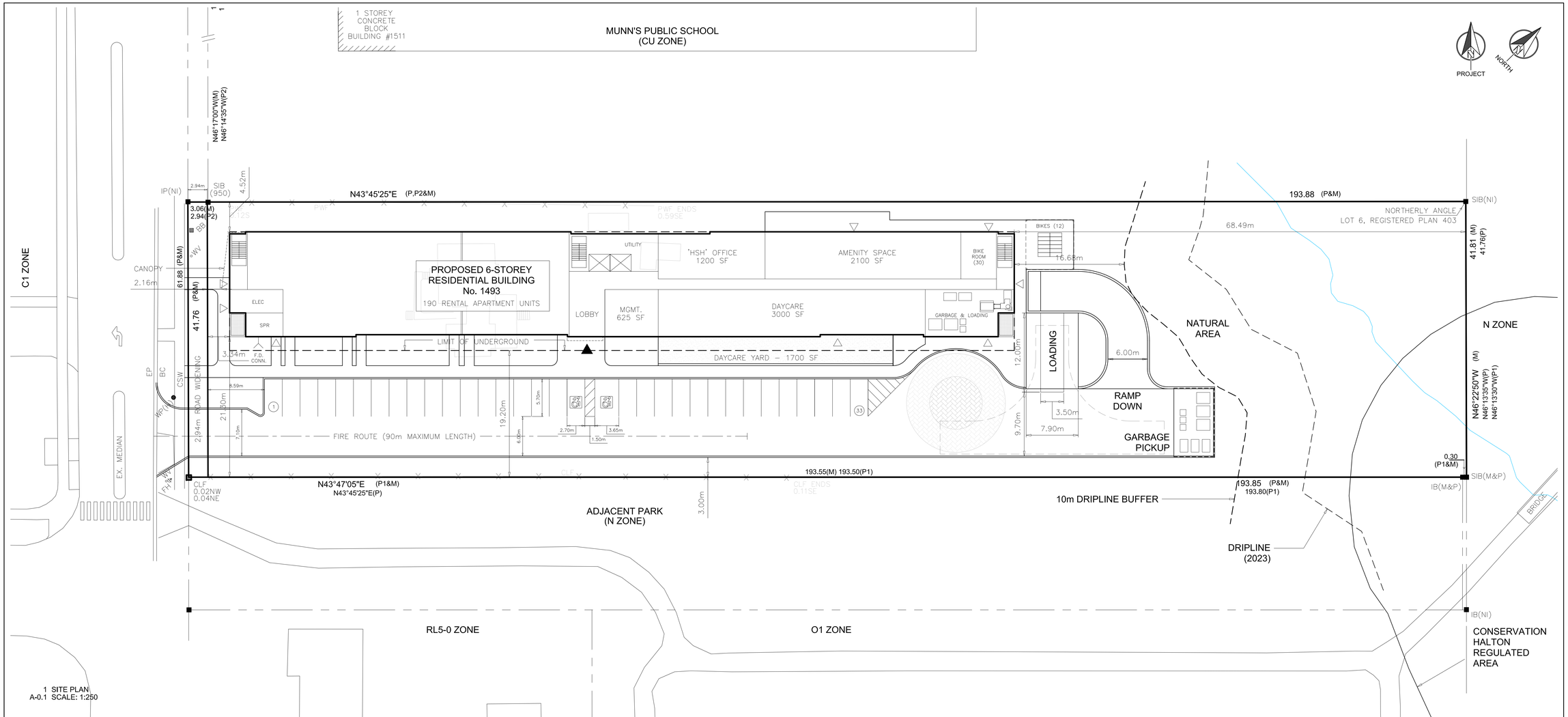


1 SITE PLAN
A-0.1 SCALE: 1:250

RH ZONE REQUIREMENTS	REQUIREMENT	PROPOSED
Minimum lot area*	1,858.0 m2	6,166.2 m2
Minimum lot frontage	24.0 m	41.8 m
Minimum front yard*	7.5 m	3.34 m
Minimum interior side yard (north)	4.5 m	4.52 m
Minimum interior side yard (south)	4.5 m	21.30 m
Minimum rear yard (from lot line)	7.5 m	68.49 m
Minimum rear yard (from 10m buffer)	-	16.68 m
Maximum height	n/a	24.0 m
Maximum lot coverage*	35%	1,852.5 m2 (30%)
Minimum landscaping coverage*	10%	1,379.3 m2 (22%)
Landscape buffer adjacent parking area	3.0 m	3.0 m

*based on NET lot area (less widening, natural area, buffer)

PROPOSED 6-STOREY RESIDENTIAL HOUSING

LOT AREA

GROSS AREA	8,092.4 m2 (0.8092 ha)
ROAD WIDENING	122.6 m2 (0.0123 ha)
LOT AREA	7,969.8 m2 (0.7969 ha)
NATURAL AREA + 10m BUFFER	1,803.6 m2 (0.1804 ha)
NET LOT AREA*	6,166.2 m2 (0.6166 ha)

GROSS FLOOR AREA

6th FLOOR	1,852.5 m2	19,940 sf
5th FLOOR	1,852.5 m2	19,940 sf
4th FLOOR	1,852.5 m2	19,940 sf
3rd FLOOR	1,852.5 m2	19,940 sf
2nd FLOOR	1,852.5 m2	19,940 sf
1st FLOOR	1,852.5 m2	19,940 sf
TOTAL	11,115.0 m2	119,640 sf

UNIT BREAKDOWN

6th FLOOR	27 1br,	7 2br,	1 3br =	35
5th FLOOR	27 1br,	7 2br,	1 3br =	35
4th FLOOR	27 1br,	7 2br,	1 3br =	35
3rd FLOOR	27 1br,	7 2br,	1 3br =	35
2nd FLOOR	27 1br,	7 2br,	1 3br =	35
1st FLOOR	11 1br,	4 2br,	0 3br =	15
TOTAL	146 1br, 39 2br, 5 3br = 190 UNITS @ 0.6166 ha = 308 uph			

ACCESSIBLE UNITS

1br UNITS	40 (70%)
2br UNITS	17 (30%)
TOTAL	57 (30% OF 190)

RENTABLE AREA

146 1br @ 415 = 60,590 sf
39 2br @ 600 = 23,400 sf
5 3br @ 850 = 4,250 sf
TOTAL = 88,240 sf

PARKING

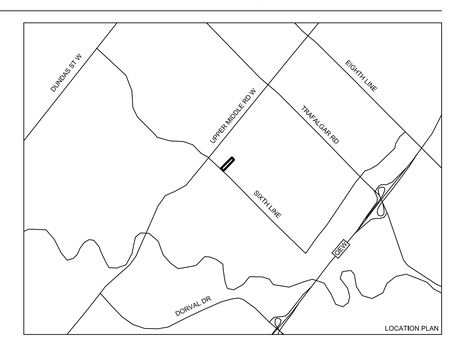
190 RENTAL UNITS @ 0.47 = 90 SPACES
450 m2 OFFICE & DAYCARE @ 1/35 = 13 SPACES
TOTAL = 103 PARKING SPACES
70 SPACES PROVIDED UNDERGROUND (2,142.0 m2, 23,055 sf)
33 SPACES ON SURFACE
ACCESSIBLE PARKING @ 1, PLUS 3% = 5 REQUIRED, 6 PROVIDED

FLOOR AREA BREAKDOWN

FLOOR AREA, RESIDENTIAL (INCLUDES AREA OF ALL SUITES (INCLUDING EXTERIOR WALLS), CORRIDORS, STAIRS, ELEVATORS, LOBBY, ABOVE GRADE SERVICE ROOMS AND RESIDENTIAL AMENITY AREAS)	10,665.0 m2	114,815 sf
FLOOR AREA, NON-RESIDENTIAL (INCLUDES 1st FLOOR AREAS DEDICATED TO 'HSH' OFFICE, DAYCARE, AND MANAGEMENT OFFICE	450.0 m2	4,825 sf
FLOOR AREA, GROSS	11,115.0 m2	119,640 sf

ADDITIONAL FLOOR AREAS (NOT INCLUDED IN GROSS AREA)

BASEMENT PARKING LEVEL	2,142.0 m2	23,055 sf
MECHANICAL PENTHOUSE	82.2 m2	885 sf



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Patrick Markus Luckie Architect

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PENALTA

Revisions:	
Date:	Particular:

Issue:	
Date:	Particular:
JUN.17.25	ISSUED FOR REVIEW
AUG.08.25	ISSUED FOR APPLICATION

SIXTH LINE
AFFORDABLE HOUSING

1493 SIXTH LINE, OAKVILLE

SITE PLAN

SCALE 1:250

A-0.1