



SITE PLAN DATA CHART

Zoning Compliance: (H)(F) C1RM1 S4.1.294.		
LEGAL DESCRIPTION	TAKEN FROM SURVEYOR'S 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 <sup>2</sup> SOUTH TOWER = 19,520 m <sup>2</sup> L3 - L7 (815 sq.m x 5) = 4,075 m <sup>2</sup> Bellline Hotel (L8H) = 815 m <sup>2</sup> L9 - L28 (770 sq.m x 19) = 14,630 m <sup>2</sup> NORTH TOWER = 39,880 m <sup>2</sup> L3 - L12 (1,200 m <sup>2</sup> x 10) = 12,000 m <sup>2</sup> Bellline Condo (L13C) = 1,330 m <sup>2</sup> L14 - L17 (1,160 m <sup>2</sup> x 23) = 26,680 m <sup>2</sup> Podium GFA = 3,810 m <sup>2</sup> L1 = 1,532 m <sup>2</sup> L2 = 2,308 m <sup>2</sup>
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 <sup>2</sup> per 1 BD unit 20 (99) = 1,980 m <sup>2</sup> 30 m <sup>2</sup> per 2 BD unit 30 (154) = 4,620 m <sup>2</sup> TOTAL = 6,600 m <sup>2</sup>	L1 = 518 m <sup>2</sup> L2 = 2,311 m <sup>2</sup> L13 Condo Bellline = 1,073 m <sup>2</sup> Outdoor Amenity Area (Parkette) = 324 m <sup>2</sup> DU balcony area total from North Tower = 3,804 m <sup>2</sup> TOTAL AMENITY SPACE: 8,030 m <sup>2</sup>
MIN. Loading Spaces	2	1
Building Coverage	N/A	53.35%
PARKING SUMMARY	1 PER DWELLING UNIT 253	253 Spaces (1:1 RATIO)
Condominium	146 SUITES x 0.75 = 109.5	110 Spaces (Simcoe Street Parkade)
Retail / Commercial (*25% reduction)	1.875 spaces per 100 m <sup>2</sup> (566 m <sup>2</sup> / 100 m <sup>2</sup> ) x 1.875 = 10.6	11 Spaces (Structured Parking On-Site)
Food Service Establishment (*25% reduction)	8 spaces per 100 m <sup>2</sup> (429 m <sup>2</sup> / 100 m <sup>2</sup> ) x 8 = 34.32	35 Spaces (Simcoe Street Parkade)
TOTAL	409	619 (264 Structured On-Site + 68 Surface Parking (CM) + 287 Simcoe Street Parkade - 7.5 Storeys)
*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) 100 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

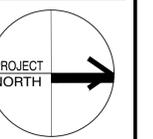
SOUTH TOWER			
UNIT TYPE	UNIT QUANTITY PER FLOOR	NO. OF STOREYS WITH UNIT TYPE	TOTAL
HOTEL SUITE	6 PER FLOOR	24	146

1	20/10/15	ZONING APPLICATION
NR	DATE	ISSUE

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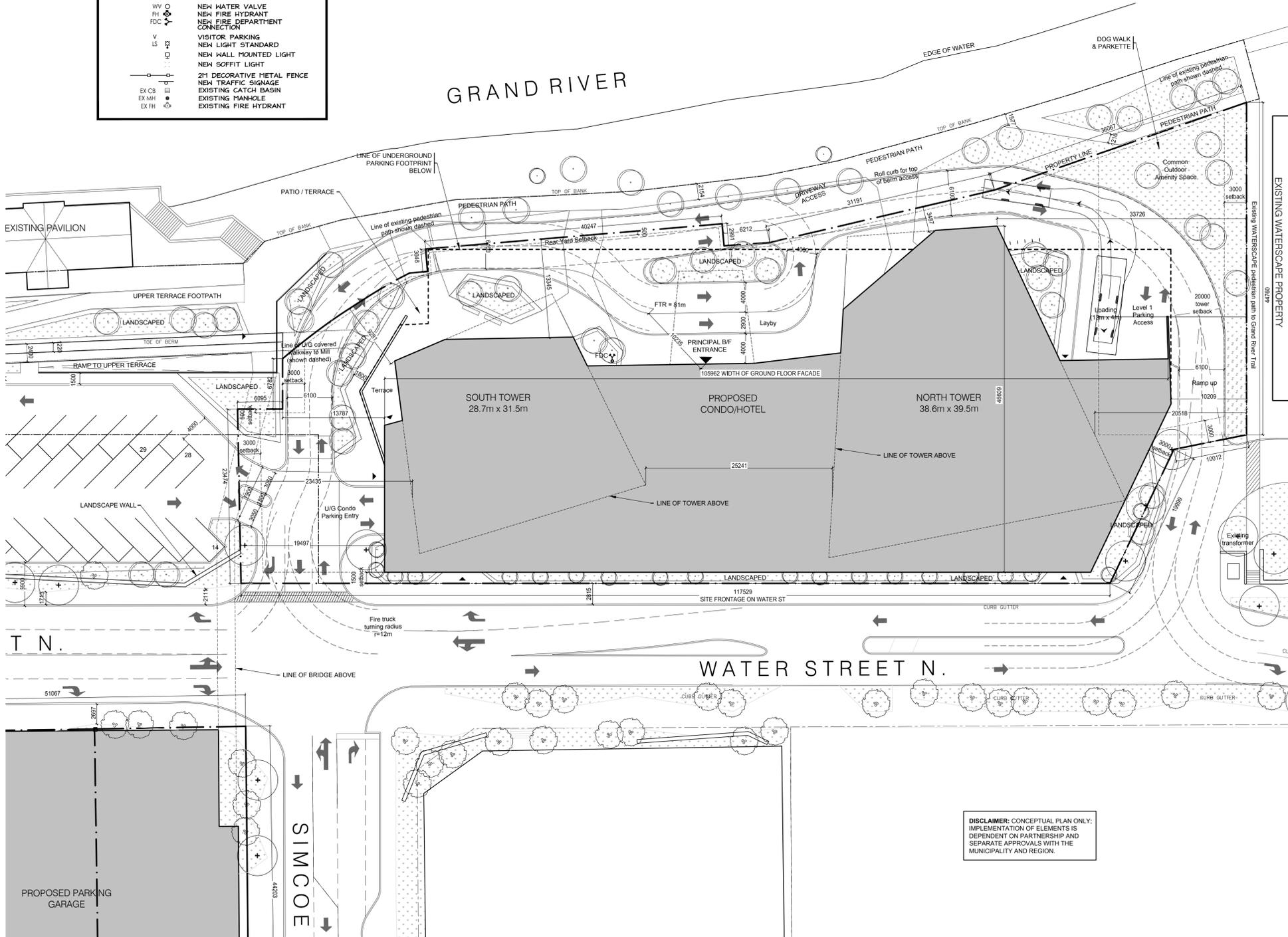
PROJECT  
CAMBRIDGE MILL  
CONDO/HOTEL  
130 WATER ST. N  
CAMBRIDGE, ONTARIO

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 - DENOTES BARRIER FREE
	FF - DENOTES FIRE FIGHTER
	PRINCIPAL ENTRANCE
	GRADE LEVEL OVERHEAD DOOR
	DENOTES FIRE ROUTE
	MIN. 6.0m WIDE WITH MIN. 2.0m CENTRELINE RADIUS
	BARRIER FREE PARKING
	NEW MANHOLE
	NEW CATCH BASIN MANHOLE
	NEW DOUBLE CATCH BASIN MANHOLE
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW FIRE DEPARTMENT CONNECTION
	VISITOR PARKING
	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

PROJECT DATE: 2020-10-26 TIME: 11:41:46 AM FILE PATH: M:\19047\Cambridge Mill\19047\1.0 Design Development\19047\1.1 Drawings\19047\1.1 SITE PLAN\_REZONING\_201016.dwg