

# ZONING REGULATIONS

Zoning Summary	Required	Provided
Subject Site		MU1 - Mixed Use
Proposed Use		New Mixed Use Seniors Residence
Site Area		3,850.50sm - 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

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%

# SITE STATISTICS

**APPLICANT:**  
 GSAI - Glen Schnarr & Associates Inc. & SRM ARCHITECTS + URBAN DESIGN  
 700 - 10 Kingsbridge Garden Circle, 39 Advance Rd.  
 Mississauga, ON L5R 3K6, Etobicoke, ON M8Z 2S6  
 TEL: 905-568-8888 ext.268, TEL: 519-885-5600

**OWNERS:**  
 Succession Development Corporation  
 11 Grand River Street North  
 Toronto, ON

**SITE PLAN APPLICATION NUMBER:** 24761-0063  
**ZONING:** MU1 - Mixed Use  
**MUNICIPAL ADDRESS:** 2380 Lakeshore Road West  
**LEGAL DESCRIPTION:** Plan of Survey showing Topographic features of Part of the Lot 27,28,29 and 30 Registered Plan M-8, Town of Oakville, Regional Municipality of Halton

**PROPOSED USE:** Mixed Use Seniors Residence  
**SITE AREA:** 0.38 HA (3,850.50 sm)

**TOTAL PARKING REQUIRED:**

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
<b>TOTAL PARKING PROVIDED:</b>				<b>65 Spaces</b>
Bike Parking Required			2 Spaces	4 Spaces

# BUILDING STATISTICS

**UNIT BREAK DOWN PER FLOOR**

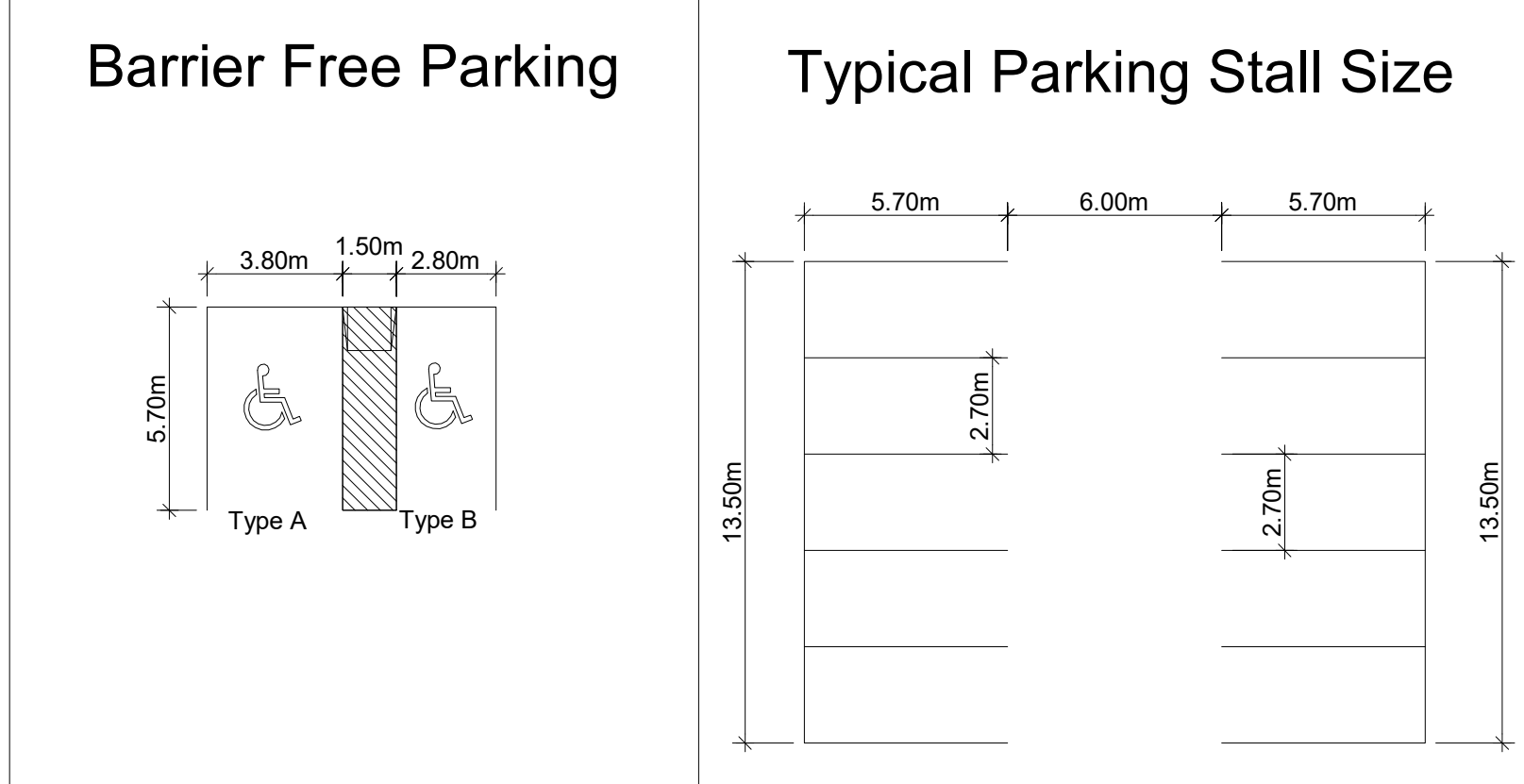
Floor	Studio	1 Bedroom / Den	2 Bedroom	Total
Ground Floor	-	-	-	-
Second Floor	28	6	0	34
Third Floor	28	8	-	36
Fourth Floor	23	10	-	33
Fifth Floor	3	21	4	28
Sixth Floor	3	21	4	28
<b>Sub-Total:</b>				<b>159</b>

**TOTAL UNITS PROPOSED:** 159

**GROSS FLOOR AREA**

Floor	Residential (SM)	Non-Residential (SM)	Residential (SF)	Non-Residential (SF)
Ground Floor	1,821	467	20,677	5,026
Second Floor	2,305	-	24,811	-
Third Floor	2,353	-	25,326	-
Fourth Floor	2,353	-	25,326	-
Fifth Floor	2,249	-	24,208	-
Sixth Floor	2,249	-	24,208	-
<b>Sub-Total:</b>	<b>13,430</b>	<b>467</b>	<b>144,556</b>	<b>5,026</b>

# 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.

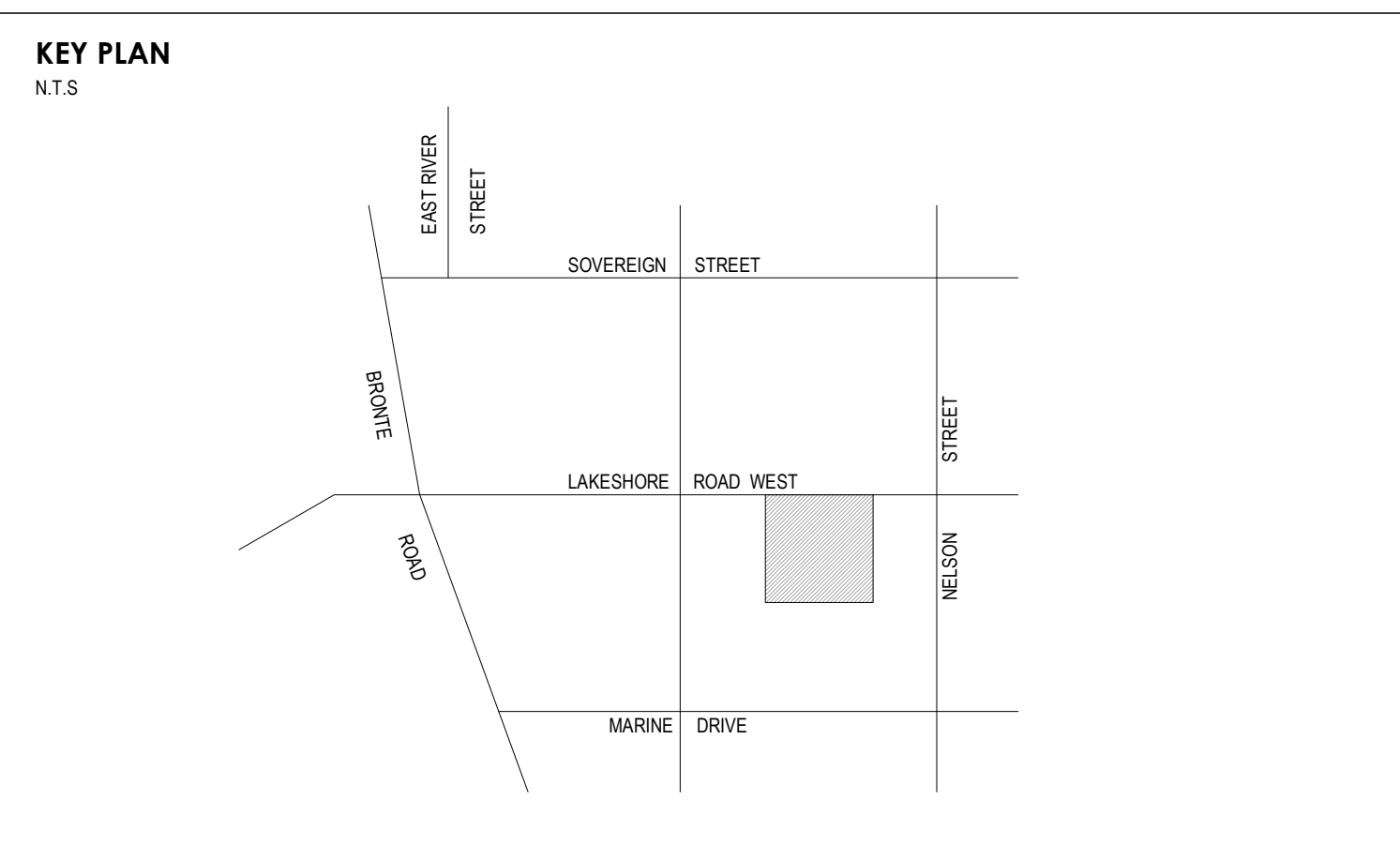
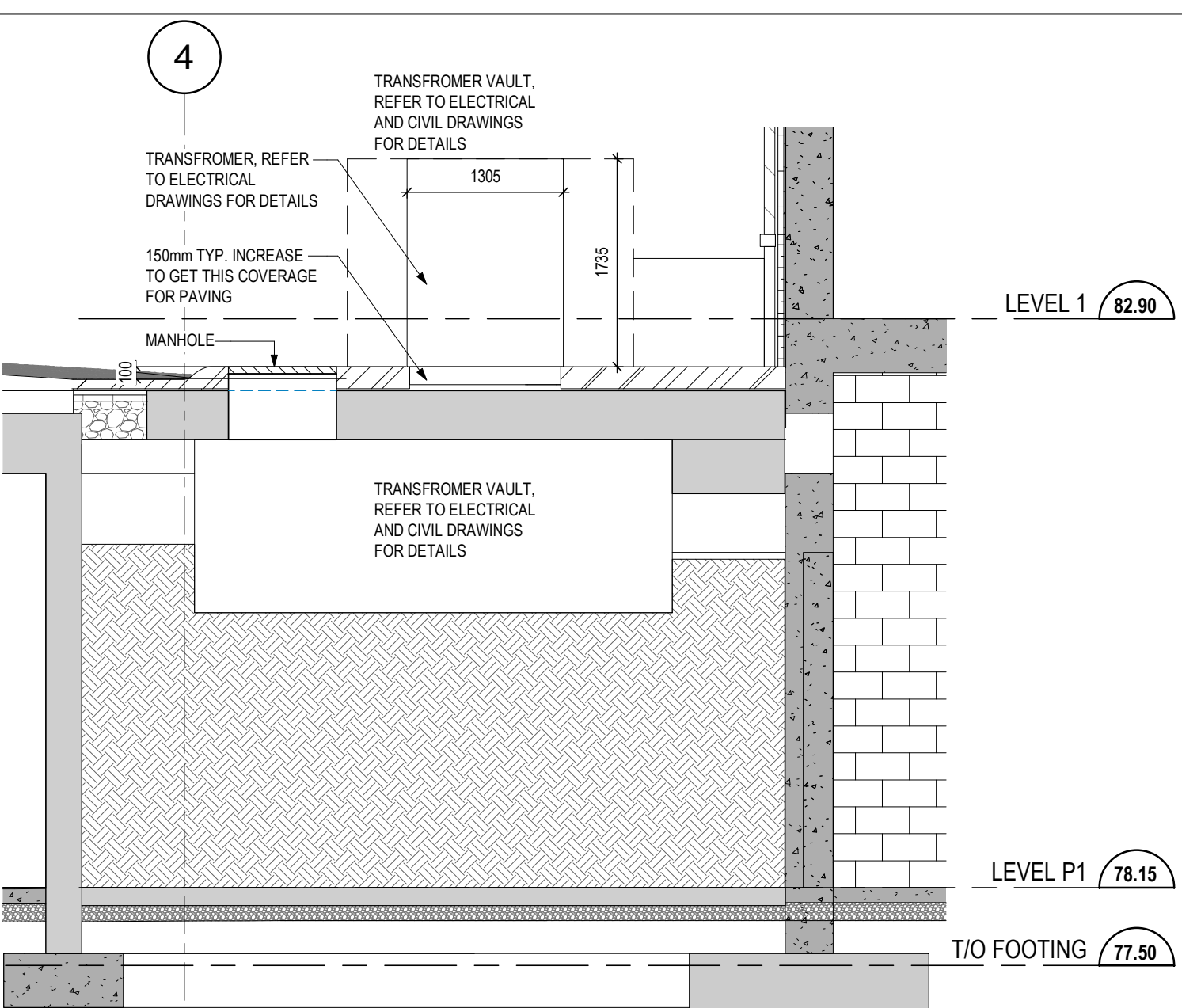
All surface drainage shall be self contained, collected and discharged at a location to be approved prior to the issuance of a Building Permit. Drainage of abutting properties shall not be adversely affected.

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.

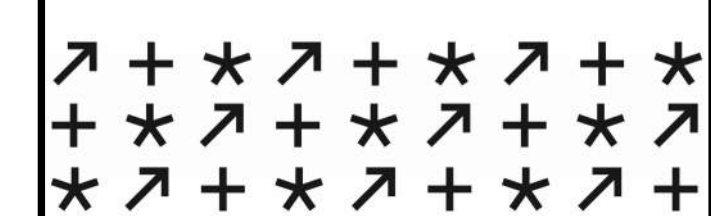
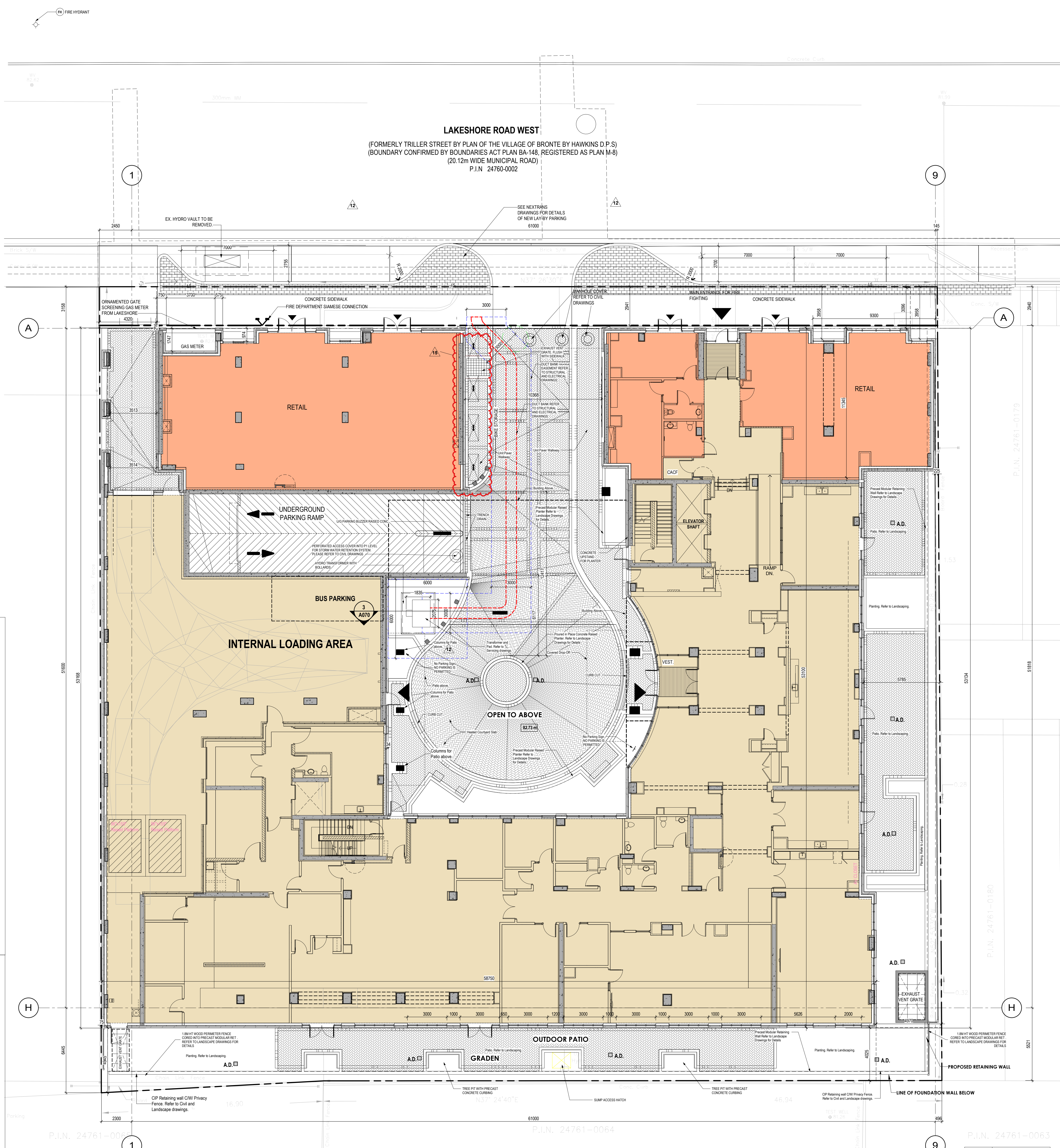
All catchbasin manholes are to be as OPSD Standard drawing 700.03.

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 Servicing Items  
 See Site Electrical Plan for Lighting Details and Photometrics



NORTH

NO.	REVISIONS	ISSUED:
15	Re-issued For SPA	APR 10, 24
14	Rebar Detailing to 2nd FL	APR 05, 24
13	Issued for Coordination	Mar 21, 24
12	Re-issued for SPA	Feb 16, 24
11	Issued for Permit	DEC 08, 23
10	Issued for SPA	OCT 27, 23
9	Re-issued for Final OPA/ZBA	JUL 28, 23
8	OPA/ZBA Preliminary Draft	JUL 25, 23
7	Issued for OPA/ZBA Sub.	APR 24, 23
6	REISSUED FOR COORD.	APR 13, 22

CLIENT:

**AMICA**  
 SENIOR LIFESTYLES

PROJECT NAME:  
**AMICA LAKESHORE  
 RETIREMENT  
 RESIDENCE**

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

SHEET TITLE:  
**SITE PLAN AND  
 STATS**

PROJECT NO. C7009	DATE: 2024-04-12
SCALE: 1:125	SHEET NO.:
DRAWN: Author	CHECKED: Checker
FILE NO. C7009	<b>A070</b>