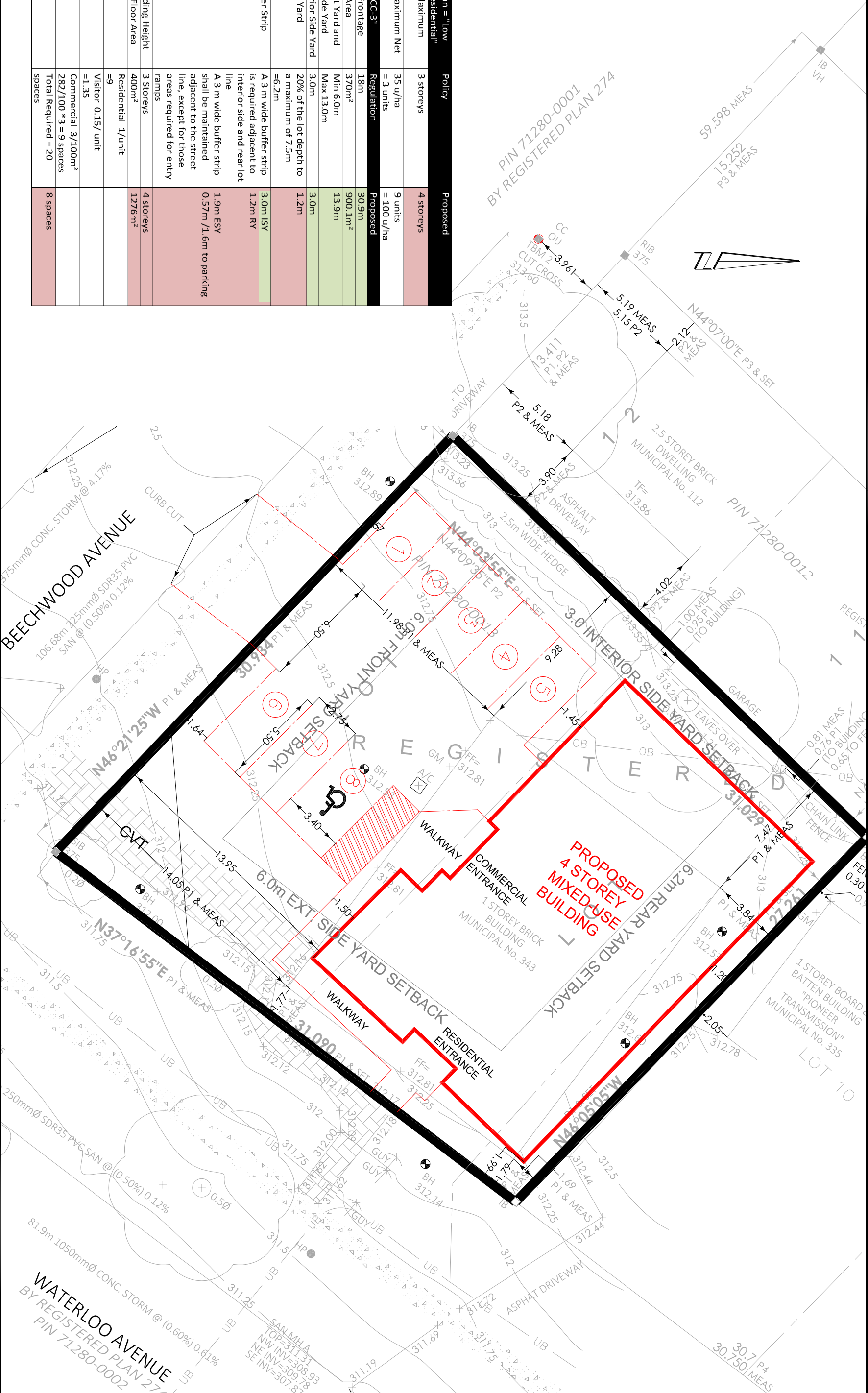


Official Plan = "Low Density Residential"		Policy	Proposed
9.3.2. 2. Maximum Height		3 storeys	4 storeys
9.3.2. 3. Maximum Net Density		35 u/ha = 3 units	9 units = 100 u/ha
Zoning = "CC-3"		Regulation	Proposed
8.2a) Lot Frontage		18m	30.9m
8.2b) Lot Area		370m²	900.1m²
8.3a) Front Yard and Exterior Side Yard		Min 6.0m Max 13.0m	13.9m
8.3b) Interior Side Yard		3.0m	3.0m
8.3c) Rear Yard		20% of the lot depth to a maximum of 7.5m	1.2m
8.3d) Buffer Strip		A 3 m wide buffer strip is required adjacent to interior side and rear lot line	3.0m ISY 1.2m RY
		A 3 m wide buffer strip shall be maintained adjacent to the street line, except for those areas required for entry ramps	1.9m ESY 0.57m / 1.6m to parking
8.4a) Building Height		3 Storeys	4 storeys
8.4 Gross Floor Area		400m²	1276m²
Parking		Residential 1/unit =9	
		Visitor 0.15/ unit =1.35	
		Commercial 3/100m²	
		282/100 *3 = 9 spaces	
		Total Required = 20 spaces	8 spaces



343 WATERLOO AVENUE
CITY OF GUELPH
2448987 ONTARIO INC.

SCALE 1:200 (PAPER SIZE: 11x17)

PROJECT No. 211