

**PROJECT DATA**

TOR21-0083-00 230 PINEBUSH RD - OVERALL SITE

SITE STATISTICS

ZONING	M1, M1 S.4.1.233, M1 S.4.1.12	
CURRENT USE OF LAND	Industrial Mall	
GROSS SITE AREA	Proposed	Required
	97,599.57 SM <sup>2</sup>	88,000 SM <sup>2</sup>
REGION ROW WIDENING (58R-21338)	77.00 SM	
NEW GROSS SITE AREA	97,522.57 SM <sup>2</sup>	88,000 SM <sup>2</sup>

Zone Permitted Use (CAMBRIDGE ZONING BY-LAW NO. 150-85)

Proposed Use: Industrial

Regulations (Part 8: Employment Zones)

	Proposed	Required
Min. Lot Frontage (m)	368.7 m	50 m
Min. Front Yard Building Setback (m)	16.71 m	6 m
Min. Interior Side Yard Building Setback (m)	15.68 m	5 m
Min. Exterior Side Yard Building Setback (m)	38.42 m	6 m
Min. Rear Yard Abutting Highway 401 (m)	20.80 m	14.0 m
Min. Landscape Front Yard Setback (m)	6 m	3 m
Min. Landscape Side Yard Setback (m)	3 m	3 m
Min. Landscape Coverage	20.61%	N/A

BUILDING FLOOR AREA

Industrial Building 1	19,423.78m <sup>2</sup>	209,076 ft <sup>2</sup>
Industrial Building 2	20,314.38m <sup>2</sup>	218,662 ft <sup>2</sup>
<b>TOTAL BUILDING GFA</b>	<b>39,738.16m<sup>2</sup></b>	<b>427,738 ft<sup>2</sup></b>

PARKING REQUIREMENT - "INDUSTRIAL MALL"

Per Approved Minor Variance A93/21

	PROPOSED	REQUIRED
Building 1 and Building 2	497	497
Seasonal surplus parking to be used for snow storage	26	0
<b>Total Building 1 and Building 2 parking</b>	<b>523</b>	<b>497</b>
Building 1 Total No. of Accessible Parking Spaces	3 Type A 4 Type B	3 Type A 4 Type B
Building 2 Total No. of Accessible Parking Spaces	4 Type A 4 Type B	4 Type A 4 Type B

STANDARD - 2.9 m x 5.5 m  
Type A = 3.4m x 5.5 m  
Type B = 2.4 m x 5.5 m  
(2 m min space in between)

Parking Stall Dimensions

Building 1 Loading Space Dimensions	3.5m X 10.0m	7
Building 2 Loading Space Dimensions	3.5m X 10.0m	8

DOCK STATISTICS

	Proposed
Building 1 Dock-High Doors	58
Building 1 Grade-Level Doors	2
Building 2 Dock-High Doors	56
Building 2 Grade-Level Doors	2
Bicycle Parking Spaces Dimensions	0.60m wide by 1.9m long
Building 1 Bicycle Parking Provided	14
Building 2 Bicycle Parking Provided	12

**CITY OF CAMBRIDGE APPROVED**  
UNDER SECTION 41 OF THE PLANNING ACT  
R.S.O. 1990, c.P.13

SIGNATURE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**SITE PLAN IS RECOMMENDED FOR APPROVAL**

BUILDING DIV. \_\_\_\_\_  
ACCESSIBILITY \_\_\_\_\_  
ECON. DEV. \_\_\_\_\_  
DEV. ENG. \_\_\_\_\_  
FIRE DEPT. \_\_\_\_\_  
HYDRO \_\_\_\_\_  
TRANSPORTATION \_\_\_\_\_  
PLANNING \_\_\_\_\_  
REGION OF WATERLOO \_\_\_\_\_

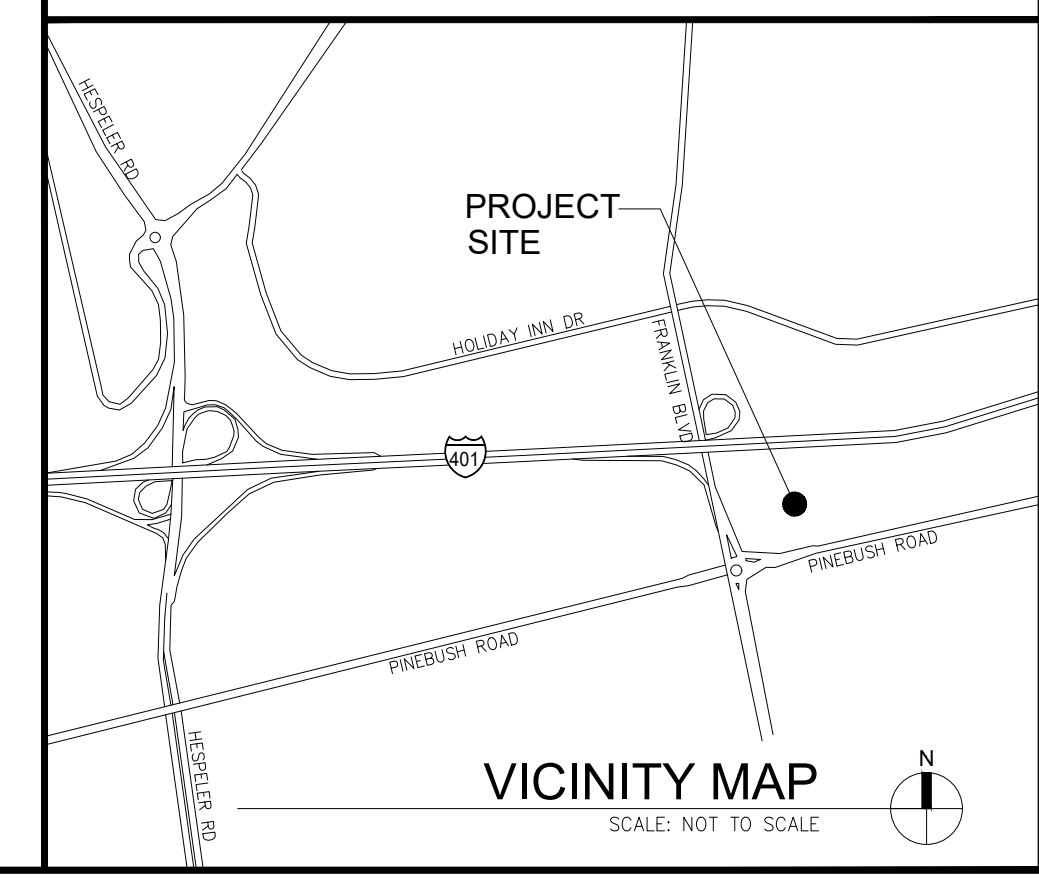
**LED SIGNAGE**

- NO LIGHT SPILL IS PERMITTED AT PROPERTY LINE
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW

**ENERGY + INC.**

ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES.

CONTACT ENERGY + MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION ENERGY + REQUIRES TO PREPARE AS PER ENERGY + S CONDITIONS OF SERVICE WWW.ENERGYPLUS.CA



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**HOOPP PINEBUSH**

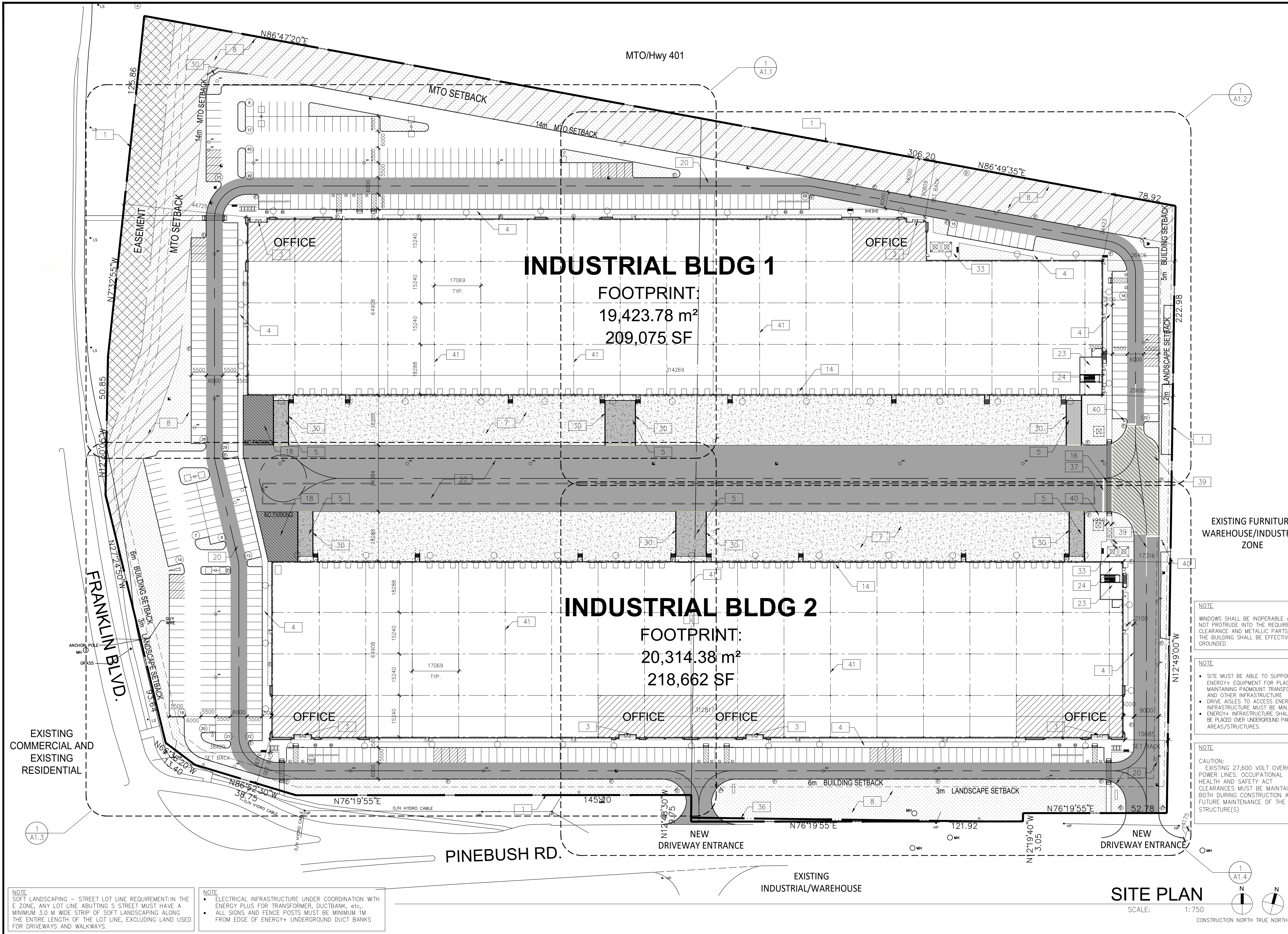
220 & 240 PINEBUSH RD  
CAMBRIDGE, ONTARIO

**SITE PLAN**

DATE	REMARKS
2021-08-25	ISSUED FOR SPA
2021-12-01	SECOND SPA SUBMISSION
2022-03-03	THIRD SPA SUBMISSION
2022-04-28	ADDED ENERGY+ NOTES
2022-06-02	ISSUED FOR FOUNDATION AND SITE
2022-07-12	SERVICING PERMIT
2022-12-05	ISSUED FOR CONSTRUCTION

PA / PM: CR  
DRAWN BY: HB  
JOB NO.:

SHEET  
**A1.0**



**SITE PLAN NOTES**

- PROPERTY LINE
- 2900x5500 PARKING STALL, PAINTED PARKING STRIPING PER CAMBRIDGE ZONING BY-LAW NO. 150-85.
- PRINCIPAL ENTRY WITH POWER OPERATED AUTOMATIC DOOR OPENER AND FLUSH THRESHOLD.
- 2100mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- DRIVE-IN RAMP, SEE CIVIL DRAWING FOR SLOPE %
- TREE PROTECTION ZONE LINE
- CONCRETE APRON - SEE CIVIL DWGS.
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER BY-LAW CAMBRIDGE ZONING BY-LAW NO. 150-85). EACH PAIR OF SHARED STALLS TO HAVE TYPE A: 3.4m WIDE X 5.2m LONG VAN ACCESSIBLE WITH 2 m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 150mm WIDE CURB TYPICAL
- TYP. LOADING SPACE 10.00mx3.50m (CAMBRIDGE ZONING BY-LAW NO. 150-85 REQUIRES 10mx3m MIN)
- FIRE DEPARTMENT CONNECTION / SIAMSE
- TRUCK LOADING DOCK, TYP.
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ( - - - - ) PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED BY CITY OF CAMBRIDGE.
- PEDESTRIAN WALKWAY WITH PAINTED LINE W/ HIGH TONAL CONTRAST AS PER CITY OF CAMBRIDGE STANDARDS.
- LINE OF CANOPY ABOVE
- NO CAR PARKING AREA
- CURB CUT W/TACTILE INDICATOR - REFER TO DETIL 3/A1.5
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
- FIRE HYDRANT
- ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. ELEPHANT'S FEET PAVEMENT MARKERS WILL BE PROVIDED AT THE CROSSING. SITE ENTRANCE PER CITY STANDARD.
- MECHANICAL ROOM - SEE MECHANICAL DWG'S
- ELECTRICAL ROOM - SEE ELECTRICAL DWG'S
- PROPOSED BIKE RACK - SEE LANDSCAPE DWGS.
- PROPOSED BENCH - SEE LANDSCAPE DWGS.
- TENANT TO PROVIDE INTERNAL WASTE AND RECYCLE METHOD
- GARBAGE/RECYCLING BINS WILL BE ROLLED OUT FROM DRIVE-IN DOORS ON COLLECTION DAY. NO OUTDOOR STORAGE
- EXTERIOR BOLLARD - SEE DETAIL 6/A1.5
- RETAINING WALL AND 1070mm GUARDRAIL SEE DETAIL 10/A1.5 - SEE CIVIL DWGS.
- BUMPER BLOCKS WHERE PARKING ABUTS 1800mm WIDE SIDEWALK, TYP.
- STORM UNDERGROUND STORAGE SYSTEM REFER TO CIVIL DWGS
- AMENITY AREA - REFER TO LANDSCAPING DRAWINGS
- FUTURE PYLON SIGN - SUBJECT TO SEPARATE PERMIT
- RETAINING WALL - SEE CIVIL DWGS.
- NEW PROPERTY LINE
- INTERSECTION STOP LINES (WHITE)
- LANE LINES PROHIBITING LANE CHANGES (YELLOW).
- YELLOW STRIPING OUTLINE AND FILL AT 45 DEGREES, USED TO PROHIBIT VEHICLE TRAVEL AND PARKING.
- TRAFFIC CONTROL SIGN (STOP SIGN).
- FUTURE DEMISING WALL
- UNIVERSAL WASHROOM
- PROPOSED TRANSFORMER LOCATION

**SITE LEGEND**

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- SNOW STORAGE AREA (HATCHED)
- TACTILE INDICATOR (HATCHED)
- 5.0x5.0m VISIBILITY TRIANGLE (NOTHING OVER 0.6m IS PERMITTED)
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- MAN DOOR ENTRY
- TRUCK LOADING DOCK DOOR
- DRIVE IN DOOR
- PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
- CURB CUT W/TACTILE INDICATOR
- RC-93 BARRIER-FREE PARKING SIGNS FOR ALL ACCESSIBLE PARKING SPACES
- SIAMSE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)
- DENOTES CATCHBASIN (SEE CIVIL DWGS)
- DENOTES MANHOLE (SEE CIVIL DWGS)
- DEPRESSED CURB.(SEE DETAIL 4/A1.2)
- FIRE HYDRANT
- NO. OF PARKING SPACES
- SNOW STORAGE AREA
- BUILDING SITE LIGHT (SEE ELECTRICAL DWGS)
- SITE LIGHT STANDARD (SEE ELECTRICAL DWGS)
- ELECTRIC VEHICLE CHARGING STATION
- FIRE ROUTE SIGN, 45 DEGREE ANGLE FACING INCOMING TRAFFIC AT BOTH SIDE OF EACH ENTRANCE ACCESS, AS PER ONTARIO TRAFFIC MANUAL LATEST EDITION.
- FIRE ROUTE SIGNAGE AS PER ONTARIO TRAFFIC MANUAL, LATEST EDITION.

**SITE PLAN**  
SCALE: 1:750  
CONSTRUCTION NORTH TRUE NORTH

NOTE:  
WINDOWS SHALL BE INOPERABLE AND NOT PROTRUDE INTO THE REQUIRED CLEARANCE AND METALLIC PARTS OF THE BUILDING SHALL BE EFFECTIVELY GROUNDED

NOTE:  
• SITE MUST BE ABLE TO SUPPORT ENERGY+ EQUIPMENT FOR PLACING/ MAINTAINING PADMOUNT TRANSFORMER AND OTHER INFRASTRUCTURE  
• DRIVE AISLES TO ACCESS ENERGY+ INFRASTRUCTURE MUST BE MIN. 6M.  
• ENERGY+ INFRASTRUCTURE SHALL NOT BE PLACED OVER UNDERGROUND PARKING AREAS/STRUCTURES.

NOTE:  
EXISTING 27,600 VOLT OVERHEAD POWER LINES, OCCUPATIONAL HEALTH AND SAFETY ACT CLEARANCES MUST BE MAINTAINED BOTH DURING CONSTRUCTION AND FUTURE MAINTENANCE OF THE NEW STRUCTURE(S)