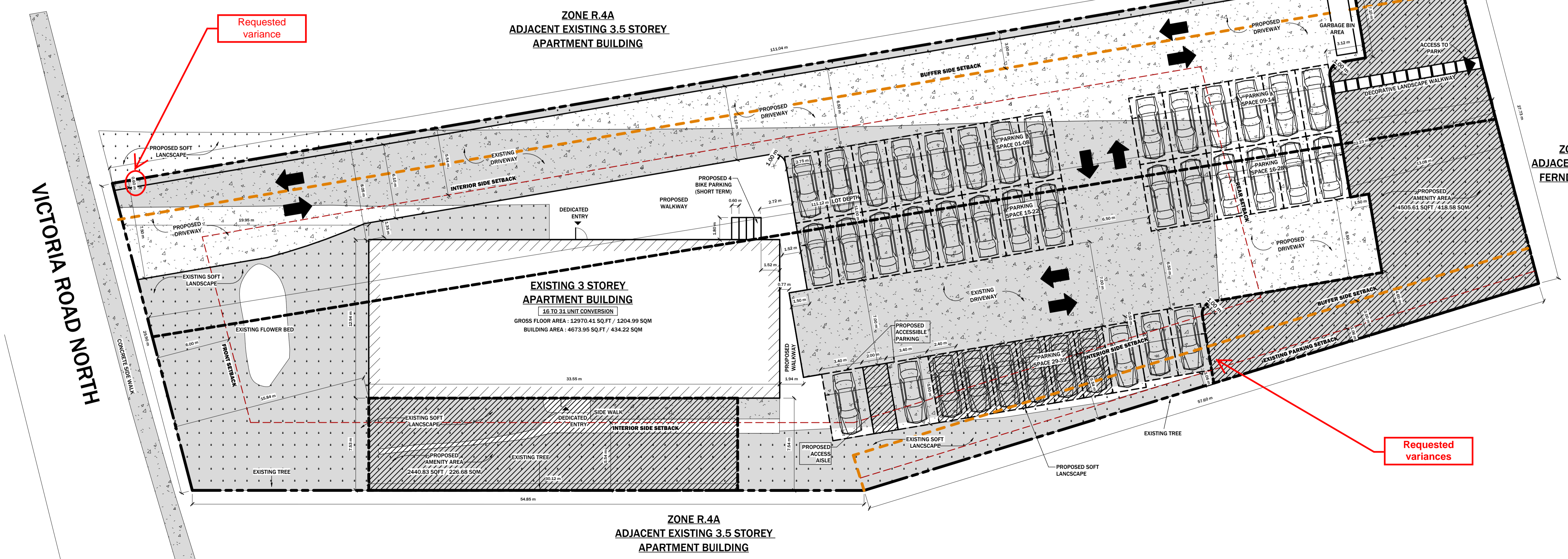


1 EXISTING SITE PLAN
A002 1/16" = 1'-0"

SITE STATISTICS (OLD ZONING)					
SITE REQUIREMENT	REQ'D	EX-PROPD	CONFORMITY	REASON	BYLAW REF.
PROPOSED ZONING	R.4A				
FRONT YARD SETBACK	6.00m	6.00m	YES		TABLE 6.1.1.1
INTERIOR SIDE YARD SETBACK	5.54	5.54	YES		TABLE 6.1.1.1
REAR YARD SETBACK	22.23	22.23	YES		TABLE 6.1.1.1
BUILDING HEIGHT (MAX)	8 STOREY	8 STOREY	YES		TABLE 6.1.1.1
BUFFER STRIPS			NO	VARIANCE APPLICATION	TABLE 6.1.1.1
LOT AREA	650m ²	650m ² (1,620,000 SQ FT)			TABLE 6.1.1.1
MAX. DENSITY	31 UNITS	31 UNITS	YES		TABLE 6.1.1.1
LOT COVERAGE		434.22 m ²			TABLE 6.1.1.1
LANDSCAPE AREA (20% MIN)	686.00 m ²	1081.02 m ²	YES		TABLE 6.1.1.1
# PARKING SPACES REQUIRED	39	39	NO	VARIANCE APPLICATION	TABLE 6.1.1.1
PARKING SPACE SIZE	2.75m x 5.50m	2.75m x 5.50m	YES		TABLE 6.1.1.1
ACCESSIBLE PARKING SPACES	1	1	YES		TABLE 6.1.1.1
COMMON AMENITY SPACE (INDOOR & OUT)	636.94 m ²	636.94 m ²	NO	VARIANCE APPLICATION	TABLE 6.1.1.1

SITE STATISTICS (NEW ZONING)					
SITE REQUIREMENT	REQ'D	EX-PROPD	CONFORMITY	REASON	BYLAW REF.
PROPOSED ZONING	RM 6 MEDIUM DENSITY RESIDENTIAL 6				
FRONT YARD SETBACK	6.00m	6.00m	YES		6.1.1.1
INTERIOR SIDE YARD SETBACK	3.00m	5.54	YES		6.1.1.1
REAR YARD SETBACK	7.50m	22.23	YES		6.1.1.1
BUILDING HEIGHT (MAX)	6 STOREY	8 STOREY	YES		6.1.1.1
BUFFER STRIPS	3.00m		NO	VARIANCE APPLICATION	6.1.1.1
LOT AREA	650m ²	650m ² (1,620,000 SQ FT)			6.1.1.1
MAX. DENSITY	31 UNITS	31 UNITS	YES		6.1.1.1
LOT COVERAGE		434.22 m ²			6.1.1.1
LANDSCAPE AREA (40% MIN)	1371.99 m ²	1081.02 m ²	NO	VARIANCE APPLICATION	6.1.1.1
# PARKING SPACES REQUIRED	39	39	NO	VARIANCE APPLICATION	6.1.1.1
PARKING SPACE SIZE (NORMAL)	2.75m x 5.50m	2.75m x 5.50m	YES		6.1.1.1
# PARKING SPACES (COMPACT) REQUIRED	6	6	YES		6.1.1.1
PARKING SPACE SIZE (COMPACT)	2.40m x 5.50m	2.40m x 5.50m	YES		6.1.1.1
ACCESSIBLE PARKING SPACES	2	2	YES		6.1.1.1
ACCESSIBLE PARKING SIZE (TYPE A)	3.40m x 5.50m	3.40m x 5.50m	YES		6.1.1.1
ACCESSIBLE PARKING SIZE (TYPE B)	2.40m x 5.50m	2.40m x 5.50m	YES		6.1.1.1
# BIKE SPACES REQUIRED (LONG TERM)	31	0	NO	VARIANCE APPLICATION	6.1.1.1
# BIKE SPACES REQUIRED (SHORT TERM)	3.1 -> 4	4	YES		6.1.1.1
BIKE SPACE SIZE	0.60m x 1.80m	0.60m x 1.80m	YES		6.1.1.1
COMMON AMENITY SPACE (INDOOR & OUT)	636.94 m ²	636.94 m ²	YES		6.1.1.1



3 PROPOSED SITE PLAN V2
A002 1/16" = 1'-0"

ROJAS
ARCHITECTURAL & ENGINEERING

31 UNIT CONVERSION

VICTORIA APT CONVERSION
483 VICTORIA RD N, GUELPH

PROJECT NAME: ARCHITECTURAL SITE PLAN

SCALE: As Indicated

PROJECT NO. 24030

START DATE: MAY 2024

DRAWN BY: NICOLA CAIRNS

REVIEWED BY: HENRY W SALVA ROMAS

REVISIONS

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01	12 SEP 2024	ISSUED FOR REVIEW	NS

WALL LEGEND

EXISTING	LOAD BEARING
DEMOL	FIRE SEPARATION / EXIST PATH
PROPOSED	INSULATION
	VAPOR BARRIER

ENGINEER'S STAMP

A002