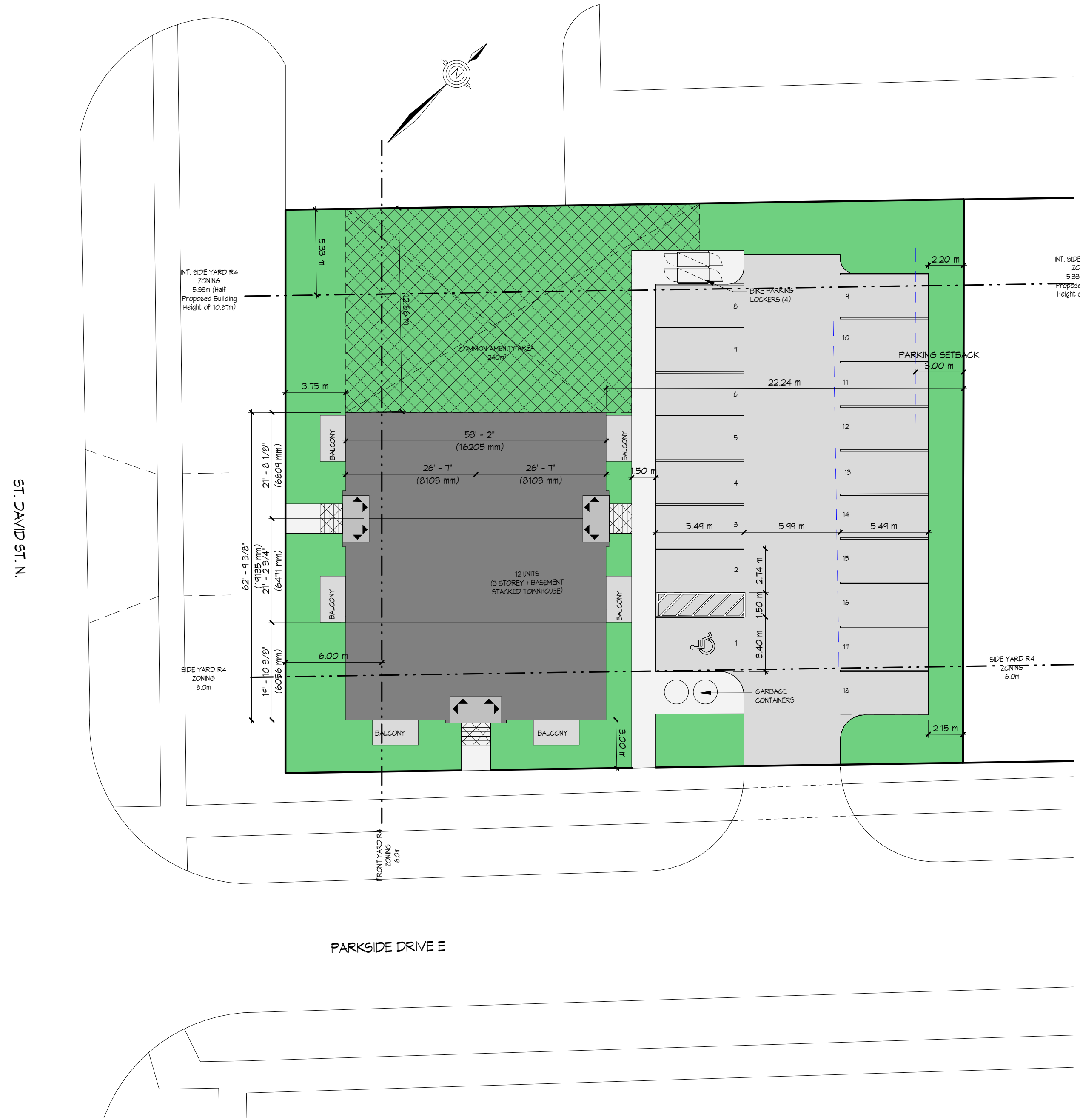


1 Site Project North
A1.0 1: 200



ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
B	MIN. LOT AREA	700 SQ.M.	1470.0 SQ.M.	YES
C	MIN. LOT FRONTAGE	27' FT	35' FT	YES
D	MIN. FRONT YARD	8.0 M OR IN ACCORDANCE WITH SECTION 4.35	3.75 M	NO
E	MIN. EXT. SIDE YARD	8.0 M OR IN ACCORDANCE WITH SECTION 4.35	3.0 M	NO
F	MIN. SIDE YARD	1/2 THE BUILDING HEIGHT BUT NO LESS THAN 3 M, 3.30M REQUIRED	12.66 M	YES
G	MIN. REAR YARD	1/2 THE BUILDING HEIGHT BUT NO LESS THAN 3 M, 3.30M REQUIRED	22.24 M	YES
H	MAX. BLDG HEIGHT	4 STOREYS BUT NO MORE THAN 15 M	3 STOREYS + BASEMENT	YES
I	MIN. DISTANCE BETWEEN BUILDINGS	WHERE TWO OR MORE BUILDINGS ARE LOCATED ON ANY ONE LOT, THE DISTANCE BETWEEN THE FACE OF ONE BUILDING AND THE FACE OF ANOTHER BUILDING SHALL BE AT LEAST 15 M	N/A	N/A
J	MINIMUM COMMON AMENITY AREA	A) 30 M ² (322.4 FT ²) OF COMMON AMENITY AREA SHALL BE PROVIDED FOR EACH OF THE FIRST 20 DWELLING UNITS AND AN ADDITIONAL 20 M ² (215.3 FT ²) PROVIDED FOR EACH ADDITIONAL UNIT ABOVE 20. COMMON AMENITY AREAS SHALL BE AGGREGATED INTO AREAS OF NOT LESS THAN 50 M ² (538 FT ²). B) COMMON AMENITY AREAS SHALL BE DESIGNED AND LOCATED SO THAT THE LENGTH DOES NOT EXCEED 4 TIMES THE WIDTH. C) A COMMON AMENITY AREA SHALL BE LOCATED IN ANY YARD OTHER THAN THE REQUIRED FRONT YARD OR REQUIRED EXTERIOR SIDE YARD. D) LANDSCAPED OPEN SPACE AREAS, BUILDING ROOF TOPS, PATIOS, AND ABOVE GROUND DECKS MAY BE INCLUDED AS PART OF THE COMMON AMENITY AREA IF RECREATIONAL FACILITIES ARE PROVIDED AND MAINTAINED (E.G. SWIMMING POOLS, TENNIS COURTS, LOUNGES, AND LANDSCAPED AREAS).	380 M ² REQUIRED 224 M ² PROVIDED	NO
K	MINIMUM LANDSCAPED OPEN SPACE	40% OF THE LOT AREA	REQUIRED 1470.0 M ² X 40% = 588.0 M ² PROPOSED: 336.0 M ² (363.9%)	YES
L	PRIVATE AMENITY AREA	FOR STACKED TOWNHOUSE UNITS ABOVE GRADE EACH PRIVATE AMENITY AREA SHALL: A) HAVE A MINIMUM AREA OF 10 M ² (107.6 FT ²). B) CONSIST OF A PATIO OR TERRACE, AND C) BE DEFINED BY A HALL OR RAILING BETWEEN ADJACENT UNITS TO A HEIGHT OF 1.8 M (5.9 FT).	4.86M ² BALCONY TO BE PROVIDED FOR EACH STACKED TOWNHOUSE UNIT	NO
	PARKING SETBACK	3.0 M	2.15 M	NO

AREA SCHEDULE	
ALL UNITS ARE 2 BEDROOM	
BASEMENT 4 MAN FLOOR LEVELS:	2 @ 830 M ² , 4 @ 704 M ² = 4,516 M ²
2ND 4 3RD FLOOR LEVELS:	2 @ 407 M ² , 4 @ 411 M ² = 3,432 M ²
TOTAL RENTABLE SPACE	10,241 M ²
GROUND FLOOR AREA	10,456 M ²

Area Schedule
1: 24

SITE PLAN LEGEND

- SOD OR LANDSCAPED AREA
- EXISTING POND
- PROPOSED ASPHALT PARKING AREA
- PROPOSED WALKWAYS
- PROPOSED SITE FEATURES
- EXISTING BUILDING STRUCTURES
- PROPOSED BUILDINGS
- PROPOSED EXTERIOR AMENITY (VISUAL LANDSCAPING)
- SETBACK BOUNDARY
- FIRE ROUTE
- EDGE OF EXISTING HARD SURFACE ROADWAY - TO BE REMOVED
- SNOW STORAGE AREA
- REB- ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL
- CONCRETE CURB
ALL CURBS TO BE SINGLE STAGE PER OPSR 800 OR UNLESS NOTED OTHERWISE REFER TO CIVIL DRAWINGS FOR DETAILS
- LIGHT POST (L.P.)
- FIRE DEPARTMENT CONNECTION (IF D.C.)
- GURE RAMP (G.R.) COMPLETE WITH TACTILE ATTENTION INDICATOR REFER TO TYPICAL GURE RAMP DETAIL
- PARKING STALL COMPLETE WITH ELECTRIC VEHICLE CHARGING STATION
- V VISITOR PARKING

SITE PLAN NOTES

- ALL SITE LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL LAND
- PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT
- ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE
- ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE

STATUS	SFA
PROJECT #	250-41
CLIENT	RIT
DESIGNER	RIT
SCALE	A-3 Indicated
DATE DWN	2023 11 13
ISSUED	2024 06 15

Stacked Townhouse Development
150 St David Street N, Fergus
Site Plan - R4 Zoning Provisions

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