3000 Sixth Line & 21 Dundas Street West

OAKVILLE, ONTARIO

Mixed-Use Development

Shoppers Realty Inc.

DRAWING LIST

No.:	Drawing Name:	28th. DEC. / 2.2024	28th. SEP. / 12. 2025
dA0.00	Cover Sheet	■	■
1			
dA1.01	Context	■	■
dA1.02	Statistics	■	■
dA1.03	Phasing Plan	■	■
dA1.04	Site Plan - Interim Condition	■	■
dA1.05	Site Plan - Ultimate Condition	■	■
dA1.06	Service Truck Movements - Interim Condition	■	■
dA1.07	Service Truck Movements - Ultimate Condition	■	■
7			
dA2.101	Floor Plans - Phase 2 - Level P2 & P1 (Parking)	■	■
dA2.102	Floor Plans - Phase 2 - Level 1 & 2	■	■
dA2.103	Floor Plans - Phase 2 - Level 3 & 4-8	■	■
dA2.104	Floor Plans - Phase 2 - Level MPH & Roof	■	■
dA2.201	Floor Plans - Phase 3 - Level P2 & P1 (Parking)	■	■
dA2.202	Floor Plans - Phase 3 - Level 1 & 2	■	■
dA2.203	Floor Plans - Phase 3 - Level 3-9, MPH	■	■
dA2.301	Floor Plans - Phase 4 - Level P2 & P1 (Parking)	■	■
dA2.302	Floor Plans - Phase 4 - Level 1 to 3	■	■
dA2.303	Floor Plans - Phase 4 - Level 4 to Roof	■	■
10			
dA3.01	Elevations - Phase 2 - Building A&B, Townhouse 1&2	■	■
dA3.02	Elevations - Phase 2 - Building A&B, Townhouse 1&2	■	■
dA3.03	Elevations - Phase 3 & Interim Phase 1 - Building C, Retail Shoppers	■	■
dA3.04	Elevations - Phase 4 - Building D, Townhouse 3&4	■	■
4			
dA4.01	Sections - Phase 2 & 3	■	■
dA4.02	Sections - Interim Phase 1 & Ultimate Phase 4	■	■
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dA5.01	Shadow Impact Analysis - April 21	■	■
dA5.02	Shadow Impact Analysis - June 21	■	■
dA5.03	Shadow Impact Analysis - September 21	■	■
dA5.04	Shadow Impact Analysis - December 21	■	■
4			
dA6.01	Renderings	■	■
1			

TOTAL NUMBER OF SHEETS: 29

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Date:

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8156
2025-09-16

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Revisions:

No.:	Revision:	Date:
2:	Reissued For Zoning	Sept. 12, 2025
1:	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

Cover Sheet

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

Drawn by:
AE

Checked by:
AL

Project No.:
23-011

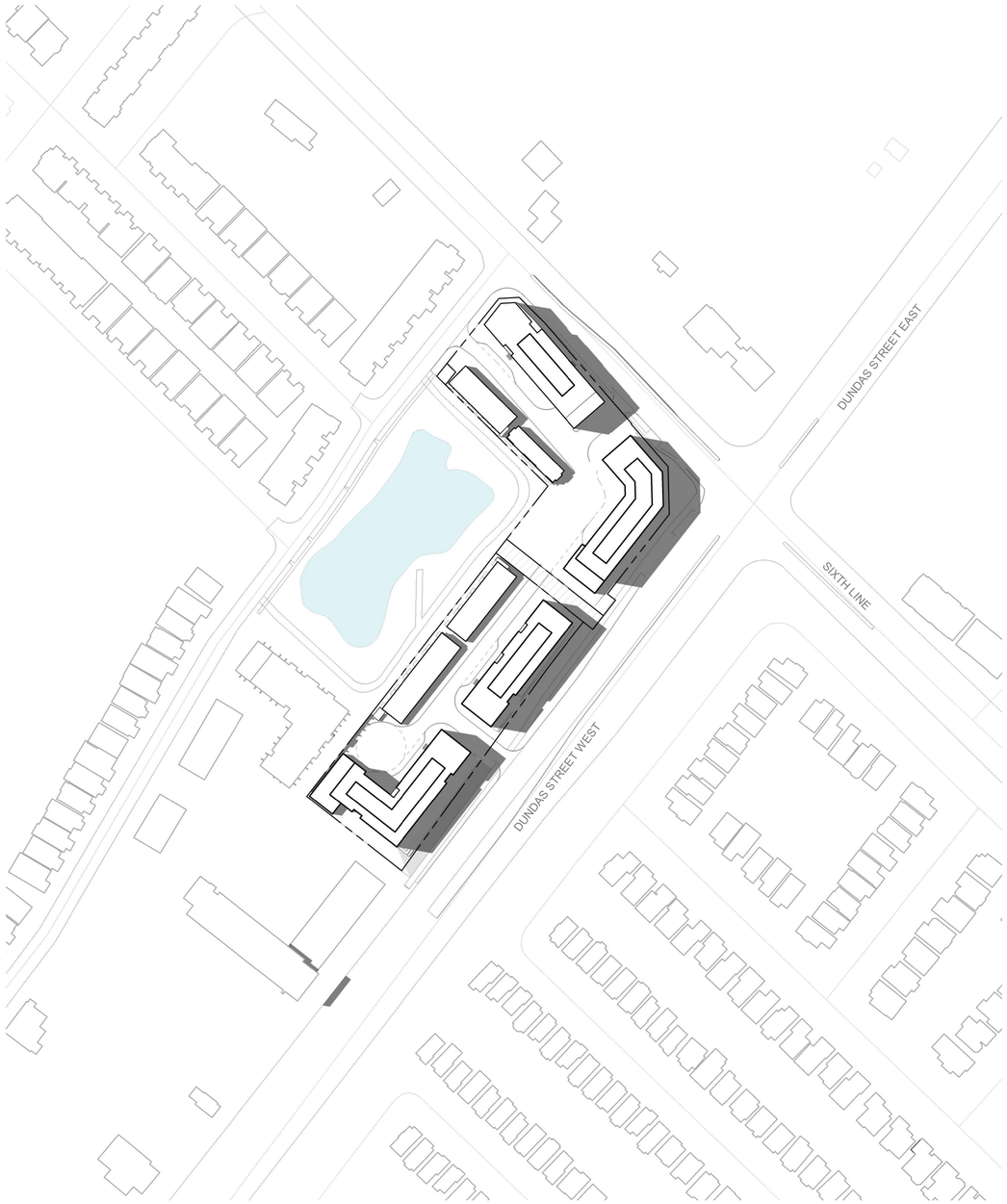
Date:
Sept. 12, 2025

Drawing No.:

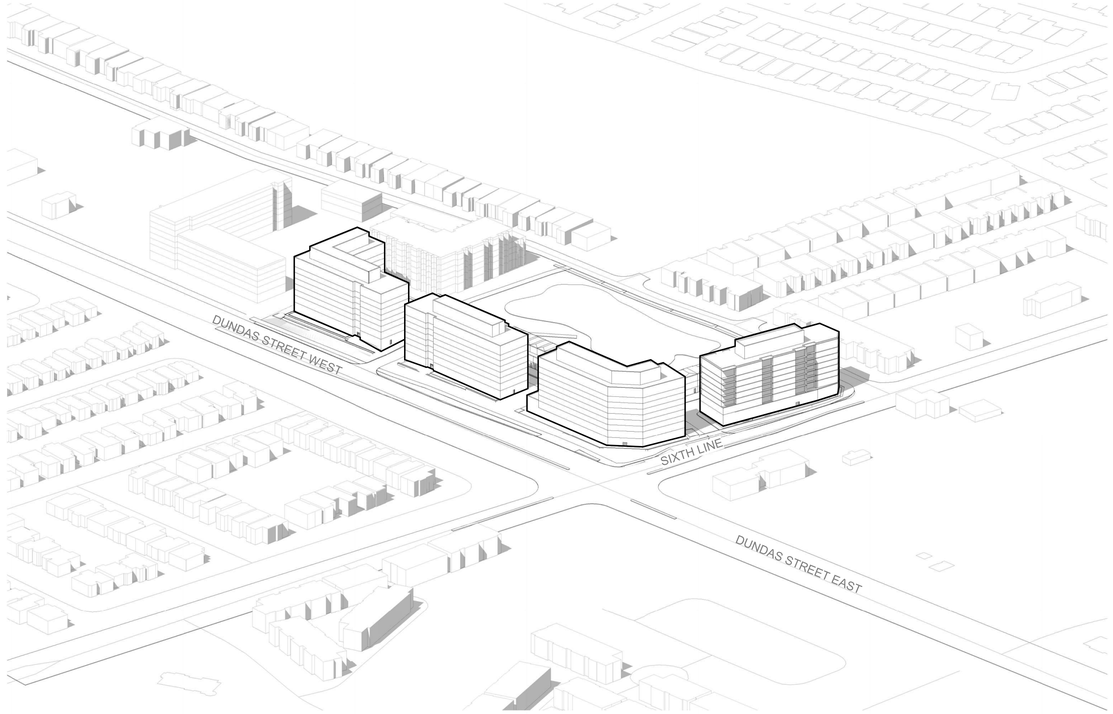
dA0.00

v.2021.11.03

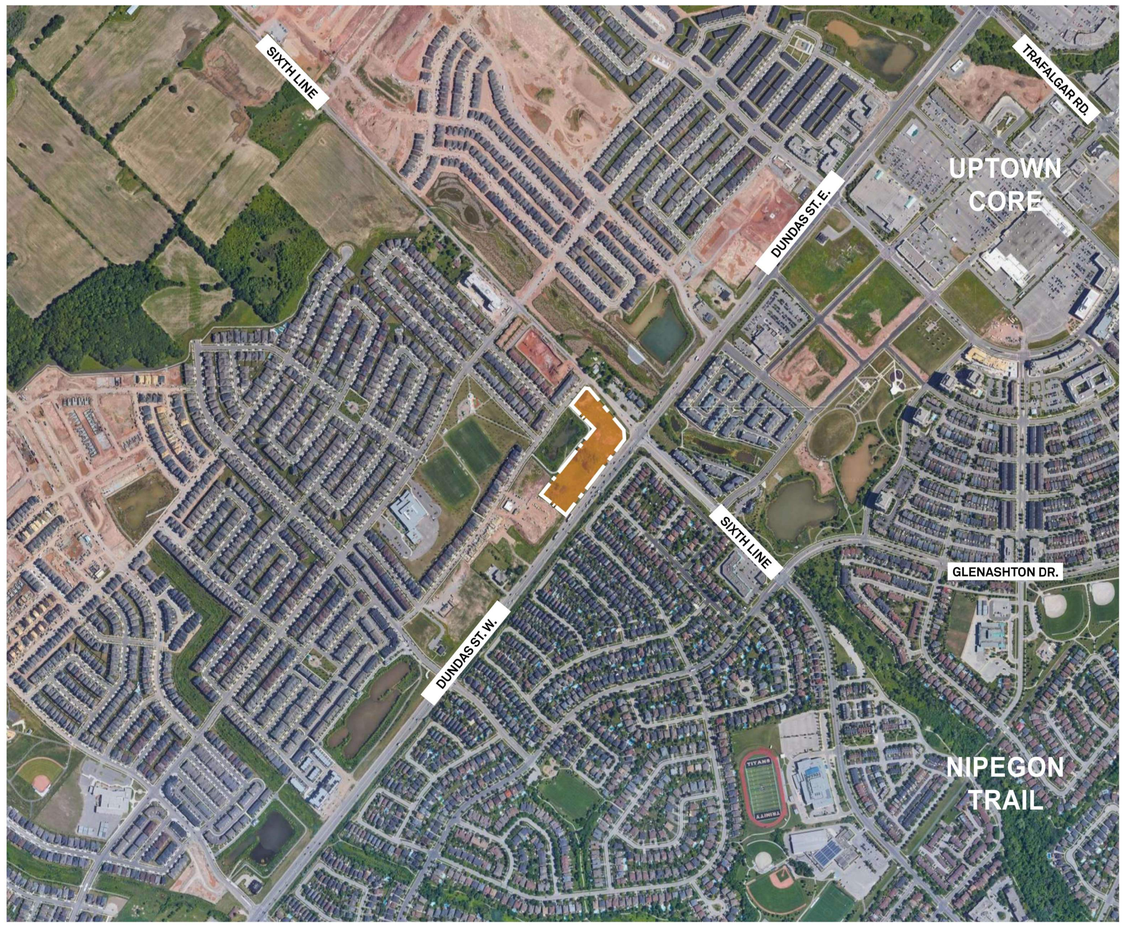
Plot Date: 2025-09-12 8:43:41 AM File Path: Autodesk Docs://23-011 3000 Six Line and 21 Dundas Street W - Phase 1 - dA1-23-011.rvt



1 | Context Plan - Ultimate Condition
1 : 1000



2 | 3D Context View - Ultimate Condition



3 | Aerial View

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No.:	Issued For:	Date:

Drawing Title:
Context

Client:
Shoppers Realty Inc.

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

Scale: 1 : 1000
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA1.01

v.2021.11.03

PROJECT STATISTICS

DUNDAS & SIXTH - Mixed Use Development-Master plan

OAKVILLE, ONTARIO

2025-09-11 — Project No. 23-011

1.0 ZONING

1.1 North Oakville Zoning By-Law 2009-189

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

2.0 LOT AREA

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

3.0 FLOOR SPACE INDEX

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

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

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

4.0 PROJECT FLOOR AREAS

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

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

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

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

4.3 Total Floor Areas(Interim Condition)

Proposed Residential Floor Areas	m²	ft²
Phase 2	25,322.40	272,568.04
Phase 3	12,623.39	135,877.04
Total	**37,945.79**	**408,445.08**
Retail Floor Areas	**m²**	**ft²**
Phase 1(Retail)	**1,393.00**	**14,994.13**
Total Floor Area (Interim Condition)	**39,338.79**	**423,439.21**

4.4 Total Floor Areas(Ultimate Condition)

Proposed Residential Floor Areas	m²	ft²
Phase 2	25,322.40	272,568.04
Phase 3	12,623.39	135,877.04
Phase 4	12,112.04	130,372.91
Total	**50,057.83**	**538,818.00**
Retail Floor Areas	**m²**	**ft²**
Phase 4(Retail)	**402.22**	**4,329.46**
Total Floor Area (Ultimate Condition)	***50,460.05***	***543,147.46***

5.0 UNIT COUNT & MIX

5.1 Proposed Residential Unit

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

5.2 Proposed Residential Unit

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

6.0 PARKING

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

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

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

Description (Parking Type)	Required Ratio		Area	no. of units	TOTALS
Non Residential Visitor Parking	1 per 30 sqm	(Note 1)	402.22	0	13
Residential Visitor Parking	0.20			691	138
Residential Parking	0 to 1.25	(Note 2)		663	0 to 866
Townhomes Parking Spaces	1 per TH Unit			28	28

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

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

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

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

7.0 BICYCLE PARKING

	Retail	Visitor	Residential	TOTALS
Phase 1				0
Phase 2		34	100	134
Phase 3		18	50	68
Total Provided Bicycle Spaces(Interim Condition)				**202**

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

** Note 1: This rate is taken from Zoning By-Law 2020*

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement*

PROJECT STATISTICS

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

OAKVILLE, ONTARIO

2025-09-11 — Project No. 23-011

1.0 LOT AREA

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

2.0 FLOOR SPACE INDEX

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

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

3.0 PHASE TWO FLOOR AREAS

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

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

3.2 Proposed Residential Floor Areas

BUILDING 'A'

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

BUILDING 'B'

Floor Levels	no. floors	Area per floor (m²)	TOTAL AREA m²	TOTAL AREA ft²
Level 1	1	1,182.87	1,182.87	12,732
Level 2-8	7	1,168.91	8,182.37	88,074
Mechanical Penthouse (MPH)	1	331.50	331.50	3,568
Total Proposed Residential FLOOR AREA - BUILDING 'B'	**9**		**9,696.74**	**104,375**

TOWNHOUSE '1'

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

TOWNHOUSE '2'

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

3.3	Total Residential Floor Area Building 'A', 'B'	22,370.19	240,791
	Total Residential Floor Area Townhomes '1', & '2'	2,952.21	31,777
	Total Residential Floor Area A - PHASE TWO	**25,322.40**	**272,568**

4.0 UNIT COUNT & MIX

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

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

BUILDING A

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

BUILDING B

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

TOWNHOUSE 1

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

TOWNHOUSE 2

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

Total Units PHASE TWO - BUILDINGS 'A', 'B'		**328 Units**
Total Units PHASE TWO - TOWNHOMES '1', & '2'		**17 Units**
Total Units PHASE TWO - BUILDINGS 'A', 'B' & TOWNHOMES '1', & '2'		**345 Units**

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

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

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

5.0 AMENITY AREAS

5.1 Proposed Indoor Amenity Space

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

** Note 4: Denotes areas such as lobby & gathering spaces designed for passive enjoyment of the residents within the building*

** Note 5: Indoor Amenity areas broken out in Section 5.1 have already been accounted for in the Floor Area Calculation in Section3.*

6.0 PARKING

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

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

Total Required Accesible Parking Spaces	**9**

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement* *(Note 6)*

** Note 6: Total Required Parking Spaces is inclusive of the Total Required Accessible Parking Spaces*

6.2 Provided Parking Spaces

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

7.0 BICYCLE PARKING

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

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

8.0 STORAGE LOCKERS

Provided Storage Lockers	Building A&B	TOTALS
Level P2	165	165
Level P1	77	77
Level 1	0	0
Level 2	15	15
Level 3-8	90	90
Total Provided Storage Lockers	**347**	**347**

PROJECT STATISTICS

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

OAKVILLE, ONTARIO

2025-09-11 — Project No. 23-011

1.0 LOT AREA

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

2.0 FLOOR SPACE INDEX

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

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

3.0 PHASE THREE FLOOR AREAS

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

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

3.2 Proposed Residential Floor Areas

PHASE THREE

BUILDING 'C'

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

3.30	**Total Residential Floor Area - PHASE THREE**	**12,623.39**	**135,877**

4.0 UNIT COUNT & MIX

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

BUILDING C

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

4.2	**Total Units PHASE THREE - BUILDINGS 'C'**	**197 Units**
	** Note 3: Total Unit Counts include Barrier Free Units. For Barrier Free Unit breakdown, refer to sections 6.5 & 6.6*	*(Note 3)*

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

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

5.0 AMENITY AREAS

5.1 Proposed Indoor Amenity Space

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

** Note 4: Denotes areas such as lobby & gathering spaces designed for passive enjoyment of the residents within the building*

** Note 5: Indoor Amenity areas broken out in Section 5.1 have already been accounted for in the Floor Area Calculation in Section3.*

6.0 PARKING

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

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

Total Required Accesible Parking Spaces	**6**

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement* *(Note 6)*

** Note 6: Total Required Parking Spaces is inclusive of the Total Required Accessible Parking Spaces*

6.2 Provided Parking Spaces

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

7.0 BICYCLE PARKING

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

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

8.0 STORAGE LOCKERS

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

PROJECT STATISTICS

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

OAKVILLE, ONTARIO

2025-09-11 — Project No. 23-011

1.0 LOT AREA

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

2.0 FLOOR SPACE INDEX

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

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

3.0 PHASE FOUR FLOOR AREAS

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

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

3.2 Proposed Residential Floor Areas

PHASE FOUR (ULTIMATE CONDITION)

BUILDING 'D'

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

TOWNHOUSE '3'

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

TOWNHOUSE '4'

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

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

4.0 UNIT COUNT & MIX

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

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

BUILDING D

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

TOWNHOUSE 3

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

TOWNHOUSE 4

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

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

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

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

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

5.0 AMENITY AREAS

5.1 Proposed Indoor Amenity Space

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

** Note 4: Denotes areas such as lobby & gathering spaces designed for passive enjoyment of the residents within the building*

** Note 5: Indoor Amenity areas broken out in Section 5.1 have already been accounted for in the Floor Area Calculation in Section3.*

6.0 PARKING

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

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

** Note 2: Table 5.1A (4) No minimum Residential Parking requirement* *(Note 6)*

** Note 6: Total Required Parking Spaces is inclusive of the Total Required Accessible Parking Spaces*

6.2 Provided Parking Spaces

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

7.0 BICYCLE PARKING

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

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

8.0 STORAGE LOCKERS

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

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS — ADHEEN ALVI — LICENCE 8156 — 2025-09-16

KIRKOR ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:

Statistics

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

Drawn by: ND, JH

Checked by: AL

Project No.: 23-011

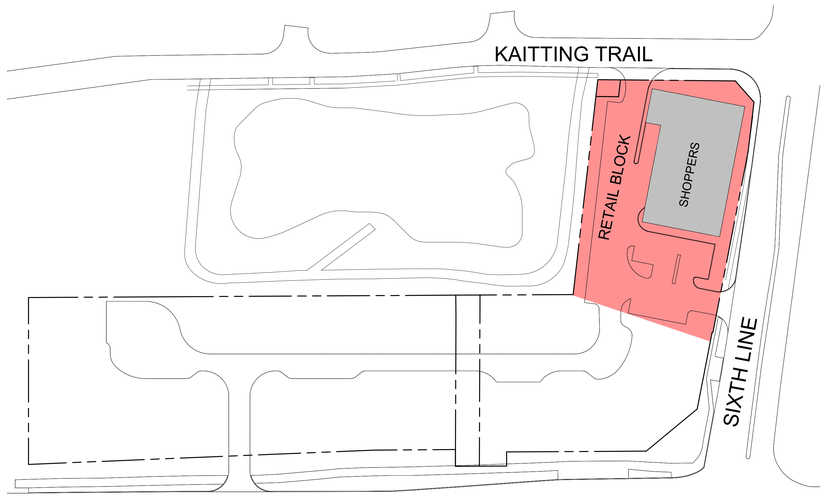
Date: Sept. 12, 2025

Drawing No.:

dA1.02

v.2021.11.03

Plot Date: 2025-09-16 11:51:16 AM — File Path: Autodesk Docs://2021-01 KIRKOR Projects and Work Files/Phase 1 - HBP-23-011.rvt



TOTAL NUMBER OF RESIDENTIAL UNITS = 0

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

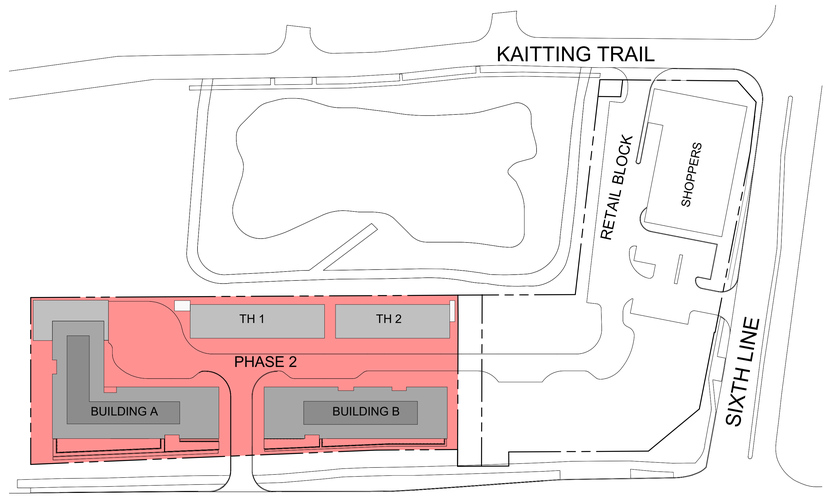
TOTAL PARKING COUNT = 47

SITE AREA = 4,593 m^2

PROPOSED GFA = 1,393 m^2

FSI = 0.3

1 | Phasing Plan - Phase 1: Retail Block
NTS



TOTAL NUMBER OF RESIDENTIAL UNITS = 345

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

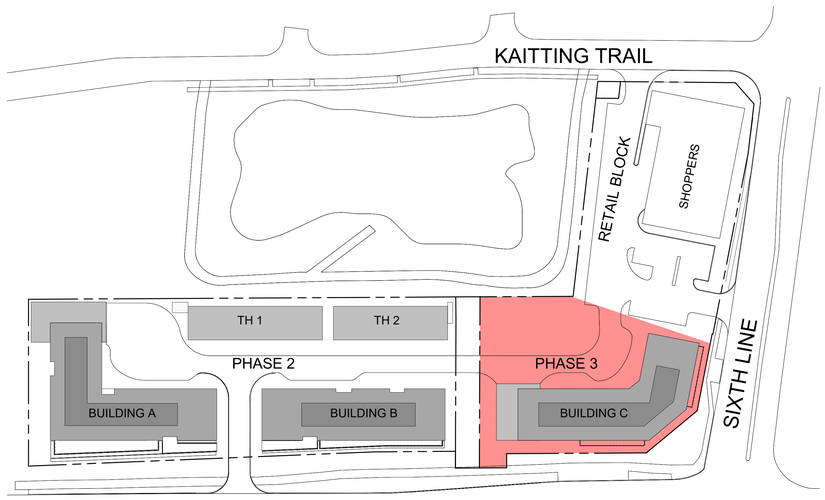
TOTAL PARKING COUNT = 429

SITE AREA = 8,577.02 m2

PROPOSED GFA = 25,322.40 m2

FSI = 2.95

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



TOTAL NUMBER OF RESIDENTIAL UNITS = 197

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

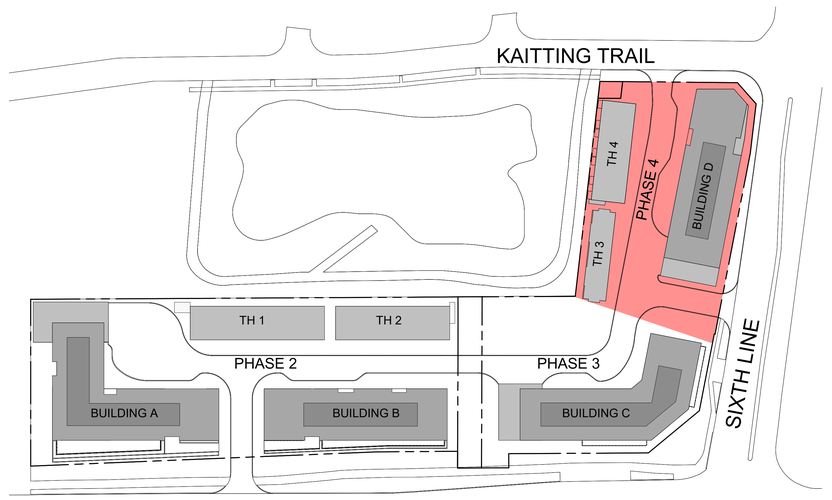
TOTAL PARKING COUNT = 159

SITE AREA = 3,925 m^2

PROPOSED GFA = 12,623.39 m^2

FSI = 3.22

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



TOTAL NUMBER OF RESIDENTIAL UNITS = 149

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

TOTAL PARKING COUNT = 206

SITE AREA = 4,593 m^2

PROPOSED GFA = 12,514.26 m^2

FSI = 2.72

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

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8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

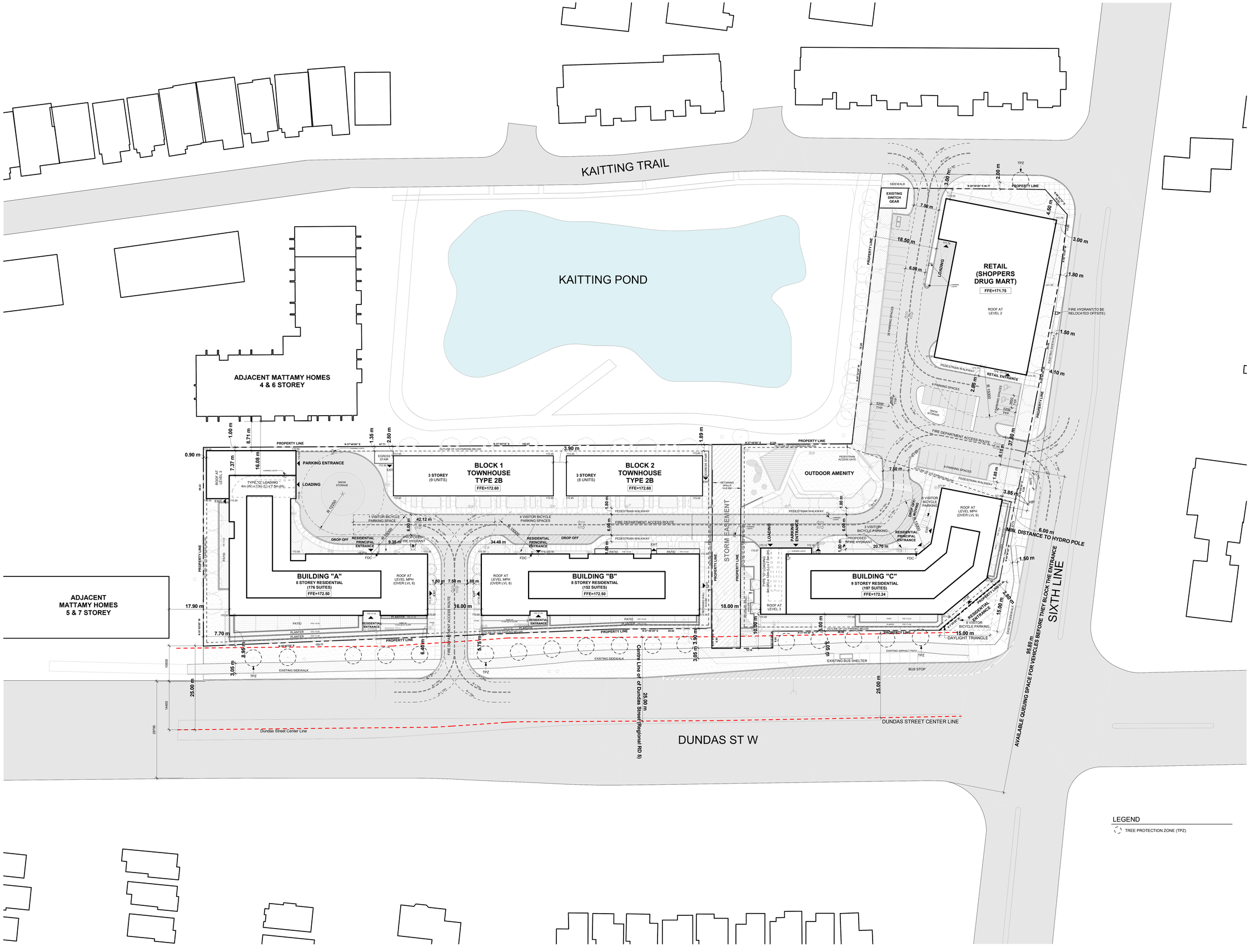
Drawing Title:
Phasing Plan

Client:
Shoppers Realty Inc.

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

Scale: 1 : 750
Drawn by: SD, DR
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA1.03

v.2021.11.03
Plot Date: 2025-09-16 9:13:12 PM File Path: Kirkor Architects and Planners\Shoppers Realty Inc - 3000 Sixth Line & 21 Dundas Street West\Drawings\Working Files\3000 Sixth Line & 21 Dundas Street West_Phasing Plan_2025-09-16.pln



1 | Site Plan - Interim Condition
1:350

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8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

Site Plan - Interim Condition

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21
Dundas Street West

Oakville, Ontario

Scale: 1 : 350
Drawn by: ND, JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA1.04

KAITTING TRAIL

KAITTING POND

ADJACENT MATTAMY HOMES
4 & 6 STOREY

ADJACENT
MATTAMY HOMES
5 & 7 STOREY

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

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

BLOCK 3
TOWNHOUSE
TYPE 1
3 STOREY
FFE=172.60

BLOCK 4
TOWNHOUSE
TYPE 2B
FFE=172.60

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

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

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

BUILDING "D"
8 STOREY RESIDENTIAL
(138 SUITES)
FFE=172.50

OUTDOOR AMENITY

STORM EASEMENT

SIXTH LINE

DUNDAS ST W

DUNDAS STREET CENTER LINE

Centre Line of Dundas Street (Regional RD 5)

AVAILABLE QUEUING SPACE FOR VEHICLES BEFORE THEY BLOCK THE ENTRANCE

MIN. DISTANCE TO HYDRO POLE

LEGEND

TREE PROTECTION ZONE (TPZ)

1 Site Plan - Ultimate Condition
1:350

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ADRIENNE LUI
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8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

Site Plan - Ultimate Condition

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21
Dundas Street West

Oakville, Ontario

Scale: 1 : 350
Drawn by: ND, JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA1.05

v 2021.11.03

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

WASTE MANAGEMENT NOTES :

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

ALL GARBAGE AND RECYCLING RECEPTACLES ARE 3 CUBIC YARD BINS PER THE HALTON REGION WASTE COLLECTION STANDARD (W 2.03m X H 1.22m D 1.13m). ALL ORGANIC BINS ARE 95 GALLON CAPACITY.

LOADING SPACE

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

GENERAL NOTES

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

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

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

N | General Notes
NTS

WATCH FOR TURNING TRUCKS WHEN FLASHING

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

KAITTING TRAIL

KAITTING POND

ADJACENT MATTAMY HOMES 4 & 6 STOREY

ADJACENT MATTAMY HOMES 5 & 7 STOREY

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

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

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

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

OUTDOOR AMENITY

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

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

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

ROOF AT LEVEL MPH (OVER LVL 9)

STORM EASEMENT

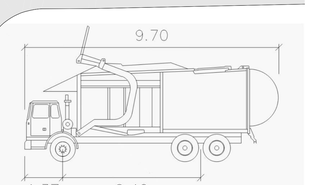
SIXTH LINE

DUNDAS ST W

Dundas Street Center Line

DUNDAS STREET CENTER LINE

AVAILABLE QUEUING SPACE FOR VEHICLES BEFORE THEY BLOCK THE ENTRANCE



1 | Service Truck Movements - Interim Condition
1:350

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LUSK
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:
Service Truck Movements - Interim Condition

Client:
Shoppers Realty Inc.

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

Scale: As indicated
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA1.06

Plot Date: 2025-09-16 - 3:50:29 PM
File Path: Autodesk Docs://23-011 3000 Sixth Line & 21 Dundas Street West_Phase 1.rvt

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

WASTE MANAGEMENT NOTES :

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

ALL GARBAGE AND RECYCLING RECEPTACLES ARE 3 CUBIC YARD BINS PER THE HALTON REGION WASTE COLLECTION STANDARD (W 2.03m X H 1.22m D 1.12m). ALL ORGANIC BINS ARE 95 GALLON CAPACITY.

LOADING SPACE

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

GENERAL NOTES

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

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

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

N | General Notes
NTS

WATCH FOR TURNING TRUCKS WHEN FLASHING

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

KAITTING TRAIL

KAITTING POND

ADJACENT MATTAMY HOMES 4 & 6 STOREY

ADJACENT MATTAMY HOMES 5 & 7 STOREY

DUNDAS ST W

Dundas Street Center Line

DUNDAS STREET CENTER LINE

Centre Line of Dundas Street (Regional RD 5)

SIXTH LINE

AVAILABLE QUEUING SPACE FOR VEHICLES BEFORE THEY BLOCK THE ENTRANCE

STORM EASEMENT

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

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

BLOCK 3 TOWNHOUSE TYPE 1 — FFE=172.58

BLOCK 4 TOWNHOUSE TYPE 2B — FFE=172.80

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

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

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

BUILDING "D" — 6 STOREY RESIDENTIAL (138 SUITES) — FFE=172.58

OUTDOOR AMENITY

PARKING ENTRANCE

LOADING — TYPE 'C' LOADING 4m (W) x 13m (L) x 7.5m (H) — 18.00 m

SNOW STORAGE

GARBAGE HALTON — Haulers
Width : 2.70
Track : 2.70
Lock to Lock Time : 6.0
Steering Angle : 33.8

1 | Service Truck Movements - Ultimate Condition
1:350

Authorities Having Jurisdiction

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS — ADRIENNE LEUNG LICENCE 8156 — 2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

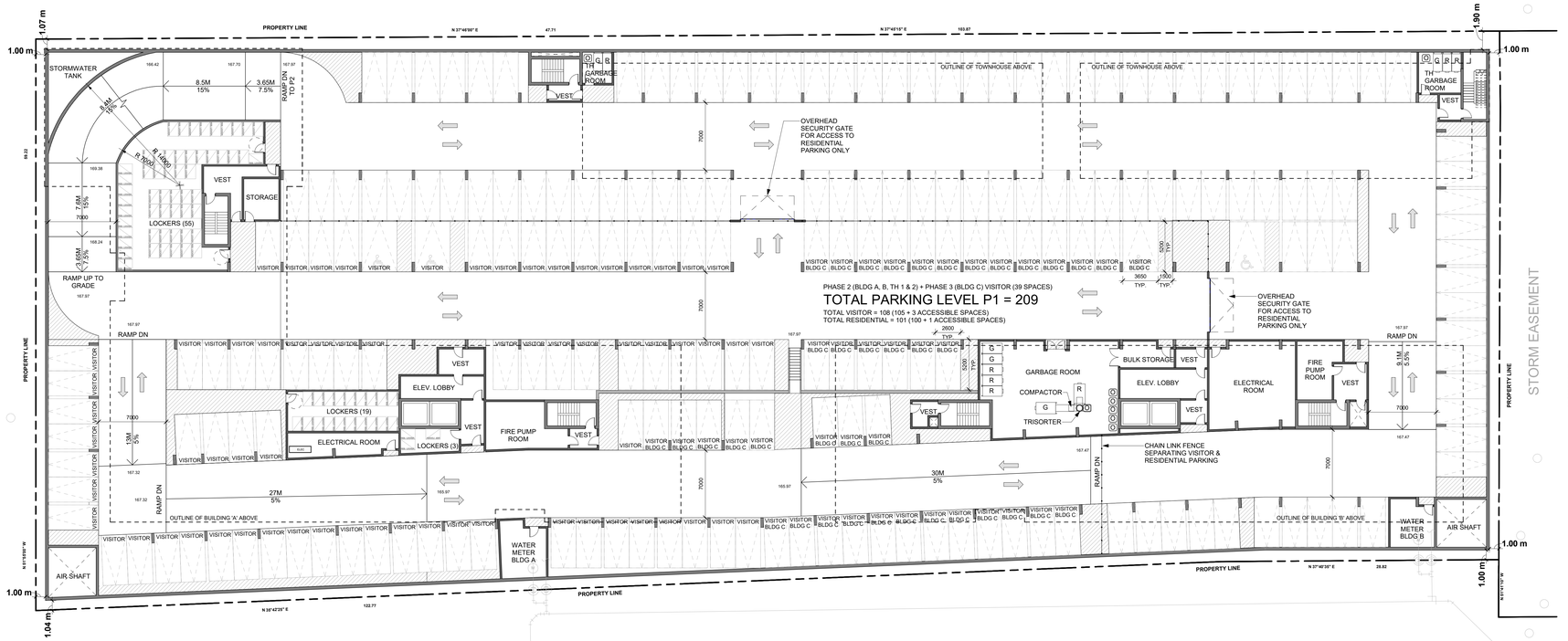
Drawing Title:
Service Truck Movements - Ultimate Condition

Client:
Shoppers Realty Inc.

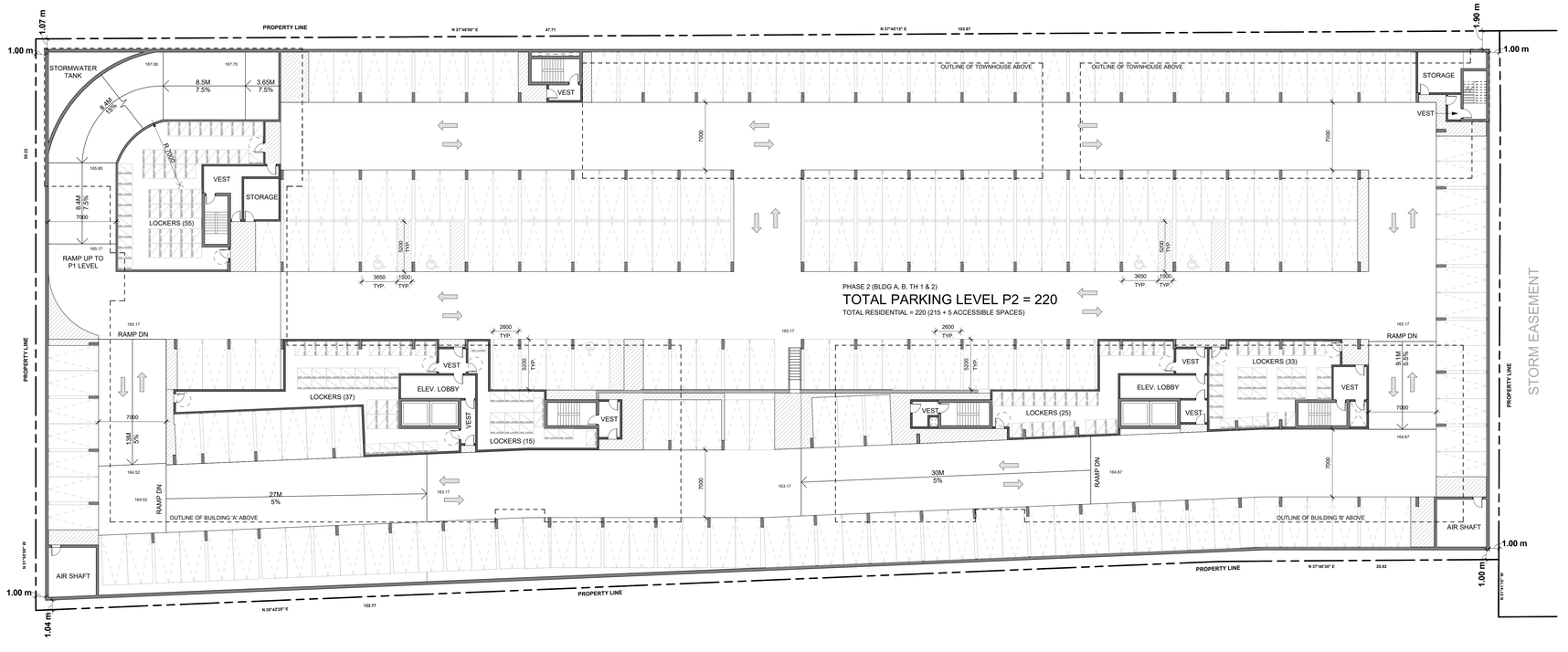
Project:
3000 Sixth Line & 21 Dundas Street West
Oakville, Ontario

Scale: As indicated
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA1.07

Plot Date: 2025-09-16 12:30:39 PM - File Path: Autodesk Docs://23-011 3000 Sixth Line and 21 Dundas Street W - Mid-Rise Condo/23-011 3000 Sixth Line and 21 Dundas Street W - Mid-Rise Condo_Phase 1 - Mid-R 2025-09-16.rvt



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



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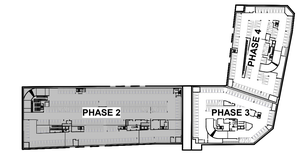
1:200

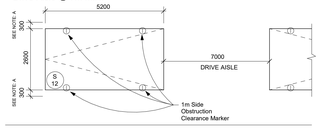


K | Key Plan
NTS

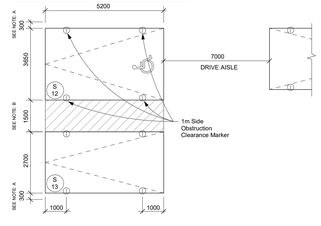
NORTH OAKVILLE ZONING BY-LAW 2009-189

TYPICAL PARKING SPACE:

Drive Aisle @ 7m MIN.



ACCESSIBLE PARKING SPACE



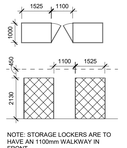
NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

TYPICAL BICYCLE PARKING SPACE :

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

TOTAL BIKE LOCKER COUNTS						
LEVEL	PHASE 2		PHASE 3		PHASE 4	
	RES.	VISITOR	RES.	VISITOR	RES.	VISITOR
L1	100	34	-	18	-	11
P1	-	-	50	-	-	28
P2	-	-	-	-	112	-
TOTAL LOCKER COUNTS	100	34	50	18	112	39
	393					

TYPICAL STORAGE LOCKER :



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

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

N | General Notes
NTS

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LAU
LICENCE 8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Issued For: Date:

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

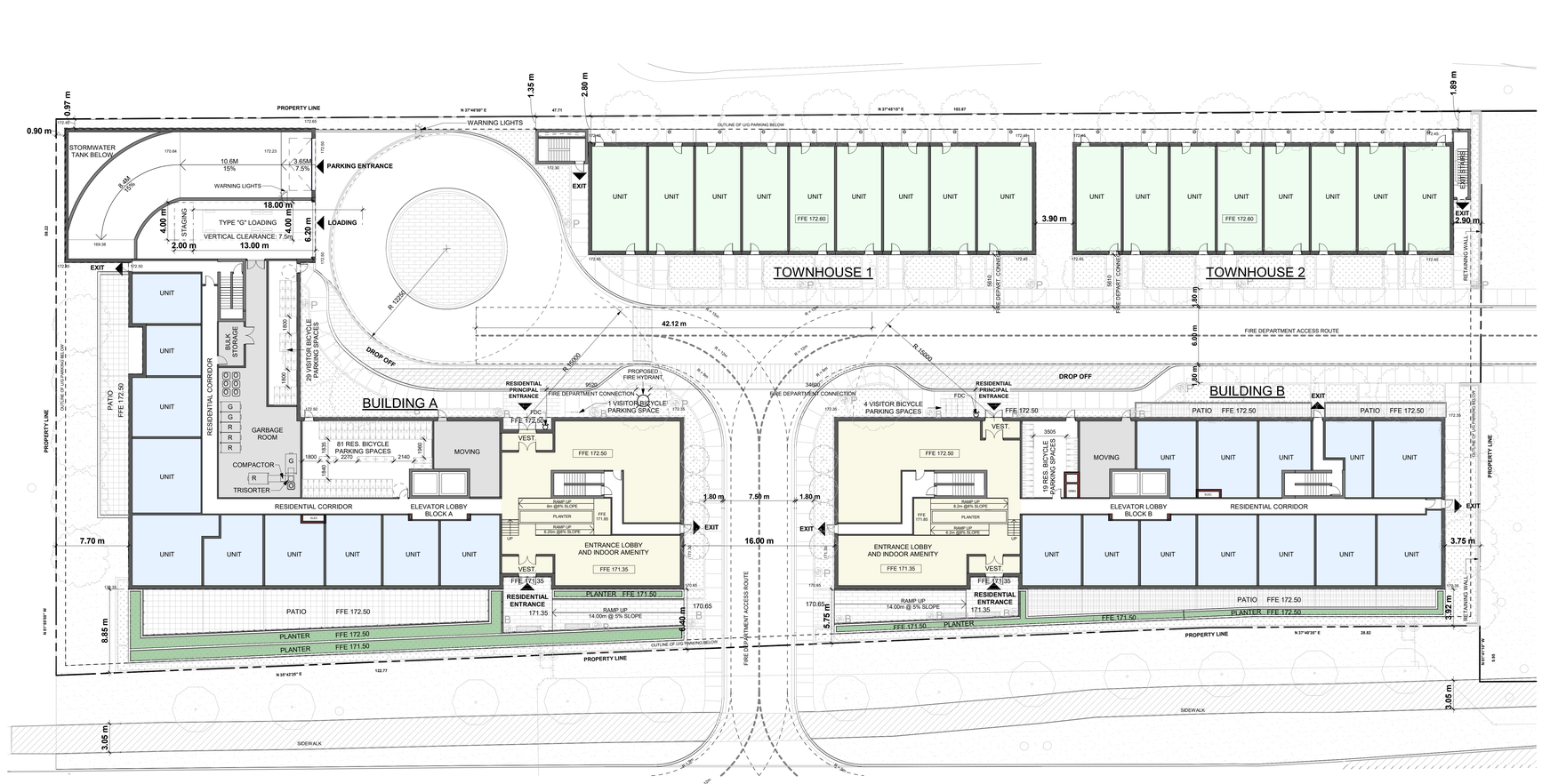
Project No.: 23-011

Date: Sept. 12, 2025

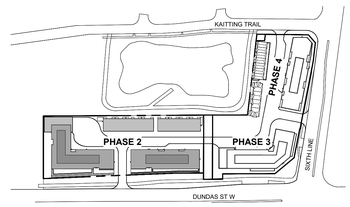
Drawing No.: dA2.101

Plot Date: 2025-09-16 4:55:05 PM
File Name: K:\Projects\2023\23-011\Drawings and Specs\Phase 2 - dA2.101.dwg
v. 2021.11.03

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



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

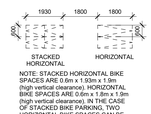


K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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

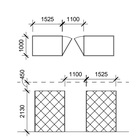
TYPICAL BICYCLE PARKING SPACE :



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

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

TYPICAL STORAGE LOCKER :



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

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

N | General Notes
NTS

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:

Floor Plans - Phase 2 - Level 1 & 2

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

As indicated

Drawn by:

JH

Checked by:

AL

Project No.:

23-011

Date:

Sept. 12, 2025

Drawing No.:

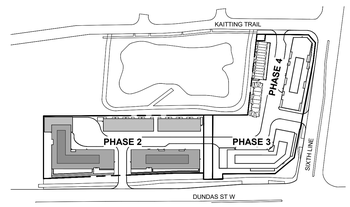
dA2.102

v.2021.11.03

RE: Sept. 2025 SPA & ZBA Submission
File Path: Autodesk Docs://23-011 3000 Sixth Line & 21 Dundas Street West/23-011_3000 Sixth Line & 21 Dundas Street West_Phase 1_Apt_2025.rvt

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

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

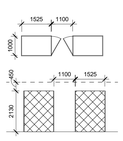


K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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

TYPICAL STORAGE LOCKER :



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

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

N | General Notes
NTS

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ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

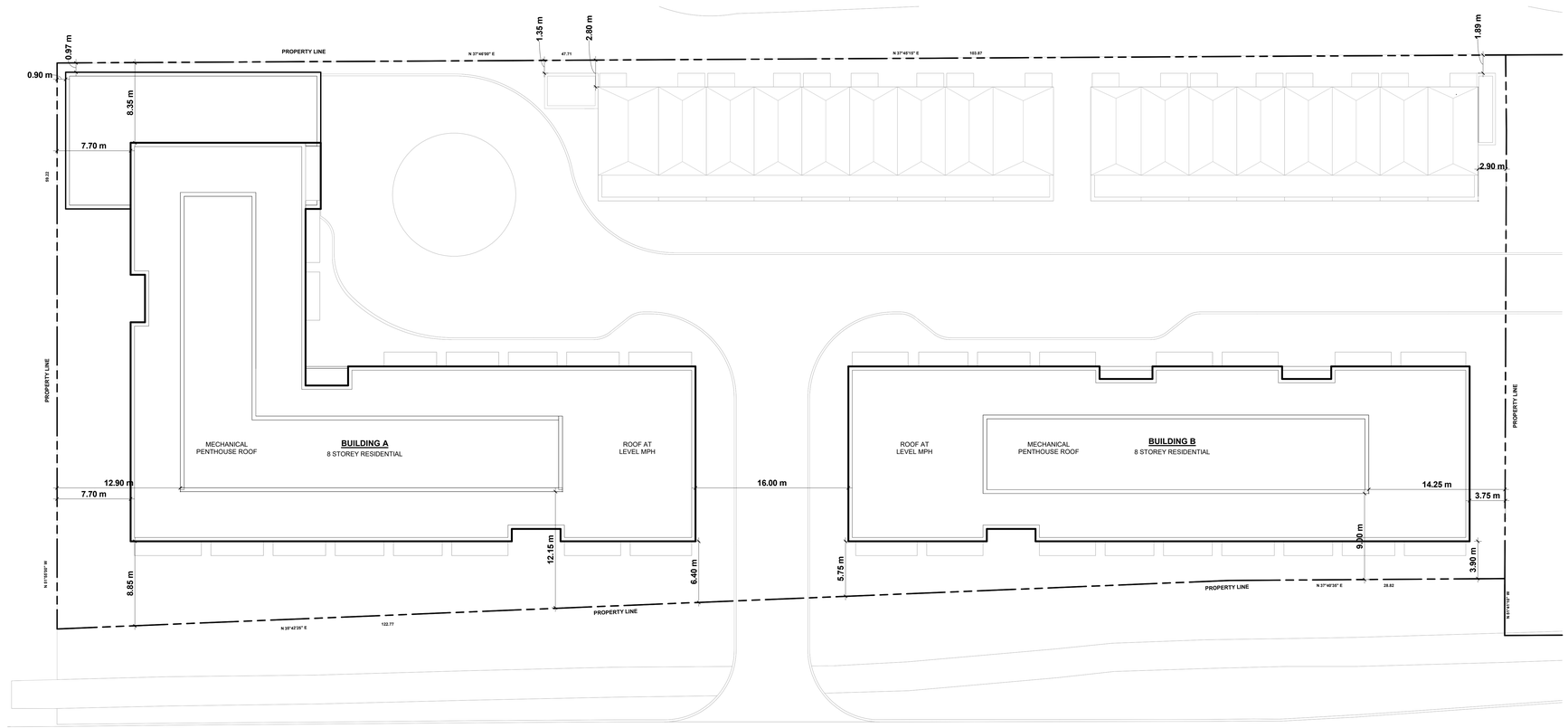
Checked by: AL

Project No.: 23-011

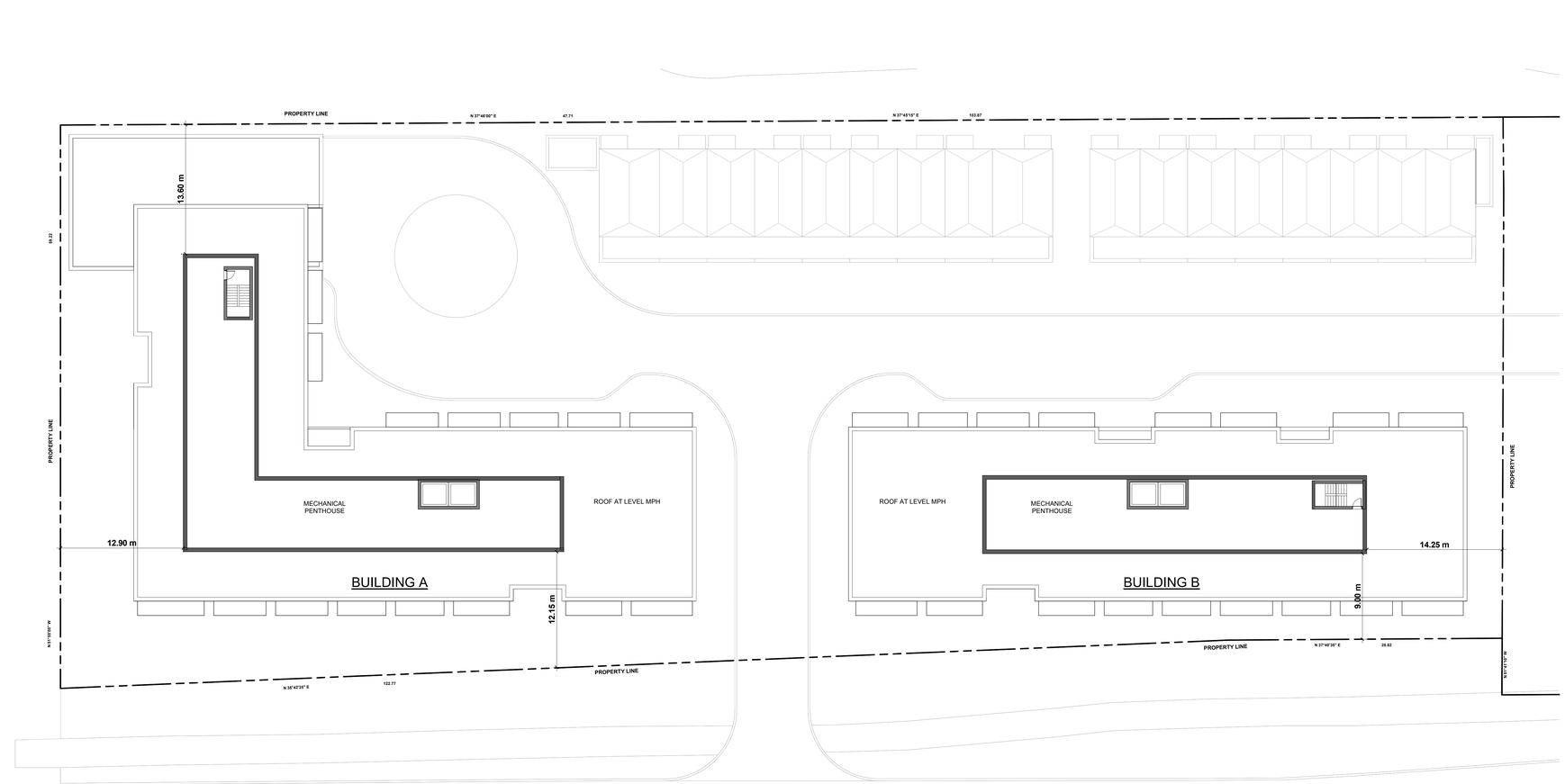
Date: Sept. 12, 2025

Drawing No.: dA2.103

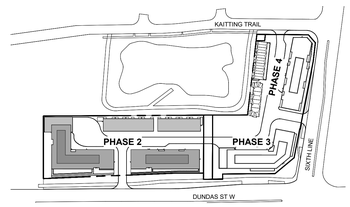
File Name: Autodesk Docs://23-011 3000 Sixth Line & 21 Dundas Street West/23-011_Central_R24_Phase 2 - Level 3-8.rvt
Plot Date: 2025-09-16 4:13:13 PM
v.2021.11.03



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



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



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

Floor Plans - Phase 2 - Level MPH & Roof

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

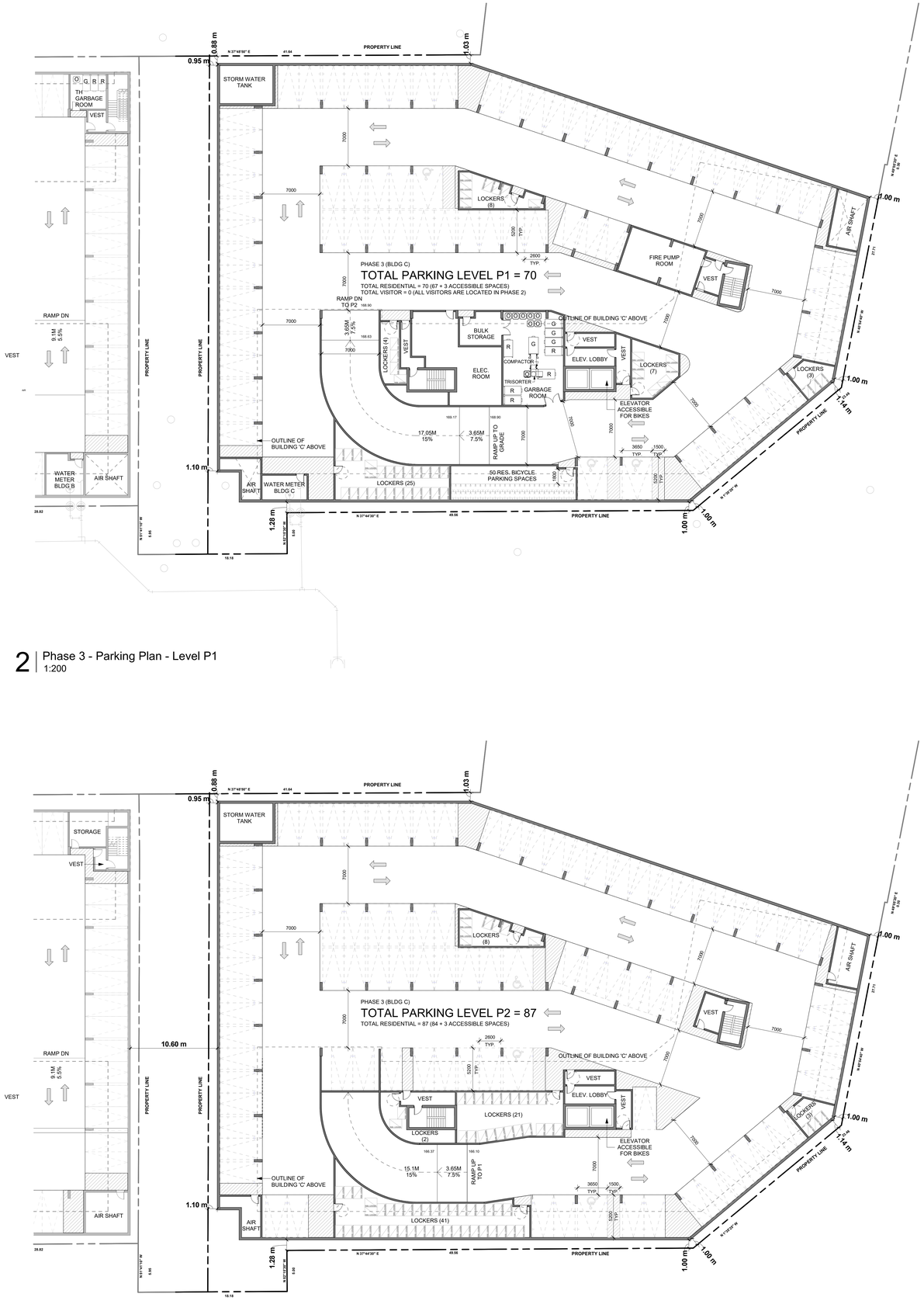
Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

Drawing No.: dA2.104

v.2021.11.03



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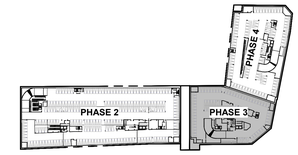
1:200

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

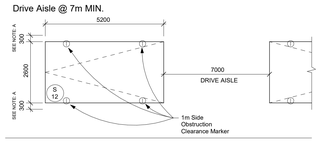


K | Key Plan
NTS

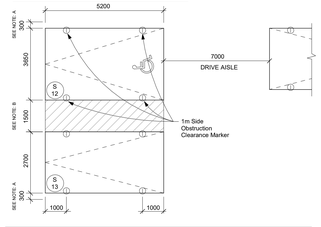
NORTH OAKVILLE ZONING BY-LAW 2009-189

TYPICAL PARKING SPACE:

Drive Aisle @ 7m MIN.



ACCESSIBLE PARKING SPACE



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

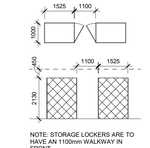
TYPICAL BICYCLE PARKING SPACE :

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

TOTAL BIKE LOCKER COUNTS

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

TYPICAL STORAGE LOCKER :



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

TOTAL STORAGE LOCKER COUNTS

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

N | General Notes
NTS

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ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE 8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

As indicated

Drawn by:

JH

Checked by:

AL

Project No.:

23-011

Date:

Sept. 12, 2025

Drawing No.:

dA2.201

Plot Date: 2025-09-16 3:19:16 PM
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2 | Phase 3 - Floor Plan - Level 2
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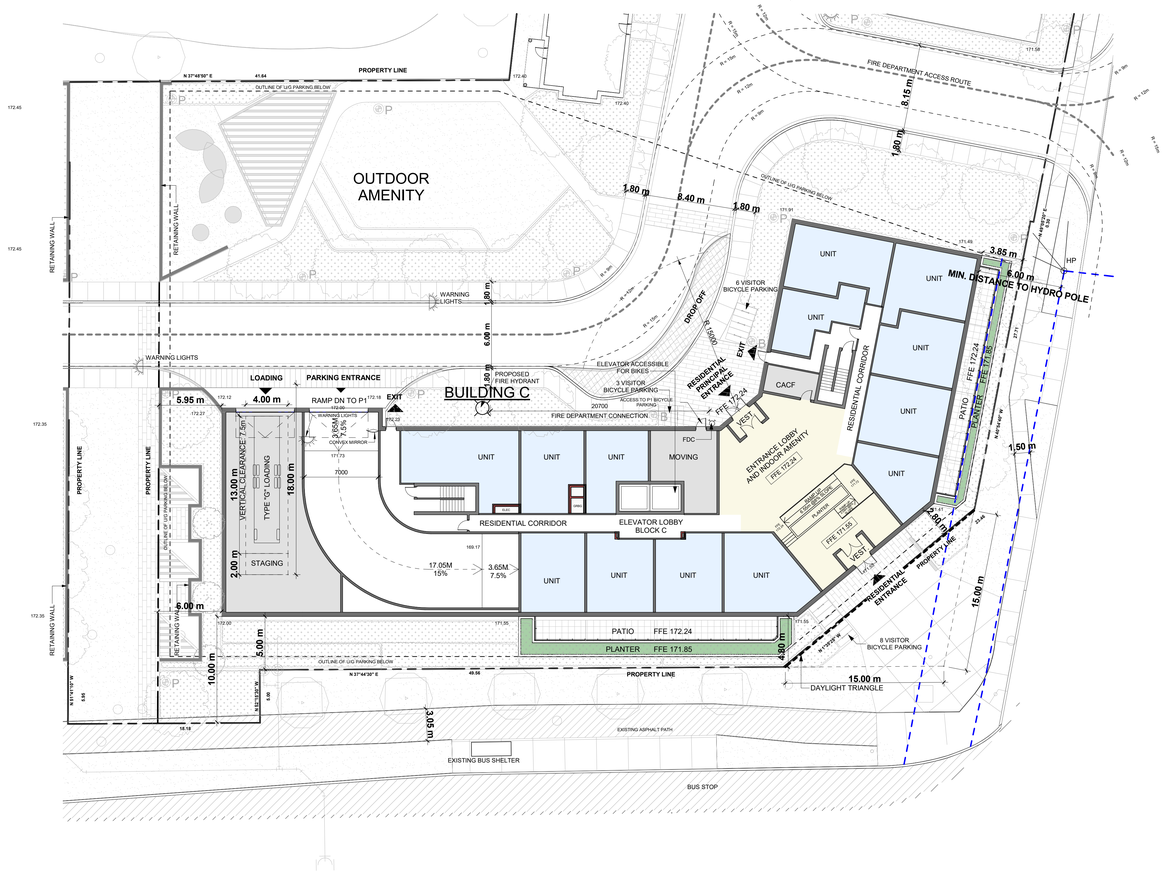
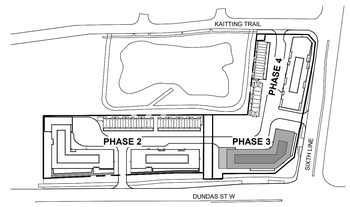


1 | Phase 3 - Floor Plan - Level 1
1:200



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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

TYPICAL BICYCLE PARKING SPACE :

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

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

N | General Notes
NTS

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ADRIENNE LUSK
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024
No.:	Issued For:	Date:

Drawing Title:

Floor Plans - Phase 3 - Level 1 & 2

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:
As indicated

Drawn by:
JH

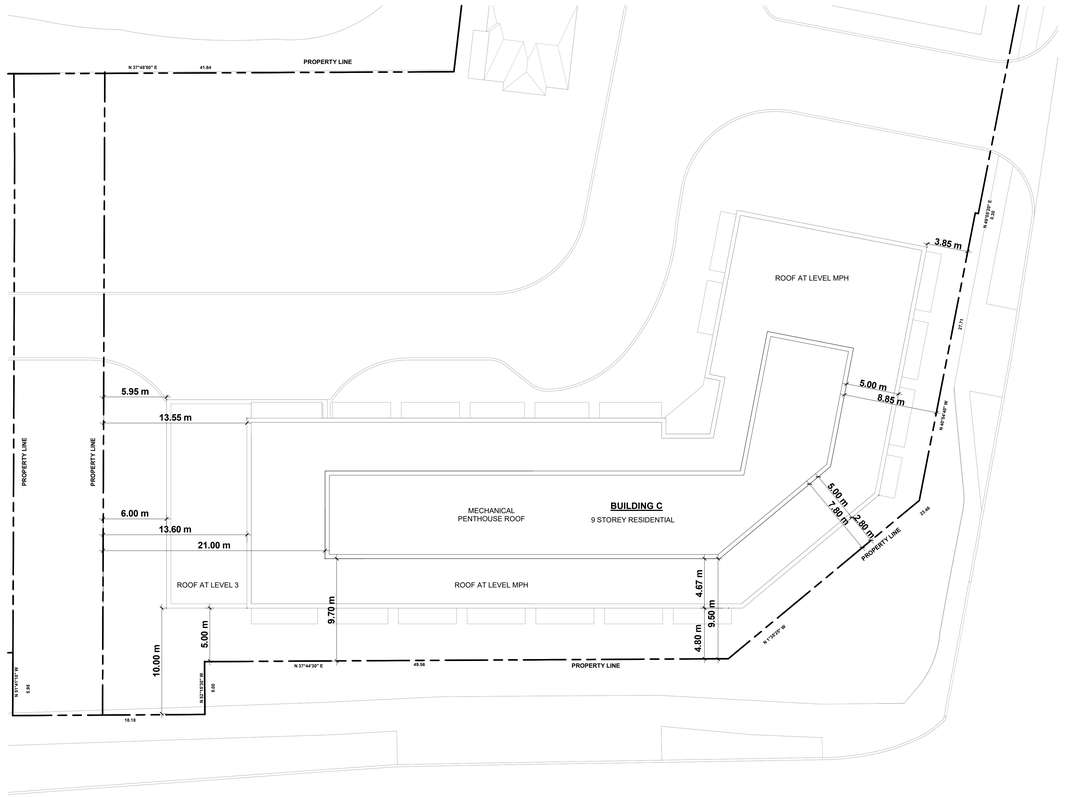
Checked by:
AL

Project No.:
23-011

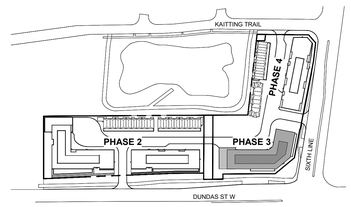
Date:
Sept. 12, 2025

Drawing No.:
dA2.202

v 2021.11.03



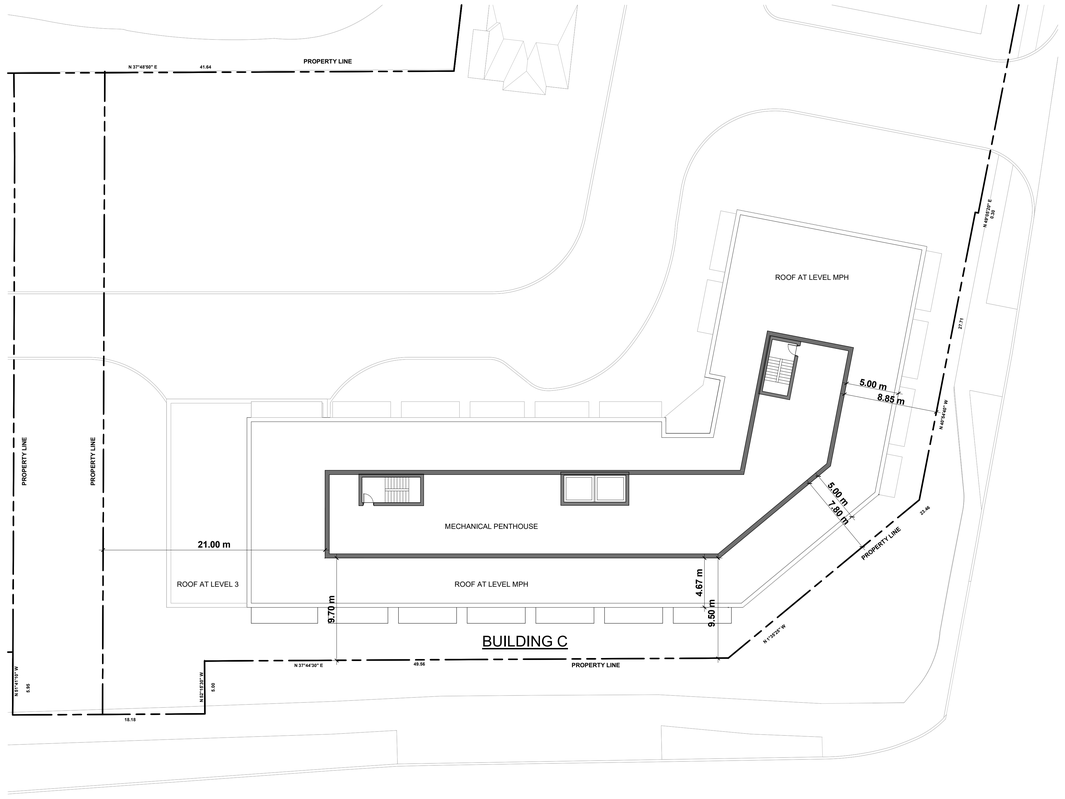
3 | Phase 3 - Floor Plan - Roof Plan
1:200



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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



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

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

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ADRIENNE JUDD
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2:	Reissued For Zoning	Sept. 12, 2025
1:	Issued For Zoning	Dec. 12, 2024

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

Drawing No.:

dA2.203

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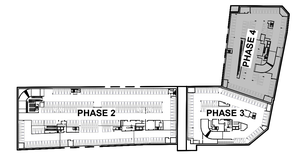
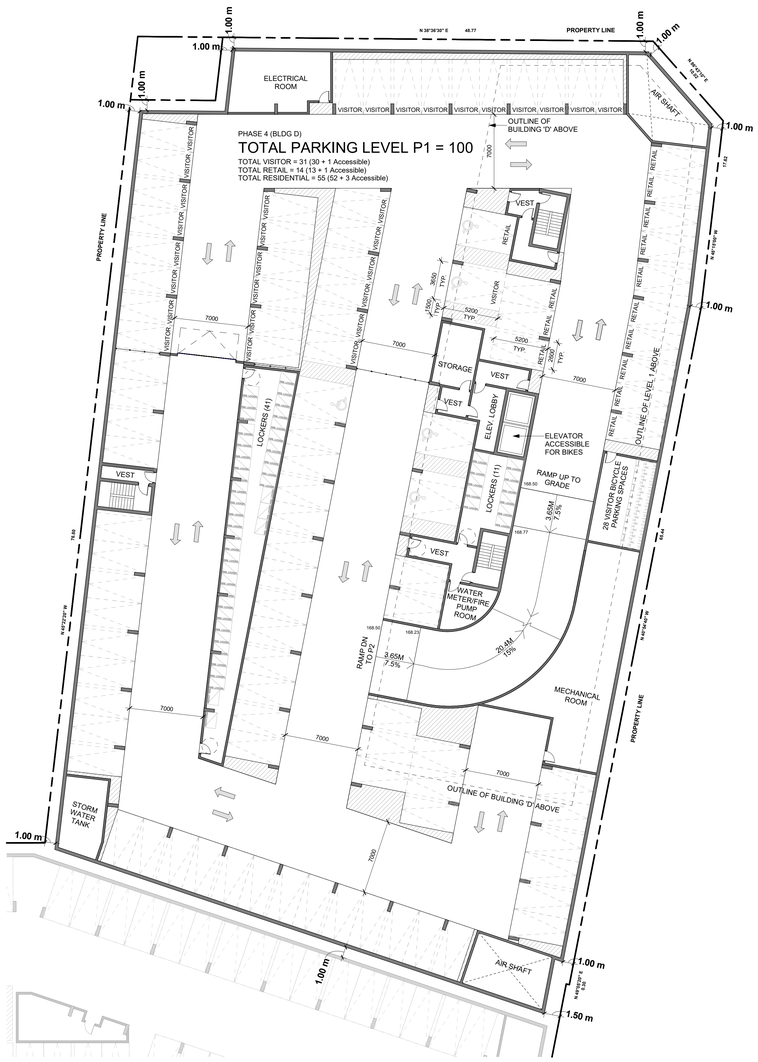
v.2021.11.03



K | Key Plan
NTS



2 | Phase 4 - Parking Plan - Level P1
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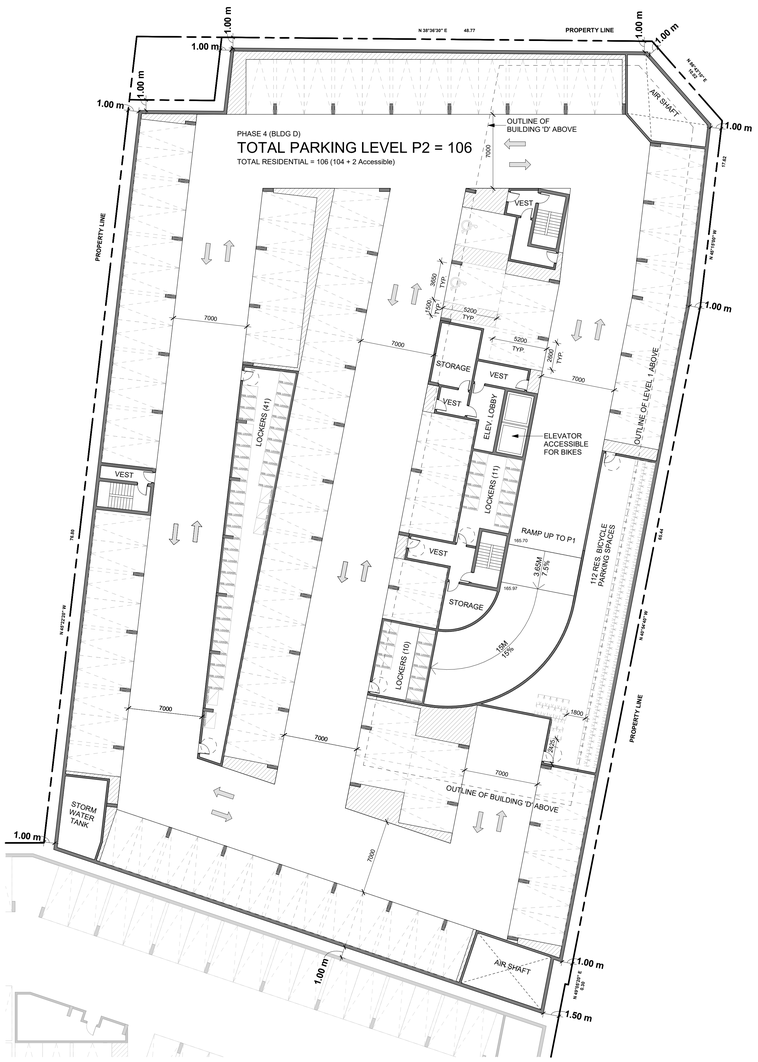
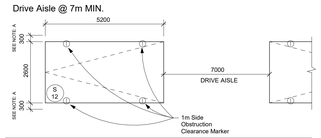


1 | Phase 4 - Parking Plan - Level P2
1:200

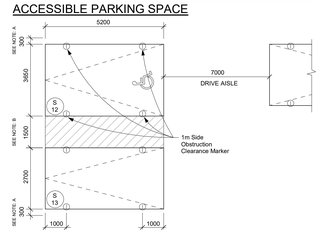
NORTH OAKVILLE ZONING BY-LAW 2009-189

TYPICAL PARKING SPACE:

Drive Aisle @ 7m MIN.



ACCESSIBLE PARKING SPACE



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

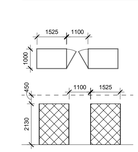
TYPICAL BICYCLE PARKING SPACE :

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

TOTAL BIKE LOCKER COUNTS

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

TYPICAL STORAGE LOCKER :



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

TOTAL STORAGE LOCKER COUNTS

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

N | General Notes
NTS

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LUST
LICENCE
8156
2026-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

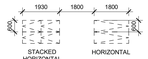
Drawing No.:

dA2.301

v 2021.11.03

File Path: N:\2023\23-011\ARCH\Drawings\Issued\Zoning\23-011_Zoning_Phase 1_Apt 2025-09-16 3:57:35 PM

TYPICAL BICYCLE PARKING SPACE :

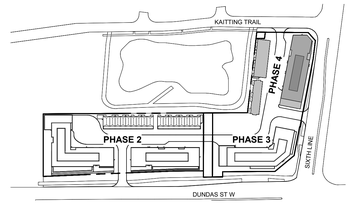


NOTE: STACKED HORIZONTAL BIKE SPACES ARE 0.6m x 1.93m x 1.9m (high vertical clearance). HORIZONTAL BIKE SPACES ARE 0.6m x 1.8m x 1.9m (high vertical clearance). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.55m

TOTAL BIKE LOCKER COUNTS

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

N | General Notes
NTS



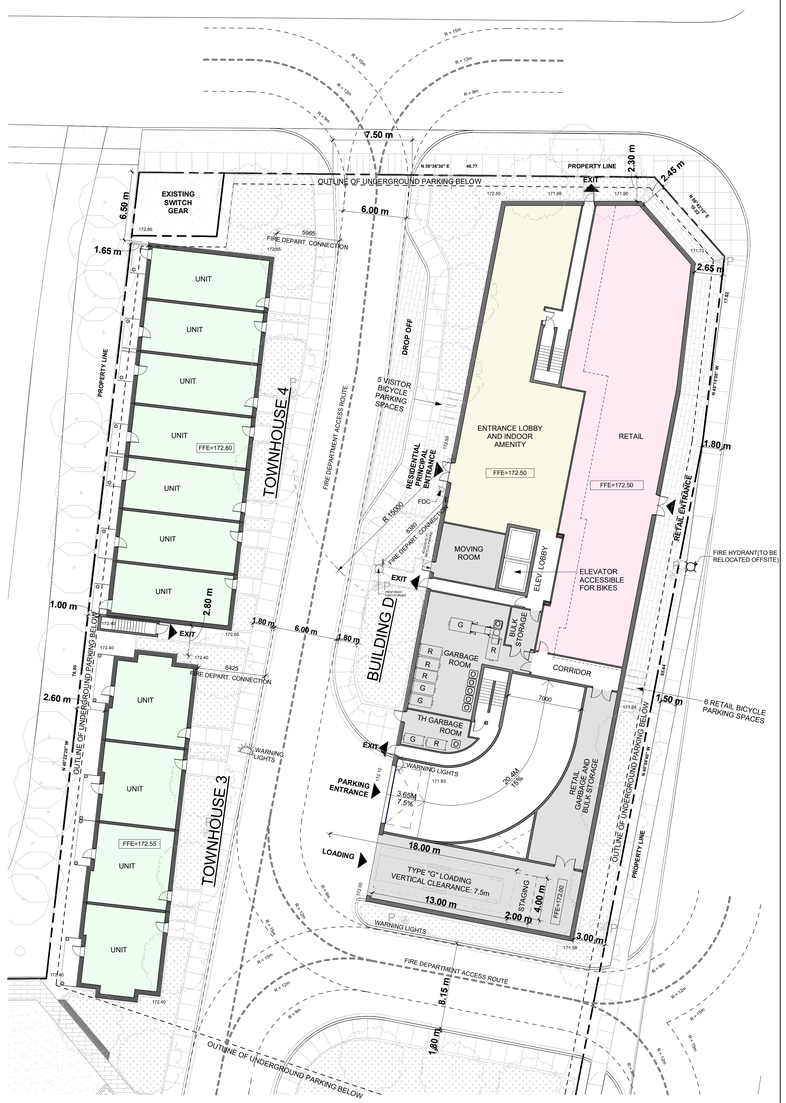
K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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

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

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



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

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Date:

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ADRIENNE LEE
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2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

Floor Plans - Phase 4 - Level 1 to 3

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: JH

Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

Drawing No.: dA2.302

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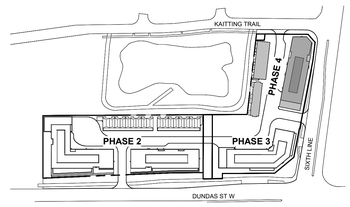
v.2021.11.03



K | Key Plan
NTS

PROGRAMMATIC COLOUR LEGEND

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

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

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

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

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

Floor Plans - Phase 4 - Level 4 to Roof

Client:

Shoppers Realty Inc.

Project:

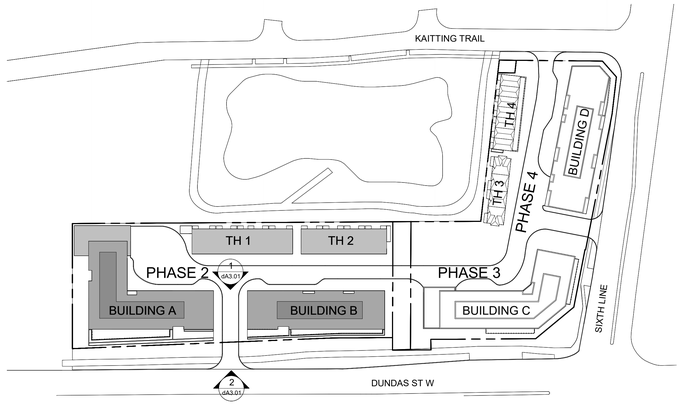
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.:

dA2.303

v.2021.11.03



K | Key Plan
NTS

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

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

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
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8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Issued For: Date:

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: SD, DR

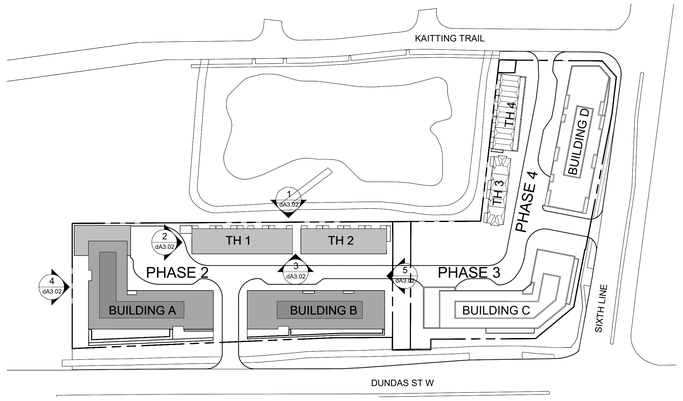
Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

Drawing No.: dA3.01

v.2021.11.03

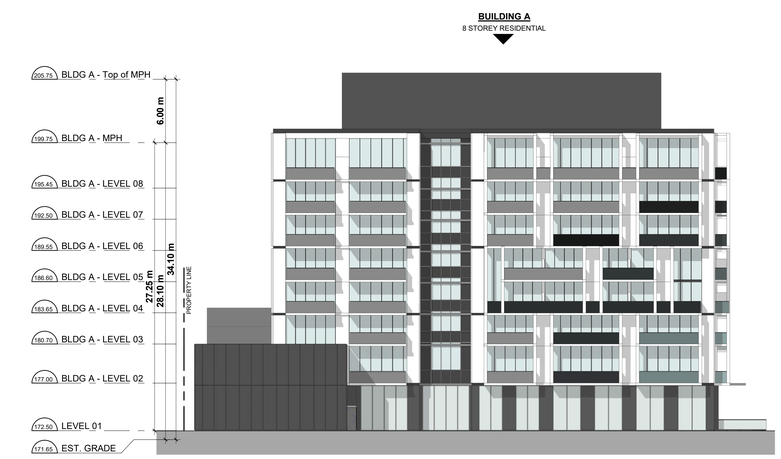


K | Key Plan
NTS

1 | Phase 2 - Townhouse 1&2 - North Elevation
1:200

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

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



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

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

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Date:

ONTARIO ASSOCIATION of ARCHITECTS
ADRIENNE LUST
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: SD, DR

Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

Drawing No.: dA3.02

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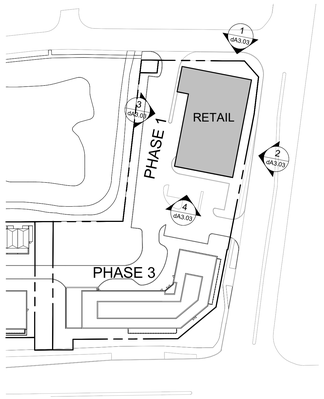
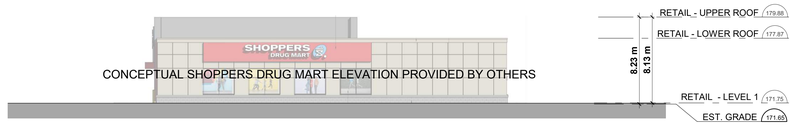
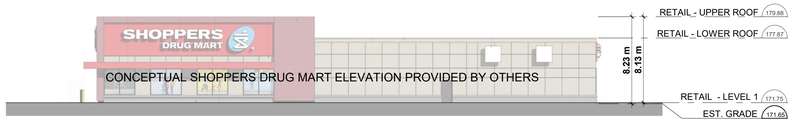
v.2021.11.03



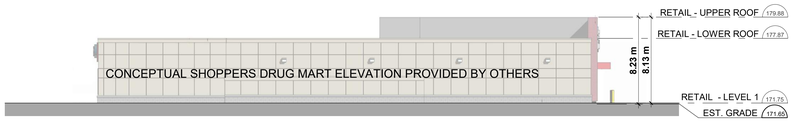
K | Key Plan (Partial) - Interim Condition
NTS



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

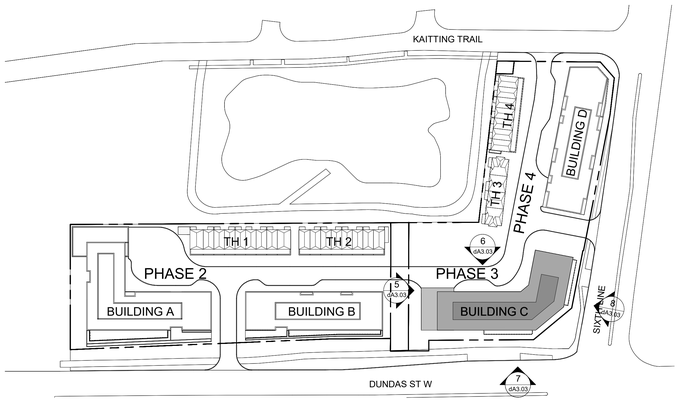


2 | Interim Phase - Retail Building - East Elevation
1:200



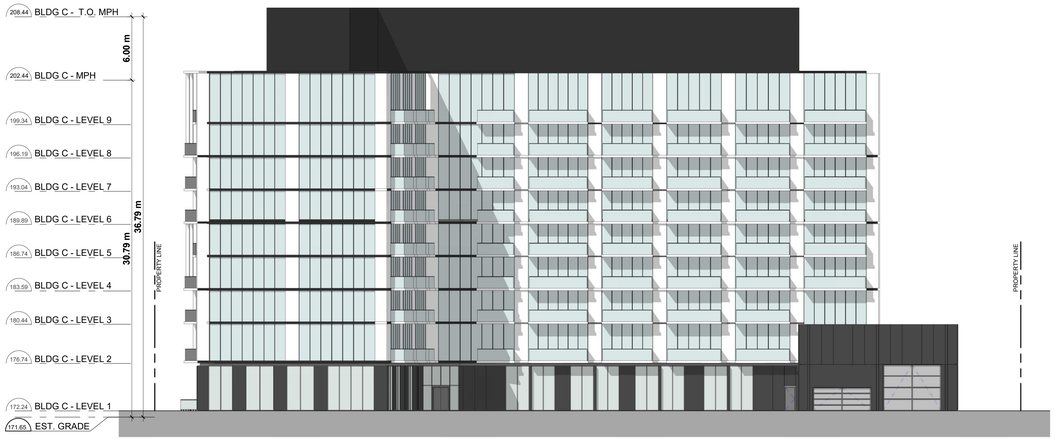
3 | Interim Phase - Retail Building - West Elevation
1:200

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

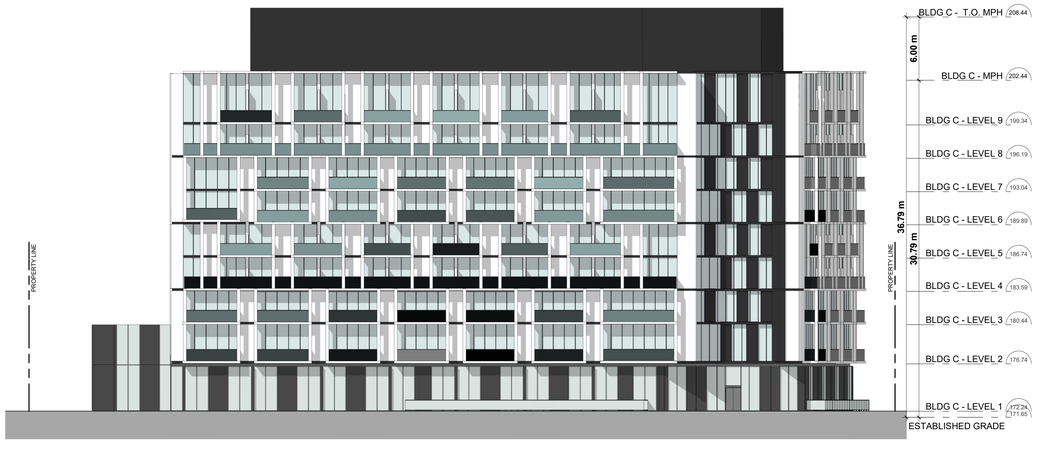


K | Key Plan - Ultimate Condition
NTS

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



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



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

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

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Date:

ONTARIO ASSOCIATION of ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2:	Reissued For Zoning	Sept. 12, 2025
1:	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

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

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: SD, DR

Checked by: AL

Project No.: 23-011

Date: Sept. 12, 2025

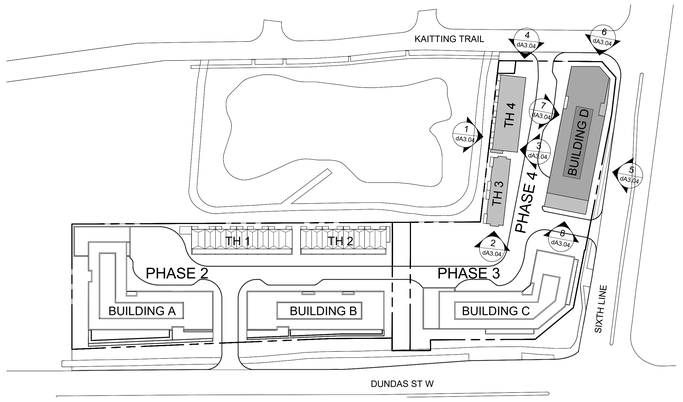
Drawing No.:

dA3.03

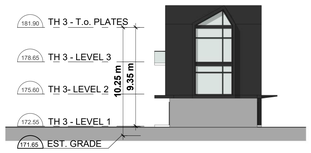
File Name: 2025-09-16 4:53:53 PM

v.2021.11.03

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



K | Key Plan
NTS



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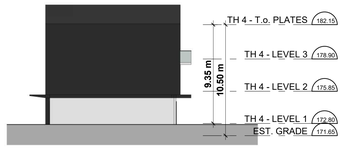
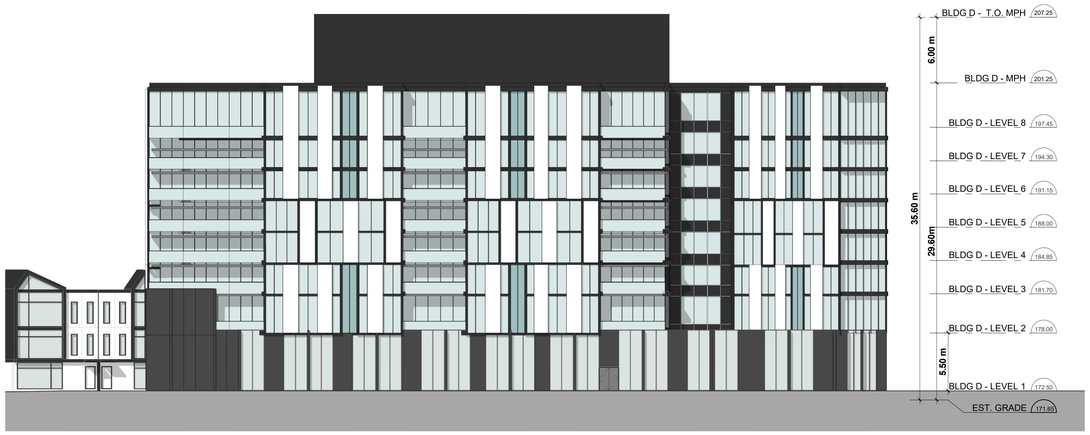
3 | Phase 4 - TH 3 & 4 - East Elevation
1:200

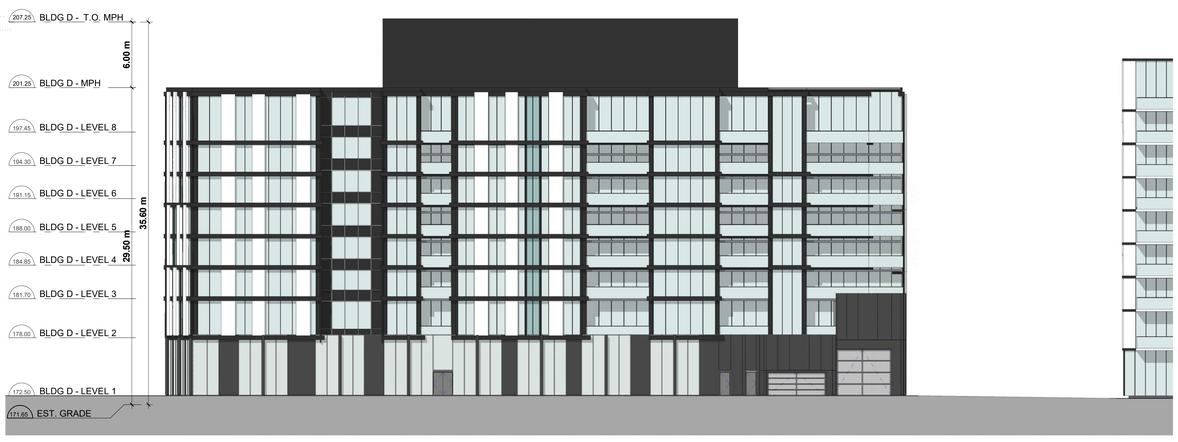


4 | Phase 4 - TH 4 - North Elevation
1:200



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

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



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

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

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

Elevations - Phase 4 - Building D, Townhouse 3&4

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale: As indicated

Drawn by: SD, DR

Checked by: AL

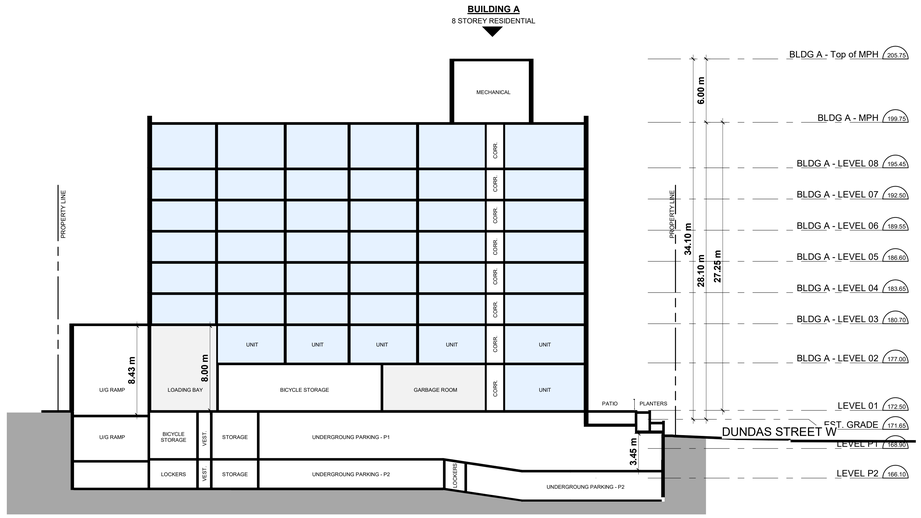
Project No.: 23-011

Date: Sept. 12, 2025

Drawing No.: dA3.04

v.2021.11.03

Plot Date: 2025-09-16 3:45:51 PM File Path: Autodesk Docs://ACC 2301/3000 Sixth Line and 21 Dundas Street West - Phase 1 - ac21-2301.rvt

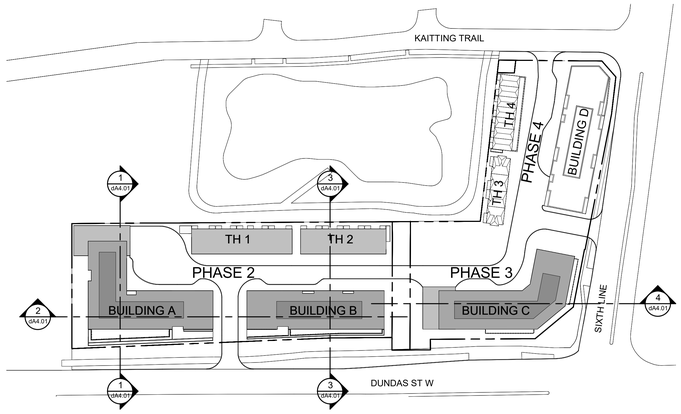


1 | Phase 2 - Building A - North-South Section
1:200

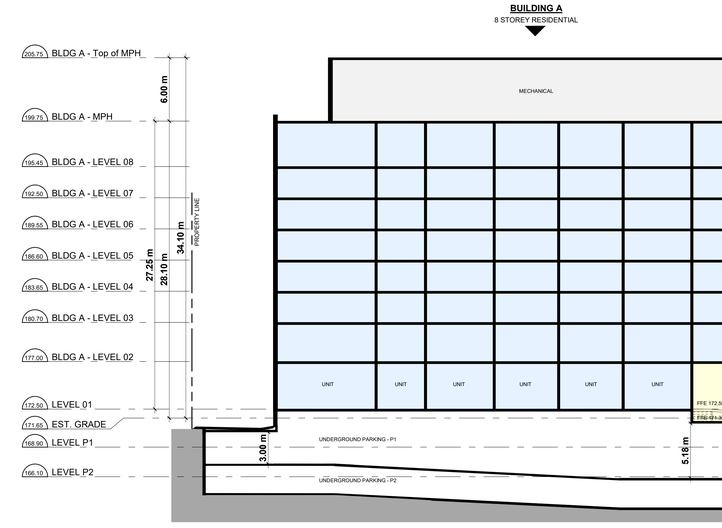
PROGRAMMATIC COLOUR LEGEND

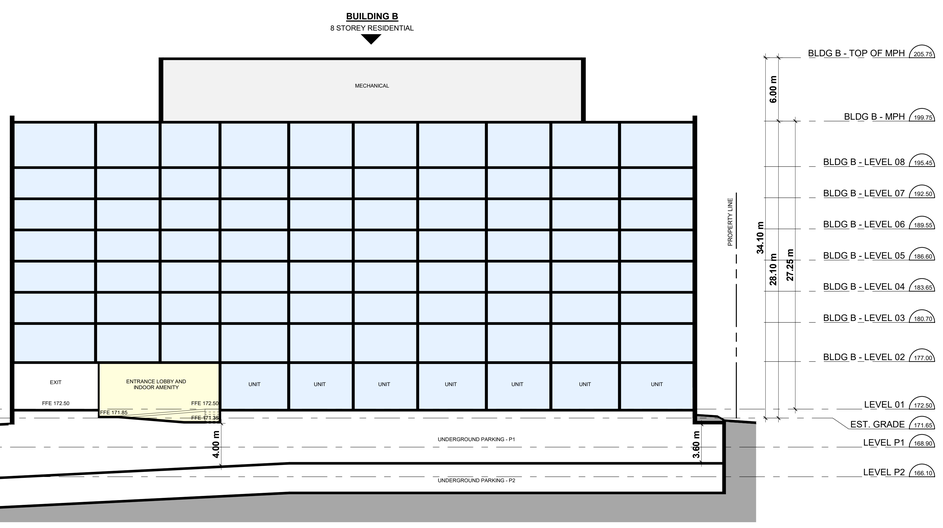
- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

L | Legend
NTS



K | Key Plan
NTS





2 | Phase 2 - Building A & B - East-West Section
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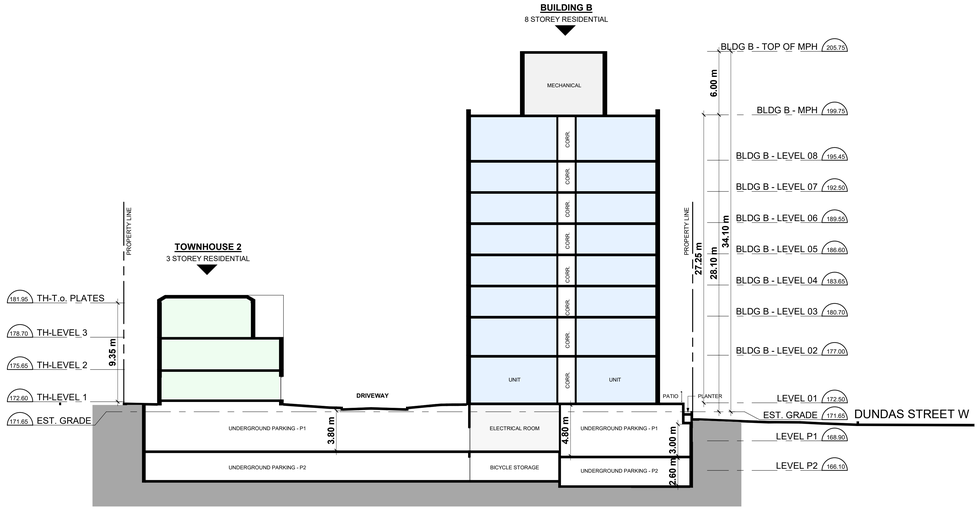

3 | Phase 2 - Building B & TH 2 - North-South Section
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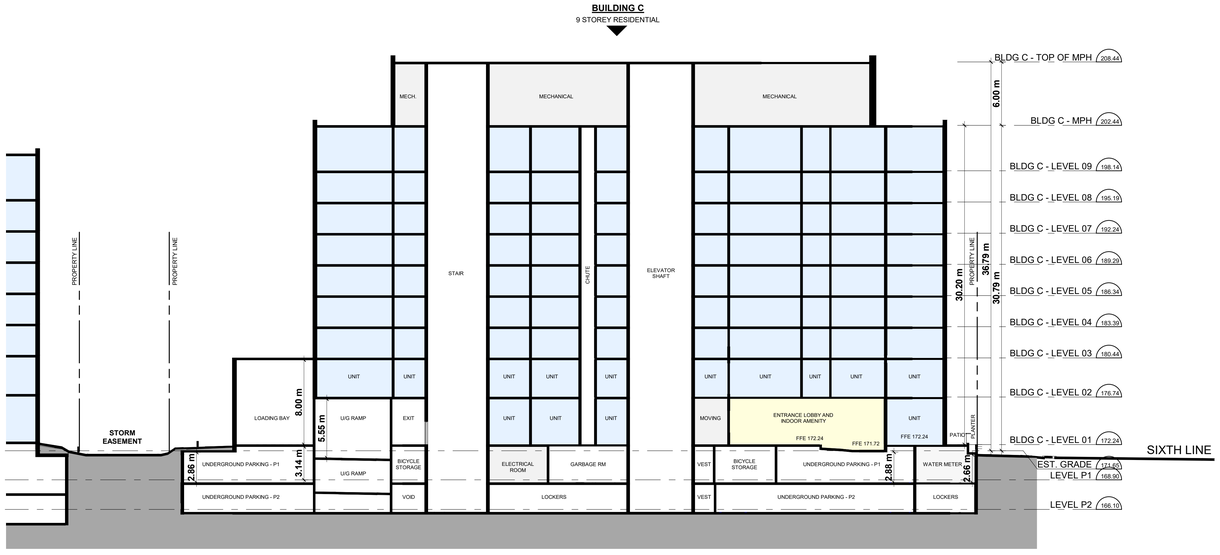

4 | Phase 3 - Building C - East-West Section
1:200

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8156
2025-09-16

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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

Sections - Phase 2 & 3

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:

As indicated

Drawn by:

JH

Checked by:

AL

Project No.:

23-011

Date:

Sept. 12, 2025

Drawing No.:

dA4.01

v.2021.11.03

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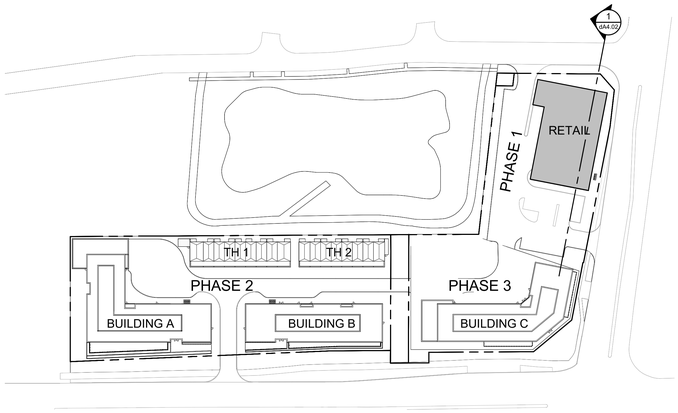
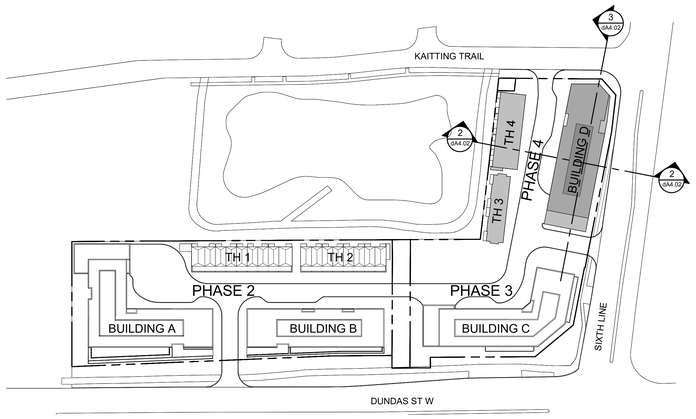


K | Key Plan - Interim Condition
NTS

PROGRAMMATIC COLOUR LEGEND

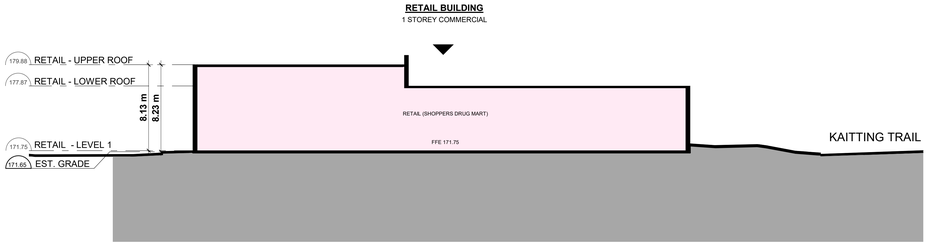
- RESIDENTIAL
- TOWNHOUSE RESIDENTIAL
- INDOOR AMENITY
- NON-RESIDENTIAL
- SERVICE / LOADING

L | Legend
NTS



K | Key Plan - Ultimate Condition
NTS

TO BE PROVIDED BY OTHERS



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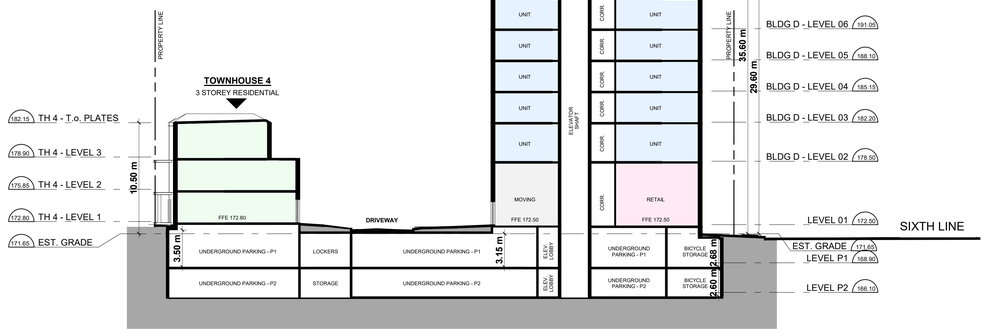

2 | Phase 4 - Building D & TH 4 - East-West Section
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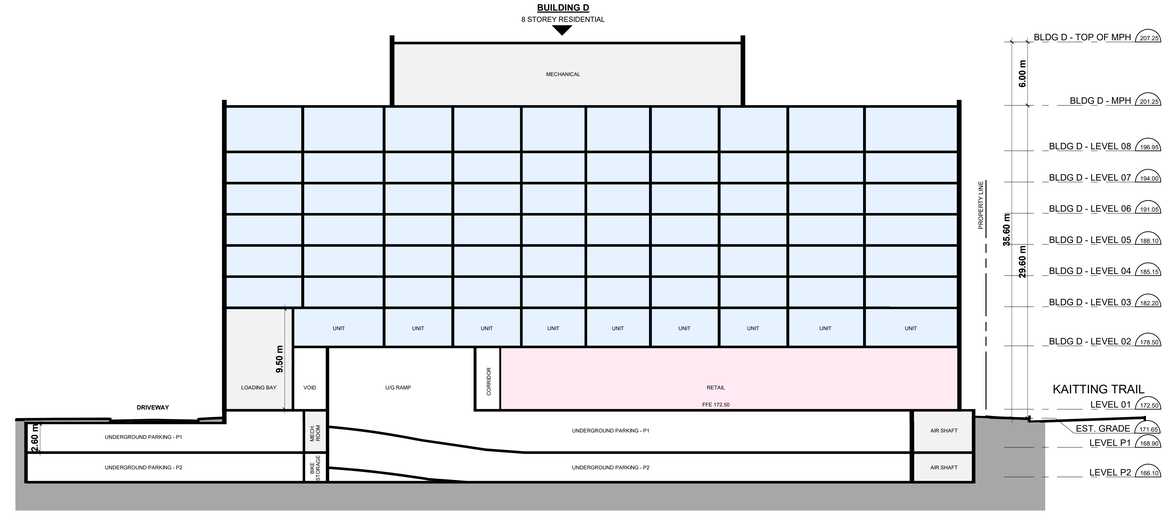

3 | Phase 4 - Building D - North-South Section
1:200

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8156
2025-09-16

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Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

Sections - Interim Phase 1 & Ultimate Phase 4

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

Scale:
As indicated

Drawn by:
JH

Checked by:
AL

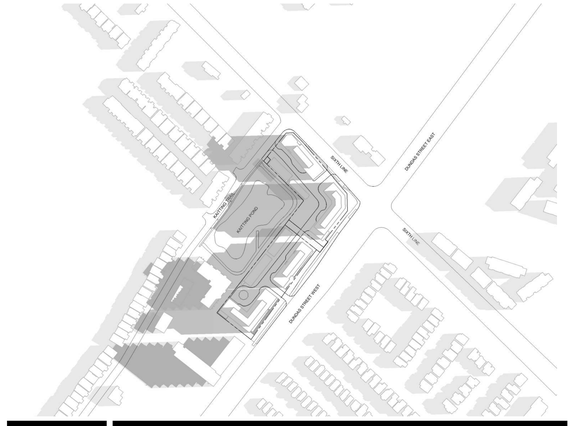
Project No.:
23-011

Date:
Sept. 12, 2025

Drawing No.:
dA4.02

v.2021.11.03

Plot Date: 2025-09-16 4:53:41 PM File Name: N:\2023\23-011\03 Working Drawings\Arch\23-011 Sections Phase 1 + 4.pln



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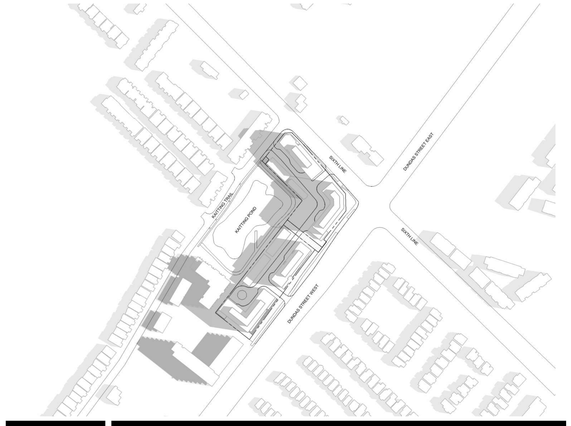

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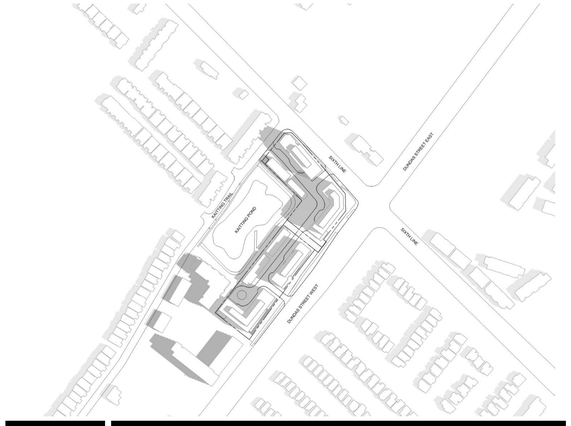

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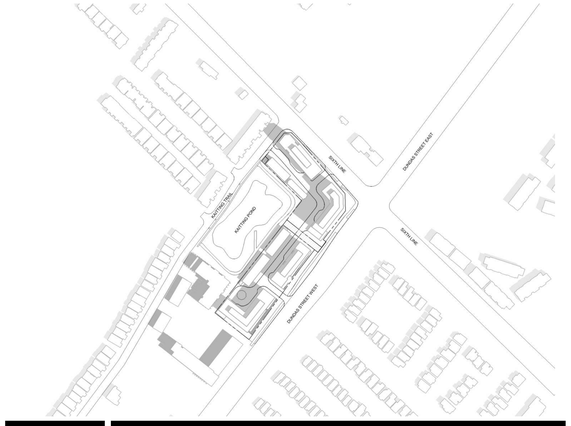

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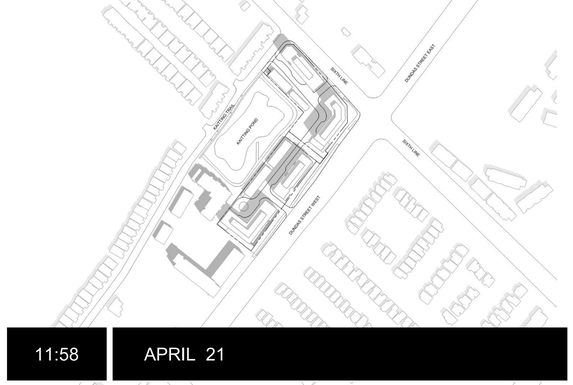

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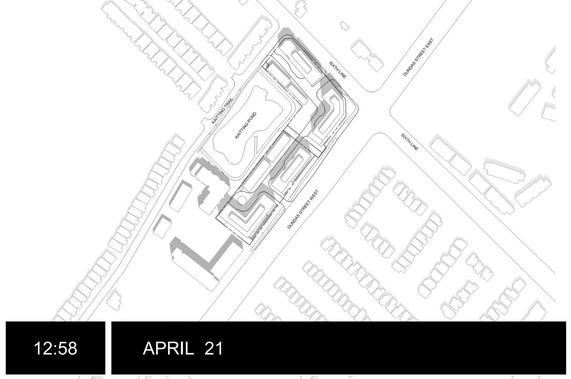

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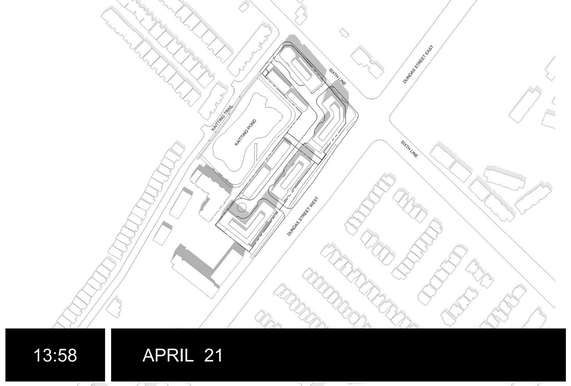

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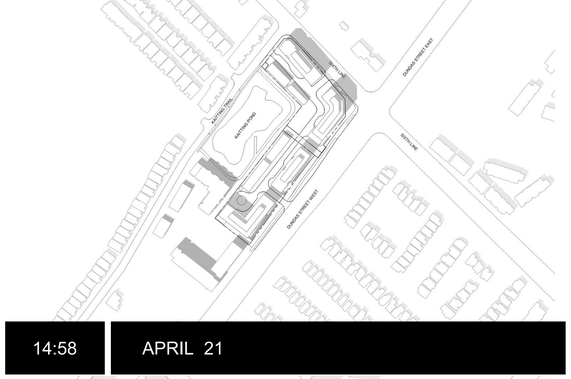

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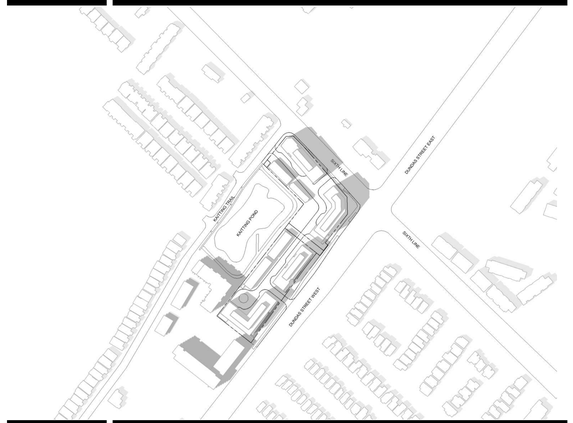

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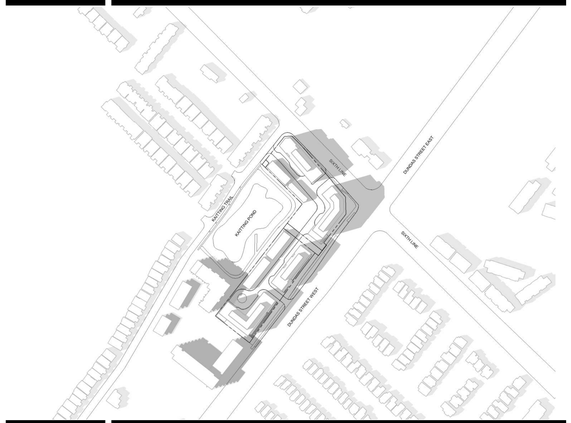

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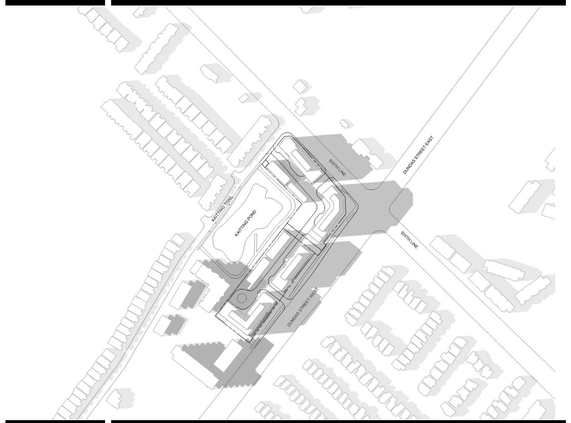

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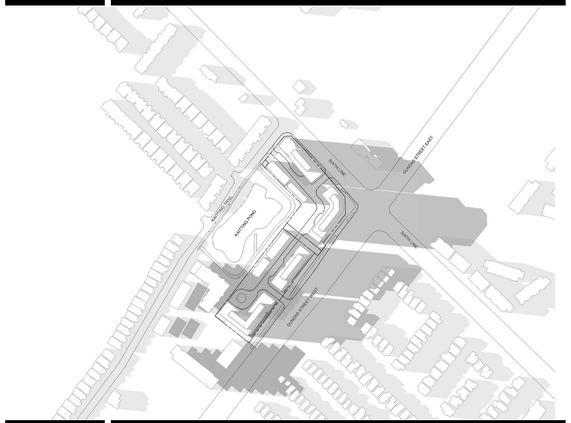

18:58 APRIL 21

Sun Angles:

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

Latitude: 43.46 N
Longitude: 79.72 W

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

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on April 21

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

Sunrise: 6:28
Sunset: 20:06

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

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

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

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Date:

ONTARIO ASSOCIATION of ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

Shadow Impact Analysis - April 21

Client:

Shoppers Realty Inc.

Project:

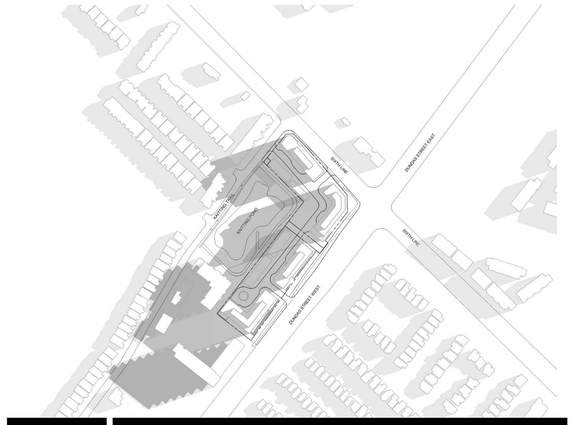
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

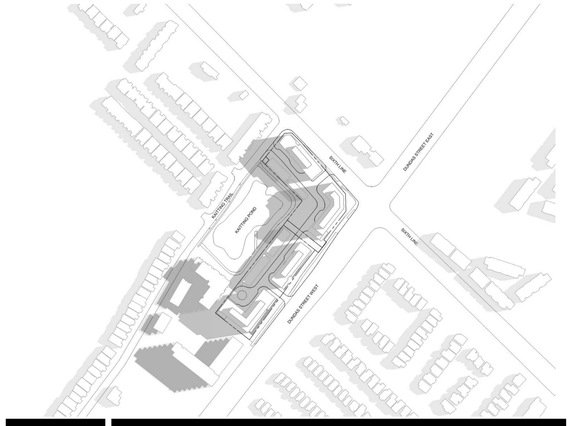
Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA5.01

N

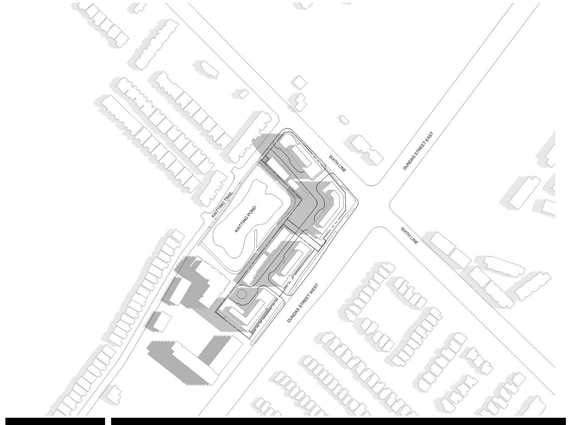
v.2021.11.03



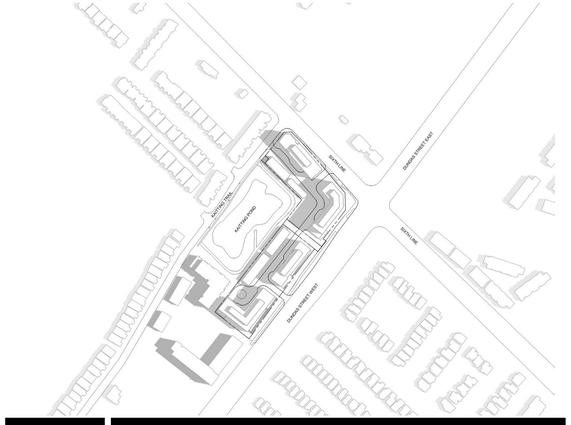
07:10 June 21



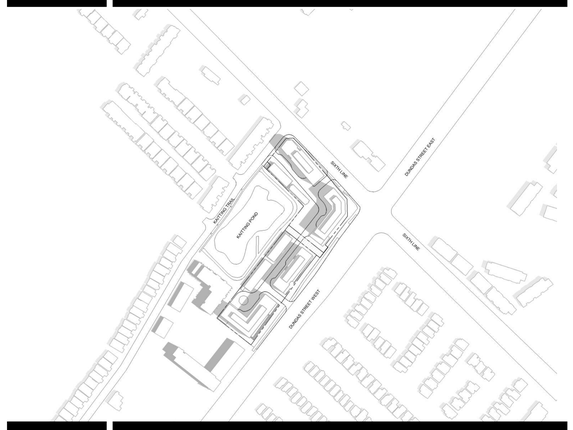
08:10 June 21



09:10 June 21



10:10 June 21



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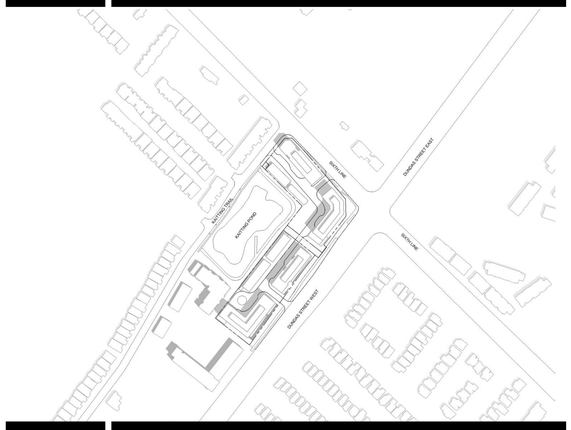

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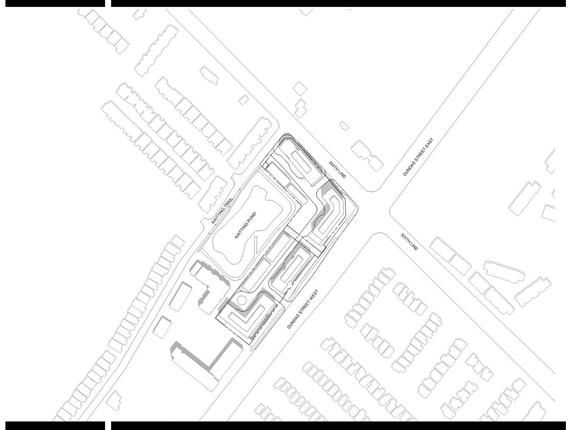

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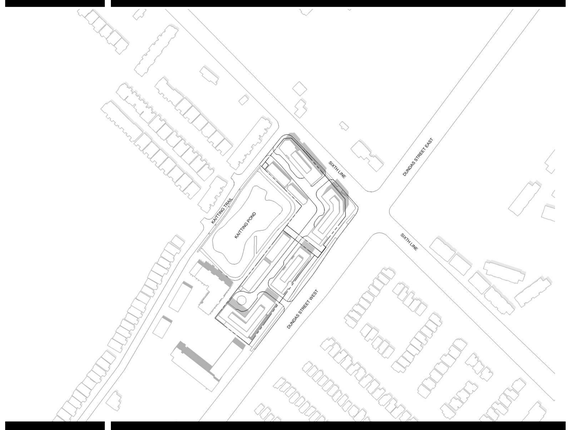

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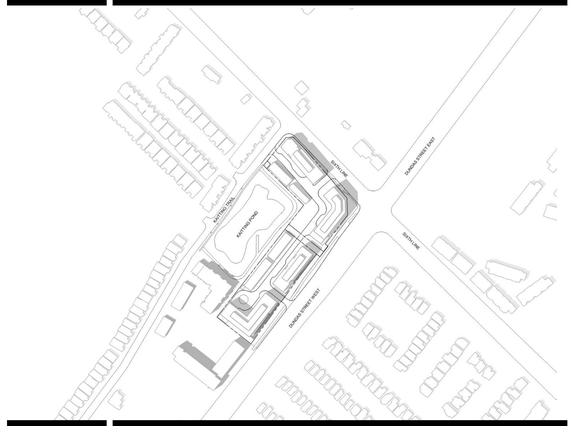

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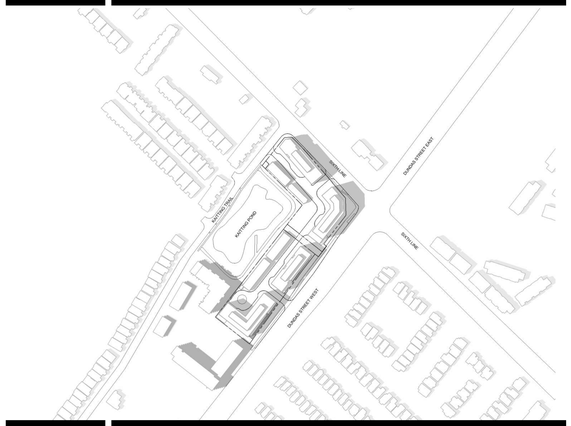
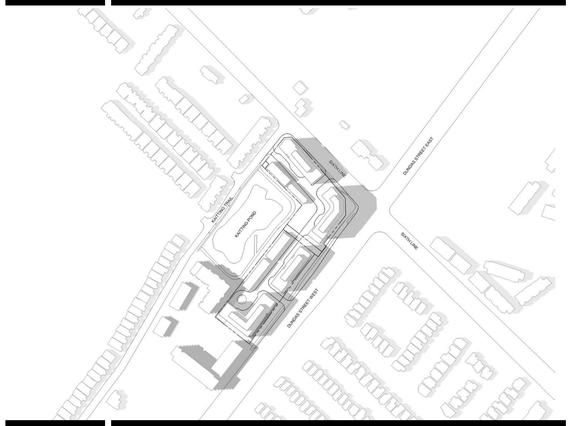


16:10 June 21



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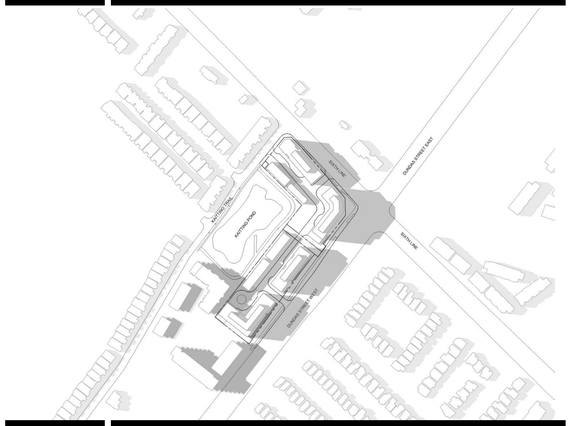

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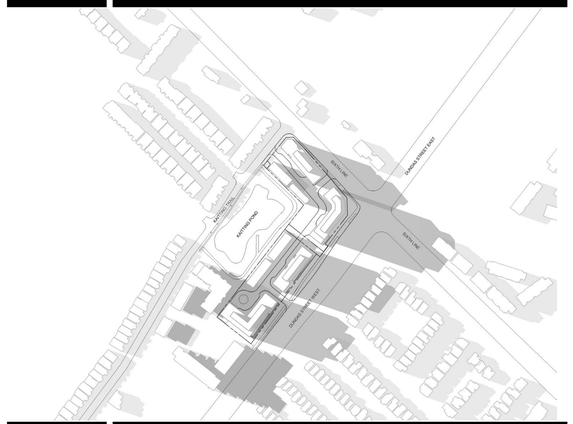

19:30 June 21

Sun Angles:

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

Latitude: 43.46 N
Longitude: 79.72 W

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

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on June 21

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

Sunrise: 5:40
Sunset: 21:00

LOCAL TIME EDT

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

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

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

Authorities Having Jurisdiction

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Date:

ONTARIO ASSOCIATION of ARCHITECTS
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8156
2025-09-16

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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Drawing Title:

Shadow Impact Analysis - June 21

Client:

Shoppers Realty Inc.

Project:

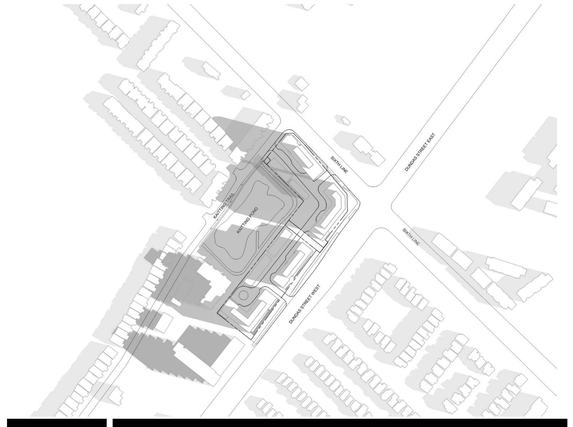
3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

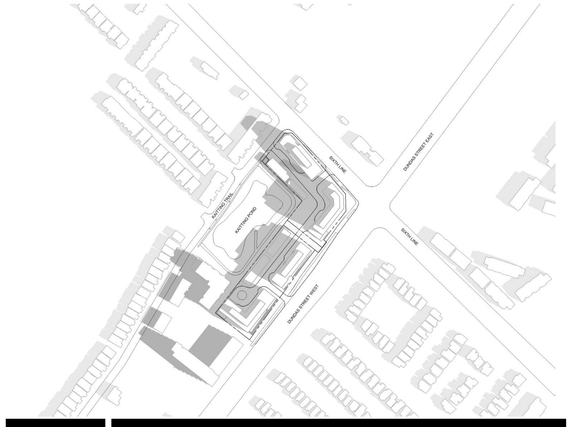
Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.:

dA5.02

Plot Date: 2025-09-12 10:56:16 AM File Name: K:\Projects\2023\23-011_Dundas and Sixth Line, Phase 1\...



08:35 September 21



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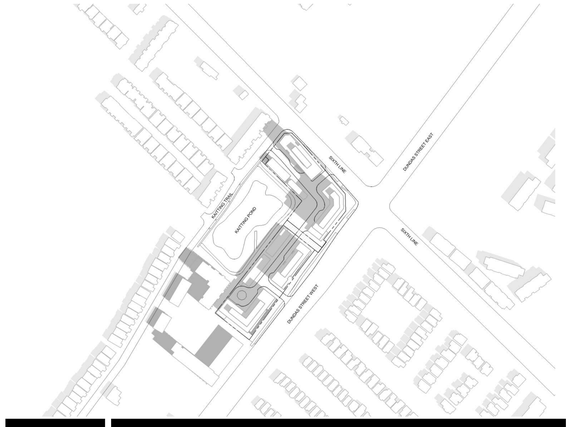

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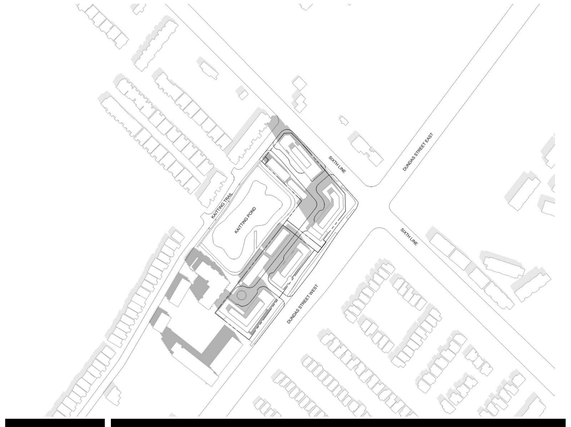

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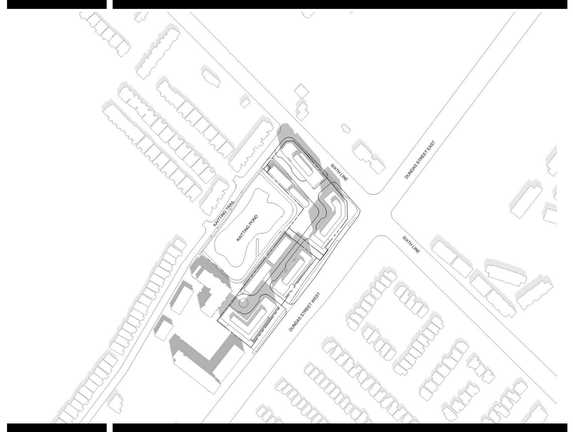

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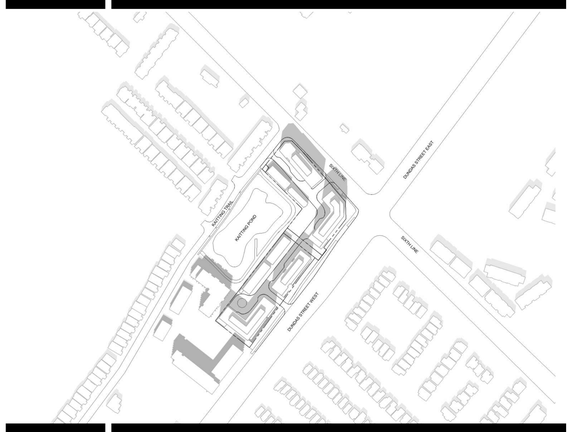

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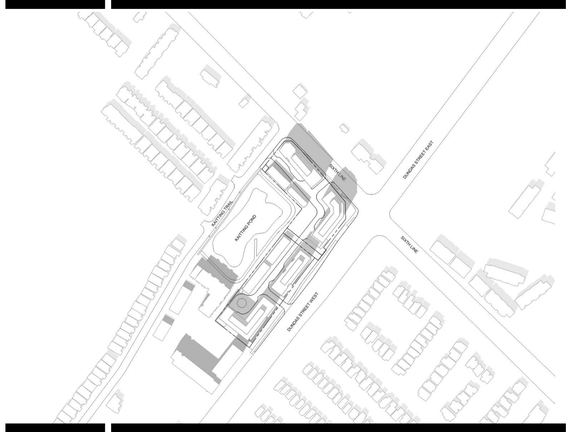

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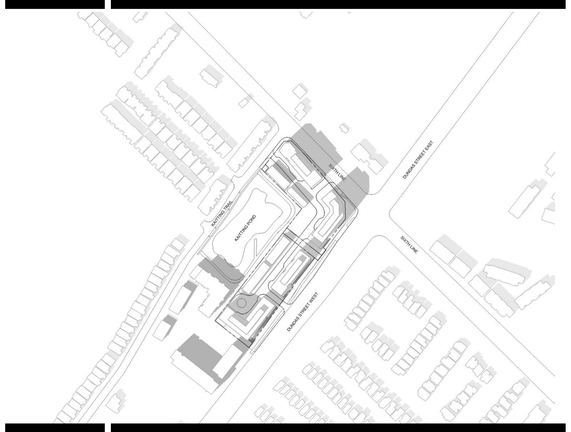

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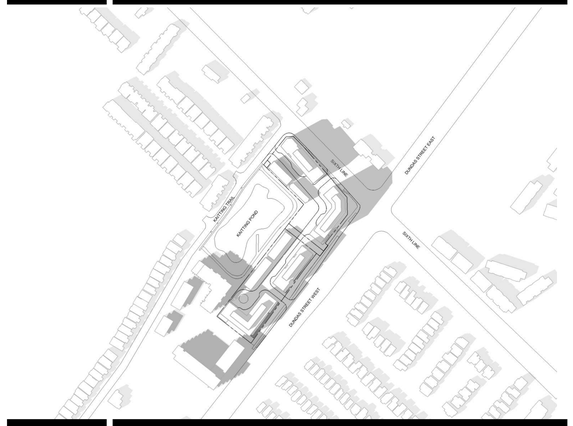

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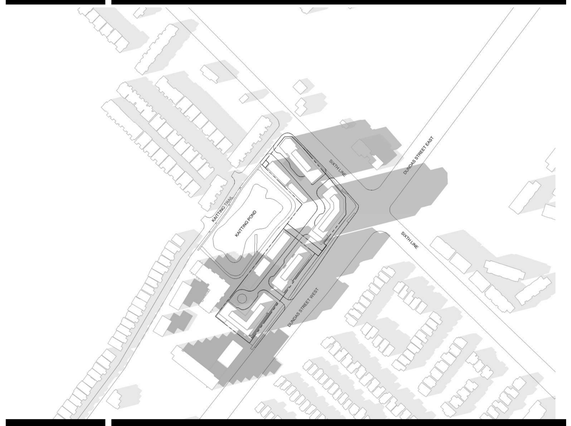

17:48 September 21

Sun Angles:

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

Latitude: 43.46 N
Longitude: 79.72 W

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

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on September 21

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

Sunrise: 7:05
Sunset: 19:18

LOCAL TIME EDT

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

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

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

Authorities Having Jurisdiction

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS
ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

Issued For: Date:

Drawing Title:

Shadow Impact Analysis - September 21

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

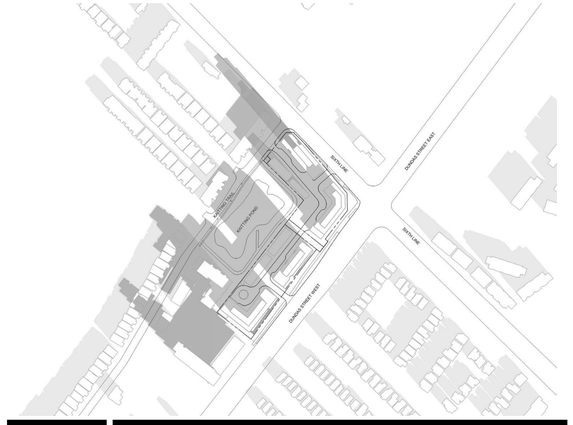
Oakville, Ontario

Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA5.03

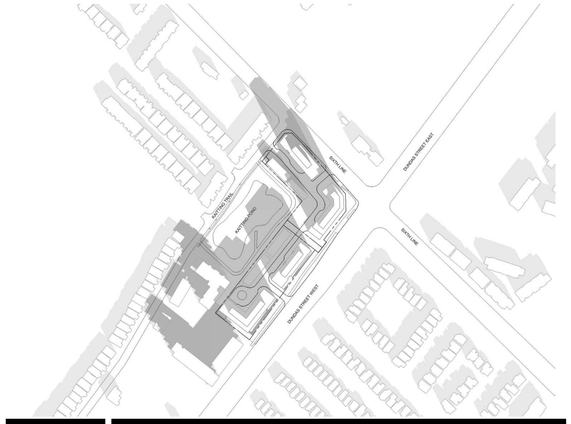
N

Plot Date: 2025-09-12 8:58:16 AM File Name: N:\2023\23-011\Drawings and Work Files\Revit Files\23-011_Central_with Context_R24_v2025.rvt

v.2021.11.03



09:20 December 21



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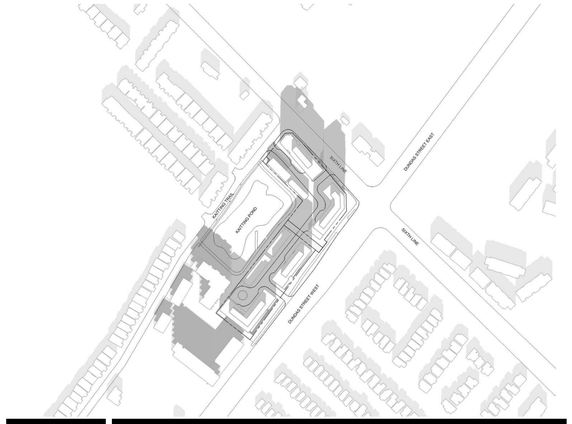
11:20 December 21



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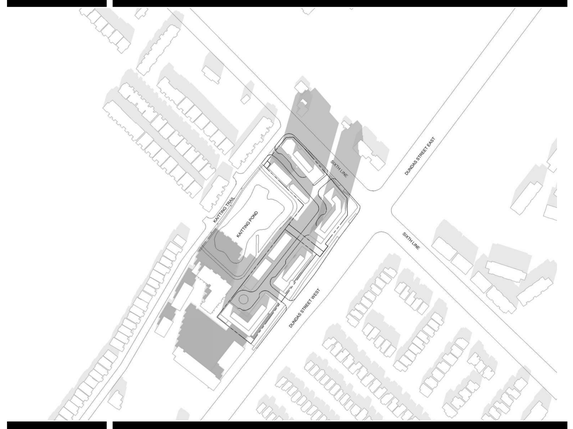

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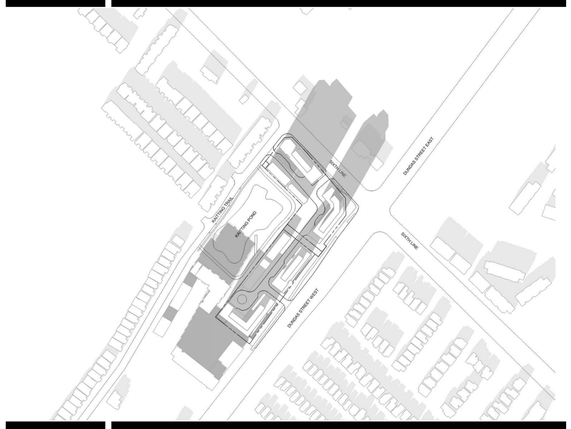

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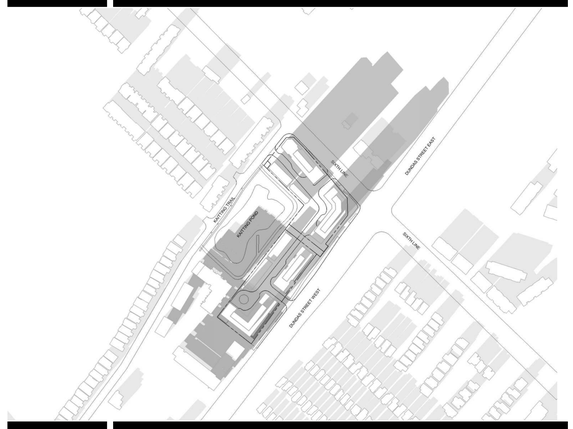

15:20 December 21

Sun Angles:

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

Latitude: 43.46 N
Longitude: 79.72 W

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

Software Used:
Autodesk Revit Architecture 2023

Shadow Study on December 21

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

Sunrise: 7:50
Sunset: 16:43

LOCAL TIME EDT

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

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

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Date:

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ADRIENNE LEE
LICENCE
8156
2025-09-16

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

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:

Shadow Impact Analysis - December 21

Client:

Shoppers Realty Inc.

Project:

3000 Sixth Line & 21 Dundas Street West

Oakville, Ontario

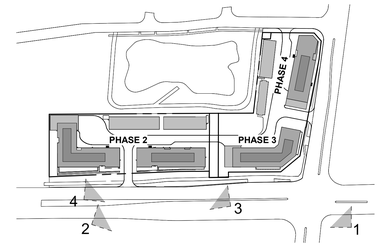
Scale: 1 : 1
Drawn by: JH
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA5.04

N

Plot Date: 2025-09-12 10:56:31 AM File Path: K:\Projects\2023\23-011_Dundas and Sixth Line, Phase 1\...

v.2021.11.03

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



K | Key Plan
NTS

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

2 | South Perspective (Dundas St W.)
NTS

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

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

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8156
2025-09-16

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
2.	Reissued For Zoning	Sept. 12, 2025
1.	Issued For Zoning	Dec. 12, 2024

No.:	Issued For:	Date:

Drawing Title:
Renderings

Client:
Shoppers Realty Inc.

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

Scale: 1 : 2000
Drawn by: AE
Checked by: AL
Project No.: 23-011
Date: Sept. 12, 2025
Drawing No.: dA6.01

File Path: Autodesk Docs://23-011 3000 Sixth Line & 21 Dundas Street West/23-011_3000 Sixth Line & 21 Dundas Street West_Phase 1_2025-09-16_AE.rvt
Plot Date: 2025-09-16 9:55:55 AM

v.2021.11.03