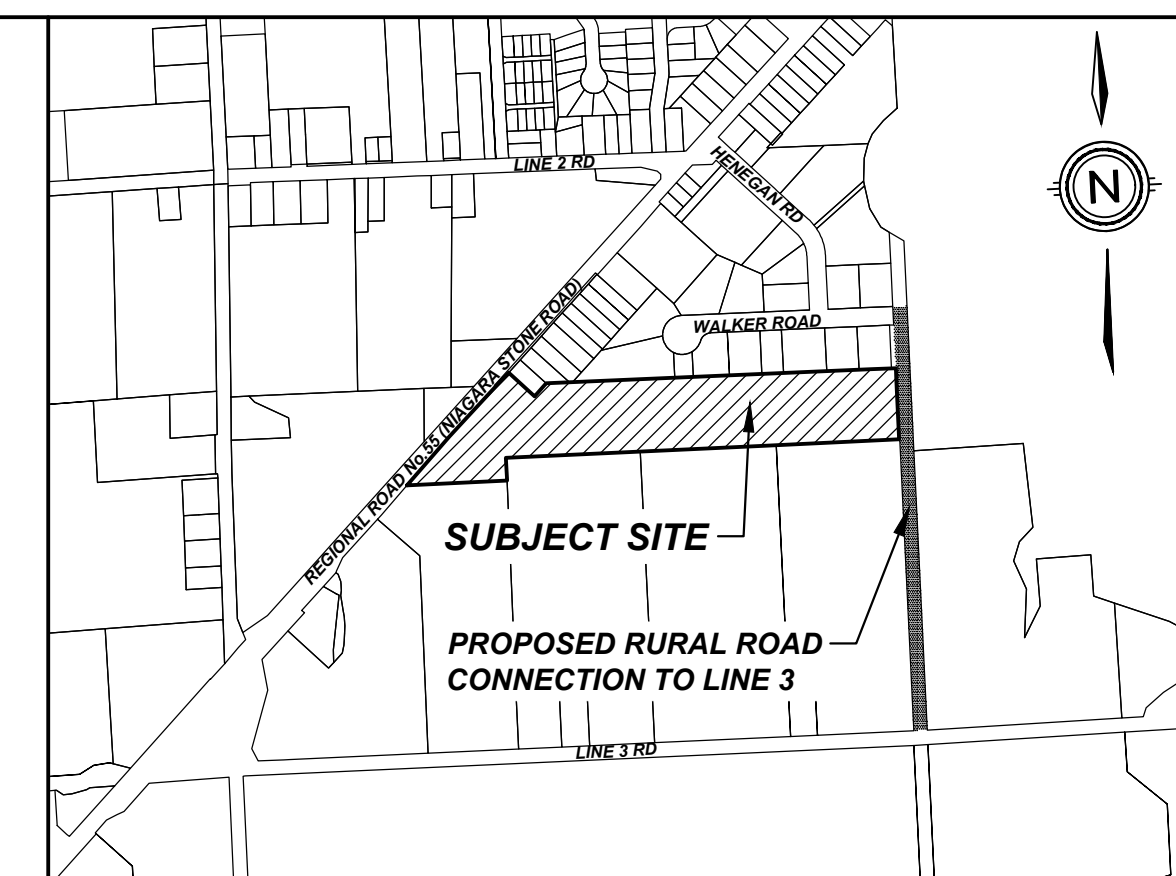
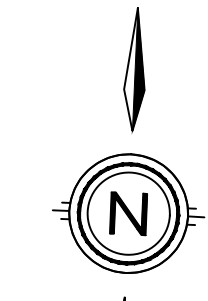


# CONCEPT OF VACANT LAND CONDOMINIUM THE RESERVOIR TOWN OF NIAGARA-ON-THE-LAKE



**KEY PLAN**  
N.T.S.

## CONCEPT PLAN OF VACANT LAND CONDOMINIUM

ZONING MATRIX			
RESIDENTIAL MULTIPLE (RM1) ZONE			
PROVISION	REQUIRED	PROVIDED	PROPOSED
Minimum lot frontage	30.0 m (100 ft)	146.23m	REMOVE
Minimum lot area per unit	285 m <sup>2</sup> (3067.81 ft <sup>2</sup> )	418.97 m <sup>2</sup>	REMOVE
Maximum lot coverage	35%	39%	40%
Minimum landscaped open space	30%	43%	NO CHANGE
Minimum front yard setback	7.5 m (24.6 ft)	3.55m	3.5m
Minimum interior side yard setback	7.5 m (24.6 ft)	3m	NO CHANGE
Minimum exterior side yard setback	7.5 m (24.6 ft)	N/A	NO CHANGE
Minimum rear yard setback	7.5 m (24.6 ft)	6.0m	6.0m
Minimum distance between buildings located on the same lot of 3.0 m (9.84 ft) between walls not containing windows to a habitable room, and 9.0 m (29.53 ft) between walls where one wall contains a window to a habitable room, and 15.0 m between walls where both walls contain a window to a habitable room.		2.4m	2.4m
Minimum distance between any townhouse dwelling and a private roadway and parking area	6.0 m (19.69 ft)	1.5m to Sidewall 3.0m to Frontwall 6.0m to Garage 6.0m to Rearwall	1.5m to Sidewall 3.0m to Frontwall 6.0m to Garage 6.0m to Rearwall
Minimum dwelling unit area	80 m <sup>2</sup> (861.14 ft <sup>2</sup> )	97.49 m <sup>2</sup>	REMOVE
Maximum building height	10.0 m (32.8 ft)	11	11
Minimum accessory building yards setback	1.5 m (5 ft)	N/A	NO CHANGE
Minimum accessory building exterior side yard setback	4.5 m (14.76 ft)	N/A	NO CHANGE

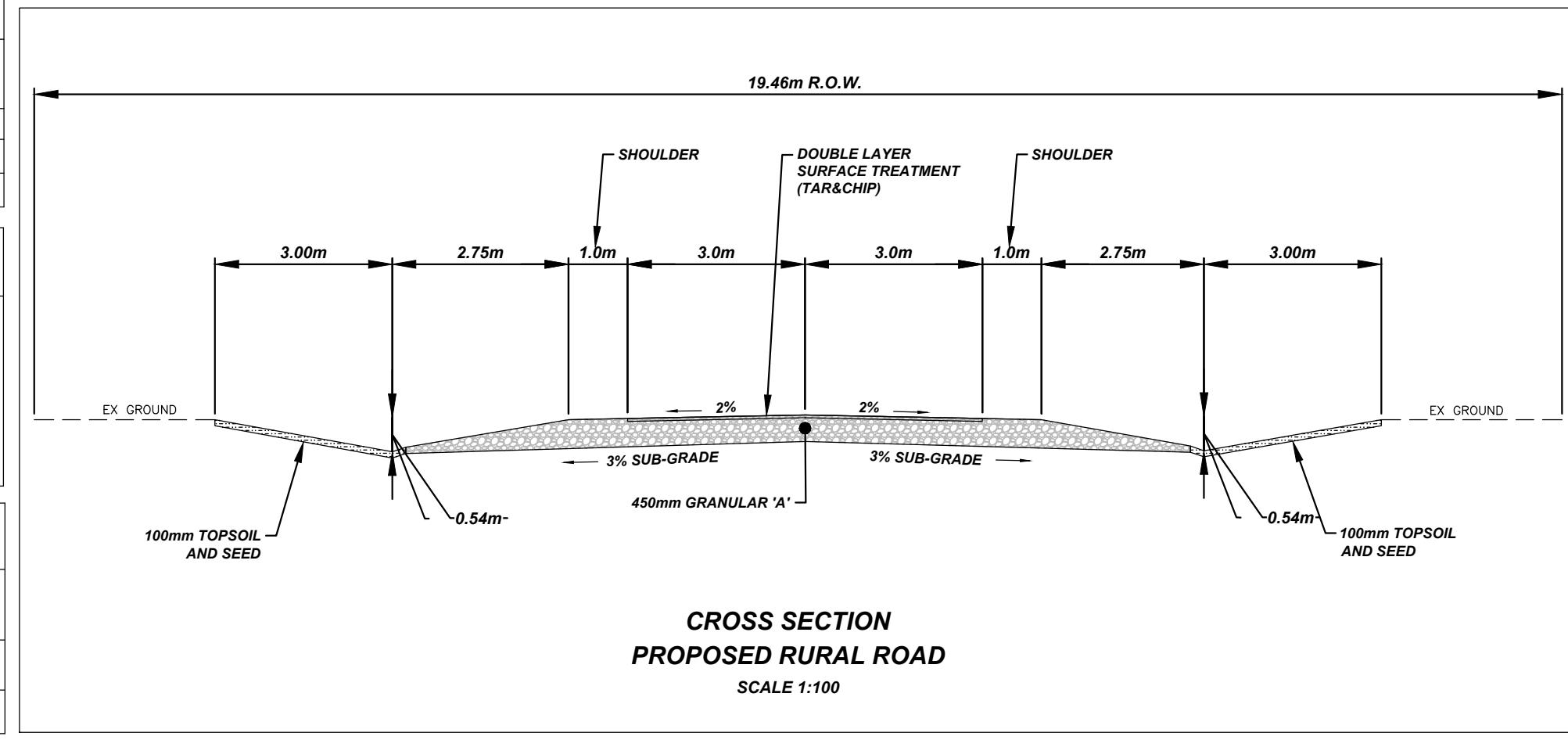
ZONING MATRIX			
RESIDENTIAL MULTIPLE (RM2) ZONE			
PROVISION	REQUIRED	PROVIDED	PROPOSED
Minimum lot frontage	30.0 m (100 ft)	102.35m	REMOVE
Minimum lot area per unit	135 m <sup>2</sup> (1453.18 ft <sup>2</sup> )	78.19m <sup>2</sup>	REMOVE
Maximum lot coverage	35%	42%	REMOVE
Minimum landscaped open space (as amended by 4316J-11)	30%	32%	NO CHANGE
Minimum front yard setback	7.5 m (24.6 ft)	7.55m	NO CHANGE
Minimum interior side yard setback of 6.0 m (19.69ft), except that where the interior lot line is adjacent to a Residential 1 (R1) Zone, Residential 2 (R2) Zone or Residential 3 (R3) Zone in the Virgil Community Zoning District, a minimum interior side yard equal to the building height is required, whichever is greater (as amended by 4316J-11)		20.85m	NO CHANGE
Minimum exterior side yard setback	7.5 m (24.6 ft)	N/A	NO CHANGE
Minimum rear yard setback of 7.5 m (24.6 ft), except that where the rear lot line is adjacent to a Residential 1 (R1) Zone, Residential 2 (R2) Zone or Residential 3 (R3) Zone in the Virgil Community Zoning District, a minimum rear yard equal to the building height is required, whichever is greater, (as amended by 4316J-11)		9.57m	NO CHANGE
Minimum distance between buildings located on the same lot		15.0m (49.2 ft)	NO CHANGE
Minimum dwelling unit area:	(i) Bachelor unit (ii) 1 bedroom unit (iii) 2 bedroom unit (iv) 3 bedroom unit	TBD	NO CHANGE
Maximum building height	10.5 m (34.45 ft)	20m	22m
Minimum accessory building yards setback	1.2 m (3.94 ft)	N/A	NO CHANGE
Minimum accessory building exterior side yard setback (as amended by 4316J-12)	7.5 m (14.76 ft)	N/A	NO CHANGE

**GENERAL PROVISION 6.37: PARKING SPACE REQUIREMENTS**  
(g) In a residential zone, the minimum parking dimension for a required surface parking space shall be 2.75 m (9.0 ft) x 6.0 m (19.69 ft), except that the dimensions of a required parking space in a private garage shall be 3.0 m (9.84 ft) and for apartment buildings, the minimum dimension for a required parking space in a parking structure or on the surface shall be in accordance with Table 6-3 in 6.38 (e). (as amended by 4316J-11)

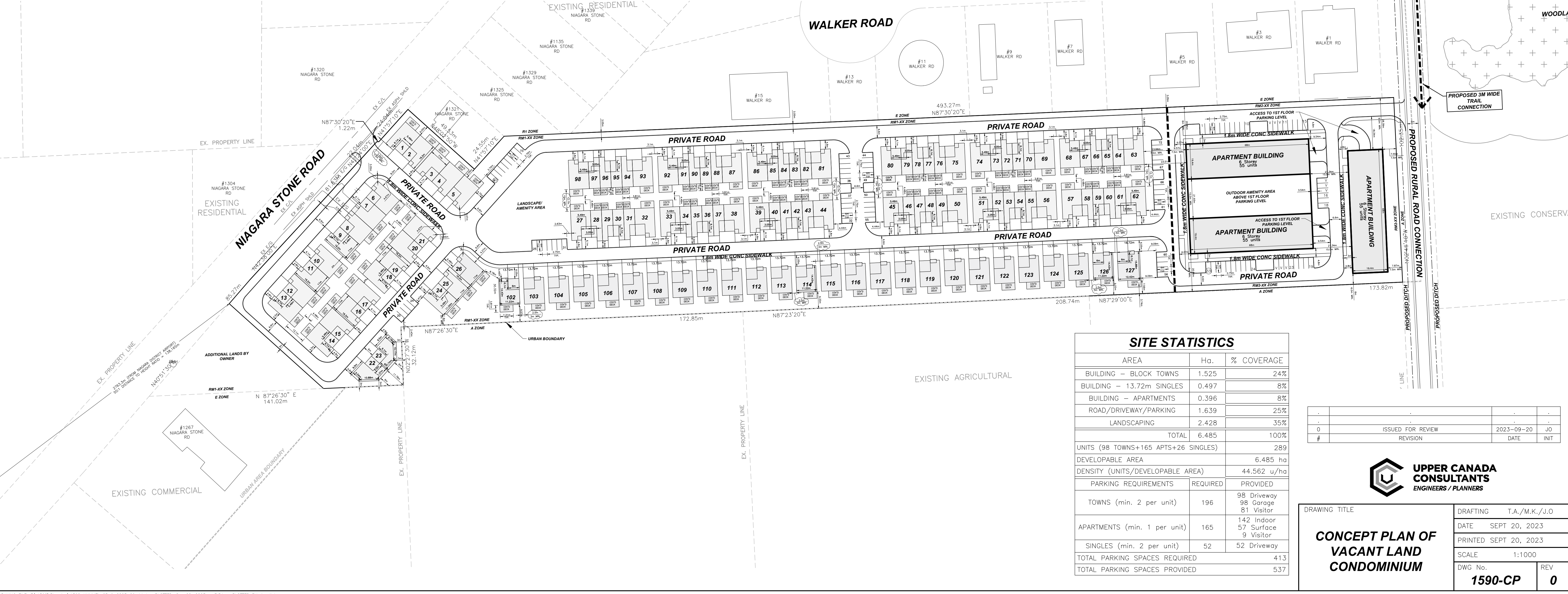
GENERAL PROVISION 6.37: PARKING SPACE REQUIREMENTS		
TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES	PROVIDED
APARTMENT BUILDING	1 per unit	1.1 PER UNIT
DWELLING, SINGLE DETACHED	2 per unit	2 PER UNIT (INCLUDING GARAGE)
DWELLING, TOWNHOUSE	2 per unit	2.65 PER UNIT (INCLUDING GARAGE)

**GENERAL PROVISION 6.38: PARKING REQUIREMENTS**  
No lot shall be used or developed and no building or structure shall be altered, enlarged, erected, renovated or used in any zone unless off-street parking are provided and maintained in accordance with the following regulations, unless otherwise provided for in this by-law:  
(g) In a residential zone, the minimum parking dimension for a required surface parking space shall be 2.75 m (9.0 ft) x 6.0 m (19.69 ft), except that the dimensions of a required parking space in a private garage shall be 3.0 m (9.84 ft) and for apartment buildings, the minimum dimension for a required parking space in a parking structure or on the surface shall be in accordance with Table 6-3 in 6.38 (e).

GENERAL PROVISION 6.44: PERMITTED YARD PROJECTIONS AND ENCROACHMENTS				
STRUCTURE TYPE	YARDS (FRONT, REAR & SIDES)	MAXIMUM PROJECTION INTO REQUIRED YARD	PROVIDED	PROPOSED
UNENCLOSED AND UNCOVERED PORCH, DECK, BALCONY, PATIO OR STEPS	FRONT OR REAR YARD	1.5m (5ft)	0.46m (Eqal 3.81m Rear)	0.5m Front 4.0m Rear
	SIDE YARD	0.6m (2ft)	0.0m	NO CHANGE



**CROSS SECTION  
PROPOSED RURAL ROAD**  
SCALE 1:100



SITE STATISTICS		
AREA	Ha.	% COVERAGE
BUILDING - BLOCK TOWNS	1.525	24%
BUILDING - 13.72m SINGLES	0.497	8%
BUILDING - APARTMENTS	0.396	8%
ROAD/DRIVEWAY/PARKING	1.639	25%
LANDSCAPING	2.428	35%
<b>TOTAL</b>	<b>6.485</b>	<b>100%</b>
UNITS (98 TOWNS+165 APTS+26 SINGLES)		289
DEVELOPABLE AREA		6.485 ha
DENSITY (UNITS/DEVELOPABLE AREA)		44.562 u/ha
PARKING REQUIREMENTS		
REQUIRED	PROVIDED	
TOWNS (min. 2 per unit)	196	98 Driveway 98 Garage 81 Visitor
APARTMENTS (min. 1 per unit)	165	142 Indoor 57 Surface 9 Visitor
SINGLES (min. 2 per unit)	52	52 Driveway
TOTAL PARKING SPACES REQUIRED		413
TOTAL PARKING SPACES PROVIDED		537

#	ISSUED FOR REVIEW	DATE	INIT
0	ISSUED FOR REVIEW	2023-09-20	JO
#	REVISION	DATE	INIT



DRAWING TITLE	
<b>CONCEPT PLAN OF VACANT LAND CONDOMINIUM</b>	
DRAFTING	T.A./M.K./J.O
DATE	SEPT 20, 2023
PRINTED	SEPT 20, 2023
SCALE	1:1000
DWG. No.	1590-CP
REV	0