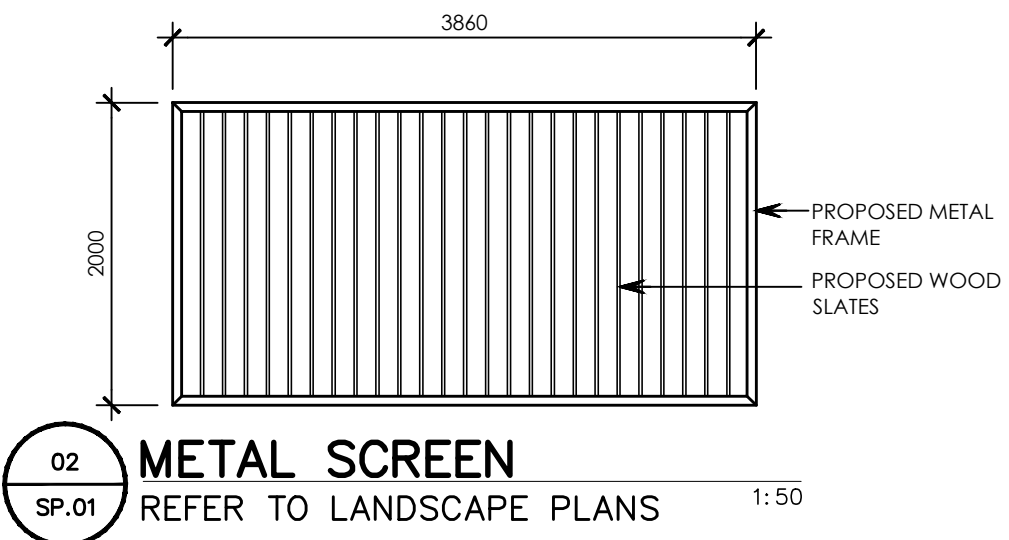




Specialized R-4B-17 (High Density Residential Apartment) Zone		Zoning Bylaw (1995): 14864 & Zoning By-law (2016): 20	
Regulations	Required	Provided	Conforms
Maximum Density (Official Plan & Zoning)	150 units/ha	149.4 Units/ha	Yes
Maximum Floor Space Index (Zoning)	Table 5.4.2 Maximum Floor Space Index 1.5 (includes underground or covered parking structure and floor space located in the basement)	1.5	Yes
Minimum Lot Area	650 sq.m.	8,902.0 sq.m.	Yes
Minimum Lot Frontage	15m	83.7m	Yes
Minimum Front and Exterior Side Yard	6.0m	Front Yard (Watson place): 9.0m Exterior Side Yard: 13.4m	Yes
Minimum Rear Yard (East)	20% of the lot depth or 1/2 the Building Height, whichever is greater, but in no case less than 7.5m = (20% of lot depth = 20.1m)	20.1m	Yes
Minimum Side Yard (South)	1/2 building height but not less than 12.5m = (1/2 Building Height 24.5m = 12.25m setback)	21.9m	Yes
Maximum Building Height	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5, and Defined Area Map	7 Storeys (24.5m) Overall	Yes
Minimum Common Amenity Area	Minimum Common Amenity Area 6 sq.m. per Dwelling Unit; aggregated into areas of not less than 50 sq.m. (6 sq.m.* 133units) = 798.0 sq.m.	Interior: 399.0 sq.m. 7th Floor Terrace: 183.0 sq.m. Exterior: 435.5 sq.m. Total Common Amenity: 808.5 sq.m.	Yes
Minimum Landscaped Open Space	Table 5.4.2 Minimum Landscape Open Space 40%	44%	Yes
Off-Street Parking - Residential	1.2 per unit (133 Units * 1.2) = 160	Surface Parking: 108 Underground Parking: 52 Total Parking Provided: 160 spaces	Yes
Accessible Parking	Total Required Accessible Parking (134-166 spaces) = 6 spaces	6 Spaces	Yes
Parking Dimensions	2.5m x 5.5m (exterior) Type A, 3.4m x 5.5m (interior) Type B or 5.5m x 5.5m (barrier free)	2.5m x 5.5m (exterior) Type A 3.4m x 5.5m (interior) Type B or 5.5m (barrier free)	Yes
Minimum Buffer Strips	Section 5.4. Minimum Buffer Strip Width from the Interior Side Lot Line shall be 3m	Side Yard: 3m Rear Yard: 3m	Yes
Garbage, Refuse Storage and Composters	Within main building or any accessory building	Within Main Building	Yes
Angular Plane from Watson Road North	Section 4.16.2.45 degrees Maximum	44 degrees	Yes
Angular Plane from Watson Parkway	Section 4.16.2.45 degrees Maximum	44 degrees	Yes
Bike Parking	Short Term: 1/unit + 2 visitor/20 units = 146	Ground Floor Bike Parking: 98 Underground Bike Parking: 40 Exterior Bike Parking: 12 Total Bike Parking Provided: 150 Spaces	Yes






























GENERAL NOTES:

## SITE PLAN

1. ALL REQUIRED STREETS TO BE VERIFIED WITH GOVERNING AUTHORITIES PRIOR TO CONSTRUCTION.
2. ALL ANCHORING DIMENSIONS ARE MEASURED TO THE CLOSEST SURVEYOR'S IRON BAR.
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SETTING, GRADING AND DRAINAGE, SITE DETAILS, LANDSCAPE AND ELECTRICAL SITE PLAN DRAWINGS. ANY ERRORS AND/OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. ALL NEW CONCRETE SIDEWALKS AND PADS TO BE (7/12" MINIMUM) THICK POURED IN PLACE CONCRETE ON MINIMUM (6/12" MINIMUM) COMPACTED GRANULAR "A" BASE. PROVIDE SAWCUTS AND BROOK FINS.
5. ASPHALT SURFACING AS PER GEOTECHNICAL REPORT PREPARED BY CHUNG & VANDER DOELEN, DATED MARCH 27/2018.
6. ALL PARKING STALL MARKINGS TO BE APPLIED TO ASPHALT SURFACES WHEN OUTDOOR TEMPERATURE EXCEEDS 40° CELSIUS.
7. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO MAKE GOOD ALL DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE WORK CARRIED OUT UNDER THIS CONTRACT AT EXTRA CHARGE.
9. CONTRACTOR TO REMOVE ALL DEBRIS AND SURPLUS MATERIALS FROM THE SITE AT COMPLETION OF CONSTRUCTION.
10. MAINTAIN ACCESS TO THE PROPERTY INCLUDING OVERHEAD CLEARANCES FOR USE BY EMERGENCY RESPONSE VEHICLES.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF THE EXACT LOCATION AND ASSUME ALL LIABILITY FOR DAMAGE TO, ALL POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES BEFORE COMMENCING THE WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN IN THE DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITIONS IS NOT GUARANTEED.

## SITE LEGEND

- |   |   |   |   |
|---|---|---|---|
|    | EXISTING HYDRO POLE                       |    | TRANSFORMER C/W CONCRETE PAD AND GROUNDING RODS   |
|    | EXISTING HYDRO POLE ANCHOR                |   |   |
|    | EXISTING CATCHBASIN                       |   |   |
|    | EXISTING MANHOLE                          |    | PARKING COUNT BUBBLE  |
|    | ENTRANCE/EXIT                             |   |   |
|    | FIRE DEPARTMENT CONNECTION                |    | TACTILE WALKING SURFACE INDICATOR (TWSI)  |
|    | FIRE HYDRANT (FH)                         |   |   |
|    | BARRIER FREE PARKING SPACE                |   | ACCESSIBLE PARKING SIGN<br>RD-93 (30x45) cm<br>SUPPORT: STEEL                           |
|  | BIKE RACKS (# #)                          |  | 3.4m ACCESSIBLE PARKING SPACES TO INCLUDE A TAB BELOW RD-93 INDICATING "VAN ACCESSIBLE" |
|  | EXISTING STANDARD IRON BAR                |  | STOP SIGN RA-1 (60x60) cm<br>SUPPORT: STEEL (Ra-1)                                      |
|  | DROPPED CONCRETE CURB                     |  | FIRE ROUTE SIGN S-5 (30x45) cm<br>SUPPORT: STEEL OR WALL                                |
|  | CONCRETE CURB                             |   |   |
|  | PROPERTY LINE                             |   |   |
|  | PROPOSED FIRE ROUTE                       |   |   |
|  | PROPOSED FENCE                            |   |   |
|  | PROPOSED CONCRETE                         |   |   |
|  | PROPOSED LANDSCAPE/SOD                    |  | PROPOSED LIGHT STANDARD   |
|  | PROPOSED EXTERIOR AMENITY AREA            |   |   |
|  | PROPOSED BENCH<br>(REF TO LANDSCAPE DWGS) |   |   |

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

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.

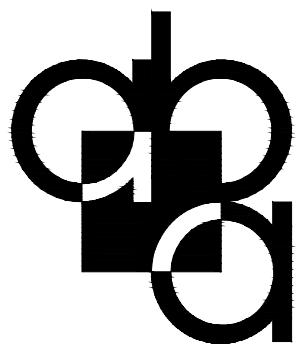


NO.	REVISIONS	DATE
01	SI-10	2019.02.19
02	SI-26	2019.05.01
03	AS BUILT SITE PLAN	2020.06.10

ISSUED FOR CONSTRUCTION	2018.12.04
ISSUED FOR BID PACKAGE No. 2	2018.10.24
ISSUED FOR BUILDING PERMIT	2018.09.14
ISSUED FOR BID PACKAGE No. 1	2018.08.27
ISSUED FOR FOUNDATION PERMIT	2018.08.17
CHRONOLOGY	DATE



aba architects inc.  
 601 Fardol Drive, Unit 6, Waterloo ON, TEL 219 884 2731 [www.abarchitect.ca](http://www.abarchitect.ca)

aba architects inc.  
01 Randall Drive, Unit 8, Waterloo ON, TEL 519 884 2711 www.abarchitect.ca

**700 Rupert Street, Unit A  
Waterloo, Ont. N2V 2B5  
Phone 519-886-8850  
Fax 519-886-8868  
[www.melkai.com](http://www.melkai.com)**

PROJECT \_\_\_\_\_

**144 WATSON**  
APARTMENT BUILDING

44 WATSON ROAD NORTH  
GUELPH, ONTARIO

DRAWING  
TITLE

## SITE PLAN

SCALE	DRAWING NUMBER
AS NOTED	SP.01
SHEET SIZE	
24x42	
PROJECT NUMBER	
2016-152	

SP.01