

SITE STATISTICS: 40 41 42

SITE AREA: 7.77 Acres 31,459.55m²

BUILDING AREA:	GROSS FLOOR AREA		NET FLOOR AREA (*)	
	sq. ft.	sq. m.	sq. ft.	sq. m.
Unit A: Ground Floor	6,491 ft ²	603.0 m ²	5,192 ft ²	482.3 m ²
Unit A: Second Floor	4,522 ft ²	420.1 m ²	3,798 ft ²	352.8 m ²
Unit B:	32,327 ft ²	3,003.2 m ²	30,710 ft ²	2,853.0 m ²
Unit C:	12,500 ft ²	1,161.2 m ²	11,625 ft ²	1,080.0 m ²
Building D: Ground Floor	5,382 ft ²	500.0 m ²	4,238 ft ²	393.7 m ²
Building D: Second Floor	5,382 ft ²	500.0 m ²	4,835 ft ²	449.2 m ²
Building E:	5,382 ft ²	500.0 m ²	4,606 ft ²	427.9 m ²
Building F:	5,382 ft ²	500.0 m ²	4,845 ft ²	450.1 m ²
TOTAL:	77,368 ft²	7,187.5 m²	69,849 ft²	6,489.0 m²

OFFICE USES:

	sq. ft.	sq. m.
Unit A: Ground Floor	108 ft ²	10.0 m ²
Unit A: Second Floor	3,767 ft ²	350.0 m ²
Unit B:	639 ft ²	59.4 m ²
Unit C:	1,078 ft ²	100.1 m ²
Building D: Ground Floor	2,907 ft ²	270.0 m ²
Building D: Second Floor	4,542 ft ²	422.0 m ²
Building E:	0 ft ²	0 m ²
Building F:	1,964 ft ²	182.5 m ²
TOTAL OFFICE FLOOR AREA:	15,005 ft²	1,394.0 m²

(*) "Floor Area, Net - as defined in Zoning By-Law 2014-014

TOTAL RETAIL / SERVICE COMMERCIAL AREA:

BUILDING COVERAGE: 6,488.5m² / 31,459.55m² = 20.6%

LANDSCAPED AREA: Planting Areas = 3,721m²
Walkways = 2,513m²
Total = 6,234m²

FUTURE DEV. AREA: 6,234.0m² / 31,459.55m² = 19.8%

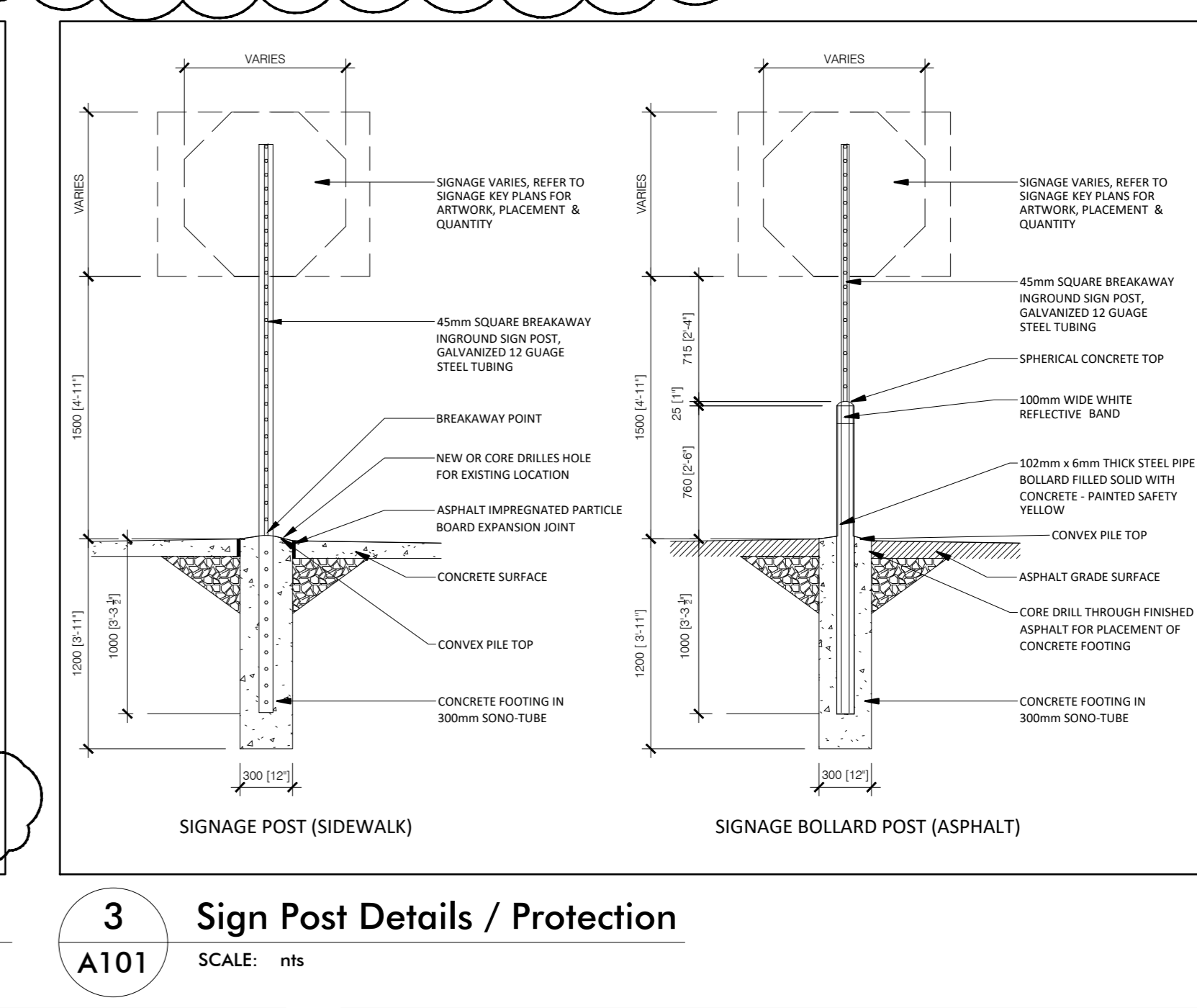
PAVED AREA: 3,621.2m² / 31,459.55m² = 11.5%

PARKING AT GRADE: 15,132.0m² / 31,459.55m² = 48.1%

320 SPACES PROVIDED
includes: 13 ACCESSIBLE SPACES (4.58/1000ft² Net) (4.93/100m² Net)
296 SPACES REQUIRED - COMMERCIAL
1 SPACE / 22m² GROUND FLOOR AREA (Net) (5,687.0 m²) = 259 spaces
1 space / 22m² OUTDOOR PATIO AREAS 'D' & 'E' (175.2m²) = 8 spaces
1 SPACE / 28m² SECOND FLOOR AREA 'A' & 'D' (Net) (802.0 m²) = 29 spaces

- TYPICAL PARKING SPACE : 2.80m x 6.0m (16.8m²), 6.0m DRIVE AISLE
- HANDICAPPED PARKING SPACES : 6 - Type A @ 3.65m x 6.0m
6 - Type B @ 2.80m x 6.0m
- FIRE ROUTE : 6.0m WIDE, MIN. 12.0m TURNING RADIUS

- SIGNAGE LEGEND**
- STOP
 - ACCESSIBLE PARKING SPACE (TYPE A - VAN ACCESSIBLE)
 - ACCESSIBLE PARKING SPACE (TYPE B - REGULAR SPACE)
 - FAMILY / EXPECTANT MOTHER PARKING SPACE
 - FIRE ROUTE
 - ELECTRIC VEHICLE CHARGING
 - NO PARKING LOADING ZONE
 - DAYCARE PICK-UP/DROP-OFF ONLY
- 2 Signage Legend** SCALE: 1:100



1 Site Plan - Overall
A101 SCALE: 1:300

4 Depressed Curb / Tactile Plates
A101 SCALE: 1:100

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED OR DESTROYED UPON REQUEST.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.
DO NOT SCALE DRAWINGS.

REVISIONS AND DISTRIBUTION LOG

No.	Date	Revision
1	FEB 14, 2020	ISSUED FOR REVIEW
2	FEB 18, 2020	ISSUED FOR REVIEW
3	FEB 25, 2020	ISSUED FOR REVIEW
4	APR 29, 2020	RETAIL B & C REVISED
5	SEP 16, 2020	ISSUED FOR REVIEW
6	SEP 24, 2020	ISSUED FOR CO-ORDINATION
7	SEP 24, 2020	ISSUED FOR PRE-CONSULTATION APPLICATION
8	SEP 25, 2020	ISSUED FOR PRE-CONSULTATION APPLICATION
9	OCT 06, 2020	MUNICIPAL ADDRESSES UPDATED
10	DEC 08, 2020	ISSUED FOR SPA CO-ORDINATION
11	DEC 14, 2020	ISSUED FOR SPA CO-ORDINATION
12	DEC 15, 2020	ISSUED FOR SPA CO-ORDINATION
13	JAN 09, 2021	ISSUED FOR SPA CO-ORDINATION
14	JAN 15, 2021	ISSUED FOR SPA CO-ORDINATION
15	JAN 29, 2021	ISSUED FOR SPA CO-ORDINATION
16	FEB 04, 2021	ISSUED FOR SPA CO-ORDINATION
17	FEB 08, 2021	ISSUED FOR SPA CO-ORDINATION
18	FEB 12, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
19	MAR 11, 2021	BUILDING 'C' WIDTH INCREASED
20	APR 19, 2021	BUILDING 'B' REVISED / SHIFTED EASTWARDS
21	JUN 01, 2021	GENERAL SPA REVISIONS / BUILDING UPDATES
22	AUG 17, 2021	3.0m LANDSCAPE BUFFER PROVIDED
23	SEP 07, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
24	OCT 20, 2021	ISSUED FOR SITE PLAN CO-ORDINATION
25	OCT 25, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
26	NOV 04, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
27	JAN 17, 2022	ISSUED FOR SITE PLAN APPROVAL APPLICATION
28	MAR 08, 2022	BUILDING A, B & C REVISED PER TENANT REQUESTS
29	MAR 31, 2022	PYLON SIGNS ADDED
30	JUN 07, 2022	EV CHARGING LOCATIONS REVISED
31	AUG 10, 2022	FUTURE TRANSFORMER LOCATION REVISED
32	SEP 07, 2022	DETAILS SHEET A/102 ADDED
33	SEP 13, 2022	ISSUED FOR UNITS A&C PERMIT APPLICATIONS
34	SEP 27, 2022	UNIT C BARBER FREE PARKING REVISED
35	SEP 30, 2022	LANDSCAPE EV CHARGING LOCATIONS REVISED
36	FEB 23, 2023	ISSUED FOR UNIT C LOADING AREA PERMIT APP
37	MAR 23, 2023	ENBRIDGE GAS DISTRIBUTION CENTRE ADDED
38	APR 25, 2023	ISSUED FOR BLDGS E&F PERMIT APPLICATIONS
39	MAY 29, 2023	ISSUED FOR CONSTRUCTION
40	NOV 03, 2023	ISSUED FOR UNIT A PERMIT REVISION
41	FEB 06, 2024	ISSUED FOR UNIT A PERMIT REVISION
42	JAN 19, 2024	ISSUED FOR SITE PLAN ASSIGNMENT
43	AUG 19, 2024	ISSUED FOR UNIT A PERMIT REVISION
44	SEP 17, 2024	ISSUED - UPDATED OFFICE NET FLOOR AREAS
45	DEC 03, 2024	ISSUED - UPDATED OFFICE NET FLOOR AREAS

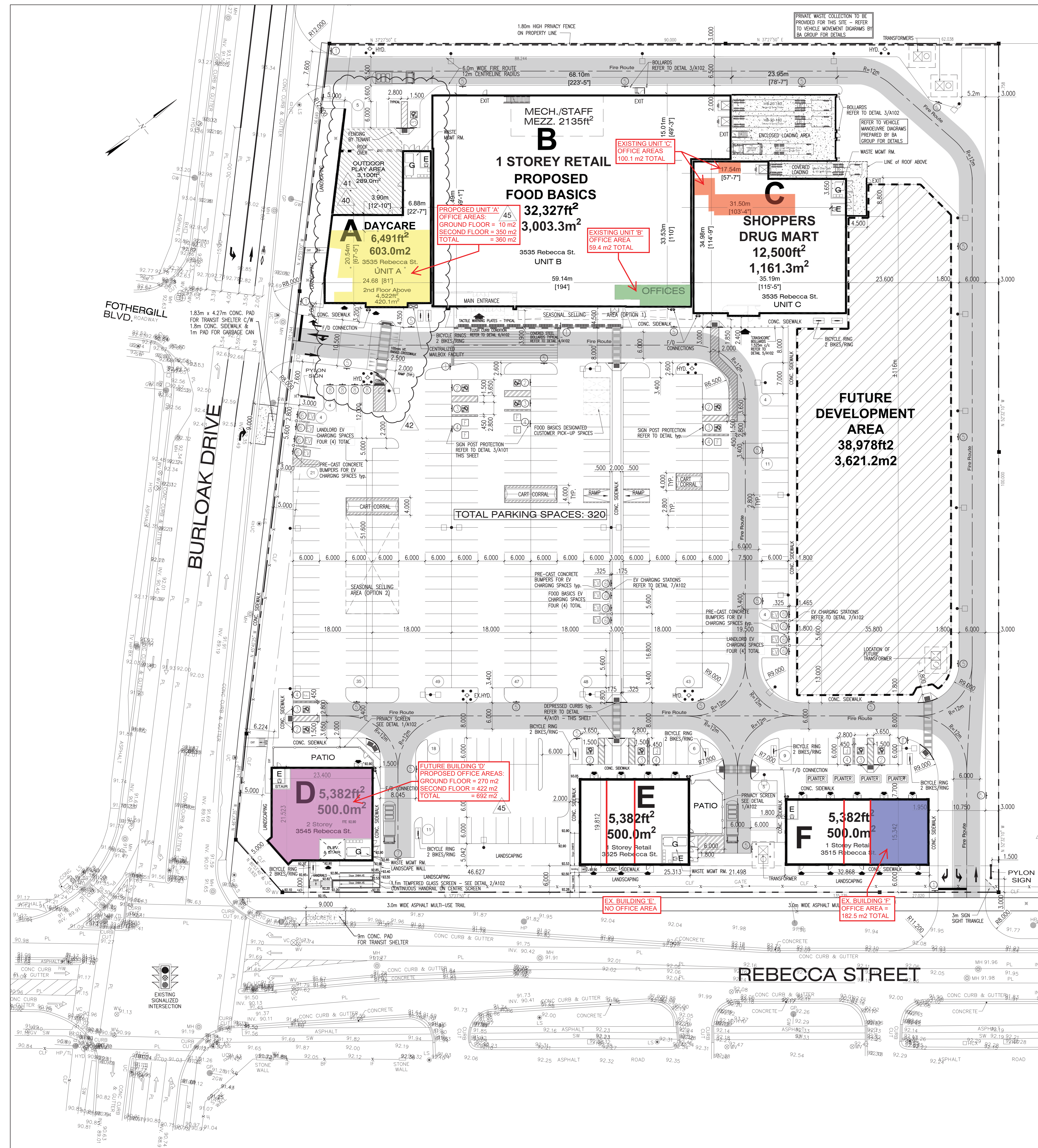
101 - 20 Canada Street
Toronto, Ontario
M5V 1V1
www.cmvgroup.com
1 888.588.1600 / 416.588.1600

BURLOAK MARKET PLACE
FILE #1635.025/01

3515-3545 REBECCA STREET
OAKVILLE ONTARIO

SITE PLAN

Drawn By:	Checked By:	Date Checked:	Project No:
LR	HV		18A142
Date Plotted:	Scale:		
Dec 04, 2024 - 1:35pm			1:300
Drawing No.:	Revision No.:		
A101			45



SITE STATISTICS: 40 41 42

SITE AREA: 7.77 Acres 31,459.55m²

BUILDING AREA:	GROSS FLOOR AREA		NET FLOOR AREA (*)	
	sq. ft.	sq. m.	sq. ft.	sq. m.
Unit A: Ground Floor	6,491 ft ²	603.0 m ²	5,192 ft ²	482.3 m ²
Unit A: Second Floor	4,522 ft ²	420.1 m ²	3,798 ft ²	352.8 m ²
Unit B:	32,327 ft ²	3,003.2 m ²	30,710 ft ²	2,853.0 m ²
Unit C:	12,500 ft ²	1,161.2 m ²	11,625 ft ²	1,080.0 m ²
Building D: Ground Floor	5,382 ft ²	500.0 m ²	4,238 ft ²	393.7 m ²
Building D: Second Floor	5,382 ft ²	500.0 m ²	4,835 ft ²	449.2 m ²
Building E:	5,382 ft ²	500.0 m ²	4,606 ft ²	427.9 m ²
Building F:	5,382 ft ²	500.0 m ²	4,845 ft ²	450.1 m ²
TOTAL:	77,368 ft²	7,187.5 m²	69,849 ft²	6,489.0 m²

OFFICE USES:

Unit A: Ground Floor	sq. ft.	sq. m.
Unit A: Ground Floor	108 ft ²	10.0 m ²
Unit A: Second Floor	3,767 ft ²	350.0 m ²
Unit B:	639 ft ²	59.4 m ²
Unit C:	1,078 ft ²	100.1 m ²
Building D: Ground Floor	2,907 ft ²	270.0 m ²
Building D: Second Floor	4,542 ft ²	422.0 m ²
Building E:	0 ft ²	0 m ²
Building F:	1,964 ft ²	182.5 m ²
TOTAL OFFICE FLOOR AREA:	15,005 ft²	1,394.0 m²

(*) "Floor Area, Net - as defined in Zoning By-Law 2014-014

TOTAL RETAIL / SERVICE COMMERCIAL AREA:

BUILDING COVERAGE: 6,488.5m² / 31,459.55m² = 20.6%

LANDSCAPED AREA: Planting Areas = 3,721m²
Walkways = 2,513m²
Total = 6,234m²

FUTURE DEV. AREA: 6,234.0m² / 31,459.55m² = 19.8%

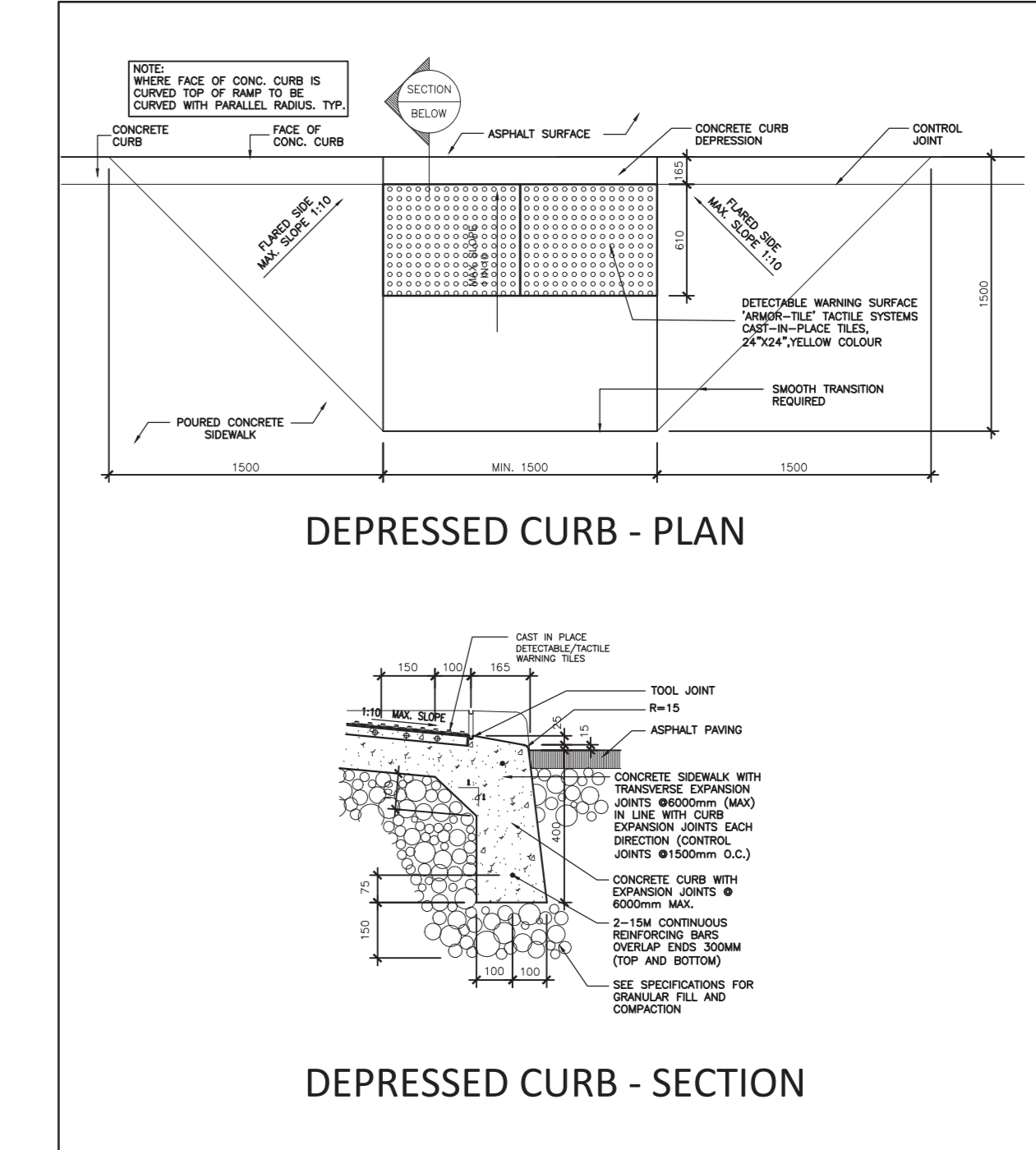
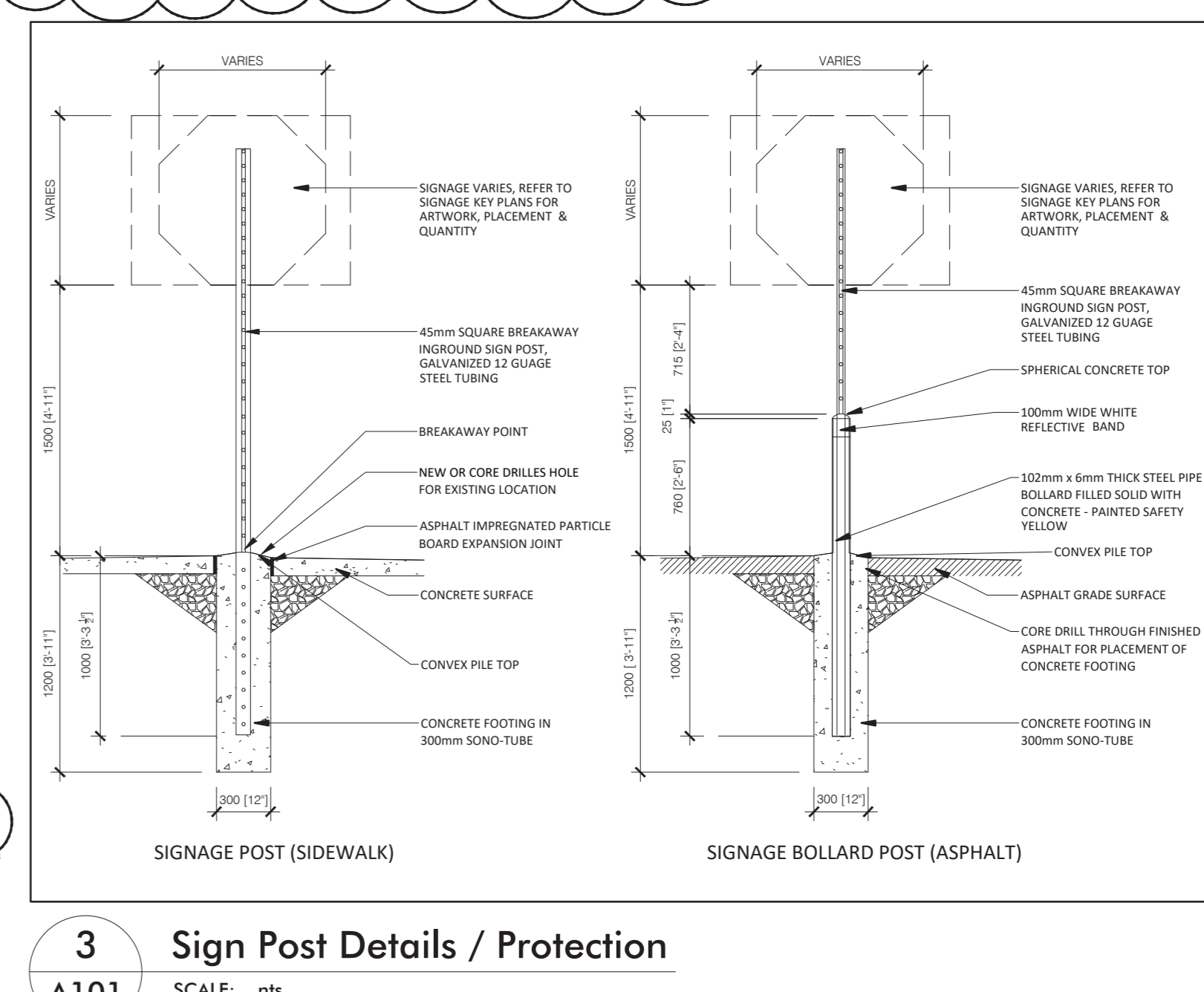
PAVED AREA: 3,621.2m² / 31,459.55m² = 11.5%

PARKING AT GRADE: 15,132.0m² / 31,459.55m² = 48.1%

320 SPACES PROVIDED includes: 13 ACCESSIBLE SPACES (4.58/1000ft² Net) (4.93/100m² Net)
296 SPACES REQUIRED - COMMERCIAL
1 SPACE / 22m² GROUND FLOOR AREA (Net) (5,687.0 m²) = 259 spaces
1 space / 22m² OUTDOOR PATIO AREAS 'D' & 'E' (175.2m²) = 8 spaces
1 SPACE / 28m² SECOND FLOOR AREA 'A' & 'D' (Net) (802.0 m²) = 29 spaces

- TYPICAL PARKING SPACE : 2.80m x 6.0m (16.8m²), 6.0m DRIVE AISLE
- HANDICAPPED PARKING SPACES : 6 - Type A @ 3.65m x 6.0m
6 - Type B @ 2.80m x 6.0m
- FIRE ROUTE : 6.0m WIDE, MIN. 12.0m TURNING RADIUS

- SIGNAGE LEGEND**
- STOP
 - ACCESSIBLE PARKING SPACE (TYPE A - VAN ACCESSIBLE)
 - ACCESSIBLE PARKING SPACE (TYPE B - REGULAR SPACE)
 - FAMILY / EXPECTANT MOTHER PARKING SPACE
 - FIRE ROUTE
 - ELECTRIC VEHICLE CHARGING
 - NO PARKING LOADING ZONE
 - DAYCARE PICK-UP/DROP-OFF ONLY
- 2 Signage Legend** SCALE: 1:100



ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED OR DESTROYED UPON REQUEST.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS.

REVISIONS AND DISTRIBUTION LOG

No.	Date	Revision
1	FEB 14, 2020	ISSUED FOR REVIEW
2	FEB 18, 2020	ISSUED FOR REVIEW
3	FEB 25, 2020	ISSUED FOR REVIEW
4	APR 29, 2020	RETAIL B & C REVISED
5	SEP 16, 2020	ISSUED FOR REVIEW
6	SEP 24, 2020	ISSUED FOR CO-ORDINATION
7	SEP 24, 2020	ISSUED FOR PRE-CONSULTATION APPLICATION
8	SEP 25, 2020	ISSUED FOR PRE-CONSULTATION APPLICATION
9	OCT 06, 2020	MUNICIPAL ADDRESSES UPDATED
10	DEC 08, 2020	ISSUED FOR SPA CO-ORDINATION
11	DEC 14, 2020	ISSUED FOR SPA CO-ORDINATION
12	DEC 15, 2020	ISSUED FOR SPA CO-ORDINATION
13	JAN 19, 2021	ISSUED FOR SPA CO-ORDINATION
14	JAN 15, 2021	ISSUED FOR SPA CO-ORDINATION
15	JAN 29, 2021	ISSUED FOR SPA CO-ORDINATION
16	FEB 04, 2021	ISSUED FOR SPA CO-ORDINATION
17	FEB 08, 2021	ISSUED FOR SPA CO-ORDINATION
18	FEB 12, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
19	MAR 11, 2021	BUILDING 'C' WIDTH INCREASED
20	APR 19, 2021	BUILDING 'A' REVISED / SHIFTED EASTWARDS
21	JUN 01, 2021	GENERAL SPA REVISIONS / BUILDING UPDATES
22	AUG 17, 2021	3.0m LANDSCAPE BUFFER PROVIDED
23	SEP 07, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
24	OCT 20, 2021	ISSUED FOR SITE PLAN CO-ORDINATION
25	OCT 25, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
26	NOV 04, 2021	ISSUED FOR SITE PLAN APPROVAL APPLICATION
27	JAN 17, 2022	ISSUED FOR SITE PLAN APPROVAL APPLICATION
28	MAR 08, 2022	BUILDING A, B & C REVISED PER TENANT REQUESTS
29	MAR 31, 2022	EV CHARGING LOCATIONS ADDED
30	JUN 07, 2022	EV CHARGING LOCATIONS REVISED
31	AUG 10, 2022	FUTURE TRANSFORMER LOCATION REVISED
32	SEP 07, 2022	DETAIL SHEET A/102 ADDED
33	SEP 13, 2022	ISSUED FOR UNITS A&C PERMIT APPLICATIONS
34	SEP 27, 2022	UNIT C BARBER FREE PARKING REVISED
35	SEP 30, 2022	LANDSCAPE EV CHARGING LOCATIONS REVISED
36	FEB 23, 2023	ISSUED FOR UNIT C LOADING AREA PERMIT APP
37	MAR 23, 2023	ENBRIDGE GAS DISTRIBUTION CENTRE ADDED
38	APR 23, 2023	ISSUED FOR BLDGS E&F PERMIT APPLICATIONS
39	MAY 29, 2023	ISSUED FOR CONSTRUCTION
40	NOV 03, 2023	ISSUED FOR UNIT A PERMIT REVISION
41	FEB 06, 2024	ISSUED FOR UNIT A PERMIT REVISION
42	JAN 19, 2024	ISSUED FOR SITE PLAN APPROVAL
43	AUG 19, 2024	ISSUED FOR UNIT A PERMIT REVISION
44	SEP 17, 2024	ISSUED - UPDATED OFFICE NET FLOOR AREAS
45	DEC 04, 2024	RE-ISSUED - UPDATED OFFICE AREAS

CMV GROUP Architects

101-28 Canada Street
Toronto, Ontario
M5V 1V1
www.cmv.com

1 888.588.1888 | 416.598.3958

BURLOAK MARKET PLACE
FILE #1635.025/01

3515-3545 REBECCA STREET
OAKVILLE ONTARIO

SITE PLAN

Drawn By: LR
Checked By: HV
Date Checked: Sep 17, 2024 - 1:27pm
Project No: 18A142
Scale: 1:300
Revision No.: 45

A101

1 Site Plan - Overall
A101 SCALE: 1:300

4 Depressed Curb / Tactile Plates
A101 SCALE: 1:100