



SITE DESIGN CRITERIA

GENERAL:
 PROPOSED ZONING: C2 SPECIAL
 PROPOSED USE: 2 STOREY PROFESSIONAL OFFICE BUILDING OBC 3.2.2.3(1)
 BUILDING AREA 8006 M² (8202 SF)
 1500 M² (15800 SQ FT) GROSS FLOOR AREA
 1621 M² (17450 SQ FT) NET FLOOR AREA +/-
 SITE AREA: 3693 M² (394 ACRE)

YARDS	REQUIRED	PROVIDED
FRONT SETBACK	7.2m	34.3m
SIDE YARD (ABUTTING RESIDENTIAL)	3m	3m
REAR YARD (REQUIRES ACCESS)	12m	3m

PARKING PROPOSED:
 1682 X 75X / 28 M² PER CAR
 STALL SIZE: 2.75m x 5.5m

LOADING SPACES:
 2 LOADING SPACES REQUIRED UP TO 2323 M² (25,000 SQ FT.)
 NOT APPLICABLE TO PROPOSED USE

BUFFER STRIPS:
 REQUIRED ABUTTING RESIDENTIAL OR AGRICULTURAL
 1.5m IN ADDITION TO ANY REQUIRED REAR OR SIDE YARDS

PROJECT: _____

COMMERCIAL OFFICE
 1030 GORDON ST.
 GUELPH, ONTARIO

TITLE: _____

SITE PLAN

FILE #: _____ SHEET #: _____

RC_A1.DWG

VIEW: PLOT

PROJECT #: 96037

SCALE: 1:150 METRIC

AI