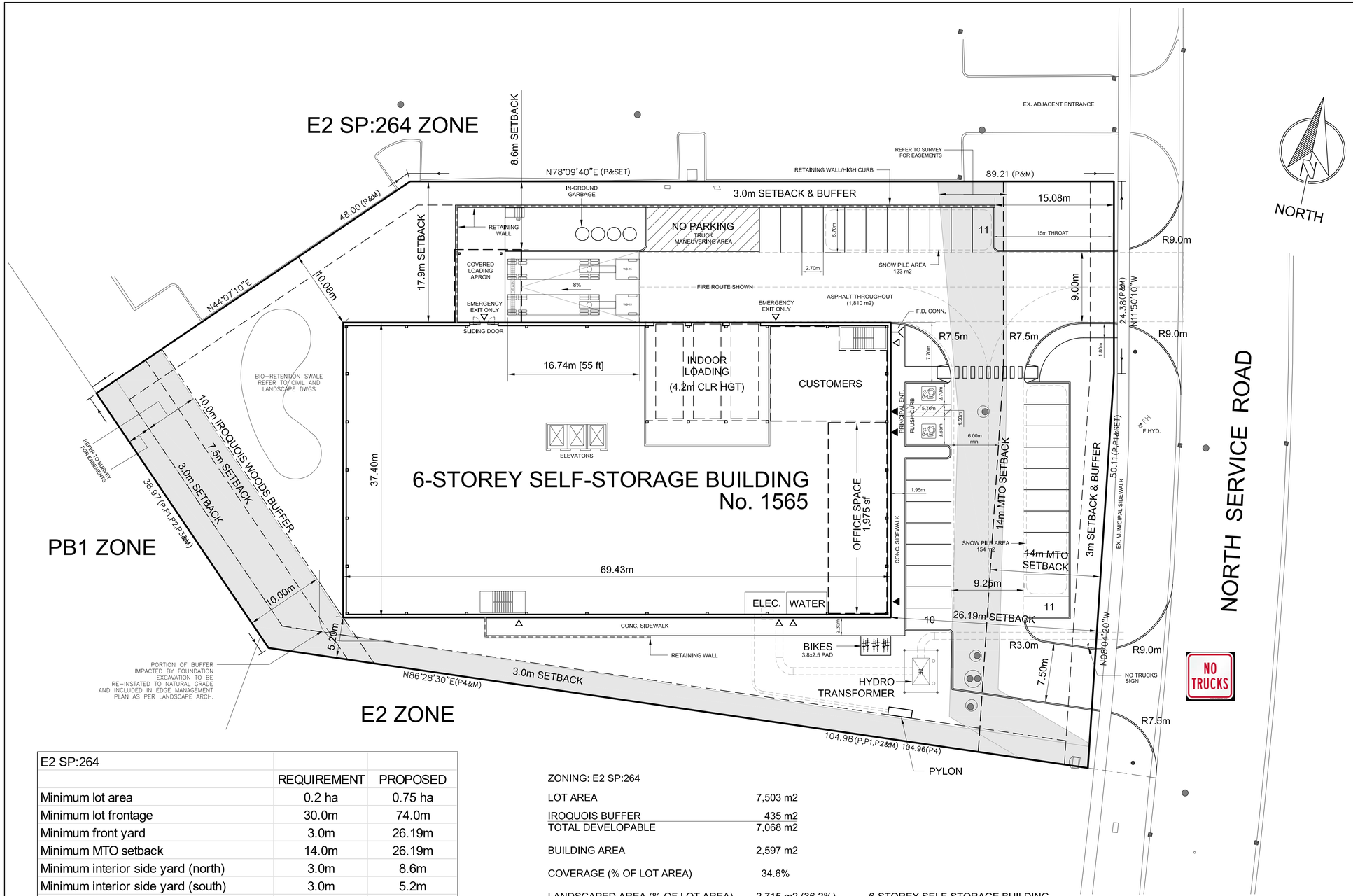


E2 SP:264		
	REQUIREMENT	PROPOSED
Minimum lot area	0.2 ha	0.75 ha
Minimum lot frontage	30.0m	74.0m
Minimum front yard	3.0m	26.19m
Minimum MTO setback	14.0m	26.19m
Minimum interior side yard (north)	3.0m	8.6m
Minimum interior side yard (south)	3.0m	5.2m
Minimum rear yard	3.0m	10.08m
Minimum PB1 zone buffer	10.0m	10.0m
Maximum height (SP:264)	40.0m	26.70m
Minimum landscaping coverage	10%	36.2%
Minimum sidewalk adjacent parking	1.8m	1.95m
Maximum net floor area (SP:264)	17,316.0 m2	15,386.8 m2
Maximum net floor area, office (SP:264)	772.0 m2	183.4 m2

ZONING: E2 SP:264

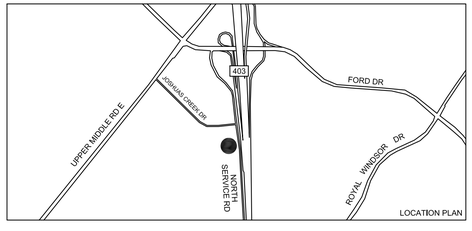
LOT AREA	7,503 m2
IROQUOIS BUFFER	435 m2
TOTAL DEVELOPABLE	7,068 m2
BUILDING AREA	2,597 m2
COVERAGE (% OF LOT AREA)	34.6%
LANDSCAPED AREA (% OF LOT AREA)	2,715 m2 (36.2%)
PARKING	
15,203.4 m2 SELF-STORAGE:	8 (MAXIMUM)
183.4 m2 OFFICE @ 1/35:	5
PARKING REQUIRED	13
PARKING PROVIDED	32
ACCESSIBLE PARKING REQUIRED (4%)	2 (2 PROVIDED)
BICYCLE PARKING SPACES	2 (6 PROVIDED)

6-STOREY SELF-STORAGE BUILDING
FLOOR AREAS

1st ~ 6th FLOOR SELF-STORAGE	15,203.4 m2	163,647 sq.ft.
1st FLOOR SPECULATIVE OFFICE	183.4 m2	1,975 sq.ft.
TOTAL GFA	15,386.8 m2	165,622 sq.ft.

BUILDING CODE

6-STOREY, GROUP F2 OBC 3.2.2.76, SPRINKLERED



1 SITE PLAN
A-0.1 SCALE: 1:250

pml.A

patrick markus luckie, Architect
7263 BENDIGO CIRCLE • MISSISSAUGA, ON • L5N 1Z4 • TEL: 416 665 0108

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Do Not scale this drawing

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Patrick Markus Luckie Architect

ASTRA CAPITAL

PENALTA

Revisions:

Date:	Particular:
SEP.03.25	REVISED AS PER SPA COMMENTS

Issue:

Date:	Particular:
MAR.10.25	ISSUED FOR SP APPLICATION

ONTARIO ASSOCIATION OF ARCHITECTS
PATRICK MARKUS LUCKIE
LICENCE
6742

1565 STORAGE
COMMERCIAL SELF-STORAGE BUILDING

1565 NORTH SERVICE ROAD, OAKVILLE

SITE PLAN

A-0.1