

2 KEY PLAN
1 : 5000

SITE STATISTICS

SITE AREA: 25,818.1 m²

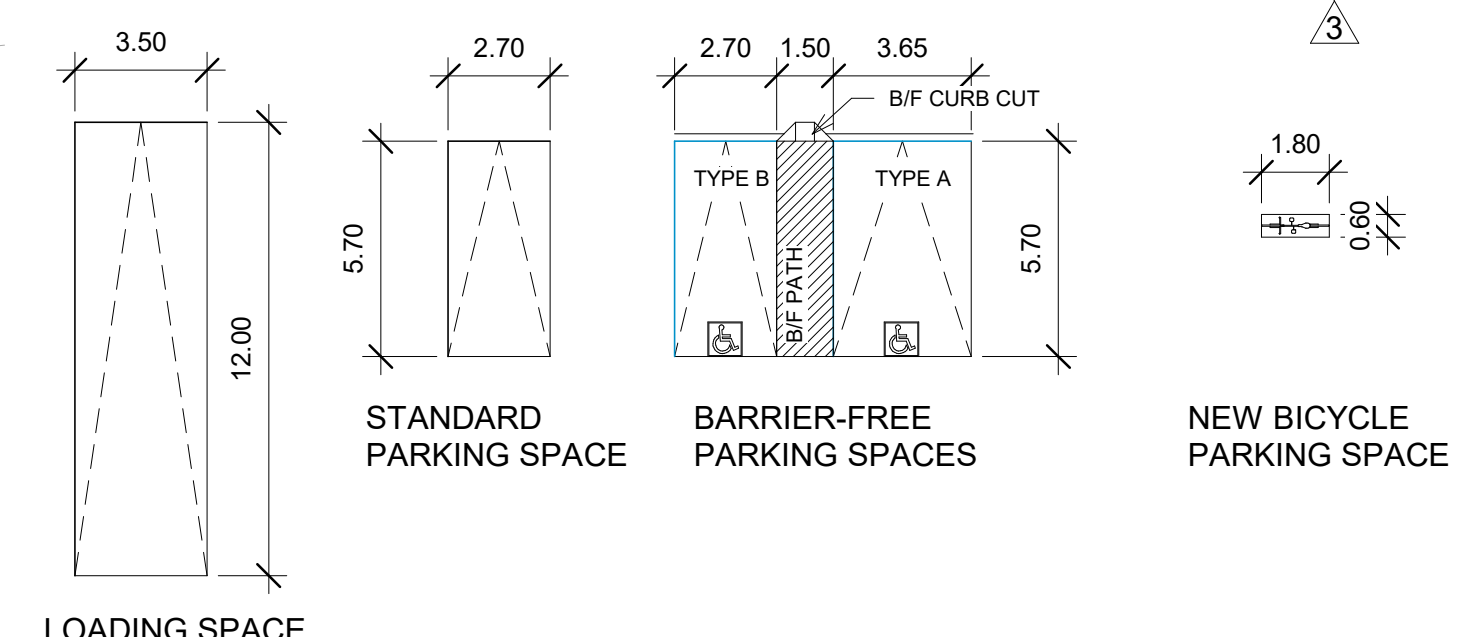
EXISTING GROSS FLOOR AREA: 10,140 m²

ZONING COMPLIANCE:

REGULATION	BY-LAW REQUIREMENTS	EXISTING ZONING ON SITE	COMPLIANCE
MINIMUM LOT AREA	0.2ha	2.58ha	YES
MINIMUM FRONT YARD	3.0m	27.44m	YES
MINIMUM INTERIOR SIDE YARD	3.0m	16.39m	YES
MINIMUM REAR YARD	3.0m	11.89m	YES
MINIMUM LANDSCAPING COVERAGE	10%	12.3% (NO CHANGE)	YES
REQUIRED PARKING	190	236	YES

NUMBER OF PARKING SPACE:	NUMBER OF BICYCLE PARKING SPACE:
REQUIRED:	REQUIRED:
BUSINESS OFFICE	
1.0 PER 35.0 m ² NET FLOOR AREA	1.0 PER 1000 m ² NET FLOOR AREA
1.0 X 4925 / 35 = 141	1.0 X 4925 / 1000 = 5.0
WAREHOUSE	
1.0 PER 100.0 m ² NET FLOOR AREA	0.25 PER 1000 m ² NET FLOOR AREA
1.0 X 4880 / 100 = 49	0.25 X 4880 / 1000 = 1.0
TOTAL 141 + 49 = 190	5.0 + 1.0 = 6.0

PROPOSED PARKING SPACES:	PROPOSED BICYCLE PARKING SPACES:
7 BARRIER-FREE SPACES	
219 STANDARD SPACES (NOT INCLUDING 65 SPACES IN THE 14m SETBACK)	
(NOT INCLUDING 50 SPACES TO BE REMOVED ON THE REAR YARD)	
10 LOADING SPACES	
TOTAL 236 PARKING SPACES	14



PARKING SPACE LEGEND
1 : 200

REVISION RECORD

No.	Description	Date
1	ISSUED FOR REVIEW	FEB 08, 23
2	ISSUED FOR SUBMISSION	FEB 17, 23
3	REVISED PER CITY	APR 24, 23
4	REVISED PER CITY	JUN 23, 23

ISSUE RECORD

ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BY THE CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS.

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HOLDER OF THE CERTIFICATE OF PRACTICE:
MAR ARCHITECT INC.

STAMP



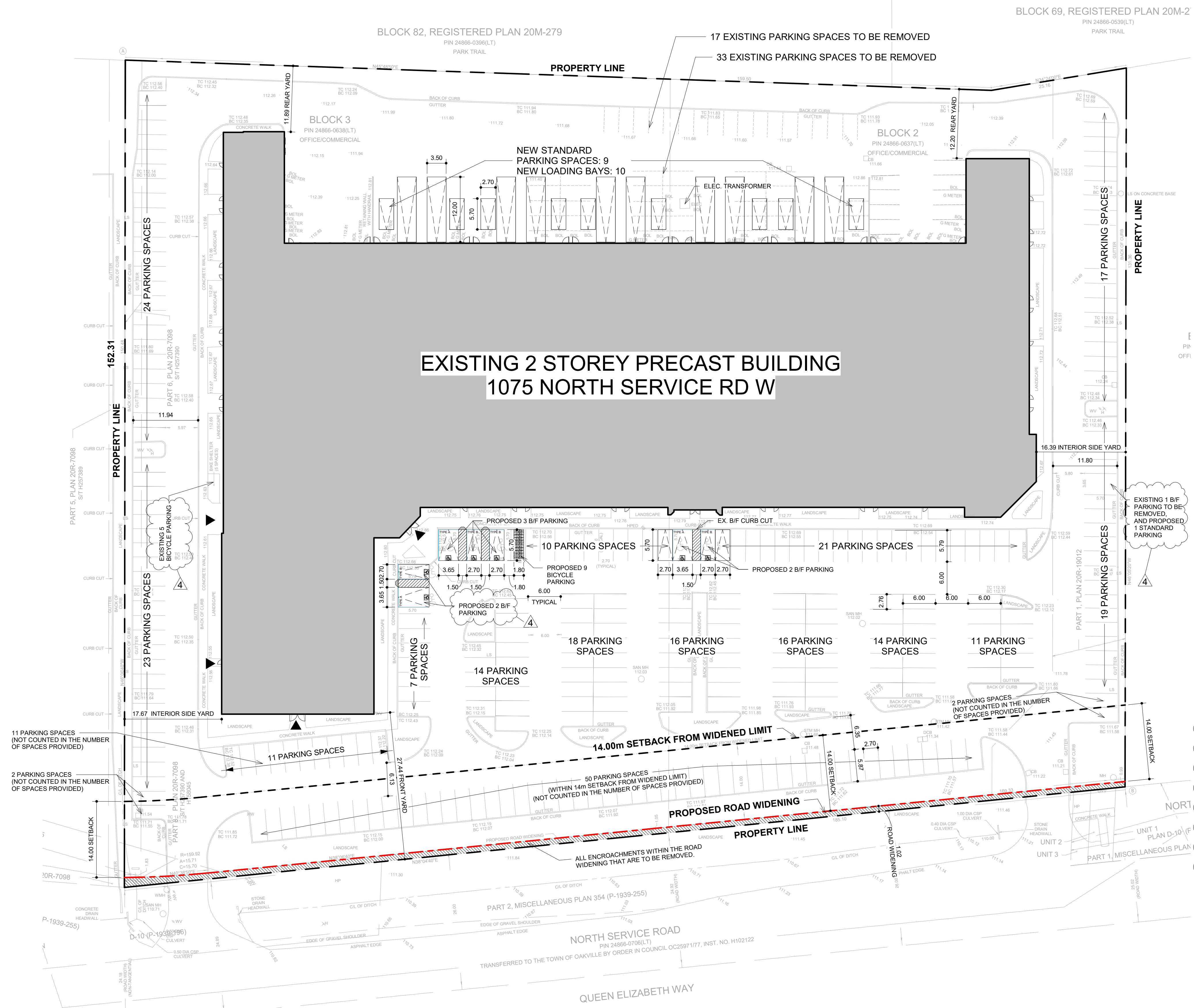
ALL OF BLOCKS 2 & 3 REGISTERED PLAN M-246

1075 North Service Rd W, Oakville, ON L6M 2G2

0001 As indicated RL ML
PROJECT SCALE DRAWN REVIEWED

SITE PLAN

A100



1 SITE PLAN
1 : 400