

SITE STATISTICS

BLOCK 300

GFA TOTAL MID-RISE + TOWN 14,522.87 SQ.M.
 SITE AREA NORTH + SOUTH 7,763.19 SQ.M.
 COVERED AREA 1.87

TOTAL NO. OF UNITS 175 UNITS

STATISTICS BLDG A

LOT AREA** 7,763.19 SQ.M.
 GFA TOTAL** 12,510.85 SQ.M.
 NO. OF FLOORS 5 Storeys
 BUILDING HEIGHT 24.67 SQ.M.
 OUTDOOR AMENITY 866.69 SQ.M.
 COMMERCIAL AREA 1,076.81 SQ.M.

STATISTICS BLDG B & C

NORTH AREA*** 1,992.09 SQ.M.
 NO. OF UNITS 18 UNITS
 GFA TOTAL 2,011.62 SQ.M.

REQUIRED PARKING MIXED USE BLDG A

Resident spots (0.75/Unit) 137 Spots
 Visitors (0.25/Unit) 32 Spots
 Total No. of required spots 169 Spots
 Commercial 3 Spots
 TOTAL NO. OF REQUIRED SPOTS 169 Spots

REQUIRED BICYCLE PARKING MIXED USE BLDG A

Resident spots (0.75/Unit) 137 Spots
 Visitors (0.25/Unit) 32 Spots
 Total No. of required spots 169 Spots
 Commercial 3 Spots
 TOTAL NO. OF REQUIRED SPOTS 169 Spots

REQUIRED PARKING MIXED USE BLDG B & C

Resident spots (0.75/Unit) 14 Spots
 Visitors (0.25/Unit) 4 Spots
 Total No. of required spots 18 Spots

REQUIRED BICYCLE PARKING MIXED USE BLDG B & C

Resident spots (0.75/Unit) 14 Spots
 Visitors (0.25/Unit) 4 Spots
 Total No. of required spots 18 Spots

MIXED USE MID-RISE UNITS COUNT & GFA

UNIT NO.	UNIT A (CORNER NORTH)	UNIT B (CORNER SOUTH)	UNIT C (CORNER SOUTH)	Total	GFA/FLOOR (Sq.m)	Accessible Units
1ST FLOOR	7	4	1	12	1,094.24 SQ.M.	2 UNITS
2ND FLOOR	6	14	15	35	2,509.75 SQ.M.	3 UNITS
3RD FLOOR	6	14	15	35	2,528.80 SQ.M.	3 UNITS
4TH FLOOR	6	14	14	34	2,528.80 SQ.M.	3 UNITS
5TH FLOOR	6	14	14	34	2,528.80 SQ.M.	3 UNITS
TOTAL	31	50	49	130	11,190.39 SQ.M.	24
% OF UNITS	20%	38%	4%	100%		

DUPLICATES TOWNHOUSES (T/H)

AREAS BY UNIT	UNIT A (CORNER NORTH)	UNIT B (CORNER SOUTH)	UNIT C (CORNER SOUTH)	Total	GFA/FLOOR	NO. UNIT A	NO. UNIT B	NO. UNIT C	NO. UNIT D	UNITS BY BLOCK	TOTAL AREA OF GFA BY BLOCK
1ST FLOOR	11.37	11.37	11.37	34.11	BLDG B	3	2	3	2	10 UNITS	1,112.22 SQ.M.
2ND FLOOR	43.3	43.6	55.82	142.72	BLDG B	2	2	2	2	8 UNITS	895.60 SQ.M.
3RD FLOOR	49.16	51.8	50.2	151.1	BLDG C	2	2	2	2	8 UNITS	900.00 SQ.M.
4TH FLOOR	0	0	0	0		0	0	0	0	0 UNITS	0.00 SQ.M.
TOTAL AREA BY UNIT (GFA/M)	103.63	106.57	117.19	327.39						18 UNITS	2,011.62 SQ.M.

TOTAL AREA BY UNIT (GFA/M)

Resident spots (Inside Garage) 18 Spots
 Resident spots (Outside driveway) 18 Spots
 Commercial 2 Spots
 TOTAL PROVIDED PARKING (BLDG A-B-C) 38 Spots

PROVIDED BY PARKING MIXED USE BLDG A

Residential (B UG Parking) 4 Spots
 Visitors (B Surface Courtyard) 2 Spots
 Commercial (B Surface Courtyard) 2 Spots

PROVIDED BY PARKING MIXED USE BLDG B & C

Residential (B UG Parking) 4 Spots
 Visitors (B Surface Courtyard) 2 Spots
 Commercial (B Surface Courtyard) 2 Spots

INFORMATION TAKEN FROM

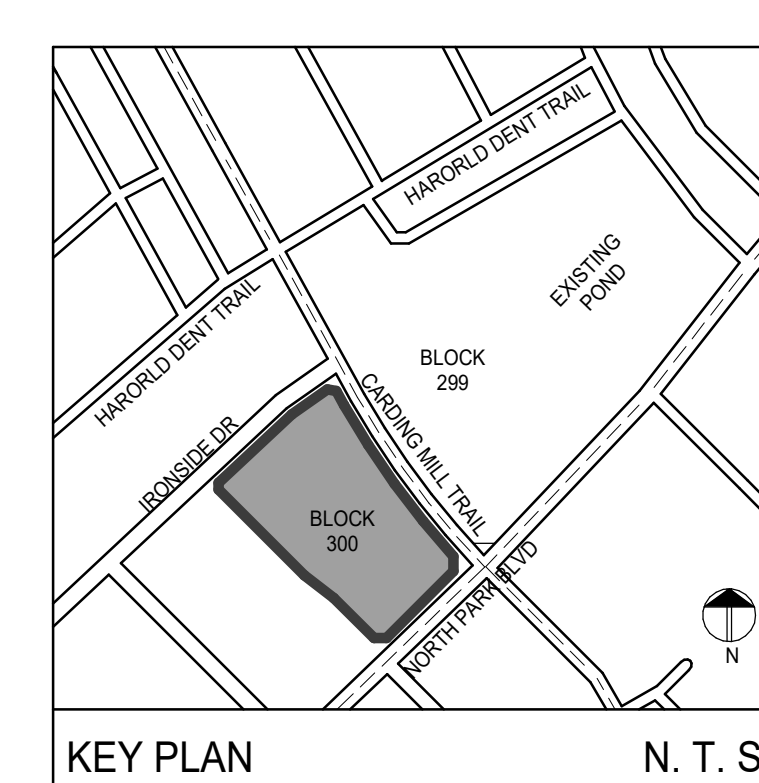
PLAN OF SUBDIVISION OF PART OF LOTS 17, 18 AND 19, CONCESSION 1 NORTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

BEARING NOTES: BEARINGS ARE GROUND, UTM ZONE 17, NAD83 (ORIGINAL) DERIVED FROM SFP 001890318 NORTH 481304.025 EAST 602087.328 SFP 041991025 NORTH 481468.658 EAST 602172.825

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL) TO UTM ACCURACY PER SEC. 14 (3) OF O.R.E.A. 20/10, AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ALL DIMENSIONS BETWEEN FOUND MONUMENTS ARE PLAN 20R-20714 AND MEASURED UNLESS NOTED OTHERWISE.

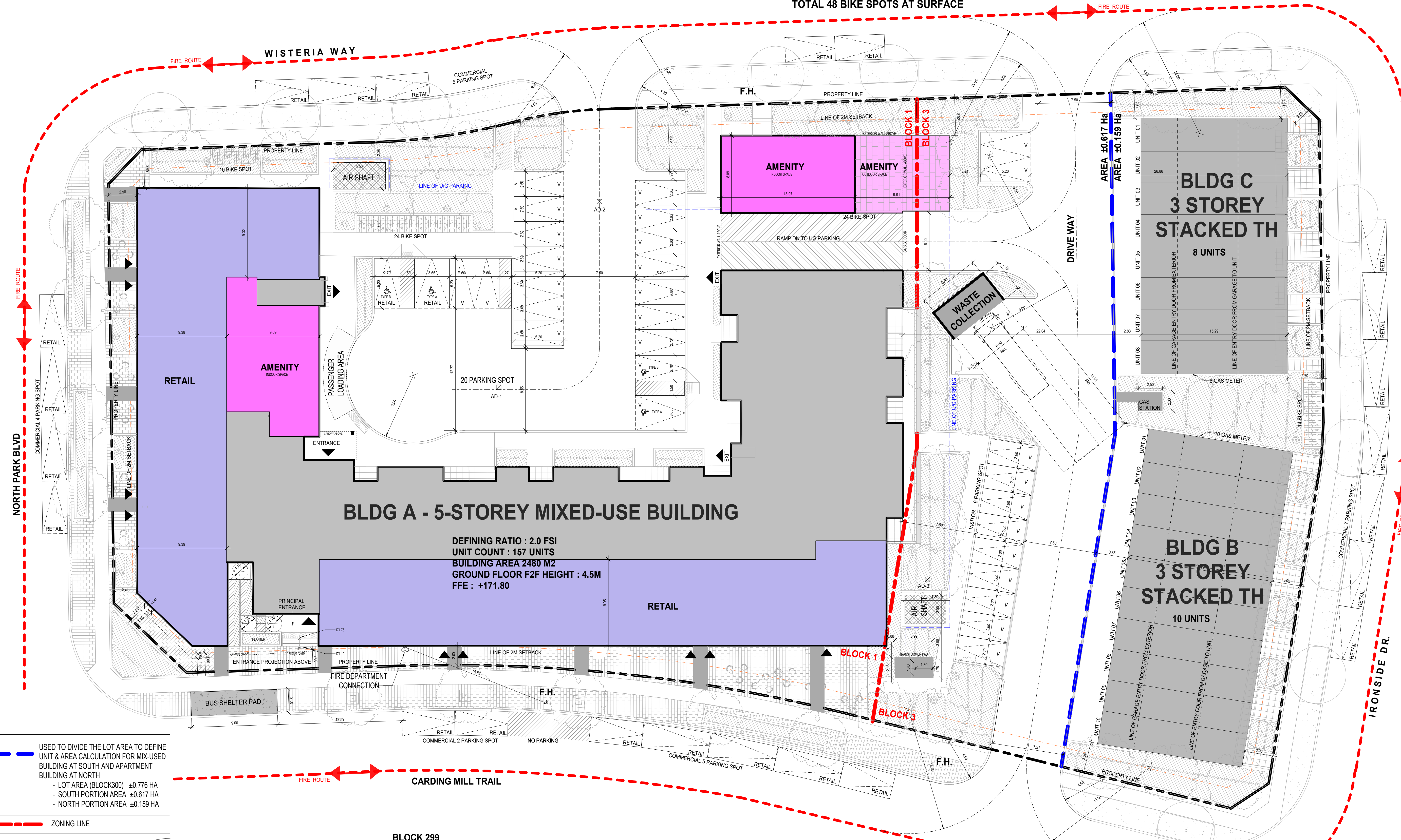
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COVERED SCALE FACTOR OF 0.9997068.



TOTAL 54 PARKING SPOTS AT SURFACE

20 PARKING SPOT IN COURTYARD
 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

ZONING LINE

BLDG A - 5-STOREY 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

BLOCK 299



Q4 ARCHITECTS INC.

410 Yonge Street
 Suite 602, Toronto, ON
 M2P 2B7
 T: 416.322.6334
 F: 416.322.7294
 E: info@q4architects.com

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ISSUED FOR SPA-V3 REV	2023-06-22

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