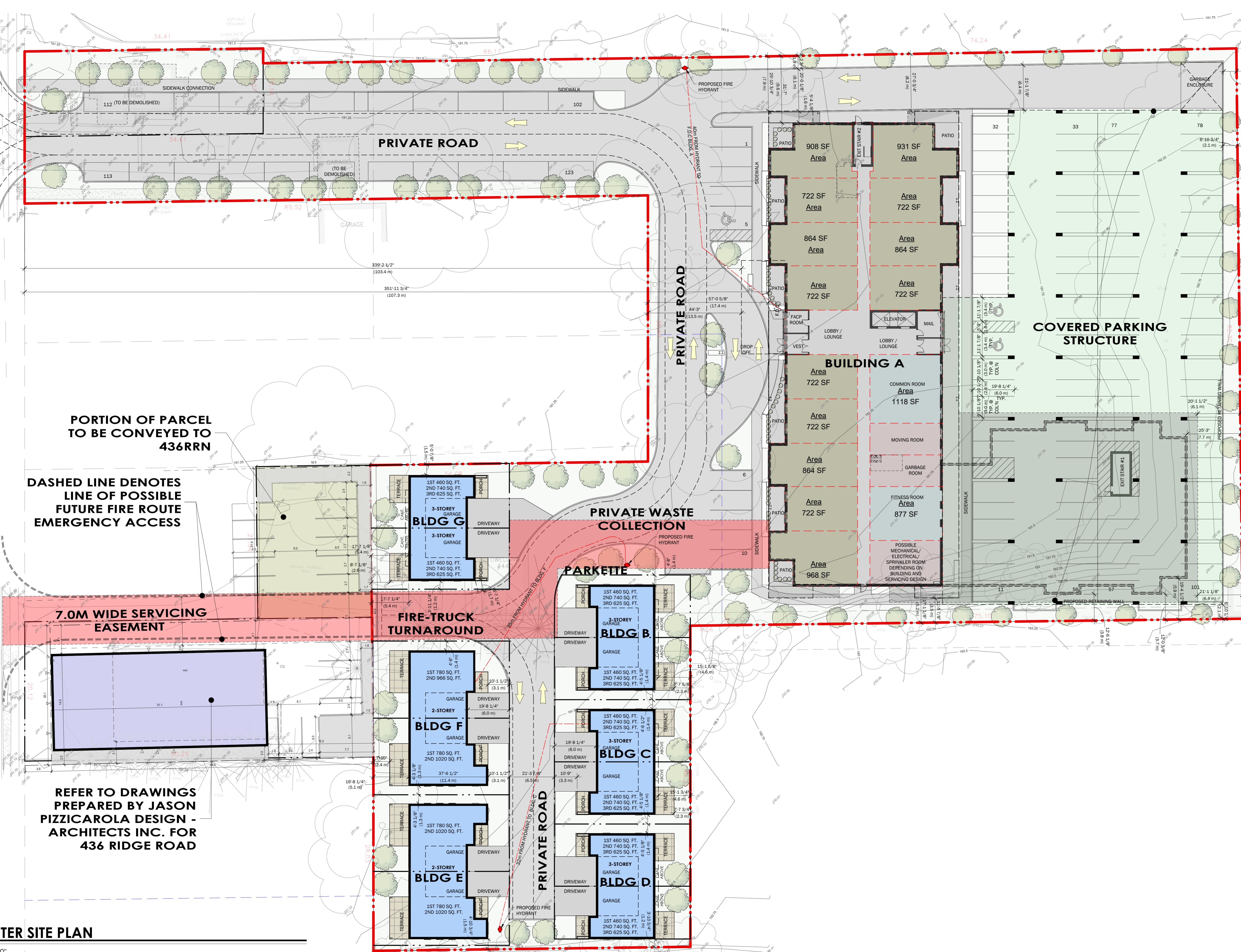


RIDGE ROAD NORTH



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

1st FLOOR	13 UNITS
2nd FLOOR	26 UNITS
3rd FLOOR	26 UNITS
4th FLOOR	26 UNITS
TOTAL UNITS:	91 UNITS

ZONING MATRIX AND SITE STATISTICS

Provision	Requirement	Provided
Apartment Building		
By-law 129-90 – Section 15 – Residential Multiple 2 (RM2) Zone		
Section 15.3 – Regulations for Apartment Dwellings		
Minimum Lot Frontage	30m	21.9m
Minimum Lot Area	115 sq.m. per unit (115 x 91 units = 1,047 ha)	1,193 ha
Maximum Lot Coverage	40%	39.8%
Minimum Front Yard	7.5m	107.3m
Minimum Interior Side Yard	½ the building height, or 4m whichever is greater	3.7m to the apartment building 2.1m to a balcony 2.1m to the parking garage
Minimum Exterior Side Yard	½ the building height, or 6m, whichever is greater	N/A
Minimum Rear Yard	½ the building height (8.5m), or 7.5m, whichever is greater	7.7m to the apartment building 6.1m to a balcony 2.0m to the parking structure
Minimum Floor Area per Dwelling Unit	Bachelor Unit – 40 sq.m. One-Bedroom Unit – 50 sq.m. Two-Bedroom Unit – 60 sq.m. Unit comprising 3 or more bedrooms – 79 sq.m. plus 7 sq.m. for each bedroom in excess of 3	Two Bedroom Unit – 60 sq.m.
Maximum Height	9 storeys or 26 meters, whichever is greater	4 storeys – 17 meters
Landscaped Area	For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 25 percent of the lot area as a landscaped area unused for access or maneuvering space or parking space or any other purpose other than landscaped area and playground	23.72%

Provision	Requirement	Provided
Apartment Building		
By-law 129-90 – Section 15 – Residential Multiple 2 (RM2) Zone		
Section 15.3 – Regulations for Apartment Dwellings		
15.4 – Minimum Distance Between Any Abutting Residential Zone And Drivng Lanes Or Parking Areas		
No driving lane shall be closer than 3 metres to any lot line abutting any Residential Zone		1.9m
6.20 – Parking Requirements		
Minimum Parking Requirement	1.5 spaces per dwelling unit (91 dwelling units x 1.5 spaces = 137 spaces required)	1.26 spaces per dwelling unit (123 parking spaces)

Provision	Requirement	Provided
Semi-detached Dwellings		
By-law 129-90 – Section 13: Residential Three (R3) Zone		
Section 13.4 – Regulations for Semi-detached Dwellings		
Minimum Lot Frontage	9.5m 10.5m for a corner lot	21.9m
Minimum Lot Area	305 sq.m.	11.93 ha
Maximum Lot Coverage	40%	10.06%
Minimum Front Yard	6m to garage 3m to other parts of dwelling	6m to garage 3m to other parts of dwelling
Minimum Interior Side Yard	1.2m plus an additional 0.5m for every storey or part thereof above the ground floor; except where no private garage or carport is provided a side yard of not less than 3.0m on one side of such semi-detached dwelling is required	1.2m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line	N/A
Minimum Rear Yard	6m	N/A
Maximum Height	i) 2.5 storeys ii) 9m	3 storeys 11m
6.40 – Covered or Uncovered Porches, Balconies, Decks and Patios (Above 1.5m above grade)		
Minimum Setback to Interior Side Lot Line	Required Building Setback	1.2m

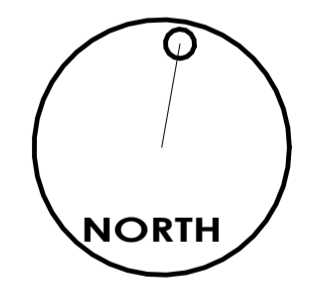
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022
02	REVISED SITE DESIGN	09/13/2023
03	COORDINATION WITH CIVIL	10/30/2023

PROPOSED RESIDENTIAL DEVELOPMENT

436 RIDGE ROAD NORTH, FORT ERIE, ONTARIO



A · C · K
architects
STUDIO INC.

SITE PLAN

SHEET TITLE
PROJECT NUMBER: 2021-292
DATE: JANUARY 2022
DRAWN BY: JMR/JC
CHECKED BY: MDA
SCALE: AS SHOWN

SP1

MASTER SITE PLAN

1" = 20'-0"

PORTION OF PARCEL TO BE CONVEYED TO 436RRN

DASHED LINE DENOTES FUTURE FIRE ROUTE EMERGENCY ACCESS

7.0M WIDE SERVICING EASEMENT

FIRE-TRUCK TURNAROUND

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