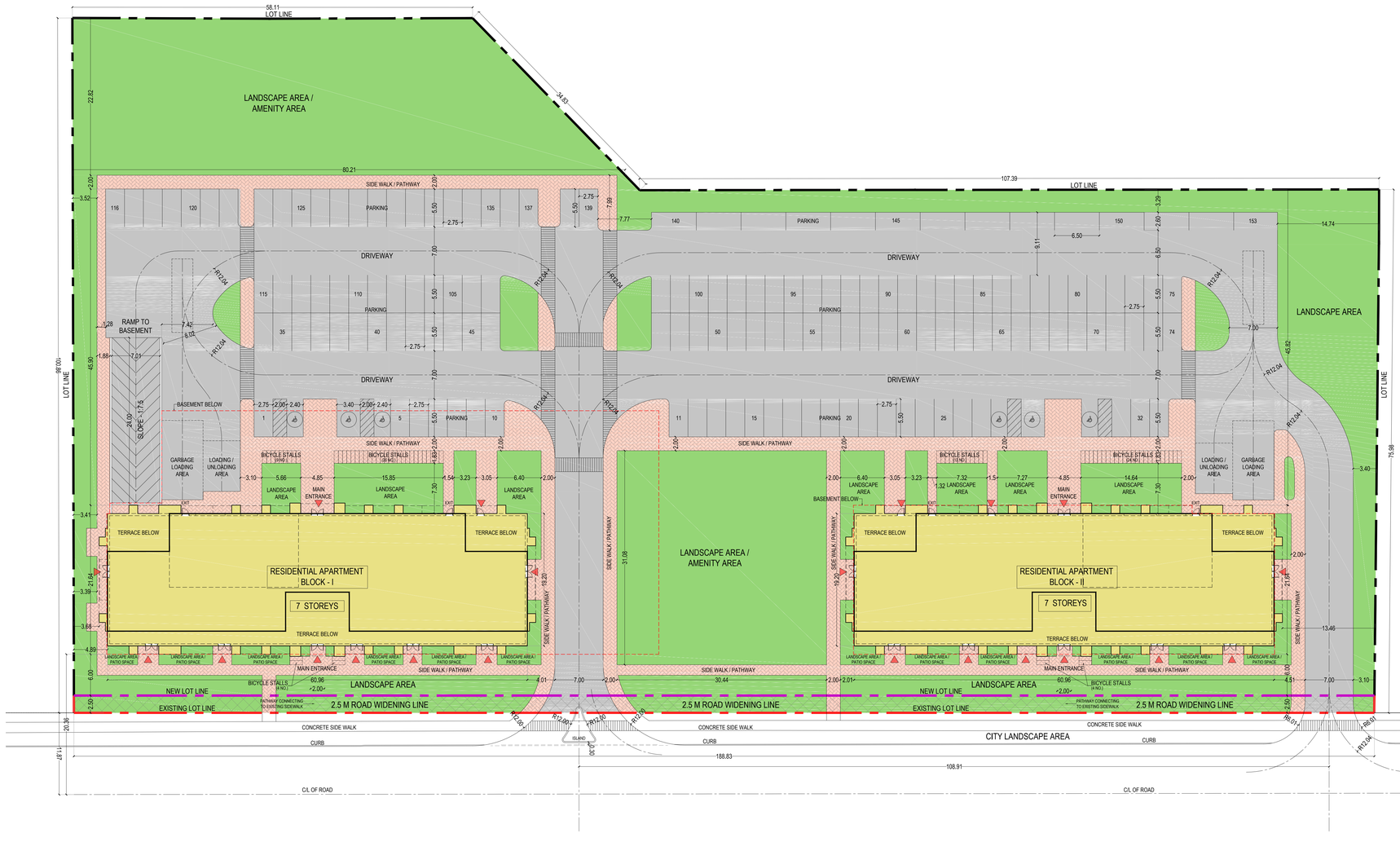
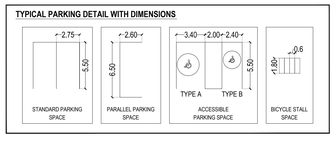
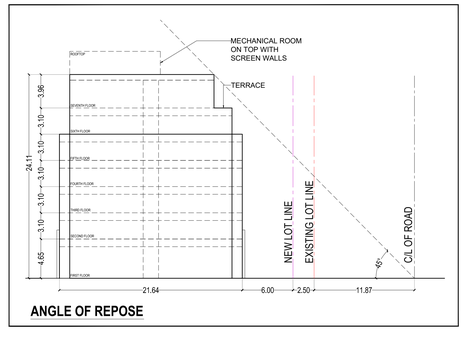


01 **SITE PLAN**
1:250

TYPICAL PARKING DETAIL WITH DIMENSIONS





ANGLE OF REPOSE

TRUE NORTH

N

NORTH

KEY MAP

SITE SUMMARY / ZONING MATRIX:

ZONING:	**R4A (GENERAL APARTMENT)**	
NO.	**REQUIREMENT AS/BY LAW**	**PROVIDED / EXISTING**
LOT AREA	650 SQ.M.	15,649.15 SQ.M. (1.56 HA)
LOT FRONTAGE	15.0 M	188.83 M
SETBACKS:		
- FRONT (SOUTH) SETBACK	15.0 M (FROM C/L OF ROAD) MAX. 6.0M (FROM LOT LINE)	20.36 M (FROM C/L OF ROAD) 6.0M (FROM LOT LINE)
- SIDE YARD (EAST SETBACK)	13.11 M (HALF OF HEIGHT)	13.46 M
- SIDE YARD (WEST SETBACK)	13.11 M (HALF OF HEIGHT)	3.68 M
- REAR YARD (NORTH) SETBACK	17.68 M (20% OF LOT DEPTH)	45.82 M
- DENSITY (RES. UNITS / HA)	150	139 / 1.56 = 89.10
- HEIGHT	8 FLOORS OR AS / ANGULAR PLANE	24.11 M (7 FLOORS)
- COMMON AMENITY AREA	30 SQ.M. / UNIT (FOR 20 UNITS = 600 SQMT) 20 SQ.M. / UNIT (FOR REST OF 119 UNITS = 2,380 SQ.M.) TOTAL: 2,980 SQ.M.	3,246.64 SQ.M.,INCLUDING OUTDOOR LANDSCAPE / PARK AMENITY SPACES IN BLOCKS LIKE TERRACE, GYM ETC.
- LANDSCAPE OPEN SPACES	40%	44.73% (6,999.42 SQ.M.)
- FSI	1.0	1.04
LOT COVERAGE:		**15.60%**

RESIDENTIAL BLOCK AREA:

BUILDING AREA (BLOCKS I AND II EACH) 1,222.70 SQ.M.

BLOCK - I

TOTAL NUMBER OF UNITS IN BLOCK I: 69 UNITS

NO. OF FLOORS: 7 FLOORS + PARKING GARAGE IN BASEMENT

FIRST FLOOR:	04 UNITS
2ND FLOOR	12 UNITS
3RD FLOOR	12 UNITS
4TH FLOOR	12 UNITS
5TH FLOOR	12 UNITS
6TH FLOOR	12 UNITS
7TH FLOOR	05 UNITS

BLOCK - II

TOTAL NUMBER OF UNITS IN BLOCK II: 70 UNITS

NO. OF FLOORS: 7 FLOORS + AMENITY SPACE IN BASEMENT

FIRST FLOOR:	05 UNITS
2ND FLOOR	12 UNITS
3RD FLOOR	12 UNITS
4TH FLOOR	12 UNITS
5TH FLOOR	12 UNITS
6TH FLOOR	12 UNITS
7TH FLOOR	05 UNITS

TOTAL NUMBER OF UNITS (BLOCK I & II): **139 UNITS**

PARKING CALCULATIONS FOR RESIDENTIAL:

TOTAL PARKING FOR UNITS REQUIRED AS / 1.50 SPACES / UNIT FOR 20 UNITS: 30 SPACES
AS / 1.25 SPACES / UNIT: 119 X 1.25 = 149 SPACES (INCLUDING 6 BARRIER FREE SPACES)

TOTAL REQUIRED FOR RESIDENTIAL: (RESIDENTS + VISITORS) 179 SPACES

RESIDENTS' PARKING: 143 SPACES (80% OF 179)
VISITORS' PARKING: 36 SPACES (20% OF 179)

PARKING CALCULATIONS FOR COMMERCIAL:

1 PER 16.5 SQ.M. (1 PER 177.54 SQ.FT.)
FOR 2031.67 SQ.FT. (188.81 SQ.M.):
TOTAL REQUIRED FOR COMMERCIAL: 12 SPACES

TOTAL PARKING REQUIRED FOR RESIDENTIAL AND COMMERCIAL: 191 SPACES

PARKING SPACES PROVIDED :

BASEMENT PARKING GARAGE: 44 SPACES (UNDER BLOCK I, INCLUDING 2 TYPE-A & 2 TYPE-B PARKING SPACES)

TOTAL SURFACE PARKING: 153 SPACES (INCLUDING 6 BARRIER FREE SPACES)

TOTAL SPACES PROVIDED: 197 SPACES (INCLUDING VISITOR PARKING, AND 6 BARRIER FREE ON SURFACE & 4 IN BASEMENT (TYPE A & B)

BICYCLE PARKING CALCULATIONS:

BICYCLE PARKING REQUIRED FOR RESIDENTIAL
1 PER DWELLING UNIT + 2 VISITOR SPACES PER 20 UNITS:
FOR 139 UNITS : 139 + 14 = 153 SPACES
BICYCLE PARKING REQUIRED FOR COMMERCIAL:
5% OF REQUIRED AUTOMOBILE PARKING : 1 SPACE (5% OF 12)
TOTAL BICYCLE SPACES REQUIRED : 154 SPACES

TOTAL BICYCLE SPACES PROVIDED : 199 SPACES (SURFACE (79) + BASEMENT (120))

GROSS FLOOR AREA CALCULATIONS
"Gross Floor Area" means the total floor area of a Building measured from the centre line of partition walls and the exterior face of outside walls, but does not include any floor area of a basement, cellar, Attic, Garage, Porch or any floor area Used for parking, or any floor area which does not have a clear floor to ceiling height of 2.15 metres

	BLOCK-1	BLOCK-2
FIRST FLOOR:	1,222.70 SQ.M.	1,222.70 SQ.M.
SECOND FLOOR:	1,219.28 SQ.M.	1,219.28 SQ.M.
THIRD FLOOR:	1,219.28 SQ.M.	1,219.28 SQ.M.
FOURTH FLOOR:	1,219.28 SQ.M.	1,219.28 SQ.M.
FIFTH FLOOR:	1,200.45 SQ.M.	1,200.45 SQ.M.
SIXTH FLOOR:	1,174.11 SQ.M.	1,174.11 SQ.M.
SEVENTH FLOOR:	899.98 SQ.M.	899.98 SQ.M.
SUB-TOTAL:	8,155.08 SQ.M.	8,155.08 SQ.M.

TOTAL GROSS FLOOR AREA (BLOCKS 1 AND 2) : 16,310.16 SQ.M.

AREA UNDER BASEMENT:
BLOCK-1: 2,727.93 + 179.80 (AREA OF RAMP) = 2,907.73 SQ.M.
BLOCK-2: 1,309.50 SQ.M.

MECHANICAL/SERVICE AREA (ON TERRACE)
BLOCK-1: 201.00 SQ.M.
BLOCK-2: 201.00 SQ.M.

KEY

REV	ISSUED FOR	DATE
00	ISSUED FOR REVIEW	2022-03-25

PROJECT NAME AND ADDRESS :

PROPOSED MIXED USE DEVELOPMENT FOR 2479281 ONTARIO INC.

At 265 EDINBURGH RD N, GUELPH, ONTARIO, N1H 1E2, CAN

ARCHITECTURAL CONSULTANT:

architects + designers technoarch

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STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :

SITE PLAN

DRAWN BY	JS
CHECKED BY	HB
APPROVED BY	HB
SCALE 1:250	SIZE A0
SHEET NO A01	STAGE REVIEW
PHASE 00	REV 00
ISSUED DATE	2022-03-25