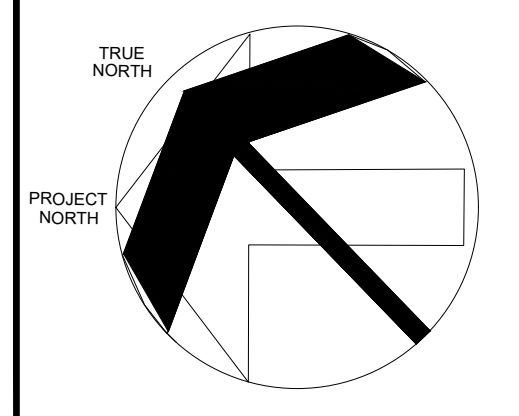


KEY SITE PLAN (N.T.S.)



**MHBC CONCEPT 1**  
(MAY 20, 2022)



NO	REVISIONS	DATE
1	ISSUED FOR	19
NO	ISSUED	DATE

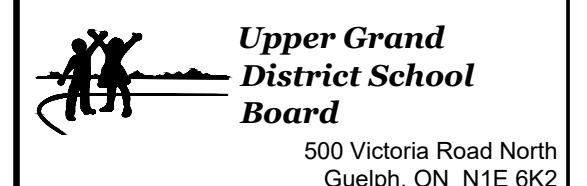
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CERTIFICATE OF PRACTICE #4292

**NEW GUELPH SECONDARY SCHOOL**

388 ARKELL ROAD  
GUELPH, ON

LEGAL DESCRIPTION  
PART OF LOT 6, CONCESSION 8  
PART 1, PLAN 61R-20599



500 VICTORIA ROAD NORTH  
GUELPH, ON N1E 6K2

**SITE PLAN & SITE STATISTICS OPTION 1**

**HOSSACK & ASSOCIATES ARCHITECTS**

4-2150 DUNWIM DRIVE  
MISSISSAUGA, ONTARIO L5L 5M8  
Tel (905) 607-8284 Fax (905) 607-8290

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Fax: (416) 593-1000  
www.bsrd.com

LEGEND:  
S17 SENSITIVE VEGETATION (S17)  
S18 SENSITIVE STANDARD IRON BAR  
S19 SENSITIVE STANDARD IRON BAR  
S20 SENSITIVE TOP OF CURB  
S21 SENSITIVE BOTTOM OF CURB  
S22 SENSITIVE SIDEWALK  
S23 SENSITIVE SIDEWALK  
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S100 SENSITIVE SIDEWALK

**STATISTICS**

ZONING : 'I1' Institutional	PARKING & PLAY AREA	5,323 m <sup>2</sup> (32%)
LEGAL DESCRIPTION : LOT 6, CONCESSION 8, PART 1, PLAN 61R-20599 CITY OF GUELPH, TOWNSHIP OF PUSLINCH	WALKWAYS	997 m <sup>2</sup> (6%)
PROPOSED OCCUPANCY: Secondary School Grade 9-12	KG SOFT PLAY AREA	234 m <sup>2</sup> (1%)
LOT AREA (74,765 m <sup>2</sup> ) 74.76 HECTARES	SOFT LANDSCAPING	7,671 m <sup>2</sup> (47%)
LOT COVERAGE School		
GROSS FLOOR AREA		
Ground Floor	6,044 m <sup>2</sup> (65,066 sq.ft.)	
Second Floor	3,580 m <sup>2</sup> (38,532 sq.ft.)	
Mechanical Mezzanine	121 m <sup>2</sup> (1,307 sq.ft.)	
<b>Total GFA</b>	<b>9,745 m<sup>2</sup> (104,905 sq.ft.)</b>	

**I1- INSTITUTIONAL ZONE**

REGULATIONS:	REQUIREMENTS: RESIDENTIAL R4A	PROVIDED	CONFORMS
MINIMUM LOT AREA	700m <sup>2</sup>	74,765m <sup>2</sup>	YES
MINIMUM FRONT AND EXTERIOR SIDE YARD	6.0m AND IN ACCORDANCE WITH SECTION 4.16 AND 4.24	8.1m - FRONT 8.1m - FRONT 8.2m - EXT. SIDE	YES
MINIMUM FRONT YARD AND EXTERIOR SIDE YARD	20.0m	20.0m	YES
MINIMUM REAR YARD	6.0m OR ONE HALF THE BUILDING HEIGHT	99.6m	YES
MINIMUM REAR YARD HEIGHT	7.5m OR ONE-HALF THE BUILDING HEIGHT	282.1m	YES
MAXIMUM BUILDING HEIGHT	4 STOREYS	2 STOREY	YES
BUFFER STRIPS	WHERE AN IT ZONE ADJACENT TO OTHER RESIDENTIAL ZONE, BEYOND OR UPRON RESERVE	3.0m	YES
OFF-STREET PARKING	IN ACCORDANCE WITH SECTION 4.13	IN ACCORDANCE WITH SECTION 4.13 3 PER CLASSROOM PLUS ANY REQUIRED PARKING FOR A PUBLIC HALL IF SUCH EXISTS	YES
OFF-STREET LOADING	IN ACCORDANCE WITH SECTION 4.14		YES
FENCES	IN ACCORDANCE WITH SECTION 4.5		YES
GARBAGE, REFUSE STORAGE AND COMPOSTERS	IN ACCORDANCE WITH SECTION 4.9	TBD	YES

**LEGEND**

FH	PROPOSED SIGNAGE
FH	FIRE HYDRANT (BY OTHERS)
▲	MAIN SCHOOL ENTRANCE
—	NEW CHAIN LINK FENCE
—	FIRE ROUTE
⊘	BOLLARD
EX	EXISTING
(18)	PARKING COUNT DESIGNATION
LS	EXIST. STREET LIGHT STANDARD
LS	LIGHT STANDARD (REFER TO ELEC.T.)
SLS	SOLAR LIGHT STANDARD
■	CONCRETE
■	MD ASPHALT
■	HD ASPHALT

SCALE 1:600 PROJECT 19120

DATE SEPT 2019

DRAWN P/UC DRAWING SP1

CHECKED PL

PRINT DATE 1/6/2017

CAD FILE K:\151216ACPC\ConceptPlan1\_20May2022.dwg