REPORT

3056 NEYAGAWA BOULEVARD

OAKVILLE, ONTARIO

NOISE AND VIBRATION IMPACT STUDY

RWDI #2402704

March 13, 2026

SUBMITTED TO

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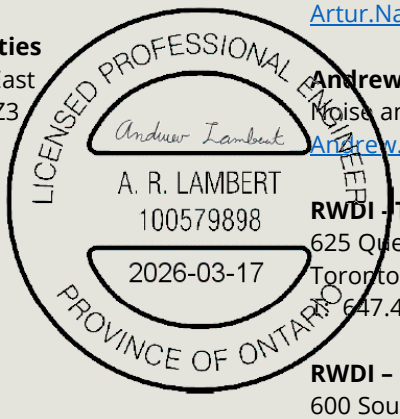

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VERSION HISTORY

Index	Date	Description	Prepared by	Reviewed by
1	August 21, 2024	Final	Andrew Lambert	Gillian Redman
2	December 17, 2024	Unit Correction	Kathryn Kim	Ben Coulson
3	March 13, 2026	Site plan and Traffic Volumes Update	Omar Hijazi	Andrew Lambert

EXECUTIVE SUMMARY

RWDI was retained to prepare a Noise and Vibration Impact Study for the proposed mixed-use development located in Oakville, Ontario. The proposed development will consist of 7 buildings:

- 24-storey building on top of a 6-storey mixed-use podium;
- 18-storey residential building with a 6-storey podium;
- 24-storey residential building with a 6- and 8-storey podium ;
- 26-storey residential building with a 6- and 8-storey podium;
- 20-storey residential building with 6- and 8-storey podium;
- 20-storey residential building with a 6-storey podium; and
- 15-storey residential building with a 6-storey podium.

This assessment was completed to support the Zoning Bylaw Amendment (ZBA) submission as required by Halton Region.

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

1. Installation of central air-conditioning so that all suites' windows can remain closed.
2. The inclusion of noise warning clauses related to:
    a. Transportation sound levels at the building façade and in the outdoor amenity areas
    b. Proximity to commercial land-use
3. Minimum sound isolation performance:
    a. Suite bedroom window glazing with minimum sound isolation performance up to STC-32.
    b. Suite exterior balcony door with minimum sound isolation performance up to STC-28.
4. Construction of perimeter noise barriers along the outdoor amenity areas if feasible, with the applicable warning clause.

The potential noise levels from stationary sources of sound were evaluated, including sound from surrounding commercial uses and the adjacent Sixteen Mile Sports Complex. Based on the noise modeling results mitigation measures are required for compatibility. A number of mitigation measures are available to achieve compatibility which may include a combination of at-source mitigation, at-receptor mitigation, and/or a Class 4 designation. With mitigation measures in place, the proposed development can be compatible with stationary noise sources.

At this stage in design the noise levels produced by the development on itself, and its surroundings could not be quantitatively assessed. However, the effect on both the building itself and its surroundings is expected to be feasible to meet the applicable criteria. We recommend that the building design is evaluated prior to building permit to ensure that the acoustical design is adequately implemented to meet the applicable criteria.

Based on the results of the analysis, including implementation of the recommendations presented in this report, the proposed development can be compatible with the surrounding land uses for noise and vibration.

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1 INTRODUCTION

RWDI was retained to prepare a Noise and Vibration Impact Study for the proposed mixed-use development located in Oakville, Ontario. The proposed development site is located at 3056 Neyagawa Boulevard adjacent to the Sixteen Mile Sports Complex on the west corner of the intersection of Neyagawa Boulevard and Dundas Street West.

The proposed development will consist of approximately 2,178 residential units in seven buildings that make up three blocks:

- **Block 1:**
  - 24-storey building on top of a 6-storey mixed-use podium; and
  - 20-storey residential building with a 6- and 8-storey podium.
- **Block 2:**
  - 18-storey residential building with a 6-storey podium;
  - 24-storey residential building with a 6- and 8-storey podium; and
  - 26-storey residential building with a 6- and 8-storey podium.
- **Block 3:**
  - 15-storey residential building with a 6-storey podium; and
  - 20-storey residential building with a 6-storey podium.

The context site plan is shown in **Figure 1**.

The site is exposed to noise from road traffic from: Neyagawa Boulevard to the northeast, and Dundas Street West to the southeast. Sound from stationary sources includes mechanical equipment at the Sixteen Mile Sports Complex as well as surrounding residential and commercial uses.

There are no significant sources of vibration in the area.

This assessment was completed to support the Zoning Bylaw Amendment (ZBA) submission as required by the Town of Oakville. This assessment was based on design drawings dated March 13, 2026. A copy of the drawings are included in **Appendix A.**

2 APPLICABLE CRITERIA

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

Due to its proximity to major roadways, the proposed development site would be characterized as a “Class 1 Area”, which is defined according to NPC-300 as an area with an acoustical environment typical of a major population centre, where the background sound level is dominated by the activities of people, usually road traffic, often referred to as "urban hum."

3 THE EFFECTS OF THE ENVIRONMENT ON THE PROPOSED DEVELOPMENT

3.1 Transportation Source Assessment

3.1.1 Road Traffic Volume Data

The Turning Movement Counts (TMCs) and Future Ultimate Average Annual Daily Traffic (AADT) volumes at Neyagawa Boulevard and Dundas Street West were obtained from Halton Region. The truck percentages were calculated based on the provided TMCs. An 85%/15% daytime/nighttime arterial road split was applied for Neyagawa Boulevard and Dundas Street West.

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

Table 1: Road Traffic Volumes

Roadway	2034 Future Traffic (AADT)	% Day/Night	Speed Limit (km/hr)	% Trucks
Neyagawa Boulevard	36,000	85% /15%	60	3
Dundas Street West	55,000	85% / 15%	70	4

3.1.2 Representative Receptors

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

Outdoor Living Areas (OLAs) would include outdoor areas intended and designed for the quiet enjoyment of the outdoor environment and which are readily accessible from the building. OLAs may include any common outdoor amenity spaces associated with a multi-unit residential development (e.g. courtyards, roof-top terraces), and/or private backyards and terraces with a minimum depth of 4 m provided they are the only outdoor living area for the occupant. Daytime sound levels were assessed at the following identified OLAs:

- OLA_01: Block 1 northwest amenity
- OLA_02: Block 2 southwest amenity

The OLAs are indicated in **Figure 2**.

3.1.3 Analysis and Results

Sound levels due to the adjacent roads were predicted using emission algorithms from the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) (MOE, 1989) and then implemented in the Cadna/A software package using the ISO-9613 line source algorithms.

To assess the effect of transportation noise on suites, the maximum sound level on each façade was determined and the results are summarized in **Table 2**.

Table 2: Predicted Ground Transportation Source Sound Levels – Plane of Window

Building	Worst-Case Façade	Road		Notes
		Day L_{EQ}, 16hr	Night L_{EQ}, 8hr	
Building 1	Northeast	69 dBA	64 dBA	2
Building 2	Northeast	69 dBA	64 dBA	2
Building 3	Northeast	60 dBA	55 dBA	1
Building 4	Northeast	59 dBA	54 dBA	1
Building 5	Southeast	63 dBA	59 dBA	1
Building 6	Southeast	69 dBA	64 dBA	2
Building 7	Southeast	72 dBA	68 dBA	2

Note(s):

1. Applicable for low and medium density developments: Provision for future installation of air-conditioning, warning clause "Type C". Applicable for high density developments: Installation of air-conditioning to allow for windows and doors to remain closed, warning clause "Type D". Refer to **Appendix D** for guidance regarding air-conditioning as a noise mitigation measure.
2. The acoustical performance of building components must be specified to meet the indoor sound level criteria. Installation of air conditioning to allow for windows and doors to remain closed, warning clause "Type D". Refer to **Appendix D** for guidance regarding air-conditioning as a noise mitigation measure.

Predicted sound levels at the OLAs due to transportation noise are summarized in **Table 3**.

Table 3: Transportation Sound Levels in Outdoor Living Areas (OLAs)

Receptor	Description	Daytime L_{EQ}, 16hr	Notes
OLA_01	Block 1 Amenity	62 dBA	1
OLA_02	Block 2 Amenity	58 dBA	2

Note(s):

1. Noise mitigation is recommended to meet the ≤55 dBA OLA sound level criterion. If noise controls are not feasible to meet the 55 dBA criterion for technical, economic or administrative reasons, an exceedance of 5 dB may be acceptable (to a maximum sound level of 60 dBA). In this case, a warning clause "Type B" is recommended.
2. For OLA sound levels >55 dBA and ≤60 dBA, noise controls may be applied to meet the 55 dBA criterion. If noise control measures are not provided, a warning clause "Type A" is recommended.

3.2 Stationary Source Assessment

Stationary sources could be grouped into two categories: those that have a permit with the Ontario Ministry of the Environment, Conservation and Parks (MECP) through an Environmental Compliance Approval (ECA) or Environmental Activity and Sector Registry (EASR); and those that are exempt from ECA or EASR permit requirements.

In the case where a stationary source has an Environmental Compliance Approval (ECA) or Environmental Activity and Sector Registry (EASR) permit with the MECP, and would be put in a position where it is no longer in compliance with the applicable sound level criteria due to the encroachment of the proposed new development, source specific mitigation and/or formal classification of the proposed development lands as a "Class 4 Area" (refer to C.4.4.2 "Class 4 Area" in NPC-300) would be required. In this case, coordination and agreements between the stationary source owner, proposed new development owner, and the land-use planning authority are recommended.

In the case where a stationary source is exempt from ECA or EASR permit requirements, the noise provisions of the applicable Municipal Code and guidance from NPC-300 would be applicable. In this case, mitigation of sound levels due to stationary sources may be for due diligence purposes to avoid nuisance complaints from future occupants of the proposed new development. Mitigation could be in the form of mitigation at the source (with agreement from the stationary source owner) and/or mitigation at the receptor through site and building element design (e.g., building orientation, acoustical barriers, façade sound insulation design).

In the area surrounding the proposed development, stationary sources associated with the community centre/sports complex, commercial buildings, and residential buildings are considered. The community centre/sports complex operates under a Certificate of Approval (historical equivalent of an ECA or EASR) issued in December 2009. Regulatory changes in the past 15 years have adjusted the permitting requirements for facilities such as sports complexes. Based on a review of the equipment included in the Certificate of Approval, it may be exempt from ECA or EASR permit requirements under current regulations.

3.2.1 Stationary Source Modeling

Stationary sources of noise surrounding the proposed development were identified using a combination of publicly available aerial and street-level imagery, business listing, and the MECP Access Environment database. This information was further validated during a site visit on June 14, 2024.

The site visit found that the cooling towers on the adjacent sports complex were significant at the property line of the new development. One of the sports complex cooling towers and a dehumidifier that were in operation during the site visit were measured and the other sources were estimated using proxy data.

The car wash to the southeast of site was observed during operations. It included fast-closing doors so that sound from the car wash was only audible as vehicles were leaving the car wash. The other potential noise sources in the area were not audible over vehicle traffic.

3.2.1.1 Representative Receptors

The worst-case receptor locations at the proposed development were assessed. The most significant sources of stationary noise in the area are the sports complex to the northwest and the commercial plaza to the northeast. Representative façade receptors were selected to capture the worst-case façade levels from the two source directions.

3.2.1.2 Sources and Sound Power Levels

RWDI proxy data were used for the sound power levels of the sports complex HVAC units, chillers, and one of the cooling towers that were not in operation at the time of the site visit. The dehumidifier and cooling tower that were in operation were measured. The sound power levels used in the modeling are presented in **Table 4**. The locations of the sources summarized in **Table 4** and are illustrated in **Figure 3**.

Table 4: **Stationary Source Sound Power Level Assumptions**

Source Description	Source ID (As shown in Figure 3)	Proxy Data / Calculation	Sound Power Level (dBA)	Duty Cycle	
				Daytime and Evening (07:00h–23:00h)	Nighttime (23:00h–07:00h)
1-Fan HVAC Unit	HVAC_1F	Proxy Data	82	Continuous	30 min/hour
2-Fan HVAC Unit	HVAC_2F	Proxy Data	85	Continuous	30 min/hour
3-Fan HVAC Unit	HVAC_3F	Proxy Data	87	Continuous	30 min/hour
Makeup Air Unit	MUA	Proxy Data	85	Continuous	Continuous
Car Wash	CarWash	Proxy Data	88	Continuous	Continuous
Dehumidifier	Dehumidifier	Measurement	99	Continuous	Continuous
Chiller	Chiller	Proxy Data	92	Continuous	Continuous
Single Fan Cooling Tower	CT_1F	Proxy Data	101	Continuous	Continuous
Double Fan Cooling Tower - Fans	CT_2F_Fans	Measurement	101	Continuous	Continuous
Double Fan Cooling Tower – Inlet	CT_2F_Inlet	Measurement	95	Continuous	Continuous
Double Fan Cooling Tower - Casing	CT_2F_Casing	Measurement	89	Continuous	Continuous

The assumed sound power level values and duty-cycles for the stationary sources are assumed based on the source type. Continuous operation of the HVAC units and all equipment at area facilities represent the worst-case hour for the daytime periods. For the nighttime periods, HVAC equipment is expected to operate at a 50% duty cycle while the other mechanical equipment is conservatively assumed to operate continuously.

3.2.1.3 Analysis and Results

Stationary source noise modelling was carried out using the Cadna/A software package, a commercially available implementation of the ISO 9613 (ISO, 1994 and ISO, 1996) algorithms. The predicted sound levels are assessed against both the Class 1and Class 4 limits (refer to **Appendix A**).

The predicted worst-case 1-hour sound levels from existing stationary sources are presented in **Table 5**.

Table 5: Predicted Sound Levels at Worst-case Receptor Locations – Continuous Stationary Sources

Receptor	Time Period	Predicted Sound Level $L_{EQ,1hr}$	Sound Level Criteria		Notes
			Class 1 L_{EQ-1hr}	Class 4 L_{EQ-1hr}	
NE Façade Plane of Window (facing commercial plaza)	Daytime-Evening 0700-2300h	52 dBA	62 dBA[2]	62 dBA[2]	Meets Class 1 and Class 4 criteria
	Nighttime 2300-0700h	49 dBA	52 dBA[2]	55 dBA	Meets Class 1 and Class 4 criteria
NW Façade Plane of Window (facing sports complex)	Daytime-Evening 0700-2300h	63 dBA	50 dBA	60 dBA	Exceeds Class 1 and Class 4 criteria
	Nighttime 2300-0700h	63 dBA	45 dBA	55 dBA	Exceeds Class 1 and Class 4 criteria
Outdoor Amenity	Daytime-Evening 0700-2300h [1]	53 dBA	50 dBA	55 dBA	Exceeds Class 1 Meets Class 4 criteria

Note(s):
[1] Outdoor areas are not assessed during the nighttime period.
[2] Criteria are the higher of the ambient due to road traffic or 50 dBA during the daytime-evening and 45 dBA at night. In these cases, elevated ambient sound levels applied due to road traffic noise.

As shown in **Table 5**, the portion of the development that faces the commercial plaza to the northeast meets the Class 1 and Class 4 criteria due to elevated ambient levels during the daytime-evening and nighttime. Ambient road noise modeling was undertaken for Neyagawa Boulevard and Dundas Street West using an Institute of Traffic Engineers (ITE) distribution to represent the quietest daytime and nighttime hours. For the area of the development that faces the commercial plaza this background level was 62 dBA during the daytime and 52 dBA during the nighttime. Some isolated lower portions of the NE façade that are screened by the podium edge from the roads may exceed at nighttime.

The portion of the development that faces the sports complex to the northwest exceeds the Class 1 and Class 4 criteria. This area of the development is not predicted to have elevated sound level criteria due to distance setbacks from the roadways.

3.3 Recommendations

Based on the noise assessment results, the following recommendations were determined for the project for both transportation sources and stationary sources.

3.3.1 Transportation Sources

The following recommendations are provided to address transportation sources.

3.3.1.1 Building Façade Components

Due to the elevated transportation sound levels in the area, acoustical design of the façade components including spandrel, window glazing, and exterior doors, are recommended to be specified for the proposed development. Preliminary window glazing and exterior balcony door sound isolation requirements were determined based on the following assumptions:

- Typical residential living room:
  - Glazing 60% of façade, Door: 20% of façade
  - 55% Façade to floor area Ratio
  - Intermediate absorption finishes/furniture
- Typical residential bedroom:
  - Glazing 80% of façade, Door: N/A
  - 81% Façade to floor area Ratio
  - High absorption finishes/furniture

Based on the predicted plane of window sound levels and the assumptions listed above, recommendations for the minimum sound insulation ratings for the building components were determined using the National Research Council of Canada "BPN-56 method" (NRCC, 1985). The reported results are in terms of Sound Transmission Class (STC) ratings as summarized in **Table 6**.

Table 6: Recommended Façade Component Minimum Sound Insulation Rating

Portion of Development	Worst-Case Façade	Window Glazing	Exterior Door
Building 1	Northeast	STC 29	STC 25
Building 2	Northeast	STC 29	STC 25
Building 6	Southeast	STC 29	STC 25
Building 7	Southeast	STC 32	STC 28

The maximum requirement for the window glazing was determined to be STC 32, and STC 28 for the exterior door, which can be achieved by various double-glazed configurations of insulated glazing units.

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

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

3.3.1.2 Ventilation Recommendations

Due to the transportation sound levels at the façade, central air conditioning is recommended for the proposed development to allow for windows and doors to remain closed as a noise mitigation measure. Prospective purchasers or tenants should be informed by a warning clause "Type D" (see **Appendix E**).

3.3.1.3 Outdoor Living Areas

Due to exposure to transportation sources along the nearby Neyagawa Boulevard and Dundas Street West, sound levels in OLAs are predicted to be elevated. The daytime average sound levels for the OLAs included in the assessment are in the range of 56-60 dBA. To reduce the transportation sound levels in OLAs to meet the applicable criteria, noise barriers are recommended.

The recommended geometry of the noise barriers to meet 55 dBA are included in **Figure 4**. The barrier heights are summarized in **Table 7**. General guidance with respect to noise barrier design is included with **Appendix D**.

Table 7: Barrier Height Recommendations for OLAs

Receptor	Description	Predicted OLA Sound Level	Barrier Height (m) to Meet Sound Level Criterion	
		Daytime L_{EQ}, 16hr	≤ 55 dBA[1]	≤ 60 dBA[2]
OLA_01	Block 1 Amenity	62 dBA	4.3 m[3]	1.5 m[4]
OLA_02	Block 2 Amenity	56 dBA	2.0 m[2]	-

Note(s):
[1] Refer to **Figure 4** for barrier geometry to meet 55 dBA.
[2] Refer to **Figure 4** for barrier geometry to meet 55 dBA.
[3] If noise control measures are not provided, a warning clause "Type A" is recommended (see **Appendix E**).
[4] If noise control measures to meet 55 dBA are feasible, a warning clause "Type B" is recommended (see **Appendix E**).

3.3.2 Stationary Sources

Based on the results from the noise modelling, mitigation measures to achieve compatibility with the stationary sources are required. As impacts from the sports complex are driving the results, it is expected that by managing the sound from the sports complex, compatibility for all sources will be achieved.

To achieve compliance with the applicable sound level limits, a combination of the following measures are likely to be required:

- Refinement of the operating scenario for all equipment:
  - Conservative operating assumptions (e.g., 100% operation) may be overstating the sound levels during the more stringent nighttime hours.
- At-source mitigation on the cooling towers associated with the sports complex:
  - Mitigation could include exhaust silencers, intake silencers, or low-noise fans.
- At-receptor mitigation on the proposed development:
  - Class 4 designation would be required and mitigation could include enclosed noise buffers, upgraded façade construction, and provision of air-conditioning.

A Class 4 designation for the proposed development would be recommended to ease the compatibility between the proposed development and the sportsplex. In this case, a Class 4 designation alone would not resolve the compatibility concerns but could be used in conjunction with the above-mentioned mitigation measures.

Due to the proximity of the proposed development to the commercial facilities, a warning clause similar to "Type E" (see **Appendix E**) is recommended to inform prospective occupants of the potential for audible noise from these facilities and any mitigation measures that have been implemented as a result.

3.3.3 Warning Clauses

The following warning clauses are recommended for the proposed development:

1. NPC-300 Type A to address transportation sound levels in Outdoor Living Areas (OLAs)
2. NPC-300 Type C or D to address transportation sound levels at the plane of window
3. NPC-300 Type E or similar to address proximity to commercial/industrial facilities

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

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

On-site stationary sources for the development are expected to consist of HVAC related equipment in the roof-top mechanical penthouse as well as various exhaust fans. Further, consideration should be given to control airborne and structure-borne noise generated within the proposed development.

Within the development itself the main sources of noise that are likely to affect the uses of the building are the mechanical systems. Provided that best practices for the acoustical design of the building are followed, noise from building services equipment is expected to meet the applicable sound level criteria.

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

5 CONCLUSIONS

RWDI was retained to prepare a Noise and Vibration Impact Study for the proposed mixed-use development located in Oakville, Ontario.

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

1. Installation of central air-conditioning so that all suites' windows can remain closed.
2. The inclusion of noise warning clauses related to:
    a. Transportation sound levels at the building façade and in the outdoor amenity areas.
    b. Proximity to stationary noise sources.
3. Minimum sound isolation performance:
    a. Suite bedroom window glazing with minimum sound isolation performance up to STC-32.
    b. Suite exterior balcony door with minimum sound isolation performance up to STC-28.
4. Construction of perimeter noise barriers along the outdoor amenity areas (as shown in **Figure 4**) if feasible, with the applicable warning clause.

The potential noise levels from stationary sources of sound were evaluated including sound from surrounding commercial uses and the adjacent Sixteen Mile Sports Complex. Based on the noise modeling results, mitigation measures are required for compatibility. A number of mitigation measures are available to achieve compatibility which may include a combination of at-source mitigation, at-receptor mitigation, and/or a Class 4 designation. With mitigation measures in place, the proposed development can be compatible with stationary sources of noise.

At this stage in design the noise levels produced by the development on itself and its surroundings could not be quantitatively assessed. However, the effect on both the building itself and its surroundings is expected to be feasible to meet the applicable criteria. The building design should be evaluated prior to building permit to ensure that the acoustical design is adequately implemented to meet the applicable criteria.

Based on the results of the analysis including implementation of the recommendations included with this assessment, the proposed development can meet the applicable sound and vibration criteria.

6 REFERENCES

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

7 STATEMENT OF LIMITATIONS

This report entitled "3056 Neyagawa Blvd" was prepared by Rowan Williams Davies & Irwin Inc. ("RWDI") for Neatt Communities ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

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

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

FIGURES

Context Site Plan

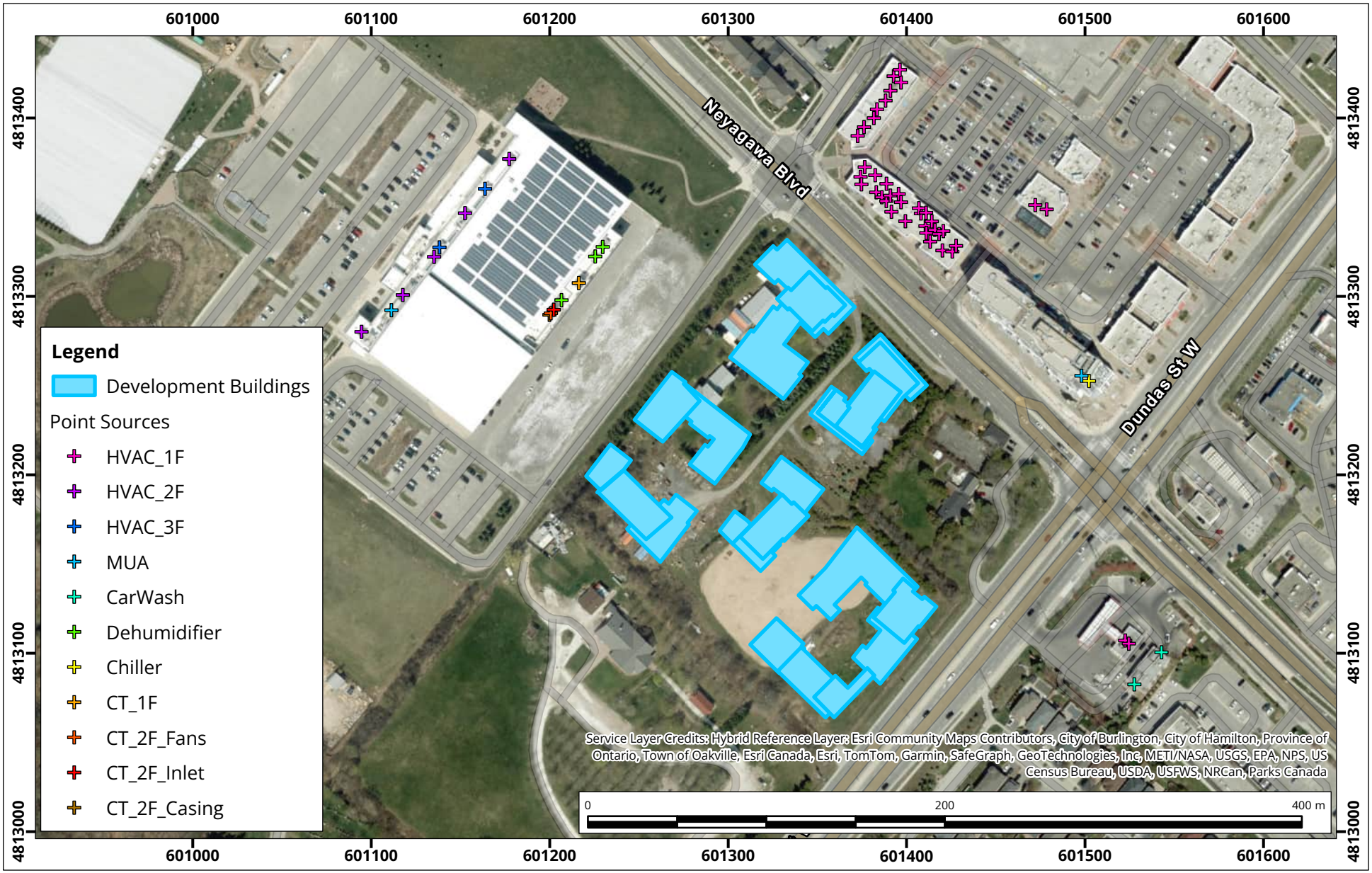
3056 Neyagawa Blvd, Oakville

Drawn by: OTH	Figure: 1
Project #:	2402704
Date:	2026-03-03

Outdoor Living Areas (OLAs)

3056 Neyagawa Blvd, Oakville

Drawn by: OTH	Figure: 2
Project #:	2402704
Date:	2026-03-03



Stationary Sources

Location of Stationary Sources in Relation to the Proposed Development

True North

Drawn by:CWM	Figure: 3
Approx. Scale:	1:3,000
Date Revised:	Aug 20, 2024

Map Projection: NAD 1983 UTM Zone 17N

3056 Neyagawa Boulevard - Oakville, Ontario

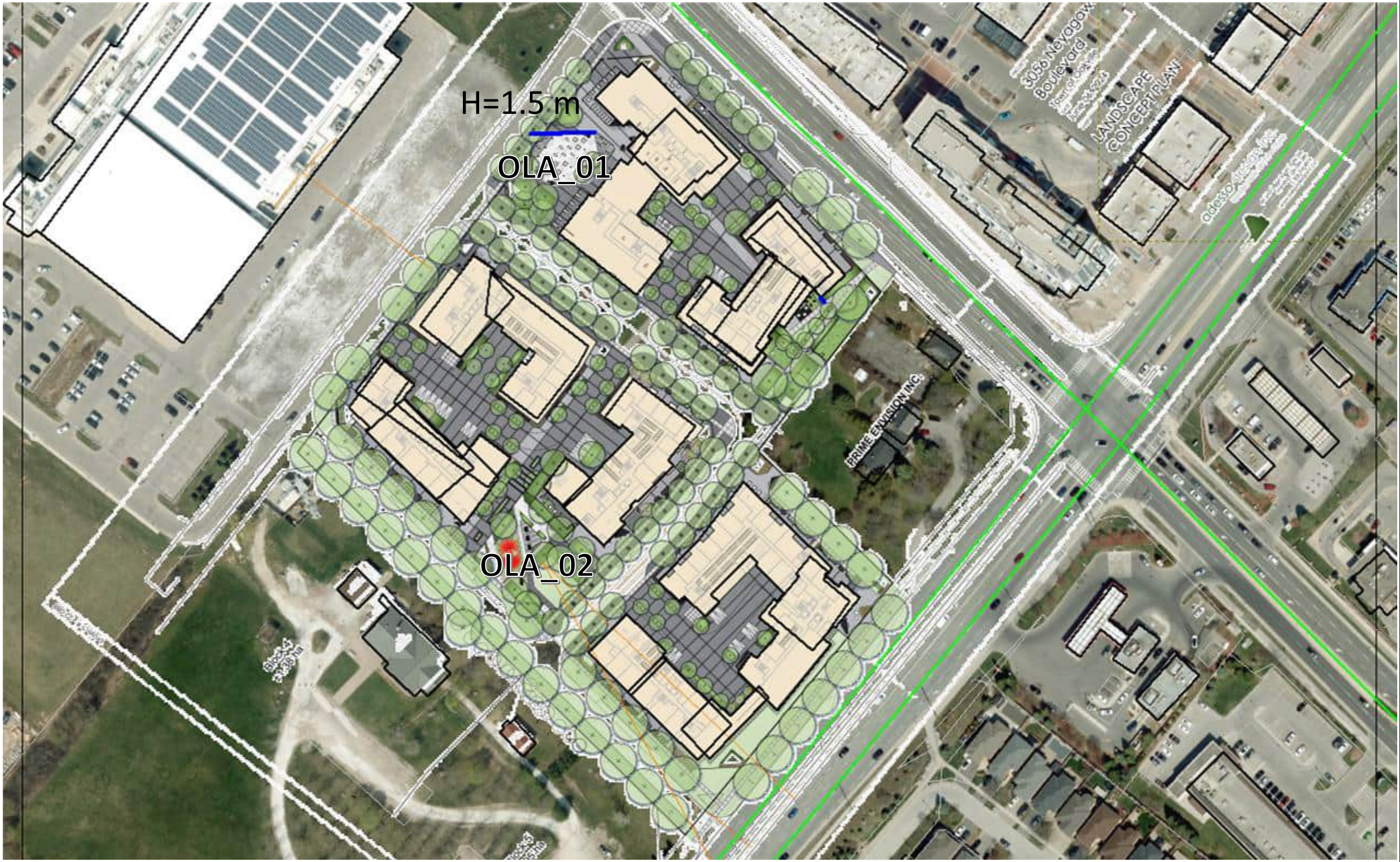
Project #: 2402704

Map Document: \\gue-nsif-f01\volam-jobs-dfs\jobs\2024\2402704\03WorkItems\20EnvironmentalNoiseAnalysis\08ArcGIS\3056 Neyagawa Boulevard - Oakville, Ontario.aprx

OLA Noise Mitigation to meet 55 dBA

3056 Neyagawa Blvd, Oakville

Drawn by: OTH	Figure: 4
Project #:	2402704
Date:	2026-03-03



OLA Noise Mitigation to meet 60 dBA

3056 Neyagawa Blvd, Oakville

Drawn by:	OTH
Figure:	5
Project #:	2402704
Date:	2026-03-03

APPENDIX A

3056 NEYAGAWA BOULEVARD

RE-ISSUED FOR OPA & ZONING BY-LAW APPROVAL
13 MARCH 2026

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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3056 NEYAGAWA BLVD
OAKVILLE, ON

neatt

Drawn: SR	Scale:
Checked: CW	Date: MARCH 2024

Title: COVER PAGE

Project No.: 23-109	Drawing No.: **A000**

DRAWING LIST

DRG NO.	TITLE
A000	COVER PAGE
A101	DRAWING LIST & CONTEXT
A102	ZONING STATISTICS
A103	BUILDING STATISTICS
A104	BUILDING STATISTICS (CONT)
A105	TOPOGRAPHIC SURVEY PLAN
A106	SITE PLAN
A107	WASTE MANAGEMENT BLOCK 01
A108	WASTE MANAGEMENT BLOCK 02
A109	WASTE MANAGEMENT BLOCK 03

PLANS	
A200	LEVEL P4
A201	LEVEL P3
A202	LEVEL P2
A203	LEVEL P1
A204	GROUND LEVEL
A205	LEVEL 2
A206	LEVEL 3
A207	LEVEL 4
A208	LEVEL 5
A209	LEVEL 6
A210	LEVEL 7
A211	LEVEL 8
A212	LEVEL 9-15
A219	LEVEL 16
A220	LEVEL 17
A221	LEVEL 18
A222	LEVEL 19-20
A227	LEVEL 21-22
A228	LEVEL 23
A229	LEVEL 24
A230	LEVEL 25-26
A231	ROOF LEVEL

ELEVATIONS	
A400	BUILDING 1 - SOUTH ELEVATION
A401	BUILDING 1 - NORTH ELEVATION
A402	BUILDING 1 - EAST ELEVATION
A403	BUILDING 1 - WEST ELEVATION
A410	BUILDING 2 - SOUTH ELEVATION
A411	BUILDING 2 - NORTH ELEVATION
A412	BUILDING 2 - EAST ELEVATION
A413	BUILDING 2 - WEST ELEVATION
A420	BUILDING 3 - SOUTH ELEVATION
A421	BUILDING 3 - NORTH ELEVATION
A422	BUILDING 3 - EAST ELEVATION
A423	BUILDING 3 - WEST ELEVATION
A430	BUILDING 4 - SOUTH ELEVATION
A431	BUILDING 4 - NORTH ELEVATION
A432	BUILDING 4 - EAST ELEVATION
A433	BUILDING 4 - WEST ELEVATION
A440	BUILDING 5 - SOUTH ELEVATION
A441	BUILDING 5 - NORTH ELEVATION
A442	BUILDING 5 - EAST ELEVATION
A443	BUILDING 5 - WEST ELEVATION
A450	BUILDING 6 - SOUTH ELEVATION
A451	BUILDING 6 - NORTH ELEVATION
A452	BUILDING 6 - EAST ELEVATION
A453	BUILDING 6 - WEST ELEVATION
A460	BUILDING 7 - SOUTH ELEVATION
A461	BUILDING 7 - NORTH ELEVATION
A462	BUILDING 7 - EAST ELEVATION
A463	BUILDING 7 - WEST ELEVATION

SITE ELEVATIONS	
A470	SITE ELEVATION 1
A471	SITE ELEVATION 2
A472	SITE ELEVATION 3
A473	SITE ELEVATION 4
A474	SITE ELEVATION 5
A475	SITE ELEVATION 6
A476	SITE ELEVATION 7
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SITE SECTIONS	
A480	SITE SECTION 1
A481	SITE SECTION 2
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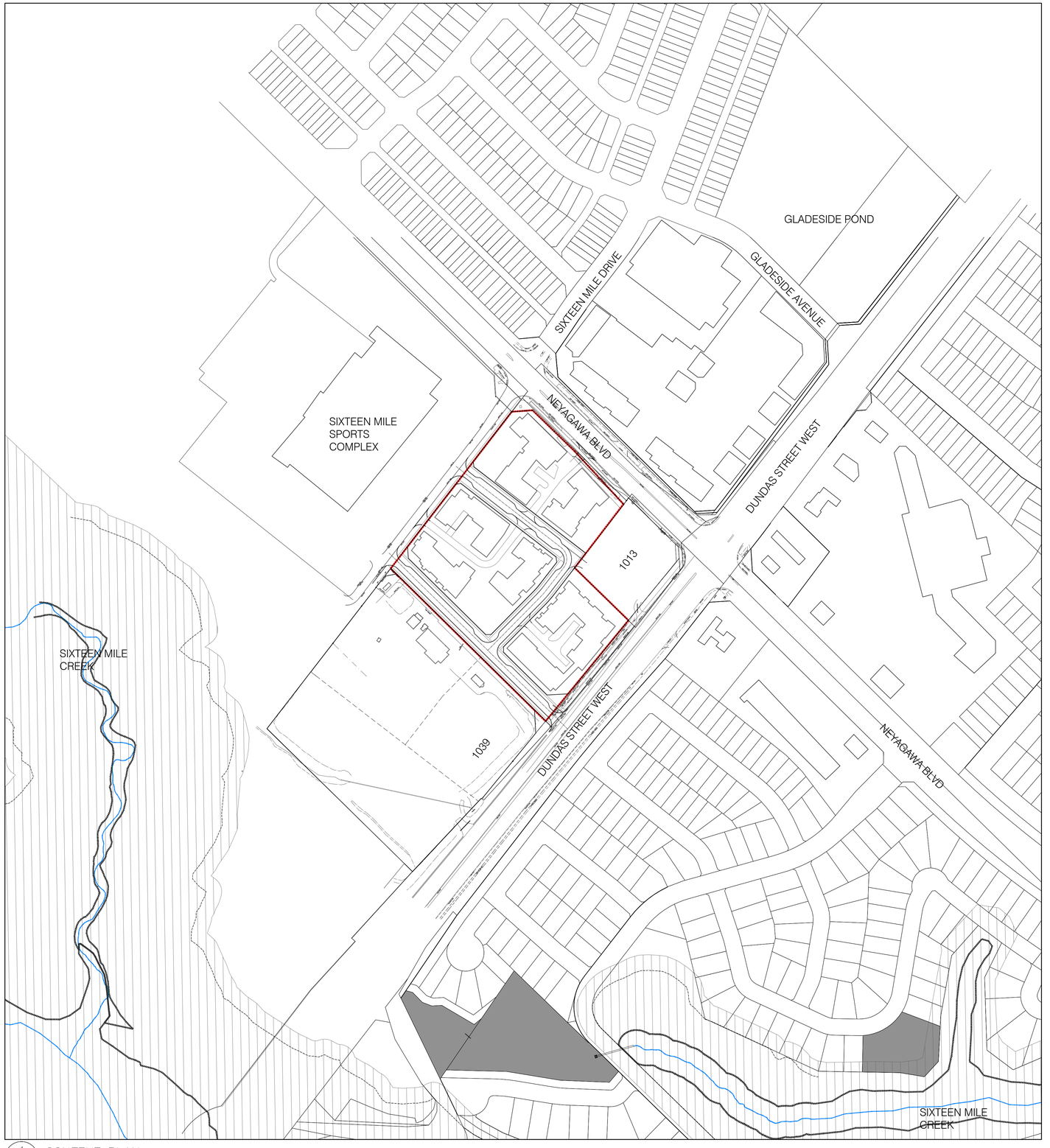
A483	SITE SECTION 4
A484	SITE SECTION 5
A485	SITE SECTION 6

SCHEDULE	
A700	DIGITAL SAMPLE BOARD

2 A101 DRAWING LIST



1 A101 CONTEXT PLAN

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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ONTARIO ASSOCIATION OF ARCHITECTS
MISAK ESLAHJOU
LICENCE

Drawn	Scale
SR	N/A
Checked	Date
CW	MARCH 2024

Title
CONTEXT
DRAWING LIST

Project No.	Drawing No.
23-109	**A101**

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

ENTIRE SITE

SITE AREA	TOTAL	37,461.0 SQ.M	
	CONVEYED LANDS	8,867.6 SQ.M	
	NEYAGAWA ROW	99.8 SQ.M	
	STREET A	4,127.5 SQ.M	
	STREET B	2,880.0 SQ.M	
	STREET C	1,760.3 SQ.M	
	NET	28,593.4 SQ.M	
	POPS		
SITE INFORMATION	SITE AREA PROVIDED BY WAHBA SURVEYING		
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
FLOOR AREA	155,760.9 SQ.M		
FLOOR SPACE INDEX	5.45 FSI		
NUMBER OF UNITS	2,178 UNITS		
RETAIL AREA	1,503.6 SQ.M	+ POTENTIAL ADDITIONAL 479.8 / 411.4	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	TOTAL	2178 UNITS x1.2 = 2613.6 STALLS	2,733 Stalls
	RESIDENTIAL	2178 UNITS x1.0 = 2178 STALLS	2,284 Stalls
	VISITOR	2178 UNITS x0.2 = 435.6 STALLS	449 Stalls
BICYCLE PARKING	RESIDENTIAL	1400 CYCLE SPACES	1457 CYCLE SPACES

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

BLOCK 01

SITE AREA	TOTAL	9,623.2 SQ.M	
	POPS		
	BUILDING 1	5,220.3 SQ.M	
	BUILDING 2	4,402.9 SQ.M	
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
MAXIMUM BUILDING HEIGHT	BUILDING 1	24 Storeys	
	BUILDING 2	20 Storeys	
LOADING		9.7m x 3.2m	
FLOOR AREA	TOTAL	47,670.1 SQ.M	
	BUILDING 1	27,065.0 SQ.M	
	BUILDING 2	20,605.1 SQ.M	
FLOOR SPACE INDEX	TOTAL	4.95 FSI	
	BUILDING 1	5.18 FSI	
	BUILDING 2	4.68 FSI	
NUMBER OF UNITS	TOTAL	645 UNITS	
	BUILDING 1	371 UNITS	
	BUILDING 2	274 UNITS	
RETAIL AREA	BUILDING 1	1,032.0 SQ.M	
AMENITY AREA - INDOOR	BUILDING 1	630.6 SQ.M / 371 UNITS = 1.70 SQ.M PER UNIT	
	BUILDING 2	159.9 SQ.M / 274 UNITS = 0.58 SQ.M PER UNIT	
AMENITY AREA - OUTDOOR	BUILDING 1	1,914 SQ.M	
	BUILDING 2	1,145 SQ.M	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	BUILDING 1 TOTAL	371 UNITS x1.2 = 445.2 STALLS	451 Stalls
	BUILDING 1 RESIDENTIAL	371 UNITS x1.0 = 371 STALLS	376 Stalls
	BUILDING 1 VISITOR	371 UNITS x0.2 = 74.2 STALLS	75 Stalls
	BUILDING 2 TOTAL	274 UNITS x1.2 = 328.8 STALLS	334 Stalls
	BUILDING 2 RESIDENTIAL	274 UNITS x1.0 = 274 STALLS	279 Stalls
	BUILDING 2 VISITOR	274 UNITS x0.2 = 54.8 STALLS	55 Stalls
BARRIER FREE PARKING	BUILDING 1 RESIDENTIAL	8 (per 2009-189 table 5.2)	10 Stalls
	BUILDING 2 RESIDENTIAL	7 (per 2009-189 table 5.2)	8 Stalls
	BUILDING 1 VISITOR	3 (per 2009-189 table 5.2)	3 Stalls
	BUILDING 2 VISITOR	3 (per 2009-189 table 5.2)	3 Stalls
BICYCLE PARKING	BUILDING 1 RESIDENTIAL	200 CYCLE SPACES	201
	BUILDING 2 RESIDENTIAL	200 CYCLE SPACES	201

1 A102 ZONING STATISTICS

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

BLOCK 02

SITE AREA	TOTAL	11,301.1 SQ.M	
	POPS		
	BUILDING 3	3,386.2 SQ.M	
	BUILDING 4	3,098.5 SQ.M	
	BUILDING 5	4,816.4 SQ.M	
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
MAXIMUM BUILDING HEIGHT	BUILDING 3	18 Storeys	
	BUILDING 4	24 Storeys	
	BUILDING 5	26 Storeys	
LOADING		9.7m x 3.2m	
FLOOR AREA	TOTAL	68,401.1 SQ.M	
	BUILDING 3	19,884.2 SQ.M	
	BUILDING 4	23,286.1 SQ.M	
	BUILDING 5	25,230.8 SQ.M	
FLOOR SPACE INDEX	TOTAL	6.05 FSI	
	BUILDING 3	5.87 FSI	
	BUILDING 4	7.52 FSI	
	BUILDING 5	5.24 FSI	
NUMBER OF UNITS	TOTAL	971 UNITS	
	BUILDING 3	266 UNITS	
	BUILDING 4	340 UNITS	
	BUILDING 5	365 UNITS	
RETAIL AREA	BUILDING 3	471.6 SQ.M	
AMENITY AREA - INDOOR	BUILDING 3	333.2 SQ.M / 266 UNITS = 1.25 SQ.M PER UNIT	
	BUILDING 4	262 SQ.M / 340 UNITS = 0.77 SQ.M PER UNIT	
	BUILDING 5	303.2 SQ.M / 365 UNITS = 0.83 SQ.M PER UNIT	
AMENITY AREA - OUTDOOR	BUILDING 3	83 SQ.M	
	BUILDING 4	498 SQ.M	
	BUILDING 5	1,331 SQ.M	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	BUILDING 3 TOTAL	266 UNITS x1.2 = 319.2 STALLS	321 Stalls
	BUILDING 3 RESIDENTIAL	266 UNITS x1.0 = 266 STALLS	267 Stalls
	BUILDING 3 VISITOR	266 UNITS x0.2 = 53.2 STALLS	52 Stalls
	BUILDING 4 TOTAL	340 UNITS x1.2 = 408 STALLS	408 Stalls
	BUILDING 4 RESIDENTIAL	340 UNITS x1.0 = 340 STALLS	340 Stalls
	BUILDING 4 VISITOR	340 UNITS x0.2 = 68 STALLS	70 Stalls
	BUILDING 5 TOTAL	365 UNITS x1.2 = 438 STALLS	468 Stalls
	BUILDING 5 RESIDENTIAL	365 UNITS x1.0 = 365 STALLS	390 Stalls
	BUILDING 5 VISITOR	365 UNITS x0.2 = 73 STALLS	78 Stalls
BARRIER FREE PARKING	BUILDING 3 RESIDENTIAL	7 (per 2009-189 table 5.2)	17 Stalls
	BUILDING 4 RESIDENTIAL	8 (per 2009-189 table 5.2)	
	BUILDING 5 RESIDENTIAL	8 (per 2009-189 table 5.2)	12 Stalls
	BUILDING 3 VISITOR	3 (per 2009-189 table 5.2)	6 Stalls
	BUILDING 4 VISITOR	3 (per 2009-189 table 5.2)	
	BUILDING 5 VISITOR	4 (per 2009-189 table 5.2)	4 Stalls
BICYCLE PARKING	BUILDING 3 RESIDENTIAL	200 CYCLE SPACES	210
	BUILDING 4 RESIDENTIAL	200 CYCLE SPACES	200
	BUILDING 5 RESIDENTIAL	200 CYCLE SPACES	203

2 A102 ZONING STATISTICS (CONT.)

TOWN OF OAKVILLE ZONING BY-LAW 2009-189

BLOCK 03

SITE AREA	TOTAL	7,669.5 SQ.M	
	POPS		
	BUILDING 6	2,627.3 SQ.M	
	BUILDING 7	5,042.2 SQ.M	
PROGRAM	MULTI-TOWER RESIDENTIAL LED MIXED USE DEVELOPMENT		
MAXIMUM BUILDING HEIGHT	BUILDING 6	15 Storeys	
	BUILDING 7	20 Storeys	
LOADING		9.7m x 3.2m	
FLOOR AREA	TOTAL	39,689.7 SQ.M	
	BUILDING 6	14,402.5 SQ.M	
	BUILDING 7	25,287.2 SQ.M	
FLOOR SPACE INDEX	TOTAL	5.18 FSI	
	BUILDING 6	5.48 FSI	
	BUILDING 7	5.02 FSI	
NUMBER OF UNITS	TOTAL	562 UNITS	
	BUILDING 6	216 UNITS	
	BUILDING 7	346 UNITS	
RETAIL AREA		.0 SQ.M	
AMENITY AREA - INDOOR	BUILDING 6	321.1 SQ.M / 216 UNITS = 1.49 SQ.M PER UNIT	
	BUILDING 7	404.5 SQ.M / 346 UNITS = 1.17 SQ.M PER UNIT	
AMENITY AREA - OUTDOOR	BUILDING 6	311 SQ.M	
	BUILDING 7	374 SQ.M	
PARKING		REQUIRED	PROVIDED
VEHICULAR PARKING	BUILDING 6 TOTAL	216 UNITS x1.2 = 259.2 STALLS	289 Stalls
	BUILDING 6 RESIDENTIAL	216 UNITS x1.0 = 216 STALLS	243 Stalls
	BUILDING 6 VISITOR	216 UNITS x0.2 = 43.2 STALLS	46 Stalls
	BUILDING 7 TOTAL	346 UNITS x1.2 = 415.2 STALLS	462 Stalls
	BUILDING 7 RESIDENTIAL	346 UNITS x1.0 = 346 STALLS	389 Stalls
	BUILDING 7 VISITOR	346 UNITS x0.2 = 69.2 STALLS	73 Stalls
BARRIER FREE PARKING	BUILDING 6 RESIDENTIAL	7 (per 2009-189 table 5.2)	26 Stalls
	BUILDING 7 RESIDENTIAL	8 (per 2009-189 table 5.2)	
	BUILDING 6 VISITOR	2 (per 2009-189 table 5.2)	6 Stalls
	BUILDING 7 VISITOR	3 (per 2009-189 table 5.2)	
BICYCLE PARKING	BUILDING 6 RESIDENTIAL	200 CYCLE SPACES	214
	BUILDING 7 RESIDENTIAL	200 CYCLE SPACES	228

3 A102 ZONING STATISTICS (CONT.)

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
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ONTARIO ASSOCIATION of ARCHITECTS
BABAK ESLAHJOU
LICENCE
2019

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: ZONING STATISTICS

Project No.: 23-109	Drawing No.: **A102**

BLOCK 01 - BUILDING 01

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P3	5007	53893																	
P2	5007	53893																	
P1	5007	53893																	
1	2442	26285	1410	15177	1032	11108	2442	26285			926.8	9976.0						631	1914.0
2	2346	25252	2346	25252			2346	25252	1939	20866			33	9	13	11			
3	2346	25252	2346	25252			2346	25252	1939	20871			33	9	13	11			
4	2346	25252	2346	25252			2346	25252	1939	20871			33	9	13	11			
5	2119	22807	2119	22807			2125	22873	1727	18588			30	9	11	10			
6	2119	22807	2119	22807			2119	22807	1727	18588			30	9	11	10			
7	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
8	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
9	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
10	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
11	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
12	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
13	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
14	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
15	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
16	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
17	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
18	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
19	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
20	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
21	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
22	750	8073	750	8073			750	8073	647	6964			12	6	2	4			
23	674	7252	680	7322			680	7322	582	6265			10	4		6			
24	674	7252	680	7322			680	7322	582	6265			10	4		6			
Total	**42085.38**	**453002.8**	**26046**	**280356.5**	**1032**	**11108.34**	**27084.2**	**291531.6**	**20786.3**	**223741.9**	**926.8**	**9975.992**	**371**	**149**	**93**	**129**		**631**	**1914**
Below Grade	**15020**	**161678.1**																	
Above Grade	**27065**	**291324.7**																	

1 A103 BUILDING 1 STATISTICS

BLOCK 01 - BUILDING 02

	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P3	4209	45300																	
P2	4209	45300																	
P1	4209	45300																	
1	1663	17905	1663	17905			1663	17905	588	6328			10	2	4	4		160	1145.0
2	1608	17307	1608	17307			1608	17307	1328	14292			22	5	9	8			
3	1608	17307	1608	17307			1608	17307	1328	14292			22	5	9	8			
4	1608	17307	1608	17307			1608	17307	1328	14292			22	5	9	8			
5	1554	16722	1554	16722			1554	16722	1281	13785			21	3	9	9			
6	1554	16722	1554	16722			1554	16722	1281	13785			21	3	9	9			
7	1183	12728	1183	12728			1183	12728	973	10472			16	5	3	8			
8	1183	12728	1183	12728			1183	12728	973	10472			16	5	3	8			
9	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
10	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
11	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
12	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
13	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
14	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
15	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
16	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
17	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
18	750	8073	750	8073			750	8073	650	6992			11	4	3	4			
19	573	6168	573	6168			573	6168	478	5142			7	1		6			
20	573	6168	573	6168			573	6168	478	5142			7	1		6			
Total	**33230.6**	**357690.9**	**20605.1**	**221791.2**			**20605.1**	**221791.2**	**16529.9**	**177926.2**			**274**	**75**	**85**	**114**		**160**	**1145**
Below Grade	**12626**	**135899.6**																	
Above Grade	**20605**	**221791.2**																	

2 A103 BUILDING 2 STATISTICS

BLOCK 02 - BUILDING 3

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3130	33691																	
P3	3130	33691																	
P2	3130	33691																	
P1	3130	33691																	
1	1963	21130	1491	16053	472	5076	1963	21130	415	4463	471.6	5076.3	7	1	3	3		333	83.0
2	1907	20527	1907	20527			1907	20527	1616	17390			27	5	13	9			
3	1907	20527	1907	20527			1907	20527	1616	17390			27	5	13	9			
4	1907	20527	1907	20527			1907	20527	1616	17390			27	5	13	9			
5	1600	17223	1600	17223			1600	17223	1332	14332			23	10	2	11			
6	1600	17223	1600	17223			1600	17223	1332	14332			23	10	2	11			
7	750	8073	750	8073			750	8073	652	7018			11	3	4	4			
8	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
9	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
10	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
11	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
12	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
13	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
14	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
15	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
16	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
17	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
18	750	8073	750	8073			750	8073	652	7021			11	3	4	4			
Total	**32404.2**	**348795.6**	**19412.6**	**208955.3**	**471.6**	**5076.255**	**19884.2**	**214031.5**	**15751.7**	**169549.7**	**471.6**	**5076.255**	**266**	**72**	**94**	**100**		**333**	**83**
Below Grade	**12520**	**134764**																	
Above Grade	**19884**	**214031.5**																	

3 A103 BUILDING 3 STATISTICS

BLOCK 02 - BUILDING 04

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3130	33691																	
P3	3130	33691																	
P2	3130	33691																	
P1	3130	33691																	
1	1560	16792	1560	16792			1560	16792	734	8622			11	1	6	4		262	498.0
2	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
3	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
4	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
5	1541	16582	1541	16582			1541	16582	1307	14065			21	2	12	7			
6	1522	16379	1522	16379			1522	16379	1274	13709			21	3	11	7			
7	1056	11371	1056	11371			1056	11371	914	9839			16	5	5	6			
8	1056	11371	1056	11371			1056	11371	914	9839			16	5	5	6			
9	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
10	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
11	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
12	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
13	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
14	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
15	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
16	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
17	680	7315	680	7315			680	7315	578	6217			12	4	8				
18	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
19	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
20	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
21	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
22	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
23	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
24	750	8073	750	8073			750	8073	649	6984			12	4	4	4			
Total	**35806.1**	**385413.3**	**23286.1**	**250649.3**			**23286.1**	**250649.3**	**19372.79**	**209241.5**			**340**	**86**	**143**	**111**		**262**	**498**
Below Grade	**12520**	**134764**																	
Above Grade	**23286**	**250649.3**																	

4 A103 BUILDING 4 STATISTICS

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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neatt

ONTARIO ASSOCIATION OF ARCHITECTS
MIRIAM ESLAHJOU
LICENCE

Drawn	Scale
SR	N/A
Checked	Date
CW	MARCH 2024

Title
BUILDING STATISTICS

Project No.	Drawing No.
23-109	**A103**

BLOCK 02 - BUILDING 05

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	4623	49760																	
P3	4623	49760																	
P2	4623	49760																	
P1	4623	49760																	
1	1610	17329	1619	17427			1619	17427	603	6492			11	3	4	4		303	1331.0
2	1592	17136	1592	17136			1592	17136	1323	14241			22	4	8	10			
3	1593	17148	1593	17148			1593	17148	1323	14241			22	5	7	10			
4	1593	17148	1593	17148			1593	17148	1323	14241			22	5	7	10			
5	1547	16647	1547	16647			1547	16647	1277	13750			21	4	7	10			
6	1525	16415	1525	16415			1525	16415	1256	13514			21	5	6	10			
7	1251	13466	1251	13466			1251	13466	1025	11031			18	7	4	7			
8	1254	13499	1254	13499			1254	13499	1033	11114			18	7	4	7			
9	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
10	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
11	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
12	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
13	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
14	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
15	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
16	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
17	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
18	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
19	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
20	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
21	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
22	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
23	750	8073	750	8073			750	8073	648	6975			12	5	3	4			
24	672	7233	672	7233			672	7233	573	6164			10	4	2	4			
25	672	7233	672	7233			672	7233	573	6164			10	4	2	4			
26	672	7233	672	7233			672	7233	573	6164			10	4	2	4			
Total	**43722.39**	**470623.4**	**25239.9**	**271679.8**			**25239.9**	**271679.8**	**20600.4**	**221740.6**			**365**	**127**	**98**	**140**		**303**	**1331**
Below Grade	**18492**	**199041.7**											**Provided**	**35%**	**27%**	**38%**			
Above Grade	**25231**	**271581.7**											**Provided (Group**	62%		38%			

1 A104 BUILDING 5 STATISTICS

BLOCK 03 - BUILDING 06

LEVEL	GCA		FLOOR AREA PER BY-LAW 2009-189						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3662	39417																	
P3	3662	39417																	
P2	3662	39417																	
P1	3662	39417																	
1	1349	14515	1349	14515			1349	14515	476	5127			8	1	6	1		321	310.6
2	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
3	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
4	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
5	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
6	1261	13571	1261	13571			1261	13571	1124	12099			20	6	10	4			
7	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
8	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
9	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
10	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
11	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
12	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
13	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
14	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
15	750	8073	750	8073			750	8073	655	7050			12	4	4	4			
Total	**29050.5**	**312696.7**	**14402.5**	**155027.1**			**14402.5**	**155027.1**	**11991.3**	**129073.2**			**216**	**67**	**92**	**57**		**321**	**311**
Below Grade	**14648**	**157669.6**											**Provided**	**31%**	**43%**	**26%**			
Above Grade	**14403**	**155027.1**											**Provided (Group**	74%		26%			

2 A104 BUILDING 6 STATISTICS

BLOCK 03 - BUILDING 07

LEVEL	GCA		GFA						GSA				SUITE					AMENITY	
	TOTAL		RESIDENT		RETAIL		TOTAL		RESIDENT		RETAIL		Total	1 BED	1 BED + DEN	2 BED	3 BED	INTERIOR	EXTERIOR
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)						(SQ.M)	(SQ.M)
P4	3662	39417																	
P3	3662	39417																	
P2	3662	39417																	
P1	3662	39417																	
1	2596	27945	2596	27945			2596	27945	996	10724			17	3	10	4		405	374.0
2	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
3	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
4	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
5	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
6	2474	26634	2474	26634			2474	26634	2006	21596			33	4	17	12			
7	750	8073	750	8073			750	8073	634	6824			12	7	1	4			
8	750	8073	750	8073			750	8073	634	6824			12	7	1	4			
9	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
10	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
11	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
12	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
13	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
14	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
15	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
16	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
17	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
18	750	8073	750	8073			750	8073	634	6829			12	7	1	4			
19	660	7099	660	7099			660	7099	550	5920			10	5	1	4			
20	660	7099	660	7099			660	7099	550	5920			10	5	1	4			
Total	**39935.2**	**429858.5**	**25287.2**	**272188.9**			**25287.2**	**272188.9**	**19739.7**	**212476.2**			**346**	**117**	**109**	**120**		**405**	**374**
Below Grade	**14648**	**157669.6**											**Provided**	**34%**	**32%**	**35%**			
Above Grade	**25287**	**272188.9**											**Provided (Group**	65%		35%			

3 A104 BUILDING 7 STATISTICS

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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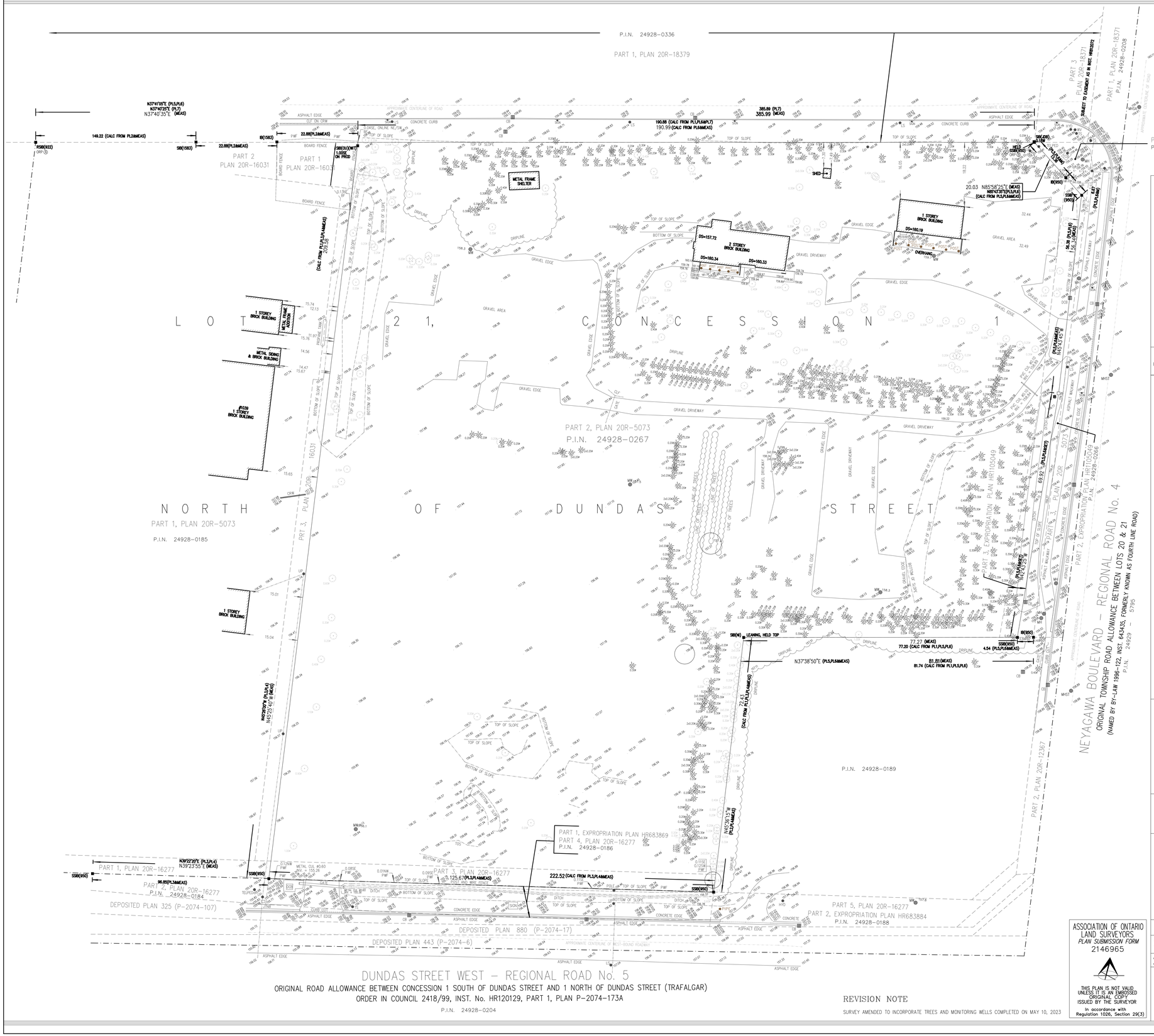
ONTARIO ASSOCIATION OF ARCHITECTS
MIRIAM ESLAHJOU
LICENCE

Drawn	Scale
SR	N/A
Checked	Date
CW	MARCH 2024

Title
BUILDING STATISTICS (CONT.)

Project No.	Drawing No.
23-109	**A104**



PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAIL OF PART OF LOT 21, CONCESSION 1 NORTH OF DUNDAS STREET

(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1:500

10m 5 0 10 20 30m 40 50 60 m

C. WAHBA SURVEYING LTD.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS PLAN WAS PREPARED FOR NEATT (16 MILE CREEK) INC.
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
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LEGEND

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
RSIB	DENOTES ROUND STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
(OU)	DENOTES ORIGINS UNKNOWN
(NI)	DENOTES NOT IDENTIFIABLE
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES PLAN 20R-5073
PL2	DENOTES PLAN 20R-16031
PL3	DENOTES PLAN 20R-16277
PL4	DENOTES EXPROPRIATION PLAN HR683869
PL5	DENOTES EXPROPRIATION PLAN HR1105049
PL6	DENOTES PLAN 20R-19375
PL7	DENOTES PLAN 20R-18379
(950)	DENOTES F.G. CUNNINGHAM, O.L.S.
(922)	DENOTES F. SCHAEFFER, O.L.S.
(1583)	DENOTES SEXTON McKAY LIMITED, O.L.S.
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.
(WIT)	DENOTES WITNESS
CALC	DENOTES CALCULATED
MEAS/M	DENOTES MEASURED
PROD	DENOTES PRODUCTION
N,E,S,W	DENOTES NORTH, EAST, SOUTH, WEST
DS	DENOTES DOOR SILL ELEVATION
-X-	DENOTES FENCE LINE
-OH-	DENOTES OVERHEAD WIRE
CLF	DENOTES CHAINLINK FENCE
BF	DENOTES BOARD FENCE
PWF	DENOTES POST AND WIRE FENCE
CRW	DENOTES CONCRETE RETAINING WALL
TOS	DENOTES TOP OF SLOPE
CUL	DENOTES CULVERT
UP	DENOTES UTILITY POLE
CB	DENOTES CATCHBASIN
LS	DENOTES LIGHT STAND
INV.	DENOTES INVERT ELEVATION
MHST	DENOTES STORM MANHOLE
MHSA	DENOTES SANITARY MANHOLE
HYD	DENOTES HYDRANT
WV	DENOTES WATER VALVE
MW	DENOTES MONITORING WELL
TELPED	DENOTES TELEPHONE PEDESTAL
TS	DENOTES TRAFFIC SIGNAL POLE
DCB	DENOTES DOUBLE CATCH BASIN
TCB	DENOTES TRAFFIC CONTROL BOX
GM	DENOTES GAS METER
JTNB	DENOTES JUNCTION BOX
	DENOTES GUY WIRE/ANCHOR
ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE

INTEGRATION NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

ORP A	NORTH 4813026.37	EAST 601081.66
ORP B	NORTH 4813331.87	EAST 601317.57

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999706.

ELEVATION NOTE

ELEVATIONS AS SHOWN HEREIN ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF MAY, 2022

MAY 27, 2022
DATE

C. WAHBA
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146965

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 1026, Section 29(3)

REVISION NOTE

SURVEY AMENDED TO INCORPORATE TREES AND MONITORING WELLS COMPLETED ON MAY 10, 2023

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

3056 NEYAGAWA BLVD
OAKVILLE, ON

neatt

DRAWN: S.S./R.P	CHECKED: C.W.
CAD FILE: 22-042-POS	PROJECT No. 22-042

285 Vaughan Valley Blvd. Woodbridge ON L4H3B5 Tel. 905.851.1300 www.wahbasurveying.com

WAHBA SURVEYING

Drawn: SR	Scale: NTS
Checked: CW	Date: MARCH 2024

Title: SITE SURVEY

Project No. 23-109

Drawing No. A105

Missing or invalid reference
File: X:\OBS\SOLS SIGN.pdf
Sheet: 1

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

EXISTING SIXTEEN MILE DRIVE STORM SEWERS

MATCH EX. SIDEWALK

7.5M OVERHEAD CLEARANCE THROUGH PRIVATE ROAD TO BE CLEAR OF ALL OBSTRUCTIONS (INCL. OVERHANGS, BALCONIES & UTILITY WIRES)

VISITOR PARKING STALLS

GARBAGE STAGING

DASHED LINE INDICATES GARAGE BELOW

OUTDOOR PLAYGROUND

OPEN PLAZA, REFER TO LANDSCAPE

LAND DEDICATION FOR ROW WIDENING VARIES IN WIDTH FROM 0 TO 1.493M

DASHED LINE INDICATES GARAGE BELOW

GARBAGE STAGING

1013 DUNDAS STREET W

BLOCK - 2 BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK - 2 BUILDING - 4
24 LEVELS MPH
FFE @ GROUND:159.15
BLDG HT: 76 + MPH
GEO HT: 235.15 + MPH

BLOCK-2 BUILDING-4
6 LEVELS
HEIGHT:20.80

BLOCK-2 BUILDING-4
8 LEVELS
HEIGHT:26.80

BLOCK-2 BUILDING-3
6 LEVELS
HEIGHT:20.70

BLOCK-1 BUILDING-1
6 LEVELS
HEIGHT:20.70

BLOCK - 1 BUILDING - 1
24 LEVELS + MPH
FFE @ GROUND: 159.55
BLDG HT: 76.2 + MPH
GEO HT: 235.75 + MPH

BLOCK - 2 BUILDING - 5
6 LEVELS
HEIGHT: 19.90

BLOCK - 2 BUILDING - 5
26 LEVELS + MPH
FFE @ GROUND: 159.00
BUILDING HEIGHT: 82.30 + MPH
GEODETIC HEIGHT: 241.30 + MPH

BLOCK-2 BUILDING-5
8 LEVELS
HEIGHT: 26.50

BLOCK-1 BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1 BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1 BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

BLOCK-3 BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3 BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BLOCK-3 BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK - 3 BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO HT: 221.2 + MPH

BLOCK-3 BUILDING-7
6 LEVELS
HEIGHT:20.60

BUILDING - 6
1 LEVEL

MATCH EX. GROUND w/ 3:1 SLOPE (SEE NOTE 1)

EXISTING BUILDING

EX. DICB TOP 155.38 INV152.38±

EX. DICB TOP 158.37

EX. RETAINING WALL

PROPANE TANK

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

EXISTING ASPHALT WALKWAY

PRIME ENVISION INC.

LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

-THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST BE LABELLED ON THE SITE PLAN AND NOT BE MORE THAN +/_ 2%)

-A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANEUVER WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING.

-RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS.

-RETAIL / COMMERCIAL BINS WILL BE LABELED SEPARATELY, AND MUST BE CLEARLY LABELED.

-ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT.

-REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.

-REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

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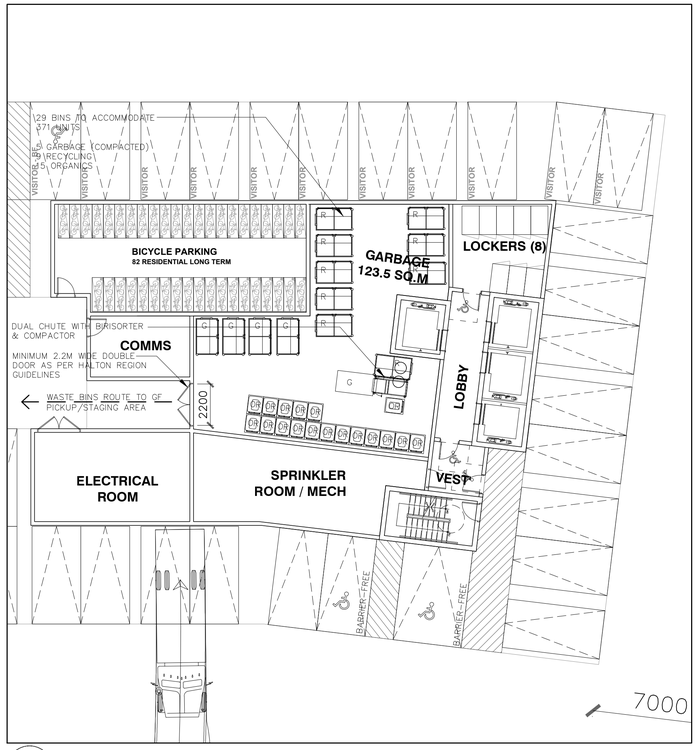
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

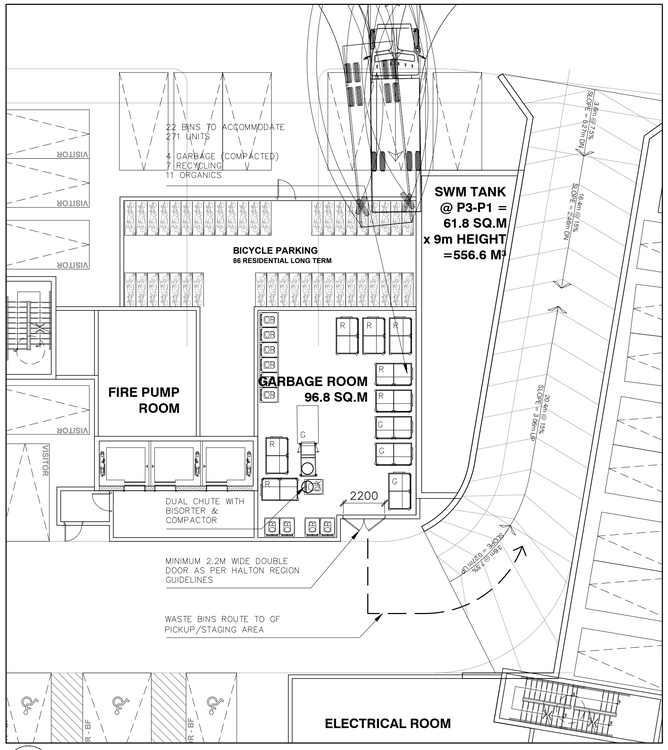
Title: SITE PLAN

Project No.: 23-109

Drawing No.: A106



3 A107 BUILDING 1 – GARBAGE ROOM @ P1



2 A107 BUILDING 2 – GARBAGE ROOM @ P1

1 A107 BLOCK 1 – LOADING AREA

BUILDING 1 371 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	8	3 CU. YD. BIN(S)
RECYCLING	9	3 CU. YD. BIN(S)
ORGANIC	15	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	64.1 SQ.M	

BUILDING 2 274 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	4	3 CU. YD. BIN(S)
RECYCLING	7	3 CU. YD. BIN(S)
ORGANIC	11	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	54.1 SQ.M	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
- MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
- OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC.
- ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).
- COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST NOT BE MORE THAN +/– 2%) AND IF APPLICABLE, MUST BE CERTIFIED THAT IT IS DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).

LEGEND

NOTES:

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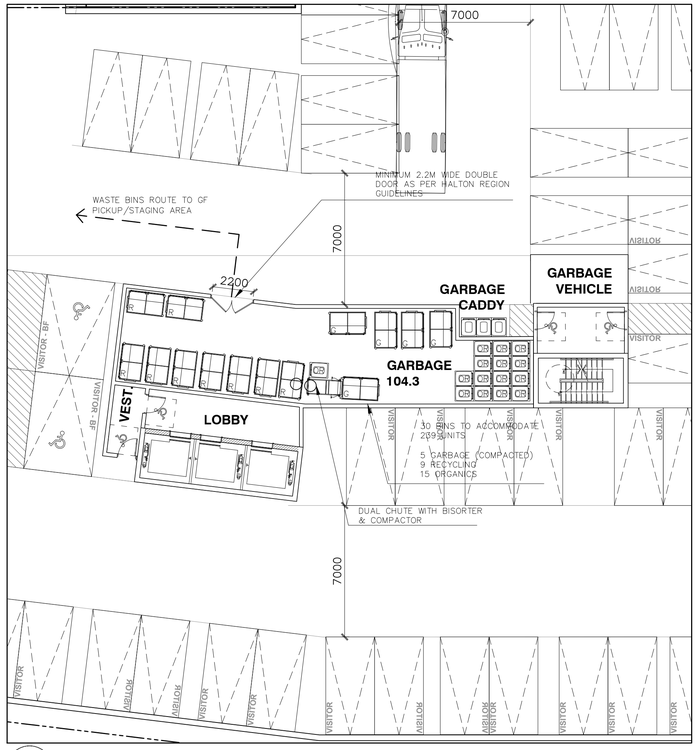
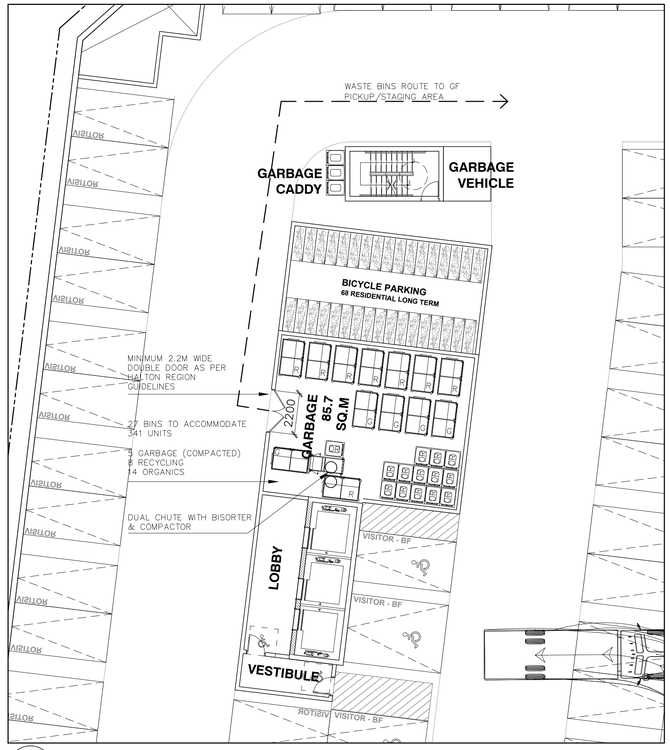
Drawn	Scale
SR	1:150
Checked	Date
CW	MARCH 2024

Title
WASTE MANAGEMENT-
BLOCK 1

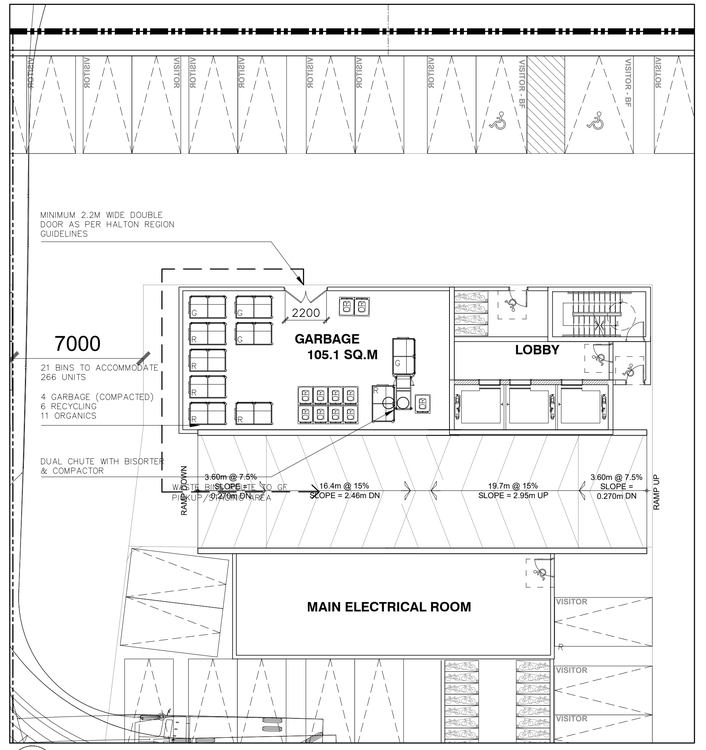
Project No.	Drawing No.
23-109	**A107**



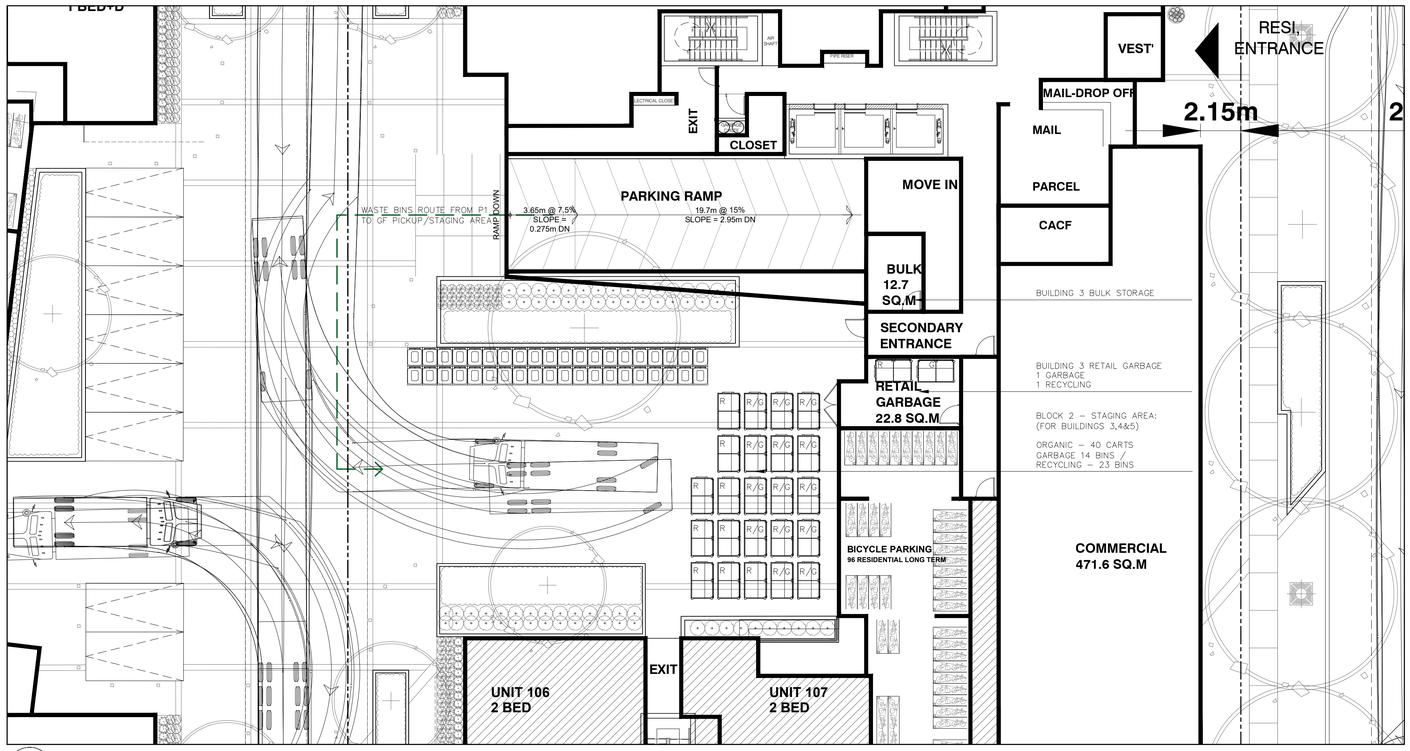
4 A108 BUILDING 5 – GARBAGE ROOM @ P1



3 A108 BUILDING 4 – GARBAGE ROOM @ P1



1 A108 BUILDING 3 – GARBAGE ROOM @ P1



2 A108 BLOCK 2 – STAGING/LOADING AREA

LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

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-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

BUILDING 3 266 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	4	3 CU. YD. BIN(S)
RECYCLING	6	3 CU. YD. BIN(S)
ORGANIC	11	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	51.8 SQ.M	

BUILDING 4 341 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	5	3 CU. YD. BIN(S)
RECYCLING	8	3 CU. YD. BIN(S)
ORGANIC	14	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	61.0 SQ.M	

BUILDING 5 365 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	5	3 CU. YD. BIN(S)
RECYCLING	9	3 CU. YD. BIN(S)
ORGANIC	15	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	61.8 SQ.M	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
- MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
- OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC.
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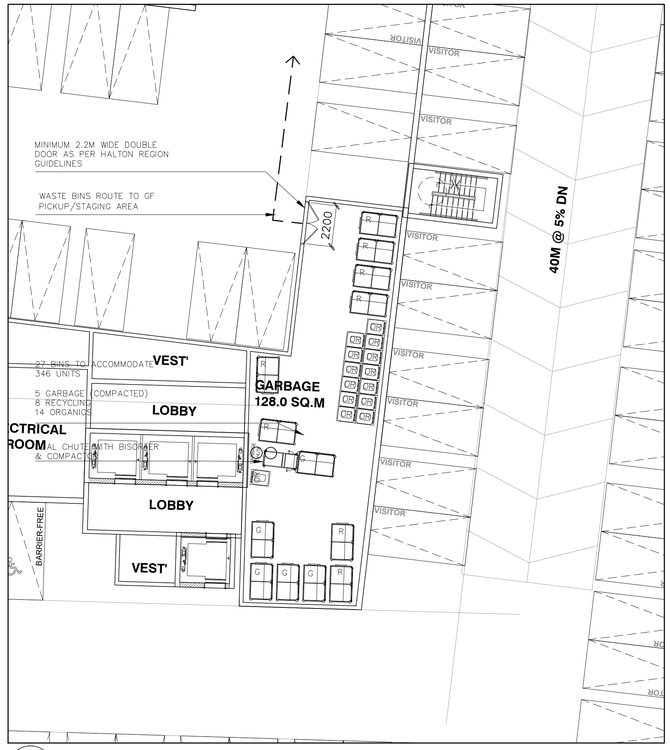
Drawn	Scale
SR	1:150
Checked	Date
CW	MARCH 2024

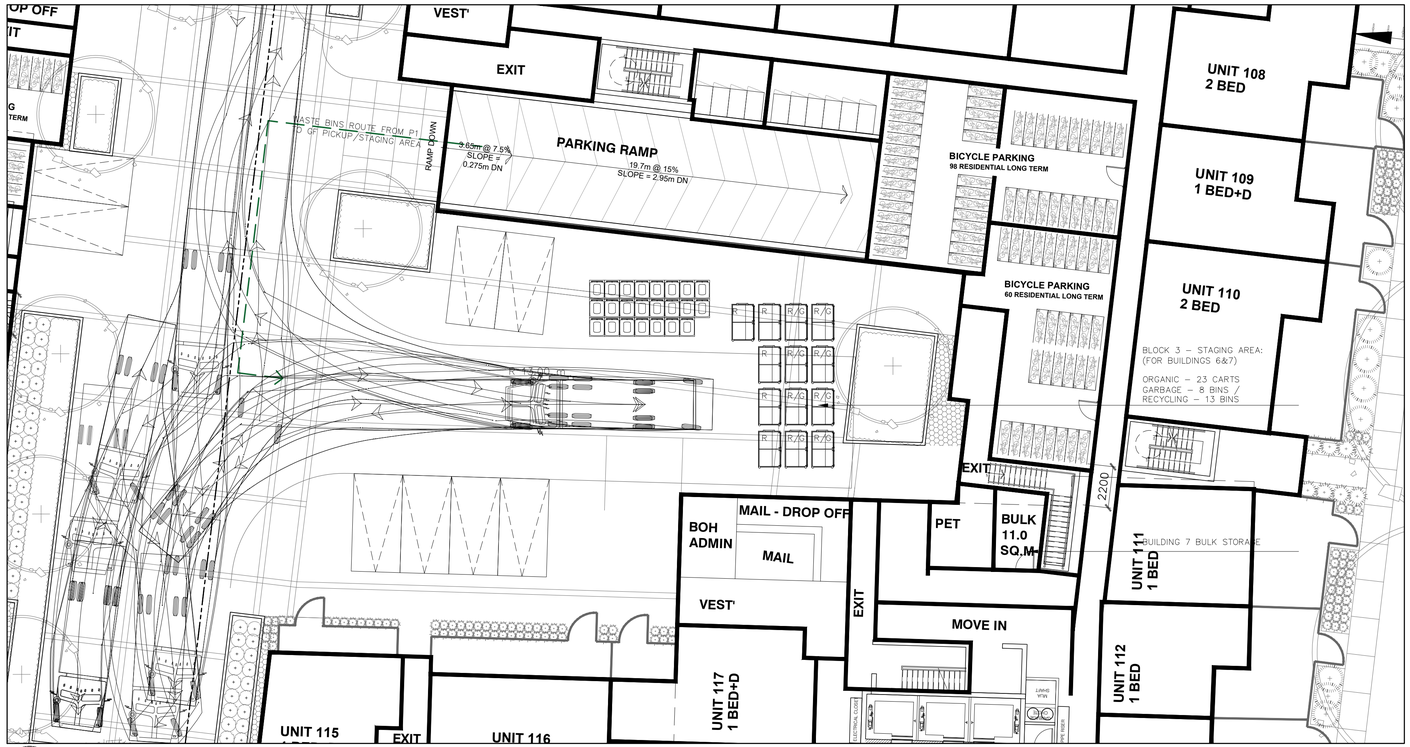
Title
WASTE MANAGEMENT-
BLOCK 2

Project No.	Drawing No.
23-109	**A108**

3 A107 BUILDING 6 – GARBAGE ROOM @ P1



2 A107 BUILDING 7 – GARBAGE ROOM @ P1



1 A107 BLOCK 1 – LOADING AREA

LEGEND

NOTES:

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-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

BUILDING 6 216 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	3	3 CU. YD. BIN(S)
RECYCLING	5	3 CU. YD. BIN(S)
ORGANIC	9	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	45.6 SQ.M	

BUILDING 7 346 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	5	3 CU. YD. BIN(S)
RECYCLING	8	3 CU. YD. BIN(S)
ORGANIC	14	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	61 SQ.M	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
- MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
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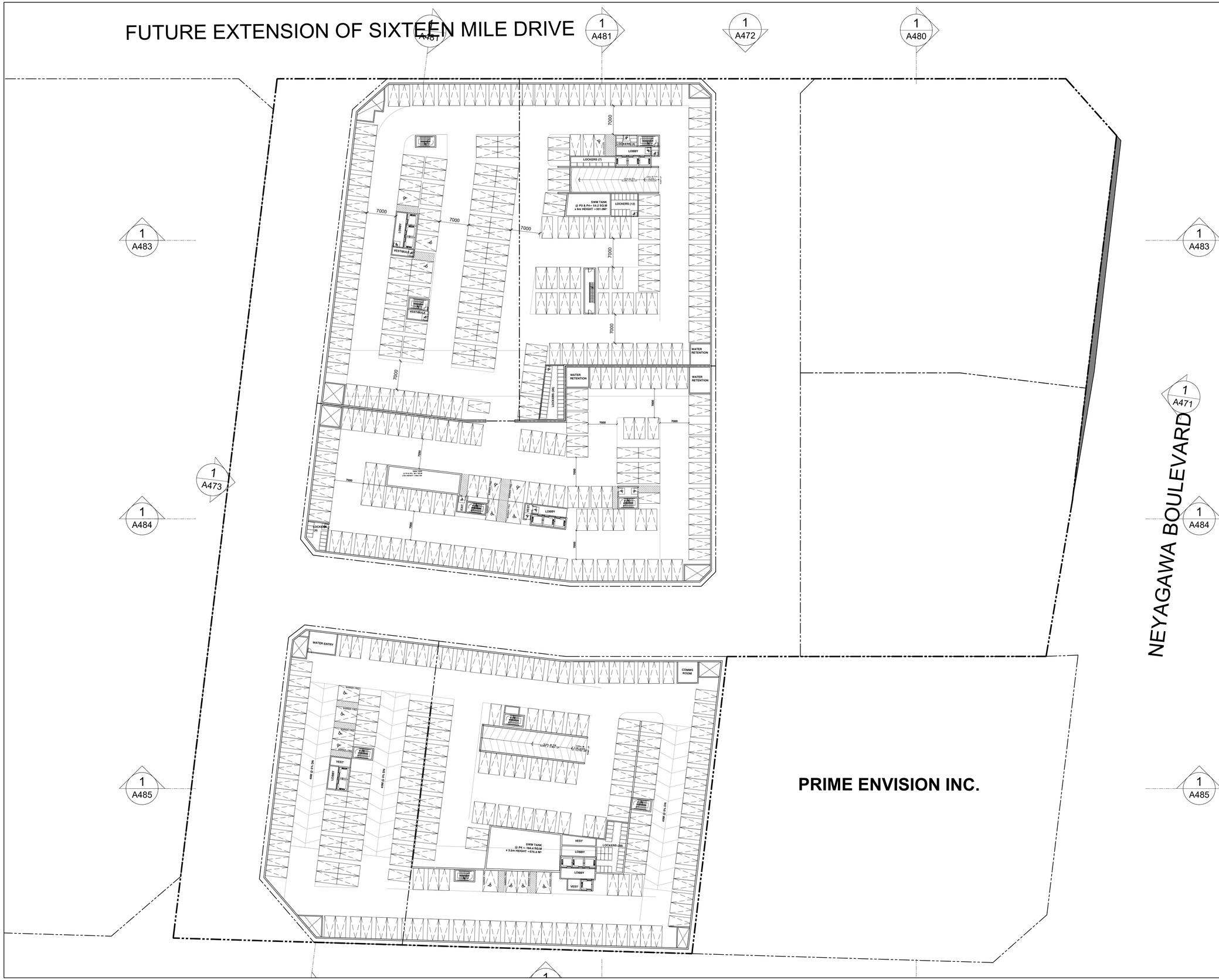
OMAR ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:150
Checked: CW	Date: MARCH 2024

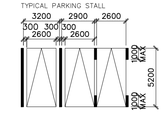
Title: WASTE MANAGEMENT- BLOCK 3

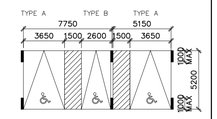
Project No.	Drawing No.
23-109	**A109**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE



TYPICAL PARKING STALL





STACKED BICYCLE PARKING (600X1800X2400)

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TRUE NORTH

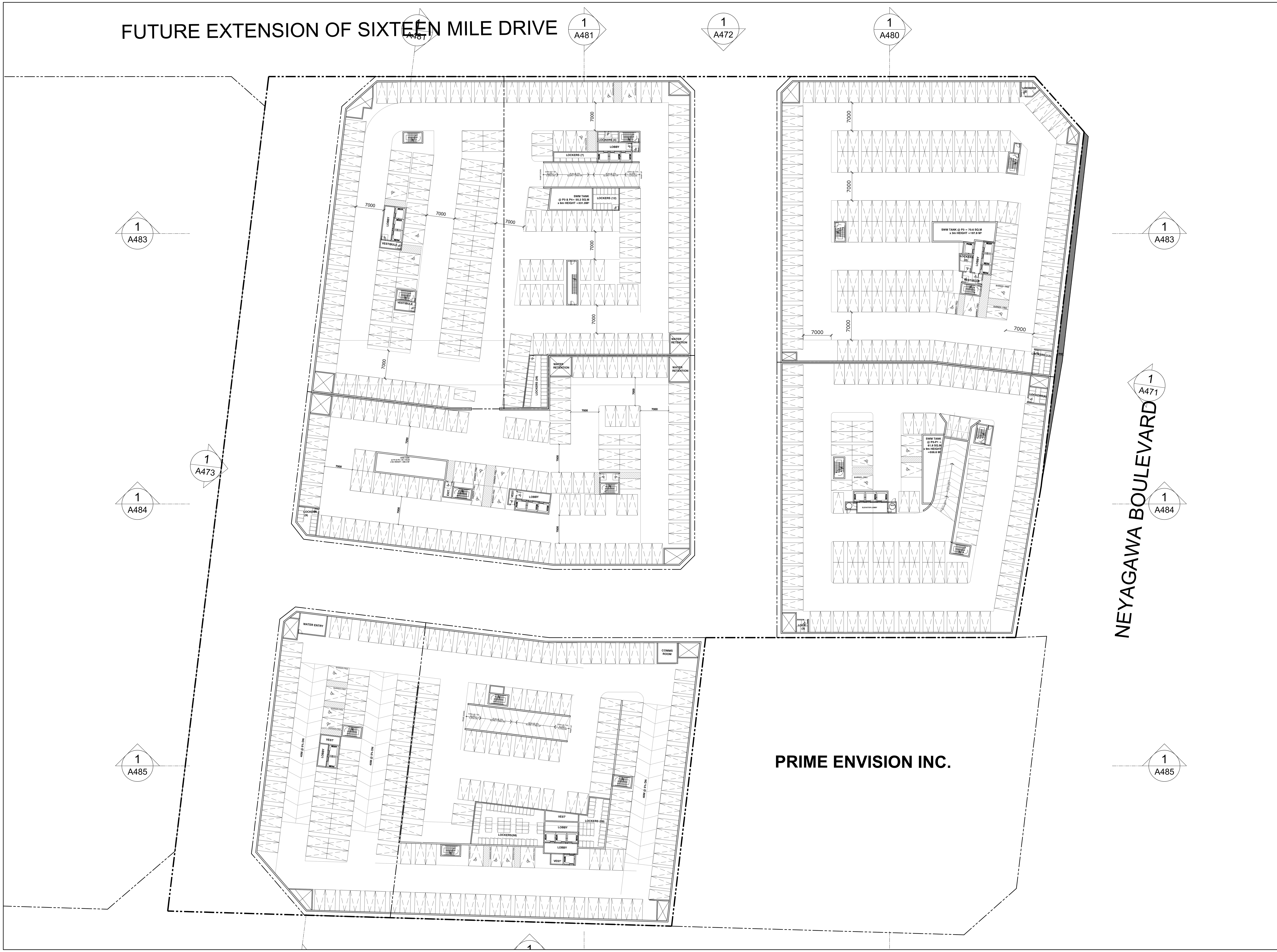
ONTARIO ASSOCIATION OF ARCHITECTS
MASAK ESLAHJOU
LICENCE
2026

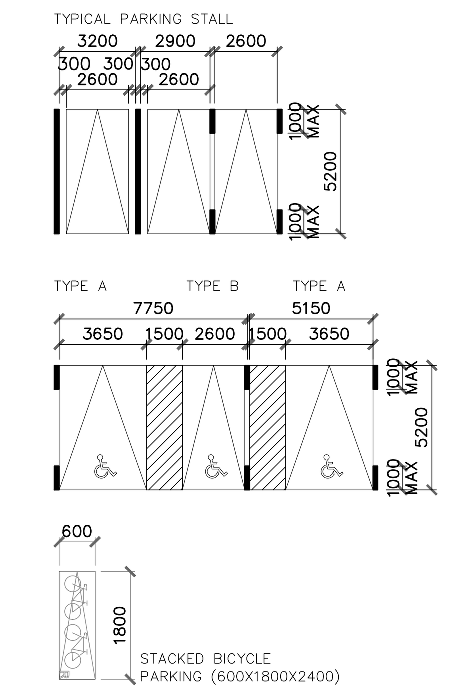
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL P4

Project No.: 23-109

Drawing No.: **A200**





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LICENCE
4706

Drawn	Scale
SR	1:400
Checked	**Date**
CW	MARCH 2024

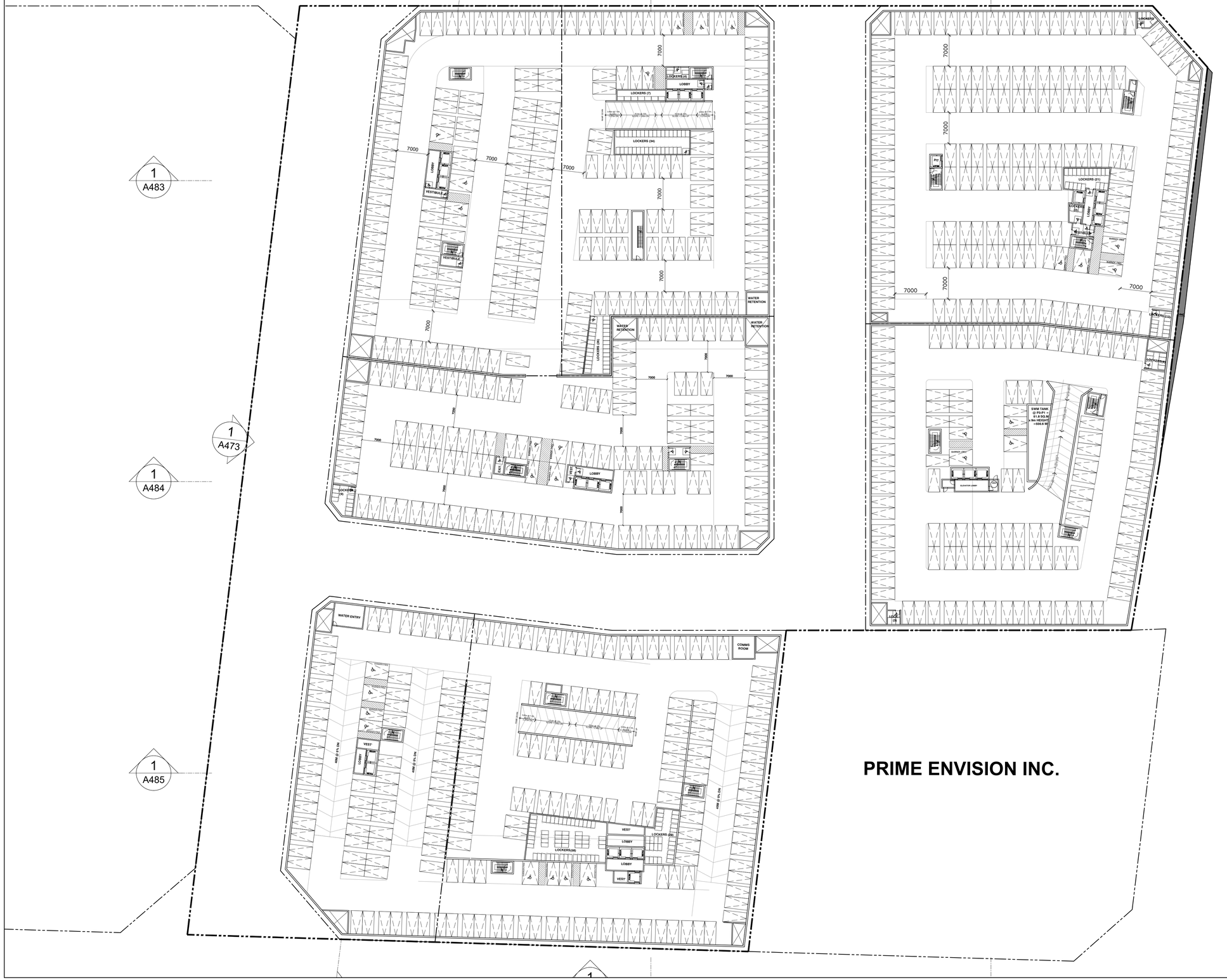
Title
LEVEL P3

Project No.	Drawing No.
23-109	A201

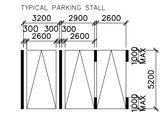
FUTURE EXTENSION OF SIXTEEN MILE DRIVE

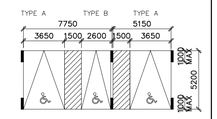
NEYAGAWA BOULEVARD

PRIME ENVISION INC.



TYPICAL PARKING STALL





STACKED BICYCLE PARKING (600X1800X2400)

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LICENCE
2026

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

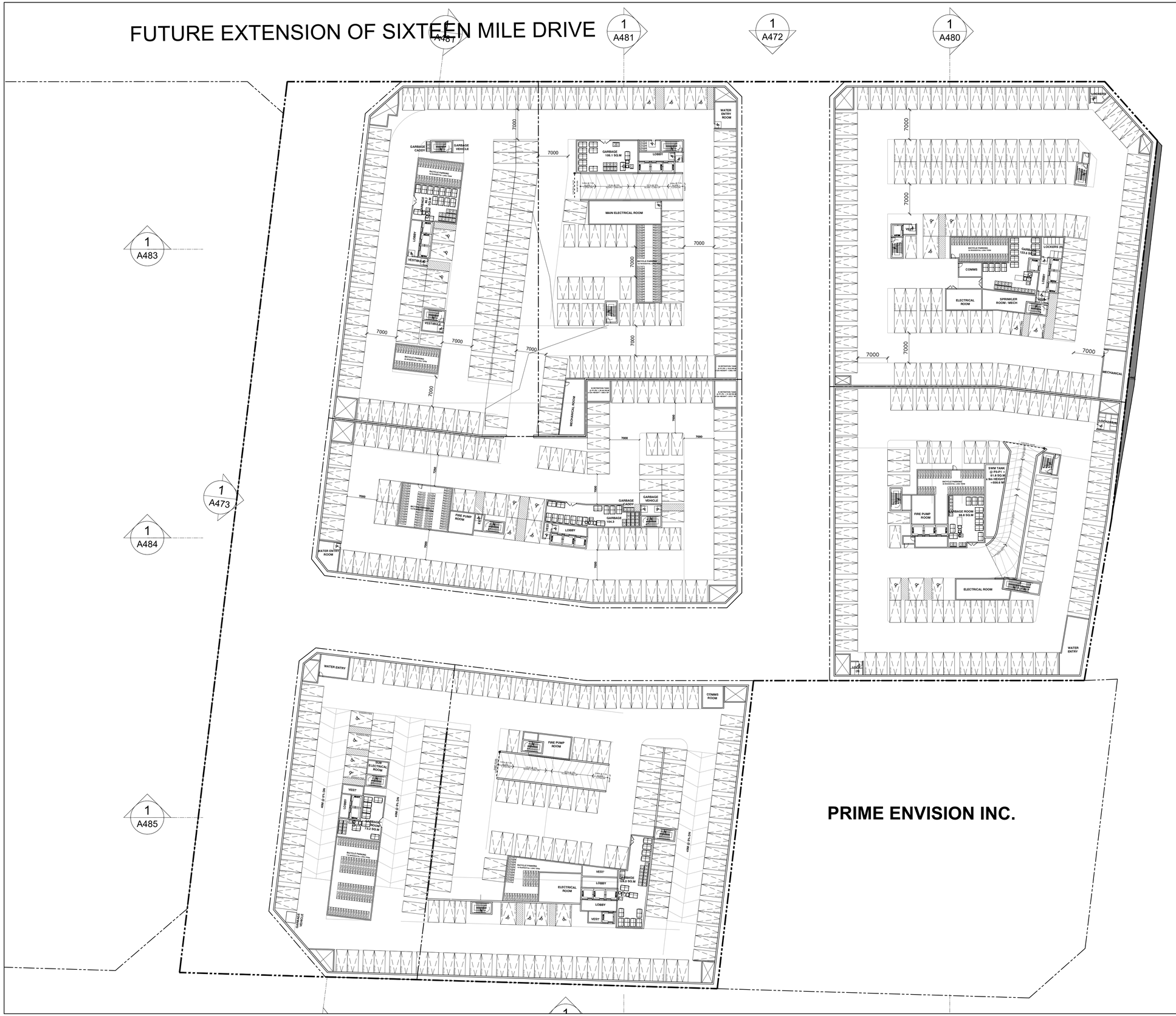
Title: LEVEL P2

Project No.: 23-109

Drawing No.: **A202**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

NEYAGAWA BOULEVARD



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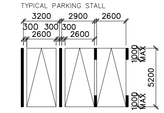
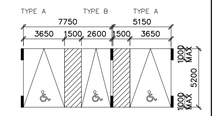
TYPICAL PARKING STALL





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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL P1

Project No. 23-109

Drawing No. **A203**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

BOULEVARD

NEYAGAWA BOULEVARD

PRIME ENVISION INC.

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 1

Project No.	Drawing No.
23-109	**A204**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 2

Project No.: 23-109	Drawing No.: **A205**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 2

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 3

Project No.: 23-109	Drawing No.: **A206**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

BOULEVARD

NEYAGAWA

REFER TO LEVEL 2

REFER TO LEVEL 3

PRIME ENVISION INC.

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 4

Project No.: 23-109	Drawing No.: **A207**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

BOULEVARD

NEYAGAWA

REFER TO LEVEL 3

REFER TO LEVEL 3

PRIME ENVISION INC.

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 5

Project No.: 23-109	Drawing No.: **A208**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 5

REFER TO LEVEL 3

REFER TO LEVEL 3

PRIME ENVISION INC.

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 6

Project No.: 23-109	Drawing No.: **A209**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

PRIME ENVISION INC.

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LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 7

Project No.: 23-109	Drawing No.: **A210**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 7

LOCKERS (20)

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BABAK ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 8

Project No.: 23-109	Drawing No.: A211

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

12.7m

REFER TO LEVEL 7

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BRIAN DUMAS
LICENCE
2018

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 9-15

Project No.: 23-109
Drawing No.: **A212**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

1 A475

1 A474

1 A478

1 A471

1 A473

1 A484

1 A477

1 A476

1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

12.7m

REFER TO LEVEL 09

UNIT 906-1506 2 BED

UNIT 905-1505 2 BED

UNIT 907-1507 1 BED+D

UNIT 904-1504 1 BED

UNIT 903-1503 2 BED

UNIT 902-1502 1 BED+D

UNIT 901-1501 1 BED

UNIT 908-1508 1 BED

UNIT 909-1509 2 BED

UNIT 910-1510 2 BED

UNIT 911-1511 1 BED+D

UNIT 912-1512 1 BED

REFER TO LEVEL 7

UNIT 704-1804 2 BED

UNIT 705-1805 1 BED

UNIT 706-1806 1 BED+D

UNIT 707-1807 1 BED

UNIT 708-1808 2 BED

UNIT 709-1809 1 BED

UNIT 703-1803 2 BED

UNIT 702-1802 1 BED+D

UNIT 701-1801 1 BED+D

UNIT 711-1811 1 BED+D

UNIT 710-1810 2 BED

REFER TO LEVEL 7

UNIT 706-2206 2 BED

UNIT 704-2204 1 BED+D

UNIT 703-2203 1 BED

UNIT 702-2202 2 BED

UNIT 706-2206 1 BED

UNIT 701-2201 1 BED

UNIT 707-2207 1 BED

UNIT 712-2212 1 BED

UNIT 708-2208 2 BED

UNIT 709-2209 1 BED+D

UNIT 710-2210 1 BED

UNIT 711-2211 2 BED

REFER TO LEVEL 9

UNIT 905-2305 1 BED

UNIT 906-2306 1 BED+D

UNIT 907-2307 1 BED

UNIT 908-2308 1 BED

UNIT 909-2309 2 BED

UNIT 904-2304 2 BED

UNIT 903-2303 2 BED

UNIT 902-2302 1 BED+D

UNIT 901-2301 1 BED

UNIT 912-2312 1 BED

UNIT 911-2311 1 BED+D

UNIT 910-2310 2 BED

REFER TO LEVEL 6

UNIT 910 2 BED 75.0 SQ.M 807.3 SQ.FT

UNIT 911 1 BED 49.3 SQ.M 530.2 SQ.FT

UNIT 901 1 BED 49.3 SQ.M 530.2 SQ.FT

UNIT 902 1 BED+D 51.8 SQ.M 558.0 SQ.FT

UNIT 903 2 BED 67.0 SQ.M 721.4 SQ.FT

UNIT 909 1 BED 48.4 SQ.M 520.4 SQ.FT

UNIT 907 1 BED 54.5 SQ.M 543.5 SQ.FT

UNIT 906 1 BED+D 83.2 SQ.M 972.6 SQ.FT

UNIT 905 1 BED+D 82.1 SQ.M 866.0 SQ.FT

UNIT 904 2 BED+D 91.9 SQ.M 882.8 SQ.FT

UNIT 908 1 BED 70.6 SQ.M 759.8 SQ.FT

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

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ONTARIO ASSOCIATION OF ARCHITECTS
CHANG, PRISM EVANJOH
LICENCE
2018

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 16

Project No.: 23-109

Drawing No.: **A219**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481 | 1 A472 | 1 A480

1 A483 | 1 A475 | 1 A474 | 1 A478 | 1 A471

1 A473 | 1 A484 | 1 A477 | 1 A476 | 1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 7

REFER TO LEVEL 09

REFER TO LEVEL 9

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

PRIME ENVISION INC.

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
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ONTARIO ASSOCIATION OF ARCHITECTS
RYAN ELWOOD
LICENCE
2026

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 17

Project No.: 23-109

Drawing No.: **A220**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481 | 1 A472 | 1 A480

1 A483 | 1 A475 | 1 A474 | 1 A478 | 1 A471

1 A473 | 1 A484 | 1 A477 | 1 A476 | 1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

REFER TO LEVEL 7

REFER TO LEVEL 09

REFER TO LEVEL 6

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

PRIME ENVISION INC.

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RYAN ELWOOD
LICENCE
2026

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 18

Project No.: 23-109

Drawing No.: **A221**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A481

1 A472

1 A480

1 A483

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

REFER TO LEVEL 18

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

1 A478

STREET B

REFER TO LEVEL 7

1 A475

1 A474

1 A471

1 A473

STREET A

REFER TO LEVEL 09

1 A484

1 A477

STREET C

1 A476

NEYAGAWA BOULEVARD

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

REFER TO LEVEL 7

PRIME ENVISION INC.

1 A485

1 A485

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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Drawn SR	Scale 1:400
Checked CW	Date MARCH 2024

Title
LEVEL 19-20

Project No. 23-109	Drawing No. **A222**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

1 A475

1 A474

1 A478

1 A471

1 A473

1 A484

1 A477

1 A476

1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

REFER TO LEVEL 18

REFER TO LEVEL 7

REFER TO LEVEL 09

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

6 LEVELS

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

18 LEVELS

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 21-22

Project No.: 23-109

Drawing No.: **A227**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481

1 A472

1 A480

1 A483

1 A475

1 A474

1 A478

1 A471

1 A473

1 A484

1 A477

1 A476

1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

UNIT 1909 2 BED
UNIT 1908 2 BED
UNIT 1906 1 BED
UNIT 1911 1 BED+D
UNIT 1907 1 BED+D
UNIT 1905 1 BED
UNIT 1904 1 BED+D
UNIT 1903 1 BED
UNIT 1901 1 BED+D
UNIT 1902 1 BED
UNIT 1900 2 BED
UNIT 1899 2 BED

UNIT 2304-2404 2 BED
UNIT 2303-2403 2 BED
UNIT 2302-2402 2 BED
UNIT 2305-2405 1 BED
UNIT 2301-2401 1 BED
UNIT 23076-2406 1 BED
UNIT 2310-2410 1 BED
UNIT 2307-2407 2 BED
UNIT 2308-2408 2 BED
UNIT 2309-2409 2 BED

UNIT 905-2305 1 BED
UNIT 906-2306 1 BED+D
UNIT 907-2307 1 BED
UNIT 908-2308 1 BED
UNIT 909-2309 2 BED
UNIT 904-2304 2 BED
REFER TO LEVEL 9
UNIT 903-2303 2 BED
UNIT 902-2302 1 BED+D
UNIT 901-2301 1 BED
UNIT 912-2312 1 BED
UNIT 911-2311 1 BED+D
UNIT 910-2310 2 BED

4 LEVELS

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

6 LEVELS

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

18 LEVELS

PRIME ENVISION INC.

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 23

Project No.: 23-109

Drawing No.: **A228**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

1 A481 | 1 A472 | 1 A480

1 A483 | 1 A475 | 1 A474 | 1 A478 | 1 A471

1 A473 | 1 A484 | 1 A477 | 1 A476 | 1 A485

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

4 LEVELS

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

18 LEVELS

6 LEVELS

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

18 LEVELS

PRIME ENVISION INC.

NO.	REVISIONS	DATE
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ONTARIO ASSOCIATION OF ARCHITECTS — PRACTICE READY LICENCE 4CW

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
LEVEL 24

Project No.	Drawing No.
23-109	**A229**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

6 LEVELS
BLOCK-2
BUILDING-4
8 LEVELS
HEIGHT:26.80

5 LEVELS
BLOCK - 2
BUILDING - 4
24 LEVELS MPH
FFE @ GROUND:159.15
BLDG HT: 76 + MPH
GEO' HT: 235.15 + MPH

BLOCK-2
BUILDING-4
6 LEVELS
HEIGHT:20.80

4 LEVELS
BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

4 LEVELS

4 LEVELS
BLOCK-1
BUILDING-1
6 LEVELS
HEIGHT:20.70

4 LEVELS
BLOCK-1
BUILDING-1
6 LEVELS
HEIGHT:20.70

BLOCK - 1
BUILDING - 1
24 LEVELS + MPH
FFE @ GROUND: 159.55
BLDG HT: 76.2 + MPH
GEO' HT: 235.75 + MPH

4 LEVELS

4 LEVELS
BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

18 LEVELS
BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

6 LEVELS

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

18 LEVELS
BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

PRIME ENVISION INC.

STREET A
STREET B
STREET C
NEYAGAWA BOULEVARD

1 A481 | 1 A472 | 1 A480 | 1 A483 | 1 A471 | 1 A484 | 1 A485 | 1 A473 | 1 A475 | 1 A474 | 1 A478 | 1 A477 | 1 A476

NO.	REVISIONS	DATE
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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL 25-26

Project No.: 23-109
Drawing No.: **A230**

FUTURE EXTENSION OF SIXTEEN MILE DRIVE

STREET A

STREET B

STREET C

NEYAGAWA BOULEVARD

6 LEVELS
BLOCK-2
BUILDING-4
8 LEVELS
HEIGHT:26.80

BLOCK - 2
BUILDING - 3
18 LEVELS + MPH
FFE@GROUND: 159.50
BUILDING HEIGHT: 57.60 + MPH
GEODETIC HEIGHT: 217.10 + MPH

BLOCK - 2
BUILDING - 4
24 LEVELS MPH
FFE @ GROUND:159.15
BLDG HT: 76 + MPH
GEO' HT: 235.15 + MPH

BLOCK-2
BUILDING-4
6 LEVELS
HEIGHT:20.80

BLOCK-2
BUILDING-3
6 LEVELS
HEIGHT:20.70

BLOCK - 2
BUILDING - 5
6 LEVELS
HEIGHT: 19.90

BLOCK - 2
BUILDING - 5
26 LEVELS + MPH
FFE @ GROUND: 159.00
BUILDING HEIGHT: 82.30 + MPH
GEODETIC HEIGHT: 241.30 + MPH

BLOCK-2
BUILDING-5
8 LEVELS
HEIGHT: 26.50

BLOCK-1
BUILDING-1
6 LEVELS
HEIGHT:20.70

BLOCK - 1
BUILDING - 1
24 LEVELS + MPH
FFE @ GROUND: 159.55
BLDG HT: 76.2 + MPH
GEO' HT: 235.75 + MPH

BLOCK-1
BUILDING-2
6 LEVELS
HEIGHT:20.20

BLOCK-1
BUILDING-2
8 LEVELS
HEIGHT:26.80

BLOCK - 1
BUILDING - 2
20 LEVELS + MPH
FFE @ GROUND: 159.25
BUILDING HEIGHT: 64.3 + MPH
GEODETIC HEIGHT: 223.55 + MPH

BLOCK-3
BUILDING-6
6 LEVELS
HEIGHT:19.60

BLOCK - 3
BUILDING - 6
15 LEVELS + MPH
FFE @ GROUND:158.60
BLDG HT: 47.20 + MPH
GEO' HT: 205.80 + MPH

BUILDING - 6
1 LEVEL

BLOCK-3
BUILDING-7
6 LEVELS
FFE @ GROUND (STREET C): 158.75
HEIGHT:18.95

BLOCK-3
BUILDING-7
6 LEVELS
HEIGHT:20.60

BLOCK - 3
BUILDING - 7
20 LEVELS + MPH
FFE @ GROUND
(DUNDAS ST): 157.10)
BLDG HT: 64.10 + MPH
GEO' HT: 221.2 + MPH

PRIME ENVISION INC.

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ONTARIO ASSOCIATION OF ARCHITECTS
RYAN CLARKSON
LICENCE
2734

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: LEVEL ROOF

Project No.: 23-109
Drawing No.: **A231**

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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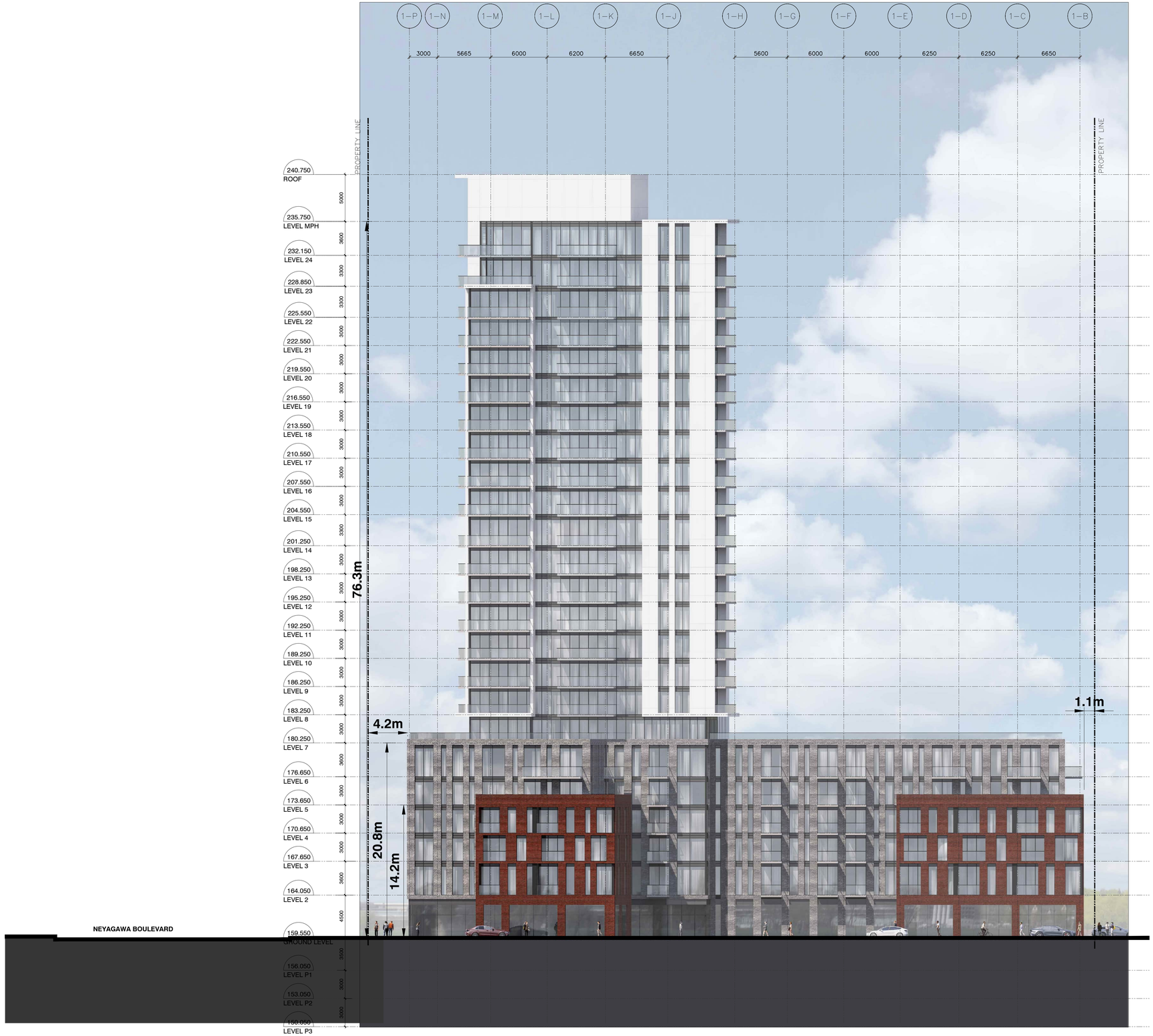
ONTARIO ASSOCIATION OF ARCHITECTS
MUSAB ELMAGHOUT
LICENCE
6706

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 1-SOUTH ELEVATION

Project No. 23-109	Drawing No. **A400**



04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024
NO.	REVISIONS	DATE

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OAKVILLE, ON

neatt

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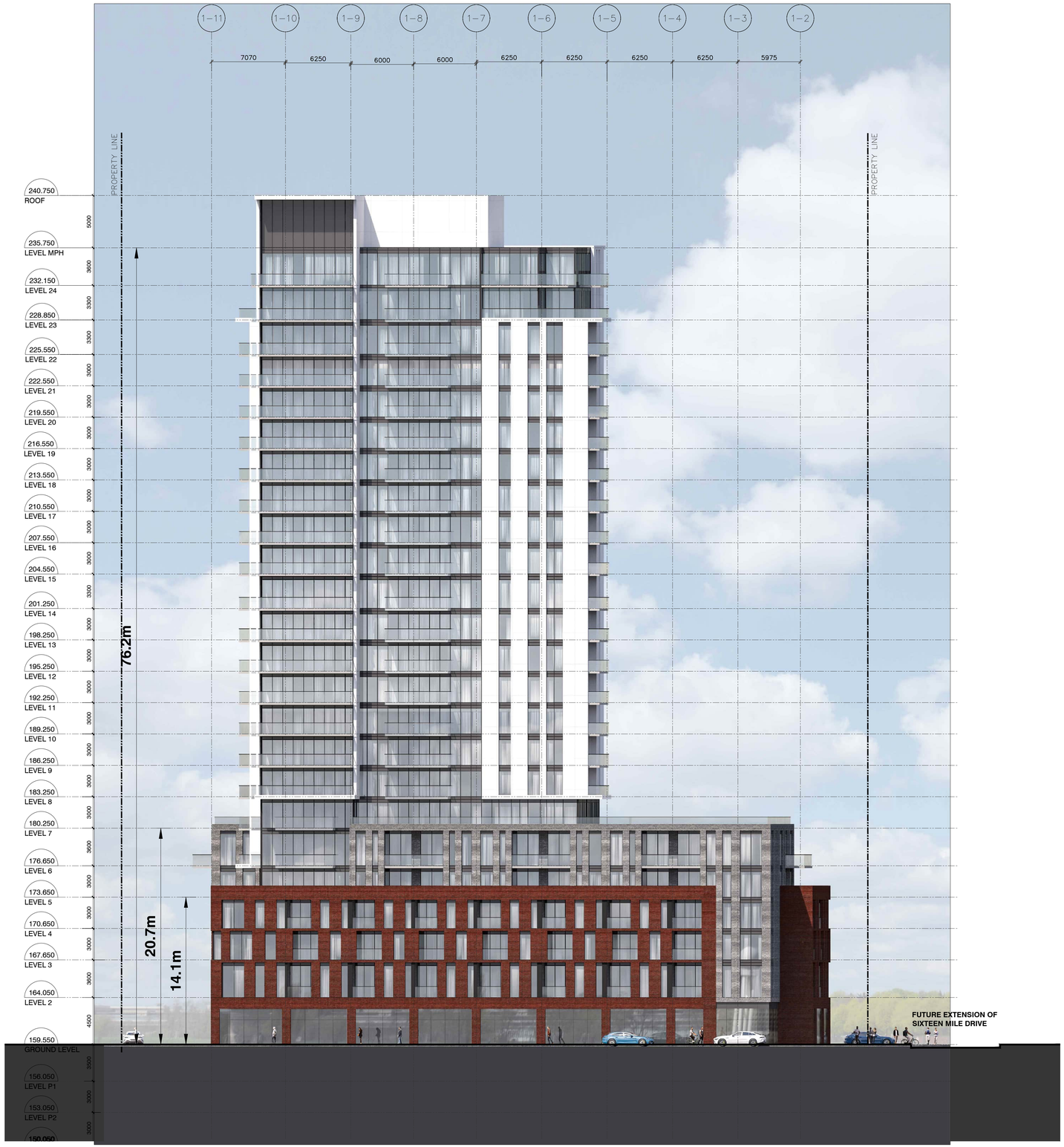
Checked: CW	Date: MAY 2024

Title: BUILDING 1-NORTH ELEVATION

Project No.: 23-109	Drawing No.: **A401**



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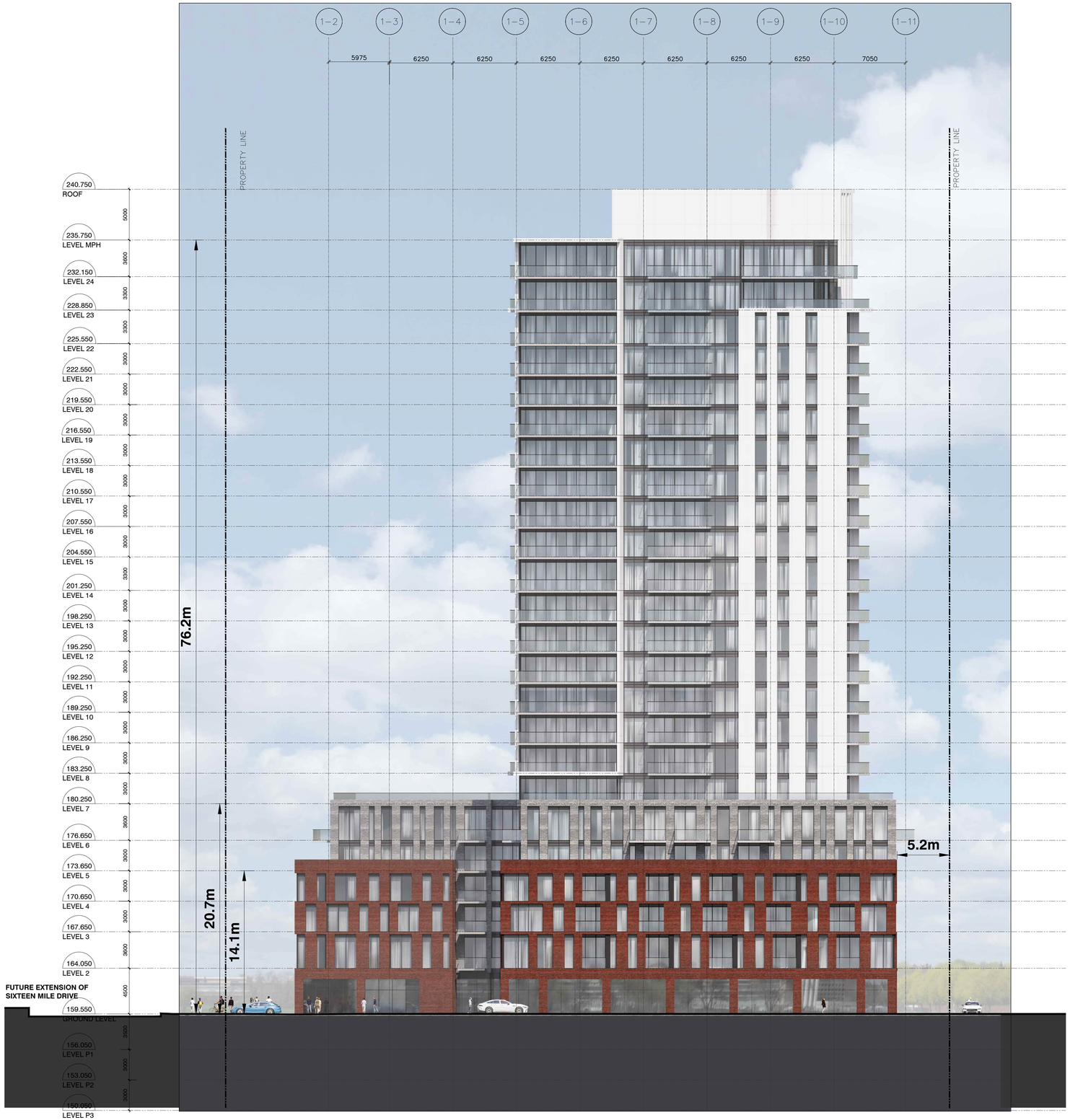
MASAK ESLAHJOU
LICENCE
4008

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 1-EAST ELEVATION

Project No. 23-109	Drawing No. A402



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NO.	REVISIONS	DATE

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RYAN ELIAVSKI
LICENCE
4708

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 1-WEST ELEVATION

Project No. 23-109	Drawing No. A403

04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
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Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 2-SOUTH ELEVATION

Project No. 23-109	Drawing No. **A410**

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
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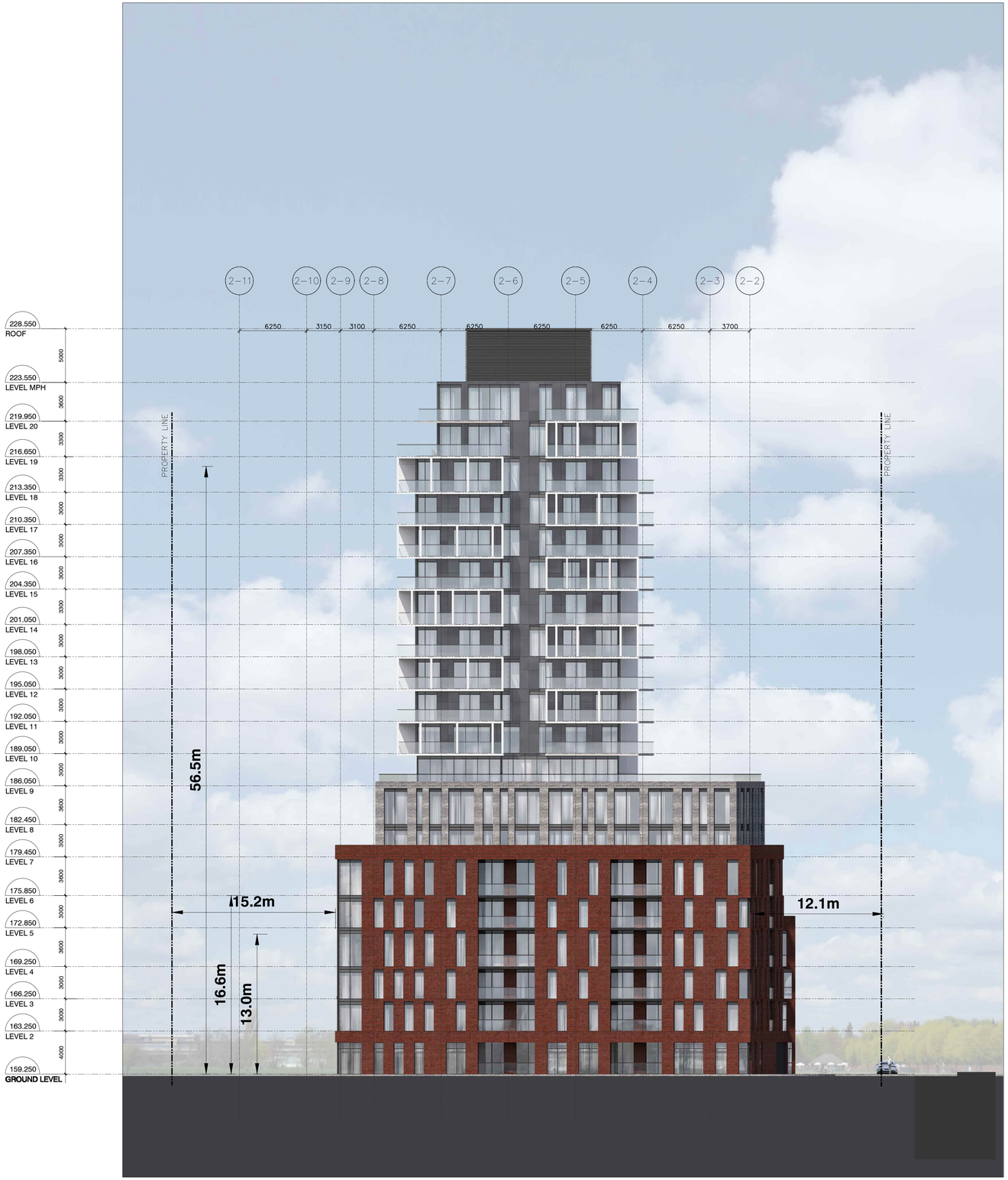
Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 2-NORTH ELEVATION

Project No.: 23-109	Drawing No.: **A411**



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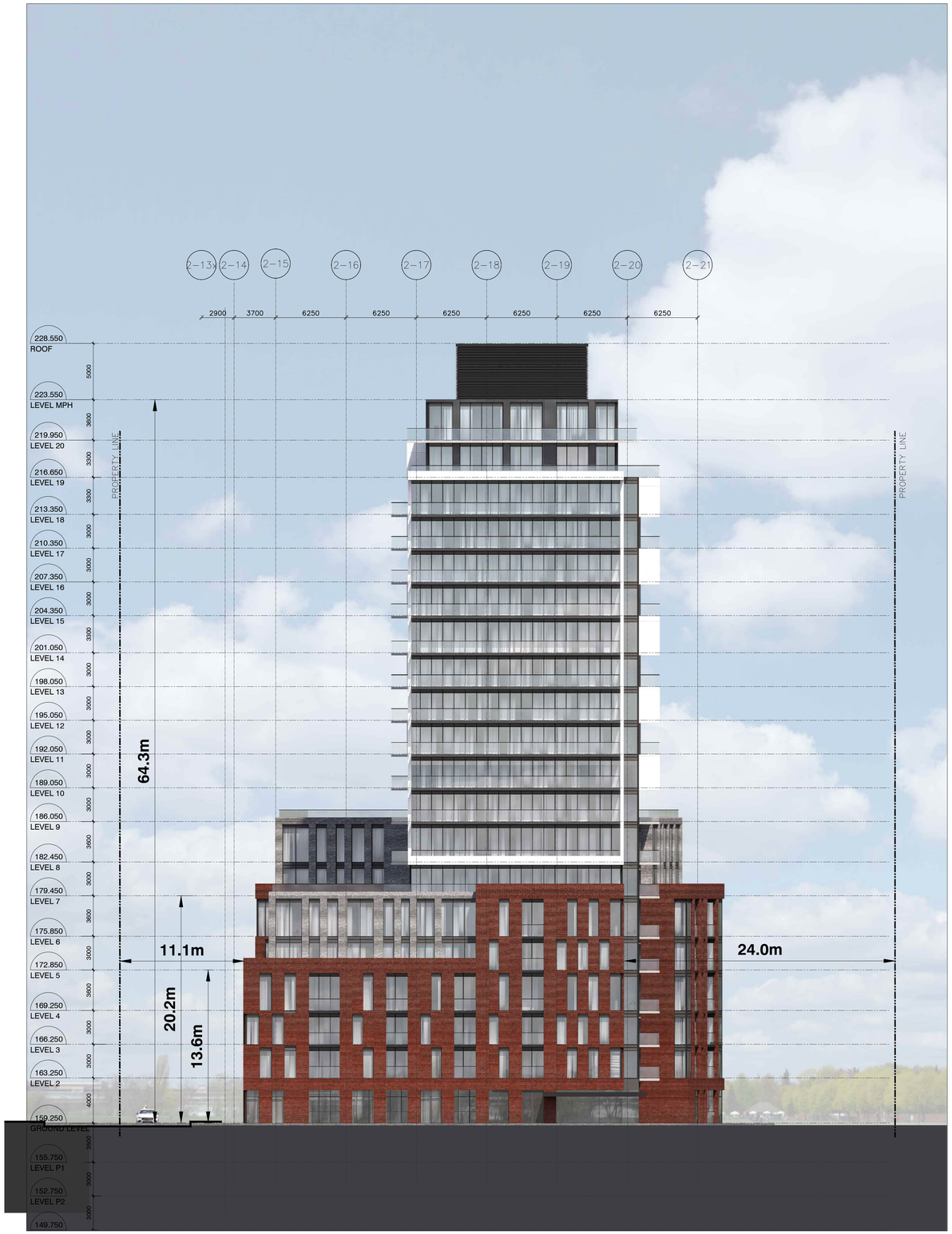
Drawn SR	Scale 1:200
Checked CW	Date MAY 2024

Title
BUILDING 2-EAST ELEVATION

Project No. 23-109	Drawing No. **A412**



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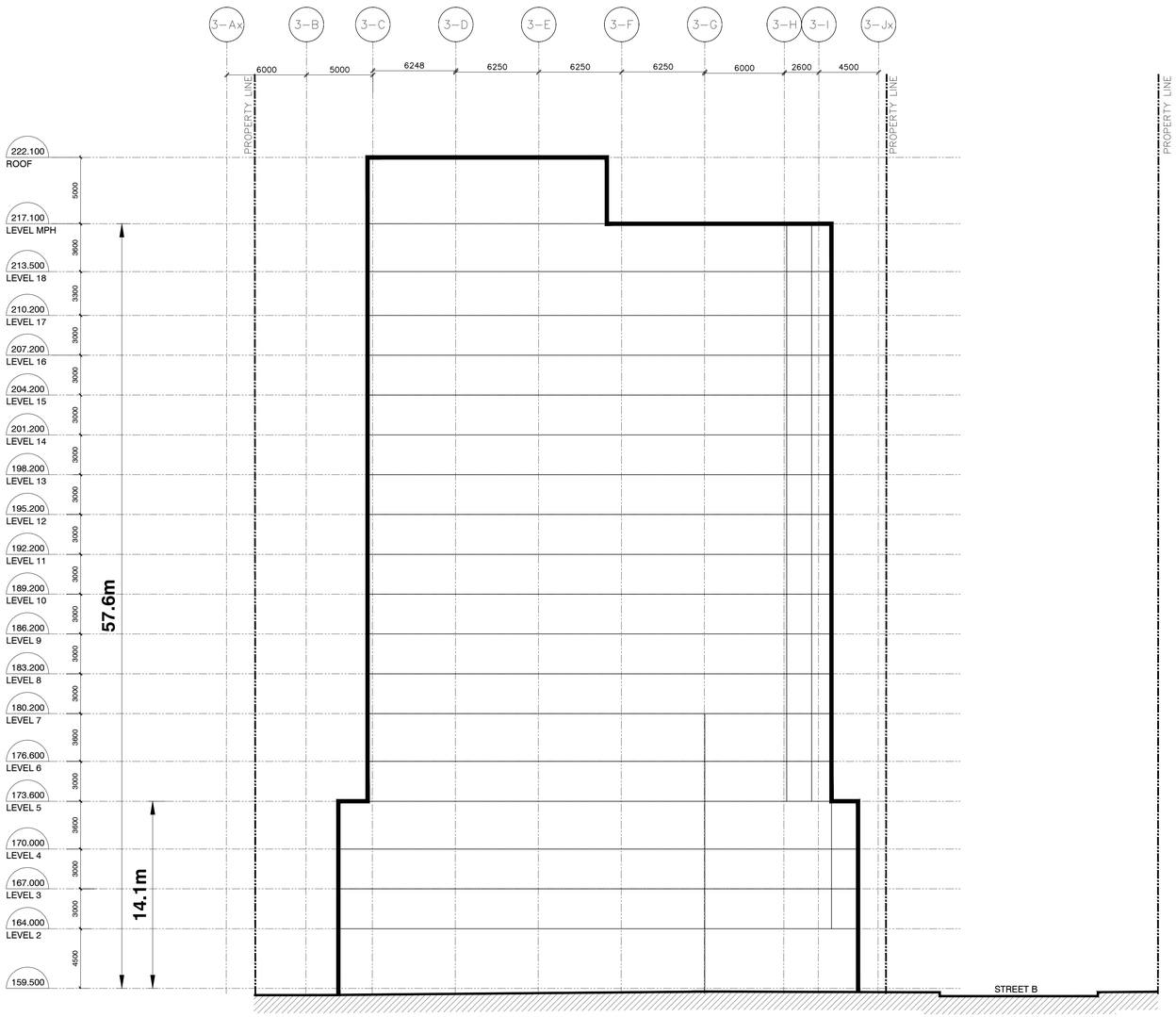
PRAVIN ESAKKIMUTHU
LICENCE
4206

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 2-WEST ELEVATION

Project No. 23-109	Drawing No. A413



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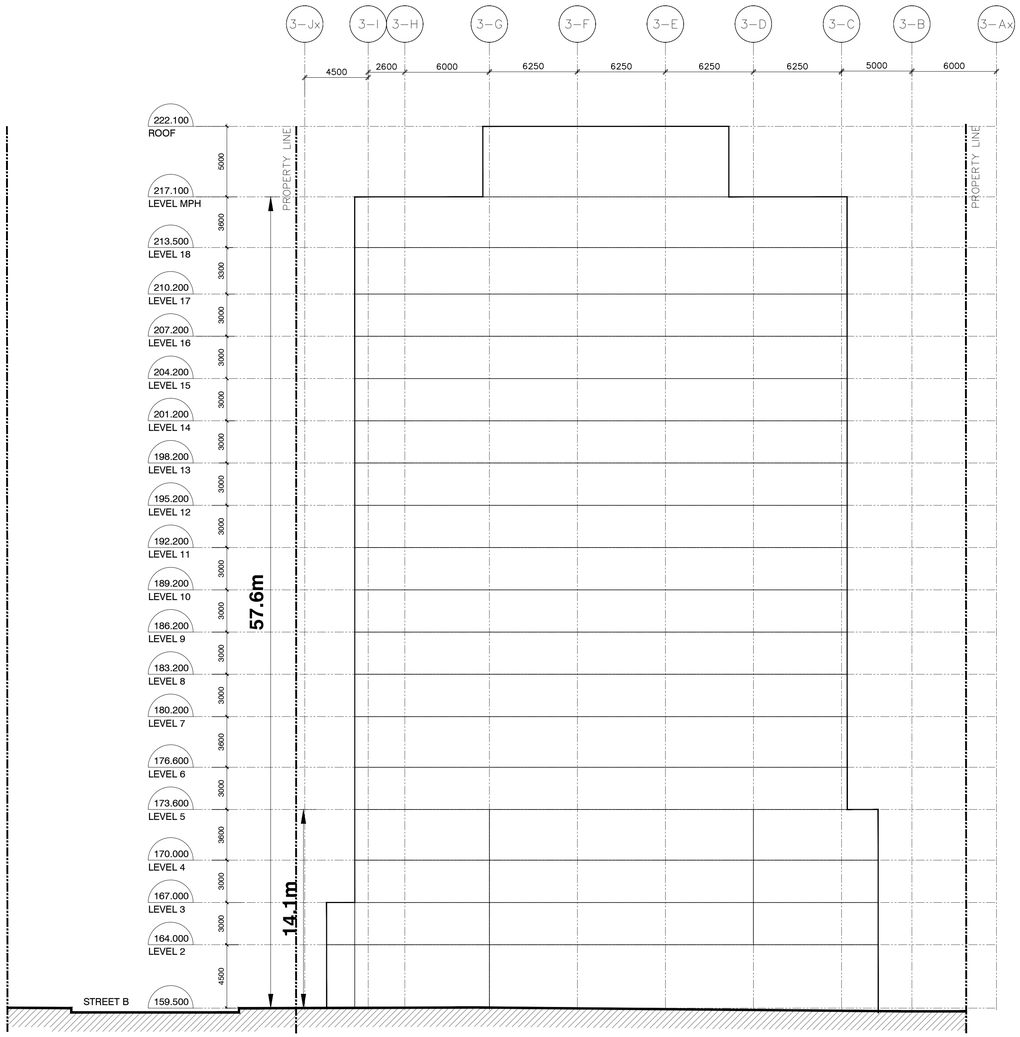
LICENCE
2019

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 3-SOUTH ELEVATION

Project No.	Drawing No.
23-109	A420



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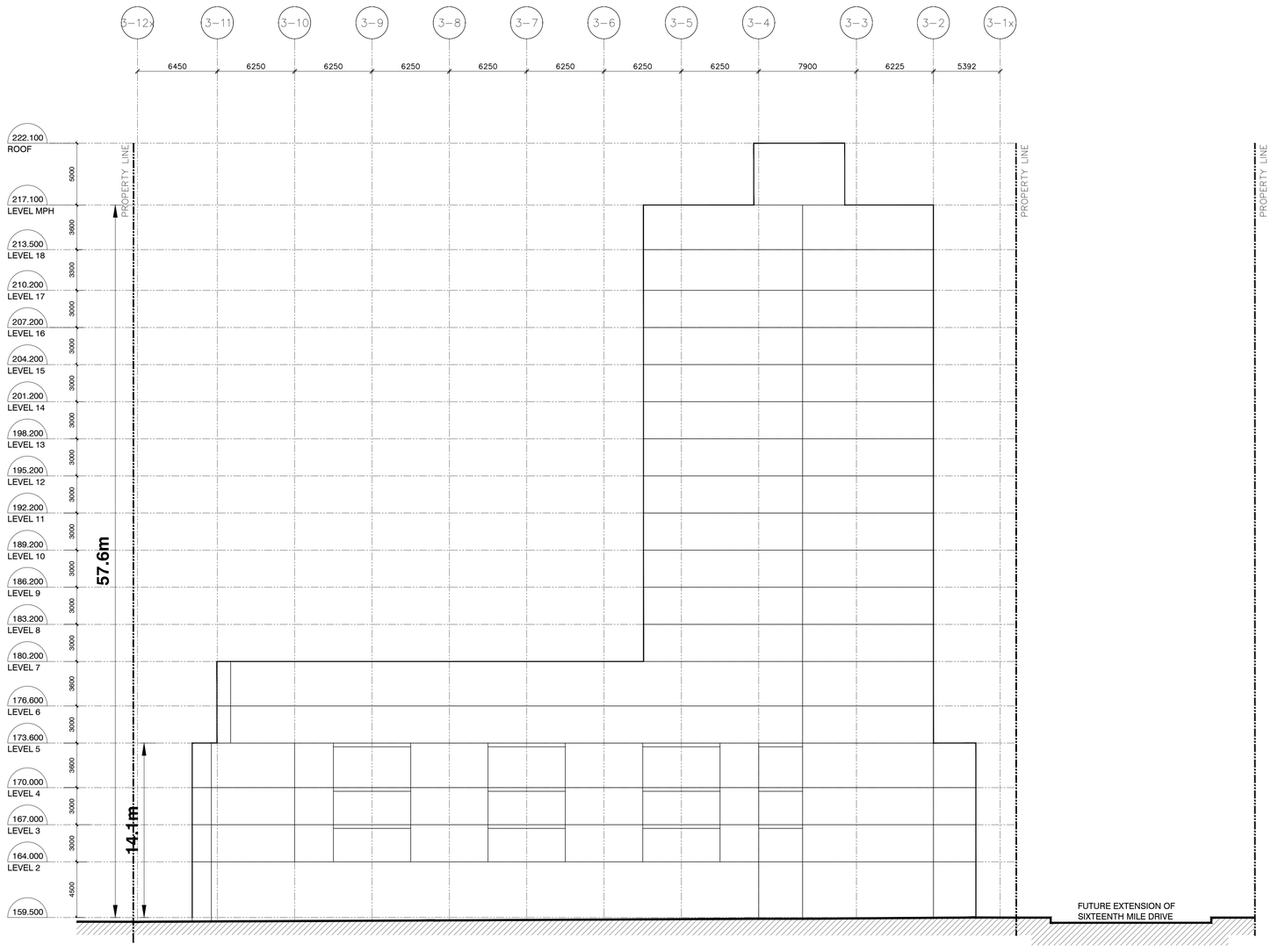
Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 3-NORTH ELEVATION

Project No.: 23-109	Drawing No.: **A421**



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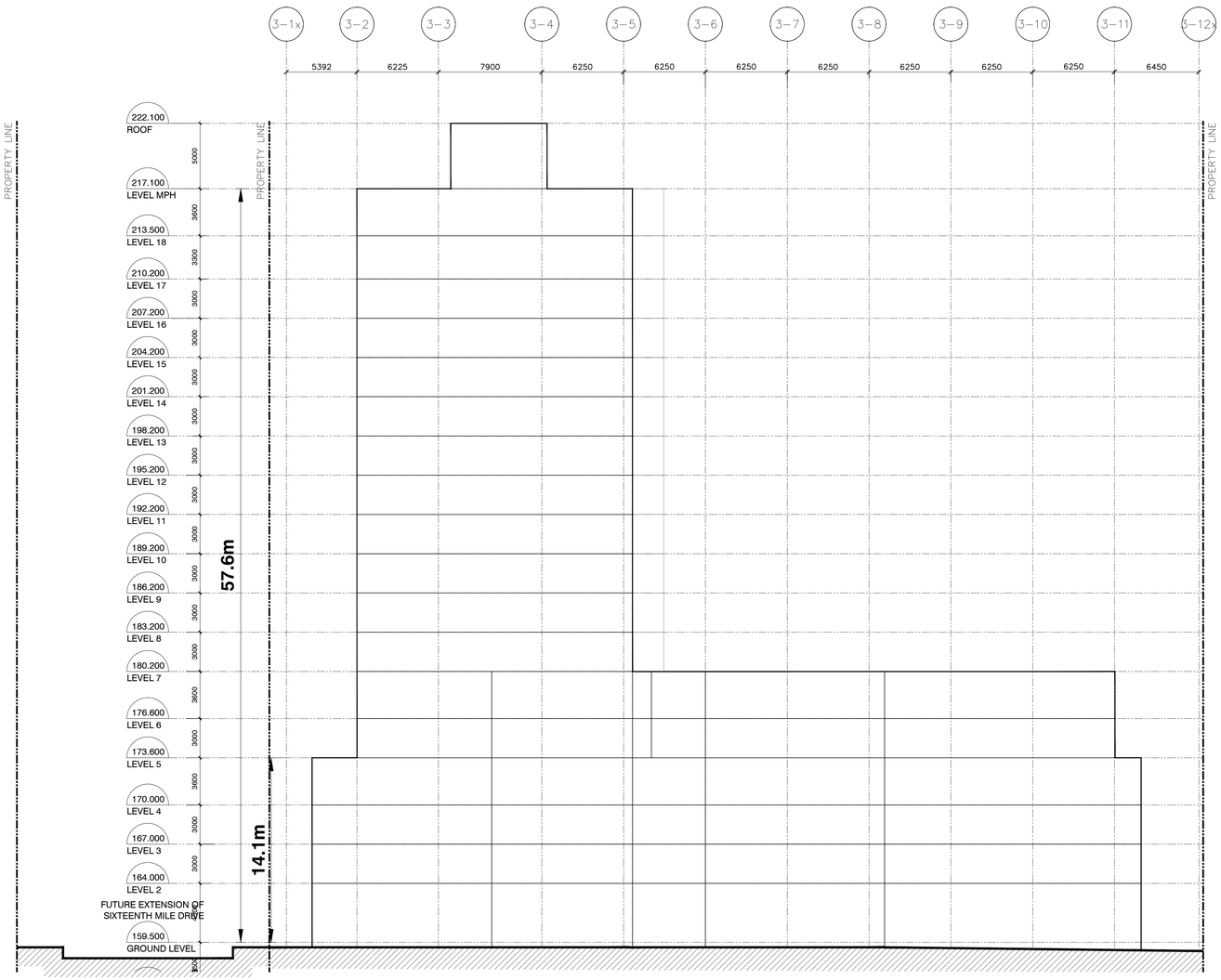
ESAM ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 3-EAST ELEVATION

Project No. 23-109	Drawing No. A422



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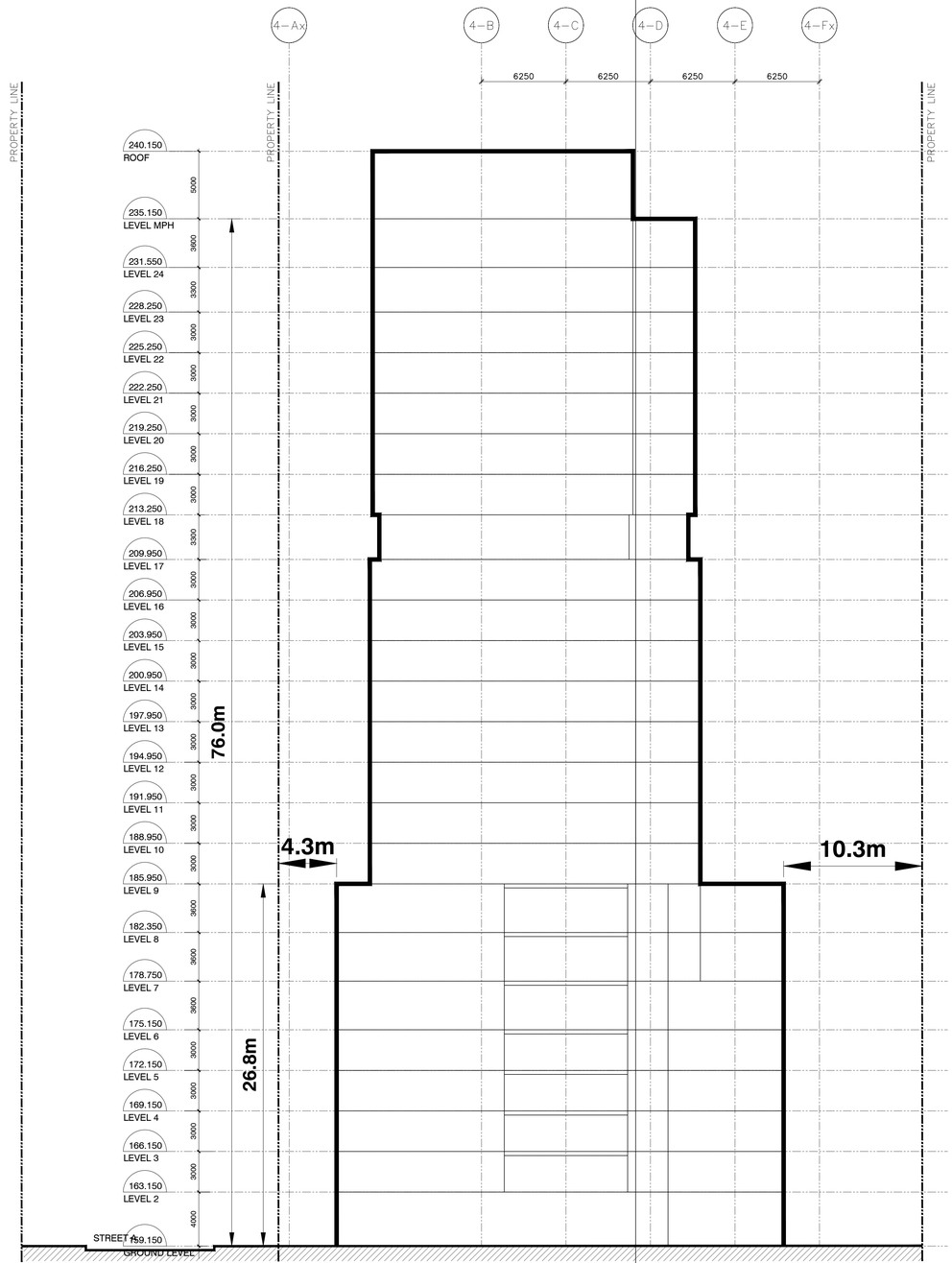
RYAN EDMONDS
LICENCE
6729

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 3-WEST ELEVATION

Project No. 23-109	Drawing No. A423



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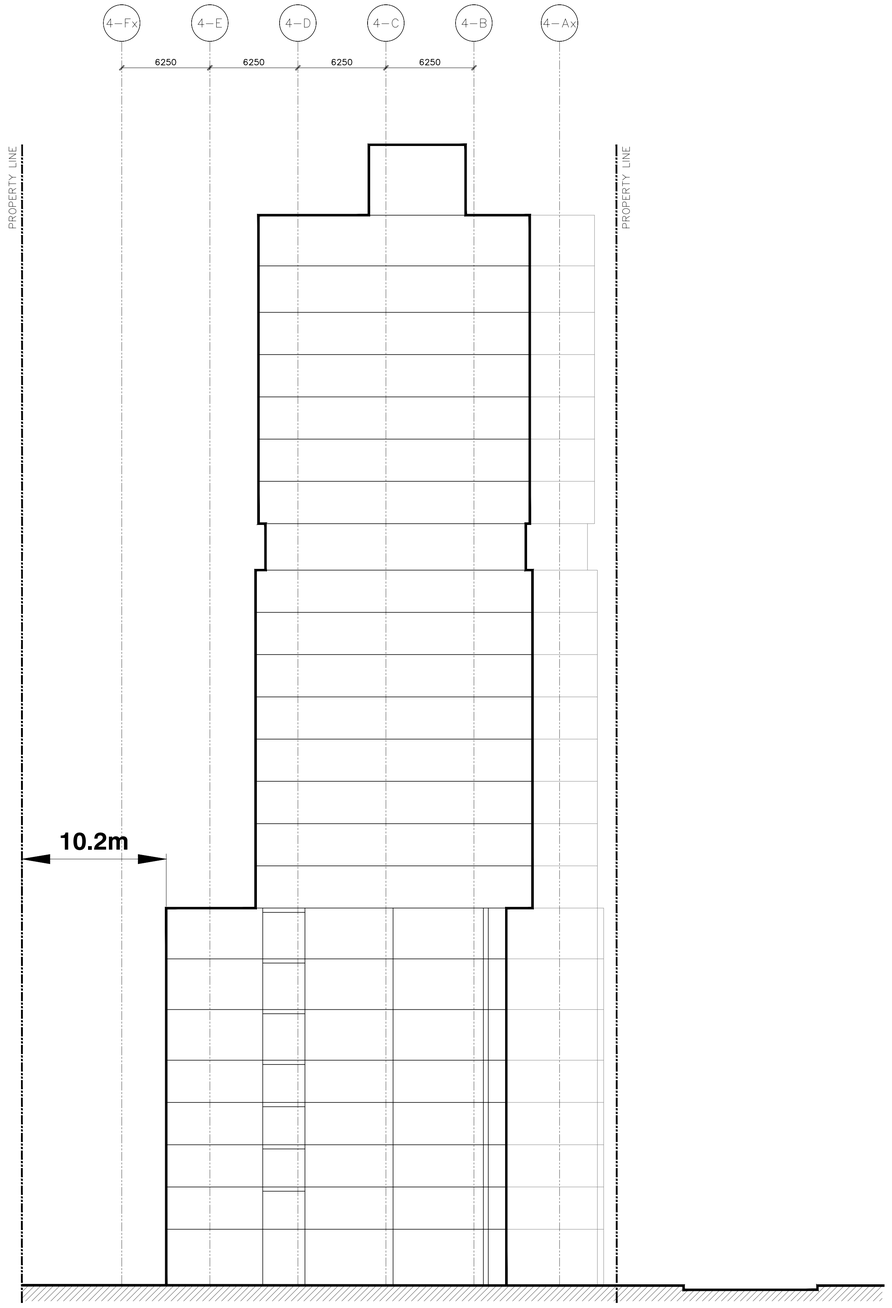
PRAVEEN EDAVALATH
LICENCE
4709

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 4-SOUTH ELEVATION

Project No.	Drawing No.
23-109	**A430**



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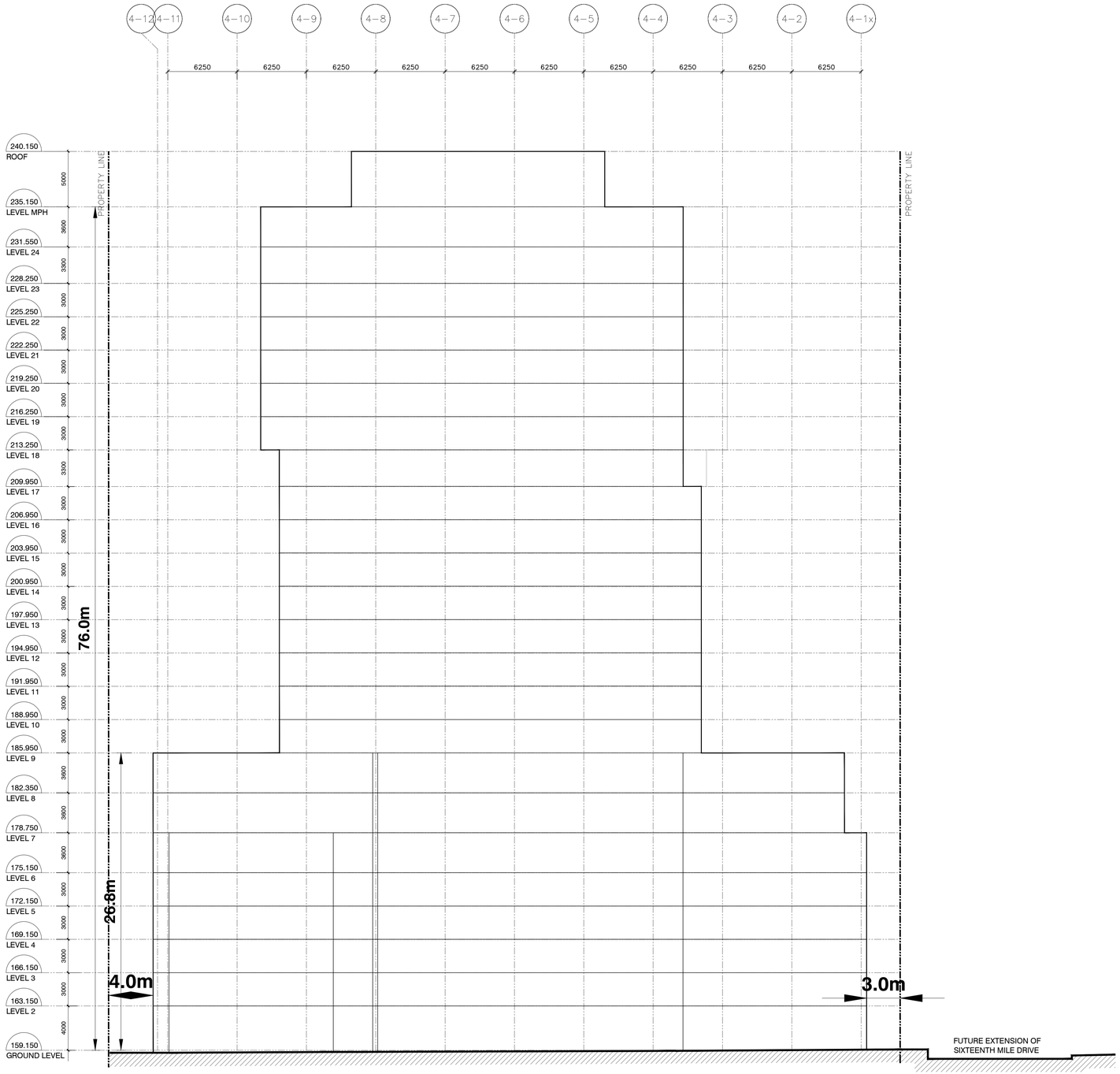
BABAK ESLAHJOU
LICENCE
2019

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 4-NORTH ELEVATION

Project No.	Drawing No.
23-109	**A431**



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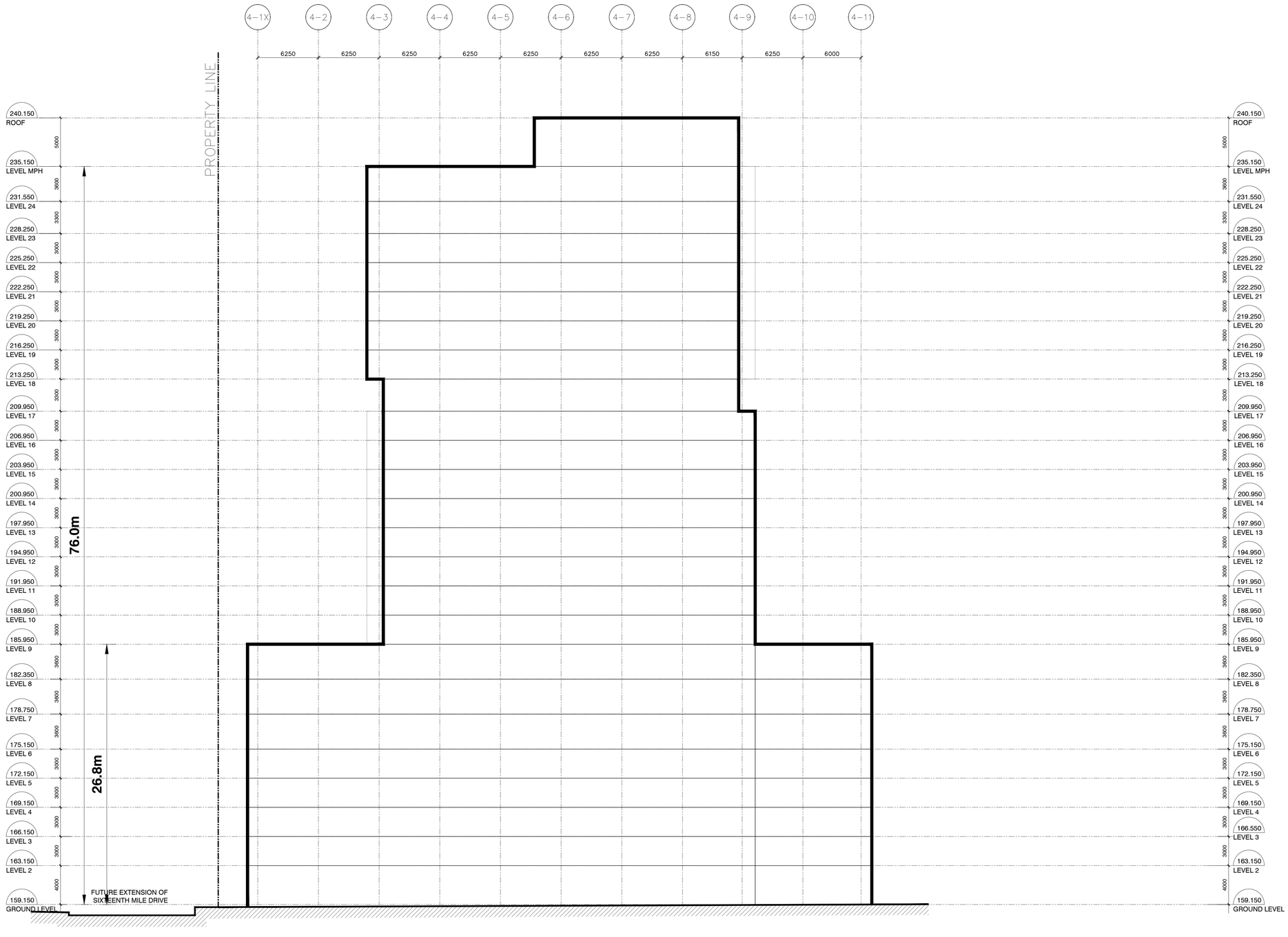
OMAR ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 4-EAST ELEVATION

Project No.: 23-109	Drawing No.: **A432**



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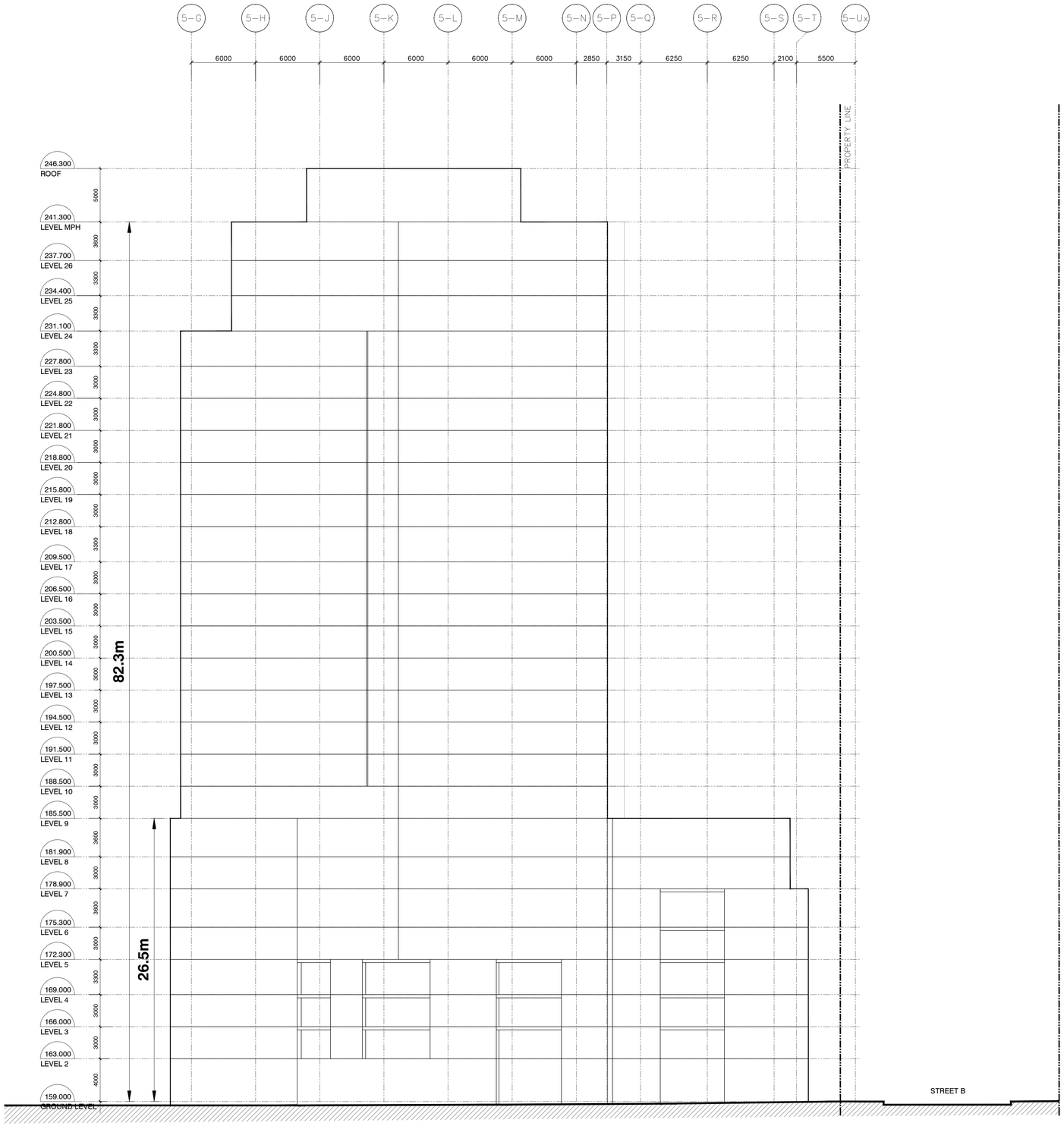
MASAK ESLAHJOU
LICENCE

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 4-WEST ELEVATION

Project No.	Drawing No.
23-109	**A433**



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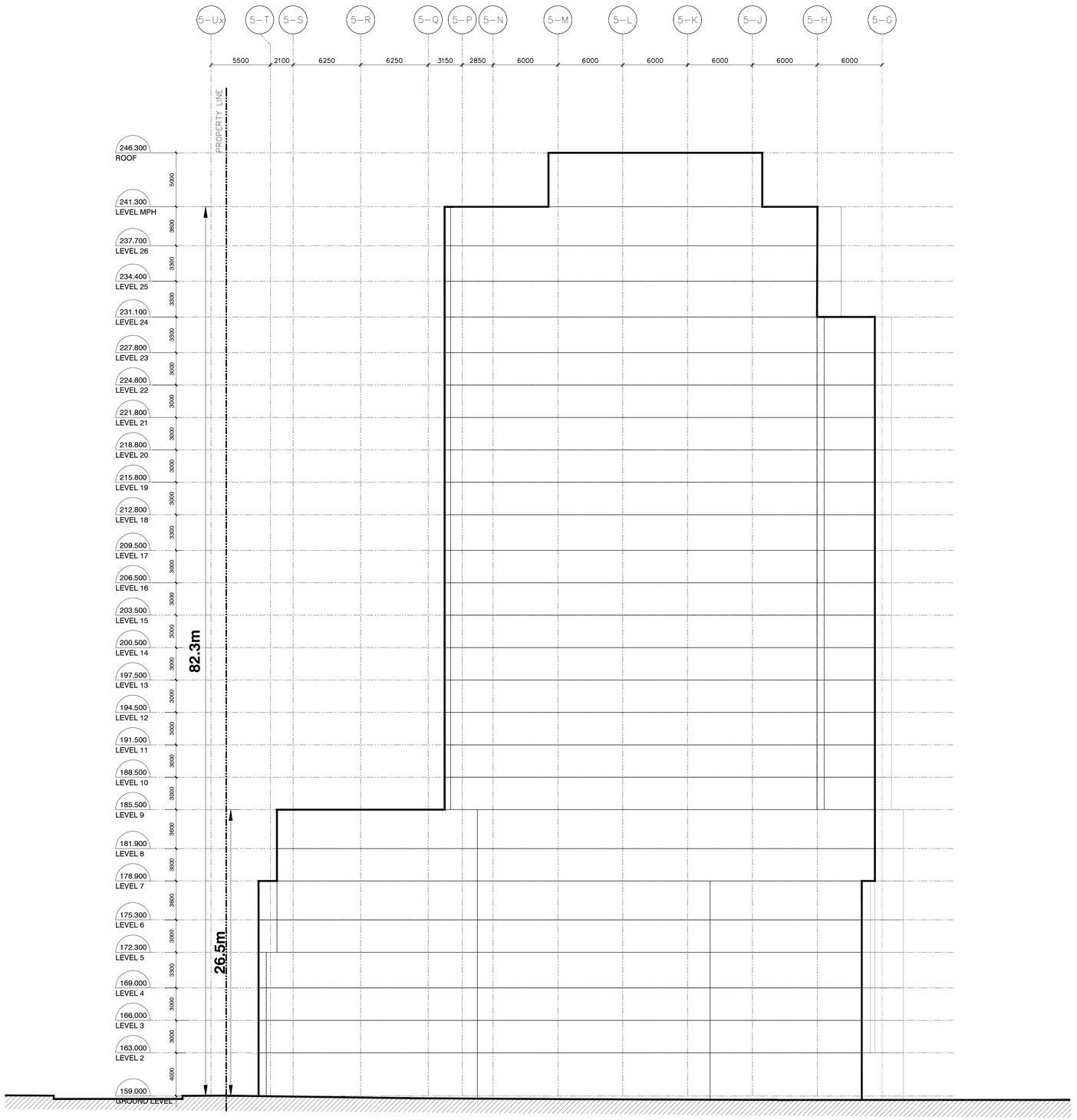
PRISKA SUKHOY
LICENCE
2016

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 5-SOUTH ELEVATION

Project No. 23-109	Drawing No. **A440**



NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
03	ISSUED FOR OPA & ZBA	06 DEC 2024
02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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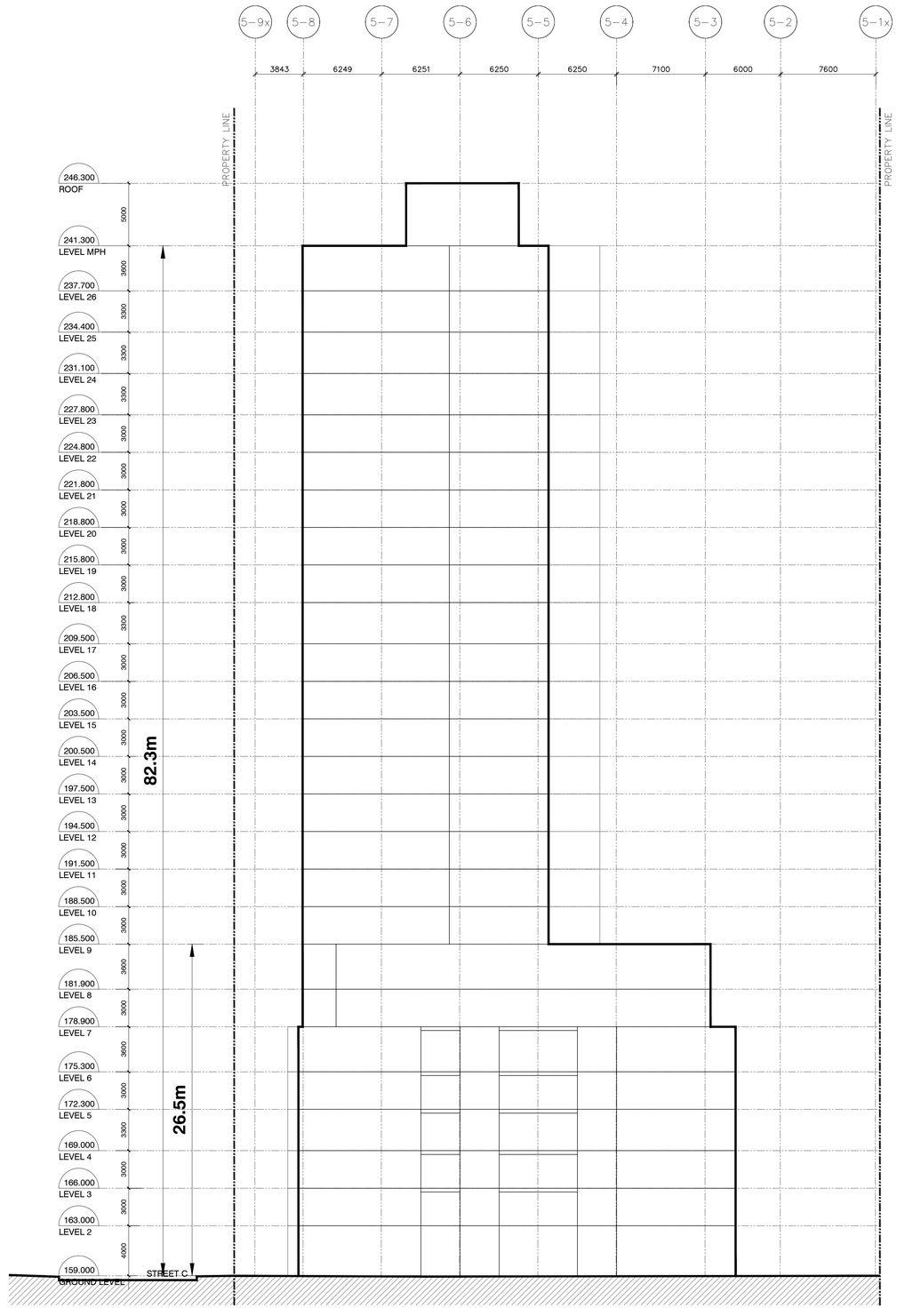
PRISKA SUKHOY
LICENCE
2016

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 5-NORTH ELEVATION

Project No.	Drawing No.
23-109	A441



04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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NO.	REVISIONS	DATE

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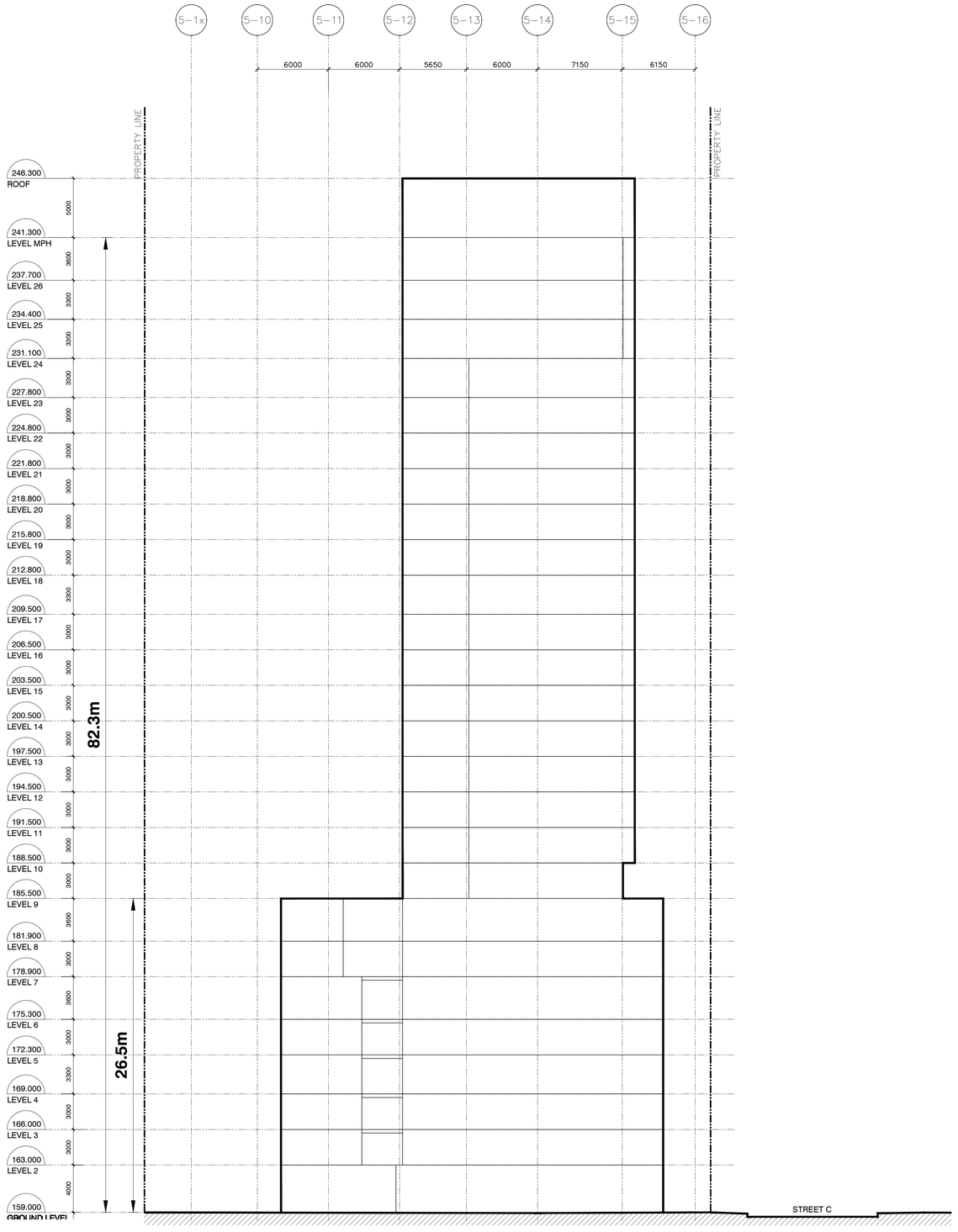
MASAK ESLAMLOUI
LICENCE
2026

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 5-EAST ELEVATION

Project No. 23-109	Drawing No. **A442**



NO.	REVISIONS	DATE
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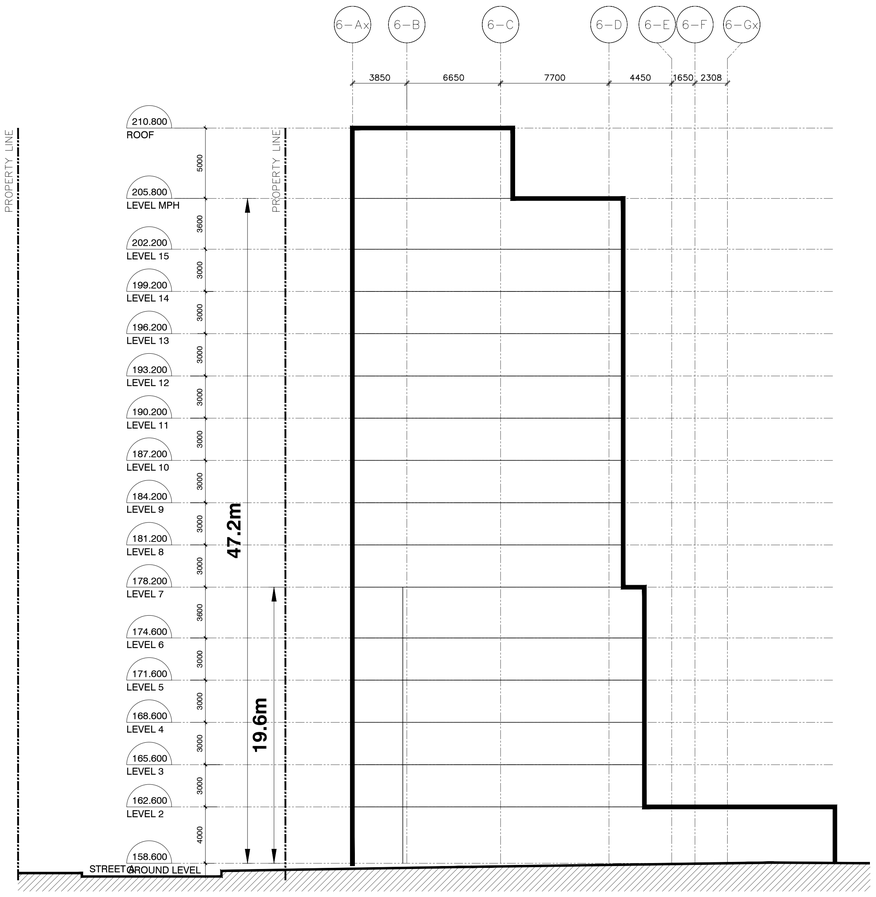
LICENCE
2025

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 5-WEST ELEVATION

Project No. 23-109	Drawing No. **A443**



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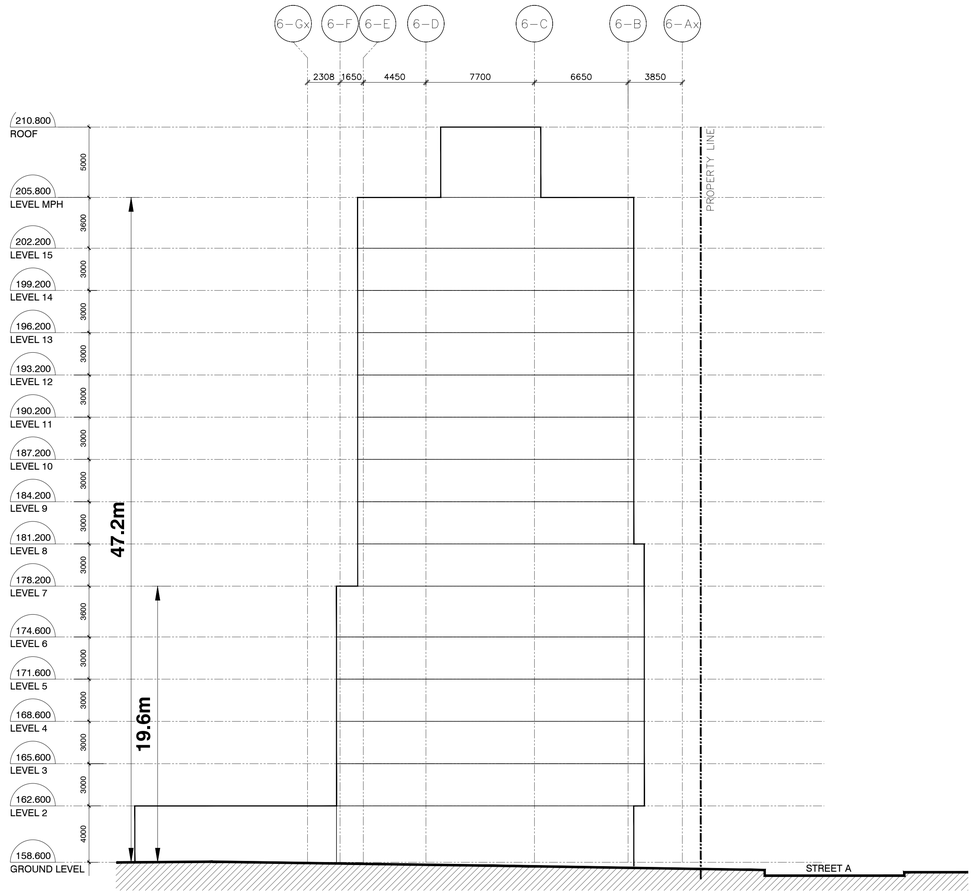
FROM ELEVATION
LICENCE
4709

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 6-SOUTH ELEVATION

Project No.	Drawing No.
23-109	**A450**



NO.	REVISIONS	DATE
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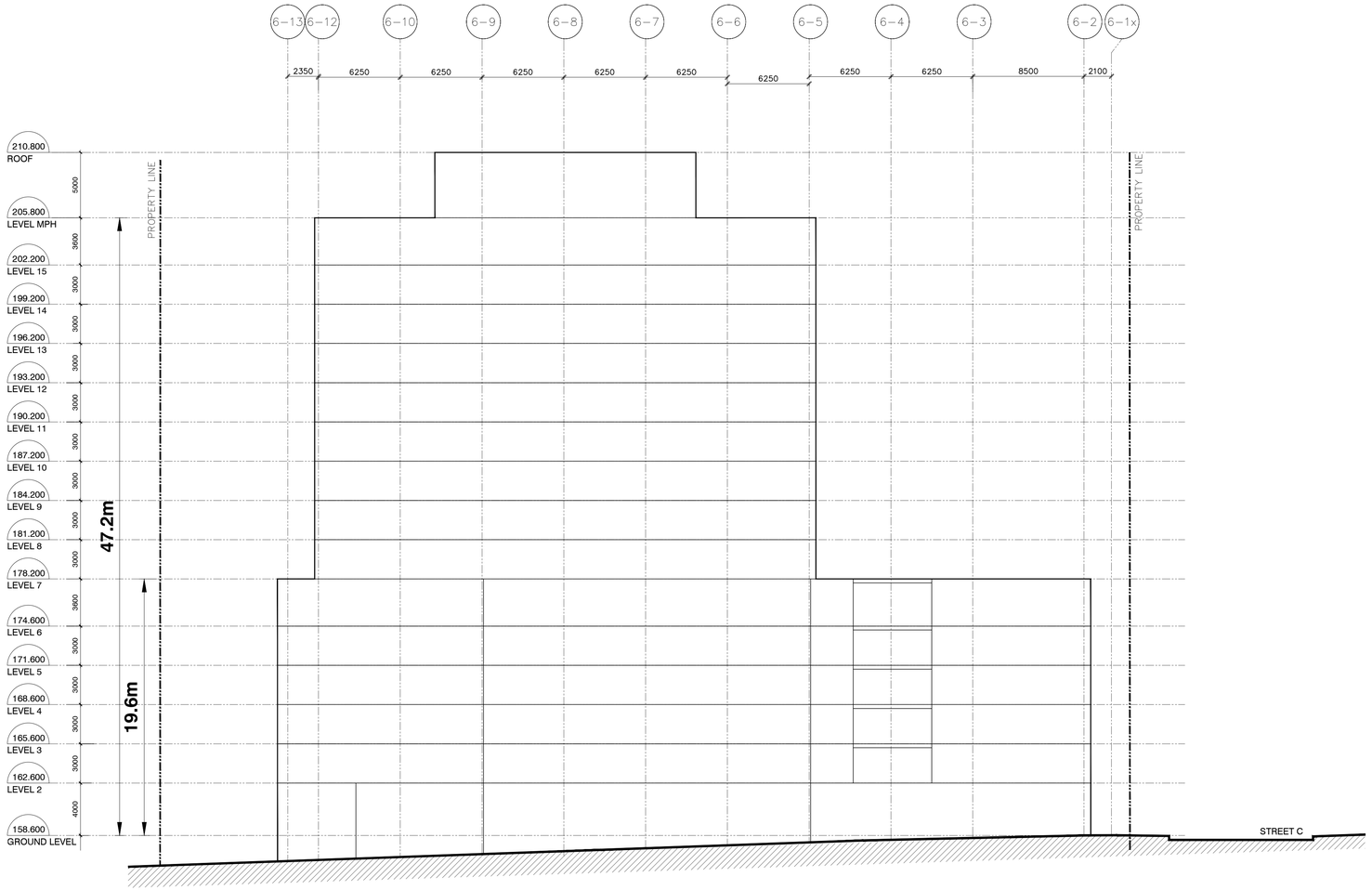
NEW

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 6-NORTH ELEVATION

Project No. 23-109	Drawing No. **A451**



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NO.	REVISIONS	DATE

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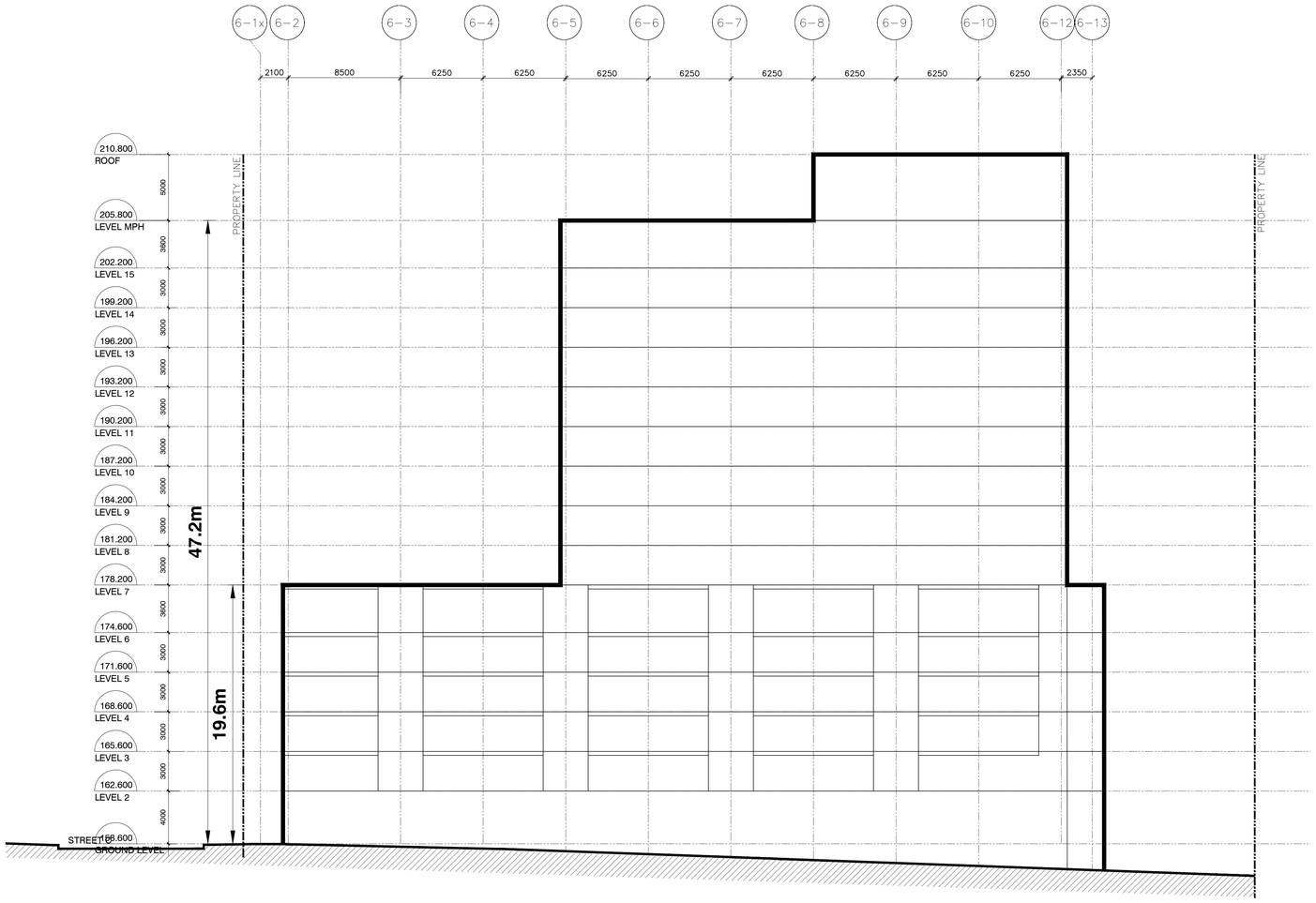
2019

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title: BUILDING 6-EAST ELEVATION

Project No.: 23-109	Drawing No.: **A452**



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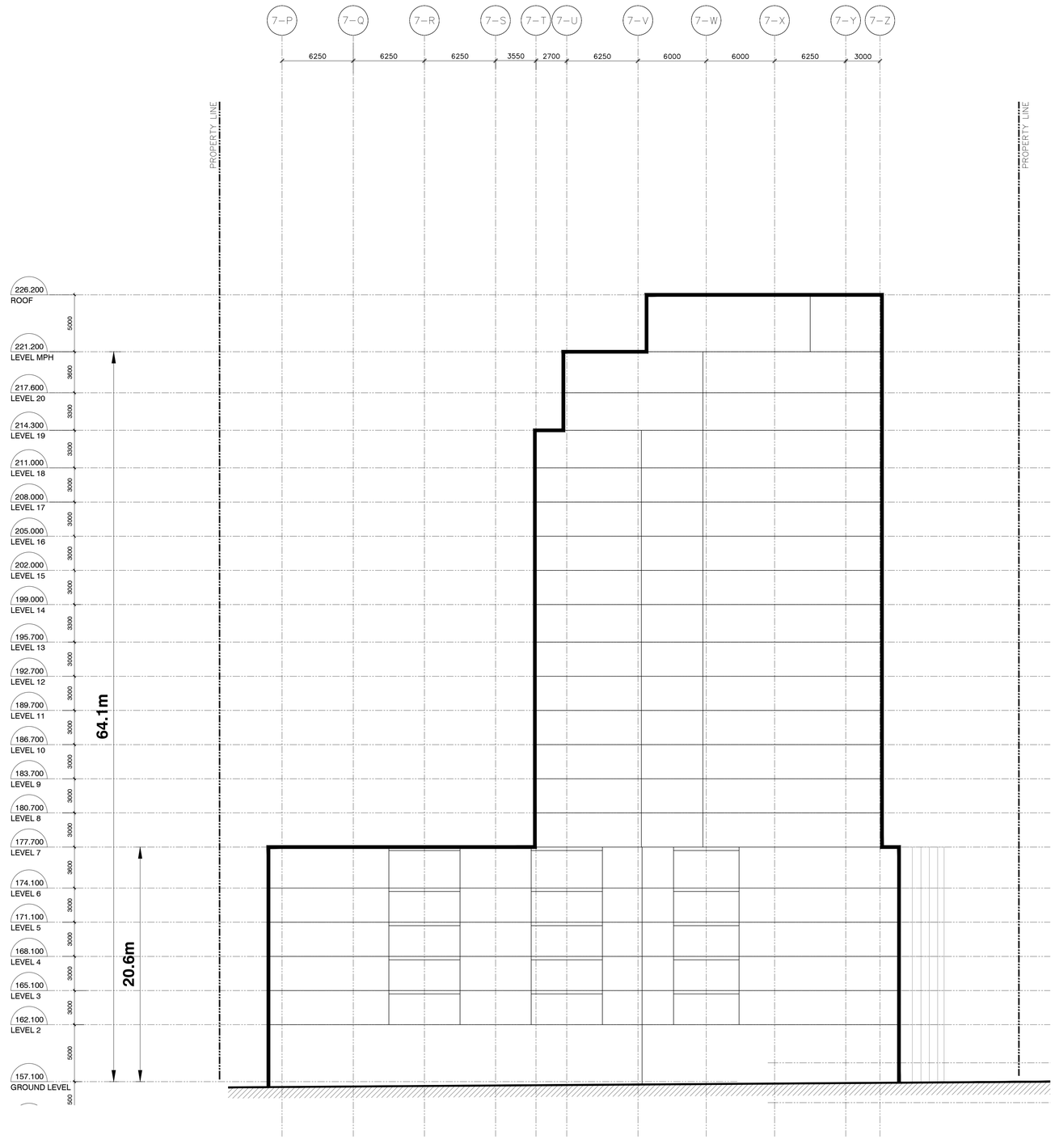
LICENCE 4709

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 6-WEST ELEVATION

Project No. 23-109	Drawing No. **A453**



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EVAN CLEMENTS
LICENCE

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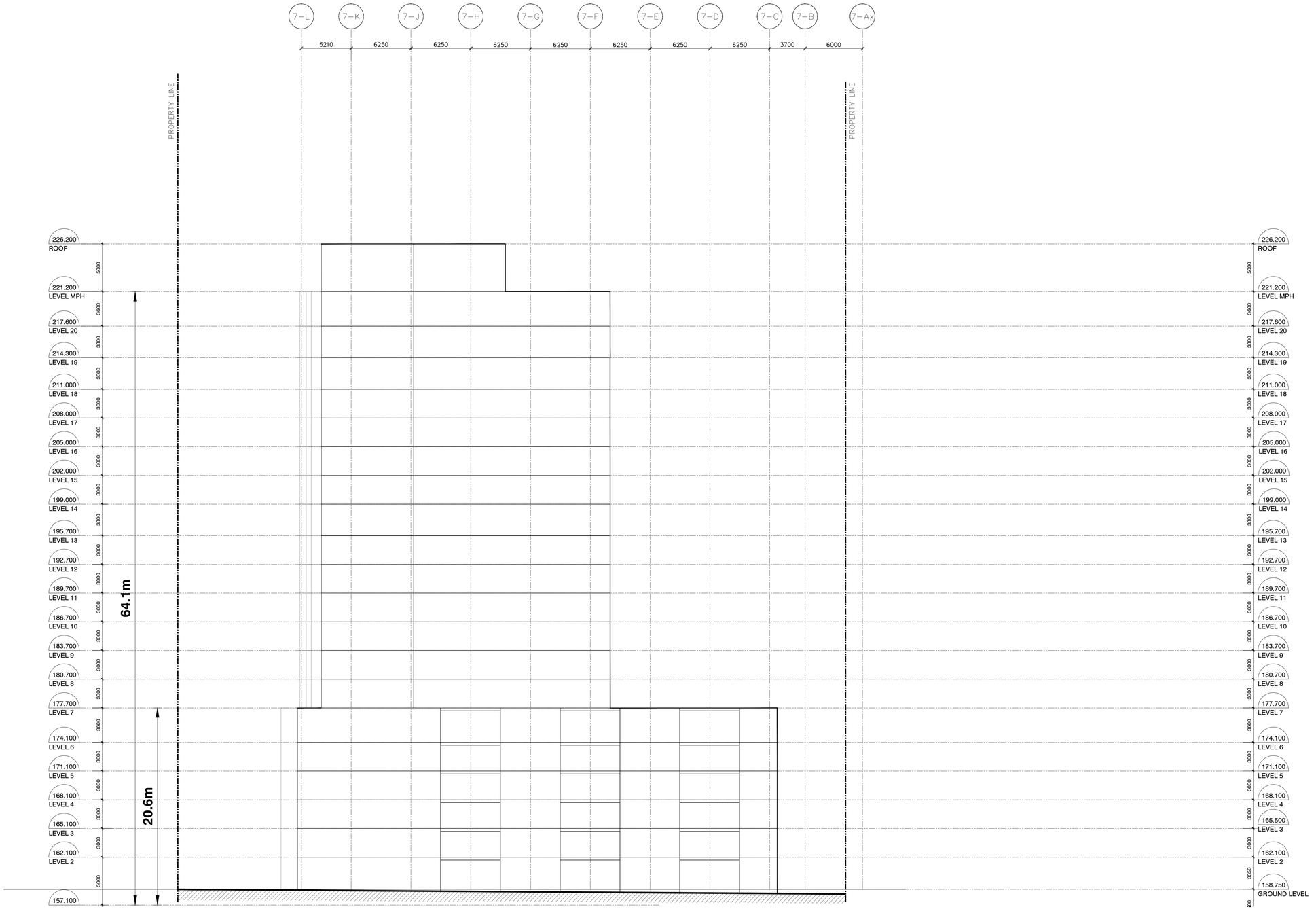
Checked: CW	Date: MAY 2024

Title
BUILDING 7-SOUTH ELEVATION

Project No. 23-109	Drawing No. A460



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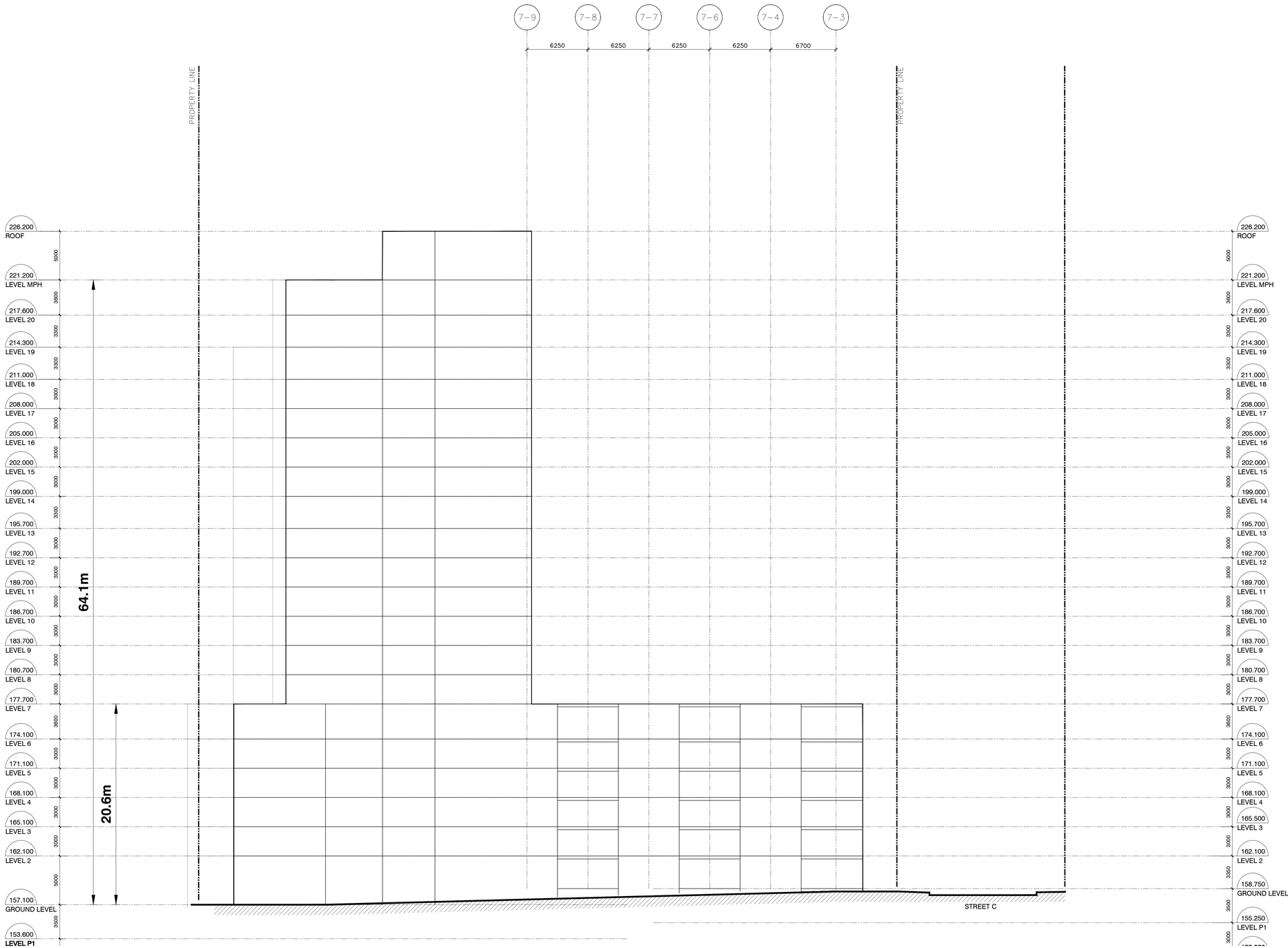
MASAK ESLAHJOU
LICENCE
2025

Drawn	Scale
SR	1:200
Checked	Date
CW	MAY 2024

Title
BUILDING 7-NORTH ELEVATION

Project No.	Drawing No.
23-109	**A461**



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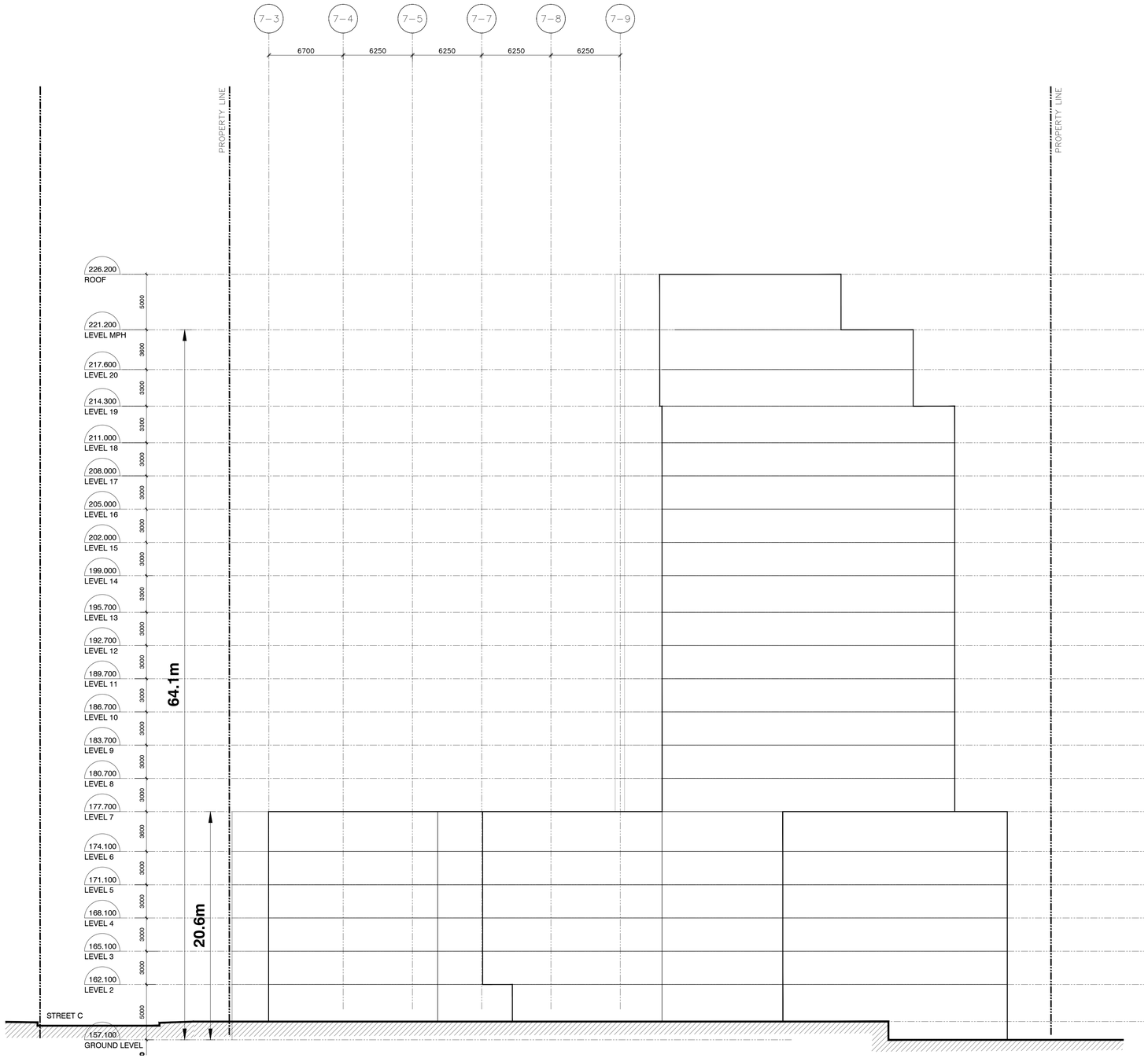
BRIAN CLAMOUR
LICENCE

Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 7-EAST ELEVATION

Project No.: 23-109	Drawing No.: A462



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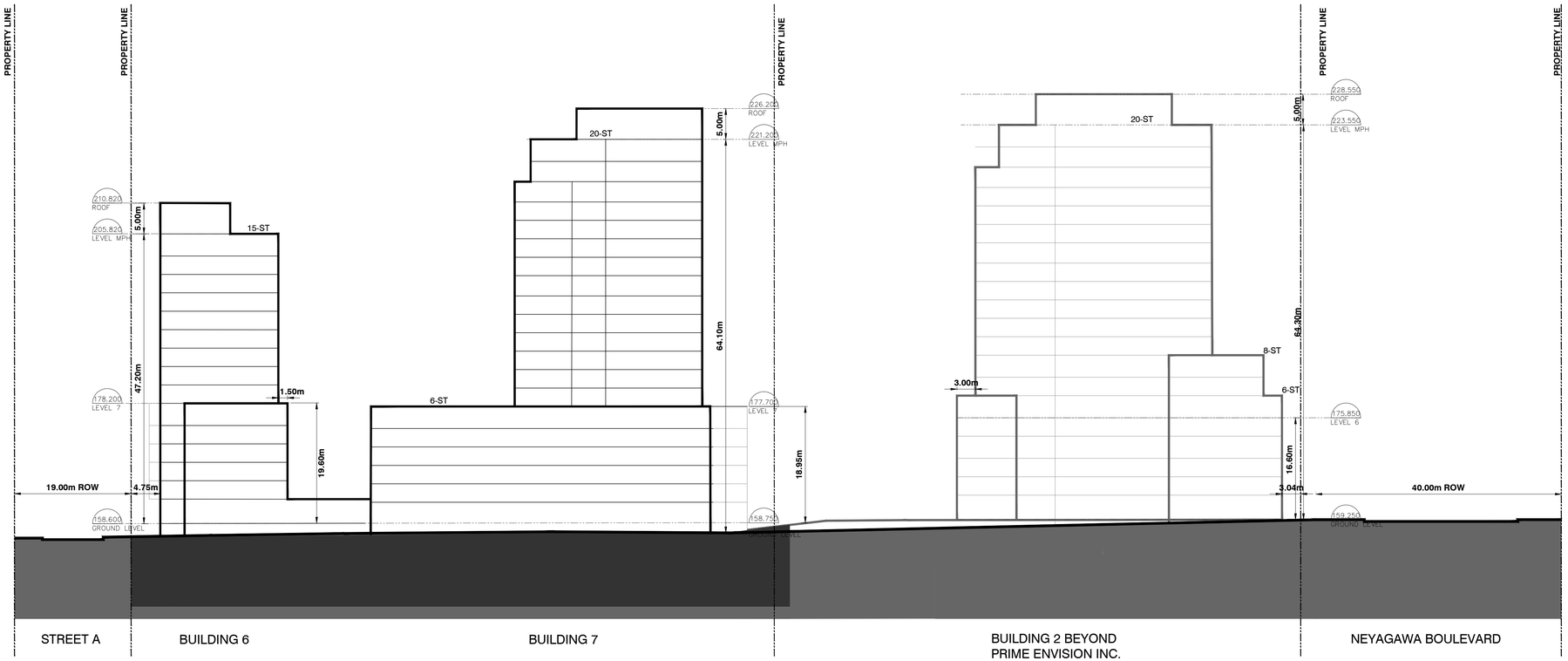
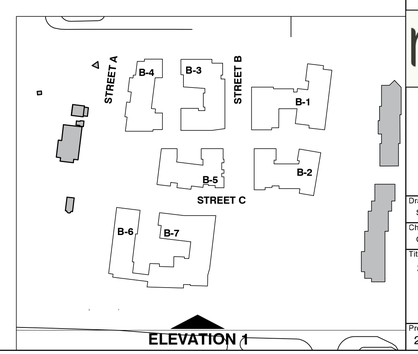
Drawn: SR	Scale: 1:200
Checked: CW	Date: MAY 2024

Title
BUILDING 7-WEST ELEVATION

Project No.	Drawing No.
23-109	**A463**





ELEVATION 1

NO.	REVISIONS	DATE
04	RE-ISSUED FOR OPA & ZBA	13 MAR 2026
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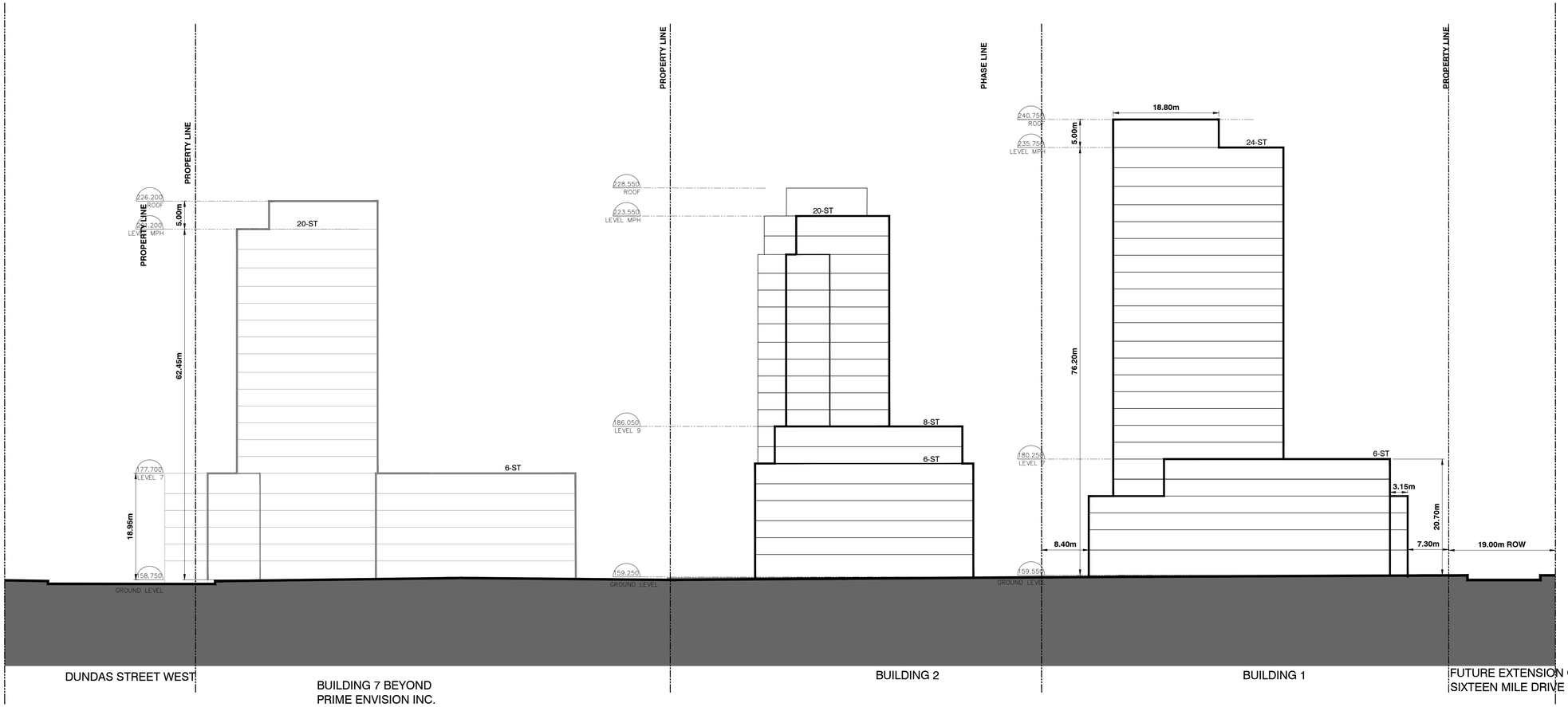
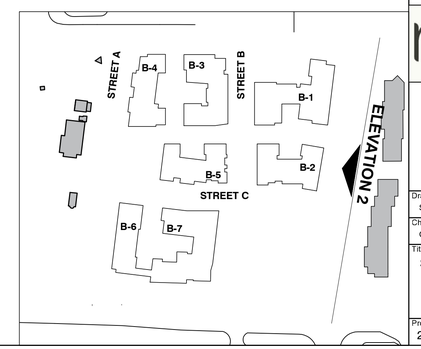
PRAXIS EVLAVON
LICENCE
NEW

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A470**





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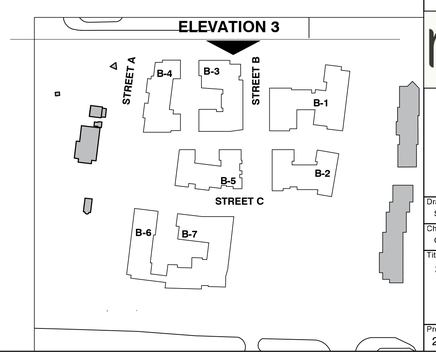
BABAK ESLAHJOU
LICENCE
2019

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
SITE ELEVTION

Project No.	Drawing No.
23-109	A471



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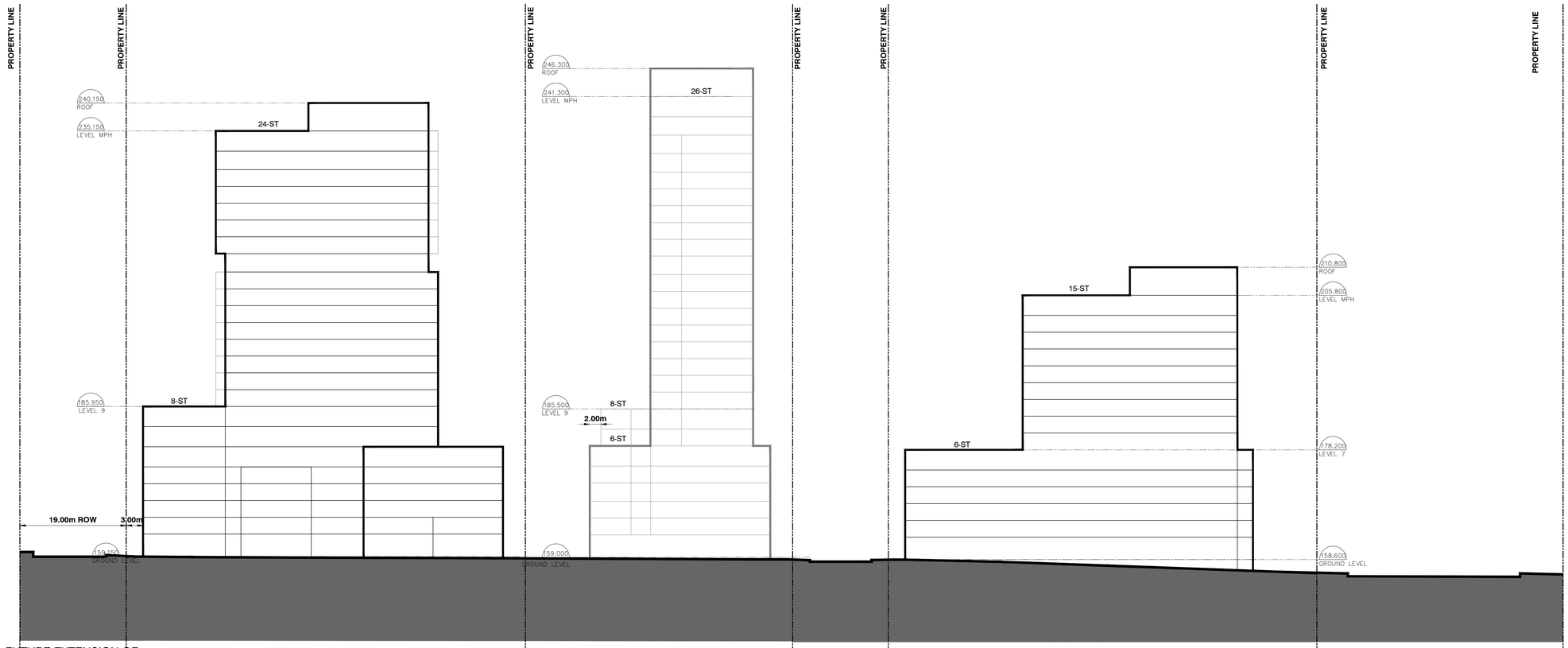
RYAN EDWARD WILLIAMS
LICENCE
10736

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
SITE ELEVTION

Project No.	Drawing No.
23-109	A472



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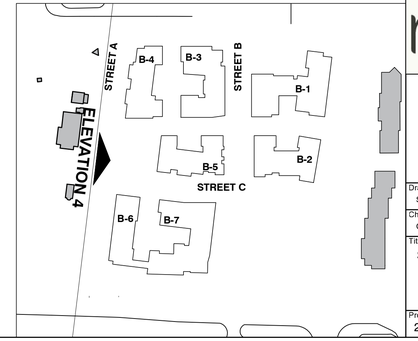

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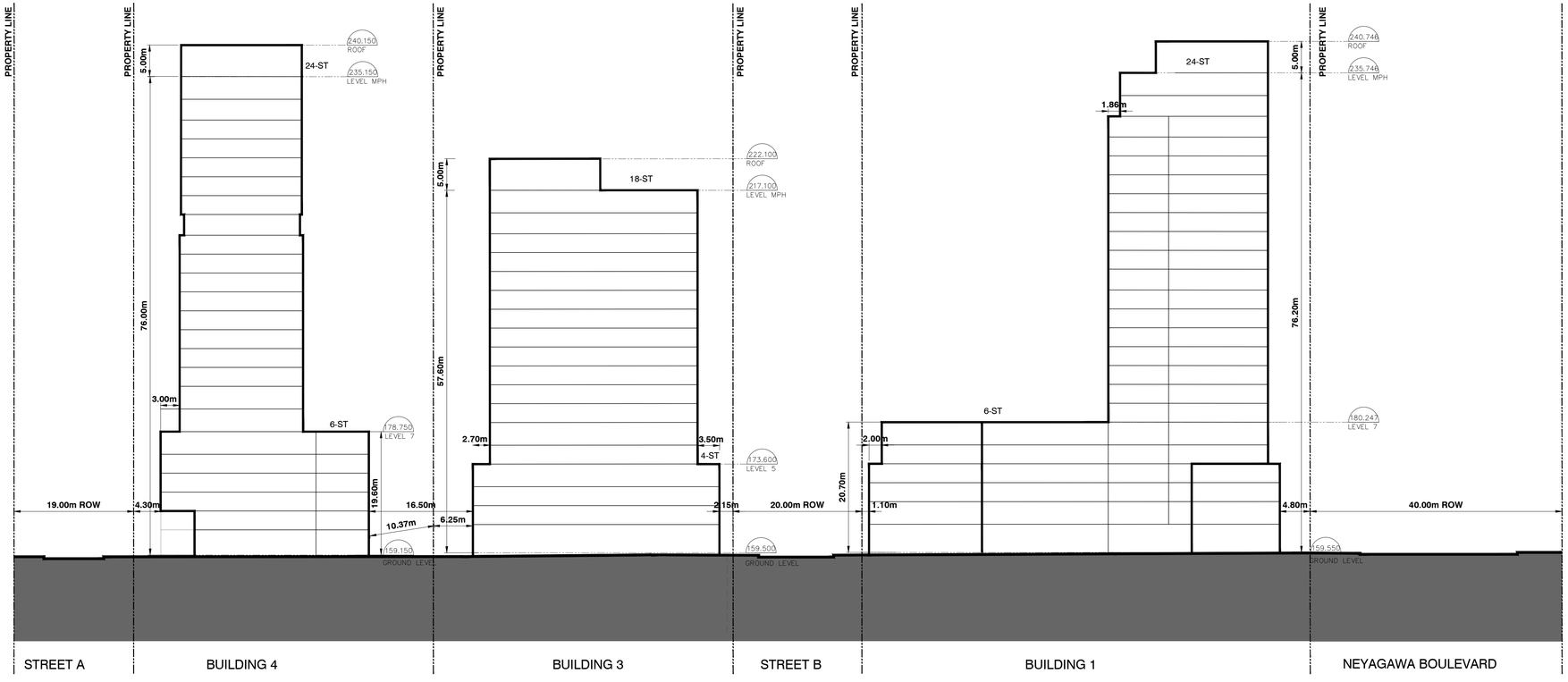
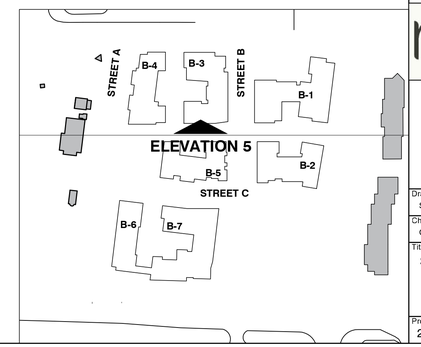
MIRIAM ESLAHJOU
LICENCE

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
SITE ELEVTION

Project No.	Drawing No.
23-109	A473





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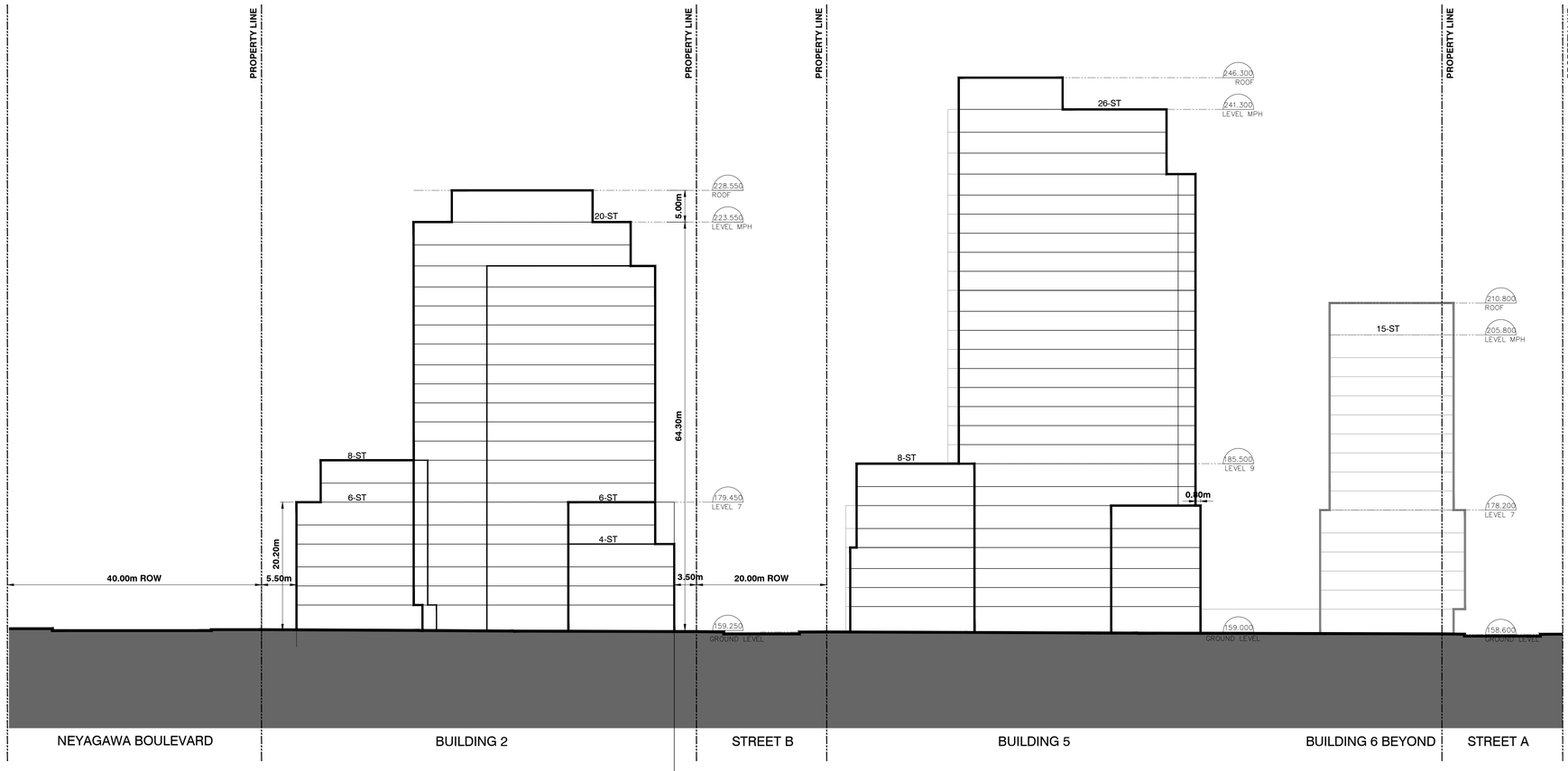
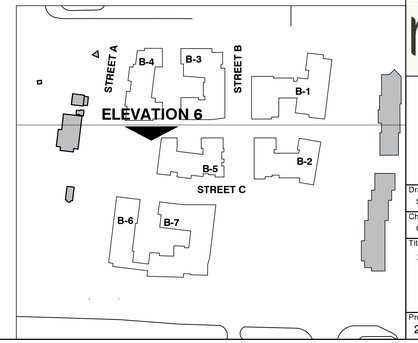
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109
Drawing No.: **A474**





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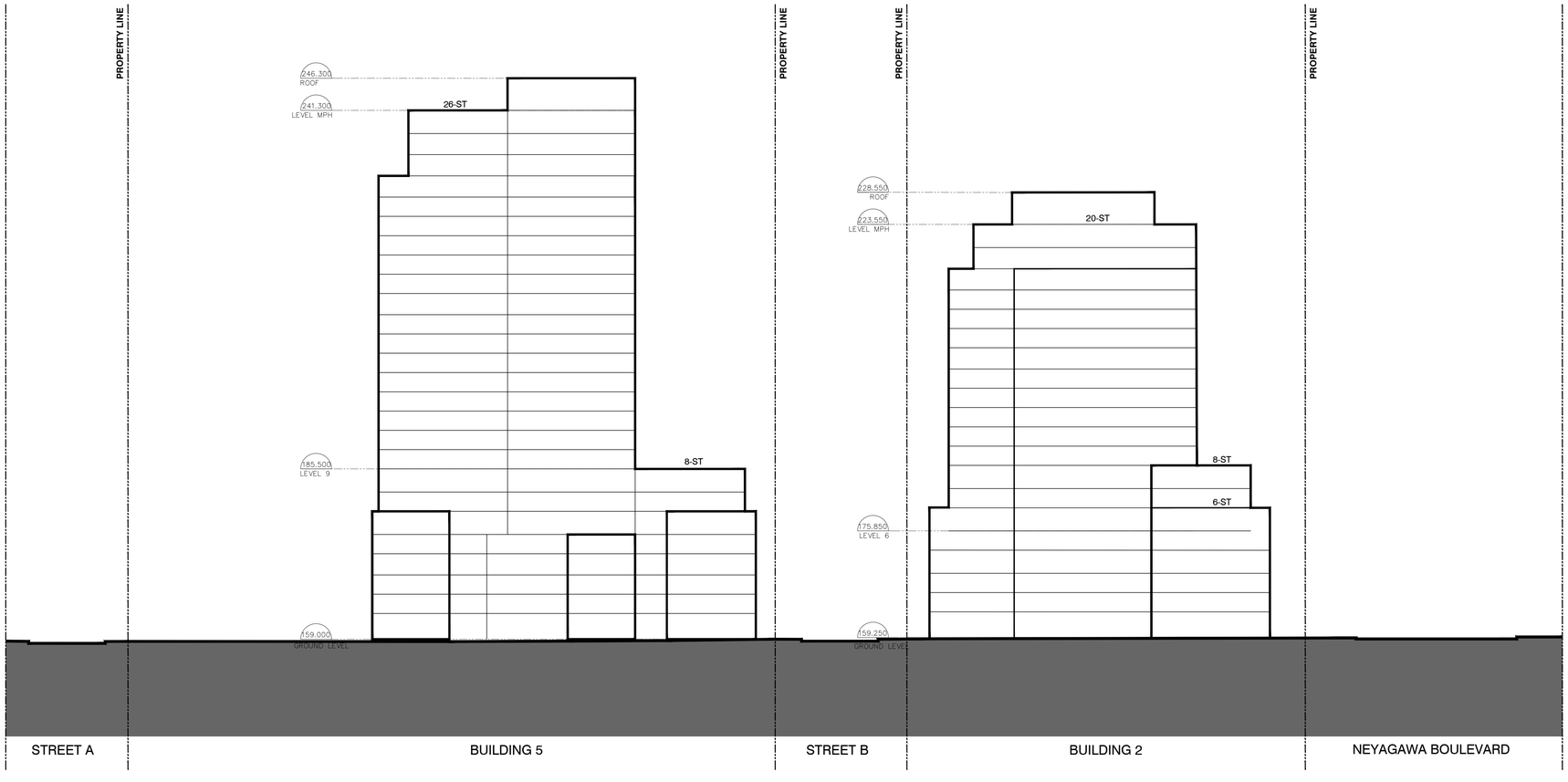
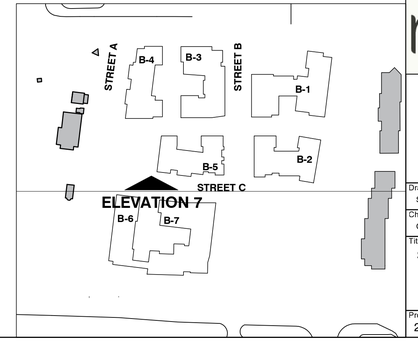
Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: A475





ELEVATION 7

NO.	REVISIONS	DATE
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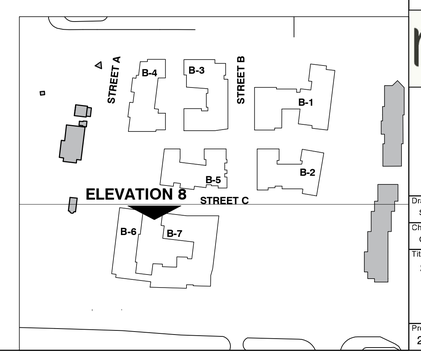
MIRIAM ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A476**



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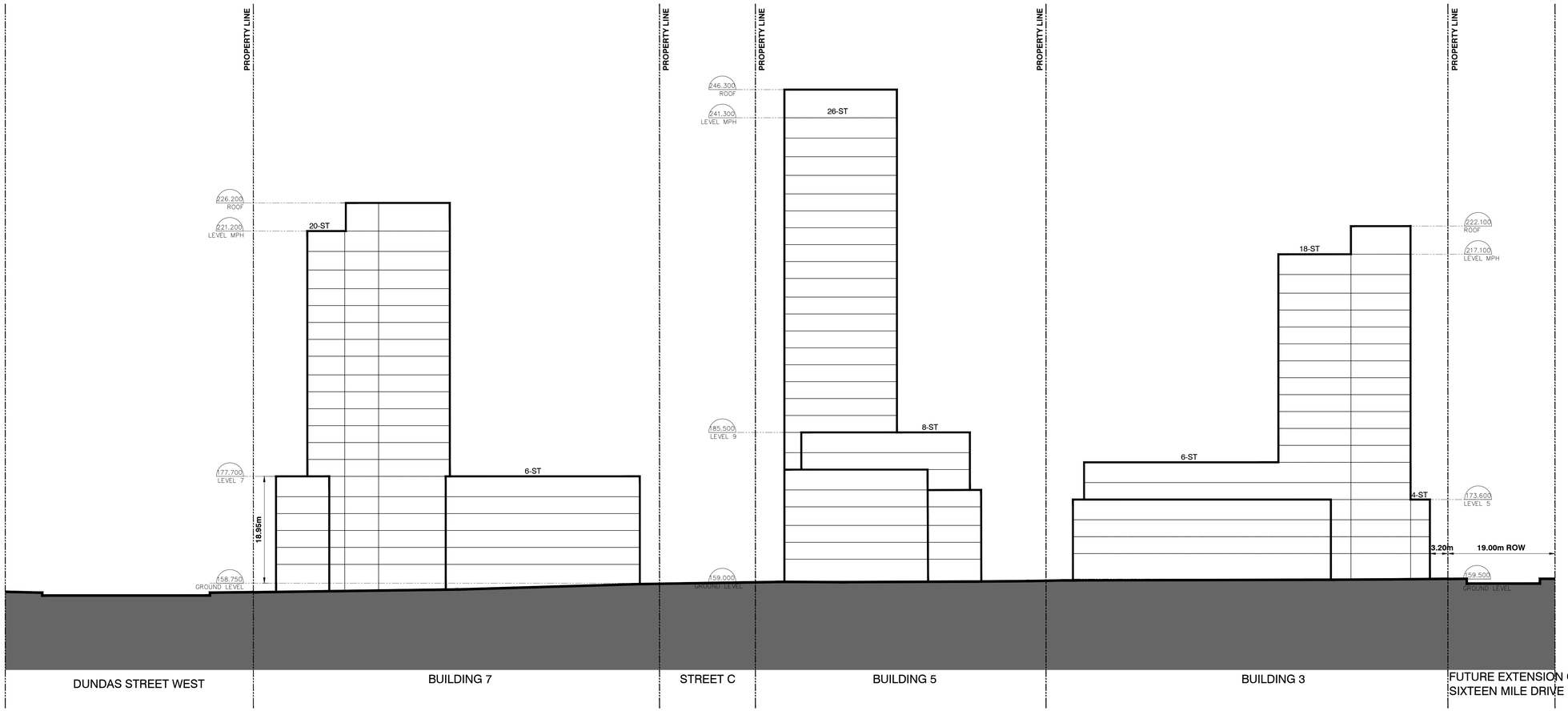
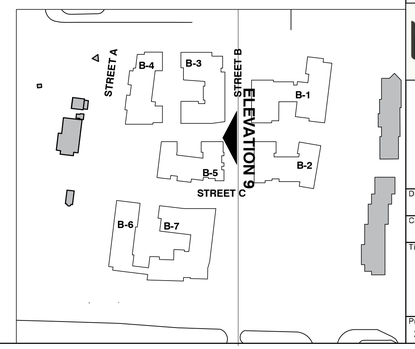
PRACTICE READY LICENCE 4700

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A477**





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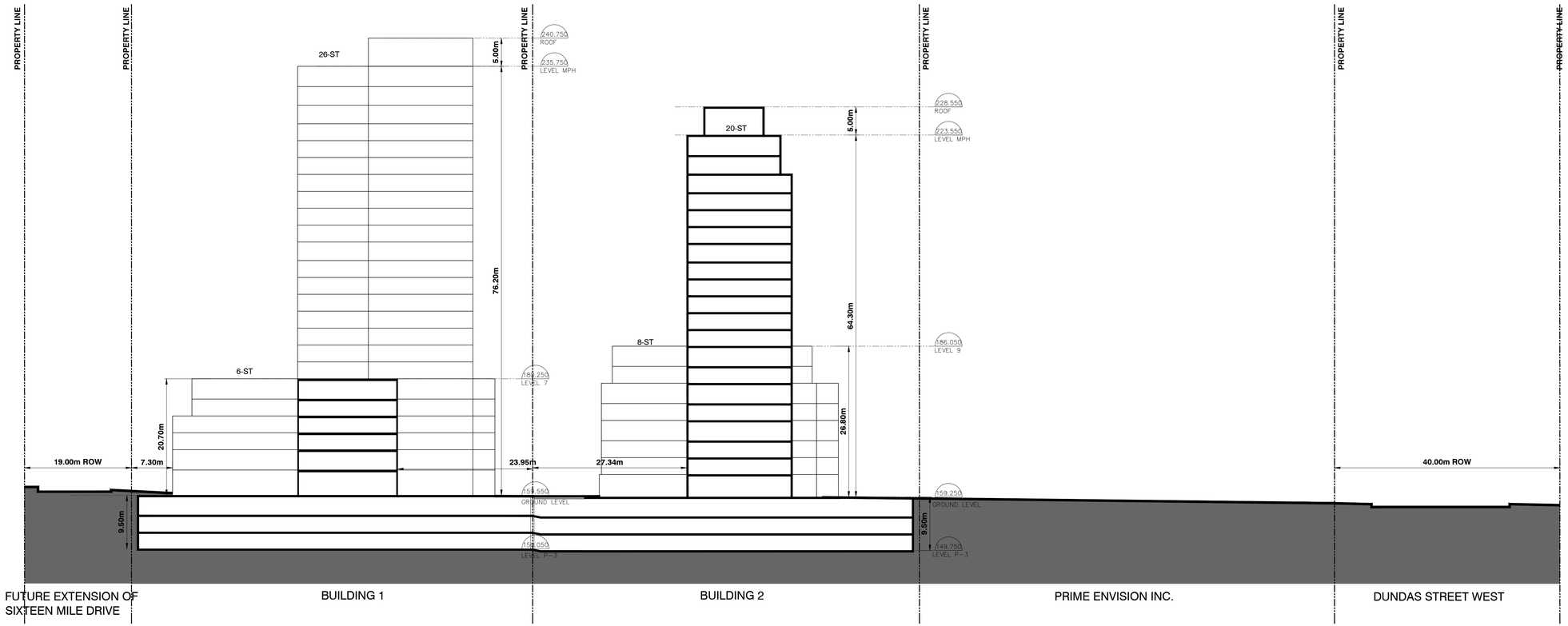
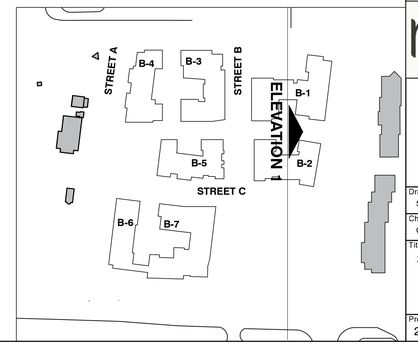
LICENCE
2734

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title
SITE ELEVTION

Project No. 23-109	Drawing No. A478





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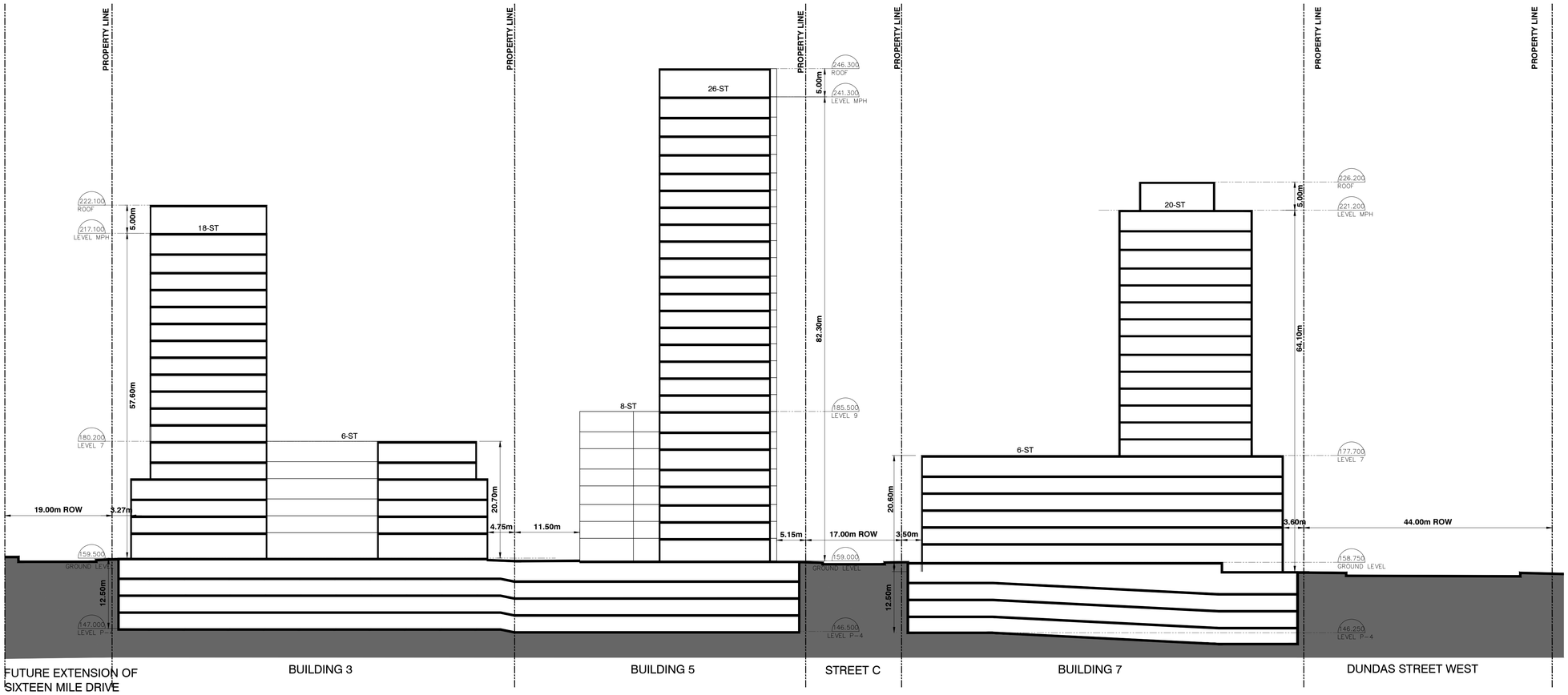
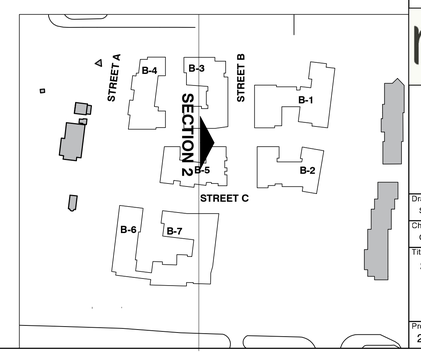
PRAKASH SUJANANI
LICENCE
FOR

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A480**





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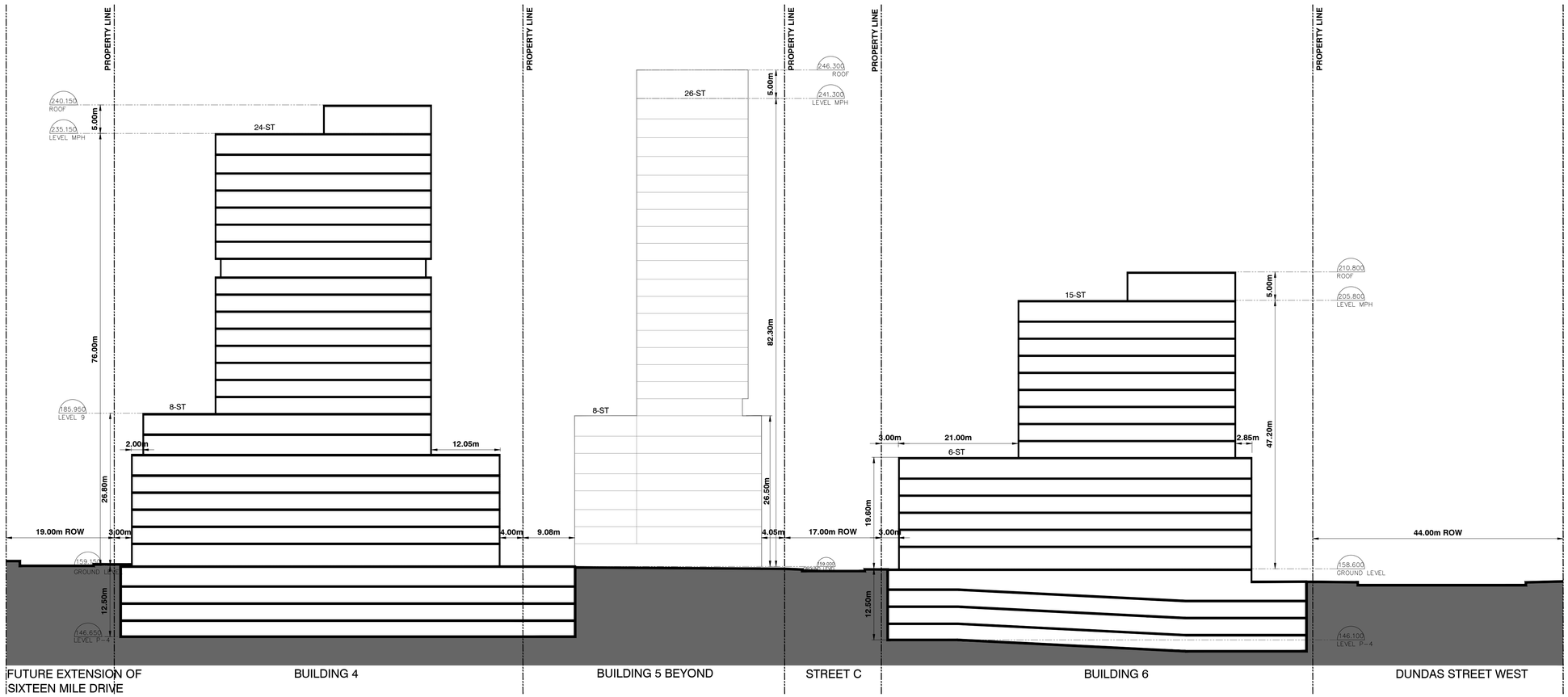
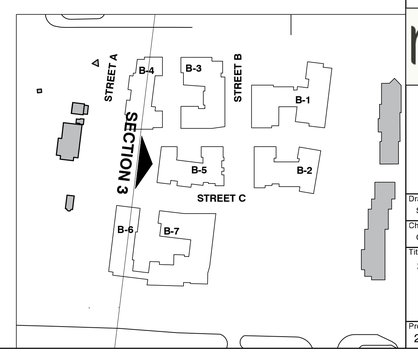
MASAK ESLAHJOU
LICENCE

Drawn	Scale
SR	1:400
Checked	Date
CW	MARCH 2024

Title
SITE ELEVTION

Project No.	Drawing No.
23-109	A481





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LICENCE

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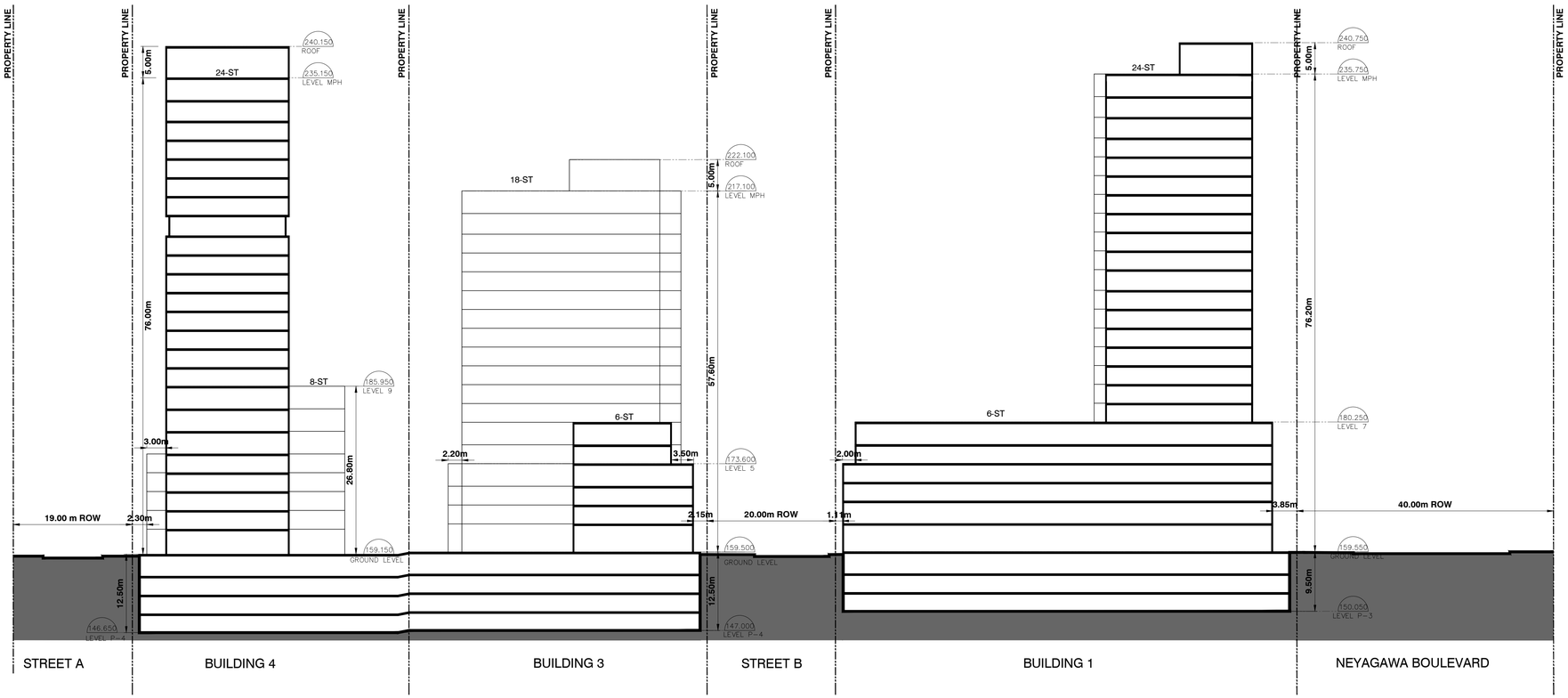
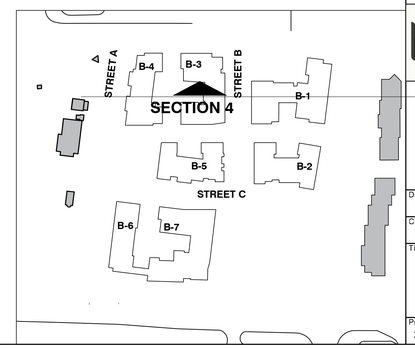
Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A482**





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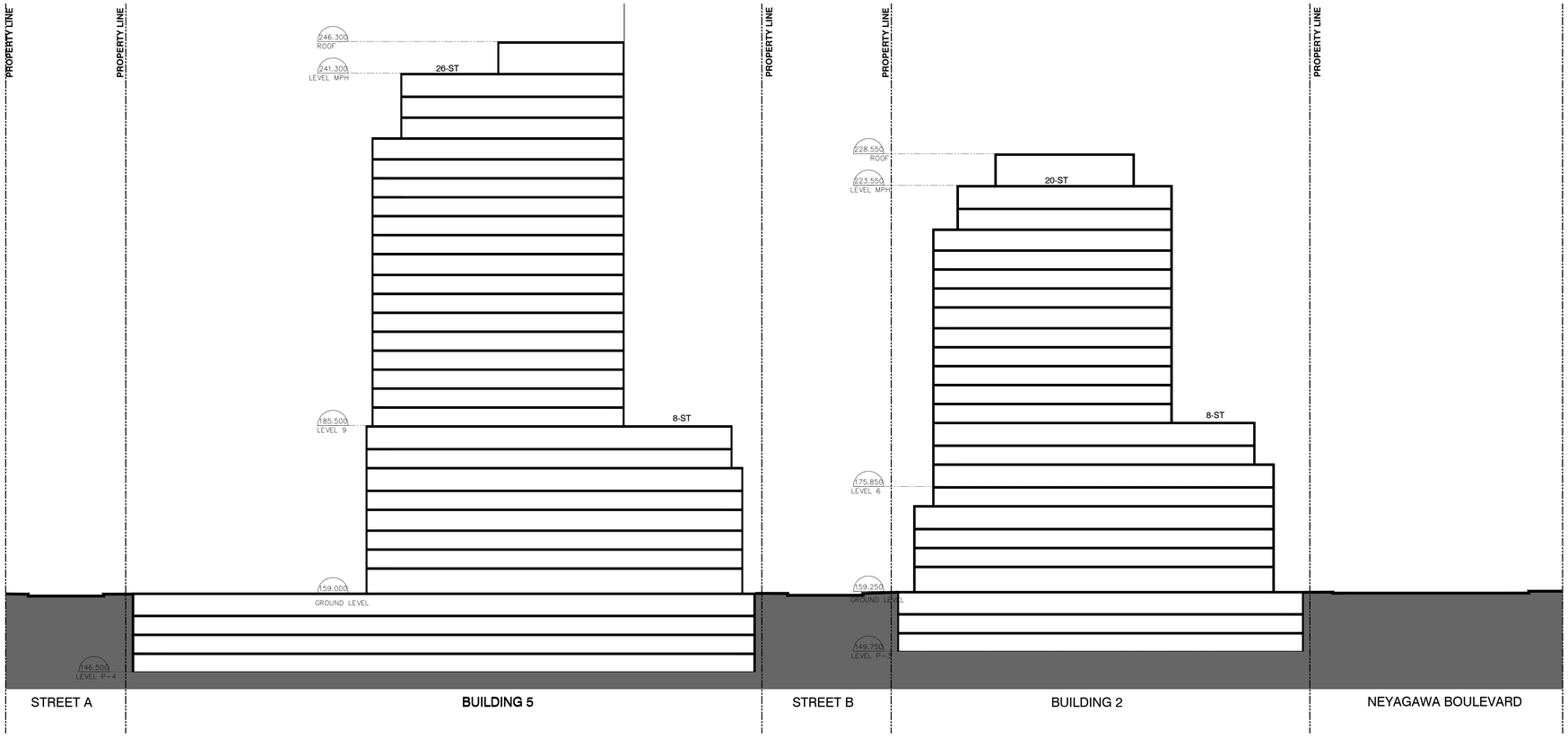
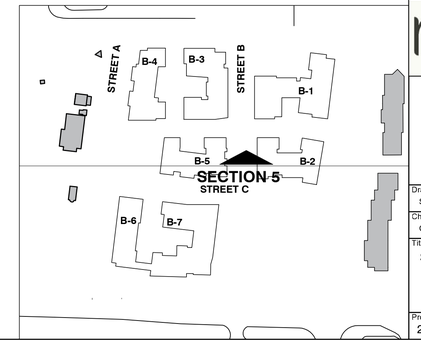
KIRAN ELAMANCHILI
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.	Drawing No.
23-109	A483





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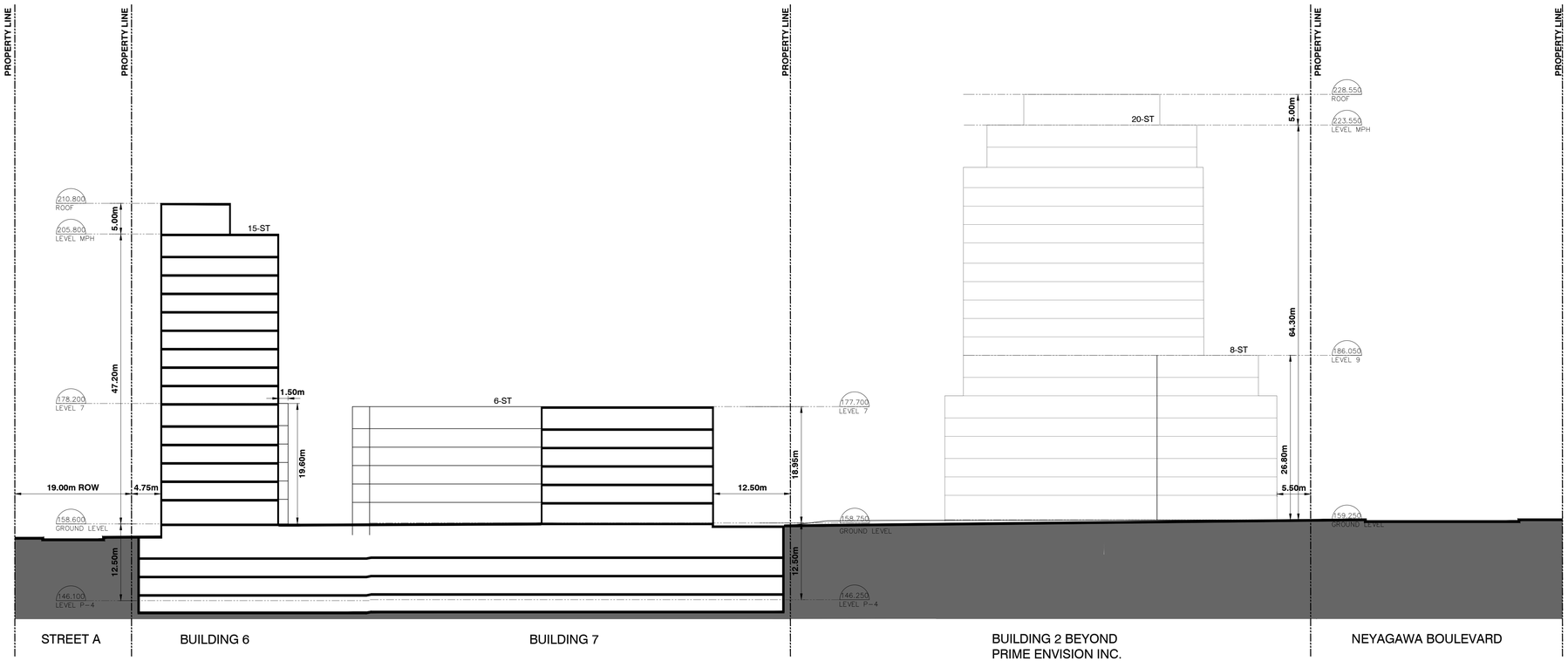
MISAK ESLAHJOU
LICENCE

Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

Project No.: 23-109	Drawing No.: **A484**



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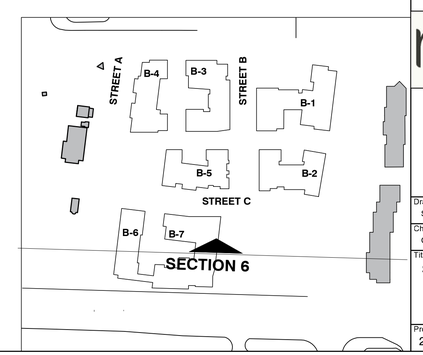

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Drawn: SR	Scale: 1:400
Checked: CW	Date: MARCH 2024

Title: SITE ELEVTION

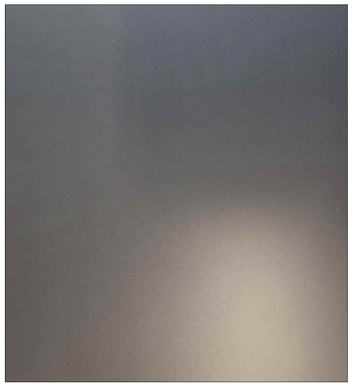
Project No.: 23-109	Drawing No.: A485

BUILDING 01

BRICK - BR01
PODIUM LEVEL BRICK
YANKEE HILL 433 SANDFACE

BRICK - BR02
UPPER PODIUM LEVEL BRICK
MERIDIAN SILVERSTONE

METAL PANEL - MT-01
TOWER CLADDING
LILY WHITE



METAL PANEL - MT-02
MULLION
SPARKLING ELEPHANT

SPANDREL - SP-01
ALL SPANDREL GLAZING
GREY SHOWER

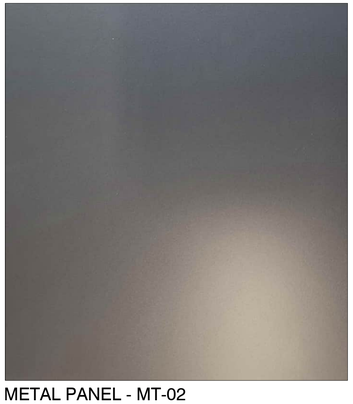
GLAZING - GL-01
CLEAR GLASS

BUILDING 02

BRICK - BR03
PODIUM LEVEL BRICK
YANKEE HILL 106 OXIDE

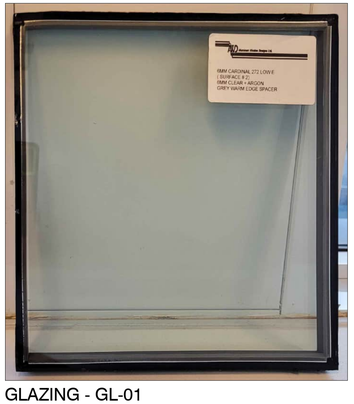
BRICK - BR04
UPPER PODIUM LEVEL BRICK
MERIDIAN STRATHROY

METAL PANEL - MT-01
TOWER CLADDING
LILY WHITE



METAL PANEL - MT-02
TOWER CLADDING & MULLION
SPARKLING ELEPHANT

SPANDREL - SP-01
ALL SPANDREL GLAZING
GREY SHOWER



GLAZING - GL-01
CLEAR GLASS

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02	ISSUED FOR URBAN DESIGN BRIEF	31 OCT 2024
01	ISSUED FOR PRE-CONSULTATION MEETING #02	05 SEP 2024

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Drawn: SR	Scale: N/A
Checked: CW	Date: MARCH 2024

Title
BLOCK 1
MATERIAL SAMPLE

Project No. 23-109	Drawing No. **A700**

APPENDIX B

CRITERIA

Transportation Sources

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

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

Road and Rail

Indoor Sound Level Criteria

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

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

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

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

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

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

Outdoor Living Areas (OLAs)

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

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

Table 3: Sound Level Criteria – Outdoor Living Area

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

Outdoor and Plane of Window Sound Levels

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

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

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

Note(s):

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

Rail Layover Sites

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

Rail Vibration Criteria

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

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

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

Aircraft

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

Table 5: Indoor Sound Level Criteria for Aircraft Sources

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

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

Table 6: Supplementary Indoor Sound Level Criteria for Aircraft Sources

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

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

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

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

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

Stationary Sources

NPC-300 Sound Level Criteria – Stationary Sources

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

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

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

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

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

Note(s):

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

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

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

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

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

D-Series Guidelines

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

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

Table 11: Summary of Guideline D-6

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

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

Table 12: Guideline D-6 Industrial Categorization Criteria

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

APPENDIX C

Dundas St W @ Neyagawa Blvd

Morning Peak Diagram

Specified Period
From: 7:00:00
To: 9:00:00

One Hour Peak
From: 8:00:00
To: 9:00:00

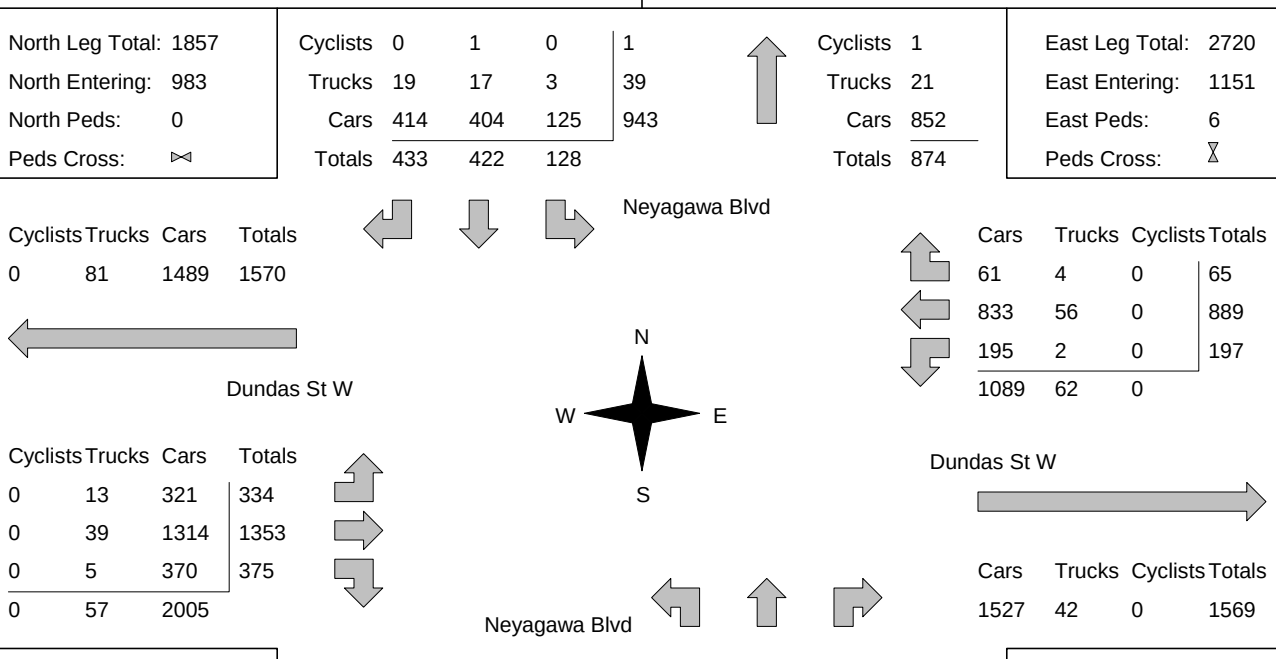
Municipality: Halton Region
Site #: 1000890100
Intersection: Dundas St W & Neyagawa Blvd
TFR File #: 19
Count date: 17-Apr-2024

Weather conditions:
Cloudy/Wet

Person(s) who counted:
Pyramid Traffic Inc

**** Signalized Intersection ****

Major Road: Dundas St W runs W/E



Comments

Dundas St W @ Neyagawa Blvd

Mid-day Peak Diagram

Specified Period
From: 11:00:00
To: 14:00:00

One Hour Peak
From: 11:45:00
To: 12:45:00

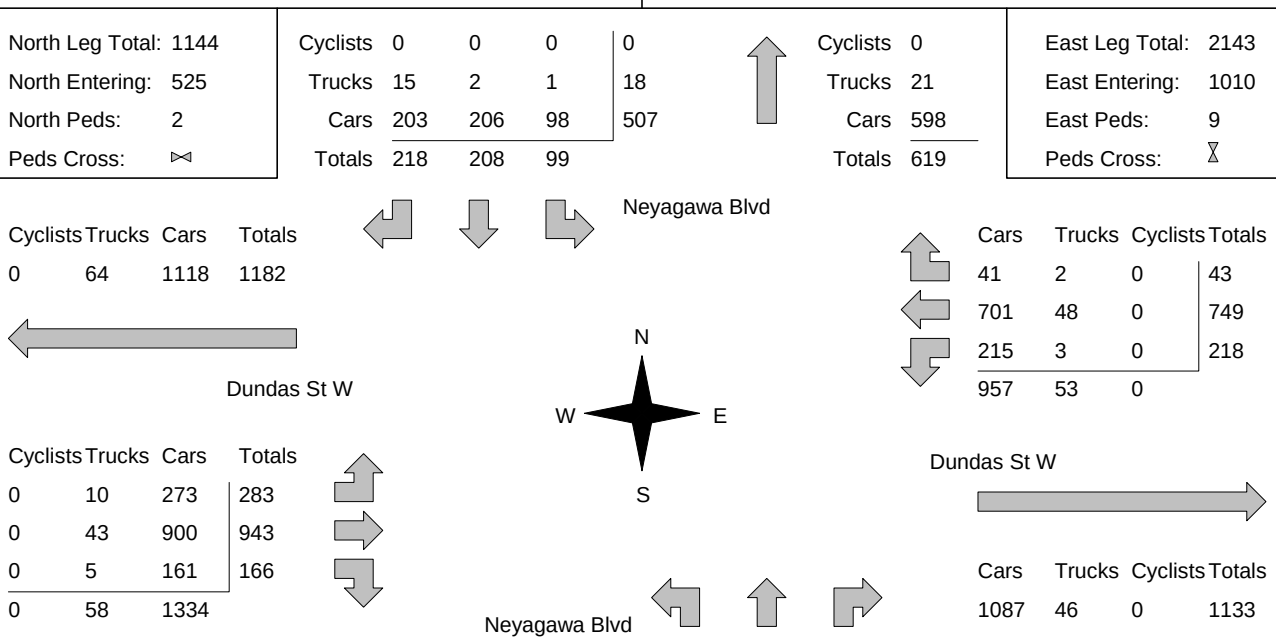
Municipality: Halton Region
Site #: 1000890100
Intersection: Dundas St W & Neyagawa Blvd
TFR File #: 19
Count date: 17-Apr-2024

Weather conditions:
Cloudy/Wet

Person(s) who counted:
Pyramid Traffic Inc

**** Signalized Intersection ****

Major Road: Dundas St W runs W/E



Comments

Dundas St W @ Neyagawa Blvd

Afternoon Peak Diagram

Specified Period
From: 15:00:00
To: 18:00:00

One Hour Peak
From: 15:30:00
To: 16:30:00

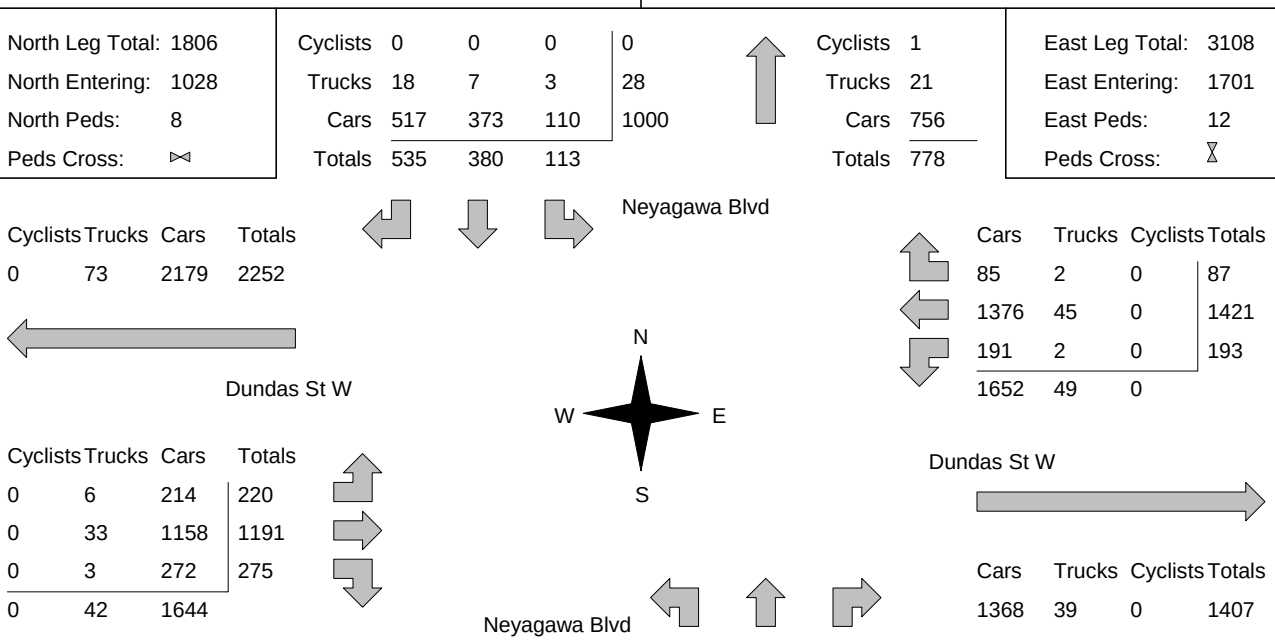
Municipality: Halton Region
Site #: 1000890100
Intersection: Dundas St W & Neyagawa Blvd
TFR File #: 19
Count date: 17-Apr-2024

Weather conditions:
Cloudy/Wet

Person(s) who counted:
Pyramid Traffic Inc

**** Signalized Intersection ****

Major Road: Dundas St W runs W/E



Comments

Dundas St W @ Neyagawa Blvd

Total Count Diagram

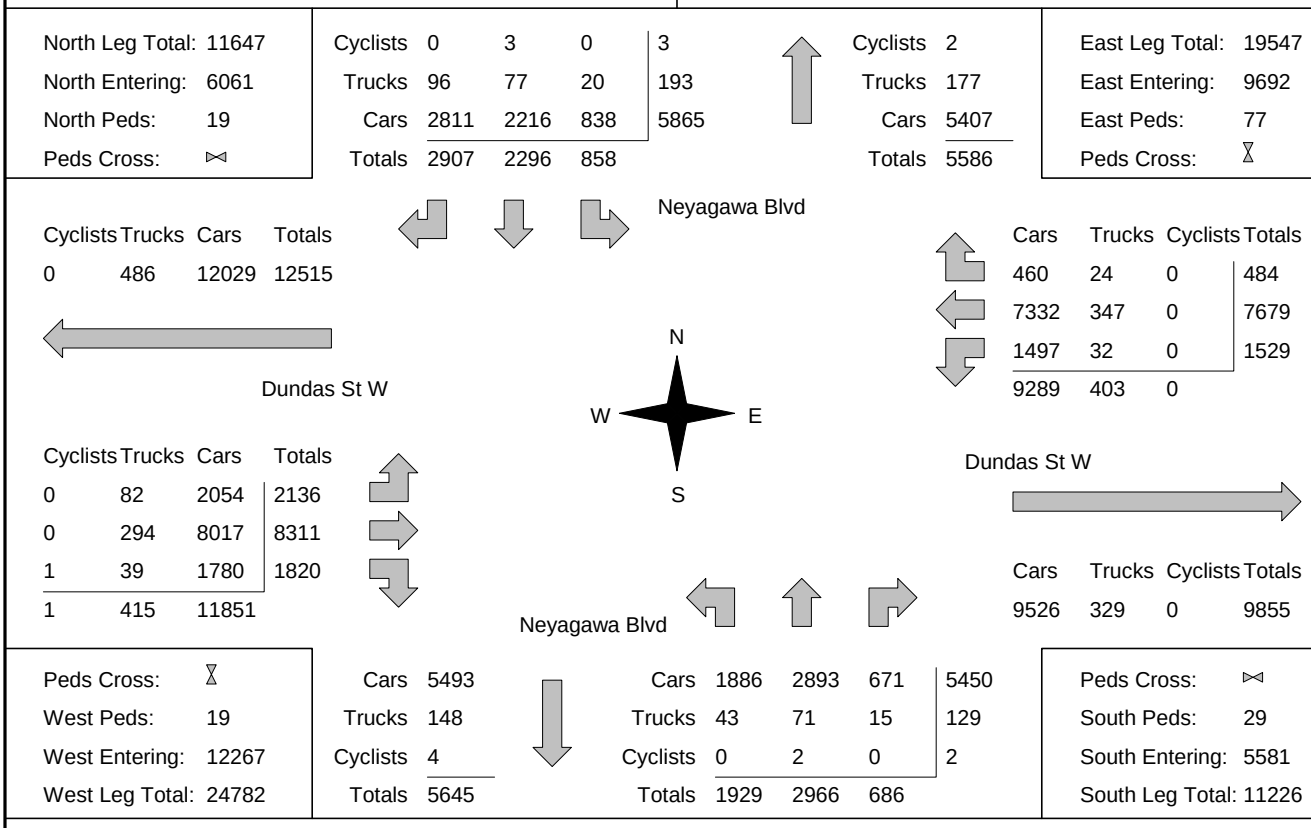
Municipality: Halton Region
Site #: 1000890100
Intersection: Dundas St W & Neyagawa Blvd
TFR File #: 19
Count date: 17-Apr-2024

Weather conditions:
Cloudy/Wet

Person(s) who counted:
Pyramid Traffic Inc

**** Signalized Intersection ****

Major Road: Dundas St W runs W/E



Comments

Neyagawa Boulevard – Ultimate Design Cross-section:

For the Neyagawa Boulevard development frontage (Dundas Street to Sixteen Mile Drive), the developer will be responsible to construct the approved cross-section titled “ultimate design”, as outlined in Appendix E in the Neyagawa Boulevard (Regional Road 4) Transportation Corridor Improvements Class Environmental Assessment Study (November 2010).

Access:

Access to the Regional road network is proposed via a right-in/right-out access onto Dundas Street West at the westerly limits of the property, approximately 170 metres west of the intersection of Dundas Street at Neyagawa Boulevard; and a right-in/right-out access onto Neyagawa Boulevard approximately 140 metres north of the intersection of Dundas Street at Neyagawa Boulevard.

Technical Studies: Transportation Impact Study (TIS):

A Transportation Impact Study has been prepared by GHD dated December 2024.

The site is expected to generate a total of 508 two-way vehicle trips during the a.m. peak hour consisting of 159 inbound and 349 outbound trips. During the p.m. peak hour, it is expected to generate 677 new two-way vehicle trips consisting of 401 inbound and 276 outbound trips.

Under the 2035 future total conditions, with the addition of site traffic from the full build-out of the site, all intersections are reported to continue to operate with acceptable v/c ratios and levels of service during the a.m. peak and p.m. peak hours with the exception of the intersection of Dundas Street West and Neyagawa Boulevard. A sensitivity analysis was completed for the intersection of Dundas Street West and Neyagawa Boulevard to include a dual left-turn lane in the eastbound and northbound approaches. The provision of the dual left-turn lane mitigates the over-capacity operation of all movements with the exception of the westbound through movement during the p.m. peak hour under the 2035 horizon year.

The study is found to be acceptable, no further revisions required.

Technical Study: Noise Feasibility Study (NFS):

A Noise Feasibility Study was prepared by RWDI dated December 2024.

The AADT data used for Neyagawa Boulevard and Dundas Street for the study should utilize the Future Ultimate AADT volumes; they should be as following:

- Neyagawa Boulevard – 36,000 AADT and existing truck percentages
- Dundas Street – 55,000 AADT and existing truck percentages

Therefore, the study will need to be revised using the above data and resubmitted for review and approval.

Agreements and Permits:

APPENDIX D

NOISE MITIGATION GUIDANCE

Acoustic/Noise Barrier

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

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

Building Ventilation and Air Conditioning

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

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

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

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

APPENDIX E

WARNING CLAUSES

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

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

Transportation Sources

NPC-300 Type A: Recommended to address surface transportation sound levels in OLAs if sound level is in the range of >55 dBA but ≤ 60 dBA, and noise controls have not been provided.

"Purchasers/tenants are advised that sound levels due to increasing road traffic (rail traffic) (air traffic) may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."

NPC-300 Type B: Recommended to address surface transportation sound levels in OLAs if the sound level is in the range of >55 dBA but ≤ 60 dBA, and noise controls have been provided. Recommended to address outdoor aircraft sound levels ≥NEF 30.

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

NPC-300 Type C: Applicable for low and medium density developments only, recommended to address transportation sound levels at the plane of window.

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

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

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

Proximity to Railway Line: Metrolinx/CN/CP/VIA Warning Clause for developments that are within 300 metres of the right-of-way

"Warning: [Canadian National Railway Company] [Metrolinx / GO] [Canadian Pacific Railway Company] [VIA Rail Canada Inc.] or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR/Metrolinx/GO/CPR/VIA will not responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

Stationary Sources

NPC-300 Type E: Recommended to address proximity to commercial/industrial land-use

"Purchasers/tenants are advised that due to the proximity of the adjacent industrial/commercial land-uses, noise from the industrial/commercial land-uses may at times be audible."

NPC-300 Type F: Recommended to for Class 4 Area Notification

"Purchasers/tenants are advised that sound levels due to the adjacent industry (facility) (utility) are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed."