

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY OF PART OF LOT 12 CONCESSION 3 SOUTH OF DUNDAS STREET TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

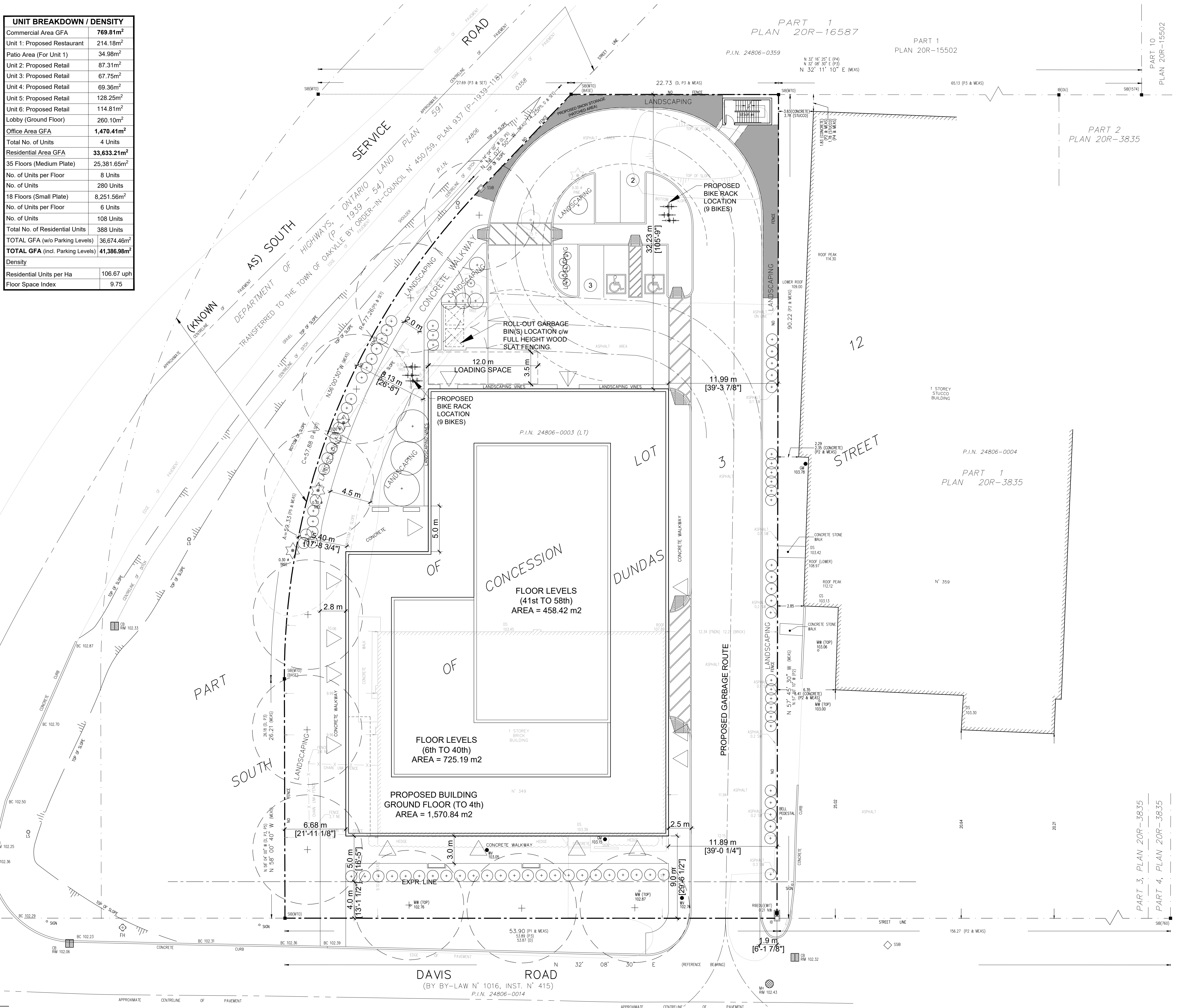
UNIT BREAKDOWN / DENSITY	
Commercial Area GFA	769.81m ²
Unit 1: Proposed Restaurant	214.18m ²
Patio Area (For Unit 1)	34.98m ²
Unit 2: Proposed Retail	87.31m ²
Unit 3: Proposed Retail	67.75m ²
Unit 4: Proposed Retail	69.36m ²
Unit 5: Proposed Retail	128.25m ²
Unit 6: Proposed Retail	114.81m ²
Lobby (Ground Floor)	260.10m ²
Office Area GFA	1,470.41m ²
Total No. of Units	4 Units
Residential Area GFA	33,633.21m ²
35 Floors (Medium Plate)	25,381.65m ²
No. of Units per Floor	8 Units
No. of Units	280 Units
18 Floors (Small Plate)	8,251.56m ²
No. of Units per Floor	6 Units
No. of Units	108 Units
Total No. of Residential Units	388 Units
TOTAL GFA (w/o Parking Levels)	36,674.46m ²
TOTAL GFA (incl. Parking Levels)	41,386.98m ²
Density	
Residential Units per Ha	106.67 uph
Floor Space Index	9.75

PARKING STATISTICS By-law 2014-14	
Above Ground Parking (AB) (3 Levels)	AB Level 1 = 23 parking spaces AB Level 2 = 23 parking spaces AB Level 3 = 23 parking spaces
Underground Parking (UG)	UG Levels 1 to 3 = 85 parking spaces UG Levels 4 & 5 = 97 parking spaces
Street Level Parking	5 spaces (including 2 barrier-free)
Loading Space Provided	1 space
Required Parking:	
Commercial (Ground)	1.0 per 18.0m ² net floor area.
Office (1 Floor)	1.0 per 35.0m ² net floor area.
Residential	a) 1.0 per dwelling where the unit has less than 75.0m ² net floor area. b) 1.25 per dwelling for all other units. Visitor Parking: Of the total number of parking spaces required, 0.25 of the parking spaces required per dwelling shall be designed as visitors parking spaces.
Barrier-Free	3 to 25 spaces = 1 space 26 to 100 spaces = 4% 101 to 200 spaces = 1, plus 3% of the total no. of spaces 201 to 1000 spaces = 2, plus 2% of the total no. of spaces
TOTAL PARKING REQUIRED	575 (including 14 barrier-free)
TOTAL PARKING PROPOSED	622 Parking Spaces (including 14 barrier-free)
Min. No. of Bicycle Parking Spaces Required:	
Retail Uses:	The greater of 2 or 1.0 per 1,000m ² net floor area.
Office Uses:	The greater of 2 or 1.0 per 1,000m ² net floor area.
Residential Uses:	Apartment Building - 1.0 per dwelling.
Visitor Spaces:	Of the total number of bicycle parking spaces required, 0.25 of the parking spaces required per dwelling shall be designed as visitors bicycle parking.
Total Bicycle Parking Required:	392 bicycle parking spaces (racks)
Bicycle Parking Provided:	400 bicycle parking spaces (racks)

ZONING STATISTICS By-law 2014-14	
Zoned MTE - Midtown Transitional Employment	
Proposed MU4 Mixed Use Zone - Urban Core	
MTE REGULATIONS REQUIRED	PROPOSED
Min. Lot Frontage	53.90m (existing)
Min. Lot Area	0.42 Ha (existing)
Max. Lot Coverage	37.02%
MU4 REGULATIONS	
Min. Front Yard	1.0m 5.0m (from 4.0m expr. line)
Max. Front Yard	5.0m (from 4.0m expr. line)
Min. Interior Side Yard	0.0m 5.40m (W); 11.89m (E)
Min. Rear Yard	0.0m 32.23m
Min. No. of Storeys	8 storeys 58 storeys
Max. No. of Storeys	12 storeys 58 storeys
Min. First Storey Height	4.5m 4.5m
Min. Height	-- 175.5m
Max. Height	-- 175.5m
Max. Net Floor Area	1,400m ² 1,570.84m ²

SITE STATISTICS Cont'd:	
SITE AREA = 1.05 acre (0.42 ha)	4,243.25 m ² (45,673.96 sq. ft.)
PROPOSED BLDG. FOOTPRINT - (Mixed-Use)	AREA = 1,570.84 m ² (16,908.38 sq. ft.)
ABOVE GROUND PARKING FOOTPRINT - FLOOR LEVELS 2nd - 4th	AREA = 1,570.84 m ² (16,908.38 sq. ft.)
OFFICE FOOTPRINT - 5th FLOOR LEVEL	AREA = 1,470.41 m ² (15,827.36 sq. ft.)
RESIDENTIAL FOOTPRINT 1 - FLOOR LEVELS 6th - 40th	AREA = 725.19 m ² (7,805.88 sq. ft.)
RESIDENTIAL FOOTPRINT 2 - FLOOR LEVELS 41st - 58th	AREA = 458.42 m ² (4,934.39 sq. ft.)
TOTAL BUILDING - 58 Storeys	AREA = 41,386.98 m ² (445,485.74 sq. ft.)
LOT COVERAGE = 36.58 %	
LANDSCAPED AREA	= 853.74 m ² (9,189.58 sq. ft.) = 20.12 %
PAVED / CONCRETE AREA(S)	= 1,818.67 m ² (19,576.0 sq. ft.)

1 PROPOSED SITE PLAN SCALE 1 : 200



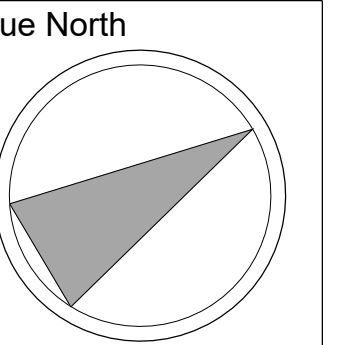
All material herein remains property of the architect noted below.
THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

Consultant: Surveyor
GENESIS Land Surveying Inc.
10 Four Seasons Place, 10th floor
Toronto, ON, M6B 6H7
Tel: (905) 499-2966

LEGEND	
□	DENOTES MONUMENT PLANTED
WT	MONUMENT FOUND
W	WITNESS
IB	IRON BAR
RIB	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
P1	SURVEY BY TARASICK & McMILLAN O.L.S., DATED FEBRUARY 19TH, 2004
P2	PLAN 20R-3835
P3	EXPROPRIATION PLAN 1335
P4	PLAN 20R-16587
P5	EXPROPRIATION PLAN 591
MTO	MINISTRY OF TRANSPORTATION OF ONT.
OU	ORIGIN UNKNOWN
D	INST. No. 734763
P.I.N.	PROPERTY IDENTIFICATION NUMBER
N.S.E.W.	NORTH, SOUTH, EAST, WEST
MEAS	MEASURED
FNDN	FOUNDATION
UP	UTILITY POLE
O.H.W.	OVERHEAD UTILITY CABLES
CB	CATCH BASIN
MH	MAINTENANCE HOLE
DS/GS	DOOR/GARAGE SILL ELEVATION
TC/BC	TOP/BOTTOM OF CURB
CM	CAS. METER
WV	WATER VALVE
∅	DIAMETER
MW	MONITORING WELL
LS	LIGHT STANDARD
FH	FIRE HYDRANT
FR	FIRE ROUTE SIGNS
⊕	BOLLARD

LEGEND
MAN DOOR
OVERHEAD LOADING DOOR

STUDIO
VERONICA MADONNA ARCHITECT
7 Colwyn Road, Toronto ON.
WorkCo., 39 Advance Road, Etobicoke ON.
416-937-8007



No.	Description	Date
1	Issued for Review	APR. 08/22
2	Issued for Review	APR. 28/22
3	Issued for Pre-Consultation Meeting	MAY 06/22
4	Issued for Review / Coordination	MAY 30/22
5	Issued for Review / Coordination	JULY 05/22
6	Issued for Review / Coordination	AUG. 10/22
7	Issued for Official Plan Amendment and Zoning By-Law Amendment	SEPT. 14/22

Location
Mixed-Use 58-Storey Building
349 Davis Road
Oakville, Ontario L6J 2X2

Page Title
Existing Site Plan w/ Proposed Building

Project number 22003
Date JAN.
Drawn by D.D.
Checked by V.M.

A100
Scale as noted