

# CHURCHILL COURT CONCEPT PLAN 75 DUBLIN STREET NORTH

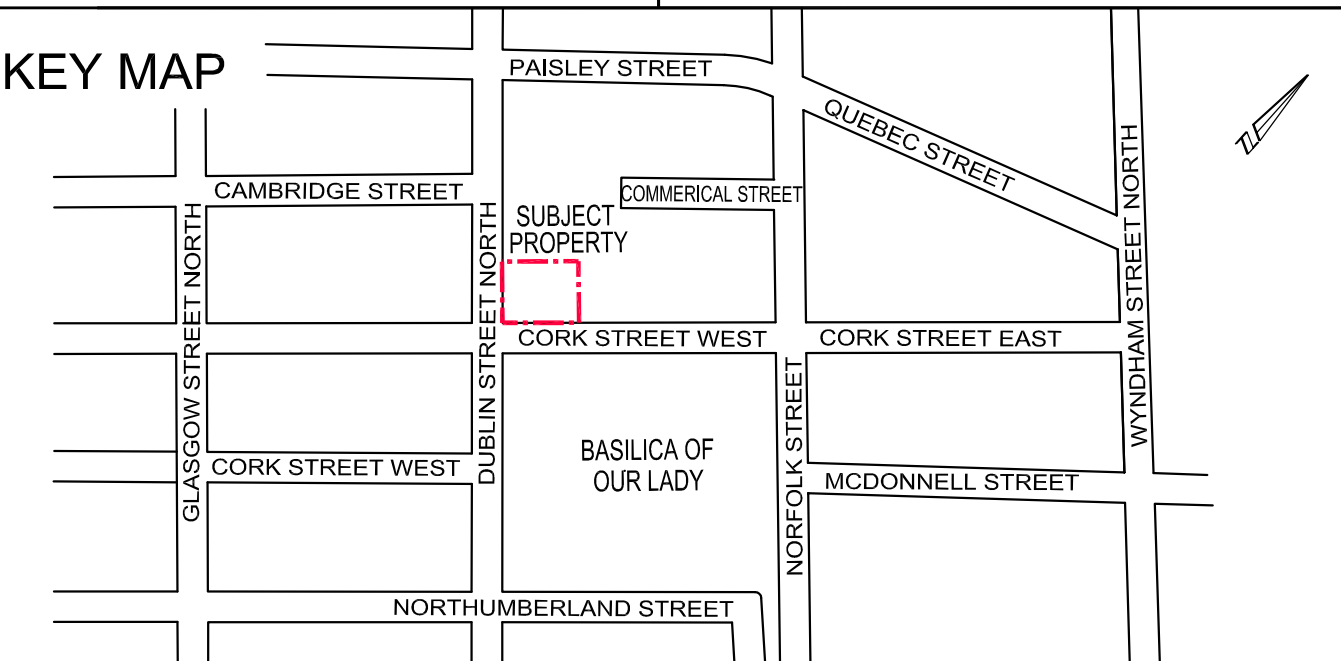
DATE: OCTOBER 24, 2016

SCALE 1:200

PROJECT No. 1227

DRAWN BY: A.R.N.

## KEY MAP



LEGAL DESCRIPTION ALL OF LOT 1051, PART OF LOT 1052, REGISTERED PLAN 8, CITY OF GUELPH

### Proposed Specialized Downtown 2 D.2-9 Zone

Permitted Use: Apartment Building Zoning Regulation	Proposed Use: Apartment Building		Compliance
	Required	Provided	
Maximum Building length (6.3.3.1.1)	60 m	36.6 m	Yes
Minimum Building Stepback of 3m for the 4 <sup>th</sup> storey facing a street. (6.3.3.1.4)	3 m	3 m	Yes
Minimum Building Stepback of 3m for the 4 <sup>th</sup> storey facing a rear yard. (6.3.3.1.4)	3 m	3 m	Yes
Minimum Building Stepback of 3m for the 5 <sup>th</sup> storey facing a street. (6.3.3.1.4)	3 m	3 m	Yes
Minimum Building Stepback of 3m for the 5 <sup>th</sup> storey facing a rear yard. (6.3.3.1.4)	3 m	3 m	Yes
Maximum Building Height (6.3.3.3.1.1)	4 storeys	5 storeys	No
Maximum Average Building Height per storey	3.2 m	3.2 m	Yes
Maximum Geodetic Elevation for Height of Building including an elevator and/or stairway penthouse.	365 m	365 m	Yes
Required Parking for Apartment Building 1 parking space per residential dwelling unit (Table 6.3.3.5.1 - Row 1)	35 parking spaces	35 parking spaces	Yes
Required 0.05 visitor parking spaces for apartments with more than 10 dwelling units to be clearly reserved for the exclusive use of residential visitors. (6.3.3.5.1.1)	2 visitor parking spaces	2 visitor parking spaces	Yes
An underground parking area shall be permitted in any yard and may be located within 3 m of a lot line. (6.3.3.5.2.1.1)	3 m	3 m	Yes
Minimum Front and Exterior Side Yard - 3 m where the average of the setbacks of the adjacent properties cannot be determined. (Table 6.3.3.9 Row 1)	3 m	3m	Yes
In the 9m corner lot sight line triangle no Building, Structure, play equipment, statue or parked motor Vehicle shall be located. (4.6.1)			Yes
Driveway sight line triangle 4 m along the sidewalk and 5m. (4.6.2.1)			Yes
Long Term Bicycle Parking Spaces 0.68 spaces per unit (Table 6.3.3.5.3 Row 1)	24	24	Yes
Short Term Bicycle Parking Spaces 0.07 spaces per unit (Table 6.3.3.5.3 Row 1)	3	3	Yes
Notwithstanding Section 4.2 of this By-law, transformer and telecommunications vaults shall not be located above-ground in the Front Yard or Exterior Side Yard. (6.3.3.3.1.6.1)			Yes
Minimum Side Yard - 3 m abutting an Institutional Zone (Table 6.3.3.9 Row 2)	3 m	3 m	Yes
Minimum Rear Yard (Table 6.3.3.9 Row 3)	10 m	3 m	No
Minimum Lot Area (Table 6.3.3.9 Row 5)	370 m <sup>2</sup>	1,477 m <sup>2</sup>	Yes
Minimum Lot Frontage (Table 6.3.3.9 Row 6)	12 m	34.3 m	Yes
3m Buffer Strip abutting I Zone (Table 6.3.3.9 Row 8)	3 m	3 m	Yes
Minimum Floor Space Index (Table 6.3.3.9 Row 8)	0.6	0.6	Yes
Maximum Floor Space Index	3	2.9	Yes
Terraces and balconies shall not be permitted on the north side of the building facing the abutting school property. Terraces and balconies are permitted on all other sides of the building provided that a translucent privacy screen is provided for views to the north toward the school property.			Yes
A Minimum 70 m <sup>2</sup> Rooftop Common Amenity Area shall be provided on the south side of roof.	70 m <sup>2</sup>	88 m <sup>2</sup>	Yes
Corner units located at the northeast corner of the building shall not be permitted to have living room window(s) on the north face of the building overlooking the school property. All other windows to habitable and non-habitable rooms shall be permitted on the north and east faces of these corner units.			Yes

