

**ASTRID J. CLOS**

PLANNING CONSULTANTS

Phone: (519) 836-7526 (836-PLAN)  
 Fax: (519) 836-9568  
 Cell: (519) 710-7526 (710-PLAN)  
 Email: astrid.clos@ajcplanning.ca  
 423 WOOLWICH STREET, SUITE 201  
 GUELPH, ONTARIO N1H 3X3

# CHURCHILL COURT CONCEPT PLAN 75 DUBLIN STREET NORTH

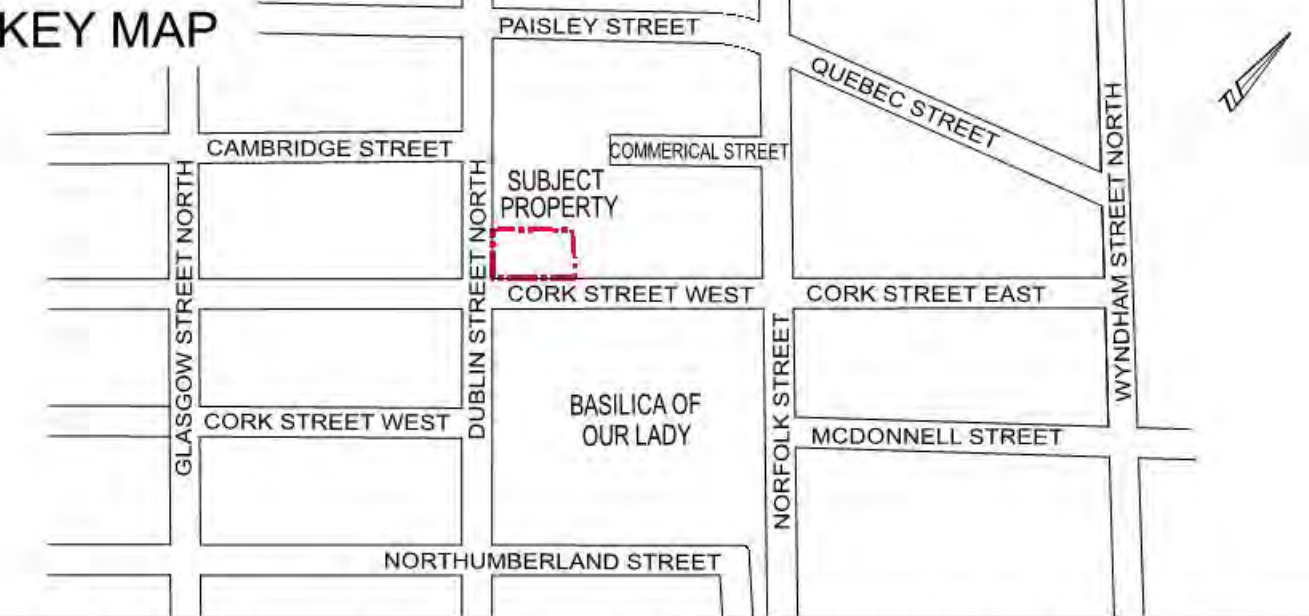
DATE: SEPTEMBER 19, 2016

SCALE 1:200

PROJECT No. 1227

DRAWN BY: A.R.N.

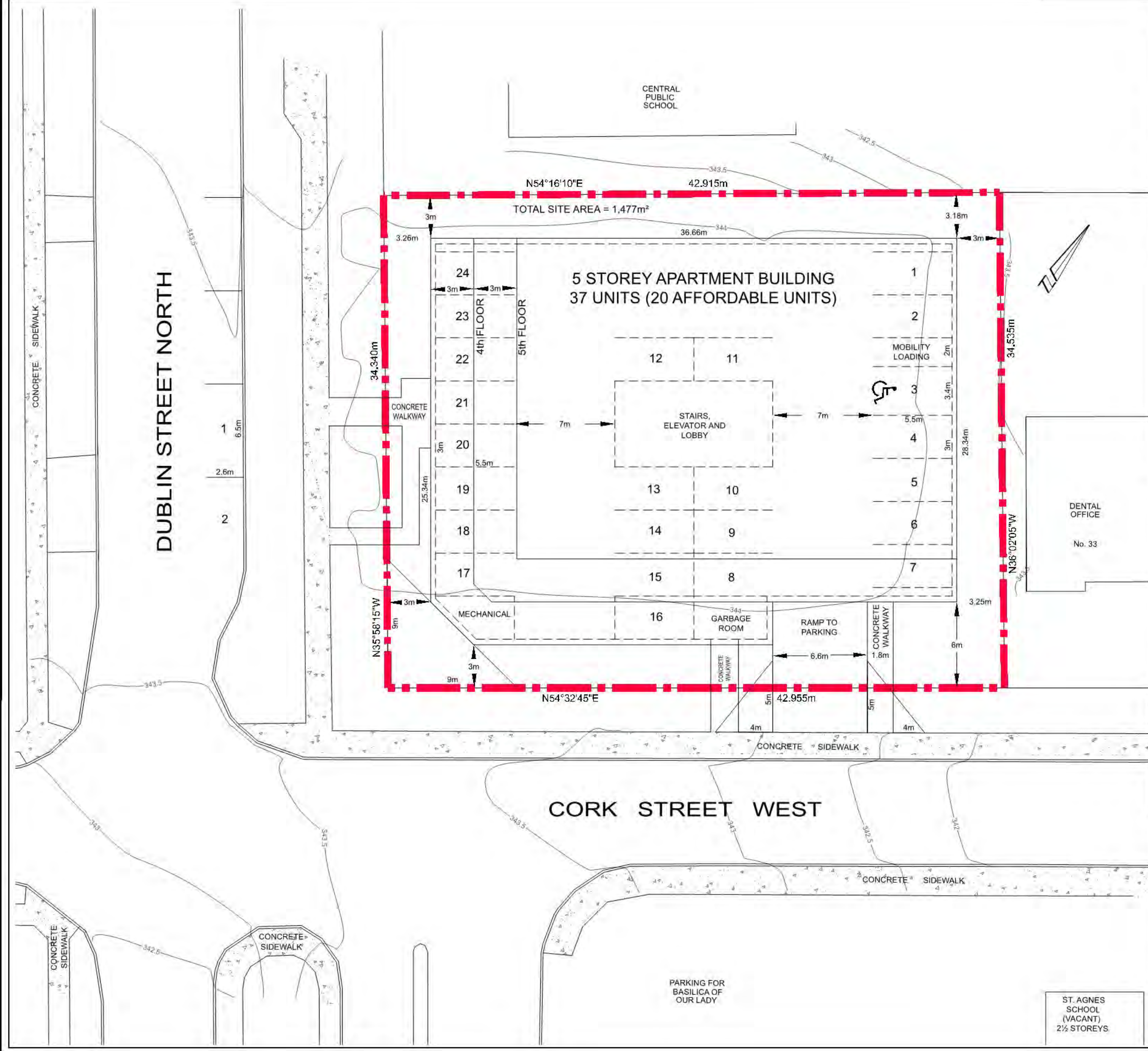
## KEY MAP



LEGAL DESCRIPTION ALL OF LOT 1051, PART OF LOT 1052, REGISTERED PLAN 8, CITY OF GUELPH

### Proposed Specialized Downtown 2 D.2- 9 Zone

Permitted Use: Apartment Building	Proposed Use: Apartment Building		
Zoning Regulation	Required	Provided	Compliance
Maximum Building length (6.3.3.1.1)	60 m	36.6 m	Yes
Minimum Building Stepback of 3m for the 4 <sup>th</sup> storey from the street. (6.3.3.1.4)	0 m	3 m	Yes
Minimum Building Stepback of 3m for the 5 <sup>th</sup> storey from the street. (6.3.3.1.4)	3 m	3m	Yes
Maximum Building Height (6.3.3.3.1.1)	4 storeys	5 storeys	No
Required Parking for Apartment Building 1 parking space per residential dwelling unit (Table 6.3.3.5.1 - Row 1)	37 parking spaces	24 parking spaces	No
Required 0.05 visitor parking spaces for apartments with more than 10 dwelling units to be clearly reserved for the exclusive use of residential visitors. (6.3.3.5.1.1)	2 visitor parking spaces	0 visitor parking spaces	No
An underground parking area shall be permitted in any yard and may be located within 3 m of a lot line. (6.3.3.5.2.1.1)	3 m	3 m	Yes
Minimum Front and Exterior Side Yard – 3 m where the average of the setbacks of the adjacent properties cannot be determined. (Table 6.3.3.9 Row 1)	3 m	3m	Yes
In the 9m corner lot sight line triangle no Building, Structure, play equipment, statue or parked motor Vehicle shall be located. (4.6.1)			Yes
Driveway sight line triangle 4 m along the sidewalk and 5m. (4.6.2.1)			Yes
Long Term Bicycle Parking Spaces 0.68 spaces per unit (Table 6.3.3.5.3 Row 1)	26	19	No
Minimum Side Yard – 3 m abutting an Institutional Zone (Table 6.3.3.9 Row 2)	3 m	3 m	Yes
Minimum Rear Yard (Table 6.3.3.9 Row 3)	10 m	3 m	No
Minimum Lot Area (Table 6.3.3.9 Row 5)	370 m <sup>2</sup>	1,477 m <sup>2</sup>	Yes
Minimum Lot Frontage (Table 6.3.3.9 Row 6)	12 m	34.3 m	Yes
3m Buffer Strip abutting I Zone (Table 6.3.3.9 Row 8)	3 m	3 m	Yes
Minimum Floor Space Index (Table 6.3.3.9 Row 8)	0.6		Yes



PARKING FOR  
 BASILICA OF  
 OUR LADY

ST. AGNES  
 SCHOOL  
 (VACANT)  
 2½ STOREYS