



Dated Nov. 18, 2022

OPA/ ZBA



**MONTROSE RESIDENTIAL DEVELOPMENT, NIAGARA FALLS, ONTARIO
SITE DEVELOPMENT DATA FOR OPA/ZBA**

LOT AREA	SQ. M.	SQ. FT.
	25007.13	269174.50
ACRES	6.18	
BUILDING SETBACKS: (To Property line)		PROVIDED (M)
<u>BUILDING A</u> (Condominium Building)		
NORTH-EAST YARD SETBACK (Building A) : McLEOD ROAD		7.421
NORTH-WEST YARD SETBACK (Building A) : McLEOD ROAD		6.708
NORTH-EAST YARD SETBACK (Building A) : MONTROSE ROAD		11.000
SOUTH-EAST YARD SETBACK (Building A): MONTROSE ROAD		11.643
<u>BUILDING B</u> (Apartment Building)		
NORTH-WEST YARD SETBACK (Building B) : McLEOD ROAD		7.247
NORTH-EAST YARD SETBACK (Building B) : McLEOD ROAD		8.006
NORTH-WEST YARD SETBACK (Building B) : PIN OAK DRIVE		9.022
SOUTH-WEST YARD SETBACK (Building B): PIN OAK DRIVE		8.997
<u>BUILDING C1</u> (Townhouse)		
NORTH-WEST YARD SETBACK (Building C1) : PIN OAK DRIVE		4.159
SOUTH-WEST YARD SETBACK (Building C1): PIN OAK DRIVE		4.438
SOUTH-WEST YARD SETBACK (Building C1): SERVICE ROAD		27.087
<u>BUILDING C3,C4,C5 & C6</u> (Townhouses)		
		N/A
<u>BUILDING C7</u> (Townhouse)		
NORTH-EAST YARD SETBACK (Building C7): MONTROSE ROAD		10.978
SOUTH-EAST YARD SETBACK (Building C7): MONTROSE ROAD		11.272
SOUTH-WEST YARD SETBACK (Building C7): SERVICE ROAD		36.526
SOUTH-EAST YARD SETBACK (Building C7): SERVICE ROAD		23.117
<u>BUILDING C8</u> (Townhouse)		
SOUTH-WEST YARD SETBACK (Building C8): SERVICE ROAD		11.750
SOUTH-EAST YARD SETBACK (Building C8): SERVICE ROAD		9.390
NORTH-WEST YARD SETBACK (Building C8): PIN OAK DRIVE		32.779
SOUTH-WEST YARD SETBACK (Building C8): PIN OAK DRIVE		32.773
<u>BUILDING C9</u> (Townhouse)		
SOUTH-WEST YARD SETBACK (Building C9): SERVICE ROAD		9.347
SOUTH-EAST YARD SETBACK (Building C9): SERVICE ROAD		8.908
<u>BUILDING C10</u> (Townhouse)		
SOUTH-WEST YARD SETBACK (Building C10): SERVICE ROAD		8.844
SOUTH-EAST YARD SETBACK (Building C10): SERVICE ROAD		8.534
NORTH-WEST YARD SETBACK (Building C10): NORTH-SOUTH SERVICE RD		24.881
SOUTH-WEST YARD SETBACK (Building C10): NORTH-SOUTH SERVICE RD		18.752

TYPICAL FLOOR BALCONY SETBACKS:		PROVIDED (M)
<u>BUILDING A</u> (Condominium Building)		
NORTH-EAST YARD SETBACK (Building A) : McLEOD ROAD		5.819
NORTH-WEST YARD SETBACK (Building A) : McLEOD ROAD		5.151
NORTH-EAST YARD SETBACK (Building A) : MONTROSE ROAD		9.532
SOUTH-EAST YARD SETBACK (Building A): MONTROSE ROAD		10.165
<u>BUILDING B</u> (Apartment Building)		
NORTH-WEST YARD SETBACK (Building B) : McLEOD ROAD		5.820
NORTH-EAST YARD SETBACK (Building B) : MCLEOD ROAD		8.006
NORTH-WEST YARD SETBACK (Building B) : PIN OAK DRIVE		7.476
SOUTH-WEST YARD SETBACK (Building B): PIN OAK DRIVE		7.454
<u>BUILDING C1</u> (Townhouse)		N/A
<u>BUILDING C7</u> (Townhouse)		N/A
<u>BUILDING C8</u> (Townhouse)		N/A
<u>BUILDING C9</u> (Townhouse)		N/A
<u>BUILDING C10</u> (Townhouse)		N/A
MAIN ENTRANCE CANOPY SETBACKS:		PROVIDED (M)
<u>BUILDING A</u> (Condominium Building)		
NORTH-EAST YARD SETBACK CORNER : McLEOD ROAD	On daylight triangle property line	
NORTH-WEST YARD SETBACK CORNER : McLEOD ROAD		5.081
NORTH-EAST YARD SETBACK CORNER : MONTROSE ROAD	On daylight triangle property line	
SOUTH-EAST YARD SETBACK CORNER: MONTROSE ROAD		9.473
<u>BUILDING B</u> (Apartment Building)		
NORTH-WEST YARD SETBACK CORNER: McLEOD ROAD	1.312 from daylight tirangle	
NORTH-EAST YARD SETBACK CORNER : MCLEOD ROAD		5.255
NORTH-WEST YARD SETBACK CORNER : PIN OAK DRIVE	1.312 from daylight tirangle	
SOUTH-WEST YARD SETBACK CORNER: PIN OAK DRIVE		7.481

BUILDING AREAS (Footprint)		SQ.M	SQ. FT
BUILDING A		2212.43	23814
BUILDING B		2212.43	23814
BUILDING C1		526.89	5671
BUILDING C2		331.50	3568
BUILDING C3		265.99	2863
BUILDING C4		396.50	4268
BUILDING C5		265.99	2863
BUILDING C6		331.50	3568
BUILDING C7		331.5	3568
BUILDING C8		396.50	4268
BUILDING C9		526.89	5671
BUILDING C10		396.50	4268
TOTAL		8194.62	88206
BUILDING COVERAGE		SQ.M	SQ.FT.
BUILDINGS A, B, C1 to C10		8194.62	88206
PERCENTAGE		32.77%	
LANDSCAPED AREA		SQ.M	SQ.FT.
TOTAL HARD LANDSCAPING AREA		622.68	6702.47
TOTAL SOFT LANDSCAPING AREA		11317.56	121821.20
TOTAL		11940.24	128523.67
PERCENTAGE		47.75%	
PAVED AREA		SQ.M	SQ.FT.
TOTAL		4872.27	52444.68
PERCENTAGE		19.48%	
BUILDING HEIGHTS (Top Building Parapet)		METERS	FEET
BUILDING A (Condominium Building) 13 Storeys		46.650	153.01
BUILDING B (Apartment Building) 8 Storeys		29.850	153.01
BUILDING C1 (Townhouses)		8.840	29.00
BUILDING C2 (Townhouses)		8.840	29.00
BUILDING C3 (Townhouses)		8.840	29.00
BUILDING C4 (Townhouses)		8.840	29.00
BUILDING C5 (Townhouses)		8.840	29.00
BUILDING C6 (Townhouses)		8.840	29.00
BUILDING C7 (Townhouses)		8.840	29.00
BUILDING C8 (Townhouses)		8.840	29.00
BUILDING C9 (Townhouses)		8.840	29.00
BUILDING C10 (Townhouses)		8.840	29.00

PARKING			
PARKING REQUIRED			PROVIDED
(1.25 ratio x Number of Suites) <i>Parking stall size : (2.75M x 6.0M) & 1.5M aisle</i>			
BUILDING A	167 Suites x 1.25 =208.75 or	209 Spaces	
BUILDING 'A' (P1 PARKING LEVEL)			139
BUILDING 'A' (P2 PARKING LEVEL)			39
BUILDING 'A' (SURFACE PARKING)			32
BUILDING B	158 Suites x 1.25 =197.50 or	198 Spaces	
BUILDING 'B' (P1 PARKING LEVEL)			140
BUILDING 'B' (P2 PARKING LEVEL)			39
BUILDING 'B' (SURFACE PARKING)			32
BUILDING C1	One per Townhouse	8 Space	8
BUILDING C2	One per Townhouse	5 Space	5
BUILDING C3	One per Townhouse	4 Space	4
BUILDING C4	One per Townhouse	6 Space	6
BUILDING C5	One per Townhouse	4 Space	4
BUILDING C6	One per Townhouse	5 Space	5
BUILDING C7	One per Townhouse	5 Space	5
BUILDING C8	One per Townhouse	6 Space	6
BUILDING C9	One per Townhouse	8 Space	8
BUILDING C10	One per Townhouse	6 Space	6
TOWNHOUSE SURFACE PARKING		0	12
TOTAL		464 Spaces	490
ACCESSIBLE PARKING			
REQUIRED			PROVIDED
BUILDING 'A'			Surface 2
2+ (0.02 x 167) = 5.34 or 6 Stalls			P1 Level 2
			P2 Level 2
Type 'A' : (3.4M x 6.0M) & Type 'B' : (2.75M x 6.0M)	6 Required		Provided 6
BUILDING 'B'			Surface 2
			P1 Level 2
2+ (0.02 x 158) = 5.16 or 6 Stalls			P2 Level 2
Type 'A' : (3.4M x 6.0M) & Type 'B' : (2.75M x 6.0M)	6 Required		Provided 6
BUILDING C1 to C10			Surface 1
(No requirements)	0 Required		Provided 1
TOTAL	12		13

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BICYCLE PARKING			
REQUIRED		PROVIDED	
BUILDING 'A'		Surface	4
		P2 Level	65
	One per Suite 167	Provided	69
BUILDING 'B'		Surface	4
		P2 Level	65
	One per Suite 158	Provided	69
BUILDING C 1 to C10 No requirements			0
TOTAL 325			138
LOCKERS			
REQUIRED		PROVIDED	
BUILDING 'A' (One locker per Suite)		P2 Level	170
	Required 167	Provided	170
BUILDING 'B' (One locker per Suite)		P2 Level	158
	Required 158	Provided	158
BUILDINGS C1 to C10 No requirement 0		Provided	0
TOTAL 325			328
GROSS FLOOR AREAS			
BUILDING AREA	SQ M	SQ FT	
P1 UNDERGROUND LEVEL	12498.64	134534.24	
P2 UNDERGROUND LEVEL	7678.13	82646.70	
BUILDING 'A' (Condominium Building)			
1st Floor	2212.43	23814.40	
2nd Floor	2212.43	23814.40	
3rd Floor	2212.43	23814.40	
4th Floor	2212.43	23814.40	
5th Floor	2212.43	23814.40	
6th Floor	2212.43	23814.40	
7th Floor	597.80	6434.67	
8th Floor	597.80	6434.67	
9th Floor	597.80	6434.67	
10th Floor	597.80	6434.67	
11th Floor	597.80	6434.67	
12th Floor	597.80	6434.67	
13th Floor	597.80	6434.67	
Total	17459.18	187929.04	

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BUILDING 'B' (Apartment Building)								
1st Floor		2212.43					23814.40	
2nd Floor		2212.43					23814.40	
3rd Floor		2212.43					23814.40	
4th Floor		2212.43					23814.40	
5th Floor		2212.43					23814.40	
6th Floor		2212.43					23814.40	
7th Floor		2212.43					23814.40	
8th Floor		2212.43					23814.40	
Total		17699.44					190515.18	
TOWNHOUSES (E = End of Exterior Units) (I=Interior Units)								
FLOOR	(E) SQ M	(E) SQ FT	(E) UNITS	(I) SQ M	(I) SQ FT	(I) UNITS	TOTAL(SM)	TOTAL (SF)
BUILDING C1 (Total of 8 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	6	365.03	2905.56
2nd Floor	53.01	570.60	2	50.83	547.16	6	411.02	3282.96
3rd Floor	53.78	578.93	2	51.61	555.49	6	417.21	3332.94
Total	154.34	1661.35		147.43	1586.91		1193.26	9521.46
BUILDING C2 (Total of 5 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	3	230.07	1452.78
2nd Floor	53.01	570.60	2	50.83	547.16	3	258.52	1641.48
3rd Floor	53.78	578.93	2	51.61	555.49	3	262.39	1666.47
Total	154.34	1661.35		147.43	1586.91		750.98	4760.73
BUILDING C3 (Total of 4 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	2	185.08	968.52
2nd Floor	53.01	570.60	2	50.83	547.16	2	207.69	1094.32
3rd Floor	53.78	578.93	2	51.61	555.49	2	210.78	1110.98
Total	154.34	1661.35		147.43	1586.91		603.55	3173.82
BUILDING C4 (Total of 6 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	4	275.06	1937.04
2nd Floor	53.01	570.60	2	50.83	547.16	4	309.35	2188.64
3rd Floor	53.78	578.93	2	51.61	555.49	4	314.00	2221.96
Total	154.34	1661.35		147.43	1586.91		898.40	6347.64
BUILDING C5 (Total of 4 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	2	185.08	968.52
2nd Floor	53.01	570.60	2	50.83	547.16	2	207.69	1094.32
3rd Floor	53.78	578.93	2	51.61	555.49	2	210.78	1110.98
Total	154.34	1661.35		147.43	1586.91		603.55	3173.82
BUILDING C6 (Total of 5 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	3	230.07	2221.96
2nd Floor	53.01	570.60	2	50.83	547.16	3	258.52	1641.48
3rd Floor	53.78	578.93	2	51.61	555.49	3	262.39	1666.47
Total	154.34	1661.35		147.43	1586.91		750.98	5529.91

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BUILDING C7 (Total of 5 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	3	230.07	1452.78
2nd Floor	53.01	570.60	2	50.83	547.16	3	258.52	1641.48
3rd Floor	53.78	578.93	2	51.61	555.49	3	262.39	1666.47
Total	154.34	1661.35		147.43	1586.91		750.98	4760.73
BUILDING C8 (Total of 6 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	4	275.06	1937.04
2nd Floor	53.01	570.60	2	50.83	547.16	4	309.35	2188.64
3rd Floor	53.78	578.93	2	51.61	555.49	4	314.00	2221.96
Total	154.34	1661.35		147.43	1586.91		898.40	6347.64
BUILDING C9 (Total of 8 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	6	365.03	2905.56
2nd Floor	53.01	570.60	2	50.83	547.16	6	411.02	3282.96
3rd Floor	53.78	578.93	2	51.61	555.49	6	417.21	3332.94
Total	154.34	1661.35		147.43	1586.91		1193.26	9521.46
BUILDING C10 (6 Townhouses)								
1st Floor	47.55	511.82	2	44.99	484.26	4	275.06	1937.04
2nd Floor	53.01	570.60	2	50.83	547.16	4	309.35	2188.64
3rd Floor	53.78	578.93	2	51.61	555.49	4	314.00	2221.96
Total	154.34	1661.35		147.43	1586.91		898.40	6347.64
GRAND TOTAL			20 UNITS			37 UNITS	8541.75	91942.66
				TOTAL 57 TOWNHOUSES				
UNIT SUMMARY (For Buildings A & B)								
BUILDING 'A'								
FLOORS	1 BEDROOM		2 BEDROOM		3 BEDROOM		TOTAL	
Ground Fl	9		9		0		18	
2 nd Floor	7		11		2		20	
3 rd Floor	7		11		2		20	
4 th Floor	7		11		2		20	
5 th Floor	7		11		2		20	
6 th Floor	7		11		2		20	
7 th Floor	6		1		0		7	
8 th Floor	6		1		0		7	
9 th Floor	6		1		0		7	
10 th Floor	6		1		0		7	
11 th Floor	6		1		0		7	
12 th Floor	6		1		0		7	
13 th Floor	6		1		0		7	
SUBTOTAL:	86		71		10		167	
TOTAL UNITS: 167 Units								

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BUILDING 'B'						
FLOORS	1 BEDROOM		3 BEDROOM		3 BEDROOM	
Ground Fl	9		9		0	18
2 nd Floor	7		11		2	20
3 rd Floor	7		11		2	20
4 th Floor	7		11		2	20
5 th Floor	7		11		2	20
6 th Floor	7		11		2	20
7 th Floor	7		11		2	20
8 th Floor	7		11		2	20
SUBTOTAL:	58		86		14	158
TOTAL UNITS: 158 Units						
BUILDING AMENITY AREAS						
BUILDING A (Condominium Building)						
FLOOR LEVEL	INDOOR		OUTDOOR		TOTAL PROVIDED	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
GROUND FLOOR						
- EXERCISE ROOM	128.46	1382.73	0	0	128.46	1382.73
- PARTY ROOM	92.17	992.11	0	0	92.17	992.11
- TECH/BUSINESS CENTRE	37.15	399.88	0	0	37.15	399.88
- DOG WASHING STATION	7.05	75.89	0	0	7.05	75.89
- TOTAL SUITE PATIO AREAS	0	0	516.68	5561.50	516.68	5561.50
2nd to 6th FLOOR LEVELS						
-OUTDOOR BALCONY AREAS	0.00	0	847.56	9123.06	847.56	9123.06
7th to 13th FLOOR LEVELS						
- OUTDOOR BALCONY AREAS	0	0	485.10	5221.57	485.1	5221.57
TOTAL AMENITY AREAS	264.83	2850.61	1849.34	19906.13	2114.17	22756.74
BUILDING 'B' (Apartment Building)						
FLOOR LEVEL	INDOOR		OUTDOOR		TOTAL PROVIDED	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
GROUND FLOOR						
- EXERCISE ROOM	128.46	1382.73	0	0	128.46	1382.73
- PARTY ROOM	92.17	992.11	0	0.00	92.17	992.11
- TECH/BUSINESS CENTRE	37.15	399.88	0	0	37.15	399.88
- DOG WASHING STATION	7.05	75.89	0	0	7.05	75.89
- TOTAL SUITE PATIO AREAS	0	0	516.68	5561.50	516.68	5561.50
2nd to 8th FLOOR LEVELS						
-OUTDOOR BALCONY AREAS	0	0	1099.49	11834.81	1099.49	11834.81
TOTAL AMENITY AREAS	264.83	2850.61	1616.17	17396.31	1881.00	20246.91

TOTAL AMENITY AREA FOR BUILDINGS 'A' & 'B'							
	INDOOR		OUTDOOR		TOTAL PROVIDED		
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	
BUILDING 'A'	264.83	2850.61	1849.34	19906.13	2114.17	22756.74	
BUILDING 'B'	264.83	2850.61	1616.17	17396.31	1881.00	20246.91	
PARKETTE AREA	0	0	2581.28	27784.67	2581.28	27784.67	
TOTAL AMENITY AREAS	529.66	5701.21	6046.79	65087.10	6576.45	70788.32	
ALLOCATED AMENITY IN SQUARE METERS PER SUITE (BUILDINGS 'A' & 'B')							
	NO. OF SUITES	AMENITY PER SQUARE METERS PER SUITE					
BUILDING 'A'	167	<div>TOTAL AMENITY AREA</div> <div>NO. OF SUITES</div>				20.24	SM per Suite
BUILDING 'B'	158						
TOTAL	325						

8
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6
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57