

Concept Plan

103 & 105 Victoria Road N
Guelph, ON

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

Units: 3 Single Family
23 Townhouses
32 Stacked Townhouses
58 Total

Total Density: 41.2 upha

Townhouse Design Details Zoning - R.3A with Special Provisions

	Required	Provided
Lot Frontage	18 m	107 m
Lot Area	10,740 m ² overall 270 m ² /unit (cluster towns) 150 m ² /unit (stacked towns)	9,661.9 m ² overall 175 m ² /unit
Density	37.5 upha	56.9 upha
Building Coverage (%)	30%	32.7%
Common Amenity Area	5 m ² /unit (towns) 10m ² /unit (stacked) 435 m ² total	452m ²
Landscaped Open Space	40%	40.9%
Off Street Parking	1 space/unit (55) 20% of the required total to be visitor parking (11) The required total shall include 2 Barrier-Free spaces 66 spaces total	44 Surface 23 Driveway 23 Garage *90 Spaces total * includes 11 visitor & 2 Barrier Free spaces

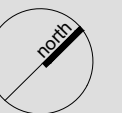
Notes:
- For Conceptual Purposes

Date: September 22, 2022

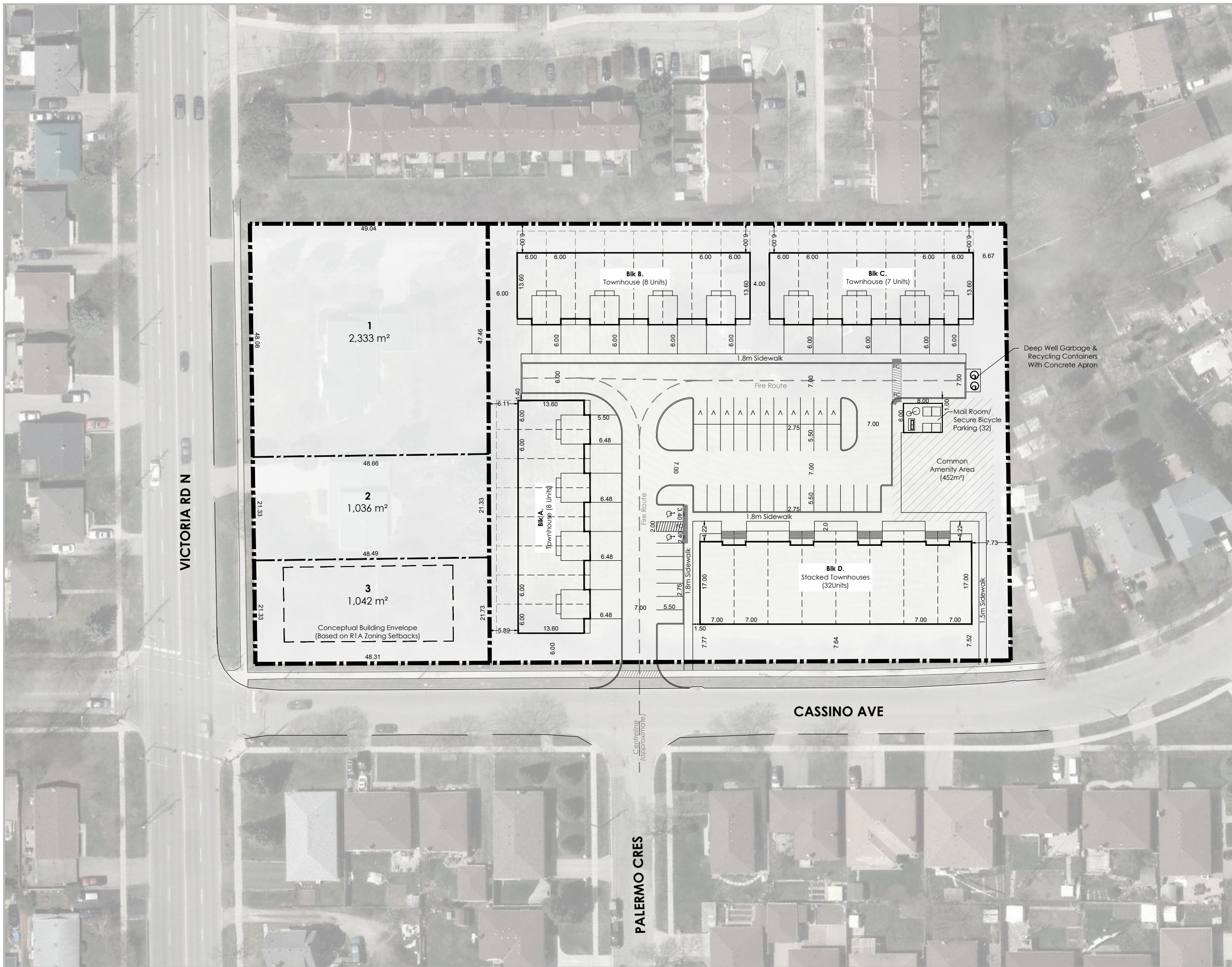
Scale: 1:750

File: 18172B

Drawn: GC/PL/JB



\\KITFILE02\COMMONS\18172B - VICTORIA AND CASSINO\CP\CP_22SEPT2022.DWG



Concept Plan

103 & 105 Victoria Road N
Guelph, ON

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

Units: 3 Single Family
23 Townhouses
32 Stacked Townhouses
58 Total

Total Density: 41.2 upha

Townhouse Design Details Zoning - R.3A with Special Provisions

	Required	Provided
Lot Frontage	18 m	107 m
Lot Area	10,740 m ² overall 270 m ² /unit (cluster towns) 150 m ² /unit (stacked towns)	9,661.9 m ² overall 175 m ² /unit
Density	37.5 upha	56.9 upha
Building Coverage (%)	30%	32.7%
Common Amenity Area	5 m ² /unit (towns) 10m ² /unit (stacked) 435 m ² total	452m ²
Landscaped Open Space	40%	40.9%
Off Street Parking	1 space/unit (55) 20% of the required total to be visitor parking (11) The required total shall include 2 Barrier-Free spaces 66 spaces total	44 Surface 23 Driveway 23 Garage *90 Spaces total * includes 11 visitor & 2 Barrier Free spaces

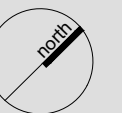
Notes:
- For Conceptual Purposes

Date: September 26 2022

Scale: N.T.S

File: 18172B

Drawn: LC



K18172B - VICTORIA AND CASSINO URBAN DESIGN MASTERPLAN
RENDERING MASTERPLAN RENDERING_26SEPT2022.DWG

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



VICTORIA RD N

CASSINO AVE