LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT SURFACE
- CONCRETE SURFACE
- CONCRETE CURB
- BOARD-ON-BOARD WOOD FENCE OR ALUMINUM FENCE AS NOTED
- PARKING SPACE NUMBER
- DECIDUOUS / CONIFEROUS: TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE PLANTED
- SHRUBS

NOTE: ALL AREAS NOT HATCHED TO BE NEW OR EXISTING GRASS

SITE PLAN

SCALE: 1:300

SURVEY NOTE:

BLOCK E, REGISTERED PLAN No. 544, LOTS 5, 6 & 7, PARTS OF LOTS 1, 2, 3 & 4, REGISTERED PLAN No. 420, TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

BOUNDARIES, TOPOGRAPHIC, EXISTING SITE FEATURES, GRADING SURVEY: THE LAROCQUE GROUP, 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO. FILE: NS2018-057

KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

LOT AREA			15,815.94 m²
	Type	Unit Count	Coverage
BUILDING 1		4 UNITS	592,83 m²
BUILDING 2	Block B	4 UNITS	566,89 m²
BUILDING 3	Block C	4 UNITS	570,19 m²
BUILDING 4	Block B	4 UNITS	566,89 m²
BUILDING 5	Block B	4 UNITS	566,89 m²
BUILDING 6	Block A	4 UNITS	568,17 m²
BUILDING 7	Block C	4 UNITS	570,19 m²
BUILDING 8	Block A	4 UNITS	568,17 m²
BUILDING 9		4 UNITS	564,20 m²
APARTMENT		24 UNITS	655,75 m²
TOTAL COVERAGE 36,7% of Lot Area			5,810,30 m²
ASPHALT AREA 25,9 % of Lot Area			4,092,83 m²
LANDSCAPED AREA 37,4 % of Lot Area			5,912,81 m²

PARKING REQUIRED AS PER BY-LAW 129-90

Apartment and Block Townhouse Dwellings 1.5 Parking Space per Dwelling Unit (x 60 Dwelling Units)	90 Spaces

PARKING PROVIDED

1 Space per Townhouse Unit	36
Standard Parking Spaces	50
Barrier Free Type 'A' Spaces	2
Barrier Free Type 'B' Spaces	2
Total Parking Spaces on Site	90

ZONING

145 Derby Road currently Zoned Residential Multiple 1 (RM1) Zone with Site Specific RM1-617 (31-2018)
3990 Rebstock Road to be Re-Zoned from Residential 2 (R2) Zone to Residential Multiple 1 (RM1) Zone with Site-Specific By-law RM 1-617 (31-2018)

RM 1-617 (31-2018) 145 Derby Road

These lands are zoned "Residential Multiple 1 (RM1-617) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1) Zone RM1-617 Zone" on the attached Appendix "1" shall be subject to the following special provisions:

a) Notwithstanding the list of Permitted Uses in Section 14.2, the lands shown on Appendix "1" may only be used for the following:
- Single detached dwellings
- Semi-detached dwellings
- Street and block townhouse dwellings
- apartments
- any institutional purpose permitted by "Section 31.2 Permitted Uses" in the "Institutional Zone"
- Stormwater Management facilities

b) The provisions of Section 15.3 "Regulations for Apartment Dwellings and Assisted Living House" shall apply to any apartments located on the lands shown on Appendix "1" except that:
i) the maximum building height of any apartment shall not exceed 4 stories,
ii) minimum lot area - 75m per unit,

c) The provisions of Section 31.3 "Regulations" shall apply to the any institutional use permitted in Section 31.2 on the lands shown on Appendix "1"

RM1 ZONING RELIEF TABLE

BY-LAW 129-90	BY-LAW REQUIREMENT	PROPOSED	BY-LAW VARIANCE REQUESTED
Minimum Lot Frontage	30m, except for street townhouse lots and 9m for street townhouse corner lots	As required	None
Minimum Lot Area	300,00 sq m per dwelling unit, except 200 sq.m for a street townhouse lot and 270 sq.m for a street townhouse corner lot RM 1-617 (31-2018) to add: ii) minimum lot area - 75m2 per unit.	Units 01 to 39 as required 106,7m² per Apartment unit	None None
Minimum Front Yard	6m to garage 4m to other parts of dwelling	6m	None
Minimum Side Yard	1.5m	2.6m	None
Minimum Exterior Side Yard	3m, except that on 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.	5.3m	None
Minimum Rear Yard	6m	5.4m	5.3m Allowable
Maximum Building Height	~~4 storeys~~ ~~[illegible]~~ But overrides by RM 1-617 (31-2018) to add: ii) the maximum building height of any apartment shall not exceed 4 stories.	4 storeys	None
Minimum Landscaped Area	50% including Privacy Areas, except 25% for street townhouse lots	37,4%	36,0% Allowable
Maximum Number of Units in a row	8	4	None
Minimum Distance Between Buildings on the Same Lot	15m between two rear walls 3m between two end walls 6m between an end wall and a rear wall 6m between two front walls 6m between a front wall and an end wall	Not Applicable 3.1m Not Applicable 16.2m 16.0m	None None None None None
Maximum Density	35 units/ha	38 units/ha	38 units/ha Allowable
Maximum Lot Coverage	Block townhouse or exterior street townhouse - 40% Interior street townhouse - 60%	38,5% 41,1%	None None
Privacy Area	Notwithstanding the yard requirements above, every dwelling unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 4.5m	As required	None
Distance from building to internal driveways, and parking areas	Any front or rear face of any townhouse shall be no closer than 3m to an internal driveway or parking area, and any side of any townhouse shall be no closer than 1.5m to an internal driveway or parking area.	As required	None
Planting Strips	In accordance with Section 6.21 and 4.5m where it abuts a street, except for points of ingress/egress	As required	None

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ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3146

SITE PLAN DETAILS & STATISTICS

DATE	REVISIONS
Dec. 01/24	COORDINATION DRAWING
Dec. 02/24	FOR S.B.A. & S.U.C.

CRYSTAL CONDOMINIUMS
3990 Rebstock Road & 145 Derby Road
Fort Erie, ON.

DATE:	Oct. 01/ 24
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

23 – 12

A-1

Appendix 2