

DEVELOPMENT STATISTICS				December 14, 2020			
Municipal Address	106 Sunnylea Crescent, Guelph, ON						
Legal Description	TBA						
Existing Zoning	R.4A						
Proposed Use	Residential Apartment Building – General Apartment Zone R4A						
Floor Area	Use						
Basement	Mechanical & Storage			TBA			
Ground Floor	Suites/Common Area	3 units		251.58 m²			
Second Floor	Suites/Common Area	3 units		248.68 m²			
	GFA TOTAL	6 units		500.48 m²			
Site Data	R.4A			Proposed		Compliance Yes/No	
Lot Area Minimum	650 m²			1004 m²		Yes	
Lot Frontage	15 m min.			20.9 m		Yes	
Lot Coverage	n/a			25.05% (251.58/1004)		n/a	
Building Area	n/a			216.36 m²		n/a	
Building Height	8 Storeys			2 Storey – 7 m		Yes	
Density	100 u/ha maximum			6 units = 59.7 u/ha		Yes	
Floor Space Index (FSI)	1:1			432.72/1004 = 0.43:1		Yes	
Yards & Setbacks	R.4A			Proposed			
Minimum Front Yard (Sunnylea)	6.0 m			18.9 m		Yes	
Rear Yard	8.36 m (20% of 41.5 m Lot Depth)			8.50 m		Yes	
Side Yard	3.5 m (½X 7 m Bldg Height)			3.05 m		No	
Side Yard to Habitable Room	7.5 m			3.05 m		No	
Balcony/Canopy Encroachment	1.8 m maximum			1.5 m		Yes	
COMMON AMENITY AREA	R.4A			Proposed			
	6 units x 30m2 = 180 m²			Exterior area = 56 m²		No	
PARKING	R.4A			Proposed			
Residential Parking Spaces	1.50 space for first 20 units (6 x 1.5) = 9 spaces			7 Spaces Residence		Yes	
	Visitor spaces 20% x req'd spaces = (9 x 20%) 2 Spaces			2 Spaces Visitors		Yes	
TOTAL	9 Spaces Required			9 Spaces		Yes	
Parking Stall Size	2.5m x 5.5m			2.5 m x 5.5 m		Yes	
Parking setback from Lot Line	3.0m			.01m		No	
Parking or Driveway clearance to window	3.0m			3.0m		Yes	
Landscaped Area							
Landscaped open space	20% of 1004 m²=200 m² min			434 m² =43%		Yes	
Buffer Strip	Required on North and South Sides			North and South Side		Yes	



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NOTES:

THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE.

THE ARCHITECT NOTED ABOVE HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES

SUNNYLEA  
APARTMENT  
COMMITTEE OF ADJUSTMENT REVIEW  
106 Sunnylea Crescent  
Guelph, Ontario

SCALE:  
AS SHOWN  
DRAWN BY:  
KB/RL  
DATE:  
12/15/2020

SHEET:

A1.2