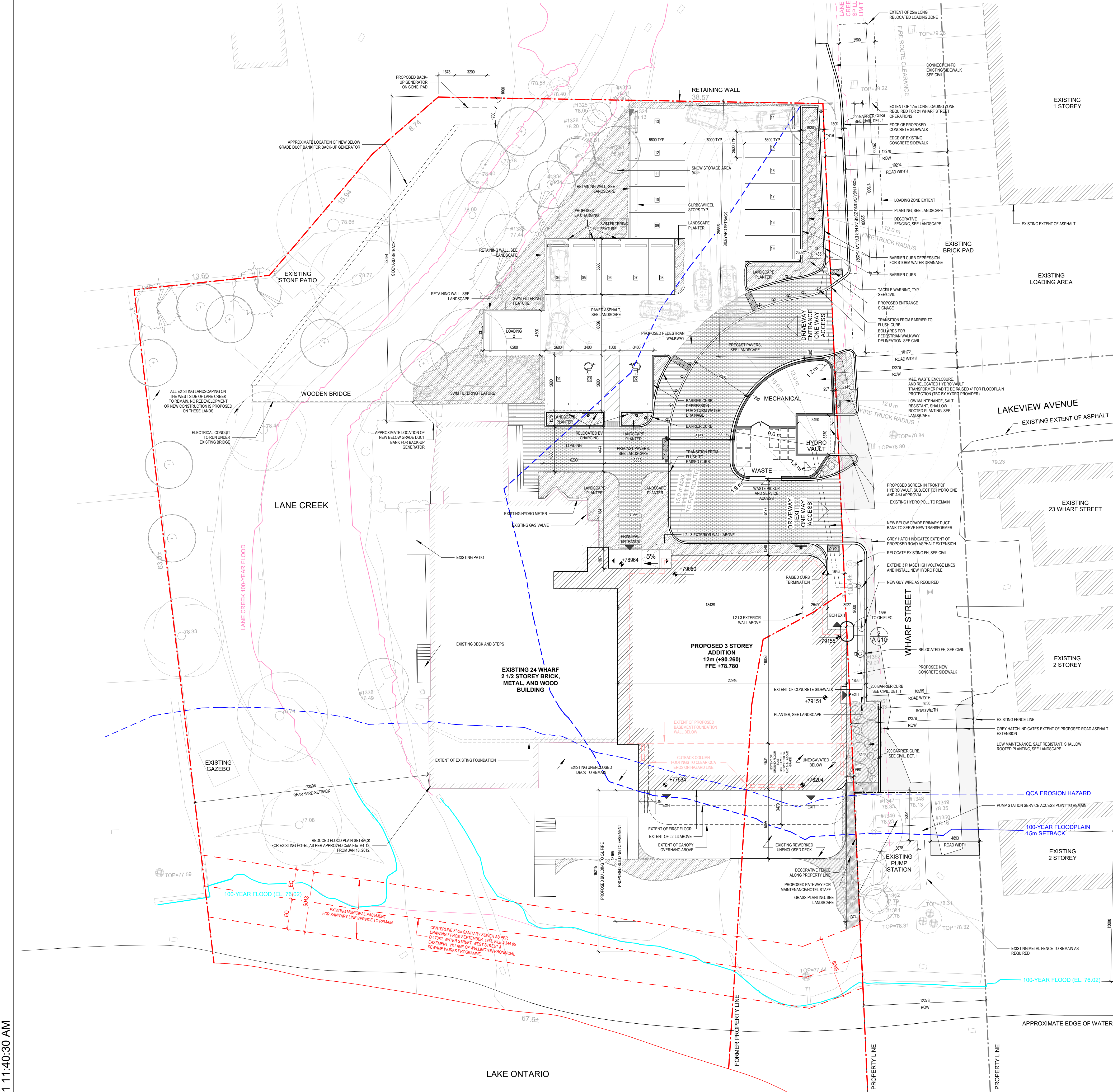
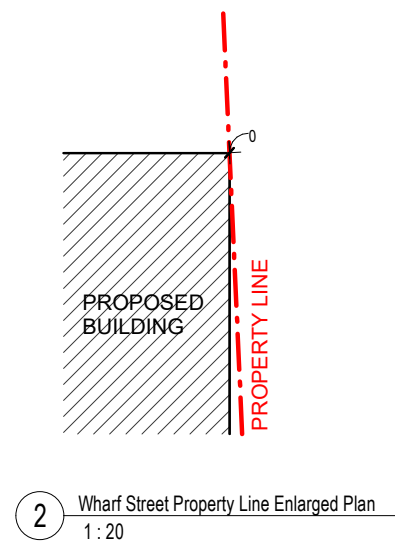




1 Site Plan
1:200

PROJECT STATISTIC SUMMARY			
MUNICIPAL ADDRESS 24 Wharf Street, Wellington, ON, K0K 3L0			
NUMBER OF STOREYS	3		
	AREA, m ²	AREA, ft ²	
LOT AREA	5,720.02 m ²	61,569.8 ft ²	
EXISTING GFA *LESS GFA OF EXISTING PAVILION TO BE REMOVED	1,025.6 m ²	11,038.9 ft ²	
EXISTING PUBLIC USE GFA *LESS GFA OF EXISTING PAVILION TO BE REMOVED	148.4 m ²	1,597.4 ft ²	
NEW GFA	1661.3 m ²	17881.6 ft ²	
NEW PUBLIC USE GFA	240.7 m ²	2590.4 ft ²	
TOTAL GFA	2,686.7 m ²	28,919 ft ²	
TOTAL PUBLIC USE GFA	389.1 m ²	4,188.2 ft ²	
NEW GCA *NEW GROSS CONSTRUCTION AREA = NEW GFA + GFA ZBL EXCLUSIONS	1852.6 m ²	19941.1 ft ²	
EXISTING HOTEL SUITES	12		
NEW HOTEL SUITES	12		
TOTAL HOTEL SUITES	24		
	CC-6 ZONE	PROPOSED	
MAXIMUM BUILDING HEIGHT	12m	12m	
MINIMUM INTERIOR SIDE YARD SETBACK	2m	32.5m	
MINIMUM INTERIOR SIDE YARD SETBACK ACCESSORY BUILDING	0.9m	25.5m	
MINIMUM REAR YARD SETBACK	4.5m	23.5m	
MAXIMUM LOT COVERAGE	60%	22%	

SITE PLAN LEGEND	
	PRINCIPAL ENTRY
	VEHICULAR ENTRY/ EXIT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	MANHOLE COVER
	CATCH BASIN
	HYDRO POLE
	ELECTRICAL STAND
	EXTENT OF BELOW GRADE
	BUILDING ELEMENT ABOVE
	OPEN TO BELOW
	EXTENT OF GROUND FLOOR
	GEODETIC ELEVATION
	ELEVATION FROM ESTABLISHED GRADE
	EXISTING GRADE ELEVATION
	BARRIER FREE TURNING RADIUS
	PROPERTY LINE
	EXISTING TO BE DEMOLISHED
	FFE FINISHED FLOOR ELEVATION
	TOR TOP OF PARAPET
	TOR TOP OF ROOF
	TOS TOP OF STRUCTURE
	TGS TORONTO GREEN STANDARDS
	TPZ TREE PROTECTION ZONE
NOTE: SURVEY INFORMATION TAKEN FROM "TOPOGRAPHIC BASE PLAN OF 24 WHARF STREET MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD" BY IBW SURVEYORS DATED 15 FEB, 2023	



PARKING CALCULATION	
EXISTING GFA	1,025.6 m ²
NEW GFA	1,661.1 m ²
TOTAL GFA	2,686.7m ²
EXISTING PUBLIC USE GFA	148 m ²
NEW PUBLIC USE GFA	240.7 m ²
TOTAL PUBLIC USE GFA	389.1 m ²
EXISTING HOTEL SUITES	12
NEW HOTEL SUITES	12
TOTAL HOTEL SUITES	24
LOADING SPACES REQUIRED/PROVIDED	2/2
PARKING SPACES REQUIRED/PROVIDED*	67/67**
BF SPACES REQUIRED/PROVIDED	4/4

DEFINITIONS AS PER BY-LAW No. 1816-2006 (Updated October 2022)

FLOOR AREA, COMMERCIAL, GROSS
Shall mean the total floor area, as hereinafter defined, exclusive of any portion of the building or structure below finished grade which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles or quarters used by the caretaker, watchman or other supervisor of the building or structures.

5.1 PARKING, LOADING AND DRIVEWAY PROVISIONS
i) Hotel: 1 space per bedroom, plus 1 space for every 9 m² (97 sq. ft.) of gross floor area of public use areas such as meeting rooms
ii) Non-Residential Uses: 3 m (10 ft.) minimum

5.1.5 PARKING SPACE SIZE
i) Parking spaces shall have a minimum area of 16.7 sq. m (180 sq. ft.) and a minimum width of 2.7 m (9 ft.)
ii) Driving aisles providing access to parking spaces shall have a minimum width of 5 m (20 ft.)
iii) Notwithstanding the provisions of Section 5.1.5 i) barrier-free parking spaces shall have a minimum area of 24 sq. m (258 sq. ft.) and a minimum width of 4 m (13 ft.)

5.2.1 LOADING PROVISIONS
4.5m (15ft.) wide; 2,351 m² - 7,450 m²(25,301 - 80,200 sq. ft.) - 2 loading spaces required

5.1.6.2
i) Distance of Parking Area/Spaces from Street Line
3. Non-Residential Uses: 3 m (10 ft.) minimum

MAXIMUM NUMBER OF PARKING SPACES FOR USE BY HOTEL PROVIDED AND PERMITTED AT 266 MAIN ST. AS PER BY-LAW No. 100-2022: 48

**19 PARKING SPOTS PROVIDED ON SITE, 2 BARRIER-FREE
48 PARKING SPOTS PROVIDED AT 266 MAIN STREET, 2 BARRIER-FREE

Copyright reserved. This design and drawings are the exclusive property of superkul inc. (the Architect) and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

superkul

101 - 35 Golden Avenue
Toronto, ON M6R 2J5
t> 416.596.0700
f> 416.533.6886
www.superkul.ca

- SITE PLAN NOTES**
- THE BUILDING IS TO BE SPRINKLERED.
 - SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
 - REFER TO SITE SERVICING DOCUMENTS FOR SEWER AND WATER SERVICE INFORMATION.
 - ANY RETAINING WALLS ARE TO BE PROFESSIONALLY ENGINEERED.
 - ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTS THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTALLED.
 - PROPOSED ACCESS TO THE RIGHT-OF-WAY/LANEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
 - NO SPEED BUMPS SHALL BE INSTALLED ON ANY DESIGNATED FIRE ROUTE.
 - MAX. POROSITY OF ALL GROUND LEVEL VENTILATION GRATES MUST BE 20mm X 20mm PER TORONTO GREEN STANDARDS.
 - ALL EXTERIOR LIGHT FIXTURES TO BE "DARK SKY" COMPLIANT.
- UTILITY/SERVICES NOTES**
- THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF LOCAL MUNICIPALITY.
 - THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SURCHARGE CONDITIONS.

No.	Date	Issue/Revision
10	2025-07-11	Issued for Site Plan Control Application R6
9	2025-05-29	Issued for Site Plan Control Application R5
8	2025-03-06	Issued for Site Plan Control Application R4
7	2025-01-31	Issued for Site Plan Control Application R3
6	2024-11-12	Issued for Site Plan Control Application R2
5	2024-09-05	Issued for Site Plan Control Application R1
4	2024-07-02	Issued for ROM Costing
3	2024-04-24	Issued for Site Plan Control Application
2	2023-12-19	Issued for Conservation Authority Permit
1	2023-12-14	Issued for SPA Pre-Consultation

No.

Date

Issue/Revision

ONARIO ASSOCIATION
OF
ARCHITECTS
ANDREWELLA
LUCKIE
5626

Drake Devonshire
24 Wharf Street,
Wellington, ON, K0K 3L0

Title:
Site Plan (First Floor)

Project No. 2223	Scale As indicated
Drawing No.	

A 010