Oval Court

Architectural Drawings

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Oval Court

Draft Plan Application

24/07/2024

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Site Statistics - Oval Court, Buildings A-F

Municipal Address	Oval Court, Buildings A-F, 5155 Fairview Street	
Proposed Use	Mixed-Use Residentail	
Site Area	34,987	All Values Are Metric
FAR	4.13	

	Building A	**Building B**	**Building C**	**Building D**	**Building E**	**Building F**
Storey	18	19	32	34	28	26
Metres	59.44m	62.44m	101.44m	107.44m	89.44m	83.44m
Site Area	5,227	4,261	8,266	6,348	10,884	
FAR	3.49	3.93	3.47	4.76	4.63	
Lot Width	71.07m	12.00m	7.25m	15.00m	77.23m	

GFA							**Total**
GFA Residential	17,446	16,025	27,792	29,694	25,561	24,538	141,056
GFA Retail	806	737	907	511	345	0	3,306
GFA Total	18,252	16,762	28,699	30,205	25,906	24,538	144,362

Res Unit Breakdown							**Total**
Totals	218	146	315	305	340	202	1,526

Residential Amenity							**Total**	**Total Required**	**Grand Total**
Indoor	660	660	661	644	1,198	1,539	5,362	22,890	25,121
Outdoor	3,434	3,059	4,642	2,955	4,529	1,140	19,759		
								15 Sqm per Unit	

Parking						**Total Provided**
Total Residential Parking (0.9 Spaces per Unit)	196	131	284	275	488	1,373
Total Visitor Parking (0.1 Spaces per Unit)	22	15	32	31	54	153
Total Commercial Parking	50	130	65	34	18	297
Total Parking	**274**	**298**	**455**	**349**	**516**	**1892**
Required Parking	**268**	**276**	**380**	**339**	**560**	**1,823**

Site Statistics - Oval Court, Buildings G-H

Municipal Address	Oval Court, Buildings G-H, 5135 Fairview Street	
Proposed Use	Mixed-Use Residentail	
Site Area		All Values Are Metric
FSI		

	Building G	**Building H**
Storey	19	19
Metres	62.25m	62.25m
Site Area	4,026	6,299
FAR	4.99	4.32
Lot Width	56m	55m

GFA		
GFA Residential	18,759	23,655
GFA Retail	1,027	3,035
GFA Total	20,101	27,217

Res Unit Breakdown		
Totals	202	260

Residential Amenity			**Total**	**Total Required**	**Grand Total**
Indoor	929	883	1,812	6,930	7,275
Outdoor	2,540	2,923	5,463		
				15 Sqm per Unit	

Parking		
Total Residential Parking (0.9 Spaces per Unit)	182	234
Total Visitor Parking (0.1 Spaces Per Unit)	20	26
Total Commercial Parking	50	126
Total Parking	**252**	**386**
Required Parking	**252**	**386**

RESIDENTIAL AREA SCHEME

- Amenity Exterior
- Amenity Interior
- Retail

UNDERGROUND DEVELOPMENT LIMIT

RAILWAY TRACKS

HATCH DENOTES EXTENT OF EARTHEN BERM AS PER METROLINX RAIL LINE SOUND AND SITE MITIGATION REQUIREMENTS

NO DEVELOPMENT, SAVE AND EXCEPT BELOW-GRADE GARAGE , BERM AND CRASH WALL ARE PERMITTED WITHIN 7.5M OF THE O2 ZONE ADJACENT TO THE NORTH LOT LINE

30M RAILWAY SETBACK

YARD ABUTTING A PC ZONE : 17.5m FOR APARTMNET TOWERS

UNDERGROUND PARKING EXTENT

PROPOSED PROPERTY LIMIT

7.5M SETBACK FROM THE FLOOD LINE

TOP OF THE BANK

PROPOSED FLOOD LINE

PRELIMINARY TOP OF BANK AS STAKED BY CONSERVATION HALTON ON OCTOBER 19, 2018

TOWER A

TOWER B

TOWER C

TOWER D

TOWER E

TOWER F

TOWER G

TOWER H

PET AREA

EXISTING TREE (TO BE PRESERVED)

SHERWOOD FOREST PARK

JELLYFISH FILTER BELOW

JELLYFISH FILTER BELOW

KIDS PLAY AREA

Draft Plan of Subdivision Block Line

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Level 1 Floor Plan + Landscape P100

Oval Court 24/07/24 As indicated

TOWER D
TOWER C
TOWER E
TOWER B
TOWER F
TOWER A
TOWER G
TOWER H
17th STOREY BALCONY
3rd STOREY BALCONY
33.72 m
33.00 m
38.73 m
27.78 m
48.43 m
25.07 m
13.60 m
19.86 m
29.92 m
25.95 m
8.01 m
25.14 m
19.94 m
13.21 m
39.68 m
12.50 m
17.60 m
7.20 m
14.57 m
7.69 m
19.16 m
9.78 m
20.51 m
23.48 m
8.59 m
3.37 m
10.12 m
7.82 m
14.16 m
3.00 m
6.00 m
6.00 m
6.89 m
8.19 m
24.80 m
7.86 m
3.00 m

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Typical Tower Floor Plan P101
Oval Court 24/07/24 1 : 1000

Area of 20M ROW: 3228 Sq M

Proposed ROW Adjusted to match area of 3228 Sq M @ 20.550M

TOWER D

TOWER C

TOWER E

TOWER B

TOWER F

TOWER A

EXISTING TREE (TO BE PRESERVED)

Sherwood Forest Park

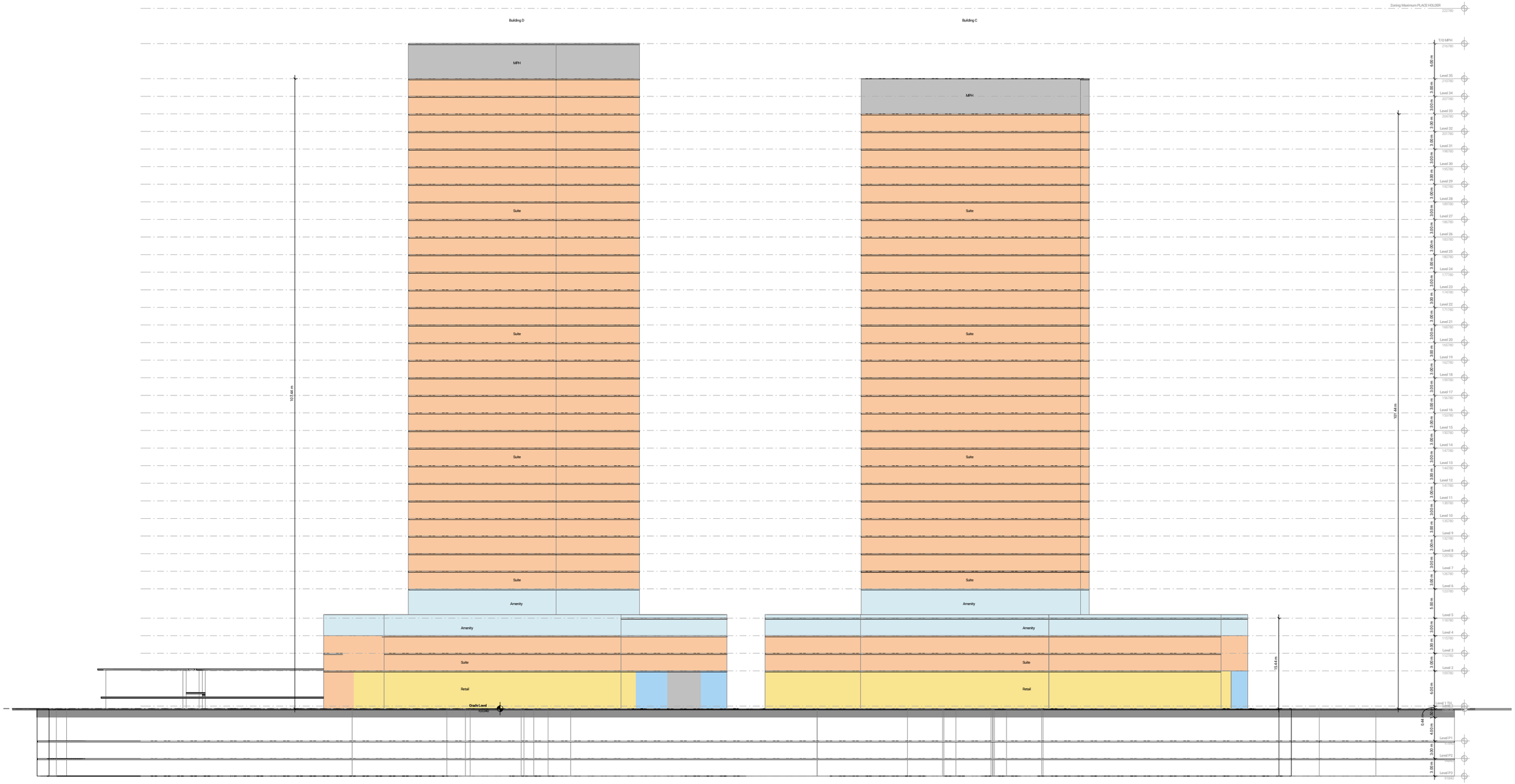
KIDS PLAY AREA

Transformers

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Right of Way Diagram P102

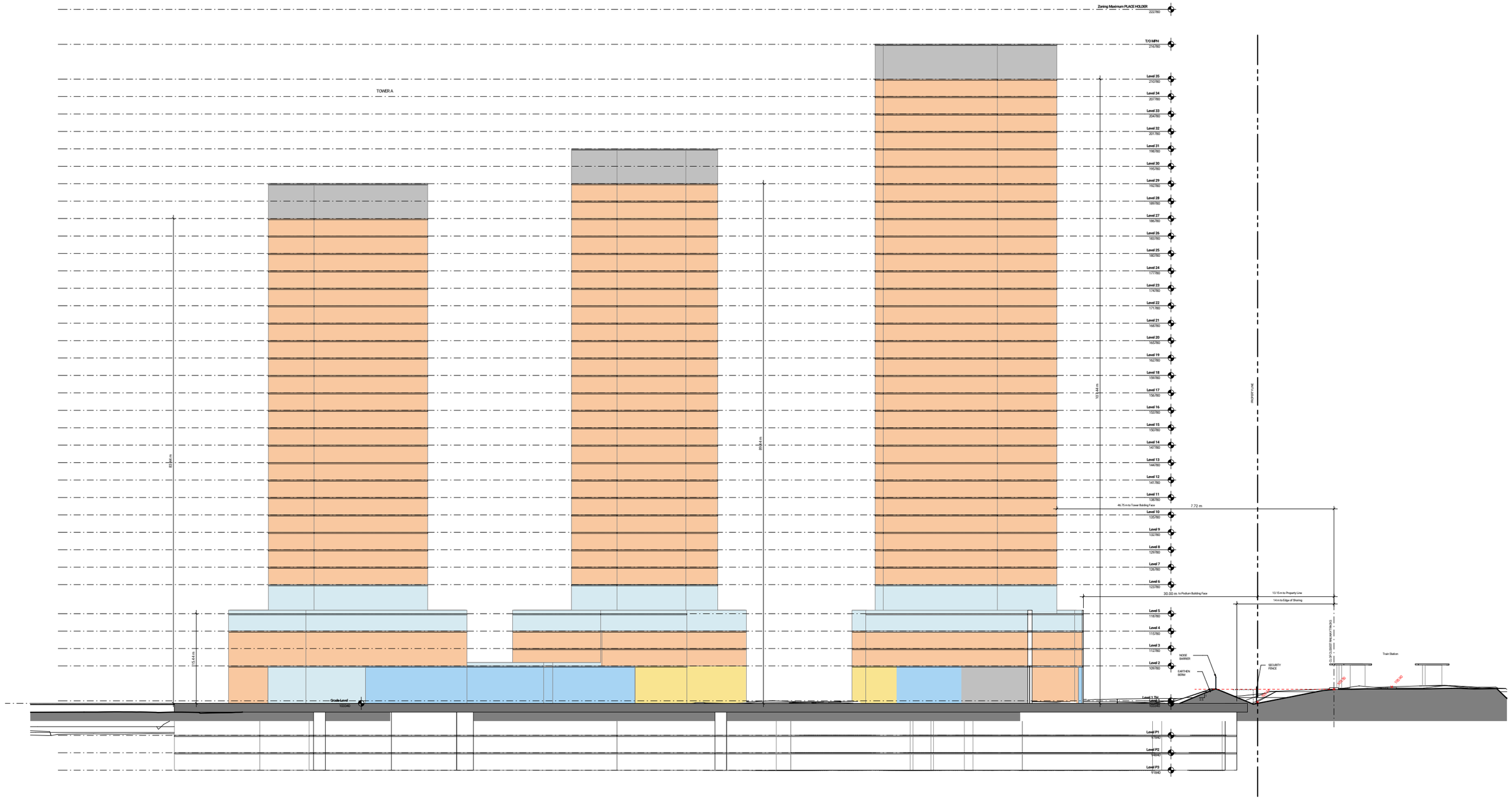
Oval Court 24/07/24 1 : 1000



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East West Building Section Through Buildings C, D P300

Oval Court 24/07/24



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East/West Building Section Through Buildings D, E, F P301

Oval Court 24/07/24

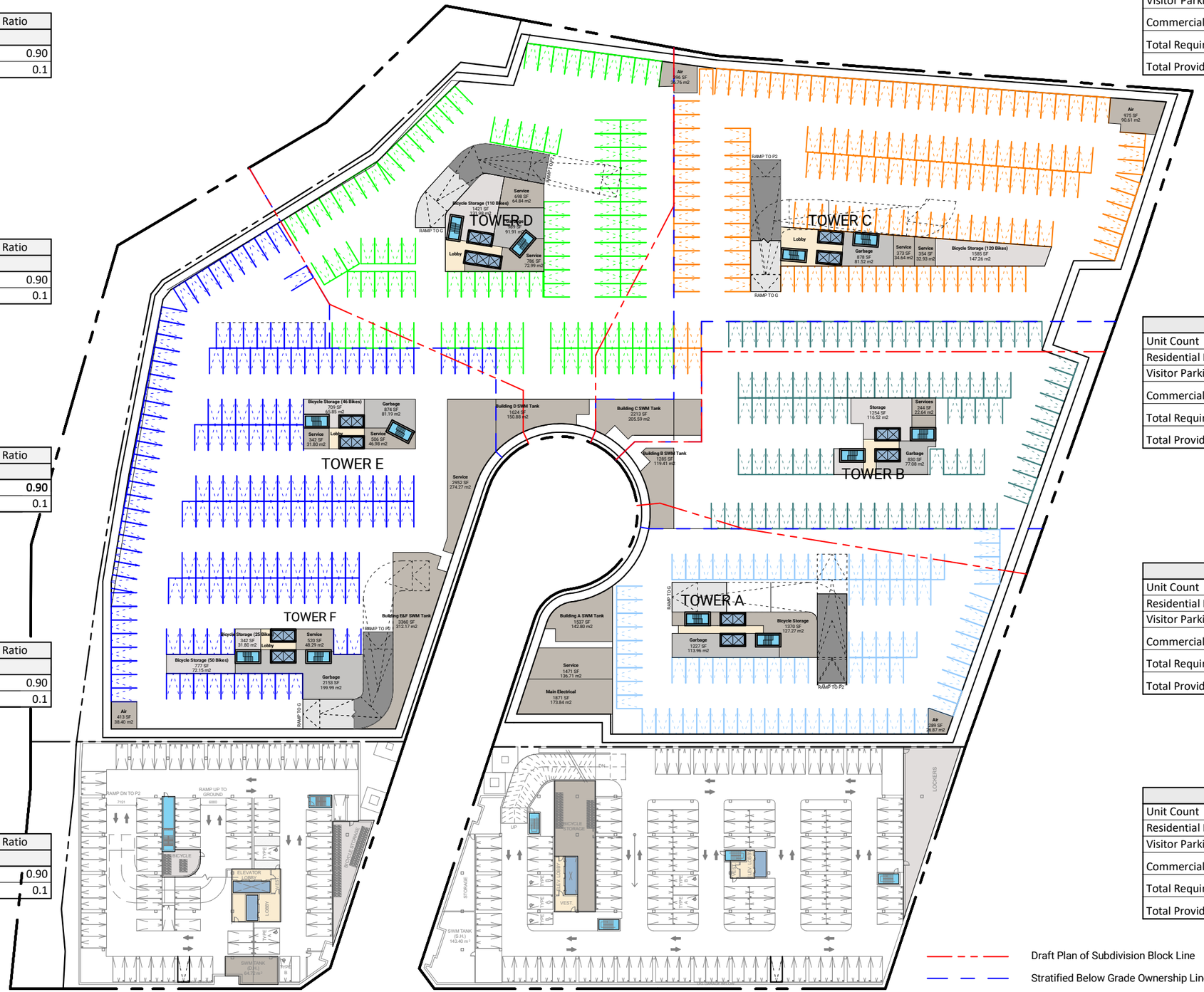
Building D		Ratio
Unit Count	305	
Residential Parking	275	0.90
Visitor Parking	31	0.1
Commercial Parking	34	
Total Required	339	
Total Provided	337	
Delta	-2.00	
Aggregate	+99.00	

Building E & F		Ratio
Unit Count	542	
Residential Parking	488	0.90
Visitor Parking	54	0.1
Commercial Parking	18	
Total Required	560	
Total Provided	516	
Delta	-44.00	
Aggregate	+55.00	

Buildings A-F Total		Ratio
Unit Count	1,526	
Residential Parking	1,373	0.90
Visitor Parking	153	0.1
Commercial Parking	297	
Total Required	1,823	
Total Provided	1,878	
Delta	+55.00	

Building H		Ratio
Unit Count	260	
Residential Parking	234	0.90
Visitor Parking	26	0.1
Commercial Parking	126	
Total Required	386	
Total Provided	386	

Buildings G-H Total		Ratio
Unit Count	462	
Residential Parking	416	0.90
Visitor Parking	46	0.1
Commercial Parking	176	
Total Required	638	
Total Provided	638	
Delta	+0.00	



Building C		Ratio
Unit Count	315	
Residential Parking	284	0.90
Visitor Parking	32	0.1
Commercial Parking	65	
Total Required	380	
Total Provided	446	
Delta	+66.00	
Aggregate	+101.00	

Building B		Ratio
Unit Count	146	
Residential Parking	131	0.90
Visitor Parking	15	0.1
Commercial Parking	130	
Total Required	276	
Total Provided	305	
Delta	+29.00	
Aggregate	+35.00	

Building A		Ratio
Unit Count	218	
Residential Parking	196	0.90
Visitor Parking	22	0.1
Commercial Parking	50	
Total Required	268	
Total Provided	274	
Delta	+6.00	
Aggregate	+6.00	

Building G		Ratio
Unit Count	202	
Residential Parking	182	0.90
Visitor Parking	20	0.1
Commercial Parking	50	
Total Required	252	
Total Provided	252	

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Parking Phasing P01

Oval Court 24/07/24 As indicated

740 Oval Court
Existing Building

735 Oval Court
Existing Building

730 Oval Court
Existing Building

TOWER A

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

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Site Plan Phasing (Phase 1) P02

Oval Court 24/07/24 As indicated

740 Oval Court
Existing Building

730 Oval Court
Existing Building

TOWER B

Residential Lobby
2034 SF
188.99 m2

TOWER A

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

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Site Plan Phasing (Phase 2) P03

Oval Court 24/07/24 As indicated

740 Oval Court
Existing Building

730 Oval Court
Existing Building

TOWER C

Residence Lobby
3418 SF
317.51 m2

Non-Residential
4174 SF
387.81 m2

TOWER B

Non-Residential
5544 SF
489.04 m2

Residential Lobby
2034 SF
188.99 m2

TOWER A

LOADING ENTRY
EXIT/EXIT
PARKING ENTRY
8.65 m
EXIT/EXIT
ADMIN
2,070 SF
INTERIOR AMENITY
2,167 SF
LOADING AREA
1,446 SF
GARBAGE ROOM
1,007 SF
BULK WASTE
RESIDENTIAL LOBBY
1,906 SF
COMM. G
787 SF
PARCEL G
MEET
SERVICE CORRIDOR
COMMERCIAL / OFFICE
6,200 SF
OFFICE
3,175 SF
RESIDENTIAL ENTRY
EXIT
LINE OF PODIUM ABOVE
LINE OF TOWER ABOVE
U/G GARAGE BELOW
OFFICE ENTRY

PARKING ENTRY
EXIT/EXIT
LOADING ENTRY
LOADING SPACE
LOADING AREA
2,741 SF
INTERIOR AMENITY
1,701 SF
ADMIN
359 SF
GARBAGE ROOM
446 SF
RESIDENTIAL LOBBY
2,511 SF
MAIL
BULK WASTE
SERVICE CORRIDOR
EXIT
RESIDENTIAL ENTRY
COMMERCIAL / OFFICE
6,841 SF
LINE OF TOWER ABOVE
5.48 m
7.00 m
6.20 m
8.10 m
1.90
DAYCARE ENTRY
U/G GARAGE BELOW
OFFICE
KIDS PLAY AREA
BIKE STORAGE
EXIT
OFFICE ENTRY
DAYCARE
11,260 SF
1047.92 SM
LINE OF PODIUM ABOVE
DAYCARE EXIT

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

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Site Plan Phasing (Phase 3) P04

Oval Court 24/07/24 As indicated

TOWER D

Residence Lobby
2293 SF
213.04 m2

Non-Residential
2274 SF
214.76 m2

TOWER C

Residence Lobby
3418 SF
317.51 m2

Non-Residential
4174 SF
387.81 m2

735 Oval Court
Existing Building

Non-Residential
5544 SF
489.04 m2

TOWER B

Residential Lobby
2034 SF
188.99 m2

730 Oval Court
Existing Building

TOWER A

LOADING ENTRY
EXIT
EXIT
PARKING ENTRY
9.65m
EXIT
ADMIN
2,070 SF
INTERIOR AMENITY
2,187 SF
LOADING AREA
1,646 SF
GARBAGE ROOM
1,402 SF
BULK WASTE
RESIDENTIAL LOBBY
1,909 SF
VEST
COMM. G
797 SF
PARCELS
SERVICE CORRIDOR
COMMERCIAL / OFFICE
6,200 SF
OFFICE
3,175 SF
LINE OF TOWER ABOVE
RESIDENTIAL ENTRY
EXIT
OFFICE ENTRY
UG GARAGE BELOW

PARKING ENTRY
EXIT
LOADING ENTRY
INTERIOR AMENITY
1,701 SF
LOADING SPACE
LOADING AREA
2,191 SF
STORAGE
ADMIN
356 SF
RESIDENTIAL LOBBY
2,511 SF
GARBAGE ROOM
846 SF
COMMERCIAL / OFFICE
6,641 SF
LINE OF TOWER ABOVE
RESIDENTIAL ENTRY
EXIT
OFFICE ENTRY
KIDS PLAY AREA
STORAGE
EXIT
EXIT
BIKE STORAGE
DAYCARE
11,280 SF
1047.92 SM
EXIT
DAYCARE EXIT
5.48 m
7.00 m
6.20 m
8.10 m
1.90
DAYCARE ENTRY
UG GARAGE BELOW
OFFICE

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

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Site Plan Phasing (Phase 4) P05

Oval Court 24/07/24 As indicated

TOWER D

Residence Lobby
2293 SF
213.04 m2

Non-Residential
2312 SF
214.76 m2

TOWER C

Residence Lobby
3418 SF
317.51 m2

Non-Residential
4174 SF
387.81 m2

TOWER E

Non-Residential
1404 SF
130.45 m2

Residential Lobby
3574 SF
332.05 m2

TOWER B

Non-Residential
5264 SF
489.04 m2

Residential Lobby
2034 SF
188.99 m2

TOWER F

Residential Lobby
2104 SF
195.50 m2

TOWER A

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

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Site Plan Phasing (Phase 5) P06

Oval Court 24/07/24 As indicated

PHASE 4

PHASE 3

PHASE 5

PHASE 2

PHASE 1

PHASE 6

PHASE 7

TOWER D

Residence Lobby
2293 SF
213.04 m2

Non-Residential
2312 SF
214.76 m2

TOWER C

Residence Lobby
3418 SF
317.51 m2

Non-Residential
4174 SF
387.81 m2

TOWER E

Non-Residential
1404 SF
130.45 m2

Residential Lobby
3574 SF
332.05 m2

TOWER B

Non-Residential
5264 SF
489.04 m2

Residential Lobby
2034 SF
188.99 m2

TOWER F

Residential Lobby
2104 SF
195.50 m2

TOWER A

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

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Site Plan Phasing (Overview) P07

Oval Court 24/07/24 As indicated



Parking Deck Slopes N/S Relative to Grade

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

000-Parking Schedule		
Level	Type	Count
Residential Parking - Building A		
Level P1	Residential Parking - Building A	88
Level P2	Residential Parking - Building A	93
Level P3	Residential Parking - Building A	93
Residential Parking - Building A: 274		
Residential Parking - Building B		
Level P1	Residential Parking - Building B	98
Level P2	Residential Parking - Building B	100
Level P3	Residential Parking - Building B	100
Residential Parking - Building B: 298		
Residential Parking - Building C		
Level P1	Residential Parking - Building C	147
Level P2	Residential Parking - Building C	154
Level P3	Residential Parking - Building C	154
Residential Parking - Building C: 455		
Residential Parking - Building D		
Level P1	Residential Parking - Building D	115
Level P2	Residential Parking - Building D	117
Level P3	Residential Parking - Building D	117
Residential Parking - Building D: 349		
Residential Parking - Building E & F		
Level P1	Residential Parking - Building E & F	158
Level P2	Residential Parking - Building E & F	179
Level P3	Residential Parking - Building E & F	179
Residential Parking - Building E & F: 516		
Residential Parking - Building G		
Level P1	Residential Parking - Building G	84
Level P2	Residential Parking - Building G	84
Level P3	Residential Parking - Building G	84
Residential Parking - Building G: 252		
Residential Parking - Building H		
Level P1	Residential Parking - Building H	128
Level P2	Residential Parking - Building H	129
Level P3	Residential Parking - Building H	129
Residential Parking - Building H: 386		
Grand total: 2530		

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P3 Floor Plan P097

Oval Court 24/07/24 As indicated



Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

000-Parking Schedule

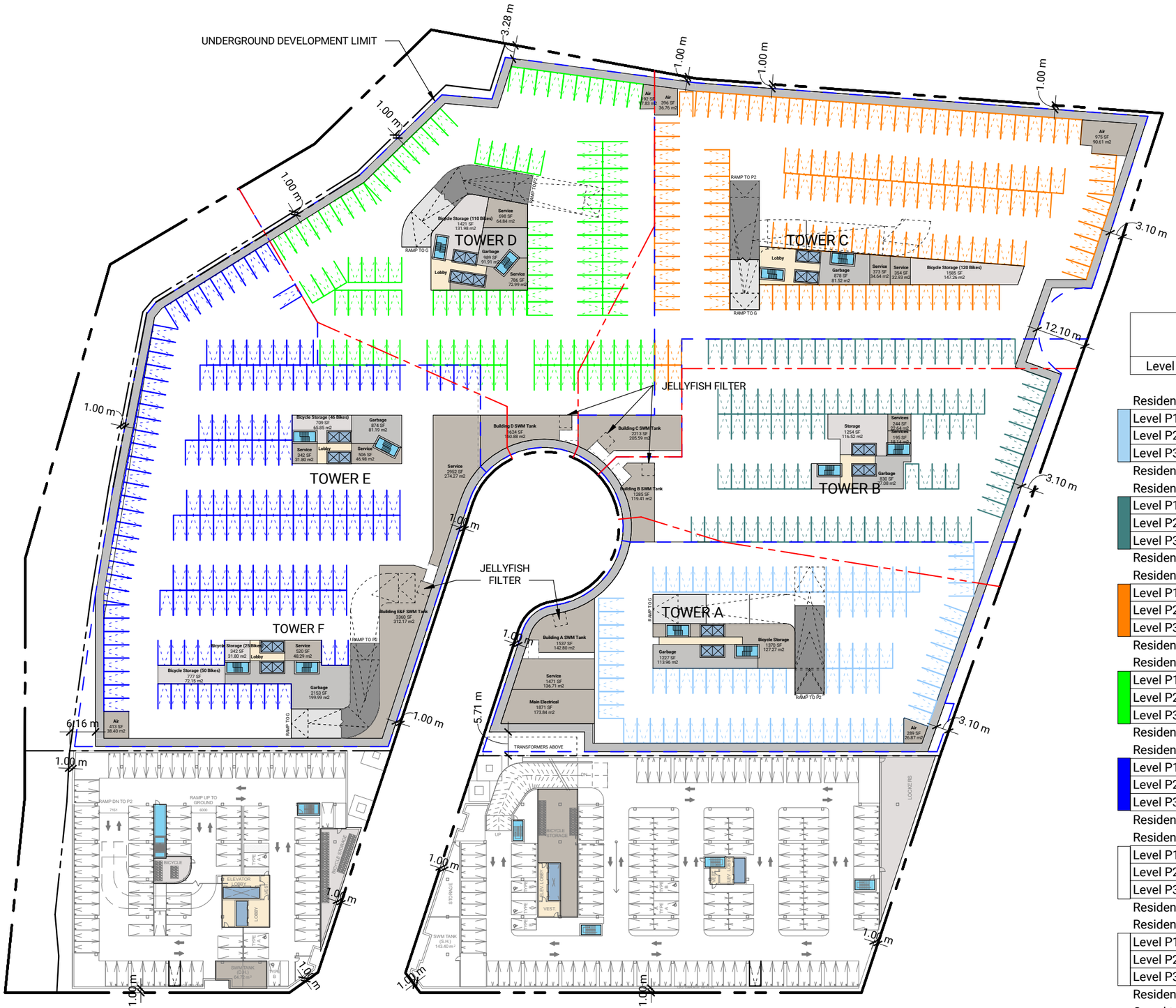
Level	Type	Count
Residential Parking - Building A		
Level P1	Residential Parking - Building A	88
Level P2	Residential Parking - Building A	93
Level P3	Residential Parking - Building A	93
Residential Parking - Building A: 274		
Residential Parking - Building B		
Level P1	Residential Parking - Building B	98
Level P2	Residential Parking - Building B	100
Level P3	Residential Parking - Building B	100
Residential Parking - Building B: 298		
Residential Parking - Building C		
Level P1	Residential Parking - Building C	147
Level P2	Residential Parking - Building C	154
Level P3	Residential Parking - Building C	154
Residential Parking - Building C: 455		
Residential Parking - Building D		
Level P1	Residential Parking - Building D	115
Level P2	Residential Parking - Building D	117
Level P3	Residential Parking - Building D	117
Residential Parking - Building D: 349		
Residential Parking - Building E & F		
Level P1	Residential Parking - Building E & F	158
Level P2	Residential Parking - Building E & F	179
Level P3	Residential Parking - Building E & F	179
Residential Parking - Building E & F: 516		
Residential Parking - Building G		
Level P1	Residential Parking - Building G	84
Level P2	Residential Parking - Building G	84
Level P3	Residential Parking - Building G	84
Residential Parking - Building G: 252		
Residential Parking - Building H		
Level P1	Residential Parking - Building H	128
Level P2	Residential Parking - Building H	129
Level P3	Residential Parking - Building H	129
Residential Parking - Building H: 386		
Grand total: 2530		

Parking Deck Slopes N/S Relative to Grade

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P2 Floor Plan P098

Oval Court 24/07/24 As indicated



Parking Deck Slopes N/S Relative to Grade

Draft Plan of Subdivision Block Line

Stratified Below Grade Ownership Line

000-Parking Schedule		
Level	Type	Count
Residential Parking - Building A		
Level P1	Residential Parking - Building A	88
Level P2	Residential Parking - Building A	93
Level P3	Residential Parking - Building A	93
Residential Parking - Building A: 274		
Residential Parking - Building B		
Level P1	Residential Parking - Building B	98
Level P2	Residential Parking - Building B	100
Level P3	Residential Parking - Building B	100
Residential Parking - Building B: 298		
Residential Parking - Building C		
Level P1	Residential Parking - Building C	147
Level P2	Residential Parking - Building C	154
Level P3	Residential Parking - Building C	154
Residential Parking - Building C: 455		
Residential Parking - Building D		
Level P1	Residential Parking - Building D	115
Level P2	Residential Parking - Building D	117
Level P3	Residential Parking - Building D	117
Residential Parking - Building D: 349		
Residential Parking - Building E & F		
Level P1	Residential Parking - Building E & F	158
Level P2	Residential Parking - Building E & F	179
Level P3	Residential Parking - Building E & F	179
Residential Parking - Building E & F: 516		
Residential Parking - Building G		
Level P1	Residential Parking - Building G	84
Level P2	Residential Parking - Building G	84
Level P3	Residential Parking - Building G	84
Residential Parking - Building G: 252		
Residential Parking - Building H		
Level P1	Residential Parking - Building H	128
Level P2	Residential Parking - Building H	129
Level P3	Residential Parking - Building H	129
Residential Parking - Building H: 386		
Grand total: 2530		

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P1 Floor Plan P099

Oval Court 24/07/24 As indicated