



Firm Name: Baldassarra Architects Inc.  
 Certificate of Practice Number: 5810  
 30 Great Gulf Drive, Unit 20  
 Concord, ON L4K 0K7  
 Tel: (905) 660-0722  
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Name of Project: 772 Winston Churchill Blvd., Building A  
 Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION: ■ NEW ■ Part 3  
 CHANGE OF USE ■ ADDITION  
 ALTERATION

MAJOR OCCUPANCY GROUP: E-2  
 BUILDING AREA (m<sup>2</sup>): EXISTING: NEW, 30,911.85 TOTAL: 30,911.85  
 GROSS AREA (m<sup>2</sup>): EXISTING: NEW, 30,911.85 TOTAL: 30,911.85  
 NO. OF STOREYS: ABOVE GRADE: 1, BELOW GRADE: N/A, MEZZANINE: N/A

HEIGHT OF BUILDING (m): 14.91  
 NUMBER OF STREETS ACCESS ROUTES: 3

SPRINKLER SYSTEM PROPOSED: ■ ENTIRE BUILDING  
 BASEMENT ONLY  
 IN LIEU OF ROOF RATING  
 NOT REQUIRED

STANDPIPE REQUIRED:  YES ■ NO

FIRE ALARM REQUIRED:  YES ■ NO

WATER SERVICE / SUPPLY IS ADEQUATE:  YES ■ NO

HIGH BUILDING:  YES ■ NO

PERMITTED CONSTRUCTION:  COMBUSTIBLE ■ NON-COMBUSTIBLE ■ BOTH

ACTUAL CONSTRUCTION:  COMBUSTIBLE ■ NON-COMBUSTIBLE ■ BOTH

MEZZANINE AREA (m<sup>2</sup>): N/A

OCCUPANT LOAD BASED ON:  n2 / PERSON  DESIGN OF BUILDING  
 1ST FLOOR OCCUPANCY: E-2, LONG, T.D., PERSONS

BARRIER FREE DESIGN: ■ YES ■ NO (EXPLAIN)

HAZARDOUS SUBSTANCES:  YES ■ NO

REQUIRED FIRE RESISTANCE RATINGS (FRR) (HOURS): LISTED DESIGN NO. OR DESCRIPTION (S-2.1)

FLOORS: N/A, HOURS: N/A

MEZZANINE: N/A, HOURS: N/A

FRR OF SUPPORTING MEMBERS: LISTED DESIGN NO. OR DESCRIPTION (S-2.2)

FLOORS: N/A, HOURS: N/A

MEZZANINE: N/A, HOURS: N/A

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

WALL AREA OF EXISTING (m <sup>2</sup> )	WALL AREA OF PROPOSED (m <sup>2</sup> )	FRR (HOURS)	LISTED DESIGN DESCRIPTION	COMB. PERMITTED	NON-COMB. CLADDING REQUIRED		
NORTH 1,538.86	+15	N/A	100	6.16	N/A	NO	YES
EAST 1,219.22	+15	N/A	100	12.37	N/A	NO	YES
SOUTH 3,845.26	+15	N/A	100	16.02	N/A	NO	YES
WEST 3,845.26	+15	N/A	100	15.71	N/A	NO	YES

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Name of Project: 772 Winston Churchill Blvd., Building B  
 Location: 772 Winston Churchill Blvd., Oakville, ON

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION: ■ NEW ■ Part 3  
 CHANGE OF USE ■ ADDITION  
 ALTERATION

MAJOR OCCUPANCY GROUP: E-2  
 BUILDING AREA (m<sup>2</sup>): EXISTING: NEW, 29,200.43 TOTAL: 29,200.43  
 GROSS AREA (m<sup>2</sup>): EXISTING: NEW, 29,200.43 TOTAL: 29,200.43  
 NO. OF STOREYS: ABOVE GRADE: 1, BELOW GRADE: N/A, MEZZANINE: N/A

HEIGHT OF BUILDING (m): 14.91  
 NUMBER OF STREETS ACCESS ROUTES: 3

SPRINKLER SYSTEM PROPOSED: ■ ENTIRE BUILDING  
 BASEMENT ONLY  
 IN LIEU OF ROOF RATING  
 NOT REQUIRED

STANDPIPE REQUIRED:  YES ■ NO

FIRE ALARM REQUIRED:  YES ■ NO

WATER SERVICE / SUPPLY IS ADEQUATE:  YES ■ NO

HIGH BUILDING:  YES ■ NO

PERMITTED CONSTRUCTION:  COMBUSTIBLE ■ NON-COMBUSTIBLE ■ BOTH

ACTUAL CONSTRUCTION:  COMBUSTIBLE ■ NON-COMBUSTIBLE ■ BOTH

MEZZANINE AREA (m<sup>2</sup>): N/A

OCCUPANT LOAD BASED ON:  n2 / PERSON  DESIGN OF BUILDING  
 1ST FLOOR OCCUPANCY: E-2, LONG, T.D., PERSONS

BARRIER FREE DESIGN: ■ YES ■ NO (EXPLAIN)

HAZARDOUS SUBSTANCES:  YES ■ NO

REQUIRED FIRE RESISTANCE RATINGS (FRR) (HOURS): LISTED DESIGN NO. OR DESCRIPTION (S-2.1)

FLOORS: N/A, HOURS: N/A

MEZZANINE: N/A, HOURS: N/A

FRR OF SUPPORTING MEMBERS: LISTED DESIGN NO. OR DESCRIPTION (S-2.2)

FLOORS: N/A, HOURS: N/A

MEZZANINE: N/A, HOURS: N/A

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

WALL AREA OF EXISTING (m <sup>2</sup> )	WALL AREA OF PROPOSED (m <sup>2</sup> )	FRR (HOURS)	LISTED DESIGN DESCRIPTION	COMB. PERMITTED	NON-COMB. CLADDING REQUIRED		
NORTH 1,097.25	+15	N/A	100	8.34	N/A	NO	YES
SOUTH 1,256.46	+15	N/A	100	7.40	N/A	NO	YES
EAST 2,882.82	+15	N/A	100	18.73	N/A	NO	YES
WEST 2,886.14	+15	N/A	100	8.06	N/A	NO	YES

**KEY MAP**  
SCALE: N.T.S.

**LEGAL DESCRIPTION**  
 BOUNDARY AND TOPOGRAPHIC SURVEY OF PART OF LOT 1 CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTOW

AS PREPARED BY:  
 KRCOMAR SURVEYORS LTD., 2015  
 ONTARIO LAND SURVEYORS

**PROJECT NORTH**  
**TRUE NORTH**

**SITE STATISTICS**

SITE AREA	155,945.04 m <sup>2</sup>	or	38.53 acres
DEVELOPABLE SITE AREA	118,075.64 m <sup>2</sup>	or	29.18 acres
ZONING	E-2 - BUSINESS EMPLOYMENT	REQUIRED	PROVIDED
		30.00 m (MIN)	386.83 m
<b>FRONT YARD (EAST)</b>	Winston Churchill Blvd.	3.00 m	18.03 m
<b>REAR YARD (WEST)</b>		3.00 m	50.20 m
<b>INTERIOR SIDE YARD (SOUTH)</b>		3.00 m	56.94 m
<b>INTERIOR SIDE YARD (NORTH)</b>		3.00 m	18.20 m
<b>BUILDING A</b>		30,798.05 m <sup>2</sup>	or 331,507 sf
OFFICE		83,52 m <sup>2</sup>	or 8,972 sf
WAREHOUSE		28,860.81 m <sup>2</sup>	or 321,419 sf
MECH. / ELECTR. / STAIRS		103.72 m <sup>2</sup>	or 1,116 sf
<b>BUILDING B</b>		29,190.97 m <sup>2</sup>	or 314,209 sf
OFFICE		709.96 m <sup>2</sup>	or 7,642 sf
WAREHOUSE		28,372.20 m <sup>2</sup>	or 306,450 sf
MECH. / ELECTR. / STAIRS		103.81 m <sup>2</sup>	or 1,117 sf
<b>TOTAL BUILDING G.F.A.</b>	<b>59,989.02 m<sup>2</sup></b>	<b>or 645,716 sf</b>	
<b>SITE COVERAGE (DEV. SITE AREA)</b>	<b>59,989.48 m<sup>2</sup></b>	<b>or 50.81%</b>	
<b>LANDSCAPED AREA (MIN. 10%) (SITE AREA)</b>	<b>42,577.07 m<sup>2</sup></b>	<b>or 27.30%</b>	
<b>PAVED AREA (SITE AREA)</b>	<b>53,369.49 m<sup>2</sup></b>	<b>or 34.22%</b>	
<b>BUILDING HEIGHT (BUILDING A &amp; B)</b>	<b>11.00 m (MAX)</b>	<b>13.19 m (Bldg 'A')</b>	<b>11.00 m (Bldg 'B')</b>
<b>WAREHOUSING</b>	1.0 space / 100 m <sup>2</sup> for first 7,500 m <sup>2</sup> of GFA 2.0 spaces / 100 m <sup>2</sup> for additional GFA	75 spaces	
<b>TOTAL PARKING</b>	263 spaces	348 spaces	
<b>ACCESSIBLE PARKING</b>	9 spaces	10 spaces	
<b>ACCESSIBLE PARKING</b>	TYPE 'A' & 'B' SPACES 2-2% of total provided	6 spaces	6 spaces
<b>BICYCLE SPACES</b>	9 spaces	9 spaces	
<b>SNOW STORAGE</b>	TO BE REMOVED OFF-SITE		

**SYMBOL LEGEND**

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- FH HYDRANT - VALVE
- FIRE DEPARTMENT CONNECTION / SIAMISE
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- SMNH SANITARY MAN HOLE
- CB/MH CATCH BASIN / MAN HOLE
- SMH STORM MAN HOLE
- HP HYDRO POLE STANDARD / UTILITY POLE
- BR BIKE RACK (2-3 BIKES)
- HT HYDRO TRANSFORMER
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE SIGNAGE
- SNW SNOW STORAGE AREA
- G REFUSE & RECYCLING STORAGE BINS
- LOADING SPACES (3.5m x 12.0m x 4.2m TYP.)
- B CONCRETE FILLED STEEL BOLLARDS 'EXTERIOR TYPE A' IN ACCORDANCE WITH MS-25, REFER TO SHEET 0.0.
- NO SMOKING SIGN

**NO SMOKING WITHIN 9.0 METRES OF BUILDING MAIN ENTRANCES.**

**AXONOMETRIC VIEW**

**CURB RAMP DETAILS**

- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
  - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
  - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
  - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES.
  - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
  - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
  - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE.
  - EXTEND THE FULL WIDTH OF THE CURB RAMP.
  - ARE A MIN OF 65mm IN DEPTH, AND
  - BE SLIP-RESISTANT.

**PLAN VIEW**

**A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR**  
 150mm FROM EDGE OF CURB AND 610mm IN DEPTH

**B SLOPE SURFACE @ 1:10 (MAX)**

**C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm**

**D FLARED SIDES WITH MAX SLOPE OF 1:10**

**OWNER'S INFORMATION:**

**BALDASSARRA Architects Inc.**  
 30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
 T. 905.660.0722 | www.baldassarra.ca

**FENGATE**

772 Winston Churchill Oakville, ON

**SITE PLAN**

DATE: FEB. 2021 DRAWN BY: HP CHECKED: SCALE: 1:1000  
 PROJECT NO. DRAWING NO. A-1.0

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30, 2021
2	ISSUED FOR SPA	APR. 9, 2021
3	RE-ISSUED FOR SPA	DEC. 15, 2021
4	RE-ISSUED FOR SPA	DEC. 16, 2022
5	ISSUED FOR STEEL AND PRECAST TENDER	FEB. 17, 2023
6	REISSUED FOR SPA	DEC. 19, 2023
7	REISSUED FOR CITY REVIEW	MAY 10, 2024