

September 30, 2024

GSAI File: 792-020, 792-021

Ms. Tanjot Bal
Senior Planner
Planning Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6



**Re: Affordable Housing for the Caledon Station Secondary Plan Area
Draft Plan of Subdivisions & Zoning By-law Amendments
Without Prejudice (OLT-23-001127, OLT-23-001128, OLT-23-
001129, OLT-23-001130)
14275 The Gore Road, 0, 14295, 14396 Humber Station Road &
0 King Street
Town of Caledon, Region of Peel**

As you are aware, we are the planning consultants to Argo Macville I Corporation, Argo Macville II Corporation, Argo Macville III Corporation, Argo Macville V Corporation, Argo Humberking Corporation and Argo Humber Station Limited (collectively, the “Owner”) of the above-noted lands, in the Town of Caledon (the ‘Subject Lands’).

On behalf of the Owner, we wish to provide a detailed response to the Region of Peel and the Town of Caledon that focuses on the Region’s Official Plan policies, the Caledon Official Plan policies and the Caledon Station Secondary Plan policies related to the provision of affordable housing. This letter has been prepared in response to the Region’s comment letter of November 7, 2023 and August 22, 2024 as well as the Town’s comment letter of August 16, 2024 and the discussion that took place between Regional staff, Town staff and the Project Team Consultant Team on November 14th, 2023 and most recently on August 19, 2024.

Policy Directives Related to Affordable Housing:

The importance of providing for adequate affordable housing within the Caledon Station community is acknowledged by the Region, the Town and the Owner. There are a number of policy directives contained in the Provincial, Regional and local policy framework that speak to the provision of affordable housing, including the following:

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) contains the following policies which speak to the importance of providing housing, including affordable housing:

2.1.6 *Planning authorities should support the achievement of complete communities by:*

a) *accommodating an appropriate range and mix of land uses, housing options, ...and other uses to meet long-term needs;*

2.2.1 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*

b) *permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional housing and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites...development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

2.3.1.3 *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

We understand that effective October 20, 2024, the above-noted Provincial policy objectives will apply. As previously noted in the Planning Justification Reports submitted on behalf of the Owner, the applications will achieve the above-noted policy objectives and support the provision of housing choice given the mixture and range of built forms and densities that are to be introduced. Furthermore, the Caledon Station community as a whole will support the provision of housing units, including affordable housing units.

Region of Peel Official Plan, June 2024 Consolidation

The Region of Peel Official Plan contains policy directives related to the provision of affordable housing, including the following:

“5.6.19.18 Until such time as the local municipality has established Major Transit Station Area policies in accordance with Section 16(16) of the Planning Act and Policy 5.6.19.9, proposed developments within a Major Transit Station Area identified on Schedule E-5 shall be reviewed with consideration to the objectives of this Plan to ensure the proposed development:

.....

c) Addresses Regional and local municipal housing policies to provide a range and mix of housing options and densities, including affordable housing;”

.....

5.6.20.7 To ensure development in the Designated Greenfield Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.

*5.6.20.14.22.1 **Housing Assessment***

e) Prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon will prepare a housing assessment in consultation with the Region in order to include policies for the provision of affordable housing. The housing assessment shall address:

i) Contribution towards the achievement of Regional new housing unit targets;

ii) The availability of an appropriate range and mix of housing types, densities, sizes and tenure that contribute to the supply of affordable housing; and,

iii) Identification and conveyance strategy for affordable housing, in consultation with the Region.

5.9.2 To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.”

Table 4 – Peel-Wide New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are <i>affordable housing</i> , of which 50% of all <i>affordable housing</i> units are encouraged to be <i>affordable to low income</i> households.
Rental	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

As noted throughout the Planning Justification Reports submitted on behalf of the proposals (February 2022, May 2023 and July 2024), the vision for the Caledon Station community is for a compact, vibrant, mixed use, pedestrian-oriented, transit supportive, sustainable, complete community to be provided with a range and mixture of land uses, densities and built forms to support housing choice for current and future residents. This vision is further implemented by the proposals which will introduce a range and mixture of housing units, in a diversity of built forms.

Town of Caledon Official Plan, March 2024 Consolidation

It is also important to examine the in-effect Town of Caledon’s Official Plan (2024) policy directives related to the provision of affordable housing. Below is an outline of some of the affordable housing policy directives from the Caledon Official Plan which have been considered in the Caledon Station Secondary Plan:

- “3.5.3.5.4 *The Town will consider establishing and implementing housing targets for affordable rental and ownership housing and for market housing based on local supply and demand.*

- 3.5.3.6.1 *The Town will endeavour to facilitate applications that would provide affordable housing for moderate and lower income households.*

- 3.5.3.6.8 *The Town shall consider reviewing its development standards with the objective of identifying and implementing appropriate opportunities to support and facilitate affordable housing.”*

One of the objectives of the Caledon Station Secondary Plan is to “*establish a range and mix of housing types, densities, sizes and tenures to ensure the provision of affordable housing, including contributing towards the achievement of Official Plan housing unit targets and to achieve MTSA density targets.*” (Sec. 7.16.3.2 (e). March 2024 Council endorsed Secondary Plan). There is a distinct range and mix of land uses, densities and built forms planned for and secured by the policy directives in the Council endorsed Secondary Plan and proposed through these Draft Plans of Subdivision

Specifically, in the Council endorsed Secondary Plan, Section 7.16.4 outlines minimum density targets for lands within the MTSA (Table 7.16) and for lands beyond the MTSA (Table 7.17)

within the Secondary Plan Area. Further, Residential policies are outlined in Section 7.16.6, with specific policies related to affordable housing contained in Section 7.16.6.2, Medium Density within Section 7.16.6.4, and Mixed Use / High Density in Section 7.16.7. As well, policies encouraging and providing permission for rental units and seniors housing throughout the Plan Area are included in Policies 7.16.6.2.4, 7.16.6.2.5 and 7.16.6.2.11.

Caledon Station Secondary Plan, (Council Endorsed March 2024)

As stated above, the Caledon Station Secondary Plan contains a range of housing policies and specific affordable housing policy directions. The applicable affordable housing policies are as follows:

7.16.6.2 *Affordable Housing*

7.16.6.2.2 *Affordable housing is encouraged to locate within the MTSA to provide access to public transit.*

7.16.6.2.3 *The Town will require a mix of housing unit types, sizes and tenure to accommodate changes in community needs over time.*

7.16.6.2.4 *Affordable housing, including subsidized non-market housing units, is encouraged to be integrated within neighbourhoods and combined in developments that also provide market housing to provide opportunities for a range of housing tenures and prices that support diversity.*

7.16.6.2.8 *A range of unit sizes are encouraged within apartment and multi-unit buildings, including those suitable for larger households and families.*

7.16.6.2.9 *Gentle density housing including accessory apartments or accessory dwelling units will be permitted in the Low Density and Medium Density land use designations, in accordance with the Town's Zoning Provisions.*

....

7.16.6.2.11 *Housing for seniors, including apartment units, retirement homes and long term care homes will be permitted in the Medium Density and Mixed-Use / High Density land use designations.*

7.16.6.2.13 *Landowners in the Plan Area shall provide land for affordable housing in the Plan Area of approximately **0.76 ha (1.89 ac)** of land to be provided to the Region of Peel in fulfilment of the housing policies and Peel-wide housing targets within the Region of Peel Official Plan, and in fulfilment of relevant policies of the Caledon Official Plan regarding the provision of affordable housing*

These policy directives have been included within the Caledon Station Secondary Plan, thus ensuring that the Region and Town affordable housing policy directives are met.

As well, as noted in our letter to the Town on November 24, 2023 outlining how the Caledon Station Secondary Plan conforms to the Region of Peel Official Plan, a Housing Assessment was prepared in support of the entire Caledon Station Secondary Plan (GSAI, November 2022, revised June 2023) which summarizes that the Caledon Station Secondary Plan promotes land use densities and patterns that encourage affordable housing options within a complete community because of the lands' uniquely close proximity to the future GO station and the mobility hub nucleus that will ultimately evolve. In this regard, a mix of uses will be provided, including many different types of residential built forms, institutional uses, parks, and retail uses, and the Plan focuses amenities in strategic areas within walking distance to facilitate active transportation and, ultimately, support a more compact urban form and affordable housing opportunities. With such a wide range and mix of housing types and sizes being contemplated for Caledon Station, residents of various life stages and economic positions will be given the opportunity to reside within, and enjoy, Caledon Station.

Affordable Housing Proposal for Caledon Station:

The Region's comment letter of November 7, 2023 requested that Caledon Community Partners ("CCP") consider *"adding a specific secondary plan policy requiring an affordable housing contribution (land or units) to Peel for Community housing and/or provide units at prices that are affordable to low or moderate-income households"* and *"the applicant may consider a contribution of land or units to Peel and/or a non-profit housing provider to be used for affordable housing."* This comment was further discussed during our meeting with Regional and Town staff on November 14th, 2023. Providing land contribution to facilitate the development of units for affordable housing by the Region or a non-profit housing provider is not currently prescribed in policy and is a unique approach to the provision of affordable housing in Peel, which is worthy of consideration. In this regard, as already noted, the above policies (7.16.6.2.5, 7.16.6.2.6, 7.16.6.2.7 and 7.16.6.2.13) have been included in the March 2024 Council endorsed Secondary Plan, committing to the provision of a block of land for affordable housing within the MTSA limits of the Plan Area with a size of approximately 0.76 hectares (1.89 acres) in size.

The most recent Town and Regional Comment Letters, dated August 16, 2024 and August 22, 2024 (rev. August 27, 2024), respectively, request further detail on how the Caledon Station Secondary Plan affordable housing policy directives are satisfied in the proposed Draft Plans of Subdivisions.

Specifically, in the Region comment letter (August 22, 2024) and the Town's comment letter (August 19, 2024), a preliminary site plan concept was requested to confirm a proposed land dedication block can accommodate a sufficient building size and layout. The proposed location for this affordable housing land dedication is within the limits of the Caledon Station Major Transit Station Area ("MTSA"). In order to satisfy the above-noted Caledon Station Secondary Plan policy, CCP has given consideration and is agreeable to committing to a block dedication of 0.91 ha (2.25 acres) within the northeast corner of the Caledon Station MTSA. This is a prime location

within the community as it is next to the Caledon GO Station, located on the multi-modal collector road and within close proximity to parks, The Hub and a school. This location enables ease of access to transit services, active transportation networks and a range of services and amenities to meet daily needs.

As Staff will recall, one consideration CCP contemplated during the collaborative development of the Caledon Station Secondary Plan policy framework was whether to base a proposed land dedication size on being a percentage of the overall developable area within the Secondary Plan Area or basing it on an overall percentage of the total number of anticipated units for the Secondary Plan Area. Attached to this letter as *Appendix A (Peel Region: Affordable Housing Dedication – Project Comparison)* is a Table depicting some project comparisons of affordable housing dedication that have occurred in other projects in Peel Region (including Mayfield West Phase 2, Lakeview, and Argo TFP). This summary looks at the size in acres that has been provided and translates that into possible units (based on zoning permissions) and a percentage of (possible) affordable units, compared to total community units. The Mayfield West, Lakeview and Argo TFP land contributions were calculated based on providing a certain percentage of units of the overall total number of units as affordable.

Specifically, Mayfield West provides land contribution that would facilitate affordable housing of 7% of the total number of units in the Secondary Plan Area. Lakeview provides for 5% of the first 8,050 units to be affordable through their land contribution, and Argo TFP provides for 4% of the total number of anticipated units in the community to be affordable through their land contribution.

Considering that this transit oriented community will be designed to have higher density than anything else within Caledon, it was agreed that the most appropriate and desirable outcome for the Caledon Station Secondary Plan was to provide for approximately 5% of the units in the overall Secondary Plan Area as affordable (which is comparable to other developments in Peel) **through a land contribution of approximately 2.25 acres**. The proposed land dedication has been calculated based on a proposed overall unit count within the Secondary Plan area of 6,403 with 5% of that being 320 affordable units. As demonstrated in *Appendix A*, this equates to a land dedication of approximately 2.25 acres (0.91 ha) which equates to approximately 0.45% of the total net developable area within Caledon Station, which is comparable to the Mayfield West contribution of 7.17 acres which represents approximately 1% of the net developable area in that Secondary Plan Area. This is further illustrated on the accompanying Concept Plan (see *Appendix B*), and this maintains the intent that the land be sized to translate into approximately 5% of the overall planned population for the Caledon Station community. A copy of the Concept Plan for this block dedication has been provided and is provided in *Appendix B* of this Letter. We highlight that the Concept Plan is illustrative and subject to change. It does however demonstrate that a sufficiently sized lot and building with a range of units can be accommodated.

Appendix B (Caledon Station: Affordable Housing – Land Dedication) and *Appendix C (Example Caivan Community (Bronte) Ltd.)* outline how an approximate land contribution of 2.25 acres in Caledon Station will provide for approximately 294 (based on a six storey structure) to 576 (based on a 12 storey structure) units, which represents approximately 4.6%-9% of overall units within the Plan Area. As shown on *Appendix A*, there is a community wide proposal for a minimum of 6,402 units within the Secondary Plan Area. This minimum target was achieved

through consideration of the minimum density of 150 p&j/ha within the MTSA coupled with the minimum density of 70 p&j/ha within the Greenfield Area (beyond the MTSA) in Caledon Station (per Tables 7.16 and 7.17 in the Secondary Plan).

CCP and the Owner have gone further to complete a preliminary site plan exercise on the northeast block to confirm that this block can accommodate a 6 to 12 storey affordable housing building based on its configuration, permitted zoning and building layout. The site plan demonstrates this block can achieve 294 units through a 6-storey mid-rise building. This is broken down in *Appendix B* to provide greater understanding in terms of an estimated proposed height of 6 storeys, estimated unit count of 294 units, average size of a unit being 584 sq.ft., total GFA within this sized block, proposed parking to be provided per unit, and site layout. Alternatively, this is also broken down to demonstrate that a 12 storey building on the same footprint can achieve up to 576 units. Overall, the proposed Concept Plan demonstrates that the Caledon Station Secondary Plan policy can be satisfied, an appropriately sized and located block can be provided and a refined built form capable of accommodating a range and mixture of purpose-built affordable housing units can be provided.

Furthermore, considering the available zoning permissions within the MTSA, Peel Living is encouraged to develop these lands to their full potential and develop a 12 storey building, which has been demonstrated to yield approximately 576 affordable housing units using similar assumptions to the above example. This is outlined on *Appendix B*.

The assumptions made in *Appendix B* are further tested against an example development in Halton Region (Caivan Communities (Bronte) Ltd.), which is currently under construction and contained in *Appendix C*. This example has been included in this submission to provide the Region with a real world example of where a block of approximately 2.0 acres with 6 storeys can achieve a certain number of units, containing studio and 1 bedroom units, all the way up to 3 bedroom units.

This detailed examination of other projects and affordable housing proposals (*Appendix A*), coupled with a detailed review of Caledon Station and what is possible on a block size of approximately 2.25 acres (*Appendix B and C*) is helpful and compelling in terms of what can be offered in Caledon Station to satisfy the Region and Town policy directives related to the provision of affordable housing.

We trust that this Letter and Concept Plan are sufficient to illustrate the ways in which the Town and Regional comments are satisfied.

Summary:

The need for purpose-built affordable housing units within the Caledon Station community is understood and shared by the Owners. To this end, the affordable housing policies established by the Caledon Station Secondary Plan are satisfied.

Overall, this letter summary and appendices demonstrate that a block roughly sized at 2.25 acres will facilitate the development of approximately 294 to 576 affordable housing units, which

represents a range of approximately 4.6% to 9% of the Caledon Station minimum total number of units across the Plan Area. The 5% scenario is consistent with what is being provided in other developments.

Certainly, the information contained herein has been simplified and assumptions have been made, and this does not represent an actual Site Plan Application for this particular block of land within Caledon Station. Rather, it is our hope that this information and the policy directives within the Caledon Station Secondary Plan which commit to this proposal will assist the Region and Town in having a level of comfort that the proposed 2.25 acre block in the northeast corner of the MTSA will more than satisfy the Region and Town as it relates to the provision of affordable housing in Caledon Station.

It is proposed that this generous land contribution concept, coupled with the fact Caledon Station will ultimately be developed to contain a range and mix of housing types, densities, sizes and tenures, will satisfy the policy directives related to the provision of affordable housing in the Plan Area.

The Caledon Station Secondary Plan will contribute to the development of Bolton and will be established as a complete, transit-oriented community by introducing a mix of jobs, retail/commercial lands, local services, housing types and built forms, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected.

Please do not hesitate to call if you have any questions or require more information in addition what is outlined in this letter. We continue to be dedicated to continuing this important work with the Town of Caledon to advance this significant and exciting project.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP
Partner

Stephanie Matveeva, MCIP, RPP
Associate

Cc: Town of Caledon (Bindu Shah)
Region of Peel (Christina Marzo and Patrick Amaral)
Caledon Community Partners
Caledon Station Consulting Team

Appendix A / Peel Region: Affordable Housing Dedication – Project Comparison

Appendix A

PEEL REGION: AFFORDABLE HOUSING DEDICATION - PROJECT COMPARISON

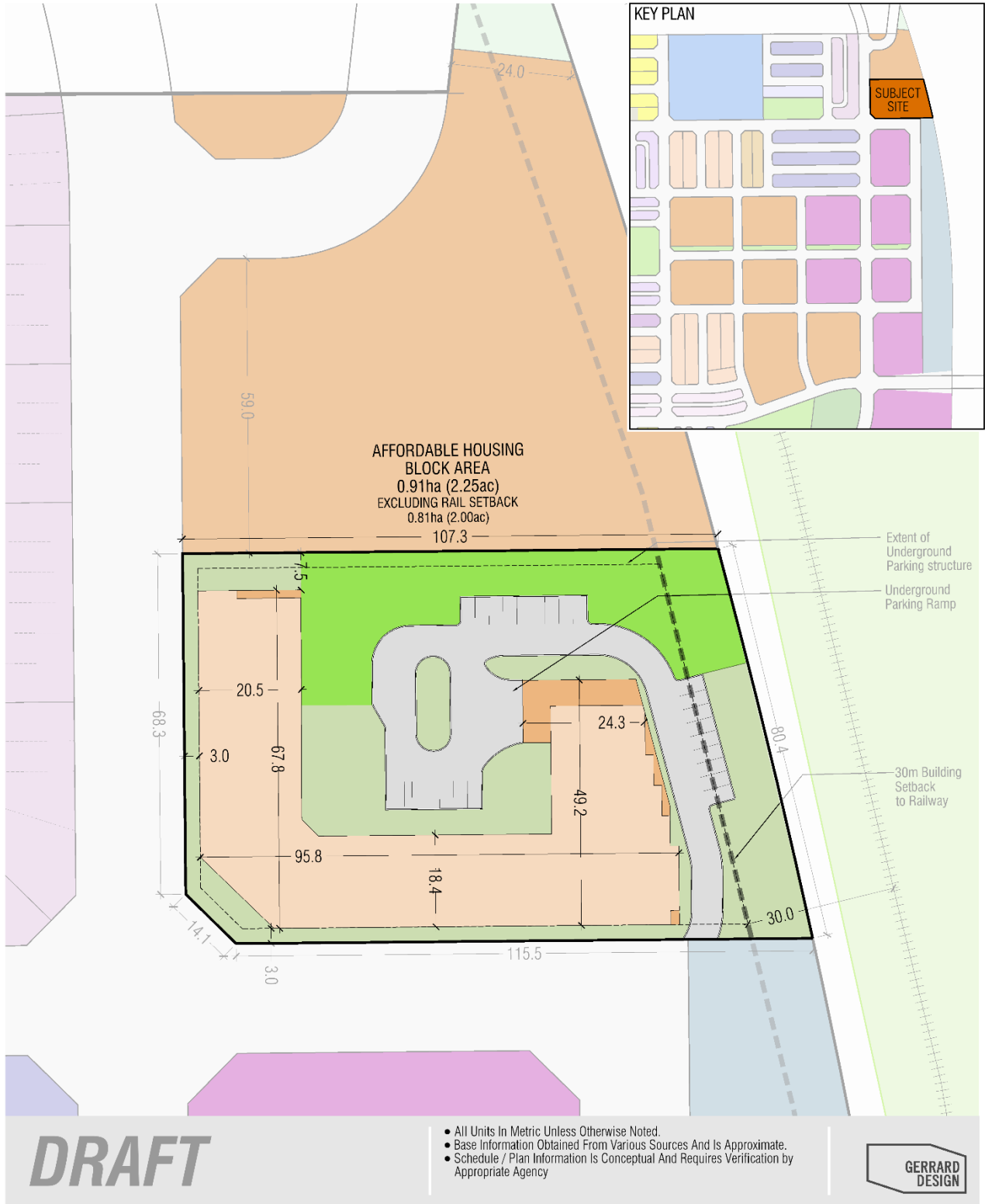
Date: September 17, 2024

	Mayfield West Phase 2 - Stage 1 & 2	Lakeview	Argo TFP	Caledon Station - Proposal
Acres Committed / Proposed	7.17 acres	n/a	n/a	2.25
<i>Commitment: % of NDA</i>	1%	n/a	n/a	0.45%
<i>Commitment: Units Committed</i>	n/a	1198	76	320
<i>Commitment: Units Allowed</i>	428	n/a	n/a	n/a
<i>Commitment: Units Proposed to Date</i>	10	50	141	320
<i>Commitment: % of Proposed/Committed Units in Community</i>	MW2 Community = 7% MW2-1 = 5% MW2-2 = 11%	5% of the first 8,050 units 10% affordable/attainable on the remaining units	4%	5%
Community Wide: Proposed Units	5,784	16,000	1,725	6,402
Permitted Height per Zoning	MW2-1 - RT-667 Zone: 6 storeys (affordable apartments); 4 storeys (ground oriented) MW2-1 - RT-636 Zone: 18 units per lot MW2-2 - MR Zone: 32m	10C & 10D Area: 10 storeys RA5 Zone: No maximum height	MU Zone: No maximum height	RM-695 Zone: Dwelling, Townhouses, Stacked: Greater of 20m/5 storeys Apartment Buildings: 20 storeys

Notes

- Areas of parkland, roads (and road widenings) and SWM were not deducted from NDA per MW2 was 0.89ac short, so the Region accepted cash for the deficiency*
- "Units Allowed" for MW2 is based on industry examples (i.e. 25 units per storey)*
- MW2 ROPA approved in 2020*
- Lakeview Draft Plan Approved in 2021*
- Argo TFP Draft Plan Approved in 2022*
- Argo TFP - Obligation based on number of units*
- Lakeview - Obligation based on percentage of units*
- Lakeview - Phase 1: 5% of 8,050 units. Through MZO - Phase 2: 10% attainable and affordable on the additional units*

Appendix B / Caledon Station: Affordable Housing – Land Dedication Concept



MACVILLE | CALEDON, ON

PROPOSED AFFORDABLE BLOCK LOCATION



SEPT 17, 2024
 PROJECT 1420
 SCALE 1:1000

BUILDING SUMMARY - 6 STOREYS

SUMMARY - GROSS FLOOR AREA

GFA (RESIDENTIAL)				
BLK #	Buildings	Mid-Rise	TH	Total
1	A	15,926		15,926
		(sq.m.) 15,926		15,926
		(sq.ft.) 171,426		171,426

Notes:

- Areas are in square meters, unless otherwise noted
- TFA: Total Floor Area, includes all above ground floor area, enclosed by building envelope
- GFA (Gross Floor Area) is 80% of TFA

SUMMARY - UNIT GENERATION

CONDO UNITS					
BLK #	Buildings	1 Bedroom	2 Bedrooms	3 Bedrooms	Total
1	A	228	61	6	294
		228	61	6	294

Notes:

- Areas are in square meters, unless otherwise noted
- 70% of Condo Units = 1 Bedroom Units (avg. 528 sq.ft.)
- 27% of Condo Units = 2 Bedroom Units (avg. 760 sq.ft.)
- 3% of Condo Units = 3 Bedroom Units (avg. 930 sq.ft.)

SUMMARY - PARKING GENERATION

BLK #	Buildings	UNITS		PROVIDED PARKING		
		Apt.	Srf.	Unit	UG	# of UG Levels
1	A	294	24		314	1.6
		294	24		314	1.6

Notes:

- Areas are in square meters, unless otherwise noted
- Apartment Visitor Parking: 0.15 spc. per unit

DRAFT

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.



MACVILLE | Caledon, Ontario

PROPOSED AFFORDABLE BLOCK LOCATION

SEPT 17, 2024

PROJECT 1420

SCALE N/A

BUILDING SUMMARY - 12 STOREYS

SUMMARY - GROSS FLOOR AREA

GFA (RESIDENTIAL)				
BLK #	Buildings	Mid-Rise	TH	Total
1	A	31,200		31,200
		(sq.m.) 31,200		31,200
		(sq.ft.) 335,834		335,834

Notes:

- Areas are in square meters, unless otherwise noted
- TFA: Total Floor Area, includes all above ground floor area, enclosed by building envelope
- GFA (Gross Floor Area) is 80% of TFA

SUMMARY - UNIT GENERATION

CONDO UNITS					
BLK #	Buildings	1 Bedroom	2 Bedrooms	3 Bedrooms	Total
1	A	446	119	11	576
		446	119	11	576

Notes:

- Areas are in square meters, unless otherwise noted
- 70% of Condo Units = 1 Bedroom Units (avg. 528 sq.ft.)
- 27% of Condo Units = 2 Bedroom Units (avg. 760 sq.ft.)
- 3% of Condo Units = 3 Bedroom Units (avg. 930 sq.ft.)

SUMMARY - PARKING GENERATION

UNITS		PROVIDED PARKING				
BLK #	Buildings	Apt.	Srf.	Unit	UG	# of UG Levels
1	A	576	24		637	3.2
		576	24		637	3.2

Notes:

- Areas are in square meters, unless otherwise noted
- Apartment Visitor Parking: 0.15 spc. per unit

DRAFT

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.



MACVILLE | Caledon, Ontario

PROPOSED AFFORDABLE BLOCK LOCATION



SEPT 17, 2024

PROJECT 1420

SCALE N/A

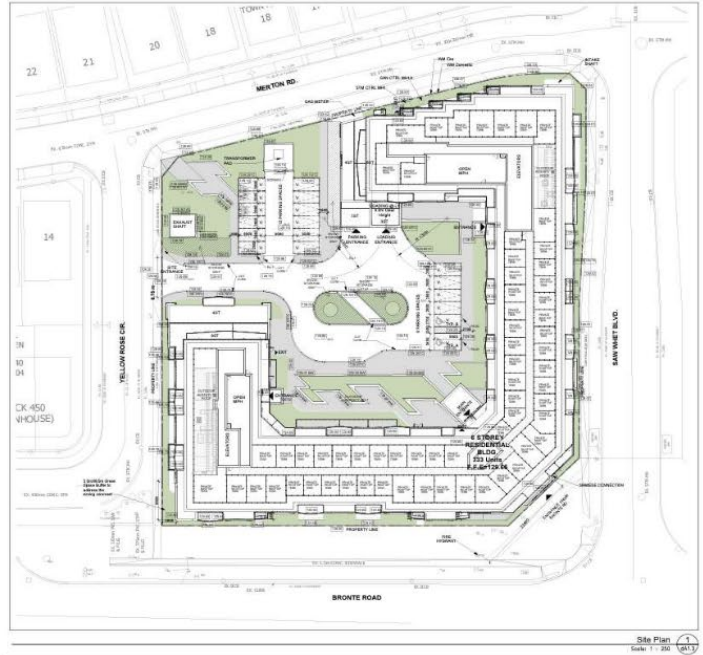
Appendix C / Affordable Housing Example (Caivan Community (Bronte) Ltd.)

Appendix C

CAIVAN COMMUNITIES (BRONTE) LTD. - 2501 SAW WHET BOULEVARD

Caivan - Saw Whet Block Statistics	
Block Size (ac)	1.98
Number of Storeys	6
Total Units	333
<i>Studio</i>	4
<i>1B</i>	94
<i>1B+D</i>	138
<i>2B</i>	67
<i>2B+D</i>	22
<i>3B</i>	8
Levels of Underground Parking	2
Total Stalls (incl. surface parking)	398
Building Area	42,926

**Approved development by the Town of Oakville*



South Elevation 3
Scale: 1 : 200



East Elevation 2
Scale: 1 : 200



KEY PLAN 4
Scale: 1 : 200

- ① EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ② EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ③ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ④ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑤ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑥ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑦ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑧ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑨ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑩ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑪ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑫ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑬ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑭ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑮ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑯ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑰ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑱ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑲ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ⑳ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉑ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉒ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉓ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉔ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉕ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉖ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉗ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉘ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉙ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉚ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉛ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉜ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉝ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉞ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㉟ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊱ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊲ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊳ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊴ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊵ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊶ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊷ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊸ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊹ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊺ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊻ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊼ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊽ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊾ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE
- ㊿ EXTERIOR WALL
CONCRETE
CONCRETE
CONCRETE

EXTERIOR FINISH LEGEND 1
Scale: 1 : 200