

**LEGAL LAND DESCRIPTION:**  
PART 10 REGISTERED PLAN 20R-15377  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

**LOCATIONS OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BY USE:**

**FREE STANDING SIGNS:**

**FIRE HYDRANT:**

**BIKE RACK - REFER TO LANDSCAPE DIVS:**

**SERVICE EXITS/ENTRANCES:**

**PAINTED ISLAND:**

**DESIGNATED BARRIER FREE PARKING SPACE:**

**DESIGNATED LOCATION OF PAD MOUNTED TRANSFORMERS:**

**LOCATION OF LIGHT STANDARDS:**

**PROPOSED LOCATION OF PAD MOUNTED TRANSFORMERS:**

**PROPOSED DECORATIVE FENCING / GUARD:**

**OVER-HEAD DOORS:**

**NUMBER OF PARKING STALLS IN A ROW:**

**AREA OF PROPOSED NEW BLDG:**

**EXISTING BUILDING:**

**DECORATIVE FINISHES / STAMPED CONCRETE - REFER TO LANDSCAPE DRAWING FOR DESIGN:**

**DELIMITED PATH OF TRAVEL - REFER TO OBC REFERENCE 3.8.3.2:**

**CONCRETE SURFACE TO CHANGE FROM BROOM FINISH TO SWIRL FINISH:**

**DESIGNATED BARRIER FREE PARKING SPACE - REFER TO TOWN ACCESSIBLE STANDARDS FOR PAINTED SYMBOL 4.3.12:**

**SLOPE 3:1 REFER TO CIVIL ENGINEERING:**

**TRUNCATED DOME DETECTABLE WARNING SURFACE (4.4.15) THE SURFACE IS TO BE WITHIN A 600mm HIGH TOTAL WIDTH BOX START 150-200mm FROM THE BASE ALSO EACH CURB RAMP TO BE ENTIRELY COLOURED DARK GREY - REFER TO LANDSCAPE ARCHITECT TO APPROVE THE COLOUR:**

**PROPOSED LOCATION OF PAD MOUNTED TRANSFORMERS (TO BE CONFIRM WITH LOCAL UTILITIES):**

**PROPOSED DECORATIVE FENCING / GUARD:**



- ABBREVIATIONS**
- C.D. - CURB DEPRESSION
  - P.F.H. - PROP. FIRE HYDRANT
  - G.F.A. - GROSS FLOOR AREA
  - H.D. - HEAVY DUTY PAVING
  - L.H. - LIGHT DUTY PAVING
  - L.B. - LIGHT BOLLARD
  - B.F.F.E. - BASEMENT FFE
  - B.F.F. - FINISHED FLOOR ELEVATION
  - CSW - CONC. SIDEWALK
  - T.B.D. - TO BE DETERMINED
  - T.B.R. - TO BE REMOVED
  - SW - SQUARE METERS
  - SF - SQUARE FEET
  - PROD. PROVIDED
  - REPID. REQUIRED
  - BS - BUS SHELTER
  - EX - EXISTING
  - F.R.S. - FIRE ROUTE SIGN
  - B - BOLLARD
  - SW - SIDEWALK
- GENERAL NOTES:**
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOLLARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE TOWN.
  - A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
  - ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
  - THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAW AND SIGN ORDINANCE.
  - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
  - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
  - EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO ORDINANCE FOR PARKING.
  - REBOUNDING SIGN POST MOUNTED ON CURB - MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com) STYLE: 50-Rim Sign Posts, SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.



**SITE STATISTICS**

	SM	SF	ACRES	%
GROSS SITE AREA	6,792.5	73,114	1.676	100%
LANDSCAPING SOFT LANDSCAPING	2,277.4	24,514	0.563	33.5%
LANDSCAPING - DECORATIVE PAVING	361.7	3,893	0.089	5.3%
TOTAL LANDSCAPING	2,639.1	28,407	0.652	38.9%
ASPHALT	3,003.9	32,334	0.742	44.2%
MSC (CURBING & WALKWAYS)	385.0	4,144	0.095	5.7%
GROUND FLOOR AREA (Lot Coverage)	784.6	8,230	0.189	11.3%
SECOND FLOOR	730.2	7,860		
THIRD FLOOR	730.2	7,860		
FOURTH FLOOR	730.2	7,860		
FIFTH FLOOR	730.2	7,860		
SIXTH FLOOR	730.2	7,860		
SEVENTH FLOOR	730.2	7,860		
GROSS FLOOR AREA	5,145.9	55,390	1.272	0.758

**PARKING CALCULATION**

1	2-6	1 space per room		
1 space per 30 sm of additional net floor area (5.1.1b)				
Floor Area, Net (2015-018) - means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.				
	RMS / SM	PER	RATIO	TOTAL
HOTEL - A - Rooms	114	1.0	1	114
HOTEL - B - NET FLOOR AREA (GROUND FLOOR)	599	30.0	1	20
TOTAL PARKING REQUIRED				134
<b>PARKING PROVIDED</b>				
PARKING AREA 1				47
PARKING AREA 1 - CROSS OVER				3
PARKING AREA 2				48
TOTAL PARKING PROVIDED				98
SHORTFALL ZONING BYLAW			73%	-36

**LOADING PARKING**

REQUIRED	1	COMPLY	REQUIRED	PROVIDED	COMPLY
TYPE A	2	2	YES		
TYPE B	2	2	YES		
TOTAL	4	6			

**BICYCLING PARKING**

REQUIRED (2 + 0.25 / 1000 SM OF N.F.A)	2	REQ'D	2		
PROVIDED	599	1000.0	25.0%	0.1	YES

**ZONING INFORMATION - ZONING By-law 2014-014**

ZONE	COMPLY
OPA	NO
MAJOR COMMERCIAL AREA	NO
C3 - CORE COMMERCIAL	NO

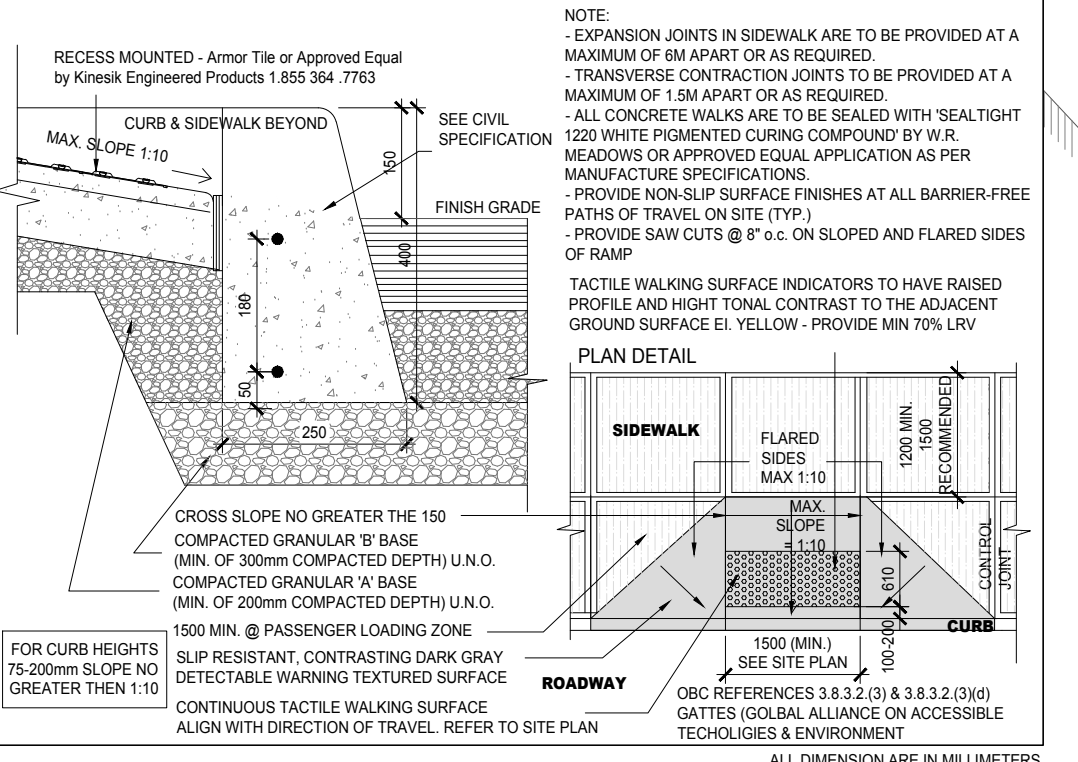
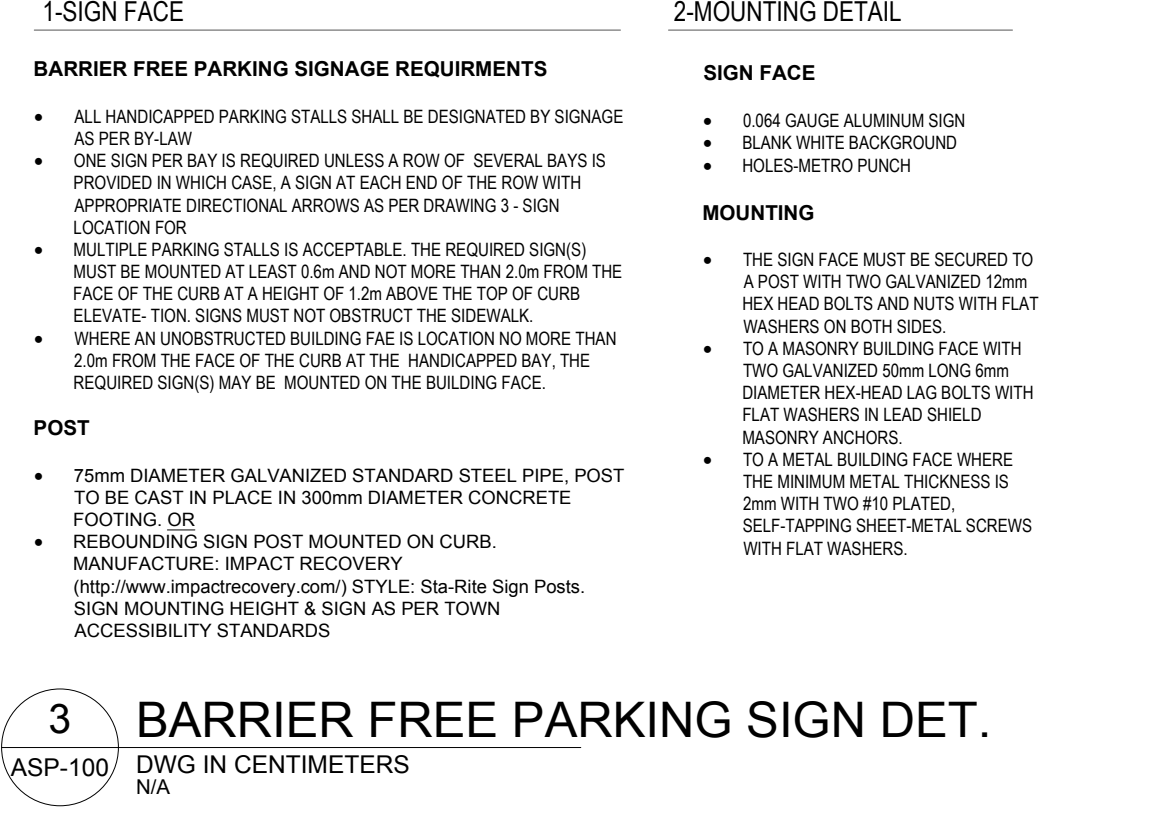
**TABLE 10.3**

MINIMUM LOT AREA	4	ha	0.679	NO
MINIMUM LOT FRONTAGE	N/A	m	104.79	YES
MINIMUM LOT DEPTH	N/A	m	130.06	YES
MINIMUM FRONT YARD	3	m		YES
MAXIMUM FRONT YARD	17.5	m	3.5	YES
MINIMUM FLAKAGE YARD	3	m		YES
MINIMUM FLAKAGE YARD - MTO	14	m	14.02	YES
MINIMUM INTERIOR SIDE YARD	0	m	21.52	YES
MAX BUILDING HEIGHT (Flat Roof)	n/a	m	23.78	YES
MAX TOTAL NFA FOR ALL OTHER USES OTHER THEN RETAIL STORES ON A LOT	67	%	100%	NO
MIN LANDSCAPING COVERAGE	10	%	38.9%	YES
PARAPET HEIGHT - TALLEST - REG. 4.6.3 "parapets"	2.0	m	2.8	NO
ABUTTING A STREET	3.0	m	1.50	NO
ABUTTING A COMMON PROPERTY LINE	2.0	m	1.10	NO
ABUTTING THE QEW OFF RAMP	14.0	m	14.00	YES
PARKING SETBACK FROM BUILDING	1.8	m	1.96	YES

**PARKING STANDARDS**

BY-LAW	COMPLIANT	
PARKING STALL	2.7 x 5.7	YES
ACCESSIBLE PARKING STALL - TYPE A	3.4 x 5.7	YES
ACCESSIBLE PARKING STALL - TYPE B	2.7 x 5.7	YES
BICYCLE PARKING (SECTION 5.14)	1.8 x 0.60	YES
LOADING STALL DIMENSION	3.5 x 12. X (4.2H)	YES
DRIVE ISLE	6	YES

AREAS OF PLAN THAT ARE NON COMPLIANT



**ISSUE BY**

NO.	DATE	DESCRIPTION	DATE
3	18-07-30	OPA / ZBL 2ND SUBMISSION RESPONSE TO COMMENTS 18-06-22	18-07-30
2	17-03-16	OPA / ZBL 1ST SUBMISSION	17-03-16
1	18-07-23	PRE-CON	18-07-23

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS. USE DIMENSIONS ON SHEETS BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

**DEVELOPER CONSULTANT:** API DEVELOPMENT CONSULTANTS INC.

**ARCHITECT:** SAI SAPIUS ARCHITECTS INC.

**PROPERTY OWNERS:** Empress Capital Group Ltd, 1111 Ontario Cr., Concord, Ontario L4K 3M3

**PROPERTY OWNERS:** THE ATLAS CORPORATION 1111 Ontario Cr., Concord, Ontario L4K 3M3

**SAI SAPIUS ARCHITECTS INC.**

**PROJECT OWNERS:** AVID HOTEL NORTH SERVICE ROAD, OAKVILLE ONTARIO

**PROJECT:** PT 10 / RP 20R-15377; NORTH SERVICE RD @ QEW RAMP

**DATE:** 2024.08.01

**avid**

**an IHG HOTEL**

**Site Plan**

Z: 1517.18, OPA 1517.18

BY: DB LS CHECKED FOR: 17-026 SHEET NO. 3

SCALE: 1:300

**ASP-100**