

BUILDING STATISTICS	GROSS AREA	NET AREA	PARKING
A 2-STORY BUSINESS OFFICE	40,000 SF	3,714 SQM	3,297 SQM @1/35=94
B 2-STORY BUSINESS OFFICE	20,536 SF	1,907 SQM	1,655 SQM @1/35=48
B2 DAYCARE TENANT	7,750 SF	720 SQM	627 SQM @1/40=16
C 1-STORY MEDICAL OFFICE	7,505 SF	697 SQM	598 SQM @1/35=17
D 1-STORY MEDICAL OFFICE	7,505 SF	697 SQM	598 SQM @1/35=17
E 1-STORY SPORTS (YOGA)	5,004 SF	465 SQM	400 SQM @1/18=22
<b>TOTALS</b>	<b>88,300 SF</b>	<b>8,200 SQM</b>	<b>7,175 SQM</b> 214

USE PERCENTAGE - NET FLOOR AREA		
BUSINESS OFFICE	4,952 SQM	69%
DAYCARE TENANT	627 SQM	9%
MEDICAL OFFICE	1,196 SQM	16%*
SPORTS (YOGA) FACILITY	400 SQM	6%
<b>TOTALS</b>	<b>7,175 SQM</b>	<b>*NOTE: LESS THAN 60% OF NET FLOOR AREA ON LOT</b>

PARKING		
TOTAL PARKING REQUIRED	214	
TOTAL PARKING PROVIDED	257	(+43 PARKING SPACES)
BARRIER-FREE PARKING REQUIRED	2, PLUS 2% = 8	
BARRIER-FREE PARKING PROVIDED	8	
BICYCLE PARKING REQUIRED	2 or 1/1000 SQM = 8	
BICYCLE PARKING PROVIDED	8	

COVERAGE		
LOT AREA	20,224 SQM	
BUILDING COVERAGE	4,816 SQM	24%
ASPHALT SURFACE	8,365 SQM	41%
LANDSCAPE (SIDEWALKS, ETC.)	3,005 SQM	15%
LANDSCAPE (SOFT, MIN. 3mX3m)	4,038 SQM	20%

SNOW STORAGE		
ASPHALT SURFACE - 8,365 SQM @ 15% =	1,255 SQM	
SNOW STORAGE PROVIDED	**850 SQM	(-37 PARKING SPACES)

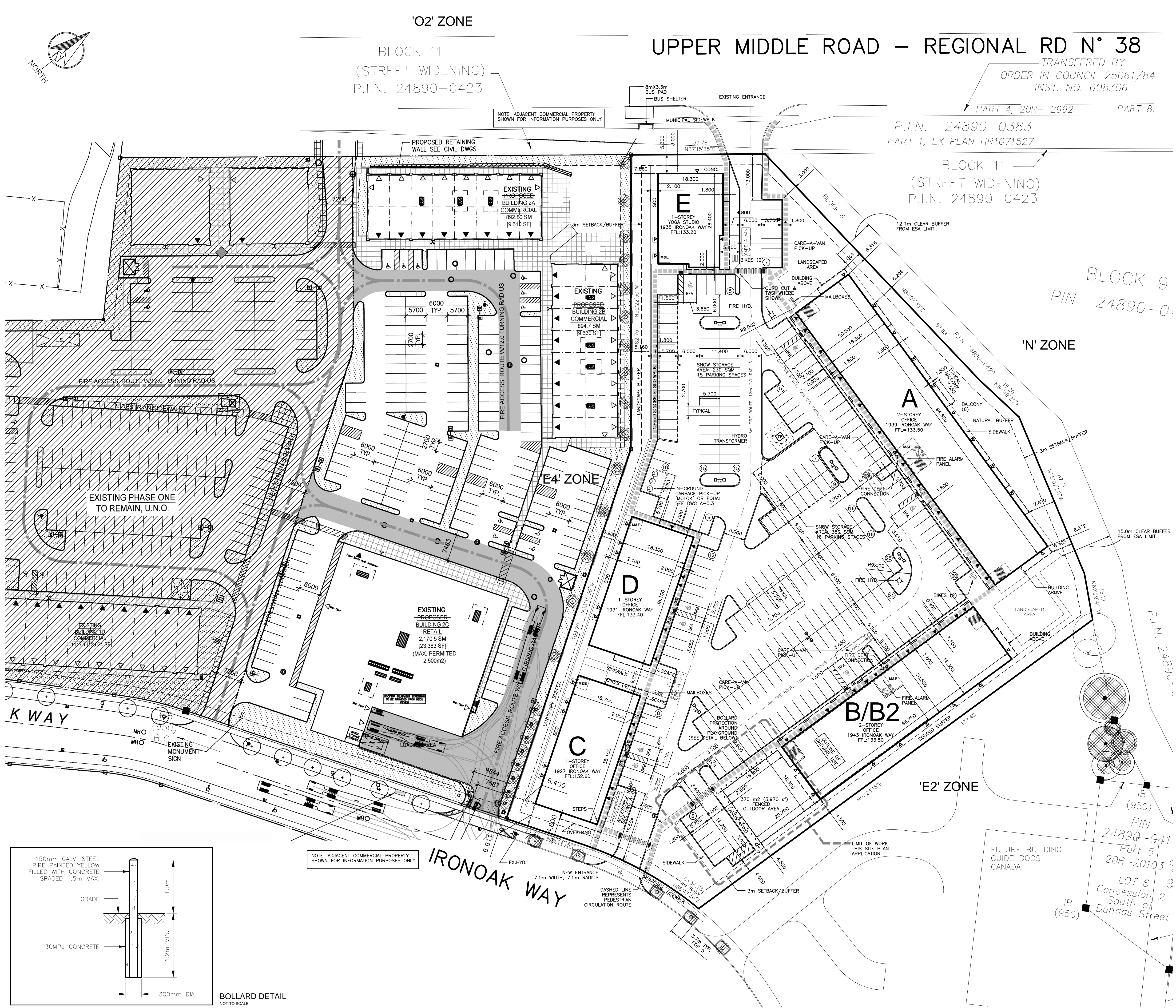
\*\*SNOWFALL IN EXCESS OF AREA PROVIDED TO BE PRIVATELY REMOVED FROM SITE

ONTARIO BUILDING CODE				
BLDG A	1,982 SQM	2-STORY	GROUP D	OBC 3.2.2.56 SPRINKLERED
BLDG B	1,407 SQM	2-STORY	GROUP D	OBC 3.2.2.56 SPRINKLERED
BLDG C	697 SQM	1-STORY	GROUP D	OBC 3.2.2.55 NON-SPRINKLERED, FACING 1 STREET
BLDG D	697 SQM	1-STORY	GROUP D	OBC 3.2.2.55 NON-SPRINKLERED, FACING 1 STREET
BLDG E	465 SQM	1-STORY	GROUP A2	OBC 3.2.2.28 NON-SPRINKLERED, FACING 2 STREETS

ZONING REGULATION (E2)	required	proposed	notes
Minimum lot area	0.2 ha	2.0 ha	20,224 SQM
Minimum lot frontage	30.0m	40.8m	Upper Middle Rd E
Minimum front yard	3.0m	5.3m	Upper Middle Rd E
Maximum front yard	n/a	n/a	
Minimum flankage yard	n/a	n/a	
Minimum interior side yard	3.0m	6.0m	Natural Area (N)
Minimum interior side yard	3.0m	6.4m	West (Farmboy)
Minimum interior side yard	3.0m	4.5m	East (Vacant)
Minimum rear yard	3.0m	4.8m	Ironoak Way
Maximum height	n/a	n/a	
Minimum landscape coverage	10%	20%	4,038 SQM

**Special Provision 267**  
The following uses are prohibited on all lands subject to this Special Provision:

- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle repair facility
- Motor vehicle service station



**pml.A**  
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ORDER IN COUNCIL 25061/84  
INST. NO. 608306  
PART 4, 20R-2992 PART 8,  
P.I.N. 24890-0383  
PART 1, EX PLAN HR1071527  
BLOCK 11 (STREET WIDENING)  
P.I.N. 24890-0423  
BLOCK 9  
PIN 24890-0423

Revisions:	Date:	Particular:
DEC.28.18	REVISED FOR 2nd SUBMISSION	
JAN.27.20	REVISED FOR 3rd SUBMISSION	
DEC.30.21	REVISED RAMP BLDG C	
SEP.09.22	REVISED PARKING ADJACENT PLAYGROUND	



IQ2 - SP 1506.016/02  
2nd SUBMISSION  
1927, 1931, 1935, 1939 and 1943 IRONOAK WAY  
CAMVILLE, ONTARIO

SITE PLAN  
SCALE 1:500  
PROJECT No.: 19-13

**A-0.1**