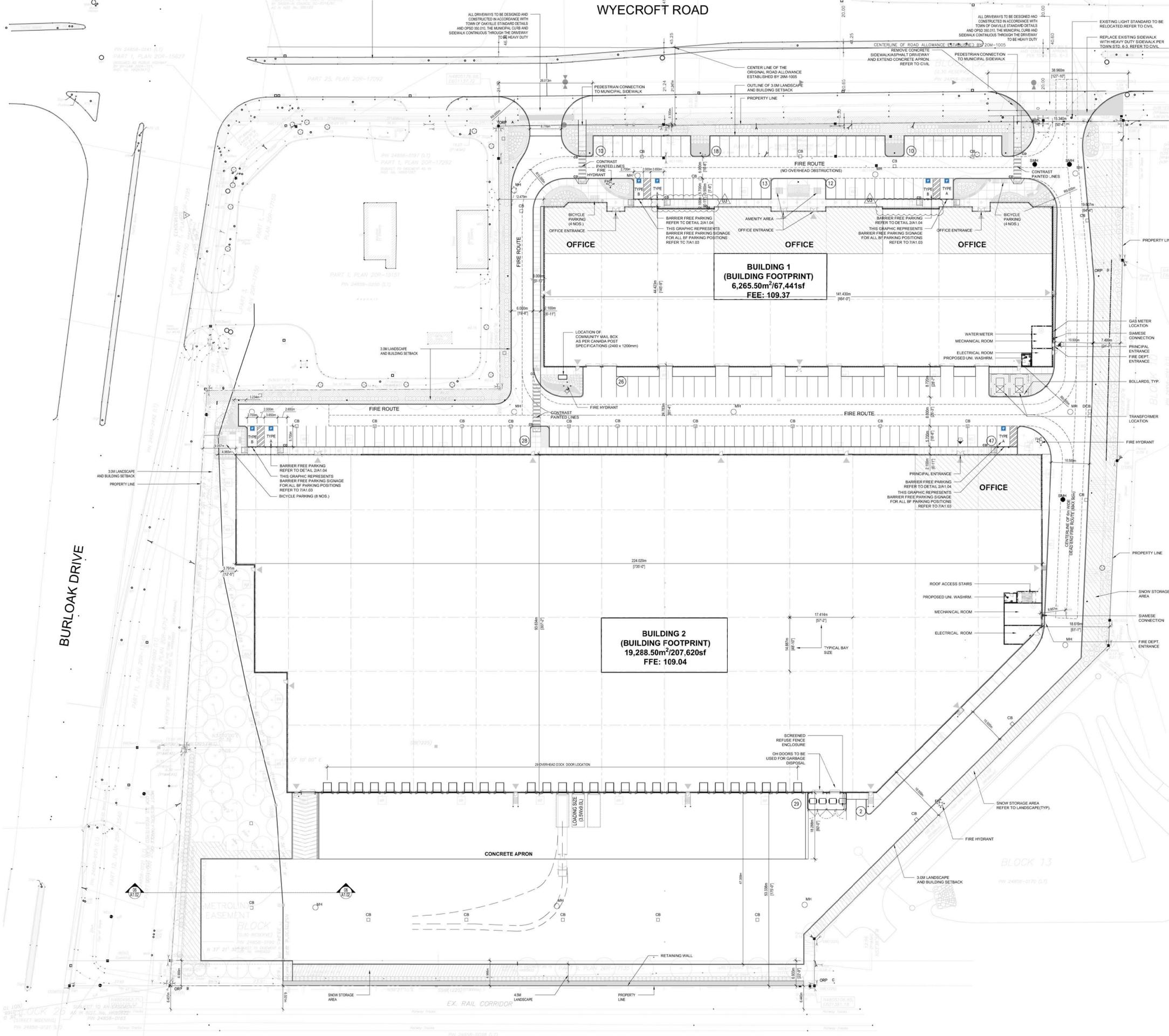


WYECROFT ROAD



LEGAL DESCRIPTION			
PART OF LOT 35 CONCESSION 3 BLOCK 4 AND 22 REGISTERED PLAN 20M-1005 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON			
OVERALL SITE STATISTICS		IMPERIAL	METRIC
PROJECT SITE AREA -		12.497 Ac	50,575.27 m²
LOT COVERAGE PROVIDED		50.5 %	50.5 %
MIN. LOT FRONTAGE (30m REQUIRED)			173.78m
TOTAL BUILDING AREA		275,061 sf	25,545 m²
LANDSCAPE COVERAGE			

OVERALL BUILDING STATISTICS			
BUILDING # 1			
WAREHOUSE GFA	51,973	4828.44	
OFFICE GFA	15,468	1437	
BUILDING TOTAL GFA	67,441sf	6,265.5m2	
MAX. BUILDING HEIGHT	E4 - 18.5m/ E2 - NA	E4 - 18.5m/ E2 - NA	
BUILDING # 2			
WAREHOUSE GFA	201,797	18,747.5	
OFFICE GFA	5,823	541	
BUILDING TOTAL GFA	207,620sf	19,288.5	
MAX. BUILDING HEIGHT	E4 - 18.5m/ E2 - NA	E4 - 18.5m/ E2 - NA	

ZONING & OTHER GENERAL INFORMATION	
ZONING BY LAW 2014-014; 2021-121	
PROPOSED USE -	E2 BUSINESS EMPLOYMENT ZONE E4 BUSINESS COMMERCIAL ZONE
BUILDING SETBACKS (TOWN OF OAKVILLE)	- FRONT YARD SETBACK -3m - SIDE YARD SETBACK -3m - FLANKAGE YARD -3m - REAR YARD (ABUTTING RAILWAY CORRIDOR) -7.5m
LANDSCAPE BUFFER REQUIREMENTS	- MIN. LANDSCAPE SETBACK -3.0m - MIN. LANDSCAPE (AT PARKING AREA) -3.0m - LANDSCAPE SETBACK ABUTTING RAILWAY CORRIDOR -4.5m - LANDSCAPE COVERAGE REQUIRED -10% - LANDSCAPE COVERAGE PROVIDED (appr. 4,050m²) -8.0%
EASEMENT AREA ON SITE ALONG BURLOAK DR -	2,828.6m2 -5.6%

OVERALL PARKING STATISTICS			
Parking Rate: Based on the Town of Oakville by-law requirement for warehouse use: 1 PER 100 m² FOR THE FIRST 7500m² + 1 PER 200 m² FOR ADDITIONAL AREA	Bldg Area (m²)	Stalls required	Stalls provided
BUILDING 1 WAREHOUSE GFA	6,265.5 m²		
BUILDING 2 WAREHOUSE GFA	19,288.5 m²		
TOTAL WAREHOUSE GFA	25,545 m²	166	166

ACCESSIBLE PARKING SPACES REQ'TS			
Per number of parking required for 100-200 spaces. Rate of 1 space + 3% of total required parking. TOTAL NO. OF PARKING SPOTS 165 Type A : 3.65m X 5.7m & Type B: 2.7m X 5.7m	Stalls required	Stalls provided	
	7	7	
	4 Type A & 3 Type B	4 A & 3 B	

BICYCLE PARKING REQUIREMENTS			
Minimum number of long term parking spaces to be calculated at 2 + 0.25 per 1000m² of net floor area.	Stalls required	Stalls provided	
TOTAL	8	16	

LOADING POSITION STATISTICS			
No Minimum required. Loading space not allowed along flanking lot line	Stalls required	Stalls provided	
Building 1 (Cube van loading space provided: 6m X 9m)	NA	23	
Building 2 (Min 12m x 3.5m x 4.2m vertical clearance)	NA	29	

SITE PLAN LEGEND			
⬠ FH	FIRE HYDRANT	⬠ SH	SIAMESE CONNECTION
⬠ MH	SANITARY MANHOLE	⬠ TH	PROPOSED HYDRO TRANSFORMER
⬠ WH	STORM MANHOLE	⬠ HP	HYDRO POLE
⬠ WM	DOM. WATER METER & BACK FLOW PREVENTER	⬠ LS	LIGHT STANDARDS
⬠ CB	CATCH BASIN	⬠ LF	LIGHT FIXTURE (REF. TO ELECT.)
⬠ DCB	DOUBLE CATCH BASIN	⬠ CR	CURB CUT & RIVERSTONE ROCK SPILLWAY
⬠ BCF	BARRIER FREE PARKING SIGN	⬠ CSR	BARRIER FREE CURB RAMP
⬠ PAB	PAINTED ACCESSIBILITY BARRIER FREE SYMBOL	⬠ RCSR	ROAD CROSSING STRIPPING
⬠ MBE	MAIN BUILDING ENTRANCE	---	PROPERTY LINE
⬠ BE	BARRIER FREE ENTRANCE	--- </td <td>HEAVY DUTY ASPHALT</td>	HEAVY DUTY ASPHALT
⬠ AD	ACCESS/EXIT DOOR	--- </td <td>MARKED PEDESTRIAN CROSSING, AS PER CITY'S GUIDELINES</td>	MARKED PEDESTRIAN CROSSING, AS PER CITY'S GUIDELINES
⬠ PE	PRINCIPAL ENTRANCE	--- </td <td>LIGHT DUTY ASPHALT</td>	LIGHT DUTY ASPHALT
⬠ FR	FIRE ROUTE SIGN MAX. CIRC 50m AS PER TOWN STANDARDS, 1.5m FROM THE EDGE OF THE CURB	--- </td <td>CURB DEPRESSION (CD)</td>	CURB DEPRESSION (CD)
---	FIRE ROUTE	--- </td <td>BARRIER FREE RAMP C/C WITH CURB DEPRESSION IN COMPLIANCE WITH CBC 3.8.3.2 AND REFER TO TOWN STANDARDS</td>	BARRIER FREE RAMP C/C WITH CURB DEPRESSION IN COMPLIANCE WITH CBC 3.8.3.2 AND REFER TO TOWN STANDARDS

REV	DATE	DESCRIPTION
01	APR. 29, 2022	ISSUED FOR SPA
02	AUG. 24, 2022	ISSUED FOR SPA RESUBMISSION-01
03	DEC. 23, 2022	ISSUED FOR SPA RESUBMISSION-02

- REVISED THE ELEVATION OF BUILDING 1 ALONG WYECROFT ROAD TO SHOW ARTICULATION (RECESSED PRECAST PANELS)
- REVISED PAVEMENT SCHEDULE
- REVISED BUILDING STATS FOR BUILDING 1 AND 2



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 FAX: 416-887-0790

APPLICANT

PROJECT
677 BURLOAK DRIVE
OAKVILLE, ONTARIO CANADA

(SPECULATIVE INDUSTRIAL DEVELOPMENT)

SHEET TITLE
FINAL SITE PLAN

DRAWN BY: **VD/ RAJ/ MK**
 DATE: **DEC 16, 2021**
 SCALE: **1:500**
 PROJECT NO.: **2021 - 12**
 SHEET NO.:

LOT 35, CONCESSION 3, SOUTH OF DUNDAS STREET