

Attachment-9 Proposed Conceptual Site Plan



CONCEPT PLAN

1563-1579 Gordon St
42 & 48 Lowes Rd W
164, 174, & 182 Dawn Ave
Guelph, ON

Subject Lands

Zoning Summary - Residential Townhouse (R.3A) Zone		
Proposed		
Req'd (min)		
Lot Area	600 m ²	Townhouse (R.3A) Lot Area: 38,808.5 m ² (0.38 ha)
Units	150	150
Min. Lot Area per Dwelling Unit	150 m ²	(15,000 ft ² / 150 units)
Lot Frontage	18.2 m	14.47 m
Front Yard	5.5 m	
Side Yard	3 building height (6 ft m)	6.0 m
External Side Yard	4.5 m	5.76 m (18' 7" / 5.67 m)
Rear Yard	3 building height (3.25 m)	6.07 m (19' 7" / 5.97 m)
Building Coverage	40%	5,253.5 m ² (27.0%)
Max. Density	20 units / 10,000 sq ft	50.61 dwellings / ha (150 / 2.96 ha)
Driveway / Staircase Challenge	15.0 m / 2.0 m side	Varies
Private Driveway Area	10 m ²	15.0
Common Amenity Area	1,500 m ²	1,205 m ²
Landscaped Open Space	10.0 m ² per stacked unit	0.26 m ² per unit
Landscaped Open Space	40%	41.0%
Parking Required		
	Stacked Townhouses: 1 per unit = 20% Visitor Parking	Stacked Townhouses: 142 Stacked Parking Spaces
	142 Total (124 unit + 20 Visitor)	48 Stacked 12 Visitor Spaces @ 2 ft
	Garage Stacked Townhouses: 1 per unit = 70% Visitor Parking	28 Garage Spaces
	5' m ² (26 unit = 5 Visitor)	28 Driveway Spaces (one above 5' visitor spaces)

Zoning Summary - Residential Single Detached (R.1D) Zone		
Proposed		
Req'd (min)		
Units	0	0
Lot Area	275 m ²	320 m ² min (2,932.2 m ² total)
Lot Frontage	8.0 m	16.0 m
Front Yard	5.5 m	6.0 m
External Side Yard	4.5 m	n/a
Rear Yard	6.0 m	7.2 m
Rear Yard	0.4 m (0.0% of lot depth)	8.0 m

R.3A Zone Area Summary		
Building Coverage	5,023.3 m ²	27.0%
Landscaped Area	7,630.1 m ²	41.0%
Asphalt Area	5,849.4 m ²	32.0%
Total	18,502.8 m ²	100.0%

1 of Conceptual Plan Only

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PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3P9
 P: 519.576.3850 F: 519.576.0121 | WWW.MHBCPLAN.COM