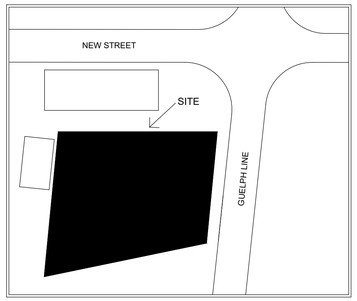


KEYPLAN NTS

SITE STATISTICS

ZONING INFORMATION — Zoning By-Law 2020

Zoning Designation	**CN1**	(Neighbourhood Commercial)	
Proposed Zoning Designation	**RH4**	(Residential High Density)	
Proposed Use	**Residential**		
Building Storeys	**2 Below grade & 13 Above grade**		
Building Height (estimated)	**46.0** metres	(T/O Roof ridge)	
Number of Residential Units	**170** Units		
Site Area	**3,818.2** sq.m	**0.381816** ha	**0.943488** Acre
Building area (Floor area)	**2,831.2** sq.m	**30,474.2** sq.ft	
Building Coverage	**74.1** %		
Floor area (Gross)	**13,802.2** sq.m	**148,565.4** sq.ft	
Floor Area Ratio (FAR)	**3.6**		
Amenity Area (Total)	**3609.73** sq.m	**38,854.8** sq.ft	
Landscape Area	**879.8** sq.m	**9470.19566** sq.ft	
Landscpae Area Coverage	**23.0** %		
Paved Area	**107.2** sq.m	**1153.89115** sq.ft	
Paved Area Coverage	**2.8** %		

By-Law Section	Description	Permited	Proposed	Complies YES / NO
	Permitted Use	Apartment Buildings	Apartment Buildings	Yes
Table 2.14.1	**Amenity Area (min.)** 25 sq.m per bedroom; 15 sq.m per efficiency unit Bedroom Total 181 Efficiency Unit Total 30	4975 sq.m	3609.73 sq.m	N
Table 2.14.1	**Density (max.)**	100 Units/ha	445.24 Units/ha	N
Table 2.14.1	**Building Height (max)**	12 Storeys	13 Storeys	N

Building Setbacks

Table 2.14.1	**Interior Rear Yard (min.)**		23 metres	2.6 metres		N
	Interior Side Yard (min.) Buidings over 6 Storeys: 1/2 the height of the building plus 1m for each 5m wall length exceeds 30m Building height: 46m / 2 + 23m		23 metres	2.6 metres		N
Table 2.14.1	**Front yard (setback) - Guelph Line**	a.	7.5 metres	2.4** metres		N
	7.5m plus 1m for each storey above 6 storeys to a max. of 15m	b.	7.5 - 13.5* metres	4.4** metres		N
	a) Floors 1-3	c.	14.5 metres	7.9** metres		N
	b) Floors 4-12 * after 6th storey setback increase 1m per level					
	c) Floor 13 ** excluding permitted projections					
14.2	**Landscape Area and Buffer** 4.5m abutting a street (Guelph Line) deemed width up to 26m		4.5 metres	0 metres		N
Table 2.3.3	**Setback Encroachment** A canopy may project into a required front yard up to half the distance of the required yard. a) Floor 1-3 b) Floors 4-12 c) Floor 13 * Balconies ** Canopies, Cornices, Door Swings, Steps/stairs, Roof Overhangs and other architectural elements.	a.	1.2 metres	*2.2 (**2.0) metres		N
		b.	2.2 metres	*2.2 (**2.0) metres		Y
		c.	3.95 metres	*2.2 (**2.0) metres		Y

Parking Requirements

By-Law Section	Description	Units	Required Rate		Required Spaces	IBI Rate		IBI Required Spaces
Table 1.2.6	**1 Bedroom Unit parking**	133	1.25	per/unit	166.25 Spaces	1.00	per/unit	133 Spaces
	2 Bedroom Unit parking	33	1.5	per/unit	49.5 Spaces	1.25	per/unit	41.25 Spaces
	3+ Bedroom Unit parking	4	1.75	per/unit	7 Spaces	1.50	per/unit	6 Spaces
	Total Resident Parking				222.75 Spaces			180.25 Spaces
	Visitor Parking	170	0.35	per/unit	59.5 Spaces	0.20	per/unit	34 Spaces
					282.25 Spaces			214.25 Spaces

Total Required Parking 282.3 Spaces
Total Required Parking (IBI) 214.3 Spaces **Accessible Parking Required (3% total) 7 Spaces**

Parking Provided

Floor	Parking Provided
UG2	65 Spaces
UG1	63 Spaces
1	44 Spaces
2	48 Spaces
Total	**220** Spaces

Accessible Parking Provided

Floor	Parking Provided
UG2	2 Spaces
UG1	2 Spaces
1	2 Spaces
2	2 Spaces
Total	**8** Spaces

BUILDING AREA INFORMATION

Floor	Net Floor Area		Gross Floor Area		Residential Area	
UG2	2829.15	sq.m	0	sq.m	0	sq.m
UG1	2830.15	sq.m	0	sq.m	0	sq.m
1	2831.15	sq.m	211.48	sq.m	0	sq.m
2	2869.47	sq.m	0	sq.m	0	sq.m
3	2870.57	sq.m	1418.78	sq.m	1009.57	sq.m
4-5	1375.67	sq.m	1319.15	sq.m	1182.04	sq.m
6-11	1375.67	sq.m	1319.15	sq.m	1182.04	sq.m
12	1060.55	sq.m	1004.03	sq.m	869.92	sq.m
13	971.21	sq.m	614.69	sq.m	403.16	sq.m
Total	21608.31	*sq.m	13802.18	sq.m	11738.97	sq.m

* Area total not including underground levels
Total Underground Area 5659.3 sq.m

SUITE INFORMATION

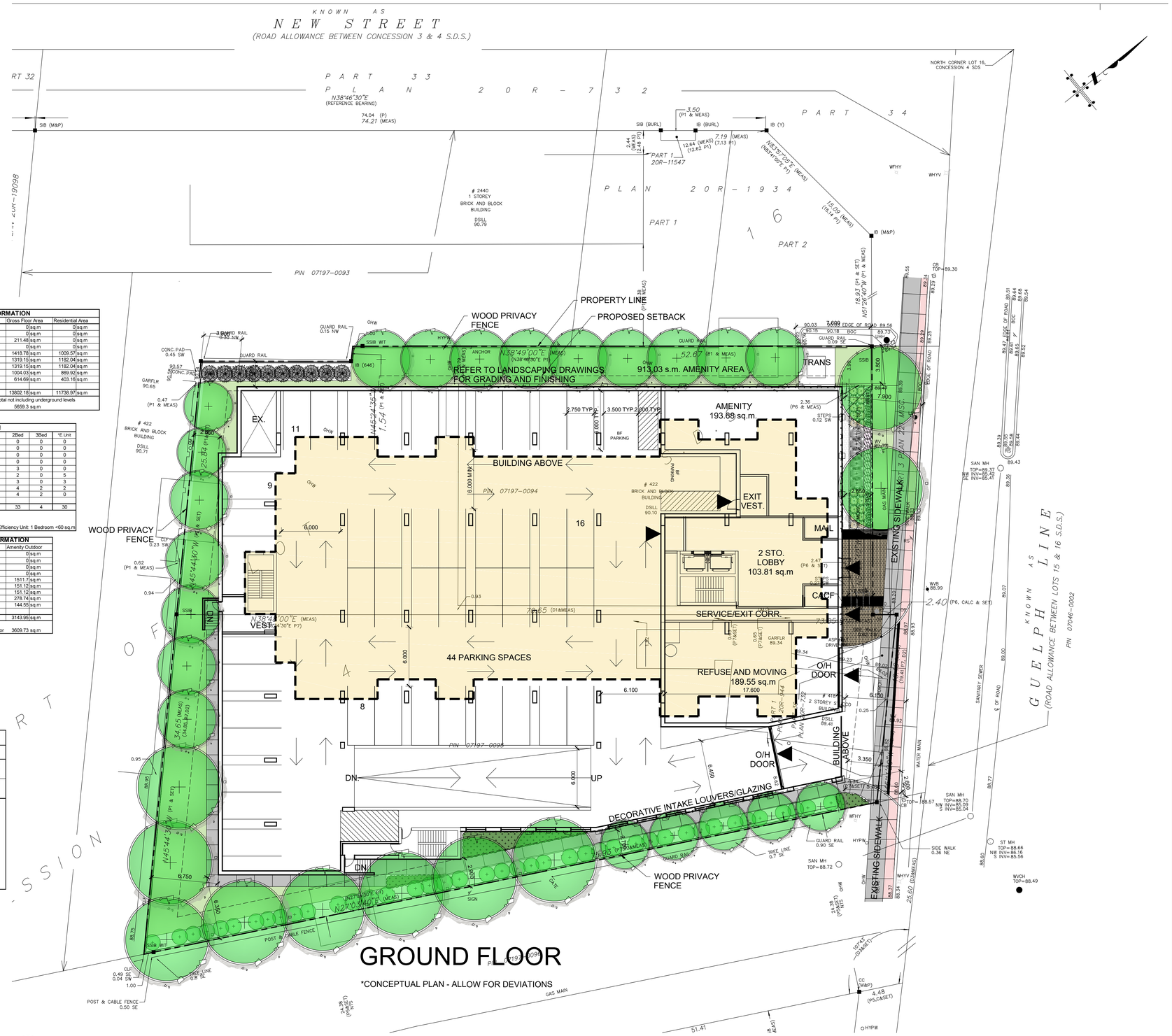
Floor	No. Units	1Bed	2Bed	3Bed	*E Unit
UG2	0	0	0	0	0
UG1	0	0	0	0	0
1	0	0	0	0	0
2	0	0	0	0	0
3	14	11	3	0	0
4-5	18	11	2	0	5
6-11	17	11	3	0	3
12	12	4	4	2	2
13	6	0	4	2	0
Total	170	103	33	4	30
Total Bedrooms		181			
Total Efficiency Units*		30			

* Efficiency Unit: 1 Bedroom <60 sq.m

AMENITY AREA INFORMATION

Floor	Amenity Indoor		Amenity Outdoor	
UG2	0	sq.m	0	sq.m
UG1	0	sq.m	0	sq.m
1	193.68	sq.m	0	sq.m
2		sq.m	0	sq.m
3	272.1	sq.m	1511.7	sq.m
4-5	0	sq.m	151.12	sq.m
6-11	0	sq.m	151.12	sq.m
12	0	sq.m	278.74	sq.m
13	0	sq.m	144.55	sq.m
Total	465.78	sq.m	3143.95	sq.m

Total Amenity: Indoor & Outdoor 3609.73 sq.m



1 SP1 SITE PLAN
1:200

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
FOR CLIENT REVIEW	J	29.07.2019	WH
FOR CLIENT REVIEW	K	30.07.2019	WH
ISSUED FOR REVIEW	1.	18.10.2019	GA
PER OPA/ZONING COMMENTS	2.	08.11.2019	GA

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH ARCHITECTURE • SOLUTIONS
KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

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PRELIMINARY

418&422 GUELPH LINE, BURLINGTON, ON

CONCEPT I

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:	PROJECT NUMBER:
AS NOTED	18006

DRAWN BY:	CHECKED BY:	DRAWING SHEET NUMBER:
WH	PM	SP1
DRAWING VERSION: 00J		
PLOT DATE: November 8, 2019		

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