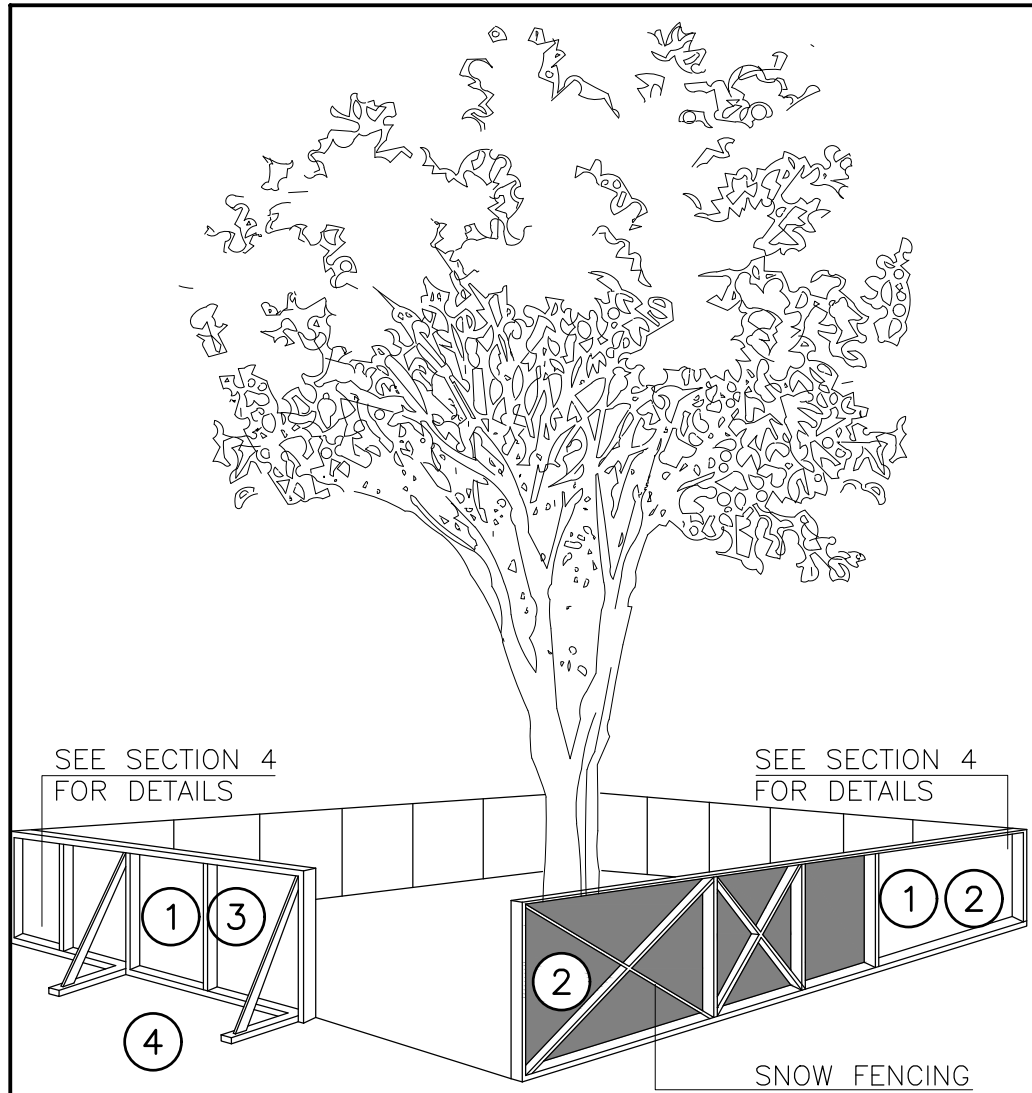




5 TREE PROTECTION
A1.1 SCALE: N.T.S.

TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
- TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.
- WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
- ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

- 1 TYPE 1= TREE HOARDING WAFER BOARD
2 TYPE 2 = TREE HOARDING ORANGE SNOW FENCE

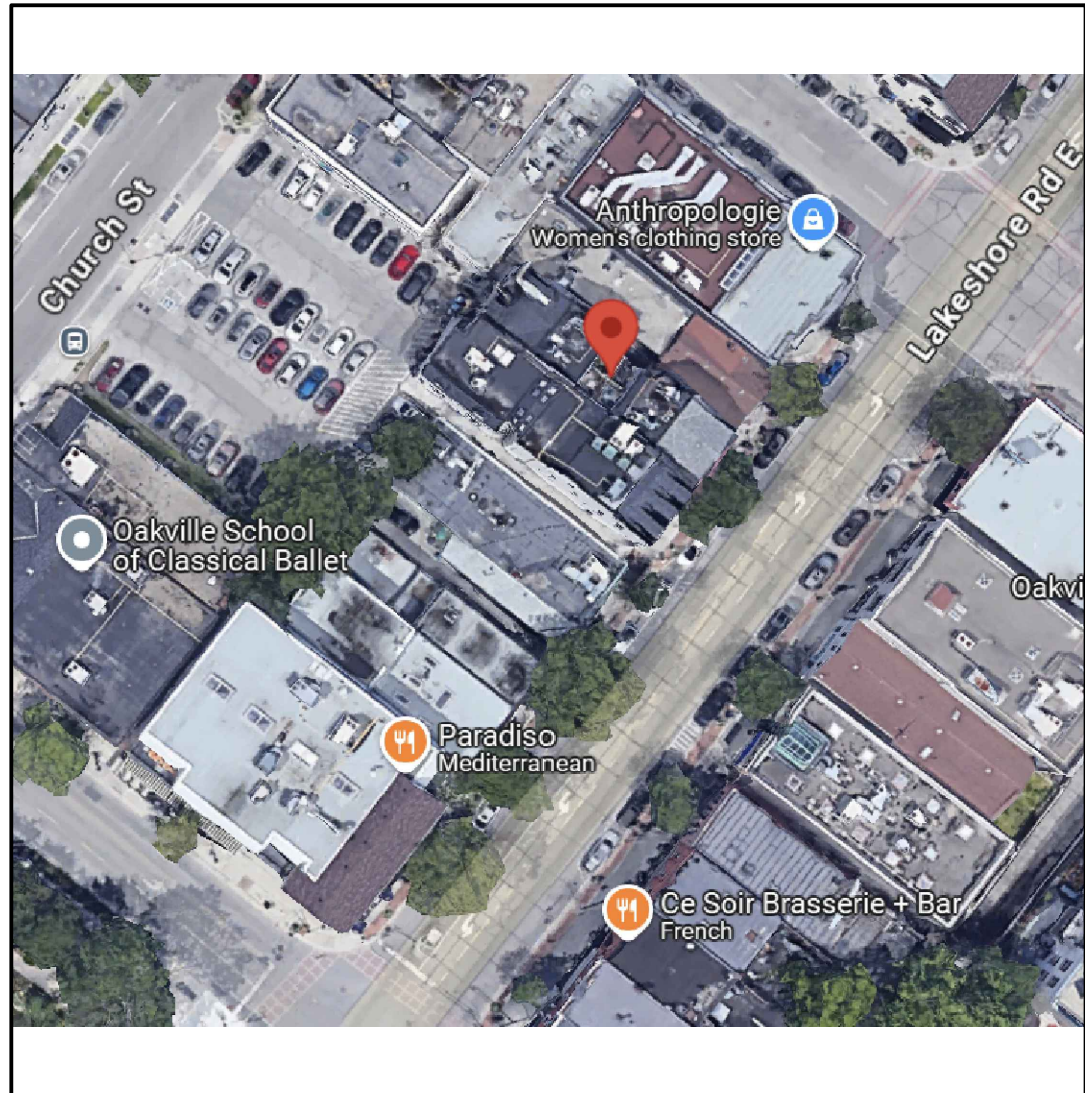
SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

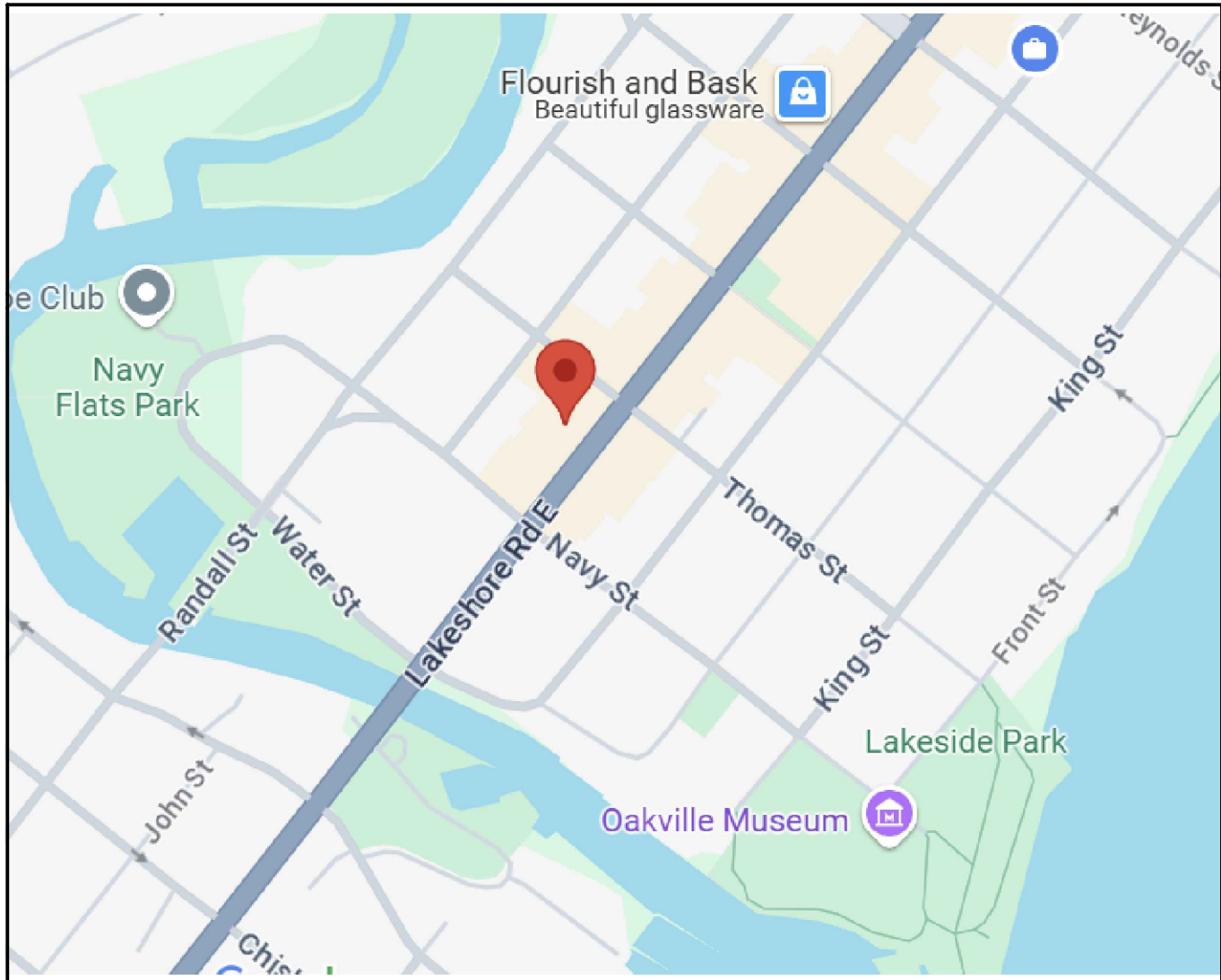
"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

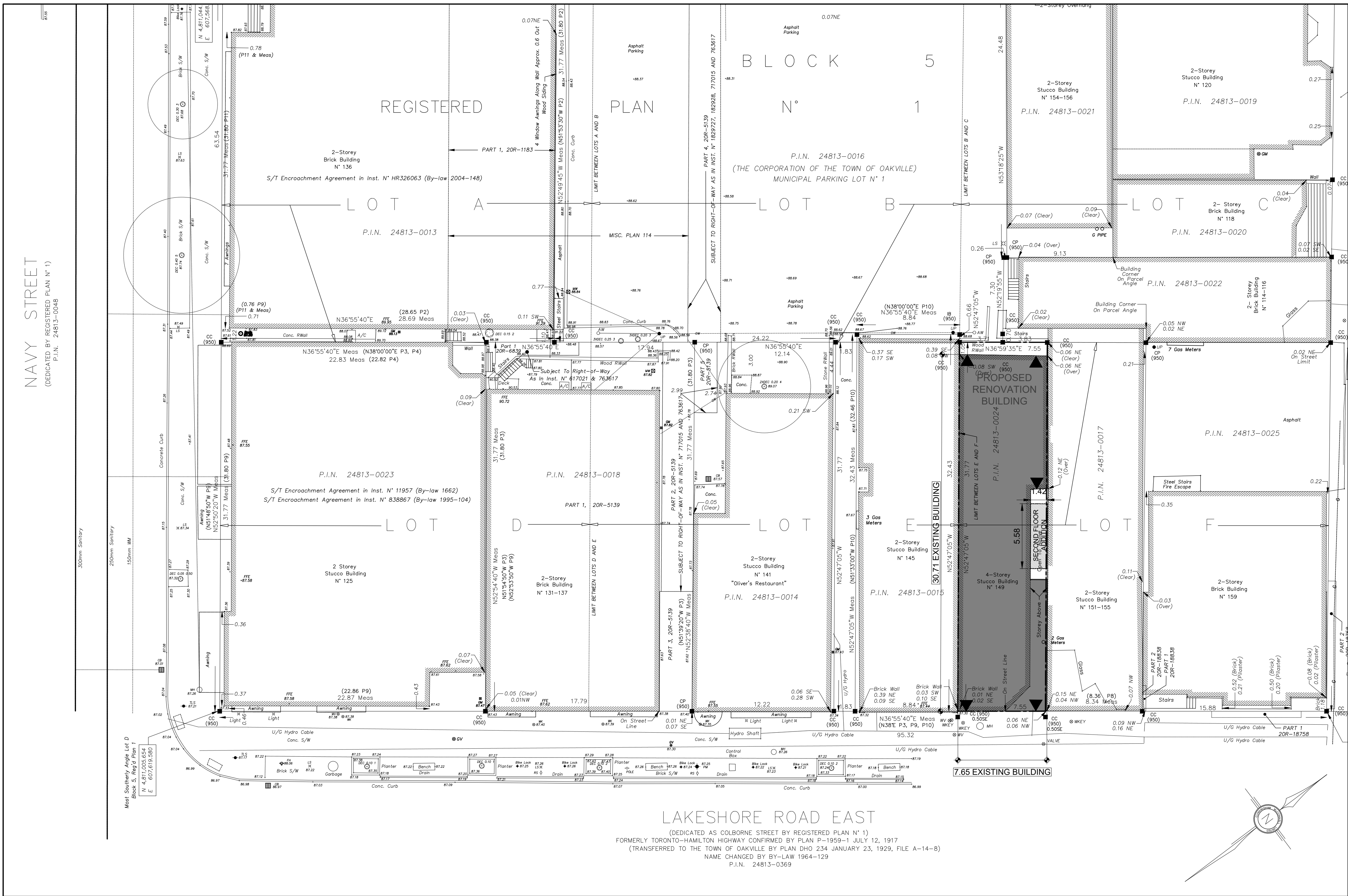
NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:



4 AERIAL VIEW
A1.1 SCALE: N.T.S.



3 KEY PLAN
A1.1 SCALE: N.T.S.



2 SITE PLAN
A1.1 SCALE: 1:200

SITE STATISTICS		149 LAKESHORE ROAD OAKVILLE, ON. L&I SC3 PART OF LOT F REG PLAN N°1			
LEGAL DESCRIPTION:		CBD			
ZONING:					
DESCRIPTION		REQUIRED METRIC	IMPERIAL	EXISTING METRIC	IMPERIAL
LOT AREA:				239.270	2,575
LOT FRONTAGE:				7.55	25
1. AT STREET 2. AS PER DEFINITION (7.5m back from property line)				7.550	25
LOT COVERAGE:				222.580	2,396
BUILDING				222.580	2,396
SECOND STOREY ADDITION				7.940	110
TOTAL				93.02%	96.34%
FLOOR AREA:				184.041	1,981
GROUND FLOOR OCCUPANT				6.410	69
GROUND FLOOR STAIR				15.979	172
GROUND FLOOR ENTRY				206	2,222
TOTAL				185.806	2,000
SECOND FLOOR OCCUPANT				15.422	166
SECOND FLOOR STAIR				201	2,166
SECOND FLOOR ADDITION				210.518	2,266
TOTAL				16.723	180
THIRD FLOOR OCCUPANT				227	2,446
THIRD FLOOR STAIR				96.433	1,038
FOURTH FLOOR OCCUPANT				30.751	331
FOURTH FLOOR PATIOS				127	1,369
TOTAL				30.710	100.75
MAX. DWELLING DEPTH				30.710	100.75
BASEMENT				26.570	286
BASEMENT COMMON				9.662	104
BASEMENT STAIR				131.179	1,412
BASEMENT OCCUPANT				167.411	1,802
TOTAL BASEMENT					
YARDS:				0.00	0.0
FRONT YARD (MIN)		0.00	0.0	0.00	0.0
FRONT YARD (MAX)		3.00	9.8		
REAR YARD (MIN)		0	0.0	1.05	3.4
SIDE YARD - WEST (MIN)		0	0.0	0.00	0.0
SIDE YARD - EAST (MIN)		0	0.0	0.00	0.0
HEIGHT:				12.900	42.3
HEIGHT (MIN)		7.50	24.61	12.900	42.3
HEIGHT (MAX)		15.00	49.21	12.900	42.3
NO. OF STOREYS (MIN)		2		4	
NO. OF STOREYS (MAX)		4		4	

1 SITE STATISTICS
A1.1 SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- FINISHED FLOOR ELEVATION
- FINISHED BASEMENT ELEVATION
- FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES

- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____

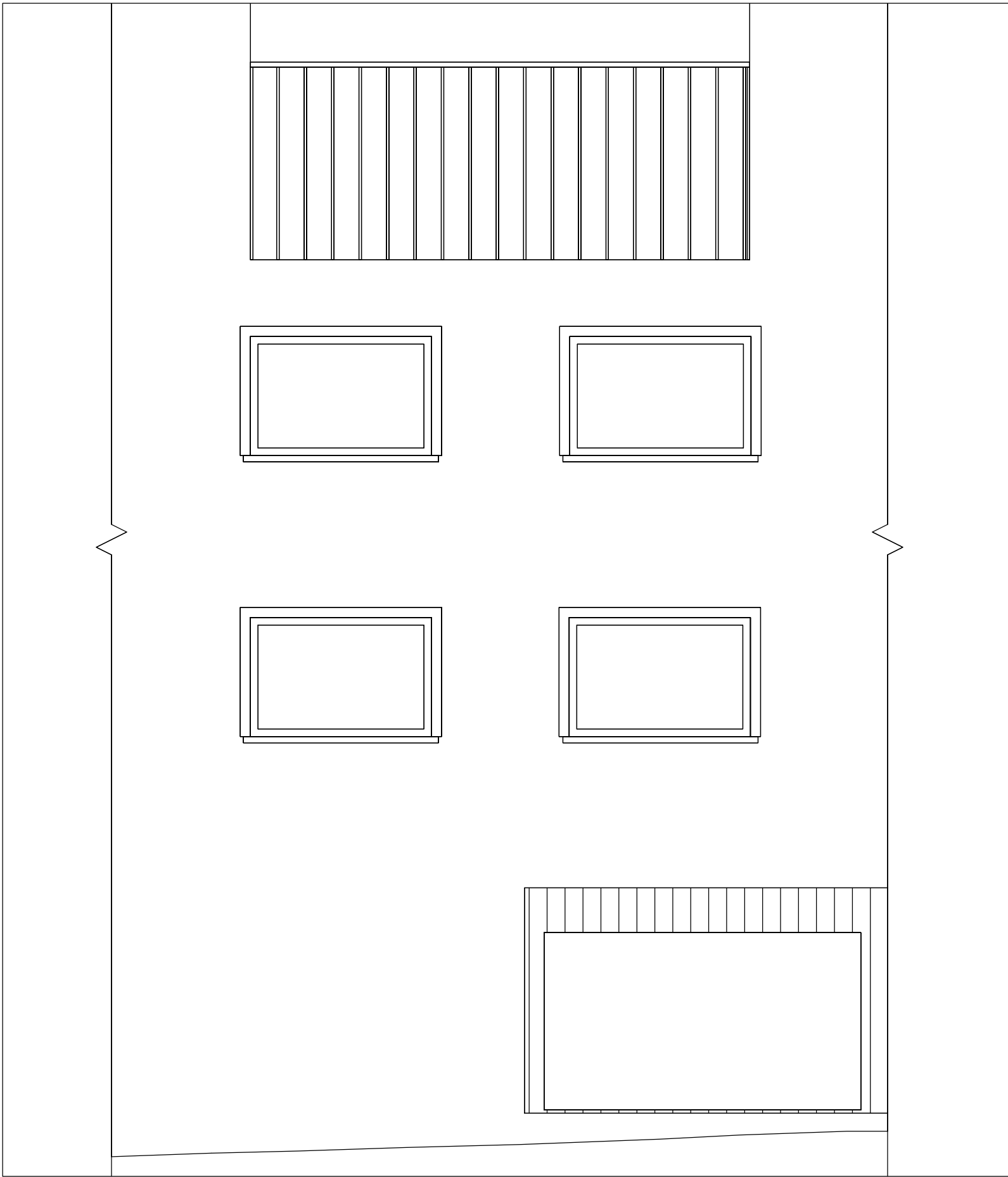
Planning & Public Works Department
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-8032). Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

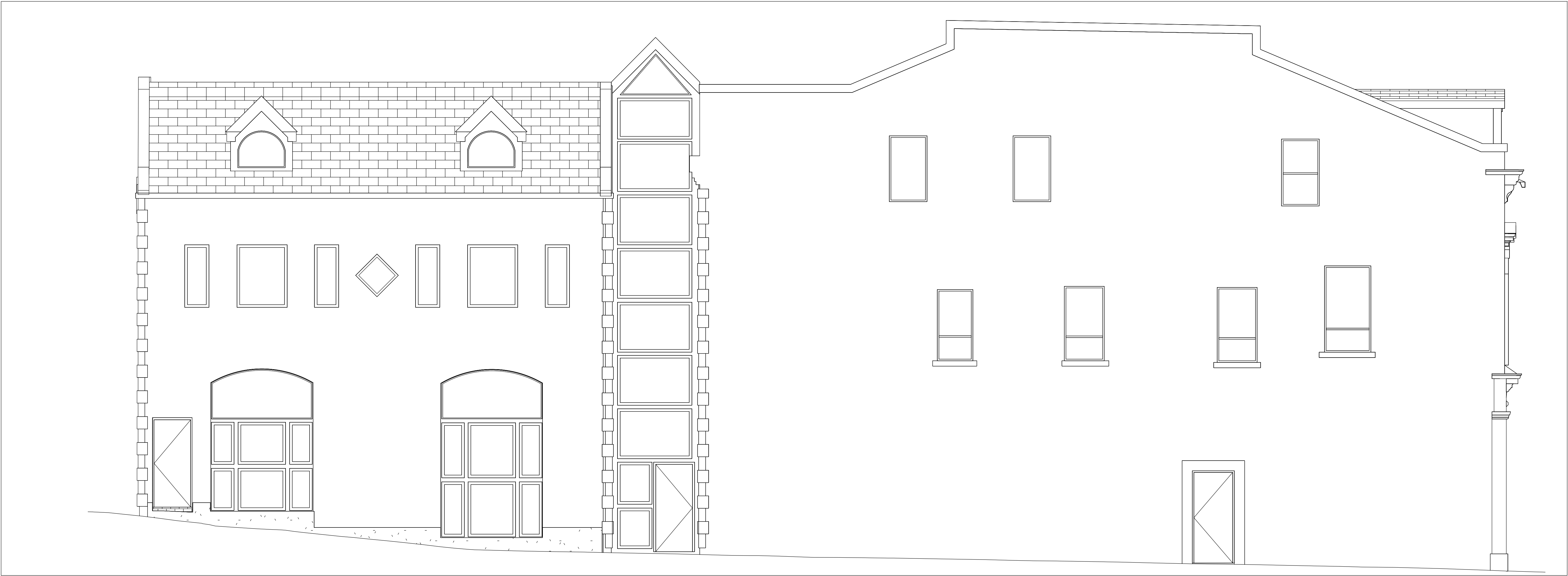
CLIENT:
ASTRA CAPTIAL
149 LAKESHORE ROAD

ADDRESS: 149 LAKESHORE ROAD
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
SITE PLAN

DRAWN: A.A.
DATE: 25.03.01
JOB NUMBER: 24-149
SCALE: 1:200
SHEET NUMBER: A1.1



01 EAST ELEVATION
A4.0 SCALE: 1/4"=1'-0"



02 WEST ELEVATION
A4.0 SCALE: 1/4"=1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

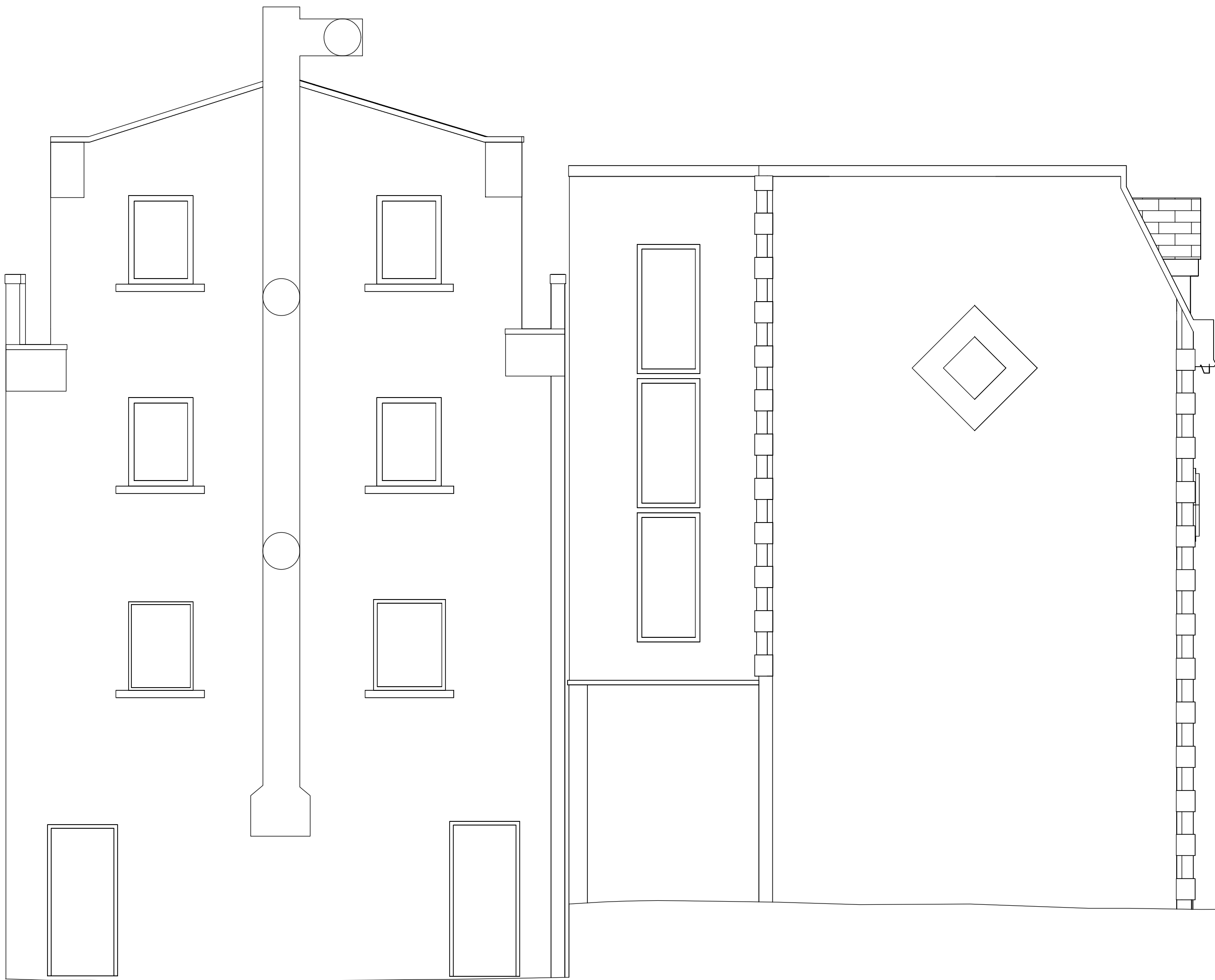
CLIENT:
ASTRA CAPTIAL
149 LAKESHORE ROAD

ADDRESS: 149 LAKESHORE ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
EXISTING EAST & WEST
ELEVATION

DRAWN: A.A	DATE: 24.11.29	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:	
24-149	A4.0	

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



01 NORTH ELEVATION
A4.1 SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
A4.1 SCALE: 1/4"=1'-0"

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

CLIENT:
ASTRA CAPTIAL
149 LAKESHORE ROAD

ADDRESS: 149 LAKESHORE ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
EXISTING NORTH &
SOUTH ELEVATION

DRAWN: A.A	SCALE: 1/4"=1'-0"
DATE: 24.11.29	SHEET NUMBER:
JOB NUMBER:	

24-149

A4.1

TOWN OF OAKVILLE

SCHEDULE A 149 LAKESHORE

REASONS FOR VARIANCES

PARKING REQUIREMENTS

The owner is developing the second floor to re-instate two residential rental units and to add a third one.

In the past late 80s the third and fourth floor were developed with 4 residential units with no parking allocated for these units as the lot is already 100% covered. There is a lot behind the site owned by the Town of Oakville but it was found that these units are occupied by tenants that don't require a car.

At some point after 1995 or thereabout the two units on the second floor were also occupied with residential units. These were then converted to office uses and that use ended with the previous owner.

The current owner who has purchased the site along with others in the core wishes to restore the building and to add these much needed units downtown.

There is however no parking so we need to request a variance for each of the three units as part of one variance application. Since each unit is less than 75M² the parking ratio required for each unit is one parking space.

The variance will request a variance for each individual unit to permit it to proceed with no parking allocation as has occurred in the past decisions etc.

This request is certainly consistent with the Op and the provincial policies encouraging affordable housing in developed areas. The request is reasonable and meets the intent of the bylaw in general even though it cannot meet the specific parking requirement. The resulting development will have no impact on neighbouring properties and will have no impact on light or shadows or privacy.

We thus believe this request meets all four tests and would seek the approval of the committee of adjustment for these three individually stated minor variances.

Yours Truly

William R Hicks

B Arch, OAA, MRAIC