

## Site Statistics

### SITE

Total Site Area 6333.682m<sup>2</sup> (1.565 acres)  
less land dedication 267.96m<sup>2</sup>

Net Site Area 6065.722m<sup>2</sup> (1.499 acres)

Total Lot Coverage Apartment 38.7%

Total Landscape Open Space 22.16%

Floor Space Index (FSI) 1.92

Units per Hectare (UPH) 139 UPH  
(Total residential units = 88 / Total Site Area = 0.634ha)

Common Amenity Area 189m<sup>2</sup>

### APARTMENT BUILDING

Number of Stories 8

Building Height 26.7m to parapet (28.4m to top of elevator penthouse parapet)

#### unit count

8	4 units	+ amenity spaces (assumes City of Toronto 4m <sup>2</sup> per person) + mechanical, 4 - 2 bed large
7	14 units	2 - 2 bed large, 7 - 2 bed small, 2 - 1 bed large, 3 - 1 small
6	14 units	2 - 2 bed large, 7 - 2 bed small, 2 - 1 bed large, 3 - 1 small
5	14 units	2 - 2 bed large, 7 - 2 bed small, 2 - 1 bed large, 3 - 1 small
4	14 units	2 - 2 bed large, 7 - 2 bed small, 2 - 1 bed large, 3 - 1 small
3	14 units	2 - 2 bed large, 7 - 2 bed small, 2 - 1 bed large, 3 - 1 small
2	14 units	2 - 2 bed large, 7 - 2 bed small, 2 - 1 bed large, 3 - 1 small
1	retail	

88 units total

#### gross floor area

1st floor gross +/- 1295m<sup>2</sup>  
2nd floor gross +/- 1483m<sup>2</sup>  
3rd floor gross +/- 1483m<sup>2</sup>  
4th floor gross +/- 1483m<sup>2</sup>  
5th floor gross +/- 1483m<sup>2</sup>  
6th floor gross +/- 1483m<sup>2</sup>  
7th floor gross +/- 1483m<sup>2</sup>  
8th floor gross +/- 1201m<sup>2</sup> (includes mechanical=232m<sup>2</sup>)  
Total GFA +/- 11400m<sup>2</sup>

### PETROCANADA CONVENIENCE STORE

Number of Stories 1

Building Height 6.2m to parapet

gross floor area

Total GFA 234m<sup>2</sup>

## Parking Statistics

### PARKING provided

#### GRADE LEVEL AT APARTMENT BUILDING

#### SURFACE

Gas Station (PetroCanda)	2
Retail	9
Convenience Store	14
Restaurant	34
<b>Subtotal</b>	<b>59</b>

#### UNDERGROUND

Retail	15
Visitors	23
Residents	115
<b>Subtotal</b>	<b>153</b>

**SITE TOTAL 212**

also provided in garage: garbage room, tractor storage, storage rooms, additional separate exit stairs for basement, separate elevator and lobby for basement, mechanical spaces, ventilation shafts, structure

### PARKING REQUIRED by zoning

#### APARTMENT

parking 4.13.4.3 apartments

1st 20 units 1.5x = 20 x 1.5 = 30 spaces

others 1.25x = 68 x 1.25 = 85 spaces

**total parking residential = 115 spaces**

parking 4.13.6 visitors

+ 20% of res total, required at grade....

**total guest parking = 23 spaces**

**TOTAL REQUIRED PARKING FOR APARTMENT = 138**

#### APARTMENT RETAIL (note: some ground floor space given over to loading, parking, drop off etc)

785m<sup>2</sup> retail - garage room in basement

retail = 400/16.5 = 24 spaces

restaurant = 400/7.5 = 53 spaces

**77 spaces**

#### PETROCANADA

convenience store = 231/16.5 = 14

**14 spaces**

#### REQUIRED PARKING SPACES TOTAL - NEW RETAIL AND APARTMENT BUILDING, PETROCANADA

138 Apartment + 77 Retail and Restaurant + 14 PetroCanada = 229

#### vs PROVIDED PARKING SPACES

**212 spaces (15 fewer than 229 required by zoning) 93% provided**

#### note

Apartment building: Consider parking stackers in a few lower locations if this parking absolutely required - 12' clear required

revisions			
Rev	Date	By	Description
1	19/08/14	DJA	Issued for Review
2	19/08/19	DJA	Site Plan Revision
3	19/08/27	DJA	Issued for PreSPA
4			
5			
6			

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seal

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DJA

project

**1354 Gordon St.**

1354 Gordon St,  
Guelph, ON N1L 1C8

drawing title

**Site Statistics**

drawn FV

checked DJ

Scale: As Shown below each drawing title

project no 19-056

drawing no **A-001**

Rev	Date	By	Description
1	19/08/14	DJA	Issued for Review
2	19/08/19	DJA	Site Plan Revision
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seal

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project  
**1354 Gordon St.**  
 1354 Gordon St,  
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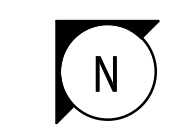
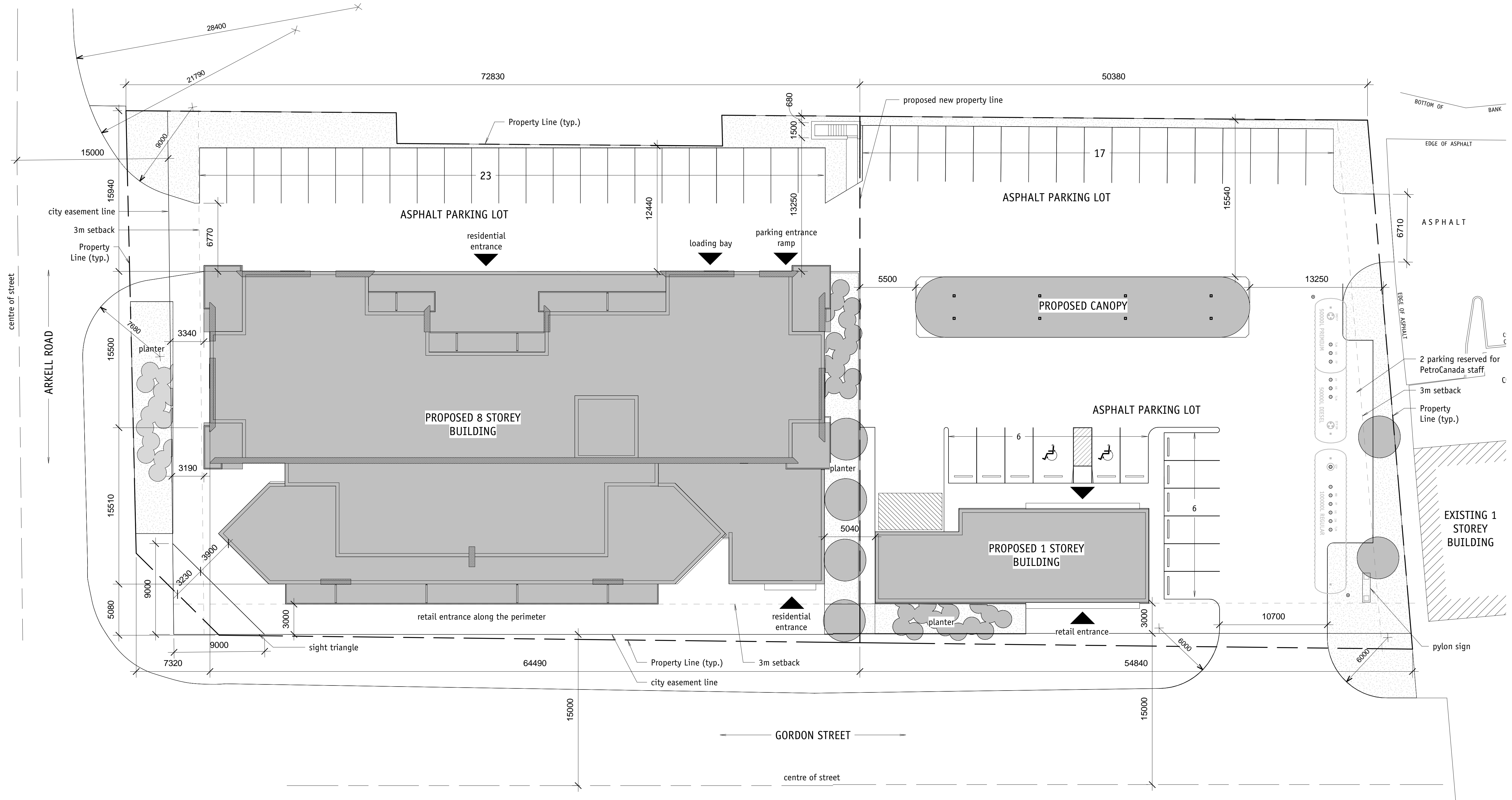
drawing title  
**Conceptual Site Plan**

drawn	FV
checked	DJ

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project no 19-056

drawing no **A-100**



8/28/2019 11:16:03 AM

**1** Conceptual Site Plan  
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