## 22.028 Guelph Watson Holdings Inc.

115 WATSON PARKWAY, GUELPH, ON

## SITE BLOCK SUMMARY

LAND HEE		5.2	***	06
LAND USE	m <sup>s</sup>	nt-	НА	%
BLOCK 1	9,217.3	99,214	0.92	14.3%
BLOCK 2	8,619.0	92,775	0.86	13.4%
BLOCK 3	46,649.9	502,135	4.66	72.3%
TOTAL SITE AREA (TSA)	64,486.2	694,124	6.44	100.0%

### **NET SITE AREA**

LAND USE	m²	ft²	НА	%
ENVIRONMENTAL AREA	4,602.0	49,536	0.46	7.1%
PROPOSED ROAD AREA	13,750.5	148,009	1.38	21.3%
PROPOSED PARK	4,488.0	48,308	0.45	7.0%
NET SITE AREA (NSA) - EXCLUDING NATURAL HERITAGE, PARK AND ROAD	42,803.9	460,737	4.28	66.4%

#### **FSI SUMMARY**

CKS	G	FA .	FSI (TSA)	FSI (NSA)
BLOC	m²	ft²	rar(tak)	roi (NoA)
ALL E	97,816.6	1,052,889	1.52	2.29

### **NET AVERAGE UNIT SIZE**

CKS	ТҮРЕ	NUMBER OF UNITS	AVERAG	SIZE
BLO	1.41,000,000		m²	ft²
=	APARTMENT UNIT	873	68	727
₹	TOWNHOUSE	197	127	1 364

## BLOCK 1 - GROSS FLOOR AREA (GFA) BREAKDOWN

					GROSS FLOOR AREA BREAKDO	OWN							CDOSS CONSTRU	CTION ADDA
П	DIMEDING	# OF UNITS	COMME	RCIAL		RESIDENTIA	L		TOTAL DECID	FAITIAL	TOTAL GROSS FLO	OOR AREA [GFA]	GROSS CONSTRU [GCA	
ш	BUILDING	# OF UNITS	TOTAL COMI	MERCIAL	SALEAB	SLE	NON-SALEA	ABLE	TOTAL RESID	ENTIAL			Įdca	1
Γ		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
Γ	A +B - APARTMENT	456	959.4	10,326	30,819.0	331,733	5,585.1	60,118	36,404.1	391,851	37,363.5	402,177	54,283.3	584,30
Ē	TOTAL	456	959.4	10,326	30,819.0	331,733	5,585.1	60,118	36,404.1	391,851	37,363.5	402,177	54,283.3	584,30

GCA INCLUDES UNDERGROUND PARKING AREA

### BLOCK 2 - GROSS FLOOR AREA (GFA) BREAKDOWN

					GROSS FLOOR AREA BREAKDO	OWN							CDOSS CONSTRU	ICTION ADEA
	DIMIDING	# OF LINITS	COMMER	RCIAL		RESIDENTIA	AL		TOTAL RESI	CNITIAL	TOTAL GROSS FLO	OOR AREA [GFA]	GROSS CONSTRU [GCA	
2 2	BUILDING	# OF UNITS	TOTAL COMI	MERCIAL	SALEAB	LE	NON-SAL	EABLE	TOTAL RESIL	DENTIAL	-	-	ĮGCA	•
Ĭ		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	C+D - APARTMENT	417	1,858.8	20,008	28,173.3	3,264	5,385.9	57,973	33,559.2	361,228	35,418.0	381,236	51,193.7	551,044
	TOTAL	417	1,858.8	20,008	28,173.3	3,264	5,385.9	57,973	33,559.2	361,229	35,418.0	381,236	51,193.7	551,044

UNIT NUMBERS ARE BASED ON AN AVERAGE SIZE OF 68 M<sup>2</sup> PER UNIT GCA INCLUDES UNDERGROUND PARKING AREA

# **BLOCK 3 - GROSS FLOOR AREA (GFA) BREAKDOWN**

	GROSS FLOOR AREA	BREAKDOWN	1	
	BUILDING	# OF UNITS	TOTAL GROSS FLOOR AR	EA [GFA]
BLOCK 3		#	m²	ft²
B	FREEHOLD TOWNHOUSE	37	5,697.5	61,327
	B-B TOWNHOUSE	160	19,337.6	208,148
	TOTAL	197	25,035.1	269,476

#### VEHICULAR PARKING - REQUIRED Guelph Zoning By-law (2023)-20790

GU	ieipn zo	ning By-law (2023)-20790								
				RATIO (MIN.)			NUMBER	OF PARKING SPACES REC	QUIRED	TOTAL NUMBER (
	CKS	USE	RESIDENTIAL	VISITOR	COMMERCIAL	UNITS	RESIDENTIAL	VISITOR	COMMERCIAL	PARKING
	98	BLOCK 1	1.00 / UNIT	0.10 / UNIT	1.5 / 100M <sup>2</sup>	456	456	46	14	516
- 1	Ħ	BLOCK 2	1.00 / UNIT	0.10 / UNIT	1.5 / 100M <sup>2</sup>	417	417	42	28	487
		BLOCK 3*	1.00 / UNIT	0.20 / UNIT		197	197	32 *		229
- 1						72 (AURICE)	2012(42)(4)	2000000	175350	NA CONTRACTOR

\*ONLY BACK TO BACK TOWNHOUSES ARE INCLUDED IN UNIT COUNT FOR VISITORS PARKING

# **VEHICULAR PARKING - PROVIDED**

USE	BLOCK 1	BLOCK 2	BLOCK 3	TOTAL PROVIDED
UG2	203	198		401
UG1	200	177		377
FL1 (PARKING LOT AND ROAD SIDE)	113	112	32	257
GARAGE	No. of the last of		197 *	197
TOTAL PROVIDED	516	487	229	1.232

\*BOTH BACK TO BACK AND FREEHOLD TOWNHOUSES ARE PROVIDED EACH WITH ONE TANDEM PARKING TO A TOTAL OF 197 SPOTS

### **ACCESSIBLE PARKING - REQUIRED** Guelph Zoning By-law (2023)-20790

	USE	RATIO (MIN.) RESIDENTIAL	RATIO (MIN.) RETAIL	NUMBER	OF PARKING SPACES REQU	IRED
KS		TOTAL	TOTAL	RESIDENTIAL	RETAIL	TOTAL
9	BLOCK 1	2 + 0.02 / PROVIDED PARKING	4% REQ. PARKING	13	1	14
H 8	BLOCK 2	2 + 0.02 / PROVIDED PARKING	4% REQ. PARKING	13	2	15
¥	BLOCK 3	NONE		0	0	0
	TOTAL REQUIRED			26	3	29

IF AN ODD NUMBER OF ACCESSIBLE PARKING SPACES IS REQUIRED, THE ADDITIONAL SPACE MAY BE A TYPE B ACCESSIBLE PARKING SPACE

# ACCESSIBLE PARKING - PROVIDED

CCESS	BLE PARKING - PROVIDED									
	USE	"		FLOOR					TOTAL	
0.020		PARKIN	G LOT	UG	1	UG	2		TOTAL	
ČKS		TYPE A	TYPE B	TYPE A	ТҮРЕ В	TYPE A	TYPE B	TYPE A	TYPE B	TOTAL
BIO	BLOCK 1	6	2	0	3	0	2	6	7	13
Ħ	BLOCK 2	6	1	0	3	0	3	6	7	13
	BLOCK 3	0	0	0	0	0	0	0	0	0
	TOTAL PROVIDED	12	3	0	6	0	5	12	14	26

## GROSS FLOOR AREA SUMMARY

BLOCK	USE		GFA	
			m²	ft²
BLOCK 1	RESIDENTIAL	456 UNITS	36,404.1	391,85
BLOCK 1	COMMERCIAL		959.4	10,32
	TOTAL	STREET, SQUARE, SQUARE,	37,363.5	402,17
			m²	ft²
BLOCK 2	RESIDENTIAL	417 UNITS	33,559.2	361,22
BLUCK 2	COMMERCIAL		1,858.8	20,00
	TOTAL		35,417.9	381,236.
			m²	ft <sup>2</sup>
BLOCK 3	RESIDENTIAL	197 UNITS	24,964.0	268,71
	TOTAL		24,964.0	268,71

## UNITS PER HECTARE (UPH)

			UNITS PER HECTARE BASED ON:					
ocks		# OF UNITS	TOTAL SITE AREA (TSA)	NET SITE AREA (NSA				
50	BLOCK 1	456	70.81	106.53				
ALL BL	BLOCK 2	417	64.73	97.39				
⋖	BLOCK 3	197	30.59	46.02				
	TOTAL	1,070	166.13	249.94				

BLOCK 1			SUB-TOTAL					
		BACHELOR / 1B			2B	456		
		342		4	114			
	TOTAL	342			114	456		
	UNIT MIX	75.0%		25	5.0%	100.0%		
	AVERAGE UNIT SIZE	60.4 m²	650 ft <sup>2</sup>	89.2 m²	960 ft²	67.6 m²	728	

BLOCK 2				SUB-TOTAL				
	-	BACHELOR / 1B		2B				
		313		104	417			
	TOTAL	313		104		417		
	UNIT MIX	75.1%		25.0%		100.1%		
	AVERAGE UNIT SIZE	60.4 m²	650 ft <sup>2</sup>	89.2 m²	960 ft <sup>2</sup>	67.6 m²	728 ft²	

# **BICYCLE PARKING - REQUIRED**

iuelph Zon	ing By-law (2023)-20790										
			RATIO (MIN.)				NUMBER OF PARKING SPACES REQUIRED				TOTAL NUMBER OF
CKS	USE	RESIDENTIAL SHORT-TERM	RESIDENTIAL LONG-TERM	COMMERCIAL SHORT-TERM	COMMERCIAL LONG-TERM	UNITS	RESIDENTIAL SHORT-TERM	RESIDENTIAL LONG-TERM	COMMERCIAL SHORT-TERM	COMMERCIAL LONG-TERM	PARKING
BLO	BLOCK 1	0.10 / UNIT	1.00 / UNIT	0.2/ 100M <sup>2</sup>	0.1/100M <sup>2</sup>	456	46	456	2	1	505
Ħ	BLOCK 2	0.10 / UNIT	1.00 / UNIT	0.2/100M <sup>2</sup>	0.1/100M <sup>2</sup>	417	42	417	4	2	465
⋖	BLOCK 3*										
	TOTAL REQUIRED					873	88	873	6	3	970

\*ALL TOWNHOUSES ARE INCLUDED WITH AN INTERNAL GARAGE - NO BIKE PARKING IS REQUIRED AS PER ZONING BY LAW

# **BICYCLE PARKING - PROVIDED**

ICT CLL I A	IKING - I KOVIDED									
	USE		BICYCLE PROVIDED							
ALL BLOCKS		SHORT-TERM			TOTAL SHORT-TERM	LONG-TERM			TOTAL LONG TERM	TOTAL
		FLOOR 1	UG1	UG2	TOTAL SHORT-TERIVI	FLOOR 1	UG1	UG2	TOTAL LONG-TERM	
	BLOCK 1	49			49		234	232	466	515
	BLOCK 2	48			48		360	60	420	468
	BLOCK 3*					L		E. I., " " E	0	0
	TOTAL PROVIDED	97	0	0	97	0	594	292	886	983

\*ALL TOWNHOUSES ARE INCLUDED WITH AN INTERNAL GARAGE - NO BIKE PARKING IS REQUIRED AS PER ZONING BY LAW

TURNER FLEISCHER

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Guelph Watson Holdings Inc.

COMMUNITIES

115 WATSON PARKWAY, GUELPH, ON

**STATISTICS** 

22.028FS
PROJECT DATE 2023-10-23 DRAWN BY

CHECKED BY

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