

OXFORD AIRPORT BUSINESS PARK

SOUTH SITE - SELF STORAGE



PROJECT NO.: 6157

ISSUED FOR: DEVELOPMENT PERMIT

VOLUME:
PRELIMINARY - NOT FOR CONSTRUCTION
09/26/25

DRAWING LIST

ARCHITECTURAL

- DP-02 PROPOSED SITE PLAN
- DP-02 PROPOSED SITE PLAN
- DP-03 BUILDING A FLOOR PLANS
- DP-03 FLOOR PLANS
- DP-04 BUILDING A FLOOR ELEVATIONS AND SECTIONS
- DP-04 NORTH, EAST, AND WEST ELEVATIONS - BUILDING A
- DP-05 BUILDING B & M FLOOR PLANS AND ELEVATIONS
- DP-05 SOUTH ELEVATIONS - BUILDING A
- DP-06 BUILDING C & D FLOOR PLANS AND ELEVATIONS
- DP-06 NORTH, EAST, AND WEST ELEVATIONS - BUILDING B
- DP-07 BUILDING E & F FLOOR PLANS AND ELEVATIONS
- DP-07 SOUTH ELEVATIONS - BUILDING B, SIGNAGE WALL DETAILS
- DP-08 BUILDING G FLOOR PLANS AND ELEVATIONS, TYPICAL FLOOR PLAN AND ELEVATIONS FOR BUILDING H, I, J, K
- DP-09 BUILDING L FLOOR PLANS AND ELEVATIONS

ELECTRICAL

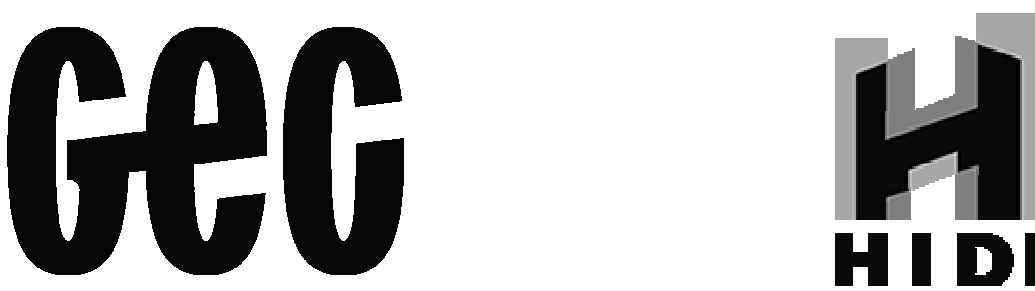
- E1.00 SYMBOL LEGEND, SCHEDULES AND DETAILS
- E1.01 SITE LIGHTING AND POWER PLAN - SELF STORAGE
- E1.02 SITE PHOTOMETRY - SELF STORAGE

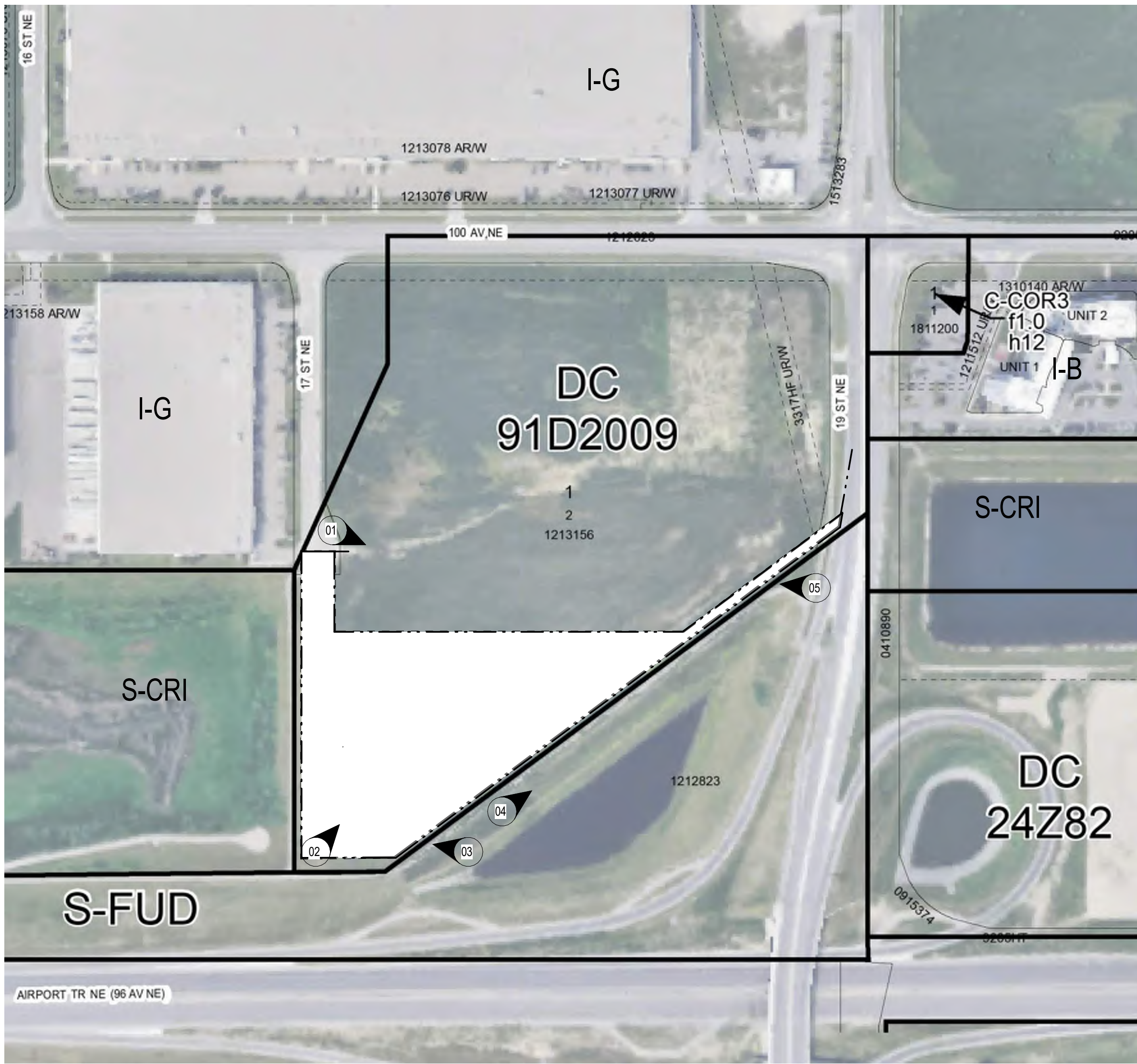
CIVIL

- C-1 DEVELOPMENT SITE SERVICING PLAN
- C-2 GRADING PLAN
- C-3 GRADING DETAILS AND SECTIONS

LANDSCAPE

- DP-LA01 LANDSCAPE LAYOUT PLAN
- DP-LA02 LANDSCAPE PLANTING PLAN





1 ZONING MAP
DP-01 Scale: 1 : 2000

BYLAW REVIEW

PROJECT STATISTICS:

ZONING: DIRECT CONTROL 91D2009
MUNICIPAL ADDRESS: 1901 100 AVE NE
LEGAL DESCRIPTION: BLOCK 1, LOT 2, PLAN 1213156
USE: INDUSTRIAL – BUSINESS DISTRICT
SELF STORAGE FACILITY (DISCRETIONARY USE)
• DOES NOT REQUIRE BICYCLE PARKING STALLS – CLASS 1 OR CLASS 2
SITE AREA: 18,272 sqm
MAXIMUM PERMITTED F.A.R.: 0.60 AS PER 91D2009

PROPOSED GROSS FLOOR AREA:

BUILDING A: 5,927 SQM INCLUDING:
1. GROUND FLOOR: 2,026 SQM
2. SECOND FLOOR: 1,824 SQM
3. THIRD FLOOR: 1,956 SQM

BUILDING B: 434 SQM
BUILDING C: 316 SQM
BUILDING D: 545 SQM
BUILDING E: 358 SQM
BUILDING F: 207 SQM
BUILDING G: 151 SQM
BUILDING H: 300 SQM
BUILDING I: 300 SQM
BUILDING J: 300 SQM
BUILDING K: 300 SQM
BUILDING L: 151 SQM
BUILDING M: 141 SQM
TOTAL GROSS FLOOR AREA: 9,309 SQM
PROPOSED F.A.R.: 0.51 (MAXIMUM PERMITTED F.A.R.: 0.60 AS PER 91D2009)

BUILDING HEIGHT: 40.0 M AS PER 91D2009

PLANNING ANALYSIS: THE PROPOSED DEVELOPMENT AT THE OXFORD AIRPORT BUSINESS PARK CONSISTS OF THIRTEEN NEW SELF-STORAGE BUILDINGS. AMONG THEM, BUILDING A IS A THREE-STORY BUILDING THAT SERVES AS THE MAIN FACILITY, HOUSING THE CUSTOMER RECEPTION AREA. THE REMAINING TWELVE BUILDINGS ARE SINGLE-STORY AND ARE DEDICATED EXCLUSIVELY TO DRIVE-IN STORAGE UNITS.
THE SITE IS HIGHLY VISIBLE FROM AIRPORT TRAIL, WHICH HAS INFLUENCED THE DESIGN OF BUILDING A. AS THE MOST PROMINENT BUILDING, IT FEATURES ARTICULATED ELEVATIONS ON THE FACADES MOST VISIBLE FROM A DISTANCE, ENHANCING ITS VISUAL IMPACT AND CONTRIBUTING POSITIVELY TO THE OVERALL SITE DESIGN.

FENCES: MIN. 2.0M TALL FENCING WILL BE PROVIDED WHERE A PARCEL SHARES A PROPERTY LINE WITH SPECIAL PURPOSE DISTRICTS (S-CRI, S-FUD).

PARKING & LOADING

MOTOR VEHICLE PARKING REQUIREMENTS: 4.0 STALL PER 100.0 SQUARE METRES OF GROSS USABLE FLOOR AREA. A REQUEST FOR RELAXATION ON PARKING STALLS IS SUBMITTED AS PART OF DEVELOPMENT PERMIT SUBMISSION.

- 8,849 SQM /100*4 = 354 MOTOR VEHICLE STALLS REQUIRED
- REQUIRED BARRIER-FREE STALLS: 7 STALLS REQUIRED
- TOTAL MOTOR VEHICLE PARKING STALLS PROVIDED: 32 STALLS
- TOTAL BARRIER-FREE STALLS PROVIDED: 1 STALL

LOADING: LOADING STALL IS NOT REQUIRED FOR SELF STORAGE FACILITY. (PART 3, DIV 6, 123 (6) (BB)

WASTE, FOOD/YARD WASTE & RECYCLING

ALL WASTE, RECYCLING AND FOOD/YARD WASTE BINS FOR THE DEVELOPMENT HAVE BEEN SIZED AS PER THE CITY DESIGN STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE. PLEASE NOTE THAT TWELVE ONE-STORY BUILDINGS (BUILDINGS B-M) HAVE NO OCCUPANCY AND ARE NOT INCLUDED IN THE DEVELOPMENT AREA USED TO CALCULATE WASTE GENERATION. AS THIS IS A SELF-STORAGE FACILITY WHERE MOST SPACES ARE LEASABLE STORAGE UNITS, THE DEVELOPMENT IS EXPECTED TO GENERATE SIGNIFICANTLY LESS WASTE. TENANTS ARE RESPONSIBLE FOR REMOVING THEIR OWN GARBAGE AND WASTE OFF-SITE.
• BUILDING A AREA: 5,806 SQM
• $(5,806/1000) * 3 = 17.4 \text{ m}^3$ OF COMBINED WASTE IN AN AVERAGE WEEK
• PROVIDED BINS, ASSUMING 1-2 COLLECTIONS PER WEEK
• ONE 6.5 CUBIC YARD WASTE CONTAINER
• ONE 6.5 CUBIC YARD RECYCLING CONTAINER
• ONE 0.75 CUBIC YARD FOOD/YARD WASTE CONTAINER

AMENITY

THE PROPOSED DEVELOPMENT INCLUDES AN OUTDOOR EMPLOYEE AREA OF 26 SQM. MIN. 10 SQM IS REQUIRED.



1 OXFORD AIRPORT BUSINESS PARK - LOOKING EAST



2 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTHWEST



3 OXFORD AIRPORT BUSINESS PARK - LOOKING WEST



4 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTHEAST



4 OXFORD AIRPORT BUSINESS PARK - LOOKING EAST

GEC

GEC Architecture | Partnership

Project Team:

Prime Consultant

GEC ARCHITECTURE

Electrical Consultant

HIDI

Civil Consultant

SEDULOUS ENGINEERING INC.

Landscape Consultant

NAK DESIGN STRATEGIES

Client

OXFORD PROPERTIES GROUP

Seal & Permit

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CONSTRUCTION

1	DEVELOPMENT PERMIT	2025-09-26
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NO.	ISSUED FOR	DATE
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Drawing History

Scale	1 : 2000	Checked By	Checker
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Project

OXFORD AIRPORT BUSINESS PARK

SOUTH SITE - SELF STORAGE

Project Address

Drawing Title

ZONING MAP, BYLAW REVIEW AND

SITE PHOTOGRAPHS

Project Number	Drawing Number
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6157	DP-01
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TRUE
NORTH



PROJECT
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Project Team:

Prime Consultant

GEC ARCHITECTURE

Electrical Consultant

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Civil Consultant

SEDULOUS ENGINEERING INC.

Landscape Consultant

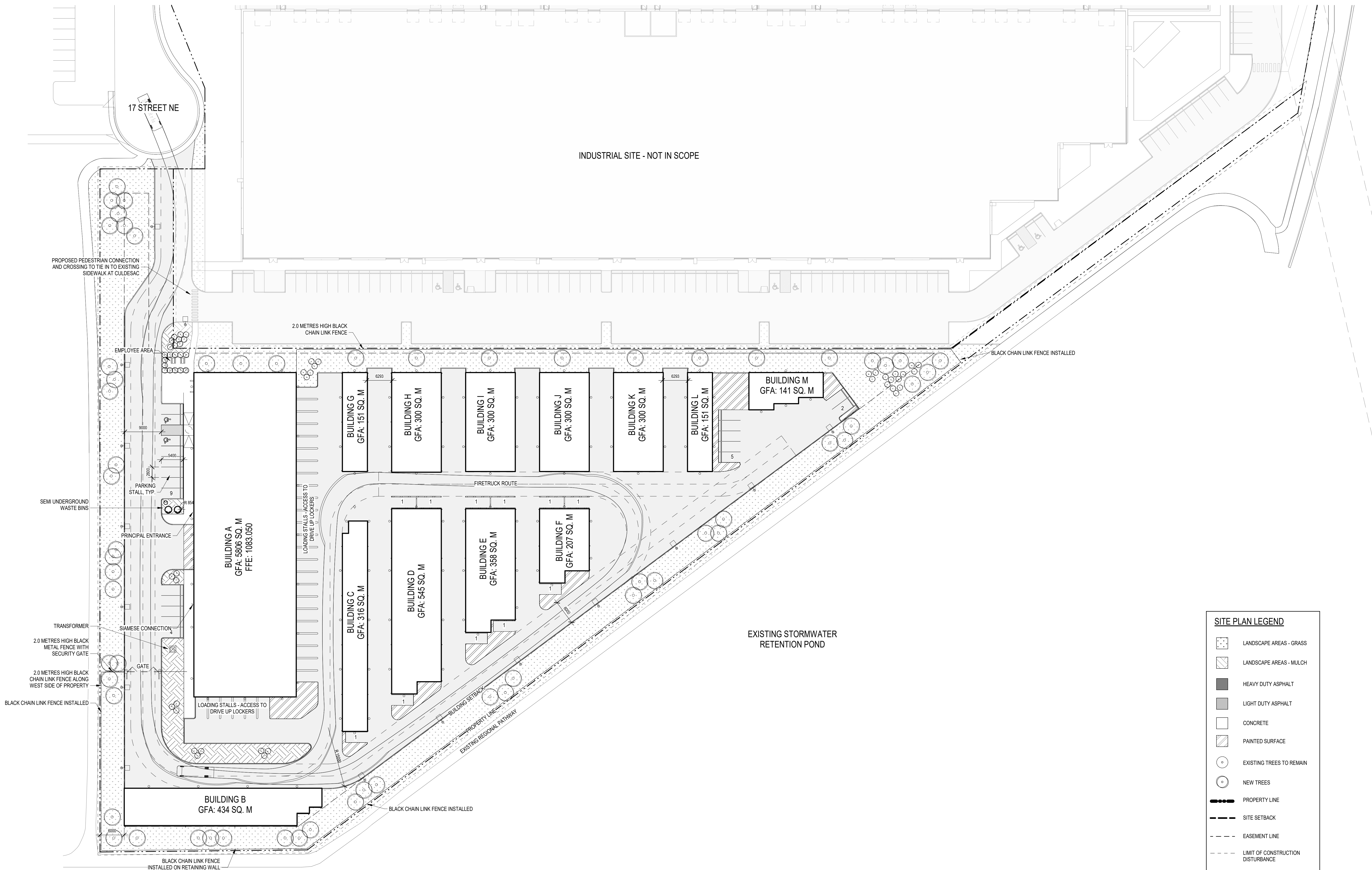
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SITE PLAN LEGEND

- LANDSCAPE AREAS - GRASS
- LANDSCAPE AREAS - MULCH
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE
- PAINTED SURFACE
- EXISTING TREES TO REMAIN
- NEW TREES
- PROPERTY LINE
- SITE SETBACK
- EASEMENT LINE
- LIMIT OF CONSTRUCTION DISTURBANCE

1 DP - SITE PLAN
Scale: 1 : 400

1 DEVELOPMENT PERMIT 2025-09-26

NO. ISSUED FOR DATE

Drawing History

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Project

OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - SELF STORAGE

Project Address

Drawing Title

PROPOSED SITE PLAN

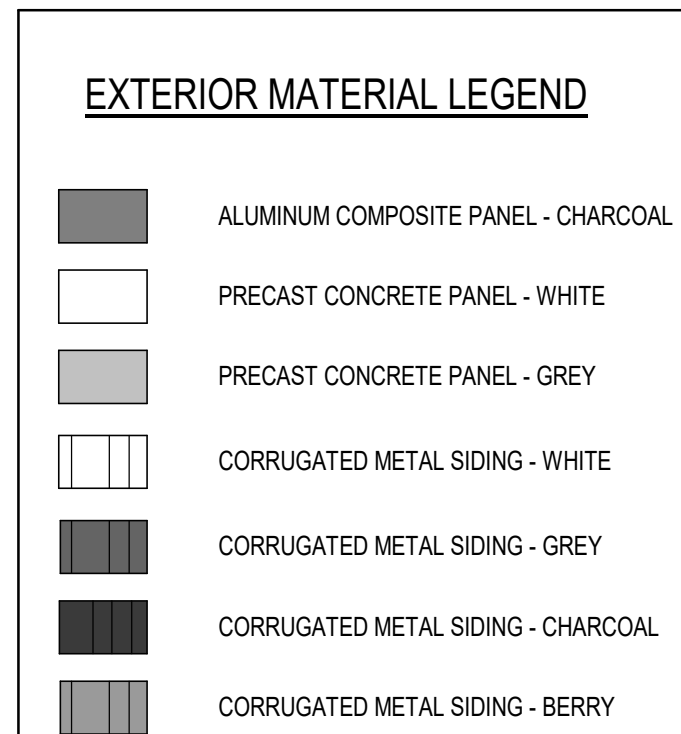
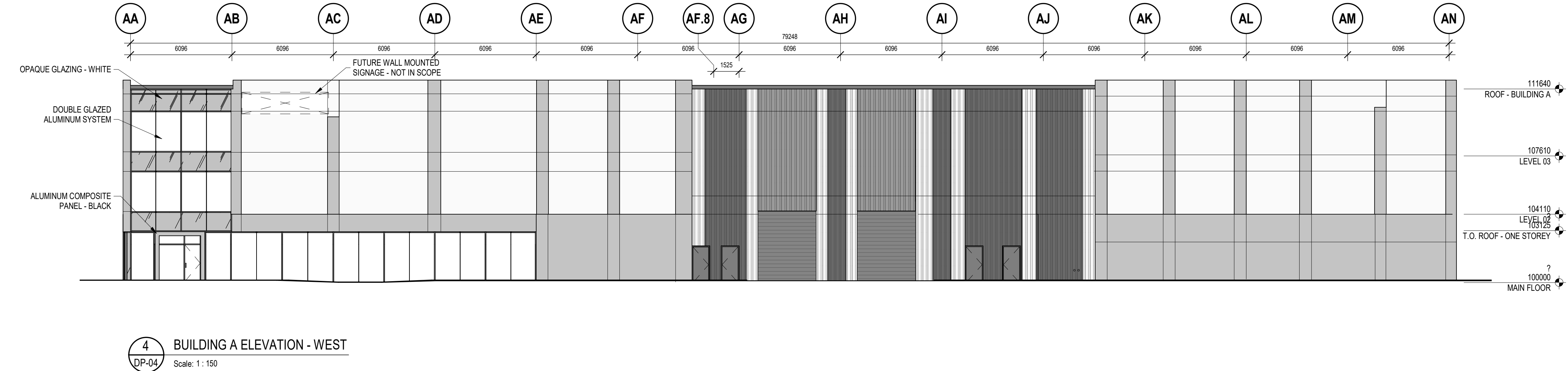
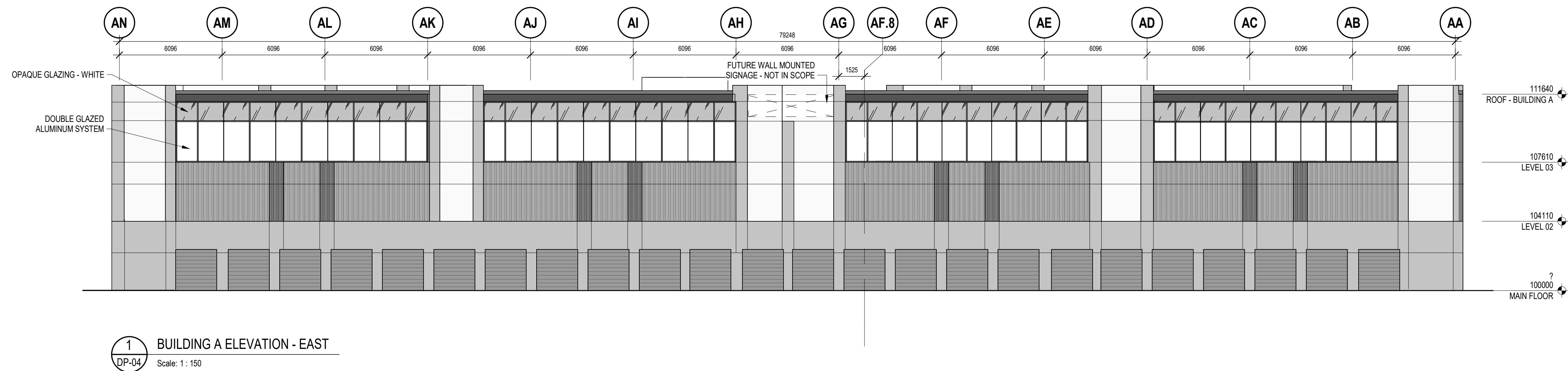
Project Number

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Drawing Number

DP-02

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Project OXFORD AIRPORT BUSINESS PARK SOUTH SITE - SELF STORAGE		
Project Address		
Drawing Title BUILDING A FLOOR ELEVATIONS AND SECTIONS		
Project Number 6157	Drawing Number DP-04	

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Project Team:

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GEC ARCHITECTURE

Electrical Consultant
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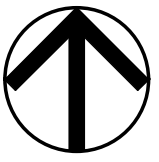
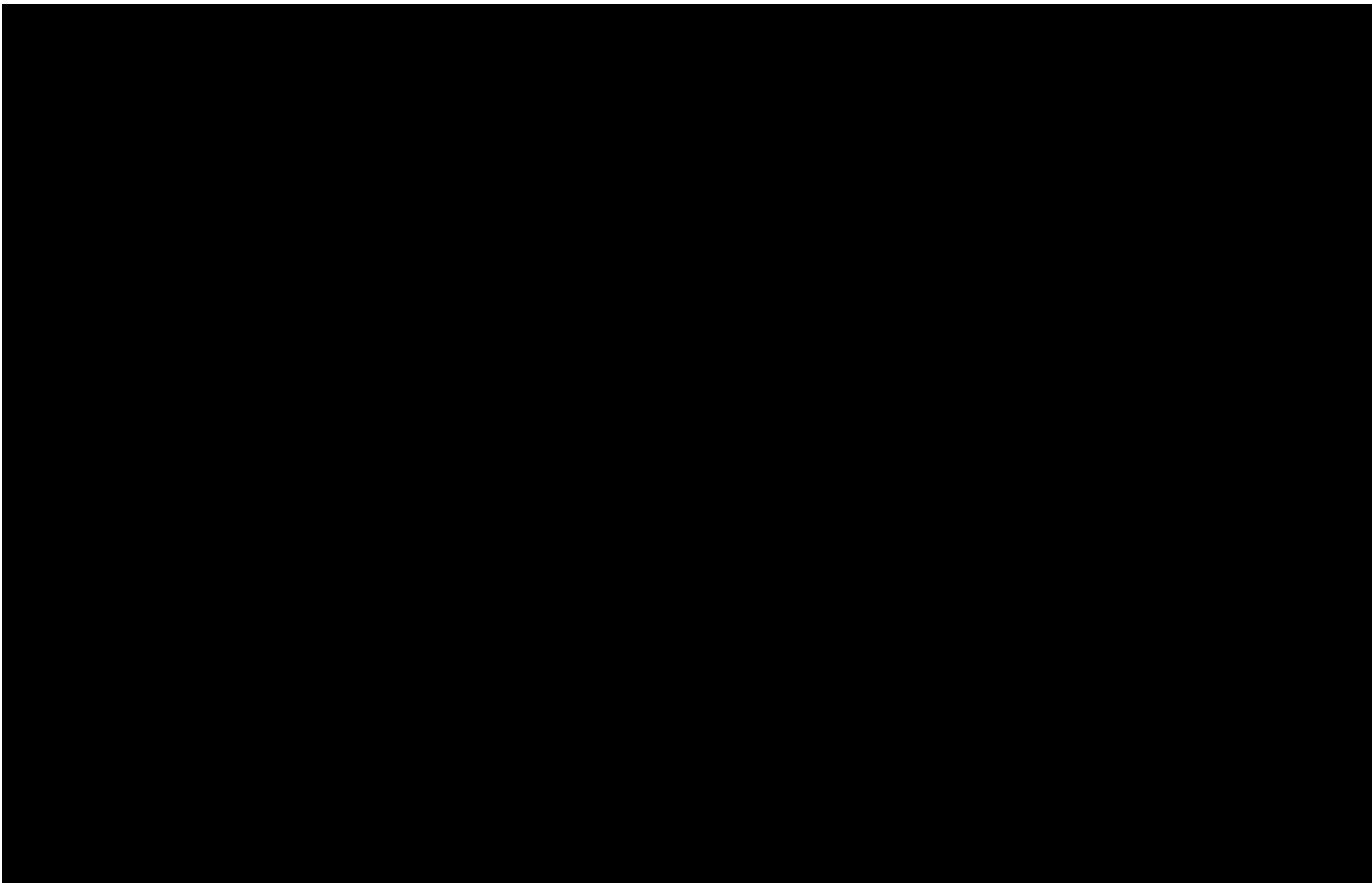
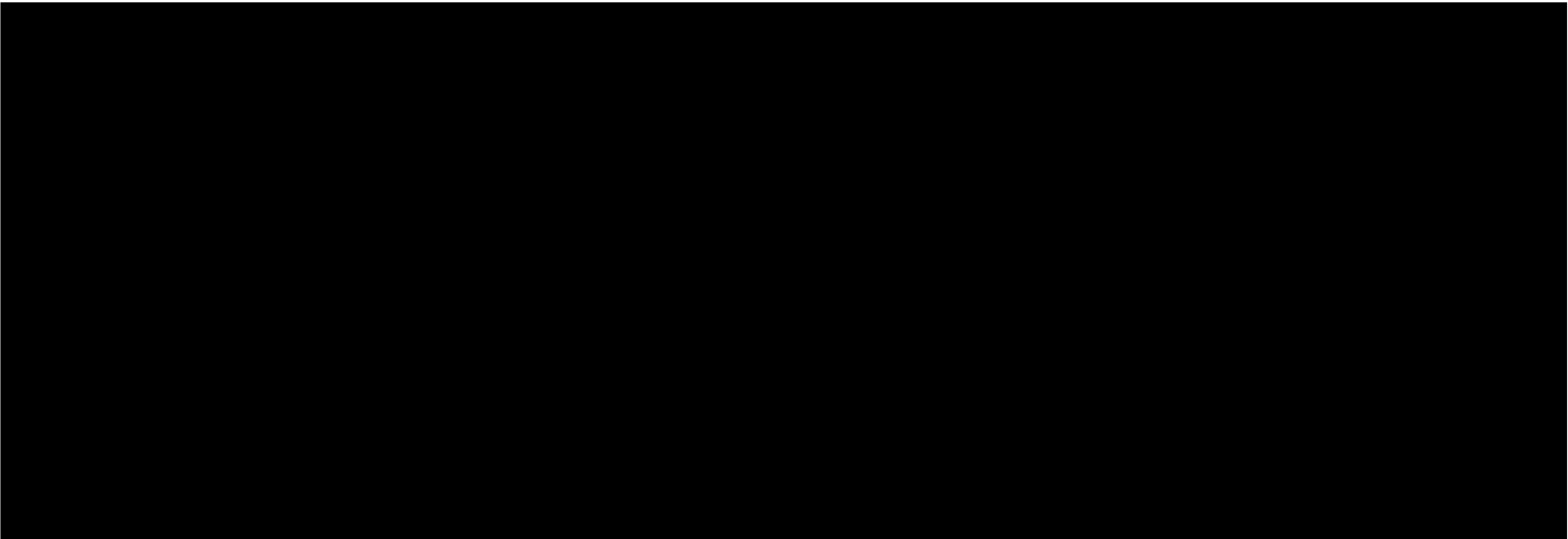
Civil Consultant
SEDULOUS ENGINEERING INC

Landscape Consultant
NAK DESIGN STRATEGIES

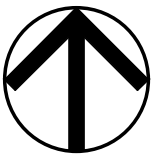
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PROJECT
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Project Team:

Prime Consultant
GEC ARCHITECTURE

Electrical Consultant
HIDI

Civil Consultant
SEDULOUS ENGINEERING INC.

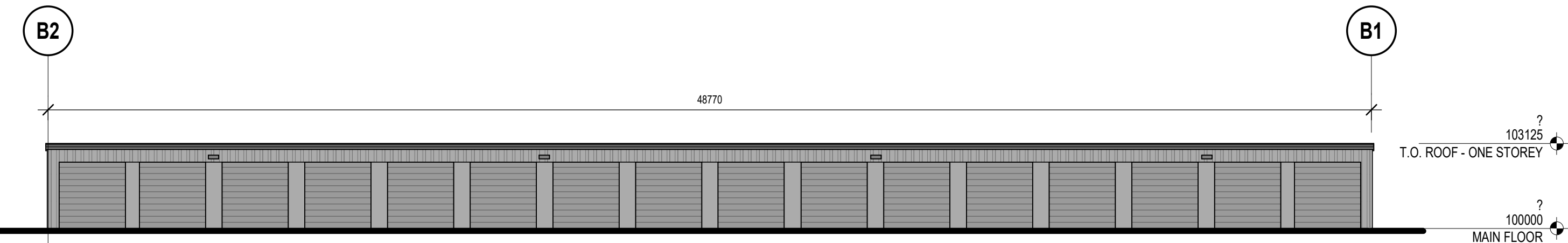
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NAK DESIGN STRATEGIES

Client:

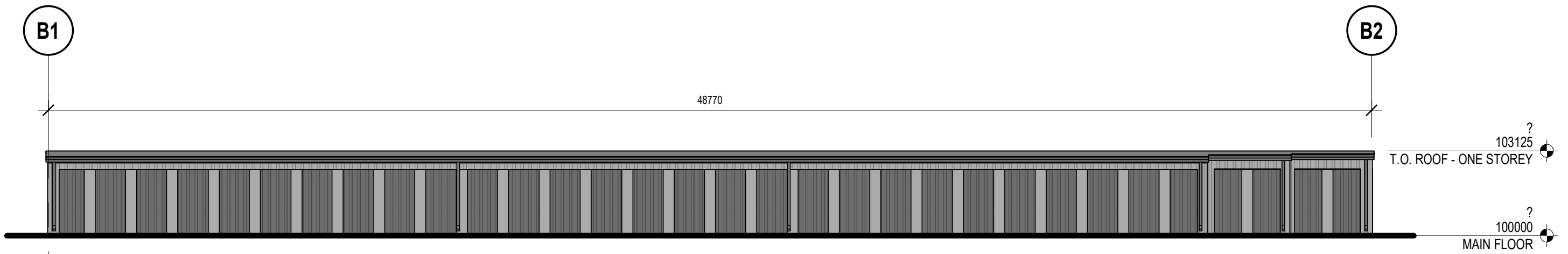
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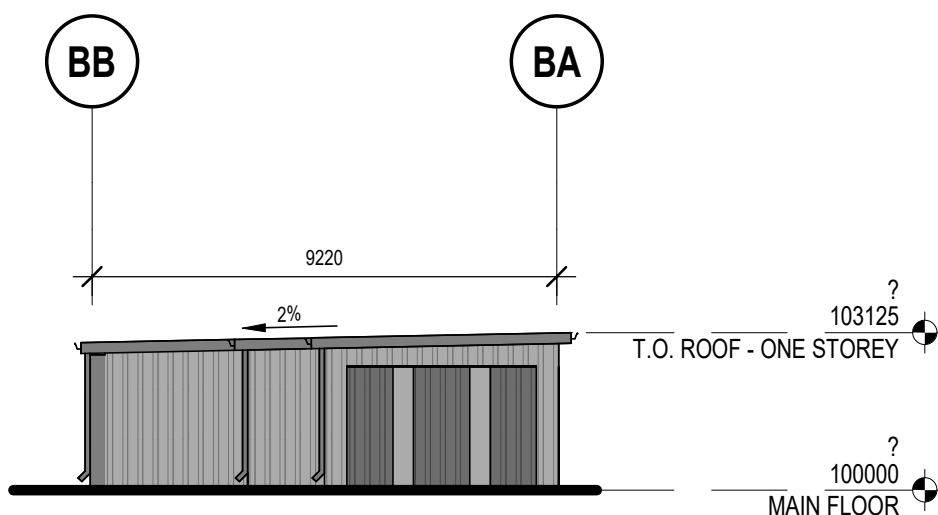
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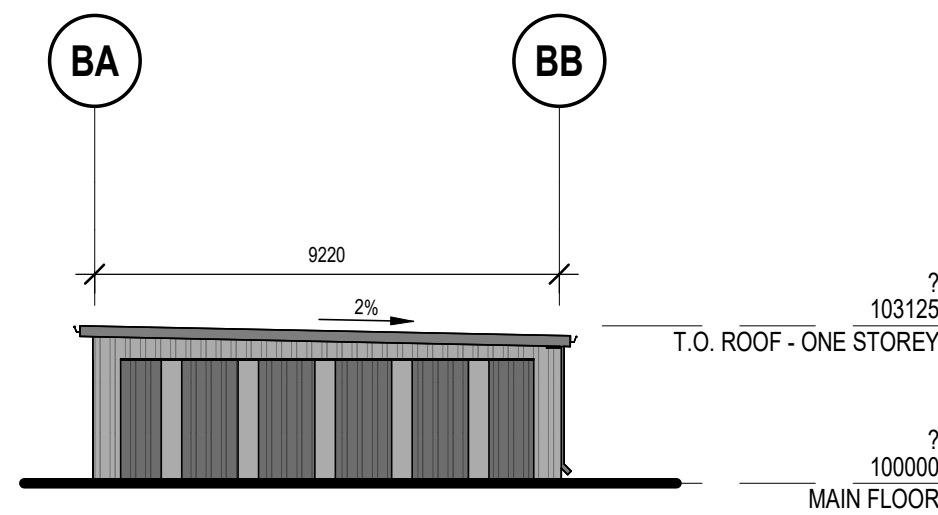
2 BUILDING B ELEVATION - NORTH
DP-05 Scale: 1 : 150



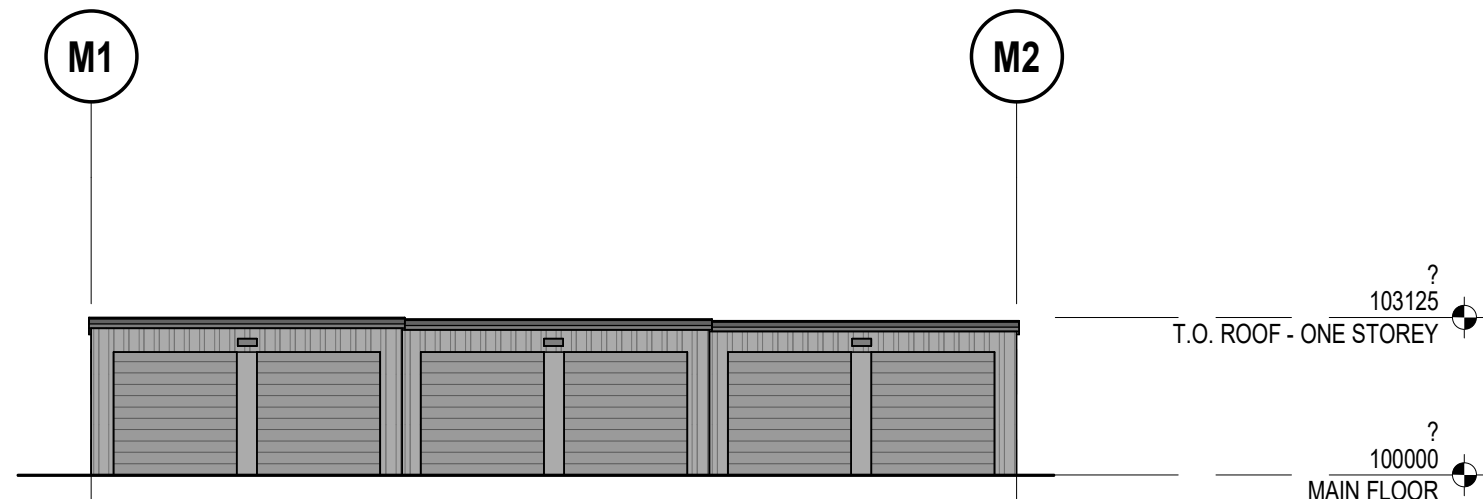
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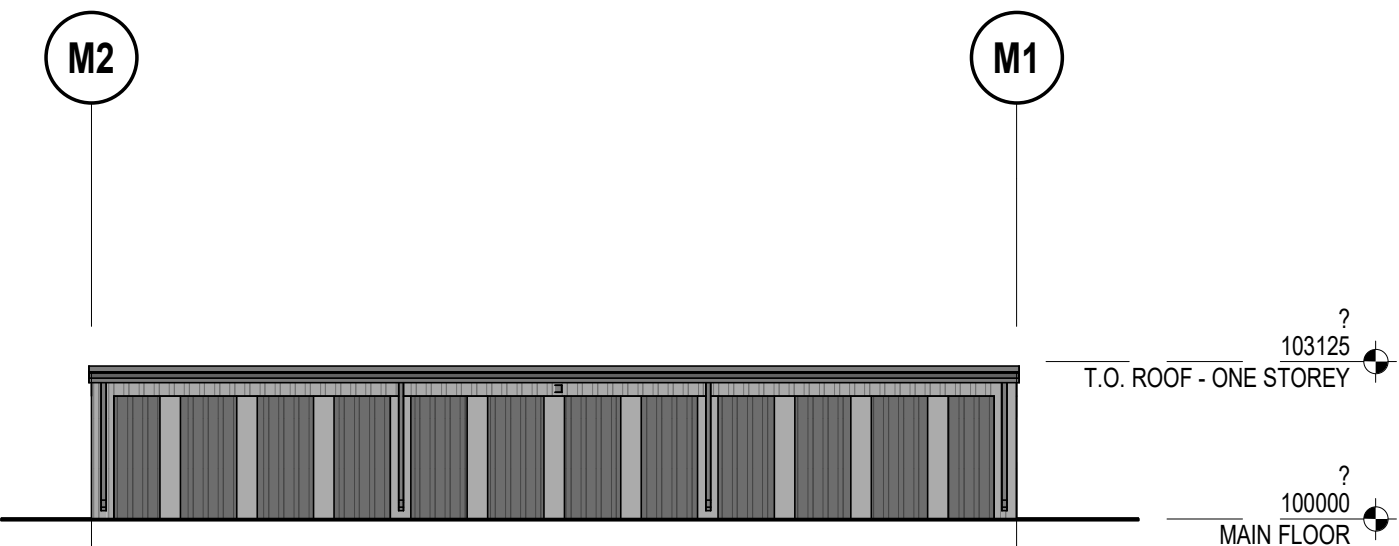
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DP-05 Scale: 1 : 150



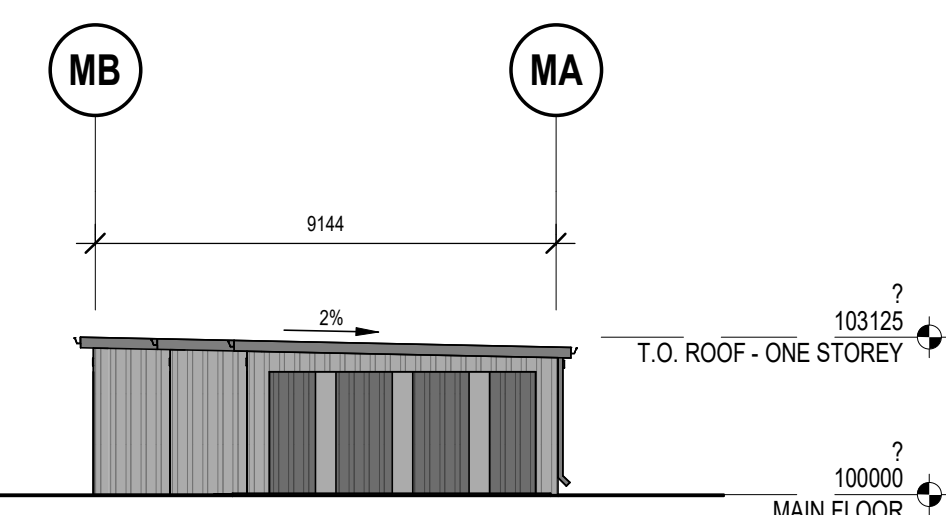
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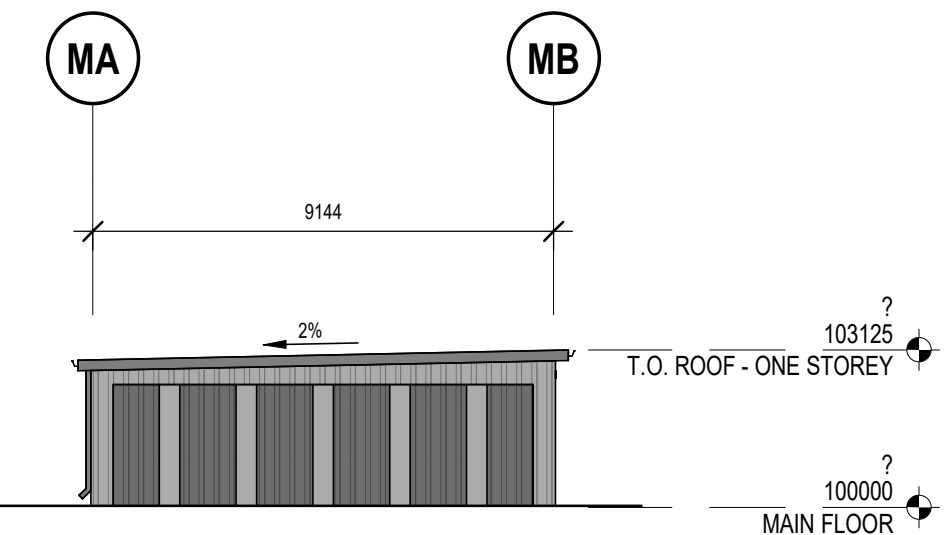
9 BUILDING M ELEVATION - SOUTH
DP-05 Scale: 1 : 150



8 BUILDING M ELEVATION - NORTH
DP-05 Scale: 1 : 150



7 BUILDING M ELEVATION - EAST
DP-05 Scale: 1 : 150



10 BUILDING M ELEVATION - WEST
DP-05 Scale: 1 : 150

EXTERIOR MATERIAL LEGEND

- ALUMINUM COMPOSITE PANEL - CHARCOAL
- PRECAST CONCRETE PANEL - WHITE
- PRECAST CONCRETE PANEL - GREY
- CORRUGATED METAL SIDING - WHITE
- CORRUGATED METAL SIDING - GREY
- CORRUGATED METAL SIDING - CHARCOAL
- CORRUGATED METAL SIDING - BERRY

1	DEVELOPMENT PERMIT	2025-09-26
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NO.	ISSUED FOR	DATE
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Drawing History	
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Scale	As indicated	Checked By
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Project	
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OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - SELF STORAGE

Project Address

Drawing Title

BUILDING B & M FLOOR PLANS AND
ELEVATIONS

Project Number	Drawing Number
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6157 DP-05



PROJECT
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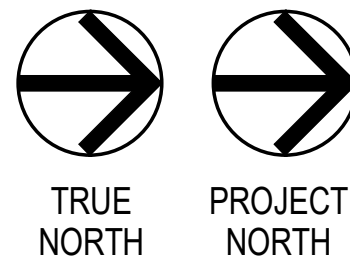
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	ALUMINUM COMPOSITE PANEL - CHARCOAL
	PRECAST CONCRETE PANEL - WHITE
	PRECAST CONCRETE PANEL - GREY
	CORRUGATED METAL SIDING - WHITE
	CORRUGATED METAL SIDING - GREY
	CORRUGATED METAL SIDING - CHARCOAL
	CORRUGATED METAL SIDING - BERRY

1	DEVELOPMENT PERMIT	2025-09-26
NO.	ISSUED FOR	DATE
Drawing History		
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OXFORD AIRPORT BUSINESS PARK SOUTH SITE - SELF STORAGE		
Project Address		
Drawing Title		
BUILDING E & F FLOOR PLANS AND ELEVATIONS		
Project Number		Drawing Number
6157		DP-07



Project Team:
Prime Consultant
GEC ARCHITECTURE
Electrical Consultant
HIDI
Civil Consultant
SEDULOUS ENGINEERING INC.
Landscape Consultant
NAK DESIGN STRATEGIES

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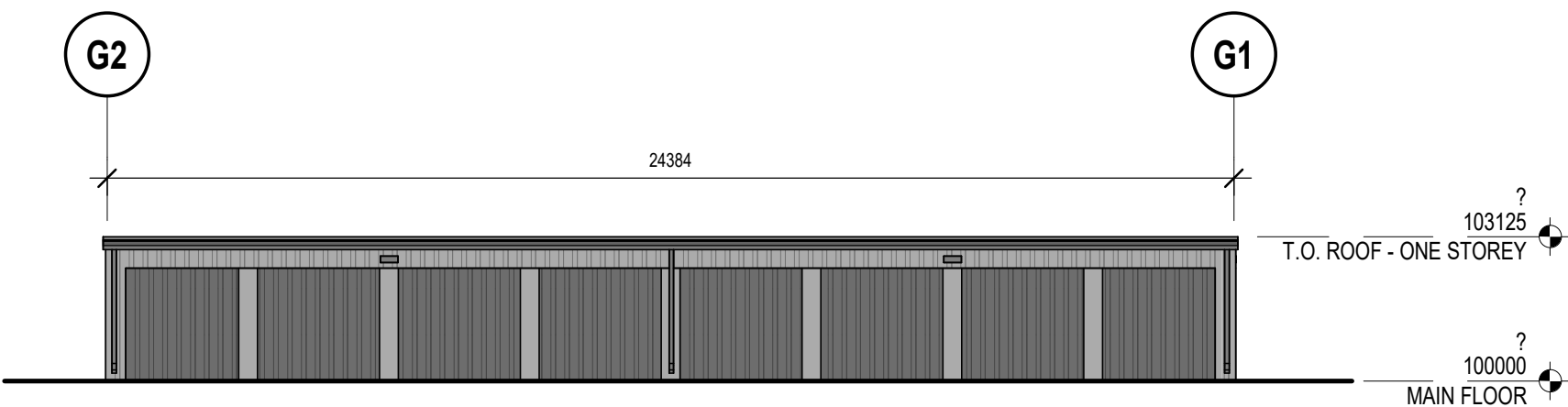
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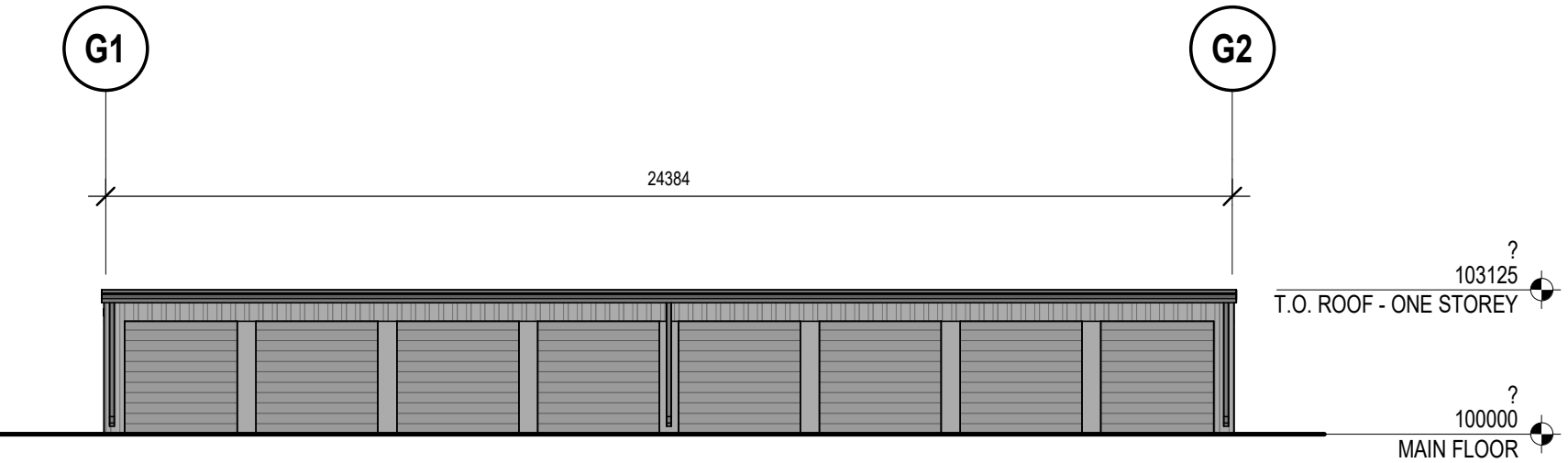
1	DEVELOPMENT PERMIT	2025-09-26
NO.	ISSUED FOR	DATE
Drawing History		
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Project		
OXFORD AIRPORT BUSINESS PARK SOUTH SITE - SELF STORAGE		
Project Address		
Drawing Title		
BUILDING G FLOOR PLANS AND ELEVATIONS, TYPICAL FLOOR PLAN AND ELEVATIONS FOR BUILDING H, I, J, K		
Project Number		Drawing Number
6157		DP-08

EXTERIOR MATERIAL LEGEND

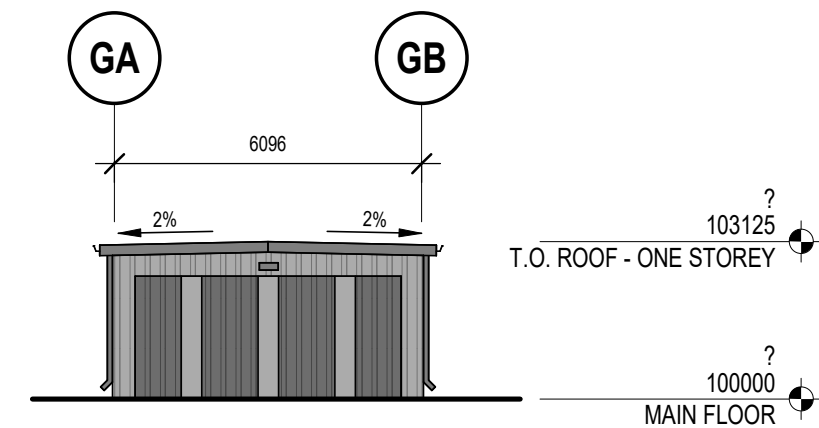
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- PRECAST CONCRETE PANEL - GREY
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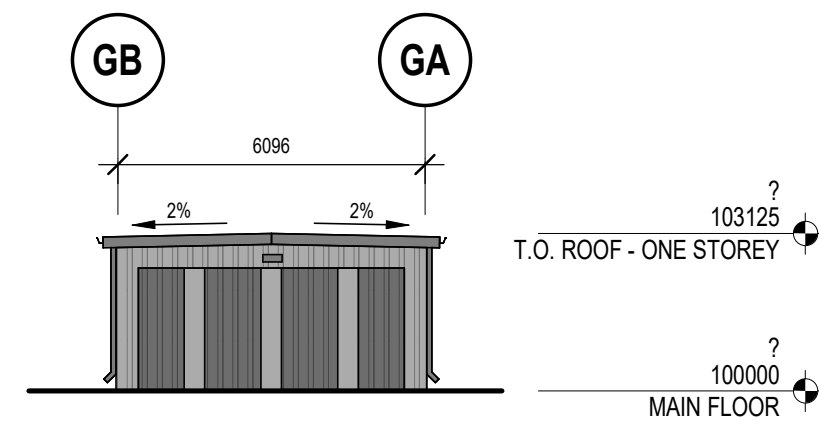
3 BUILDING G ELEVATION - EAST
DP-08 Scale: 1 : 150



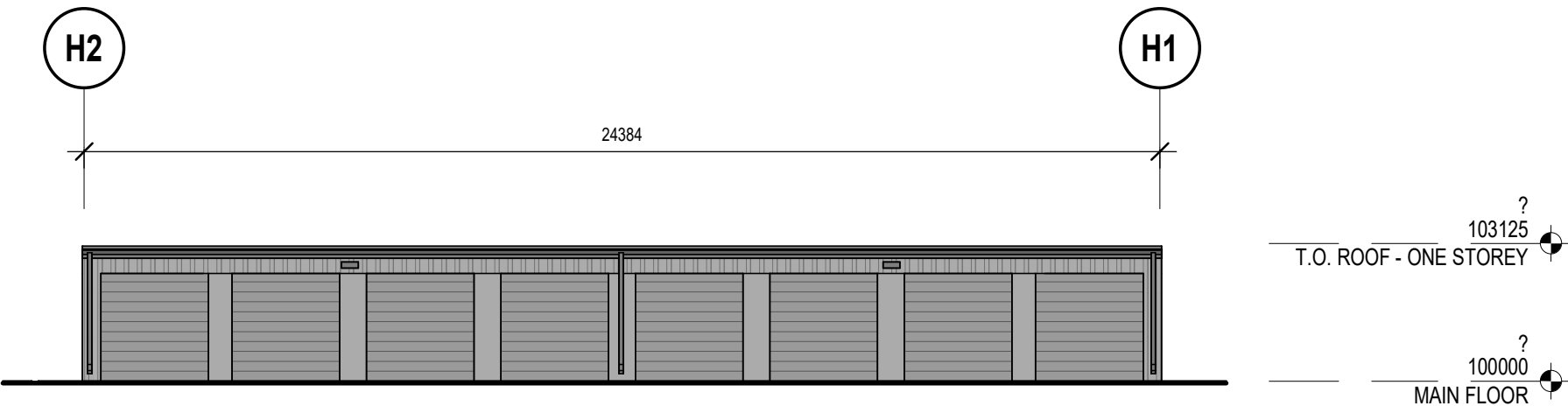
6 BUILDING G ELEVATION - WEST
DP-08 Scale: 1 : 150



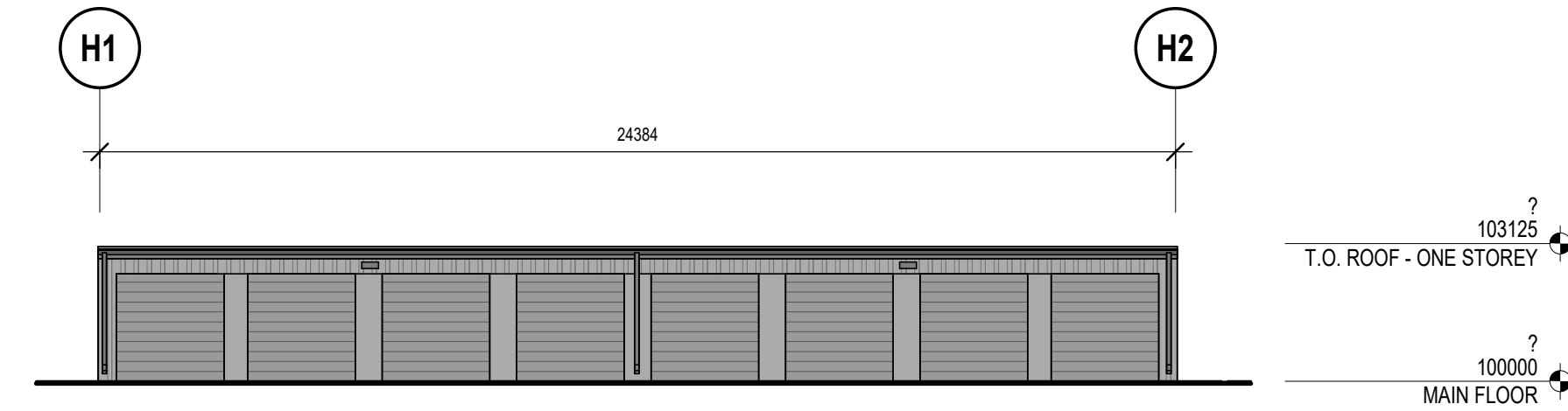
4 BUILDING G ELEVATION - NORTH
DP-08 Scale: 1 : 150



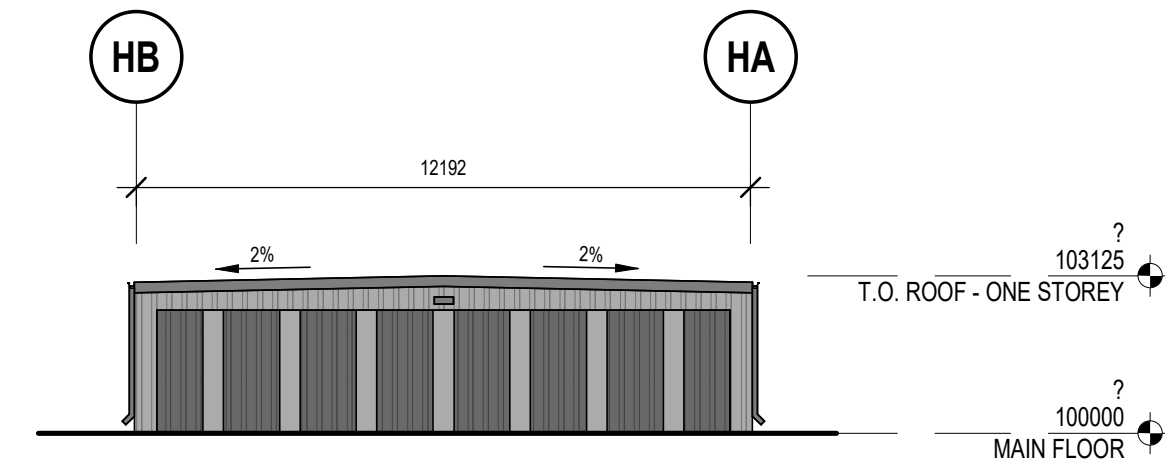
5 BUILDING G ELEVATION - SOUTH
DP-08 Scale: 1 : 150



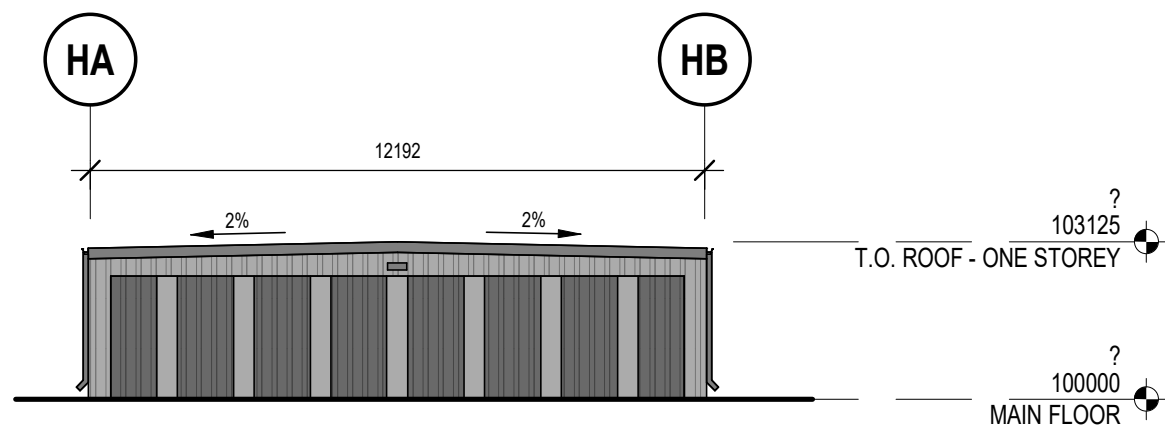
7 BUILDING H ELEVATION - EAST
DP-08 Scale: 1 : 150



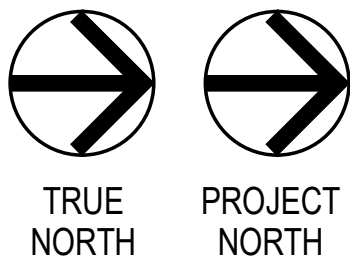
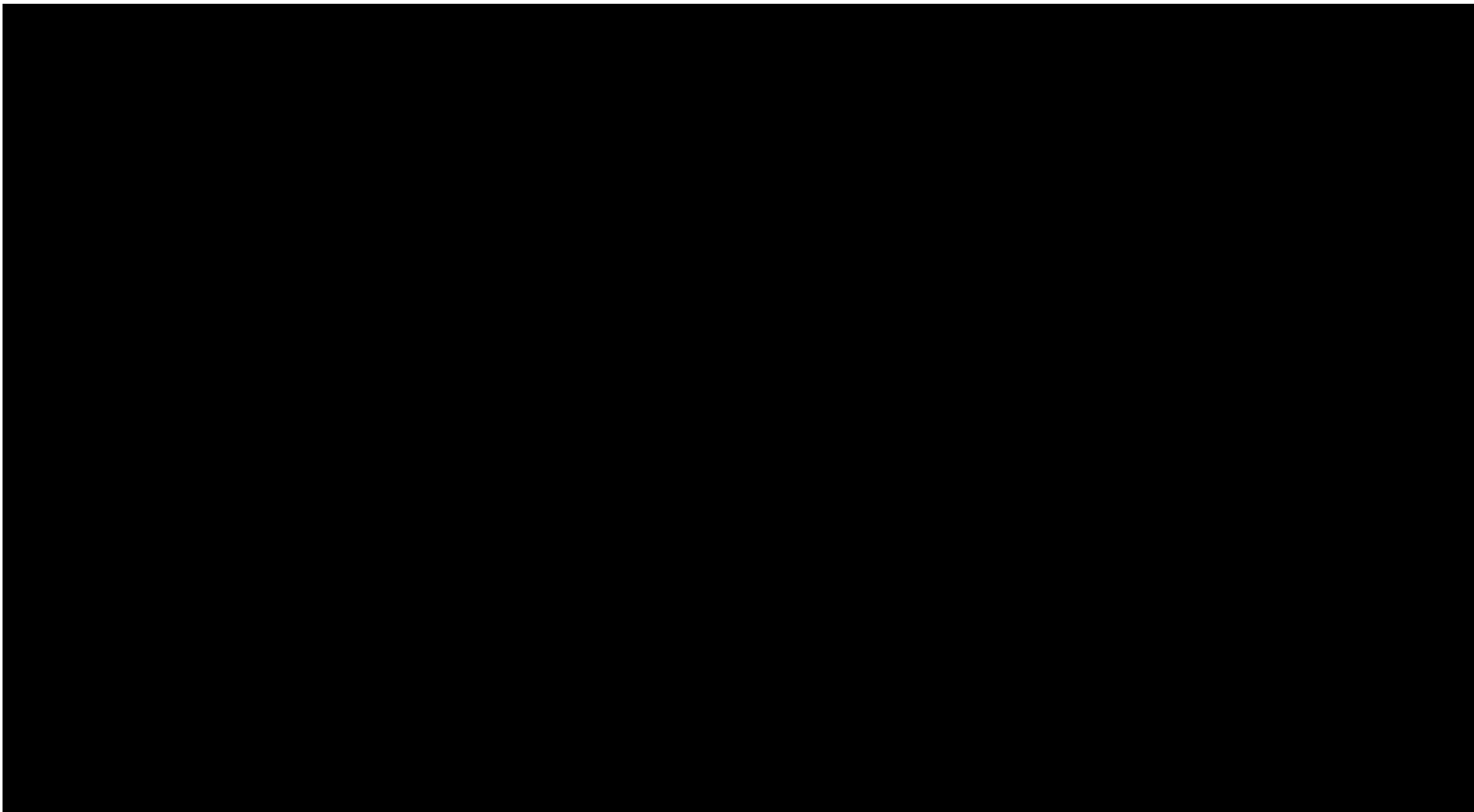
10 BUILDING H ELEVATION - WEST
DP-08 Scale: 1 : 150



9 BUILDING H ELEVATION - SOUTH
DP-08 Scale: 1 : 150



8 BUILDING H ELEVATION - NORTH
DP-08 Scale: 1 : 150

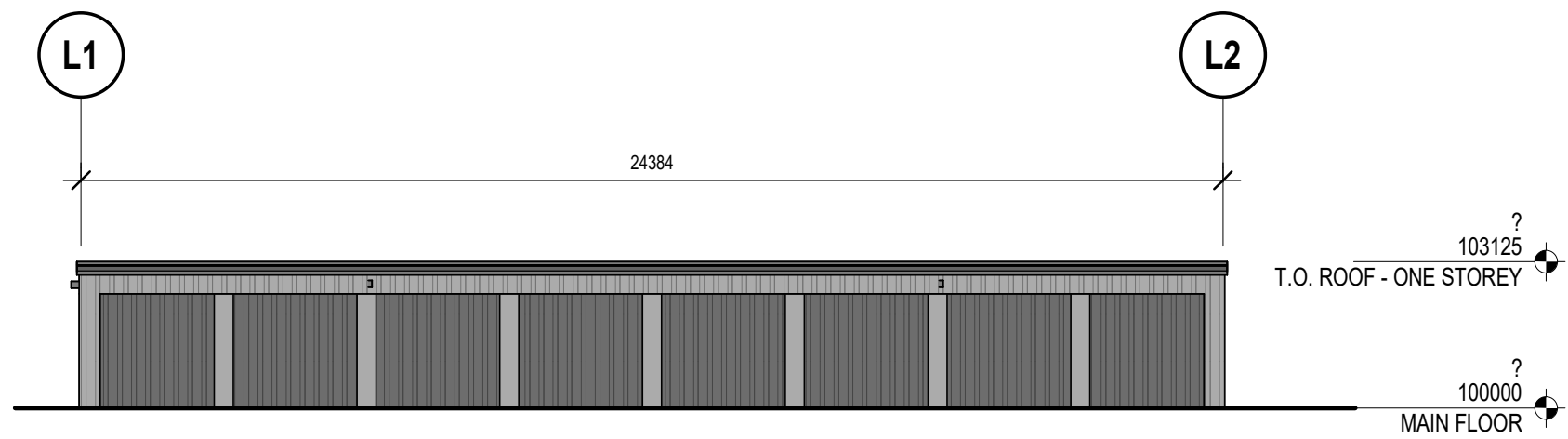


Project Team:
Prime Consultant
GEC ARCHITECTURE
Electrical Consultant
HIDI
Civil Consultant
SEDULOUS ENGINEERING INC.
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NAK DESIGN STRATEGIES

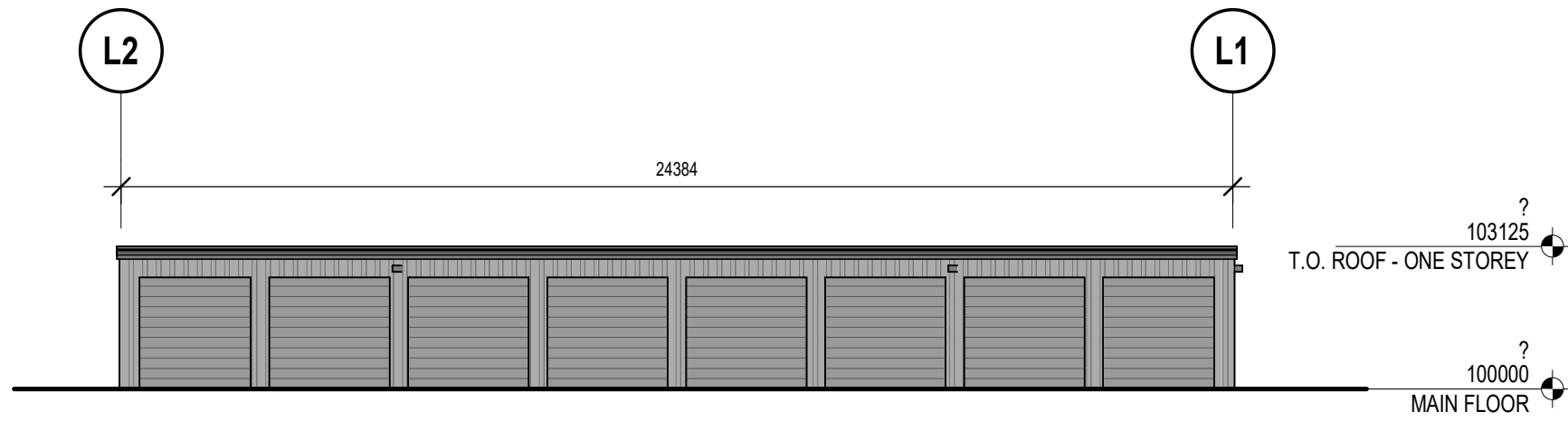
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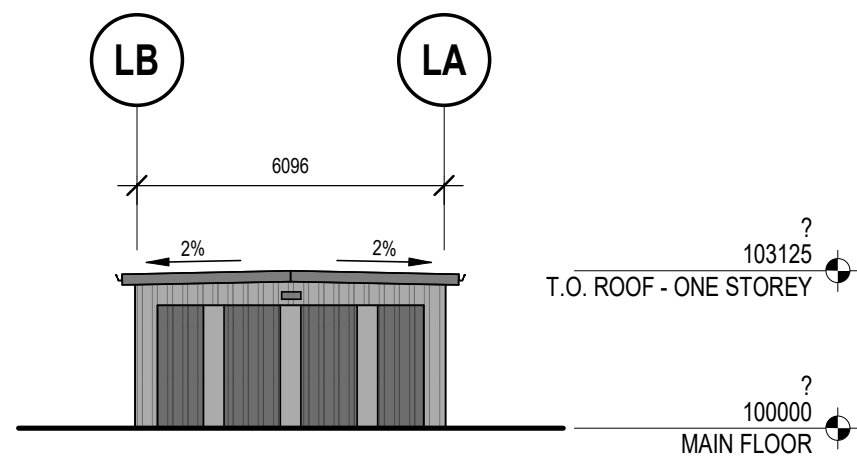
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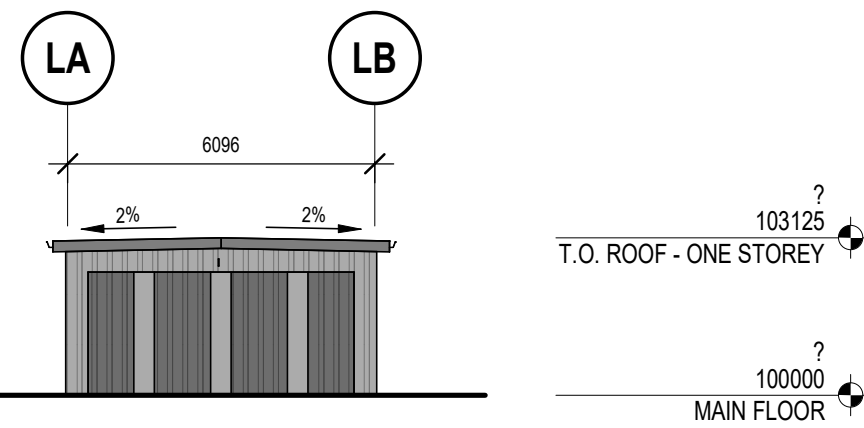
5 BUILDING L ELEVATION - WEST
DP-09 Scale: 1 : 150



2 BUILDING L ELEVATION - EAST
DP-09 Scale: 1 : 150



4 BUILDING L ELEVATION - SOUTH
DP-09 Scale: 1 : 150



3 BUILDING L ELEVATION - NORTH
DP-09 Scale: 1 : 150

EXTERIOR MATERIAL LEGEND

- ALUMINUM COMPOSITE PANEL - CHARCOAL
- PRECAST CONCRETE PANEL - WHITE
- PRECAST CONCRETE PANEL - GREY
- CORRUGATED METAL SIDING - WHITE
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- CORRUGATED METAL SIDING - BERRY

1	DEVELOPMENT PERMIT	2025-09-26
NO.	ISSUED FOR	DATE

Drawing History	
Scale	As indicated
Checked By	Checker

Project

OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - SELF STORAGE

Project Address

Drawing Title

BUILDING L FLOOR PLANS AND
ELEVATIONS

Project Number	Drawing Number
6157	DP-09