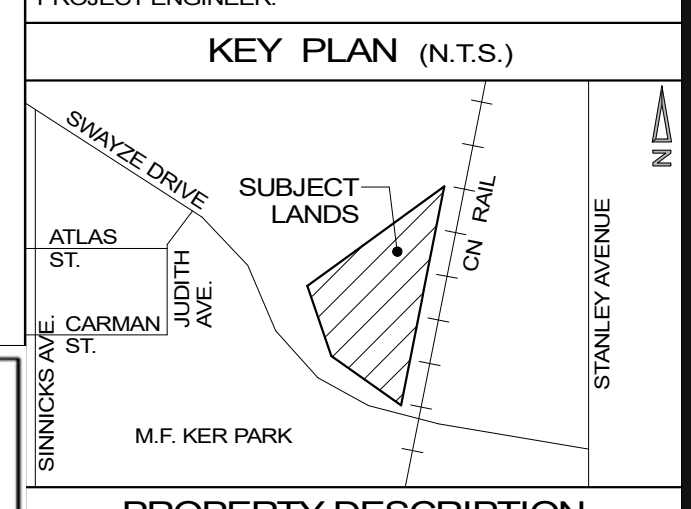


OWNER'S NAME  
**THE CITY OF NIAGARA FALLS**

SIGNATURE  
CLERK  
MAYOR  
DATE: 2019

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 THE RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER, AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICES, GRADINGS AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE, AND APPROVED BY THE PROJECT ENGINEER.



**PROPERTY DESCRIPTION**  
PART OF STAMFORD LOT 58, (BEING PARTS 3, 4 & 5, PLAN 59R-1568), CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA

**MUNICIPAL ADDRESS**  
SWAYZE DRIVE, NIAGARA FALLS, ONTARIO

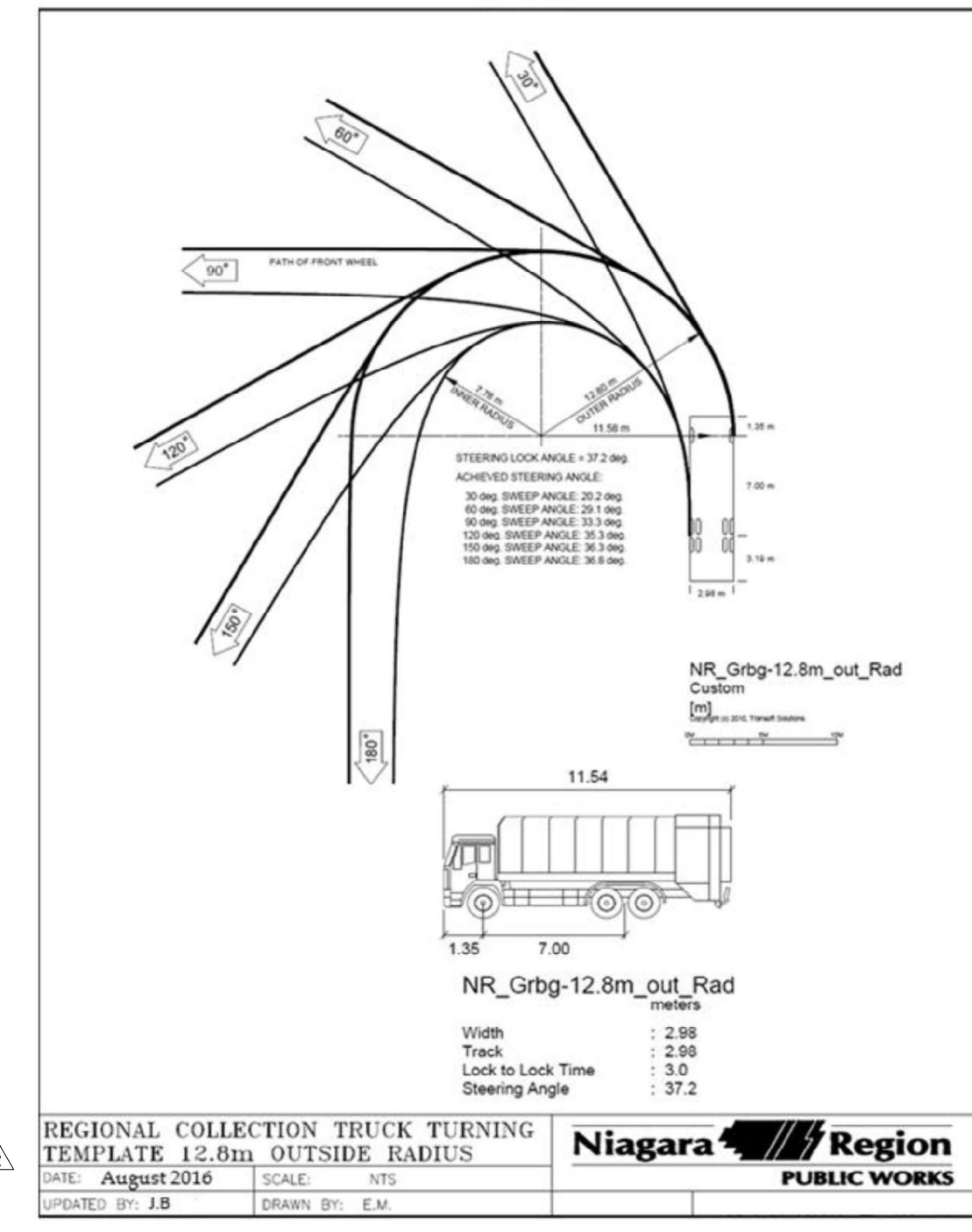
**COVERAGE TABLE**

TOTAL LOT AREA	13019.55 m <sup>2</sup>	1.30 ha.
WOODED LOT AREA	4877.92 m <sup>2</sup>	0.49 ha.
NON-WOODED LOT AREA	8141.63 m <sup>2</sup>	0.81 ha.
BUILDING COVERAGE	1922.41 m <sup>2</sup>	23.61 % OF LOT AREA
BUILDING FLOOR AREA	7889.64 m <sup>2</sup>	
BUILDING HEIGHT	17.00 m	
LANDSCAPE	3635.02 m <sup>2</sup>	44.65 % OF LOT AREA
ASPHALT PAVEMENT COVERAGE	2584.20 m <sup>2</sup>	31.74 % OF LOT AREA

NOTE: COVERAGES & PERCENTAGES ARE BASED ON THE NON-WOODED LOT AREA

**PARKING SPACES:**  
APARTMENTS: 62 UNITS @ 1.32 SP / UNIT = 81.8  
No. OF PARKING SPACES REQUIRED: 82  
No. OF PARKING SPACES PROVIDED: 82

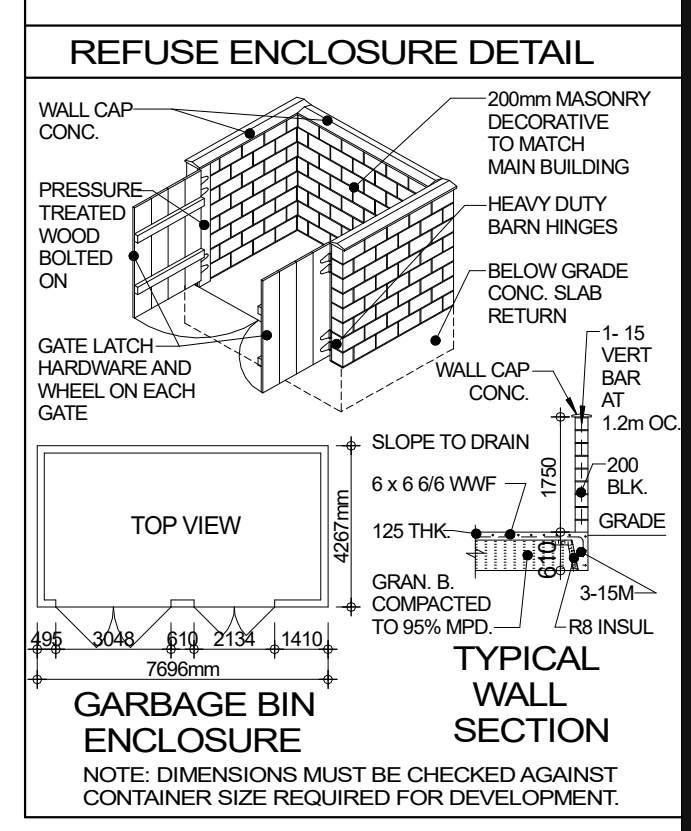
**LAND ZONING**  
RSB ZONE - RESIDENTIAL APARTMENT 5B DENSITY ZONE  
USE(S): APARTMENTS



**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN METRES U.N.O.
- ALL FEATURES SHOWN ARE EXISTING, UNLESS NOTED OTHERWISE.
- BUILDING DOES NOT CONTAIN A BASEMENT.

**LEGEND**  
▲ INDICATES LOCATIONS OF DOORS THAT PROVIDE ACCESS TO THE BUILDING



**SITE PLAN**  
1m = 400m



DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.  
THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO AN AGREEMENT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO AN AGREEMENT.

ISSUED: 03-DEC-18

3	BLDG 'B' UNITS & COVERAGE TABLE CHANGED	26-JUN-24
2	TO SUIT CITY COMMENTS	25-APR-19
1	TO SUIT CITY COMMENTS	08-APR-19
MARK	REVISION	DATE

DRAWING: SITE PLAN  
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, NIAGARA FALLS  
OWNER: NIAGARA OLYMPIA HOMES  
3672 MATTHEWS DRIVE, NIAGARA FALLS, ONTARIO

SHEET NO. **X1**  
201702