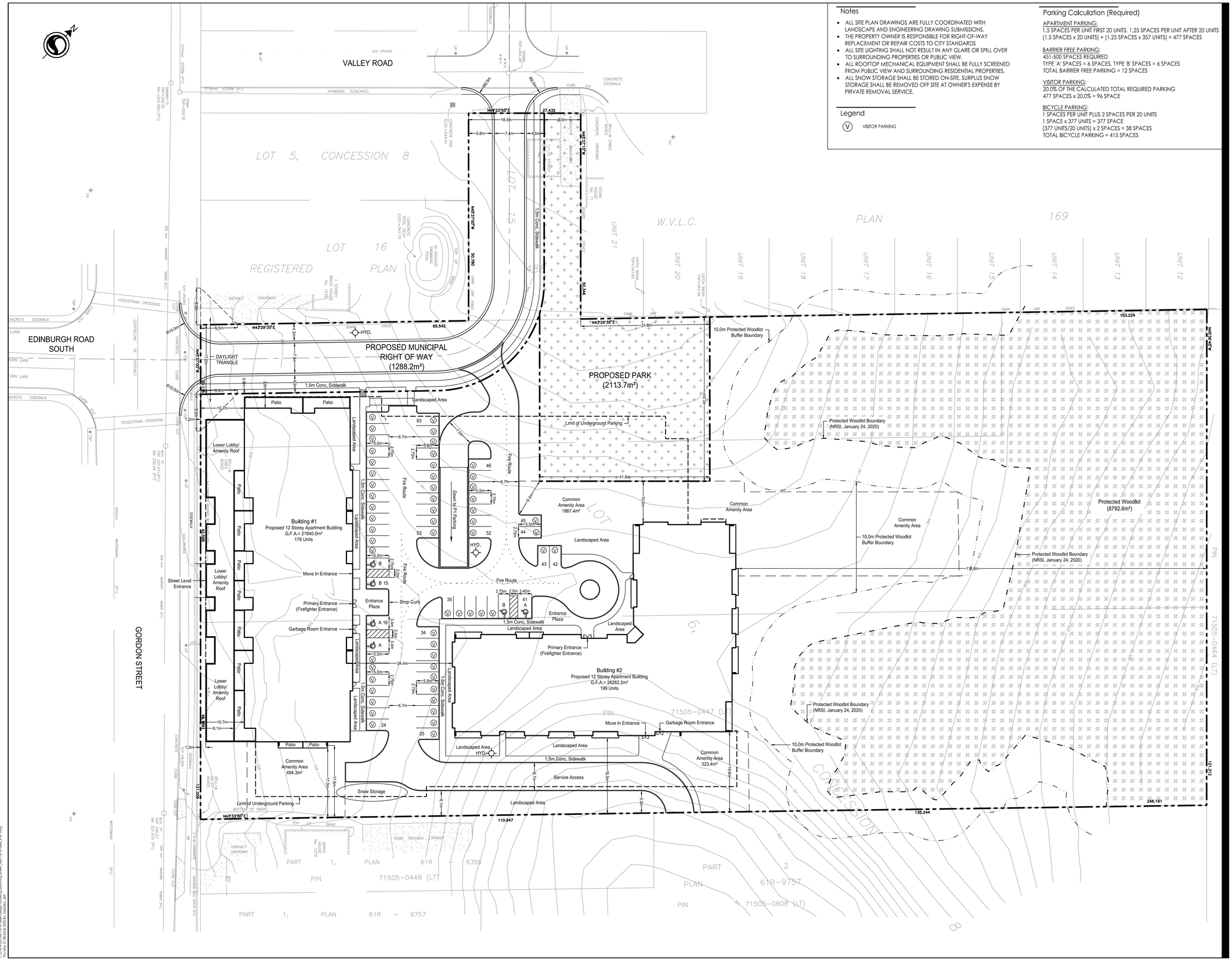

Notes

- 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 ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
- ALL SNOW STORAGE SHALL BE STORED ON-SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.

Legend

(V) VISITOR PARKING

Parking Calculation (Required)

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 357 UNITS) = 477 SPACES

BARRIER FREE PARKING:
451-500 SPACES REQUIRED
TYPE 'A' SPACES = 6 SPACES, TYPE 'B' SPACES = 6 SPACES
TOTAL BARRIER FREE PARKING = 12 SPACES

VISITOR PARKING:
20.0% OF THE CALCULATED TOTAL REQUIRED PARKING
477 SPACES x 20.0% = 96 SPACE

BICYCLE PARKING:
1 SPACES PER UNIT PLUS 2 SPACES PER 20 UNITS
1 SPACE x 377 UNITS = 377 SPACE
(377 UNITS/20 UNITS) x 2 SPACES = 38 SPACES
TOTAL BICYCLE PARKING = 415 SPACES

Stantec

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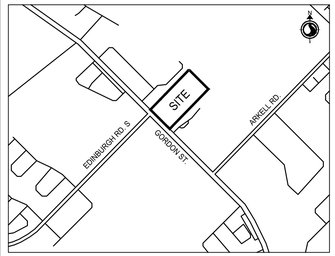
Key Map NTS.



Legal Description

Details of Development

SITE DETAILS		REQUIRED	PROVIDED
ZONING	R.4B - HIGH DENSITY APARTMENT ZONE		
SETBACKS	FY	6.0m	3.6m
	RY	49.2m	17.0m
	EXT. SY	6.0m	1.2m
	INT. SY	18.6m	114.6m
MINIMUM LOT AREA		650.0m²	26878.9m²
MINIMUM LOT FRONTAGE		15.0m	86.6m
MAXIMUM DENSITY		403 UNITS (150 UNITS/ha)	377 UNITS (140 UNITS/ha)
MAXIMUM BUILDING HEIGHT		10 STOREYS	12 STOREYS (37.2m)
BUILDING COVERAGE		N/A	5076.4m² (18.9%)
MINIMUM DISTANCE BETWEEN BUILDING		15.0m	24.4m
UNDERGROUND PARKING SETBACK FROM LOT LINE		3.0m	0.8m
IMPERVIOUS AREA		N/A	13.7% (3672.8m²)
MINIMUM LANDSCAPED OPEN SPACE		40.0% (7541.4m²)	67.4% (18129.7m²)
FLOOR SPACE INDEX		1.5	1.7
TOTAL PARKING	477 SPACES		586 SPACES (AT GRADE =63 SPACE P1 PARKING = 244 SPACES P2 PARKING = 279 SPACES)
BARRIER FREE PARKING	12 SPACES (TYPE 'A' = 6 SPACES TYPE 'B' = 6 SPACES)		15 SPACES (AT GRADE = 3 TYPE 'A' 3 TYPE 'B' P1 PARKING = 4 TYPE 'A' 5 TYPE 'B')
VISITOR PARKING	96 SPACES		57 SPACES
BICYCLE PARKING	415 SPACES		415 SPACES PROVIDED WITHIN UNDERGROUND PARKING AREA

Revision/Issue

		By	Appd	YYYY.MM.DD
3.	Revised as per updated Underground Parking	JJ	CH	2020.05.21
2.	Revised as per New NRSI Woodlot Boundary	JJ	CH	2020.02.18
1.	Revised as per New Building Layout	JJ	CH	2020.01.07

File Name: 161413684_R-SP	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	JJ	JJ	CH	2020.05.15

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
C. J. HENDRIKSEN
100125181
May 21/20
PROVINCE OF ONTARIO

Client/Project

TRICAR DEVELOPMENTS INC.

1250 GORDON STREET

GUELPH, ON

Title

SITE PLAN

Project No. 161413684

Scale 1:400 (0 4 12 20m)

Revision 3

Sheet 1 of 2

Drawing No. **SP-1**

ORIGINAL SHEET - ARCH D