

Concept Plan

103 & 105 Victoria Road N
Guelph, ON

Total Lot Area: 14,073.5 m² (1.407 ha)

Units: 3 Single Family
44 Townhouses
47 Total

Total Density: 33.4 upha

Townhouse Design Details		
Zoning - R.3A with Special Provisions		
	Required	Provided
Lot Frontage	18 m	107 m
Lot Area	800 m² overall 270 m²/unit	9,661.9 m² overall 219 m²/unit
Density	37.5 upha	45.5 upha
Building Coverage (%)	30%	34.2%
Common Amenity Area	5 m²/unit 220 m² total	9.6 m²/unit 423 m²
Landscaped Open Space	40%	45.1%
Off Street Parking	1 space/unit (44)	1 space/unit (44)
	20% of the required total to be visitor parking (9)	20% visitor parking (9) includes 1 barrier-free space
	The required total shall include 1 barrier-free space	
	44 spaces total	53 spaces total

Notes:
- Topo and Boundary information provided by Van Harten Surveying Inc. March 04, 2020
- Municipal curb-side garbage pick-up proposed
- For Conceptual Purposes

Date: April 28, 2022	
Scale: 1:750	
File: 18172B	
Drawn: JB	

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