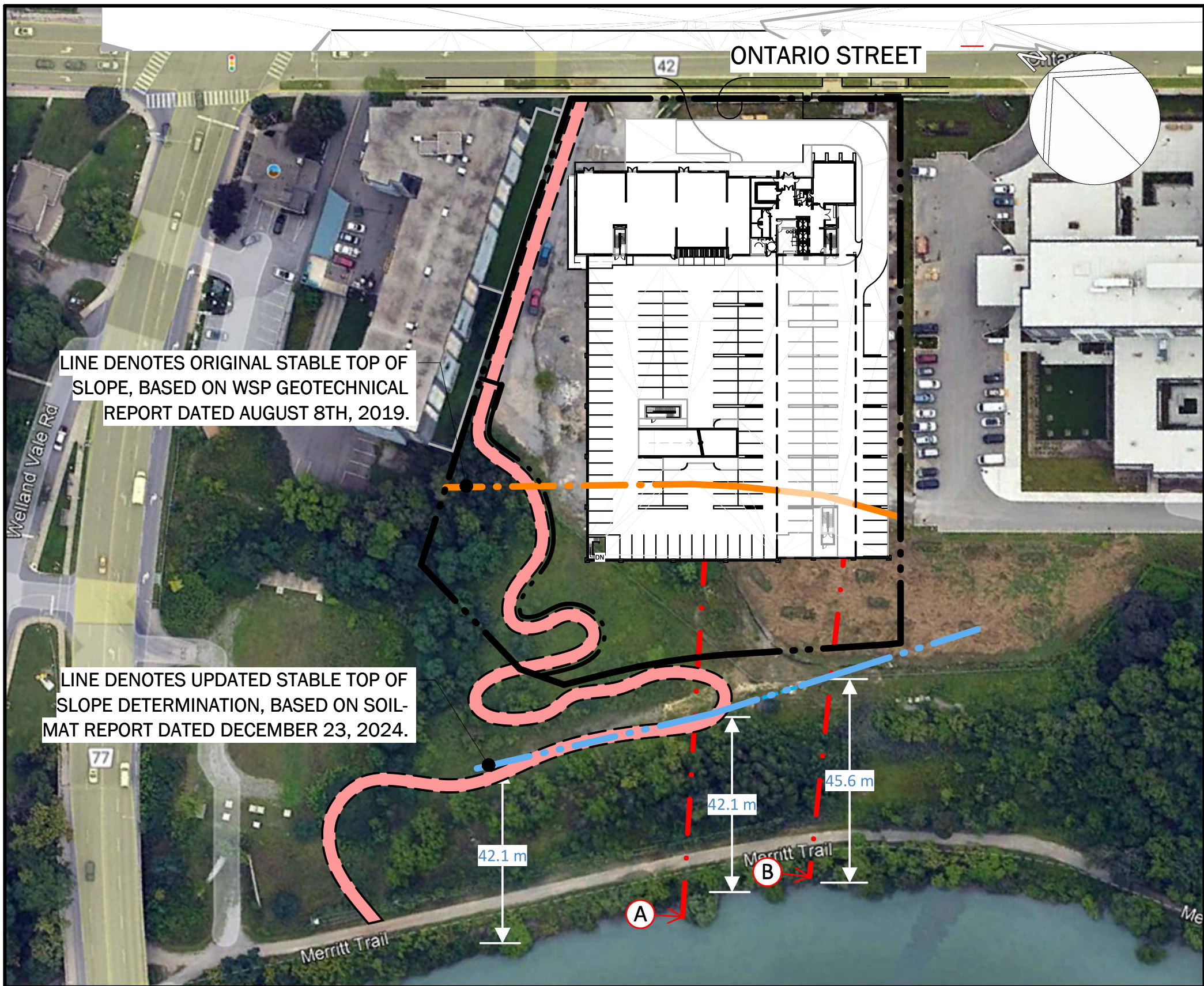


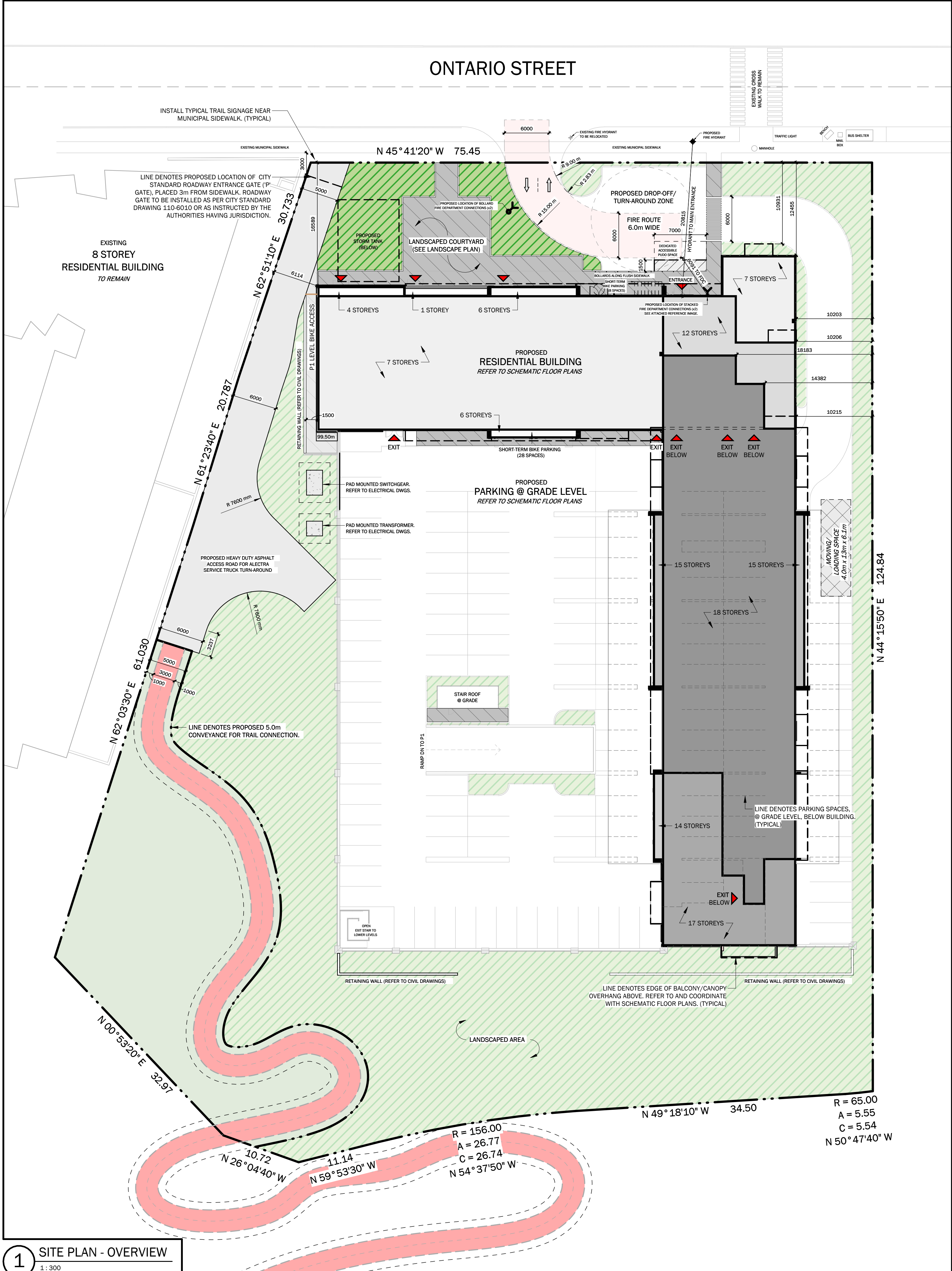
DESCRIPTION	REQUIRED (BY-LAW No. 2025-092)	PROVIDED	BY-LAW REFERENCE	ADDITIONAL NOTES
ZONING CLASSIFICATION	R4-58	R4-58	5.6 & 13.1.SP-58	
PERMITTED USE	APARTMENT	APARTMENT	5.6 & 13.1.SP-58	
MINIMUM LOT AREA	N/A	12,094.439m ² 10,492.769m ²	N/A	*PRIOR TO LAND DEDICATION *AFTER LAND DEDICATION
DENSITY	500 UNITS MAX.	492 UNITS IN 1.209 HECTARES DENSITY: 407 UNITS PER HECTARE	13.1.SP-58.2.	
MINIMUM LOT FRONTAGE	30m	75.450m	5.6	
SETBACK - FRONT YARD	5.0m	12.455m	5.6	
SETBACK - SIDE YARD	REFER TO BY-LAW 2025-092	1 ST FLOOR: AS SHOWN 2 ND AND ABOVE: AS SHOWN		
SETBACK - REAR YARD	REFER TO BY-LAW 2025-092	20.22m		
LOT COVERAGE	N/A	1,008.13 m ² (8.33%)	N/A	
MIN. LANDSCAPED OPEN SPACE SOFT-SCAPE HARD-SCAPE TOTAL	30%	5,650.971 m ² (46.72%) 3,750.719 m ² (35.75%) 303,340 m ² (02.89%) 4,054.059 m ² (38.64%)	5.6	*TOTAL PRIOR TO LAND DEDICATION *TOTAL LANDSCAPED SPACE AFTER LAND DEDICATION
MIN. SOFT LANDSCAPING FRONT YARD LANDSCAPED OPEN SPACE	30% OF REQUIRED FRONT YARD 50% OF REQUIRED L.O.S.	197.023 m ² (55.48%) 3,230.561 m ² (107.35%)		*DOES NOT INCLUDE TRAIL DEDICATION OR PARK *DOES NOT INCLUDE TRAIL DEDICATION OR PARK
BUILDING HEIGHT	N/A	+/- 58.9m (18 STOREYS)	5.6	
PARKING SPACE - SIZE	MIN. WIDTH: 2.70m MIN. LENGTH: 5.60m	MIN. WIDTH: 2.75m MIN. LENGTH: 5.60m	3.7	
PARKING SPACE - COUNT	RESIDENTIAL: 295.2 SPACES (0.60/UNIT) VISITOR: 49.2 SPACES (0.10/UNIT) COMMERCIAL: 36.6 SPACES * (1 SPACE / 20m ²) TOTAL: 344.4 SPACES (INCLUDING 10.3 BARRIER FREE)	RESIDENTIAL: 317 SPACES (0.644/UNIT) VISITOR: 50 SPACES (0.102/UNIT) COMMERCIAL: * TOTAL: 367 SPACES (INCLUDING 11 BARRIER FREE)	3.12.1	*VISITOR SPACES PERMITTED TO BE SHARED WITH COMMERCIAL
E-BIKE/E-SCOOTER PARKING	NO REQUIREMENT	8 SPACES TOTAL PROPOSED	3.8	3% OF REQUIRED PARKING
BICYCLE PARKING	SHORT-TERM: 0.10 PER UNIT (25) 0.02 PER UNIT (4.84) LONG-TERM: 0.25 PER UNIT (123)	SHORT-TERM: 36 BIKES LONG-TERM: 136 BIKES	3.15.1	0.10 SPACES PER UNIT (UP TO 250 UNITS) 0.02 SPACES PER UNIT (REMAINDER OF UNITS) STALL DIMENSIONS: 0.56m W x 1.98m D x 1.22m H
COMMERCIAL AREA		731.74 m ²		
INDOOR AMENITY AREA		379.51 m ²		
OUTDOOR AMENITY AREA		1,243.97 m ²		*AREA DOES NOT INCLUDE SUITE BALCONIES
TRAIL DEDICATION (FUTURE)		1,601.67 m ² (13.24% OF LOT)		



EXAMPLE REFERENCE
STACKED FIRE DEPARTMENT CONNECTIONS



2 KEY PLAN - STABLE TOP OF SLOPE
1:1000



1 SITE PLAN - OVERVIEW
1:300

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.	DATE:	DESCRIPTION:	BY:
A	03-14-2025	ISSUED FOR OPA/ZBA	ACK
B	06-18-2025	ISSUED FOR OPA/ZBA	ACK
C	06-26-2025	ISSUED FOR OPA/ZBA	ACK
D	07-25-2025	ISSUED FOR COORDINATION	ACK
E	08-15-2025	ISSUED FOR SITE PLAN APPROVAL	ACK
F	08-25-2025	RE ISSUED FOR SITE PLAN APPROVAL	ACK
G	12-18-2025	SITE PLAN APPROVAL SUBMISSION #2	ACK
H	02-25-2026	SITE PLAN APPROVAL	ACK
I	04-15-2026	SITE PLAN APPROVAL	ACK

COMMISSION:
**THE COLLECTIVE CO-OP
AFFORDABLE RENTAL
HOUSING DEVELOPMENT**

159 ONTARIO STREET,
ST. CATHARINES, ONTARIO



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	DS	DRAWING No.:	A0.20
CHECKED BY:	MDA		
DATE ISSUED:	04-15-2026		
LATEST REVISION:	1		
PROJECT No.:	2024-193		