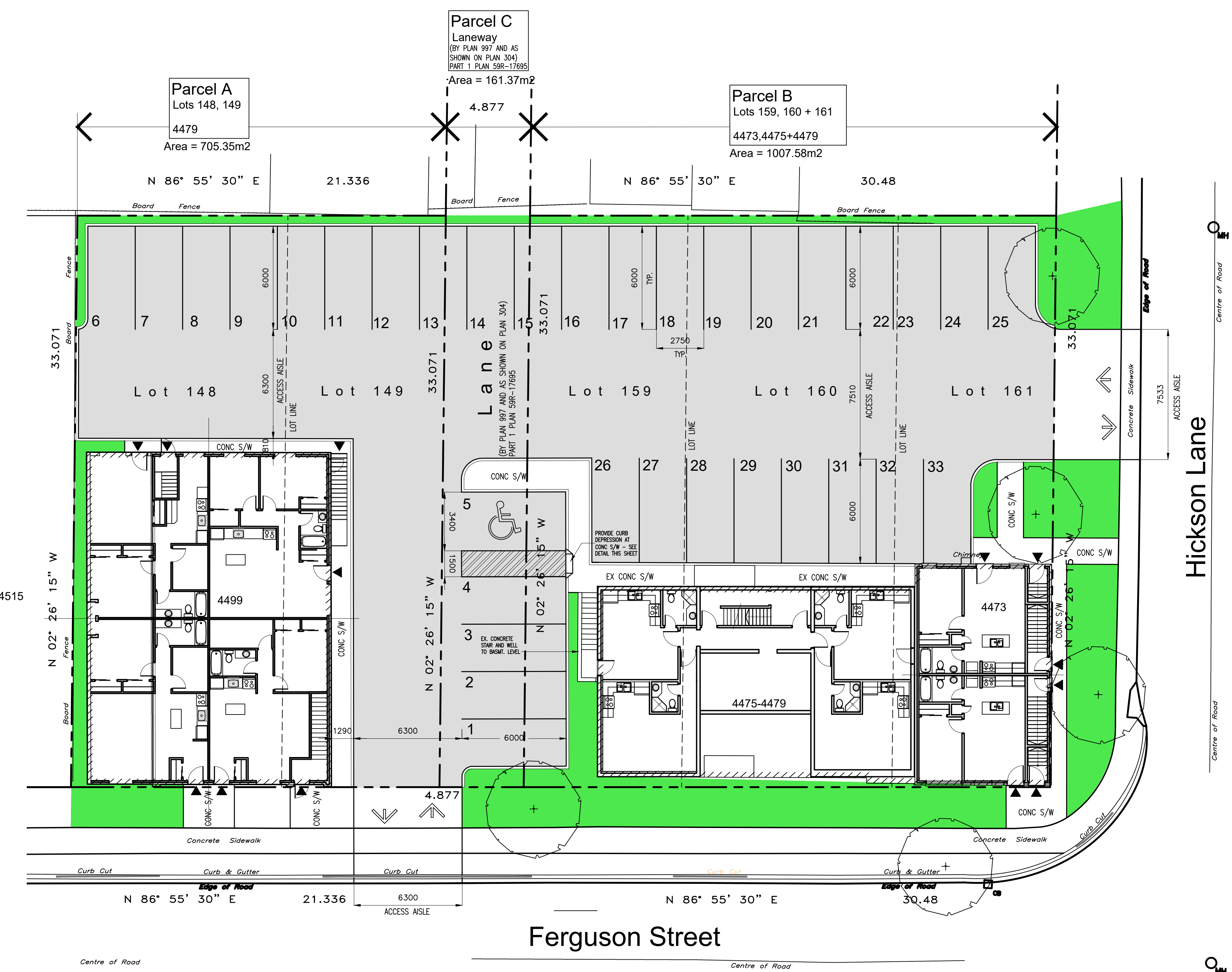


SITE STATISTICS SUMMARY - ALL PARCELS COMBINED

Parcel "A" - 4499 Ferguson Lots 148 + 149	1874.30 M2	20174.79 SF	100%
Parcel "B" - 4473, 4475+ 4479 Ferguson Lots 159 160 +161	575.75 M2	6197.32 SF	30.71%
Parcel "C" - Laneway (BY PLAN 997 AND AS SHOWN ON PLAN 304) PART 1 PLAN 598-17695	1080.71 M2	11632.66 SF	57.65%
site area	3730.76 M2	40004.77 SF	100%
building area	575.75 M2	6197.32 SF	30.71%
parking area	1080.71 M2	11632.66 SF	57.65%
pedestrian walkway area	98.29 M2	1057.98 SF	5.24%
landscape open space	119.55 M2	1286.82 SF	6.37%

Dwelling Unit Summary

4499	dwelling units	3 - 1 bedrooms w/ flexroom units
	ground level 4 units total	1 - 2 bedroom units
	upper level 4 units total	2 - 2 bedroom units
	total dwelling units proposed	8
4475-4479	dwelling units	6 - dwelling units (3) main, (3) upper
	existing 2 storey building	4 - studio units
	proposed new	total dwelling units proposed
	sub-grade level 6 units total	10
4473	dwelling units	2 - 1 bedroom units
	sub-grade level 2 units total	2 - 1 bedroom units
	main level 2 units total	2 - 1 bedroom units
	upper level 2 units total	total dwelling units proposed
	total dwelling units proposed	6
total development dwelling units proposed		24



notes
 proposed existing building retrofits
 4499,4473,+4475/4479
 ferguson street @ hickson lane
 niagara falls ontario

drawing

Site Development Plan

disclaimer

do not scale drawings, verify all dimensions and information prior to construction report any errors and/or discrepancies to the maker of these plans immediately. All construction must meet or exceed all applicable current building codes including all reviews. Contractor shall be responsible for proceeding with work not fully checked or verified on site to ensure intent of the drawings are fully adhered to in regards to the basic design intent.

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date of issues and revisions

A - ISSUED TO LANDPRO PLANNING SOLUTIONS FOR PLANNING APPLICATIONS USE - MAY 17 2024 AAH

OWNER'S NAME	_____
SIGNATURE	_____
THE CITY OF NIAGARA FALLS	_____
CLERK	MAYOR
DATE	_____

NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN. PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICES, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

