



**Version 3.4**  
**Concept Site Plan**  
**350 Wellington Rd #7 Elora ON.**

Client: ELORA 7 OP INC.  
 Date: 04/03/23  
 Project number: 3287      Scale: 1 : 1250

PROPOSED HIGHWAY COMMERCIAL ZONE (C2)			
CATEGORY	ZONING REGULATION	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	700.0 m <sup>2</sup> (7,535 ft <sup>2</sup> )	44,588.50m <sup>2</sup> (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 STEEPED 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 (4.0m)	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 <sup>2</sup> ) INCLUDES 1,953.62m <sup>2</sup> 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 273 DRIVEWAY 273 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 <sup>2</sup> ± 446,928 sf ±	N/A
COVERAGE	N/A	17,791.96 m <sup>2</sup> ± 191,510.90 sf ±      40%±	N/A
DENSITY	N/A	61.2 UPH 24.8 UPA	N/A

Unit Count	
15' CONVENTIONAL	107 (172.1m <sup>2</sup> AVERAGE)
15' LIVE / WORK CONVENTIONAL	62 (146.0m <sup>2</sup> AVERAGE)
22' LIVE / WORK CONVENTIONAL	8 (146.0m <sup>2</sup> AVERAGE)
20' BACK TO BACKS	96 (134.8m <sup>2</sup> AVERAGE)
<b>TOTAL</b>	<b>273 (152.3m<sup>2</sup> AVERAGE OVERALL)</b>

Note:  
 \*Asterik indicates a block of live/work units.

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