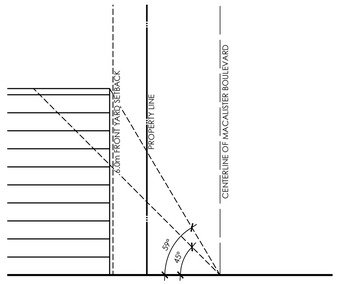
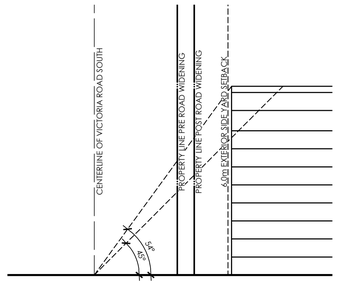
Residential Townhouse R4.B Zone - OPTION B			
Zoning Regulation R4.B Zone	**Required**	**Provided**	**Compliance**
Maximum Floor Space Index	Table 5.4.2 Maximum Floor Space Index 1.5	1.2	Yes
Maximum Density (Official Plan & Zoning)	150 units/ha	83 Units/ha	Yes
Minimum Lot Area	650 sq.m.	48,218.8 sq.m.	Yes
Minimum Lot Frontage	15.0m	166.2m	Yes
Minimum Front Yard (MacAlister Boulevard)(South)	6.0m	6.5m	Yes
Minimum Exterior Yard (Victoria Road South)(East)	6.0m	6.0m	Yes
Minimum Side Yard (West)	5.5m (Bldgs K-M) 13.4m (Bldg Q) 16.6m (Bldg P)	13.7m to Bldg K 19.0m to Bldg Q 29.4m to BLDG P	Yes
Minimum Rear Yard (North)	7.5m	48.1m	Yes
Maximum Building Height	10 Storeys	10 Storeys	Yes
Minimum Distance Between Buildings	15.0m	See Site Plan SP-1	No
Minimum Common Amenity Area *Shown in Grey	7,560.0 sq.m.	7,633.0 sq.m.	Yes
Minimum landscaped Open Space (40% of Lot Area)	19,287.5 sq.m.	27,318.2 (57%)	Yes
Angular Plane from Exterior Lot Line (Victoria Road South)	45 Degrees	54 Degrees +/-	No
Angular Plane from Front Lot Line (MacAlister Boulevard)	45 Degrees	59 Degrees +/-	No
Parking Data			
Off-Street Parking - Residential Townhouse Residential Parking Required (1 space / unit) Apartment Residential Parking Required (1.5 space / 20 units)+(1.25 spaces / excess units)	(108 Townhouse x 1 space) + (80 Apt Units x 1.5) + (212 apt Units x 1.25) = 493 Spaces	544 Spaces	Yes
Accessible Parking - City of Guelph Facility Accessibility Design Manual July 2013 (page 62)	Type A - Accessible Van Spaces = 6	6 @ Grade	Yes
	Type B - Accessible Spaces = 7	7 @ Grade	Yes



02 SP-2 **ANGULAR PLANE**
FRONT LOT LINE (MacAlister Boulevard) 1:500



03 SP-2 **ANGULAR PLANE**
EXTERIOR LOT LINE (Victoria Road South) 1:500

SITE PLAN NOTES

1. LEGAL DESCRIPTION: TBD
2. SITE INFORMATION TAKEN FROM BSR&D'S DRAFT PLAN OF PROPOSED SUBDIVISION PROJECT No. 05-6402
3. FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY VALDOR ENGINEERING INC.
4. FOR LANDSCAPE WORK REFER TO DRAWINGS PREPARED BY TBD
5. FOR SITE LIGHTING REFER TO DRAWINGS PREPARED BY TBD
6. ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
7. CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
8. STANDARD PARKING STALLS TO BE 2.5m x 5.5m
9. BARRIER FREE PARKING STALLS TO MEET CITY OF GUELPH REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B'. (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (2.0m WIDE).
10. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
11. TREE PROTECTION FENCING SHOULD BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
12. ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
13. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
14. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
15. ALL GARBAGE TO BE STORED INTERNALLY AND IN MOLOK WASTE SYSTEM PROVIDED ON-SITE.
16. LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
17. ANY MULTIPLE UNIT IDENTIFICATION SIGNAGE TO HAVE REFLECTIVE LETTERING.
18. EXCESS SNOW TO BE REMOVED FROM SITE.

PROJECT NORTH

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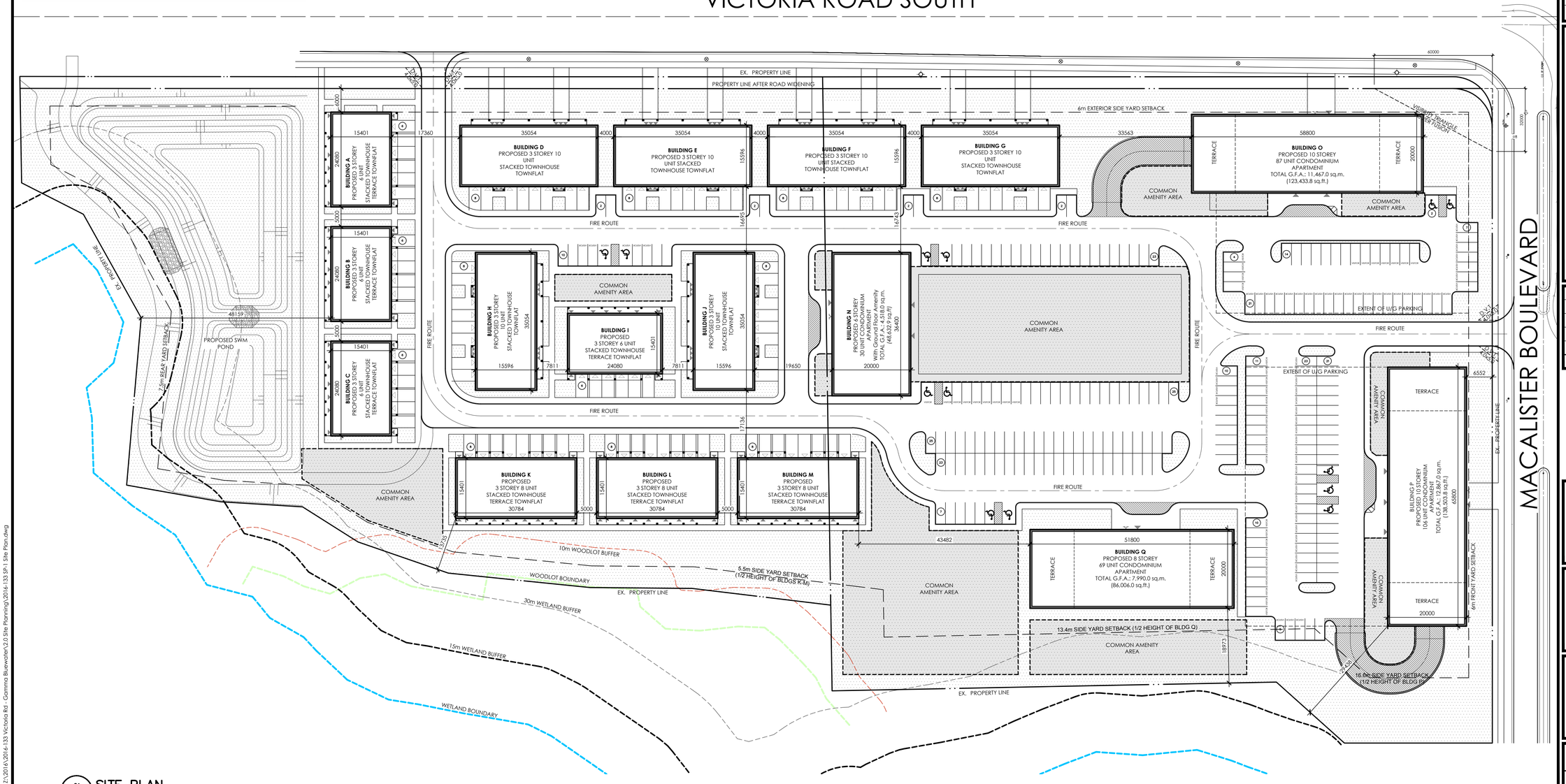
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW D. BARNSFIELD
LICENCE 4371

No.	REVISIONS	DATE
01	ZONE CHANGE SUBMISSION	2018.05.24
02	ZONE CHANGE SUBMISSION	2018.08.09



01 SP-2 **SITE PLAN** 1:500

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CLIENT
2506780 Ontario Inc
Gamma Developers Limited

PROJECT NAME
GAMMA/BLUEWATER
VICTORIA ROAD SOUTH
GUELPH, ON

DRAWING TITLE
OPTION B
SITE PLAN

CHRONOLOGY	DATE

SCALE 1:500
SHEET SIZE 610x914
PROJECT NUMBER 2016-133
DRAWING NUMBER SP-2

LAST SAVED BY: Jessicam DATE: August 9, 2018
FILE LOCATION: Y:\2016\2016-133 Victoria Rd - Gamma Bluewater\2.0 Site Planning\2016-133 SP-1 Site Plan.dwg