

THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA STACKED TOWNHOMES DEVELOPMENT

5858 DUNN STREET, NIAGARA FALLS,
ONTARIO

ZONING STATISTICS

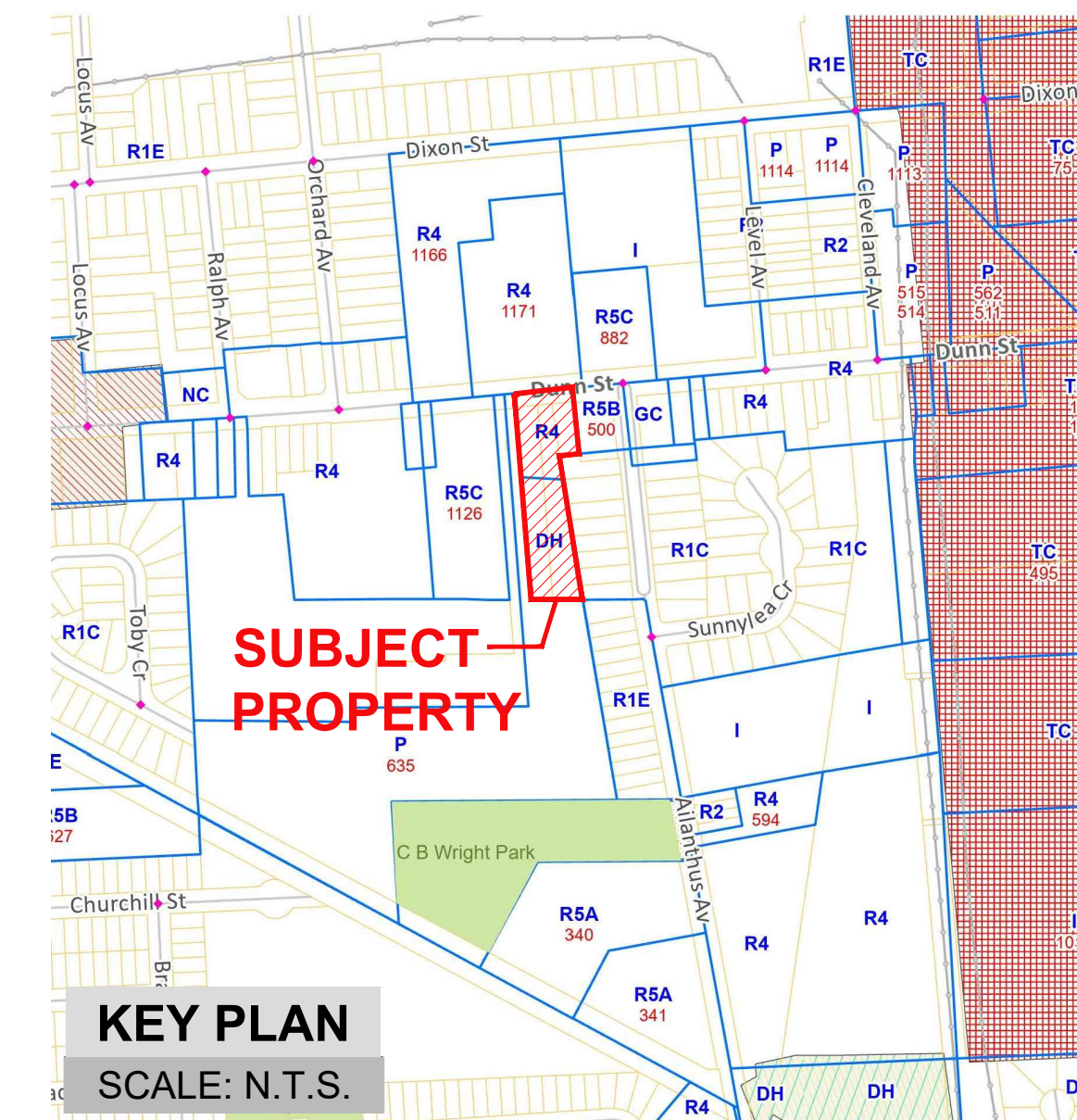
CURRENT ZONE - R4+DH		
PROPOSED ZONE - R5C (Site Specific)		
DESCRIPTION	ALLOWED/REQUIRED	PROPOSED SITE SPECIFICATION
MINIMUM LOT AREA	100 SQ. MT. FOR EACH UNIT	101 SQ.MT. FOR EACH UNIT
MINIMUM LOT FRONTAGE	30 MT. (98.4 FT.)	51.03 MT. (167'-5")
MINIMUM FRONT YARD DEPTH	7.50 MT. (24.61 FT.)	5.14 MT. (16'-10") (FROM ROAD WIDENING LINE) 16.41 MT. (53'-10") (FROM C/L OF DUNN STREET)
MINIMUM INTERIOR SIDE YARD WIDTH	ONE-HALF BUILDING HT. 5.80 MT. (19 FT.)	BUILDING-A = 4.04 MT. (13'-3") BUILDING-B, C & D = 4.34 MT. (14'-3")
MINIMUM EXTERIOR SIDE YARD WIDTH	7.50 MT. (24.61 FT.)	NA
MINIMUM REAR YARD DEPTH	ONE-HALF BUILDING HT. 5.80MT. (19 FT) OR 10M WHICHEVER IS GREATER	3.0 MT.(9'-10") (FROM SOUTHERN BOUNDARY)
MAXIMUM LOT COVERAGE	30%	27.81% (INCL. BASEMENT PATIO AREA)
MAXIMUM BUILDING HEIGHT	19.00 MT. (62.3 FT.)	11.61 MT. (38'-1") APPROX.
MINIMUM LANDSCAPED OPEN SPACE	40% OF LOT AREA	37.02% (EXCL. BASEMENT PATIO AREA) 41.46% (INCL. BASEMENT PATIO AREA)
NUMBER OF APARTMENT DWELLINGS ON ONE LOT	1	4
NUMBER OF PARKING SPACES PER UNIT	1.4 SPACE/ UNIT (72 UNITS X 1.4 = 100 PARKING)	1.10 SPACE/UNIT (72 UNITS X 1.10 = 79 PARKING)
MINIMUM PARKING STALL WIDTH	2.75 MT.	2.77 MT. (9'-1")
MINIMUM PARKING STALL LENGTH	6.00 MT.	6.00 MT. (19'-8")
MINIMUM AMENITY AREA (No. 79-200_AM-2022-003 Part 2)	20 SQ.MT./ UNIT	27.51 SQ.MT./ UNIT (TBD)
MINIMUM WIDTH OF MANOEUVRING AISLE	6.3 MT. (20'-8" FT.)	6.00 MT. (19'-8")

DESCRIPTION	HA. (ACRES)	SQ.FT.	SQ.MT.	%
SITE AREA	0.73 (1.80)	78577.72	7300.11	100.00
TOTAL BUILDING FOOTPRINT AREA		~21855.57	~2030.45	27.81
PROPOSED STREET/SURFACE PARKING AREA		~27634.46	~2567.33	35.17
PROPOSED LANDSCAPE & HARDSCAPE		~29087.69	~2702.33	37.02
PROPOSED LOT COVERAGE		27.81 (ALLOWED 30%)		
APPROXIMATE PROPOSED DENSITY (TOTAL PROPOSED GFA)	= 62251 SQ.FT. (5783.31 SQ.MT.)/ SITE AREA = 78577.72 SQ.FT. (7300.11 SQ.MT.) = FSI ~0.79			

NO. OF STOREY : 3 (KIND OF 2.5 STOREY; RECESSED TOP FLOOR WITH TERRACE AS AMENITY SPACE)						
BUILDING DESCRIPTION	NO. OF UNIT	TYP. UNIT AREA		FLOOR AREA		
		~SQ.FT.	~SQ.MT.	~SQ.FT.	~SQ.MT.	
BUILDING A	1ST UNIT (BASEMENT)	5	744.60	69.18	3723	345.88
	2ND UNIT (FIRST FLOOR)	5	680.60	63.23	3403	316.15
	3RD UNIT -SECOND FLOOR & THIRD FLOOR	4	1172.25	108.91	4689	435.62
BUILDING B	1ST UNIT (BASEMENT)	5	744.60	69.18	3723	345.88
	2ND UNIT (FIRST FLOOR)	5	681.80	63.34	3409	316.71
	3RD UNIT (SECOND FLOOR & THIRD FLOOR)	5	1170.00	108.70	5850	543.48
BUILDING C	1ST UNIT (BASEMENT)	7	761.43	70.74	5330	495.17
	2ND UNIT (FIRST FLOOR)	7	688.29	63.94	4818	447.61
	3RD UNIT (SECOND FLOOR & THIRD FLOOR)	7	1170.14	108.71	8191	760.97
BUILDING D	1ST UNIT (BASEMENT)	7	761.43	70.74	5330	495.17
	2ND UNIT (FIRST FLOOR)	7	688.29	63.94	4818	447.61
	3RD UNIT (SECOND FLOOR & THIRD FLOOR)	7	1170.14	108.71	8191	760.97
TOTAL		72	~11209.51	~1041.40	~62251	~5783.31

PARKING SUMMARY	
REQUIRED STALLS	72 UNITS X 1.4 = 100 STALLS
PROPOSED STALLS	72 UNITS X 1.10 = 79 STALLS
REGULAR	- 75
BARRIER FREE	- 04
LOADING	- 00
TOTAL STALLS	- 79

SNOW STORAGE	
APPROX.	3.89 % OF SITE AREA



KEY PLAN
SCALE: N.T.S.

DRAWING LIST		
DWG. NO.	TITLE	PREPARED BY:
A-1.0	COVER SHEET	RPDS
S-1.0	SITE SURVEY PLAN	
A-2.0	SITE PLAN	
A-3.0	ELEVATIONS - STACKED T.H. (BLOCK A)	RPDS (INFORMATION ONLY)
A-3.1	ELEVATIONS - STACKED T.H. (BLOCK A)	
A-3.2	ELEVATIONS - STACKED T.H. (BLOCK A)	
A-3.3	ELEVATIONS - STACKED T.H. (BLOCK B)	
A-3.4	ELEVATIONS - STACKED T.H. (BLOCK B)	
A-3.5	ELEVATIONS - STACKED T.H. (BLOCK B)	
A-3.6	ELEVATIONS - STACKED T.H. (BLOCK C)	
A-3.7	ELEVATIONS - STACKED T.H. (BLOCK C)	
A-3.8	ELEVATIONS - STACKED T.H. (BLOCK C)	
A-3.9	OP. ELEVATIONS - STACKED T.H. (BLOCK C - 2 STOREY)	
A-3.10	OP. ELEVATIONS - STACKED T.H. (BLOCK C - 2 STOREY)	
A-3.11	OP. ELEVATIONS - STACKED T.H. (BLOCK C - 2 STOREY)	
A-3.12	ELEVATIONS - STACKED T.H. (BLOCK D)	
A-3.13	ELEVATIONS - STACKED T.H. (BLOCK D)	
A-3.14	ELEVATIONS - STACKED T.H. (BLOCK D)	
A-3.15	OP. ELEVATIONS - STACKED T.H. (BLOCK D - 2 STOREY)	
A-3.16	OP. ELEVATIONS - STACKED T.H. (BLOCK D - 2 STOREY)	
A-3.17	OP. ELEVATIONS - STACKED T.H. (BLOCK D - 2 STOREY)	
C-01	GRADING PLAN	J.H. COHOON ENGINEERING LIMITED
C-02	SERVICING PLAN	
C-03	TYPICAL DETAILS AND NOTES	
C-04	TYPICAL DETAILS AND NOTES	
C-05	SILTATION AND EROSION CONTROL PLAN	
C-06	PRE DEVELOPMENT STORM DRAINAGE AREAS	
C-07	POST DEVELOPMENT STORM DRAINAGE AREAS	
C-08	SANITARY DRAINAGE AREAS	
C-09	TITAN DETAILS	

PRIMARY CONSULTANT & PROJECT MANAGER
RPDS
INTEGRATED DESIGN FIRM
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MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596
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CONSULTING CIVIL ENGINEERS
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CONSULTING ENGINEERS
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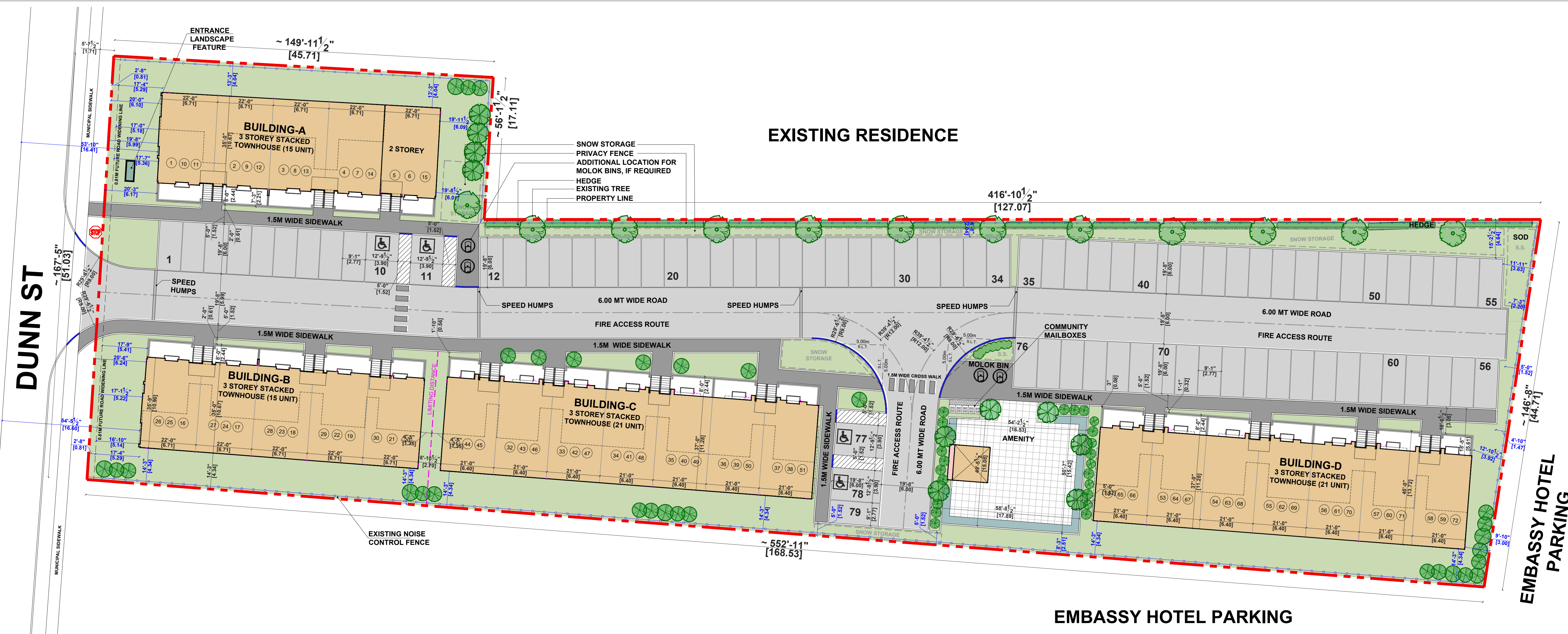
ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM CHANG WONG
LICENCE 6185

No.	Date	Version	Dwn.
1.	27/10/2023	ISSUED FOR ZONING BY LAW AMENDMENT	

PROJECT:
STACKED TOWNHOMES DEVELOPMENT
5858 DUNN STREET,
NIAGARA FALLS, ON L2G 2P1
CANADA

DRAWING TITLE:
COVER SHEET

DRAWN BY: DATE:
CHECKED BY: SCALE:
PROJECT NO.: DRAWING NO.:
A-1.0



BUILDING	UNITS
A	15
B	15
C	21
D	21
TOTAL UNITS	72
REGULAR PARKING	75
BARRIER FREE PARKING	4
TOTAL PROPOSED PARKING	79 (1.10 PARKING / UNIT)

LOT AREA = 78577.72 SQ.FT (7300.11 SQ.MT.) - 100%
 LOT COVERAGE = 21855.57 SQ.FT (2030.45 SQ.MT.) - 27.81%

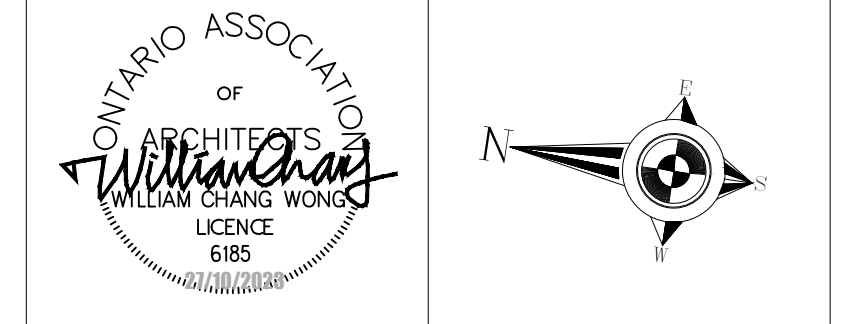
LEGEND :	
	DOWNSPOUT
S.S.	SNOW STORAGE
S.L.T.	SIGHT LIGHT TRIANGLE
	CONCRETE SIDEWALK
	PAINTED LINES
	PROPERTY LINE
	SOD
	ACCESSIBLE PARKING SPACE
	PRIVACY FENCE
	EXISTING NOISE CONTROL FENCE
	CURB CUT/ DEPRESSED SIDE WALK

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1.	27/10/2023	ISSUED FOR ZONING BY LAW AMENDMENT	

PROJECT:
STACKED TOWNHOMES DEVELOPMENT
 5858 DUNN STREET,
 NIAGARA FALLS, ON L2G 2P1
 CANADA

DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE:
 CHECKED BY: SCALE: 1:250

PROJECT NO.: DRAWING NO.:
A-2.0