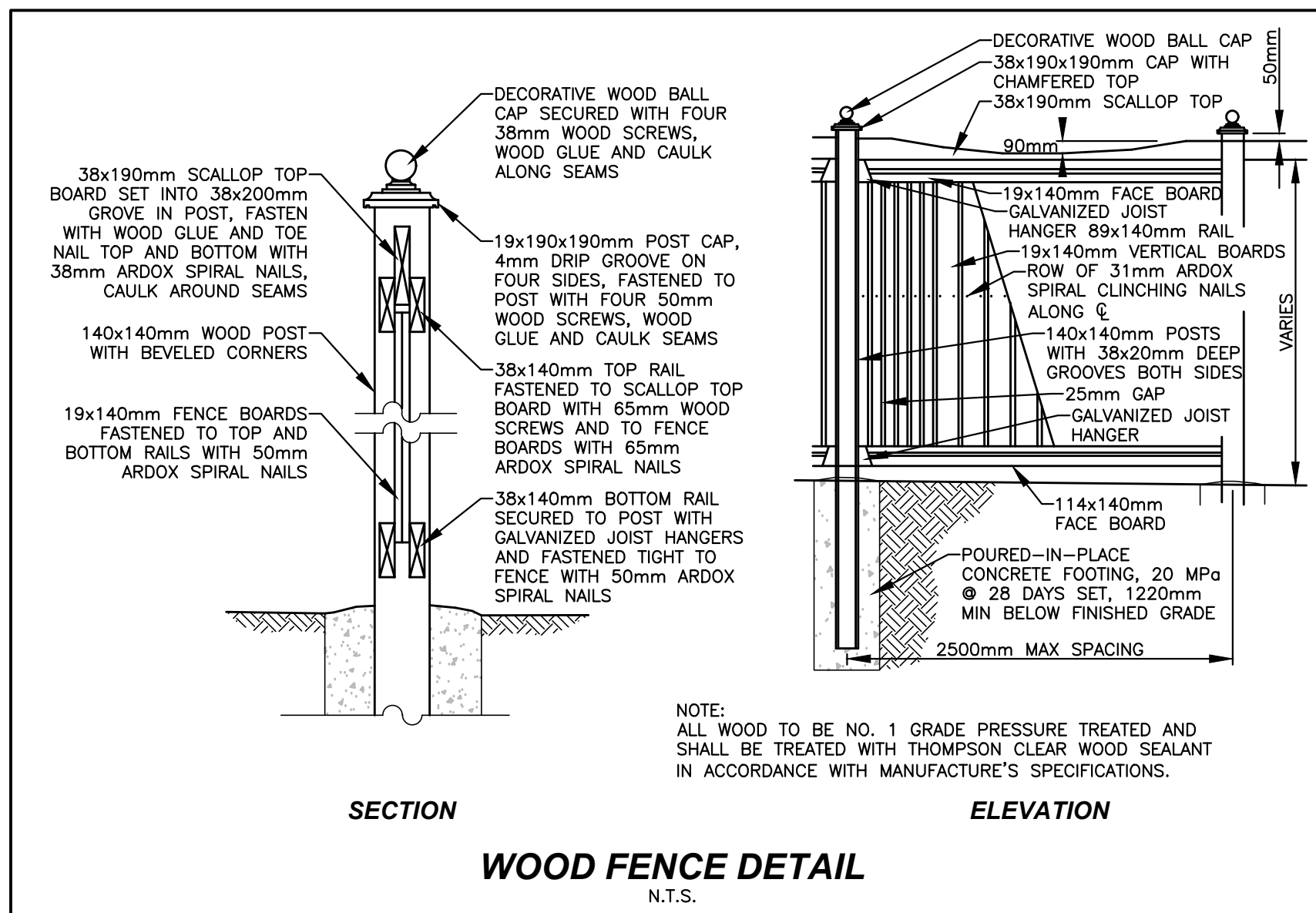
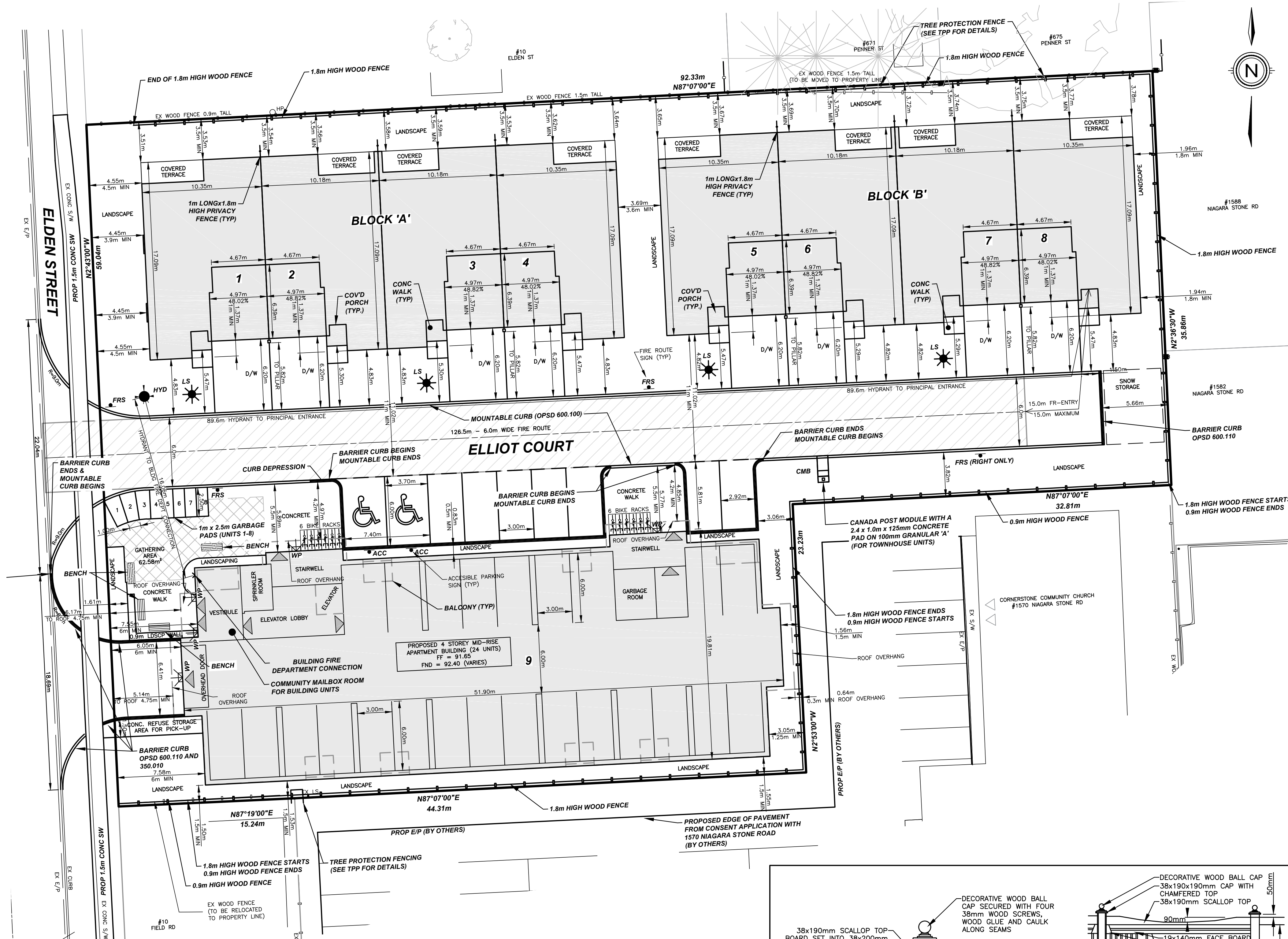


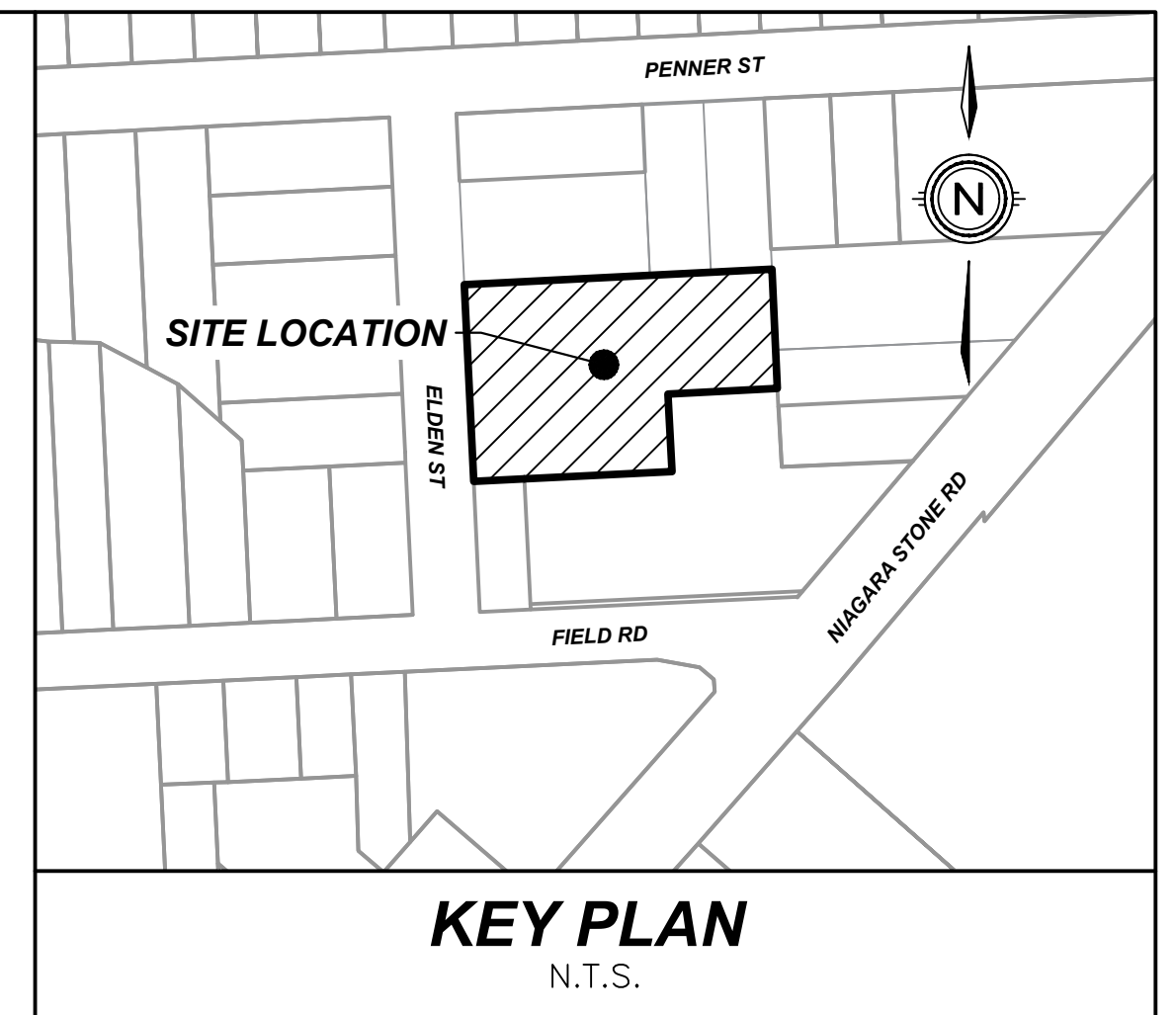
CORNERSTONE CONDOMINIUM

TOWN OF NIAGARA-ON-THE-LAKE



ZONING MATRIX (RM2) - RESIDENTIAL MULTIPLE 2 (VIRGIL COMMUNITY ZONING DISTRICT)		
PROPOSED USE	MID-RISE APARTMENT BUILDING (24 UNITS)	
PROVISION	PROPOSED (RM2-48)	PROVIDED
Minimum lot frontage	59.00m	59.04m
Minimum lot area	4650m² (MEASURED OVER ENTIRE LOT)	4691.63m²
Maximum lot coverage	50%	20.25%
Minimum landscaped open space	30%	30.29%
Minimum front yard setback	4.75m FOR ROOF OVERHANG PROJECTING FROM 4TH STOREY	6.05m (5.14m (OVERHANG))
Minimum interior side yard setback	1.5m (SOUTH PL) 5.5m (PRIVATE LANE) 0.83m (PARKING SPACE) 4.2m (ROOF OVERHANG)	1.5m (5.77m (PRIVATE LANE) 0.83m (PARKING SPACE) 4.85m (PRIVATE LANE TO ROOF OVERHANG))
Minimum rear yard setback	0.3m (ROOF OVERHANG)	1.56m (0.64m (ROOF OVERHANG))
Maximum building height	13.00m	12.20m

ZONING MATRIX (RM1) - RESIDENTIAL MULTIPLE 1 (VIRGIL COMMUNITY ZONING DISTRICT)		
PROPOSED USES	BLOCK TOWNHOUSES (8 UNITS)	
PROVISION	REQUIRED (RM1-48)	PROVIDED
Minimum lot frontage	59.00	59.04m
Maximum lot coverage	50%	28.57%
Minimum landscaped open space	30%	30.29%
Minimum front yard setback	4.5m (WEST PL) 4.5m (FRONT WALL TO PRIVATE LANE) 6.0m (GARAGE TO PRIVATE LANE) AN ATTACHED GARAGE SHALL BE SETBACK 1m BEHIND THE FRONT WALL OF DWELLING UNIT	4.55m (WEST PL) 4.82m (FRONT WALL TO PRIVATE LANE) 6.20m (GARAGE TO PRIVATE LANE) 1.37m (GARAGE SETBACK BEHIND FRONT WALL) 4.45m (ORNAMENTAL STRUCTURE TO WEST PL)
Minimum interior side yard setback	3.5m (REAR WALL TO NORTH PROPERTY LINE)	3.53m (REAR WALL) 3.51m (COVERED TERRACE)
Minimum rear yard setback	1.8m (END WALL TO EAST PROPERTY LINE)	1.94m
Minimum distance between buildings located on the same lot	3.5m (END WALL TO END WALL)	3.69m
Minimum distance between any townhouse dwelling and a parking area	11.0m	11.02m
Maximum building height	1 STOREY (8.5m)	8.0m (26.25ft)
Maximum total width of garage doors	50% OF FRONT FACE OF DWELLING	48.82%



LEGAL DESCRIPTION

PART OF LOTS 34, 35, 38, 40 AND ALL OF LOT 39, PLAN 304, AND PART OF BLOCK 9, PLAN TP85, IN THE TOWN OF NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS		
	ha	%
TOWNHOUSE BUILDING (8un)	0.134	28.57
APARTMENT BUILDING (24un)	0.095	20.25
DRIVEWAY/PARKING	0.098	20.89
LANDSCAPING	0.142	30.29
TOTAL	0.469	100.0
UNITS	32	
DENSITY	68.23u/Ha	

SECTION 6.39 - PARKING SPACE REQUIREMENTS

TABLE 6-8: RESIDENTIAL PARKING RATIOS

APARTMENT BUILDING - 1 PER UNIT
24 X 1 = 24 SPACES REQUIRED

24 SPACES PROVIDED (1ST LEVEL) + 9 SURFACE SPACES (INCLUDING 2 ACCESSIBLE)

DWELLING, QUADRAPLEX, DOUBLE DUPLEX OR A ROW DWELLING - 1.5 PER UNIT, EXCEPT THAT A ROW DWELLING (TOWNHOUSE) ON A PUBLIC STREET SHALL REQUIRE 2 PARKING SPACES PER UNIT (AS AMENDED BY 4316Y-12)

8 ROW DWELLING X 1.5 = 12 SPACES REQUIRED

16 DRIVEWAY = 16 SPACES PROVIDED

SECTION 6.42 - ACCESSIBLE REQUIREMENTS

1 ACCESSIBLE SPACE REQUIRED FOR 1-25 OF REGULAR PARKING SPACES REQUIRED FOR TOWNHOUSE DWELLINGS

2 ACCESSIBLE SPACE PROVIDED

