

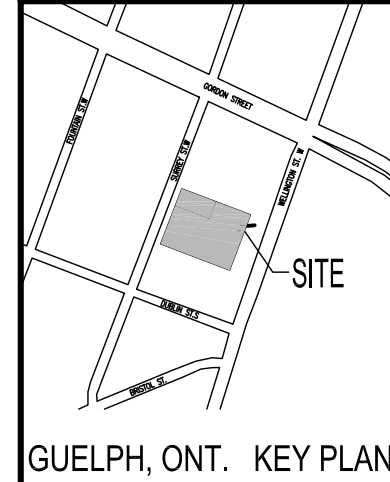
[illegible]

AREA OF ASPHALT.

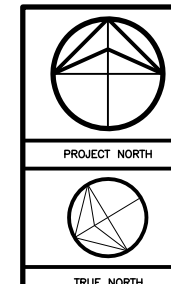
PROPOSED PARKING INFILL

EXISTING BUILDING.

PROPOSED ONE STOREY ADDITION



REGULATIONS:	REQUIREMENTS: DOWNTOWN ZONE	PROVIDED	CONFORMS
MINIMUM FRONT OR EXTERIOR SIDE YARD	0m AND IN ACCORDANCE WITH SECTIONS 4.24	0.5m	YES
MAXIMUM FRONT OR EXTERIOR SIDE YARD	4m AND IN ACCORDANCE WITH SECTIONS 6.3.2.4.	0.5m	YES
MINIMUM SIDE YARD	3m WHERE A LOT LINE ABUTS AN R.1 ZONE 0m ABUTTING D ZONE.	4.27M	YES
MINIMUM REAR YARD	0m	8.18m	YES
MAXIMUM BUILDING HEIGHT	IN ACCORDANCE WITH 6.3.2.4. MINIMUM BUILDING HEIGHT = 4 STOREYS.	4 STOREY ADDITION.	YES
ACCESS TO PARKING AREA	1 DRIVEWAY PERMITTED FOR NON RESIDENTIAL	1	YES
BUFFER STRIPS	3m REQUIRED WHERE A D.1 ZONE ABUTS AN R1 ZONE	3.0m	YES
GARBAGE, REFUSE STORAGE	IN ACCORDANCE WITH SECTION 4.9.	YES	YES
ENCLOSED OPERATIONS	IN ACCORDANCE WITH SECTION 4.22	N/A	N/A
FENCES	IN ACCORDANCE WITH SECTION 4.20	YES	YES
OFF-STREET PARKING	IN ACCORDANCE WITH SECTION 6.3.2.5.	43 SPACES	NO
EXTERIOR FINISHES REG.	IN ACCORDANCE WITH SECTION 6.3.2.7.1 AND DEFINED AREA MAP 64.	YES	YES
MINIMUM FLOOR SPACE INDEX (F.S.I.)	1.5	N/A	N/A
BUILDING STEPBACKS	IN ACCORDANCE WITH SECTION 6.3.2.1.3 AND 6.3.2.1.4	2 STOREY ADDITION	YES
ACTIVE FRONTAGE AREA REGULATION	IN ACCORDANCE WITH SECTION 6.4.2.4 AND DEFINED AREA MAP 65	N/A	N/A
OUTDOOR STORAGE	IN ACCORDANCE WITH SECTION 4.12.	N/A	N/A
<u>PARKING REQUIREMENTS</u>		REQUIRED	PROVIDED
PARKING RATIOS AS PER 6.3.2.5:		PARKING RATIO: 1 SPACE PER 67m ² G.F.A.	
<u>FIRST FLOOR:</u> NEW AND EXISTING FLOOR AREA = 715.61m ² (Areas exclude stairs, elevator and vestibule)		<u>FIRST FLOOR:</u> 715.61m ² / 67m ² = 11 SPACES	11 SPACES
<u>SECOND FLOOR:</u> EXISTING FLOOR AREA = 651.43m ²		<u>SECOND FLOOR:</u> 651.43m ² / 67m ² = 10 SPACES	10 SPACES
<u>THIRD FLOOR:</u> 14 RESIDENTIAL UNITS		PARKING RATIO: 1 PER RESIDENTIAL DWELLING UNIT PLUS 0.05 PARKING SPACES PER DWELLING FOR VISITORS <u>THIRD FLOOR/FOURTH FLOOR:</u> 28 RESIDENTIAL UNITS= 28 SPACES 28 UNITS x 0.05 = 2.0 THEREFORE 2 VISITOR SPACES REQUIRED.	20 SPACES 2 SPACES
<u>FOURTH FLOOR:</u> 14 RESIDENTIAL UNITS			
TOTAL:		51 SPACES	43 SPACES



client	21 SURREY STREET HOLDINGS LIMITED	
178 ST. GEORGE STREET TORONTO, M5R 2M7		ONTARIO
project	25 WELLINGTON STREET RENOVATION	
25 WELLINGTON GUELPH		ONTARIO

drawing title		
SITE PLAN		
drawn	date	scale
M.J.W.	2020.05.04	1:400
project no.		reference
16—085		
sheet no.		
SP-1		