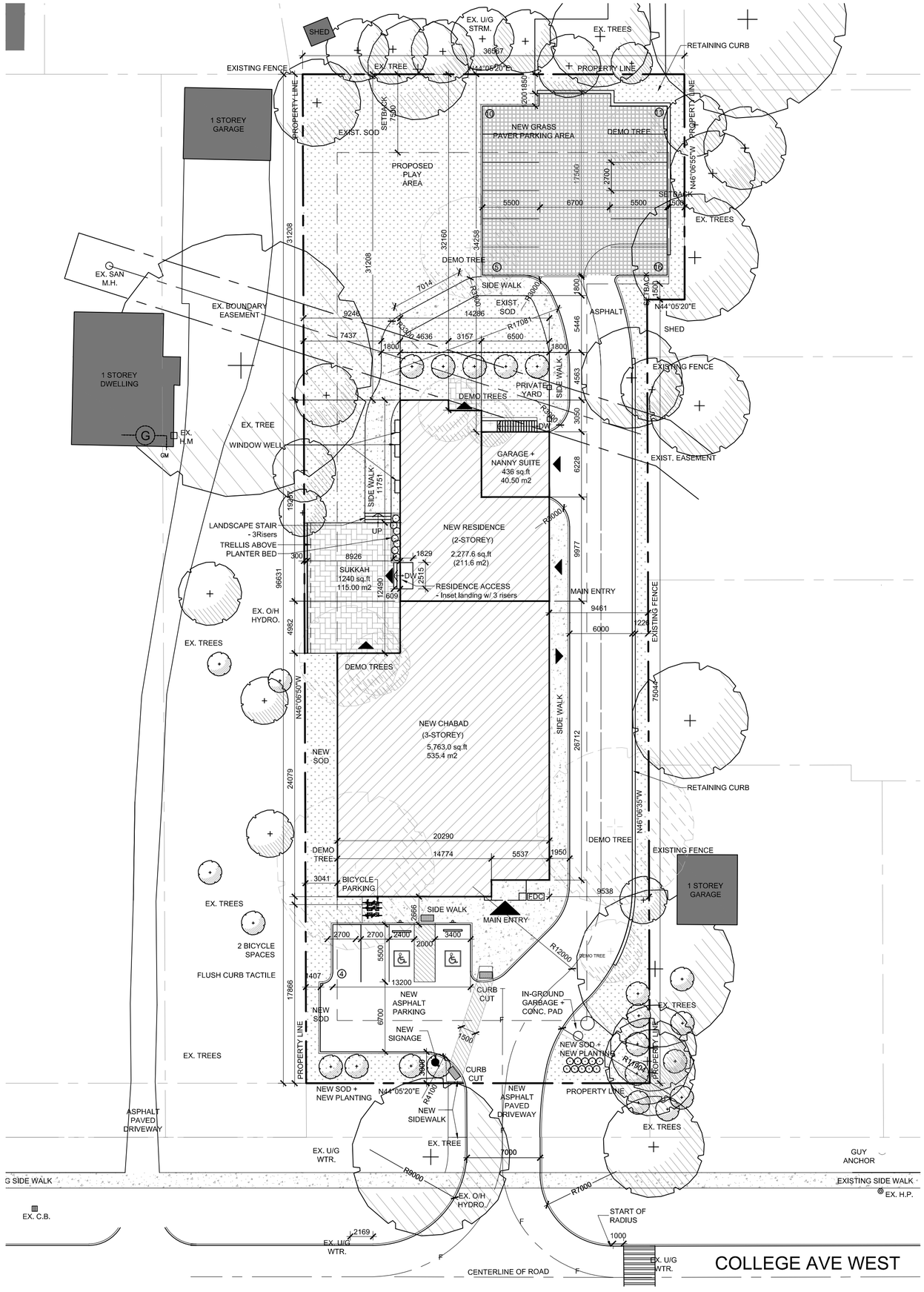

SITE & ZONING ANALYSIS

PROJECT:	CHABAD OF GUELPH		
PROJECT ADDRESS - EXISTING:	81 COLLEGE AVE WEST, GUELPH, ON		
EXISTING ZONING:	ZONE R1.B - RESIDENTIAL SINGLE DETACHED		
PROPOSED ZONING:	ZONE NI - NEIGHBOURHOOD INSTITUTIONAL		
PROPOSED USES:	PLACE OF WORSHIP, RESIDENTIAL		
	REQUIRED	EXISTING	PROPOSED
LOT AREA (m²) (min.):	700.00 m²	3,258 m²	No Change
LOT FRONTAGE (m) (min.):	30.0 m MIN.	32.9 m MIN.	No Change
SITE SETBACKS:			
FRONT YARD DEPTH (m) (min.):	6 m MIN.	40.9 m	17.9 m
EXTERIOR SIDE YARD DEPTH (m) (min.):	6 m MIN.	n/a	n/a
INTERIOR SIDE YARD DEPTH (m) (min.):	6.0 m MIN. (or one half building height)	2.2 m (East) 4.5 m (West)	9.6 m (East) 3.0 m (West)
REAR YARD DEPTH (m) (min.):	7.5 m MIN.	37.3 m	31.2 m MIN.
BUFFER STRIP (m) (min.):	3.0 m MIN. ADJACENT TO INTERIOR SIDE YARD AND REAR LOT LINES.	3.0m (Rear Yard) 1.5m (Interior Side Yard - East) 1.5m (Interior Side Yard - West)	0.4 m (Rear Yard) 1.5m (Interior Side Yard - East) 3.0m (Interior Side Yard - West)
LANDSCAPE OPEN SPACE (min.):	15% MIN.	83.8 %	46.2 %
BUILDING HEIGHT (m) (max.):	4 Storey	1 Storey	3 Storeys
LOT COVERAGE (%) (max.):	n/a	9.9 %	24.0 %
LOT DEPTH (m) (min.):	n/a	96.6 m MIN.	No Change
BUILDING AREA (m²):	n/a	322.66 m²	784.3 m²
GROSS FLOOR AREA (m²):	n/a	Ground Floor 845 m² (TBC)	CHABAD Basement 105.4 m² Ground Floor 548.1 m² Second Floor 361.4 m² Third Floor 183.9 m² TOTAL 1,198.8 m² HOUSE Basement 200.0 m² Ground Floor 200.0 m² Second Floor 221.6 m² TOTAL 621.6 m² TOTAL GFA= 1,820.4 m²
PARKING:	PARKING REQUIREMENTS FOR PLACES OF WORSHIP: 5.0 SPACES PER 100 m2 of GFA (MIN) 6.5 SPACES PER 100 m2 OF GFA (MAX) 1,385 m2 / 100 m2 = 14 Spaces required 16 Spaces provided	PARKING FOR RESIDENCE: 1 Space per dwelling unit - required 2 spaces provided in Garage	
STANDARD STALL: 2.7 m x 5.4 m STANDARD TWO WAY DRIVEWAY AISLE WIDTH: 6.0 m			
ACCESSIBLE PARKING:	DESIGNATED ACCESSIBLE PARKING SPACE REGULATIONS: REFER TO TABLE 5.5 - ACCESSIBLE PARKING RATES		
B/F TYPE 'A' STALL SIZE (min.): 3.4 m x 5.5 m B/F TYPE 'B' STALL SIZE (min.): 2.4 m x 5.5 m B/F ACCESS AISLE (min.): 2.0 m x 5.5 m ACCESSIBLE DRIVEWAY: (a) ACCESS AISLE: 1.5 m (b) DRIVEWAY: 3.4 m	1 Type 'A' and 1 Type 'B' space provided		
BICYCLE PARKING:	DESIGNATED BICYCLE PARKING SPACE REGULATIONS: 4% OF THE REQUIRED PARKING UNDER TABLE 5.3, 2 SPACES MINIMUM - 3 Spaces provided		
YARD PROTECTION AND PATIO COVERAGE:	FRONT/ EXTERIOR SIDE YARD: - 2.4 m (MAX) PROJECTION INTO YARD - 2m (MIN) SETBACK FROM LOT LINE REAR YARD: - 5 m (MAX) PROJECTION INTO YARD - 2 m (MIN) SETBACK FROM LOT LINE INTERIOR SIDE YARD: - 1.2 m (MAX) PROJECTION INTO YARD - CONFORMS - 0.6 m (MIN) SETBACK FROM LOT LINE - CONFORMS NOTE: ROOFED PORCH NOT EXCEEDING 1 STOREY IN HEIGHT		
FENCING:	(a) THE MAXIMUM HEIGHT OF A FENCE LOCATED IN A FRONT YARD, INTERIOR SIDE YARD OR EXTERIOR SIDE YARD IS 0.8 m N HEIGHT (b) THE MAXIMUM HEIGHT OF A FENCE LOCATED IN A FRONT YARD, INTERIOR SIDE YARD OR EXTERIOR SIDE YARD WITH A 4 m SETBACK IS 1.6 m N HEIGHT (c) THE MAXIMUM HEIGHT OF A FENCE LOCATED IN A REAR YARD IS 1.8 m IN HEIGHT		
GARBAGE / REFUSE AND OUTDOOR STORAGE:	EXTERIOR GARBAGE OR REFUSE SHALL BE STORED IN A CONTAINER AT THE INTERIOR SIDE YARD OR REAR YARD OF THE LOT. GARBAGE LOADING AND UNLOADING AREAS VISIBLE FROM AN ADJOINING SITE SHALL HAVE A VISUAL SCREENING CONSISTING OF A SOLID FENCE. AN OUTDOOR STORAGE AREA IS ONLY PERMITTED IN THE REAR YARD OF THE LOT.		

DATE 2025-06-08

SCALE 1:300

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Proposed Site Plan

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