



SITE PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- PROPOSED CONSTRUCTION
- FIRE ROUTE (CENTRELINE)
- HEAVY DUTY ASPHALT
- NO PARKING ZONE
- TOPSOIL AND SOD
- NEW CONCRETE SIDEWALK
- PAINTED DIRECTIONAL ARROW
- PAINTED HANDICAP SYMBOL
- SECONDARY ENTRANCE
- PRINCIPAL ENTRANCE
- CURB RAMP
- EXISTING TREES TO REMAIN - REFER TO LANDSCAPE DRAWING
- NEW TREE - REFER TO LANDSCAPE DRAWING

TEMPORARY CONSTRUCTION FENCEEXISTING CHAINLINK FENCENEW CHAINLINK FENCEEXISTING OVERHEAD HYDRO WIRESLSEX LSWMLFEX WMLFDFHHPCBTRAFFIC SIGNS
DA - DIRECTIONAL ARROW
DNE - DO NOT ENTERFRMHBFCURB RAMP - REFER TO CURB RAMP WITH FLARED SIDES DETAILS

**NOTE: ENTIRE SITE IS WITHIN DINGMAN CREEK HAZARD ZONE, CONSERVATION AUTHORITY REGULATION AREA, NO CONSTRUCTION/ SITE STAGGING OR STOCKPILING TO BE WITHIN ENVIRONMENTAL BUFFER ZONE FROM DINGMAN CREEK. AREA TO REMAIN UNDISTURBED AND PROTECTED DURING ALL PHASES OF CONSTRUCTION

ZONING DATA CHART: (PR) ZONE

	REQ'D / MAX / MIN.	PROPOSED
LOT AREA	N/A	81,086.5 m ² (8.108 HA)
LOT FRONTAGE (MIN.)	N/A	370.9m
FRONT YARD SETBACK	10.0 m MIN.	41.8 m (FRONT SETBACK)
INTERIOR SIDE & REAR YARD SETBACK	INTERIOR SIDE YARD (MIN): 10.0 m MIN. REAR YARD: 7.5 m MIN.	19.5 m (INTERIOR SIDE YARD SETBACK, EAST), 189.2m (SIDE YARD SETBACK, WEST), 135.8 m (REAR YARD SETBACK)
LANDSCAPE OPEN SPACE MIN.	N/A	81.8%
LOT (BLDG.) COVERAGE MAX.	20% OF SITE AREA (MAX.) = 16,219.3 m	10.9%
HEIGHT MAX.	12.7 m (MAX.)	12.4 m
OPEN STORAGE MAX.	N/A	N/A
BUILDING AREA (MAX.)	N/A	NEW MULTI-SPORT FACILITY: 8,820 m ²

PARKING REQUIREMENTS:

GROUND FLOOR
PERSONAL SERVICES = 1070 M² / 20 = 54 SPACES REQ'D
OFFICE, GENERAL = 88 M² / 40 = 2 SPACES REQ'D
ARENA = 8758 M² / 35 = 192 SPACES REQ'D
RETAIL = 345 M² / 25 = 14 SPACES REQ'D

SECOND FLOOR
PERSONAL SERVICES = 411 M² / 20 = 21 SPACES REQ'D
OFFICE, GENERAL = 194 M² / 40 = 5 SPACES REQ'D
ARENA = 2089 M² / 35 = 60 SPACES REQ'D
RESTAURANT = 630 M² / 10 = 63 SPACES REQ'D

TOTAL PARKING REQUIRED = 411 SPACES REQ'D

BARRIER FREE PARKING
8 + 1 PER 50 ADDITIONAL SPACES ABOVE THE FIRST 300 = 8 + 3
= 11 BARRIER FREE SPACES REQUIRED

PARKING PROVIDED:
NEW MULTI-SPORT BLDG:
TOTAL AREA: 8,855m² 411 SPACES REQUIRED
TOTAL: 411 SPACES PROVIDED

BARRIER FREE PARKING REQUIREMENTS:
11 SPACES REQUIRED
TOTAL: 11 SPACES PROVIDED

Key Plan:



13 2025.07.07 SPA REVISION 1
13 2025.06.20 COORDINATION
12 2025.06.08 COORDINATION
11 2025.05.30 COORDINATION
9 2025.05.23 COORDINATION
8 2025.05.16 COORDINATION
5 2025.05.07 CLIENT REVIEW
4 2025.05.02 COORDINATION
3 2025.05.02 SPA

NO. DATE ISSUED FOR: BY:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATES AND
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matter
architectural studio

300-1108 Dundas St.
London, ON N6H 3A7
519.401.6274
info@matterinc.ca
matterinc.ca

Project Title:
EPIC New Multi-Sport Facility

708 AND 714 GIDEON DRIVE, LONDON, ON, N6P 1P2

Sheet Name:
OVERALL SITE PLAN

Scale:
As indicated

Project No:
24-084

Sheet No:

A100