

# LAKESHORE AND BRONTE MIXED-USE DEVELOPMENT

Lakeshore Rd W.  
Oakville, ON  
L6L 1H7

## SITE PLAN APPROVAL APPLICATION



CLIENT

JM Lakeshore -Bronte Inc.

ISSUED

No.	DATE	DESCRIPTION
1	31/03/2021	ISSUED FOR SITE PLAN APPLICATIONS
2	20/08/2021	ISSUED FOR REVIEW
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### DRAWING LIST

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A003	SURVEY
A004	SITE PLAN
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A108	6th FLOOR PLAN
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A201	SECTIONS
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A303	LAKESHORE SIDE ENLARGED ELEV.
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A401	RENDERED VIEWS
A402	RENDERED VIEWS
A403	RENDERED VIEWS
A501	SAMPLE MATERIALS

### GENERAL NOTES

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOTS 1, 7, 8, 10 AND 11 AND ALL OF LOTS 1A, 2, 3, 4, 5, AND 9 REGISTERED PLAN M-8 TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, AS PREPARED BY SCHAEFFER DZALDOV BENNETT LTD., AND DATED MONTH FEBRUARY 18, 2021.
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  - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
- OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
- TYPE C LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.
- A NON-RESIDENTIAL WASTE STORAGE ROOM FOR NON-RESI COMPONENT IS PROVIDED WHICH IS INDEPENDENT OF AND NOT ACCESSIBLE TO THE RESIDENTIAL WASTE ROOM.
- THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- BUILDING TO BE FULLY SPRINKLED.
- AREA INDICATED ON FLOOR PLANS IS INCLUDING EXTERIOR WALLS. FOR THE PURPOSE OF THE STATISTICS, AREA IS CALCULATED BASED ON BY-LAW 2014-014.

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SEAL

PROJECT  
**Lakeshore and Bronte  
Development**  
Lakeshore Rd W.  
Oakville, ON  
L6L 1H7

SHEET TITLE  
**COVER PAGE**

DRAWN BY: CHKD' BY: DATE: SCALE:  
Author Checker 03/26/21 1 : 100

PROJECT NO: DWG NO.  
125341 A000



# O.B.C. MATRIX

**IBI GROUP ARCHITECTS (CANADA) INC.**  
 7th floor - 55 St. Clair Avenue West  
 Toronto, Ontario  
 M4V 2Y7

Certificate of Practice Number: 3833

**Name of Project:**  
**Location:** Lakeshore Rd W. Oakville, ON L6L 1H7

This Ontario Building Code Matrix applies to drawings listed on this sheet.

Title	Ontario Building Code Data Matrix Part 3	O.B.C. Reference
1	<b>Project Description:</b> New Construction of a Residential Building 6 Storey Mixed Use Building with Mechanical Penthouse and roof access 2 Levels of Below Grade Parking	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change Of Use
2	<b>Major Occupancy(s):</b> Residential 2 Levels Of Below Grade Parking	3.1.2.1. 11.5.1.1
3	<b>Building Area (sm)</b> Total = 4,868 sm	3.2.2.
4	<b>Zoning Gross Floor Area (sq.m.)</b> Overall = 17,279 sm	
5	<b>Number of Storeys:</b> Above Grade: 6 Below Grade: 2	
6	<b>Height of Building: (m)</b> 20.75 m + 4m MPH = 24.75m	
7	<b>Number of Streets/Access Routes:</b> 2	
8	<b>Building Classification:</b> Group C - Any Height, Any Area Group F - Div. 3 - Loading Area, P1 to P2 Levels	3.2.2.42 3.2.2.61 3.2.2.73
9	<b>Sprinkler System Proposed:</b>	<input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required
10	<b>Standpipe Required:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.9.
11	<b>Fire Alarm Required:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.4.
12	<b>Water Service/Supply is Adequate:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7.
13	<b>High Building:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.6
14	<b>Construction:</b> <input type="checkbox"/> Combustible	<input checked="" type="checkbox"/> Non-Combustible 3.2.2.42, 57.,73.
15	<b>Mezzanine(s) Area (s.m.)</b>	N/A 3.2.1.1. (3)-(8)
16	<b>Occupant Load</b> <input checked="" type="checkbox"/> sq.m./person	<input checked="" type="checkbox"/> design of building 3.1.17.
Refer to Report by Code Consultant		
17	<b>Barrier Free Design:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No(explain) 3.8.2.1.
18	<b>Hazardous Substances:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
19	<b>Required Fire Resistance Ratings (FRR)</b>	Horizontal Assemblies: O.B.C. FRR (Hours): Supp. Standard SB-2 Floors: 2 Hr Concrete Slab Roof: 0 Hr Concrete Slab
20	<b>Special Separation - Construction Of Exterior Walls</b>	3.2.3.

## DEVELOPMENT STATISTICS

*m* - Denotes Meters *min* - Denotes Minimum  
*sm* - Denotes Square Meters *max* - Denotes Maximum  
 Gross Lot Area - is lot area without road widening  
 Net Lot Area - is lot area with the deduction of road widening

### PROJECT DATA

Municipal Address of Subject Lands: 2452-2432 Lakeshore Road West & 87-99 Bronte Road, Oakville, ON

Zoning: By-law 2014-014

Site Plan Application No.: April

Permitted Use: MU1 Proposed Use: Commercial Residential MU1

Permitted F.S.I. - Overall: Proposed F.S.I.: Gross FSI 2.94  
Net FSI 3.02

Permitted F.S.I. - Residential: Gross FSI 2.94  
Permitted F.S.I. - Commercial: Net FSI 3.02

Permitted GFA Combined: sm Proposed Floor Area, Net - Overall: 17,279.00 sm  
Floor Area, Net - Residential: 15,325.00 sm  
Floor Area, Net - Commercial: 1,954.00 sm

Permitted Lot Coverage: N/A Proposed Lot Coverage: Gross Lot Coverage: 83.0%  
Net Lot Coverage: 85.1%

LOTS 1, 7, 8, 10 AND 11 AND ALL OF LOTS 1A, 2, 3, 4, 5, AND 9 REGISTERED PLAN M-8

Lot Area - overall: Gross Lot Area 5,868.10 sm  
Net Lot Area 5,719.00 sm  
Road Widening Area 149.10 sm

Lot Frontage: 100.71 No of Frontages: 2

Lot Depth (Average): Gross Lot Depth 69.500 m  
Net Lot Depth 67.900 m

Established Grade: 62.05m CDG (Canadian Geodatic Datum)

### BUILDING HEIGHT

PERMITTED m PROPOSED m  
Height 22 Height to Top of Residential Floor: 20.75  
Height to Top of MPH Roof: 24.74

No. of Storeys Permitted: 6 No. of Storeys Proposed: 6

### BUILDING SETBACKS

PERMITTED m PROPOSED m

Front Yard Setback (West Side) 1.00  
Ground floor - 4th Floor 5.10  
5th - 6th floor

Side Yard Setback (South Side) 0.30  
Ground Floor - 4th Floor 0.40  
5th - 6th Floor 4.00

Side Yard Setback(North Side) 5.00  
Ground floor - 2nd Floor 6.00  
3rd - 4th Floor 7.50  
5th - 6th Floor

Rear Yard Setback (East Side) 0.00  
Ground Floor 7.50  
2nd - 4th Floor 8.50  
5th - 6th Floor

### PROPOSED AREAS

Residential Floor Area, Net\*\*\*\* 17,279.00 \*\*\*\* Floor Area, Net as defined by Zoning By-law 2014-014

At Grade Condition: Ground Floor Area\* 4,868.00  
Landscaped Open Space\*\* 979.00

Soft Landscaping 184.00  
Hard Landscaping areas 795.00

\*\* Soft Landscaping + Hard Landscaping areas

### RESIDENTIAL UNITS

PROPOSED Units  
Total Number of Residential Units: 187

### BREAKDOWN OF PROJECT DATA BY COMPONENTS

RESIDENTIAL UNIT MIX

Unit Type: Unit Count Typical Unit Size: Percent

1 Bedroom 79 42%

2 Bedroom 88 47%

3 Bedroom 20 11%

TOTAL: 187 100%

### AMENITY

REQUIRED sm PROVIDED sm  
Total Indoor Residential Amenity 337.00  
Total Outdoor Residential Amenity 1160.00

### PARKING SPACE

REQUIRED Prk.Spaces PROVIDED Prk.Spaces  
Total Parking Spaces: 284 Total Parking Spaces: 276

Breakdown of parking space by use allocation: Residential 229  
Retail\* 47

\*To be included in residential visitor parking

### BICYCLE PARKING SPACE

REQUIRED Spaces PROVIDED Spaces  
Bicycle Parking: 187 Bicycle Parking: 209

### LOADING SPACE

REQUIRED RESIDENTIAL (Dwelling Unit in and Apartment Building) PROVIDED  
Type of Loading Space Required: 1 Type "G" Type of Loading Space Provided: Shared Type "G"

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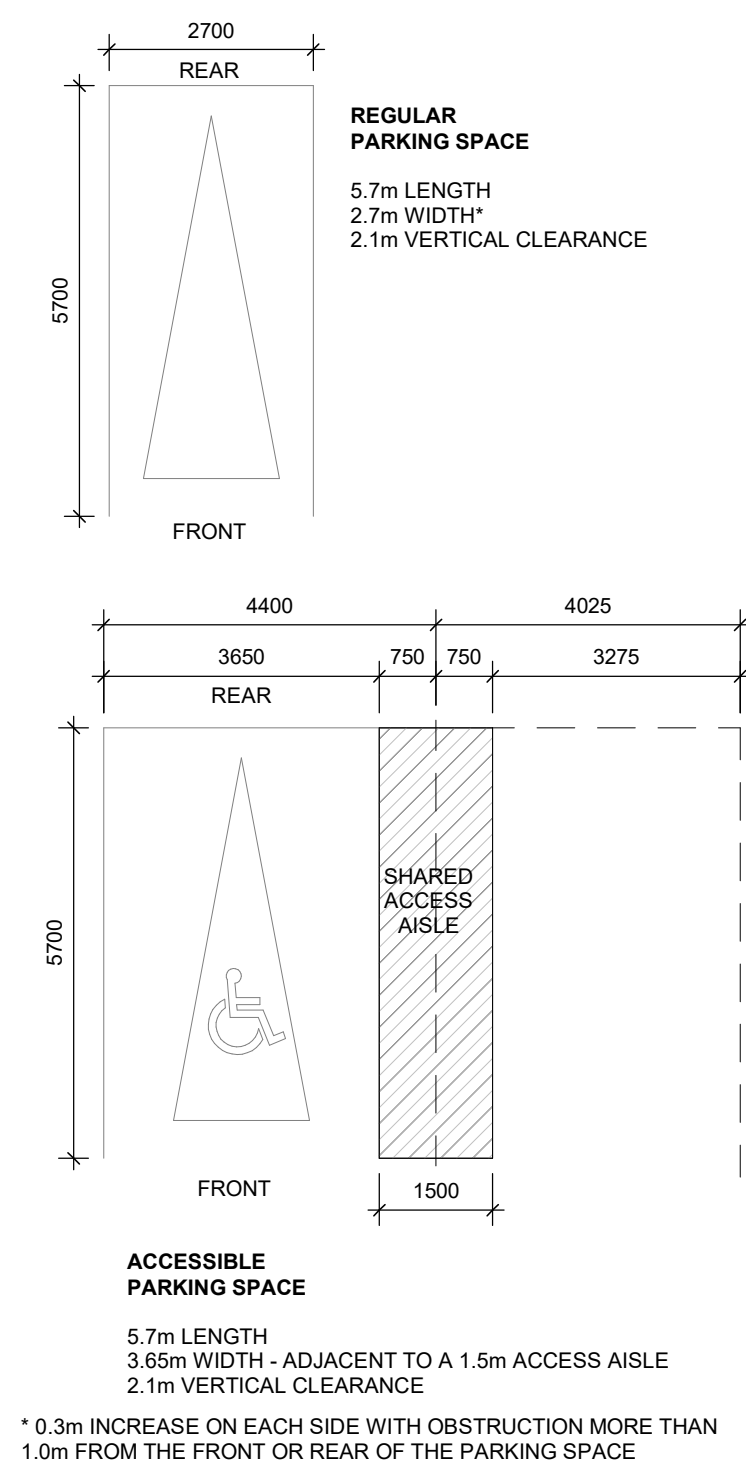
SHEET TITLE  
**STAT. & CONTEXT**

DRAWN BY: CHKD' BY: DATE: SCALE:  
 Author Checker 03/26/21 As indicated

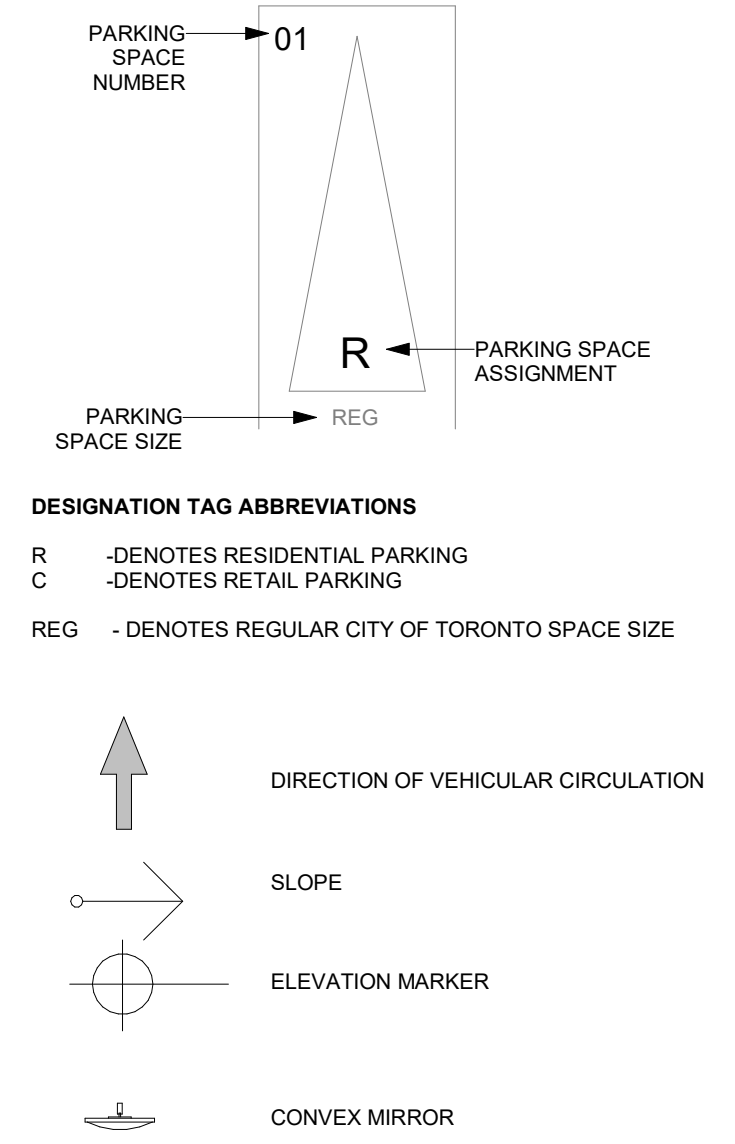
PROJECT NO: DWG NO.  
 125341 A001

**LEGEND - PARKING SPACE DIMENSIONS**

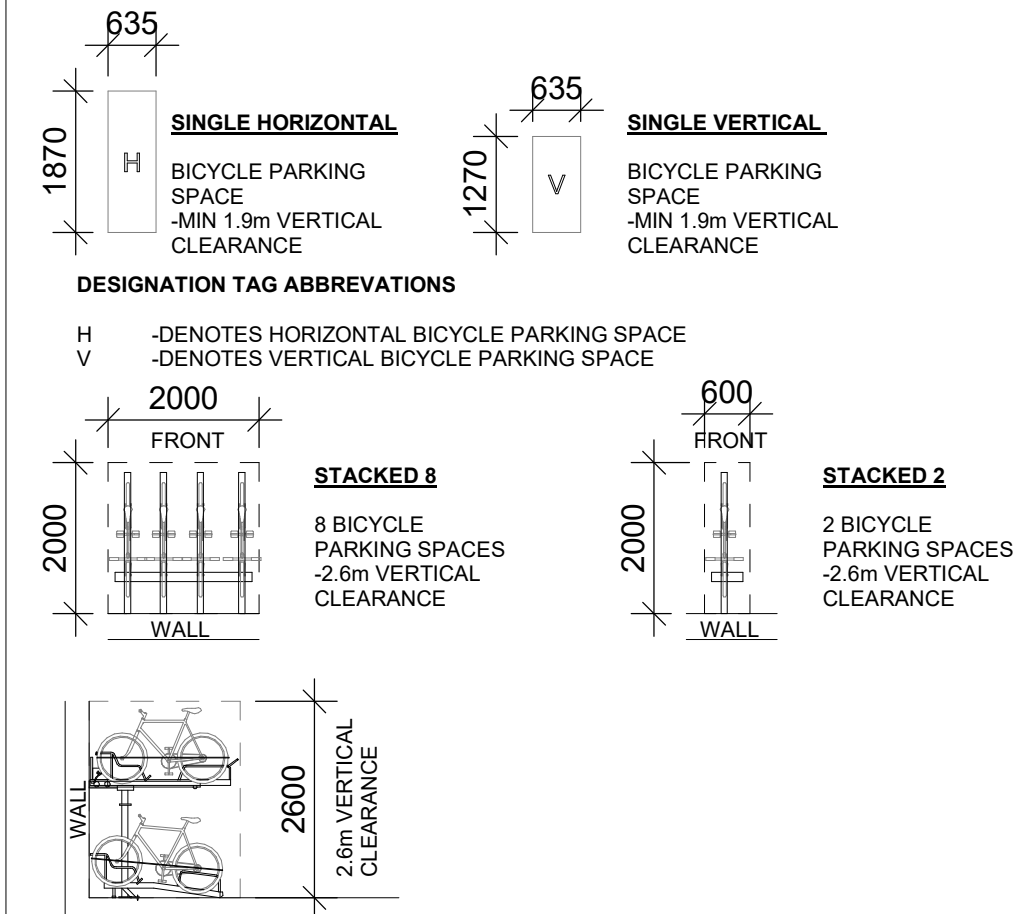
PARKING SPACE DIMENSIONS ARE AS PER MINIMUM CITY OF TORONTO BY-LAW 569-2013 PARKING SPACE REGULATIONS



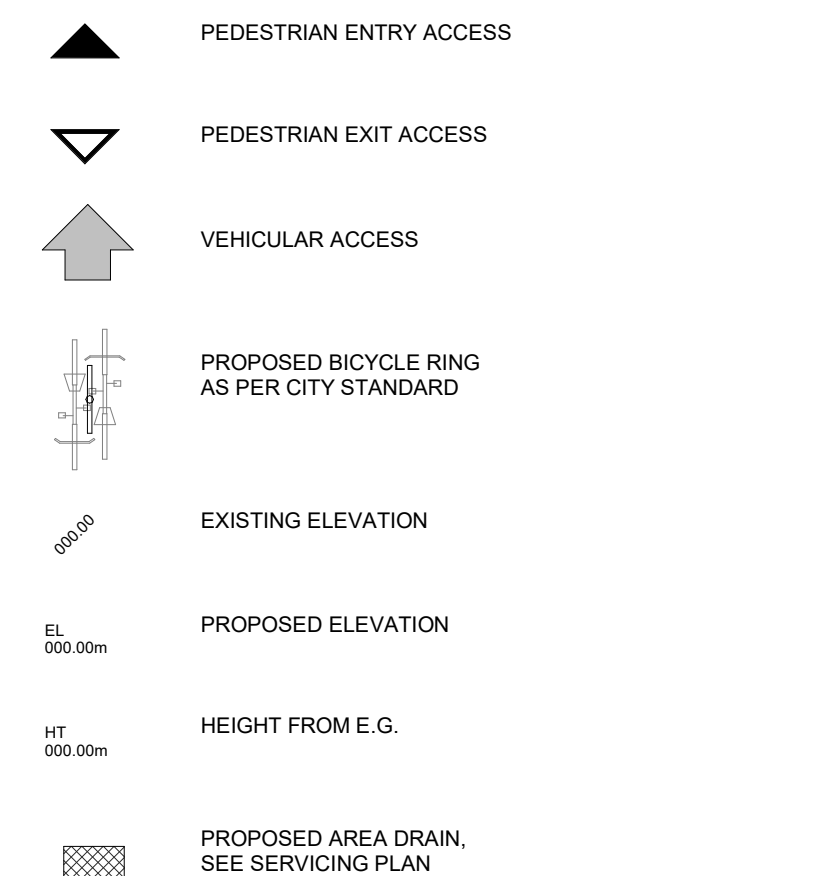
**LEGEND - PARKING SYMBOLS & NOTATIONS**



**LEGEND - BICYCLE PARKING SYMBOLS & NOTATIONS**



**SITE LEGEND**

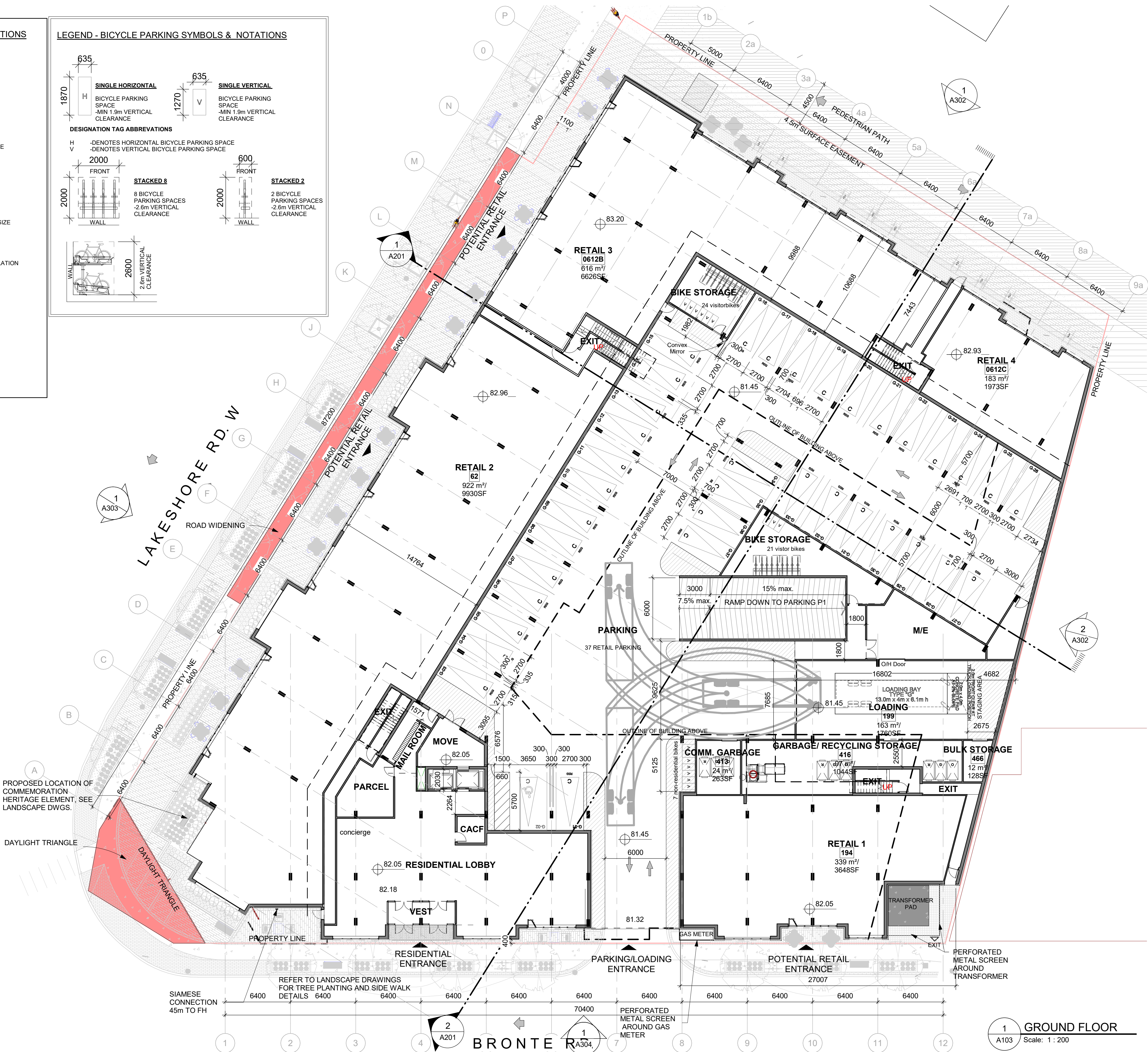


Bicycle Parking Count				
Comments	Level	Count	Bike Type	Bike Count
<b>PARKING LEVEL P1</b>				
Bike	PARKING LEVEL P1	88	Single Vertical	88
Bike	PARKING LEVEL P1	7	Stacked 8	56
<b>PARKING LEVEL P1</b>				
144				
<b>GROUND FLOOR</b>				
Bike	GROUND FLOOR	25	Single Vertical	25
Bike	GROUND FLOOR	2	Stacked 2	4
Bike	GROUND FLOOR	4	Stacked 8	32
<b>GROUND FLOOR</b>				
61				
<b>Grand total: 126</b>				

Parking Space Count By Level	
Level	Count
GROUND FLOOR	37
PARKING LEVEL P1	117
PARKING LEVEL P2	122
<b>TOTAL PARKING SPACES:</b>	<b>276</b>

Parking Space Account by Assignment		
Assignment	Space Count	Stall Count
R	1	229
C	1	47
<b>TOTAL PARKING SPACES:</b>	<b>276</b>	

Barrier Free Parking Space Count				
Level	Type	Parking Assignment	Space Count	Stall Count
GROUND FLOOR	BF 3400x5700	C	1	1
PARKING LEVEL P1	BF 3400x5700	R	1	1
PARKING LEVEL P1	BF 3400x5700	R	1	1
PARKING LEVEL P2	BF 3400x5700	R	1	1
PARKING LEVEL P2	BF 3400x5700	R	1	1
<b>Total Parking Spaces:</b>			<b>5</b>	



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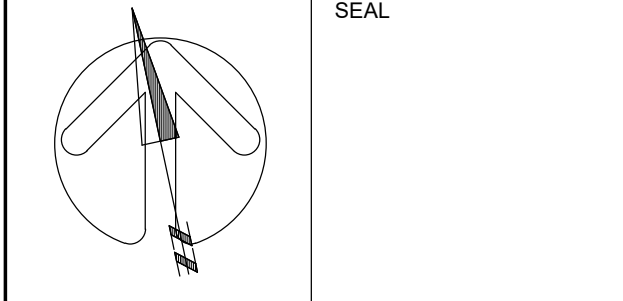
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PROJECT  
**Lakeshore and Bronte Development**  
 Lakeshore Rd W,  
 Oakville, ON  
 L6L 1H7

**GROUND FLOOR PLAN**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	03/26/21	As Indicated
PROJECT NO:		DWG NO.	
125341		A103	