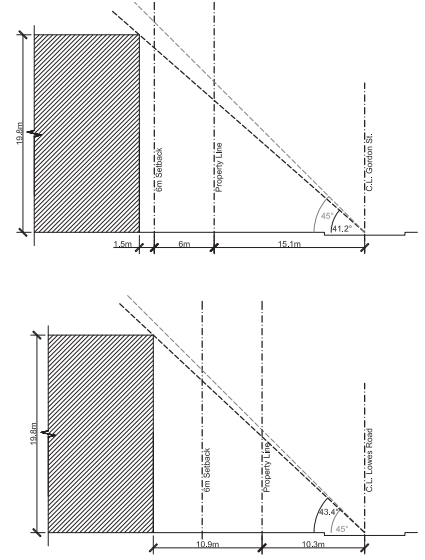
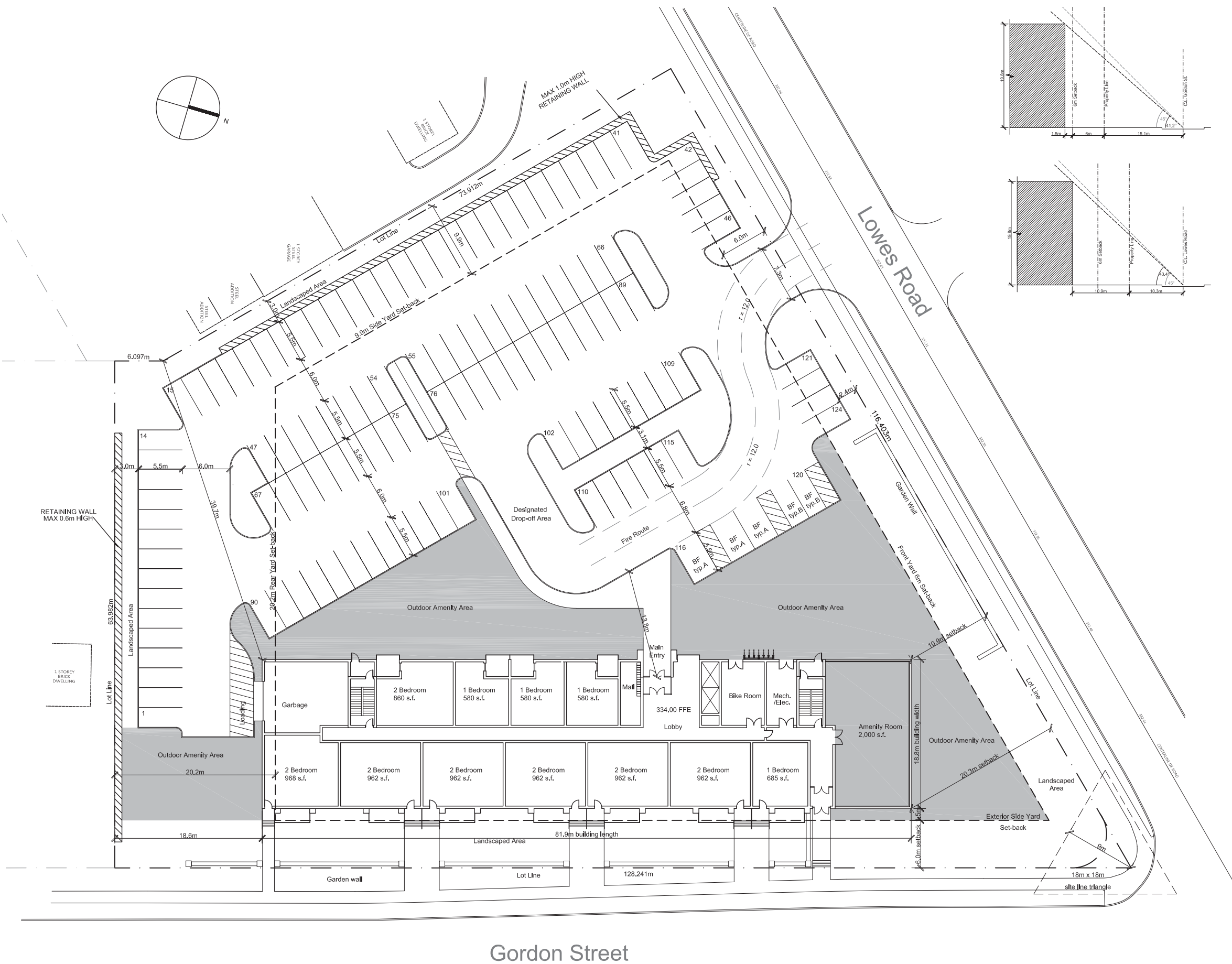
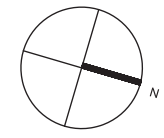


# Reid's Heritage Homes Gordon & Lowes

New Development  
Guelph, ON  
December 12, 2018



Specialized Residential Apartment Zone R.4A-XX		
	Required	Provided
Min. Lot Area	650m <sup>2</sup>	8599.5m <sup>2</sup>
Min. Lot Frontage	15m	116.4m
Number of Units	-	89 units
Max. Density	100 units/ha	103 units/ha
Min. Front Yard Setback (Lowes)	6m	10.9m
Max. Front Yard Setback	-	20.3m
Min. Exterior Side Yard (Gordon)	6m	7.5m
Max. Exterior Side Yard	-	7.5m
Min. Side Yard	9.9m	39.7m
Min. Rear Yard	20.2m	18.6m
Max. Building Height	8 storeys	6 storeys (19.80m)
Min. Common Amenity Area *shown in grey	2040m <sup>2</sup>	1611m <sup>2</sup>
Min. Landscaped Open Space (40% of Lot Area)	3440m <sup>2</sup> 40%	3440m <sup>2</sup> 40.0%
Off Street Parking	120	124
Buffer Strip	Yes	Yes
Accessory Bldgs. or Structures	N/A	N/A
Garbage, Refuse Storage + Composters	In Bldg. or Rear/Side Lot	In Bldg.
Floor Space Index (F.S.I.)	1.0	0.995
Angular Plane from Gordon St. (45 degrees from Centreline of Gordon)	45 degrees	41.2 degrees
Angular Plane from Lowes Rd. (45 degrees from Centreline of Lowes)	45 degrees	43.4 degrees

Gordon Street

Site Plan  
Scale 1:500