

PROJECT DATA:

SITE AREA:	
GROSS:	285.20 AC 115.42 HA
	12,423,461 SF 1,154,177 m ²
DETENTION:	@ 2% 28,164 m ²
NET:	278.24 AC 112.60 HA
	12,120,309 SF 1,126,014 m ²
BUILDING AREA:	
BUILDING A3	200,616 SF 18,638 m ²
BUILDING A4	241,258 SF 22,272 m ²
BUILDING B3	384,407 SF 35,713 m ²
BUILDING C	955,921 SF 88,808 m ²
BUILDING D	167,680 SF 15,578 m ²
BUILDING E	277,400 SF 25,771 m ²
BUILDING F	298,797 SF 27,759 m ²
BUILDING G	216,270 SF 20,092 m ²
BUILDING H	257,767 SF 23,947 m ²
BUILDING I	179,657 SF 16,691 m ²
TOTAL:	3,199,773 SF 297,269 m ²
COVERAGE:	
GROSS:	26%
NET:	26%
BUILDING A3	
DOCK-HIGH DOORS	34
GRADE-LEVEL DOORS	2
AUTO PARKING	140 STALLS
REQ. ACCESSIBLE	@0.04/1000 SF @0.05/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING A4	
DOCK-HIGH DOORS	37
GRADE-LEVEL DOORS	2
AUTO PARKING	156 STALLS
REQ. ACCESSIBLE	@0.05/1000 SF @0.05/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING B3	
DOCK-HIGH DOORS	55
GRADE-LEVEL DOORS	4
AUTO PARKING	224 STALLS
REQ. ACCESSIBLE	@0.07/1000 SF @0.08/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING C	
DOCK-HIGH DOORS	137
GRADE-LEVEL DOORS	4
AUTO PARKING	522 STALLS
REQ. ACCESSIBLE	@0.16/1000 SF @0.18/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING D	
DOCK-HIGH DOORS	24
GRADE-LEVEL DOORS	2
AUTO PARKING	218 STALLS
REQ. ACCESSIBLE	@0.07/1000 SF @0.07/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING E	
DOCK-HIGH DOORS	42
GRADE-LEVEL DOORS	2
AUTO PARKING	259 STALLS
REQ. ACCESSIBLE	@0.08/1000 SF @0.09/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING F	
DOCK-HIGH DOORS	43
GRADE-LEVEL DOORS	4
AUTO PARKING	209 STALLS
REQ. ACCESSIBLE	@0.07/1000 SF @0.07/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING G	
DOCK-HIGH DOORS	31
GRADE-LEVEL DOORS	2
AUTO PARKING	164 STALLS
REQ. ACCESSIBLE	@0.05/1000 SF @0.06/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING H	
DOCK-HIGH DOORS	37
GRADE-LEVEL DOORS	2
AUTO PARKING	189 STALLS
REQ. ACCESSIBLE	@0.06/1000 SF @0.06/100 m ²
TRAILER STALLS	To be confirmed by City
BUILDING I	
DOCK-HIGH DOORS	26
GRADE-LEVEL DOORS	2
AUTO PARKING	149 STALLS
REQ. ACCESSIBLE	@0.05/1000 SF @0.05/100 m ²
TRAILER STALLS	To be confirmed by City

DEVELOPMENT STANDARDS:

ZONING: M3

BUILDING SETBACKS:

FRONT: 6.0 m

SIDE: 3.5 m

REAR: 3.5 m

LANDSCAPE SETBACKS:

FRONT: 3 m

SIDE: 0 m

REAR: 0 m

OFF-STREET PARKING:

STANDARD: 2.9X5.5

DRIVE AISLE: 6 FT

REQ. PARKING RATIO BY USE:

INDUSTRIAL: 2.5/100 sqm

NOTES:

1 An area equivalent to 20% of the lot area shall be provided as a parking lot and shall be provided to its addition to any parking spaces or parking lot used or reserved for the purpose of storing heavy vehicles, equipment, machinery, stock of the fleet vehicles of a courier or delivery service.

2 7.5 m abutting residential.

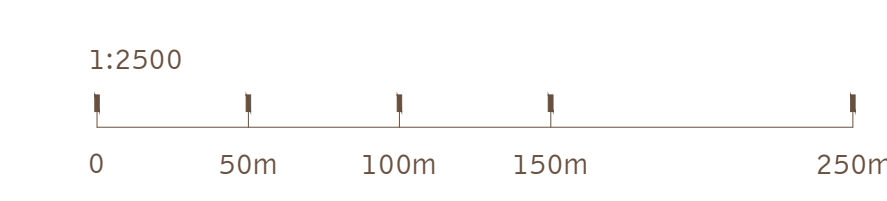
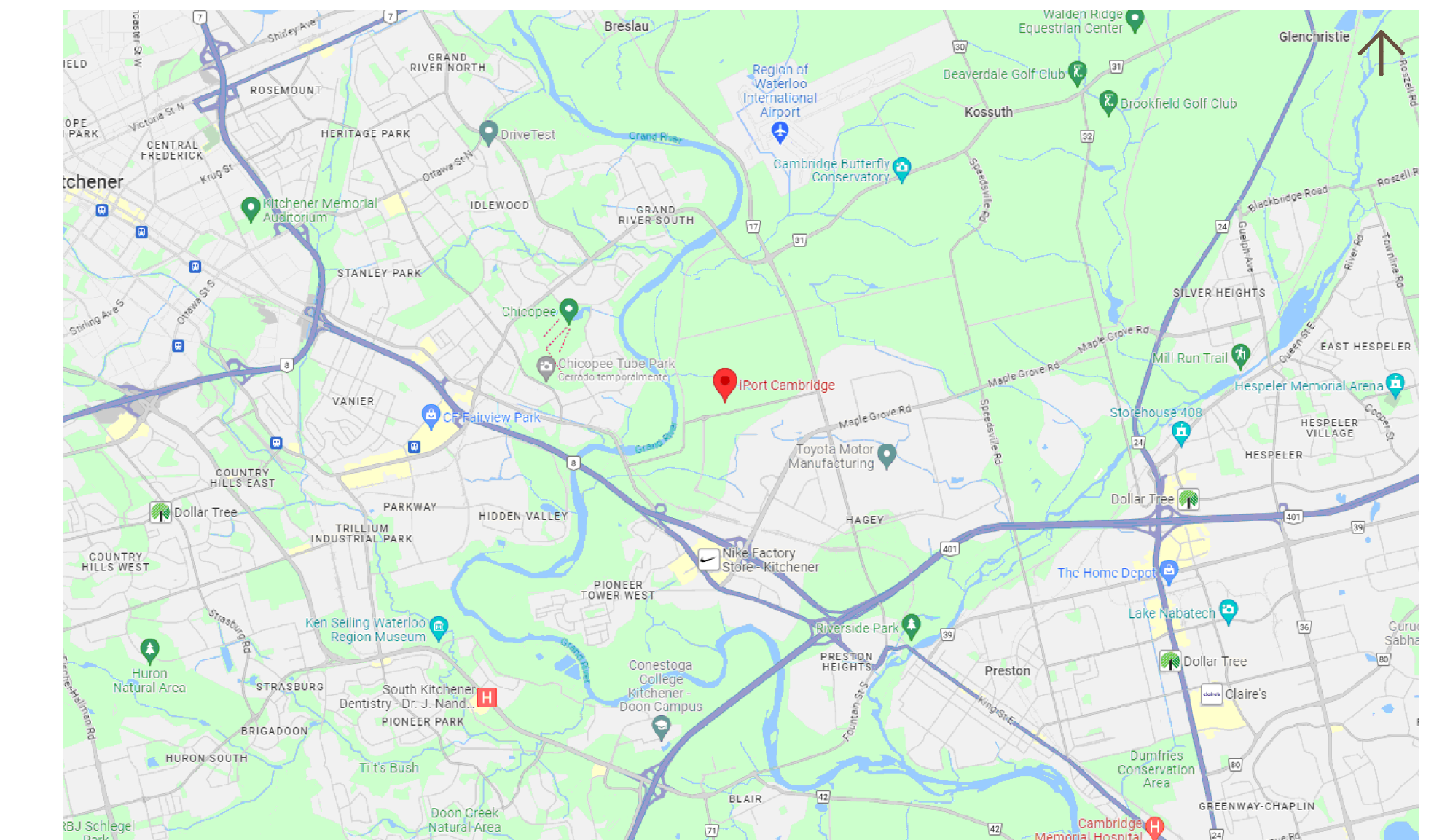
3 No LS setback required if abutting agricultural.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE



scheme: 06

Conceptual Site Plan

Triovest - Iport Cambridge
250 Allendale Rd, Cambridge, ON CAN

WARE MALCOMB

TOR23-0091-00
2024.11.06

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