

R.RITZ
ARCHITECT INC.
 322 ONTARIO STREET
 STRATFORD · ONTARIO
 N5A 3H8 (519) 271-4803

SIMCOE STREET
 EXETER, ONTARIO
PROPOSED SITE PLAN
 FEBRUARY 13, 2026



SITE PLAN DATA CHART		R3-9	
DETAIL	PROPOSED	REQ'D BY ZBL	by-law 55-2019
LOT AREA	6,664.60 m ²	730.0 min	m ²
LOT FRONTAGE	NORTH 15.10 m existing	15.0 m	m
LOT DEPTH	124.60 m existing	38.0 m	m
FRONT YARD SETBACK	NORTH 6.0 m	6.8 m	m
SIDE YARD SETBACK	EAST 4.0 m WEST 4.8 m	6.9 m 3.1 m	m
REAR YARD SETBACK	SOUTH 4.0 m	6.5 m	m
LOT COVERAGE	29.3 %	40.0 %	%
	- [l.o.s.] GRASS = 1,834.17 m ²		
	- [l.o.s.] SIDEWALK = 629.92 m ²		
	- [l.c.] PARKING LOT = 2,251.58 m ²		
	- [l.c.] BUILDING = 1,840.47 m ²		
	- [l.c.] BALCONY / CANOPY = 108.46 m ²		
LANDSCAPED OPEN SPACE	36.9 %	30.0 %	%
AMENITY AREA	542.48 m ²	355.0 m ²	m ²
BUILDING AREA (GROUND FLOOR)	1840.47 m ²	n/a	m ²
GROSS FLOOR AREA (TOTAL ALL FLOORS)	3,908.86 m ²	n/a	m ²
DENSITY	52 [34 units]	- max uph	
No. OF PARKING SPACES	62 [1.80]	1.50 per unit	
No. OF BARRIER FREE PARKING SPACES	6	8 [61-100]	
No. OF LOADING SPACES	0	0	
BUILDING HEIGHT	GRADE TO ROOF PEAK 9.15 m	12.0 m max	m
No. OF STOREYS	2.0	n/a	

