

# BDP. Quadrangle

Quadrangle Architects Limited  
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8  
t 416 598 1240 www.bdpquadrangle.com

## 50 Speers Road

Oakville, ON

for  
Helberg Properties Limited

Project No. 20023  
Date 2022-10-12  
Issued for Rezoning & Official Plan Amendment



### ARCHITECTURAL DRAWINGS

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#### LANDSCAPE ARCHITECT

MacNaughton Hermesen  
Birtton Clarkson Planning  
Limited  
7050 Weston Rd.  
Woodbridge ON L4L 8G7  
905-851-7479

#### TRANSPORTATION

BA Consulting Group Ltd  
45 St. Clair Ave. W. Suite  
300  
416 961 7110

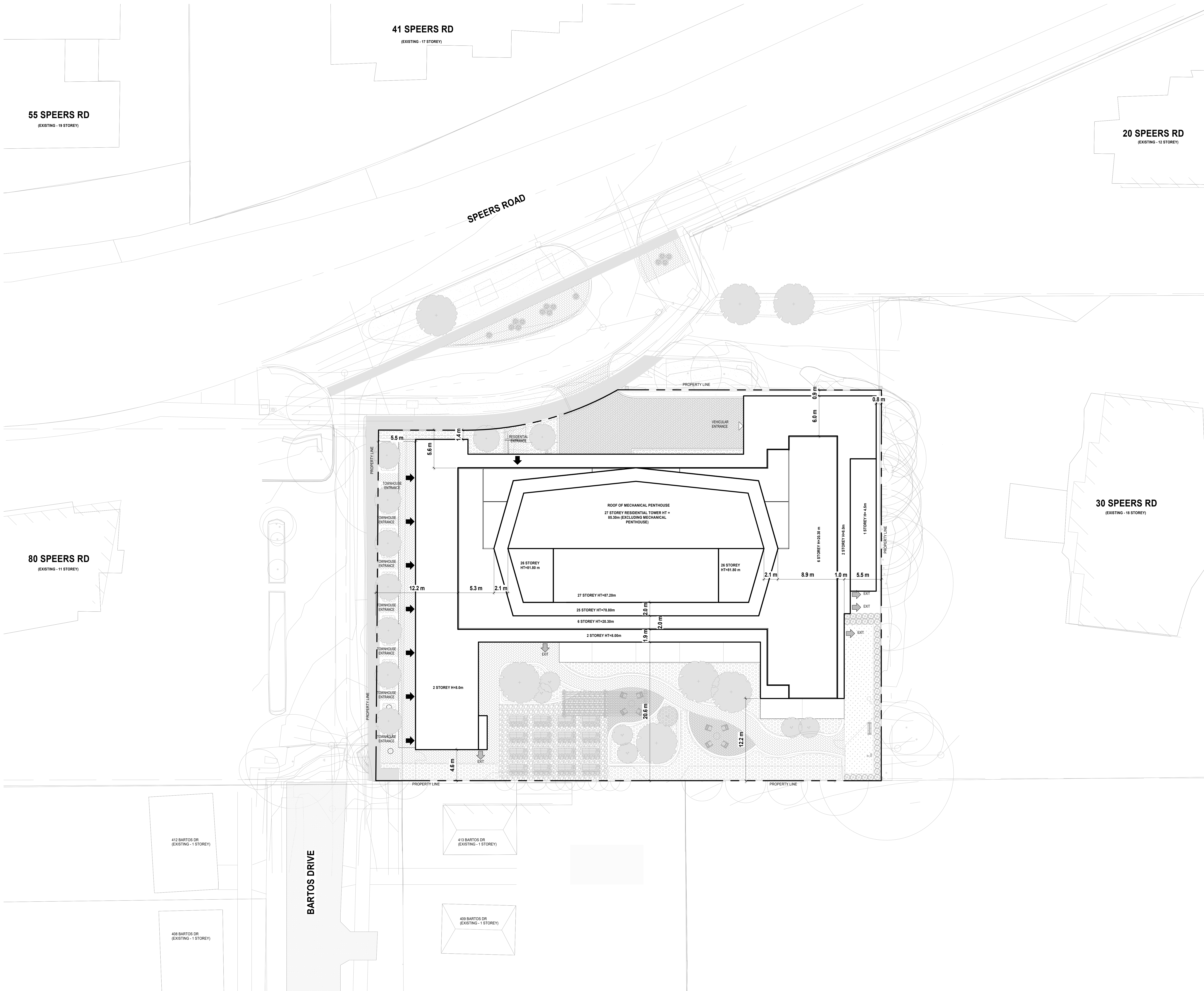
#### CIVIL ENGINEERING

Odan-Detech Group Inc.  
5230 South Service Road, Burlington  
ON L7L 5K2  
905-632-3811

#### PLANNING & URBAN DESIGN

Bousfields Inc.  
3 Church Street, Toronto ON M5E 1M2  
ON L7L 5K2  
416-947-9744

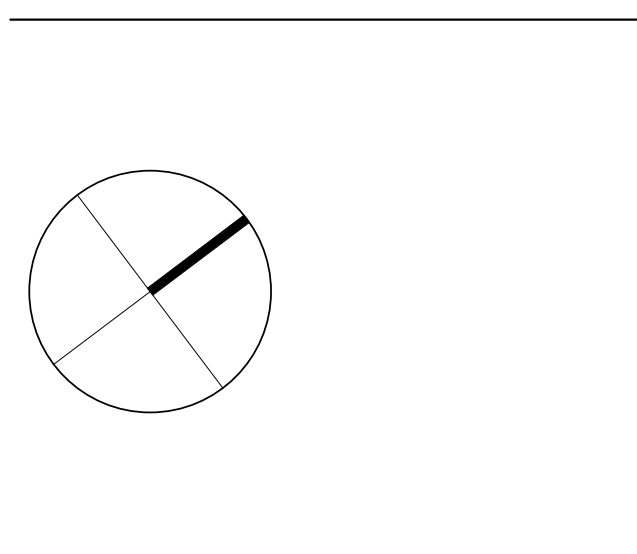
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Date	No.	Description
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REVISION RECORD		

ISSUE RECORD		
2022-10-12	Rezoning & Official Plan Amendment	



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Quadrangle**

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416-598-1240 www.bdpquadrangle.com

50 Speers Road  
Oakville, ON  
for  
Helberg Properties Limited

2023 1 : 200 VG AT  
PROJECT SCALE DRAWN REVIEWED

Concept Plan

**A100.S**

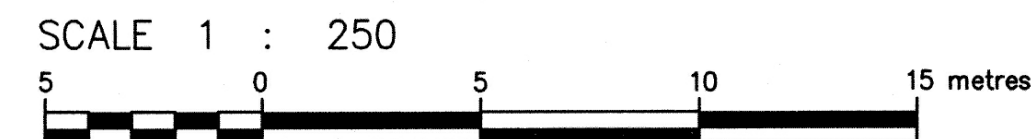
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SUBSURFACE UTILITY PLAN OF  
**50 SPEERS ROAD**  
OAKVILLE

ONSITE LOCATES INC.  
© COPYRIGHT 2022



**METRIC**

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**COORDINATE SYSTEM**

UTM ZONE 17, NAD83 CSRS (2010.0).

**ELEVATION NOTE**

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

**SEWER INVERT NOTE:**

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRADE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK\* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS.

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.

THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)

INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SEWER INVERT DATA TABLE**

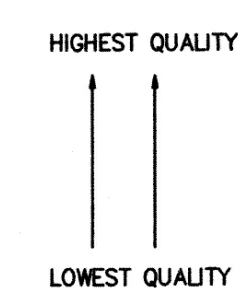
Feature ID	Direction	Diameter (mm)	Invert Depth (m)	Rim/Lid Elevation (m)	Invert Elevation (m)	Notes
SAN MM1	S/W	200	2.94	100.84	97.40	
	N/E	150	3.00		97.84	
	S/E	200	3.08		97.25	
SAN MM2	N/W	200	2.27	99.73	97.06	
	N/E	150	2.74		96.99	
	S/E	200	2.80		96.93	
SAN MM3	S/W	200	2.28	99.90	97.71	
	N/E	200	2.28		97.65	
SAN MM4	S	250	2.42	100.79	98.20	
	N/E	150	1.45		98.29	
	S/E	150	0.86		98.87	
STM MM1	S/W	300	1.49	100.88	99.09	
	N/E	300	1.90		99.18	
	S/E	300	1.93		99.03	
STM MM2	S/W	300	0.99	100.44	99.49	
	N/E	300	1.05		99.39	
	S/W	300	1.05		99.19	
STM MM3	N/W	300	0.10	100.00	90.84	
	N/W	300	1.70		99.30	DPCP
	N/E	450	1.30		99.60	
	S/E	500	0.17		98.83	
STM MM4	S/W	450	2.00	99.20	97.20	APPROXIMATE INFO PROVIDED BY CLIENT
	N/E	150	1.80		97.40	
CS1	S/W	800	0.81	100.25	99.40	
CS2	S/W	800	0.20	100.05	99.90	

\*INFORMATION OBTAINED FROM RECORDS; NOT FIELD VERIFIED BY ONSITE LOCATES INC.

**UNDERGROUND UTILITY NOTES**

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED UTILITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

**DATA QUALITY LEVEL**



QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.

QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.

QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.

QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS

ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE. LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.

LOST SIGNAL - DENOTES/INDICATES A POINT WHERE Q1-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.

QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED BY BELL, COGECO, ENBRIDGE, HALTON REGION, CITY OF OAKVILLE, AND THE CLIENT

SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 9TH DAY OF JUNE, 2022

**ONSITE LOCATES INC.**  
UTILITY LOCATE SERVICES  
A wholly owned subsidiary of J.D. Barnes Ltd.

140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3  
T: 1-800-805-6155 www.onritelocates.ca

DRAWN BY: KS	CHECKED BY: KM	REFERENCE NO.: 22-46-32789-Aug11
FILE: G:\19-30-459\00\Drawing\19-30-459-D.dgn	DATED: 2022-08-11	
	PLOTTED: 8/23/22	

PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF PART OF LOTS 15 AND 16 AND PART OF ROAD ALLOWANCE BETWEEN LOTS 15 & 16, CONCRESSION 3 SOUTH OF DUNDAS STREET TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

J. D. BARNES LIMITED  
METRIC DENOTES AND DIMENSIONS SHOWN IN THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTES**

1. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

2. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

3. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

4. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

5. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

6. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

7. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

8. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

9. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

10. THE SURVEY WAS CONDUCTED FROM ORIGINATED STATION POINTS A AND B. POINTS A AND B WERE USED TO DETERMINE THE NETWORK UTILITY DEPTH AND TO DETERMINE THE NETWORK UTILITY DEPTH.

**ELEVATION NOTE**

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

POINT ID	TESTING	ELEVATION
OPR 01	406 533.82	4 811 457.46
OPR 02	406 475.52	4 811 457.46

CONVERTER OF DIMENSIONS SHOWN ON THIS PLAN TO FEET: 0.3048

**LEGEND**

[Symbol]	SEWER INVERT
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER MAIN
[Symbol]	SEWER BRANCH
[Symbol]	SEWER CONNECTION
[Symbol]	SEWER VALVE
[Symbol]	SEWER CLEANOUT
[Symbol]	SEWER TRENCH
[Symbol]	SEWER BOX
[Symbol]	SEWER PUMP
[Symbol]	SEWER TANK
[Symbol]	SEWER STRUCTURE
[Symbol]	SEWER INVERT
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER MAIN
[Symbol]	SEWER BRANCH
[Symbol]	SEWER CONNECTION
[Symbol]	SEWER VALVE
[Symbol]	SEWER CLEANOUT
[Symbol]	SEWER TRENCH
[Symbol]	SEWER BOX
[Symbol]	SEWER PUMP
[Symbol]	SEWER TANK
[Symbol]	SEWER STRUCTURE

**SURVEYOR'S CERTIFICATE**

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF JUNE, 2022.

3. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF JUNE, 2022.

DATE: 23/08/2022

**J.D. BARNES**  
LAND INFORMATION SPECIALISTS

1000 SHEPPARD AVENUE EAST, SUITE 101, SCARBOROUGH, ONTARIO M1S 1W6  
T: 416-291-1100 F: 416-291-1101 www.jdbarnes.com

BY: [Signature] DATE: 23/08/2022

**REVISION RECORD**

No.	Description
1	ISSUE RECORD

2022-10-12 Rezoning & Official Plan Amendment

ISSUE RECORD

2022-10-12 Rezoning & Official Plan Amendment

ISSUE RECORD

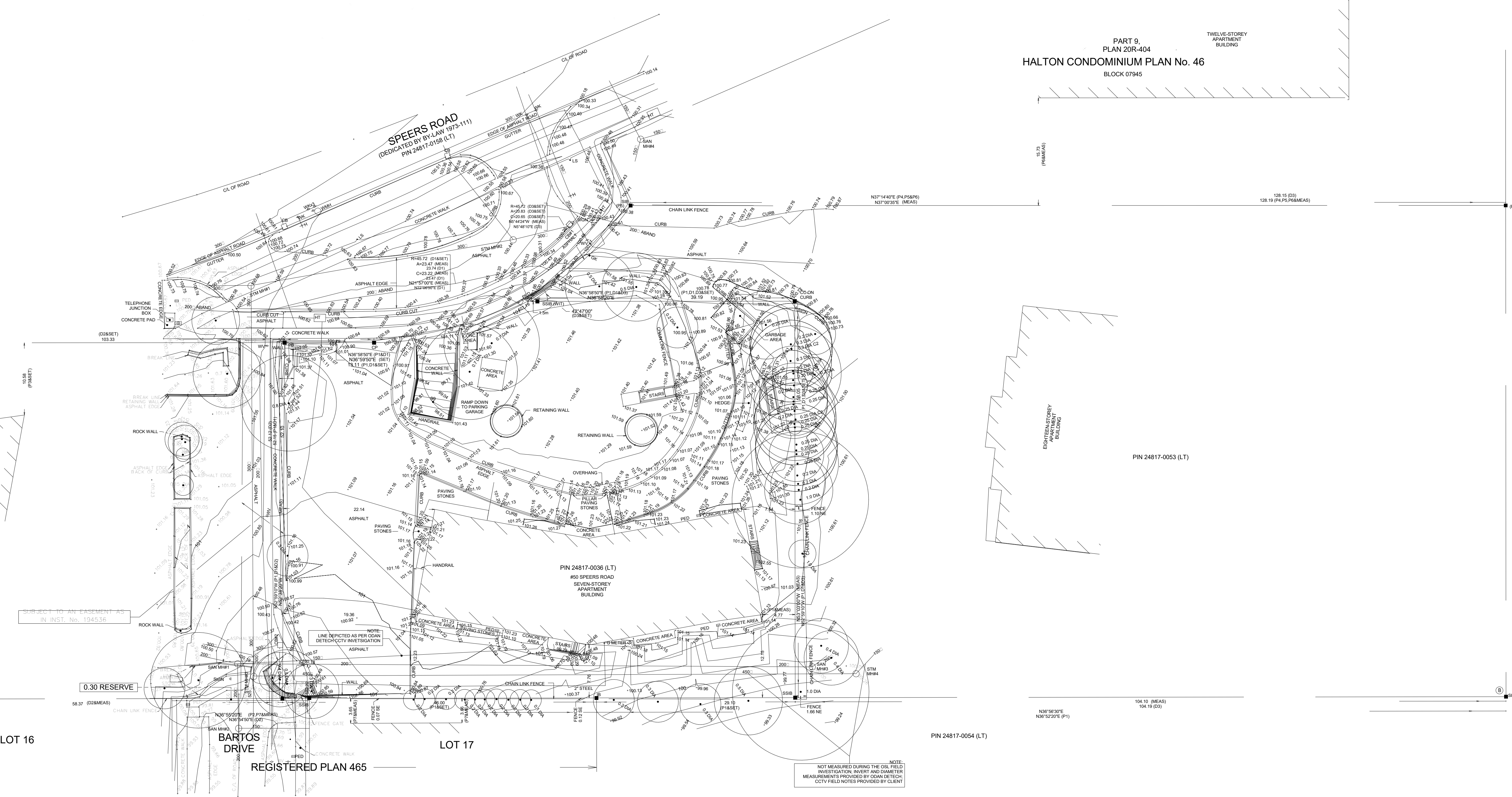
2022-10-12 Rezoning & Official Plan Amendment

ISSUE RECORD

2022-10-12 Rezoning & Official Plan Amendment

ISSUE RECORD

2022-10-12 Rezoning & Official Plan Amendment



**1**  
A102.S  
Survey

PRIMARY CONTOURS ARE AT 1.00m INTERVALS.  
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.  
BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN SUBMISSION FORM  
2194870

**B.P. QUADRANGLE**  
2194870

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).

**BDP Quadrangle**

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T: 416-598-1240 www.bdpquadrangle.com

50 Speers Road  
Oakville, ON  
for Helberg Properties Limited

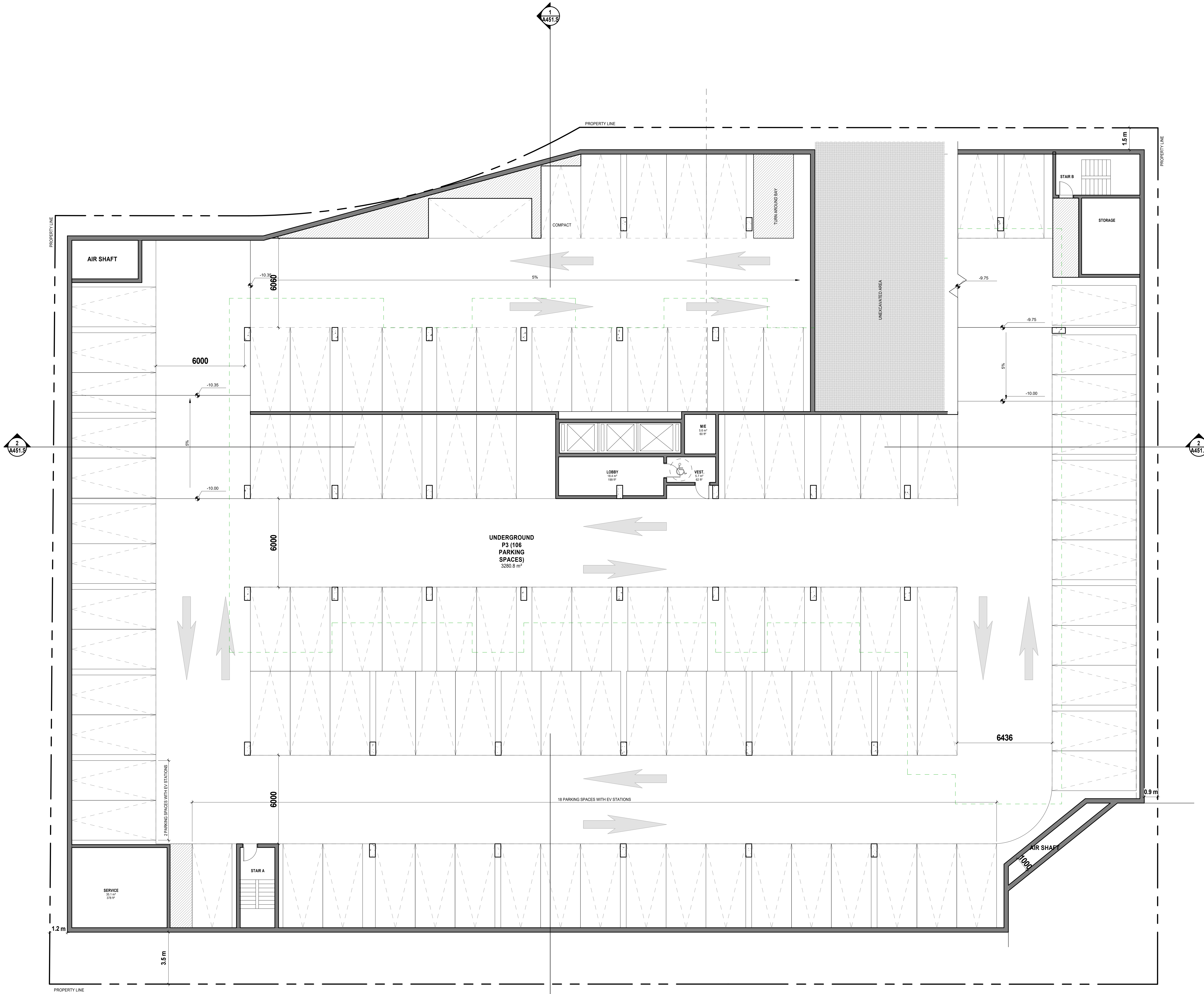
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PROJECT SCALE DRAWN REVIEWED

Survey

**A102.S**

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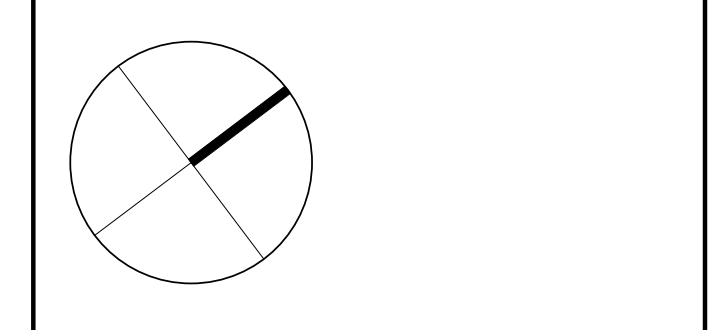
1 PARKING LEVEL 3  
SCALE: 1 : 100

- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)  
 - 2000mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)  
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
  2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
  3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

- PARKING LEGEND:**
- COMMERCIAL PARKING SPACE
  - RESIDENTIAL PARKING SPACE
  - VISITOR PARKING SPACE
  - EXISTING PARKING SPACE
  - BIKE LOCKER
  - BIKE PARKING (STACKED)
  - BIKE PARKING (VERTICAL)
  - CONVEX MIRROR
  - ELECTRIC VEHICLE
  - LIGHT STANDARD
  - PAINTED LINES
  - FIRE-RATED BULKHEAD
  - TYPICAL
  - COMPACT CAR
  - PARALLEL PARKING
  - ACCESSIBLE
  - ACCESSIBLE VISITOR - TYPE A
  - ACCESSIBLE VISITOR - TYPE B

Date	No.	Description

REVISION RECORD	
2022-10-12	Reasoning & Official Plan Amendment



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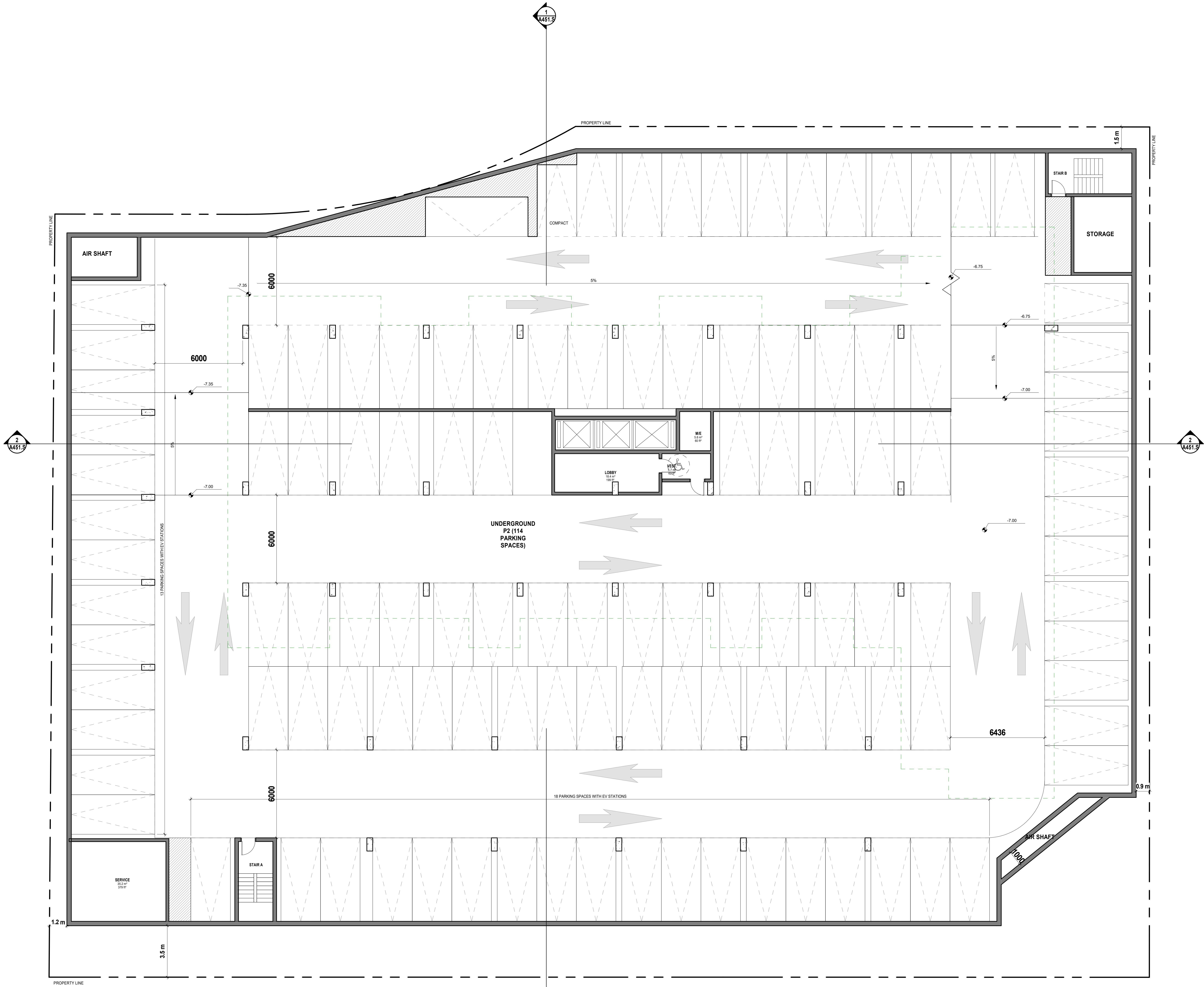
50 Speers Road  
Oakville, ON  
for  
Helberg Properties Limited

2023 As indicated ED, VG AT  
PROJECT SCALE DRAWN REVIEWED

P3 Underground

**A103.S**

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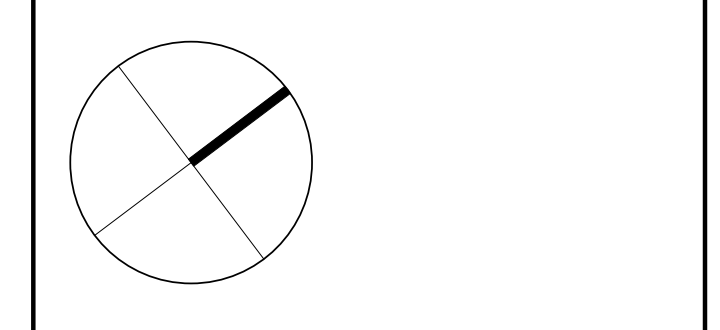
1 PARKING LEVEL 2  
SCALE: 1:100

- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 - 2000mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)  
 - 2000mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)  
 - 3200mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)  
 OTHERWISE NOTED
  2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
  3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

- PARKING LEGEND:**
- COMMERCIAL PARKING SPACE
  - RESIDENTIAL PARKING SPACE
  - VISITOR PARKING SPACE
  - EXISTING PARKING SPACE
  - BIKE LOCKER
  - BIKE PARKING (STACKED)
  - BIKE PARKING (VERTICAL)
  - CONVEX MIRROR
  - ELECTRIC VEHICLE
  - LIGHT STANDARD
  - PAINTED LINES
  - FIRE-RATED BULKHEAD
  - TYPICAL
  - COMPACT CAR
  - PARALLEL PARKING
  - ACCESSIBLE
  - ACCESSIBLE VISITOR - TYPE A
  - ACCESSIBLE VISITOR - TYPE B

Date	No.	Description

REVISION RECORD	



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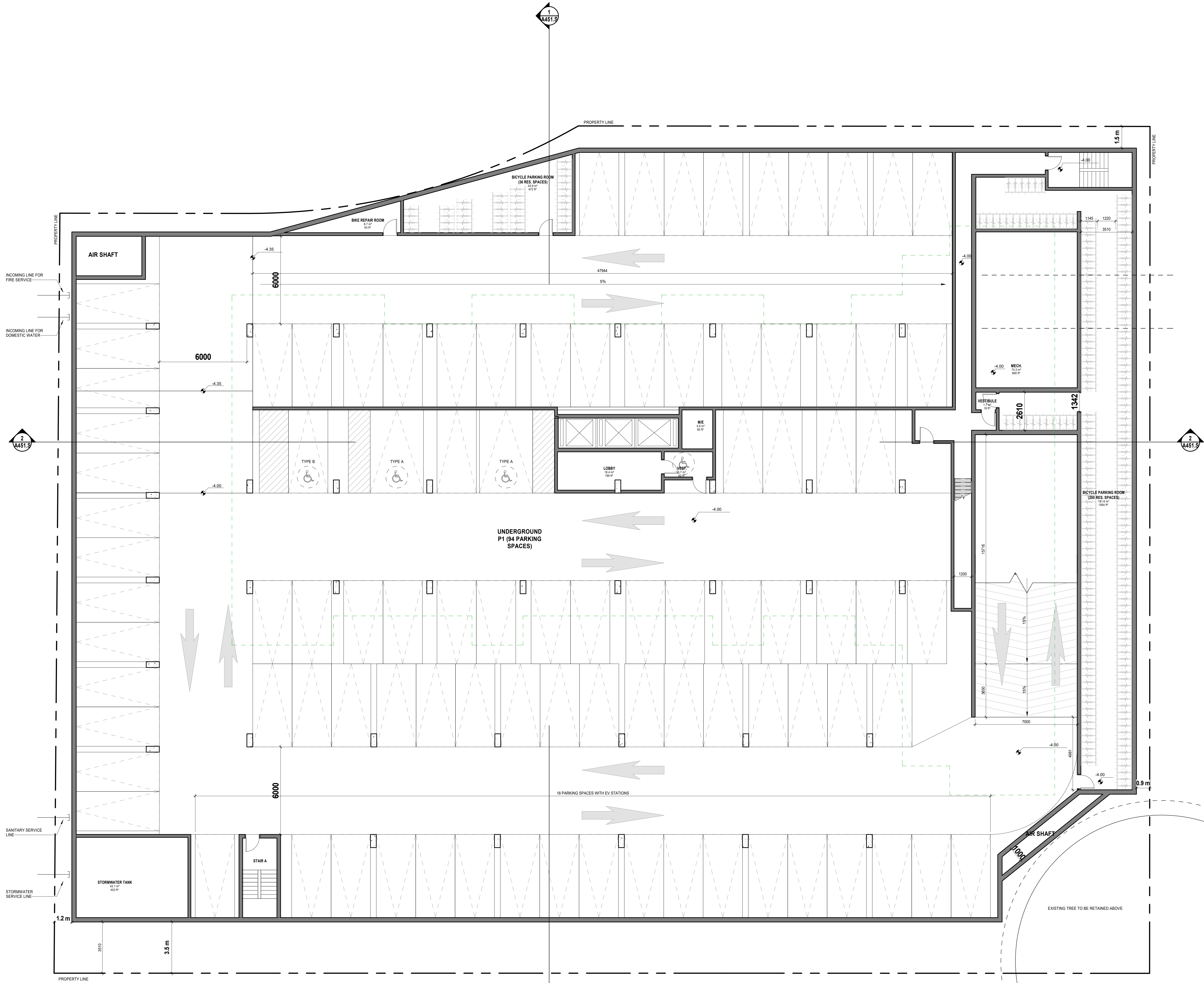
50 Speers Road  
 Oakville, ON  
 for Helberg Properties Limited

2023 As indicated ED, VG AT  
 PROJECT SCALE DRAWN REVIEWED

P2 Underground

**A104.S**

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**PARKING NOTES:**  
 1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 - 2000mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)  
 - 2000mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)  
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)  
 OTHERWISE NOTED  
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED  
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

- PARKING LEGEND:**
- (C) COMMERCIAL PARKING SPACE
  - (R) RESIDENTIAL PARKING SPACE
  - (V) VISITOR PARKING SPACE
  - (E) EXISTING PARKING SPACE
  - (L) BIKE LOCKER
  - (S) BIKE PARKING (STACKED)
  - (V) BIKE PARKING (VERTICAL)
  - (M) CONVEX MIRROR
  - (E) ELECTRIC VEHICLE
  - (L) LIGHT STANDARD
  - (S) PAINTED LINES
  - (H) FIRE-RATED BULKHEAD
- TYPICAL CAR SIZES:**
- TYPICAL: 2700 x 1700
  - COMPACT CAR: 2700 x 1400
  - PARALLEL PARKING: 2700 x 2000
- ACCESSIBLE VISITOR TYPES:**
- ACCESSIBLE VISITOR - TYPE A: 3900 x 2000
  - ACCESSIBLE VISITOR - TYPE A: 3850 x 2050
  - ACCESSIBLE VISITOR - TYPE B: 2700 x 2000

Date	No.	Description
2022-10-12		Reasoning & Official Plan Amendment

REVISION RECORD

ISSUE RECORD

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ISSUE RECORD

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50 Speers Road  
 Oakville, ON  
 for Helberg Properties Limited

2023 As indicated ED, VG AT  
 PROJECT SCALE DRAWN REVIEWED

**P1 Underground**

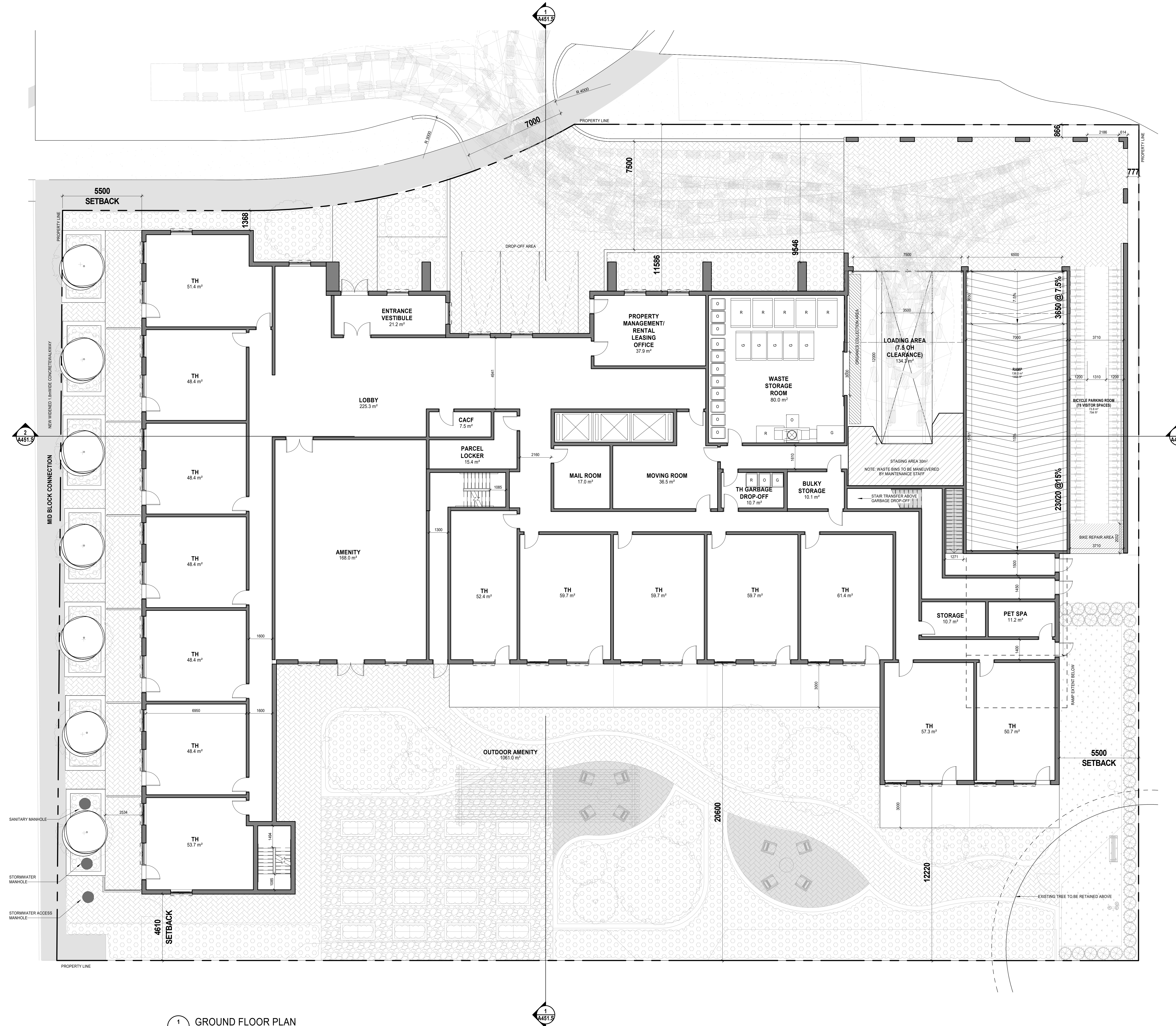
**A105.S**

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**1**  
 A105.S **PARKING LEVEL 1**  
 SCALE: 1 : 100

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1 GROUND FLOOR PLAN  
SCALE: 1:100

**SITE PLAN LEGEND**

- PROPERTY LINE
- LINE OF UNDER GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- MANHOLE COVER
- AREA DRAIN
- CATCH BASIN
- FLOOR DRAIN (PARKING SLAB)
- FLOOR DRAIN (INTERIOR)
- EXISTING LIGHT
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- FINISH FLOOR ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF ROOF
- BUILDING ENVELOPE
- FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
- GREEN ROOF
- TERRACE PAVERS

Date	No.	Description
2022-10-12	Reasoning & Official Plan Amendment	

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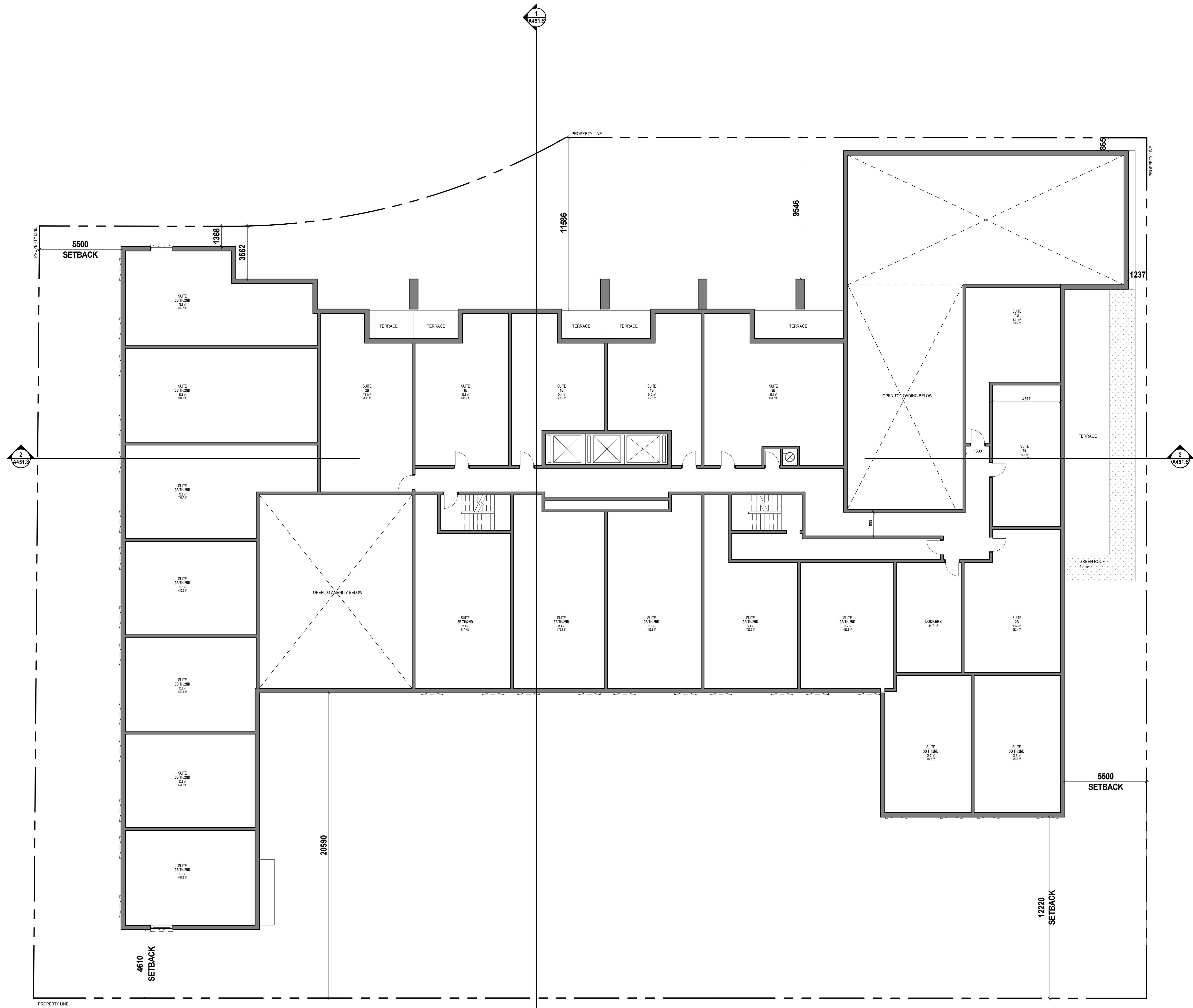
50 Speers Road  
 Oakville, ON  
 for Helberg Properties Limited

2023 1:100 ED, VS AT  
 PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan  
**A201.S**

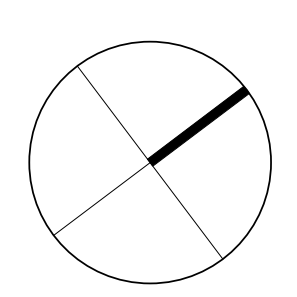
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1 FLOOR 2 PLAN  
A202.S

Date	No.	Description
REVISION RECORD		
2022-10-12	Reasoning & Official Plan Amendment	
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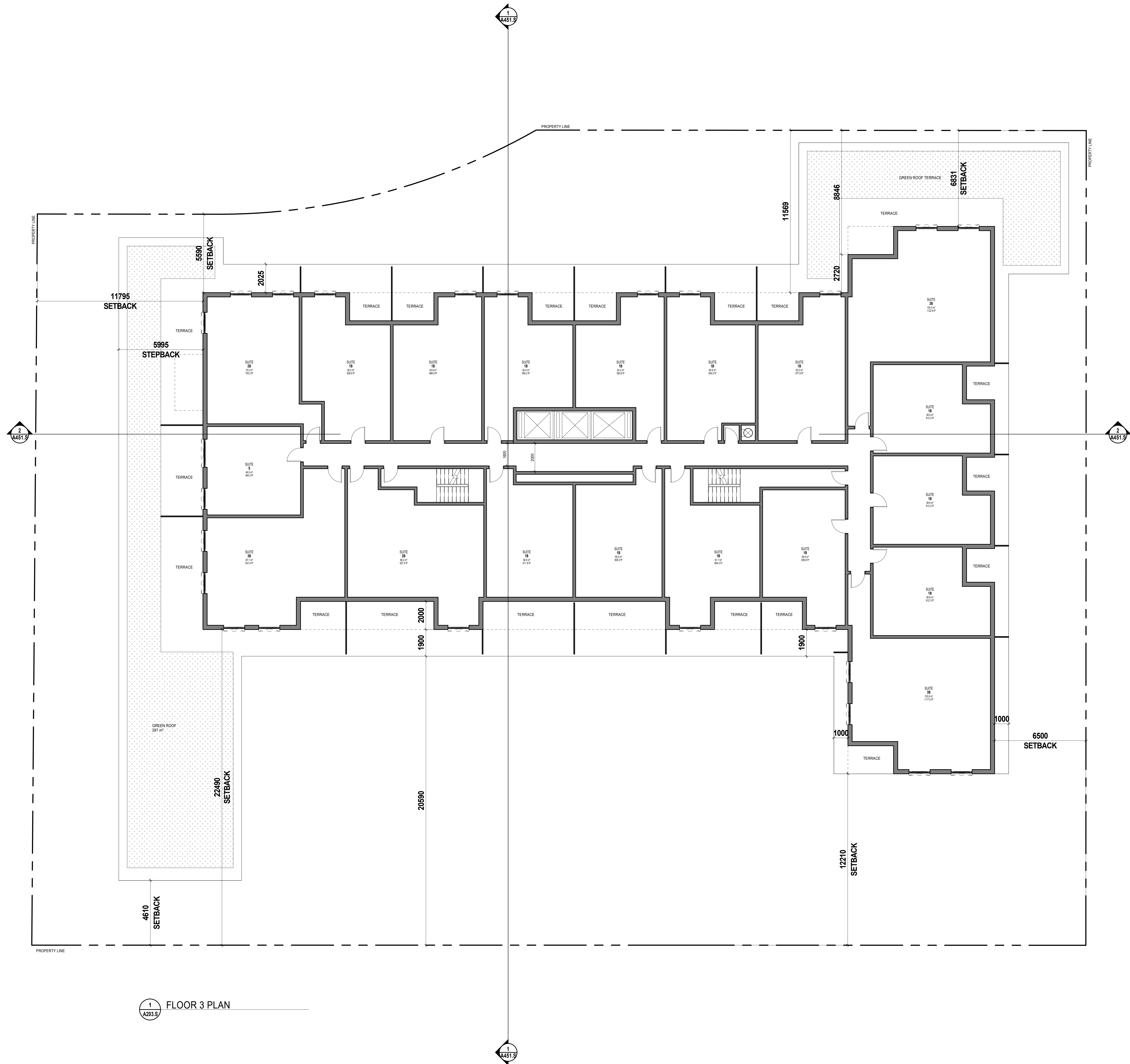
50 Speers Road  
Oakville, ON  
for  
Helberg Properties Limited

20023 1 : 100 ED, VS AT  
PROJECT SCALE DRAWN REVIEWED

Floor 2 Plan

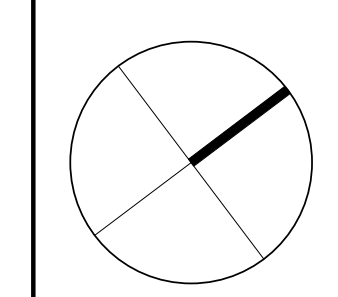
**A202.S**

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1 FLOOR 3 PLAN

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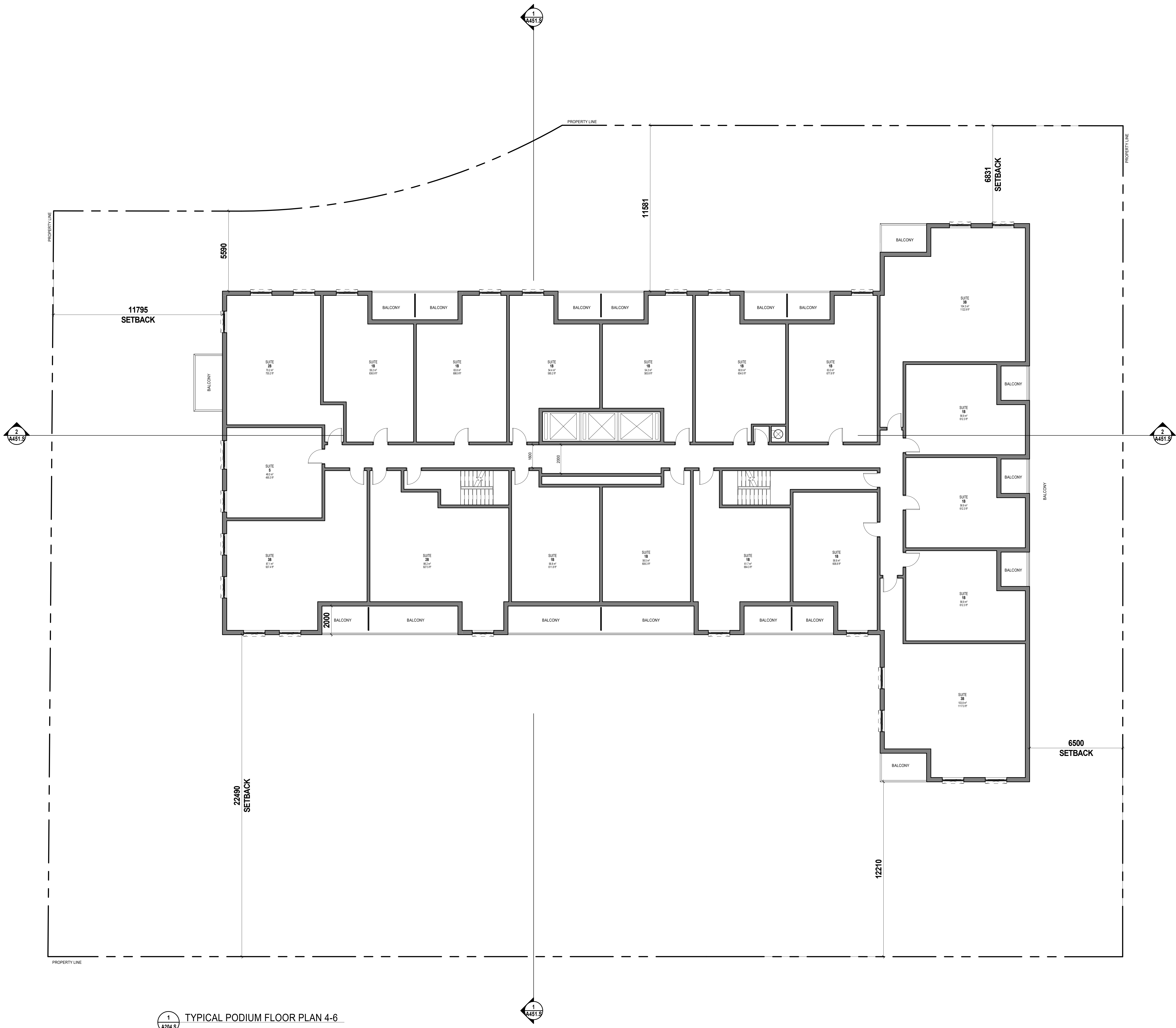
50 Speers Road  
Oakville, ON  
for Helberg Properties Limited

2023 1:100 ED, VS, AT  
PROJECT SCALE DRAWN, REVIEWED

Floor 3 Plan

**A203.S**

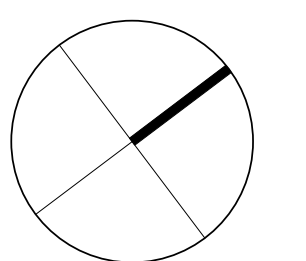
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1 A204.S TYPICAL PODIUM FLOOR PLAN 4-6

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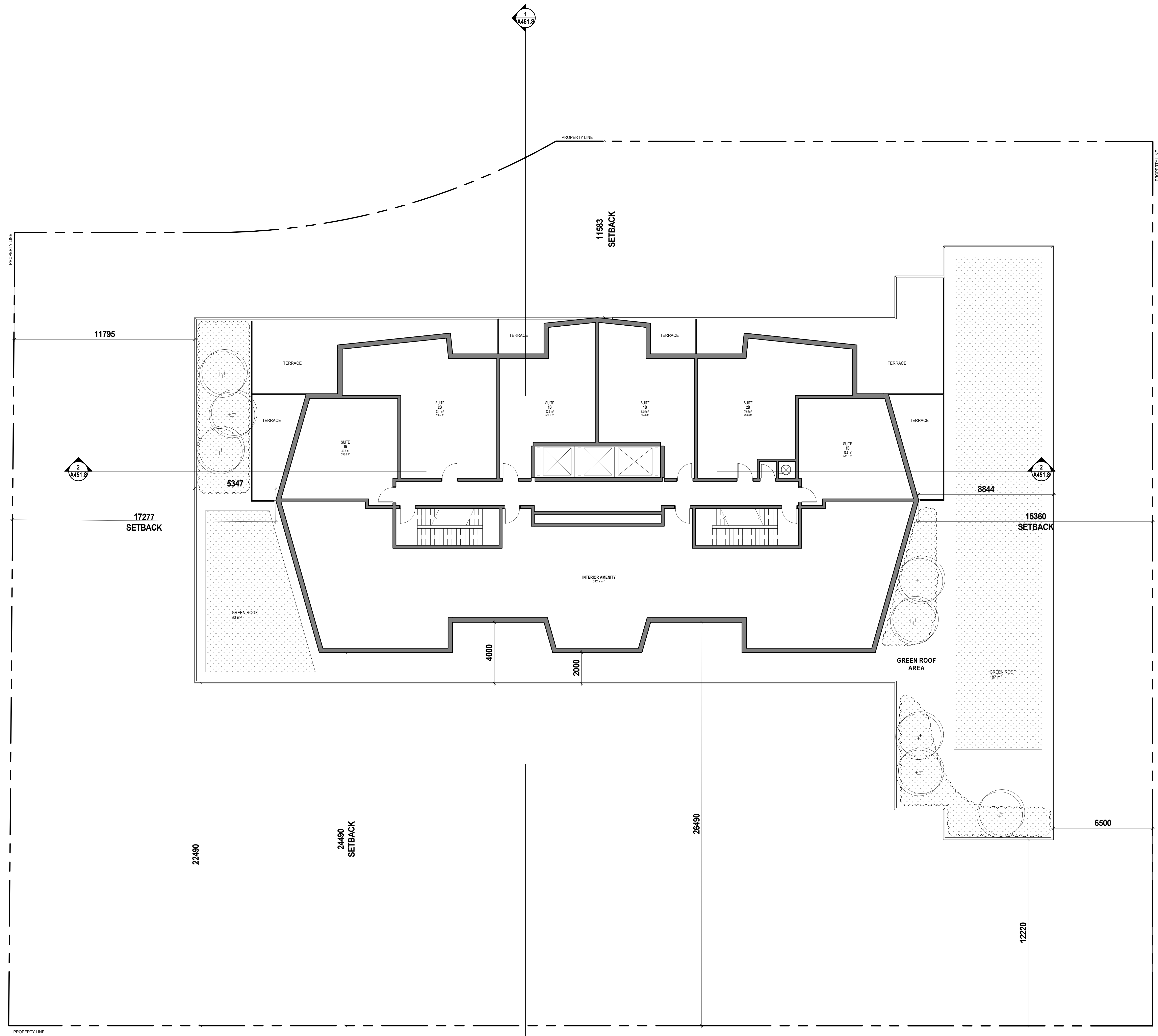
50 Speers Road  
Oakville, ON  
for Helberg Properties Limited

2023 1 : 100 ED, VS AT  
PROJECT SCALE DRAWN REVIEWED

Typical Podium Floor Plan 4-6

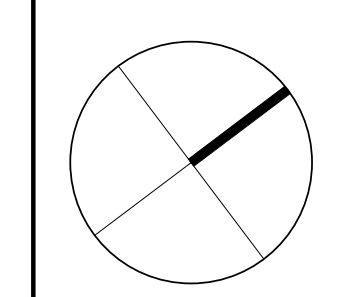
**A204.S**

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1 FLOOR 7 PLAN  
A207.S

Date	No.	Description
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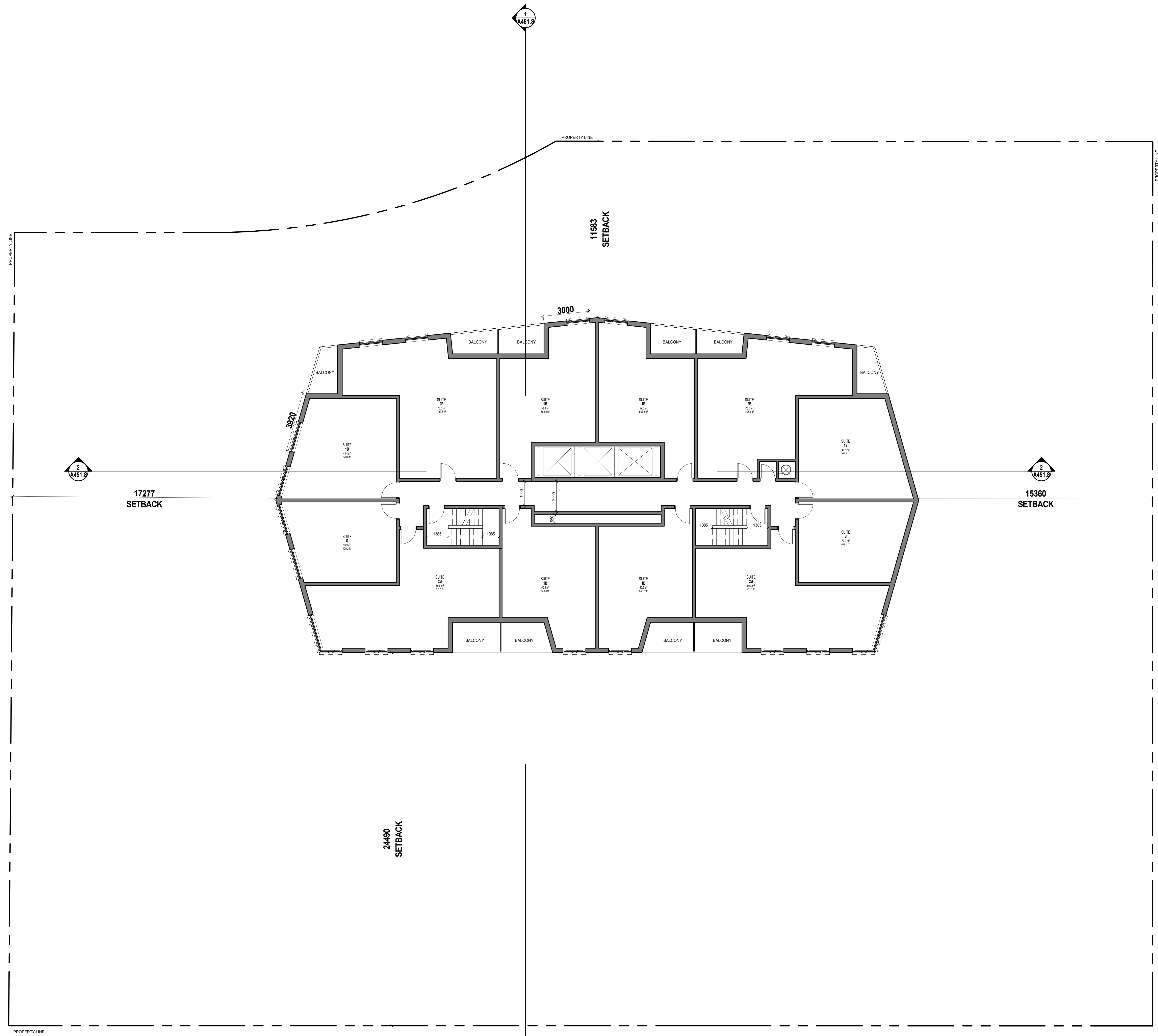
50 Speers Road  
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for  
Helberg Properties Limited

2023 1 : 100 ED, VS AT  
PROJECT SCALE DRAWN REVIEWED

Floor 7 Plan (Amenity)

**A207.S**

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1  
A208.S TOWER FLOOR PLAN 8-19

REVISION RECORD

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Date	No.	Description

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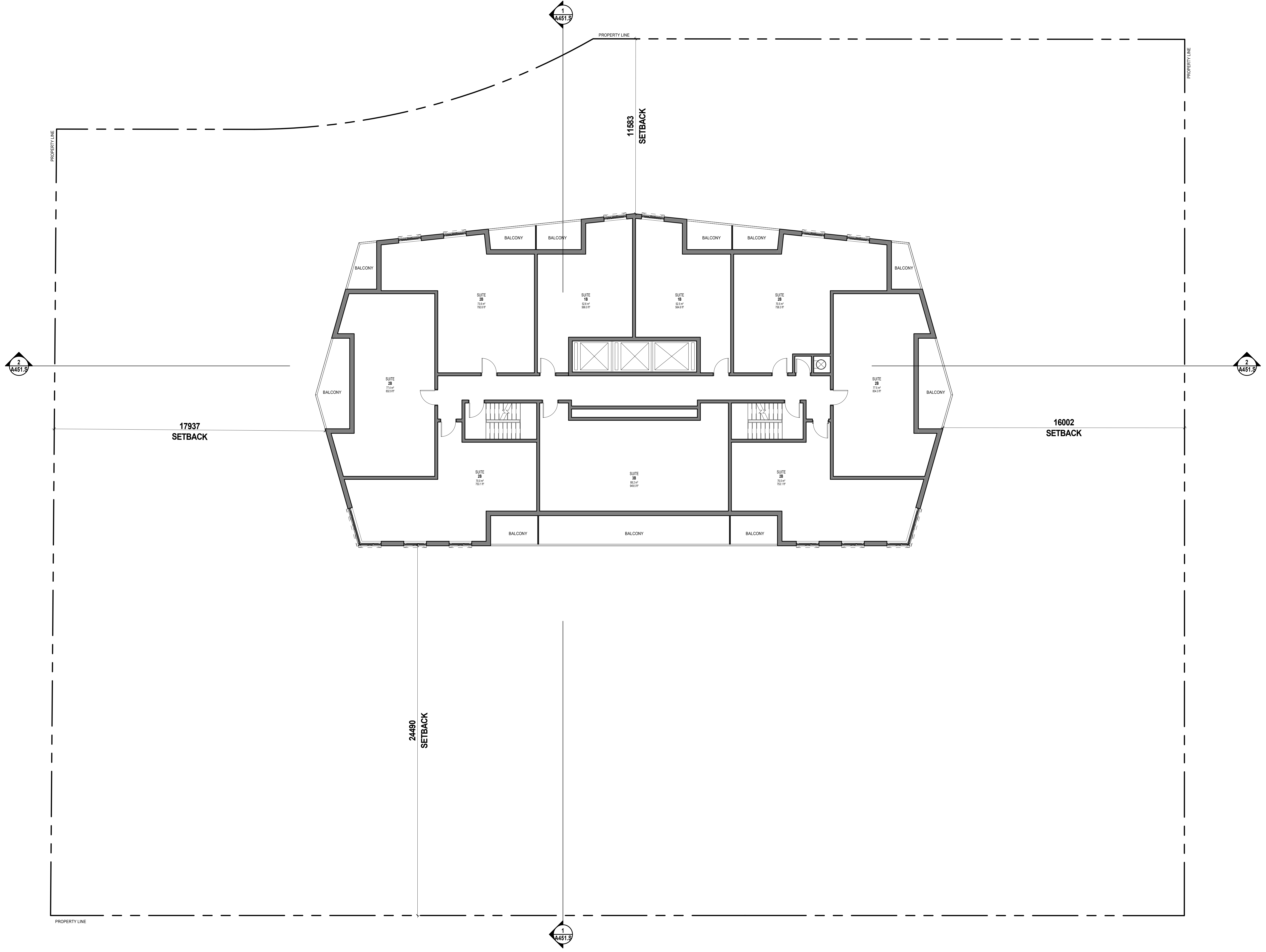
Oakville, ON  
for  
Helberg Properties Limited

20023 1 : 100 ED, VS AT  
PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan 8-19

**A208.S**

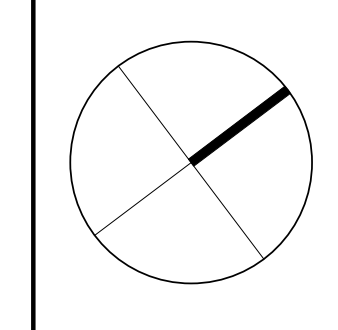
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1  
A220.S TOWER FLOOR PLAN 20-25

Date	No.	Description
REVISION RECORD		

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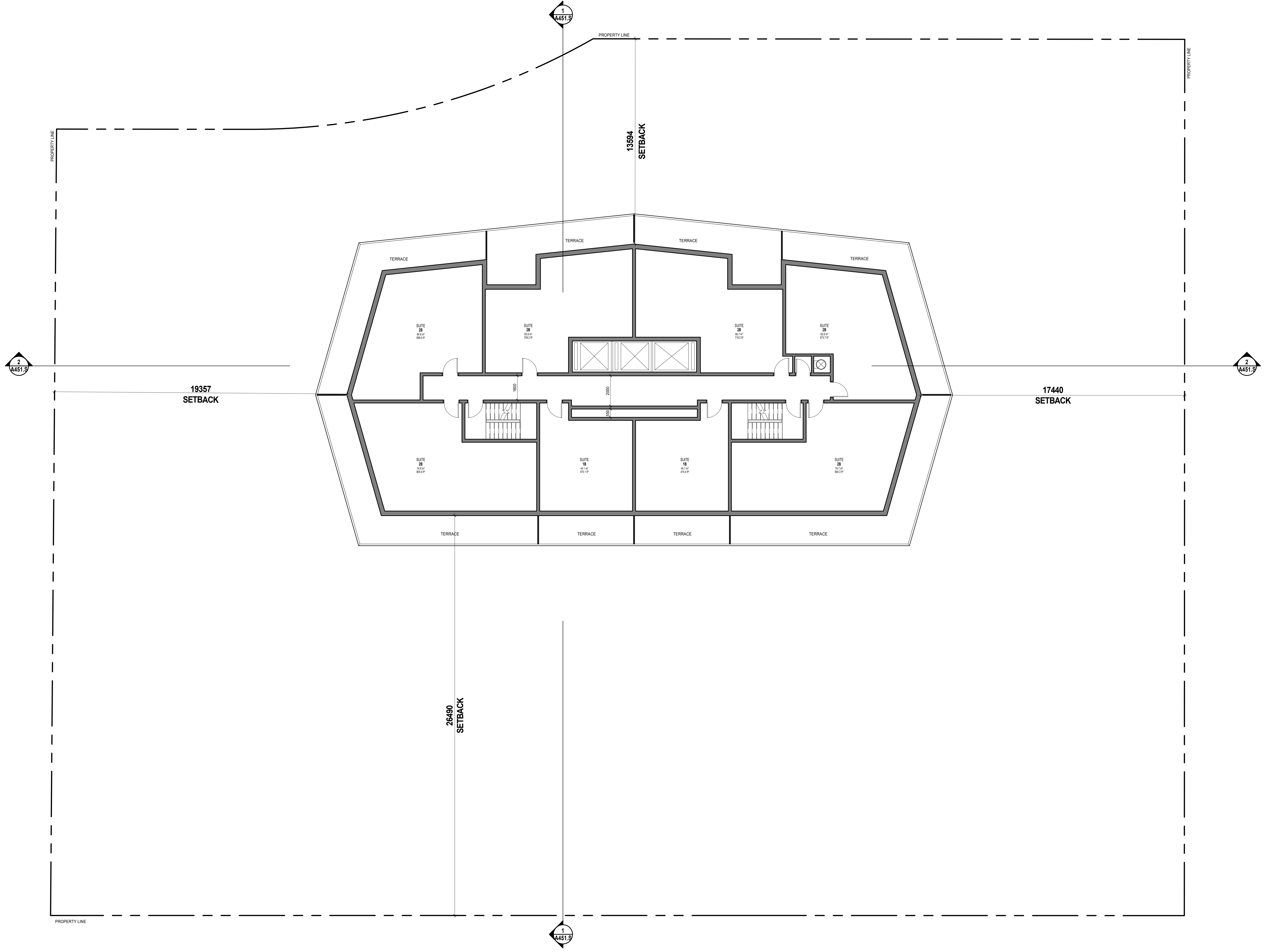
50 Speers Road  
Oakville, ON  
for  
Helberg Properties Limited

20023 1 : 100 ED, VS AT  
PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan 20-25

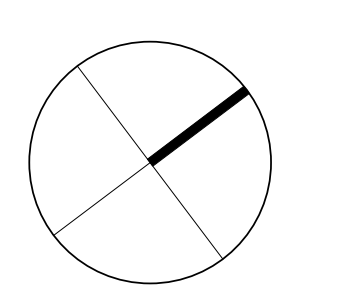
**A220.S**

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1 FLOOR 26 PLAN  
A226.S

Date	No.	Description
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2022-10-12		Rezoning & Official Plan Amendment
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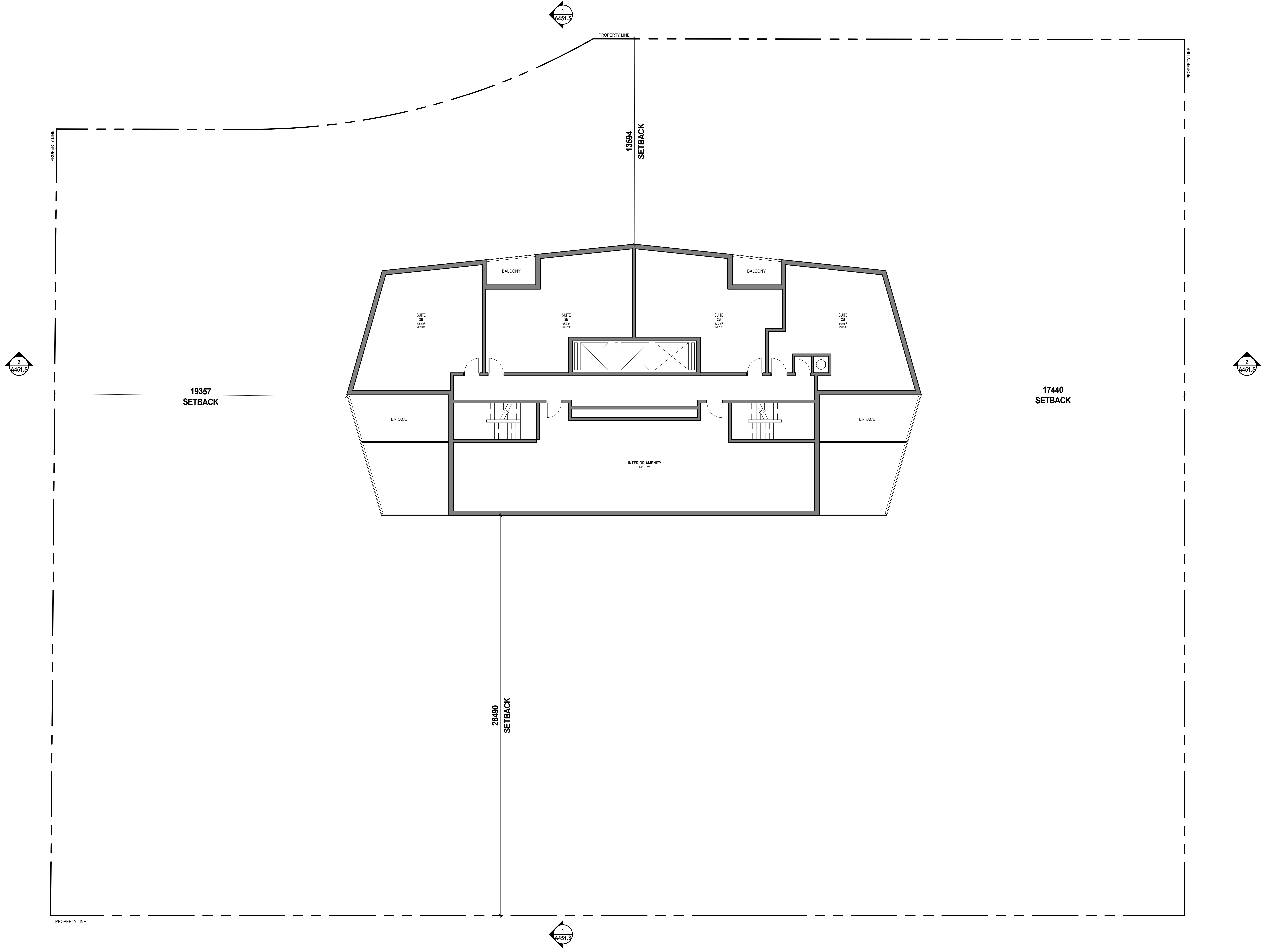
50 Speers Road  
Oakville, ON  
for  
Helberg Properties Limited

20023 1 : 100 ED, VG AT  
PROJECT SCALE DRAWN REVIEWED

Floor 26 Plan

**A226.S**

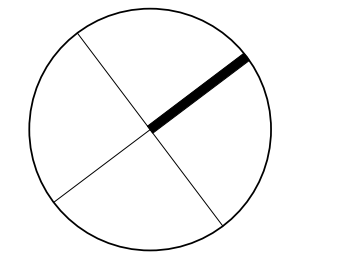
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1 FLOOR 27 PLAN  
A227.S

Date	No.	Description
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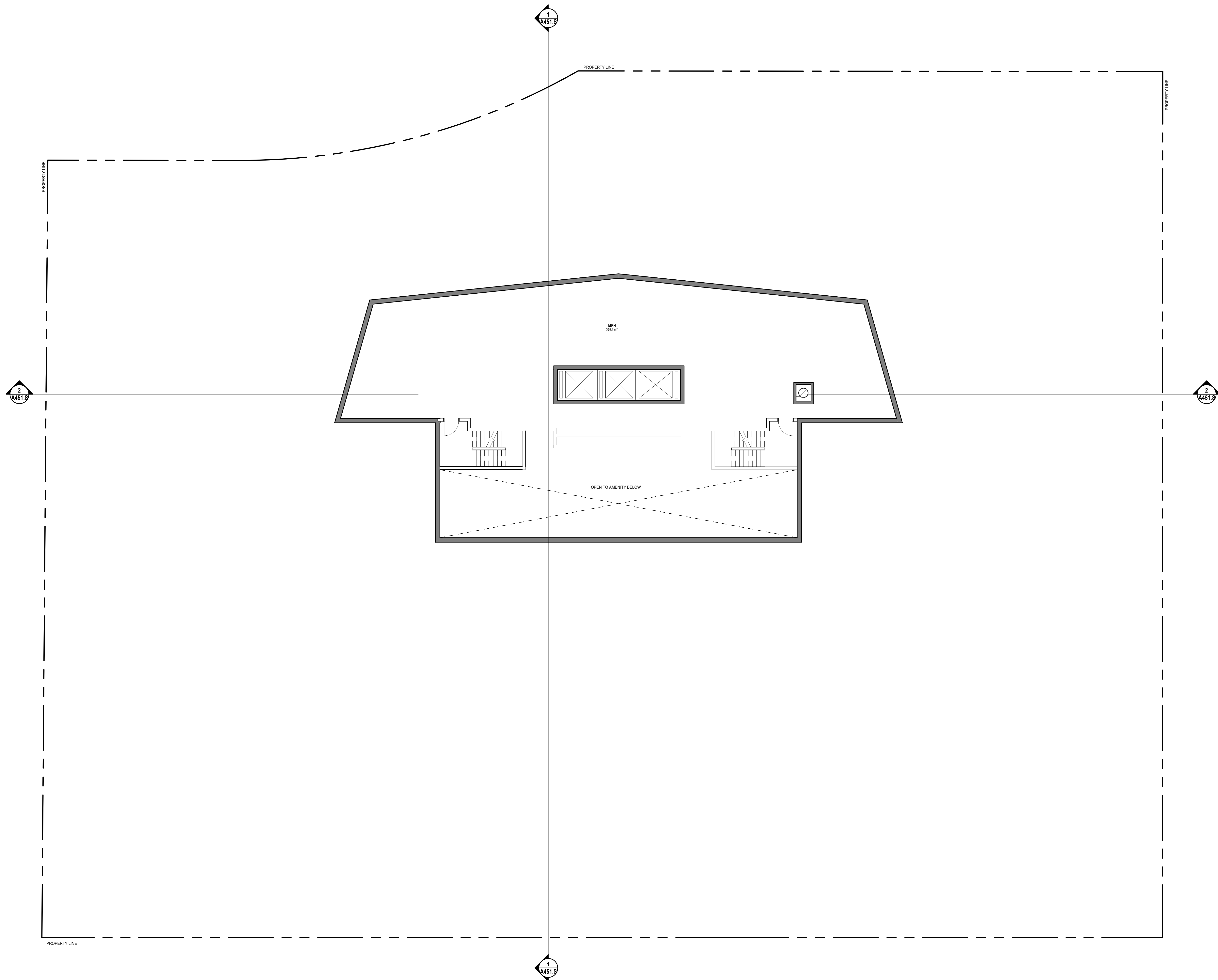
20023 1 : 100 ED, VG AT  
PROJECT SCALE DRAWN REVIEWED

Floor 27 Plan

**A227.S**

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1  
A228.S MECHANICAL PENTHOUSE

REVISION RECORD

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ISSUE RECORD

Date	No.	Description

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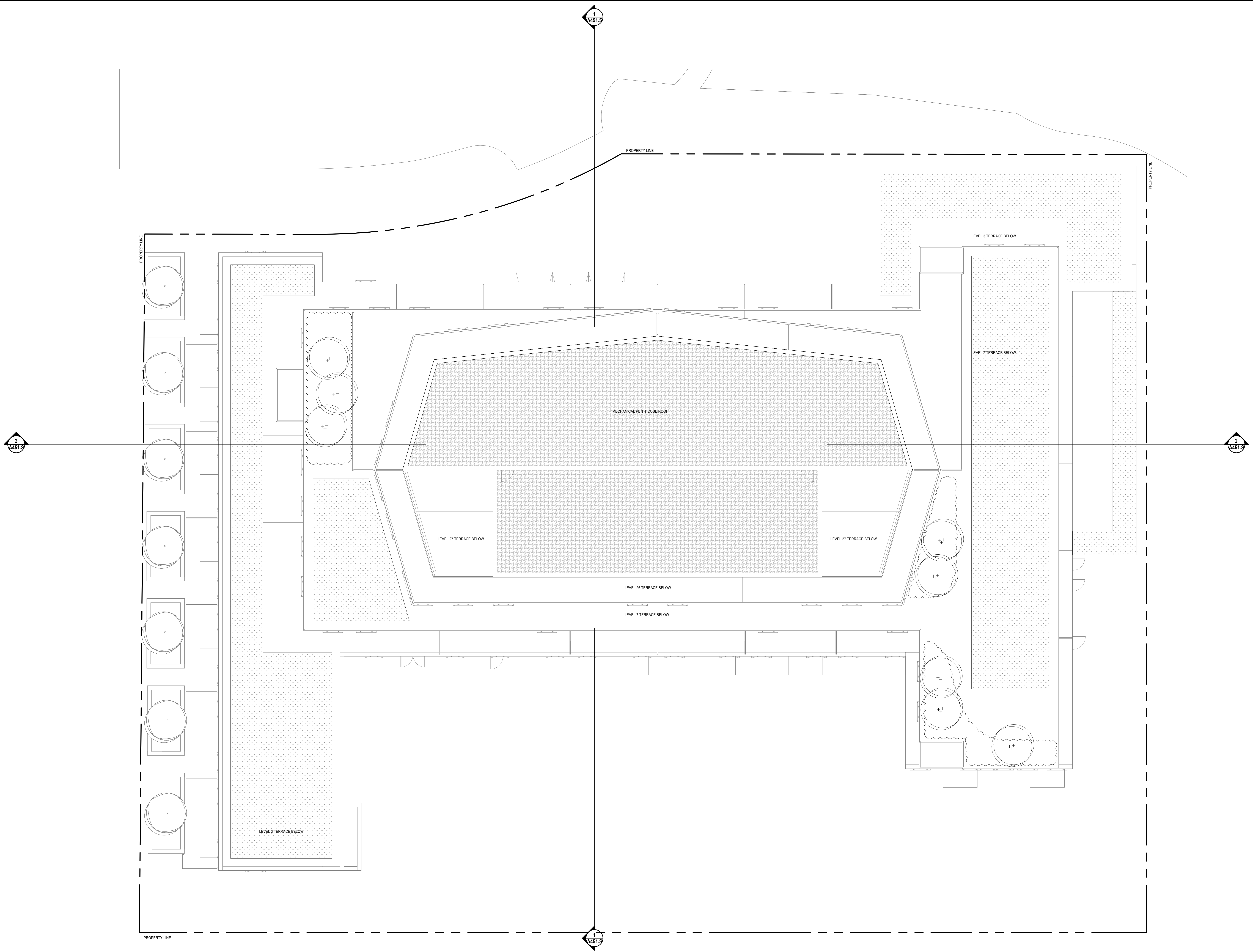
50 Speers Road  
 Oakville, ON  
 for  
 Helberg Properties Limited

2023 1 : 100 ED, VG AT  
 PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse

**A228.S**

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1 ROOF PLAN  
A229.S

REVISION RECORD

Date	No.	Description

ISSUE RECORD

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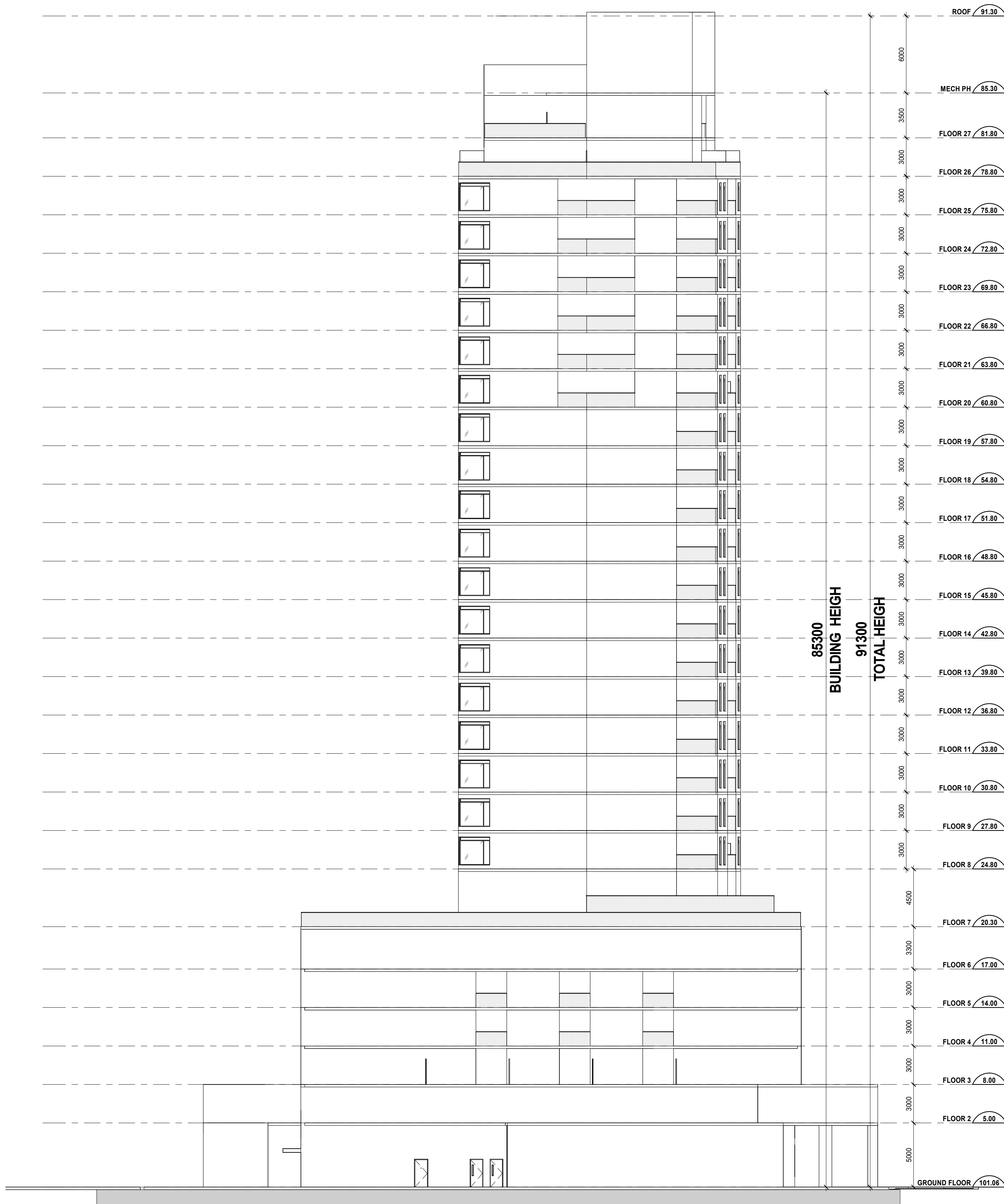
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2023 1 : 100 ED, VG AT  
PROJECT SCALE DRAWN REVIEWED

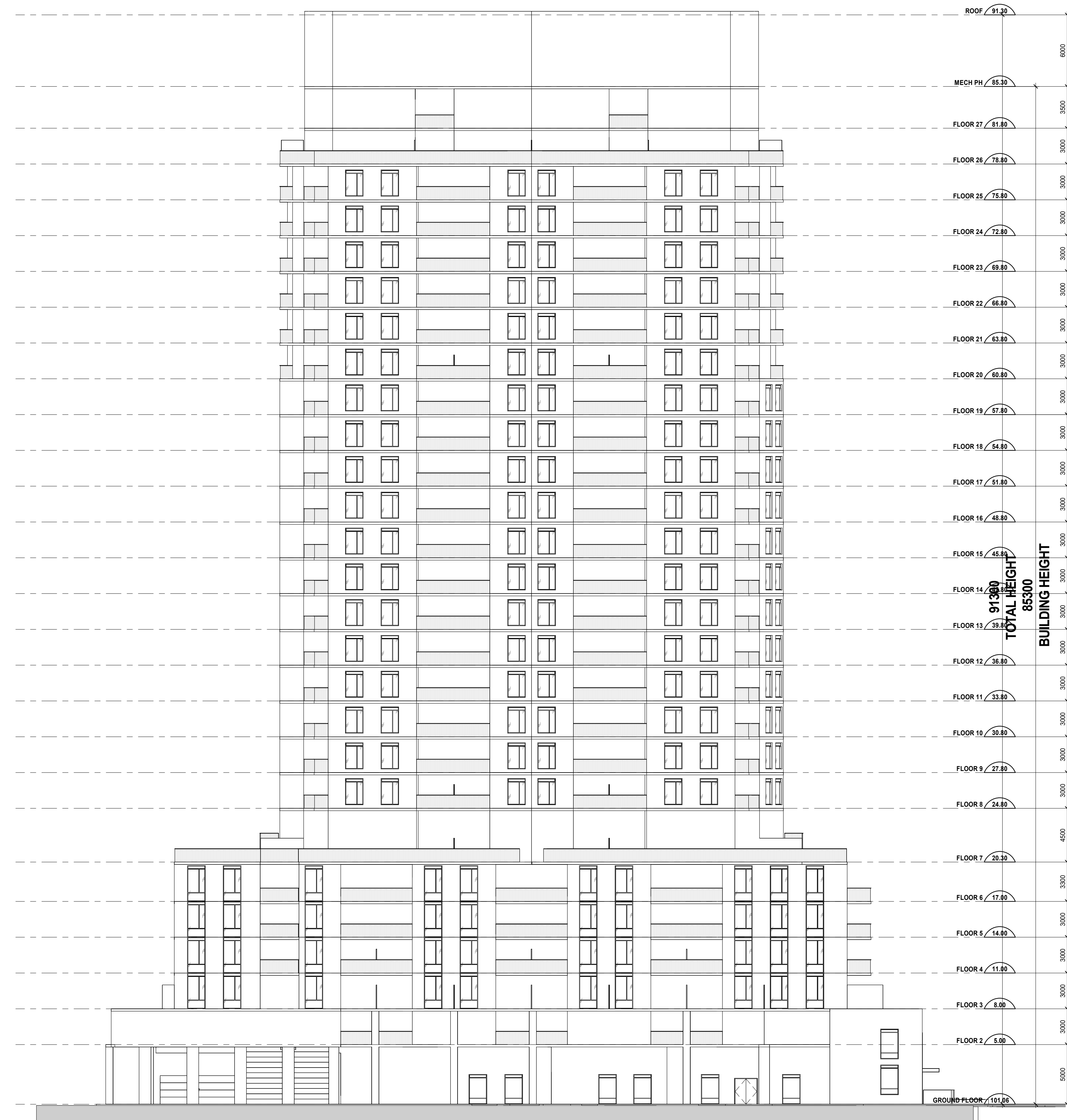
Roof Plan

**A229.S**

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1 EAST ELEVATION  
SCALE: 1:200



2 NORTH ELEVATION  
SCALE: 1:200

Date No. Description

Date	No.	Description
2022-10-12	Reasoning & Official Plan Amendment	

ISSUE RECORD

Date	No.	Description
2022-10-12	Reasoning & Official Plan Amendment	

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2023 1:200 ED.VG AT  
PROJECT SCALE DRAWN REVIEWED

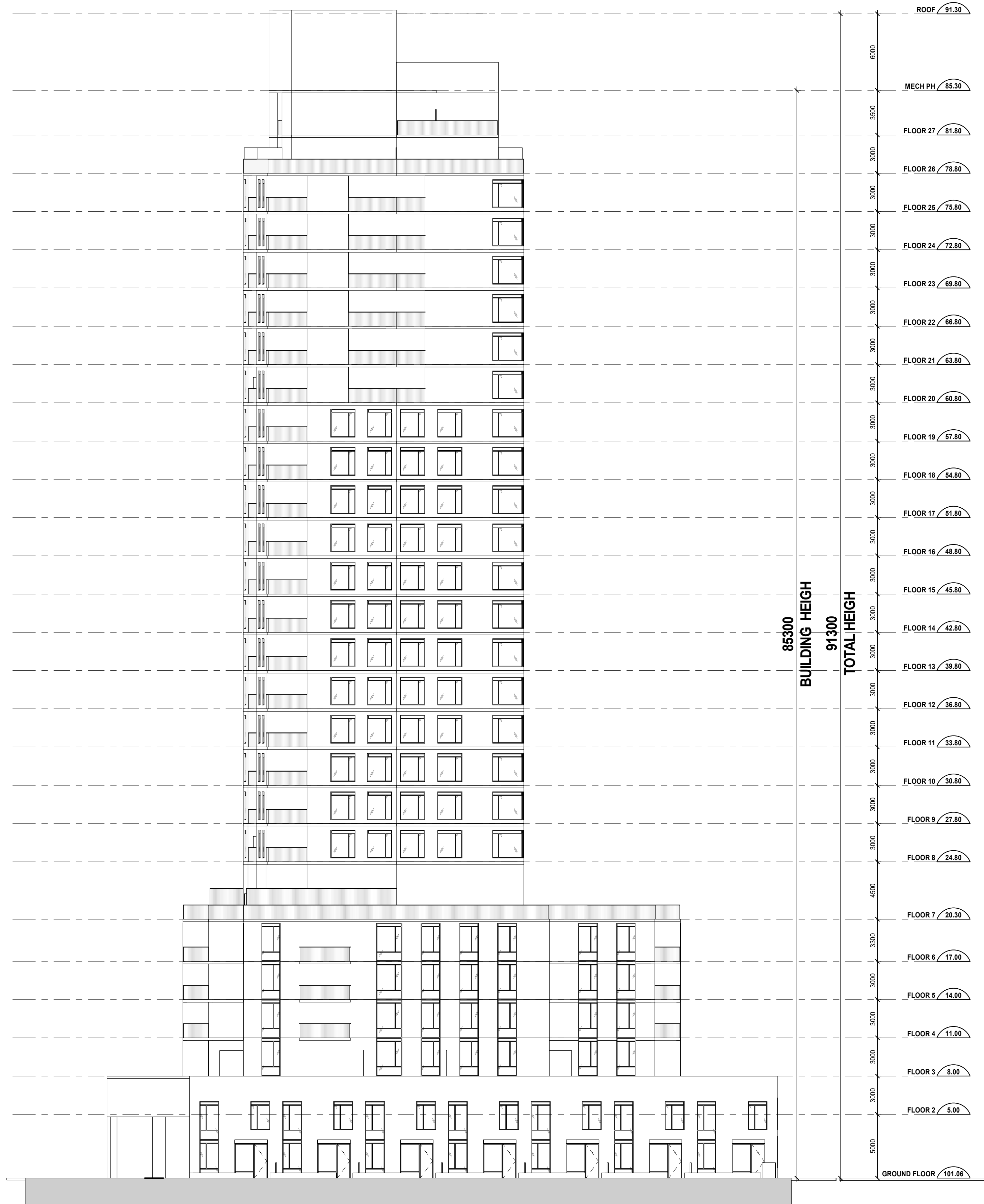
Building Elevations

**A401.S**

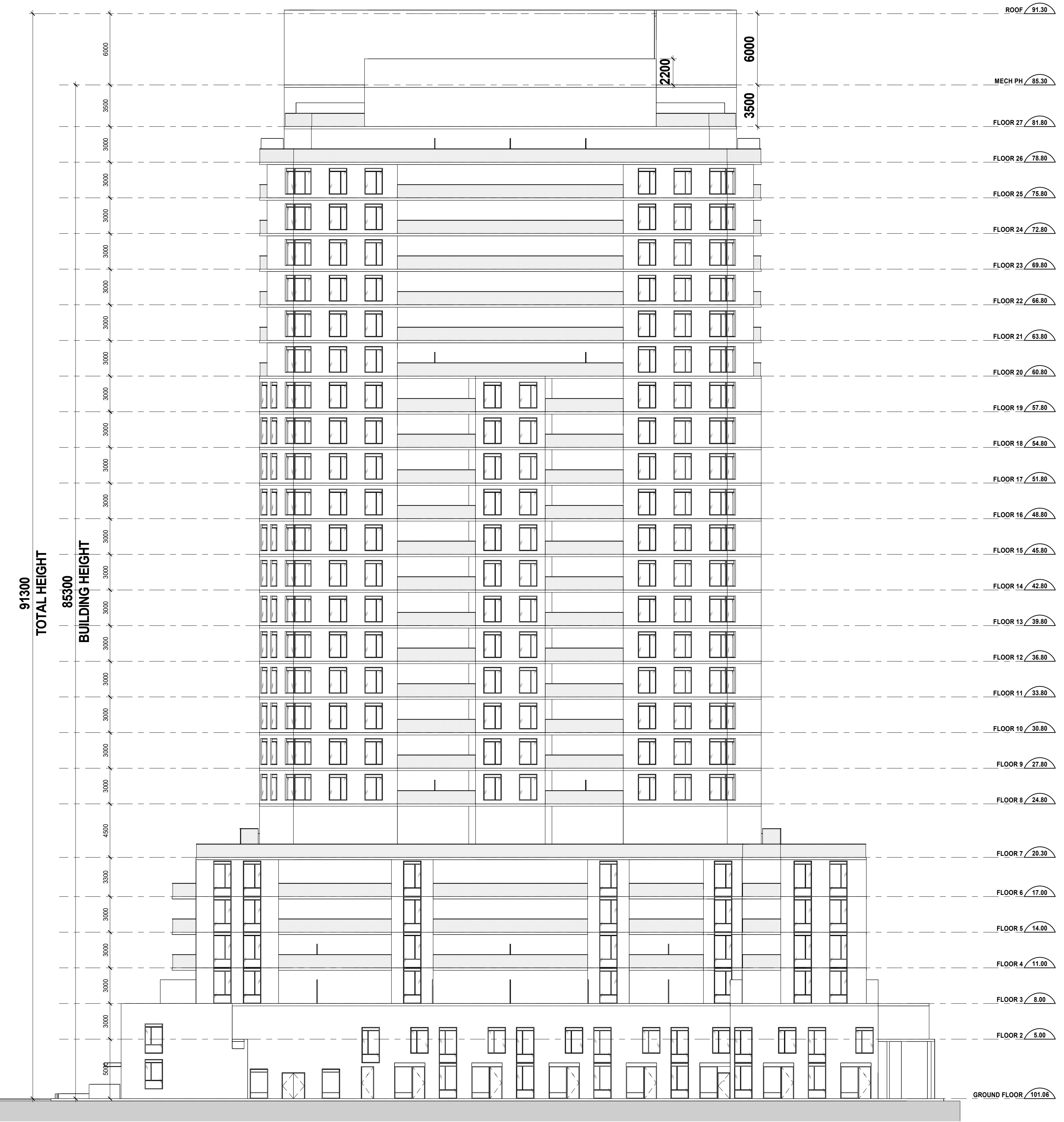
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2023-10-17 2:27:50 PM



1 WEST ELEVATION  
SCALE: 1 : 200



2 SOUTH ELEVATION  
SCALE: 1 : 200

Date No. Description

REVISION RECORD

2022-10-12 Rezoning & Official Plan Amendment

ISSUE RECORD

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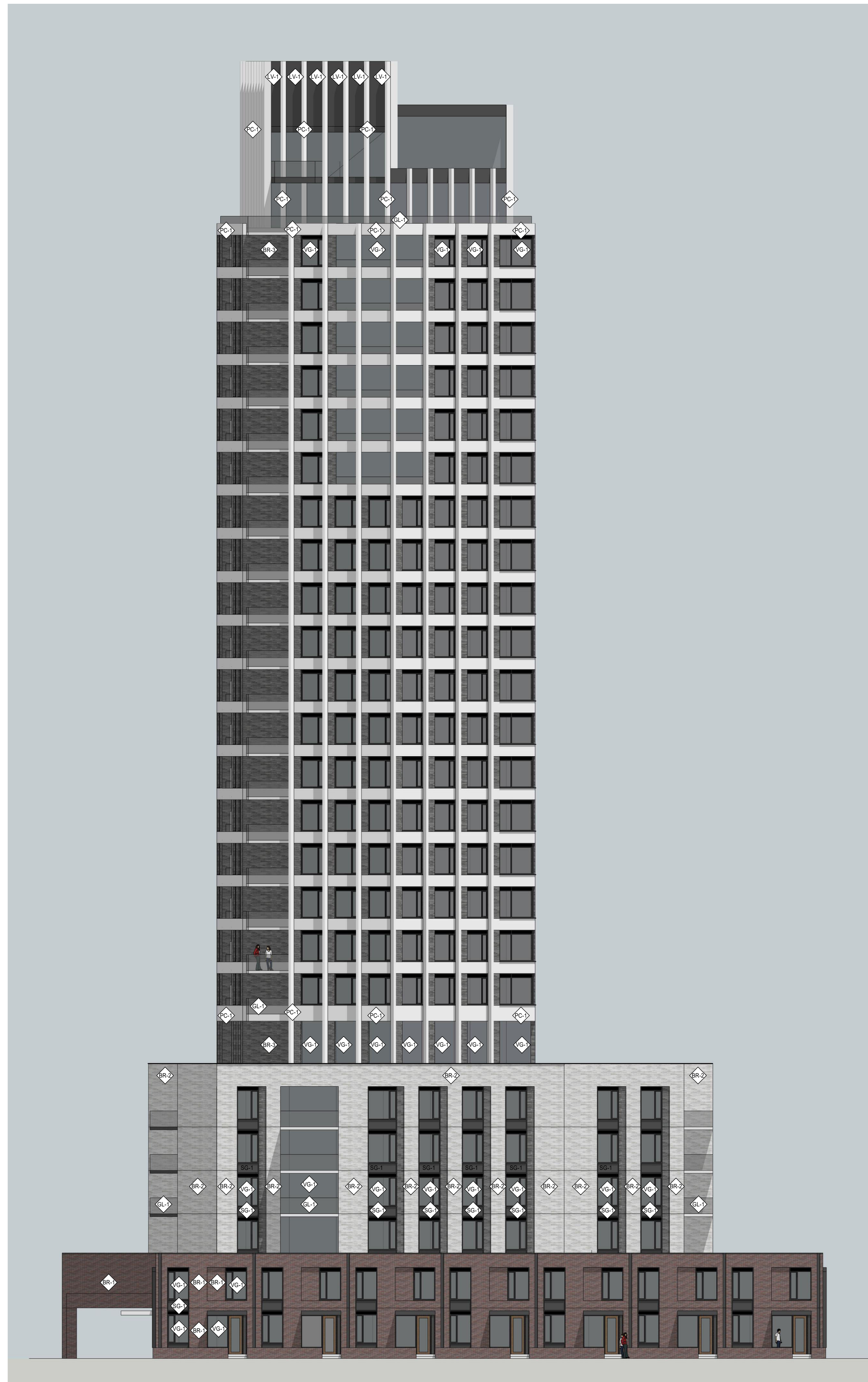
Oakville, ON  
for  
Helberg Properties Limited

2023 1 : 200 ED, VG Checker  
PROJECT SCALE DRAWN REVIEWED

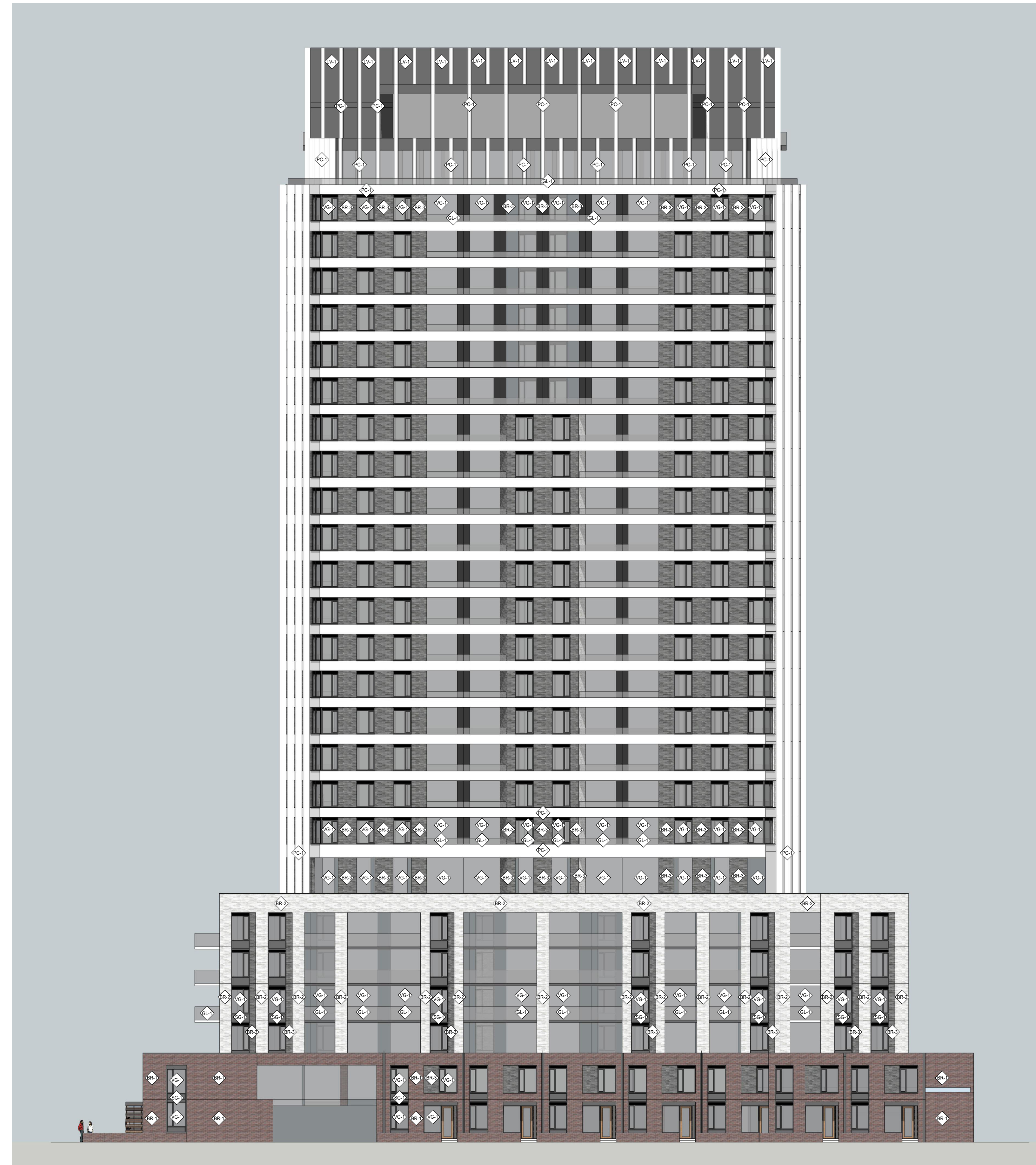
Building Elevations

**A402.S**

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2 COLOURED WEST ELEVATION  
A403.S



1 COLOURED SOUTH ELEVATION  
A403.S

LEGEND:

- ◆ BRICK - COLOUR 1
- ◆ BRICK - COLOUR 2
- ◆ BRICK - COLOUR 3
- ◆ PRECAST
- ◆ BRICK-EMBEDDED PRECAST
- ◆ FIBRE-CEMENT CLADDING SYSTEM
- ◆ PLATE ALUM CLADDING SYSTEM - COLOUR 1
- ◆ BALCONY SLAB EDGE COVER
- ◆ BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND METAL FLASHING AND PARAPET CAP FLASHING
- ◆ SHEET STEEL CLADDING SYSTEM
- ◆ WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL
- ◆ WINDOW SYSTEM METAL SPANDREL FLUSH PANEL
- ◆ WINDOW SYSTEM METAL SPANDREL RECESSED PANEL
- ◆ RESIDENTIAL VISION GLASS - IGU
- ◆ RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
- ◆ METAL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN
- ◆ SPANDREL GLASS - COLOUR 1
- ◆ RAILING GLASS
- ◆ RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
- ◆ PRIVACY SCREEN GLASS
- ◆ RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE
- ◆ ARCHITECTURAL LOUVRE
- ◆ ELASTOMERIC COATING AT BALCONY UNDERSIDE
- ◆ EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT COLOUR
- ◆ EIFS
- ◆ STUCCO FINISH

REVISION RECORD

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ISSUE RECORD

No.	Description
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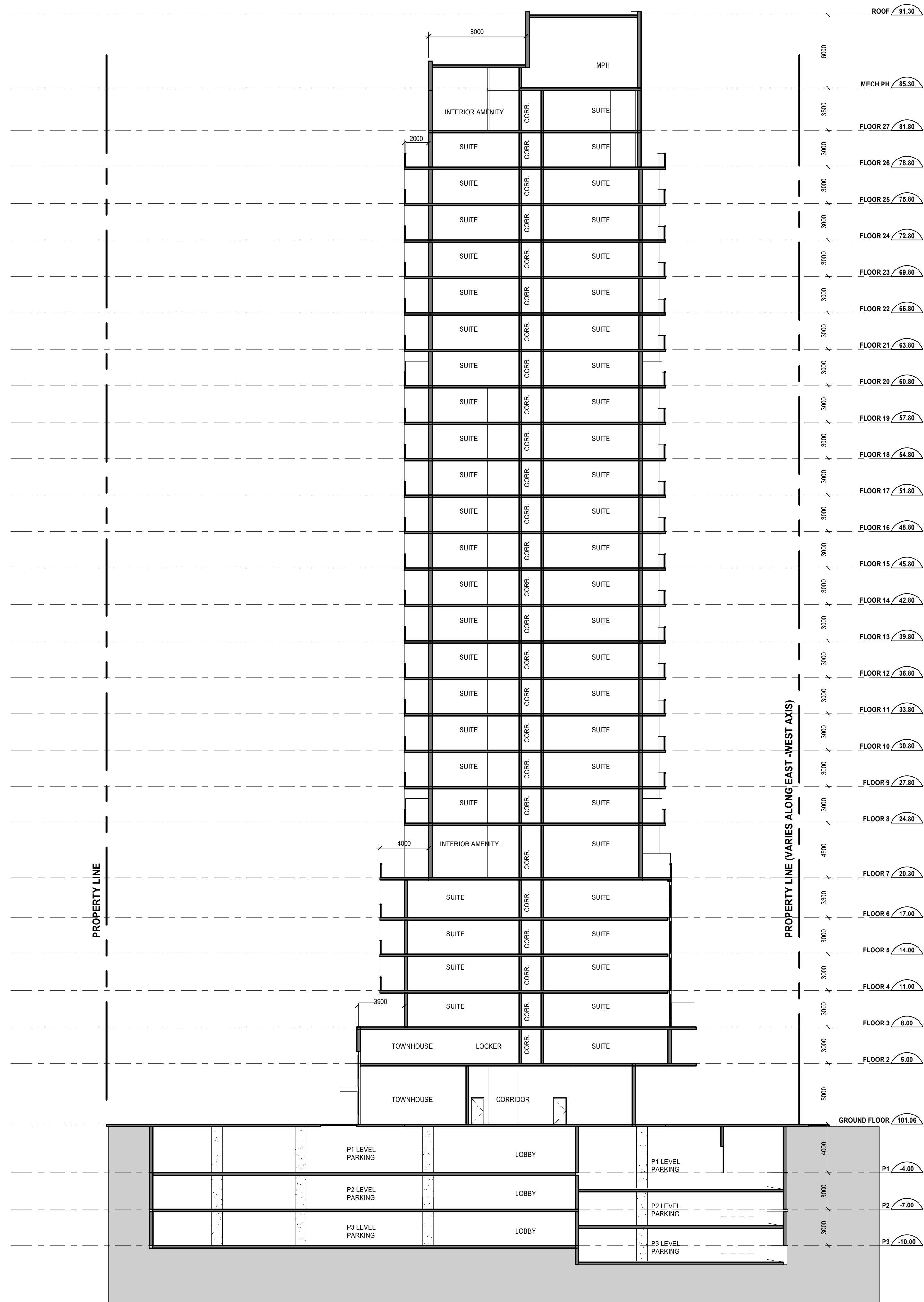
Oakville, ON  
for Helberg Properties Limited

2023 1:1 VG AT  
PROJECT SCALE DRAWN REVIEWED

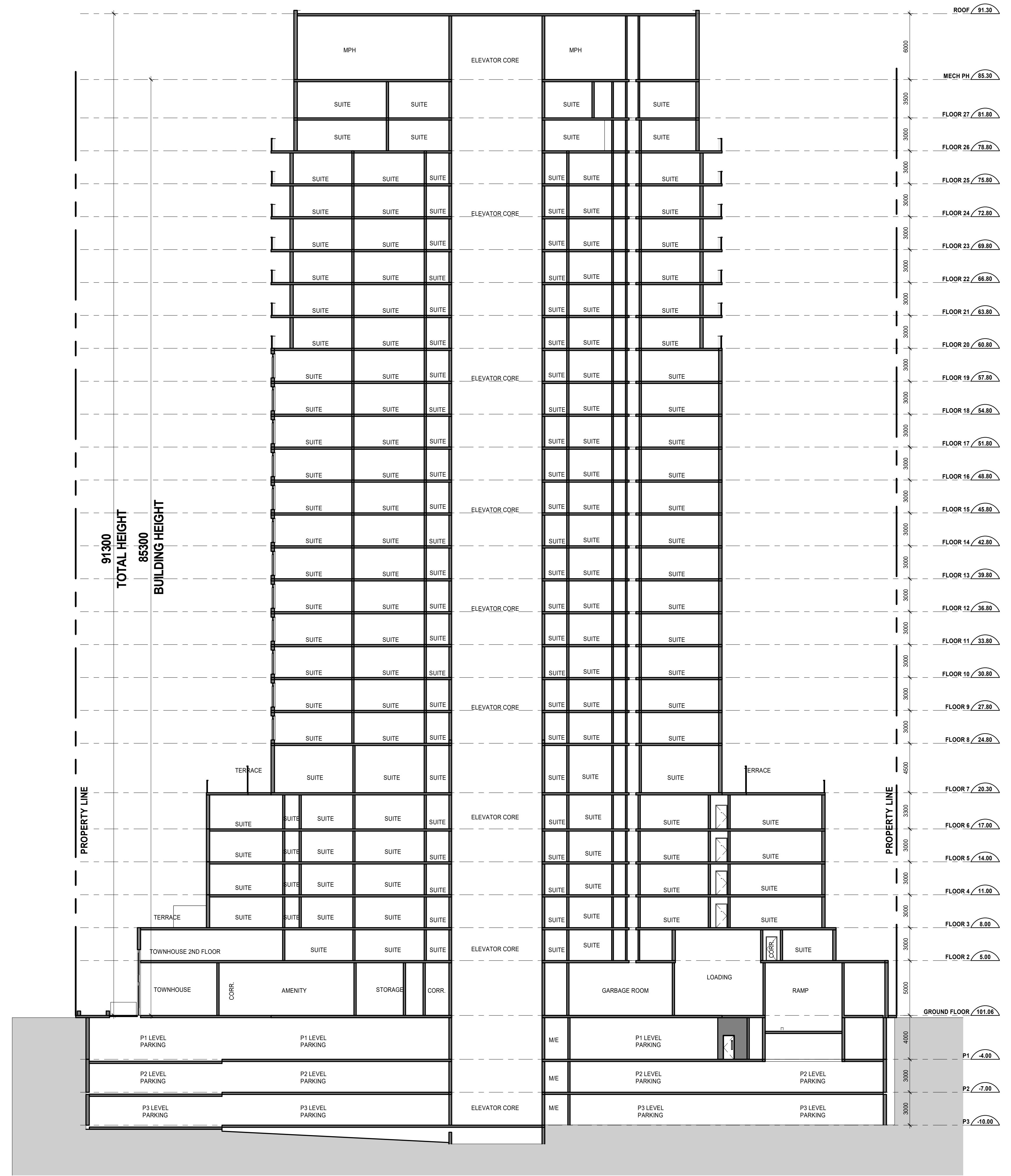
Coloured Building Elevations

**A403.S**

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1 Section East-West



2 Section North-South

Date	No.	Description
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ISSUE RECORD

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for  
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Building Section

**A451.S**

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