

Reid's Heritage Homes
Gordon & Lowes

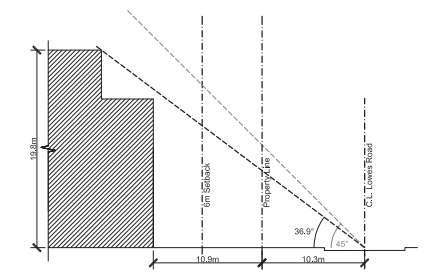
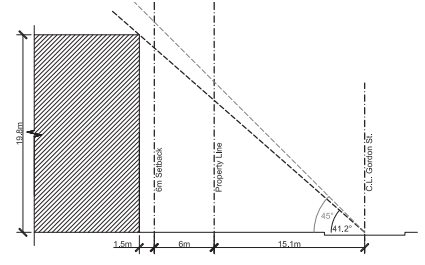
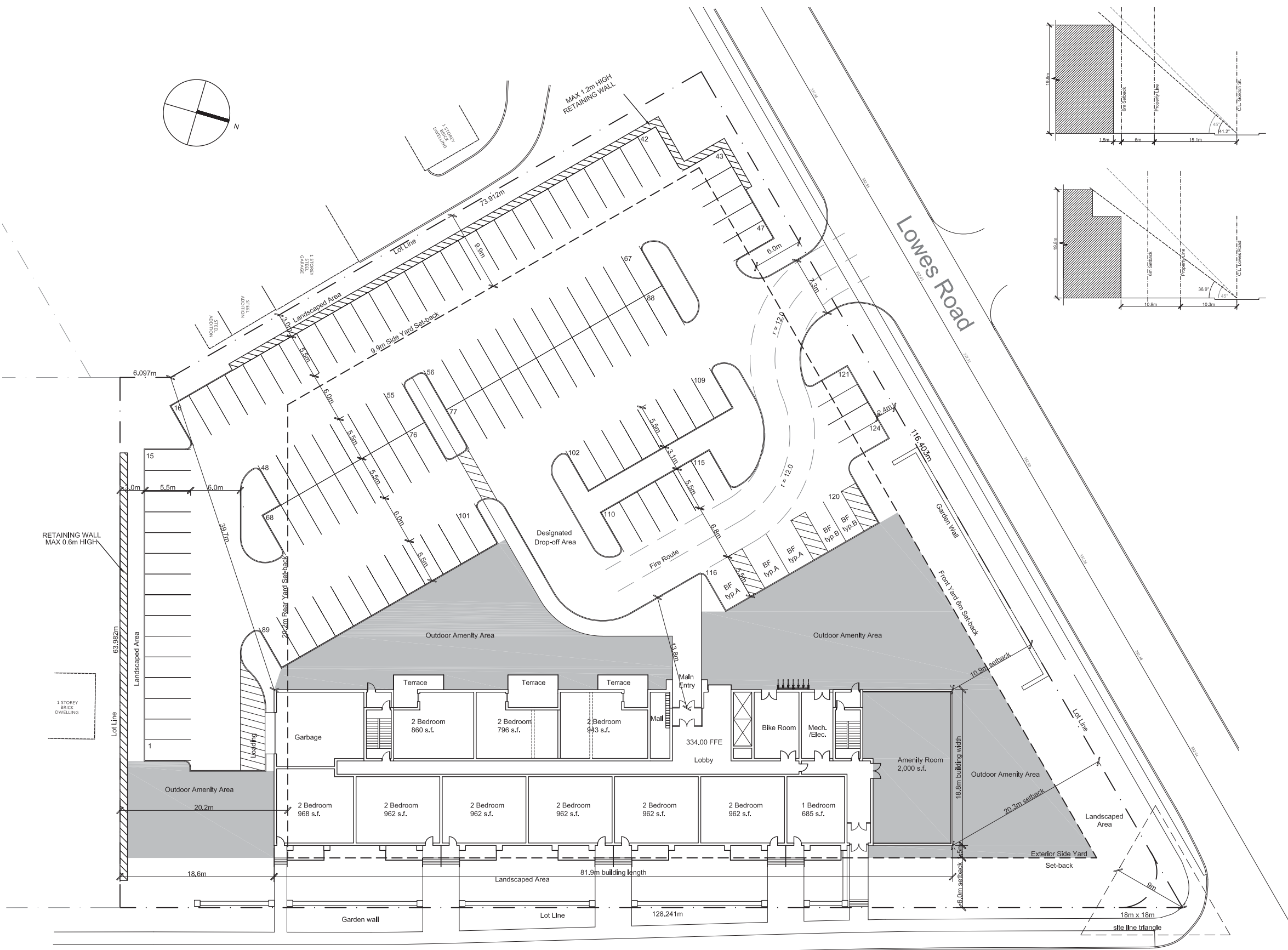
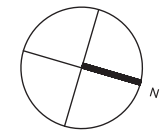
New Development
Guelph, ON
April 4, 2019



Gordon St. Elevation

Reid's Heritage Homes Gordon & Lowes

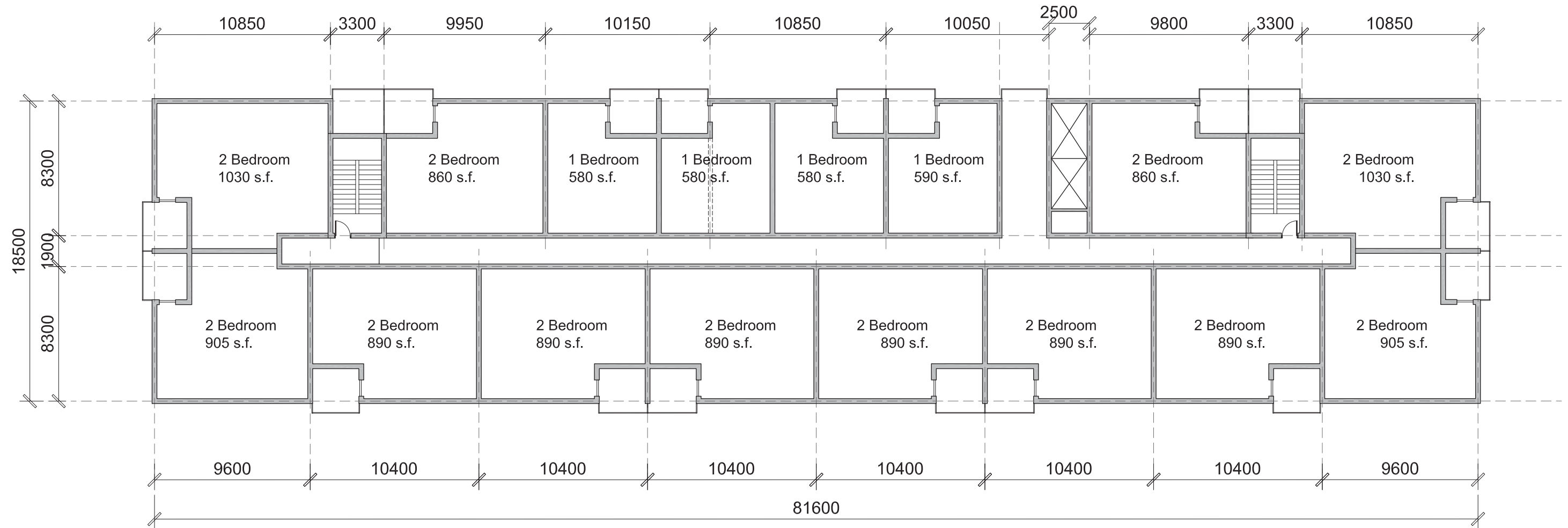
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Specialized Residential Apartment Zone R.4A-XX		
	Required	Provided
Min. Lot Area	650m ²	8599.5m ²
Min. Lot Frontage	15m	116.4m
Number of Units	-	86 units
Max. Density	100 units/ha	100 units/ha
Min. Front Yard Setback (Lowes)	6m	10.9m
Min. Exterior Side Yard (Gordon)	6m	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	1920m ²	1340m ²
Min. Landscaped Open Space (40% of Lot Area)	3440m ² 40%	3440m ² 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.)	Max 1.0	0.96
Angular Plane from Gordon St. (45 degrees from Centreline of Gordon)	Max 45°	41.2°
Angular Plane from Lowes Rd. (45 degrees from Centreline of Lowes)	Max 45°	36.9°

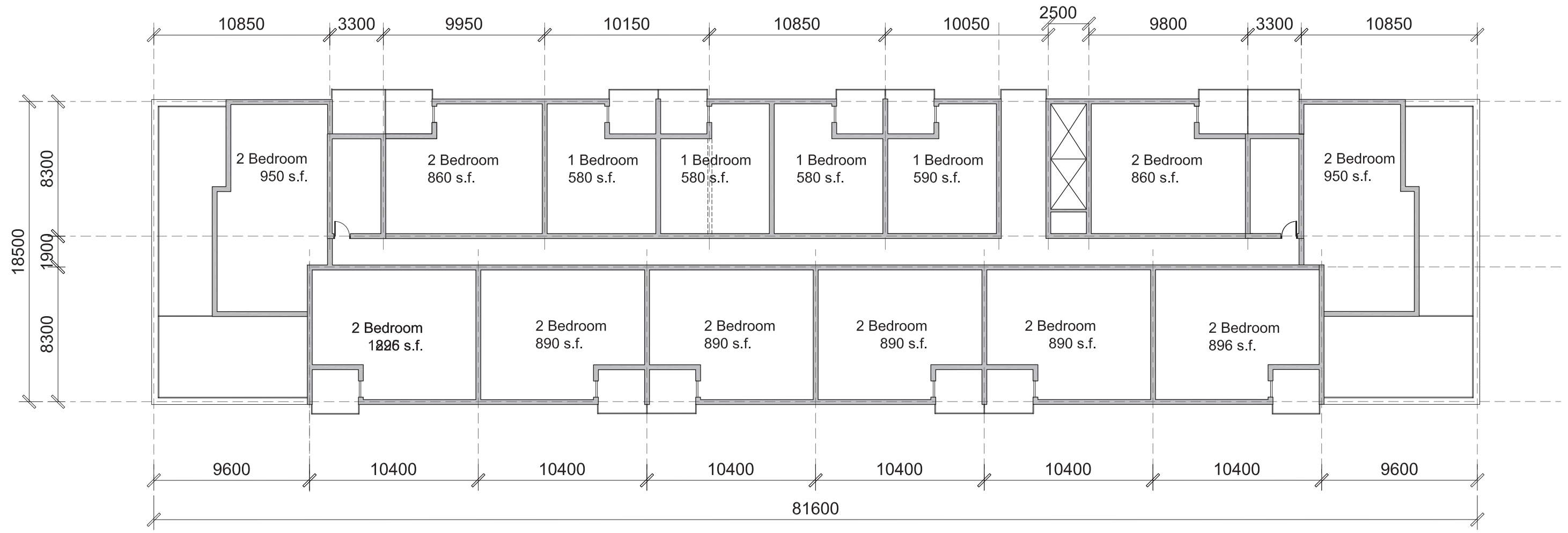
Gordon Street

Site Plan
Scale 1:500



Project Yield Matrix			
Level	Units		Unit Count
	1 BR	2 BR	
Level 1	1	9	10
Level 2	4	12	16
Level 3	4	12	16
Level 4	4	12	16
Level 5	4	10	14
Level 6	4	10	14
Total	24	65	
	Total		86

2nd - 4th Floor Plan
 16 units
 Scale 1 :250



Project Yield Matrix Option A			
Level	Units		Unit Count
	1 BR	2 BR	
Level 1	1	9	10
Level 2	4	12	16
Level 3	4	12	16
Level 4	4	12	16
Level 5	4	10	14
Level 6	4	10	14
Total	21	65	
		Total	86

5th & 6th Floor Plan
 14 units
 Scale 1 :250