

**SITE STATISTICS**  
BLOCK 300

GFA TOTAL MID-RISE + T/H	14,318.00 Sq.M.
SITE AREA NORTH + SOUTH	7,763.19 Sq.M.
FSI	1.84
COVERED AREA	175 Units

**STATISTICS BLDG A**

SOUTH - AREA**	6,171.10 Sq.M.
GFA TOTAL*	12,306.18 Sq.M.
FSI	1.80
NO. OF FLOORS	5 Storeys
NO. OF UNITS	157 Units
BUILDING HEIGHT	5 Storey
INDOOR AMENITY AREA	243.67 Sq.M.
OUTDOOR AMENITY	086.69 Sq.M.
COMMERCIAL AREA	1,076.81 Sq.M.

**STATISTICS BLDG B & C**

NORTH - AREA**	1,592.09 Sq.M.
GFA TOTAL*	3,184.18 Sq.M.
FSI	1.26
NO. OF UNITS	18 Units
COMMERCIAL AREA	2,011.62 Sq.M.

**UG PARKING**

GFA TOTAL	7,074.67 Sq.M.
PARKING SPACES UG	176 Spots
PARKING EFFICIENCY	40.20 Spots/M

**REQUIRED PARKING MIXED USE BLDG A**

Resident Spots (0.75/Unit)	157 Spots
Visitors (0.2/Unit)	32 Spots
Total No. of required spots	189 Spots
**Commercial	36 Spots
***Commercial	3 Spots
TOTAL NO. OF REQUIRED SPOTS	225 Spots

**PROVIDED PARKING MIXED USE BLDG A**

UG Parking Spots	176 Spots
Surface Courtyard Parking Spots	20 Spots
Street Parking Spots	34 Spots
TOTAL NO. OF PROVIDED SPOTS	230 Spots

**REQUIRED PARKING DUPLEXES T/H (BLDG B & C)**

Resident spots	18 Spots
SURFACE SPOTS	48 Spots
TOTAL NO. OF REQUIRED SPOTS	66 Spots

**PROVIDED PARKING DUPLEXES T/H (BLDG B & C)**

Resident spots (Inside-Garage)	18 Spots
Resident spots (Outside-Drive-way)	18 Spots
TOTAL NO. OF PROVIDED SPOTS	36 Spots

**TOTAL PROVIDED PARKING (BLDG A+B+C)**

MIXED-USE + DUPLEXES T/H	266 Spots
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**REQUIRED BICYCLE PARKING MIXED USE BLDG A**

Resident spots (0.75/Unit)	118 Spots
Visitors (0.25/Unit)	39 Spots
Total No. of required spots	157 Spots

**PROVIDED BICYCLE PARKING MIXED USE + T/H**

UG PARKING SPOTS	135 Spots
SURFACE SPOTS	48 Spots
TOTAL NO. OF PROVIDED SPOTS	183 Spots

**REQUIRED BY PARKING MIXED USE BLDG A**

Residential/Visitors	6 Spots
Commercial	2 Spots
TOTAL	8 Spots

**PROVIDED BY PARKING MIXED USE BLDG A**

Residential (UG Parking)	3 Spots
Visitors (UG Surface Courtyard)	4 Spots
Commercial (UG Surface Courtyard)	2 Spots
TOTAL	9 Spots

**MIXED USE MID-RISE UNITS COUNT & GFA**

UNIT NO.	18	18+D	28	28+D	Total	GFA P/ FLOOR (Sq.M)
1ST FLOOR	7	4	1	1	13	1,094.24 Sq.M.
2ND FLOOR	6	14	1	1	16	2,460.24 Sq.M.
3RD FLOOR	6	14	1	1	16	2,477.14 Sq.M.
4TH FLOOR	6	14	1	1	16	2,477.14 Sq.M.
5TH FLOOR	6	14	1	1	16	2,477.14 Sq.M.
TOTAL	31	60	5	5	107	10,985.90 Sq.M.

**DUPLEXES TOWNHOUSES (T/H)**

AREA P/ UNIT	UNIT A (MIDDLE NORTH)	UNIT B (CORNER NORTH)	UNIT C (MIDDLE SOUTH)	UNIT D (CORNER SOUTH)	GFA P/BLOCK	NO. UNIT A	NO. UNIT B	NO. UNIT C	NO. UNIT D	UNITS P/BLOCK	TOTAL AREA OF GFA P/BLOCK
1ST FLOOR	11.17	11.17	11.17	11.9	BLDG B	3	2	3	2	10 Units	1,116.22 Sq.M.
2ND FLOOR	43.3	43.6	55.82	57.31	BLDG C	2	2	2	2	8 Units	895.40 Sq.M.
3RD FLOOR	49.16	51.8	50.2	51.1		0	0	0	0	0 Units	000.00 Sq.M.
TOTAL AREA P/ UNIT (Sq.M)	103.63	106.57	117.19	120.31						18 Units	2,011.62 Sq.M.

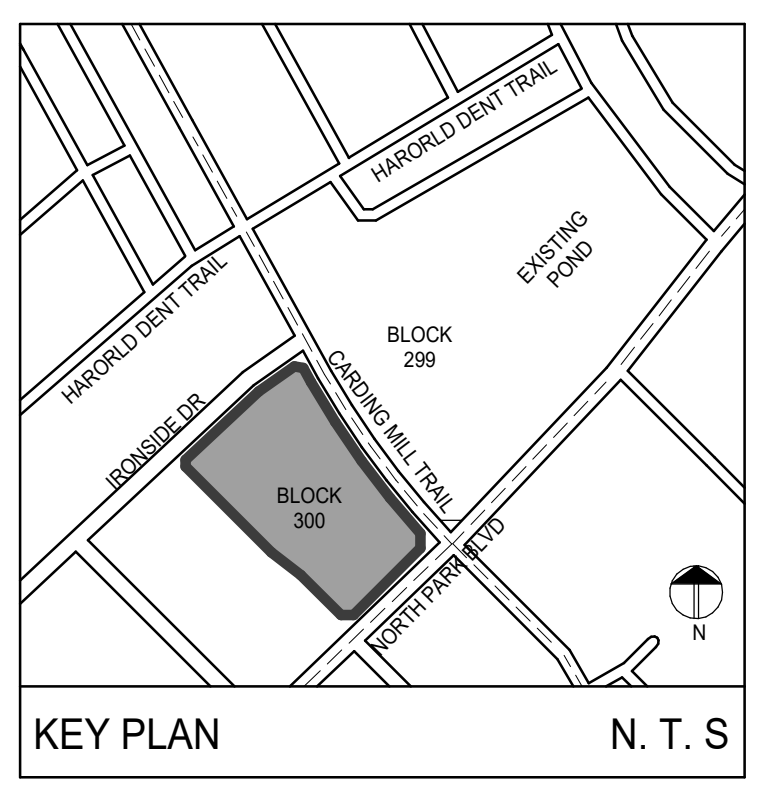
\*Perimeter Area includes of Commercial & Indoor Amenity, Private, Balcony, Outdoor Amenity, Amenity Corridor at Ramp & Roof Top Deck. Perimeter Area are not included.  
\*\*For the purpose of design option, the most restrictive rate was used (1 spot per 30 Sq. M)  
\*\*\*Virtual area extracted from the sketches provide on Zoning By Law (Needs to be confirmed)  
\*\*\*\* 7% of Automobile Parking Space

BF Parking Spots are included in Parking Count

**INFORMATION TAKEN FROM**

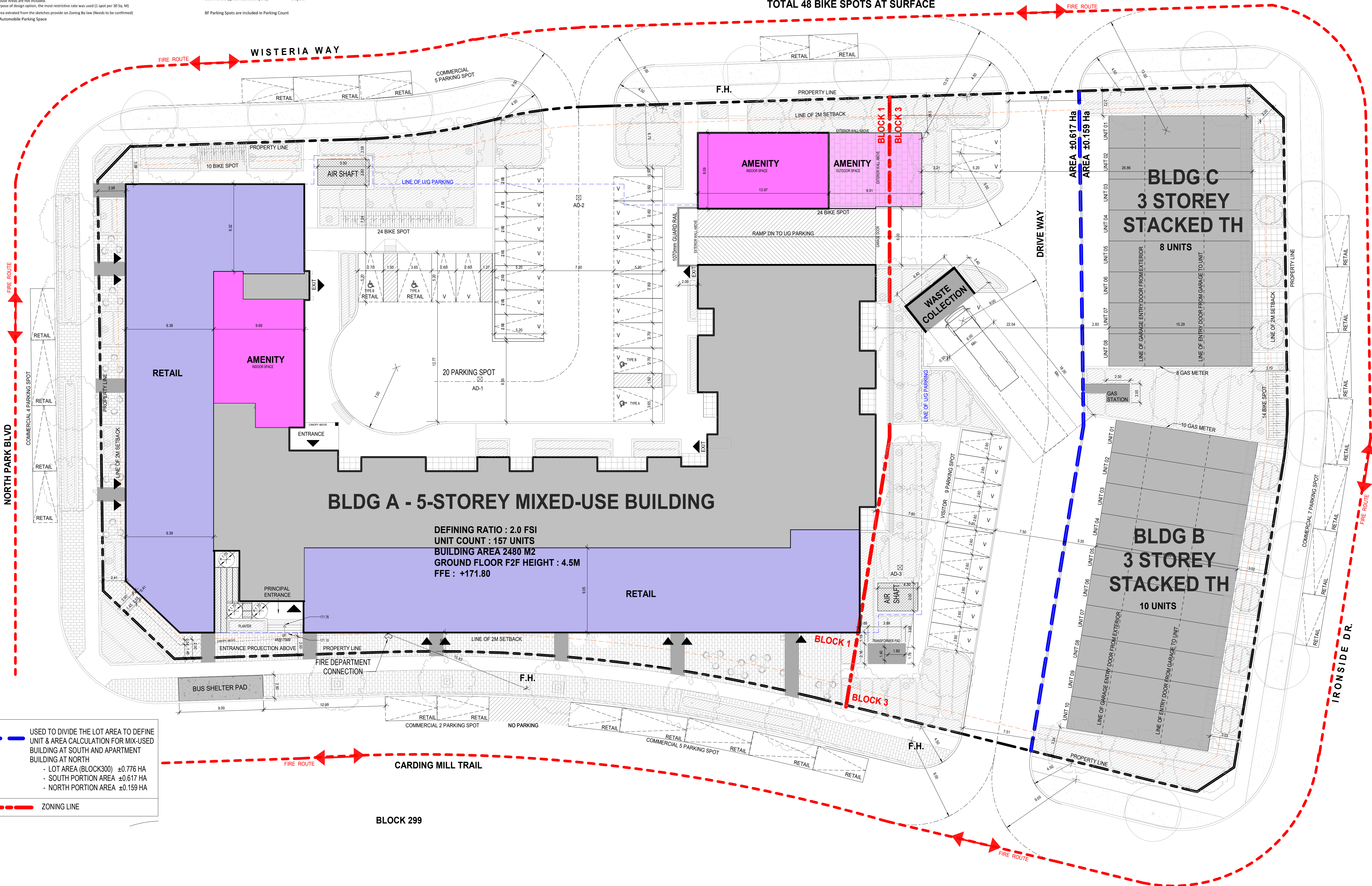
PLAN OF SUBDIVISION OF PART OF LOTS 17, 18 AND 19, CONVESSION 1 NORTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

BEARING NOTES: BEARINGS ARE GROUND, UTM ZONE 17, NAD83 (ORIGINAL) DERIVED FROM SFP 0081980318 NORTH 481304.025 EAST 602087.238 SFP 0481980303 NORTH 481448.658 EAST 602172.855 COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL) TO UTM ACCURACY PER SEC. 14 (3) OF O.R.E.A. 219/710 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. ALL DIMENSIONS BETWEEN FOUND MONUMENTS ARE PLAN 200-20714 AND MEASURED UNLESS NOTED OTHERWISE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997056.



**TOTAL 54 PARKING SPOTS AT SURFACE**  
20 PARKING SPOT INSIDE BLOCK 300  
11 SPOT ALONG LANE WAY  
7 SPOT ALONG CARDING MILL TRAIL  
5 SPOT ALONG WISTERIA WAY  
7 SPOT ALONG IRONSIDE DR.  
4 SPOT ALONG NORTH PARK BLVD

**TOTAL 48 BIKE SPOTS AT SURFACE**



USED TO DIVIDE THE LOT AREA TO DEFINE UNIT & AREA CALCULATION FOR MIX-USED BUILDING AT SOUTH AND APARTMENT BUILDING AT NORTH  
- LOT AREA (BLOCK300) ±0.776 HA  
- SOUTH PORTION AREA ±0.617 HA  
- NORTH PORTION AREA ±0.159 HA

**BLDG A - 5-STOUREY MIXED-USE BUILDING**

DEFINING RATIO : 2.0 FSI  
UNIT COUNT : 157 UNITS  
BUILDING AREA 2480 M2  
GROUND FLOOR F2F HEIGHT : 4.5M  
FFE : +171.80

**BLDG C  
3 STOREY  
STACKED TH**

8 UNITS

**BLDG B  
3 STOREY  
STACKED TH**

10 UNITS

**Q4A ARCHITECTS**

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Project Title  
**Project Description**  
**NORTH PRESERVE  
BLOCK 300**  
**CARDING HOUSE**

3250 CARDING MILL TRAIL, OAKVILLE,  
ONTARIO  
**MATTAMY HOMES**

Project No. 21010  
Scale 1:200  
Drawn By EZ/NY/SS  
Checked By MG/EZ

**SITE PLAN**  
**BUILDING A, B & C**  
**A0-1**