



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE MEETING
PROPOSED COMBINED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT**

**LOCATION: 436-440 RIDGE ROAD NORTH
OWNER: 2855546 ONTARIO INC. / STEPHEN FISCHER
AGENT: UPPER CANADA CONSULTANTS (ETHAN LAMAN)**

PROPOSAL:

An application for a combined Official Plan and Zoning By-law Amendment has been submitted for the subject property in order to facilitate the development of a 4-storey apartment building with 91 dwelling units and an attached covered parking garage, 12 semi-detached dwellings, and a 3-storey mixed-use building with ground floor commercial and 12 residential dwelling units. A site plan is attached for review as Schedule "1" to this notice for reference.

The lands are located within the Ridgeway-Thunder Bay neighbourhood inside the Urban Boundary. The land is designated Core Mixed Use, in part, Low Density Residential, in part, and Medium Density Residential, in part, in the Ridgeway-Thunder Bay Secondary Plan in the Town's Official Plan.

An Official Plan Amendment is required to change a portion of the subject lands from Low Density Residential and Medium Density Residential to a Medium Density Residential Site Specific Policy Area and from Low Density Residential to Core Mixed Use to implement the development plan.

The subject property is currently zoned Core Mixed Use 4 (CMU4) Zone, in part, Residential 1 (R1) Zone, in part, and Residential Multiple 1 Holding (RM1-260(H)) Zone, in part, in accordance with the Town's Comprehensive Zoning By-law No. 129-1990.

A Zoning By-law Amendment is required to permit the proposed apartment building and to implement the development plan. A site-specific Residential Multiple 2 (RM2) Zone is proposed for the apartment building and semi-detached dwellings. The site-specific RM2 zoning is proposing to add semi-detached dwellings as a permitted use in the RM2 Zone. Special provisions are also proposed to permit reduced lot frontage, increased maximum lot coverage, reduced interior side yard setbacks, reduced rear yard setback, reduced landscaped area, reduced setback of a driving lane to a Residential Zone and reduced parking spaces per dwelling unit.

The portion of the property that is zoned Core Mixed Use 4 (CMU4) Zone is proposed to change to a site-specific Core Mixed Use 4 (CMU4) Zone. The site-



specific CMU4 Zone is proposing a special provision to permit reduced residential open space per dwelling unit for the 3-storey mixed use building.

We would like to hear from you: We invite you to attend an evening Public Information Open House Meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Details for Public Information Open House Meeting are as follows:

Date: Wednesday, February 28, 2024

Time: 5:00 P.M - 6.00 PM

Location: Atrium, Town Hall, 1 Municipal Centre Drive, Fort Erie

For additional information, please contact:
Daryl Vander Veen, Intermediate Development Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca

SCHEDULE "1"

UNIT STATISTICS FOR 4-STORY RESIDENTIAL
 (TOTAL UNIT COUNTS AND SQUARE FOOTAGES
 TO BE DETERMINED AT DESIGN DEVELOPMENT
 STAGE)

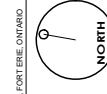
13 UNITS
 1ST FLOOR
 24 UNITS
 3RD FLOOR
 44 UNITS
 4TH FLOOR

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

All contractor and trades shall verify all dimensions and locations of existing conditions prior to commencement of the work. This drawing does not to be scaled. All drawings, prints and related documents are the property of the architect and shall not be reproduced, stored in a retrieval system, copied, distributed, or otherwise used in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect. Drawings and related documents in part or in whole are to be used for the purpose for which they are issued.

NO.	CONCEPT	DATE	REVISIONS	DATE
01	PRELIMINARY	2021.01.07		
02	COORDINATION WITH DCA	2021.02.02		

PROPOSED
 RESIDENTIAL
 DEVELOPMENT



A.C.K
 architects
 STUDIO INC.

SITE PLAN

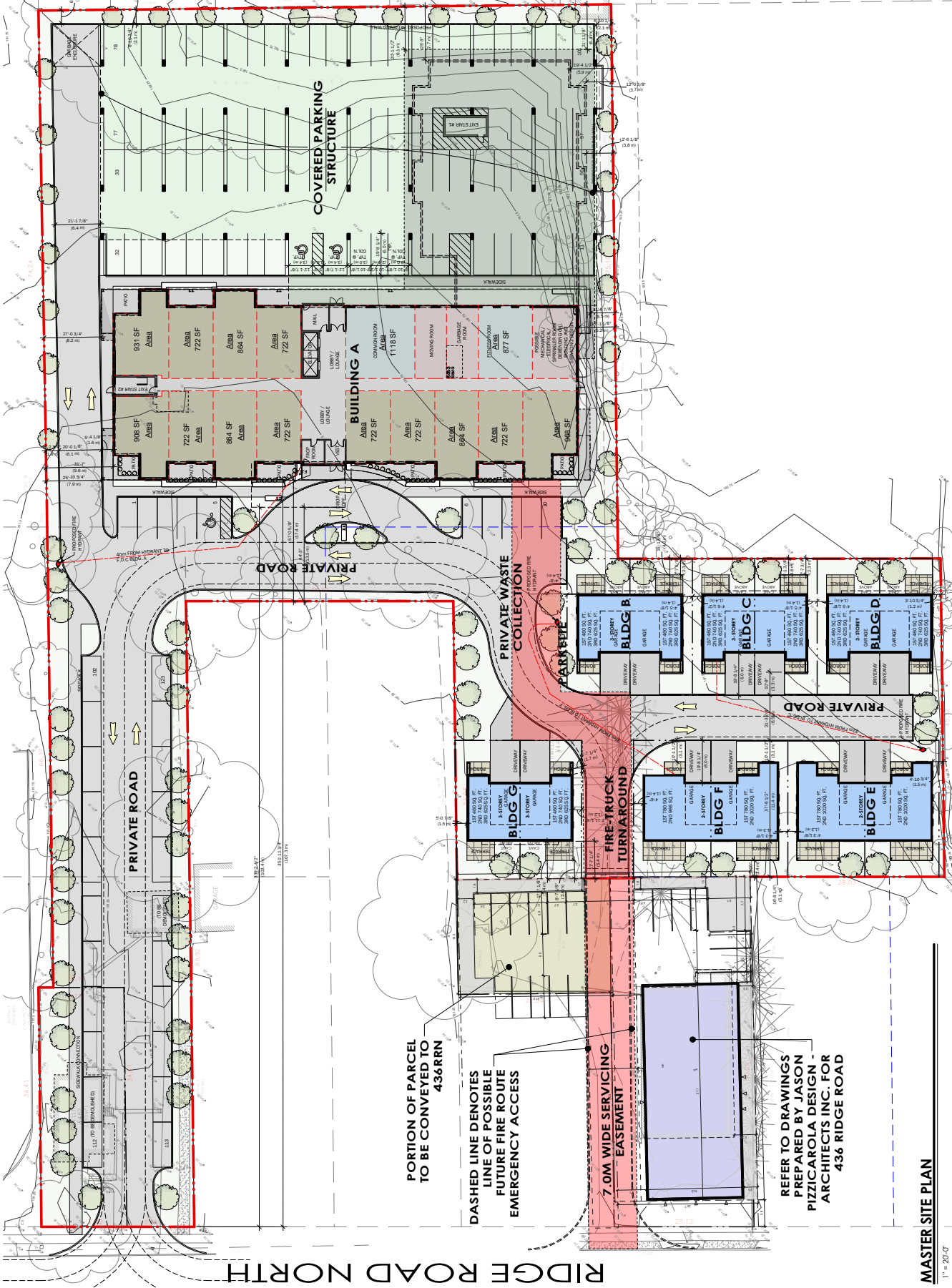
SHEET TITLE

PROJECT NUMBER: 2021-292
 DATE: JANUARY 2022
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 SCALE: AS SHOWN

SP1

ZONING MATRIX AND SITE STATISTICS

Provision	Requirement	Provided
Apartment Building		
By-law 129-99 - Section 15 - Residential Multiple 2 (RM2) Zone		
Section 15.3 - Regulations for Apartment Dwellings		
Maximum Lot Coverage	30m	21.3%
Minimum Lot Coverage	115 sq.m. per unit (115 x 13 units = 1,507.5m)	3,189.9m
Maximum Lot Coverage	40%	39.8%
Minimum Front Yard	7.5m	102.3m
Minimum Interior Side Yard	3.7m to the apartment building	2.4m to the building
Minimum Exterior Side Yard	2.4m to the building	2.4m to the building
Minimum Rear Yard	1/3 the building height, or 6m whichever is greater	N/A
Minimum Height	7.7m to the apartment building	6.1m to the building
Minimum Floor Area per Dwelling Unit	7.7m to the apartment building	6.1m to the building
Maximum Height	1/3 the building height (8.0m, or 7.5m, whichever is greater)	6.1m to the building
Landscaping Area	For every lot on which the building or structure is situated, there shall be provided and maintained on the lot at least 25 percent of the lot area (excluding the area occupied by the building or structure or parking space or any other purpose other than landscaped area and playground)	23.2%
Apartment Building		
By-law 129-99 - Section 15 - Residential Multiple 2 (RM2) Zone		
Section 15.3 - Regulations for Apartment Dwellings		
15.3.1 - Minimum Distance between any Building, Residential Zone and Driveway, Lane or Parking Area		
Minimum Distance	3m	1.5m
15.3.2 - Parking Requirements		
Minimum Parking Requirement	1.5 spaces per dwelling unit (31 dwelling units x 1.5 spaces = 137 spaces required)	123 parking spaces
Semi-detached Dwellings		
By-law 129-99 - Section 13 - Residential Three (R3) Zone		
Section 13.4 - Regulations for Semi-detached Dwellings		
Maximum Lot Coverage	33.5m	21.3%
Minimum Lot Coverage	10.5m for a center lot	11.9m
Maximum Lot Coverage	300 sq.m.	3,189.9m
Minimum Front Yard	4m	10.2m
Minimum Interior Side Yard	3m to other parts of dwelling	2.4m to the building
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot shall be located no closer than 1m to the exterior side lot	2.4m to the building
Minimum Rear Yard	6m	N/A
Minimum Height	(i) 2.5 stories (ii) 7m	3 stories (11m)
6.4b - Covered or Uncovered Porches, Balconies, Decks and Patios (Above 1.5m above grade)		
Minimum Interior Side Lot	Required Building setback	1.2m



PORTION OF PARCEL TO BE CONVEYED TO 436RRN

DASHED LINE DENOTES FUTURE FIRE ROUTE EMERGENCY ACCESS

7.0M WIDE SERVICING EASEMENT

REFER TO DRAWINGS PREPARED BY JASON PIZZICAROLA DESIGN - ARCHITECTS INC. FOR 436 RIDGE ROAD

MASTER SITE PLAN
 1" = 20'-0"