

This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. The drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate contract documents for details and requirements of materials, workmanship, and construction. The contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

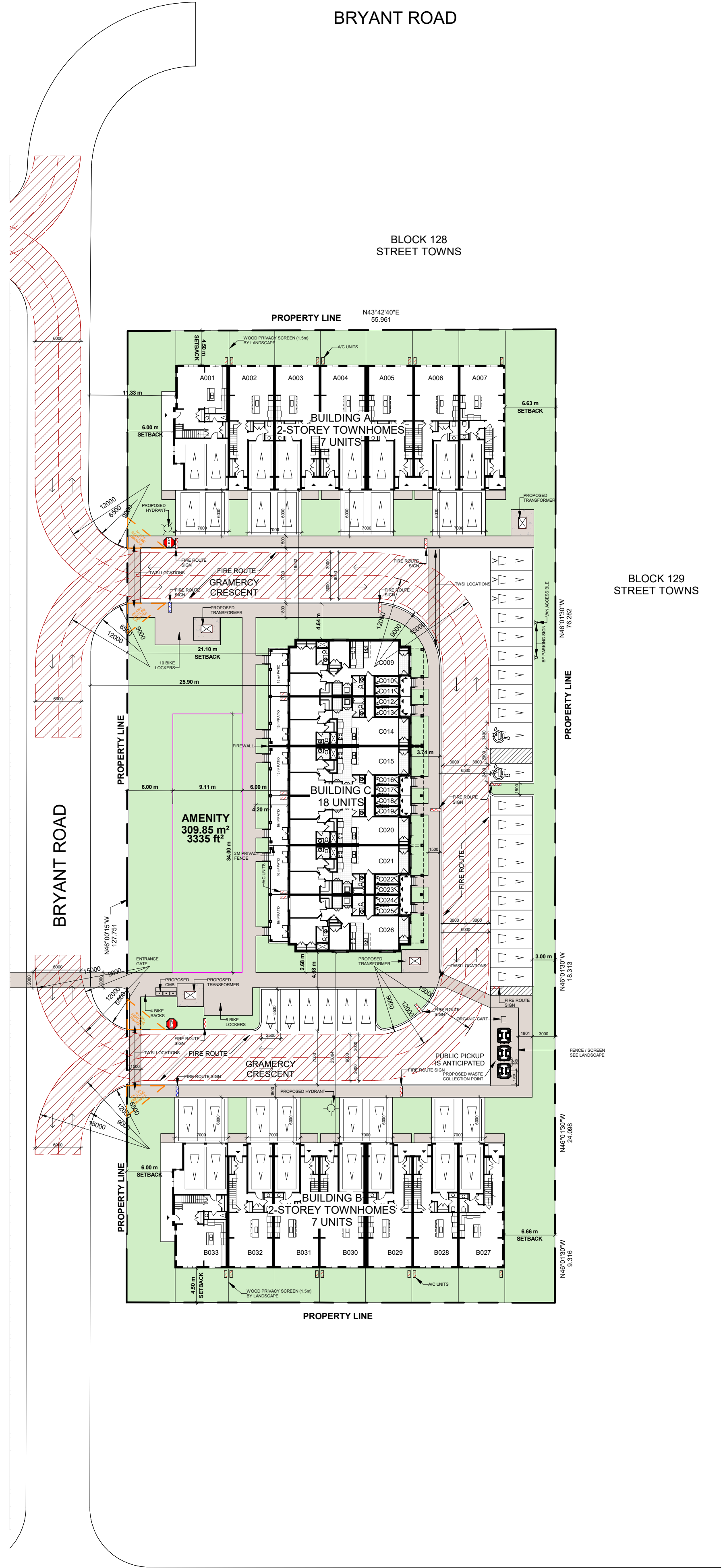
SITE STATISTICS	
Zoning - R.3A	
Gross Lot Area - 7,197.71 m ²	
Building Coverage (Excluding porches) - 2019.1 m ² (28.1%)	
Landscape Area (including walkways and patios) - 3165.2 m ² (44.3%)	
Paved Area (Roads) - 1983.4 m ² (27.6%)	
Number of Units - 18 Stacked + 14 Cluster Towns = 32 Total	
Parking Required - 32 Spaces (1 space/dwelling x 32 dwellings) including 7 Spaces for visitors (20% of req. parking spaces)	
Proposed Parking - 16 (Driveway) + 20 (Surface) + 7 (Visitor) = 43 Total (1.34/Unit)	
Type A accessible parking = 1	
Type B accessible parking = 1	
Bike Parking Required - 32 Spaces (1 space/dwelling x 32 dwellings)	
Proposed Bike Parking - 14 Garage Parking (Townhome units) + 18 Exterior Parking = 32 total	
Number of Waste Bins Provided: 2(R) + 1(W) + 1(Organic Carts)	

ZONING CHART - BLOCK 130 R.3A-57

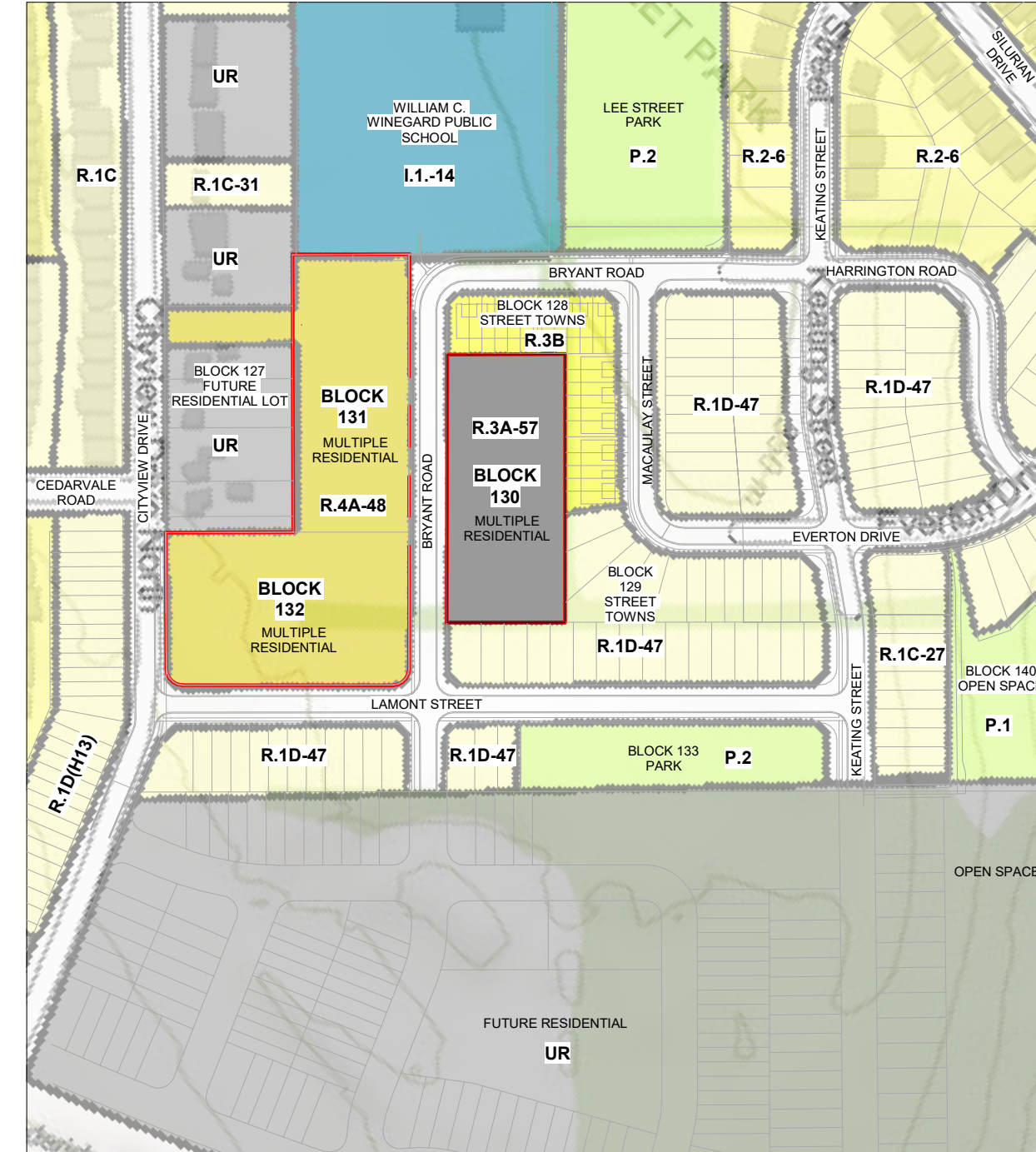
REGULATION	REQUIRED	PROVIDED
Minimum Lot Area Per Dwelling Unit	270m ² (cluster) 150m ² (stacked)	225 m ² (cluster and stacked average)
Minimum Lot Area	1500m ² - 2700	270'14" - 3780 6480 m ²
Min. Lot Frontage	15m	128.5m
Minimum Front Yard	6m	6m
Minimum Rear Yard	3m or 1/2 building height	6m + Fence
Minimum Side Yard	3m or 1/2 building height	4.5m + Fence
Minimum Common Amenity Area (S.3.2.4)	5m ² /cluster + 10m ² /stacked = 70+180 = 250 m ²	309 m ²
Common Amenity Location (S.3.2.4.2)	Not Allowed in Front Yard	Met
Common Amenity Configuration (S.3.2.4.2)	Length < (Width x 4)	Length < (Width x 4)
Minimum Unit Width	5.5m	5.65m
Parking Setback	3m	3m + Fence
Maximum Building Coverage (% of Lot Area)	30%	28.1%
Maximum Building Height (S.3.1.57.2.1)	4 Storeys	3 Storeys
Distance between Habitable Rooms (S.3.1.157.2.2)	3m	-
Distance between interior Side Yards (S.3.2.3.3)	3m	N/A
Distance between Private Amenity and Habitable Rooms (S.3.3.1.57.2.3)	6m	N/A
Distance between Private Amenity and Private Amenity (S.3.3.3.5)	6m (back) / 3m (side)	N/A
Minimum Private Amenity Area at grade (S.3.3.1.57.2.3)	150m ²	270m ² (cluster) 160m ² (stacked)
Minimum Private Amenity Area above grade (S.3.3.1.57.2.3)	4.0m ² /unit consist of a patio or terrace	13.4 m ² /unit (balconies)
Minimum Landscaped Open Space (% of Lot Area)	40%	44%
Maximum Number of Dwelling Units in a Row	6 (street) - 12 37.5 UPH (cluster) 60 UPH (stacked)	6 (street) 7 (off street) 32.7, 107.7m ² (0.72m ² + 44.4 UPH)
Maximum Density of Site	3m or Fence on all yards	3m + Fence
Buffer Strip		

SITE PLAN APPLICATION No. SP22-123	
Low Density Greenfield Residential	
DeRob Investments Ltd	Blake Tonic, Project Manager btonic@fusionhomes.com

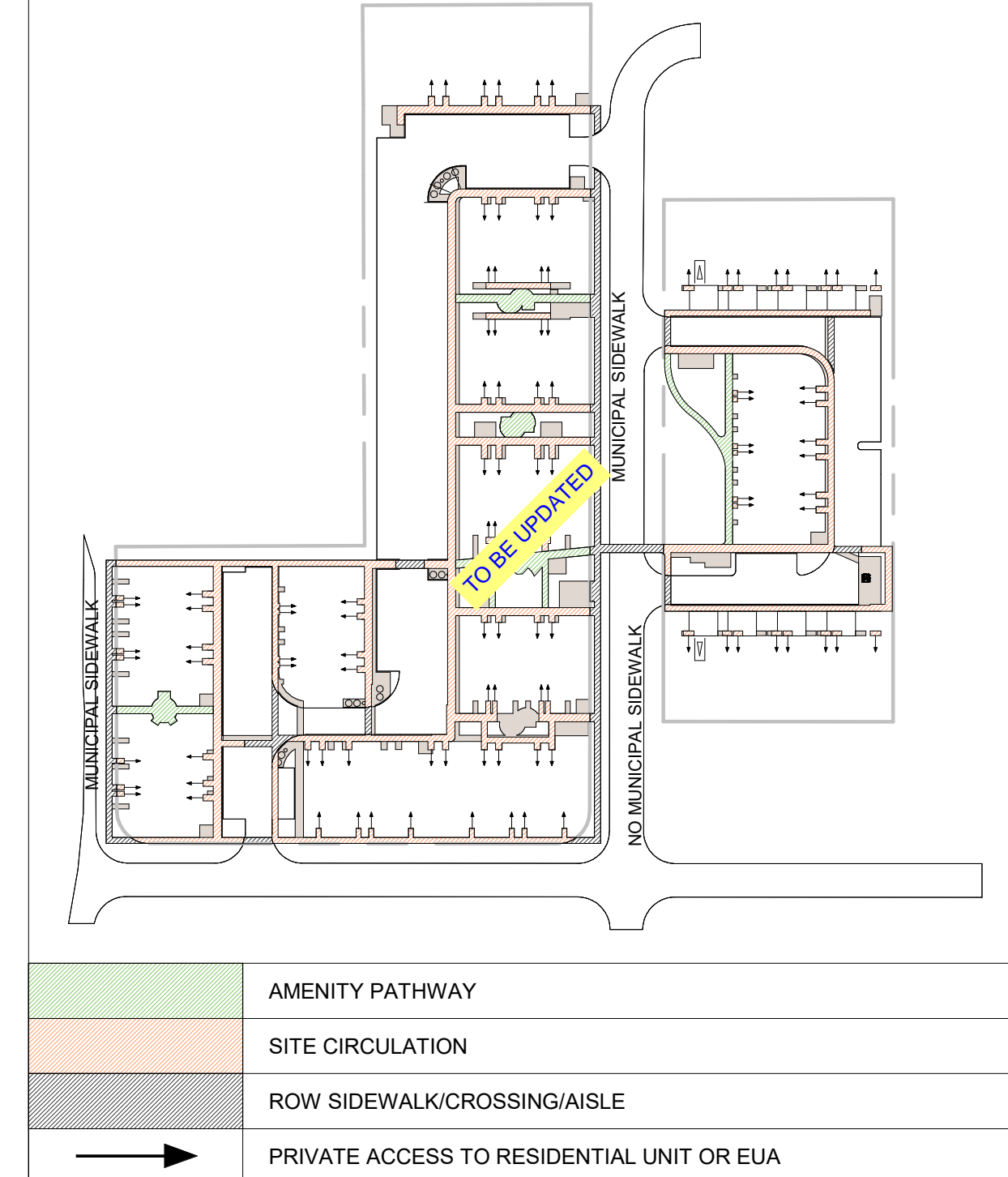
PRIVATE AMENITY AREA PROVISION: (STACKED TOWNHOUSES)	
END UNITS:	INTERNAL UNITS:
GROUND FLOOR UNIT: 16 m ²	GROUND FLOOR UNIT: 16 m ²
UPPER FLOOR UNIT 1: 13.9 m ² + 7.9 m ² = 21.8m ²	UPPER FLOOR UNIT 1: 13.9 m ² + 7.9 m ² = 21.8m ²
UPPER FLOOR UNIT 2: 8.5 m ² + 4.9 m ² = 13.4m ²	UPPER FLOOR UNIT 2: 9.1 m ² + 5.4 m ² = 14.5m ²
CLUSTER TOWNHOUSES : 27 m ² AT GROUND PRIVATE AMENITY	



3 SITE PLAN
1:400



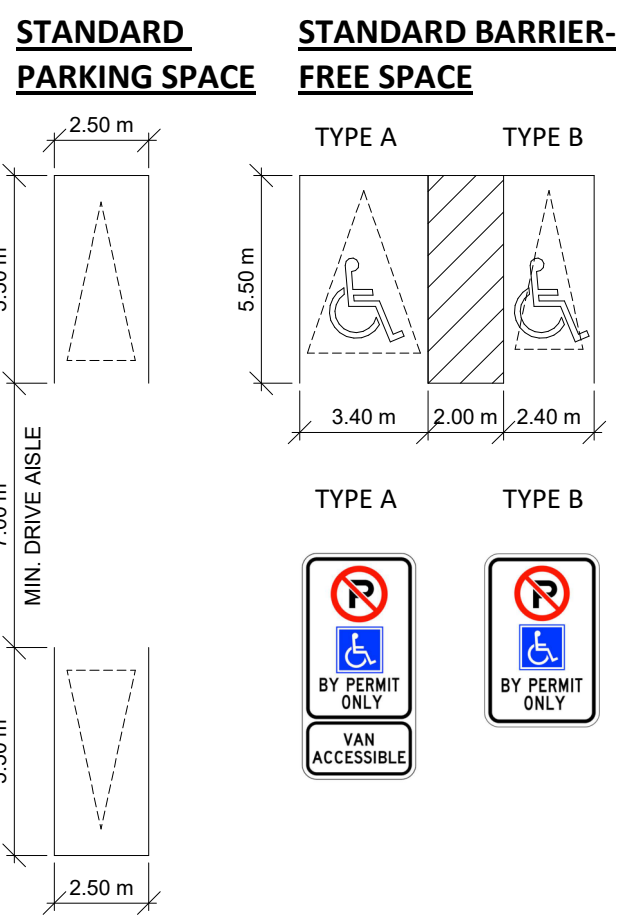
2 CONTEXT PLAN / KEY PLAN
1:3000



1 PEDESTRIAN CIRCULATION
1:1500

	AMENITY PATHWAY
	SITE CIRCULATION
	ROW SIDEWALK/CROSSING/AISLE
	PRIVATE ACCESS TO RESIDENTIAL UNIT OR EUA

- #### LEGEND
- PRIMARY ENTRANCE
 - DRIVEWAY VISIBILITY TRIANGLE
 - 15m TRAVEL DISTANCE TO EMERGENCY ACCESS ROUTE
 - FIRE HYDRANT
 - FIRE ROUTE SIGNAGE
 - FIRE ROUTE SIGNAGE
 - STOP SIGN
 - PROPOSED REVISION TO THE ROW APPROVED THROUGH SUBDIVISION
 - ACCESSIBLE PARKING SIGN
- GENERAL NOTES:**
- SNOW TO BE HAULED OFFSITE
 - ALL BUILDING FACES CONTAIN HABITABLE ROOMS



2	2023-04-12	ISSUED FOR SPA	MMZ
1	2022-11-17	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



PROJECT
55 Cityview Drive North, Guelph, ON

DRAWING
SITE PLAN - BLOCKS 130
SITE PLAN FILE NUMBER: SP22-123

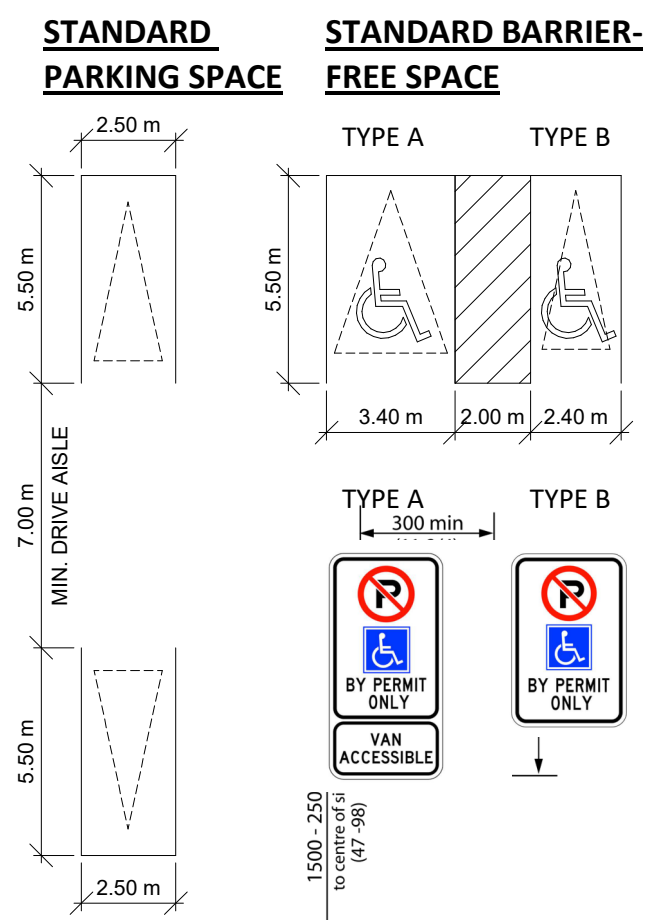
PROJECT NO.	22-100CS
PROJECT DATE	2023-09-07
DRAWN BY	HMO
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	SP-1	REV.	2
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1	2022-11-17	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY



PROJECT
55 Cityview Drive North, Guelph, ON

DRAWING
SITE PLAN - BLOCKS 131/132
SITE PLAN FILE NUMBER: SP22-124

PROJECT NO.	22-100CS
PROJECT DATE	2023-09-07
DRAWN BY	HMO
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.	SP-1	REV.	2
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WILLIAM C. WINEGARD PUBLIC SCHOOL

SITE STATISTICS

Zoning - R.4A

Gross Lot Area - 15,797.47 m²

Building Coverage (Excluding porches) - 4478.8 m² (28.4%)
Landscape Area (including walkways and patios) - 7064 m² (44.7%)
Paved Area (Roads) - 4254.7 m² (26.9%)

Number of Units - 123 Stacked units

Parking Required - 123 Spaces (1 space/dwelling x 123 dwellings) including 25 Spaces for visitors (20% of req. parking spaces)

Proposed Parking - 130 (Surface) + 20 (Visitor) = 150 total (1.21/Unit)

Type A accessible parking = 3
Type B accessible parking = 3

Bike Parking Required - 123 Spaces (1 space/dwelling x 123 dwellings)

Proposed Bike Parking - 41 Interior parking (Ground Floor units) + 82 exterior Parking = 123 total

Number of Waste Bins Provided: 6(R) + 6(W) + 4(Organic Carts)

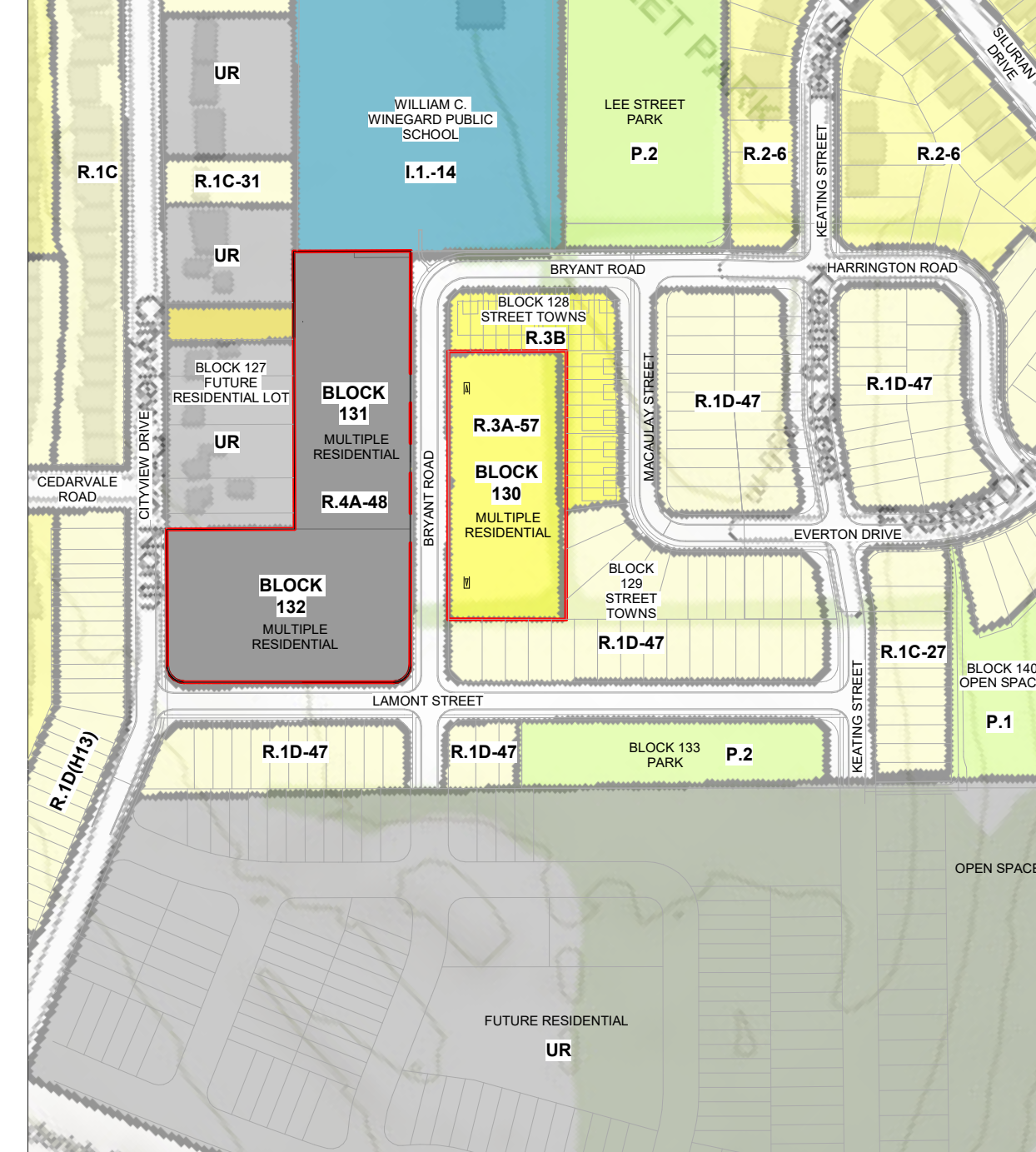
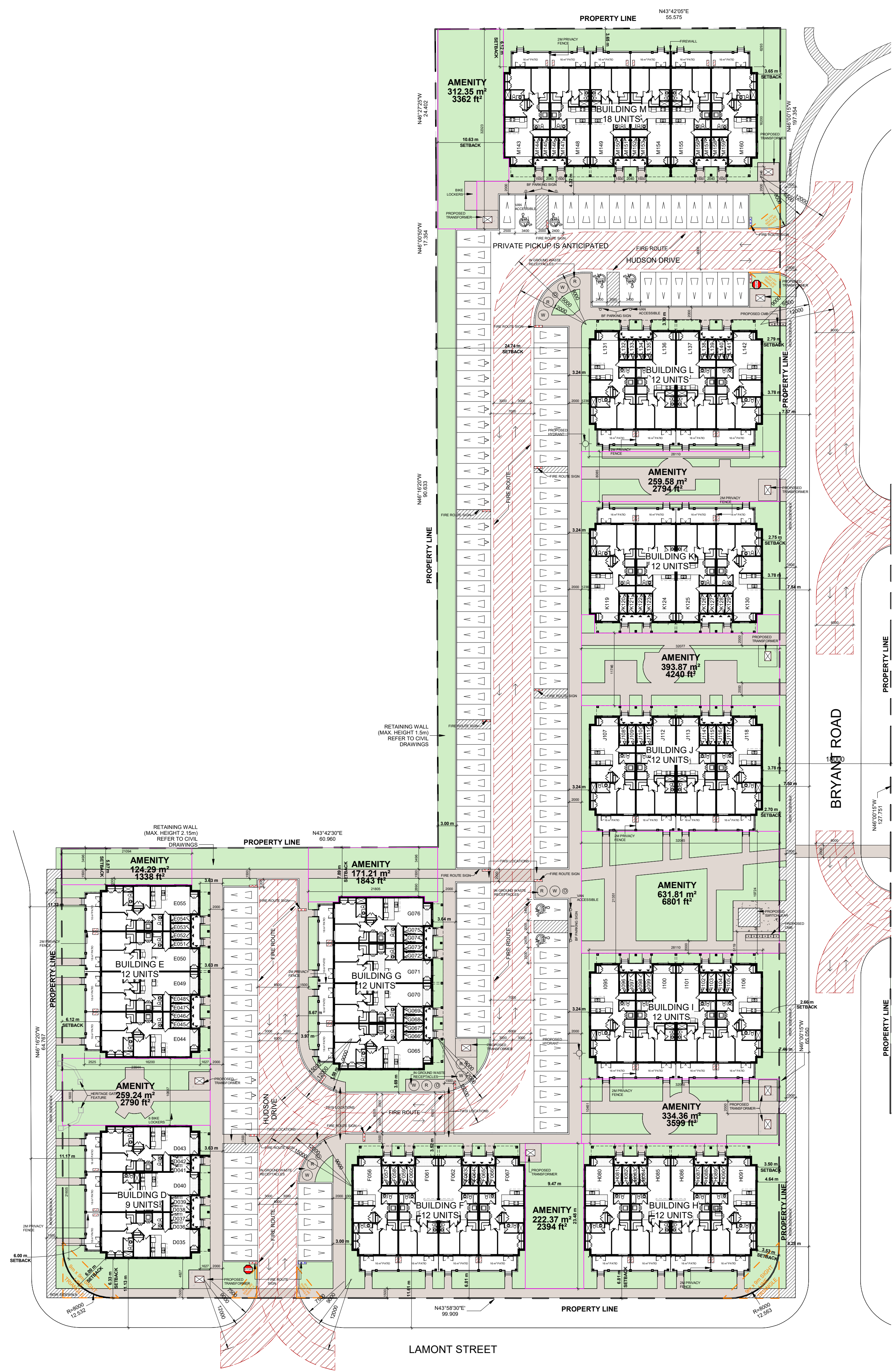
ZONING CHART - BLOCK 131,132 R.4A-48

REGULATION	REQUIRED	PROVIDED
Minimum Lot Area	650m ²	15,797.47 m ²
Min. Lot Frontage	15m	72.7m
Minimum Front Yard (Covered)	6m	6m
Minimum Exterior Side Yard (Lantern)	6m	6m
Minimum Interior Side Yard	3m or 1/2 building height	5.8m
Minimum Rear Yard (Byway)	Greater of 7.3m min. 20% of lot depth or half height	2.66m
Minimum Common Amenity Area (S.2.4.2)	30 units (1st 20); 20 unit for add'l 1000 m ²	2709 m ²
Common Amenity Configuration (S.2.4.2)	Length x (Width x 4)	Length x (Width x 4)
Parking Setback	3m	3m
Maximum Building Height (S.4.3.1.48.2.1)	4 Storeys	3 Storeys
Maximum Building Coverage (% of Lot Area)	N/A	28.4%
Minimum Landscaped Open Space (% of Lot Area)	20%	44%
Distance between Habitable Rooms (S.4.3.1.48.2.2)	3m	15m
Minimum Private Amenity Area at grade	16m ² /unit + 100 m ² for 1st 20 units and 100 m ² for each additional 10 units	16m ² /unit (stacked)
Minimum Private Amenity Area above grade (S.3.1.48.2.3)	4.8m ² /unit consist of a patio or terrace	13.4 m ² /unit (patio/terrace)
Maximum Number of Dwelling Units in a flow	8 (permet) - 12	6
Maximum Density of Site (Stacked Townhouse)	100 UPH	123 / 15,797m ² (1.57/ha) = 78.4 UPH
Buffer Strip	3m or fence on all yards	3m + Fence

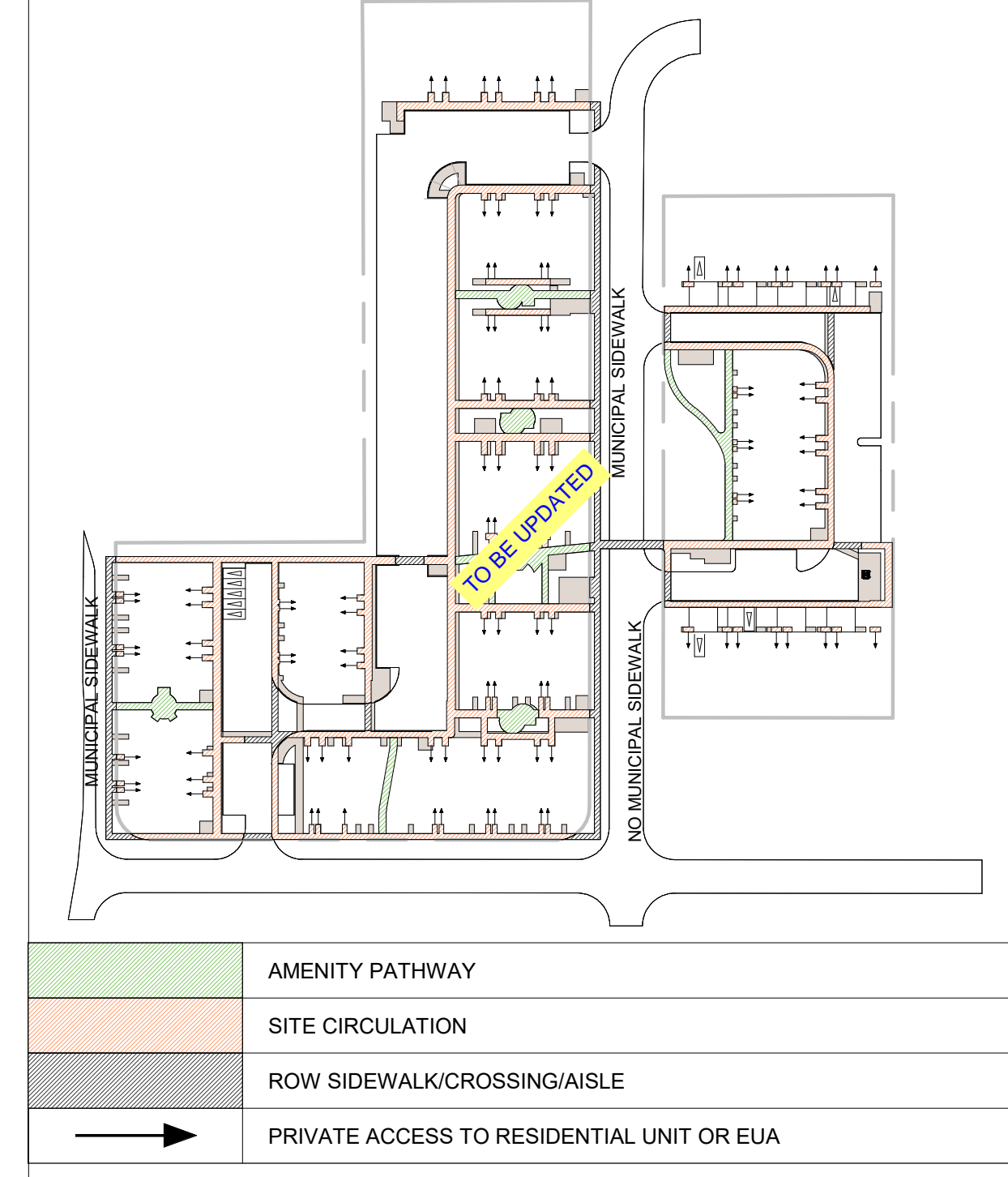
SITE PLAN APPLICATION No. SP22-124
Low Density Greenfield Residential
Blake Tonic, Project Manager
btonic@fusionhomes.com

PRIVATE AMENITY AREA PROVISION: (STACKED TOWNHOUSES)

END UNITS:	INTERNAL UNITS:
GROUND FLOOR UNIT: 16 m ²	GROUND FLOOR UNIT: 16 m ²
UPPER FLOOR UNIT 1: 13.9 m ² + 7.9 m ² = 21.8m ²	UPPER FLOOR UNIT 1: 13.9 m ² + 7.9 m ² = 21.8m ²
UPPER FLOOR UNIT 2: 8.5 m ² + 4.9 m ² = 13.4m ²	UPPER FLOOR UNIT 2: 9.1 m ² + 5.4 m ² = 14.5m ²



1 CONTEXT PLAN / KEY PLAN
1:3000



3 PEDESTRIAN CIRCULATION
1:1500

2 SITE PLAN
1:400