

Howitt Park

Residential

CHADWICK AVE.

BEECHWOOD AVENUE

Residential

Institutional

# PRELIMINARY SITE PLAN

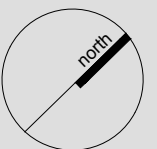
OF PART OF LOT 21, CONCESSION DIVISION A, CITY OF GUELPH, COUNTY OF WELLINGTON (89 BEECHWOOD AVENUE)

	Zoning
	Proposed
Zoning	Townhouses
Min. Lot Area	4043.59m <sup>2</sup>
Min. Lot Area Per Dwelling Unit	175-180m <sup>2</sup>
Min. Lot Frontage	57.302m
Min. Front Yard	6m
Min. Exterior Side Yard	n/a
Min. Side Yard	3m min.
Min. Rear Yard	8m
Max. Building Coverage	34.6%
Max. Building Height	2 Storeys (Street Fronting) 3 Storeys (Stacked)
Min. Distance Between Buildings	n/a
Min. Common Amenity Area	n/a
Min. Landscaped Open Space (% of Lot Area)	38.8%
Off-Street Parking	37 (7+30)
Visitor Parking	3
Barrier Free Parking	1
Private Amenity Area sq.m	21.0m <sup>2</sup> min. for units at grade. 10m <sup>2</sup> decks for units above grade.

**Notes:**  
 - Driveways and Aisles to be Defined by 0.15m Raised Curbing or Sidewalks as shown.  
 - V - Denotes Visitor Parking  
 - FC - Denotes Flush Curb  
 - Yard requirements to be assessed on the lot as a whole.

Sources: Base information provided by Martin Simmons Architects. Additional base information digitized from Google Maps & Bing Maps, Aerial Photography, 2017.

**DATE:** March 14, 2018  
**FILE:** 16230A  
**SCALE:** 1:400  
**DRN:** LHB



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