

# Attachment-6: Proposed Site Plan



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

**Key Plan**  
  
 Subject Lands

**SCALE: NTS**

| Zoning Summary - Residential Townhouse (R.3A) Zone |  |  |
|--|--|--|
|  | Required (min)   | Proposed   |
| Lot Area   | 800 m <sup>2</sup>   | Townhouse (R.3A) Lot Area: 18,608.8 m <sup>2</sup> (1.86 ha)               |
| Units  | n/a  | 154  |
| Min. Lot Area per Dwelling Unit                    | 150 m <sup>2</sup>   | 120.8 m <sup>2</sup> (18,608.8 m <sup>2</sup> / 154 units)                 |
| Lot Frontage                                       | 15.0 m   | 11.42 m  |
| Front Yard   | 6.0 m  | 6.0 m  |
| Side Yard  | 3 building height (6.0 m)                                  | 6.44 m   |
| Exterior Side Yard                                 | 4.5 m  | 5.96 m (wall) 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 <sup>2</sup> (27.6%)   |
| Max Density  | Stacked Town 30 dwellings/ha                               | 82.7 dwellings/ha (1544 / 18.608.8 ha)                                     |
| Distance Between Buildings                         | 15.0 m / 3.0 m side  | varies   |
| Private Amenity Area                               | 10 m <sup>2</sup>  | TBD  |
| Common Amenity Area                                | 1,540 m <sup>2</sup> (10.0m <sup>2</sup> per stacked unit) | 1,561 m <sup>2</sup>   |
| 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  | 2                        | 2  |
| Lot Area   | 275 m <sup>2</sup>       | 320 m <sup>2</sup> min. (2,656.2 m <sup>2</sup> 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                    | 3.2 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 WORLD MAPS LTD.  
 4. TOPOGRAPHIC SURVEY BASE: STANTEC, MAY 2021.

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

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**Approval Stamp**    **Date** March 18, 2022  
**File No.** Y509BQ  
**Plan Scale** 1:400 (plan C)  
**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