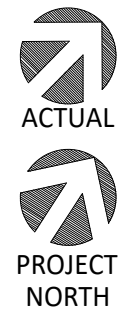
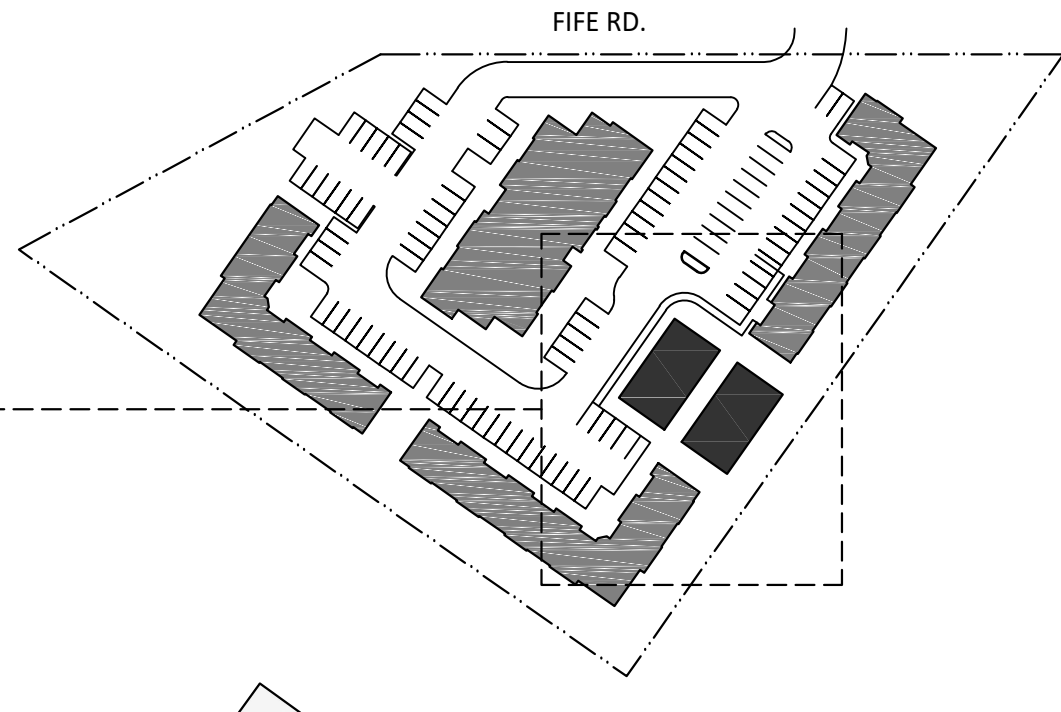


ZONING CHART				
CURRENT ZONING: R.3A-4 (1995)				
REGULATIONS (R.3A & R.3A-4, RM6)				
PERMITTED USES	REQUIRED/PERMITTED (1995)	REQUIRED/PERMITTED (2023) - RM6	PROPOSED (NEW BUILDING)	CONFORMS
	TOWNHOUSES APARTMENT BUILDING MULT. ATTACHED DWELL. (CoA A-6/23 a.)		MULTIPLE ATTACHED DWELLINGS	YES
MIN. LOT AREA	1.21 ha	N/A	1.37 ha (13,729 m ²)	YES
MIN. LOT AREA / DWELLING UNIT	150m ²	150m ²	163 m ² PER UNIT	YES
MAX NUMBER OF DWELLING UNITS	84 (CoFA A-6/23 a)	N/A	135m	YES
MIN. LOT FRONTAGE	18m		66 EXISTING + 18 NEW = 84 UNITS	YES
MIN. FRONT YARD	6m	6m	EXISTING	YES
MIN. SIDE YARD	0.5xBLDNG.HT. (4.65m)	4.5 M	6m	YES
MIN. REAR YARD	0.5xBLDNG.HT. (4.65m)	7.5 M	EXISTING	YES
MAX. BUILDING HEIGHT	4 STOREYS (R.3A-4)	4 STOREYS	3 STOREYS	YES
MIN DISTANCE BETWEEN BUILDINGS	6m (R.3A-4)	3m	6.1m	YES
MIN. COMMON AMENITY AREA	TOWNHOUSES: 5m ² /CLUSTER UNIT @29 UNITS = 145m ² 10m ² /STACKED UNIT @18 UNITS = 180m ² APARTMENT: 30m ² /UNIT FOR FIRST 20 = 600m ² 20m ² /UNIT FOR REMAINING 21 UNITS = 420m ²	0 (< 20 UNITS)	1,820.0m ² OUTDOOR (EXISTING *PER ORIGINAL DEVELOPMENT SITE PLAN APPROVAL) 122.5m ² INDOOR (EXISTING) 1,942.5m ² TOTAL (EXISTING)	YES* NO (GROUND FLOOR MIN. DEPTH)
MIN. PRIVATE AMENITY AREA	10m ² /UNIT. CoA A-6/23	10m ² /UNIT.	YES (12m ² /UNIT)	YES
MAX. LOT COVERAGE	40%	40%	3,192.3 m ² = 23.25%	YES
MIN. LANDSCAPED OPEN SPACE (%)	40%	40%	6,395.0m ² = 46%	YES
BUFFER STRIPS	YES	3 M	3 M	YES
GARBAGE, REFUSE STORAGE & COMPOSTERS	PER 4.9.1		EXISTING	-

OFF-STREET PARKING				
EXISTING PARKING STALLS			101 EXISTING TOTAL	CONFORMS
	REQUIRED (1995)	REQUIRED (2023)	PROVIDED	
EXISTING APARTMENT: 41 UNITS -4 WITH DEMO = 37 UNITS	64 PARKING SPACES (CoA A-6/23 c.)	37 EX. APART. (1.5x20 + 1.25x17) = 51.25	64 EXISTING (IN USE) = 0.96 SPACE / UNIT	YES (1995) CoA A-6/23
EXISTING TOWNHOUSES: 29 UNITS		29 EX. TOWNHOUSES: 1x29=29	18 EXISTING (CURRENTLY NOT IN USE) 1 SPACE / UNIT	NO (2023)
NEW TOWNHOUSES: 18-4 UNITS	1/UNIT @ 18 UNITS =18	18 NEW TOWNHOUSES: 1.2x18 = 21.6	13 EXISTING	
VISITOR PARKING (4.13.6)	13 (CoA A-6/23 d.)			
TOTAL REQUIRED	95	102	95 EXISTING	



UPBUILDING! NON PROFIT HOMES (GUELPH) INC.
c/o HOWARD KENNEDY, BOARD PRESIDENT
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2024.09.06