

PDD-09-2023, Attachment 2
Conceptual Site Plan

40 Cayuga Street
Caledonia, Haldimand County

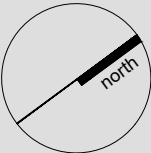
LEGEND

 Subject Lands (9,910.68 m²)

Zoning Summary Urban Residential Type 6 (R6)		
	Required (min)	Provided
Total Units	n.a.	Apartments: 134 units
Lot Area (min)	n.a.	9,910.68 m² 0.99 ha (Road Widening: 639.2m²) <i>Includes lands to be acquired from County</i>
Lot Frontage (McClung Rd)	n.a.	80.54 m
Front Yard (min) (McClung Rd)	3.0 m	3.0 m
Interior Side Yard (min)	4.0 m	n.a.
Exterior Side Yard (min)	3.0 m	5.0 m
Rear Yard (min)	9.0 m	63.0 m
Building Height (max)	29.0 m (8 storeys)	9 storeys
Density (Units/ha)	n.a.	136 upha
Building Area	n.a.	1,425.60 m²
Amenity Area (min)	2,680 m² (20 m²/unit)	- m²
Gross Floor Area (min)	5,360 m² (40 m²/unit)	12,830.4 m²
Floor Area Ratio (max)	2.0	1.29
Parking Spaces	Residential: 1.25 spaces per unit (168 spaces) Visitor: 1 additional space for every 10 dwelling units (14 spaces) Total spaces: 182 3% + 1 of which to be barrier-free (7 spaces)	Total Parking: 182 168 resident spaces 14 visitor spaces 7 of which are barrier-free - Surface Parking: 146 132 resident spaces 14 visitor spaces 5 of which are barrier-free - Underground Parking: 36 36 resident spaces 2 of which are barrier-free
Bicycle Parking Spaces	0.25 spaces per unit (34 spaces)	34
Loading Spaces	1	1

Notes:
• For Conceptual Purposes
• Contains public sector Information made available under Haldimand's Open Data Licence

Date:	August 23, 2022
Scale:	1:500
File:	17310L
Drawn:	PL/JB



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