



LEGEND	
①	NUMBERED PARKING SPACES
○	ACCESSIBLE PARKING SIGN
♿	ACCESSIBLE SPACE SYMBOL
⊕	FIRE HYDRANT
▲	PROPOSED BUILDING ENTRANCE
▨	PROPOSED BUILDING
░	LANDSCAPE OPEN SPACE
▩	SIDEWALK/CONCRETE
▧	PROPOSED FIRE ROUTE
⊙	TELEPHONE BOX
⊛	LIGHT POLE (LP)
●	HYDRO POLE (HP)
—	HYDRO CABLE
- - -	PROPERTY LINE
- · - ·	BUILDING & STRUCTURE SETBACK BY LOWER THAMES VALLEY CONSERVATION AUTHORITY
- - -	MAINTENANCE CORRIDOR SETBACK
○	FIRE HYDRANT RADIUS
⊕	EXISTING STORM MANHOLE
⊕	EXISTING STORM SEWER
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING SANITARY SEWER
⊕	EXISTING WATER VALVE
⊕	EXISTING WATERMAIN
▩	CANTILEVER AREA OF BUILDING
— · — ·	2 ND TO 8 TH FLOOR ENVELOPE
— · — ·	1 ST FLOOR ENVELOPE
▨	BUILDING CANOPY
▩	UNDERGROUND PARKING
▩	EXISTING DRIVEWAY (GOLF COURSE)

EXISTING ZONING:		SITE DATA:	
EXISTING ZONING:	RESIDENTIAL LOW DENSITY (RL1-E) ZONE		
PROPOSED SITE ZONING:	RESIDENTIAL HIGH DENSITY EXCEPTION-XX (RH2-XX) ZONE		
PERMITTED USE:	DWELLING APARTMENT, AMONGST OTHER USES PERMITTED WITHIN THE RH2-XX ZONE		
PROPOSED USE:	DWELLING APARTMENT		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	FIRST 5 UNITS 836.1 m ² + 92.8 m ² FOR EACH ADDITIONAL UNIT (82 UNITS) : 87 UNITS 8,445.7 m ² (90,908.76 sq. ft.)	9,267.21 m ² (99,751.42 sq. ft.) 87 DWELLING UNITS (106.5m ² / UNIT)	COMPLIES
MIN. FRONTAGE:	26.82 m (88 ft)	80.01 m (262.5 ft)	COMPLIES
MAX. BUILDING HEIGHT:	N/A	30.33 m (99.5 ft)	COMPLIES
MIN. FRONT YARD SETBACK (NORTH):	7.62 m (25 ft)	6.75 m (22.14 ft)	RELIEF REQUESTED
MIN. REAR YARD SETBACK (SOUTH):	7.62 m (25 ft) ≥ ½ HEIGHT OF BUILDING: 15.16m (49.74 ft)	13.88 m (45.54 ft)	RELIEF REQUESTED
MIN. INTERIOR YARD SETBACK (WEST):	7.62 m (25 ft) ≥ ½ HEIGHT OF BUILDING: 15.16m (49.74 ft)	40.35 m (132.38 ft)	COMPLIES
MIN. INTERIOR YARD SETBACK (EAST):	7.62 m (25 ft) ≥ ½ HEIGHT OF BUILDING: 15.16m (49.74 ft)	22.32 m (73.23 ft)	COMPLIES
MAX. LOT COVERAGE:	33%	14.42% (1,336.42 m ²) (14,385.10 sq. ft.)	COMPLIES
MIN. LANDSCAPE OPEN SPACE:	N/A	48.90% (4,442.72 m ²) (47,821.04 sq. ft.)	COMPLIES
MAX. RESIDENTIAL DENSITY:	125 DWELLING UNITS PER HECTARE = 115 DWELLING UNITS	93 DWELLING UNITS PER HECTARES	COMPLIES
MIN. BUILDING & STRUCTURE SETBACK TO THE WATERCOURSE & DRAIN (DETERMINED BY CONSERVATION AUTHORITY):	INDIAN CREEK DRAIN: 15m CHINNICK DRAIN: 10m (STRUCTURE SETBACK)	INDIAN CREEK DRAIN: 15m CHINNICK DRAIN: 10m	COMPLIES
MIN. DRIVE-WAY WIDTH:	7.20 m - 12.00 m	7.20 m (23.60 ft)	COMPLIES
MIN. PARKING CALCULATED BASED ON DWELLING (MORE THAN THREE DWELLING UNITS PER BUILDING):	1.25 SPACES PER UNIT OF TOTAL 87 UNITS: 109 SPACES	1.43 SPACES PER UNIT OF TOTAL 87 UNITS: 125 SPACES	COMPLIES
ACCESSIBLE PARKING:	1 SPACE FOR PERSON WITH DISABILITIES + (3% OF TOTAL SPACES (125)): 5 SPACES 2 (TYPE-A SPACES) 3 (TYPE-B SPACES)	5 SPACES (2 TYPE-A SPACES) (3 TYPE-B SPACES)	COMPLIES
LOADING SPACES:	N/A	1 SPACE	COMPLIES
LOT/BUILDING INFO:			
EXISTING LOT AREA:	9,267.21 m ² (99,751.42 sq. ft., 0.92 ha, 2.29 ac)		
PROPOSED BUILDING AREA:	1,336.42 m ² (14,385.10 sq. ft.)		
TOTAL BUILDING GFA:	TOTAL GFA: 11,739.84 m ² (126,366.59 sq. ft.) 1 ST FLOOR GFA: 1,256.32 m ² (13,522.92 sq. ft.) 2 ND TO 9 TH FLOOR GFA: (1,310.44 m ² X 8 FLOORS): 10,483.52 m ² (112,843.67 sq. ft.)		
TOTAL UNITS:	87 DWELLING UNITS		
HEIGHT OF BUILDING/ NUMBER OF STOREYS:	30.33 m (99.5 ft) 9 STOREYS		
TOTAL PARKING SPACES:	125 PARKING SPACES 120 STANDARD PARKING SPACES 2 TYPE-A ACCESSIBLE PARKING SPACES 3 TYPE-B ACCESSIBLE PARKING SPACES		
BUILDING USE & OCCUPANCY:	RESIDENTIAL C ANY HEIGHT, ANY AREA, SPRINKLERED (OBC 3.2.2.42)		

NOTES:

- ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
- ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93T & RB-93 SIGNS INSTALLED.
- GARBAGE COLLECTION UNIT TO BE ROLLED OUT ON LOADING SPACE FOR PRIVATE PICKUP SERVICE.
- ALL LIGHTING TO BE DARK SKY COMPLIANT.
- FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.



PARTNER / CONSULTANTS	

REVISIONS	
Date	Revision
July 23, 2024	ZBA SUBMISSION

DATE:	
DATE:	JUNE 17, 2024
SCALE:	1:250
DRAWN BY:	M.R. PRELIMINARY
CHECKED BY:	B.P. CONSTRUCTION
APPROVED BY:	RECORD

CREKESIDE CONDOS

PROJECT TITLE: **CONCEPT SITE PLAN**

LOT 31 & BLOCK H, REGISTER PLAN 455, MUNICIPALITY OF CHATHAM-KENT

SHEET NUMBER: **22-031**

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