

LAKEFRONT HEIGHTS INC.
LAKEFRONT HEIGHTS DEVELOPMENT
PLANNING JUSTIFICATION REPORT
CONCEPTUAL DEVELOPMENT PLAN
GROUND FLOOR - PARKING LAYOUT
FIGURE 4 (a)

SUBJECT AREA
(±1.66 ha / 4.11 ac)

PROPOSED
MULTI-UNIT
RESIDENTIAL
TOWERS

PROPOSED
SIDEWALK

PROPOSED
LANDSCAPE

PROPOSED
TOWNHOME
ATTACHED STYLE
UNITS

PROPOSED
PAVEMENT

SITE DATA MATRIX			
ZONING PROVISIONS	REQUIRED	PROVIDED	
1. PROJECT DESCRIPTION	N/A	RESIDENTIAL	
2. ZONING DESIGNATION	RD3.3	SITE SPECIFIC RD3.3	
3. LAND USE	N/A	RESIDENTIAL	
4. MAJOR OCCUPANCY(S)	N/A	RESIDENTIAL	
5. PERMITTED USES	MULTIPLE DWELING	MULTIPLE DWELING	
6. MINIMUM SITE AREA	11,800m ²	16,030m ²	
7. BUILDING AREA (GROUND FLOOR FOOTPRINT)	N/A	9,314.5m ²	
8. TOTAL UNITS	N/A	288	
9. LOT COVERAGE	35%	56%	
10. MINIMUM LOT WIDTH	46.0m	120.4m	
11. MAXIMUM BUILDING HEIGHT	24.0m	44.0m*	
12. MINIMUM FRONT YARD DEPTH	N/A	6.0m	
13. MINIMUM REAR YARD DEPTH	N/A	6.0m	
14. MINIMUM SIDE YARD DEPTH	N/A	6.0m	
15. REQUIRED SPACES - STANDARD ACCESSIBLE	288	307	
16. REQUIRED SPACES - 1/4 TYPE A AND 1/4 TYPE B (1/8 TYPE A & 1/8 TYPE B)	44	48	
17. REQUIRED SPACES - VISITOR	287	323	
18. PARKING SPACES - TOTAL	N/A	162	
19. GROUND FLOOR PARKING	N/A	161	
20. SECOND FLOOR PARKING	N/A	23	
21. BICYCLE SPACES	4	4	
22. LOADING SPACES	N/A	437m ²	
23. UNDISCAPPED AREA - SOFT	N/A	1,155m ²	
24. UNDISCAPPED AREA - HARD	N/A	6,030m ² (38.2%)	
25. LANDSCAPED AREA - TOTAL	35%	144	
26. DWELLING UNITS PER HECTARE	160		

*REQUIRES SITE SPECIFIC ZONING BY-LAW AMENDMENT

SCALE : 1:750

SOURCE: COUNTY OF ESSEX
AERIAL PHOTOGRAPHY (2021)
THIS DRAWING INFORMATION
AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO
CONSTRUCTION.

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PROJECT: 21-2104
STATUS: DRAFT
DATE: 12/05/2024

