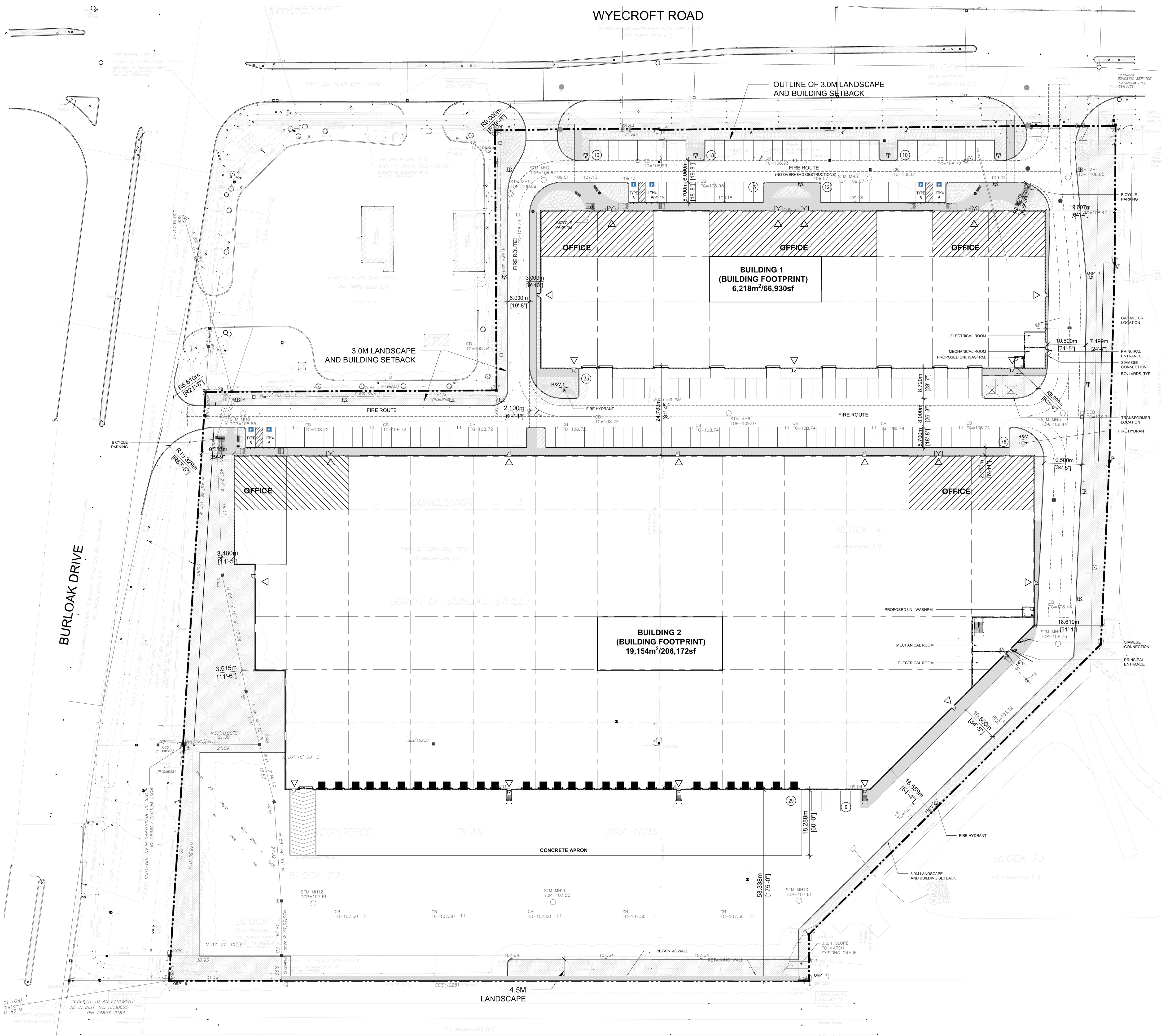


WYECROFT ROAD



LEGAL DESCRIPTION		
PART OF LOT 35 CONCESSION 3 BLOCK 4 AND 22 REGISTERED PLAN 20M-1005 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON		

REV	DATE	DESCRIPTION
01	APR. 29, 2022	ISSUED FOR SPA

OVERALL SITE STATISTICS	IMPERIAL	METRIC
PROJECT SITE AREA -	12,497 Ac	50,575.27 m ²
LOT COVERAGE PROVIDED	50.3 %	50.3 %
MIN. LOT FRONTAGE (30m REQUIRED)		173.78m
TOTAL BUILDING AREA	273,877 sf	25,444 m ²
LANDSCAPE COVERAGE	79,922 sf	7,425 m ²

OVERALL BUILDING STATISTICS		
BUILDING #1		
WAREHOUSE GFA	51,720	4805
OFFICE GFA	15,210	1413
BUILDING TOTAL GFA	66,930sf	6,218m ²
MAX. BUILDING HEIGHT	E4 - 18.5m/ E2 - NA	E4 - 18.5m/ E2 - NA
BUILDING #2		
WAREHOUSE GFA	195,839	18,194
OFFICE GFA	10,333	960
BUILDING TOTAL GFA	206,172sf	19,154
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. 4,050m ²)	-8.0%	
EASEMENT AREA ON SITE ALONG BURLOAK DR -	2,828.6m ²	
	-5.6%	

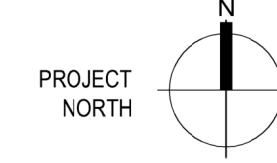
OVERALL PARKING STATISTICS			
Parking Rate: Based on the Town of Oakville by-law requirement for warehouse use: 1 PER 100 m ² FOR THE FIRST 7500m ² + 1 PER 200 m ² FOR ADDITIONAL AREA	Bldg Area (m ²)	Stalls required	Stalls provided
BUILDING 1 WAREHOUSE GFA	6,218 m ²		
BUILDING 2 WAREHOUSE GFA	19,154 m ²		
TOTAL WAREHOUSE GFA	25,372 m²	165	178

ACCESSIBLE PARKING SPACES REQ'TS			
Per number of parking required for 100-200 spaces. Rate of 1 spaces + 3% of total required parking.	Stalls required	Stalls provided	
TOTAL NO. OF PARKING SPOTS 165	6	6	
Type A: 3.65m X 5.7m & Type B: 2.7m X 5.7m	3 Type A & 3 Type B	3 A & 3 B	

BICYCLE PARKING REQUIREMENTS			
Minimum number of long term parking spaces to be calculated at 2 + 0.25 per 1000m ² of net floor area.	Stalls required	Stalls provided	
TOTAL	8	18	

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	SANITARY MANHOLE
○ MH	STORM MANHOLE	○ DM	DOM. WATER METER & BACK FLOW PREVENTER
○ CB	CATCH BASIN	○ CBM	CATCH BASIN MANHOLE
○ DCB	DOUBLE CATCH BASIN	○ HC	BARRIER FREE PARKING SIGN
○ PA	PAINTED ACCESSIBILITY BARRIER FREE SYMBOL	○ MB	MAIN BUILDING ENTRANCE
○ BE	BARRIER FREE ENTRANCE	○ AD	ACCESS/EXIT DOOR
○ PE	PRINCIPAL ENTRANCE	○ FR	FIRE ROUTE SIGN, MAX. 0.45m (150) 1.5m FROM THE EDGE OF THE CURB
○ SC	SIAMENSE CONNECTION	○ HT	PROPOSED HYDRO TRANSFORMER
○ HF	HYDRO POLE	○ LS	LIGHT STANDARDS
○ LF	LIGHT FIXTURE (REF. TO ELECT.)	○ CR	CURB CUT & RIVERSTONE ROCK SPILLWAY
○ BFR	BARRIER FREE CURB RAMP	○ RSC	ROAD CROSSING STRIPPING
○ P	PROPERTY LINE	○ HDA	HEAVY DUTY ASPHALT
○ MDC	MARKED PEDESTRIAN CROSSING, AS PER CITY'S GUIDELINES	○ LDA	LIGHT DUTY ASPHALT
○ MW	MONITORING WELL	○ FR	FIRE ROUTE



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 905.338.8855



OWNER INFORMATION
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20 ADELAIDE STREET EAST, SUITE 800.
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PHONE: 416-581-8117
 FAX: 416-887-9700

PROJECT
677 BURLOAK DRIVE
OAKVILLE, ONTARIO CANADA

(SPECULATIVE INDUSTRIAL DEVELOPMENT)

SHEET TITLE
SITE PLAN

DRAWN BY
VD/ RAJ/ MK

DATE
DEC 16, 2021

SCALE
1:500

PROJECT NO.
2021 - 12

SHEET NO.