

SITE PLAN DATA CHART

Zoning Compliance: (H)(F) C1RM1 S4.1.294.		
LEGAL DESCRIPTION	TAKEN FROM SURVEYORS REAL PROPERTY REPORT (PART 1) PLAN OF LOTS 10, 12 AND 13 AND PART OF LOTS 11 AND 14, PLAN D-0	
	REQUIRED	PROVIDED
LOT AREA	-	0.6265 ha
GROSS FLOOR AREA (GFA)	-	GFA = 63,210 m ² SOUTH TOWER = 19,520 m ² L3 - L7 (815 sq.m. x 5) = 4,075 m ² Bellline Hotel (L8H) = 815 m ² L9 - L28 (770 sq.m. x 19) = 14,630 m ² NORTH TOWER = 39,880 m ² L3 - L12 (1,200 m ² x 10) = 12,000 m ² Bellline Condo (L13C) = 1,330 m ² L14 - L37 (1,160 m ² x 23) = 26,680 m ² Podium GFA = 3,810 m ² L1 = 1,552 m ² L2 = 2,308 m ²
Floor Space Index (FSI)	2.5	10.09
MIN. Lot Width	30m	136.4m
MAX. Density (UNITS/ha)	250	404
MIN. South Interior Yard Setback	3m	10.4m
MIN. northerly interior side yard setback for a portion of the building in excess of 2 storeys	20.0m	20.0m
MIN. Rear Yard	0.5m	3.49m MIN. (varies)
MIN. North interior side yard setback	3m	10.25m
MIN. Width of Ground Floor Facade	4.5m	104.8m
MIN. Front Yard Setback	4.5m	1.5m MIN.
Building Height	N/A (special regulations Galt City centre, as per by-law section 4.1.229)	NORTH TOWER (37 Storeys) 125.95 m -- to top roof structure 142.78 m -- to highest peak SOUTH TOWER (28 Storeys) 97.15 m -- to top roof structure 112.00 m -- to highest peak PODIUM (2 Storeys + Avg Grade) 11.0 m -- to parapet *Note: Heights calculated from Average Grade (269.15m)
Landscaping strip where abutting an OS1 Zone (along Grand River)	Not Required	Not Required
MIN. Landscaped Area	30%	26%
Front Yard Landscape Strip (Water St)	1.5m	1.5m
AMENITY SPACE	20 m ² per 1 BD unit 20 (99) = 1,980 m ² 30 m ² per 2 BD unit 30 (154) = 4,620 m ² TOTAL = 6,600 m ²	L1 = 518 m ² L2 = 2,311 m ² L13 Condo Bellline = 1,073 m ² Outdoor Amenity Area (Parkette) = 324 m ² DU balcony area total from North Tower = 3,804 m ² TOTAL AMENITY SPACE: 8,030 m ²
MIN. Loading Spaces	2	1
Building Coverage	N/A	53.35%
PARKING SUMMARY		
Condominium	1 PER DWELLING UNIT 253	253 Spaces (1:1 RATIO)
Hotel	146 SUITES x 0.75 = 109.5	110 Spaces (Simcoe Street Parkade)
Retail / Commercial (*25% reduction)	1,875 spaces per 100 m ² (566 m ² / 100 m ²) x 1,875 = 10.6	11 Spaces (Structured Parking On-Site)
Food Service Establishment (*25% reduction)	8 spaces per 100 m ² (429 m ² / 100 m ²) x 8 = 34.32	35 Spaces (Simcoe Street Parkade)
TOTAL	409	686 (264 Structured On-Site + 68 Surface Parking CM) + 354 (Simcoe Street Parkade)
*Barrier Free Parking (included in parking total)	(2% total required + 2) = 13	18 Actual (8 Simcoe St + 10 On-Site)
Cambridge Mill (CM)(Existing)	205	205 Spaces (68 On-Site Surface Parking + 137 Simcoe Street Parkade)
Bicycle Parking	0.3 spaces per unit = 76 Short term bike parking (0.05 spaces per unit) = 13	76 spaces (60 P1 + 16 P2) 24 short term spaces (10 surface + 14 L1) 48 spaces (Simcoe Street Parkade) 148 Bike Spaces Total
Visitor Parking	N/A (special regulations Galt City centre)	N/A
Car Share Parking		

UNIT BREAKDOWN

NORTH TOWER					
FLOOR TYPE	UNIT MIX PER FLOOR	STOREYS PER FLOOR TYPE	UNIT TYPE		UNIT TOTALS
			2 BD	1 BD	
8 DWELLING UNITS PER FLOOR	5 (2 BD) + 3 (1BD)	22	110	66	176
7 DWELLING UNITS PER FLOOR	4 (2 BD) + 3 (1BD)	11	44	33	77
			154	99	253

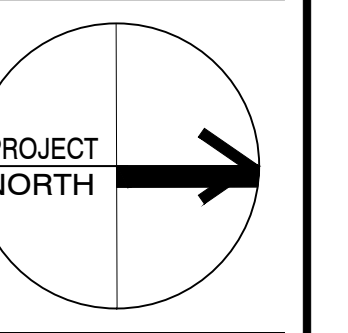
SOUTH TOWER			
UNIT TYPE	UNIT QUANTITY PER FLOOR	NO. OF STOREYS WITH UNIT TYPE	TOTAL
HOTEL SUITE	6 PER FLOOR	24	146

DATE	ISSUE
21-01-12	PRE-CONSULTATION
20/10/15	ZONING APPLICATION

MARTIN SIMMONS
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PROJECT
CAMBRIDGE MILL
CONDO/HOTEL
130 WATER ST. N
CAMBRIDGE, ONTARIO

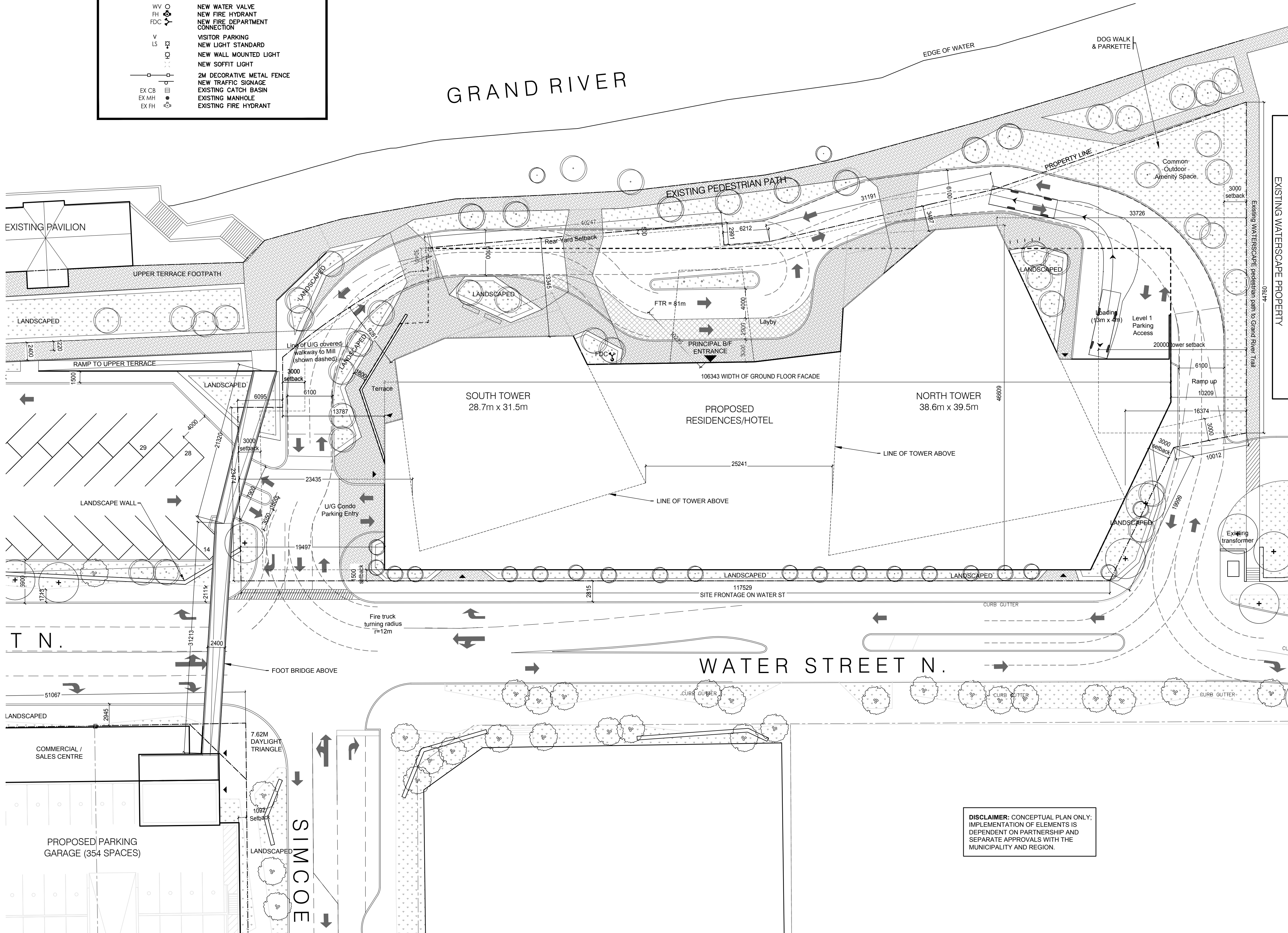
DRAWING
OVERALL SITE PLAN

DRAWN BY: ML
CHECKED BY: JS
DATE: SEPT., 2020

SCALE: AS NOTED
DRAWING NO: A101
PROJECT NO: 19047-1

SITE LEGEND:

---	PROPERTY LINE
▲	BUILDING EXIT
BF	BF - DENOTES BARRIER FREE
FF	FF - DENOTES FIRE FIGHTER PRINCIPAL ENTRANCE
▽	GRADE LEVEL OVERHEAD DOOR
---	DENOTES FIRE ROUTE
---	MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS
MH	BARRIER FREE PARKING
○	NEW MANHOLE
CBMH	NEW CATCH BASIN MANHOLE
DCBMH	NEW DOUBLE CATCH BASIN MANHOLE
WV	NEW WATER VALVE
FH	NEW FIRE HYDRANT
FDC	NEW FIRE DEPARTMENT CONNECTION
V	VISITOR PARKING
LS	NEW LIGHT STANDARD
□	NEW WALL MOUNTED LIGHT
□	NEW SOFFIT LIGHT
□	2M DECORATIVE METAL FENCE
□	NEW TRAFFIC SIGNAGE
○	EXISTING CATCH BASIN
○	EXISTING MANHOLE
○	EXISTING FIRE HYDRANT



DISCLAIMER: CONCEPTUAL PLAN ONLY. IMPLEMENTATION OF ELEMENTS IS DEPENDENT ON PARTNERSHIP AND SEPARATE APPROVALS WITH THE MUNICIPALITY AND REGION.

1 OVERALL SITE PLAN
A101 SCALE: 1:500