

	PROPOSED BUILDING		MULCH / GARDEN REFER TO LANDSCAPE DRAWINGS		EX. / EXIST.		TOPOGRAPHIC LINE		F.H.		FIRE HYDRANT		COMMUNICATION SERVICE		MAN HOLE		EXISTING TREE / PLANTING TO REMAIN		
	CONCRETE SIDEWALK - BRUSHED FINISH		GRASS / SOD REFER TO LANDSCAPE DRAWINGS		ENTRANCE / EXIT		TOPOGRAPHIC ELEVATION		FDC		FIRE DEPARTMENT CONNECTION		HYDRO SERVICE - OVERHEAD WIRES		C.B.M.H.	CATCH BASIN MAN HOLE		EXISTING TREE / PLANTING TO BE DEMOLISHED & REMOVED	
	CONCRETE SIDEWALK - SMOOTH FINISH		PERMEABLE GRASS PARKING PAVERS REFER TO LANDSCAPE DRAWINGS		BUILDING SETBACK LINE		GEOTECHNICAL BOREHOLE LOCATION		L.S.		LIGHT STANDARD - 1 HEAD (w/ CUT-OFF) REFER TO ELEC. DWGS.		WTR		L.S.C.B.	LANDSCAPE CATCH BASIN		PROPOSED TREE / PLANTING REFER TO LANDSCAPE DWGS	
	B/F PATH OF TRAVEL w/ WIRE TIE FIN. & COLOURED CONC.		PERMEABLE EXTERIOR PAVER REFER TO LANDSCAPE DRAWINGS		PROPERTY EASEMENT LINE		BARRIER-FREE PARKING SYMBOL PAINTED ON ASPHALT. REFER TO DETAILS ON A1.2.		L.S.		LIGHT STANDARD - 2 HEAD (w/ CUT-OFF) REFER TO ELEC. DWGS.		SAN		G.M.	GAS METRE		TREE PROTECTION FENCING REFER TO LANDSCAPE DWGS	
	B/F ACCESSIBLE w/ PAINTED HATCH		RES.		CENTRE LINE OF ROAD		TACTILE WARNING TILE, CAST-IN-PLACE, FLUSH w/ SIDEWALK		L.S.		LIGHT STANDARD - 3 HEAD (w/ CUT-OFF) REFER TO ELEC. DWGS.		STM		C.P.	COMM. PEDESTAL			
					FIRE ROUTE		BICYCLE RACK		L.S.		LIGHT STANDARD - 4 HEAD (w/ CUT-OFF) REFER TO ELEC. DWGS.		GAS		W.V.	WATER VALVE			
					PROPOSED SNOW STORAGE		BARRIER FREE PARKING SKNAGE, REFER TO DETAILS ON A1.2.		H.P.		HYDRO POLE		EXISTING FENCE		PROPOSED FENCE		CITY CAMERA		
							BARRIER FREE PARKING SKNAGE, REFER TO DETAILS ON A1.2.						PROPOSED FENCE		EV	EV CHARGING STATION			

LEGEND
SCALE: N.T.S.

SURVEY INFO - REFER TO SURVEY FOR MORE INFORMATION

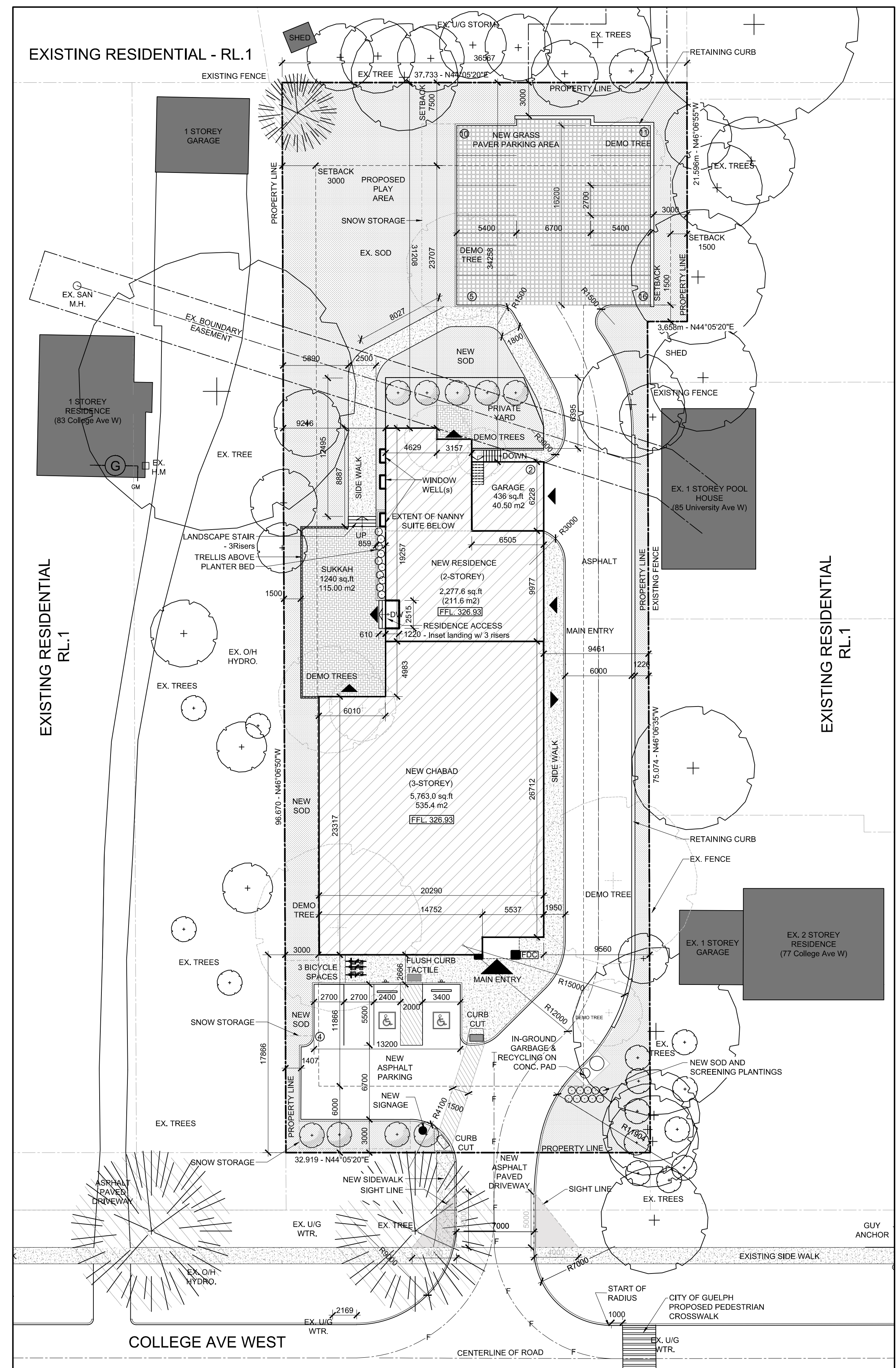
INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY VAN HARTEN LAND SURVEYORS AND ENGINEERS - 2023-12-22

81 COLLEGE AVENUE WEST
PART OF LOT 3, REGISTERED PLAN 249
BEING PARTS 7, 8, AND 9, DEPOSITED PLAN 61R-9059
CITY OF GUELPH
COUNTY OF WELLINGTON

SURVEY INFORMATION
SCALE: N.T.S.

SITE & ZONING ANALYSIS	
PROJECT:	CHABAD OF GUELPH
PROJECT ADDRESS - EXISTING:	81 COLLEGE AVE WEST, GUELPH, ON
EXISTING ZONING:	ZONE RL-1 - RESIDENTIAL SINGLE DETACHED
PROPOSED ZONING:	ZONE NI - NEIGHBOURHOOD INSTITUTIONAL
PROPOSED USES:	PLACE OF WORSHIP, RESIDENTIAL
REQUIRED	PROPOSED
LOT AREA (m ²) (min.):	700.00 m ² No Change
LOT FRONTAGE (m) (min.):	30.0 m MIN. No Change
SITE SETBACKS:	
FRONT YARD DEPTH (m) (min.):	6 m MIN. 17.9 m
EXTERIOR SIDE YARD DEPTH (m) (min.):	6 m MIN. n/a
INTERIOR SIDE YARD DEPTH (m) (min.):	6.0 m MIN. (or one half building height) 9.4 m (East) 3.0 m (West)
REAR YARD DEPTH (m) (min.):	7.5 m MIN. 31.2 m MIN.
BUFFER STRIP (m) (min.):	3.0 m MIN. ADJACENT TO INTERIOR SIDE YARD AND REAR LOT LINES. 3.0 m (Rear Yard) 1.2m (Interior Side Yard - East) 1.4m (Interior Side Yard - West)
LANDSCAPE OPEN SPACE (min.):	15% MIN. 48.2%
BUILDING HEIGHT (m) (max.):	4 Storeys 3 Storeys SECTION 3: DEFINITIONS - City of Guelph By-law, 17187 "Building Height" Average finished grade = +327.14 elev. Proposed finished floor level = +326.93 ft. Building Height = 337.73 ft. (103.9m) "Building Height" means the vertical dimension between the average Finished Grade of a Building and the top part of such Building or: (b) in the case of a mansard roof, the deck roof line;
LOT COVERAGE (%) (max.):	n/a 24.0%
LOT DEPTH (m) (min.):	n/a No Change
BUILDING AREA (m ²):	n/a 784.3 m ²
FLOOR AREA - NANNY SUITE (m ²):	n/a NANNY SUITE AREA = 62.2 m ² PERCENTAGE OF PRIVATE RESIDENCE (%) = 10%
GROSS FLOOR AREA (m ²):	n/a CHABAD: Basement 105.4 m ² Ground Floor 543.4 m ² Second Floor 433.8 m ² Third Floor 197.2 m ² HOUSE: Basement 200.0 m ² Ground Floor 200.0 m ² Second Floor 221.6 m ² TOTAL 1,279.8 m ² TOTAL 621.6 m ² TOTAL GFA = 1,901.4 m ² (20,466.5 sq.ft)
PARKING: PARKING FOR PLACE OF WORSHIP (CHABAD): 16 Spaces provided PARKING FOR RESIDENCE: 2 Spaces provided in Garage TOTAL SPACES PROVIDED = 18	
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	
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 0.6 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.	

ZONING ANALYSIS
SCALE: N.T.S.



SITE PLAN
SCALE: 1:250

- NOTES:
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.
 6. AREA CALCULATIONS ARE APPROXIMATE.
 7. DATE FORMAT: YYYY-MM-DD

ISSUE & REVISION DESIGNATION
LETTER (A) = ISSUE, No. (1) = REVISION

No.	Date	Issued For / Revisions
A	2025-12-04	ZBA Submission

NOT FOR CONSTRUCTION

preserve + create + sustain
P 519.649.0220 www.aLINKarch.ca
362 DUFFERIN AVENUE, LONDON ON N6B 1Z4

Project: Proposed
Chabad of Guelph
81 College Avenue West, Guelph, Ontario

Drawing: **SITE PLAN**

Drawn By: CT	Job Captain: AL	Project No.:
Scale: AS SHOWN	2364	
Plot Date: 2025-12-08	Sheet No.:	ZBA1(r)
Current Issue: A	Current Revision: -	