

CONCEPT SKETCH

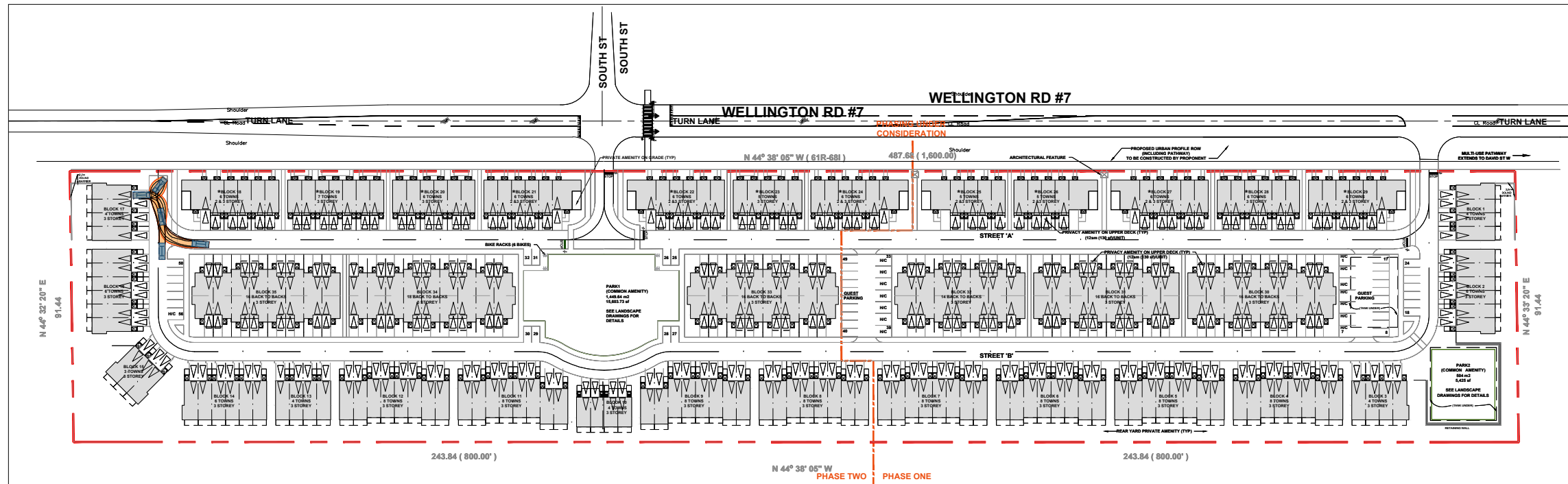
350 Wellington Road 7,
Elora, Ontario

KEY PLAN



LEGEND

Subject Lands



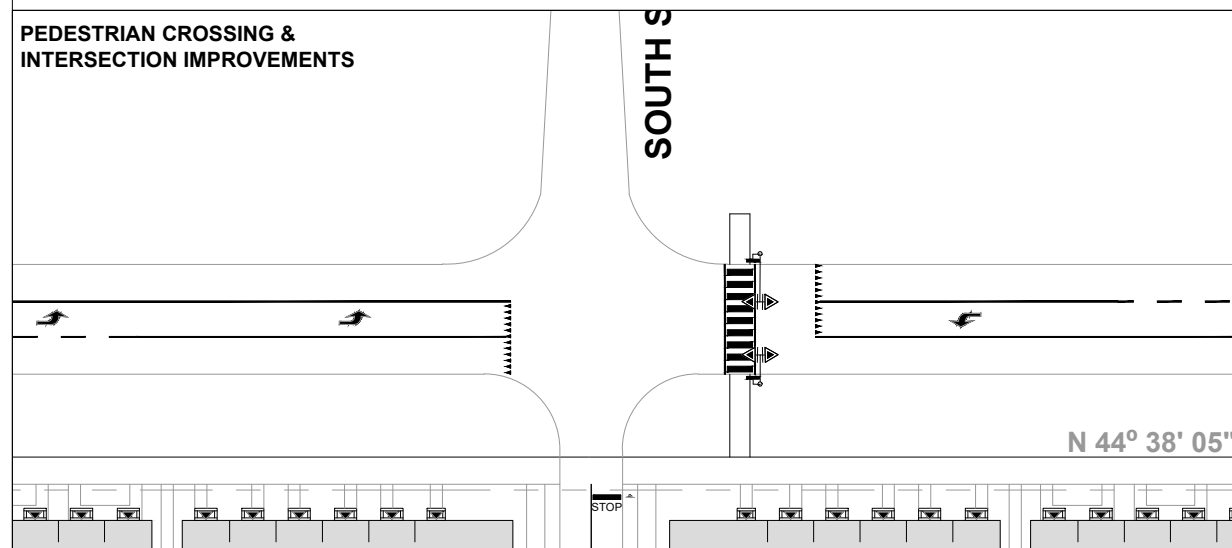
SITE STATISTICS

Site Area	4.50 ha / 11.0 ac
Total Gross Construction Area (GCA):	
- 15' Conventional	172.1 m ² /1,852.5ft ²
- 15' Live/Work Double-Front	146.0 m ² /1,571.5ft ²
- 32' Live/Work Double-Front	146.0 m ² /1,571.5ft ²
- 20' Back to Backs	134.8 m ² /1,450.9ft ²
Total Number of Units	271
Average Size of a Unit	149.7 m ²
Number of Parking Spaces	542 Dwelling Parking Spaces 56 Visitor Parking Spaces 6 Bike Racks

PROPOSED HIGHWAY COMMERCIAL ZONE (C2)

CATEGORY	ZONING REGULATION	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	700.0 m ² (7,535 ft ²)	44,588.50m ² (11.02Ac)	YES
MINIMUM LOT FRONTAGE	20 m (65.6 ft)	487.68m (1,600 ft)	YES
MINIMUM FRONT YARD	3 m (9.8 ft) FOR A BUILDING CONTAINING DWELLING UNITS ADJACENT TO THE STREET LINE, THE BUILDING FACE SHALL BE STEPPED BACK 2m FOR EACH STOREY ABOVE THE THIRD STOREY	3.0m (9.8 ft) 3 STOREY	YES
MINIMUM LANDSCAPE BUFFER ABUTTING STREET LINE	3 m (9.8 ft)	3.0m WITH EXCEPTION OF WALKWAYS TO LIVE / WORK UNITS	YES
RESIDENTIAL USES ON GROUND FLOOR	NOT PERMITTED WITHIN 9m OF A STREET LINE. SHALL NOT OCCUPY MORE THAN 50% OF TOTAL GROUND FLOOR AREA OF A BUILDING WITHIN 30m OF A STREET LINE.	LIVE/WORK UNITS FRONTING ONTO WELLINGTON ROAD 7 CONTAIN LIVING AREA, WORKSPACE, WASHROOM AND GARAGE USES. TOWNHOUSE UNITS FLANKING WELLINGTON ROAD 7 (3.0m)	NO
MINIMUM REAR YARD	7.5m (24.6 ft)	5.11 m (16.8 ft)	NO
MINIMUM SIDE YARD	3 m (9.8 ft)	6.76 m (22.1 ft)	YES
MINIMUM LANDSCAPED AREA	20%	28% (12,547.53 m ²) INCLUDES 1,953.62m ² OF COMMON PARK AREA (PARK 1+2)	YES
MAXIMUM BUILDING HEIGHT	18 m BUT NO GREATER THAN 5 STOREY FOR A BUILDING CONTAINING DWELLING UNITS.	3 STOREYS 10.9 m	YES
MINIMUM BUILDING HEIGHT	7.5 m AND 2 STOREYS	7.5 m AND 2 STOREYS	YES
BUFFER STRIP	A BUFFER STRIP IS REQUIRED ALONG ANY INTERIOR SIDE LOT LINE AND REAR LOT LINE WHICH ABUTS LAND ZONED FOR RESIDENTIAL OR INSTRUCTIONAL PURPOSES. (N/A)	OK	N/A
PARKING	CLUSTER TOWNHOUSE USE 1.0 / UNIT PLUS 0.5 / UNIT FOR FIRST 20 UNITS AND 0.25 / UNIT FOR EACH ADDITIONAL UNIT. 50% OF ADDITIONAL PARKING TO BE EXCLUSIVE VISITOR PARKING	GARAGE 271 DRIVEWAY 271 VISITORS 56	NO - FOR TOWNHOUSES YES - FOR VISITORS
BARRIER FREE PARKING	PARKING SPACES REQUIRED 301 - 400 B / F SPACES . 15	15 SPACES (25% OF VISITOR SPACES)	YES
GROSS FLOOR AREA	N/A	41,520 m ² ± 446,928 sf ±	N/A
COVERAGE	N/A	17,791.96 m ² ± 191,510.90 sf ± 40%±	N/A
DENSITY	N/A	61.2 UPH 24.8 UPA	N/A

PEDESTRIAN CROSSING & INTERSECTION IMPROVEMENTS



DATE: July 21, 2023 Dwg No. 1 of 2

0 17.5 35.0 52.5 70.0 m

SCALE: 1:1750

North Arrow

\\woodfile01\docs\2216\B - 350 Wellington Rd 7, Elora\6 - Tech
Production\2-Working Files\Site Plan & Phasing Plan\1-CAD\2216B_350 Wellington
Street- 14 July 2023-C.dwg