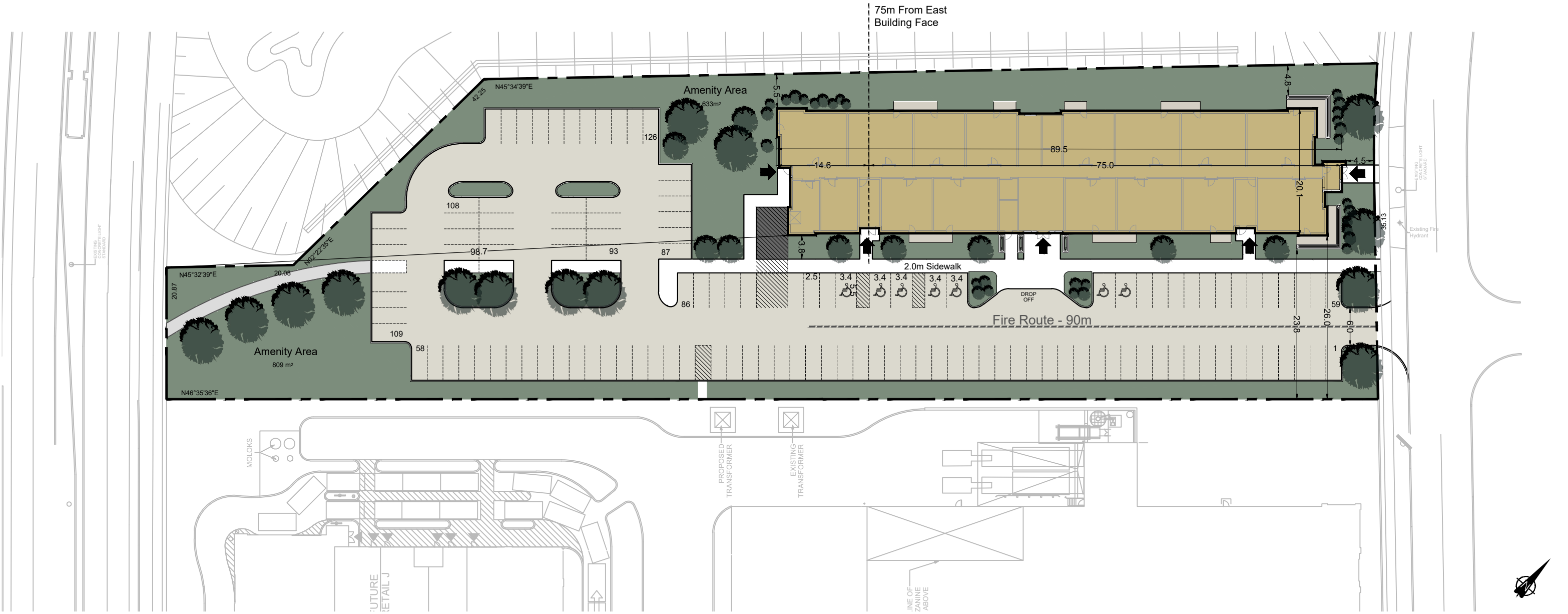


R.4A Zone (Proposed)

	Required	Provided	Angular Plane (max)	Required	Provided
Site Area	650m ²	8,858m ²	To Street	45°	±50°*
Lot Frontage (min)	15m	21.0m (Gordon St)	To Park	40°	±75°*
Units	N/A	93	Common Amenity Area (min)	2,060m ²	1530m ²⁺
Density (max)	100upha	105upha ⁺	Landscaped Open Space (min)	20%	42.8% (3,787.8m ²)
Front Yard (min)	6m	4.5m ⁺ (along Farley Dr)	Parking (min)	122 spaces	126 spaces
Side Yard (min)	7.5m (½ height)	5.5m ⁺	Accessible Spaces (min)	6 spaces	7 spaces
Side Yard to Habitable Windows (min)	7.5m	5.5m ⁺	Floor Space Index	1.0	1.0
Building Height (max)	8 storeys	6 storeys			

Notes:

- * Angular plane based on estimated building height of 19.95m and must be confirmed using detailed building elevations
- + Special zoning regulations required



DEVELOPMENT CONCEPT

98 Farley Drive, Guelph

Reid's Heritage Homes | June 5, 2018

1:600 | Project #14080 | Drawn By J.H.

