BUILDING STATISTICS			GROSS AREA		NET AREA		PARKING
A	2-STOREY BUSINESS OFFICE	40,000 SF	3,714	SQM	3,297	SQM	@1/35=94
B	2-STOREY BUSINESS OFFICE	20,536 SF	1,907	SQM	1,655	SQM	@1/35=48
B2	DAYCARE TENANT	7,750 SF	720	SQM	627	SQM	@1/40=16
C	1-STOREY MEDICAL OFFICE	7,505 SF	697	SQM	598	SQM	@1/35=17
D	1-STOREY MEDICAL OFFICE	7,505 SF	697	SQM	598	SQM	@1/35=17
E	1-STOREY SPORTS (YOGA)	5,004 SF	465	SQM	400	SQM	@1/18=22
TOTALS		88,300 SF	8,200	SQM	7,175	SQM	214

USE PERCENTAGE - NET FLOOR AREA

BUSINESS OFFICE	4,952	SQM	69%
DAYCARE TENANT	627	SQM	9%
MEDICAL OFFICE	1,196	SQM	16%*
SPORTS (YOGA) FACILITY	400	SQM	6%
TOTALS	7,175	SQM	

*NOTE: LESS THAN 60% OF NET FLOOR AREA ON LOT

PARKING

TOTAL PARKING REQUIRED	214	
TOTAL PARKING PROVIDED	257	(+43 PARKING SPACES)
BARRIER-FREE PARKING REQUIRED	2, PLUS 2% = 8	
BARRIER-FREE PARKING PROVIDED	8	
BICYCLE PARKING REQUIRED	2 or 1/1000 SQM = 8	
BICYCLE PARKING PROVIDED	8	

COVERAGE

LOT AREA	20,224 SQM	
BUILDING COVERAGE	4,816 SQM	24%
ASPHALT SURFACE	8,365 SQM	41%
LANDSCAPE (SIDEWALKS, ETC.)	3,005 SQM	15%
LANDSCAPE (SOFT, MIN. 3mX3m)	4,038 SQM	20%

SNOW STORAGE

ASPHALT SURFACE - 8,365 SQM @ 15% =	1,255 SQM	
SNOW STORAGE PROVIDED	**850 SQM	(-37 PARKING SPACES)

**SNOWFALL IN EXCESS OF AREA PROVIDED TO BE PRIVATELY REMOVED FROM SITE

ONTARIO BUILDING CODE

BLDG A	1,982 SQM	2-STOREY	GROUP D	OBC 3.2.2.56	SPRINKLERED	
BLDG B	1,407 SQM	2-STOREY	GROUP D	OBC 3.2.2.56	SPRINKLERED	
BLDG C	697 SQM	1-STOREY	GROUP D	OBC 3.2.2.55	NON-SPRINKLERED,	FACING 1 STREET
BLDG D	697 SQM	1-STOREY	GROUP D	OBC 3.2.2.55	NON-SPRINKLERED,	FACING 1 STREET
BLDG E	465 SQM	1-STOREY	GROUP A2	OBC 3.2.2.28	NON-SPRINKLERED,	FACING 2 STREETS

ZONING REGULATION (E2)	required	proposed	notes
Minimum lot area	0.2 ha	2.0 ha	20,224 SQM
Minimum lot frontage	30.0m	40.8m	Upper Middle Rd E
Minimum front yard	3.0m	5.3m	Upper Middle Rd E
Maximum front yard	n/a	n/a	
Minimum flankage yard	n/a	n/a	
Minimum interior side yard	3.0m	6.0m	Natural Area (N)
Minimum interior side yard	3.0m	6.4m	West (Farmboy)
Minimum interior side yard	3.0m	4.5m	East (Vacant)
Minimum rear yard	3.0m	4.8m	Ironoak Way
Maximum height	n/a	n/a	
Minimum landscape coverage	10%	20%	4,038 SQM

Special Provision 267

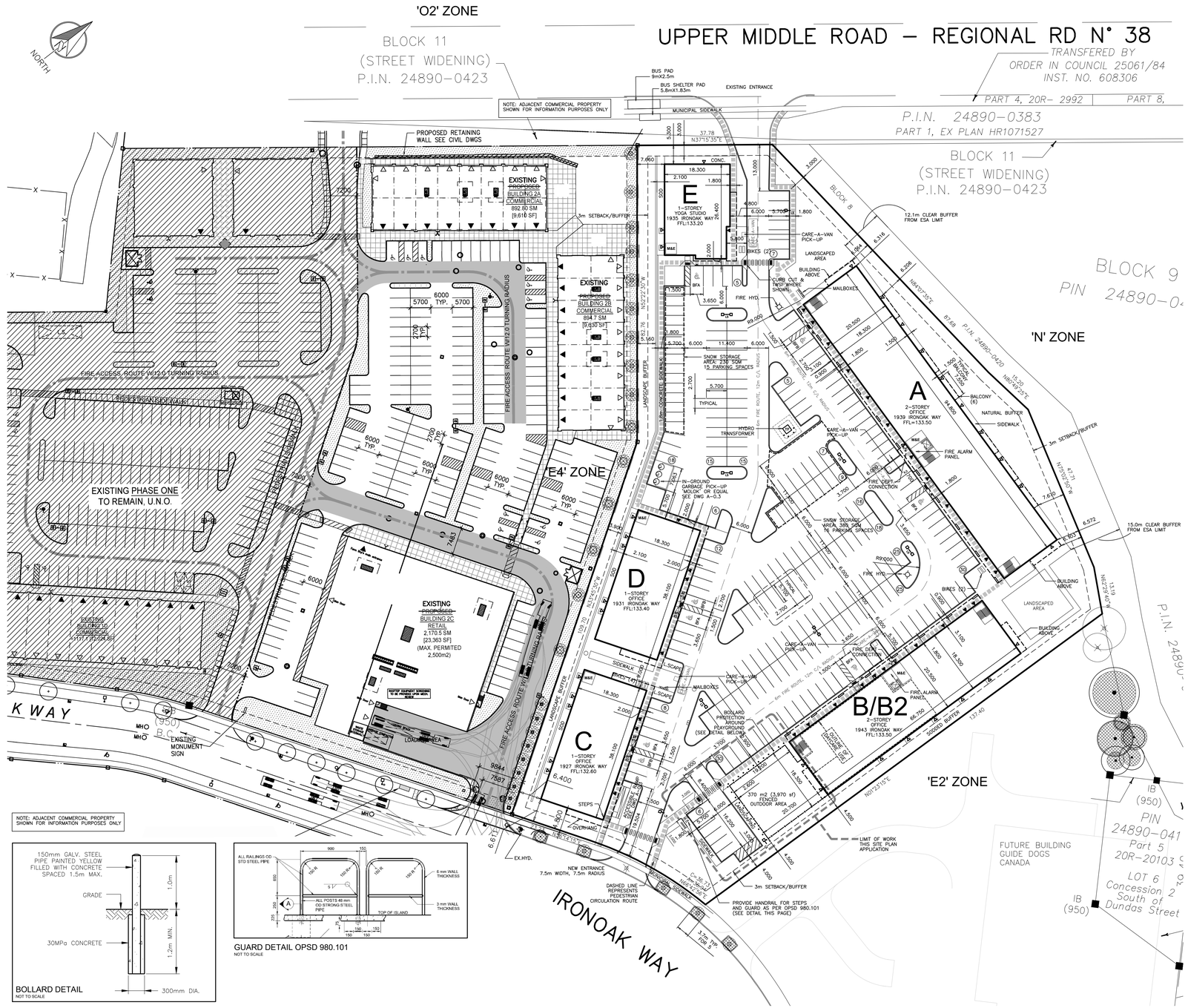
The following uses are prohibited on all lands subject to this Special Provision:

a) Motor vehicle body shop

b) Motor vehicle dealership

c) Motor vehicle repair facility

d) Motor vehicle service station



BOLLARD DETAIL
NOT TO SCALE

GUARD DETAIL OPSD 980.101
NOT TO SCALE

pml.A

patrick markus luckie, Architect
7393 BENDIXO CIRCLE • MISSISSAUGA, ON • L5N 1Z4 • TEL: 416 885 0199

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Patrick Markus Luckie Architect

Revisions:	
Date:	Purpose:
DEC.05.19	REVISED FOR 2nd SUBMISSION
JAN.27.20	REVISED FOR 3rd SUBMISSION
DEC.30.21	REVISED RAMP BLDG C
SEP.09.22	REVISED PARKING ADJACENT PLAYGROUND
APR.04.23	UPDATED UPPER MIDDLE BUS PAD SIZE
APR.04.23	ADD OPSD 980.101 GUARD DETAIL FOR STEPS

Issue:	
Date:	Purpose:
SEP.16.19	ISSUED FOR SITE PLAN APPLICATION
SEP.25.19	ISSUED FOR REALTY USE
MAR.10.20	ISSUED FOR 3rd SUBMISSION
JUN.15.21	ISSUED TO CONTRACTOR
JUL.02.21	ISSUED FOR PERMIT
DEC.30.21	ISSUED FOR NOTE TO FILE
MAR.16.22	ISSUED FOR SITE PLAN – DAYCARE YARD

ONTARIO ASSOCIATION OF ARCHITECTS
PATRICK MARKUS LUCKIE
LICENCE 6742

IQ2 - SP 1506.016/02
2nd SUBMISSION

1927, 1931, 1935, 1939 and 1943 IRONOAK WAY
OAKVILLE, ONTARIO

SITE PLAN
SCALE 1:500

PROJECT No.: 19-13

A-0.1