

**SITE DATA**

**ADDRESS**  
47 WILLOW RD., GUELPH, ON

**CURRENT ZONING:** C.C. - COMMUNITY SHOPPING CENTRE  
**\*PROPOSED ZONING:** SPECIALIZED CC  
(\* TO ALLOW PERMITTANCE OF APARTMENT BUILDING)

AREAS	METRIC	IMPERIAL
SITE AREA	10,102.7 sm	108,745 sf (100.0%)
EXISTING BUILDING FOOTPRINT (FO REMAIN)	509.0 sm	5,479 sf (5.0%)
PROPOSED BLDG-1 BUILDING FOOTPRINT	1,064.0 sm	11,453 sf (10.5%)
PROPOSED BLDG-2 BUILDING FOOTPRINT	1,064.0 sm	11,453 sf (10.5%)
COMBINED BUILDING FOOTPRINT	2,637.0 sm	28,385 sf (26.0%)
ASPHALT/HARD SURFACE AREA	5,332.8 sm	57,402 sf (52.8%)
LANDSCAPE/SIDEWALK AREA	2,132.9 sm	22,959 sf (21.1%)

SETBACKS (BLDG-1)	REQUIRED	PROPOSED
FRONT YARD (SOUTH)	3 m	3.6 m
SIDE YARD (WEST)	3 m	32.2 m
SIDE YARD (EAST)	3 m	5.8 m
REAR YARD (NORTH)	3 m	81.0 m

SETBACKS (BLDG-2)	REQUIRED	PROPOSED
FRONT YARD (SOUTH)	3 m	62.6 m
SIDE YARD (WEST)	3 m	35.0 m
SIDE YARD (EAST)	3 m	3.0 m
REAR YARD (NORTH)	3 m	22.0 m

BUILDING HEIGHT (BLDG-1)	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT [*] MINOR VARIANCE REQUIRED	3 STOREYS	*6 STOREYS (24.8 m)

BUILDING HEIGHT (BLDG-2)	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT [*] MINOR VARIANCE REQUIRED	3 STOREYS	*6 STOREYS (24.8 m)

DENSITY	BLDG-1	BLDG-2	COMB.
UNITS:	65	65	130
BEDS:	80	80	160
UNITS/HAL:	45	45	129
BEDS/HAL:	80	80	159

**BUILDING DATA**

EXISTING FLOOR AREAS (FO REMAIN)	METRIC	IMPERIAL	UNITS	BEDS
1ST FLOOR	-2,009.9 sm	-21,634 sf	0	0
2ND FLOOR	-88.0 sm	-948 sf	-1	-1
REMOVAL SUBTOTAL (G.F.A)	-2,097.9 sm	-22,582 sf	-1	-1

EXISTING FLOOR AREAS (FO REMAIN)	METRIC	IMPERIAL	UNITS	BEDS
1ST FLOOR	509.0 sm	5,479 sf	0	0
EXISTING SUBTOTAL (G.F.A)	509.0 sm	5,479 sf	0	0

PROPOSED BLDG-1 FLOOR AREAS	METRIC	IMPERIAL	UNITS	BEDS
1ST FLOOR (COMMERCIAL)	736.1 sm	7,924 sf	0	0
1ST FLOOR (AMENITY/SERVICES)	327.9 sm	3,529 sf	0	0
2ND FLOOR	1,043.5 sm	11,233 sf	13	16
3RD FLOOR	1,043.5 sm	11,233 sf	13	16
4TH FLOOR	1,043.5 sm	11,233 sf	13	16
5TH FLOOR	1,043.5 sm	11,233 sf	13	16
6TH FLOOR	1,043.5 sm	11,233 sf	13	16
BLDG-1 G.F.A ABOVE GRADE	6,261.2 sm	67,396 sf	65	80
PARKING GARAGE LEVEL 1	2,145.7 sm	23,096 sf	0	0

PROPOSED BLDG-2 FLOOR AREAS	METRIC	IMPERIAL	UNITS	BEDS
1ST FLOOR (COMMERCIAL)	736.1 sm	7,924 sf	0	0
1ST FLOOR (AMENITY/SERVICES)	327.9 sm	3,529 sf	0	0
2ND FLOOR	1,043.5 sm	11,233 sf	13	16
3RD FLOOR	1,043.5 sm	11,233 sf	13	16
4TH FLOOR	1,043.5 sm	11,233 sf	13	16
5TH FLOOR	1,043.5 sm	11,233 sf	13	16
6TH FLOOR	1,043.5 sm	11,233 sf	13	16
BLDG-2 G.F.A ABOVE GRADE	6,261.2 sm	67,396 sf	65	80
(EXCLUDES AREA BELOW GRADE)				
PARKING GARAGE LEVEL 1	2,196.0 sm	23,638 sf	0	0

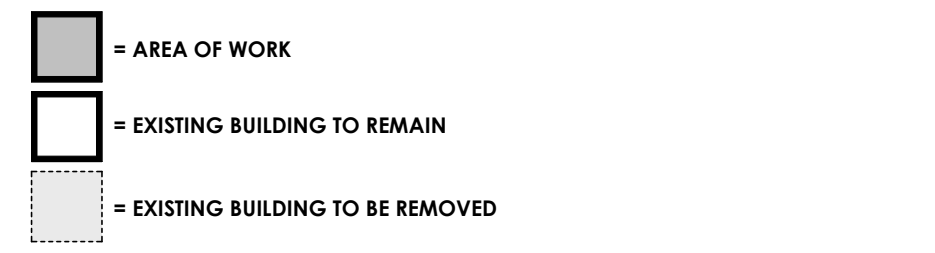
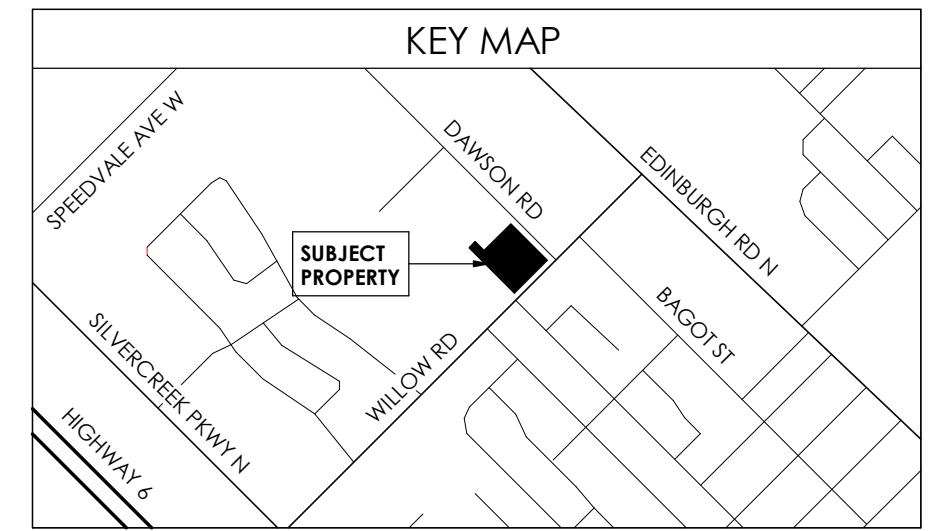
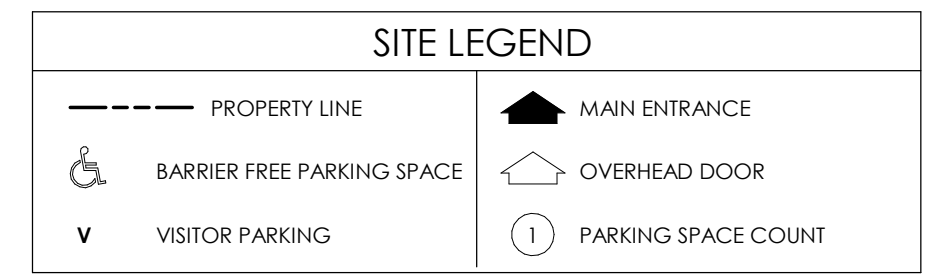
BLDG-1 & 2 COMBINED (G.F.A)	METRIC	IMPERIAL	UNITS	BEDS
(EXCLUDES AREA BELOW GRADE)	12,522.5 sm	134,792 sf	130	160
TOTAL COMBINED (G.F.A)	16,864.2 sm	181,526 sf	130	160

**PARKING DATA**

EXISTING PARKING	175
EXISTING PARKING TO BE REMOVED	158
PARKING TO BE ADDED	238
<b>TOTAL PARKING COUNT</b>	<b>255</b>

REQUIRED	PROPOSED
RESIDENTIAL (1/UNIT)	130
COMMERCIAL (1/118 S.M.) (1,981.2 S.M.)	145
VISITOR PARKING (20% OF REQ. RESIDENTIAL PARKING) 4 x 13.6 IN GUELPH GENERAL PROVISIONS	110
<b>TOTAL</b>	<b>285</b>
BARRIER FREE SPACES (3 B.F. SPACES FOR REQUIRING 201-300 STANDARD PARKING)	3
	8 (4 TYPE-A & 4 TYPE-B BARRIER FREE SPACES)

BIKE PARKING	LONG TERM	SHORT TERM	TOTAL REQ'D
COMMERCIAL (1/981.2 S.M.) (110 SPACES REQUIRED)	1 SPACE/ 500 S.M. OR 5% OF REQUIRED PARKING (110 SPACES x 0.05 = 6 SPACES)	1 SPACE/ 300 S.M. (1981.2 / 300 = 7 SPACES)	<b>13 SPACES</b>
RESIDENTIAL (123 UNITS)	4 SPACES FOR DEVELOPMENT GREATER THAN 20 UNITS = 6 SPACES	1 SPACE/ DEWELLING UNIT + 2 SPACES/ 20 UNITS = 144 SPACES	<b>150 SPACES</b>
<b>PROPOSED PARKING BREAKDOWN</b>			
SURFACE PARKING	139 SPACES		
P1 LEVEL	116 SPACES		



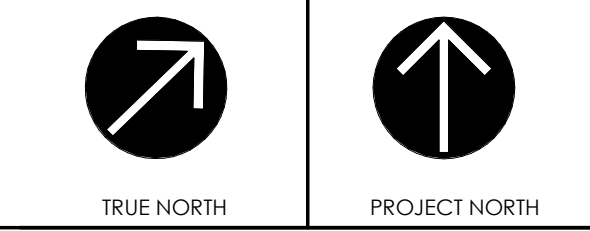
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ISSUED FOR:

SCHEMATIC DESIGN

DEVELOPED DESIGN

SITE PLAN APPROVAL 2019.11.29

BUILDING PERMIT

BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE

**EDGE ARCHITECTS LTD**  
24 LAUREL STREET WATERLOO ONTARIO N2J 2H2

ARCHITECT'S SEAL

PROJECT NAME

**47 WILLOW MULTI-RES DEVELOPMENT**  
47 WILLOW RD., GUELPH, ON N1H 1W3

CLIENT

**WILLOW COURT LTD.**

DRAWING TITLE

**SITE PLAN**

PROJECT NUMBER	DRAWING NUMBER
17045	<b>SP.01</b>
SCALE	As indicated
SHEET SIZE	24x36

**1 SITE PLAN**  
SCALE: 1 : 300

WILLOW ROAD

DAWSON ROAD