

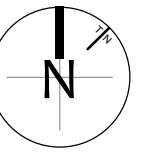
1 SCHEMATIC SITE PLAN
A1 1 : 250

KEY MAP



ADDRESS	
CIVIC ADDRESS	10 PHELPS STREET AND REAR LANDS OF 8 PHELPS STREET ST CATHARINES, ONTARIO, L2P 2H4
LEGAL DESCRIPTION	CP 6 LOT 69 RP 30R7234 PT,PART 6

ZONING MATRIX		
ZONING DESIGNATION:	R2	
BYLAW NUMBER	-	
PERMITTED USES:	PRIVATE ROAD DEVELOPMENT	
	REQUIRED:	PROPOSED (PARCEL A):
LOT AREA (MIN AND MAX)	315 ^{m²} /UNIT AND N/A	3170 ^{m²} / 24 UNITS= 132 ^{m²} /UNIT
LOT FRONTAGE (MIN AND MAX)	12M	28.04M
FRONT YARD (MIN AND MAX)	6M TO DWELLING	9M
SIDE YARD INTERIOR (MIN)	(PER SECTION 5.7)	6M EAST & 12.2M WEST
SIDE YARD EXTERIOR (MIN AND MAX)	4M TO DWELLING	N/A
REAR YARD (MIN)	(PER SECTION 5.7)	3M
BUILDING HEIGHT (MAX)	10M	12.5
GROSS FLOOR AREA (MAX) (FOR PERMITTED COMMERCIAL USES)	N/A	NO COMMERCIAL
RESIDENTIAL DENSITY (MAXIMUM)	MIN = 20 UNITS	24
LANDSCAPE AREA (MIN)	35%	(1340 ^{m²}) 42%
LOT COVERAGE (MAX)	N/A	N/A
PARKING		
COMMERCIAL	0	0
RESIDENTIAL	1.25 STALLS / SUITE	24X1.25=30 REQ'D 31 PROVIDED
TOTAL	34	31
ACCESSIBLE PARKING (MIN)	2	2
BICYCLE PARKING (MIN)	6	8



C	PRE-CON	06MAY2024	MT
B	CLIENT REVIEW	17APR2024	MT
A	CLIENT REVIEW	14MAR2024	MT
Issue	Issued for	Date	Int.

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY

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All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
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TOWN & STACKED-TOWN DEVELOPMENT
10 & REAR LANDS OF 8 PHELPS ST, ST. CATHARINES

CONCEPT SITE PLAN FOR PRE-CONSULTATION

Drawn	Designed by
MT	MT
Scale	Date Created
As indicated	12 MAR 2024
Job Number	Issue
24017	C
Drawing Number	