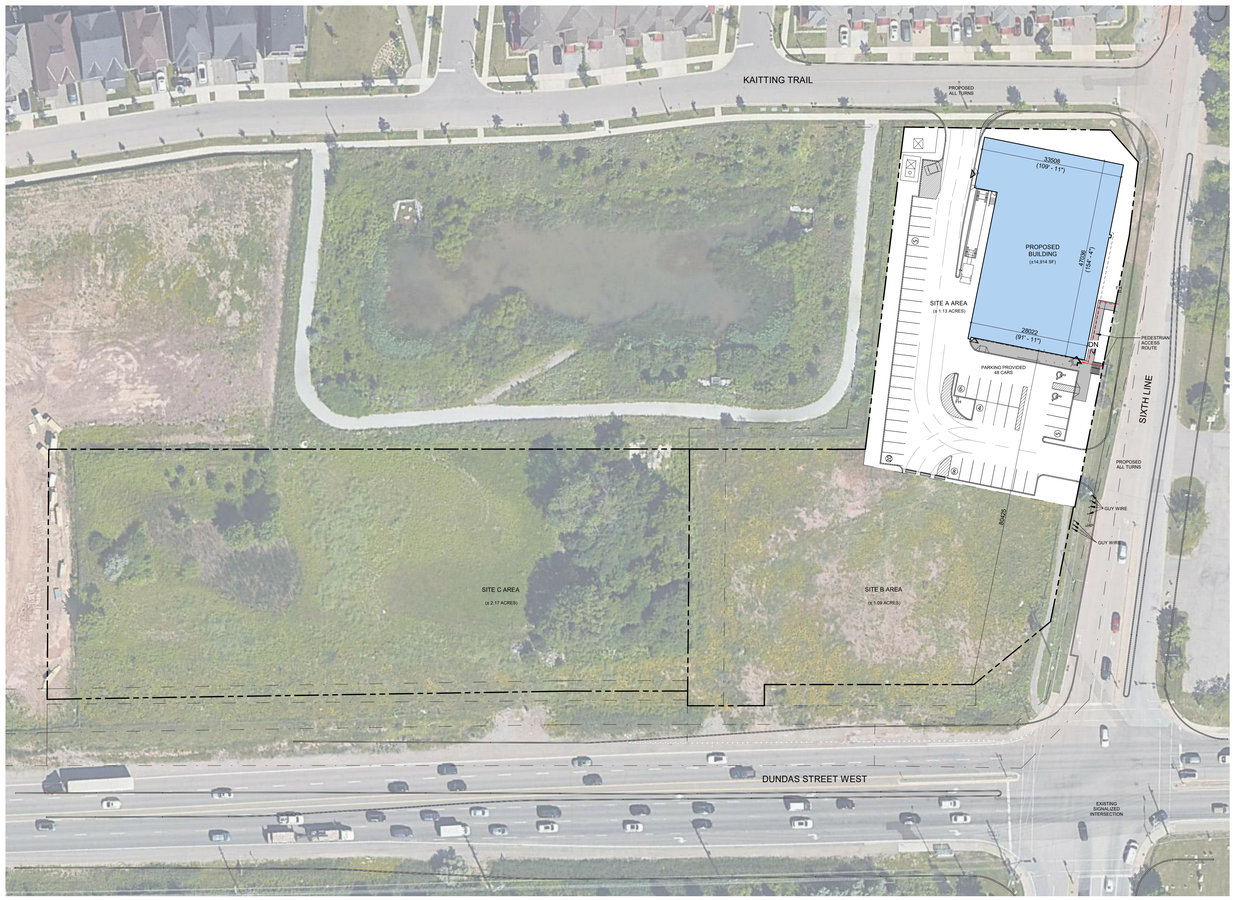
Ontario Building Code Data Matrix
Part 3

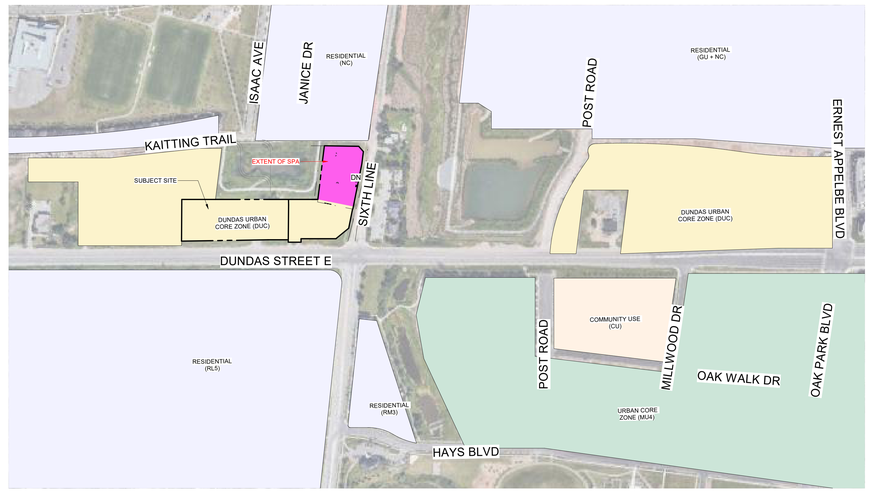
			Building Code Reference
3.00	Building Code Version:	O. Reg. 163/24 Last Amendment O. Reg.	
3.01	Project Type:	☑ New ☐ Additional ☐ Renovation ☐ Change of use ☐ Addition and renovation Description: PROPOSED SINGLE STOREY RETAIL BUILDING	[A] 1.3.3.2.
3.02	Major Occupancy Classification:	Occupancy Use Group E Mercantile RETAIL Subsidiary Occupancies	3.1.2.
3.03	Superimposed Major Occupancies:	☑ No ☐ Yes	3.2.2.7
3.04	Building Area (m²)	Existing New Total 0 1385 1385	[A] 1.4.1.2.
3.05	Gross Area (m²)	Description: Existing New Total GROUND FLOOR 0 1385 1385 0 0 0 0 0 0 Total 0 1385 1385	[A] 1.4.1.2.
3.06	Mezzanine Area (m²)	Description: Mezz Type Existing New Total NOT APPLICABLE 0	3.2.1.1.
3.07	Building Height	1 Storeys above grade 6.70 (m) Above grade 0 Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	☑ No ☐ Yes	3.2.6
3.09	Number of Streets/ Firefighter access	2 street(s)	3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size and Construction Relative to Occupancy)	**Major Classification:** Group E, up to 2 Storeys, Sprinklered **Subsidiary Classification:** None	3.2.2.71. -
3.11	Sprinkler System	Sprinklered Provided: Entire Building	3.2.1.5. & 3.2.2.18., 21., 22., 29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to .14.
3.12	Standpipe System	☐ Required ☒ Not Required	3.2.5.8 - 11.
3.13	Fire Alarm System	☐ Required ☐ Not Required Type Provided: ☑ Single Stage ☐ Two Stage ☐ None	3.2.4.
3.14	Water Service/ Supply is Adequate	☐ No ☒ Yes	3.2.5.7
3.15	Construction Type:	Based On: 3.2.2.71. Restriction: Combustible construction or Noncombustible construction or in combination Actual: Noncombustible Construction	3.2.2.71. 3.1.6. & 3.1.4.6., 7., 3.2.2.16.

ZONING COMPLIANCE CHART -DUNDAS URBAN CORE SPECIAL PROVISION (H5 DUC sp: 1)

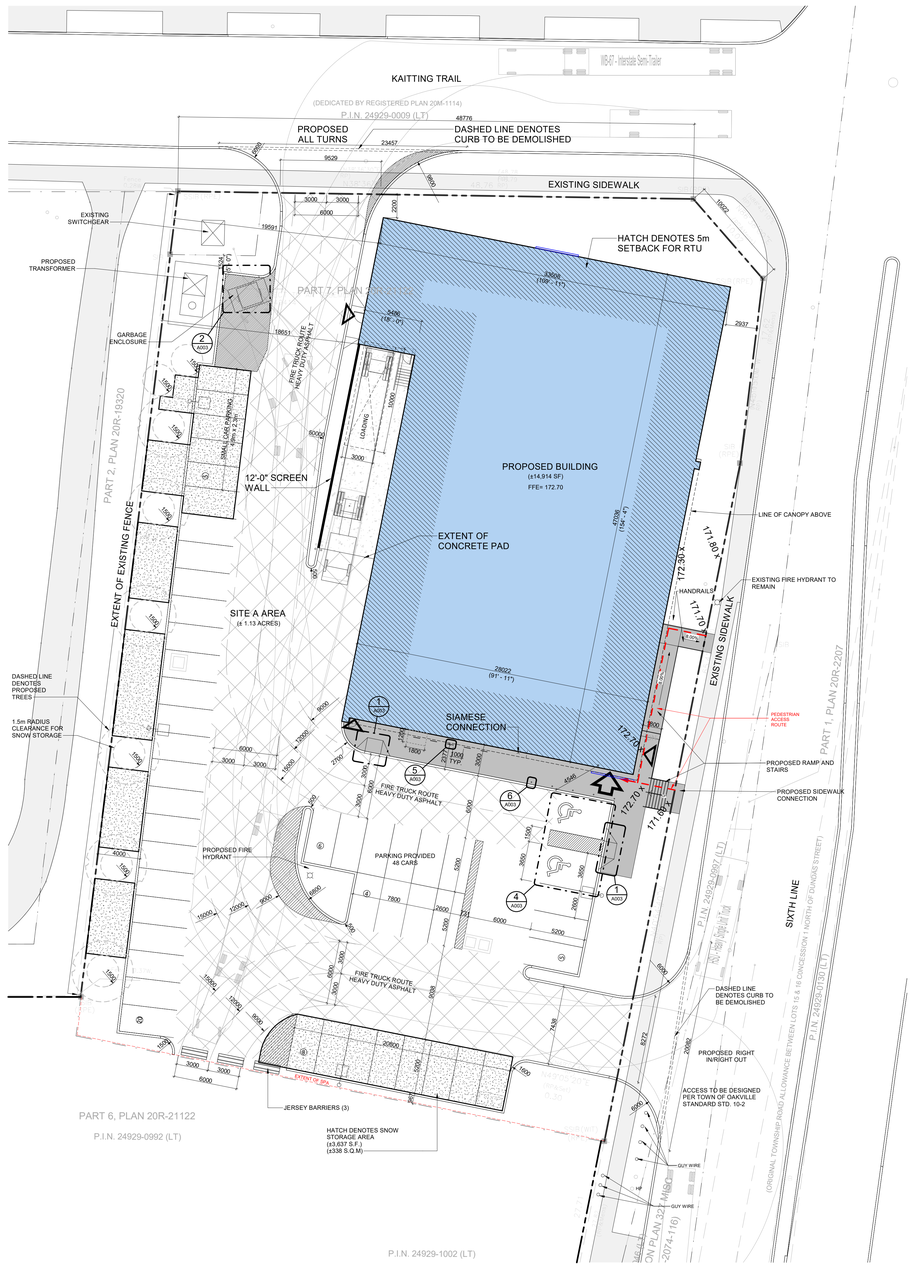
		REQUIRED	PROVIDED	NOTE
ZBL 8.145.2.c)	Building Height (max)	9 storeys	1 Storey	
ZBL 8.145.2.d)	FSI (min)	shall not apply	0.1	SDM Based on Total Lot Area
ZBL 8.145.2.e)	FSI (max)	3	0.1	SDM Based on Total Lot Area
ZBL 8.145.2.d)	FSI (min)	shall not apply	0.3	SDM Based on SDM SPA Area
ZBL 8.145.2.e)	FSI (max)	3	0.3	SDM Based on SDM SPA Area
ZBL 8.145.2.f)	Setback from Lot Line (Dundas)	75 m	77.2 m	
ZBL 8.145.2.j)	Front yard setback (max)	shall not apply	N/A	
ZBL 8.145.2.k)	Rear yard setback (Min)	2.2 m	2.2 m	on Kaiting Trail
ZBL 8.145.2.l)	Floor Area (commercial building)(min)	1200 m2	1385 m2	
ZBL 8.145.2.m)	Floor Area (commercial building)(max)	1500 m2	1385 m2	
ZBL 8.145.3.a)	Parking Space Size (min)	2.3 by 4.9 m	2.3 by 4.9 m	(max 10% for small car only = 5 spaces)
ZBL 8.145.3.c)	Parking Aisle Width (commercial 90 degrees) (min)	6	6 m	
4.23	Garbage within Fully Enclosed Structure	YES	YES	
4.25.1	Landscape Strip Width	3 m	3 m	
4.33.i)	Min setback from edge of Roof for mech equip	5 m	5 m	
Table 5.1B(27)	Parking (min)	47 spaces	48	Retail rate 1 per 30 sq. m
Table 5.1B(27)	Parking (max)	69 spaces	48	Retail rate 1 per 20 sq. m
Table 5.2	Accessible Parking (min)	2 spaces	2 spaces	
Table 5.2.2	Accessible Parking (min) Type A	3.65 by 5.2 m	3.65 by 5.2 m	
Table 5.2.2	Accessible Parking (min) Type B	2.7 by 5.2 m	2.7 by 5.2 m	
5.4.1.3	Parking Space Size (min)	2.6 by 5.3 m	2.6 by 5.3 m	
5.6.1	Loading (min)	1 spaces	1 spaces	
5.6.2	Loading dock length (min)	9 m	10 m	
5.6.3	Loading dock location (yard)	Interior	Interior	
5.6.3	Loading dock screenwall height (min)	1.5 m	1.5 m	
Table 5.7B	Bike Parking (min)	5 spaces	5	Rate of 7% of required spaces (min 5)
7.2.1.i) a)	Single Retail Use GFA (Max)	7,000 m2	1,385	
7.2.2	Flank Yard (min)	0 m	2.937	On Sixth Line
7.2.2	Flank Yard (max)	6 m	2.937	On Sixth Line
7.2.2	Interior Yard (min)	- m	18.65	m Adjacent to SWM Pond
7.2.7.1	Building Height (min)	5 m	6.700	m



2 A001 OVERALL SITE PLAN
1 : 500



3 A001 CONTEXT PLAN
1 : 3000



1 A001 SITE PLAN
1 : 200

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leamill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. Information contained on this drawing is to be used only for the purpose intended by Turner Fleischer Architects Inc., at any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of any information shown on consultant's drawings and reports. Contractor shall review all of the applicable consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from this drawing shall assume sole responsibility for this drawing and assume full responsibility and bear costs for any corrections or damages resulting from his work.

STATISTICS

SITE A AREA	± 1.13 ACRES	± 0.45 HA.
SITE B AREA	± 1.09 ACRES	± 0.44 HA.
SITE C AREA	± 2.17 ACRES	± 0.87 HA.
TOTAL SITE AREA	± 4.39 ACRES	± 1.76 HA.
PROPOSED RETAIL A	± 14,914 S.F.	± 1,385 S.M.
TOTAL BUILDING AREA	± 14,914 S.F.	± 1,385 S.M.
PARKING PROVIDED	48 CARS 3.2/1000 S.F.	3.47/100 S.M.
COVERAGE	30.47%	

TRUCK LEGEND



LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- PROPOSED FIRE HYDRANT
- PEDESTRIAN ACCESS ROUTE
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PAINTED LINES
- SNOW STORAGE AREA
- CONCRETE SIDEWALK
- CONCRETE SLAB

#	DATE	DESCRIPTION	BY
11	2026-11-04	ISSUED FOR SPA	MHB
10	2026-11-02	ISSUED FOR COORDINATION	RCH
9	2026-10-09	ISSUED FOR SPA	GEA
8	2026-09-15	ISSUED FOR SPA	GEA

Loblaw Companies Limited

PROJECT
PROPOSED RETAIL DEVELOPMENT
DUNDAS STREET WEST & SIXTH LINE
OAKVILLE, ON

DRAWING
SITE PLAN

PROJECT NO.	20.062SD
PROJECT DATE	2026-10-09
DRAWN BY	GEA
CHECKED BY	ROH
SCALE	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS — POPE, JOSEPH DAVID — LICENCE 4053

DRAWING NO. A001

2026-11-10 9:48:22 AM