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detail number key to details
sheet number



OWNER:
KANEFF GROUP OF COMPANIES
8501 Mississauga Road
Brampton | Ontario | L6Y 5G8

APPLICANT:

1 context plan
SCALE n.t.s.

site statistics

ZONING	EMPLOYMENT ZONE E1 sp43 - (INDUSTRIAL)
BY-LAW	No. 2014-14 (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
Existing Office (NFA)		
NEW NFA	2,880.35 sm	31,003.83 sf
Warehouse (NFA)		
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
Existing Office (GFA)		
TOTAL EXISTING (GFA)	5,560.86 sm	59,856.60 sf
NEW GFA	2,880.35 sm	31,003.83 sf
Ground Floor Warehouse Addition (GFA)		
TOTAL 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 minimum spaces required (Table 5.2.1 of By-Law 2014-014)	EXISTING OFFICE WAREHOUSE USE = 1.0 per 100 sm net floor area to 7,500 sm NFA plus 1.0 per 200 sm NFA additional	= 149 spaces
TOTAL STANDARD SPACES REQUIRED		= 149 spaces
BARRIER-FREE PARKING REQUIREMENTS minimum barrier-free spaces required (Table 5.3.1 of By-Law 2014-014)		= 1 + 3% of total parking spaces = 1 + (3% of 150 spaces) = 5.5 spaces
TOTAL BARRIER-FREE SPACES REQUIRED		= 6 spaces

parking calculations - provided

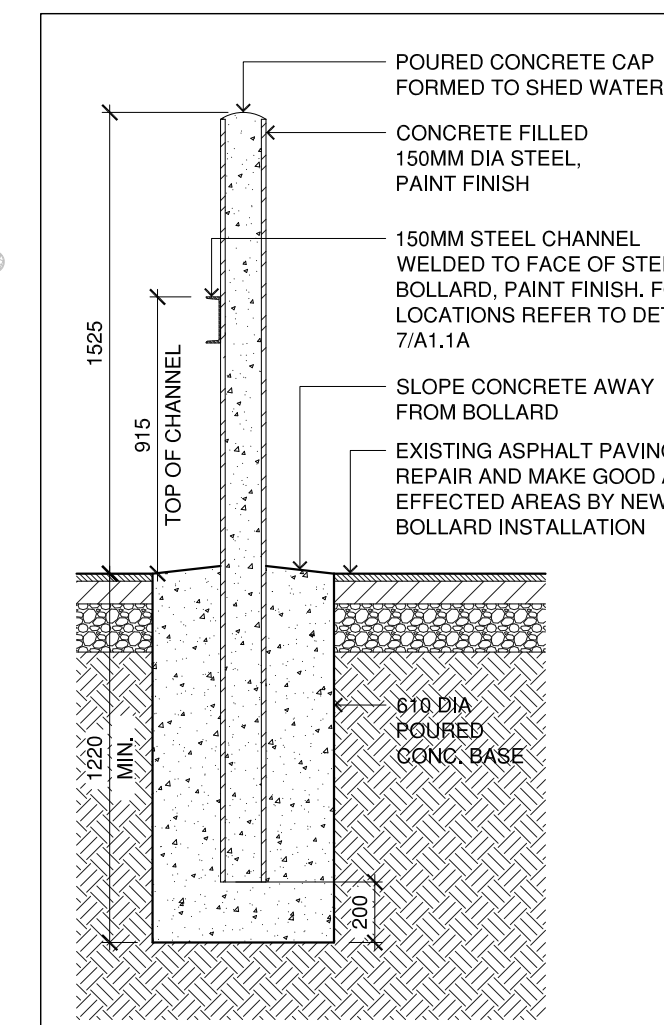
EXISTING PARKING SPACES	= 190
REMOVED PARKING SPACES	= -85
TOTAL PARKING ON SITE	= 105 spaces
NEW PARKING SPACES	= 20
TOTAL PARKING ON SITE	= 125 spaces
PARKING BREAKDOWN: STANDARD PARKING SPACES PROVIDED	= 118 spaces
BARRIER FREE SPACES PROVIDED	= 7 spaces

bicycle parking - required / provided

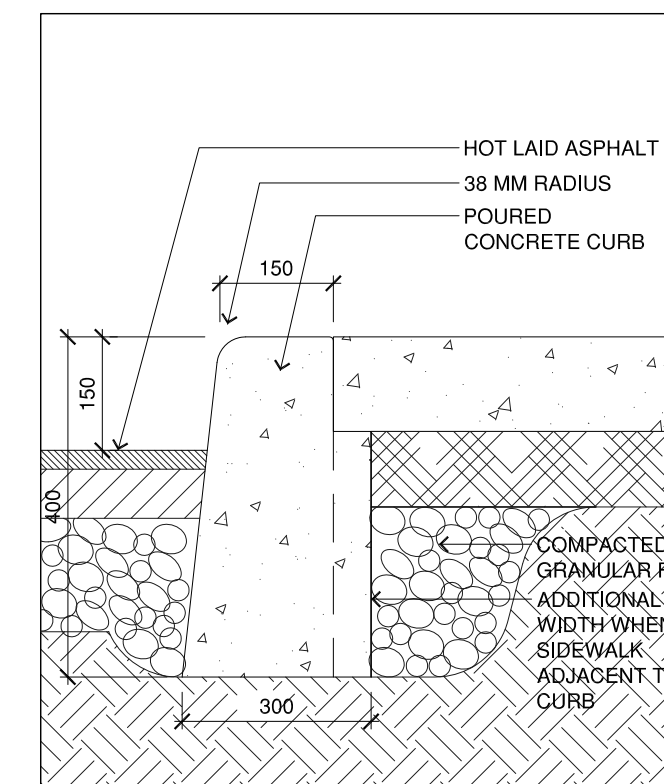
BICYCLE PARKING REQUIREMENTS minimum spaces required (Table 5.4.1 of By-Law 2014-014)	EMPLOYMENT USE = 2 plus 0.25 per 1,000sm net floor area = 2 + 0.25 x 9,215.41 / 1000 = 2.7	= 3 spaces
TOTAL BICYCLE SPACES REQUIRED		= 3 spaces
TOTAL BICYCLE SPACES PROVIDED		= 3 spaces

setbacks - required

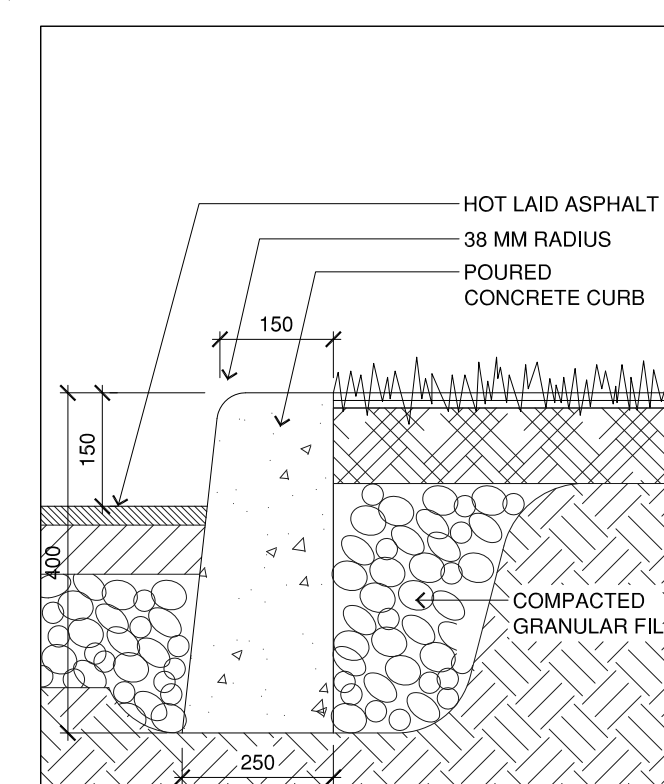
MINIMUM SETBACKS - EMPLOYMENT ZONE (E1) (Section 5.10 along with Tables 10.3 and 4.1.1.2 of By-Law 2014-014)		
LOT (m)	REQUIRED	PROVIDED
Area	0.2ha min.	0.2239 hectares
Frontage	30.0m min.	39.11 m
YARD (m)	REQUIRED	PROVIDED
Front	3.0m	3.0m
Interior Side	3.0m	3.0m
Flanking (JCD)	3.0m	3.0m
Rear	3.0m	3.0m
MIN LANDSCAPE COVERAGE	REQUIRED	PROVIDED
	10%	1,879.03 sm = 15.64%
SP 43.2(i): MIN LANDSCAPE COVERAGE OF REQUIRED FRONT YARD	REQUIRED	PROVIDED
	25%	402.38 sm = 93%
SP 43.2(i): MIN LANDSCAPE COVERAGE OF REQUIRED FLANKAGE YARD	REQUIRED	PROVIDED
	25%	209.48 sm = 82%



2 TYPICAL BOLLARD DETAIL
SCALE 1:25



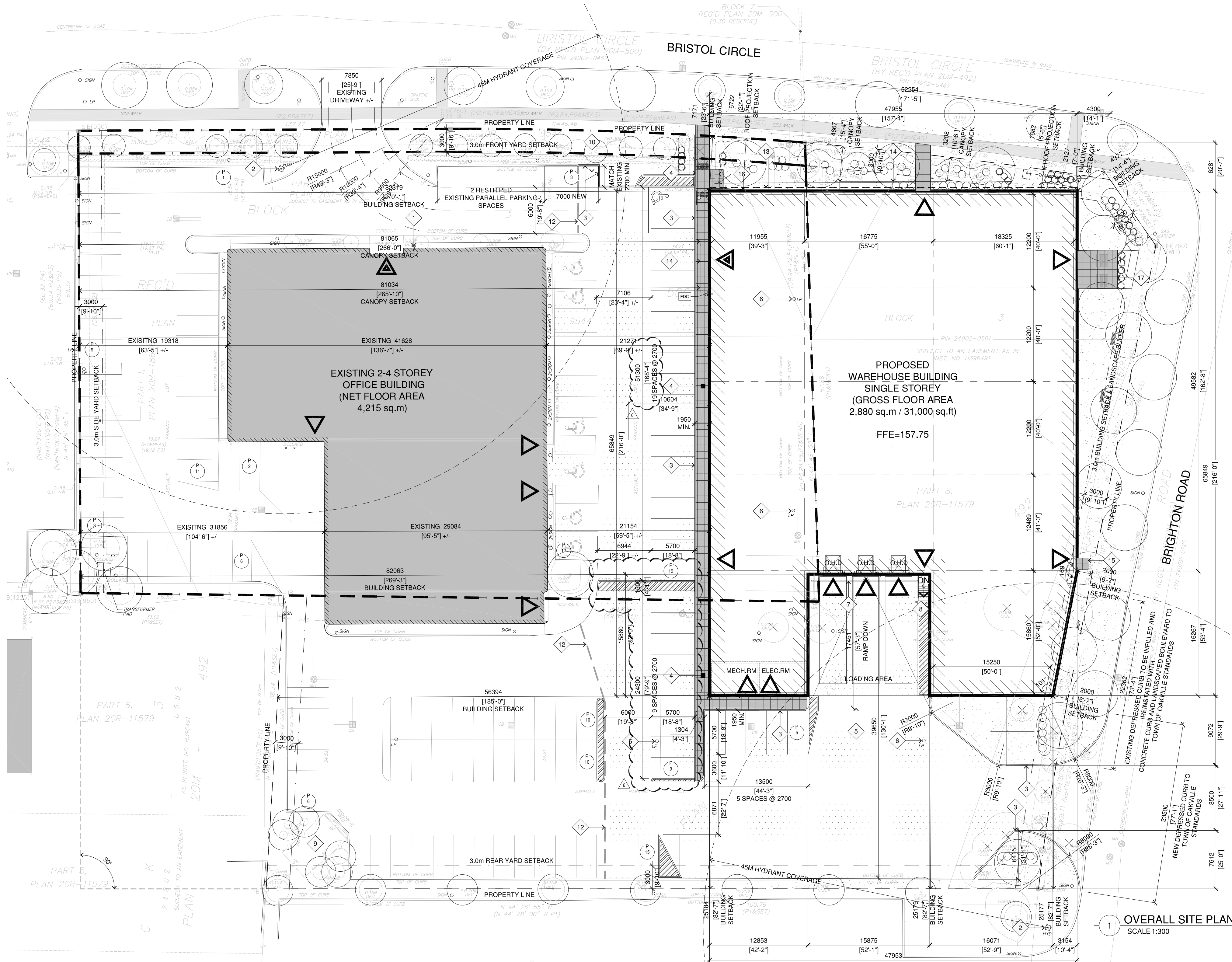
3 CURB AT SIDEWALK
SCALE 1:10



4 CURB AT LANDSCAPE
SCALE 1:10

survey information

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



drawing notes

1 FIRE DEPARTMENT CONNECTION (EXISTING BUILDING)	9 EXISTING GARBAGE ENCLOSURE	17 AMENITY SPACE
2 FIRE HYDRANT (EXISTING) - REFER TO CIVIL	10 EXISTING YARD HYDRANT TO BE RELOCATED	18 RESERVED
3 NEW POURED CONCRETE CURB	11 EXISTING POURED CONCRETE CURB TO BE REMOVED AND DISCARDED	19 RESERVED
4 NEW CONCRETE SIDEWALK - REFER TO STRUCTURAL / CIVIL	12 EXTENTS OF NEW ASPHALT PAVING - REFER CIVIL DRAWINGS	
5 NEW SLOPED CONCRETE TRUCK APRON - REFER TO STRUCTURAL / CIVIL	13 LINE OF ROOF ABOVE	
6 EXISTING LIGHT STANDARD TO BE REMOVED	14 LINE OF CANOPY ABOVE	
7 NEW TRENCH DRAIN - REFER TO CIVIL	15 POURED CONCRETE PAD AT MANDOUR	
8 STEEL STAIR AND LANDING WITH STEEL PIPE BOLLARD	16 BIKE PARKING RACKS	

drawing legend

LANDSCAPE AREA	PARKING COUNT
HEAVY DUTY PAVING	RETAINING WALL
CONCRETE SIDEWALK	PROPOSED GRADES
PAINTED STRIPPING	WALL LIGHT
PRINCIPAL ENTRANCE	NEW CONCRETE PAD
SECONDARY ACCESS / EXIT	EXISTING OFFICE BUILDING ON SITE
EXISTING BARRIER FREE ENTRANCE	REMOVED PARKING SPACE COUNT
TYPICAL PARKING STALL 2.7 m x 5.70 m	FIRE DEPARTMENT CONNECTION
TYPICAL PARALLEL PARKING STALL (4) @ 2.7 m x 7.0 m	

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: BAKER TURNER INC. - 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 CONFORMITY 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.

SITE DEVELOPMENT PLAN

Project Number: 22029

Drawn By: MS
Checked By: JP
Date: May 2023
Scale: rts

A1.01