

# WINSTON CHURCHILL BOULEVARD

# ROYAL WINDSOR DRIVE

**2481 & 2529 ROYAL WINDSOR DR.**  
**6-STOUREY SELF-STORAGE**  
 FOOTPRINT: 2,290 m<sup>2</sup> (24,652 SF)  
 TOTAL: 16,686 m<sup>2</sup> (179,597 SF)  
 FFE = 104.35

**1 ARCHITECTURAL SITE PLAN**  
 A101 SCALE: 1:200

### LEGEND

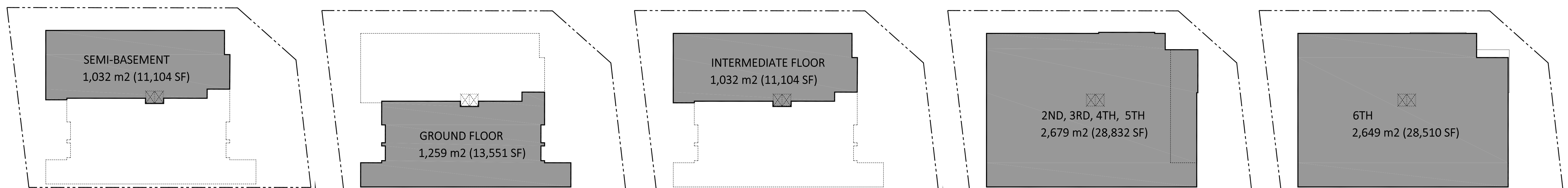

NOTE: BOULEVARD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE RESTORED TO THE SATISFACTION OF CITY'S TRANSPORTATION AND ENGINEERING

GRAPHIC SCALE  
 0 10 metres

SITE PLAN BASED ON SURVEY BY CUNNINGHAM MCCONNELL LIMITED ONTARIO LAND SURVEYORS - DRAFT R-PLAN PLAN 3-19-4, DATED MAY 4, 2023, AND PLAN 3-19-3 RECEIVED MAY 4, 2023

2481 & 2529 Royal Windsor Drive, Oakville, ON			
Zoning By-law 2014-014	E3	E4	Proposed
Minimum Lot Area	0.2 ha	6 ha	0.38 ha
Minimum Lot Frontage	30	30 m	32.98 m
Minimum Front Yard	3.0 m	3.0 m	11.84 m
Minimum Flankage Yard	3.0 m	3.0 m	1.84 m
Minimum Interior Side Yard	3.0 m	3.0 m	1.00 m
Minimum Interior Side Yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	n/a
Minimum Interior Side Yard abutting any railway corridor	7.5 m	7.5 m	n/a
Minimum Rear Yard	3.0 m	3.0 m	4.9 m
Minimum Rear Yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	n/a
Minimum Rear Yard abutting any railway corridor	7.5 m	7.5 m	n/a
Maximum Height	n/a	18.5 m	24.34 m*
Minimum Landscaping Coverage	10%	10%	12.47%
Minimum Landscaping for Surface Parking / For any employment zone to any road	3.0 m	3.0 m	0.4 m
Surface Parking Area Setbacks from Building	1.8 m	1.8 m	2.13 m
Minimum Parking Spaces	Commercial Self-storage: 1.0 per 100.0 m <sup>2</sup> net floor area, to a maximum minimum requirement of 8 parking spaces GFA = 16,686 m <sup>2</sup> Minimum Parking Required = 8	Commercial Self-storage: 1.0 per 100.0 m <sup>2</sup> net floor area, to a maximum minimum requirement of 8 parking spaces GFA = 16,686 m <sup>2</sup> Minimum Parking Required = 8	11
Minimum Drive Aisle Width (Two way)	6 m	6 m	6.9 m
Minimum Drive Aisle Width (One way angle to a parking space is greater than or equal to 60 degrees)	5.5 m	5.5 m	6.0 m
Minimum Drive Aisle Width (One way angle to a parking space is greater than or equal to 40 degrees)	4 m	4 m	n/a
Minimum Loading Spaces	n/a	n/a	1
Loading Space Minimum Width (m)	3.5 m	3.5 m	3.5 m
Loading Space Minimum Length (m)	12 m	12 m	12 m
Loading Space Minimum Height (m)	4.2 m	4.2 m	4.2 m

2481 & 2529 ROYAL WINDSOR DRIVE			
LOT AREA	SF	SM	Acres
LOT AREA	41,254	3,833	0.96
LOT AREA AFTER ROW ON WINSTON CHURCHILL BLVD.	40,966	3,806	0.94
FLOOR AREAS			
SEMI-BASEMENT	11,104	1,032	
GROUND FLOOR	13,551	1,259	
INTERMEDIATE FLOOR	11,104	1,032	
SECOND	28,832	2,679	
THIRD	28,832	2,679	
FOURTH	28,832	2,679	
FIFTH	28,832	2,679	
SIXTH	28,510	2,649	
TOTAL FLOOR AREA	179,597	16,686	
PARKING TOTAL	11 SPACES (4 @ grade)		
LOADING	1 SPACE (interior)		
LOT COVERAGE	60.18 %		
LANDSCAPE COVERAGE	12.47 %		
FAR	4.38		



**2 SEMI-BASEMENT** A101 N.T.S.  
**3 GROUND FLOOR PLATE** A101 N.T.S.  
**4 INTERMEDIATE FLOOR PLATE** A101 N.T.S.  
**5 TYPICAL SECOND, THIRD, FOURTH & FIFTH FLOOR PLATE** A101 N.T.S.  
**6 SIXTH FLOOR PLATE** A101 N.T.S.

**GENERAL NOTES TYPICAL:**  
 • CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.  
 • DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.  
 • DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS 'FOR CONSTRUCTION' AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.  
 • CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BY-LAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.  
 • ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

NO.	DATE	ISSUED FOR
22	2023-03-08	ISSUED FOR SPA + MVA
21	2023-02-02	ISSUED FOR SPA + MVA
20	2023-02-06	ISSUED FOR SPA + MVA
19	2023-11-24	FOR COORDINATION
18	2023-09-15	ISSUED FOR SPA
17	2023-08-29	ISSUED FOR SPA
16	2023-08-19	FOR COORDINATION
15	2023-07-18	FOR COORDINATION

DESIGNER:  
 CIVIL:  
 ELECTRICAL:  
 MECHANICAL:  
 STRUCTURAL:  
 PLANNER AND LANDSCAPE:  
 CLIENT LOGO:

**FIRST GULF**

CLIENT:  
**FIRST GULF**  
 351 KING ST. E. 13TH FLOOR  
 TORONTO, ON, M5A 0L6  
 TEL: 416 491 7778

PROJECT NORTH:  
 ARCHITECT'S SEAL:

TRUE NORTH:  
 ARCHITECT:

WPT ARCHITECTURE INC.  
 wpt@wptarchitecture.ca

WPT PROJECT #: 2022-0026 (R)  
 MUNICIPAL #:  
 CLIENT PROJECT #:  
 CLIENT CONTRACT #:  
 PROJECT NAME AND LOCATION:  
**2481 & 2529 ROYAL WINDSOR DR.**  
**ADVANCED SELF-STORAGE**  
**OAKVILLE, ON**

SHEET NAME:  
**ARCHITECTURAL SITE PLAN**

SCALE: 1:200  
 DRAWN BY: SGM

SHEET #:  
**A101**