

Zone: R.4B-20			
Regulations	Required	Provided	Conforms?
Permitted Uses	Apartment Building; Accessory Uses in accordance with Section 4.23; Home Occupation in accordance with Section 4.19	Apartment Building; Accessory Uses in accordance with Section 4.23; Home Occupation in accordance with Section 4.19	Yes
Minimum Lot Area	650m ²	33,204.50m ²	Yes
Minimum Lot Frontage	13.0m	108.1m	Yes
Maximum Density	175 units/ha	158 units/ha (524 units)	Yes
Minimum Front Yard (Gordon Street)	6.0m	7.9m (Bldg. 1 underground parking) 15.0m - 11 Storey (Bldg. 1) 19.4m - 13 Storey (Bldg. 1) 25.7m - 14 Storey (Bldg. 1) 2.1m (Bldg. 5)	Yes
Minimum Side Yard - North Lot Line	12.0m	12.7m (Bldg. 1 & 2 podium) 15.7m (Bldg. 1) 15.7m (Bldg. 2) 14.0m (Bldg. 3/4)	Yes
Minimum Side Yard - East Lot Line with Landscape Buffer	39.0m	17.2m (Bldg. 3/4 underground parking) 39.0m (Bldg. 3/4) 44.0m - 8 Storey (Bldg. 3/4)	Yes
Minimum Side Yard - South Lot Line	3.0m	1.3m (Bldg. 3/4 underground parking) 3.2m (Bldg. 3/4)	Yes
Maximum Building Height	14 storeys or maximum 50.0m	50m - 14 Storey (Bldg. 1) 50m - 14 Storey (Bldg. 2) 30m - 8 Storey (Bldg. 3/4) 12m - 2 Storey (Bldg. 5)	Yes
Minimum distance between buildings	The distance between the face of one Building and the face of another Building either of which contains windows of Habitable Rooms, shall be one-half the total height of the two Buildings; and in no case less than 15 metres. The distance between the faces of any two Buildings with no windows to Habitable Rooms shall be a minimum of 15 metres. Minimum separation over 9 storeys of 35m	35.0m (Bldg 1 - 2) 15.0m (Bldg 2 - 3/4) 15.0m (Bldg 1 - 5) 15.0m (Bldg 3/4 - 5)	Yes
Minimum Common Amenity Area	An amount not less than 20 m ² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m ² of common amenity area shall be provided and aggregated into areas of not less than 50 m ² . (Min. of 10,000 m ² required)	18601.3m ² (56.05%) - excluding Building 5	Yes
Minimum Landscape Open Space (% of Lot Area)	20% of the lot area for building heights from 1-4 storeys and 40% of the lot area for buildings from 5-10 storeys	51.8% (17224.4m ²)	Yes
Buffer Strip	Where an R-4 zone abuts any other residential zone, institutional, park, wellhead or urban reserve zone a buffer strip shall be developed	buffer strip to be provided along rear property line (northeast) to the R.3 zone on the field's property; buffer strip shall be developed	Yes
Fences	In accordance with Section 4.20	In accordance with Section 4.20	Yes
Off-Street Parking	In accordance with Section 4.13 663 Residential Spaces required 23 Non-Residential Spaces required 69% Total Parking spaces required	778 Residential Spaces (Underground) 29 Residential Spaces (Surface) 10 Non-Residential Spaces (Underground) 29 Non-Residential Spaces (Surface) 846 Total Parking Spaces	Yes
Barrier Free Parking	In accordance with 2015 Facility Accessibility Design Manual Section 4.3.12 16 Barrier free Spaces required	28 Barrier Free Space provided (7 surface, 21 underground)	Yes
Visitor Parking	In accordance with Section 4.13 133 Visitor Spaces required	49 Visitor Spaces (Surface) 109 Visitor Spaces (Underground) = 158 Total Visitor Spaces	Yes
Bicycle Parking	In accordance with Schedule "B" Planning Design Criteria of the Site Plan Approval Procedures and Guidelines 579 Spaces required (1.8m x 0.6m)	579 Spaces provided (54 surface, 525 within underground parking area)	Yes
Accessory Building or structures	In accordance with Section 4.5	In accordance with Section 4.5	Yes
Garbage, Refuse Storage and Composting	In accordance with Section 4.9	In accordance with Section 4.9	Yes
Floor Space Index	2.0	1.5	Yes
Angular Plane	51 degrees - Gordon St. CL 53 degrees - Hawkins Dr Side Lot Line	50.90 degrees 52.93 degrees	Yes

Part Lot 11, Concession 8, formerly Township of Puslinch, designated as Parts 1, 2, 3 and 6, Reference Plan 61R-20131, save and except Part 1, Reference Plan 61R-21316; City of Guelph

OWNER INFORMATION:

THE TRICAR GROUP - REAL ESTATE DEVELOPMENT - PROPERTY MANAGEMENT
3800 COLONEL TALBOT ROAD, LONDON, ONTARIO, N6P 1H5
PHONE: (519) 652-8900 FAX: (519) 652-8905
EMAIL: ttg@tricar.com

NOTES:

- ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
- ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
- ALL SNOW STORAGE SHALL BE STORED ON-SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
- GARBAGE IS TO BE STORED INTERNALLY AND BROUGHT TO LOADING ZONE FOR PUBLIC PICK-UP.
- POTENTIAL FOR FUTURE ROAD CONNECTION TO THE SOUTH
- TOTAL 29 VISITOR PARKING STALLS AT SURFACE
TOTAL 29 COMMERCIAL PARKING STALLS AT SURFACE
- LAYBY PARKING PROGRAM IS 15 MINUTES IN DURATION.

PARKING CALCULATION (REQUIRED)

RESIDENTIAL APARTMENT PARKING:
1.5 SPACES PER UNIT FIRST 20 UNITS, 1.25 SPACES PER UNIT AFTER 20 UNITS
(1.5 SPACES X 20 UNITS) + (1.25 SPACES X 506 UNITS) = 663 SPACES

NON RESIDENTIAL PARKING:
1 SPACES PER 45.0M² GROSS FLOOR AREA
(1,476M² / 45.0M²) X 1 SPACE = 33 SPACES

BARRIER FREE PARKING:
651-700 SPACES REQUIRED
TOTAL BARRIER FREE PARKING = 16 SPACES (8 TYPE 'A', 8 TYPE 'B')

VISITOR PARKING:
20.0% OF THE CALCULATED TOTAL REQUIRED PARKING
663 SPACES X 20.0% = 133 SPACE

BICYCLE PARKING:
1 SPACES PER UNIT PLUS 2 SPACES PER 20 UNITS
1 SPACE X 526 UNITS = 526 SPACE
(526 UNITS/20 UNITS) X 2 SPACES = 53 SPACES
TOTAL BICYCLE PARKING = 579 SPACES

NOTES:

- ALL ACCESSIBLE ROUTES MUST INCLUDE FLAT TRANSITION CURBS (NOT ROLLED CURBS)
- REFER TO SECTION 4.1.10 OF THE FADM FOR CURB RAMP DETAILS. TWSI SHALL BE SETBACK 150-200MM FROM THE BACK OF THE CURB EDGE.

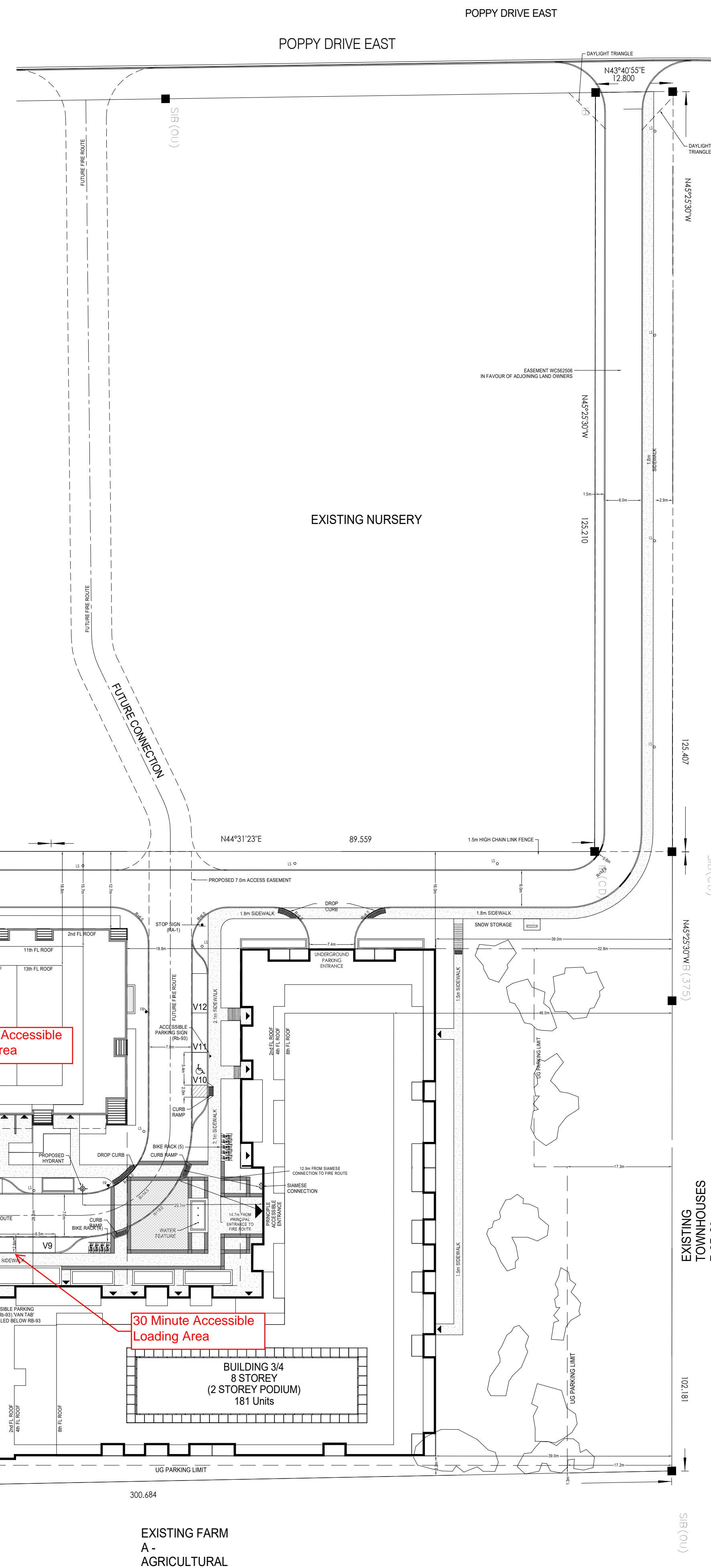
APPROVED AS AMENDED IN RED



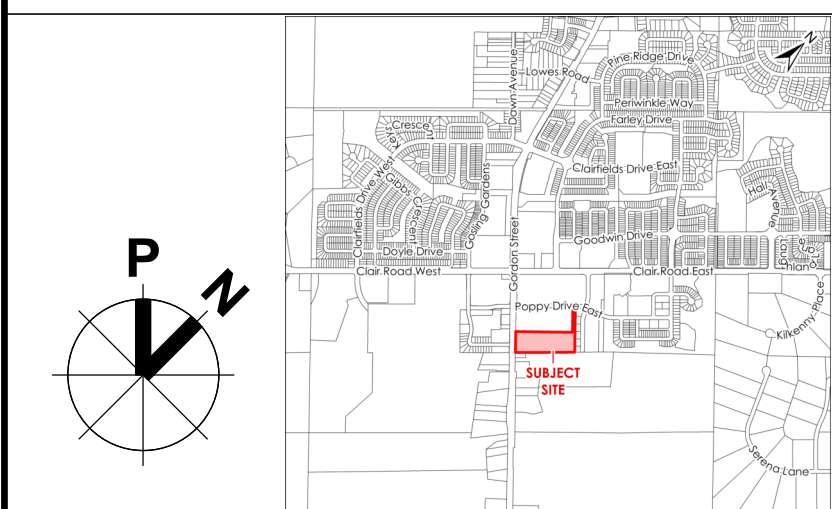
APPROVED FOR DEVELOPMENT
Subject to revisions and conditions indicated hereon
in accordance with Section 41 of the Planning Act,
R.S.O. 1990 c. P.13 as amended

KW May 31, 2021
General Manager, Planning & Building Services Date

C3-4
EXISTING NURSERY



Kasian Architecture
Ontario Incorporated
85 Hanna Avenue, Suite 300
Toronto, ON Canada M8K 3S3
T 416 583 3800 F 416 583 3810
www.kasian.com



REV	DATE	DESCRIPTION	BY	CHKD
13	2021-05-07	ISSUED FOR SPA RESUBMISSION		
12	2021-03-17	ISSUED FOR SPA RESUBMISSION		
11	2021-02-06	ISSUED FOR SPA RESUBMISSION		
10	2020-11-13	ISSUED FOR SPA RESUBMISSION		
9	2020-09-08	ISSUED FOR SPA RESUBMISSION		
8	2020-08-21	ISSUED FOR SPA RESUBMISSION		
7	2020-06-09	ISSUED FOR SPA RESUBMISSION		
6	2018-12-19	ISSUED FOR SPA RESUBMISSION		
5	2018-09-19	ISSUED FOR SPA RESUBMISSION		
4	2018-08-07	ISSUED FOR SPA RESUBMISSION		
3	2018-06-15	ISSUED FOR SPA RESUBMISSION		
2	2018-04-16	ISSUED FOR SPA RESUBMISSION		
1	2017-09-18	SITE PLAN APPLICATION		
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

CONSULTANT

PERMIT STAMP



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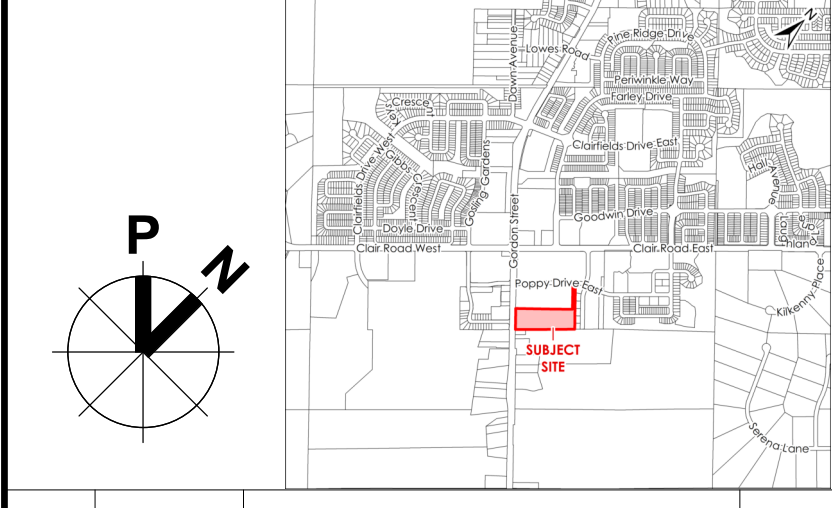
PROJECT

SP20-015- 1888 Gordon Street
Guelph, Ontario

DRAWING TITLE
SITE PLAN

DRAWING ISSUE
ISSUED FOR SPA RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	AUTHOR
180271	2021-05-07	REVIEWED	CHECKER
DRAWING NO.	SCALE	REVISION	REVISION
SP-01	As indicated		13



REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
13	2021-05-07	ISSUED FOR SPA RESUBMISSION	
12	2021-03-17	ISSUED FOR SPA RESUBMISSION	
11	2021-02-05	ISSUED FOR SPA RESUBMISSION	
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8	2020-08-21	ISSUED FOR SPA RESUBMISSION	
7	2020-06-09	ISSUED FOR SPA RESUBMISSION	
6	2018-12-19	ISSUED FOR SPA RESUBMISSION	
5	2018-09-19	ISSUED FOR SPA RE-SUBMISSION	
4	2018-08-07	ISSUED FOR SPA RESUBMISSION	
3	2018-06-15	ISSUED FOR SPA RESUBMISSION	
2	2018-04-16	ISSUED FOR SPA RESUBMISSION	
1	2017-09-18	SITE PLAN APPLICATION	

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SEAL

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THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE ONTARIO INCORPORATED FOR ADJUSTMENT.

PROJECT

SP20-015- 1888 Gordon Street

Guelph, Ontario

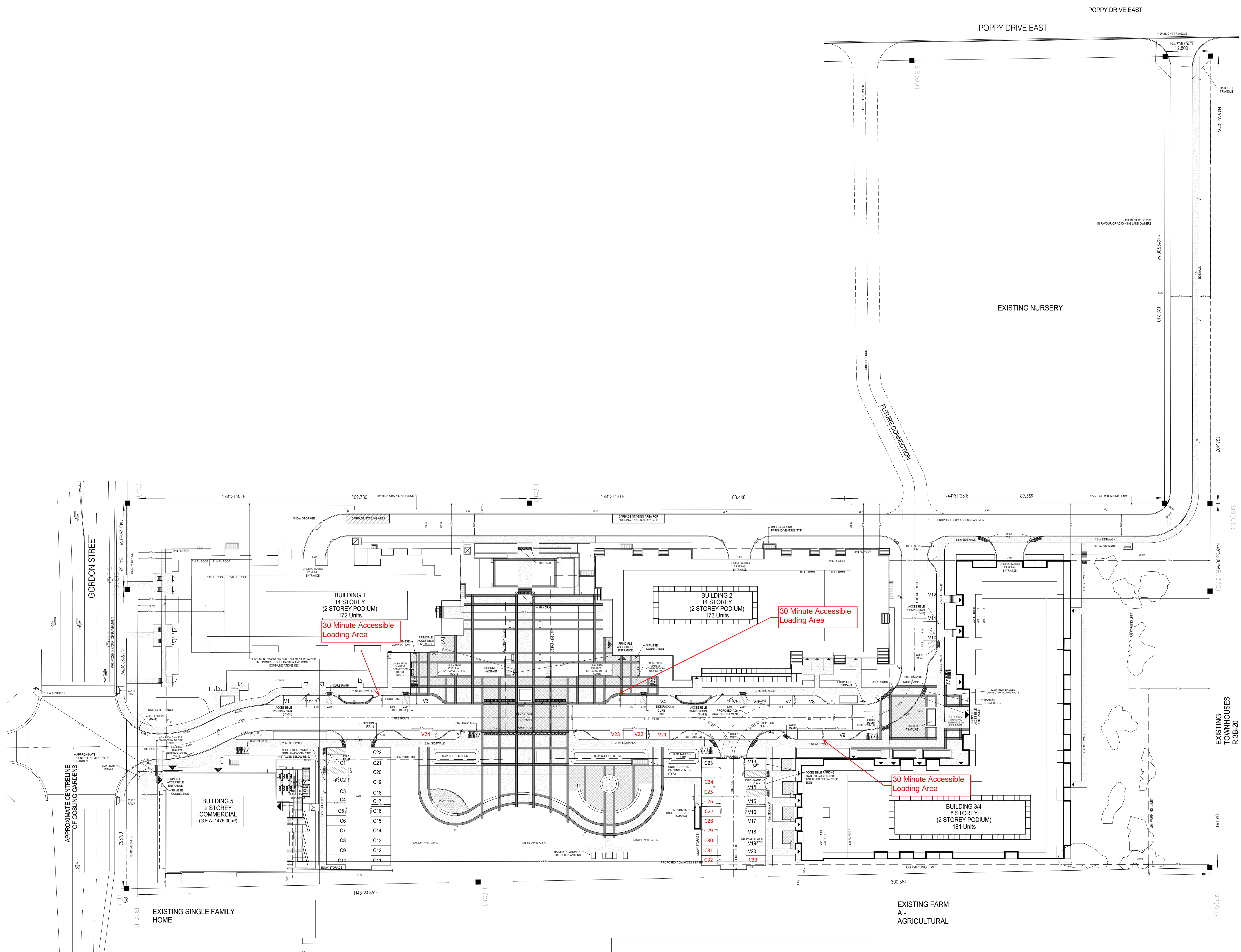
DRAWING TITLE

SITE PLAN

DRAWING ISSUE

ISSUED FOR SPA RESUBMISSION

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180271	2021-05-07		
DRAWING NO.	SCALE	REVIEWED	CHECKER
SP-01	As indicated		
			REVISION
			13



EXISTING FARM
A -
AGRICULTURAL