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detail number key to details
sheet number



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TOWN OF OAKVILLE
ZONING BY-LAW AMENDMENT FILE NO.
Z.1401.13 - BY-LAW 2023-151

- △ REISSUED FOR SITE PLAN APPROVAL 27 MAR 24
- △ REISSUED FOR SITE PLAN APPROVAL 08 SEP 23
- △ REISSUED FOR SITE PLAN APPROVAL 22 AUG 23
- △ ISSUED FOR SITE PLAN APPROVAL 15 JUN 23
- △ ISSUED FOR COORDINATION 05 MAY 23
- △ ISSUED FOR REVIEW 19 APR 23
- △ ISSUED FOR REVIEW 15 MAR 23

New 1-Storey Warehouse Building

2360 Bristol Circle
Oakville, Ontario

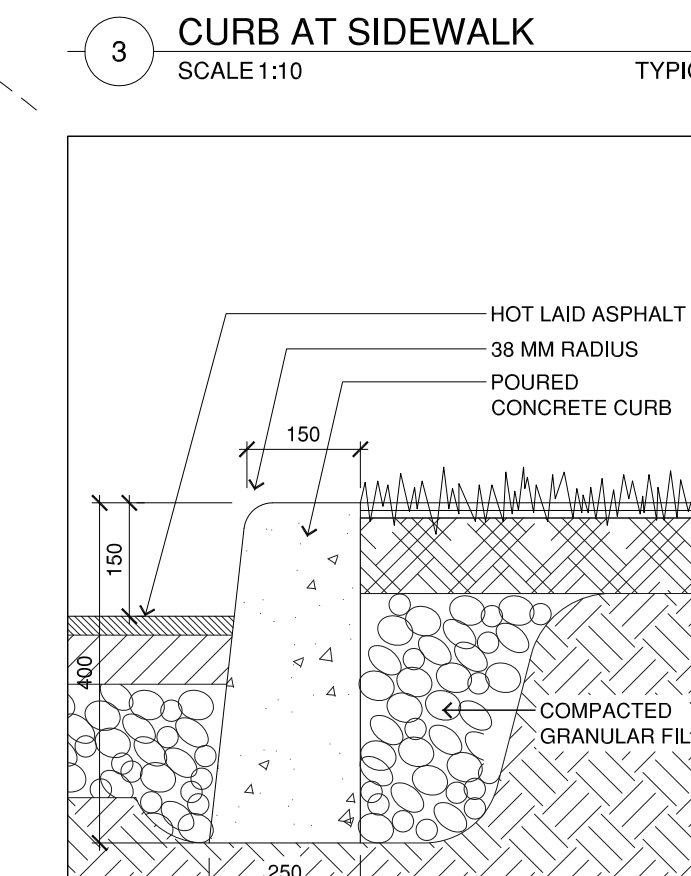
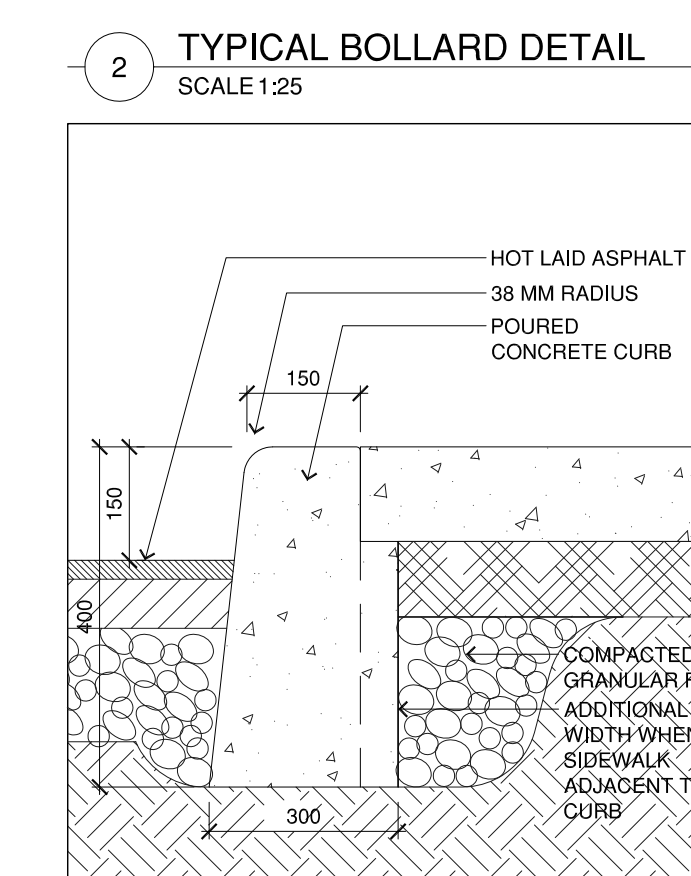
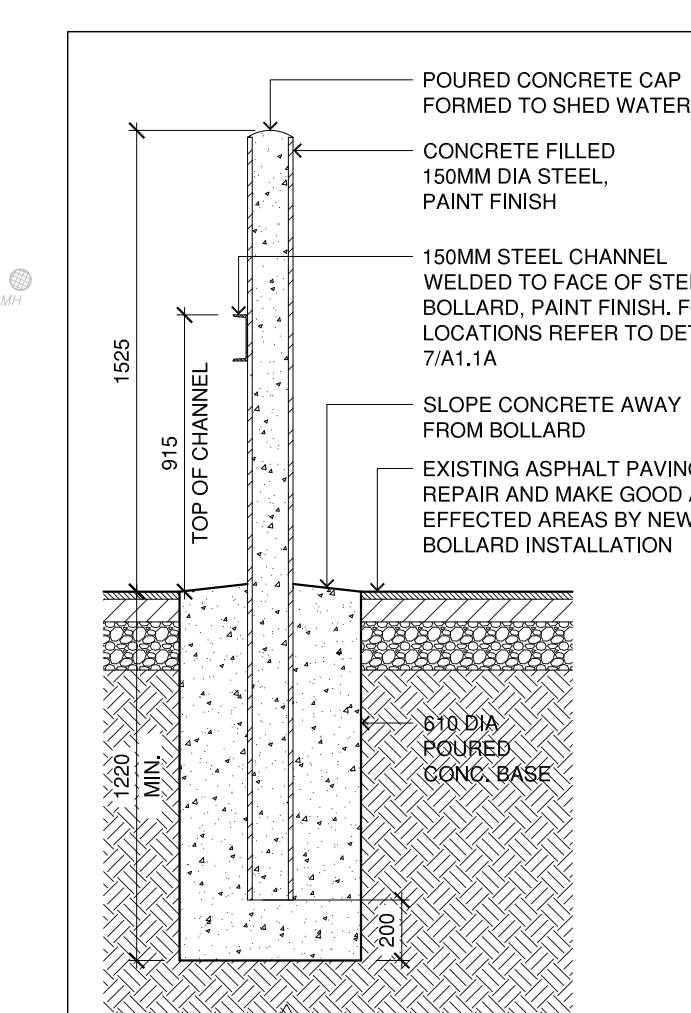
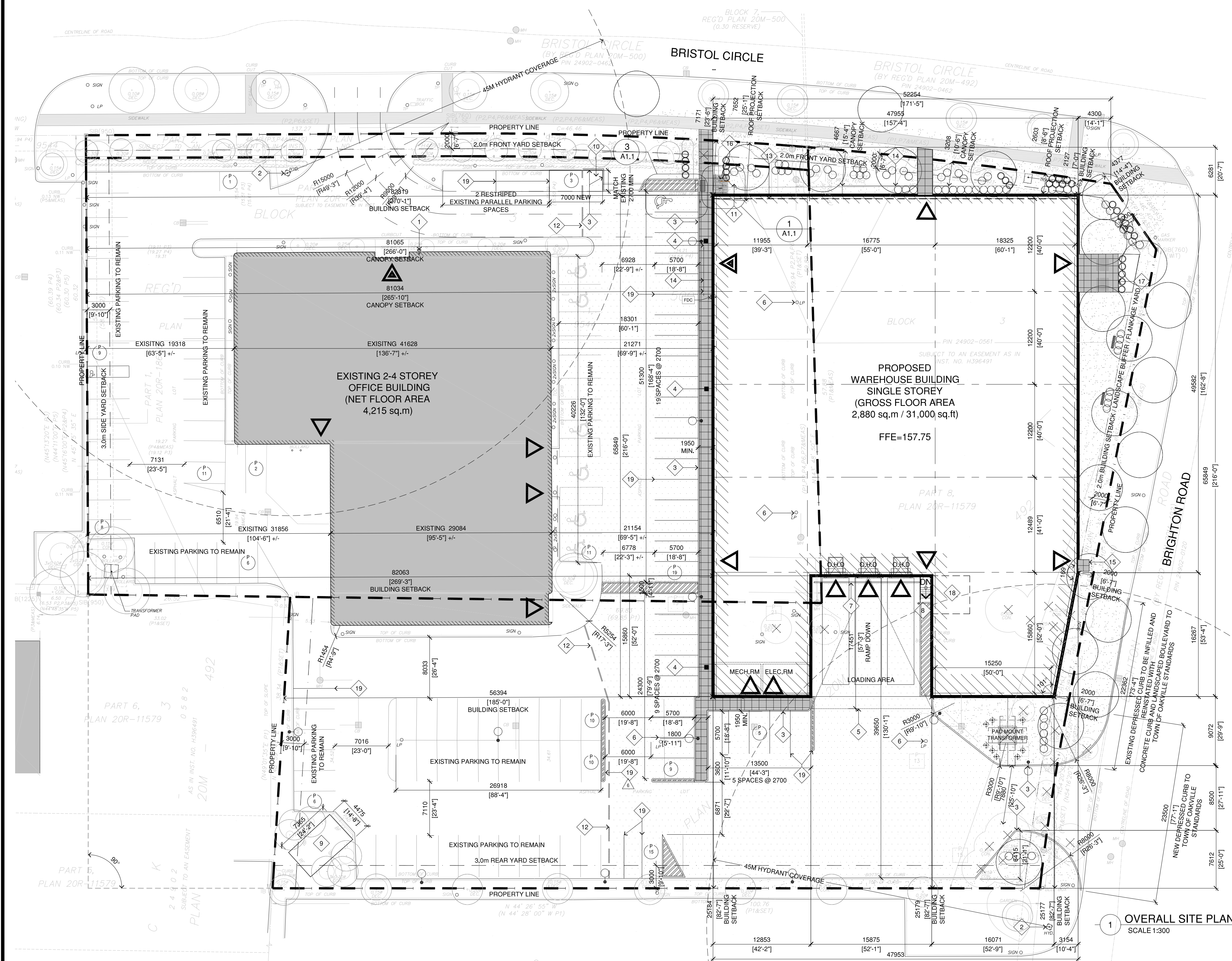
SITE DEVELOPMENT PLAN

Project Number:

22029

Drawn By: MS
Checked By: JP
Date: Feb 2024
Scale: rts
Sheet Number:

A1.01



1 context plan
SCALE n.t.s.

site statistics

ZONING BY-LAW	BUSINESS EMPLOYMENT ZONE E2 sp428 - (INDUSTRIAL) No. 2014-14, Part 15 (The Corporation of the Town of Oakville)
TOTAL SITE AREA	1.20 hectares (2.97 acres) (12,011.42 sm)

building net floor area

EXISTING NFA	4,215.00 sm	45,369.88 sf
NEW NFA	2,880.35 sm	31,003.83 sf
TOTAL NET FLOOR AREA (NFA)	7,095.35 sm	76,373.71 sf

building gross floor area

EXISTING GFA	5,560.86 sm	59,856.60 sf
NEW GFA	2,880.35 sm	31,003.83 sf
TOTAL GROSS FLOOR AREA (GFA)	8,441.21 sm	90,860.43 sf

coverage calculations

BUILDING AREA / SITE AREA	4,616.75 s.m. / 12,011.42 s.m.	38.44%
PAVED AREA / SITE AREA	5,515.64 s.m. / 12,011.42 s.m.	45.92%
LANDSCAPED AREA / SITE AREA	1,879.03 s.m. / 12,011.42 s.m.	15.64%
TOTAL COVERAGE		100.00%

parking calculations - required

STANDARD PARKING REQUIREMENTS (Table 5.2.1 of By-Law 2014-014)	minimum spaces required	= 123 spaces
BUSINESS OFFICE WAREHOUSE USE	minimum spaces required	= 1.0 per 44.0 sm net floor area to 7,500 sm NFA plus 1.0 per 200 sm NFA additional
TOTAL STANDARD SPACES REQUIRED		= 123 spaces
BARRIER-FREE PARKING REQUIREMENTS (Table 5.3.1 of By-Law 2014-014)	minimum barrier-free spaces required	= 1 + 3% of total parking spaces = 1 + (3% of 123 spaces) = 5 spaces
TOTAL BARRIER-FREE SPACES REQUIRED		= 5 spaces

parking calculations - provided

EXISTING PARKING SPACES	= 190
REMOVED PARKING SPACES	= -85
NEW PARKING SPACES	= 20
TOTAL PARKING ON SITE	= 125 spaces
PARKING BREAKDOWN:	
STANDARD PARKING SPACES PROVIDED	= 118 spaces
BARRIER FREE SPACES PROVIDED	= 7 spaces

bicycle parking - required / provided

BICYCLE PARKING REQUIREMENTS (Table 5.4.1 of By-Law 2014-014)	minimum spaces required	= 2 plus 0.25 per 1,000sm net floor area
TOTAL BICYCLE SPACES REQUIRED		= 3 spaces
TOTAL BICYCLE SPACES PROVIDED		= 3 spaces

setbacks - required

MINIMUM SETBACKS - EMPLOYMENT ZONE (E2) (Section 5.10 along with Tables 10.3 and 4.11.2 with Special Provision 428 of By-Law 2014-014)		
LOT (m)	REQUIRED	PROVIDED
Area	0.2ha min.	0.2239 hectares
Frontage	30.0m min.	39.11 m
YARD (m)	REQUIRED	PROVIDED
Front	2.0 m	2.1m
Interior Side	3.0 m	3.0m
Flanking (JCD)	2.0 m	XXX
Rear	3.0 m	3.0m
MIN LANDSCAPE COVERAGE	REQUIRED	PROVIDED
SP 43.2(d): MIN LANDSCAPE COVERAGE OF REQUIRED FRONT YARD	10%	1,879.03 sm = 15.64%
SP 43.2(e): MIN LANDSCAPE COVERAGE OF REQUIRED FLANKAGE YARD	25%	402.38 sm = 93%
SP 15.428.1: MIN WIDTH OF LANDSCAPE ABUTTING A ROAD	REQUIRED	PROVIDED
SP 15.428.2: MIN NUMBER OF PARKING SPACES FOR A BUSINESS OFFICE	REQUIRED	PROVIDED
	1.0 per 44.0sm. net floor area	209.48 sm = 82%

- drawing notes**
- 1 FIRE DEPARTMENT CONNECTION (EXISTING BUILDING)
 - 2 FIRE HYDRANT (EXISTING) - REFER TO CIVIL
 - 3 NEW POURED CONCRETE CURB
 - 4 NEW CONCRETE SIDEWALK - REFER TO STRUCTURAL / CIVIL
 - 5 NEW SLOPED CONCRETE TRUCK APRON - REFER TO STRUCTURAL / CIVIL
 - 6 EXISTING LIGHT STANDARD TO BE REMOVED
 - 7 NEW TRENCH DRAIN - REFER TO CIVIL
 - 8 STEEL STAIR AND LANDING WITH STEEL PIPE BOLLARD
 - 9 EXISTING GARBAGE ENCLOSURE 4475 X 7365 X 2440 HIGH
 - 10 EXISTING YARD HYDRANT TO BE RELOCATED
 - 11 EXISTING POURED CONCRETE CURB TO BE REMOVED AND DISCARDED
 - 12 EXTENTS OF NEW ASPHALT PAVING - REFER CIVIL DRAWINGS
 - 13 LINE OF ROOF ABOVE
 - 14 LINE OF CANOPY ABOVE
 - 15 POURED CONCRETE PAD AT MANDOR
 - 16 BIKE PARKING/RACKS POST & RING x2 FOR 4 BIKES
 - 17 AMENITY SPACE
 - 18 INTERIOR GARBAGE COLLECTION AND STORAGE AREA
 - 19 PAINTED LINE STRIPING - COLOUR TO MATCH EXISTING

- drawing legend**
- LANDSCAPE AREA
 - HEAVY DUTY PAVING
 - CONCRETE SIDEWALK
 - PAINTED STRIPING
 - PRINCIPAL ENTRANCE
 - SECONDARY ACCESS / EXIT
 - EXISTING BARRIER FREE ENTRANCE
 - TYPICAL PARKING STALL 2.7 m x 5.7 m
 - TYPICAL PARALLEL PARKING STALL (4) @ 2.7 m x 7.0 m
 - LANDSCAPING BY: BAKER TURNER INC.
 - PROPOSED GRADES
 - WALL MOUNTED LED LIGHTING FIXTURE - REFER TO ELECTRICAL
 - NEW CONCRETE PAD
 - EXISTING OFFICE BUILDING ON SITE
 - REMOVED PARKING SPACE COUNT
 - FIRE DEPARTMENT CONNECTION
 - POLE MOUNTED LED LIGHTING FIXTURE - REFER TO ELECTRICAL
 - PARKING COUNT
 - RETAINING WALL
 - PROPOSED GRADES
 - WALL MOUNTED LED LIGHTING FIXTURE - REFER TO ELECTRICAL
 - NEW CONCRETE PAD
 - EXISTING OFFICE BUILDING ON SITE
 - REMOVED PARKING SPACE COUNT
 - FIRE DEPARTMENT CONNECTION
 - POLE MOUNTED LED LIGHTING FIXTURE - REFER TO ELECTRICAL

- general notes**
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
 - REFER TO DRAWINGS AND REPORTS PREPARED BY: SITE SERVICES AND GRADING BY: HUSSON ENGINEERING + MANAGEMENT
 - TRAFFIC BY: LANDSCAPING BY: BAKER TURNER INC.
 - ALL WASTE AND RECYCLING SHALL BE STORED EXTERNALLY COLLECTED UNDER PRIVATE CONTRACT.
 - WASTE AND RECYCLING CONTAINERS SHALL BE PROVIDED AT ALL BUILDING ENTRANCES.
 - LAND OWNER SHALL ARRANGE SNOW REMOVAL UNDER PRIVATE CONTACT.
 - THERE SHALL BE NO OUTDOOR STORAGE.
 - FIRE ROUTE SHALL BE A MINIMUM OF 6.0M CLEAR WIDTH WITH A CENTERLINE TURNING RADIUS NO LESS THAN 12.0M.
 - FIRE ROUTE SHALL BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT.
 - PAVEMENT SHALL BE LIGHT DUTY ASPHALT UNLESS NOTED OTHERWISE.
 - PAVEMENT MARKINGS SHALL BE "WHITE" FOR VEHICULAR STALLS AND STRIPED AREAS.
 - SNOW STORAGE OF 15% OF PAVED AREA IS NOT OBTAINABLE ON SITE. SNOW IS TO BE SHIPPED OFF SITE BY PRIVATE CONTRACTOR.
 - TRAFFIC CONTROL SIGNAGE & PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
 - ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SKY FRIENDLY AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES.
 - SIGNAGE INDICATED SHALL BE USED FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMANCE WITH THE SIGN BY-LAW.
 - EXPOSED CONCRETE WALLS AND FOUNDATIONS SHALL BE FREE OF DEFECTS AND PROVIDED WITH A SMOOTH SANDBLAST FINISH.
 - BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.

survey information

TOPOGRAPHIC SKETCH OF PART OF BLOCK 3 REGISTERED PLAN 20M-492 TOWN OF OAKVILLE

BOUNDARY NOTE
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK N° 823 HAVING AN ELEVATION OF 167.25m (COVD-1928), 1978 Re-adjustment.

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS