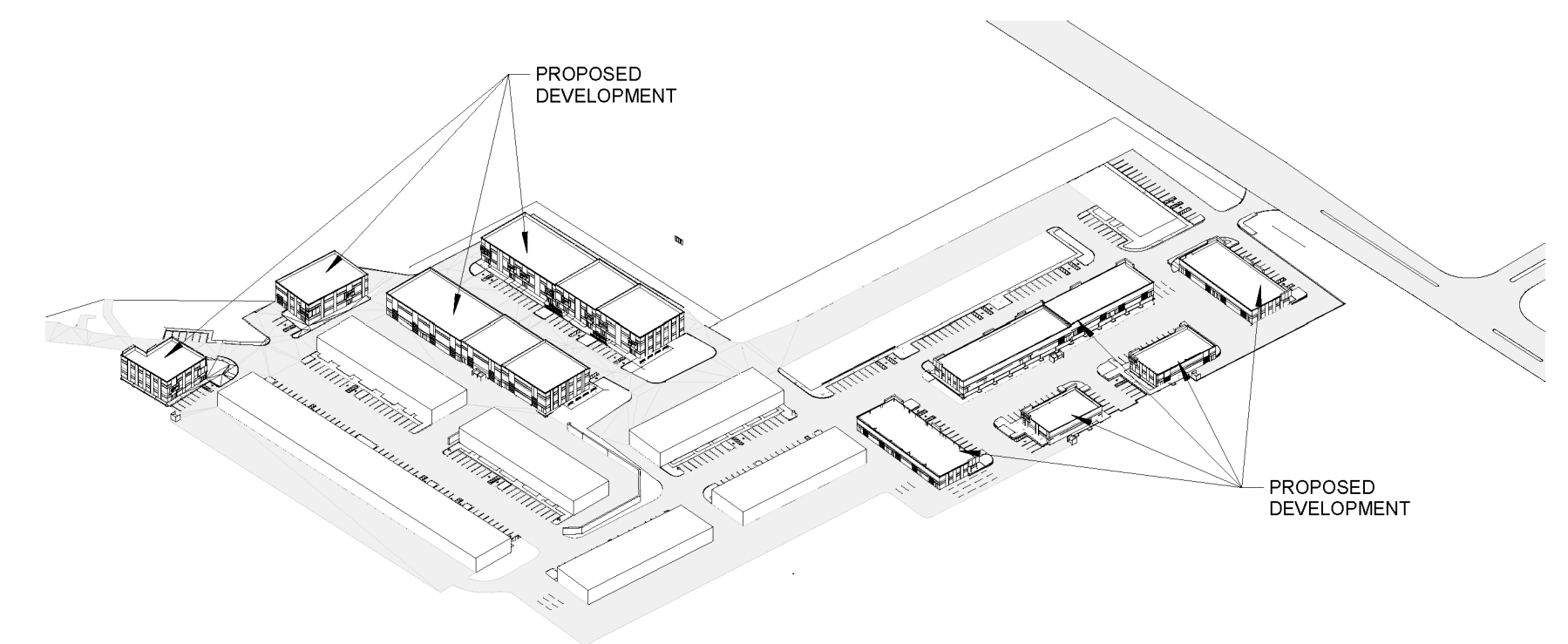
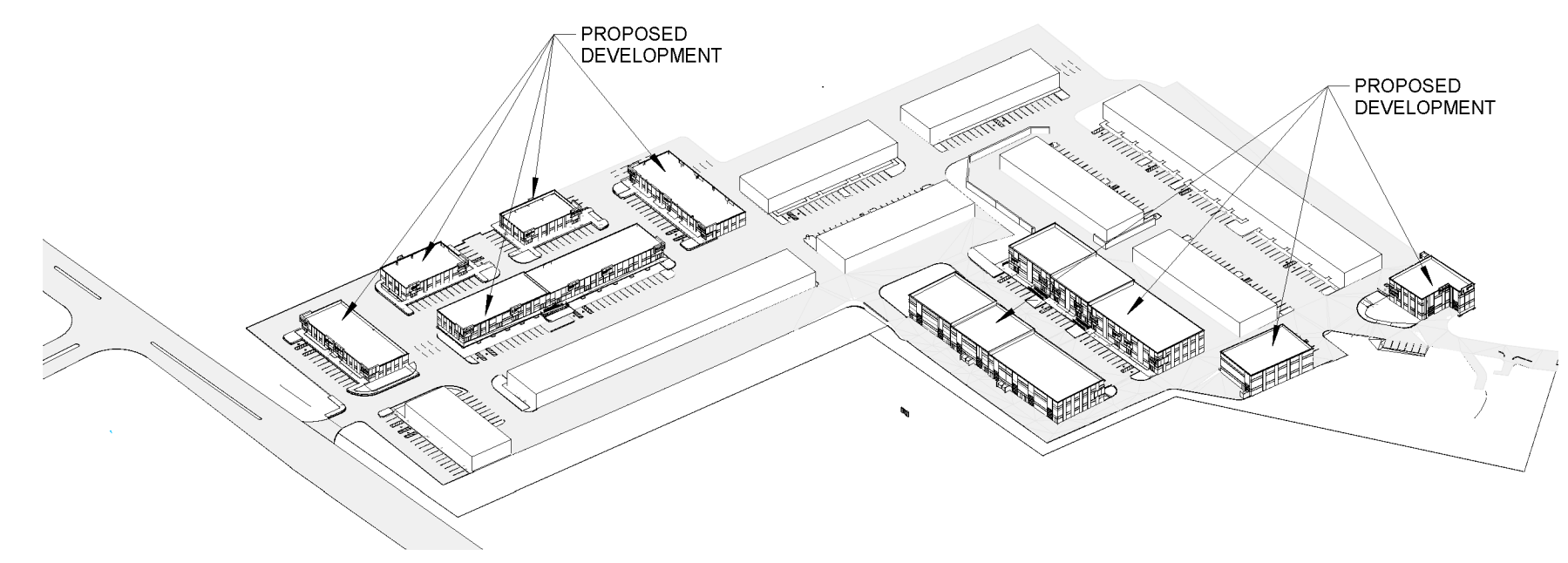




APPENDIX A: EXISTING SITE PLAN

Do not scale drawings. Contractors must check, verify and report any discrepancies to the Architect. Unauthorised sale, modification, and/or reproduction of these documents is prohibited without written permission. The Consultant accepts no responsibility for damages, liability, suffered by any third party as a result of decisions made or actions based on the Consultant's Documents. The Consultant accepts no responsibility for damages, liability, suffered by any third party as a result of decisions made or actions based on the Consultant's Documents.

1 PROPOSED SITE PLAN
1:700



● DENOTES AREA FOR DEVELOPMENT PREVIOUSLY SUBMITTED FOR SPA

● DENOTES AREA FOR DEVELOPMENT PREVIOUSLY SUBMITTED FOR SPA

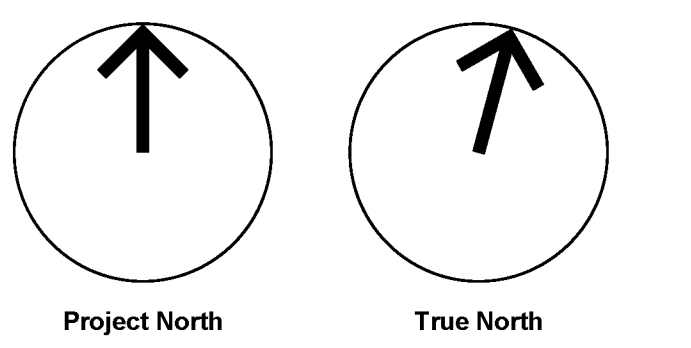
SITE DATA		
WONDERLAND ROAD SOUTH, LONDON		
DATA	REQUIRED	PROVIDED
ZONING	LIGHT INDUSTRIAL - L1 & L7	
LOT AREA (m ²)	TOTAL SITE: 85,572 m ² / 8,557 HA L1/L7: 82,744 m ² / 8,274 HA ER: 1,978 m ² / 0.197 HA OS4: 850 m ² / 0.085 HA	
LOT FRONTAGE (m)	30.0 (m)	145.5 (m)
SETBACKS (m)	FRONT YARD (meters)	1.2 per 3m = 2.4m
	INTERIOR SIDEYARD (1) (m)	1.2 per 3m = 2.4m
	INTERIOR SIDEYARD (2) (m)	1.2 per 3m = 2.4m
	INTERIOR SIDEYARD (3) (m)	1.2 per 3m = 2.4m
	INTERIOR SIDEYARD (4) (m)	6.0m
	INTERIOR SIDEYARD (5) (m)	1.2 per 3m = 2.4m
	REAR YARD (1) (m)	1.2 per 3m = 2.4m
REAR YARD (2) (m)	1.2 per 3m = 2.4m	

BUILDING COVERAGE DATA (TOTAL)		
DATA	REQUIRED	PROVIDED
EXISTING BUILDING AREA (m ²)	---	11,600m ²
PROPOSED BUILDING AREA (m ²)	---	8,477m ²
TOTAL BUILDING AREA (m ²)	---	20,077m ²
BUILDING COVERAGE (m ²)	MAX. 60%	24.3%
NUMBER OF STOREYS	---	1
LANDSCAPE AREA (percentage)	MIN. 10%	30.8%
LANDSCAPE AREA (m ²)	---	25,561m ²
ASPHALT AREA (m ²)	---	39,482m ²
LOADING AREAS (quantity)	4 MIN.	4

BUILDING DATA		
DATA	REQUIRED	PROVIDED
BUILDING A EXISTING AREA	---	804 m ²
BUILDING B EXISTING AREA	---	2485 m ²
BUILDING D EXISTING AREA	---	1115 m ²
BUILDING E EXISTING AREA	---	1122 m ²
BUILDING F EXISTING AREA	---	1139 m ²
BUILDING G EXISTING AREA	---	1157 m ²
BUILDING H EXISTING AREA	---	1160 m ²
BUILDING I EXISTING AREA	---	2618 m ²
PROPOSED BUILDING J AREA	---	2049 m ²
BUILDING HEIGHT (m)	MAX. 50m	10.1 m
PROPOSED BUILDING K AREA	---	2049 m ²
BUILDING HEIGHT (m)	MAX. 50m	10.1 m
PROPOSED BUILDING L AREA	---	438 m ²
BUILDING HEIGHT (m)	MAX. 50m	10.1 m
PROPOSED BUILDING M AREA	---	572 m ²
BUILDING HEIGHT (m)	MAX. 50m	10.1 m
PROPOSED BUILDING N AREA	---	815 m ²
BUILDING HEIGHT (m)	MAX. 50m	6.0 m
PROPOSED BUILDING P AREA	---	850 m ²
BUILDING HEIGHT (m)	MAX. 50m	6.0 m
PROPOSED BUILDING Q AREA	---	460 m ²
BUILDING HEIGHT (m)	MAX. 50m	6.0 m
PROPOSED BUILDING R AREA	---	1580 m ²
BUILDING HEIGHT (m)	MAX. 50m	6.0 m
PROPOSED BUILDING S AREA	---	400 m ²
BUILDING HEIGHT (m)	MAX. 50m	6.0 m
GFA FOR ALL OFFICE	MAX. 2000 (m ²)	0%
OPEN STORAGE	MAX. 15%	0%

PARKING DATA		
PARKING STANDARD TIER 3 COMMERCIAL REC.: 1 PER 50 m ²		
PARKING STANDARD TIER 5 INDUSTRIAL MALL: 1 PER 200 m ²		
DATA	REQUIRED	PROVIDED
BUILDING A EXISTING AREA	1/200m ² = 4	24 (EXISTING)
BUILDING B EXISTING AREA	1/200m ² = 12	36 (EXISTING)
BUILDING D EXISTING AREA	1/200m ² = 6	16 (EXISTING)
BUILDING E EXISTING AREA	1/200m ² = 6	19 (EXISTING)
BUILDING F EXISTING AREA	1/200m ² = 6	17 (EXISTING)
BUILDING G EXISTING AREA	1/200m ² = 6	19 (EXISTING)
BUILDING H EXISTING AREA	1/200m ² = 5	19 (EXISTING)
BUILDING I EXISTING AREA	1/200m ² = 13	40 (EXISTING)
PROPOSED BUILDING J AREA	1/50m ² = 41	22
PROPOSED BUILDING K AREA	1/50m ² = 41	22
PROPOSED BUILDING L AREA	1/200m ² = 2	7
PROPOSED BUILDING M AREA	1/200m ² = 3	13
PROPOSED BUILDING N AREA	1/200m ² = 4	12
PROPOSED BUILDING P AREA	1/200m ² = 4	12
PROPOSED BUILDING Q AREA	1/200m ² = 2	18
PROPOSED BUILDING R AREA	1/200m ² = 8	26
PROPOSED BUILDING S AREA	1/200m ² = 2	19
BARRIER FREE PARKING	2 + 2% = 9	47 (INCL.)
TOTAL	167	345
BIKE PARKING	22	32

RETAIL SALES AS AN ANCILLARY USE		
SECTION 40.3(2)		
DATA	REQUIRED	PROVIDED
1a.	The ancillary use is located within the main building or unit occupied by the industrial use	All ancillary retail is located in the unit occupied by each respective use.
1b.	The ancillary use does not exceed 25% of the gross floor area of the unit or 100m ² (1,076 ft ²) and does not exceed 30m ² (323 ft ²) in total if retail good are manufactured on-site.	(1) Unit 0805, no manufacturing on-site 18.4 m ² (198 ft ²) of retail (2) Unit 0810 manufacturing on-site, 44.2 m ² (476 ft ²) of retail on-site.
1c.	The ancillary retail use provided off-street parking spaces at the retail rate in Section 4.19 (Parking) of this By-Law	A total of 62.6 m ² (674 ft ²) of retail is located within existing Building 'H' and is captured on the 'Parking Data' table at a rate of 1 space per 15 m ² .
1d.	The ancillary retail use is accessible via the front of the building	All ancillary retail is accessible via the front of the building



- GENERAL NOTES**
- 1 Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
 - 2 All work shall comply with the 2012 Ontario Building Code and amendments.
 - 3 Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
 - 4 All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
 - 5 All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
 - 6 The material contained herein reflects the consultant's best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
 - 7 The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.



Site Legend	
---	Property Line
---	Building Setback
---	Flood Hazard Line

No.	Date	Revision
11	2024-03-28	RE-ISSUED FOR SITE PLAN AMENDMENT
10	2022-10-13	ISSUED FOR PERMIT
9	2022-07-29	RE-ISSUED FOR SPA SUBMISSION No. 10
8	2022-07-18	RE-ISSUED FOR SPA SUBMISSION No. 9
7	2022-06-06	RE-ISSUED FOR SPA SUBMISSION No. 8
6	2022-03-01	RE-ISSUED FOR SPA SUBMISSION No. 7
5	2021-08-04	RE-ISSUED FOR SPA SUBMISSION No. 6
4	2021-07-10	RE-ISSUED FOR SPA SUBMISSION No. 5
3	2021-05-13	ISSUED FOR SPA SUBMISSION No. 3
2	2021-03-10	RE-ISSUED FOR SPA SUBMISSION No. 2
1	2020-12-18	ISSUED FOR SPA SUBMISSION No. 1

Project Name / Address
WONDERLAND ROAD SOUTH

SRM
architects+
urban+designers

Project No: 17061
Drawing Date: 01/13/20
Checked by: RPH
Drawn by: ECB
Office Location: KITCHENER
Plot Date / Time: 2024-04-01 2:56:59 PM

OVERALL SITE PLAN

Drawing Scale: As indicated
Status: ISSUED FOR PERMIT
Revision No.: r11
Drawing No.: A1.1