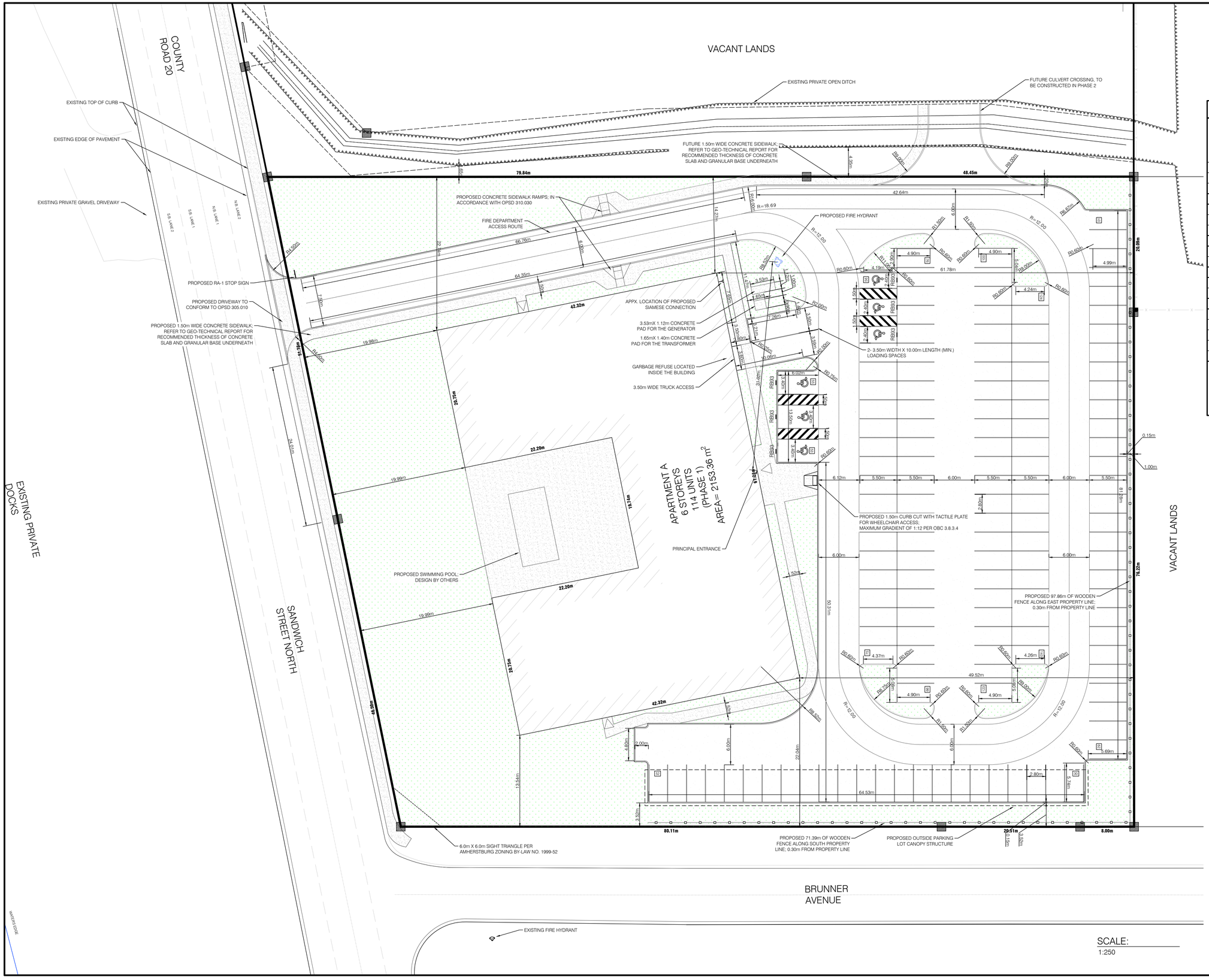

ZONING MATRIX

PROJECT DESCRIPTION: 115 UNITS 6 STOREY MULTI UNIT RESIDENTIAL BUILDING		☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE		OBC REFERENCE ☒ PART 3 ☐ PART 9 ☐ PART 11	
ZONING DESIGNATION:		CG-5			
MAJOR OCCUPANCY:		RESIDENTIAL			
BUILDING CLASSIFICATION:		GROUP C, UP TO 6 STOREYS SPRINKLERED (3.2.2.43)			
SITE AREA		BUILDING AREA		GROSS BUILDING AREA	
EXISTING:	11,407 m²	EXISTING:	N/A	EXISTING:	N/A
PROPOSED:	11,407 m²	PROPOSED:	2,153m²	PROPOSED:	2,153 m²
TOTAL:	11,407 m²	TOTAL:	2,153m²	TOTAL:	2,153 m²
LOT COVERAGE		MINIMUM LOT FRONTAGE		BUILDING HEIGHT	
MAXIMUM:	N/A	REQUIRED:	30m CONTINUOUS	MAXIMUM:	15m
PROVIDED:	2,153 m²(18.87%)	PROVIDED:	98.26m	PROVIDED:	18m
MINIMUM FRONT YARD SETBACK		MINIMUM REAR YARD SETBACK		MINIMUM SIDE YARD SETBACK	
MAXIMUM:	6 m NOT MORE THAN: 25 m	REQUIRED:	7 m	REQUIRED:	7 m
PROVIDED:	19.99 m	PROVIDED:	49.52 m	PROVIDED:	13.54 m
PARKING		SOFT LANDSCAPE AREA		LOADING SPACES	
USE CLASSIFICATION				EXISTING:	0
EXISTING:	0	EXISTING:	11,407 m²	PROPOSED:	2
PROPOSED:	143 (1.25/Unit)	PROPOSED:	4039 m ±	REQUIRED:	0
REQUIRED:	143 (1.25/Unit)	TOTAL:	4039 m ± (35.41%)	TOTAL:	2
TOTAL:	143 SPACES (6 BF)				

NOTE:

1. ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.03 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIOANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE
2. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIOANS WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE ONTARIO BUILDING CODE.
3. ALL BARRIER FREE SPACE TO HAVE RB-93 SIGNS AT REQUIRED HEIGHT

NOTES:

1. ALL LIGHTING TO BE SHROUDED AND DARK SKY COMPLIANT.
2. FIRE ROUTE SIGNAGE TO BE COORDINATED WITH FIRE DEPARTMENT UPON COMPLETION OF CONSTRUCTION.
3. BOULEVARD IS TO BE RESTORED WITH TOPSOIL AND GRASS SEED.
4. FIRE DEPARTMENT ACCESS ROUTE SHOWN ON PLANS HAS A MIN. OF 12m CENTERLINE TURNING RADIUS AND A MIN. OF 6.0m WIDTH AS PER OBC SECTION 3.2.5.6.
5. ALL MAIL TO BE INTERNAL.
6. GARBAGE TO BE INTERNAL AND ROLLED OUT.

BM#1:

TOP NUT OF FIRE HYDRANT AT BRUNNER AVENUE AND SANDWICH STREET NORTH INTERSECTION.

ELEV. 181.739m

SCALE:
1:250

BAIRD|AE architecture + engineering
102 - 27 Princess Street
Leamington ON N8H 2X8
1000 - 267 Pelissier Street
Windsor ON N9A 4K4

PARTNER / CONSULTANTS

Date	Revision
DEC 20, 2021	ISSUED FOR SPA
MAR 01, 2022	ISSUED FOR TENDER
MAR 14, 2022	REVISED FOR TENDER
MAY 02, 2022	PERMIT SUBMISSION
MAY 06, 2022	SPC SUBMISSION
MAY 16, 2022	REVISED PER ERCA

SEAL

LICENSED PROFESSIONAL ENGINEER
B.J. FILIATH
100190795
2022/05/16
PROVINCE OF ONTARIO
MAY 16, 2022

PROJECT TITLE
RIVERS EDGE APARTMENTS- PHASE 1
225 SANDWICH STREET NORTH, AMHERSTBURG, ONTARIO

SHEET TITLE
SITE PLAN

JOB NUMBER
21-108

SHEET NUMBER
C-1