

Concept Plan

103 & 105 Victoria Road N
Guelph, ON

Total Lot Area: 14,073.5 m² (1.407 ha)

Units: 3 Single Family
44 Townhouses
47 Total

Total Density: 33.4 upha

Townhouse Design Details Zoning - R.3A with Special Provisions

| | Required | Provided |
|-----------------------|--|--|
| Lot Frontage | 18 m | 107 m |
| Lot Area | 800 m ² overall 270 m ² /unit | 9,661.9 m ² overall 219 m ² /unit |
| Density | 37.5 upha | 45.5 upha |
| Building Coverage (%) | 30% | 34.2% |
| Common Amenity Area | 5 m ² /unit 220 m ² total | 8.9 m ² /unit 395 m ² |
| Landscaped Open Space | 40% | 44.9% |
| Off Street Parking | 1 space/unit (44) | 1 space/unit (44) |
| | 20% of the required total to be visitor parking (9) | 20% visitor parking (9) includes 1 barrier-free space |
| | The required total shall include 1 barrier-free space | |
| | 44 spaces total | 53 spaces total |

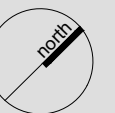
Notes:
- Topo and Boundary information provided by Van Harten Surveying Inc. March 04, 2020
- Municipal curb-side garbage pick-up proposed
- For Conceptual Purposes

Date: June 3, 2021

Scale: 1:750

File: 18172B

Drawn: JB

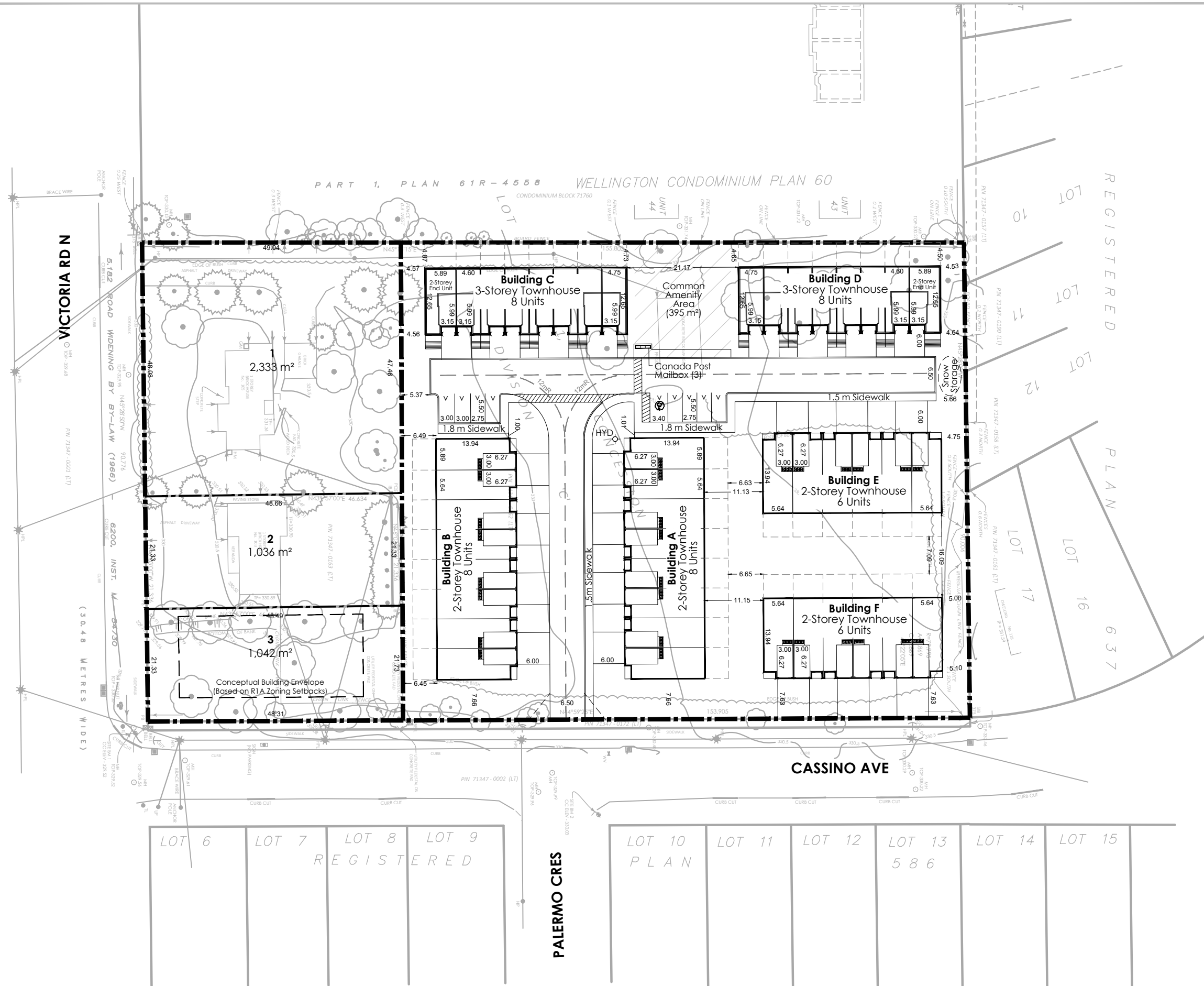


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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

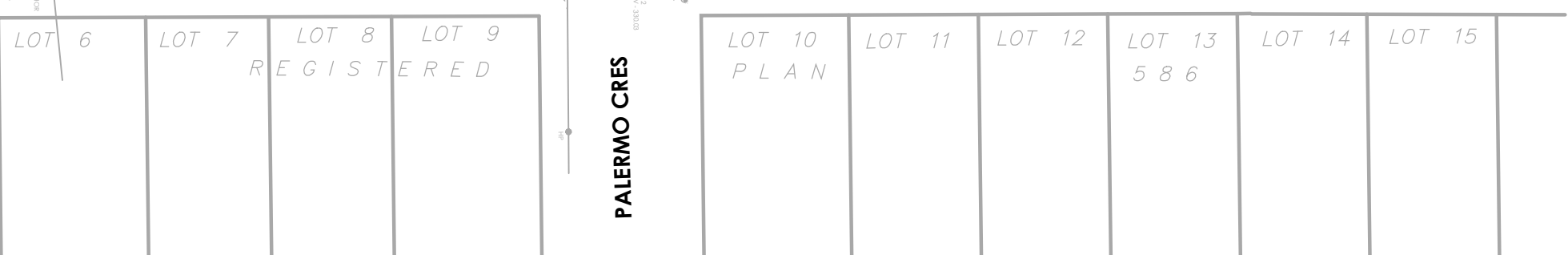


VICTORIA RD N

(30.48 METRES WIDE)

CASSINO AVE

PALERMO CRES



PART 1, PLAN 61R-4558 WELLINGTON CONDOMINIUM PLAN 60
CONDOMINIUM BLOCK 71760