

Contractor Must Check And Verify All Dimensions On The Job.  
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Date:



**KIRKOR ARCHITECTS AND PLANNERS**  
20 De Boers Dr. # 400 Toronto ON M3J 0H1  
TEL 416 665 6060 kirkorarchitects.com

No.:	Revision:	Date:
78	Site Instruction #77	May 13 2024

No.:	Revision:	Date:
06	SPA NOTE TO FILE	MAY 23, 2024
05	SPA THIRD SUBMISSION	DEC. 14, 2021
04	SPA SECOND SUBMISSION	SEPT.10, 2021
03	SPA SUBMISSION	NOV. 28, 2019
02	LOPA / ZBA RESUBMISSION	DEC. 21, 2018
01	LOPA / ZBA SUBMISSION	AUG. 10, 2018

SITE PLAN FILE NO. SP.1319.002/01  
Drawing Title:

**Block "5"  
Level P2 & P1 Floor Plan**

Project:  
DISTRITK DEVELOPMENTS

**395 DUNDAS STREET WEST, OAKVILLE, ON**

DISTRITK DEVELOPMENTS

Scale: As indicated

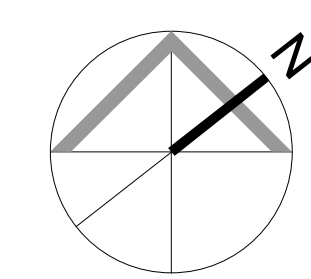
Drawn by: R.C.

Checked by: M.C.

Project No.: 17097

Date: MAY 03, 2024

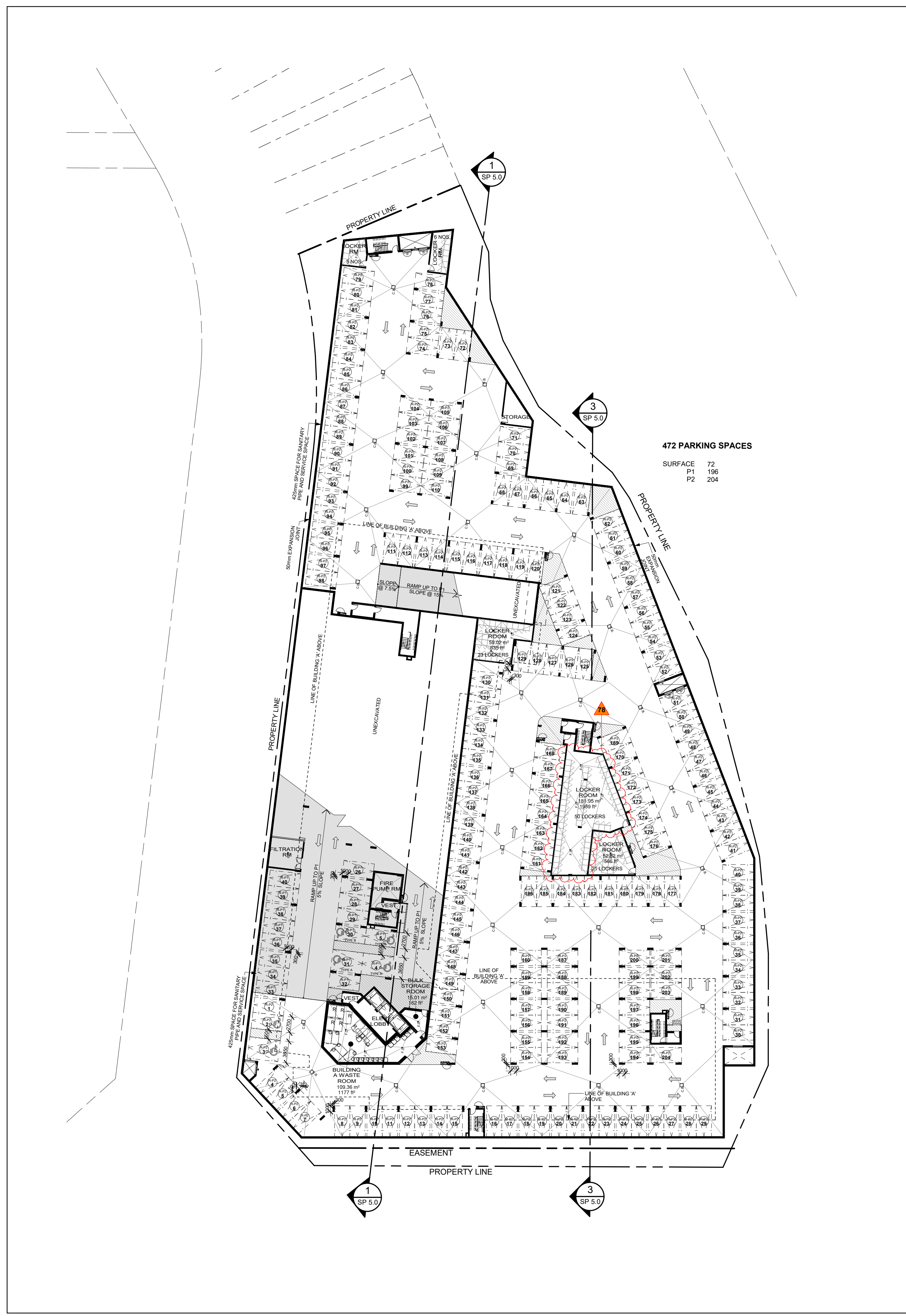
Drawing No.: SP 2.0



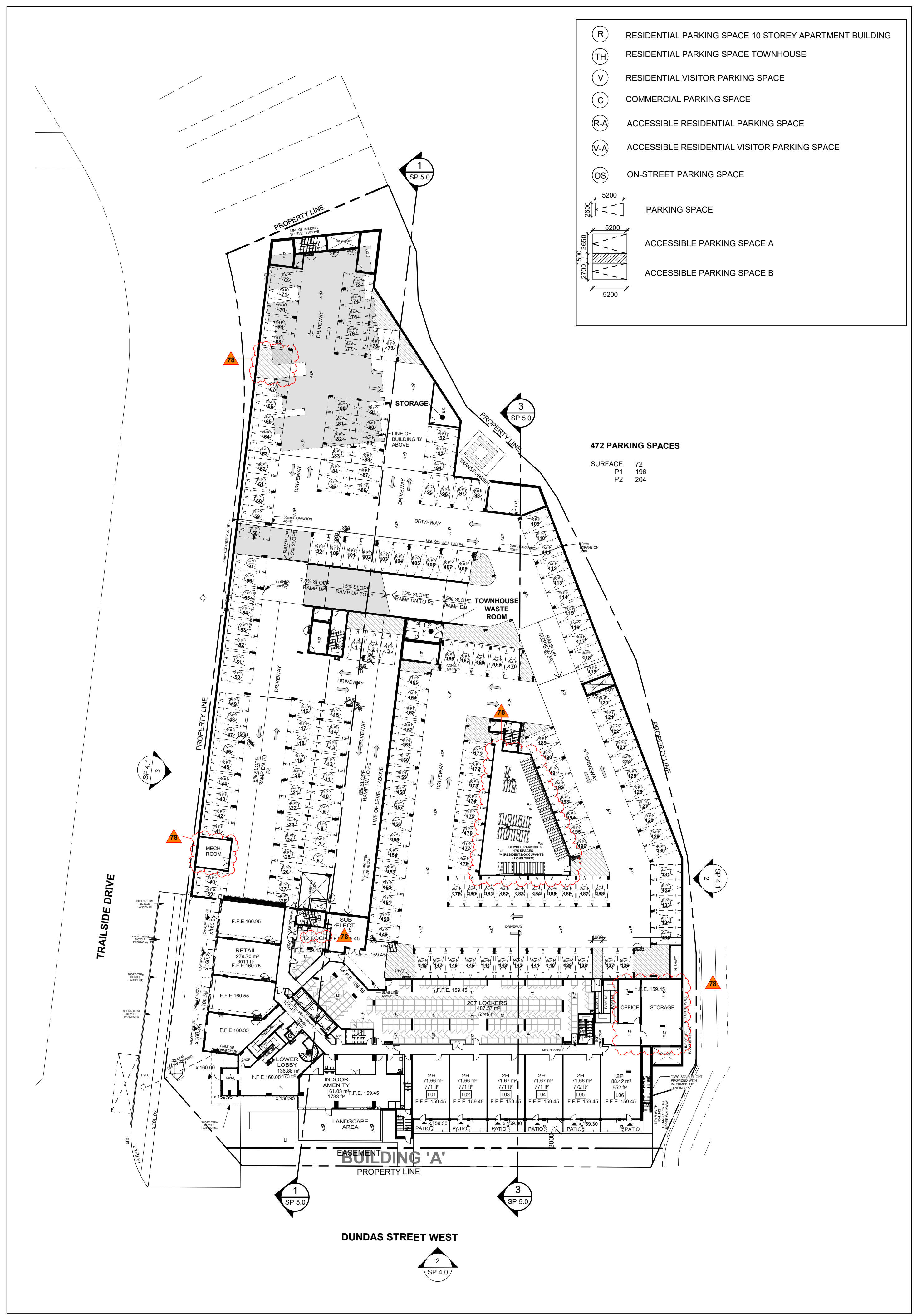
**SP 2.0**

(R) RESIDENTIAL PARKING SPACE 10 STOREY APARTMENT BUILDING  
 (TH) RESIDENTIAL PARKING SPACE TOWNHOUSE  
 (V) RESIDENTIAL VISITOR PARKING SPACE  
 (C) COMMERCIAL PARKING SPACE  
 (R-A) ACCESSIBLE RESIDENTIAL PARKING SPACE  
 (V-A) ACCESSIBLE RESIDENTIAL VISITOR PARKING SPACE  
 (OS) ON-STREET PARKING SPACE

5200  
 2000  
 5200  
 2700 3000 3800  
 5200  
 5200  
 5200  
 5200  
 PARKING SPACE  
 ACCESSIBLE PARKING SPACE A  
 ACCESSIBLE PARKING SPACE B

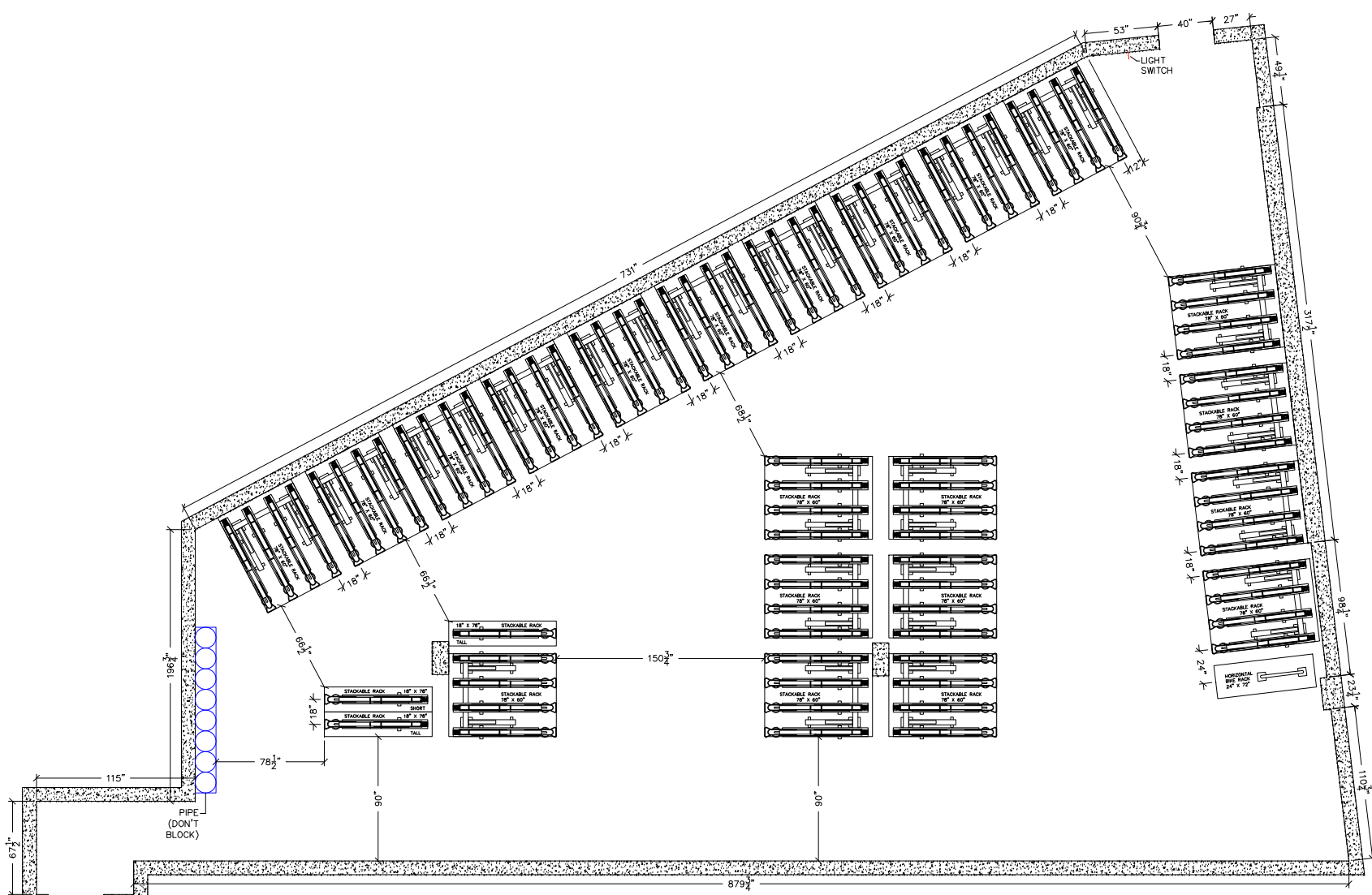


Floor Plan - Level P2 - Overall **1**  
Scale: 1 : 400 **SP 2.0**



Level P1 / Lower L1 Floor Plan **2**  
Scale: 1 : 400 **SP 2.0**





FLOOR : P1  
 ROOM : P113  
 21 - 4+4 STACKABLE BIKE RACKS  
 (168 SPACES)  
 3 - SINGLE STACKABLE BIKE RACKS  
 (6 SPACES)  
 1 - HORIZONTAL BIKE RACK  
 175 TOTAL BIKE SPACES

\* BIKE RACK ROOM RECONFIGURED DUE TO CHANGES \*  
 IN ROOM P111 & P212.  
 \* STACKABLE BIKE RACKS ARE PENDING APPROVAL  
 OF EXTRA.

**STACKED BIKE RACK NOTES:**  
 -BIKE RACKS ARE HOT DIPPED GALVANISED  
 -TOP CHANNEL CONNECTED TO GAS STRUT  
 - FIXED BOTTOM CHANNEL

**OVERALL DIMENSIONS:**  
 - (1) H1800 x L1900mm

**CHANNEL DIMENSIONS:**  
 - (4) 135 x 84 x 3  
 - (4) 62 x 74 x 2

**BASE PLATES:**  
 - (2) 178 x 152 x 6mm  
 - BASE PLATES HAVE 4 x 14mmØ MOUNTING HOLES

**CONNECTION BOARD:**  
 - 135 x 300 x 8mm  
 - CONNECTION BOARD HAS (4) 12mmØ CONNECTION HOLES

**STEEL BOARD:**  
 - (1) 135 x 122/165 x 1500 x 3mm  
 - (2) 80 x 60 x 1597 x 2.5mm

**\*\*ALL DIMENSIONS ARE IN MILLIMETERS\*\***

**HORIZONTAL BIKE RACK NOTES:**  
 -6"x6"x1/8" thk. BASE PLATES  
 -2Ø TUBE, 16 ga.  
 -FINISH IS POWDER COATED BLACK

**IMPORTANT:**  
 ANY REVISIONS OR MODIFICATIONS DONE TO THE PHYSICAL LAYOUT AFTER DRAWINGS HAVE BEEN APPROVED, MAY BE SUBJECT TO EXTRA COSTS AND DELAYS.

**MAJOR PARTITIONS**

REVISION NO: - BY: - DATE: - APPD: -

APPROVAL:  SIGNATURE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 COLOR: \_\_\_\_\_

**BROOKFIELD**  
 395 DUNDAS

DWN BY: DATE: MADE FROM: SHEET: 5 OF 9  
 C.S. 06/02/2024 9761 DWG NO:  
 APPD BY: SCALE: CAD FILE: DWG NO:  
 NTS - 9761 9761

ORDER# 9761

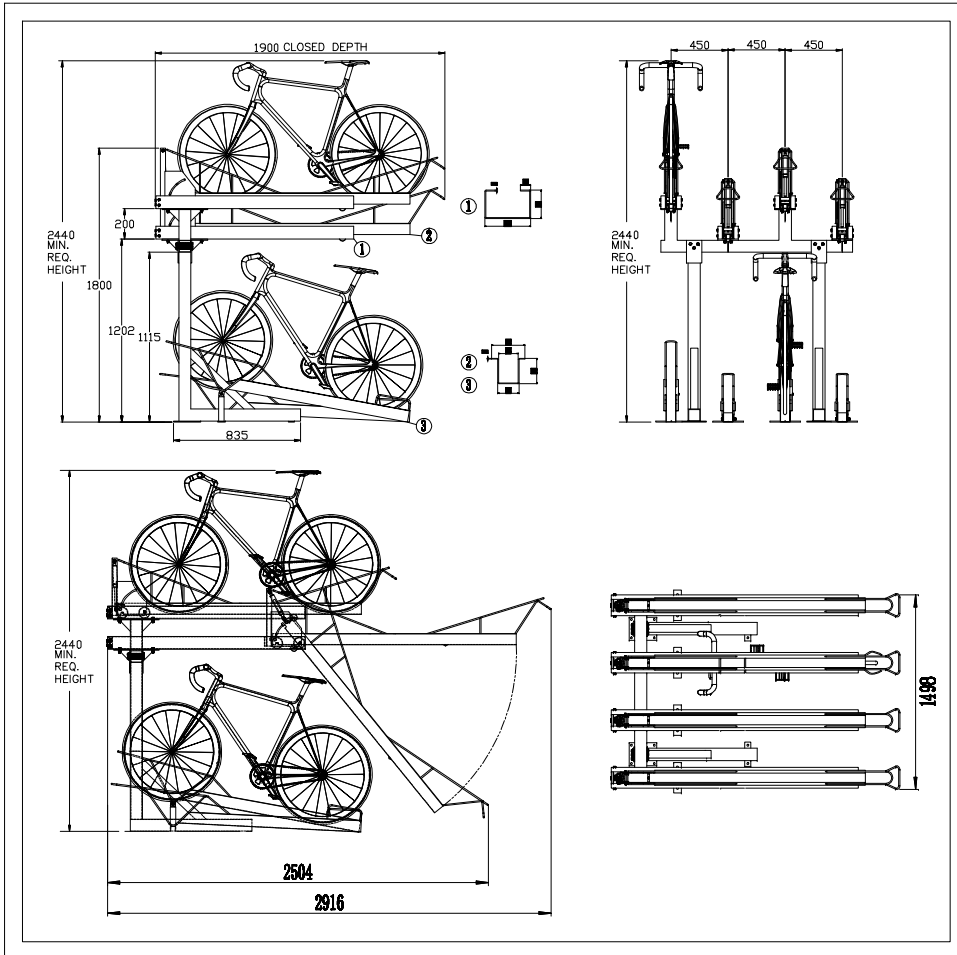
## STACKABLE BIKE RACKS

4+4 STACKABLE BIKE RACKS: 21 (168 SPACES)

SINGLE STACKABLE BIKE RACKS: 3 (6 SPACES)

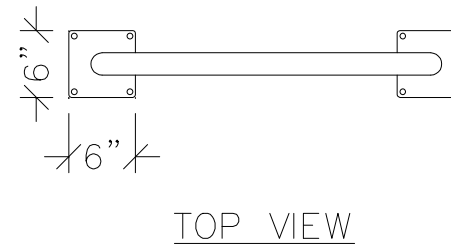
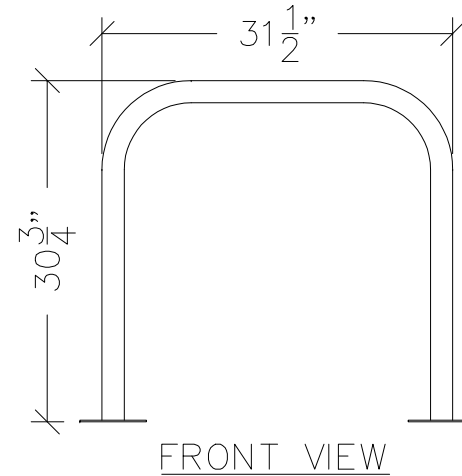
174 TOTAL SPACES

\* STACKABLE BIKE RACKS PENDING APPROVAL OF EXTRA \*



## HORIZONTAL BIKE RACKS

QTY: 51



### STACKED BIKE RACK NOTES:

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REVISION NO: - BY: - DATE: - APPD: -

APPROVAL:   
 SIGNATURE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 COLOR: \_\_\_\_\_

BROOKFIELD

395 DUNDAS

DWN BY: C.S.	DATE: 06/02/2024	MADE FROM: 9761	SHEET: 8 OF 9
APPD BY: NTS	SCALE:	CAD FILE: 9761	DWG NO: 9761

ORDER# 9761

June 10, 2024

**Via Digital Submission**

Heather McCrae, Secretary-Treasurer to the Committee of Adjustment  
Town of Oakville  
Planning Services Department  
1225 Trafalgar Road  
Oakville, Ontario, L6H 0H3

**Re: Application for a Minor Variance**  
**393 Dundas L.P., (Distrikt Developments)**  
**395 Dundas Street West and 3025 Trailside Drive** (formerly 393 Dundas Street West)  
**Part of Lot 19, Concession 1, North of Dundas Street (Trafalgar)**  
**Parts 1, 2, 3 on Ref. Plan 20R-21952 (formerly Block 5, 24T-17007/1319**  
*Related Files (Approved): S.P.1319.002/01, #Z.1319.07; #Z1319.09*

Dear Ms. McCrae,

We are pleased to submit a minor variance application on behalf of 393 Dundas L.P., (Distrikt Developments) for the aforementioned property. The variance includes an exemption from the length and width dimension requirements (outlined in Section 3 of the Town of Oakville Zoning by-law 2009-189) for bicycle parking spaces. The variance seeks to allow the use of stacked bicycle parking. Adjustments to the Level L2 floor plans at the site plan level necessitate the relocation of the locker room to the P2 bicycle room. Consequently, the bicycle room situated at P1 is now planned to incorporate stacked parking spaces, thereby optimizing the use of space and allowing for the modifications to be implemented.

In support of the application, we are pleased to enclose digital copies of the following items:

- Executed Application for Minor Variance form, dated 2024-06-04;
- Level P2 & P1 Floor Plan (SP-2.0), prepared by Kirkor, dated 2024-05-23; and
- Stacked Bicycle Parking Details, prepared by Major Partitions, dated 2024-02-08.

Confirmation of payment submitted will be provided shortly including: the Town of Oakville fee of \$4,050.00. Payment to the Region of Halton and Conservation Halton will be paid once confirmed. Please contact me directly at 905-257-0227 ext. 23 should you have any questions or require further information.

Sincerely yours,

**Korsiak Urban Planning**

Wayne Coutinho, MPI, BSc (Env)  
Encl.

Copy: Distrikt Developments, c/o Clarence Zichen Qian (via email)