



1 LAKESHORE SIDE ELEV.
A301 Scale: 1 : 200



2 BRONTE SIDE ELEV.
A301 Scale: 1 : 200

CLIENT

JM Lakeshore -Bronte Inc.

No.	DATE	DESCRIPTION
1	31/03/2021	ISSUED FOR SITE PLAN APPLICATIONS

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.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
 - REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF, AND OUTDOOR AMENITY SPACES.
 - REFER TO SITE SERVICING / CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION.
 - REFER TO WASTE MANAGEMENT CONSULTANTS DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
 - 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 (+0.8%), 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 OF 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 MANOEUVRE 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 LABELLED 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.

No.	DATE	DESCRIPTION
REVISIONS		

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
7TH FLOOR - 55 ST. CLAIR AVE. W.
TORONTO, ONTARIO M4V 2Y7
tel (416) 596-1930 fax (416) 596-0644
ibigroup.com

SEAL

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

SHEET TITLE
ELEVATIONS

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

PROJECT NO:	DWG NO.
125341	A301

CLIENT

JM Lakeshore -Bronte Inc.

ISSUED

No.	DATE	DESCRIPTION
1	31/03/2021	ISSUED FOR SITE PLAN APPLICATIONS

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.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
 - REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
 - REFER TO SITE SERVICING / CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION.
 - REFER TO WASTE MANAGEMENT CONSULTANTS DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
 - 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 MANOEUVRE 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 NONRESIDENTIAL WASTE WILL BE LABELLED 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



1 NORTH ELEV.
A302 Scale: 1 : 200



2 EAST ELEV.
A302 Scale: 1 : 200

No.	DATE	DESCRIPTION
REVISIONS		

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7TH FLOOR - 55 ST. CLAIR AVE. W.
 TORONTO, ONTARIO M4V 2Y7
 tel (416) 598-1930 fax (416) 598-0644
 ibigroup.com

SEAL

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

SHEET TITLE
ELEVATIONS

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

PROJECT NO:	DWG NO.
125341	A302



CLIENT

JM Lakeshore -Bronte Inc.

ISSUED		
No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
REVISIONS		

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7TH FLOOR - 55 ST. CLAIR AVE. W.
 TORONTO, ONTARIO M4V 2Y7
 tel (416) 596-1930 fax (416) 596-0644
 ibigroup.com

SEAL

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

SHEET TITLE
LAKESHORE SIDE ENLARGED ELEV.

DRAWN BY: Author	CHKD' BY: Checker	DATE: 03/26/21	SCALE: 1 : 50
---------------------	----------------------	-------------------	------------------

PROJECT NO: 125341	DWG NO. A303
-----------------------	-----------------



CLIENT

JM Lakeshore -Bronte Inc.

ISSUED

No.	DATE	DESCRIPTION
-----	------	-------------

No.	DATE	DESCRIPTION

REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
7TH FLOOR - 55 ST. CLAIR AVE. W.
TORONTO, ONTARIO M4V 2Y7
tel (416) 596-1930 fax (416) 596-0644
ibigroup.com

SEAL

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

SHEET TITLE
BRONTE SIDE ENLARGED ELEV.

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	03/26/21	1 : 50

PROJECT NO:	DWG NO.
125341	A304



CLIENT

JM Lakeshore -Bronte Inc.

ISSUED

No.	DATE	DESCRIPTION
1	31/03/2021	ISSUED FOR SITE PLAN APPLICATIONS

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.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
 - REFER TO TRAFFIC CONSULTANTS DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
 - REFER TO SITE SERVICES / CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVICES AND UTILITY INFORMATION.
 - REFER TO WASTE MANAGEMENT CONSULTANTS DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
 - 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 (+0.8%), 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 (+0.2%), 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 LABELLED 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.

No.	DATE	DESCRIPTION
REVISIONS		

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7TH FLOOR - 55 ST. CLAIR AVE. W.
 TORONTO, ONTARIO M4V 2Y7
 tel (416) 598-1930 fax (416) 598-0644
 ibigroup.com

SEAL

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

SHEET TITLE
RENDERED VIEWS

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

PROJECT NO:	DWG NO.
125341	A401



CLIENT

JM Lakeshore -Bronte Inc.

ISSUED

No.	DATE	DESCRIPTION
1	31/03/2021	ISSUED FOR SITE PLAN APPLICATIONS

REVISIONS

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7TH FLOOR - 55 ST. CLAIR AVE. W.
 TORONTO, ONTARIO M4V 2Y7
 tel (416) 596-1930 fax (416) 596-0644
 ibigroup.com

SEAL

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

SHEET TITLE
RENDERED VIEWS

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

PROJECT NO: 125341	DWG NO. A402
-----------------------	-----------------



CLIENT

JM Lakeshore -Bronte Inc.

ISSUED

No.	DATE	DESCRIPTION
1	31/03/2021	ISSUED FOR SITE PLAN APPLICATIONS

No.	DATE	DESCRIPTION
REVISIONS		

© COPYRIGHT IBI GROUP ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED.

IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7TH FLOOR - 55 ST. CLAIR AVE. W.
 TORONTO, ONTARIO M4V 2Y7
 tel (416) 596-1930 fax (416) 596-0644
 ibigroup.com

SEAL

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

SHEET TITLE
RENDERED VIEWS

DRAWN BY: Author	CHKD' BY: Checker	DATE: 03/25/21	SCALE:
---------------------	----------------------	-------------------	--------

PROJECT NO: 125341	DWG NO. A403
-----------------------	-----------------