

SE:341.45



PROJECT STATISTICS	ZONING COMPL	IAN
THIS SITE PLAN DEVELOPMENT AND ZONING INFORMATION IS BASED ON ZONING BY-LAW (1995)-14864	TOWNHOUSE	
PROPERTY LEGAL DESCRIPTION	(R.3B)	
LEGAL DESCRIPTION: PART OF LOT 5, CONCESSION 8, CITY OF GUELPH, COUNTY OF WELLINGTON.	APARTMENT (R.4B)	
ZONING CLASSIFICATION	(),	
CURRENT: R.1B		
PROPOSED: R.3B STREET TOWNHOUSE		
R.4B HIGH DENSITY APARTMENT		
SITE AREA		
TOWNHOUSE: 3,162M ²		
APARTMENT: 8,030M ²		
TOTAL: 11,192M ² , 2.766 ACRE		

ZONING COMPLI,	ANCE	DENSITY	LOT AREA	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	BUILDING COVERAGE	FLOOR SPACE INDEX & GFA	BUILDING HEIGHT	ANGULAR PLANE	BUILDING DISTANCE	COMMON AMENITY AREA	LANDSCAPE AREA	PARKING SPACE	DRIVEWAY WIDTH	APARTMENT UNIT	МІХ	
TOWNHOUSE	REQUIRED	-	MIN 180M²/UNIT	MIN 6M	MIN 6M	MIN 1.5M	MIN 7.5M	MAX 50%	-	MAX 3 STOREYS	45°	-	-	1,106.7 M² (35% LOT AREA)	MIN 20 (1/UNIT)	MAX 3M (HALF OF LOT FRONTAGE	1 BEDROOM	33	27.05%
(R.3B)	PROVIDED	20 UNITS (63.3 UNITS/HA)	145.5M²/UNIT	MIN 6M	6M	MIN. 1.5M	6.28M	46.5%	-	3 STOREYS	37.4°	3M	-	1,226M² (38.7% LOT AREA)	40 (2/UNIT)	3.0M	2 BEDROOM	55	45.08%
APARTMENT (R.4B)	REQUIRED	120 UNITS (150 UNITS/HA)	650M ²	MIN 15M	MIN 6M	MIN 10.325M	MIN 10.325M	-	MAX 1.50 (GFA 11,826M²)	MAX 10 STOREYS	45°	MIN 15M	2,640M ² *	3,212 M² (40% LOT AREA)	MIN 158 **	MIN 6.5M-7.0M	3 BEDROOM	25	20.49%
(R.4D)	PROVIDED	122 UNITS (152 UNITS/HA)	7,884M²	170.7M	6M	10.628M	18.881M	-	1.57 (12,568 M ²)	6 STOREYS	47.6°	15M	2,060M ² (78.0%)	3,771M² (46.96% LOT AREA)	162	6.5M-7.0M	4 BEDROOM	9	7.38%
														* REQUIRED APAR			TOTAL	122	100%
														REQUIRED APAR					

CALCULATION: FOR ADDITIONAL UNITS.

DRIVEWAY

REGULAR PARKING SPACE: 2.75Mx5.5M. BARRIER FREE PARKING SPACE: 3.4Mx5.5M FOR TYPE A, AND 2.4Mx5.5M FOR TYPE B, WITH 1.5M WIDE AISLE

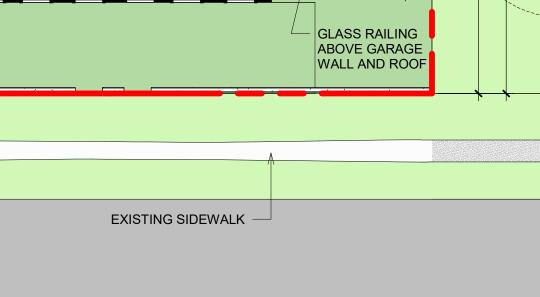
** REQUIRED APARTMENT PARKING SPACE CALCULATION: 1.5 PARKING SPACE PER UNIT FOR THE FIRST 20 UNITS AND 1.25 PARKING SPACE PER UNIT IN ADDITION TO 20 UNITS, INCLUDING 20% VISITOR PARKING SPACES.

30 M² PER UNIT FOR FIRST 20 UNITS AND 20M² PER UNIT

RTMENT COMMON AMENITY AREA	

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY <u>VAN HARTEN SURVEYING INC..</u> FILE NO. 27080-19, DATED FEBRUARY 21, 2021. BROADVIEW ARCHITECT INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY

CREDIT NOTES



1166_1204 GORDON STREET RESIDENTIAL DEVELOPMENT 1166_1204 GORDON STREET, GUELPH, ONTARIO SHEET NAME SITE PLAN AND PROJECT STATISTICS START DATE Feb 2021 DRAWN BY HC CHECKED BY SCALE As indicated PROJECT NO. 21002 DRAWING A0.

CONSTRUCTION NORTH TRUE NORTH

Broadview **Broadview Architect Inc.**

10 Four Seasons Place, Suite 1000

Toronto, ON., M9B 6H7

Tel: 416.938.0399 www.broadviewarch.com

NO.	ISSUED FOR	DATE
1	Pre-Consultation	Mar 17, 2021
2	ZBA/OPA	Feb 7, 2022
3	ZBA/OPA	Apr 14, 2023
4	ZBA/OPA	Oct. 31, 2023

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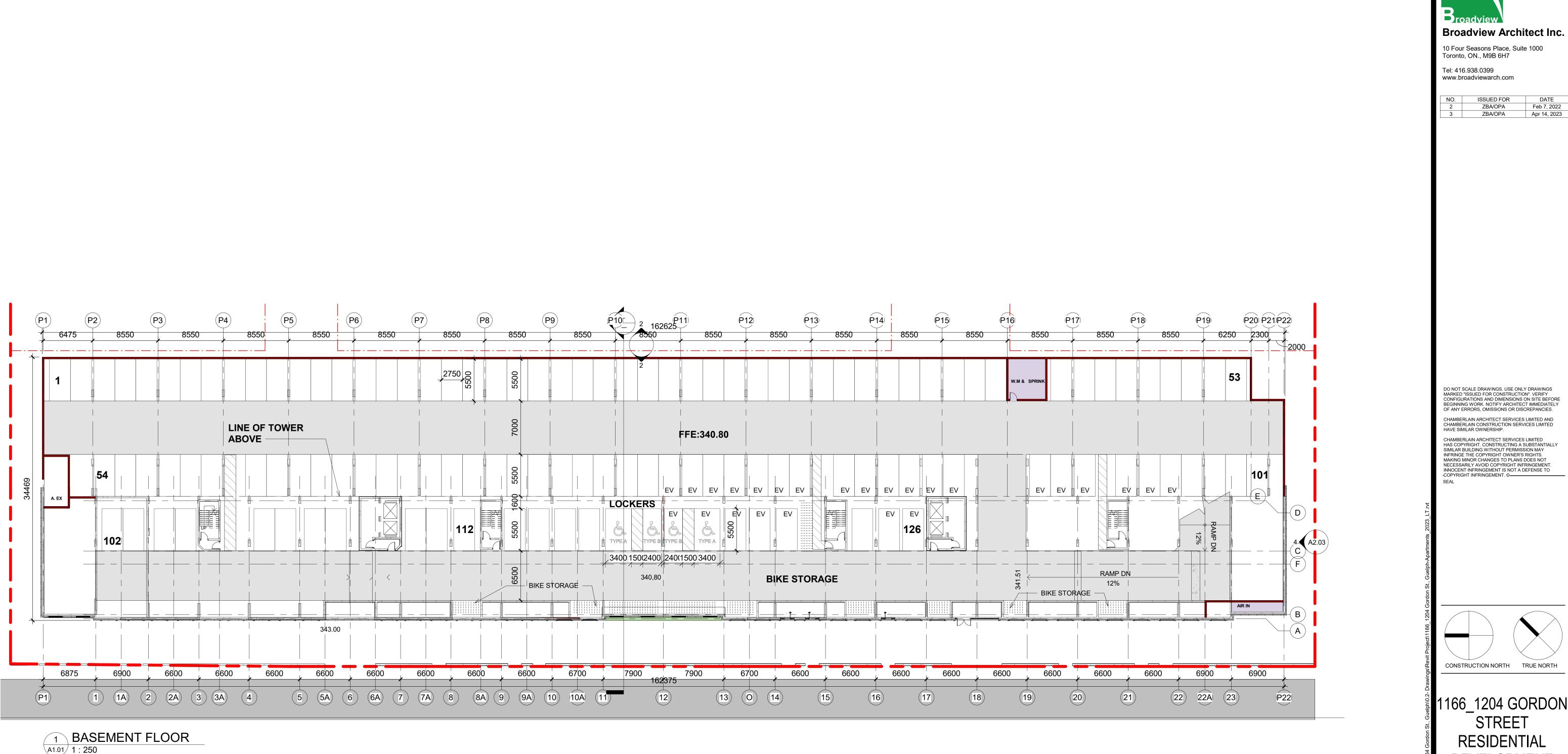
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DATE Feb 7, 2022 Apr 14, 2023



1 GROUND FLOOR PLAN A1.02 1 : 200

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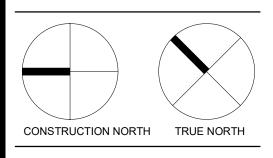
Broadview Broadview Architect Inc. 10 Four Seasons Place, Suite 1000 Toronto, ON., M9B 6H7

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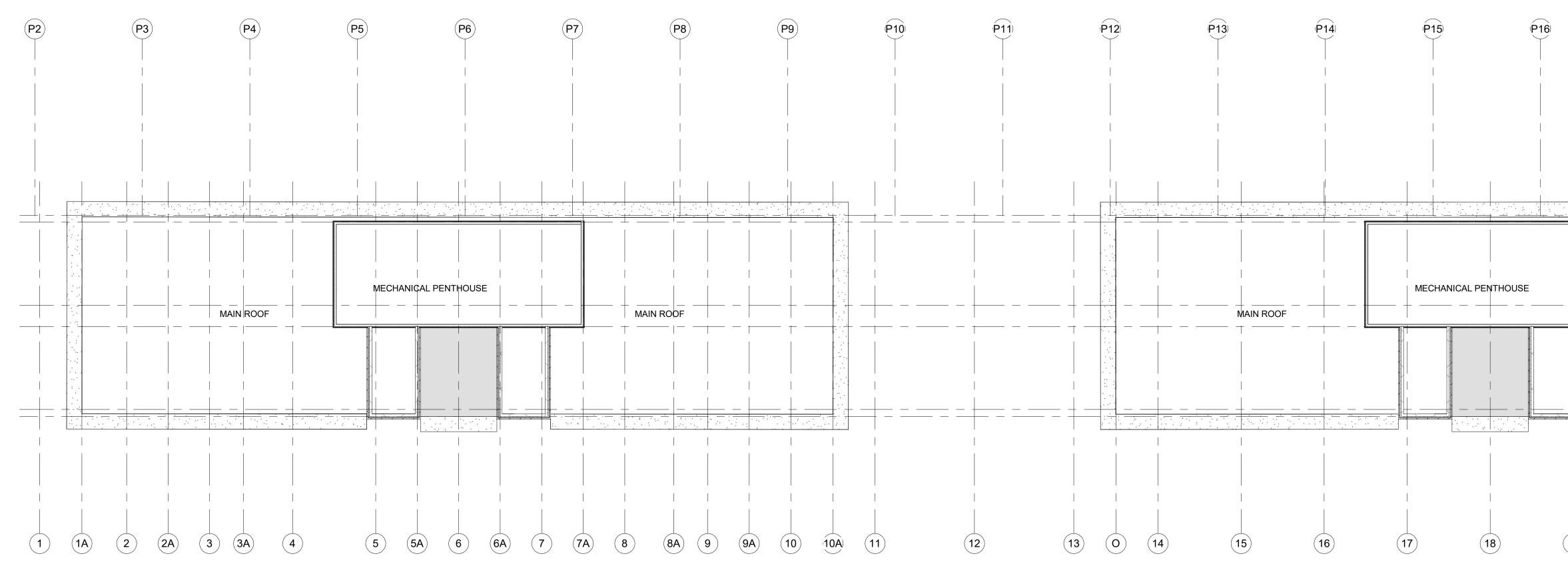
1166_1204 GORDON STREET RESIDENTIAL DEVELOPMENT 1166_1204 GORDON STREET, GUELPH, ONTARIO

SHEET NAME APARTMENT **GROUND FLOOR** AND SECOND FLOOR PLANS

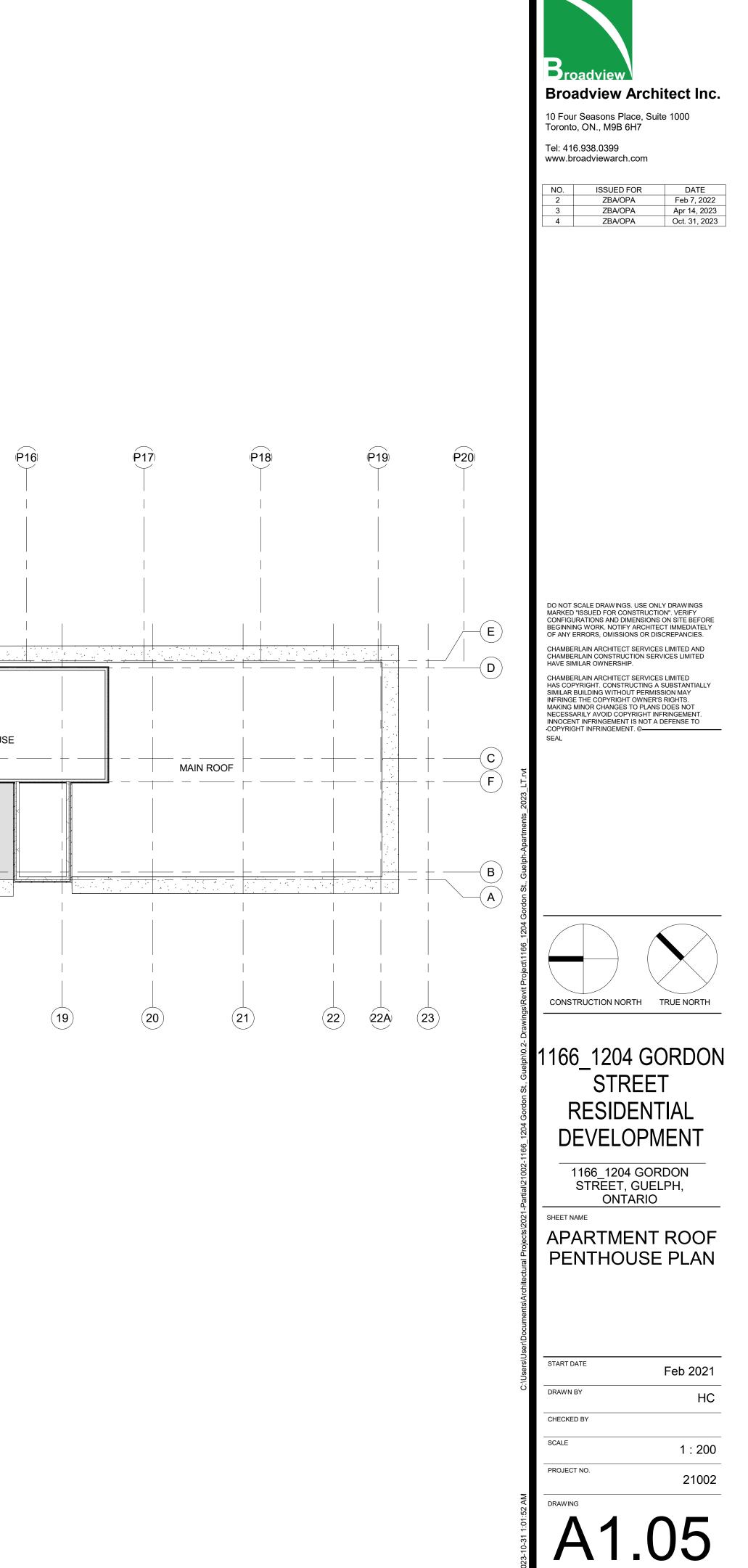
START DATE	Feb 2021
DRAWN BY	HC
CHECKED BY	
SCALE	1 : 200
PROJECT NO.	21002
DRAWING	
A1	.02



PLANS START DATE Feb 2021 DRAWN BY HC CHECKED BY HC SCALE 1: 200 PROJECT NO. 21002 DRAWING A1003



1 MAIN ROOF DECK A1.05 1 : 200





APARTMENT BUILDINGS VIEW FROM GORDON STREET



STF	4 GORDON REET ENTIAL
DEVEL	OPMENT
STREET	4 GORDON , GUELPH, FARIO
BUILDIN FROM (TMENT IGS VIEW GORDON REET
START DATE	Feb 2021

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	/ METAL PANEL-LIGHT		21400
	GREY COLOR		
			18650
			6TH FLOOR
			5TH FLOOR
	BRICK CLADDING-		12450
	BLACK COLOR		4TH FLOOR
			9500
			3RD FLOOR
	PRECAST WINDOW		
			2ND FLOOR PLAN
	GLASS RAILING		3600
			GROUND FLOOR
			BASEMENT FLOOR
			-3600



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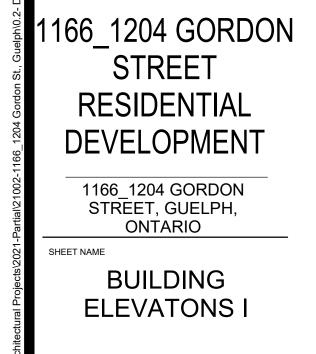
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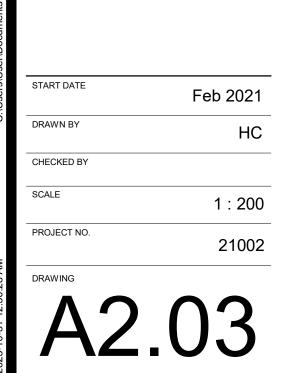
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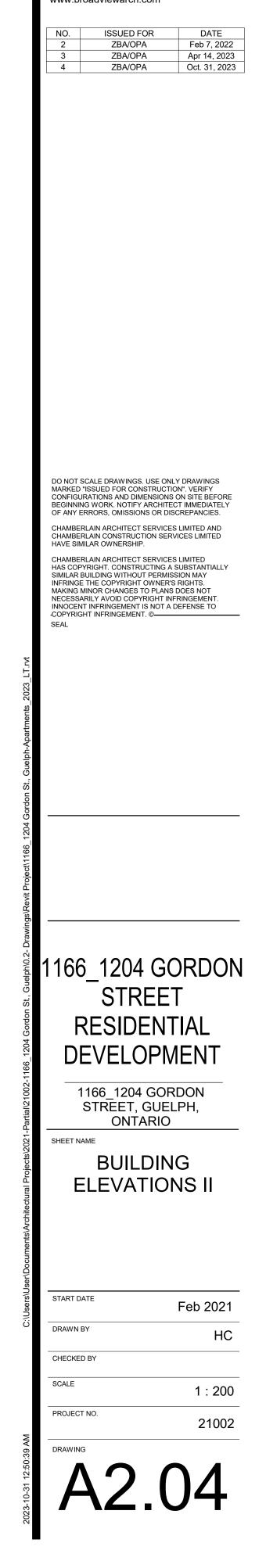
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	6TH FLOOR						
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	12450						
	4TH FLOOR						
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nents	3RD FLOOR						
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	2ND FLOOR PLAN						
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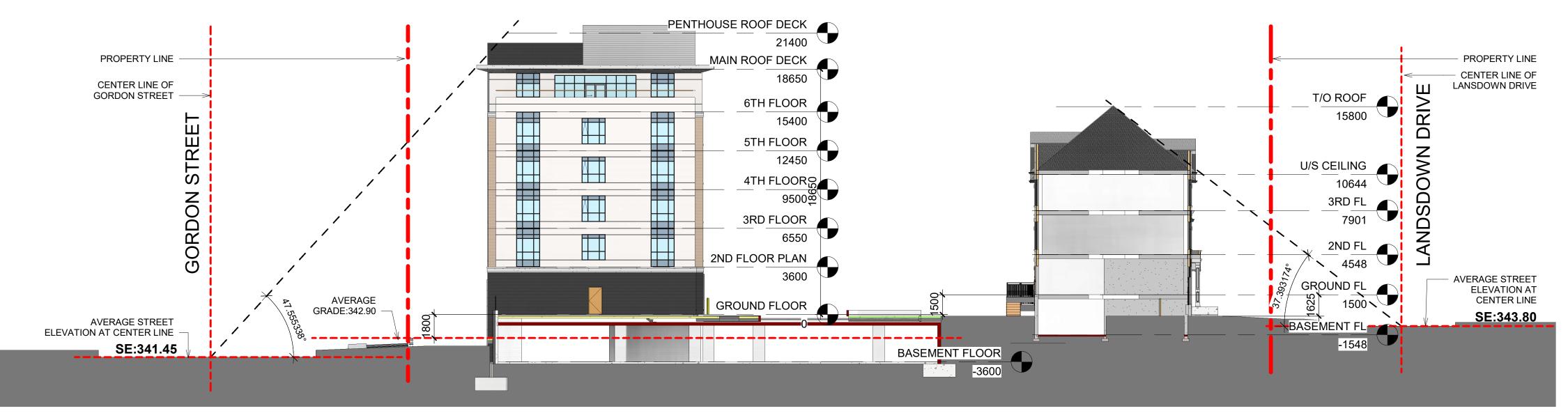


A2.04 1:200





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1 SITE CROSS SECTION A3.00 1 : 200

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