minimum Separation Distance (property line to property line) |
|---|---|---|---|
| **Class I** | Small scale, self-contained, daytime only, infrequent heavy vehicle movements, no outside storage. | 70 m | 20 m |
| **Class II** | Medium scale, outdoor storage of wastes or materials, shift operations and frequent heavy equipment movement during the daytime. | 300 m | 70 m |
| **Class III** | Large scale, outdoor storage of raw and finished products, large production volume, continuous movement of products and employees during daily shift operations. | 1000 m | 300 m |

Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule and intensity of operations. **Table 12** provides the classification criteria and examples.

**Table 12: Guideline D-6 Industrial Categorization Criteria**

| Criteria | Class I | Class II | Class III |
|---|---|---|---|
| **Outputs** | • Sound not audible off property<br>• Infrequent dust and/ or odour emissions and not intense<br>• No ground-borne vibration | • Sound occasionally audible off property<br>• Frequent dust and/ or odour emissions and occasionally intense<br>• Possible ground-borne vibration | • Sound frequently audible off property<br>• Persistent and intense dust and/ or odour emissions<br>• Frequent ground-borne vibration |
| **Scale** | • No outside storage<br>• Small scale plant or scale is irrelevant in relation to all other criteria | • Outside storage permitted<br>• Medium level of production | • Outside storage of raw and finished products<br>• Large production levels |
| **Process** | • Self-contained plant or building which produces / stores a packaged product<br>• Low probability of fugitive emissions | • Open process<br>• Periodic outputs of minor annoyance<br>• Low probability of fugitive emissions | • Open process<br>• Frequent outputs of major annoyances<br>• High probability of fugitive emissions |
| **Operation / Intensity** | • Daytime operations only<br>• Infrequent movement of products and/or heavy trucks | • Shift operations permitted<br>• Frequent movements of products and/or heavy trucks with majority of movements during daytime hours | • Continuous movement of products and employees<br>• Daily shift operations permitted |
| **Examples** | • Electronics Manufacturing<br>• Furniture refinishing<br>• Beverage bottling<br>• Auto parts<br>• Packaging services<br>• Dairy distribution<br>• Laundry and linen supply | • Magazine printing<br>• Paint spray booths<br>• Metal command<br>• Electrical production<br>• Dairy product manufacturing<br>• Feed packing plant | • Paint and varnish manufacturing<br>• Organic chemicals manufacturing<br>• Breweries<br>• Solvent recovery plant<br>• Soap manufacturing<br>• Metal manufacturing |

# APPENDIX C

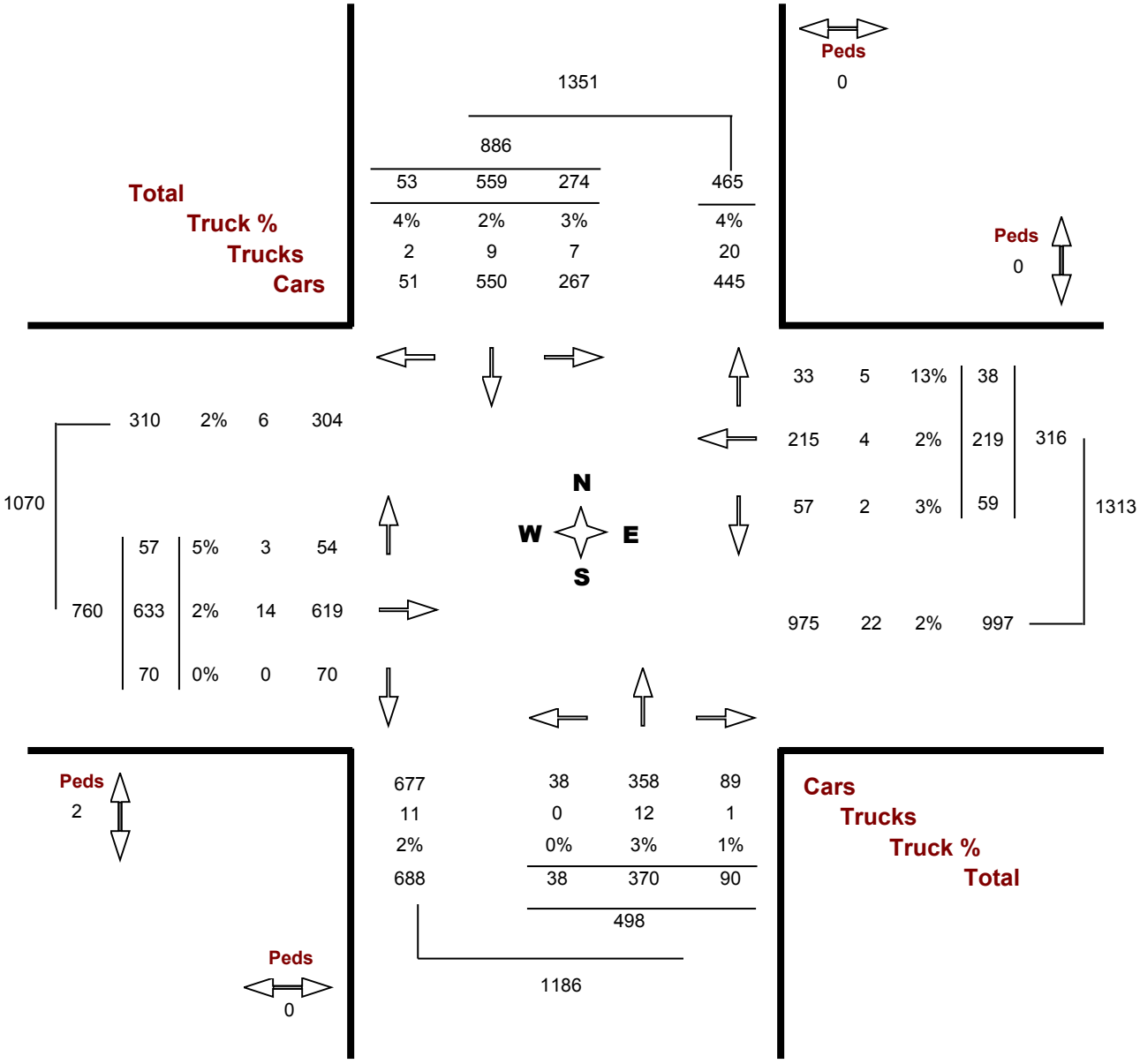
# Turning Movements Report - AM Period

**Location.....** BURNHAMTHORPE RD W @ NINTH LINE

**Municipality.....** Mississauga **GeoID.....** 345175

**Count Date.....** Wednesday, 25 November, 2015 **Peak Hour.....** 07:45 AM — 08:45 AM

**Road 1** BURNHAMTHORPE RD W **Road 2** NINTH LINE



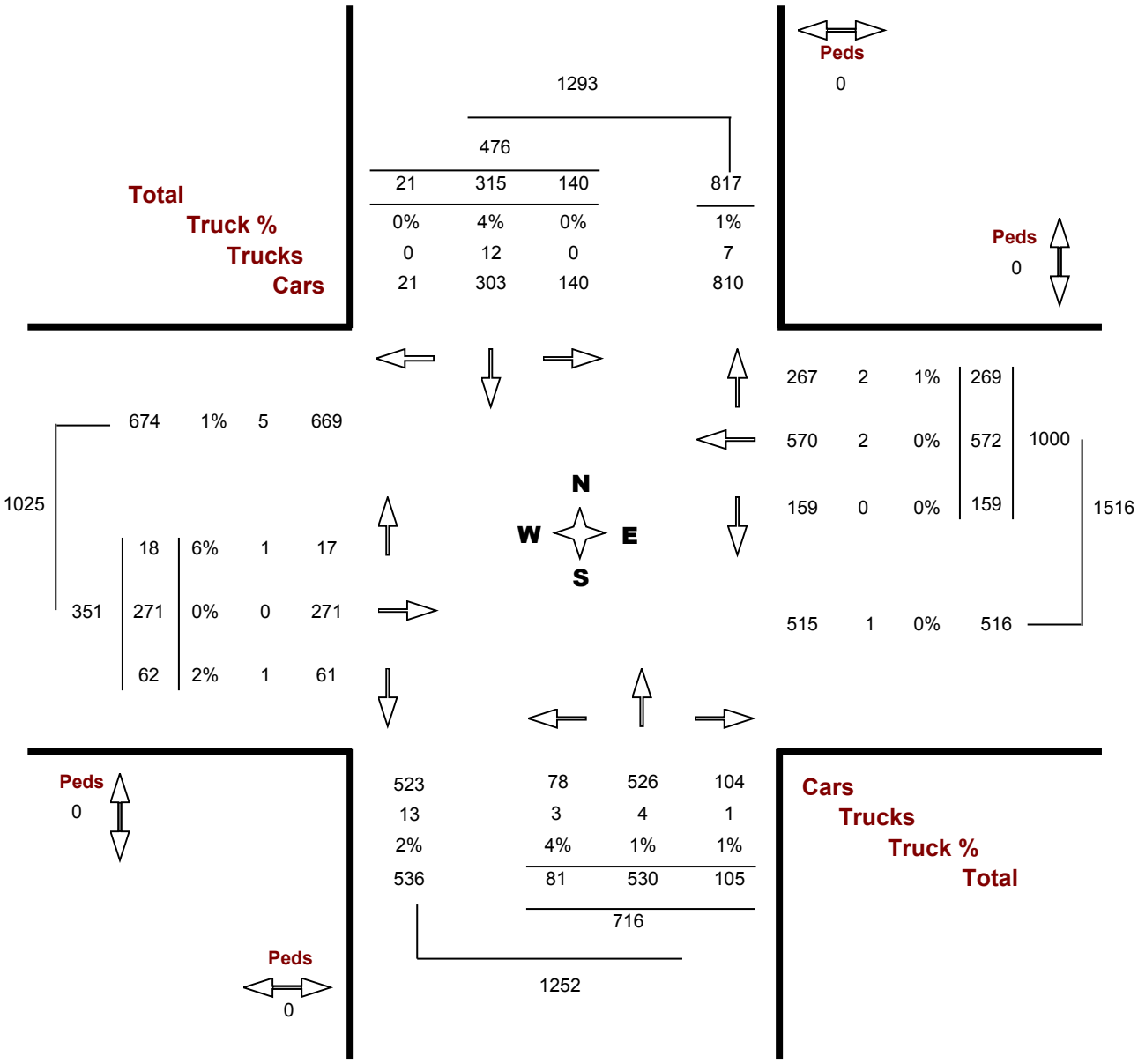
# Turning Movements Report - PM Period

**Location.....** BURNHAMTHORPE RD W @ NINTH LINE

**Municipality.....** Mississauga **GeoID.....** 345175

**Count Date.....** Wednesday, 25 November, 2015 **Peak Hour.....** 04:30 PM — 05:30 PM

**Road 1** BURNHAMTHORPE RD W **Road 2** NINTH LINE



# ORNAMENT

Ontario Road Noise Analysis Method for Environment and Transportation

version 2.2

Job No. 2511774

Job Name Trafalgar and Burnhamthorpe

Scenario 10 Year Forcast at Worst Case Building

Notes:

1. Topography Type "A" means Flat or Gently Sloping (ORNAMENT types 1, 2, 6 and 7)

**ROAD CHARACTERISTICS** | **SOURCE-RECEIVER-TOPOGRAPHY CHARACTERISTICS**

| ID | Description | Time Period | Number of Vehicles | | | Speed (km/h) | Road Gradient (%) | Two Way? (y/n) | Pavement Type | Road Viewable Angle | | Source-Receiver Distance (m) | Ground Type (Hard/Soft) | Topography Type[1] | Source Height (m) | Road Elevation (m asl) | Receptor Height (m) | **Total Segment $L_{eq}$ (dBA)** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Autos | Medium | Heavy | | | | | $\Theta_1$ | $\Theta_2$ | | | | | | | |
| Day_Check | Podiums Façade Facing Trafalgar at Heaght of 4.5 m | 16 | 36975 | 2125 | 3400 | 60 | 0 | y | 1 | -90 | 90 | 30.0 | Hard | A | 1.7 | 0.0 | 1.5 | 72.99 |

## Kathryn Kim

**From:** Khan, Ayesha <Ayesha.Khan@halton.ca>
**Sent:** Thursday, September 11, 2025 10:21 AM
**To:** Kathryn Kim
**Cc:** Campbell, Michaela
**Subject:** RE: Trafalgar & Burnhamthorpe - Noise Scope of Work - RWDI

Hi Kathryn,
Apologies for the delay on our end.

The Noise TOR is satisfactory. Please proceed with the study as noted within.

With regards to AADT data, please use the following for the Regional roads:

William Halton Parkway: 36,000, 4% medium, 2% heavy,
Trafalgar Road: 50,000 AADT, and existing truck percentages

Thanks,
Ayesha

---

**From:** Kathryn Kim <Kathryn.Kim@rwdi.com>
**Sent:** Tuesday, September 9, 2025 10:28 AM
**To:** Campbell, Michaela <Michaela.Campbell@halton.ca>; Khan, Ayesha <Ayesha.Khan@halton.ca>
**Cc:** Inger Squires <ijsquires@urbanstrategies.com>; Lena Sanz Tovar <lsanztovar@urbanstrategies.com>; Eric Turcotte <eturcotte@urbanstrategies.com>; Krusto, Matt <Matt.Krusto@halton.ca>
**Subject:** RE: Trafalgar & Burnhamthorpe - Noise Scope of Work - RWDI



Hi Ayesha,

I hope you are having a great week so far. I just wanted to check in on the Noise Scope of Work my team prepared for the Trafalgar and Burnhamthorpe project.

Thank you,

**Kathryn Kim, P.Eng.** | Senior Project Manager
**RWDI**
**Climate & Performance Engineering**
625 Queen Street West, Toronto, ON M5V 2B7 Canada
T: +1.647.475.1048 x2031 | C: +1.403.389.2637 | E: kathryn.kim@rwdi.com | rwdi.com

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---

**From:** Kathryn Kim
**Sent:** Wednesday, August 27, 2025 11:11 AM
**To:** Campbell, Michaela <Michaela.Campbell@halton.ca>; Khan, Ayesha <Ayesha.Khan@halton.ca>
**Cc:** Inger Squires <ijsquires@urbanstrategies.com>; Lena Sanz Tovar <lsanztovar@urbanstrategies.com>; Eric Turcotte

<eturcotte@urbanstrategies.com>; Krusto, Matt <Matt.Krusto@halton.ca>
**Subject:** RE: Trafalgar & Burnhamthorpe - Noise Scope of Work - RWDI

Thank you, Michaela!

@Khan, Ayesha, if there are any questions, please feel free to reach out.

Regards,

**Kathryn Kim, P.Eng.** | Senior Project Manager
**RWDI**
**Climate & Performance Engineering**
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---

**From:** Campbell, Michaela <Michaela.Campbell@halton.ca>
**Sent:** Wednesday, August 27, 2025 11:09 AM
**To:** Kathryn Kim <Kathryn.Kim@rwdi.com>; Khan, Ayesha <Ayesha.Khan@halton.ca>
**Cc:** Inger Squires <ijsquires@urbanstrategies.com>; Lena Sanz Tovar <lsanztovar@urbanstrategies.com>; Eric Turcotte <eturcotte@urbanstrategies.com>; Krusto, Matt <Matt.Krusto@halton.ca>
**Subject:** RE: Trafalgar & Burnhamthorpe - Noise Scope of Work - RWDI

Hello Kathryn,

Thank you for the email.

Please note that I have cc'd Ayesha Khan, Project Manager I – Transportation Development Review, on this email to provide you with a response when available.

Ayesha – can you please take a look at the above TOR and provide any comments? Thanks!

Thank you,
Michaela

**Michaela Campbell, BURPI**
**Intermediate Planner - Oakville**
Development Services
Public Works
**Halton Region**
905-825-6000, ext. 2830 | 1-866-442-5866

**From:** Kathryn Kim <Kathryn.Kim@rwdi.com>
**Sent:** Wednesday, August 27, 2025 10:53 AM
**To:** Campbell, Michaela <Michaela.Campbell@halton.ca>
**Cc:** Inger Squires <ijsquires@urbanstrategies.com>; Lena Sanz Tovar <lsanztovar@urbanstrategies.com>; Eric Turcotte <eturcotte@urbanstrategies.com>
**Subject:** Trafalgar & Burnhamthorpe - Noise Scope of Work - RWDI



Hi Michaela,

My name is Kathryn Kim and I am a Senior Project Manager working with a developer who is filing for a local OPA/ZBA for a property in the Town of Oakville. We require Regional approval for the Noise Scope of Work and hoping you can help us with this or connect us with the appropriate individual at the Region.

If there are any questions, please let me know.

Regards,

**Kathryn Kim, P.Eng.** | Senior Project Manager
**RWDI**
**Climate & Performance Engineering**
625 Queen Street West, Toronto, ON M5V 2B7 Canada
T: +1.647.475.1048 x2031 | C: +1.403.389.2637 | E: kathryn.kim@rwdi.com | rwdi.com

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Please be aware that when you contact us with a business query we may collect and use your details for future communications.

# APPENDIX D

# NOISE MITIGATION GUIDANCE

## Acoustic/Noise Barrier

Generally, noise controls to attenuate transportation sound levels at Outdoor Living Areas (OLAs) would consist of the implementation of acoustic/noise barriers with materials that would meet the guidance included in NPC-300, for example:

- A wall, berm, wall/berm combination or similar structure, used as a noise control measure, and high enough to break the line-of-sight between the source and the receptor.
- The minimum surface density (face weight) is 20 kg/$m^2$
    - Many materials could satisfy the surface density requirement, e.g. wood, glass, concrete, Plexiglas, Acrylite.
    - The required thickness can be determined by dividing the 20 kg/$m^2$ face weight by the material density (kg/$m^3$). Typically, this would imply:
        - 50 mm (2") thickness of wood
        - 13 mm (0.5") thickness of lighter plastic (like Plexiglas or PVC)
        - 6 mm (0.25") thickness of heavier material (like aluminum, glass, concrete)
- The barrier should be structurally sound, appropriately designed to withstand wind and snow load, and constructed without cracks or surface gaps. Joints between panels may need to be overlapped to ensure surfaces are free of gaps, particularly for wood construction.
- Any gaps under the barrier that are necessary for drainage purposes should be minimized and localized, so that the acoustical performance of the barrier is maintained.
- If a sound absorptive face is to be included in the barrier design, the minimum noise reduction coefficient is recommended to be NRC 0.7.

## Building Ventilation and Air Conditioning

The use of air conditioning itself is not a noise control measure; however, it allows for windows and doors to remain closed, thereby reducing the indoor sound levels.

NPC-300 provides the following guidance with respect to implementation of building ventilation and air conditioning:

a. the noise produced by the proposed ventilation system in the space served does not exceed 40 dBA. In practice, this condition usually implies that window air conditioning units are not acceptable;
b. the ventilation system complies with all national, provincial and municipal standards and codes;
c. the ventilation system is designed by a heating and ventilation professional; and
d. the ventilation system enables the windows and exterior doors to remain closed.

Air conditioning systems also need to comply with Publication NPC-216, and/or any local municipal noise by-law that has provisions relating to air conditioning equipment.

# APPENDIX E

# WARNING CLAUSES

Warning clauses are recommended to be included on all development agreements, offers of purchase and agreements of purchase and sale or lease. Warning clauses may be used individually or in combination.

The following warning clauses are recommended based on the applicable guidelines; however, wording may be modified/customized during consultation with the planning authority to best suit the proposed development:

## Transportation Sources

**NPC-300 Type B:** Recommended to address surface transportation sound levels in OLAs if the sound level is in the range of >55 dBA but ≤ 60 dBA, and noise controls have been provided.

*"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic (rail traffic) (air traffic) may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."*

**NPC-300 Type D:** Recommended to address transportation sound levels at the plane of window.

*"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."*