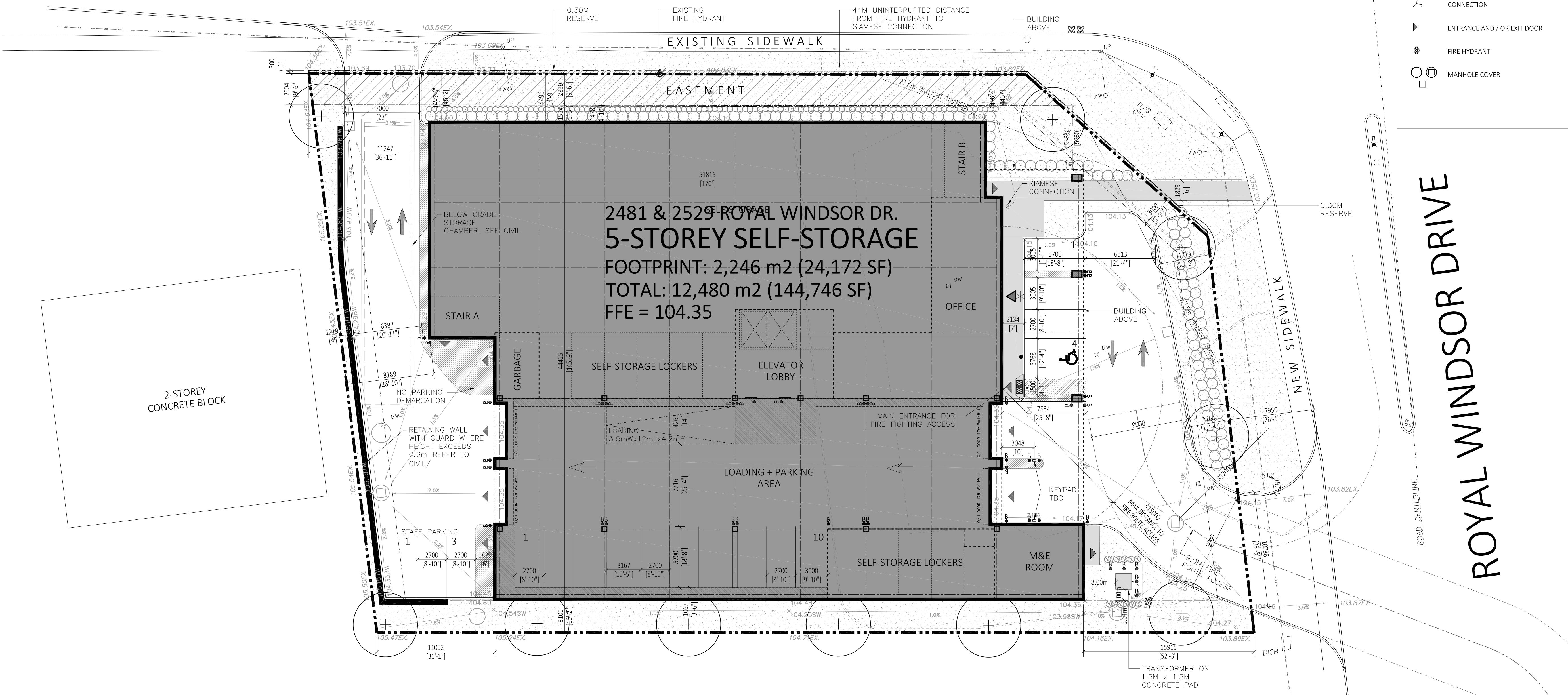


# WINSTON CHURCHILL BOULEVARD



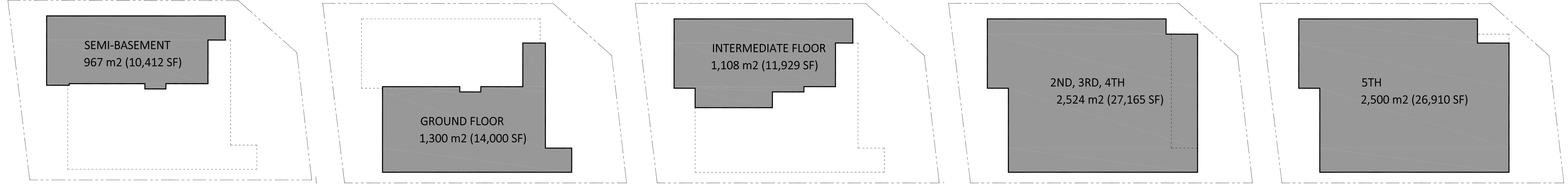
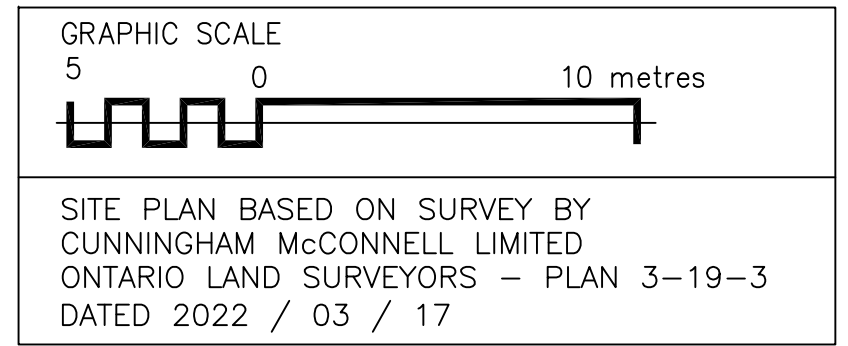
### LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS ON SITE
- LANDSCAPED AREA
- CONCRETE/SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- BARRIER FREE PARKING
- EXISTING CONCRETE/ SIDEWALK
- SIAMSESE CONNECTION
- ENTRANCE AND / OR EXIT DOOR
- FIRE HYDRANT
- MANHOLE COVER

2481 & 2529 Royal Windsor Drive, Oakville, ON			
Zoning By-law 2014-014	E3	E4	Proposed
Minimum Lot Area	2 ha	6 ha	0.41 ha
Minimum Lot Frontage	30	30 m	52.46 m
Minimum Front Yard	3.0 m	3.0 m	3.0 m
Minimum Flankage Yard	3.0 m	3.0 m	4.4 m
Minimum Interior Side Yard	3.0 m	3.0 m	3.1 m
Minimum Interior Side Yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	n/a
Minimum Interior Side Yard abutting any railway corridor	7.5 m	7.5 m	n/a
Minimum Rear Yard	3.0 m	3.0 m	8.1 m
Minimum Rear Yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	n/a
Minimum Rear Yard abutting any railway corridor	7.5 m	7.5 m	n/a
Maximum Height	n/a	18.5 m	21.48 m*
Minimum Landscaping Coverage	10%	10%	19.48%
Minimum Landscaping for Surface Parking / For any employment zone to any road	3.0 m	3.0 m	3.0 m
Surface Parking Area Setbacks from Building	1.8 m	1.8 m	1.8 m
Minimum Parking Spaces	Commercial Self-storage: 1.0 per 100.0 m <sup>2</sup> net floor area, to a maximum minimum requirement of 8 parking spaces  GFA = 12,928 m <sup>2</sup> Minimum Parking Required = 8	Commercial Self-storage: 1.0 per 100.0 m <sup>2</sup> net floor area, to a maximum minimum requirement of 8 parking spaces  GFA = 12,928 m <sup>2</sup> Minimum Parking Required = 8	17
Minimum Drive Aisle Width (Two way)	6 m	6 m	6.3 m
Minimum Drive Aisle Width (One way angle to a parking space is greater than or equal to 60 degrees)	5.5 m	5.5 m	n/a
Minimum Drive Aisle Width (One way angle to a parking space is greater than or equal to 40 degrees)	4 m	4 m	n/a
Minimum Loading Spaces	n/a	n/a	1
Loading Space Minimum Width (m)	3.5 m	3.5 m	3.5 m
Loading Space Minimum Length (m)	12 m	12 m	12 m
Loading Space Minimum Height (m)	4.2 m	4.2 m	4.2 m

	SF	SM	Acre
<b>LOT AREA</b>	<b>44,676</b>	<b>4,151</b>	<b>1.03</b>
<b>FLOOR AREAS</b>			
SEMI-BASEMENT	10,412	967	
GROUND	14,000	1,301	
INTERMEDIATE FLOOR	11,929	1,108	
SECOND	27,165	2,524	
THIRD	27,165	2,524	
FOURTH	27,165	2,524	
FIFTH	26,910	2,500	
<b>TOTAL FLOOR AREA</b>	<b>144,746</b>	<b>12,480</b>	
<b>PARKING TOTAL</b>	<b>17 SPACES (7 @ grade)</b>		
<b>LOADING</b>	<b>2 SPACES (interior)</b>		
<b>LOT COVERAGE</b>	<b>54.11 %</b>		
<b>LANDSCAPE COVERAGE</b>	<b>19.48 %</b>		
<b>FAR</b>	<b>3.24</b>		

1 ARCHITECTURAL SITE PLAN  
A101 SCALE: 1:200



2 SEMI-BASEMENT  
A101 N.T.S.

3 GROUND FLOOR PLATE  
A101 N.T.S.

3 INTERMEDIATE FLOOR PLATE  
A101 N.T.S.

4 TYPICAL SECOND, THIRD & FOURTH FLOOR PLATE  
A101 N.T.S.

5 FIFTH FLOOR PLATE  
A101 N.T.S.

## ISSUED FOR SPA

**GENERAL NOTES TYPICAL:**  
 • CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.  
 • DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.  
 • DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.  
 • CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BY-LAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.  
 • ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

REV	DATE	DESCRIPTION
1	2022.06.09	FOR DISCUSSION PURPOSES
2	2022.06.19	FOR COORDINATION
3	2022.06.29	FOR COORDINATION
4	2022.06.29	FOR PRECONSULTATION
5	2022.06.23	FOR PRECONSULTATION
6	2022.06.29	FOR COORDINATION
7	2022.07.06	FOR COORDINATION
8	2022.07.05	ISSUED FOR SPA

DESIGNER:	DESIGNER:
CIVIL:	HUSSON 200 CACHET WOODS CT SUITE 204 MARKHAM, ON, L6C 0Z8
ELECTRICAL:	MJA 556 EDWARD AVE RICHMOND HILL, ON, L4C 9Y5
MECHANICAL:	
STRUCTURAL:	

PLANNER AND LANDSCAPE:	PLANNER AND LANDSCAPE:
DILLON 235 YORKLAND BLVD, SUITE 800 TORONTO, ON, M2J 4Y8	

CLIENT LOGO:	CLIENT LOGO:

CLIENT:	CLIENT:
FIRST GULF 351 KING ST. E. 13TH FLOOR TORONTO, ON, M5A 0L6 TEL: 416 491 7778	

PROJECT NORTH:	ARCHITECT'S SEAL:

PROJECT NORTH:	ARCHITECT'S SEAL:

PROJECT NORTH:	ARCHITECT'S SEAL:

PROJECT NAME AND LOCATION:	PROJECT NAME AND LOCATION:
2481 & 2529 ROYAL WINDSOR DR. ADVANCED SELF-STORAGE OAKVILLE, ON	

## ARCHITECTURAL SITE PLAN