

CITY OF GUELPH ZONING BY-LAW (1995) -14864			
ROW		REQUIRED	PROVIDED
3	MIN. LOT AREA	650m ²	23,692m ²
4	MIN. LOT FRONTAGE	15m	37.9m
5	MAX. DENSITY	100 UPH	214.4 UPH
6	MIN. FRONT & EXTERIOR SIDE YARD	6 m AND AS SET OUT IN SECTION 4.24	3.45m
8	MIN. SIDE YARD	1/2 THE BUILDING BUT NOT LESS THAN 3m	9.2m
9	MIN. REAR YARD	20% OF THE LOT DEPTH OR 1/2 THE BUILDING HEIGHT, WHICH EVER IS GREATER BUT NO LESS THAN 7.5m	4.0m
10	MAX. BUILDING HEIGHT	8 STOREYS	10 STOREYS
11	MIN. DISTANCE BETWEEN BUILDINGS	HABITABLE ROOM: 1/2 BUILDING HEIGHT BUT NO LESS THAN 15m NO HABITABLE ROOM: 15m	HABITABLE ROOM: 7.9m NO HABITABLE ROOM: 3.5m
12	MIN. COMMON AMENITY AREA	30m ² / UNIT UP TO 20 UNITS + 20m ² / UNIT THERE AFTER, AGGREGATE AREAS OF NO LESS THAN 50m ²	TBD
13	MIN. LANDSCAPED OPEN SPACE	20% OF LOT AREA FOR BUILDING HEIGHTS OF 1-4 STOREYS (4,738.4m ²) 40% OF LOT AREA FOR BUILDING HEIGHTS OF 5-10 STOREYS (9,476.8m ²)	
14	OFF STREET PARKING	IN ACCORDANCE WITH SECTION 4.13	
LOCATION			
4.13.2.2		SIDE OR REAR YARD AND NO CLOSED THAN 3.0m TO ANY LOT LINE	
4.13.2.2.2		NO PART OF ANY DRIVEWAY OR SURFACE PARKING AREA MAY BE LOCATED WITHIN 3m OF A BUILDING ENTRANCE OR HABITABLE WINDOW	
PARKING SPACE DIMENSION			
4.13.3.2		EXTERIOR PARKING SPACE: 2.5m X 5.5m	
ENCLOSED PARKING AREA/PARKING STRUCTURE			
4.13.3.4		UNDERGROUND PARKING STRUCTURE MUST NOT BE CLOSER THAN 3.0m TO A LOT LINE	
4.13.3.4.2		REQUIRED PARKING	
4.13.4		APARTMENT BUILDING: UNITS 1-20 1.5 SPACES PER UNIT 21+ UNITS 1.25 SPACES PER UNIT TOWNHOUSE: 1 SPACE PER UNIT	
4.13.5		DESIGNATED ACCESSIBLE PARKING SPACES	
4.13.5.1		2-50 (REQUIRED) - 1 ACCESSIBLE 51-200 (REQUIRED) - 2 ACCESSIBLE 201-300 (REQUIRED) - 3 ACCESSIBLE 301-400 (REQUIRED) - 4 ACCESSIBLE >400 (REQUIRED) - 1 ADDITIONAL/100	
4.13.5.2		MINIMUM ACCESSIBLE STALL SIZE 4.0m WIDE X 5.5m LONG	
VISITOR PARKING			
4.13.6		A MINIMUM OF 20% OF THE REQUIRED PARKING SPACE SHALL BE PROVIDED FOR THE USE OF VISITORS. VISITOR PARKING SPACES SHALL BE LOCATED ABOVE GRAD AND CLEARLY IDENTIFIED AS BEING RESERVED FOR EXCLUSIVE USE OF VISITORS	
PARKING IN RESIDENTIAL ZONES			
4.13.7		MINIMUM DRIVE AISLE WIDTH 6m	6.0m
15	BUFFER STRIPS	WHERE AN R-4 ZONE ABUTS ANY OTHER RESIDENTIAL ZONE OR ANY INSTITUTIONAL, PARK, WETLAND, OR URBAN RESERVE ZONE A BUFFER STRIP SHALL BE DEVELOPED	
17	GARBAGE, REFUSE STORAGE & COMPOSTERS	IN ACCORDANCE WITH SECTION 4.9	
4.9.1		NO GARBAGE OR REFUSE SHALL BE STORED ON ANY LOT IN ANY ZONE EXCEPT WITHIN THE PRINCIPAL BUILDING OR STRUCTURE ON SUCH LOT OR IN CONTAINER IN A SIDE YARD OR REAR YARD OF SUCH LOT	
4.9.2		EVERY GARBAGE OR REFUSE STORAGE ARE REQUIRED BY THIS BY-LAW, INCLUDING ANY GARBAGE LOADING OR UNLOADING AREA WHICH IS VISIBLE FROM AN ADJOINING SITE ZONED RESIDENTIAL, COMMERCIAL, WETLAND, INSTITUTIONAL OR PARK OR FROM A RIVER OR STREET SHALL HAVE A VISUAL SCREENING CONSISTING OF FENCING	
4.9.3		A DUMPSTER OR GARBAGE CONTAINER SHALL BE REGULATED IN THE SAME MANNER AS AN ACCESSORY BUILDING OF STRUCTURE IN THE ZONE IN WHICH IT IS LOCATED	
18	FLOOR SPACE INDEX	1	
19	FENCES	IN ACCORDANCE WITH SECTION 4.20	



CLIENT
VICTORIA PARK VILLAGE INC.

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BURLINGTON, ONTARIO

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ISSUES		
No.	DESCRIPTION	DATE
1	PRELIMINARY REVIEW	2021-01-28

DRAFT

PLEASE CONFIRM KEYPLAN BOX

Stacked Townhouses:
308 units
12 buildings

Apartment units: ±212 units

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PROJECT
**VICTORIA PARK VILLAGE
BLOCK 107**

1159 VICTORIA ROAD SOUTH

PROJECT NO: 121345	SCALE: 1:400
DRAWN BY: T. TUCKER	CHECKED BY:
PROJECT MGR: T. TUCKER	APPROVED BY:

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER SP 1.0	ISSUE 1
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