

ACCESSIBLE PARKING PERMIT SIGN

1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1500 mm - 2000 mm. MEASURED FROM GROUND LEVEL TO THE CENTER OF THE SIGN.
2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.
3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.
4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.



7.12 RESIDENTIAL APARTMENT 5C DENSITY ZONE (R5C ZONE).

- 7.12.1 PERMITTED USES: No person shall within any R5C Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:
- (a) An apartment dwelling
 - (b) A stacked townhouse dwelling
 - (c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.12.2 REGULATIONS: No person shall within any R5C Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

	ZONING REQUIREMENTS	ZONING PROVIDED	ZONING COMPLIANCE
(a) Minimum lot area	100 square metres (1,076.4 sq. ft.) for each dwelling unit	100.95 square metres per dwelling unit	YES
(b) Minimum lot frontage	30 metres (98.4 ft.)	86.55 metres	YES
(c) Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	5.50 metres	NO
(d) Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1	16.50 metres & 30.84 metres	YES
(e) Minimum interior side yard width	one-half the height of the building	4.50 metres minimum	NO
(f) Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	not applicable	not applicable
(g) Maximum lot coverage	30%	29.66%	YES
(h) Maximum height of building or structure	19 metres (62.3 ft.) subject to section 4.	9.75 metres	YES
(i) Number of apartment dwellings on one lot	one only	not applicable	not applicable
(j) Parking and access requirements	in accordance with section 4.19.1	1.25 x 72 = 90 spaces	YES
(k) Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14	not applicable	not applicable
(l) Minimum landscaped open space	40% of the lot area	21.24 % landscaped area	NO
(m) Minimum amenity space for an apartment dwelling unit	in accordance with section 4.42 Require 20 m ² per dwelling unit = 72 x 20 = 1,440.00 sq.m.	1,062.64 sq.m.	NO

72 UNIT APARTMENT DWELLINGS SITE DATA

LOT AREA = 7268.29 m² = 100%
 TOTAL BUILDING AREAS = 2156.00 m² = 29.66%
 ASPHALT AREA = 2798.23 m² = 38.50%
 LANDSCAPING AREA = 1543.61 m² = 21.24%
 TOTAL AMENITY SPACE = 1062.64 m²
 RESIDENTIAL DWELLING UNITS = 72 UNITS
 RESIDENTIAL PARKING = 86 SPACES
 ACCESSIBLE PARKING = 4 SPACES
 TOTAL PARKING = 90 SPACES

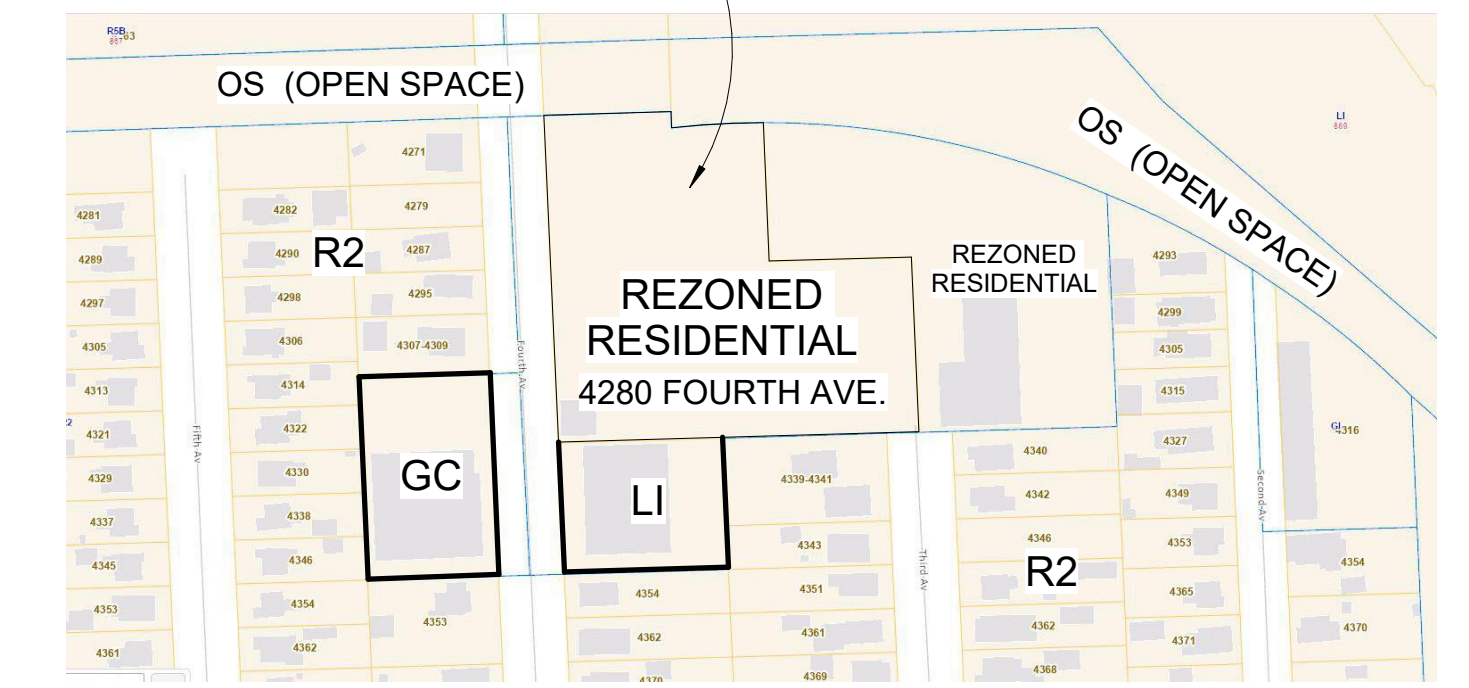
"LANDSCAPED OPEN SPACE" means an open area which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any surface parking area, bus parking area, roof-top area or any open space beneath or within any building or structure. (2006-148)

INCLUDES AMENITY SPACE

"AMENITY AREA" means the area of a lot and/or building intended for the use and enjoyment of the residents of such lot and/or building, and shall include areas that are landscaped open spaces, patios, privacy areas, balconies, communal lounges, swimming pools, play areas, roof decks, sun decks and similar uses, located on the same lot, but shall not include a building's service areas, parking lots, aisle or access driveways, or a landscaped open space strip located along a property line, or along or within a parking lot or driveway and intended to buffer adjacent properties or to provide snow storage. (2022-095)

AMENITY SPACE

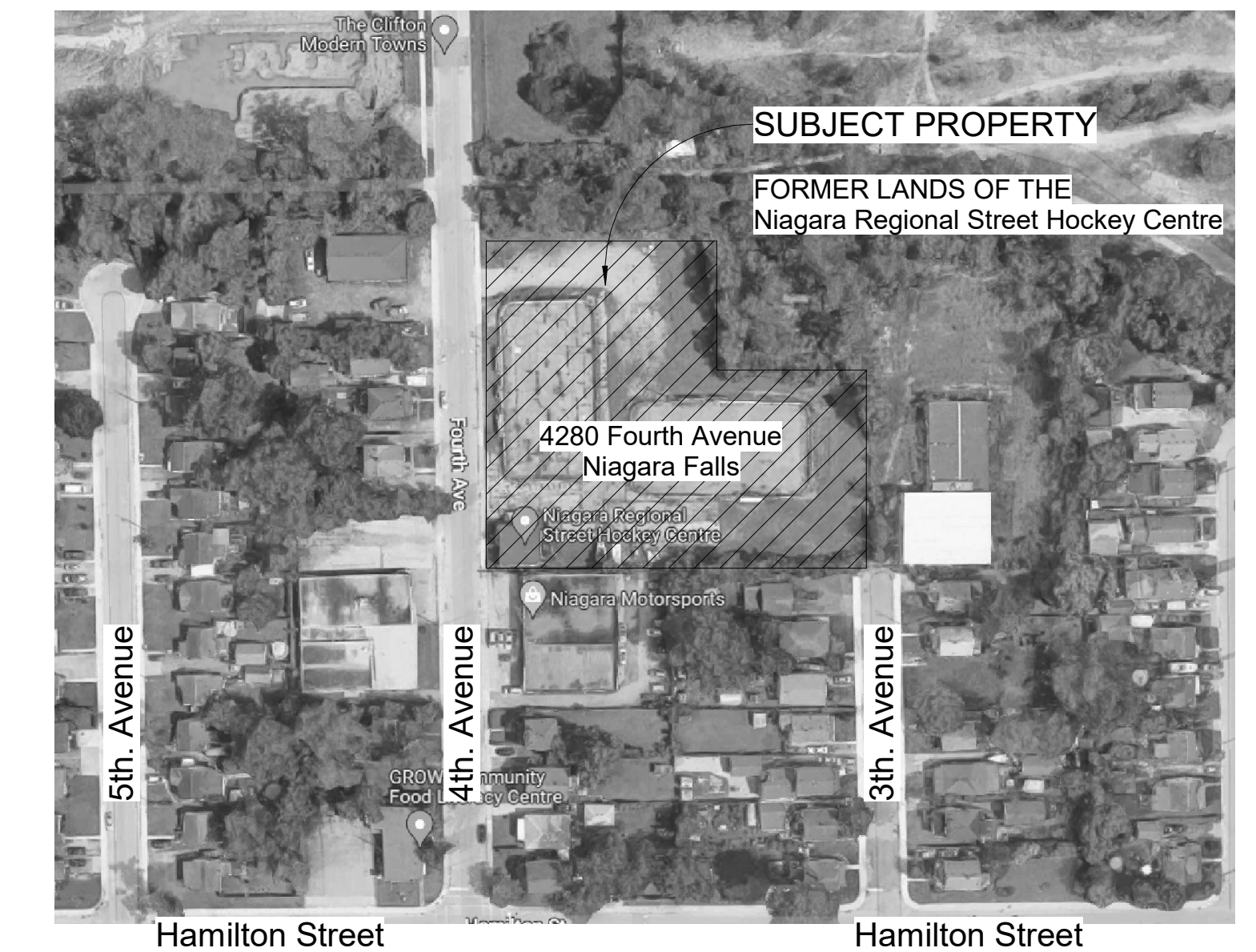
SUBJECT PROPERTY
FORMER LANDS OF THE
Niagara Regional Street Hockey Centre



2 ZONING MAP
1 : 2000



3 KEY MAP
1 : 5000

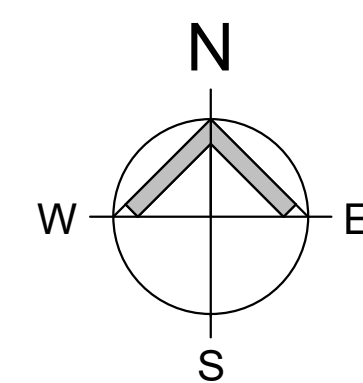


4 LOCATION MAP
1 : 1600

1 SITE PLAN
1 : 200

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CERTIFICATE OF PRACTICE : # 4053



PROPOSED
STACKED
TOWNHOUSES

4280 Fourth Avenue
Niagara Falls

SHEET TITLE:
SITE PLAN

DRAWN BY: J.T.F. APPROVED: J.P.D.
 SCALE: As indicated JOB #: 23020
 SHEET NO: A0-03