

drawing legend

- LANDSCAPE AREA
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE SIDEWALK
- POURED CONCRETE APRON AT LOADING
- FLUSH CURB WITH TACTILE INDICATOR
- FIRE ACCESS ROUTE
- PAINTED LINE STRIPPING
- TYPICAL PARKING STALL
- 2.7m x 5.7m (UNLESS NOTED OTHERWISE)
- TYPE A BARRIER-FREE STALL
- 3.9m x 5.7m
- TYPE B BARRIER-FREE STALL
- 2.7m x 5.7m
- PARKING COUNT
- EXISTING PARKING COUNT
- BARRIER FREE CURB RAMP
- PAINTED CROSSWALK
- BICYCLE PARKING WITH CLEARANCE
- PRINCIPAL ENTRANCE
- SECONDARY ACCESS / EXIT
- AT GRADE DRIVE-IN OVERHEAD DOOR
- DOCK LEVEL OVERHEAD DOOR
- PROPOSED GRADES
- EXISTING GRADES
- SINGLE HEAD LIGHT STANDARD ON CONCRETE BASE (REFER TO ELECTRICAL)
- WALL PACK LIGHT FIXTURE (REFER TO ELECTRICAL)

drawing notes

- 01 OUTLINE OF BUILDING CANOPY
- 02 OUTLINE OF FACE OF BUILDING ABOVE
- 03 OUTLINE OF MECHANICAL / SPRINKLER ROOM
- 04 OUTLINE OF ELECTRICAL ROOM
- 05 NEW PAD MOUNTED ELECTRICAL TRANSFORMER WITH STEEL BOLLARD PROTECTION - REFER TO ELECTRICAL
- 06 EXISTING ELECTRICAL TRANSFORMER AND PAD
- 07 FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL
- 08 NEW FIRE HYDRANT - REFER TO CIVIL
- 09 EXISTING FIRE HYDRANT - REFER TO CIVIL
- 10 NEW TRAFFIC LINE PAINTING
- 11 OUTLINE OF EXTENTS OF EXISTING CURB TO BE REMOVED
- 12 DOUBLE BICYCLE RACKS - 1.2m x 3.8m TYPICAL
- 13 OUTLINES TREE PROTECTION ZONE - REFER TO LANDSCAPE
- 14 EXISTING Pylon SIGN TO BE REMOVED IN FUTURE UNDER SEPARATE PERMIT
- 15 POURED CONCRETE RETAINING WALL
- 16 GALVANIZED STEEL GUARD/HAND RAIL - 1.2M HIGH
- 17 GAS METER ASSEMBLY - REFER TO MECHANICAL

- 18 BOULEVARD WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RESTORED TO THE SATISFACTION OF TOWN OF OAKVILLE TRANSPORTATION AND ENGINEERING DEPARTMENT
- 19 NEW Pylon SIGN - UNDER SEPARATE PERMIT
- 20 OUTLINES OF EXISTING FOUNDATIONS TO BE REMOVED
- 21 1800mm HIGH WOOD SCREEN FENCE - REFER TO LANDSCAPE

general notes

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
2. REFER TO DRAWINGS AND REPORTS PREPARED BY:
 - SITE SURVEY BY:
 - SITE SERVICES AND GRADING BY:
 - LANDSCAPING BY:
 - ELECTRICAL SERVICES BY:
3. UNLESS NOTED OTHERWISE, CURB RADI ARE 1000 MM.
4. REFUSE STORAGE TO BE INTERNAL AND WILL BE PART OF TENANT FIT-UP SCOPE. THERE IS NOT TO BE ANY EXTERNAL STORAGE OF REFUSE CONTAINERS.
5. WASTE AND RECYCLING CONTAINERS SHALL BE PROVIDED AT ALL BUILDING ENTRANCES.
6. LAND OWNER SHALL ARRANGE SNOW REMOVAL UNDER PRIVATE CONTACT. SNOW STORAGE TO BE OFF-SITE.
7. THERE SHALL BE NO OUTDOOR STORAGE.
8. FIRE ROUTE SHALL BE A MINIMUM OF 6.0M CLEAR WIDTH WITH A CENTERLINE TURNING RADIUS NO LESS THAN 12.0M IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(a) AND (b).
9. FIRE ROUTE SHALL HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(b).
10. FIRE ROUTE SHALL BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT IN ACCORDANCE WITH O.B.C. 3.2.5.6.(1)(c).
11. FIRE ROUTE SHALL BE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT.
12. PAVEMENT SHALL BE LIGHT DUTY ASPHALT UNLESS NOTED OTHERWISE.
13. PAVEMENT MARKINGS SHALL BE "WHITE" FOR VEHICULAR STALLS AND "YELLOW" FOR STRIPPED AREAS.
14. BARRIER-FREE PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
15. TRAFFIC CONTROL SIGNAGE & PAVEMENT MARKINGS SHALL MEET TOWN OF OAKVILLE STANDARDS.
16. SIGNAGE INDICATED SHALL BE USED FOR SITE PLANNING PURPOSES ONLY AND IS NOT INTENDED TO INDICATE CONFORMANCE WITH THE SIGN BY-LAW.
17. EXPOSED CONCRETE WALLS AND FOUNDATIONS SHALL BE FREE OF DEFECTS AND PROVIDED WITH A SMOOTH SANDBLAST FINISH.
18. 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.

PARKING CALCULATIONS

PARKING REQUIRED
TOWN OF OAKVILLE ZONING BY-LAW 2014-14 PART 5

2526 SPEERS RD MINIMUM PARKING SPACES REQUIRED (TABLE 5.2.1. - WAREHOUSING)	= 1 PER 100 S.M. NET FLOOR AREA = 1,856.89 S.M. / 100 S.M. = 18.57 = 19 SPACES
2530 SPEERS RD MINIMUM PARKING SPACES REQUIRED (TABLE 5.2.1. - WAREHOUSING)	= 1 PER 100 S.M. NET FLOOR AREA = 2,930.74 S.M. / 100 S.M. = 29.31 = 30 SPACES
2538 SPEERS RD MINIMUM PARKING SPACES REQUIRED (TABLE 5.2.1. - WAREHOUSING)	= 1 PER 100 S.M. NET FLOOR AREA = 2,930.74 S.M. / 100 S.M. = 29.31 = 30 SPACES
549 BRONTE RD MINIMUM PARKING SPACES REQUIRED (TABLE 5.2.1. - WAREHOUSING)	= 1 PER 18 S.M. NET FLOOR AREA = 717.62 S.M. / 18 S.M. = 39.87 = 40 SPACES
NEW BUILDING A MINIMUM PARKING SPACES REQUIRED (TABLE 5.2.1. - WAREHOUSING)	= 1 PER 100 S.M. NET FLOOR AREA = 2,862.24 S.M. / 100 S.M. = 28.62 = 29 SPACES
NEW BUILDING B MINIMUM PARKING SPACES REQUIRED (TABLE 5.2.1. - WAREHOUSING)	= 1 PER 100 S.M. NET FLOOR AREA = 864.45 S.M. / 100 S.M. = 8.64 = 9 SPACES
TOTAL PARKING REQUIRED	= 157 SPACES

PARKING PROVIDED

2526 SPEERS RD	50 SPACES (EXISTING)
2530 SPEERS RD	44 SPACES (EXISTING)
2538 SPEERS RD	34 SPACES (EXISTING)
549 BRONTE RD	23 SPACES (EXISTING)
NEW BUILDING A	35 SPACES
NEW BUILDING B	14 SPACES
TOTAL PARKING PROVIDED	= 200 SPACES
BARRIER-FREE PARKING SPACES REQUIRED (TABLE 5.3.1.)	= 2 -2% OF TOTAL SPACES ON THE LOT = 6 BARRIER FREE SPACES
TOTAL STANDARD PARKING PROVIDED	= 192 SPACES
TOTAL BARRIER-FREE PARKING PROVIDED	= 6 SPACES



1 context plan
SCALE n.t.s.

SITE STATISTICS

ZONING: 2526, 2530, 2538 SPEERS ROAD
NEW BUILDINGS A, B
549 BRONTE ROAD

EMPLOYMENT ZONE E1 - OFFICE EMPLOYMENT
EMPLOYMENT ZONE E1 - OFFICE EMPLOYMENT
EMPLOYMENT ZONE E4 - BUSINESS COMMERCIAL

ZONING BY-LAW NO. 2014-14
(THE CORPORATION OF THE TOWN OF OAKVILLE)

TOTAL SITE AREA:	31,832.67 S.M.	342,644.00 S.F.
	3.18 HECTARES	7.67 ACRES

LOT FRONTAGE: 226.07 M / 741.70 FT
(SPEERS ROAD)

LOT AND BUILDING SETBACK REQUIREMENTS
TOWN OF OAKVILLE ZONING BY-LAW 2014-14

MINIMUM AND MAXIMUM SETBACK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	30 M	226.07 M
MINIMUM FRONT YARD (SPEERS RD)	3.0 M	15.4 M (EXISTING) 16.4 M (BLDG A)
HIGHWAY CORRIDOR	N/A	N/A
MAXIMUM FRONT YARD	17.5 M	16.5 (ZONE E1)
MINIMUM INTERIOR SIDE YARD (EAST)	3.0 M	16.1 M
MINIMUM INTERIOR SIDE YARD (WEST)	3.0 M	7.9 M (EXISTING)
MINIMUM FLANKAGE YARD	N/A	N/A
MINIMUM REAR YARD ABUTTING RESIDENTIAL	15.0 M	15.3 M (EXISTING)
MINIMUM LANDSCAPE BUFFER (FRONT)	3.0 M	15.5 M (BLDG B)
MINIMUM LANDSCAPE BUFFER (SIDE YARD)	3.0 M	REFER TO DWGS
MINIMUM LANDSCAPE BUFFER (REAR YARD)	7.5 M	REFER TO DWGS
MINIMUM LANDSCAPE COVERAGE	10%	15.4%

BUILDING CLASSIFICATION - NEW BUILDING A

CLASSIFIED UNDER ONTARIO REGULATION 330/12
O.B.C. 3.2.2.7; GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED
(PROPOSED BUILDING AREA: 2,862.24)

- EFFECTIVE RESTRICTIONS**
1. A BUILDING CLASSIFIED AS GROUP F IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED,
 - a. THE BUILDING IS SPRINKLERED,
 - b. IT IS NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT, AND
 - c. IT HAS A BUILDING AREA NOT MORE THAN,
 - (i) 4,500 S.M. IF 1 STOREY IN BUILDING HEIGHT
 2. THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND,
 - a. FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.
 - b. LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL,
 - (i) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45MIN, OR
 - (ii) BE OF NON-COMBUSTIBLE CONSTRUCTION

BUILDING CLASSIFICATION - NEW BUILDING B

CLASSIFIED UNDER ONTARIO REGULATION 330/12
O.B.C. 3.2.2.7; GROUP F, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED
(PROPOSED BUILDING AREA: 864.45)

- EFFECTIVE RESTRICTIONS**
1. A BUILDING CLASSIFIED AS GROUP F IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED,
 - a. THE BUILDING IS SPRINKLERED,
 - b. IT IS NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT, AND
 - c. IT HAS A BUILDING AREA NOT MORE THAN,
 - (i) 4,500 S.M. IF 1 STOREY IN BUILDING HEIGHT
 2. THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND,
 - a. FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS AND, IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.
 - b. LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL,
 - (i) HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45MIN, OR
 - (ii) BE OF NON-COMBUSTIBLE CONSTRUCTION

GROSS FLOOR AREAS

EXISTING GROSS FLOOR AREAS

2526 SPEERS ROAD	1,856.89 S.M.	19,987.42 S.F.
2530 SPEERS ROAD	2,930.74 S.M.	31,546.21 S.F.
2538 SPEERS ROAD	2,930.74 S.M.	31,546.21 S.F.
549 BRONTE ROAD	717.62 S.M.	7,724.40 S.F.
TOTAL EXISTING GROSS FLOOR AREA	8,435.99 S.M.	90,804.24 S.F.

NEW GROSS FLOOR AREAS

NEW BUILDING A	2,862.24 S.M.	30,808.88 S.F.
NEW BUILDING B	864.45 S.M.	9,304.83 S.F.
TOTAL NEW GROSS FLOOR AREA	3,726.69 S.M.	40,113.76 S.F.

TOTAL GROSS FLOOR AREA

EXISTING	8,435.99 S.M.	90,804.24 S.F.
NEW	3,726.69 S.M.	40,113.76 S.F.
TOTAL NEW GROSS FLOOR AREA	12,162.68 S.M.	130,918.00 S.F.

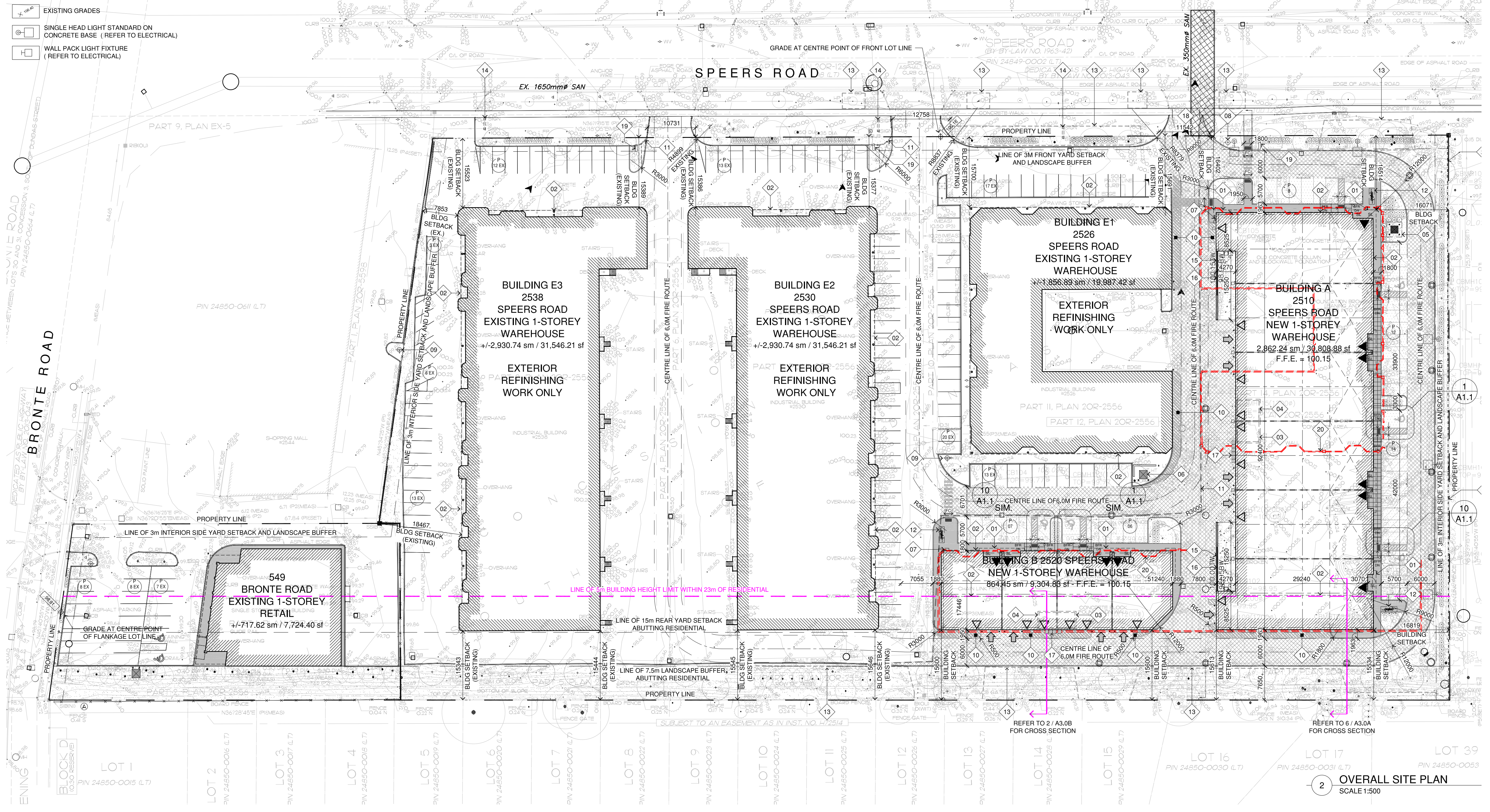
DENSITY AND COVERAGE CALCULATIONS

BUILDING AREA / SITE AREA:	12,162.68 S.M. / 31,832.67 S.M.	38.21 %
PAVED AREA / SITE AREA:	14,618.22 S.M. / 31,832.67 S.M.	45.92 %
LANDSCAPED AREA / SITE AREA:	5,051.77 S.M. / 31,832.67 S.M.	15.87 %
TOTAL COVERAGE:	100%	

BICYCLE PARKING

TOWN OF OAKVILLE ZONING BY-LAW 2014-14 PART 5

TOTAL NET FLOOR AREA	= 12,162.68 S.M.
TOTAL NET FLOOR AREA	= 12,162.68 S.M.
BICYCLE PARKING SPACES REQUIRED (TABLE 5.4.1. - EXISTING USES)	= 2 x 0.25 x 1,000 S.M. NET FLOOR AREA = 5.04
TOTAL BICYCLE PARKING PROVIDED:	= 6 SPACES



2 OVERALL SITE PLAN
SCALE 1:500

Pearce McCluskey Architects
2203 Durwin Drive • Mississauga, Ontario • L5L 1X2
www.pmarchitects.ca 1.905.607.2444



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detail number
sheet number

key to details



OWNER: SOUTH DOWNS BUILDERS LIMITED
2044 Avenue Road
Toronto | Ontario | M5M 4A5

APPLICANT:
Site Plan Application File No.
Town of Oakville - SP-1530.031/01

- Revised for SPA 21 Apr 23
- Issued for Building Permit 27 Feb 23
- Revised for Site Plan Approval 06 Feb 23
- Issued for COA 02 Nov 22
- Issued for Site Plan Approval 26 July 22

**Speers Road
Redevelopment**

2538, 2530, 2526 Speers Road
Oakville, Ontario

**OVERALL
SITE PLAN**

Project Number:
21067

Drawn By: AK
Checked By: AK
Date: MAY 2022
Scale: 1:500
Sheet Number:

A1.0