

**1.0 Legal Description**

LOT 15 CONCESSION 3 SOUTH OF DUNDAS STREET  
(TOWNSHIP OF TRAFALGAR)

**2.0 Lot Area**

Site	hectares	acres	sq.m.	sq.ft.
South Service Road East Setback Area	0.1252	0.3094	1,252.20	13,478
15.0m Setback from Stable Top of Slope per EXP Services (December 31, 2019)	0.0733	0.1810	732.49	7,884
Development Area	0.3023	0.7469	3,022.45	32,533
<b>Lot Area</b>	<b>0.5007</b>	<b>1.2373</b>	<b>5,007.14</b>	<b>53,896</b>

**3.0 Project Floor Areas**

**Net Floor Area (2015-018)** *Net Floor Area: means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.*

**3.1 Proposed Residential GFA - 28 Storey Condominium**

Levels	floors	sq.m.	sq.ft.
Levels 1	1 x	905.27	9,744
Levels 2	1 x	1,052.44	11,328
Levels 3	to 4 2 x	1,079.45	23,238
Levels 5	to 8 4 x	868.24	37,383
Levels 9	to 28 20 x	679.80	13,096.00
<b>Total Residential GFA</b>		<b>21,185.57</b>	<b>228,040</b>

**3.2 Proposed Parking Garage GFA (Included elevator's lobby, vestibule and lockers storage.)**

Level	sq.m.	sq.ft.
Level P5	344.89	3,712
Level P4	294.82	3,173
Level P3	294.82	3,173
Level P2	149.75	1,610
Level P1	37.67	405
<b>Total Parking Garage GFA</b>	<b>1,121.95</b>	<b>12,077</b>

**3.3 Total Proposed GFA**

	sq.m.	sq.ft.
Total Residential GFA	21,185.57	228,040
Total Parking Garage GFA	1,121.95	12,077
<b>Total Proposed GFA</b>	<b>22,307.52</b>	<b>240,116</b>

**4.0 Floor Space Index (FSI)**

*Floor Space Index means the net floor area of all buildings on a lot divided by the lot area.*

Proposed Density - FSI	GFA of Site - NFA (sq.m.)	Lot Area (sq.m.)	FSI
	22,307.52	= 5,007.14	<b>4.46</b>

**5.0 Unit Count**

**5.1 Floor Levels**

Levels	1BR	2BR	3BR	No. of Units
Levels 1	1 x	0	0	0
Levels 2	1 x	2	1	4
Levels 3	to 4 2 x	7	2	26
Levels 5	to 8 4 x	6	5	49
Levels 9	to 28 20 x	6	3	200
<b>Total Floor Levels</b>	<b>160</b>	<b>85</b>	<b>36</b>	<b>281</b>
<b>Percentage of Total Units</b>	<b>57%</b>	<b>30%</b>	<b>13%</b>	<b>100%</b>

**6.0 Vehicular Parking**

**6.1 Parking Ratio Proposed**

Category	Ratio
Residential Owners	0.75/unit
Residential Visitors	0.25/unit
Accessible Parking	201 to 1000 parking spaces required: 2, plus 2% of the total number of parking spaces in the parking area

**6.2 Parking Required**

Category	Units	Ratio	Parking Spaces
Residential Owners	281	0.75/unit	211
Residential Visitors	281	0.25/unit	70
<b>Total Parking Required</b>			<b>281</b>

**6.3 Parking Provided**

Level	Owners	Visitors	Parking Spaces
Level P5	57	0	57
Level P4	56	0	56
Level P3	56	0	56
Level P2	39	17	56
Level P1	0	56	56
<b>Total Parking Provided</b>	<b>208</b>	<b>73</b>	<b>281</b>

**6.4 Barrier-Free Parking Required**

Requirement	Parking Spaces
2 + 2% of the total parking spaces	8

**6.5 Barrier-Free Parking Provided**

Level	Parking Spaces
Level P5	2
Level P4	2
Level P3	2
Level P2	2
Level P1	2
<b>Total Parking Provided</b>	<b>10</b>

**7.0 Bicycle Parking**

**7.1 Bicycle Parking Ratio Proposed**

Category	Ratio
Residential Long-Term	0.75/unit
Residential Short-Term	0.25/unit

**7.2 Bicycle Parking Proposed (T.G.S.)**

Category	Units	Ratio	Parking Spaces
Residential Long-Term	281	0.75/unit	211
Residential Short-Term	281	0.25/unit	70
<b>Total Bicycle Parking Proposed</b>			<b>281</b>

**7.3 Bicycle Parking Provided**

Level	Long-Term	Short-Term	Parking Spaces
Level P2	130	0	130
Level P1	0	0	0
At Grade - Indoor	81	42	123
At Grade - Outdoor	0	28	28
<b>Total Bicycle Parking Provided</b>	<b>211</b>	<b>70</b>	<b>281</b>

**8.0 Recreational Space (Excluded from GFA)**

**8.1 Indoor & Outdoor Recreational Space Ratio Proposed**

Category	Ratio
Indoor Recreational Space	1.50/unit
Outdoor Recreational Space	1.50/unit

**8.2 Indoor & Outdoor Recreational Space Provided**

Category	Units	Ratio	sq.m.	sq.ft.
Indoor Recreational Space	281	1.50/unit	421.50	4,537
Outdoor Recreational Space	281	1.50/unit	421.50	4,537
<b>Total Indoor &amp; Outdoor Recreational Space Provided</b>			<b>843.00</b>	<b>9,074</b>

**8.3 Indoor Recreational Space Provided**

Level	sq.m.	sq.ft.
Level 1	430.90	4,638
Level 2	211.83	2,280
<b>Total Indoor Recreational Space Provided</b>	<b>642.73</b>	<b>6,918</b>

**8.4 Outdoor Recreational Space Provided**

Category	sq.m.	sq.ft.
At Grade	439.95	4,736
<b>Total Outdoor Recreational Space Provided</b>	<b>439.95</b>	<b>4,736</b>

**8.5 Total Indoor & Outdoor Recreational Space Provided**

Category	sq.m.	sq.ft.
Total Indoor Recreational Space Provided	642.73	6,918
Total Outdoor Recreational Space Provided	439.95	4,736
<b>Total Indoor &amp; Outdoor Recreational Space Provided</b>	<b>1,082.68</b>	<b>11,654</b>

**9.0 Coverage**

	sq.m.	sq.ft.	Coverage
Building Coverage	1,555.25	16,741	<b>31.1%</b>
Paved Areas	776.00	8,353	<b>15.5%</b>
Shaft Penetrations	41.58	448	<b>0.8%</b>
Landscaped Areas	2,634.31	28,356	<b>52.6%</b>
<b>Net Site Area</b>	<b>5,007.14</b>	<b>53,896</b>	<b>100.0%</b>

**10.0 Loading**

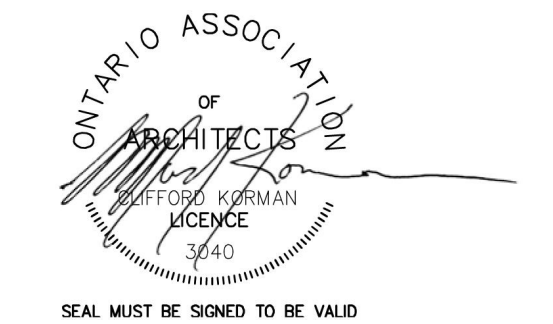
**Loading Provided**

Type	No. of Loading
Type 'G' - 12.0m X 3.5m X 4.2m	1

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No.: Revision: Date:

No.	Issued For:	Date:
2	Rezoning Re-submission	APR. xx, 2022
1	Rezoning Submission	AUG. 31, 2021

Drawing Title:

**Project Statistics**

Project:  
MGM Development

627 Lyons Lane  
627 Lyons Lane, Oakville, ON

Scale:

Author  
Checked by:  
Checker  
Project No.:  
19-025  
Date:  
April 20, 2022  
Drawing No.:

Project Statistics **1**  
NTS **dA1.4**

**dA1.4**