

**PRELIMINARY STATISTICS - 280 CLAIR RD W - GUELPH**

**SITE INFORMATION**

<b>SITE AREA</b>		<b>85,600</b>	<b>M<sup>2</sup></b>
<b>PROPOSED GROSS FLOOR AREA (EXCLUDING PARKING)</b>		<b>79,274</b>	<b>M<sup>2</sup></b>
<b>FLOOR SPACE INDEX</b>		<b>0.93</b>	
<b>ECOLOGICAL LINKAGE</b>		<b>24,552</b>	<b>M<sup>2</sup></b>
<b>NET SITE AREA:</b>		<b>61,048</b>	<b>M<sup>2</sup></b>
<b>BUILDING LOT COVERAGE</b>	<b>33%</b>	<b>20,043</b>	<b>M<sup>2</sup></b>
<b>STREETS</b>	<b>11%</b>	<b>6,454</b>	<b>M<sup>2</sup></b>
<b>SURFACE PARKING, LAYBY PARKING AND LOADING</b>	<b>6%</b>	<b>3,913</b>	<b>M<sup>2</sup></b>
<b>PRIVATE YARDS</b>	<b>18%</b>	<b>10,774</b>	<b>M<sup>2</sup></b>
<b>SIDWALKS AND WALKWAYS</b>	<b>7%</b>	<b>4,085</b>	<b>M<sup>2</sup></b>
<b>PUBLIC OPEN SPACES</b>	<b>9%</b>	<b>5,770</b>	<b>M<sup>2</sup></b>
<b>OTHER LANDSCAPED AREAS</b>	<b>16%</b>	<b>10,008</b>	<b>M<sup>2</sup></b>
<b>EXISTING GROSS FLOOR AREA</b>		<b>-</b>	<b>M<sup>2</sup></b>
<b>UNITS</b>		<b>960</b>	
<b>PARKING</b>		<b>1,077</b>	
<b>MINIMUM SETBACKS</b>	<b>TO PARKING</b>	<b>TO RESIDENTIAL</b>	
WEST (FRONT)	- M	6.0 M	
SOUTH (SIDE)	1.0 M	7.5 M	
EAST (BACK)	1.0 M	7.5 M	
NORTH (SIDE)	- M	7.5 M	

	TOTAL FLOOR AREA		GROSS FLOOR AREA		NET SALEABLE AREA	
	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
<b>TYOLOGY 1 - STACKED</b>						
GROUND FLOOR	242	2,605	242	2,605	242	2,605
SECOND FLOOR	237	2,551	237	2,551	237	2,551
THIRD FLOOR	89	958	89	958	89	958
<b>TOTAL</b>	<b>568</b>	<b>6,114</b>	<b>568</b>	<b>6,114</b>	<b>568</b>	<b>6,114</b>

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	2	2	-	2	6

**NUMER OF BLOCKS**

2

	M <sup>2</sup>		FT <sup>2</sup>		M <sup>2</sup>		FT <sup>2</sup>	
	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
<b>TYOLOGY 2 - STACKED</b>								
GROUND FLOOR	325	3,498	325	3,498	325	3,498	325	3,498
SECOND FLOOR	320	3,444	320	3,444	320	3,444	320	3,444
THIRD FLOOR	172	1,851	172	1,851	172	1,851	172	1,851
<b>TOTAL</b>	<b>817</b>	<b>8,794</b>	<b>817</b>	<b>8,794</b>	<b>817</b>	<b>8,794</b>	<b>817</b>	<b>8,794</b>

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	2	2	-	4	8

**NUMER OF BLOCKS**

5

	M <sup>2</sup>		FT <sup>2</sup>		M <sup>2</sup>		FT <sup>2</sup>	
	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
<b>TYOLOGY 3&amp;4 - STACKED W/BASEMENT</b>								
BASMENT	316	3,401	316	3,401	316	3,401	316	3,401
GROUND FLOOR	325	3,498	325	3,498	325	3,498	325	3,498
SECOND FLOOR	320	3,444	320	3,444	320	3,444	320	3,444
THIRD FLOOR	172	1,851	172	1,851	172	1,851	172	1,851
<b>TOTAL</b>	<b>1,133</b>	<b>12,196</b>	<b>1,133</b>	<b>8,794</b>	<b>1,133</b>	<b>8,794</b>	<b>1,133</b>	<b>8,794</b>

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	4	4	-	4	12

**NUMER OF BLOCKS**

9

	M <sup>2</sup>		FT <sup>2</sup>		M <sup>2</sup>		FT <sup>2</sup>	
	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
<b>TYOLOGY 5 - BACK TO BACK</b>								
GROUND FLOOR	262	2,822	262	2,822	262	2,822	262	2,822
SECOND FLOOR	262	2,822	262	2,822	262	2,822	262	2,822
THIRD FLOOR	210	2,260	210	2,260	210	2,260	210	2,260
<b>TOTAL</b>	<b>734</b>	<b>7,905</b>	<b>734</b>	<b>7,905</b>	<b>734</b>	<b>7,905</b>	<b>734</b>	<b>7,905</b>

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	6	-	6

**NUMER OF BLOCKS**

2

	M <sup>2</sup>		FT <sup>2</sup>		M <sup>2</sup>		FT <sup>2</sup>	
	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
<b>TYOLOGY 6 - BACK TO BACK</b>								
GROUND FLOOR	350	3,763	350	3,763	350	3,763	350	3,763
SECOND FLOOR	350	3,763	350	3,763	350	3,763	350	3,763
THIRD FLOOR	280	3,014	280	3,014	280	3,014	280	3,014
<b>TOTAL</b>	<b>979</b>	<b>10,540</b>	<b>979</b>	<b>10,540</b>	<b>979</b>	<b>10,540</b>	<b>979</b>	<b>10,540</b>

UNITS	BA	1B	1B+D	2B	3B	4B	TOTAL
	-	-	-	-	8	-	8

**NUMER OF BLOCKS**

2

	M <sup>2</sup>		FT <sup>2</sup>		M <sup>2</sup>		FT <sup>2</sup>	
	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
<b>TYOLOGY 7 - BACK TO BACK</b>								
GROUND FLOOR	437	4,704	437	4,704	437	4,704	437	4,704

SECOND FLOOR	437	4,704	437	4,704	437	4,704
THIRD FLOOR	350	3,767	350	3,767	350	3,767
<b>TOTAL</b>	<b>1,224</b>	<b>13,175</b>	<b>1,224</b>	<b>13,175</b>	<b>1,224</b>	<b>13,175</b>

<b>UNITS</b>	<b>BA</b>	<b>1B</b>	<b>1B+D</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>TOTAL</b>
	-	-	-	-	10	-	10

**NUMER OF BLOCKS** 9

<b>TYPOLGY 8 - BACK TO BACK</b>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
GROUND FLOOR	524	5,645	524	5,645	524	5,645
SECOND FLOOR	524	5,645	524	5,645	524	5,645
THIRD FLOOR	420	4,521	420	4,521	420	4,521
<b>TOTAL</b>	<b>1,469</b>	<b>15,810</b>	<b>1,469</b>	<b>15,810</b>	<b>1,469</b>	<b>15,810</b>

<b>UNITS</b>	<b>BA</b>	<b>1B</b>	<b>1B+D</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>TOTAL</b>
	-	-	-	-	12	-	12

**NUMER OF BLOCKS** 2

<b>TOWER 'A'</b>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
GROUND-8TH FLOOR (PER FLOOR)	1,750	18,837	1,750	18,837	1,488	16,011
TOTAL	14,000	150,695	14,000	150,695	11,900	128,091
9TH-16TH FLOOR (PER FLOOR)	1,215	13,078	1,215	13,078	1,033	11,116
TOTAL	9,720	104,625	9,720	104,625	8,262	88,931
<b>TOTAL</b>	<b>23,720</b>	<b>255,320</b>	<b>23,720</b>	<b>287,235</b>	<b>20,162</b>	<b>217,022</b>

<b>UNITS</b>	<b>BA</b>	<b>1B</b>	<b>1B+D</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>TOTAL</b>
GROUND	1	3	9	2	2	-	17
2ND-8TH (PER FLOOR)	4	5	9	6	2	-	26
2ND-8TH (TOTAL)	28	35	63	42	14	-	182
9TH-16TH (PER FLOOR)	2	4	6	4	2	-	18
9ND-16TH (TOTAL)	16	32	48	32	16	-	144
<b>TOTAL</b>	<b>45</b>	<b>70</b>	<b>120</b>	<b>76</b>	<b>32</b>	<b>-</b>	<b>343</b>

<b>TOWER 'B'</b>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
GROUND-7TH FLOOR (PER FLOOR)	1,750	18,837	1,750	18,837	1,488	16,011
TOTAL	12,250	131,858	12,250	131,858	10,413	112,079
8TH-14TH FLOOR (PER FLOOR)	1,215	13,078	1,215	13,078	1,033	11,116
TOTAL	8,505	91,547	8,505	91,547	7,229	77,815
<b>TOTAL</b>	<b>20,755</b>	<b>223,405</b>	<b>20,755</b>	<b>255,320</b>	<b>17,642</b>	<b>189,894</b>

<b>UNITS</b>	<b>BA</b>	<b>1B</b>	<b>1B+D</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>TOTAL</b>
GROUND	1	3	9	2	2	-	17
2ND-7TH (PER FLOOR)	4	5	9	6	2	-	26
2ND-7TH (TOTAL)	24	30	54	36	12	-	156
8TH-14TH (PER FLOOR)	2	4	6	4	2	-	18
8ND-14TH (TOTAL)	14	28	42	28	14	-	126
<b>TOTAL</b>	<b>39</b>	<b>61</b>	<b>105</b>	<b>66</b>	<b>28</b>	<b>-</b>	<b>299</b>

<b>PARKING STRUCTURE</b>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
PARKING PER FLOOR	4,624	49,772	-	-	-	-
TOTAL PARKING FLOORS	27,744	298,634	-	-	-	-
TOTAL TOWNS (16)	2,000	21,528	2,000	21,528	2,000	21,528
<b>TOTAL</b>	<b>29,744</b>	<b>320,162</b>	<b>2,000</b>	<b>21,528</b>	<b>2,000</b>	<b>21,528</b>

<b>UNITS</b>	<b>BA</b>	<b>1B</b>	<b>1B+D</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>TOTAL</b>
	-	-	-	-	16	-	16

**PARKING SPACES** 960

**SURFACE PARKING** 89

**LAY-BY PARKING** 28

**TOTAL PARKING SPACES** 1,077

<b>AREA TOTAL</b>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>	M <sup>2</sup>	FT <sup>2</sup>
TOWNHOUSE BLOCKS	34,799	374,571	34,799	374,571	34,799	374,571
TOWERS	44,475	478,725	44,475	478,725	37,804	406,916
<b>GRAND TOTAL</b>	<b>79,274</b>	<b>853,296</b>	<b>79,274</b>	<b>853,296</b>	<b>72,603</b>	<b>781,487</b>

<b>UNITS TOTAL</b>	<b>BA</b>	<b>1B</b>	<b>1B+D</b>	<b>2B</b>	<b>3B</b>	<b>4B</b>	<b>TOTAL</b>
TOWNHOUSE BLOCKS	-	-	50	50	158	60	318
TOWERS	84	131	225	142	60	-	642
<b>GRAND TOTAL</b>	<b>84</b>	<b>131</b>	<b>275</b>	<b>192</b>	<b>218</b>	<b>60</b>	<b>960</b>

<b>REQUIRED SHARED AMENITY</b>	<b>UNIT COUNT</b>	<b>PER UNIT (M<sup>2</sup>)</b>	<b>TOTAL (M<sup>2</sup>)</b>
GRADE RELATED TOWNHOUSES	286	10	2,860
TOP FLOOR TOWNHOUSES	32	20	640
TOWER UNITS	642	20	12,840
<b>TOTAL</b>			<b>16,340</b>

<b>LOADING</b>	
TYPE G LOADING	2
MOLOK GARBAGE PICKUP	3