



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 m ²
LOT COVERAGE PROVIDED		50.5 %	50.5 %
MIN. LOT FRONTAGE (30m REQUIRED)		173.78m	
TOTAL BUILDING AREA		275,142.6 sf	25,561.5 m ²
LANDSCAPE COVERAGE			
OVERALL BUILDING STATISTICS			
BUILDING #	WAREHOUSE GFA		
#A	67522		6273
	BUILDING TOTAL GFA	67,522sf	6,273m ²
	MAX. BUILDING HEIGHT	E4 - 18.5m E2 - NA	E4 - 18.5m E2 - NA
BUILDING #	WAREHOUSE GFA		
#B	207620		19288.5
	BUILDING TOTAL GFA	207,620sf	19,288.5 m ²
	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 A WAREHOUSE GFA	6,273 m ²	7	7
BUILDING B WAREHOUSE GFA	19,288.5 m ²	4	4
TOTAL WAREHOUSE GFA	25,561.5 m²	166	166
ACCESSIBLE PARKING SPACES REQTS			
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 1000m ² 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 A (Cube van loading space provided: 6m X 9m) Building B (Min 12m x 3.5m x 4.2m vertical clearance)	NA	09	
	NA	29	
EV READY PARKING STATISTICS			
4 Installed Level 2 Charging Stations	Stalls required	Stalls provided	
	04	04	
SITE PLAN LEGEND			
<ul style="list-style-type: none"> FH FIRE HYDRANT SMH SANITARY MANHOLE DMH DOUBLE CATCH BASIN DMH DOUBLE CATCH BASIN HC BARRIER FREE PARKING SIGN PAINTED ACCESSIBILITY BARRIER FREE SYMBOL MB MAIN BUILDING ENTRANCE BB BARRIER FREE ENTRANCE AD ACCESSIBLE DOOR PE PRINCIPAL ENTRANCE FR FIRE ROUTE SIGN, MAX. 50m AS PER TOWN STANDARDS, 1.5m FROM THE EDGE OF THE CURB EV ELECTRIC VEHICLE PARKING (INSTALLED) 	<ul style="list-style-type: none"> SC SIEMSE CONNECTION TR PROPOSED HYDRO TRANSFORMER HP HYDRO POLE LS LIGHT STANDARDS LF LIGHT FIXTURE (REF. TO ELECT.) CR CURB CUT & RIVERSTONE ROCK SPILLWAY CF BARRIER FREE CURB RAMP RS ROAD CROSSING STRIPPING PL PROPERTY LINE HA HEAVY DUTY ASPHALT MA MARKED PEDESTRIAN CROSSING, AS PER CITY'S GUIDELINES LA LIGHT DUTY ASPHALT CD CURB DEPRESSION (C/D) CRB BARRIER FREE RAMP C/C WITH CURB DEPRESSION IN COMPLIANCE WITH CBC 3.8.2 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
04	JAN. 25, 2023	ISSUED FOR BUILDING PERMIT
05	APR. 06, 2023	ISSUED FOR SPA RESUBMISSION-03
06	MAY 08, 2023	ISSUED FOR SPA RESUBMISSION-04

REVISIONS:

- 06 - REVISED THE RETAINING WALL AT SOUTH PROPERTY LINE
- 05 - REVISED SNOW STORAGE AREA AND DIMENSION BETWEEN FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT
- 03 - REVISED THE ELEVATION OF BUILDING 1 ALONG WYECROFT ROAD TO SHOW ARTICULATION (RECESSED PRECAST PANELS)
- 02 - REVISED PAVEN. SIGNAGE
- 02 - REVISED BUILDING STAIRS FOR BUILDING 1 AND 2
- 01 - UPDATED THE BUILDING ADDRESS
- 01 - UPDATED SHEET NUMBER
- 01 - REVISED THE ELEVATION OF BUILDING 1 ALONG WYECROFT ROAD TO SHOW ARTICULATION
- 01 - INDICATED OUTDOOR GARAGE ENCLOSURE
- 01 - REVISED PARKING COUNT
- 01 - TIGHTENED UP THE TRUCK TURNAROUND FRONTING BURLOAK
- 01 - UPDATED THE STATISTICS
- 01 - INDICATED SNOW STORAGE AREAS

KEY PLAN

PROJECT NORTH

CLIENT: **Glenn Piotrowski Architect**

ARCHITECTS: **Glenn Piotrowski Architect Ltd.**
167 NAVY STREET
OAKVILLE, ON
L6J 2Z6
905.338.8855

OWNER: **Carterra**

PROJECT: **BURLOAK-WYECROFT ROAD LP**
20 ADELAIDE STREET EAST, SUITE 800
TORONTO, ON
M5C 2T6

PROJECT: **WYECROFT PARK**

3540 & 3560 WYECROFT ROAD, OAKVILLE, ONTARIO CANADA (SPECULATIVE INDUSTRIAL DEVELOPMENT)

DRAWN BY: **VD/RAJ/MK**

DATE: **DEC 16, 2021**

SCALE: **1:500**

PROJECT NO.: **2021 - 12**

SHEET NO.: **A1.02B1**