



HALTON STANDARD
 CONDOMINIUM PLAN NO. 453
 BLOCK 25755

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

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/Sr The 1 To 3, 20R19415 Together With An Easement Over Pt 1, 20R15241(hstc-453) As In H2R40482 Town Of Oakville

ZONE: = E1
 SITE AREA: = 126,561.09 SQ FT ; 11,757.91 M² ; 2.91 ACRES
 FLOOR SPACE INDEX: = 105,207.65 / 126,561.09 SQ FT ; 9,774.12 / 11,757.91 M² ; 0.83
 LOT COVERAGE: = 22,540.68 / 126,561.09 SQ FT ; 2094.10 / 11,757.91 M² ; 17.81%
 LANDSCAPED AREA: = 24,571.75 / 126,561.09 SQ FT ; 2,282.79 / 11,757.91 M² ; 19.41% (> 10% Min. Requirement)

TOTAL GROSS FLOOR AREA

HOTEL & RESTAURANT	TOTAL
GROUND FLOOR	= 22446.73 SQ FT ; 2,085.37 M ²
GARAGE / BIKE PARKING ENCLOSURE	= 332.60 SQ FT ; 30.90 M ²
SECOND FLOOR	= 11,042.25 SQ FT ; 1,025.86 M ²
THIRD FLOOR	= 17,463.74 SQ FT ; 1,622.44 M ²
FOURTH FLOOR	= 17,974.11 SQ FT ; 1,669.85 M ²
FIFTH FLOOR	= 17,974.11 SQ FT ; 1,669.85 M ²
SIXTH FLOOR	= 17,974.11 SQ FT ; 1,669.85 M ²
TOTAL GROSS FLOOR AREA	= 105,207.65 SQ FT ; 9,774.12 M²

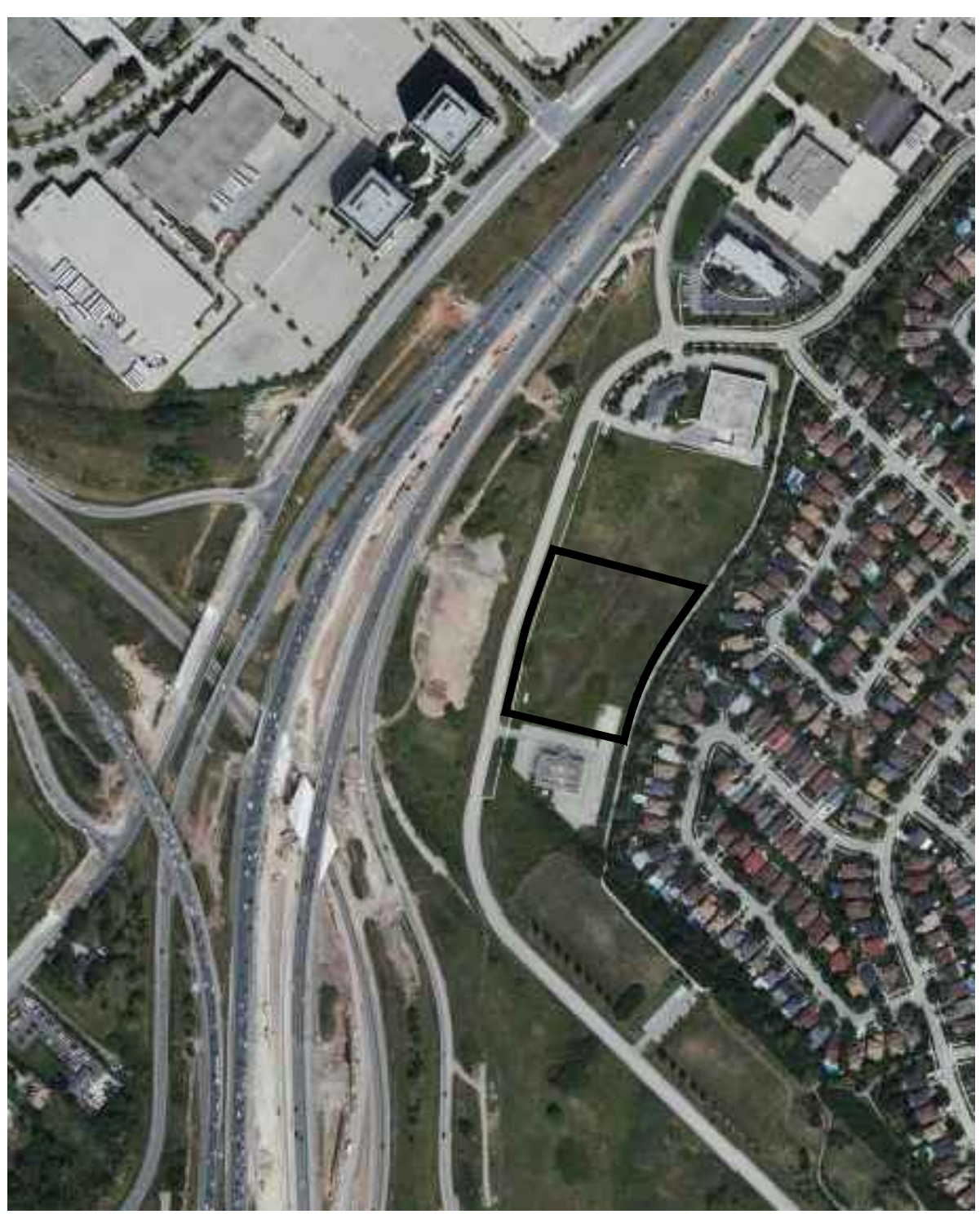
HOTEL & RESTAURANT SETBACKS	REQUIRED	PROVIDED
FRONT YARD	3.00 M (MIN) 17.50 M (MAX)	27.7 M
SIDE YARD	3.00 M 17.50 M (MAX)	16.2 M
REAR YARD	15.00 M (MIN)	37.2 M

**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 448.49 SQ M / 30	15 STALLS
	278 STALLS	200 STALLS incl. Loading & Bus Parking Stalls -78 STALLS

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

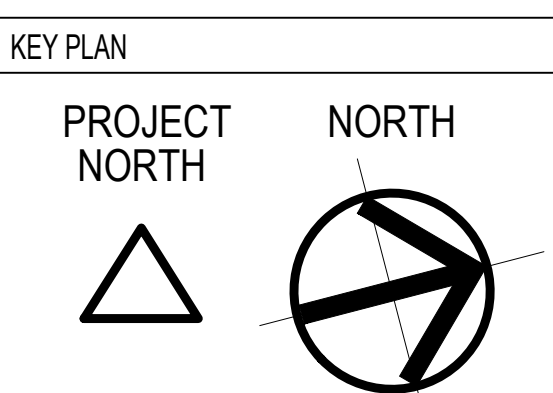
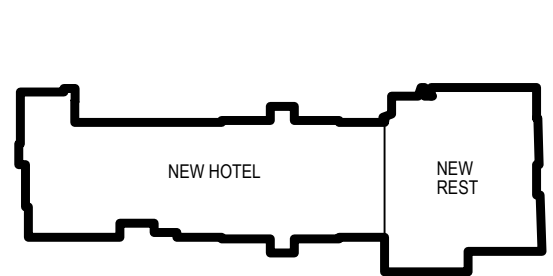
	REQUIRED	PROVIDED
REQUIRED BARRIER FREE PARKING	PER TABLE 5.3.1 - MIN. NO. OF BARRIER-FREE PARKING SPACES FOR 201 TO 1000 TOTAL NO. OF PARKING SPACES ON THE LOT: 2 STALLS, PLUS 2% OF THE TOTAL NO. OF PARKING SPACES IN THE PARKING AREA	7 STALLS
BICYCLE STALL CALCULATION	PER TABLE 5.4.1 - RATIOS OF MIN. NO. BICYCLE PARKING SPACES 2 STALLS, PLUS 0.25 PER 1000 SQM OF NET FLOOR AREA	5 STALLS
LOADING BAY	PER S.6 - LOADING BAY THERE IS NO MINIMUM OF LOADING SPACES REQUIREMENT APPLIED IN NORTH OAKVILLE BY ZONING BY-LAW 2014-014. M	1 STALL



KEY PLAN 1:5000

NORTHLAND
 PROPERTIES
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OF ARCHITECTS
 PAUL WILLIAM KWASNEY
 LICENCE 5860
 2024.05.29

PARKING STALL SIZES

	REQUIRED	PROVIDED
REGULAR STALL SIZE	2.7M W X 5.7M L	2.7M W X 5.7M L
DISABILITY PARKING STALL SIZE	2.7M W X 5.7M L (TYPE A) 3.66M W X 5.7M L (TYPE B)	2.7M W X 5.7M L (TYPE A) 3.66M W X 5.7M L (TYPE B)
TWO WAY AISLE WIDTH	6.0M W	6.0M W
FIRE LANE WIDTH	6.0M W	6.0M W
LOADING BAY SIZE	3.9M W X 12.0M L	3.9M W X 12.0M L

(TYPE A) 3.66M x 2.7M
 (TYPE B) 3.66M x 2.7M
 REGULAR CAR STALL 2.7M x 5.7M
 BICYCLE STALL 2.7M x 1.8M
 LOADING BAY 3.9M x 12.0M

2	ISSUED FOR SITE-PLAN PREPARATION	-
1	ISSUED FOR PRE-CONSULTATION	08.23.2023
No.	Revision/Issue	Date
		mm 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

- SITE NOTES**
- DEPRESSED CONCRETE CURB AND MAX. 8% SLOPED RAMP (LETDOWN) ON TACTILE WARNING STRIPS AND EXPANSION JOINTS TO MEET AODA STANDARDS
 - PROPOSED BROOM FINISH CONCRETE WALKWAY
 - EXISTING CONCRETE WALKWAY
 - PAD MOUNT TRANSFORMER COMPLETE WITH PROTECTIVE BARRIERS
 - PLYON SIGN - SEPARATE SIGN PERMIT REQUIRED SEE SIGNAGE DETAILS ON DP-204
 - ACCESSIBLE PARKING SPACE AND SIGN (TYP.)
 - 1.5M (5'-0") SHARED ACCESS AISLE (TYP.)
 - STOP BAR
 - STOP SIGN
 - CONCRETE WHEEL STOP
 - FIRE AND CONSTRUCTION ACCESS ROUTE PAVED IN CONFORMANCE WITH THE GEOTECH REPORT
 - LANDSCAPE AREA
 - LANDSCAPE AREA
 - 90° PARKING STRIPING (TYP.) AS SHOWN PARKING STRIPING PAINTED WHITE 4" THICK (TYP.)
 - PARALLEL PARKING STRIPING AS SHOWN PARKING STRIPING PAINTED WHITE 4" THICK (TYP.)
 - SIAMESE FIRE DEPARTMENT CONNECTION
 - ASPHALT PAVING AS PER THE GEOTECH REPORT
 - FIRE HYDRANT
 - LONG TERM BICYCLE ENCLOSURE
 - "HEAVY DUTY ASPHALT" CONCRETE LOADING ZONE
 - ELECTRIC VEHICLE CHARGING LOCATION
 - ELECTRIC VEHICLE SIGN PAINTED ON ASPHALT
 - CONCRETE WHEEL STOP
 - FIRE AND CONSTRUCTION ACCESS ROUTE PAVED IN CONFORMANCE WITH THE GEOTECH REPORT
 - LANDSCAPE AREA
 - MOLOK GARBAGE BINS / EARTH BINS
 - "GARBAGE BIN BE COLLECTED DURING OFF-PEAK HOURS
 - GREASE BIN
 - PEDESTRIAN WALKWAY
 - FLO BOLLARD MOUNTED EV CHARGER
 - PROPOSED RETAINING WALL
 - PROPOSED STORM MANHOLE & SEWER
 - PROPOSED STORM CATCHBASIN MANHOLE AND SEWER
 - PROPOSED STORM CATCHBASIN AND SEWER
 - PROPOSED SANITARY MANHOLE AND SEWER
 - OIL/ GRIT SEPARATOR

