

LEGEND

WV	EX WATER VALVE
WV	PROP WATER VALVE
WVC	EX WATER VALVE CHAMBER
WVC	PROP WATER METER CHAMBER
HYD	EX HYDRANT
HYD	PROP HYDRANT
CB	EX CATCHBASIN
CB	PROP CATCHBASIN
DCB	EX DOUBLE CATCHBASIN
DCB	PROP DOUBLE CATCHBASIN
CBMH	EX CATCHBASIN MANHOLE
CBMH	PROP CATCHBASIN MANHOLE
STM	EX STORM MANHOLE
STM	PROP STORM MANHOLE
SMH	EX SANITARY MANHOLE
SMH	PROP SANITARY MANHOLE
PLUG	EX PLUG
PLUG	PROP PLUG
HP	EX HYDRO POLE
HP	PROP HYDRO TRANSFORMER
SL PED	EX STREET LIGHT PEDESTAL
LS	EX LIGHT STANDARD
LS	PROP LIGHT POLE
DOOR	DOOR
DOOR	OVERHEAD DOOR
ACC	ACCESSIBLE PARKING
FIRE	FIRE ROUTE SIGN
PLATE	PROP TACTILE WARNING PLATE
FENCE	PROPOSED CHAIN LINK FENCE
FENCE	PROPOSED WOOD PRIVACY FENCE

Typ. Accessible Parking Signage

Typ. No Parking Signage

SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

One steel T-bar stakes each driven securely into the ground

Curbs

ACCESSIBLE PARKING SIGN DETAIL

NTS

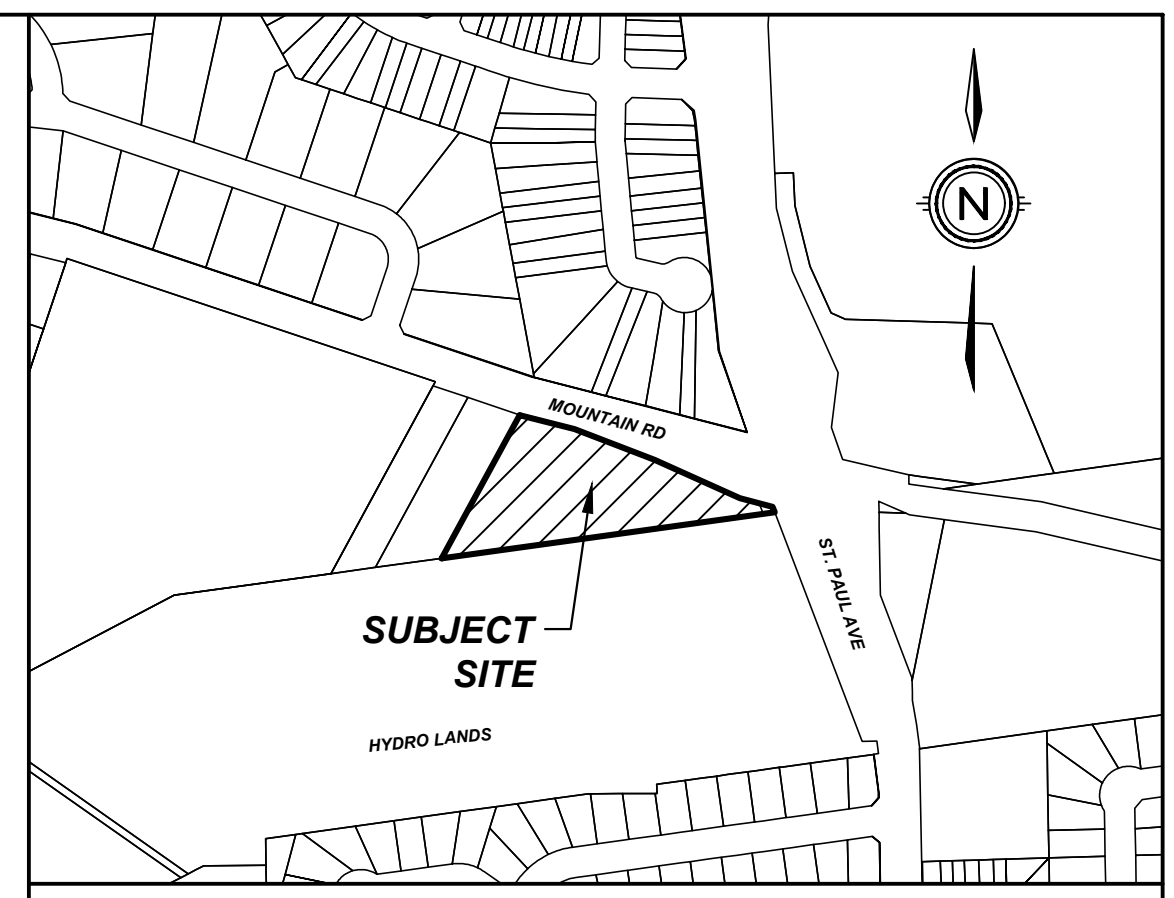
Typ. Fire Access Route Signage

SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

One steel T-bar stakes each driven securely into the ground

FIRE ROUTE SIGN DETAIL

NTS



LEGAL DESCRIPTION
PART OF TOWNSHIP LOT 25, STAMFORD
BEING PART 1, PLAN 59R-1558
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

PROVISION	ZONING RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (R4)	PROVIDED
MIN. LOT AREA	200m ² for each dwelling unit	142.70m ² for each dwelling unit
MIN. LOT FRONTAGE	30m	7.5m
MIN. FRONT YARD DEPTH	7.5m plus any applicable distance specified in Section 4.27.1 (13+7.5=20.5m)	115.99m
MIN. REAR YARD DEPTH	10m plus any applicable distance specified in Section 4.27.1 (10m)	27.70m
MIN. INTERIOR SIDE YARD	One-half the height of building (9.9m)	3.00m
MIN. EXTERIOR SIDE YARD	7.5m plus any applicable distance specified in Section 4.27.1 (13.1+7.5=20.6m)	6.00m
MAX. LOT COVERAGE	35%	14.51%
MAX. BUILDING HEIGHT	10m subject to Section 4.7	19.80m
NUMBER OF DWELLINGS ON ONE LOT	Subject to compliance with Section 7.9.3, more than one dwelling is permitted on one lot	One Apartment Dwelling
PARKING AND ACCESS REQUIREMENTS	In accordance with Section 4.19.1 (1.4 parking spaces for each dwelling unit)	1.44 parking spaces for each dwelling unit
ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES	In accordance with Section 4.13 and 4.14	NA
MIN. LANDSCAPED OPEN SPACE	45m ² for each dwelling unit	83.24m ²
MINIMUM PRIVACY YARD DEPTH FOR EACH TOWNHOUSE DWELLING UNIT, AS MEASURED FROM THE EXTERIOR REAR WALL OF EVERY DWELLING UNIT	7.5m	NA
MIN. AMENITY SPACE FOR AN APARTMENT DWELLING UNIT	In accordance with Section 4.44 (20m ² per dwelling unit)	53.22m ² per dwelling unit

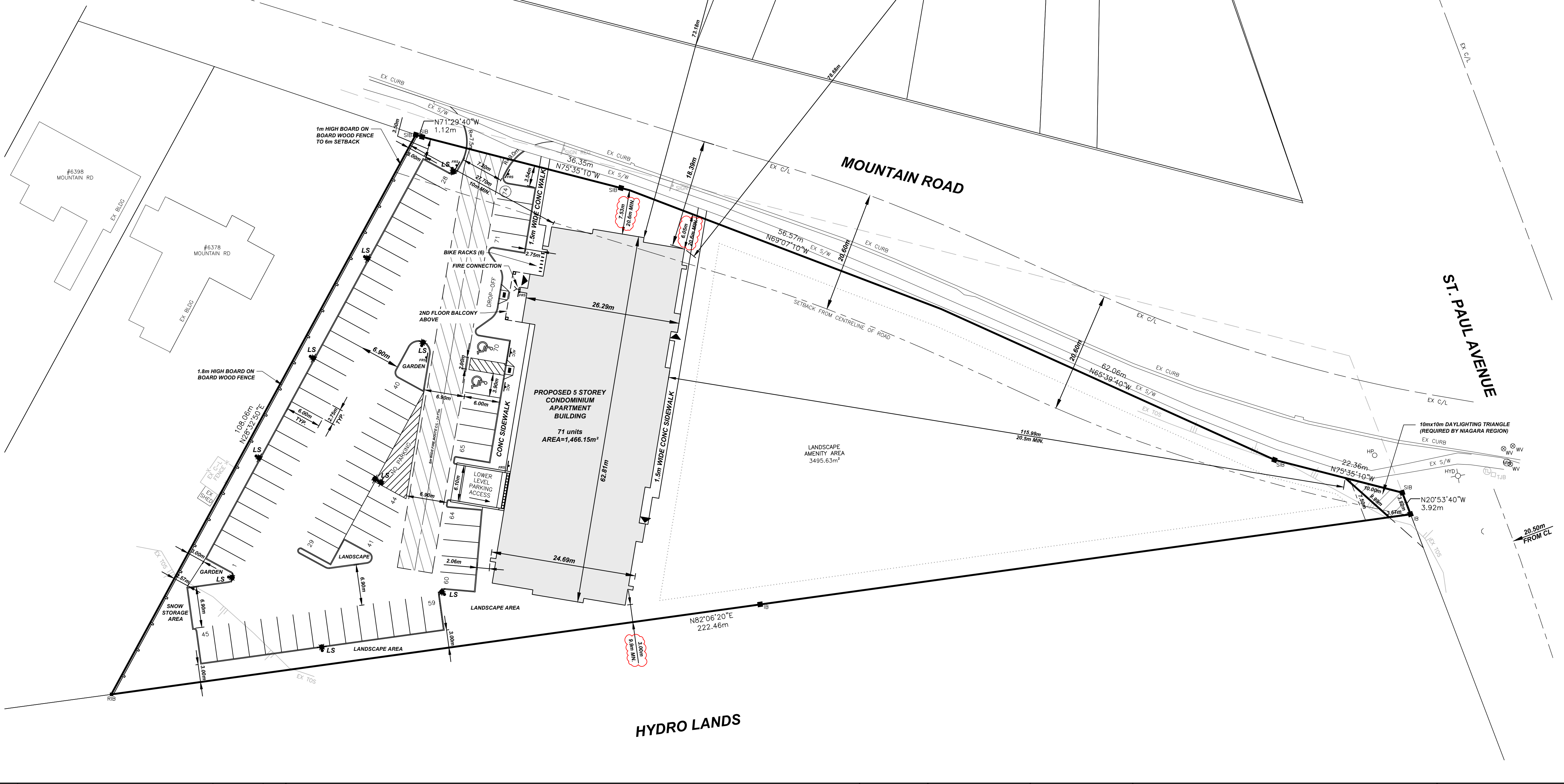
SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING	0.147	14.47
ROAD/DRIVEWAY/PARKING	0.275	27.07
LANDSCAPING	0.591	58.17
DAYLIGHTING TRIANGLE	0.003	0.30
TOTAL	1.016	100.00

UNITS	71
DEVELOPABLE AREA	1.013Ha.
DENSITY (UNITS/DEVELOPABLE AREA)	70.09u/Ha.

PARKING SCHEDULE

REQUIRED	PROVIDED
APARTMENT BUILDING	102 SPACES
1.4 SPACES PER DWELLING UNIT = 99.4 (99) SPACES	(74 SURFACE + 24 UNDERGROUND)
BICYCLE	6 SPACES
NO CITY BYLAW REQUIREMENTS ACCESSIBLE	
1+3% OF TOTAL NUMBER OF SPACES =	4 SPACES

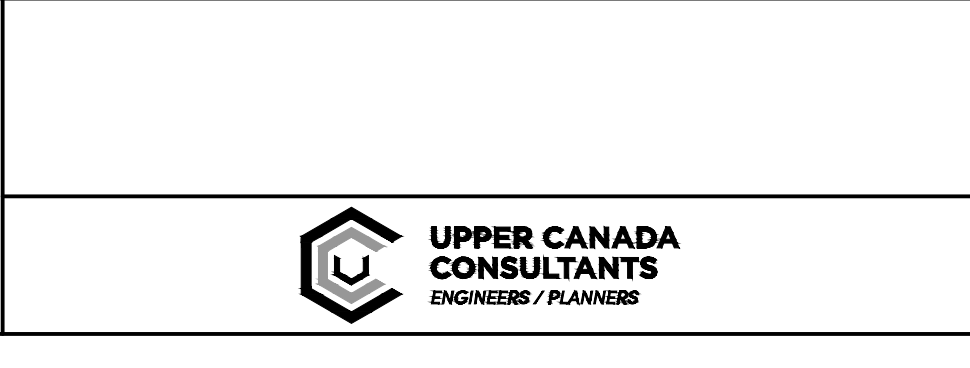


#	REVISION	DATE	INIT

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	MK
DESIGN	WH
CHECKED BY	---
APPROVED BY	---



VISTA GREEN
CITY OF NIAGARA FALLS

SITE PLAN

CONSULTANT FILE No.	2278
DATE	2023-09-05
PRINTED	2023-12-19
SCALE	1:400 m
REF No.	
DWG No.	2278-SP
REV	0