

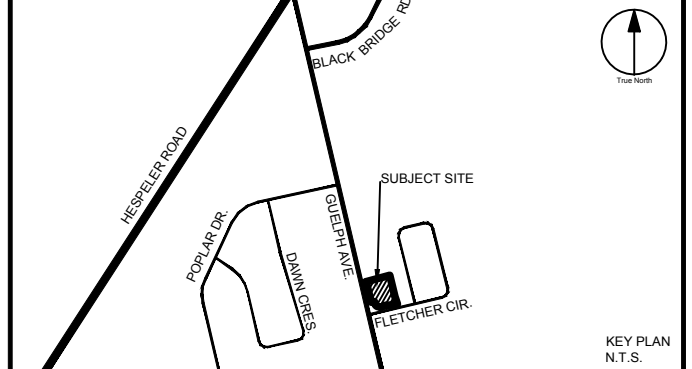
CLIENT
URBE DEVELOPMENTS INC.

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IBI Group Professional Services (Canada) Inc.
a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
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DRAFT



ZONING BY-LAW

RM4	REQUIRED	PROVIDED
LOT AREA	165m ²	164.65m ²
LOT FRONTAGE	5.5m	5.5m
LOT COVERAGE (max)	40%	39%
BUILDING HEIGHT (max)	10m	11m
FRONT YARD	6.0m	6.0m
REAR YARD	7.5m	8.2m
SIDE YARD INTERIOR	1.5m	1.5m
SIDE YARD ABUTTING R-CLASS OR RS-CLASS	3.0m	3.0m
SIDE YARD EXTERIOR	6.0m	5.6m
GROSS FLOOR AREA (min)	70.0m ²	191.7m ²
MAX. No. OF ATTACHED DWELLING UNITS	6	5
LANDSCAPED OPEN SPACE	30%	37%
PARKING (1 SPACE / 4 BED. DWELLING)	1 / DWELLING	1 / DWELLING

LAND USE

USE	AREA	% LOT AREA
DWELLING UNITS	628.1m ²	26%
PROPOSED DRIVEWAYS	380.0m ²	16%
LANDSCAPED	1,385.7m ²	58%
TOTAL	2,393.8m ²	100%

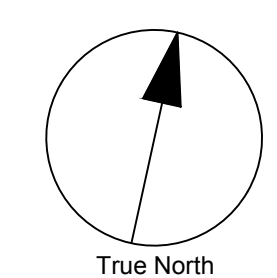
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PROJECT
355 GUELPH AVENUE
CITY OF CAMBRIDGE

PROJECT NO: 124965	SCALE: 1 : 150
DRAWN BY: E.T.	CHECKED BY: I.O.
PROJECT MGR: D.G.	APPROVED BY:

SHEET TITLE
SITE PLAN

SHEET NUMBER 1	ISSUE 1
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