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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

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 m <sup>2</sup>
Second Floor	Suites/Common Area	3 units	248.68 m <sup>2</sup>
	<b>GFA TOTAL</b>	<b>6 units</b>	<b>500.48 m<sup>2</sup></b>
Site Data	R.4A	Proposed	Compliance Yes/No
Lot Area Minimum	650 m <sup>2</sup>	1004 m <sup>2</sup>	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 m <sup>2</sup>	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 (1/2 X 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 30m <sup>2</sup> = 180 m <sup>2</sup>	Exterior area = 56 m <sup>2</sup>	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
<b>TOTAL</b>	<b>9 Spaces Required</b>	<b>9 Spaces</b>	<b>Yes</b>
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 m <sup>2</sup> =200 m <sup>2</sup> min	434 m <sup>2</sup> =43%	Yes
Buffer Strip	Required on North and South Sides	North and South Side	Yes