



### SITE STATISTICS

	SM	SF	ACRES	%
GROSS SITE AREA	6,782.0	73,108	1.678	100%
LANDSCAPING SOFT LANDSCAPING	2,512.3	27,042	0.621	37.0%
LANDSCAPING - DECORATIVE PAVING	321.0	3,455	0.079	4.7%
TOTAL LANDSCAPING	2,833.3	30,497	0.700	41.7%
ASPHALT	2,942.9	31,678	0.727	43.3%
MISC (CURBING & WALKWAYS)	259.5	2,793	0.064	3.8%
GROUND FLOOR AREA (Lot Coverage)	756.2	8,140	0.187	11.1%
SECOND FLOOR	720.9	7,760		
THIRD FLOOR	720.9	7,760		
FOURTH FLOOR	720.9	7,760		
FIFTH FLOOR	720.9	7,760		
SIXTH FLOOR	720.9	7,760		
SEVENTH FLOOR	720.9	7,760		
GROSS FLOOR AREA	5,081.8	54,700	1.256	0.748

### PARKING CALCULATION

1	1 space per room
2-6	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 loading 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	1	114
HOTEL - B - NET FLOOR AREA (GROUND FLOOR)	609	30.0	1	20.3	20.3
TOTAL PARKING REQUIRED					135

### PARKING PROVIDED

PARKING AREA 1	46
PARKING AREA 2	49
TOTAL PARKING PROVIDED	95

### SHORTFALL / SURPLUS TO BRAND REQUIREMENT

	REQUIRED	PROVIDED	COMPLY
LOADING PARKING	1	2	YES
ACCESSIBLE PARKING 5.3.1	2	2	YES
TOTAL	4	6	YES

### BICYCLING PARKING

	REQUIRED	PROVIDED	COMPLY
REQUIRED (2+ 0.25 / 1000 SM OF N.F.A)	2	2	YES
PROVIDED	609	1000.0	25.0%
TOTAL	4	6	YES

### ZONING INFORMATION - ZONING By-law 2014-014

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

### TABLE 10.3

	C3	PROV. (SM/M)	NO	YES
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	3.5	YES
MAXIMUM FRONT YARD	17.5	m		
MAXIMUM FLAKAGE YARD	17.5	m		
MINIMUM FLAKAGE YARD	3	m	14	YES
MINIMUM FLAKAGE YARD - MTO	14	m		
MINIMUM INTERIOR SIDE YARD	0	m	21.43	YES
MAX BUILDING HEIGHT (Flat Roof)	n/a	m	24.03	YES
MAX TOTAL NFA FOR ALL OTHER USES OTHER THEN RETAIL STORES ON A LOT	67	%	100%	NO
MIN LANDSCAPING COVERAGE	10	%	41.7%	YES
PARKING HEIGHT - TALLEST - REG. 4.6.3 "parapets"	2.0	m	3.26	NO

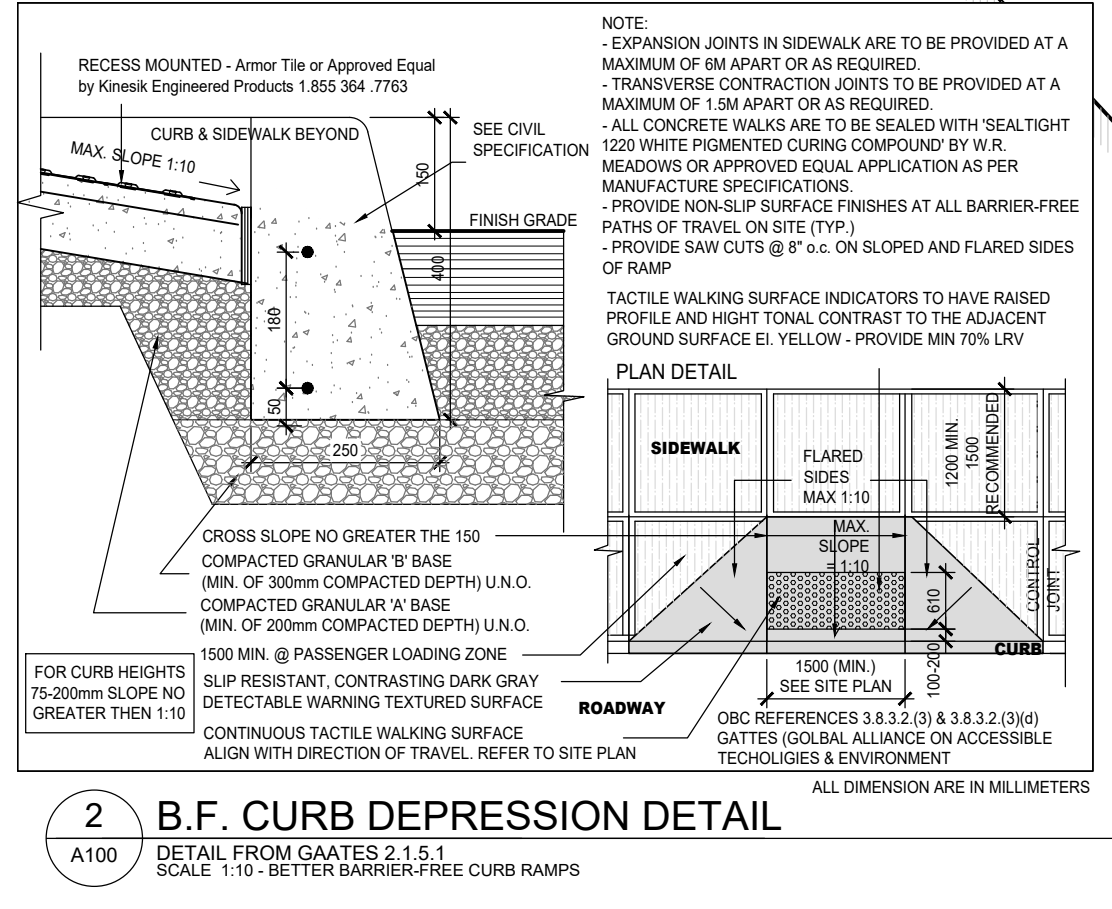
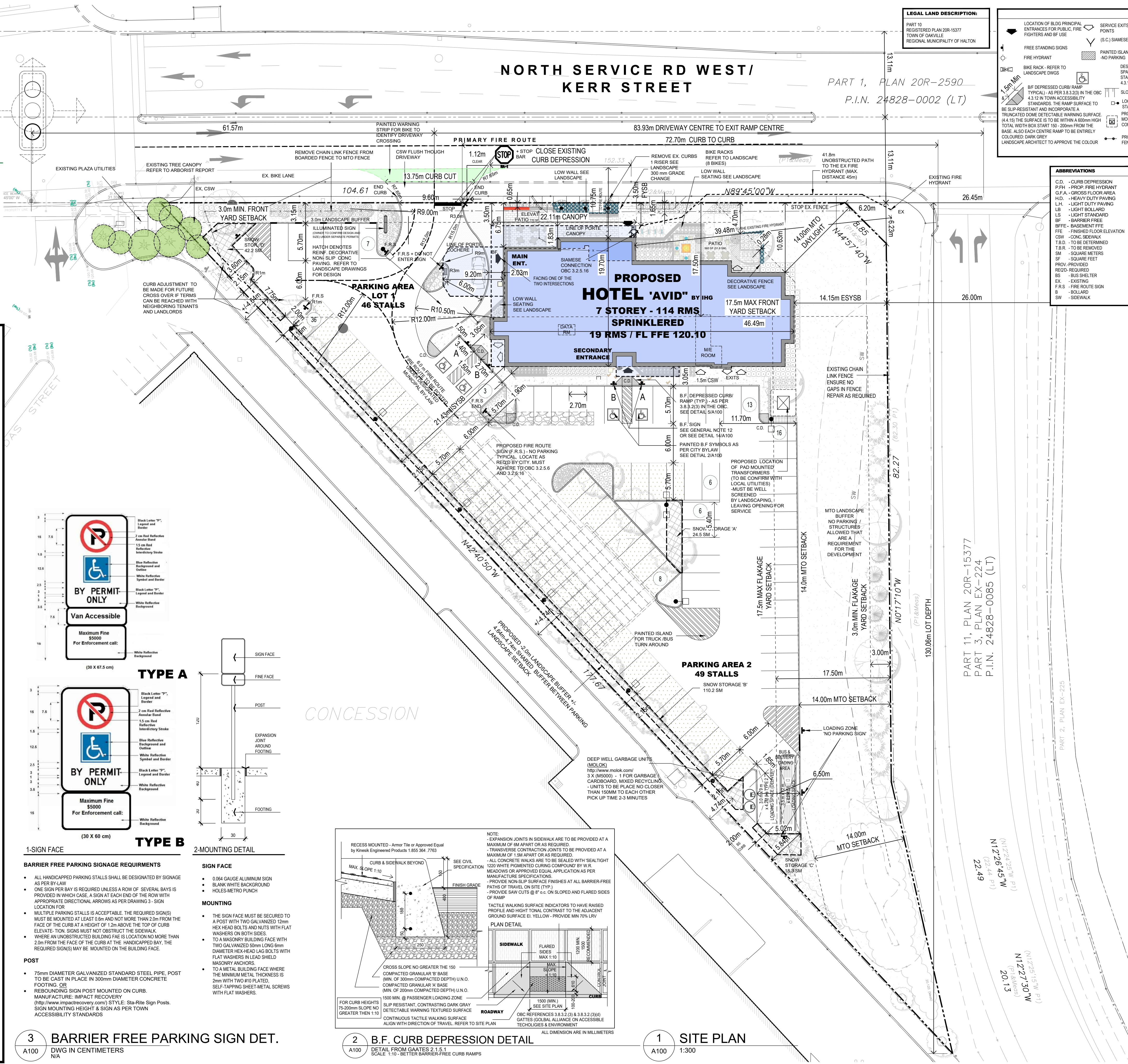
### LANDSCAPE BUFFERS 4.11

	BY-LAW	COMPLY		
ABUTTING A STREET	3.0	m	0.65	NO
ABUTTING A COMMON PROPERTY LINE	2.0	m	2.00	YES
ABUTTING THE QEW OFF RAMP	14.0	m	14.00	YES
PARKING SETBACK FROM BUILDING	1.8	m	1.90	YES

### PARKING STANDARDS

	BY-LAW	COMPLY
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



### GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARDS ARE TO BE MAINTAINED BY THE CONTRACTOR. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS AWAY AND DESIGNED TO MAINTAIN ZERO LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONSIGNING UNITS TO BE SCREENED ON THE GROUND FLOOR.
- 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 HULLER SUBJECT TO DEMAND FOR PARKING.
- REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (Info: www.impactrecovery.com) STYLE: 50a-50a Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.

NO.	DATE	DESCRIPTION	DATE
9.0	DB	OPA ZBL - SUBMISSION ZONING COMMENT - LANDSCAPE BUFFERS	20-03-13
8.0	DB	OPA ZBL - SUBMISSION TRAFFIC RESPONSE - ENH. ADJUSTMENTS	20-03-26
7.2	DB	SPA 1ST SUBMISSION OPA ZBL - SUBMISSION	20-01-28
6.3	DB	PRE-CONSULTATION (SPA)	19-11-12
5	DB	OPA / ZBL 4TH SUBMISSION REMOVED STRUCTURES IN MTO SETBACK	18-09-28
4	DB	OPA / ZBL 3RD SUBMISSION RESPONSE TO MTO 14m SETBACK	18-09-04
3	DB	OPA / ZBL 2ND SUBMISSION RESPONSE TO COMMENTS 18-06-22	18-07-31
2	DB	OPA / ZBL 1ST SUBMISSION	17-03-16
1	DB	PRE-CON	17-08-23

ISSUE BY: DESCRIPTION: DATE: YY-MM-DD

**GENERAL NOTES:** DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY COORDINATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:  
1444 Cornwall Rd.  
Oakville, Ontario,  
L6J 7W5

**API**  
ARCHITECTURAL PLANNING  
CONSULTANTS INC.

ARCHITECTS:  
410 FORD DRIVE SUITE 338  
OAKVILLE, ONTARIO L6J 7W4

**SAI**  
SAPIUS  
ARCHITECTS

PROPERTY OWNER:  
Empress Capital  
Group Ltd.  
111 Ontario Ct.  
Concord, Ontario  
L4K 3M5

PROPERTY OWNER:  
THE ATLAS  
CORPORATION 111  
Ontario Ct.  
Concord, Ontario  
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**avid**  
AN IHG HOTEL  
NORTH SERVICE ROAD,  
OAKVILLE ONTARIO

**ONTARIO ASSOCIATION OF ARCHITECTS**  
LINAS PRINCIPIUS SAPIUS  
LICENCE 6265  
PROFESSIONAL CERTIFICATION

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

Site Plan  
Z: 1517.18, OPA 1517.18

BY: DB  
CHECKED FOR: IS  
DATE: 17-02-26  
SCALE: 1:300

**A100**