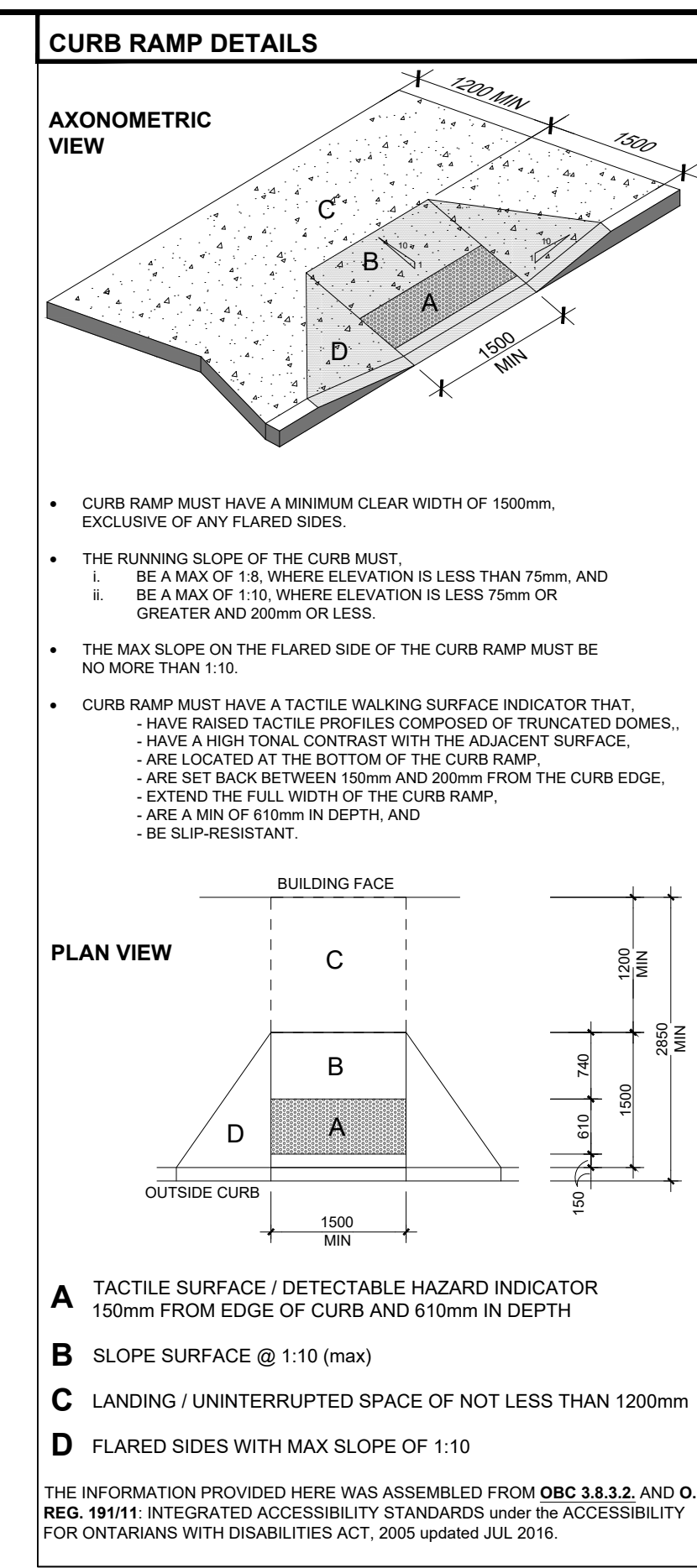
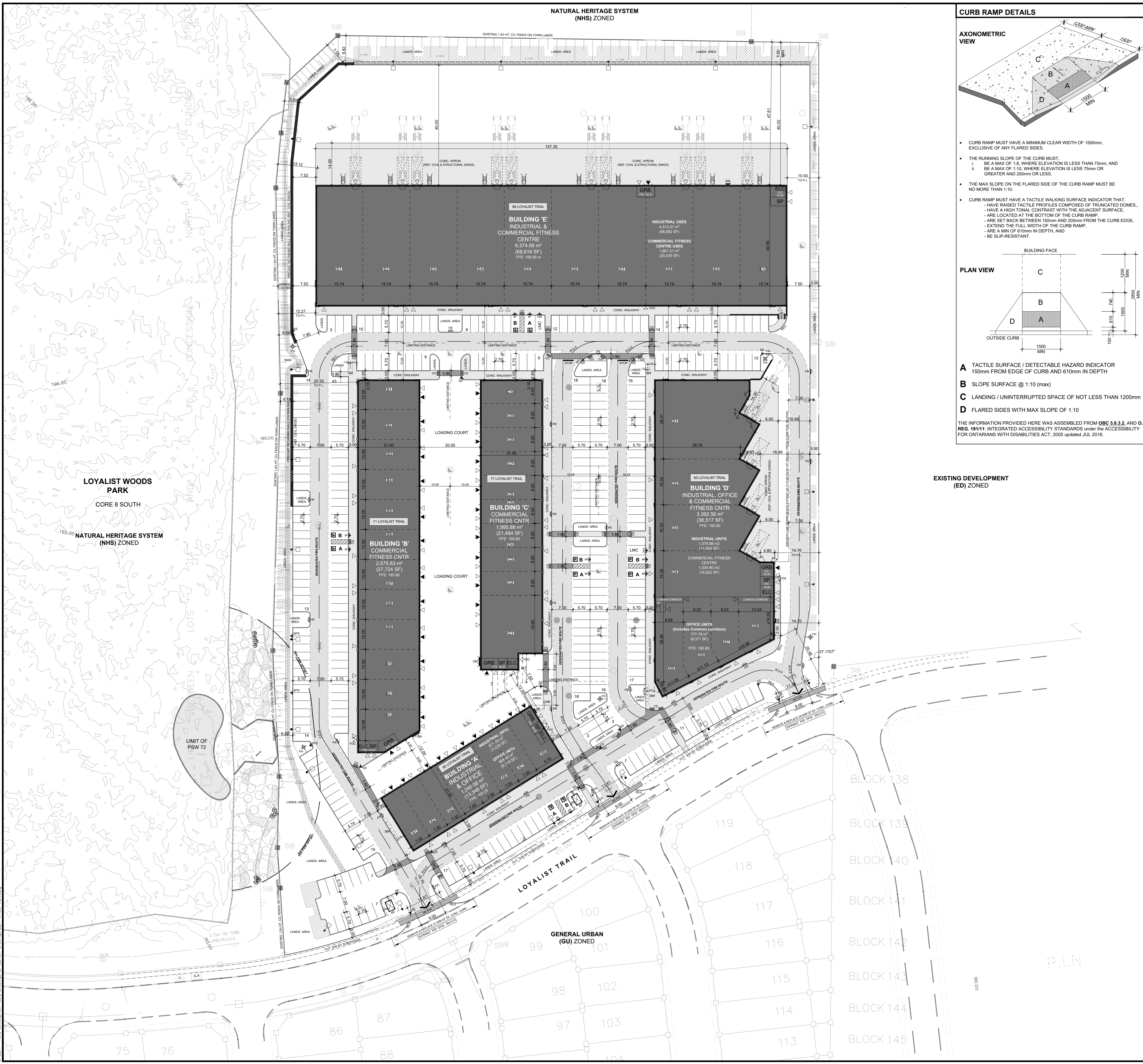


APPENDIX B: Site Plan



KEY PLAN

LEGAL DESCRIPTION

Block 152 on Plan 20M-1221
 PLAN OF SUBDIVISION OF
 PART OF LOTS 14 AND 15,
CONCESSION 2
 NORTH OF DUNDAS STREET
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

SITE STATISTICS

ZONING	LIGHT EMPLOYMENT LE sp:45
SITE AREA	47,513.48 m ² or 11.74 Ac
REQUIRED	PROVIDED
FRONT YARD (Loyalist Trail)	3.0 m MIN 18.70 m
FRONT YARD	24.0 m MAX 18.70 m
SIDE YARD	3.0 m MIN 10.50 m
REAR YARD	7.5 m MIN 47.61 m

BUILDING	AREA (m ²)	AREA (SF)
BUILDING 'A'	1,240.08 m ²	13,348 SF
BUILDING 'B'	2,575.63 m ²	27,724 SF
BUILDING 'C'	1,995.88 m ²	21,484 SF
BUILDING 'D'	3,392.56 m ²	36,517 SF
BUILDING 'E'	6,374.68 m ²	68,616 SF
TOTAL G.F.A.	15,578.83 m ²	167,689 SF

FLOOR SPACE INDEX	REQUIRED	PROVIDED
FLOOR SPACE INDEX	3.0 MAX	0.32
LOT FRONTAGE	15.0 m MIN	±198 m
BUILDING HEIGHT	15 STRY MAX	1 STRY
LANDSCAPED AREA	10 % MIN	16.51 %
		or 7,845.26 m ²
SITE COVERAGE	15,578.83 m ²	or 32.78 %
PAVED AREA	24,092.43 m ²	or 50.71 %

PARKING ANALYSIS

BASED ON TOTAL L.F.A.

OFFICE USES:
 1,294.68 m² @ 1 Space / 37 m² = 35 Spaces

INDUSTRIAL USES:
 6,092.87 m² @ 1 Space / 100 m² = 61 Spaces

COMMERCIAL FITNESS CENTRE:
 7,856.44 @ 1 Space / 30 m² = 262 Spaces

TOTAL PARKING 358 Spaces 341 Spaces

ACCESSIBLE PARKING 201-300 spaces PROVIDED OR 7 Spaces OR 10 Spaces

LOADING SPACES [min] 2 Spaces 14 Spaces

BICYCLE SPACES [7% of Parking] 16 Spaces 16 Spaces

SYMBOL LEGEND

- MAN DOOR LOCATIONS
- LOADING DOCK LOCATIONS
- DRIVE-IN OR OVERHEAD DOORS
- FIRE HYDRANT + VALVE
- CATCH BASIN (Ref. CIVIL DWGS)
- DOUBLE CATCH BASIN (Ref. CIVIL DWGS)
- SANITARY MANHOLE (Ref. CIVIL DWGS)
- CATCH BASIN / MANHOLE (Ref. CIVIL DWGS)
- STORM MANHOLE (Ref. CIVIL DWGS)
- HYDRO POLE STANDARD / UTILITY POLE
- 1 BICYCLE RING: 2 SPACES (Ref. DTL, BELOW & LANDS. DWGS)
- DIRECTION OF TRAFFIC FLOW
- HYDRO TRANSFORMER ON CONC. PAD (Ref. ELEC. DWGS)
- GAS METER LOCATIONS
- HANDICAP PARKING | TYPE 'A' (3.40m MIN) TYPE 'B' (2.70m MIN)
- LIGHT STANDARD (Ref. ELEC. DWGS)
- PEDESTRIAN DRIVE AISLE CONNECTIONS: IMPRESSED ASPHALT
- CURB DEPRESSION / RAMP WITH TACTILE PLATES
- CONC. FILLED STEEL BOLLARDS AT OH DOORS
- FIRE DEPARTMENT CONNECTION / SIAMISE CONNECTION
- BARRIER-FREE PARKING SIGNAGE
- BENCH & WASTE RECEPTACLE (Ref. LANDS. DWGS)
- FIRE ROUTE
- STOP SIGN
- PAINTED STOP BAR (WHERE REQUIRED)
- SPRINKLER ROOM
- ELECTRICAL ROOM
- INTERNAL REFUSE STORAGE
- LOADING SPACE (9.0 m x 3.7 m x 4.2 m Clear Height)
- LIMITED MOBILITY & CAREGIVER PARKING SPACE / SIGN
- SNOW STORAGE AREAS
- PROPERTY LINE (EXTENT OF LIMITING DISTANCE)
- SHARED COMMUNITY MAILBOX: CPC-4 MODULE
- 'SNOW PILES NOT PERMITTED' SIGNAGE

BICYCLE PARKING CONFIGURATION CLEARANCES

OTM BOOK 18 - CYCLING FACILITIES

GENERAL NOTES

REFER TO LANDSCAPE DRAWINGS FOR SNOW STORAGE DETAILS.

1	ISSUED FOR SPA	JUL 16, 2021
2	RE-ISSUED FOR SPA	NOV 23, 2021
3	RE-ISSUED FOR SPA	MAR 01, 2022
4	RE-ISSUED FOR SPA	MAY 19, 2022
5	ISSUED FOR ZBLA	JUNE 17, 2024

7	REVISED PARKING ANALYSIS PER UPDATED USES	JUNE 14, 2024
6	REVISED AS PER BLDG D, C.C.N. #1	JUNE 01, 2023
5	REVISED AS PER BLDG D, C.C.N. #1	MAY 31, 2023
4	BUILDING D GRID 6c REVISION	MAY 05, 2023
3	TRANSFORMERS RELOCATED AT OAKVILLE HYDRO'S REQUEST	AUG 31, 2022
2	REVISED TO SUIT MARKETING CRITERIA	JAN 13, 2022
1	REVISED TO SUIT SPA 1ST ROUND COMMENTS	NOV 23, 2021

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OWNERS INFORMATION:

TAFIA DEVELOPMENT CORP.

65, 71, 77, 83 & 89 LOYALIST TRAIL,
 OAKVILLE, ON.

SITE PLAN

SP.1215.003/01

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2021	CI/DW		1:600

PROJECT No. 22-14 DRAWING No. **A-1.0**