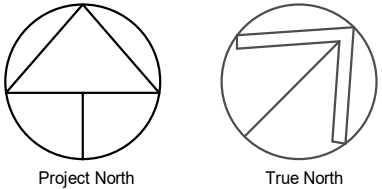
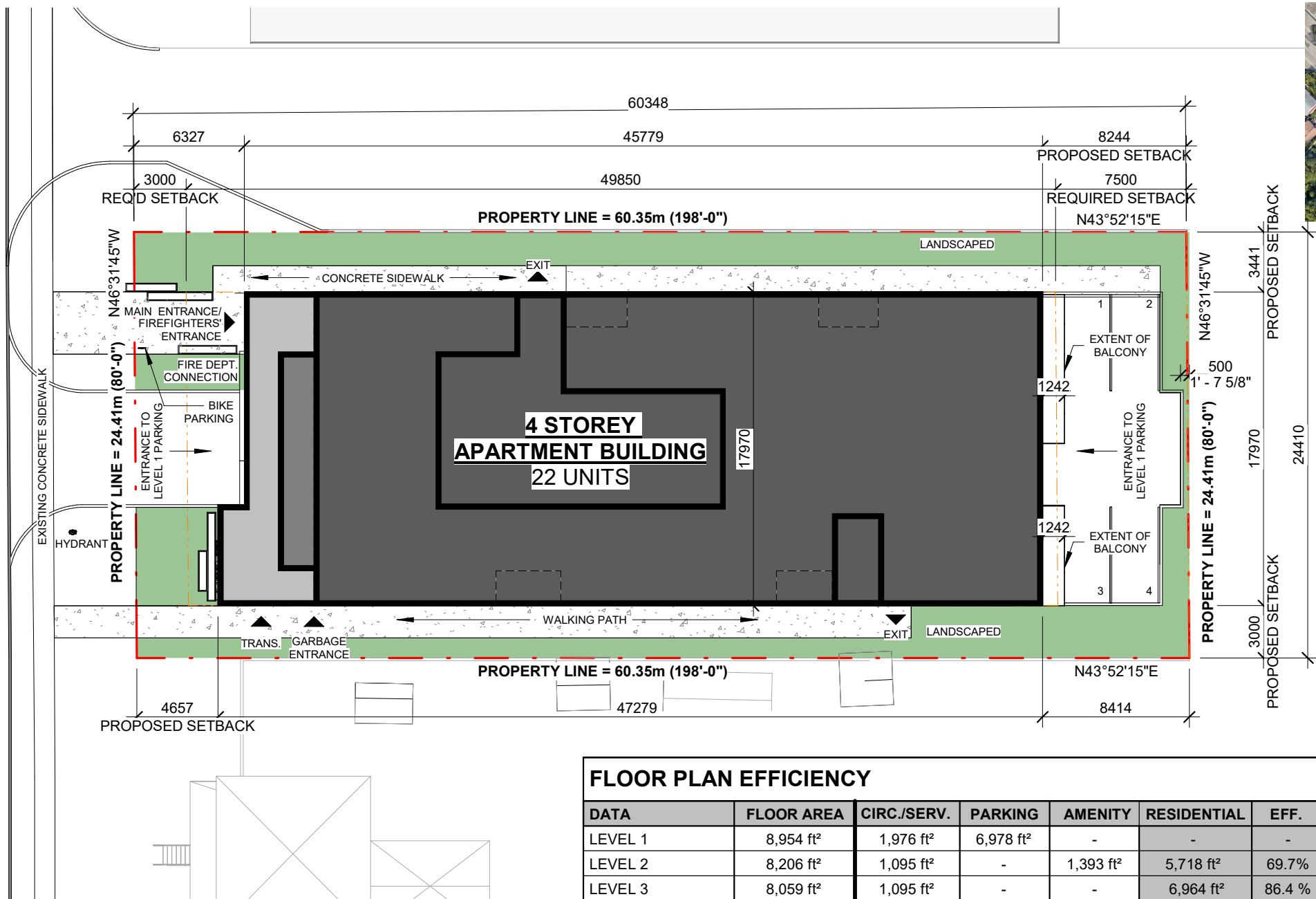


The file "66duke-pg3-facing" is a PDF which contains page 3 from the proponent's file called "Drawing Package" dated 2020-03-18 on the left, and on the right, page 3 from the proponent's file called "Revised Site Plan, Building layout and elevations" dated 2021-04-12

This file allows a quick comparison between the version presented to Council on October 13, 2020, and the revised version of the same document posted to the City website in April 2021.

DUKE STREET



SITE DATA

66 Duke Street, Guelph, Ontario

DATA	REQUIRED	PROVIDED
ZONING	INDUSTRIAL - B.4	RESIDENTIAL R.4D INFILL APARTMENT ZONE
LOT AREA (m ²)	RESIDENTIAL R.4D 650m ²	1,473.156m ² (0.147ha)
MIN. LOT FRONTAGE (m ²)	15m	24.41m
SETBACKS	FRONT YARD (meters)	3m
	SIDE YARD (m)	HALF OF BUILDING HEIGHT BUT NO LESS THAN 3m 12.692m / 2 = 6.346m
	REAR YARD (m)	20% OF LOT DEPTH OR HALF OF BUILDING HEIGHT BUT NO LESS THAN 7.5m 20% OF 60.35m = 12.07m

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	100 UNITS/ha 100 x 0.147ha = 14.7 UNITS	22 UNITS 22/0.147ha = 150 UNITS/ha
BUILDING AREA (m ²)		832 m ² (8,954 ft ²)
GROSS FLOOR AREA (m ²)		3,211.6 m² (34,677 ft²)
NUMBER OF STOREYS	4 STOREYS MAX.	4 STOREYS (NOT INCL. MECH.)
BUILDING HEIGHT	---	12.692 (to mech.) 15.292 m (to roof)
AMENITY AREA (m ²)	30 m ² x FIRST 20 UNITS 20 m ² x 2 UNITS = 640 m ²	832 m ² (8,958 ft) (INCL. ALL BALCONIES)

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING (reduced size 2.75 x 5.5m)	1.5 stalls/unit for first 20 1.25 stalls/unit for remainder = 33 required	22 STALLS (1.0 stalls/unit)
BARRIER FREE PARKING	1 STALL (included in residential)	1 STALL
TOTAL		22 STALLS

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
LONG TERM PARKING	n/a	15 STALLS
SHORT TERM PARKING	n/a	2 STALLS

UNIT DATA

TYPE	QUANTITY	AREA RANGE		
1 BEDROOM	6 (27.2 %)	718 ft²		
1 BEDROOM + DEN	7 (31.8 %)	785 - 809 ft²		
2 BEDROOM	8 (36.4 %)	905 - 1,094 ft²		
3 BEDROOM	1 (4.6 %)	1,464 ft²		
TOTAL	22			
LEVEL	QUANTITY			
LEVEL 2	(2) 1 BED	(1) 1 BED +D	(2) 2 BED	(1) 3 BED
LEVEL 3	(2) 1 BED	(3) 1 BED +D	(3) 2 BED	(0) 3 BED
LEVEL 4	(2) 1 BED	(3) 1 BED +D	(3) 2 BED	(0) 3 BED
TOTAL	(6) 1 BED	(7) 1 BED +D	(8) 2 BED	(1) 3 BED

FLOOR PLAN EFFICIENCY

DATA	FLOOR AREA	CIRC./SERV.	PARKING	AMENITY	RESIDENTIAL	EFF.
LEVEL 1	8,954 ft ²	1,976 ft ²	6,978 ft ²	-	-	-
LEVEL 2	8,206 ft ²	1,095 ft ²	-	1,393 ft ²	5,718 ft ²	69.7%
LEVEL 3	8,059 ft ²	1,095 ft ²	-	-	6,964 ft ²	86.4 %
LEVEL 4	7,780 ft ²	1,095 ft ²	-	-	6,685 ft ²	86%
MECH.	1,678 ft ²	1,678	-	-	-	-
TOTALS	34,677 ft ²	6,939 ft ²	6,978 ft ²	1,393 ft ²	19,367 ft ²	-

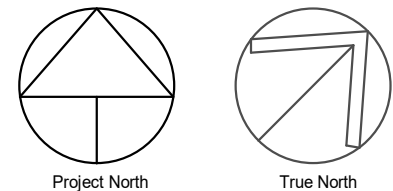
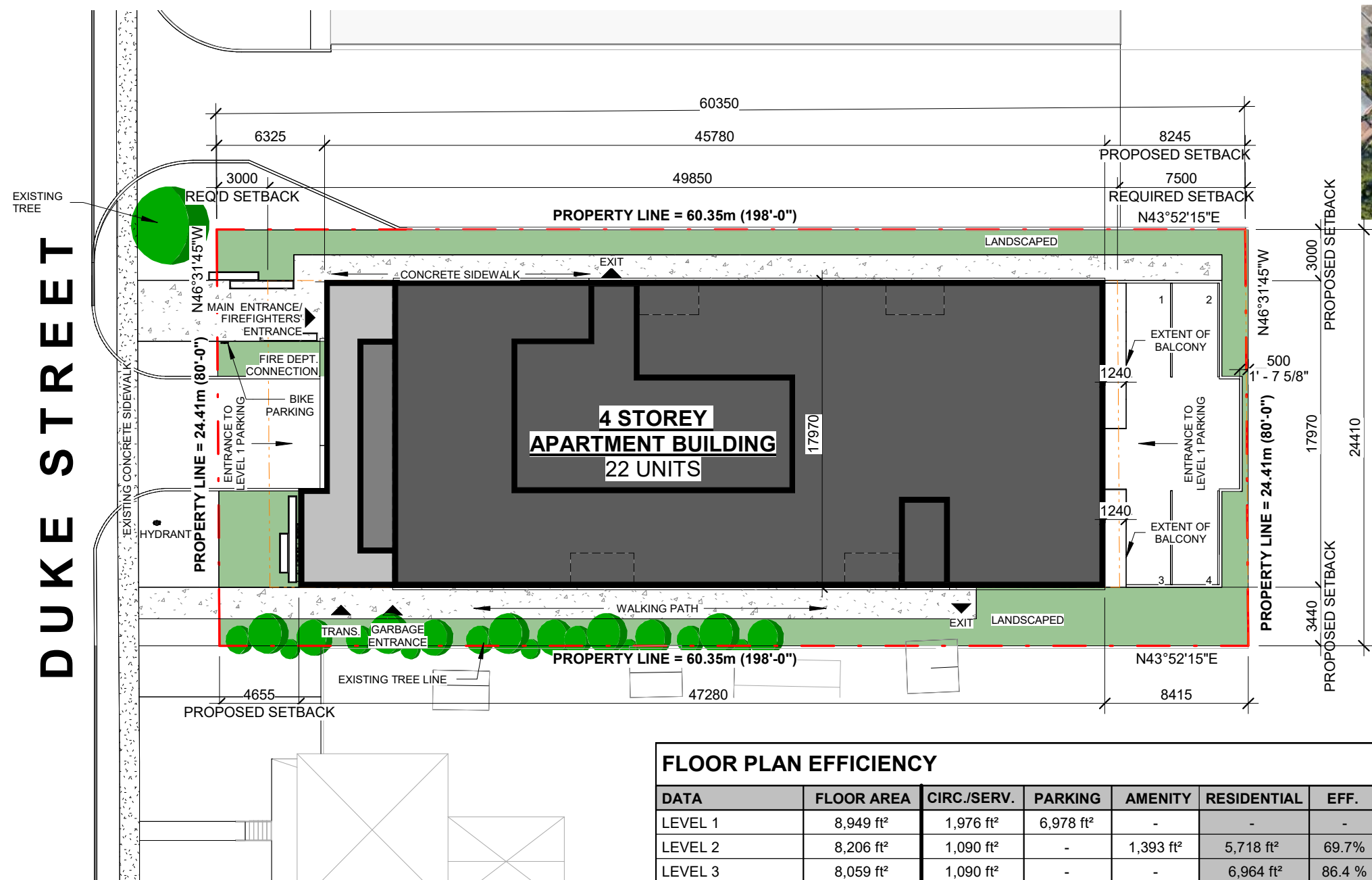
BALCONY AREAS

DATA	AMENITY TERRACE	RES. BALCONY	RESIDENTIAL	RESIDENTIAL w/ BALCONY
LEVEL 1	-	-	-	-
LEVEL 2	-	786 ft ²	5,718 ft ²	= 6,504 ft²
LEVEL 3	-	904 ft ²	6,964 ft ²	= 7,868 ft²
LEVEL 4	-	716 ft ²	6,685 ft ²	= 7,401 ft²
ROOF	5,159 ft ²			
TOTALS	5,159 ft ²	2,406 ft ²	19,367 ft ²	21,773 ft ²

SITE PLAN SCALE 1:300
66 DUKE STREET, GUELPH

19017
2020-03-18
PRELIMINARY





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66 Duke Street, Guelph, Ontario

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1 BEDROOM + DEN	7 (31.8 %)		809-821 ft²	
2 BEDROOM	8 (36.4 %)		967-1045 ft²	
3 BEDROOM	1 (4.6 %)		1457 ft²	
TOTAL	22			
LEVEL	QUANTITY			
LEVEL 2	(2) 1 BED	(1) 1 BED +D	(2) 2 BED	(1) 3 BED
LEVEL 3	(2) 1 BED	(3) 1 BED +D	(3) 2 BED	(0) 3 BED
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DATA	FLOOR AREA	CIRC./SERV.	PARKING	AMENITY	RESIDENTIAL	EFF.
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LEVEL 2	8,206 ft²	1,090 ft²	-	1,393 ft²	5,718 ft²	69.7%
LEVEL 3	8,059 ft²	1,090 ft²	-	-	6,964 ft²	86.4 %
LEVEL 4	7,774 ft²	1,090 ft²	-	-	6,685 ft²	86%
MECH.	1,678 ft²	1,678	-	-	-	-
TOTALS	34,658 ft²	6,920 ft²	6,978 ft²	1,393 ft²	19,367 ft²	-

BALCONY AREAS

DATA	AMENITY TERRACE	RES. BALCONY	RESIDENTIAL	RESIDENTIAL w/ BALCONY
LEVEL 1	-	-	-	-
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SITE PLAN SCALE 1:300
66 DUKE STREET, GUELPH

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