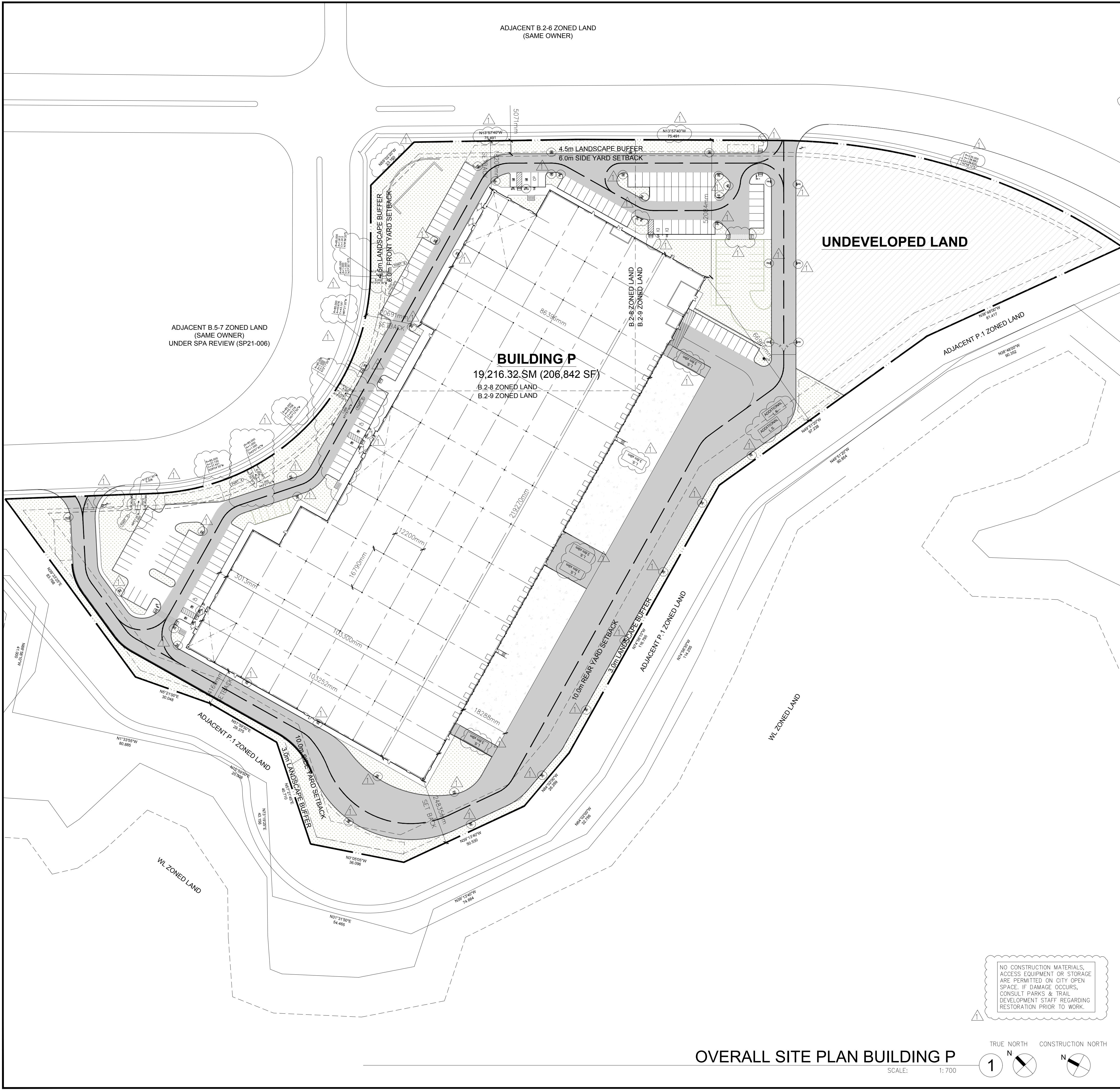
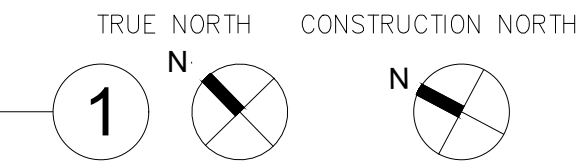


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OVERALL SITE PLAN BUILDING P

SCALE: 1 : 700



NO CONSTRUCTION MATERIALS, ACCESS EQUIPMENT OR STORAGE ARE PERMITTED ON CITY OPEN SPACE. IF DAMAGE OCCURS, CONSULT PARKS & TRAIL DEVELOPMENT STAFF REGARDING RESTORATION PRIOR TO WORK.

ZONING REGULATIONS

ZONING REGULATIONS			
B-2-9 & B-2-8 BYLAW (1995) - 14864		AMENDED BYLAW (2015) - 19981 132-6 B5	
(1) ZONING	REQUIRED	PROVIDED	CONFORMS
(2) MINIMUM LOT FRONTAGE	30.0 M	219.17 M	COMPLIES
(3) MINIMUM FRONT YARD NORTH	6.0 M	20.69 M	COMPLIES
(4) MINIMUM INTERIOR SIDEYARD WEST	10.0 M	14.16 M	COMPLIES
(5) MINIMUM EXTERIOR SIDEYARD EAST	6.0 M	18.2 M	COMPLIES
(6) MINIMUM REARYARD SOUTH	10.0 M	24.83 M	COMPLIES
(7) ACCESSORY USES (OFFICES)	N/A	1085.66sm (5.64%)	N/A
(8) OFF-STREET PARKING	346 SPACES	144 SPACES	DOES NOT COMPLY
(9) OFF-STREET LOADING	5	36	COMPLIES
(10) OUTDOOR STORAGE	PROHIBITED	NONE	COMPLIES
(11) MINIMUM LANDSCAPED AREA	MIN 15% OF LOT AREA	19.38 %	COMPLIES
(12) MINIMUM LANDSCAPED BUFFER AT HANLON CREEK BLVD	6.0 M	6.0 M	COMPLIES
(13) MINIMUM LANDSCAPED BUFFER AT LAIRD ROAD	4.5 M	6.74 M	COMPLIES
(14) MAXIMUM BUILDING HEIGHT	20.0M	15.335 M (36' clear)	COMPLIES
(15) FENCES	3.0 M MAX	2.84m	COMPLIES
(16) GARBAGE, REFUSE STORAGE & COMPOSTERS	PRIVATE GARBAGE COLLECTION - STORED INDOORS	STORED INDOORS TO BE SPECIFIED IN FUTURE BUILDING PERMIT	COMPLIES
(17) MAX. PUBLIC FLOOR SPACES	N/A	N/A	N/A
(18) MIN. BLDG. SIZE REQUIREMENTS	15% LOT AREA	42.57 %	COMPLIES
(19) ACCESSORY BLDG. OF STRUCTURES	N/A	N/A	N/A
(20) HANDICAPPED SPACES	3 TYPE A, 3 TYPE B	3 TYPE A, 3 TYPE B	COMPLIES
(21) BICYCLE PARKING	1% OF 144 = 14	12 SPACES	COMPLIES

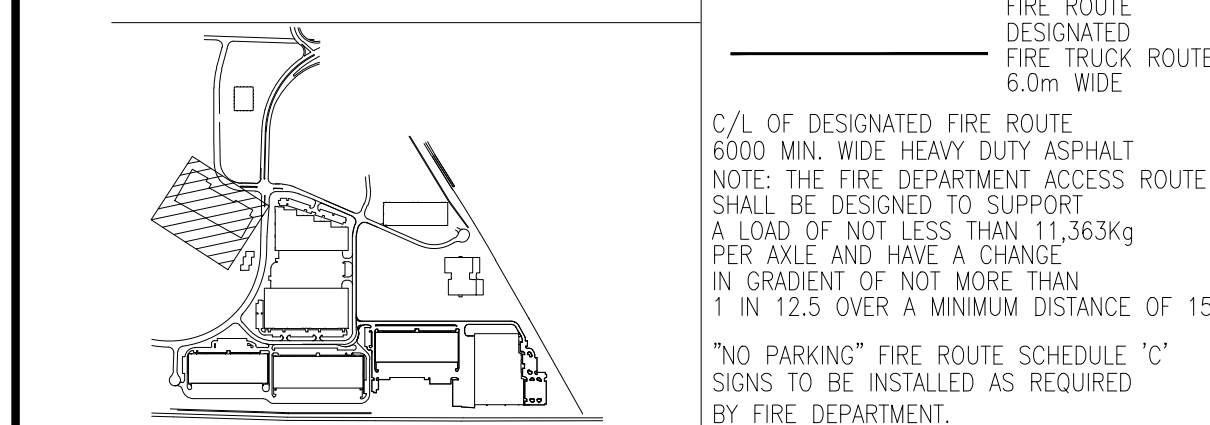
SITE STATISTICS

TOTAL SITE AREA	52,670.87 m ²	13.01 ACRES
LOT AREA	45,355.30 m ²	11.20 ACRES
AREA OF UNDEVELOPED LAND	7,315.57 m ²	1.81 ACRES
BUILDING P (GFA)	19,216.32 m ²	206,842 SF
BUILDING COVERAGE		42.37 %
LANDSCAPE AREA PROPOSED (10% MIN. REQ'D)	8,781.61 m ²	19.36 %
PAVED AREA TOTAL	17,357.37 m ²	38.27 %
TRUCKING / ROADWAYS (HD)	14,603.34 m ²	32.20 %
PARKING (LD)	2,754.03 m ²	6.07 %
PARKING REQUIREMENTS:		
B-2-9 REQUIREMENTS (MULTI-UNIT INDUSTRIAL)	155 SPACES	
1/50SM UP TO 1000SM	AREA OF BUILDING WITHIN ZONE: 14048.8 sm	
1/100SM FROM 1000-5000SM	REQUIRED SPACES: 121	
1/150SM FOR OVER 5000SM		
B-2-8 REQUIREMENTS:		
1.0 PARKING SPACE/23m ²	AREA OF BUILDING WITHIN ZONE: 5167.52 sm	
REQUIRED SPACES: 225		
SNOW STORAGE	841.83 m ²	1.85 %

LEGEND

AREA OF BUILDING WITHIN ZONE: PARKING REQUIREMENTS:	
	ASPHALT PAVING TRUCKING/ROADWAYS (HD)
	NEW LANDSCAPED AREA (HATCHED)
	CROSS WALK
	SITE SIGN
	PRINCIPLE ENTRANCE (PE)
	CARPOOL PARKING SIGN (ON SIGN POST)
	EV-READY PARKING SIGN (ON SIGN POST)
	BARRIER FREE PARKING SIGN
	BARRIER FREE PARKING SIGN WITH VAN TAB
	STOP SIGN
	FIRE ROUTE SIGN (ON SIGN POST)
	NO LEFT TURN SIGN
	BIKE WAYFINDING SIGNAGE
	SIAMESE CONNECTION
	NEW FIRE HYDRANT & VALVE (PRIVATE)
	CATCHBASIN
	MANHOLE
	CATCHBASIN/MANHOLE
	WALL MOUNTED LIGHT FIXTURE
	POLE MOUNTED LIGHT FIXTURE
	LIMITING DISTANCE
	CONCRETE CURB 150mm HIGH

KEY PLAN



INFORMATION FOR THIS SITE PLAN IS TAKEN FROM TOPOGRAPHIC SURVEY SITE O, P, BEING BLOCK 2, REGISTER PLAN 61M-176 REGISTERED PLAN 61R-11782 CITY OF GUELPH - COUNTY OF WELLINGTON

AS PREPARED BY
VAN HARTEN SURVEYING INC.
LAND SURVEYORS AND ENGINEERS
DATE: APRIL 16TH, 2019

423 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3X3

TEL: (519) 821-2763
FAX: (519) 821-2770
PROJECT No. 17414-07-F
www.vanharten.com

LEGAL DESCRIPTION : SITE O, P, BEING BLOCK 2, REGISTERED PLAN 61M-176
THIS PLAN IS APPROVED UNDER SECTION 51 OF PLANNING ACT, R.S.O. 1990, CHAPTER P.13 DATED AT GUELPH THIS 13 DAY OF JAN. 2012

HYDRO EASEMENT PARTS 3-6 PART OF REFERENCED PLAN 61R-11782
DATE: JANUARY 24TH, 2012

SCALE 1 : 500

0 5 10 20 30 40 Metres

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

WORK SITE
A,B,C,D,E,F,G,H,J,K,
L,M,N,O,P,Q,A
* - SETTING OUT DIMENSION

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p 905.760.1221
f 905.246.3344
a business name of WMA Inc.



COOPER CONSTRUCTION LIMITED
2201 Bristol Circle Suite 100 Oakville, Ontario L6M 5S8
T 905.829.0444 F 905.829.0880 W www.coopercon.com



HANLON CREEK
SITE P
30 HANLON CREEK BLVD.
GUELPH, ONTARIO
(SP21-011)

OVERALL SITE PLAN
BUILDING P

DATE	REMARKS
2021-04-21	ISSUED FOR SPA
1	2021-06-02 RE-ISSUED FOR SPA

PA / PM:	E.M.
DRAWN BY:	WM
JOB NO.:	TOR20-0085-00

SHEET
SP-1

LEGEND

- ASPHALT PAVING TRUCKING/ROADWAYS (HD)
- NEW LANDSCAPED AREA (HATCHED)
- CROSS WALK
- SITE SIGN
- PRINCIPLE ENTRANCE (PE)
- CARPOOL PARKING SIGN (ON SIGN POST)
- EV-READY PARKING SIGN (ON SIGN POST)
- BARRIER FREE PARKING SIGN
- BARRIER FREE PARKING SIGN WITH VAN TAB
- STOP SIGN
- FIRE ROUTE SIGN (ON SIGN POST)
- NO LEFT TURN SIGN
- BIKE WAYFINDING SIGNAGE

SIAMESE CONNECTION

NEW FIRE HYDRANT & VALVE (PRIVATE)

CATCHBASIN

MANHOLE

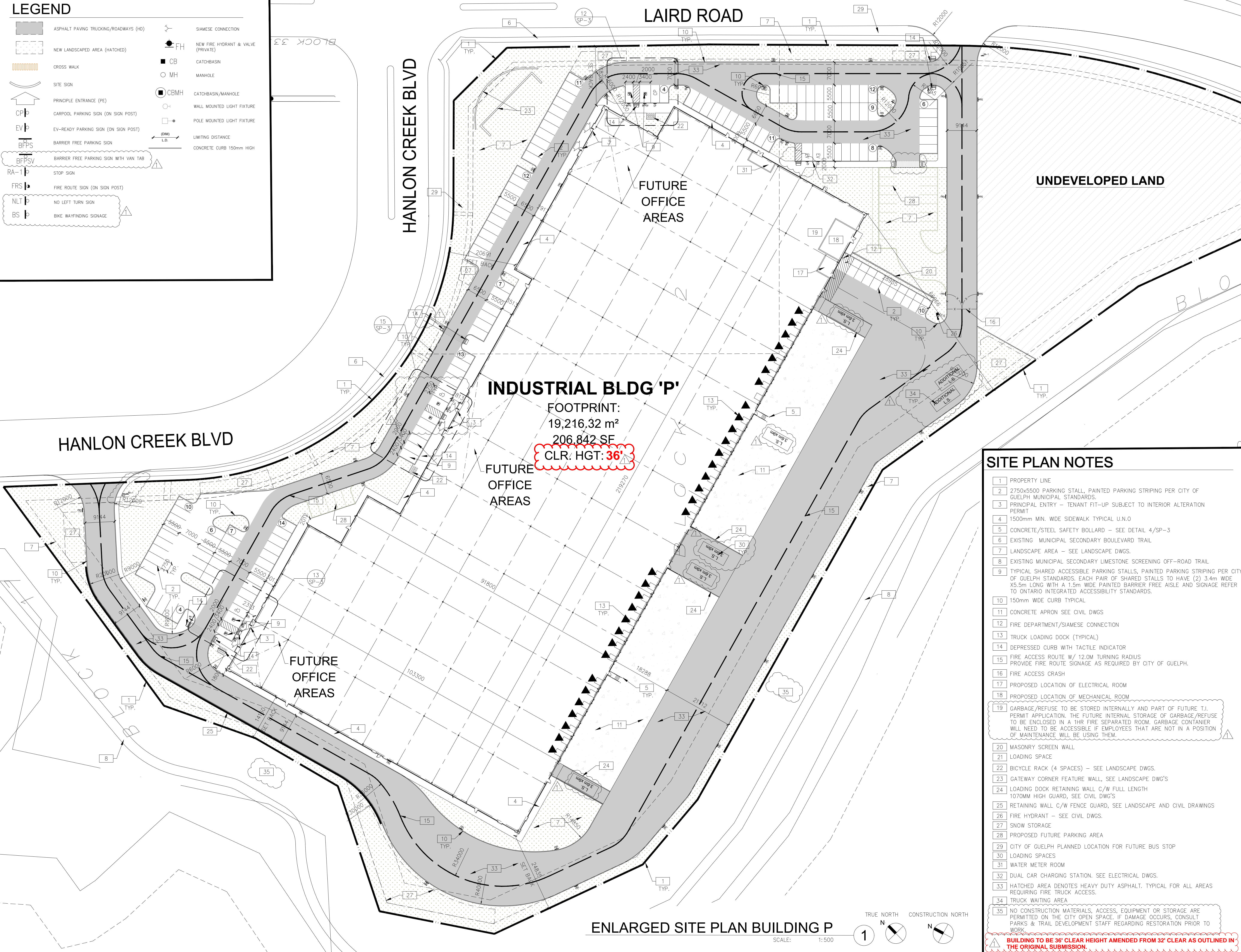
CATCHBASIN/MANHOLE

WALL MOUNTED LIGHT FIXTURE

POLE MOUNTED LIGHT FIXTURE

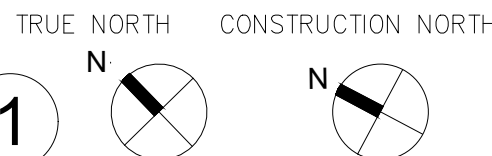
LIMITING DISTANCE

CONCRETE CURB 150mm HIGH



ENLARGED SITE PLAN BUILDING P

SCALE: 1:500



SITE PLAN NOTES

- PROPERTY LINE
- 2750x5500 PARKING STALL, PAINTED PARKING STRIPING PER CITY OF GUELPH MUNICIPAL STANDARDS.
- PRINCIPAL ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- CONCRETE/STEEL SAFETY BOLLARD - SEE DETAIL 4/SP-3
- EXISTING MUNICIPAL SECONDARY BOULEVARD TRAIL
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- EXISTING MUNICIPAL SECONDARY LIMESTONE SCREENING OFF-ROAD TRAIL
- TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY OF GUELPH STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (2) 3.4m WIDE X5.5m LONG WITH A 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 150mm WIDE CURB TYPICAL
- CONCRETE APRON SEE CIVIL DWGS
- FIRE DEPARTMENT/SIAMESE CONNECTION
- TRUCK LOADING DOCK (TYPICAL)
- DEPRESSED CURB WITH TACTILE INDICATOR
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED BY CITY OF GUELPH.
- FIRE ACCESS CRASH
- PROPOSED LOCATION OF ELECTRICAL ROOM
- PROPOSED LOCATION OF MECHANICAL ROOM
- GARBAGE/REFUSE TO BE STORED INTERNALLY AND PART OF FUTURE T.I. PERMIT APPLICATION. THE FUTURE INTERNAL STORAGE OF GARBAGE/REFUSE TO BE ENCLOSED IN A 1HR FIRE SEPARATED ROOM. GARBAGE CONTAINER WILL NEED TO BE ACCESSIBLE IF EMPLOYEES THAT ARE NOT IN A POSITION OF MAINTENANCE WILL BE USING THEM.
- MASONRY SCREEN WALL
- LOADING SPACE
- BICYCLE RACK (4 SPACES) - SEE LANDSCAPE DWGS.
- GATEWAY CORNER FEATURE WALL, SEE LANDSCAPE DWG'S
- LOADING DOCK RETAINING WALL C/W FULL LENGTH 1070MM HIGH GUARD, SEE CIVIL DWG'S
- RETAINING WALL C/W FENCE GUARD, SEE LANDSCAPE AND CIVIL DRAWINGS
- FIRE HYDRANT - SEE CIVIL DWGS.
- SNOW STORAGE
- PROPOSED FUTURE PARKING AREA
- CITY OF GUELPH PLANNED LOCATION FOR FUTURE BUS STOP
- LOADING SPACES
- WATER METER ROOM
- DUAL CAR CHARGING STATION, SEE ELECTRICAL DWGS.
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK ACCESS.
- TRUCK WAITING AREA
- NO CONSTRUCTION MATERIALS, ACCESS, EQUIPMENT OR STORAGE ARE PERMITTED ON THE CITY OPEN SPACE. IF DAMAGE OCCURS, CONSULT PARKS & TRAIL DEVELOPMENT STAFF REGARDING RESTORATION PRIOR TO WORK.

BUILDING TO BE 36' CLEAR HEIGHT AMENDED FROM 32' CLEAR AS OUTLINED IN THE ORIGINAL SUBMISSION

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f 905.248.3344
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HANLON CREEK
SITE P
30 HANLON CREEK BLVD.
GUELPH, ONTARIO
(SP21-011)

ENLARGED SITE PLAN
BUILDING P

DATE	REMARKS
2021-04-21	ISSUED FOR SPA
2021-06-02	RE-ISSUED FOR SPA
1	

PA / PM: E.M.

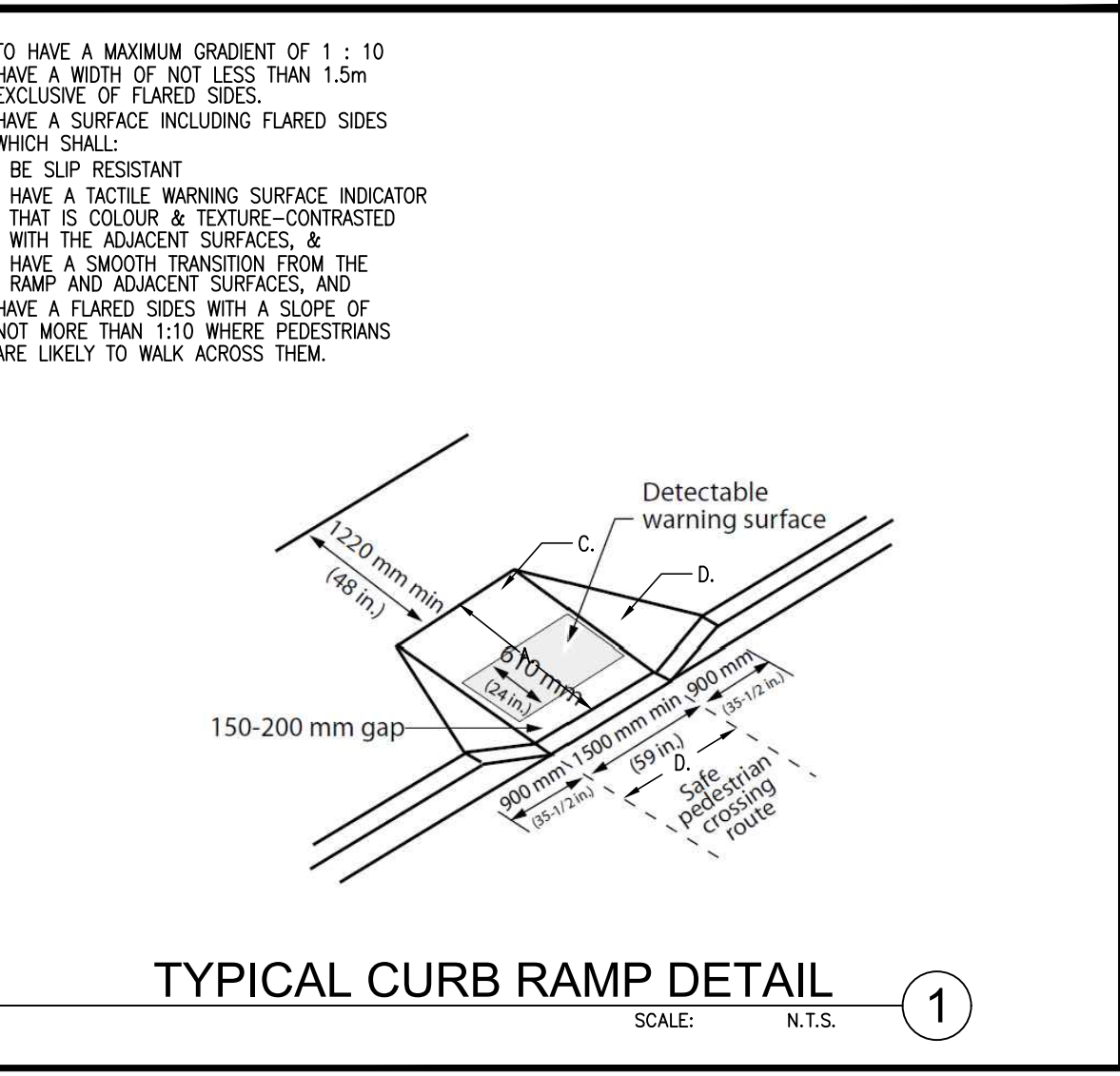
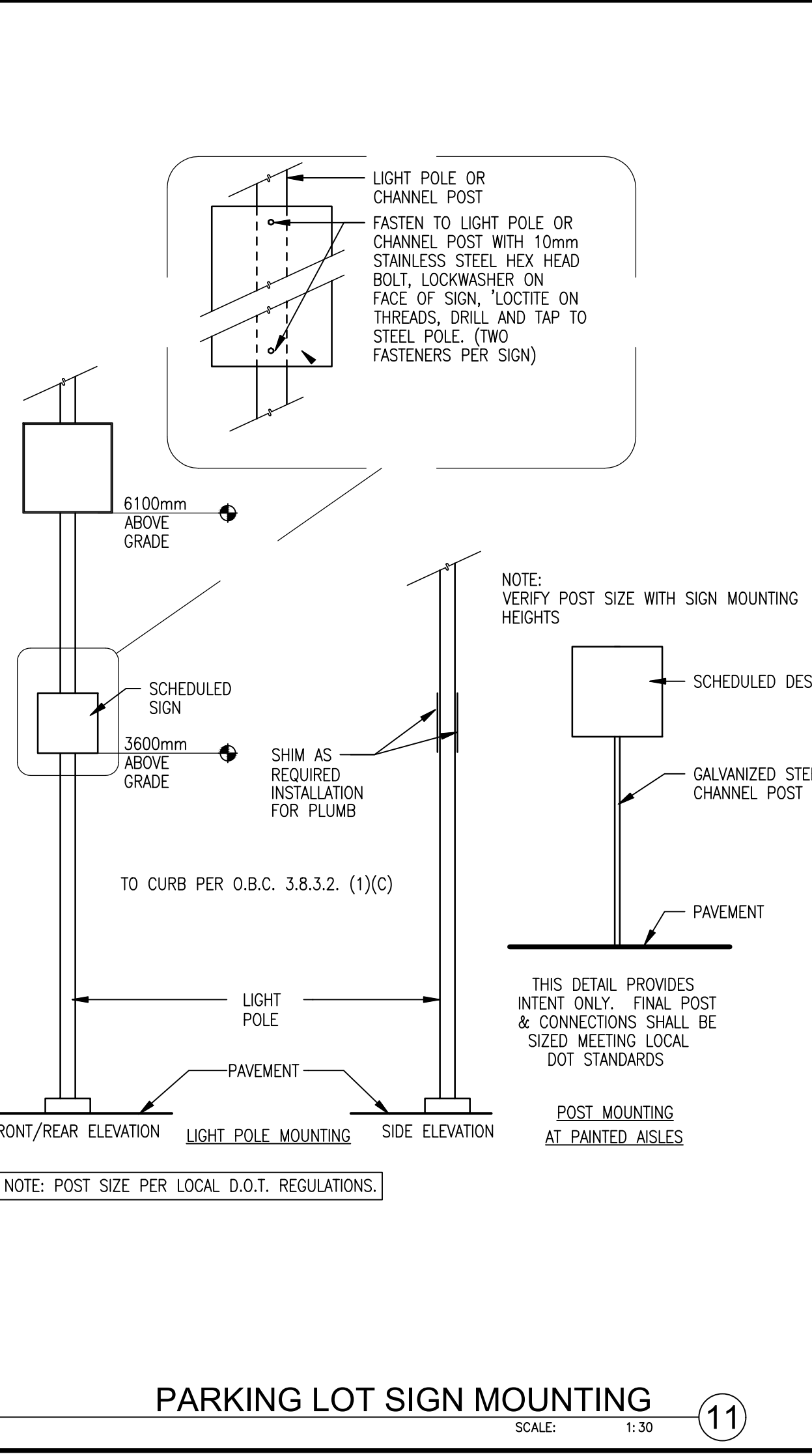
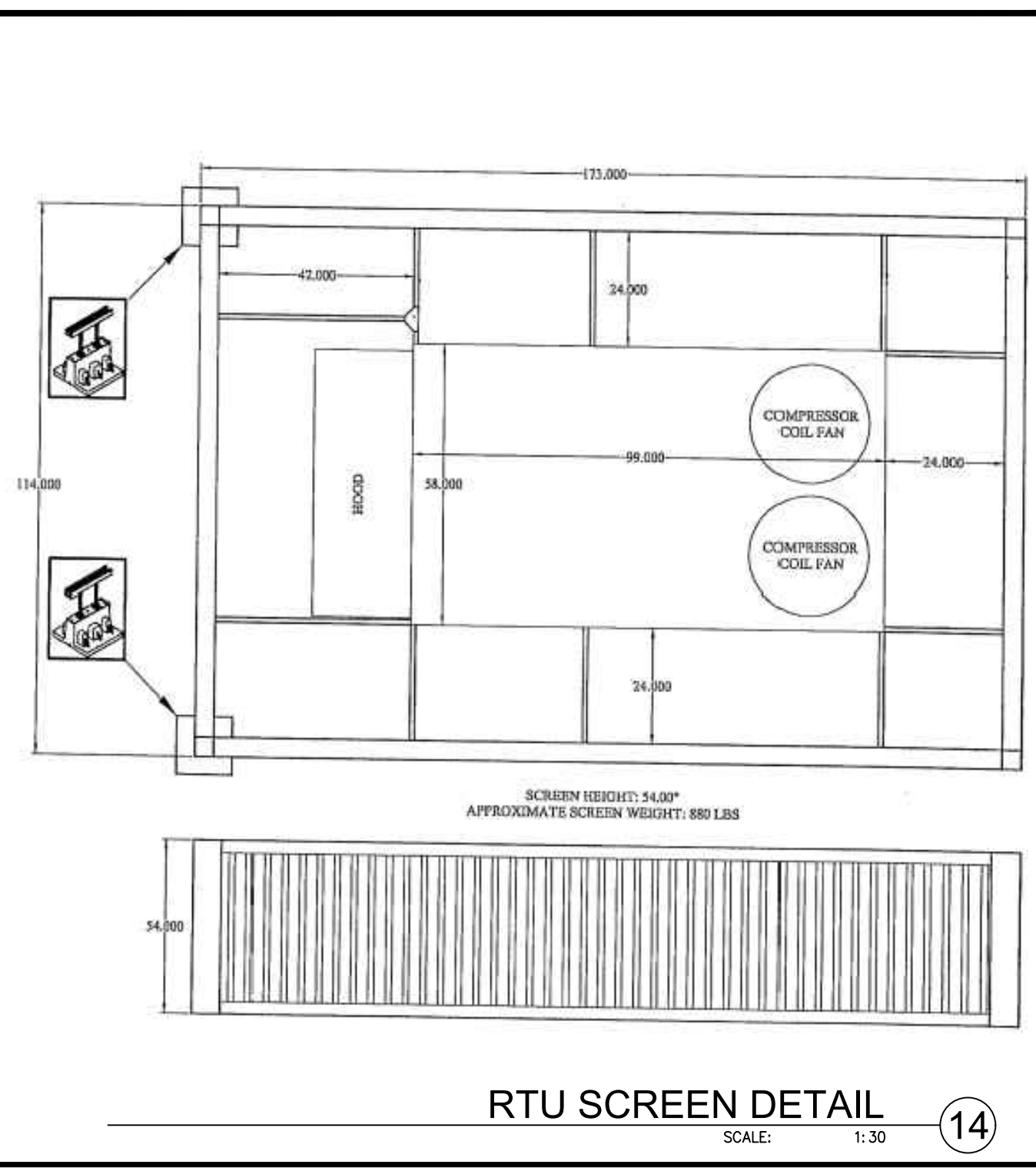
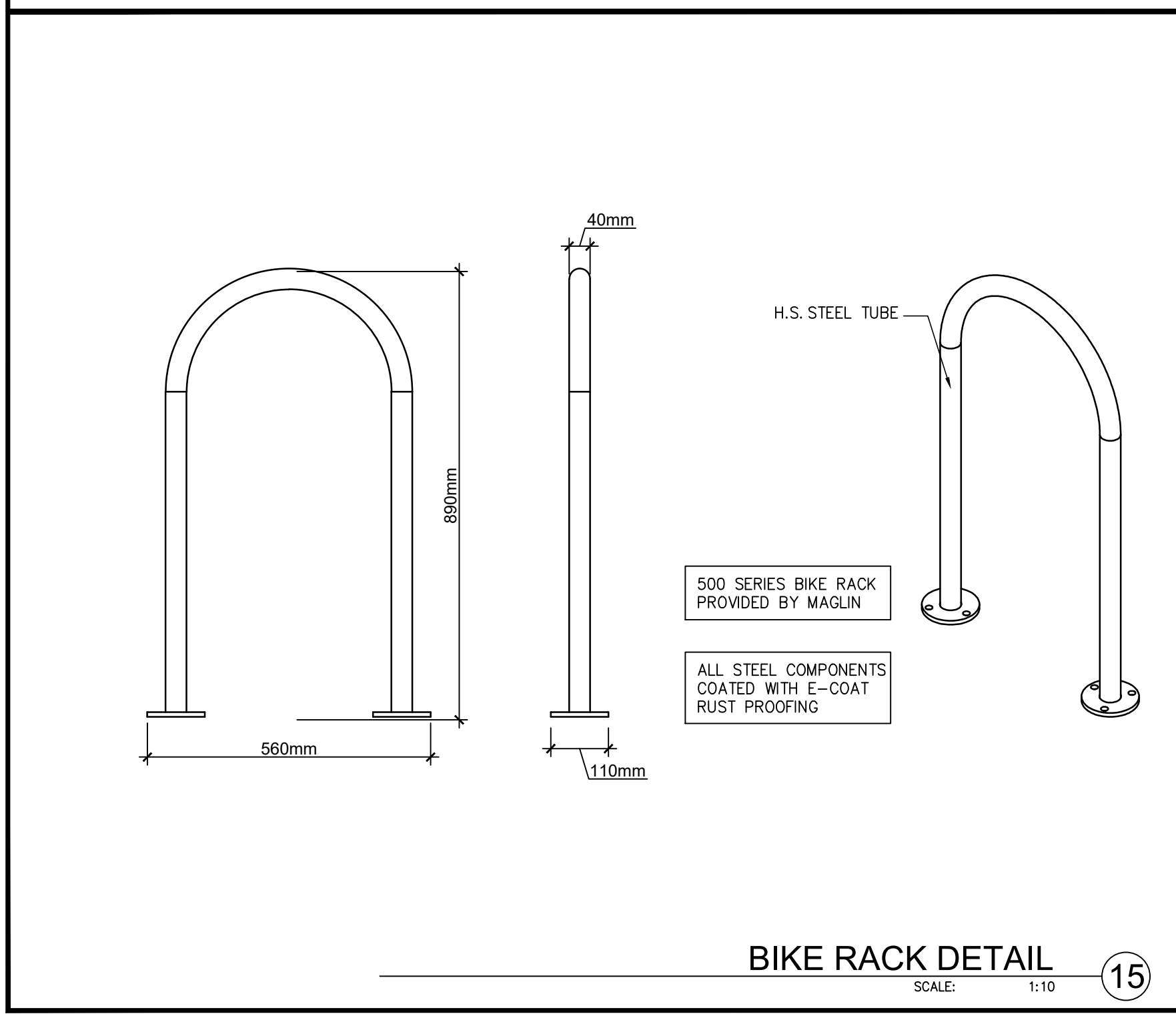
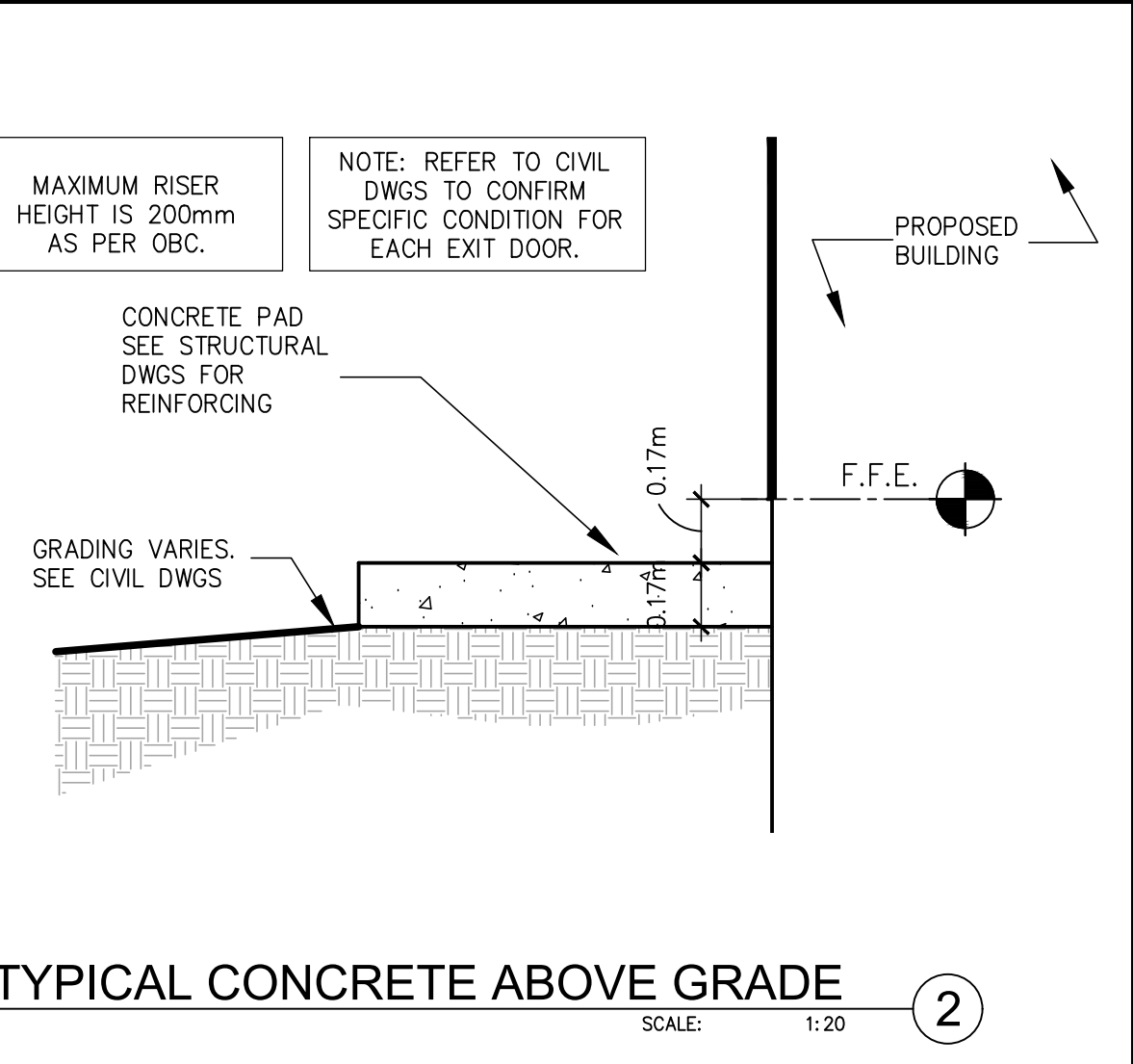
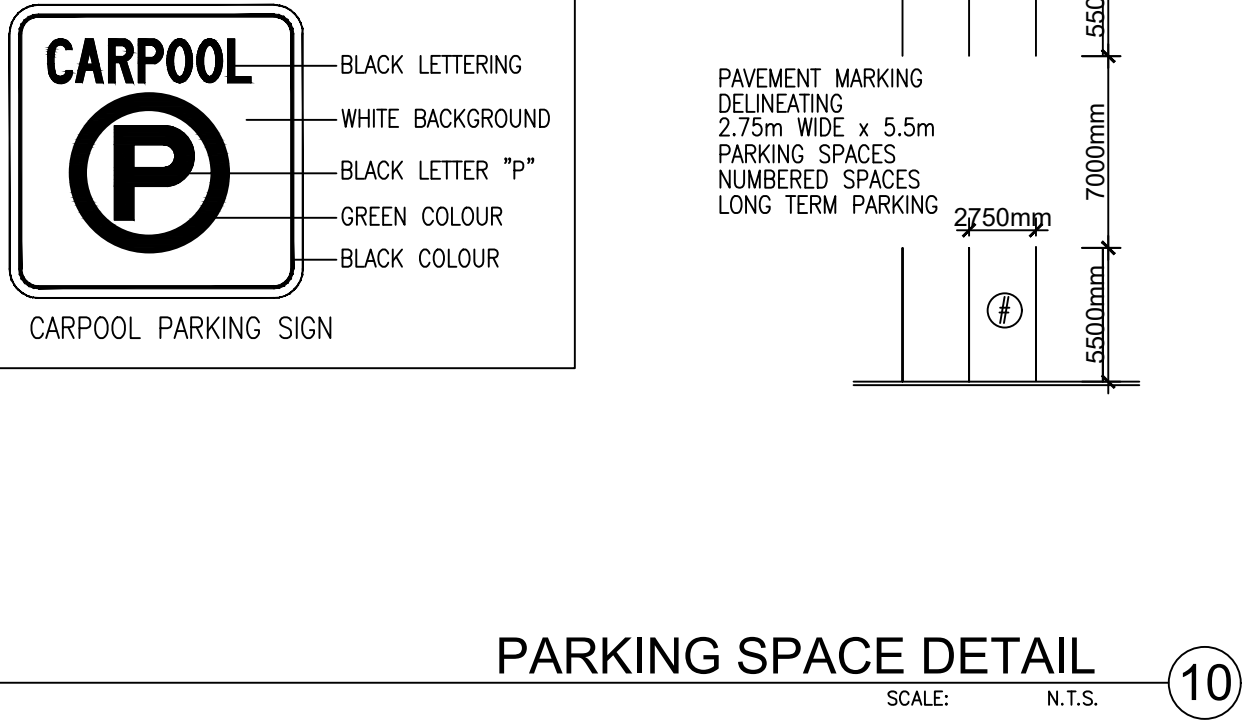
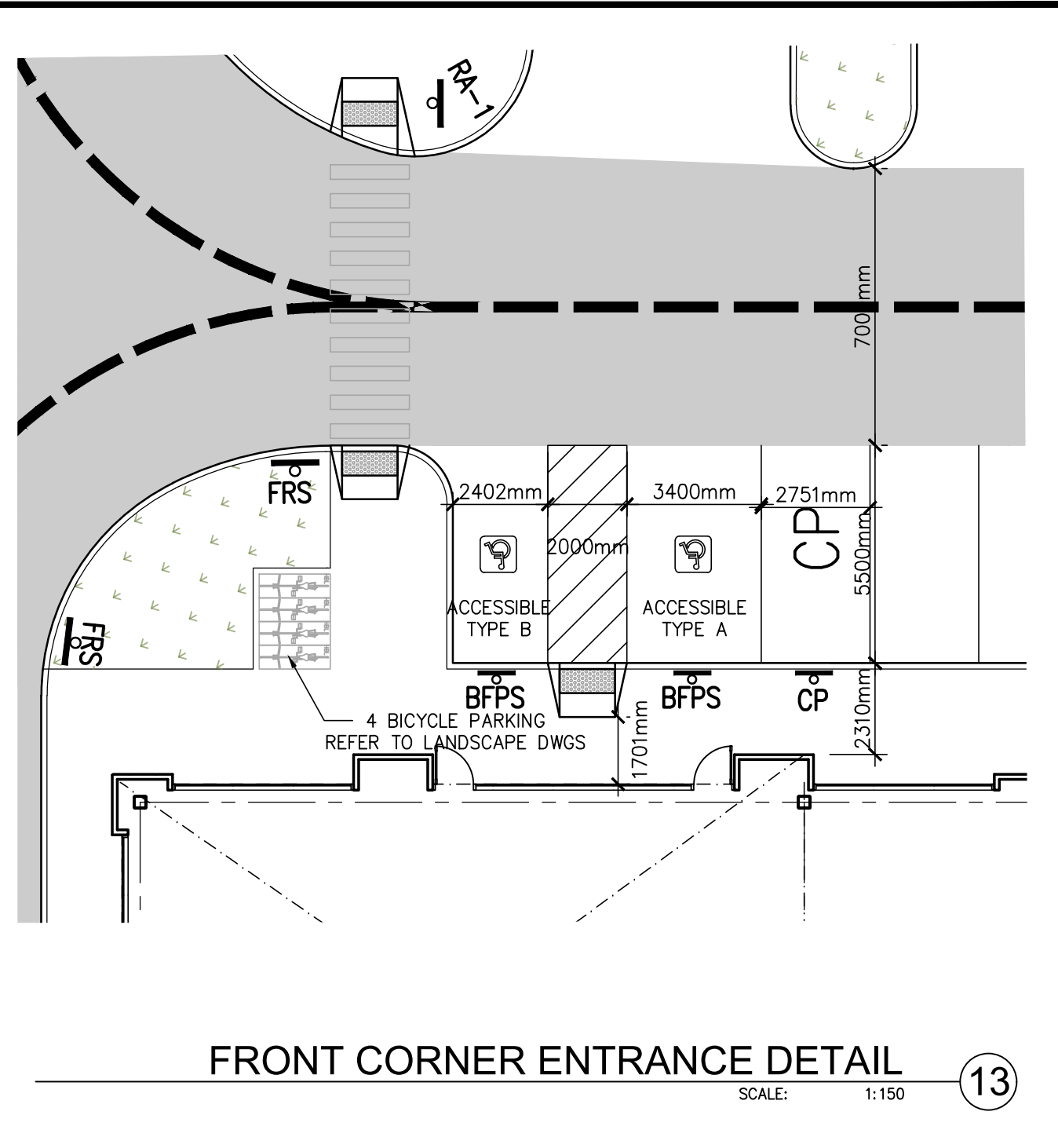
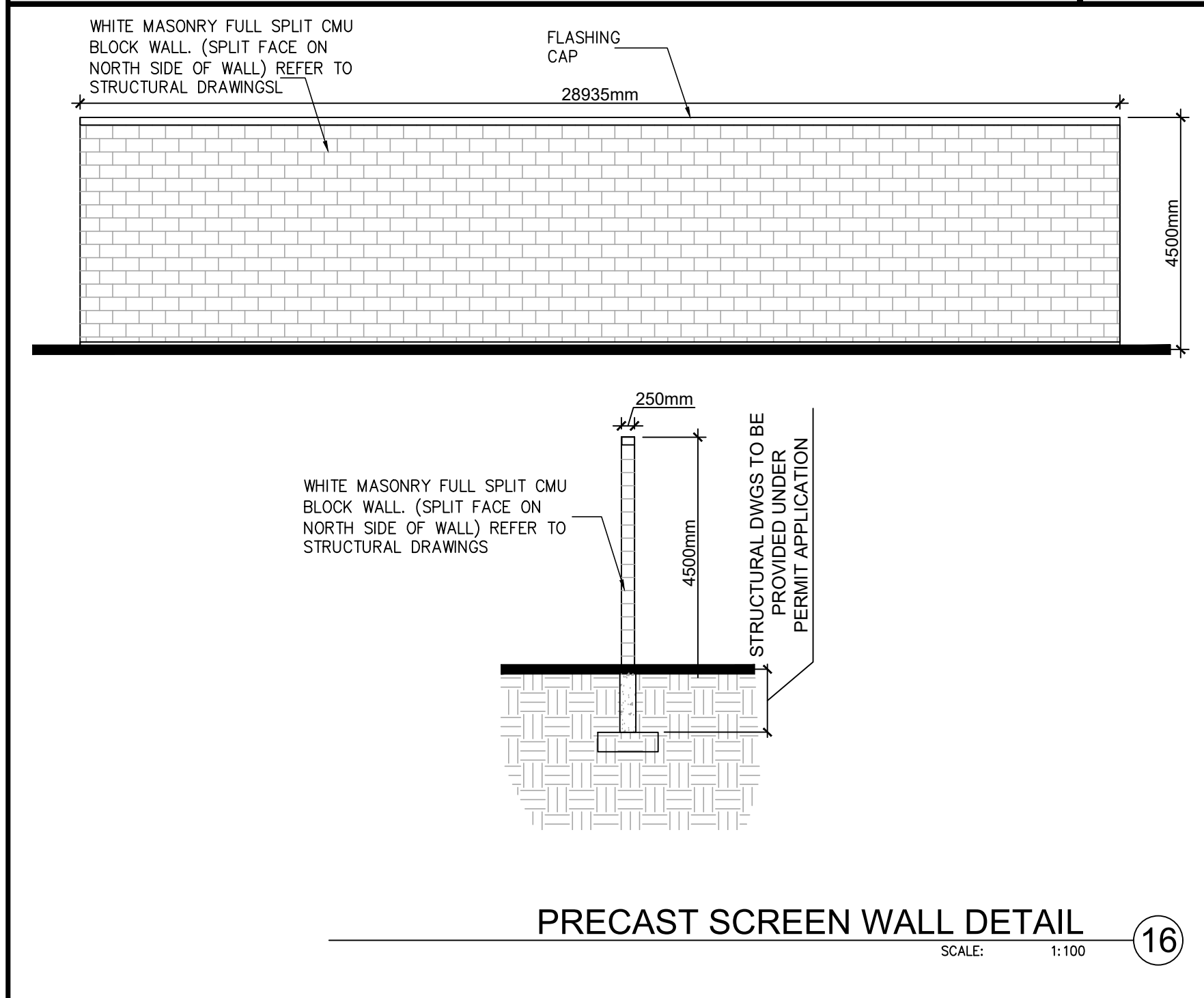
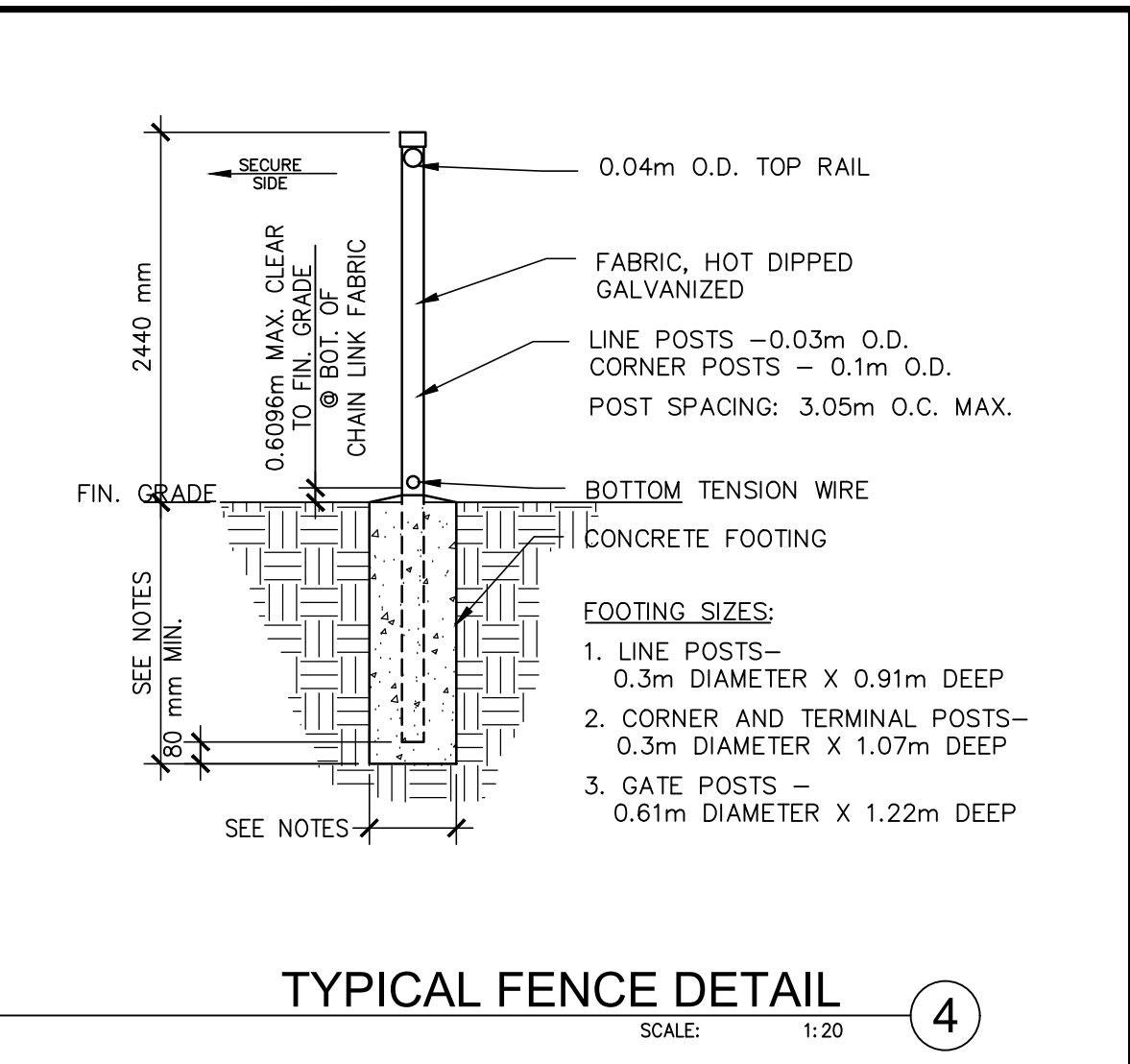
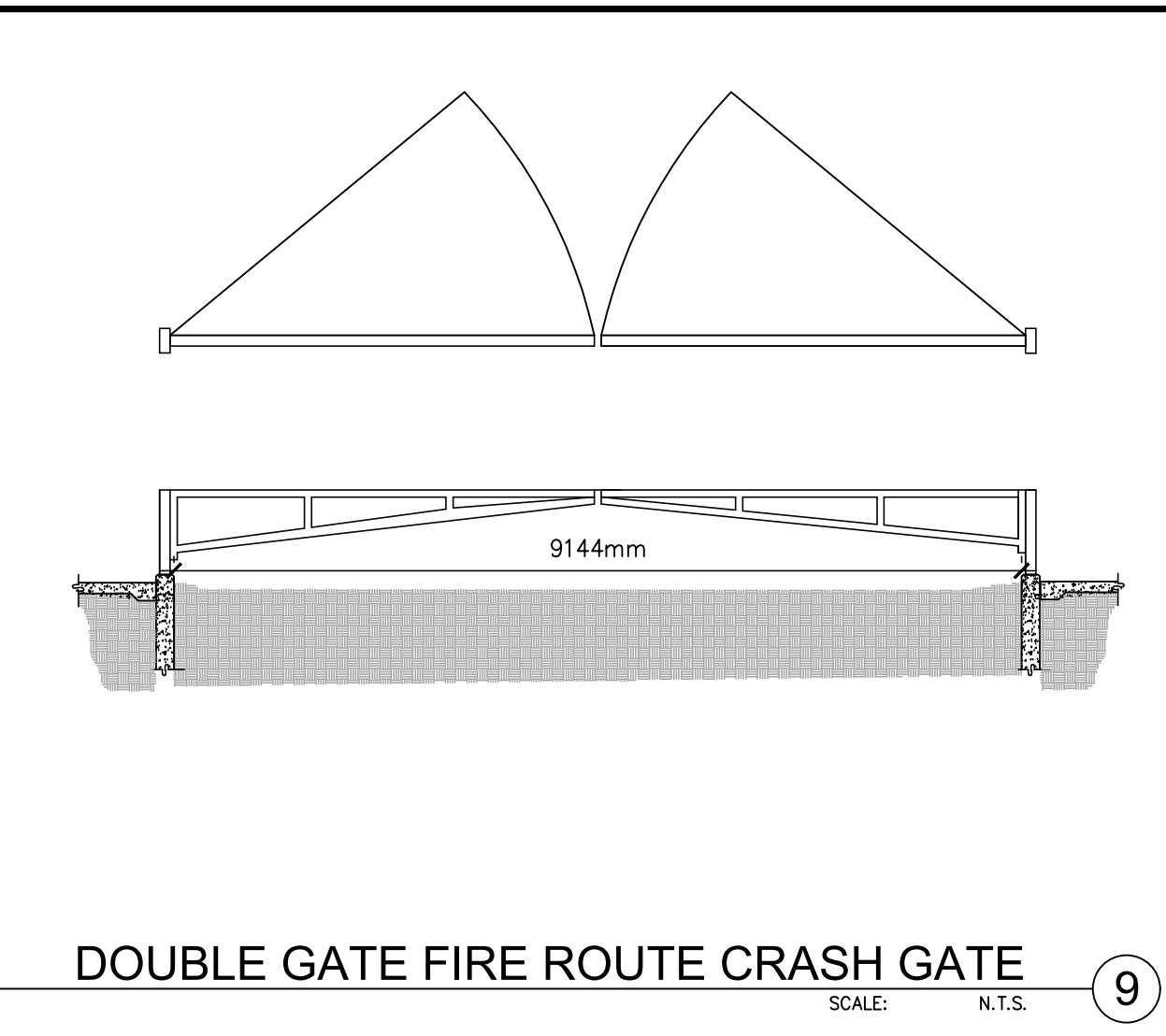
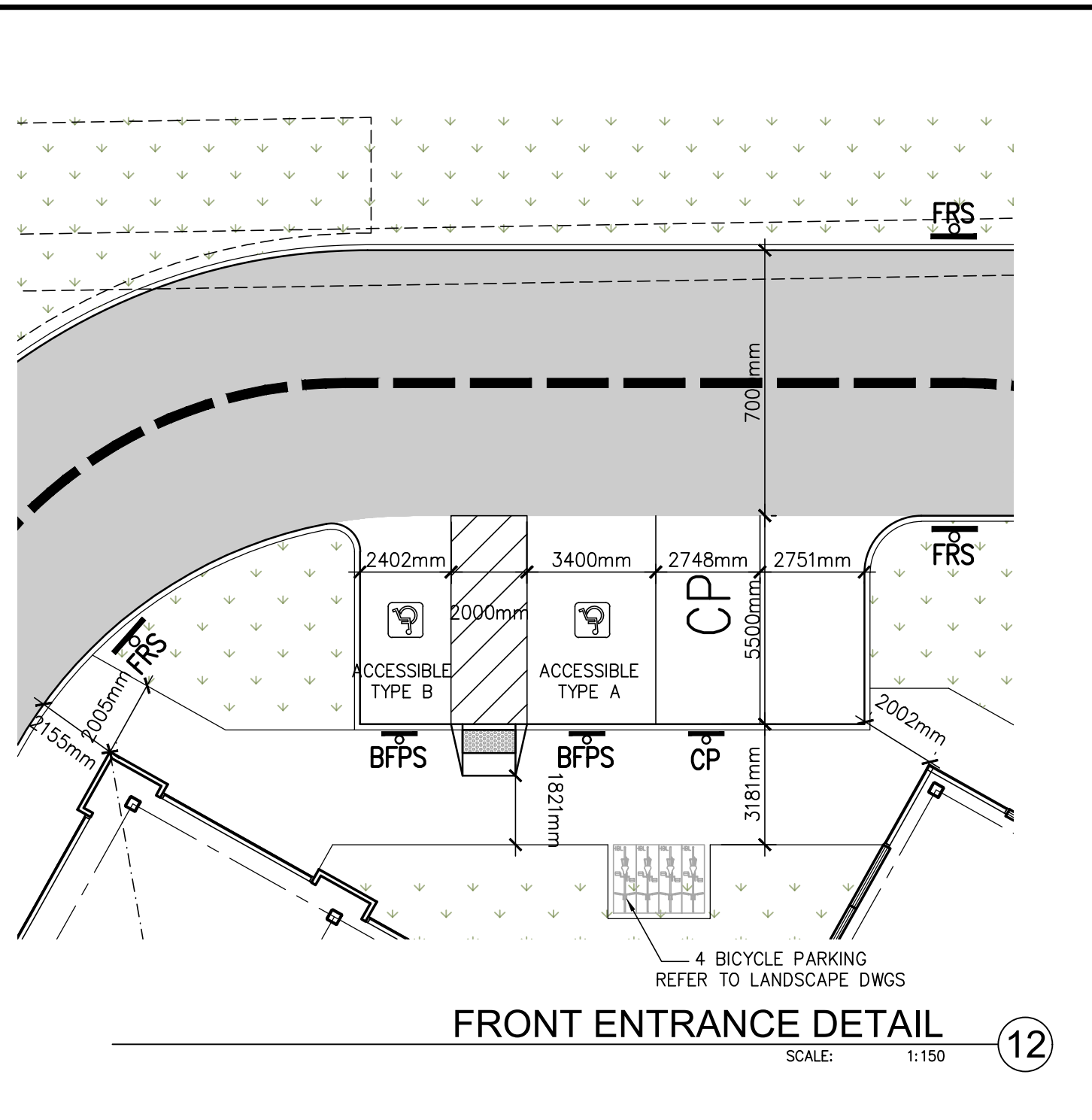
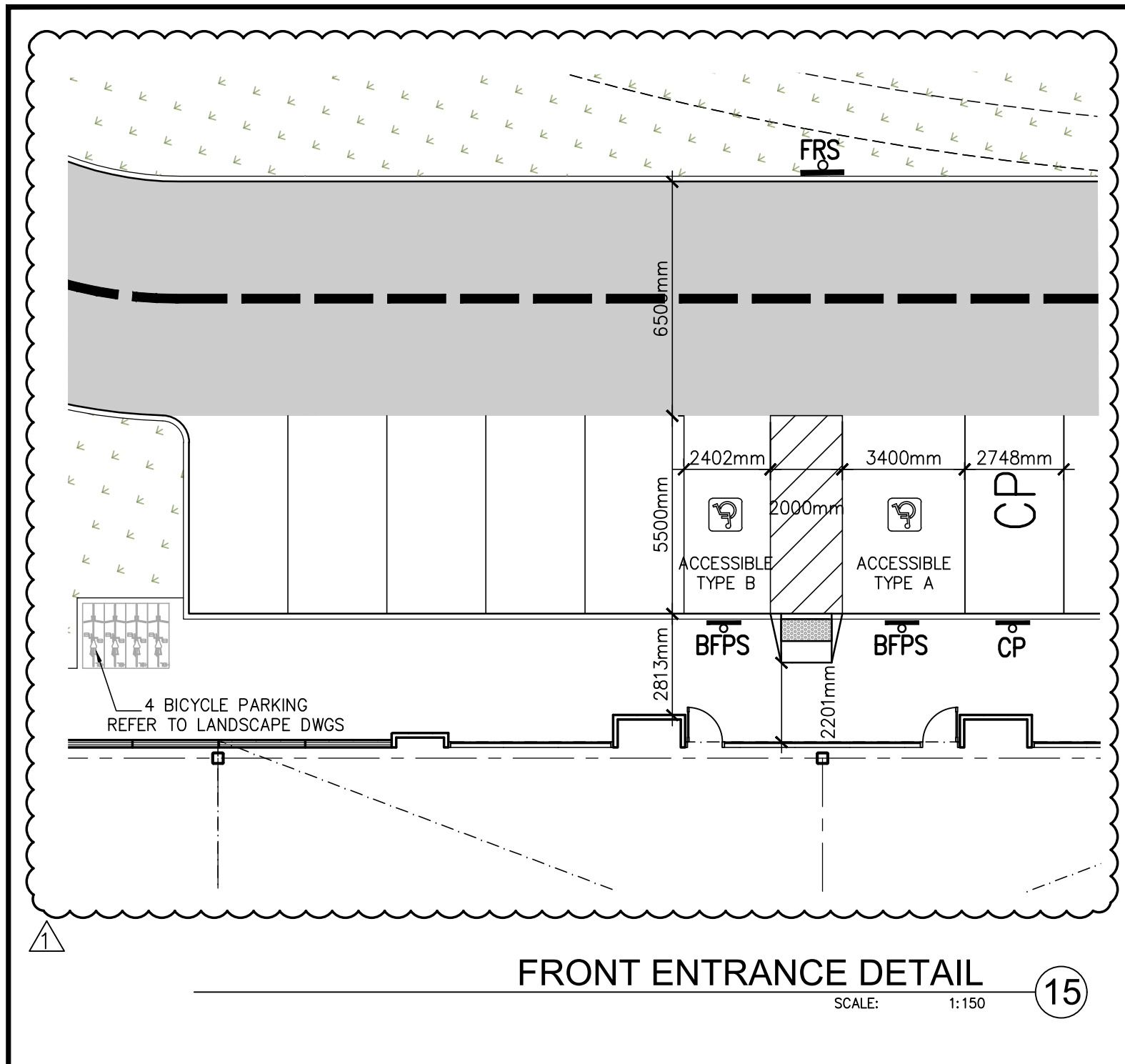
DRAWN BY: WM

JOB NO.: TOR20-0085-00

SHEET

SP-2

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**ONTARIO ASSOCIATION
OF ARCHITECTS**
ANA CATALINA ROCHA
LICENCE 7268

**HANLON CREEK
SITE P**
30 HANLON CREEK BLVD.
GUELPH, ONTARIO
(SP21-011)

SITE DETAILS

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1	

PA / PM: E.M.
DRAWN BY: WM
JOB NO.: TOR20-0085-00

SHEET
SP-03