## NO PARKING FIRE ROUTE SIGN REQUIREMENTS 300mm FIRE ROUTE

THE SIGNS SHALL BE 30CM IN WIDTH AND 45CM IN LENGTH AND SHALL DISPLAY THE INFORMATION 'NO PARKING' OR A SYMBOL IN LIEU THEREOF AS SPECIFIED BY THE HIGHWAY TRAFFIC ACT AND REGULATION PASSED THEREUNDER.

## THE SIGNS SHALL BE PLACED:

5 BIKE STORAGE

A) AT FIRE HYDRANTS LOCATED ON PRIVATE PROPERTY WHEN NOT LOCATED ALONG THE FIRE ROUTE.

B) AT GATES, POST AND CHAIN AND BARRIERS INSTALLED AS PART OF AN EMERGENCY ACCESS.

C) ADDITIONAL FIRE ROUTE SIGNS SHALL BE INSTALLED AT THE DISCRETION OF THE FIRE CHIEF OR DESIGNATE BASED ON INDIVIDUAL SITE CONDITIONS.

45 DEGREES, TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC.

E) SHALL BE LOCATED SO AS THAT THE BOTTOM OF THE SIGN IS BETWEEN 183CM AND 213CM

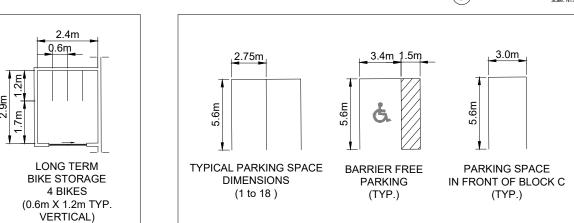
D) SIGNS SHALL BE PLACED HORIZONTALLY TO THE STREET OR AT AN ANGLE NO MORE THAN

MEASURED TO THE FINISHED PAVEMENT/GRADE.

F) SIGNS SHALL BE INSTALLED SO AS THAT THERE ARE NO VISUAL OBSTRUCTIONS WITHIN 6 METERS OF THE SIGN AND BE VISIBLE TO APPROACHING TRAFFIC.

3 TYPICAL DETAILS

(4) PARKING SPACE DETAILS



**ZONING MATRIX** PROVIDED PROVISION EXISTING ZONING (M1) COMPLIES PERMITTED USES RESIDENTIAL BUILDINGS IN MIXED USE (M1) ZONE DWELLING TRIPLEX, PRIVATE ROAD DEVELOPMENT DWELLING FOURPLEX, DWELLING TOWNHOUSE, PRIVATE ROAD DEVELOPMENT, APARTMENT BUILDING / LONG TERM CARE FACILITY LOT AREA (MIN.) 4626 m², A MINIMUM OF 19 TOWNHOUSE DWELLINGS REQUIRED (19 TOWNHOUSE PROPOSED) LOT AREA (MAX.) 250 m<sup>2</sup> MIN. LOT FRONTAGE 12 m 19.79 m YES MIN. FRONT YARD NO GARAGE IS PROPOSED 3 M TO DWELLING / 6 M TO GARAGE MIN. 3 METERS PROVIDED MIN. REAR YARD (SECTION 5.7) FROM END WALL - 3 m MIN. 5.2 m FROM REAR WALL (MINOR VARIANCE REQUIRED) FROM REAR WALL - 6m MIN. INTERIOR SIDE YARD (SECTION 5.7) FROM END WALL - 3 m BETWEEN BUILDINGS FROM REAR WALL - 6m MIN. 3 m MIN. EXTERIOR SIDE YARD YES 3.0 m MAX. NUMBER OF ATTACHED DWELLING UNITS | 8 YES MAXIMUM BUILDING HEIGHT 9.5 m (TOP OF ROOF) YES 11 m YES MIN. LANDSCAPE OPEN SPACE 25% >35 % - 1,626.43m² MIN. LANDSCAPE BUFFER MIN. 3m REQUIRED MIN. 2m PROVIDED NO

• SURVEY INFORMATION ARE TAKEN FROM THE SURVEY DONE BY MMP LAND SURVEYORS AND MAPPERS DATED JULY 24, 2022.

ALL DIMENSIONS ARE MILLIMETERS UNLESS SPECIFIED

CURBSIDE COLLECTION BY THE REGION OF NIAGARA.

IT IS ATTACHED TO THIS SUBMISSION PACKAGE.

SEE CIVIL DRAWINGS FOR CURB CUTS AND CURB DETAILS

SEE LANDSCAPE DRAWING FOR FENCE DETAILS.

LEGAL DESCRIPTION	LOT 3308 CORPORATION PLAN 2 IN THE CITY OF ST.CATHARINES		
LOT AREA	4,690 m² (1.158 ACRE)		
LOT AREA - AFTER ROAD ALLOWANCE	4,626 m² (0.4626 HECTARE) (1.143 ACRE)		
LOT FRONTAGE	19.87 m (MEASURED FROM INTERIOR LOT LINE TO INTERIOR LOT LINE, OFFSET 6m FROM THE FRONT LOT LINE AFTER THE ROAD WIDENING AND PARALLEL TO THE FRONT LOT LINE)		
CURRENT ZONING	M1 (MIXED USE)		
PROPOSED BUILDING INFORMA	ATION		
PROPOSED	RESIDENTIAL BUILDINGS IN MIXED USE (M1) ZONE		
NUMBER OF STOREY ABOVE GRADE	2 STOREY		
NUMBER OF STOREY BELOW GRADE	1 STOREY		
BUILDING HEIGHT	8.5 METERS		
NUMBER OF RESIDENTIAL UNIT	19 TOWNHOUSE UNITS (DENSITY 250m² PER UNIT: 4626 / 250 = 19 UNITS)		
TOWNHOUSE UNITS	11		
ADU (INTERIOR ADDITIONAL UNITS)	11		
STACK TOWNHOUSE UNITS	8		
PROPOSED BUILDING FOOTPRINT	BLOCK A = 261.70m <sup>2</sup> BLOCK B = 249.43m <sup>2</sup> BLOCK C = 324.99m <sup>2</sup>		
BUILDING GROSS FLOOR AREA	BLOCK A = 785.10m <sup>2</sup> BLOCK B = 817.50m <sup>2</sup> BLOCK C = 1028.20m <sup>2</sup>		
LANDSCAPE AREAS	42 % - 1,947.63m²		

70 EASTCHESTER AVENUE, ST. CATHARINES - L2P 2Y4

PARKING SPACE REQUIREMENTS						
PROPOSED USAGE	PARKING SPACE REQUIREMENTS	NUMBER OF UNITS	REQUIRED	PROVIDED	COMPLIES	DEFICIENCY
RESIDENTIAL - PRIVATE ROAD DEVELOPMENT	1.25 SPACE PER UNIT	19 UNITS	19 x 1.25 = 23.75 = 24	20 DADKING CDAGE	YES	NO
RESIDENTIAL - ADU	0.5 SPACE PER UNIT	11 ADU's	11 x 0.5 = 5.50 = 6	30 PARKING SPACE		
TOTAL NUMBER OF PARKING			30 PARKING SPACE	30 PARKING SPACE		
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## DRAWING LIST

SITE INFO

PROPERTY ADDRESS

- DWG SP-01 SITE PLAN, KEY PLAN & SITE INFORMATION, AND TYPICAL DETAILS
- DWG SP-02 BUILDING ELEVATIONS FRONT, AND MATERIAL SCHEDULE
- G SF-02 BOILDING ELEVATIONS FRONT, AND MATERIAL SCHEDULE
- DWG SP-03 BUILDING ELEVATIONS REAR, AND MATERIAL SCHEDULE

  DWG SP-04 BUILDING ELEVATIONS SIDE, AND MATERIAL SCHEDULE
- DWG A-101 FLOOR PLANS BLOCK A B C, UNIT INFORMATION & OBC MATRIX



SUBJECT PROPERTY (70 EASTCHESTER AVENUE)

KEY PLAN
Scale: NTS

LEGAL DESCRIPTION: LOT 3308 - CORPORATION PLAN 2 IN THE CITY OF ST.CATHARINES

OWNER'S NAME

SIGNATURE

THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL

SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

DATE: \_\_\_\_\_\_\_, 20\_\_\_\_

NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN
THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING

SITE PLAN APPROVAL APPLICATION
PRIVATE ROAD DEVELOPMENT
TOWNHOUSE
1st SUBMISSION
AUGUST 18 - 2025

PROPERTY LOCATION

70 EASTCHESTER AVENUE

ST. CATHARINES, ONTARIO L2P 2Y4

OWNER

ARAXES INC 123 WOODHOUSE STREET, ANCASTER, ON L9K 0H4

PHONE: 905-979-6529 A.EROGLU@ARAXESGROUP.COM

NO	DESCRIPTION	DATE
01	SUBMITTED FOR SITE PLAN APPROVAL	2025-08-18
02	SUBMITTED FOR MINOR VARIANCE	2025-10-22
03	SUBMITTED FOR REVIEW	2025-11-03
04	SUBMITTED FOR REVIEW	2025-11-14
		1





ELAARC INC. 218-1100 South Service Road, Stoney Creek, Ontario L8E 0C5 Phone: (289) 656-0368 www.elaarc.ca

PROJECT NAME

PROPOSED PRIVATE ROAD DEVELOPMENT (19 TOWNHOUSE + 11 ADU)

> 70 EASTCHESTER AVE. ST.CATHARINES, ONTARIO

DRAWING TITLE

SITE PLAN, KEY PLAN & SITE INFORMATION, ZONING MATRIX AND TYPICAL DETAILS

PROJECT NO. 2025-190

DATE DRAWN 08/05/2025

DRAWN BY

CHECKED BY

SCALE

Scale: 1:300

SP-01

AS SHOWN

EE

6 TOWNHOUSE WITH 6 ADU's - 5 TOWNHOUSE WITH 5 ADU's -60.1 m SETBACK 2 STOREY + WALKOUT BASEMENT BLOCK C BLOCK B STACK TOWNHOUSE (8 UNITS) 3m PRIVACY FENCE BLOCK A 1.8m HEIGHT BETWEEN UNITS (TYP.) 
 7m
 7m
 6.5m
 6.5m
 3m
 6.5m
 6.5m
 6.5m
 6.5m
 6.5m
 6.5m
 6.5m
 9.7m

 UNIT 1 & ADU
 UNIT 2 & ADU
 UNIT 3 & ADU
 UNIT 4 & ADU
 UNIT 5 & ADU
 UNIT 6 & ADU
 VACANT LAND **EXISTING FIRE** UNIT 5-6 LONG TERM BIKE HYDRANT STORAGE - 4 BIKES SEE DETAIL 5 CONC. PAD ---- PROPERTY CANADA POST 1m x 1.5m CONC. PAD 2500mm X 1855mm FOR TRANSFORMER 1.6m ROAD PROPERTY -WIDENING - 1.5-METRE-HIGH GALVANIZED SITTING AREA STEEL FENCING (OPSD 972.130 WITH 6-GUAGE WITH BENCH MESH) ALONG THE PROPERTY LINE. 1 m HEIGHT FOR THE FIRST 3 m OF THE - CURRENT FENCE. SEE LANDSCAPE FOR DETAILS PROPERTY LINE ASSUMED 2 STOREY BUILDING PROPERTY LINE AFTER THE ROAD BUILDING ALLOWANCE SNOW STORAGE 2 STOREY BUILDING TOWNHOUSE CONCRETE SIDEWALK CONCRETE SIDEWALK PRIVATE ROAD CURRENT PROPERTY LINE ASSUMED PROPERTY LINE AFTER THE ROAD ALLOWANCE MIN. 2.0m LANDSCAPE BUFFER N 09°50'10" W 107.52 m LINE OF EXISTING -1m x 1.5m CONC. PAD DEPRESSED CONCRETE MEDIAN - 1.8 m WOOD PRIVACY FENCE NEW FIRE HYDRANT — 1m x 1.5m CONC. 1.8 M WOOD PRIVACY FENCE EASEMENT WITH SEMI-MOUNTABLE CURB SEE LANDSCAPE FOR DETAILS - LINE OF EXISTING FOR TRANSFORMER - PROPERTY LINE ALONG THE PROPERTY. PAD FOR EASEMENT TRANSFORMER 1 M HEIGHT FOR THE FIRST 3 M NO LEFT TURN SIGN -CONC. SIDEWALK OF THE FENCE. RESTORATION SEE LANDSCAPE FOR DETAILS - 1.8 m WOOD PRIVACY FENCE FACING NORTH CURB CUT TO ACCOMMODATE ALONG THE PROPERTY. CAR ENTRANCE TO SITE 1 m HEIGHT FOR THE FIRST 3 m SEE CIVIL DWG FOR DETAILS OF THE FENCE. LEGEND: SEE LANDSCAPE FOR DETAILS ROAD CENTRE LINE PROPOSED BUILDINGS - CONC. SIDEWALK RESTORATION PROPERTY LINE 1 STOREY SOFT LANDSCAPING BRICK BUILDING - CURB CUT TO ACCOMMODATE CAR ENTRANCE TO SITE CENTRE LINE SEE CIVIL DWG FOR DETAILS FIRE HYDRANT ADDITIONAL DWELLING UNIT CONCRETE BALCONIES (TYP.): 1.5 m X 2.6m = 3.9 m<sup>2</sup>