

ZONING REGULATIONS

Zoning Summary	Required	Provided
Subject Site		MU1 - Mixed Use
Proposed Use		New Mixed Use Seniors Residence
Site Area		3,850.05sm - 0.95 acres
Front Yard	Min: 0.0 m / Max: 3.0 m	3.0 m
Side Yard	0.0 m	0.0 m / 5.6 m
Side Yard	0.0 m	0.0 m / 4.3 m
Rear Yard	3.0 m	4.0 m / 5.0 m
Maximum Height	Min 2 Storeys / Max 4 Storeys	6 Storeys
Min. 1st Storey Height	4.5 m	5.4 m
Building Height	7.5 m Min / 15.0 m Max	26.65 m
Landscape Buffer	3.0 m at Rear Yard	3.0 m at Rear Yard
Residential Uses	Max 15% of Street Wall Prohibited within first 9m of Street Wall	

SITE STATISTICS

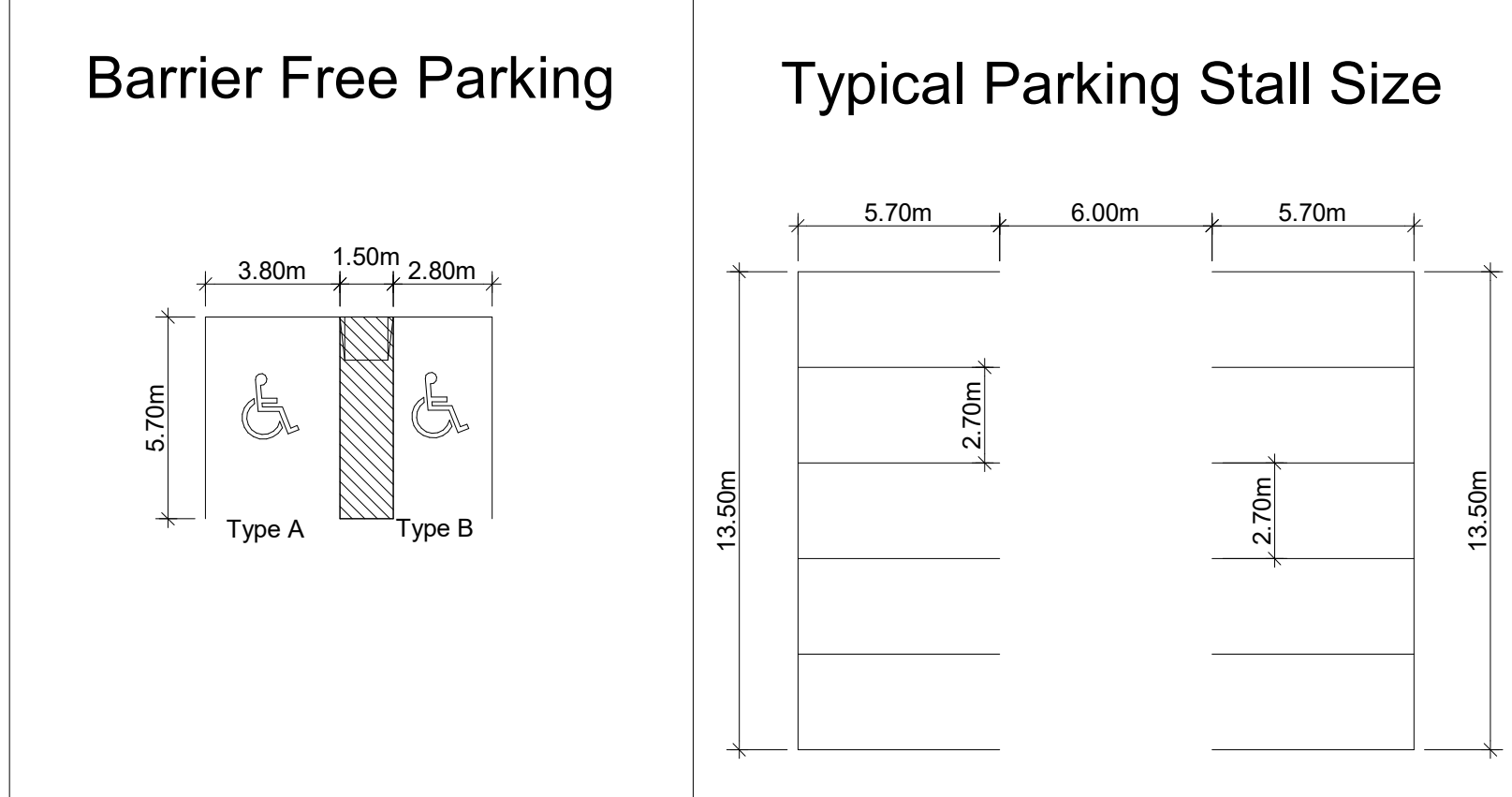
DEVELOPMENT AREA	AREA	PERCENTAGE
O.B.C. BUILDING AREA (footprint):	2,388.00 sm	62.00%
PAVED AREA:	500.00 sm	13.00%
LANDSCAPED AREA:	962.50 sm	25.00%
		100%

Spot Designation	Ratio (per unit)	No. of Units	No. of Spaces Req'd	No. of Spaces Prov
Dwelling Unit	0.33 per Unit	159	53 Spaces	53 Spaces Including Barrier Free
Non Residential	1 / 40sm per Non-Res.	467 sq m	12 Spaces	12 Spaces
TOTAL PARKING PROVIDED:				65 Spaces
Bike Parking Required	-	-	2 Spaces	4 Spaces

BUILDING STATISTICS

UNIT BREAK DOWN PER FLOOR	Studio	1 Bedroom / Den	2 Bedroom	Total
Ground Floor	-	-	-	-
Second Floor	28	6	0	34
Third Floor	28	8	-	36
Fourth Floor	23	10	-	33
Fifth Floor	3	21	4	28
Sixth Floor	3	21	4	28
Sub-Total:				159

PARKING



DRAWING LEGEND

	ENTRANCE / EXIT
	LOADING DOORS
	DIRECTION OF VEHICULAR TRAFFIC
	DENOTES SIAMESE CONNECTION
	EXISTING FIRE HYDRANT
	PRIVATE PROPOSED FIRE HYDRANT

STANDARD MUNICIPAL NOTES

At all entrances to the site, the road curb and sidewalk will be continuous through the driveway, the driveway grade will be compatible with the existing sidewalk and curb depression will be provided for each entrance.

Sidewalk to be removed and replaced as per City of Oakville standards as directed by the Engineering Department.

All underground service materials and installations to be in accordance with the City of Oakville's latest standards and codes.

All surface drainage shall be self contained, collected and discharged at a location to be approved prior to the issuance of a Building Permit. Drainage of abutting properties shall not be adversely affected.

All storm sewer materials and construction methods must correspond to current municipal and provincial standards and specifications.

Storm sewer (and/or private sewers within right-of-way) and connections 250mm diameter and larger are to be concrete CK,ES or concrete CLII with type "B" bedding throughout except as risers, unless otherwise noted.

All catchbasin manholes are to be as OPSD Standard drawing 700.03.

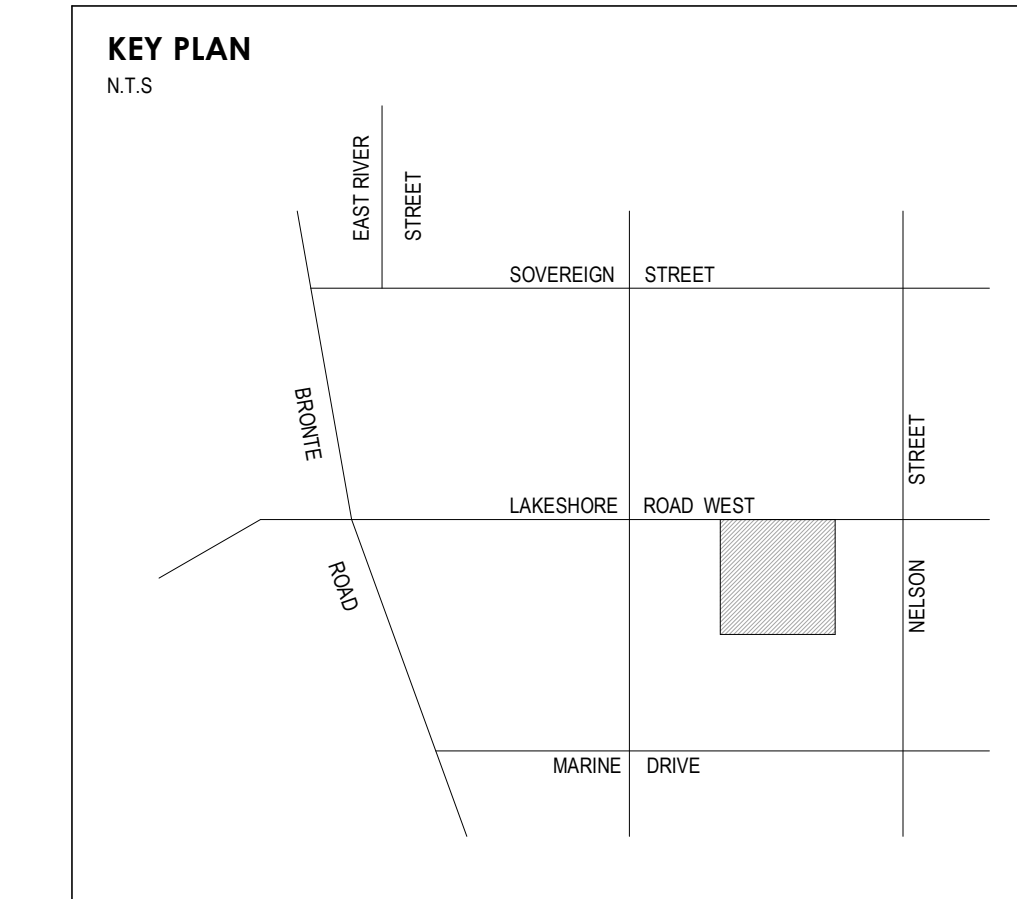
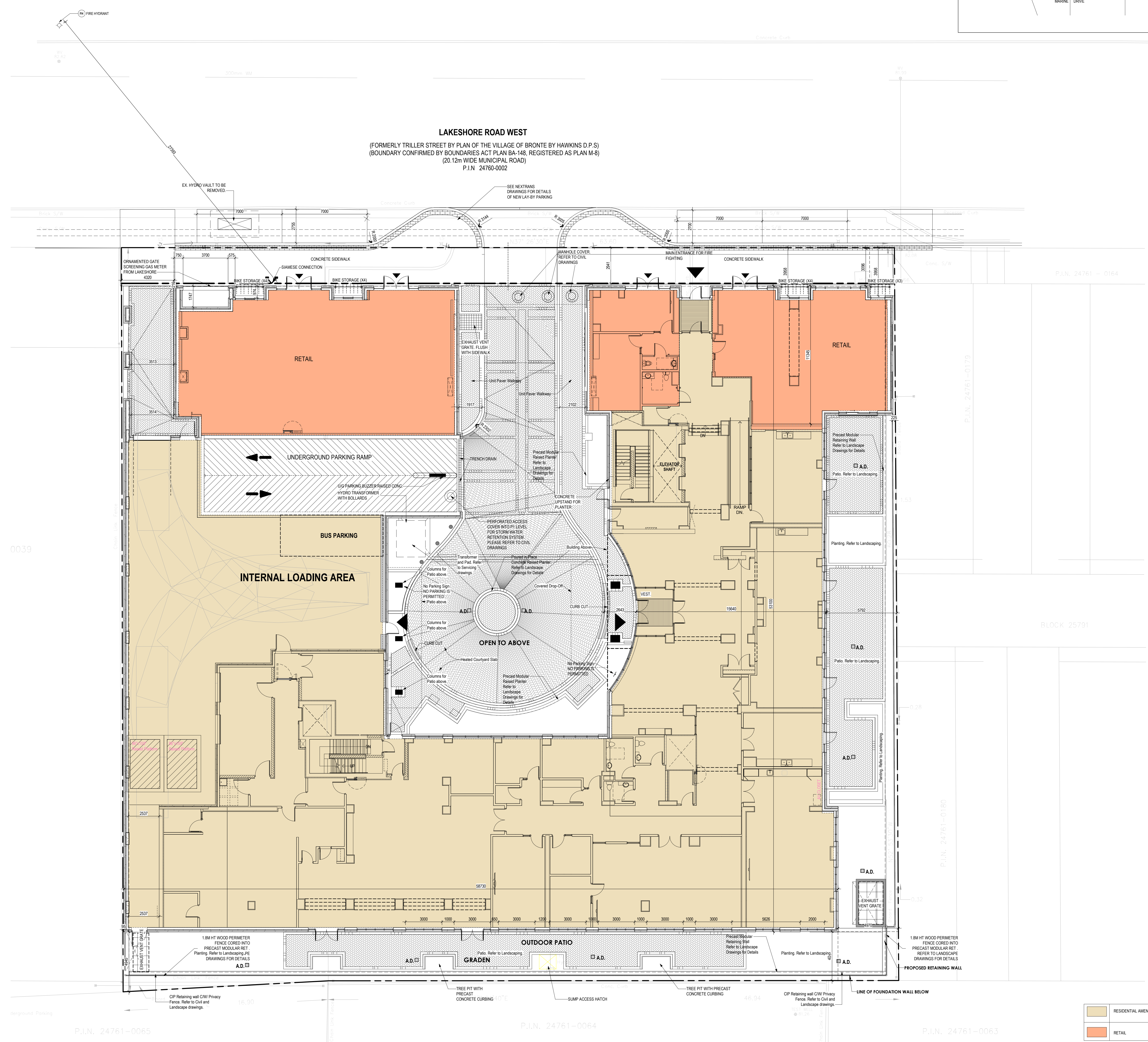
Light standard is to be relocated to a location approved by the Town of Oakville.

STANDARD DRAWING NOTES

See Landscape Drawings for coordinating details of all landscape features including fencing, snow storage, and site furniture.

See Civil Drawings for all Grading and Serving Items

See Site Electrical Plan for Lighting Details and Photometrics



SRM
architects+
urban+designers

PROFESSIONAL ASSOCIATION OF ARCHITECTS
ONTARIO
LICENCE 7254

NORTH

NO.	REVISIONS:	ISSUED:
10	Issued for SPA	OCT 27, 23
9	Re-issued for Final OPA/ZBA	JUL 28, 23
8	OPA/ZBA Preliminary Draft	JUL 28, 23
7	Issued for OPA/ZBA Sub.	APR 24, 23
6	REISSUED FOR COORDL.	APR 13, 22
5	REISSUED FOR PERMIT	NOV 19, 21
4	REISSUED FOR PERMIT	JULY 26, 21
3	REISSUED FOR PERMIT	MAY 13, 21
2	ISSUED FOR PERMIT	DEC 14, 20

CLIENT:

AMICA
SENIOR LIFESTYLES

PROJECT NAME:
**BRONTE VILLAGE
RETIREMENT
RESIDENCE**

2368-2380 LAKESHORE RD. W.
OAKVILLE ONT
L6L 1H5

SHEET TITLE:
**SITE PLAN AND
STATS**

PROJECT NO. C7009	DATE: July 28th, 2023
SCALE: As Indicated	SHEET NO.:
DRAWN: Author	
CHECKED: Checker	A070
FILE NO. C7009	

SITE PLAN
SCALE: 1:125
A070