

# SITE PLAN

PART OF LOTS 9, 10, & 11  
REGISTERED PLAN 18

CITY OF GUELPH  
COUNTY OF WELLINGTON

SUTCLIFFE HOMES  
423 WOOLWICH STREET,  
GUELPH, ON

## SITE DATA

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA	0.03ha.(370m <sup>2</sup> )	0.18ha. (1,863m <sup>2</sup> )	Y
MINIMUM LOT FRONTAGE	12.0m	20.2m	Y
UNITS		16 Units	
RESIDENTIAL (APT.)		10 Units	
RESIDENTIAL (DUPLX/FOURPLEX)		6 Units	
OFFICE G.F.A		188m <sup>2</sup>	
DENSITY (units/ha.)		88.8upha	
MINIMUM FRONT YARD	3m	0.4m	N
MINIMUM EXTERIOR YARD	3m	2.3m	N
MAXIMUM FRONT YARD	7.5m	0.4	Y
MAXIMUM EXTERIOR YARD	7.5m	2.3m	Y
MINIMUM SIDE YARD	1.5m	1.5m	Y
MINIMUM REAR YARD	10m	20.2m	Y
ACCESS TO REAR YARD	3m	3.9m	Y
MAXIMUM BUILDING HEIGHT	3 Storeys	3 Storeys	Y
LANDSCAPED AREA		0.04ha. (436.0m <sup>2</sup> )	
ASPHALT/CONCRETE COVERAGE		0.09 (954m <sup>2</sup> )	
TOTAL PARKING SPACES	23 Spaces	27 Spaces	Y
OFFICE PARKING SPACES (1 SPACE PER 33m <sup>2</sup> )	6 Spaces	7 Spaces	Y
RESIDENTIAL APT. (1 SPACES PER UNIT)	10 Spaces	10 Spaces	Y
RESIDENTIAL FOURPLEX/DUPLX (1 SPACE PER UNIT)	6 Spaces	9 Spaces	Y
BARRIER FREE	1 Space	1 Space	Y

- ▼ Building Entrances
- Compost Bins
- Garbage Bins
- Recycle Bins



SP23-002



### NOTES

1. Building and parking locations are approx
2. Building and Parking locations based on ex

115 Metcalfe Street Elora ON  
519 846 2201 www.ftarchitects.ca

SP-1

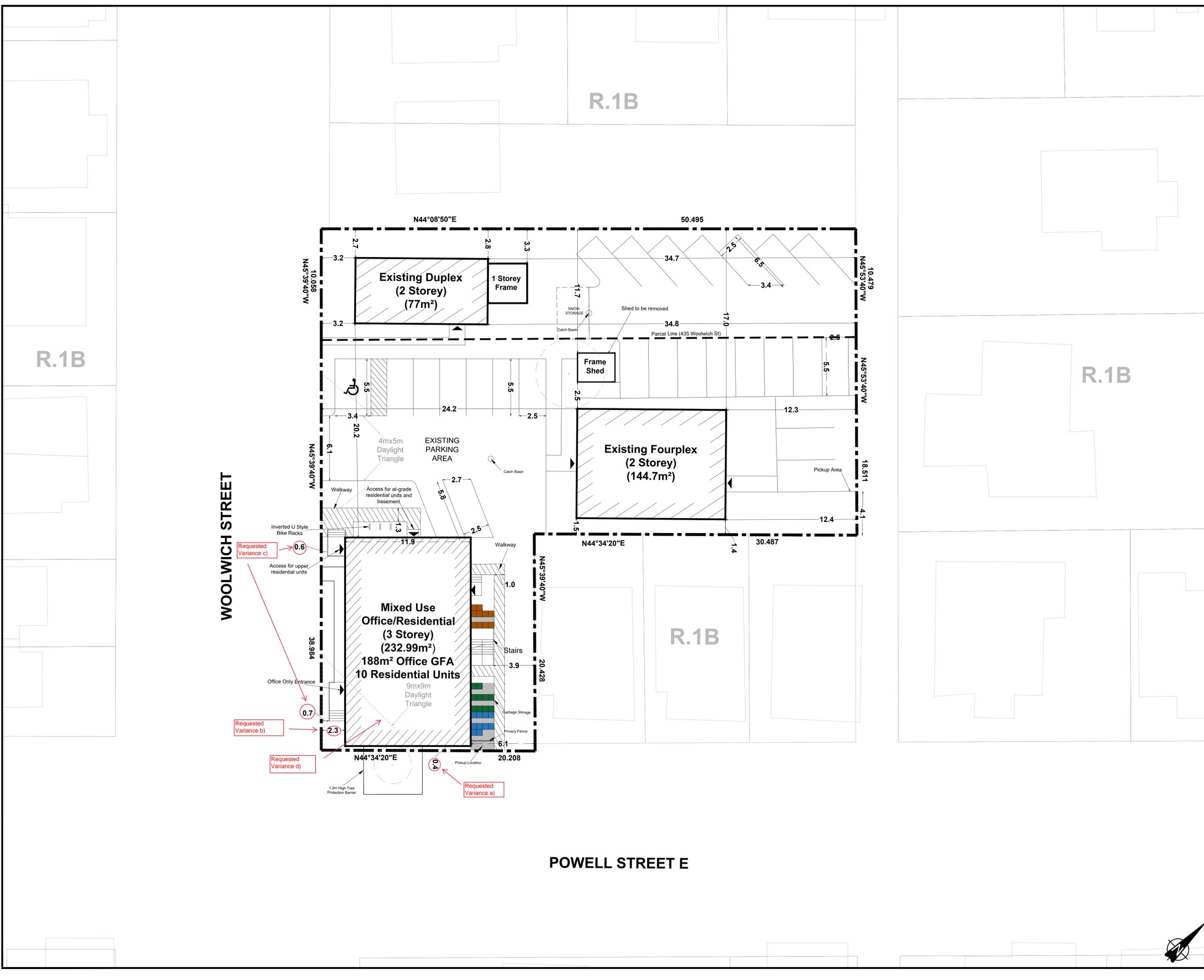
**SUTCLIFFE HOMES**  
423 Woolwich St, Guelph | N1H 3X3



### REVISIONS

Date	Description
January 1, 2023	
January 30, 2023	
February 8, 2023	
February 13, 2023	
March 8, 2023	
March 22, 2023	

Date: February 13, 2023 Drawn By: EF Dwg. File Name: sp22230h.dwg  
Scale: 1:400 Project No.: 22230



POWELL STREET E

WOOLWICH STREET

R.1B

R.1B

R.1B

R.1B