

Attachment-6: Proposed Site Plan



Description
 1563-1579 Gordon St
 42 & 48 Lowes Rd W
 154, 174 & 182 Dawn Ave
 Gueph, ON

Key Plan
 [Key Plan Map] Subject Lands
 SCALE: NTS

Zoning Summary - Residential Townhouse (R.3A) Zone		
	Required (min)	Proposed
Lot Area	800 m ²	Townhouse (R.3A) Lot Area: 18,608.8 m ² (1.86 ha)
Units	n/a	154
Min. Lot Area per Dwelling Unit	150 m ²	120.8 m ² (18,608.8 m ² / 154 units)
Lot Frontage	18.0 m	11.42 m
Front Yard	6.0 m	6.0 m
Side Yard	3 building height (6.0 m)	0.44 m
Exterior Side Yard	4.5 m	5.96 m (walls) 5.74 m (building)
Rear Yard	2 building height (6.25 m)	6.69 m (wall) 6.97 m (building)
Building Coverage	40%	5,135.6 m ² (27.6%)
Max Density	Stacked Town 30 dwellings/ha	82.7 dwellings/ha (154 / 1.86 ha)
Distance Between Buildings	15.0 m / 3.0 m side	varies
Private Amenity Area	10 m ²	TBD
Common Amenity Area	1,540 m ² (10.0m ² per stacked unit)	1,561 m ²
Landscaped Open Space	40%	41.9%
Parking Required	1 per unit + 20% visitor parking	104 surface, 26 structure, 20 garage (includes 21 visitor spaces + 3 B.T.)

Zoning Summary - Residential Single Detached (R.1D) Zone		
	Required (min)	Proposed
Units	1	1
Lot Area	275 m ²	320 m ² min. (2,656.2 m ² total)
Lot Frontage	9.0 m	10.0 m
Front Yard	6.0 m	6.0 m
Exterior Side Yard	4.5 m	n/a
Side Yard	3.0 m	1.2 m
Rear Yard	6.4 m (20% of lot depth)	6.0 m

Notes
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
 2. DIMENSIONS AND ADJACENT PARCEL INFORMATION ARE APPROXIMATE ONLY.
 3. EIR: MORLD MANDATE
 4. TOPOGRAPHIC SURVEY BASE: STANTEC, MAY 2021

Revision No. _____ **Date** _____ **Issued / Revision** _____ **By** _____

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 Drawn By: GC
 Checked By: DA

Project: GORDON STREET ASSEMBLY **Other:** _____

Applicant: _____ **Dwg No.:** 1 of 1

File Name: PRELIMINARY CONCEPT PLAN
Scale: Not to Scale