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BRONTE VILLAGE MALL REDEVELOPMENT

2441 Lakeshore Road West
Oakville, Ontario

for
Prince Developments

Project No. 16063
Date 3 AUGUST 2017
Issued for Site Plan Application - East (Including Block 3A & Block 3B)

ARCHITECTURAL DRAWINGS

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A451.S.E.	Sections
A402.S.E.	Rendered Retail Elevations

STRUCTURAL ENGINEER

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600 Cochran Drive, 5th Floor,
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TRAFFIC CONSULTANT

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T 416 961-7110

MECHANICAL & ELECTRICAL ENGINEER

Smith + Andersen Consulting Engineering
4213 Yonge Street
Toronto, ON M2P 2A9

SITE SERVICING ENGINEER

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8 Market Street, Suite 600
Toronto, ON M5E 1M6
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PLANNING CONSULTANT & LANDSCAPE ARCHITECT

MHCB Planning, Urban Design
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7050 Weston Road, Suite 230
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SURVEYOR

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INTERIOR DESIGN

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REDEVELOPMENT**
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for
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Project No. 16063
Date 3 AUGUST 2017
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(Including Block 3A and 3B)



Municipal Address		2441 Lakeshore Road West, Oakville, Ontario	
TOTAL Lot Area		10,978.08 sm	
Block 3A		5,707.03 sm	
Block 3B		5,271.05 sm	
Building Height (Storeys):			
Proposed Retail Unit		1 storey	
Building Height above Grade:			
Proposed Retail Unit		7.46 m	
Site Statistics			
Established Grade*:		83.94 m	
<i>*Based on definition in Town of Oakville By-Law 2014-014</i>			
Site Area	10,978.08 sm	2.71 acres	
Area for FSI Calculation	39,902 sm		
FSI =	3.63	Max. allowable per By-Law*:	
Lot Coverage	35 %	55 %	
Total Leasable + Rentable Area	40,800 sm	439,175 sf	
Total Parking Required	149 spaces		
Total Parking Provided	173 spaces		
<i>*Per Special Provision 14 - to the town of Oakville By-Law 2014-014</i>			

		RETAIL & COMMERCIAL	
Level	No. of Floors	GBA/Floor Area	Net Floor Area
Retail Unit 1 (Existing Sobeys)	1	2,787 sm	2,787 sm
Proposed Retail Unit	1	1,003 sm*	920 sm
TOTAL		3,790sm	3,707sm
		40,600sf	39,902 sf

**Includes Loading Access Corridor*

^{**}Per Oakville By-Law 2014-014, measured from the interior faces of the exterior walls of demising

	Retail
Surface Parking Required	149
Surface Parking Provided	170

Retail Use = 1 space/25sm (3.7 spaces / 1,000 Sq), Office Use = 1 space/31sm (3.0 spaces / 1,000 Sq)

Residential Requirements = 1.45/unit, visitor = 0.25/unit

	Total Number of Parking Spaces	Barrier-Free Type A Required	Barrier-Free Type B Required	Barrier-Free Type A Provided	Barrier-Free Type B Provided
Surface Parking Count	170	3	4	3	4
TOTAL	170	3	4	3	4

	Required	Provided
Bicycle Parking Spaces	4	4

Retail Use = 1 space/1000 sm net floor area

NOTES:

Net Floor Area as defined per By-Law Town of Oakville 2014-014

The total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.

Floor Area as defined per By-Law Town of Oakville 2014-014

The aggregate area of a residential building containing a dwelling measured from the exterior of the outside walls, but shall not include a private garage, basement, or attic unless otherwise specified by the By-law.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Floor Space Index (FSI) as defined per By-Law Town of Oakville 2014-014.

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Means the average level of proposed or finished ground adjoining a building or structure at all exterior walls.

Means the grade elevation measured at the centre point of the front lot line for interior lots, and the average of the centre points of each lot line abutting a road for corner lots, through lots, and through corner lots.

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Means the vertical distance between established grade to the highest point of a structure, unless otherwise specified by the By-Law.

Date	No.	Description
REVISION RECORD		

100

2017-08-03	SITE PLAN APPLICATION
ISSUE RECORD	



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16063	N/A	TN/AA	AA
PROJECT	SCALE	DRAWN	REVIEWED

Context Plan and Project Statistics

A100.S.E.

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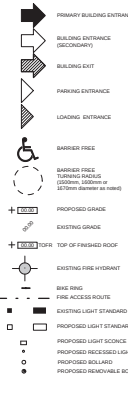
 J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 401 MIDLAND AVENUE, SUITE A, MELBOURNE, VIC 3001 T (03) 9375 4000 F (03) 9375 4050 www.jdbarnes.com.au		SURVEYING MAPPING GIS
ORDER # AP FILE	CREDITED BY SP DATE	REFERENCE # 16-30-695-00-500 QUANTITY 1

Aug. 3 2024
DATE

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A101.S.

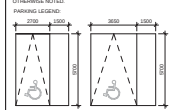
and speaks for the interests and needs of the poor in controlling health.

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PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
2700mm WIDE X 5700mm LONG (NO SIDES OBSTRUCTED)
3000mm WIDE X 5700mm LONG (ONE SIDE OBSTRUCTED)
3200mm WIDE X 5700mm LONG (TWO SIDES OBSTRUCTED)
3650mm WIDE X 5700mm LONG (BARRIER FREE TYPE A)
2700mm WIDE X 5700mm LONG (BARRIER FREE TYPE B)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 8000mm UNLESS



Date	No.	Description
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REVISION RECORD

2017-08-03	SITE PLAN APPLICATION
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ISSUE RECORD



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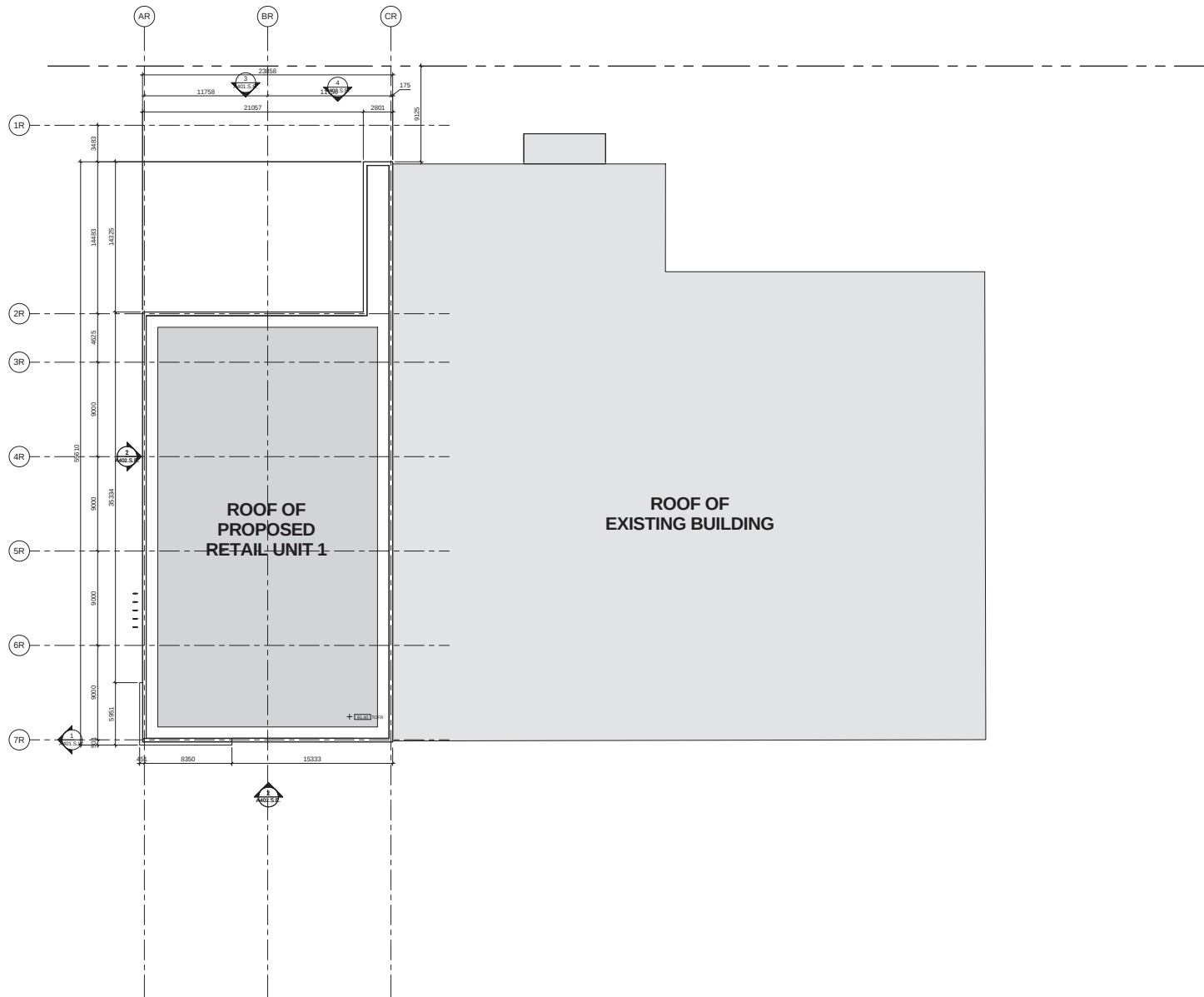
**BRONTE VILLAGE MALL
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2441 Lakeshore Road West
Oakville, Ontario
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16063 1:150 TNICQ/AA AA

Ground Floor Plan

A201.S.E.

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REVISION RECORD

ISSUE RECORD



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BRONTE VILLAGE MALL
REDEVELOPMENT
2441 Lakeshore Road West
Oakville, Ontario
L7L 4C1
Price Developments

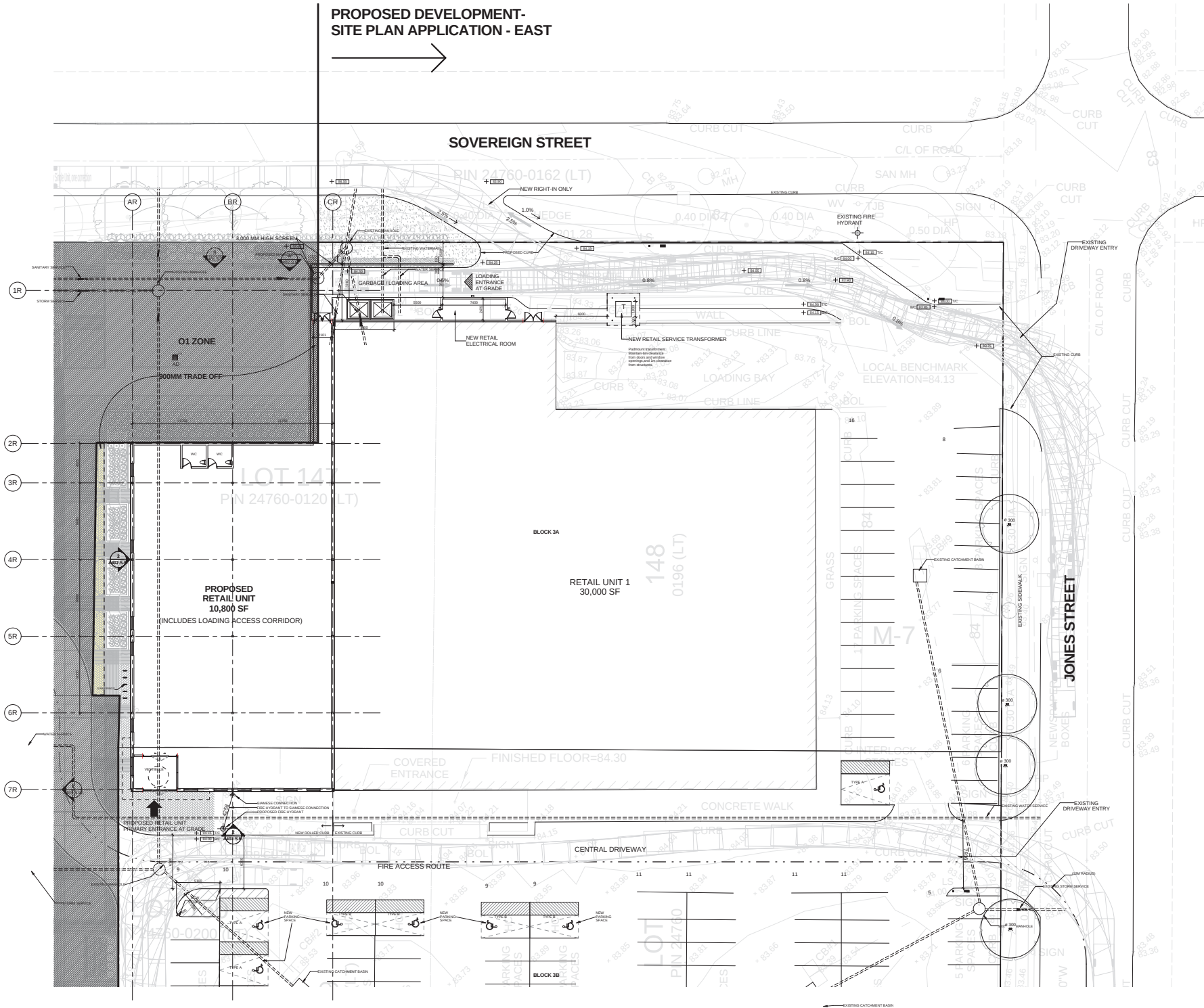
16063 1 : 150 CQTH10A AA
PROJECT SCALE DRAWN BY: J.D.G.

Roof Plan

A202.S.E.

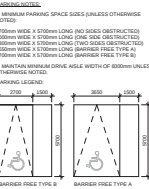
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PROPOSED DEVELOPMENT- SITE PLAN APPLICATION - EAST



LEGEND:

- PRIMARY BUILDING ENTRANCE
- BUILDING ENTRANCE (SECONDARY)
- BUILDING EXIT
- PARKING ENTRANCE
- LOADING ENTRANCE
- BARRED DRIVE
- BARRED DRIVE (TURNING HOUSE OR CLOSURE, SEPARATE OR IN-PLACE)
- PROPOSED GRADE
- EXISTING GRADE
- TOP OF FINISHED ROOF
- EXISTING FIRE HYDRANT
- BIKE RING
- FIRE ACCESS ROUTE
- EXISTING LIGHT STANDARD
- PROPOSED LIGHT STANDARD
- PROPOSED LIGHT FIXTURE
- PROPOSED RECESSED LIGHT
- PROPOSED BOLLARD
- PROPOSED REMOVABLE BOLLARD



Date	No.	Description
2017-08-01	1	SITE PLAN APPLICATION

REVISION RECORD

Date	No.	Description
2017-08-01	1	SITE PLAN APPLICATION

ISSUE RECORD



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16063 1150 TWCQAA AA
PROJECT TEAM DRAWN BY: [Signature]

Ground Floor Plan

A201.S.E.

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