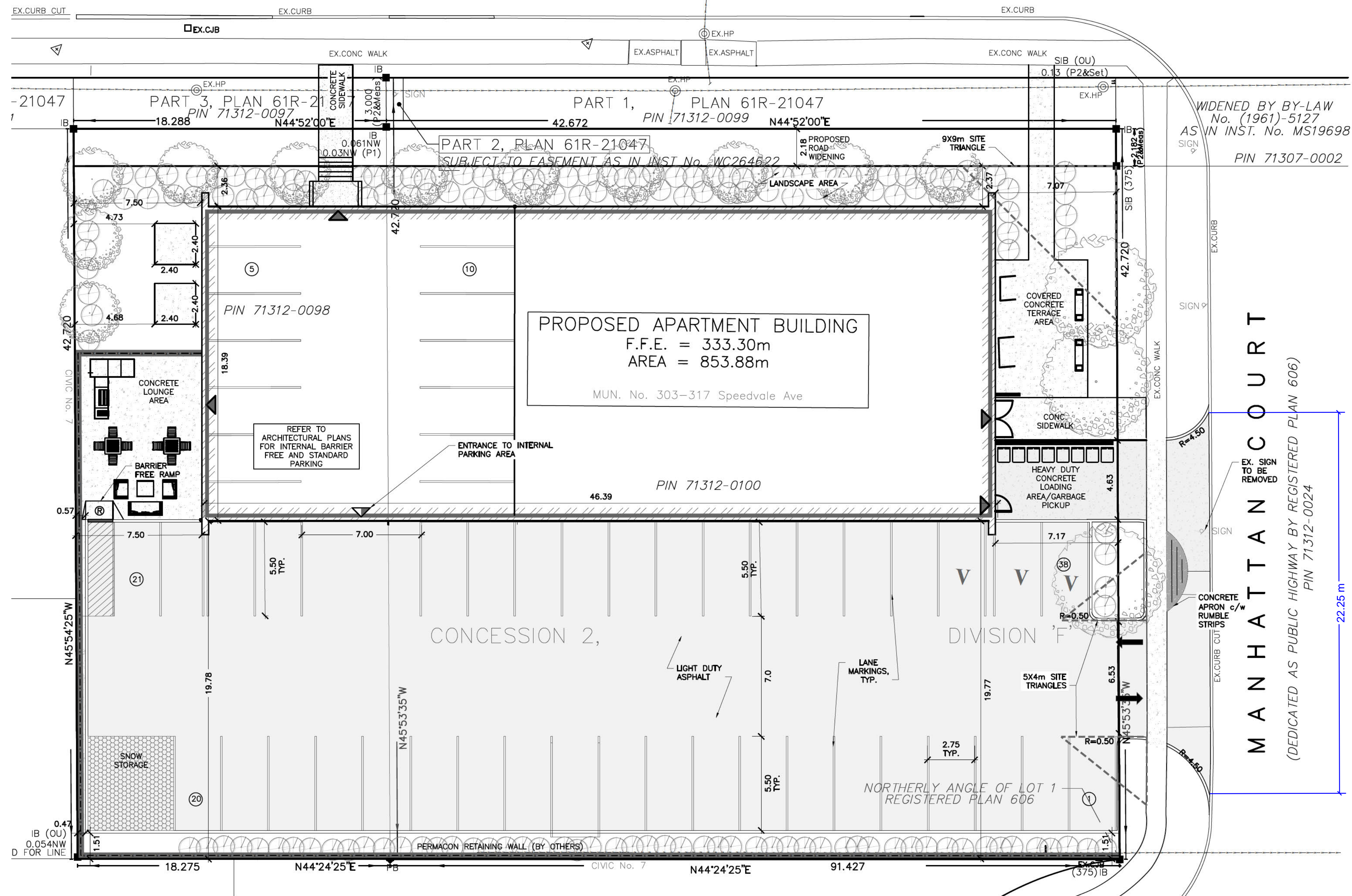


SPEEDVALE AVE

PIN 71307-0002

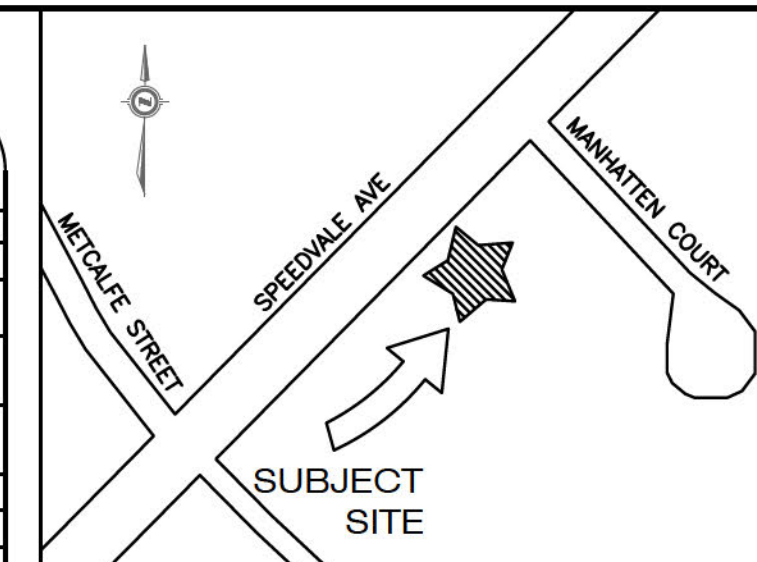


ZONING DATA CHART

GROSS SITE AREA:	2,601.81 m ²	BUILDING AREA:	853.88 m ²
ROAD WIDENING:	132.72 m ²	ASPHALT AREA:	1,128.34 m ²
NET SITE AREA:	2,469.09 m ²	LANDSCAPED AREA:	486.87 m ²

ITEM	HIGH DENSITY RESIDENTIAL (RH.7)	REQUIRED	PROVIDED
1	LOT FRONTAGE (m MIN)	30.0	60.96
2	RESIDENTIAL DENSITY (UPH)	MIN: 100 MAX: 150	195*
3	FRONT YARD SETBACK (m) - SPEEDVALE AVE E	MIN: 6.0 MAX: 11.0	2.3*
4	EXTERIOR SIDE YARD SETBACK (m) - MANHATTAN CRT	MIN: 6.0 MAX: 11.0	7.0
5	INTERIOR SIDE YARD (m MIN)	7.5	19.7
6	REAR YARD (m MIN)	7.5	7.5
7	BUFFER STRIP (MIN)	3m ADJACENT TO INTERIOR LOT LINE (WEST)	1.5*
		3m ADJACENT TO REAR LOT LINE (SOUTH)	0.4*
8	LANDSCAPED OPEN SPACE (% MIN)	40.0	19.7*
9	BUILDING HEIGHT	MIN: 3 STOREYS MAX: 10 STOREYS	6 STOREYS
10	ANGULAR PLANE	45	>45*
11	BUILDING LENGTH (M MAX)	75	46.39
12	ACTIVE ENTRANCE FRONTAGE	1 PER 30m	1 PER 61m* (SPEEDVALE AVE E) 1 PER 40.5m* (MANHATTAN CRT)
13	COMMON AMENITY AREA (m ² MIN)	N/A	11.3m ² /UNIT
14	PROPOSED UNIT COUNT	N/A	48

*ZONING DEFICIENCY
PER ZONING BY-LAW (2023)-20790



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOT 15 CONCESSION 2
DIVISION 'F'
IN THE
CITY OF GUELPH
COUNTY OF WELLINGTON

- LEGEND:**
- BUILDING ENTRANCE
 - OVERHEAD DOOR
 - PROPOSED LIGHT-DUTY ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED BUILDING
 - LIMITS OF SUBJECT PROPERTY

PARKING REQUIREMENTS

MINIMUM SURFACE PARKING SPACE DIMENSIONS 2.75mX5.5m,
TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m, 2.0m BF WALKWAY

REQUIRED PARKING FOR APARTMENT BUILDING:
MINIMUM FIRST 20 UNITS 1.5/UNIT AFTER 20 UNITS 1.25/UNIT
48 UNITS 20x1.5= 30 SPACES 28x1.25= 35 SPACES = 65 SPACES
TOTAL PROVIDED PARKING (INTERNAL/SURFACE) = 48 SPACES*

B/F PARKING:
REQUIRED: 51-75 SPACES (1 TYPE 'A' 2 TYPE 'B') = 3 SPACES
PROVIDED = 0 TYPE 'A'*
= 2 TYPE 'B'

VISITOR PARKING REQUIRED 20% OF TOTAL = 13 SPACES
PROVIDED = 3 SPACES*

BICYCLE PARKING:
REQUIRED SHORT TERM 0.1 SPACES/UNIT 48x0.1 = 5 SPACES
LONG TERM 1 SPACE/UNIT = 48 SPACES
PROVIDED SHORT TERM = 5 SPACES
LONG TERM = 48 SPACES

*ZONING DEFICIENCY

REFERENCE DOCUMENTS:

- PLAN OF SURVEY, REF #23-14-947-01RP BY J.D. BARNES SURVEYED 23/11/05
- ARCHITECTURAL PACKAGE BY NEWTON GROUP LTD.

**PRELIMINARY
NOT FOR CONSTRUCTION**

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

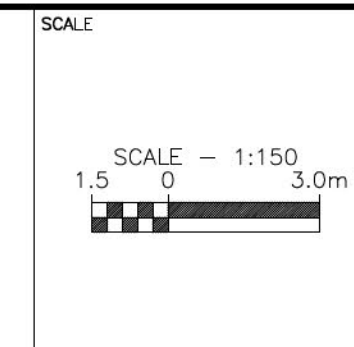
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D./M./Y	BY	CONSULTANT
DESIGN	LA	1	FOR SUBMISSION - OPA/ZBA	1/02/24	BLG	
DRAWN	JF/RG					
CHECKED	TMB					
APPROVED	HA					
DATE	08/02/2024					
CAD	23-1518					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtd.ca

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
H. AHMAD
10050781
Feb 8, 2024
SBM-23-1518
PROVINCE OF ONTARIO

ENGINEER'S STAMP
SEALED FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN CONTROLS AND ZONING BY-LAWS

CLIENT
HABITAT FOR HUMANITY
SUITE 100B - 104 DAWSON ROAD
GUELPH, ON
N1H 1A6
P: 226-770-4341
E: BRETT@HABITATGW.CA



TITLE SITE PLAN & ZONING CHART	PROJECT No. SBM-23-1518
HABITAT FOR HUMANITY 303 - 317 SPEEDVALE AVE EAST GUELPH, ON.	SHEET No. SP1
	PLAN FILE No. -