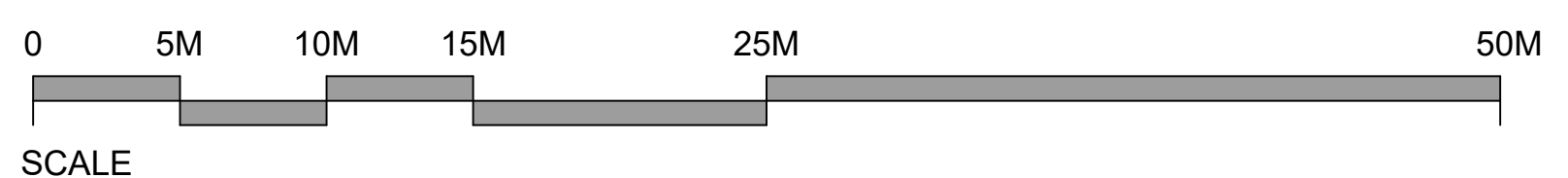


SHERWOOD HEIGHTS DRIVE  
(TRANSFERRED BY ORDER IN COUNCIL O.C. 752/90, REGISTERED AS INSTRUMENT NO. 743688)  
P.I.N. 24902-0149 (LT)

HALTON STANDARD CONDOMINIUM PLAN NO. 453  
BLOCK 25755



**PROJECT SUMMARY**

PROJECT NAME: HOTEL + RESTAURANT  
 CIVIC ADDRESS: 2650 SHERWOOD HEIGHTS DRIVE, OAKVILLE, ONTARIO  
 LEGAL DESCRIPTION: PART BLOCK 1, REGISTERED PLAN 20M-518  
 Pt 4, 20R14801 S&E Pts 1 To 3, 20R19415 Together With An Easement Over Pt 1, 20R15241(nstc-453) As In 14280482 Town Of Oakville

ZONE: = E1

SITE AREA: = 126,561.09 SQ FT ; 11,757.91 M<sup>2</sup> ; 2.91 ACRES

FLOOR SPACE INDEX: = 105,207.65 / 126,561.09 SQ FT ; 9,774.12 / 11,757.91 M<sup>2</sup> ; 0.83

LOT COVERAGE: = 22,540.68 / 126,561.09 SQ FT ; 2094.10 / 11,757.91 M<sup>2</sup> ; 17.81%

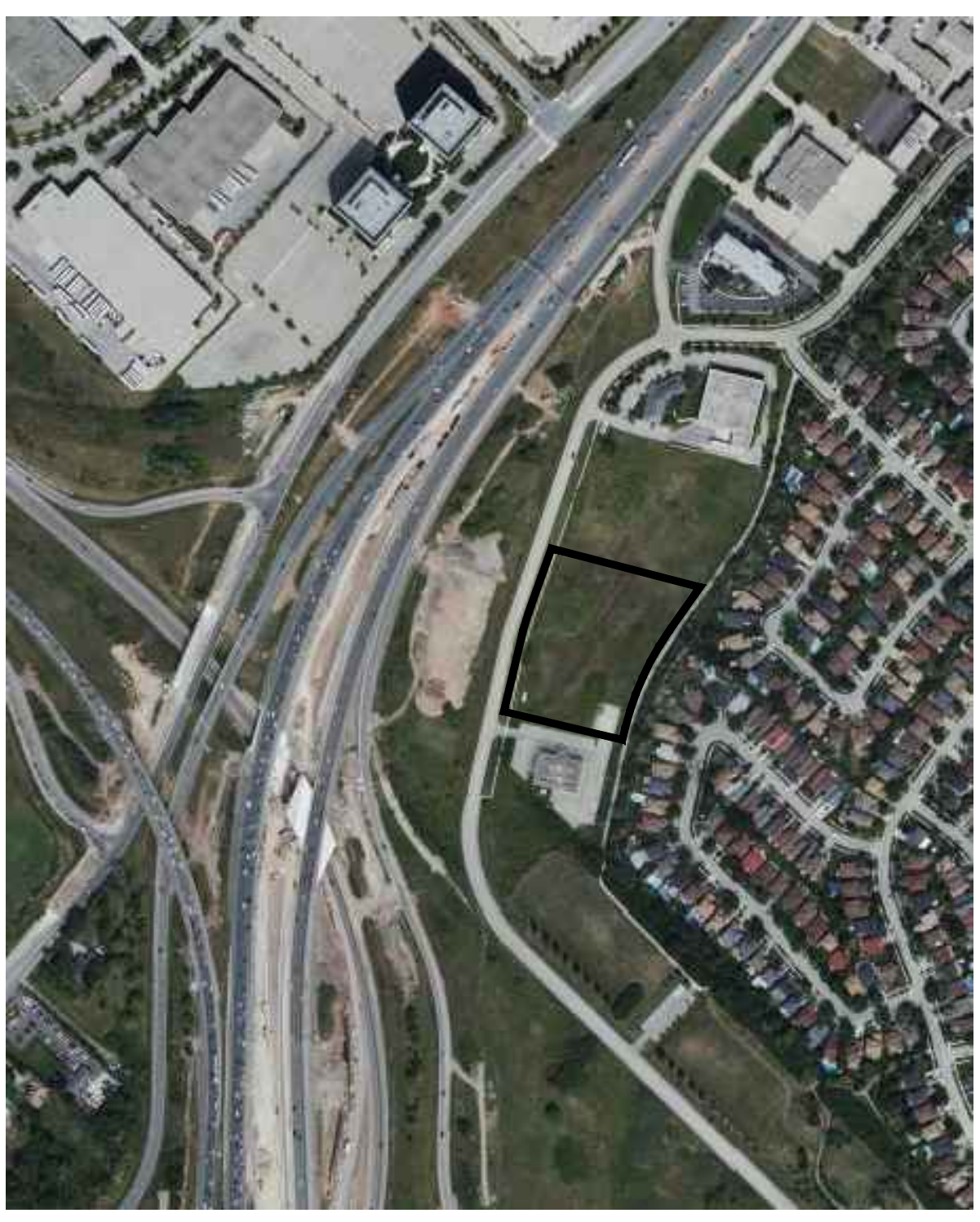
LANDSCAPED AREA: = 24,571.75 / 126,561.09 SQ FT ; 2,282.79 / 11,757.91 M<sup>2</sup> ; 19.41% (> 10% Min. Requirement)

**TOTAL GROSS FLOOR AREA**

HOTEL & RESTAURANT	TOTAL
GROUND FLOOR	= 22446.73 SQ FT ; 2,085.37 M <sup>2</sup>
GARAGE / BIKE PARKING ENCLOSURE	= 332.60 SQ FT ; 30.90 M <sup>2</sup>
SECOND FLOOR	= 11,042.25 SQ FT ; 1,025.86 M <sup>2</sup>
THIRD FLOOR	= 17,463.74 SQ FT ; 1,622.44 M <sup>2</sup>
FOURTH FLOOR	= 17,974.11 SQ FT ; 1,669.85 M <sup>2</sup>
FIFTH FLOOR	= 17,974.11 SQ FT ; 1,669.85 M <sup>2</sup>
SIXTH FLOOR	= 17,974.11 SQ FT ; 1,669.85 M <sup>2</sup>
<b>TOTAL GROSS FLOOR AREA</b>	<b>= 105,207.65 SQ FT ; 9,774.12 M<sup>2</sup></b>

HOTEL & RESTAURANT SETBACKS	REQUIRED	PROVIDED
FRONT YARD	3.00 M (MIN) 17.50 M (MAX)	27.7 M
SIDE YARD	3.00 M 17.50 M (MAX)	16.2 M
REAR YARD	15.00 M (MIN)	37.2 M



KEY PLAN 1:5000

**PARKING CALCULATION:  
(AS PER THE TOWN OF OAKVILLE ZONING BY-LAW 2014-014 PARKING REQUIREMENTS)**

	REQUIRED	PROVIDED
NEW HOTEL	GROUND FLOOR = 3 ROOMS SECOND FLOOR = 23 ROOMS THIRD FLOOR = 39 ROOMS FOURTH FLOOR = 41 ROOMS FIFTH FLOOR = 41 ROOMS SIXTH FLOOR = 41 ROOMS TOTAL = 188 ROOMS x 1.0 STALLS PER ROOM	188 STALLS
NEW RESTAURANT	1 STALLS PER 10 SQM NET FLOOR AREA 749.63 SQ M / 10 SQM NET FLOOR AREA	75 STALLS
GYM, POOL, OFFICES, STAFF ROOMS, CORPORATE LOUNGE	ADDITIONAL OCCUPIED AREAS 449.46 SQ M / 30	15 STALLS
	<b>278 STALLS</b>	<b>198 STALLS</b> excl. Loading & Bus Parking Stalls <b>-80 STALLS</b>

**ACCESSIBLE PARKING, BICYCLE AND LOADING SPACE CALCULATION:  
(AS PER THE TOWN OF OAKVILLE ZONING BY-LAW 2014-014 PARKING REQUIREMENTS)**

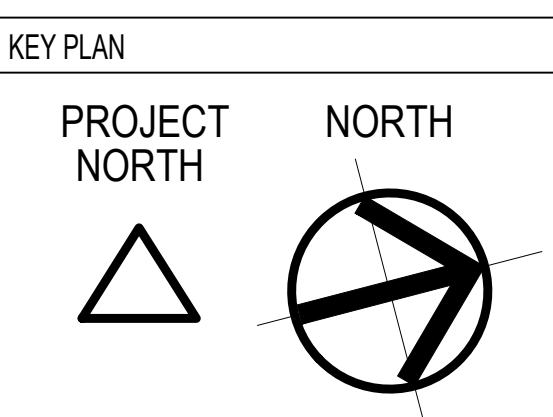
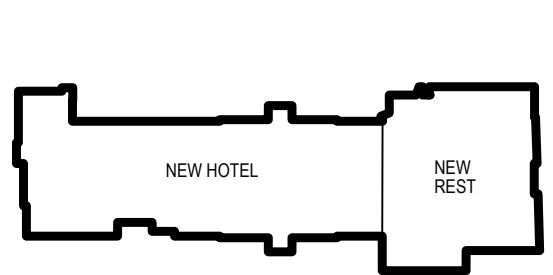
	REQUIRED	PROVIDED
REQUIRED BARRIER FREE PARKING	PER TABLE 5.3.1 - MIN. NO. OF BARRIER-FREE PARKING SPACES FOR 201 TO 1000 TOTAL NO. OF PARKING SPACES ON THE LOT: 2 STALLS, PLUS 2% OF THE TOTAL NO. OF PARKING SPACES IN THE PARKING AREA	7 STALLS
BICYCLE STALL CALCULATION	PER TABLE 5.4.1 - RATIOS OF MIN. NO. BICYCLE PARKING SPACES 2 STALLS, PLUS 0.25 PER 1,000 SQM OF NET FLOOR AREA	5 STALLS
LOADING BAY	PER 5.6 - LOADING BAY THERE IS NO MINIMUM OF LOADING SPACES REQUIREMENT APPLIED IN NORTH OAKVILLE BY ZONING BY-LAW 2014-014. M	1 STALL

**SITE NOTES**

- 1 DEPRESSED CONCRETE CURB AND MAX. 8% SLOPED RAMP (LETDOWN) CW TACTILE WARNING STRIPS AND EXPANSION JOINTS TO MEET AODA STANDARDS
- 2 PROPOSED BROOM FINISH CONCRETE WALKWAY
- 3 EXISTING CONCRETE WALKWAY
- 4 PAD MOUNT TRANSFORMER COMPLETE WITH PROTECTIVE BARRIERS
- 5 Pylon SIGN - SEPARATE SIGN PERMIT REQUIRED SEE SIGNAGE DETAILS ON DP-2.04
- 6 ACCESSIBLE PARKING SPACE AND SIGN (TYP.)
- 7 1.5M (5'-0") SHARED ACCESS AISLE (TYP.)
- 8 STOP BAR
- 9 STOP SIGN
- 10 LANDSCAPED ISLAND
- 11 LANDSCAPE AREA
- 12 90° PARKING STRIPING (TYP.) AS SHOWN PARKING STRIPING PAINTED WHITE 4" THICK (TYP.)
- 13 PARALLEL PARKING STRIPING AS SHOWN PARKING STRIPING PAINTED WHITE 4" THICK (TYP.)
- 14 SIAMESE FIRE DEPARTMENT CONNECTION
- 15 ASPHALT PAVING AS PER THE GEOTECH REPORT
- 16 FIRE HYDRANT
- 17 LONG TERM BICYCLE ENCLOSURE
- 18 "HEAVY DUTY ASPHALT" CONCRETE LOADING ZONE
- 19 ELECTRIC VEHICLE CHARGING LOCATION CW PAINTED SIGN
- 20 OMITTED
- 21 CONCRETE WHEEL STOP
- 22 FIRE AND CONSTRUCTION ACCESS ROUTE PAVED IN CONFORMANCE WITH THE GEOTECH REPORT
- 23 MOLOK GARBAGE BINS / EARTH BINS \*GARBAGE WILL BE COLLECTED DURING OFF-PEAK HOURS
- 24 GREASE BIN
- 25 PEDESTRIAN WALKWAY
- 26 FLO BOLLARD MOUNTED EV CHARGER
- 27 PROPOSED RETAINING WALL
- 28 PROPOSED STORM MANHOLE & SEWER
- 29 PROPOSED STORM CATCHBASIN MANHOLE AND SEWER
- 30 PROPOSED STORM CATCHBASIN AND SEWER
- 31 PROPOSED SANITARY MANHOLE AND SEWER
- 32 OIL/GRIT SEPARATOR
- 33 GAS METER ENCLOSURE CW BOLLARDS
- 34 3'-0" (914mm) HIGH PROTECTIVE DECORATIVE FENCE
- 35 LIGHT POST STANDARD
- 36 WAYFINDING SIGNAGE



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No.	Revision/Issue	Date
1	REVISED PER CITY COMMENTS	11.01.2024
2	ISSUED FOR SITE PLAN PREAPPLICATION	-
3	ISSUED FOR PRE-CONSULTATION	08.23.2023
		DATE
		nm dd yyyy

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PROPOSED SIGNATURE HOTEL  
SHERWOOD HEIGHTS DRIVE  
OAKVILLE EAST ONTARIO

**SITE PLAN**

Scale 1:250  
Date May 16th, 2024  
Drawn J.Mutis  
Checked -

**DP-1.00**

R2