

LEGAL DESCRIPTION

PART OF LOT 35 CONCESSION 3
BLOCK 4 AND 22
REGISTERED PLAN 20M-1005
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

OVERALL SITE STATISTICS

	IMPERIAL	METRIC
PROJECT SITE AREA -	12,497 Ac	50,575.27 m ²
LOT COVERAGE PROVIDED	50.5 %	50.5 %
MIN. LOT FRONTAGE (30m REQUIRED)	173.78m	173.78m
TOTAL BUILDING AREA	275,142.6 sf	25,561.5 m ²
LANDSCAPE COVERAGE	79,922 sf	7,425 m ²

OVERALL BUILDING STATISTICS

BUILDING #	WAREHOUSE GFA	BUILDING TOTAL GFA	MAX. BUILDING HEIGHT
A	67,522	67,522sf	E4 - 18.5m/ E2 - NA
B	207,620	207,620sf	E4 - 18.5m/ E2 - NA

ZONING & OTHER GENERAL INFORMATION

ZONING BY LAW 2014-014; 2021-121
PROPOSED USE - E2 BUSINESS EMPLOYMENT ZONE
E4 BUSINESS COMMERCIAL ZONE

BUILDING SETBACKS (TOWN OF OAKVILLE)

- FRONT YARD SETBACK -3m
- SIDE YARD SETBACK -3m
- FLANKAGE YARD -3m
- REAR YARD (ABUTTING RAILWAY CORRIDOR) -7.5m

LANDSCAPE BUFFER REQUIREMENTS

- MIN. LANDSCAPE SETBACK -3.0m
- MIN. LANDSCAPE (AT PARKING AREA) -3.0m
- LANDSCAPE SETBACK ABUTTING RAILWAY CORRIDOR -4.5m
- LANDSCAPE COVERAGE REQUIRED -10%
- LANDSCAPE COVERAGE PROVIDED (appr. 4,050m²) -8.0%

EASEMENT AREA ON SITE ALONG BURLOAK DR - 2,828.6m² -5.6%

OVERALL PARKING STATISTICS

Parking Rate: Based on the Town of Oakville by-law requirement for warehouse use:
1 PER 100 m² FOR THE FIRST 7500m²
+ 1 PER 200 m² FOR ADDITIONAL AREA

	Bldg Area (m ²)	Stalls required	Stalls provided
BUILDING A WAREHOUSE GFA	6,273 m ²		
BUILDING B WAREHOUSE GFA	19,288.5 m ²		
TOTAL WAREHOUSE GFA	25,561.5 m²	166	166

ACCESSIBLE PARKING SPACES REQ'TS

Per number of parking required for 100-200 spaces. Rate of 1 space = 3% of total required parking
TOTAL NO. OF PARKING SPOTS 166
Type A: 3.65m X 5.7m & Type B: 2.7m X 5.7m

	Stalls required	Stalls provided
4 Type A & 3 Type B	7	7
4 A & 3 B	4	4
TOTAL	8	8

BICYCLE PARKING REQUIREMENTS

Minimum number of long term parking spaces to be calculated at 2 + 0.25 per 100m² of net floor area.

	Stalls required	Stalls provided
4	04	04

LOADING POSITION STATISTICS

No Minimum required. Loading space not allowed along flanking lot line

	Stalls required	Stalls provided
Building A (Cube van loading space provided: 6m X 9m)	NA	09
Building B (Min 12m x 3.5m x 4.2m vertical clearance)	NA	29

EV READY PARKING STALLS

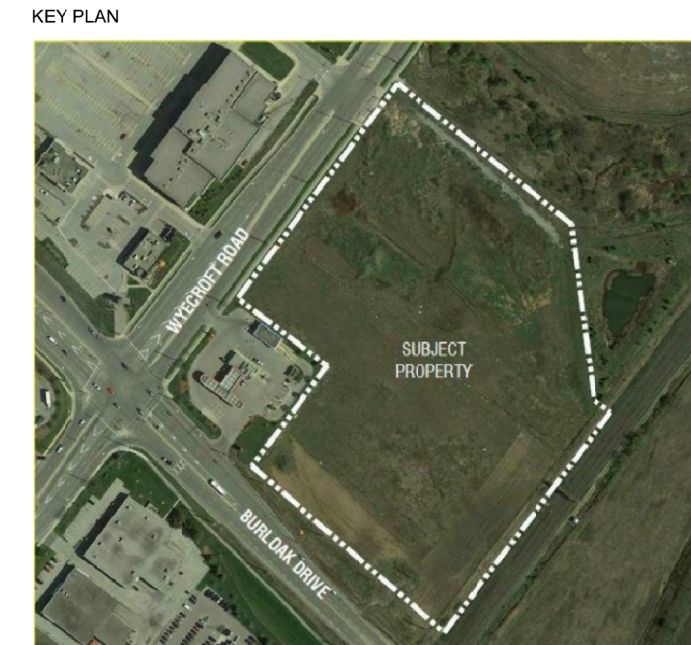
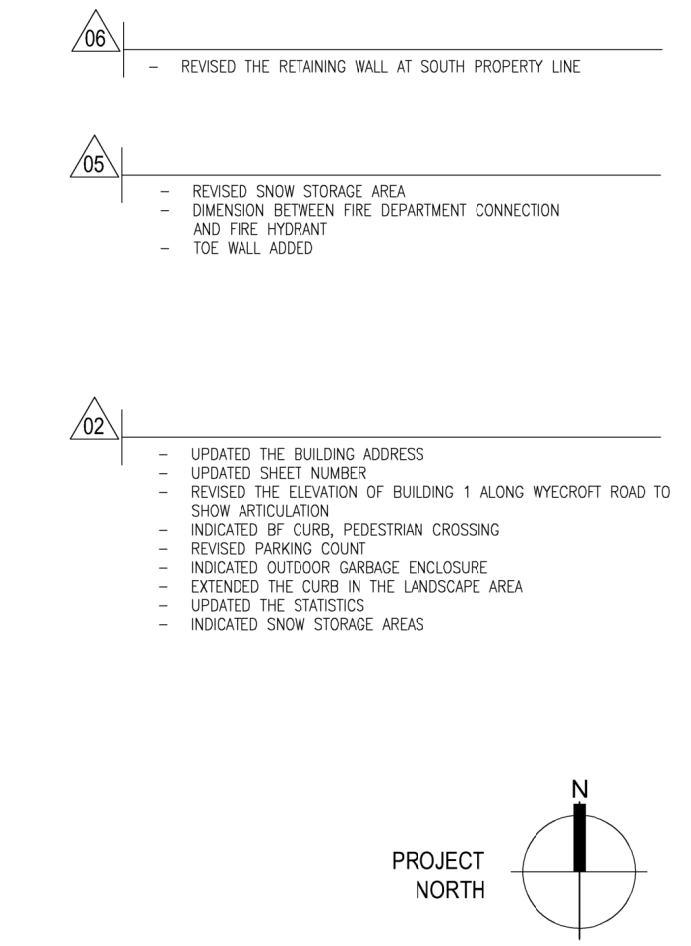
	Stalls required	Stalls provided
4 Installed Level 2 Charging stations	04	04

SITE PLAN LEGEND

⊕ FH	FIRE HYDRANT	⊕	SIAMENSE CONNECTION
⊕ MH	SANITARY MANHOLE	⊕	PROPOSED HYDRO TRANSFORMER
⊕ MH	STORM MANHOLE	⊕ HP	HYDRO POLE
⊕ DM	DOM. WATER METER & BACK FLOW PREVENTER	⊕	LIGHT STANDARDS
⊕ CBH	CATCH BASIN	⊕	LIGHT FIXTURE (REF. TO ELECT.)
⊕ CBMH	CATCH BASIN MANHOLE	⊕	CURB CUT & RIVERSTONE ROCK SPILLWAY
⊕ DCR	DOUBLE CATCH BASIN	⊕	BARRIER FREE CURB RAMP
⊕ HC	BARRIER FREE PARKING SIGN	⊕	ROAD CROSSING STRIPPING
⊕	PAINTED ACCESSIBILITY BARRIER FREE SYMBOL	---	PROPERTY LINE
⊕	MAIN BUILDING ENTRANCE	---	HEAVY DUTY ASPHALT
⊕	BARRIER FREE ENTRANCE	---	MARKED PEDESTRIAN CROSSING, AS PER CITY'S GUIDELINES
⊕	ACCESSORY DOOR	---	LIGHT DUTY ASPHALT
⊕	PRINCIPAL ENTRANCE	---	CURB DEPRESSION (C)
FR	FIRE ROUTE SIGN, MAX. 60' AS PER TOWN STANDARDS, 1.5m FROM THE EDGE OF THE CURB	---	BARRIER FREE RAMP (C) WITH CURB DEPRESSION IN COMPLIANCE WITH OBC 3.8.3.2 AND REFER TO TOWN STANDARDS
EV	FIRE ROUTE		
EV	ELECTRIC VEHICLE PARKING (INSTALLED)		

REV DATE DESCRIPTION

01	APR 29, 2022	ISSUED FOR SPA
02	AUG 24, 2022	ISSUED FOR SPA RESUBMISSION-01
03	DEC 23, 2022	ISSUED FOR SPA RESUBMISSION-02
04	JAN 25, 2023	ISSUED FOR BUILDING PERMIT
05	APR 03, 2023	ISSUED FOR SPA RESUBMISSION-03
06	MAY 08, 2023	ISSUED FOR SPA RESUBMISSION-04



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Carterra

OWNER
BURLOAK-WYECROFT ROAD LP
20 ADELAIDE STREET EAST, SUITE 800
TORONTO, ON
M5C 2T6

WYECROFT PARK

3540 & 3560 WYECROFT ROAD,
OAKVILLE, ONTARIO CANADA
(SPECULATIVE INDUSTRIAL DEVELOPMENT)

INTERIM SITE PLAN

DRAWN BY: VD/ RAJ/ MK
DATE: DEC 16, 2021
SCALE: 1:500
PROJECT NO.: 2021 - 12
SHEET NO.: A1.01B1