

NO.	DATE	DESCRIPTION	BY	REVIEW
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		
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. 180271

PLOT DATE 2020-08-21

SCALE As indicated

DRAWING NO. SP-01

REVISION 8

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	15.0m	108.1m	Yes
Maximum Density	175 units/ha	157 units/ha (521 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) 7.1m (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) 16.0m (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)	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) 50m - 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) 15.8m (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 30 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 10,620 m ² required).	18601.3m ² (56.0%) - 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% (1724.4m ²)	Yes
Buffer Strip	Where an R.4 zone abuts another residential zone, institutional, park, wetland or Urban reserve zone a buffer strip shall be developed.	Buffer strip to be provided along rear property line (northward) to the R.3 zone on the West's property.	Yes
Fences	In accordance with Section 4.20	In accordance with Section 4.20	Yes
Off-Street Parking	In accordance with Section 4.13 457 Residential Spaces required 33 Non Residential Spaces required 490 Total parking spaces required	792 Residential Spaces (Underground) 32 Residential Spaces (Surface) 4 Non Residential Spaces (Underground) 627 Non Residential Spaces (Surface) = 887 Total Parking Spaces	Yes
Barrier Free Parking	In accordance with 2015 Facility Accessibility Design Manual Section 4.3.12 14 Barrier free Spaces required	24 Barrier Free Space provided (6 surface, 18 underground)	Yes
Visitor Parking	In accordance with Section 4.13 132 Visitor Spaces required	52 Visitor Spaces (Surface) 100 Visitor Spaces (Underground) = 152 Total Visitor Spaces	Yes
Bicycle Parking	In accordance with Schedule "B" Planning Design Criteria of the Site Plan Approval Procedures and Guidelines 574 Spaces required (1.8m x 0.6m)	574 Spaces provided (54 surface, 520 within underground parking area)	Yes
Accessory Building or structures	In accordance with Section 4.5	In accordance with Section 4.5	Yes
Garage, Storage and Composites	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	50.70 degrees 52.73 degrees	Yes

OWNER INFORMATION:
THE TRICAR GROUP - REAL ESTATE DEVELOPMENT - PROPERTY MANAGEMENT
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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 AAND BROUGHT TO LOADING ZONE FOR PUBLIC PICK-UP.
- POTENTIAL FOR FUTURE ROAD CONNECTION TO THE SOUTH
- TOTAL 32 VISITOR PARKING STALLS AT SURFACE
TOTAL 27 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 501 UNITS) = 657 SPAACES

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')

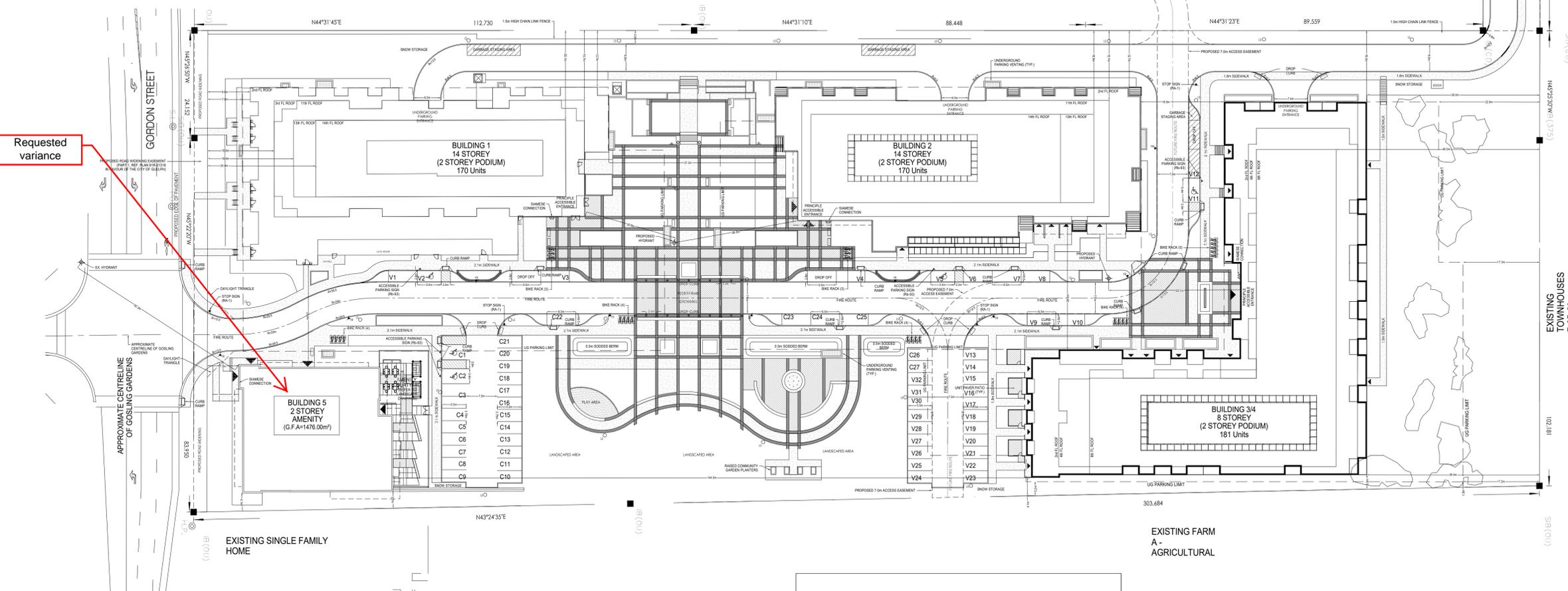
VISITOR PARKING:
20.0% OF THE CALCULATED TOTAL REQUIRED PARKING
657 SPACES X 20.0% = 132 SPACE

BICYCLE PARKING:
1 SPACES PER UNIT PLUS 2 SPACES PER 20 UNITS
1 SPACE X 521 UNITS = 521 SPACE
(521 UNITS/20 UNITS) X SPACES = 53 SPACES
TOTAL BICYCLE PARKING = 574 SPACES

Legend

- SITE BOUNDARY
- UNDERGROUND PARKING LIMIT
- FIRE ROUTE CENTRELINE
- PRINCIPAL ENTRANCE TO BUILDING (FIREIGHTERS ENTRANCE)
- TACTILE WARNING SURFACE INDICATOR
- CONCRETE
- COLOURED CONCRETE
- UNIT PAVERS
- GARAGE STAGING AREA

C3-4 EXISTING NURSERY



EXISTING FARM A - AGRICULTURAL

EXISTING TOWNHOUSES R.3B-20

EXISTING SINGLE FAMILY HOME