

**SITE STATISTICS**

R4 Residential Low Density, Grouped Multiple Dwellings Zone

Zone Requirements	REQUIRED	ACTUAL
a. Minimum Lot Frontage	30 m	60.89 m
b. Minimum Lot Area per unit	250 sm per dwelling	305 sm minimum
c. Minimum Front Yard	6 m	5.07 m
d. Minimum Interior Side Yard	1/2 building height (8.5m or 4.25m)	4.35 m
e. Minimum Exterior Side Yard	NA	
f. Minimum Rear Yard	7.5 m	5.35 m
g. Maximum Lot Coverage	35 %	45 %
h. Maximum Height	10 m	10 m
i. Minimum Landscaped Area	45 sm/unit	1725 sm/unit
j. Minimum Floor Area per 2 bed Unit	55 sm	168 sm

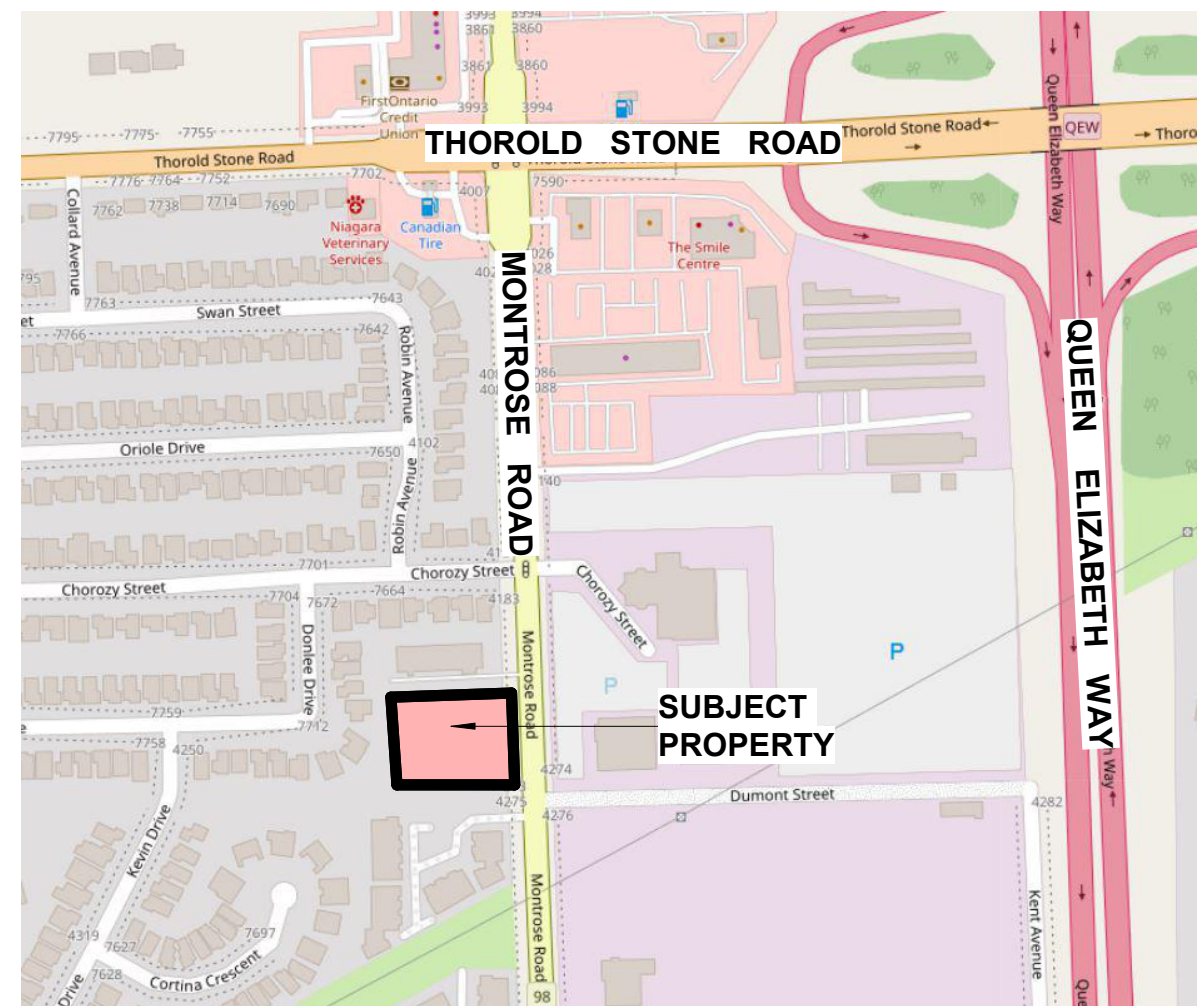
**Additional Regulations**

**AREA CALCULATIONS**

	LOT AREA	COVERED AREA	COVERAGE
LOT AREA	4759 sm		
TOTAL BUILDING AREA	1960 sm		41.2 %
ROADS & PARKING (INCLUDING DRIVEWAYS)	875 sm		18.3 %
LANDSCAPING	1924 sm		40.5 %

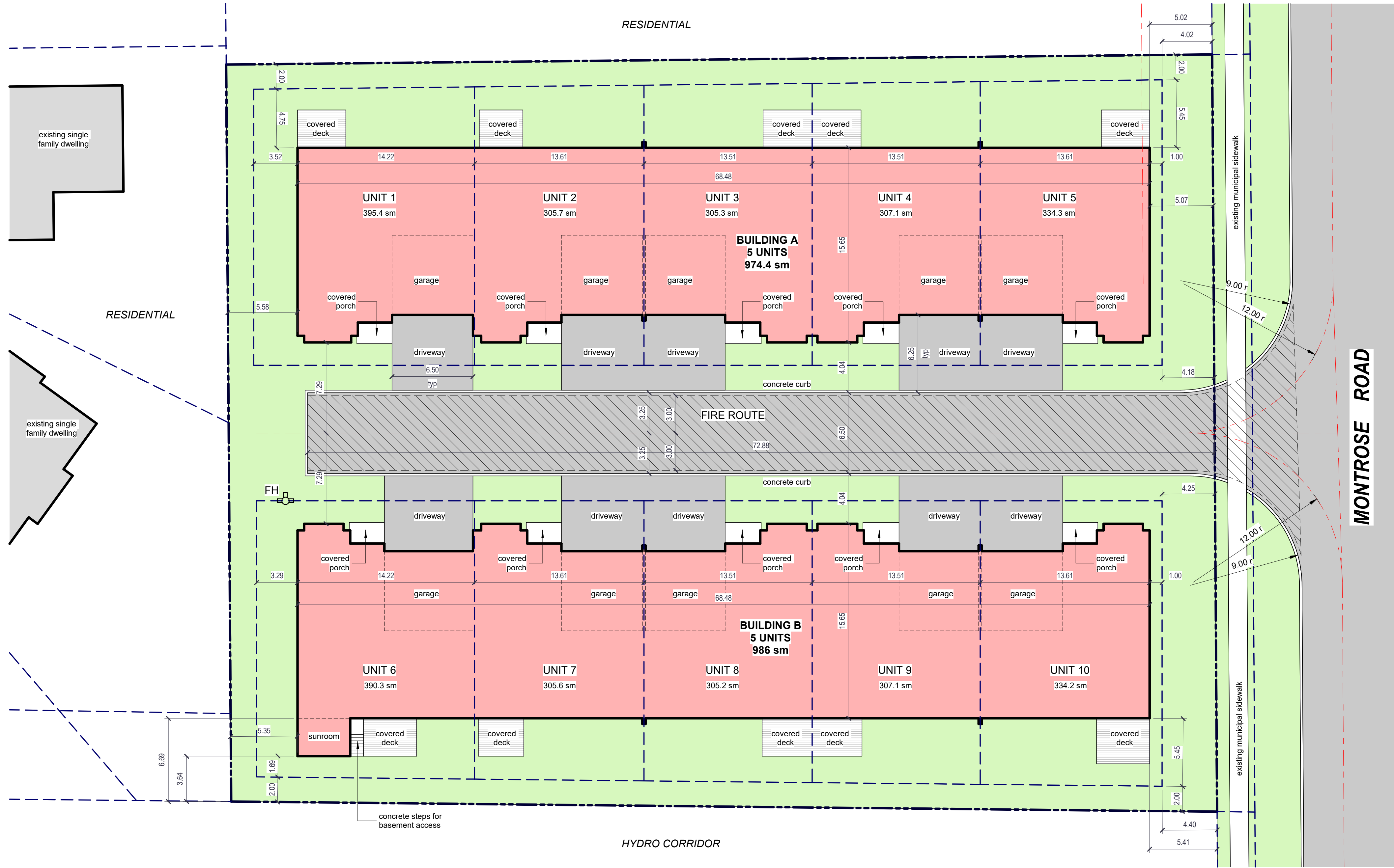
**PARKING STATISTICS**

OCCUPANCY	PARKING FORMULA	RES. UNITS	REQUIRED	PROVIDED
RESIDENTIAL	1.4 SPACES / UNIT	10 UNITS	14	20



**Key Plan**

scale: 1 : 5000



**Site Plan**

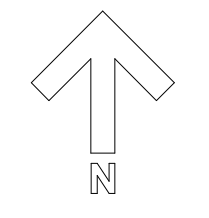
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**PROPERTY DESCRIPTION**

PART OF STAMFORD TOWNSHIP LOT 80  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA

J:\2024\2024-015 - Costantino - Mapleshade Townhouses - Montrorse Rd\03-Drafting\02-Rev\1022-015-Costantino.rvt

Issued for ZBA  
A July 4, 2024



CLIENT NAME

Frank Costantino

PROJECT NAME

Maple Shade Townhomes

PROJECT ADDRESS

Montrorse Road, Niagara Falls, Ontario

SHEET NAME

Overall Site Plan + Zoning Info

DRAWN BY: RN

DATE: 2024-07-05 9:53:55 AM

SCALE: As Indicated

PROJECT NO.: 22-015

CHECKED: ---

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SHEET #

**A1-000**

REV. #

**BUILDING A**

Table with 5 units (Unit 1 to Unit 5) and columns for EBF, LD, Max % of Openings, and Proposed % of Openings. Unit 1: North (49sm 6.7m 57%), South (45sm 7.3m 57%), West (51sm 5.5m 42%). Unit 2: North (49sm 6.7m 57%), South (45sm 7.3m 57%). Unit 3: North (51sm 6.7m 57%), South (45sm 7.3m 57%). Unit 4: North (49sm 6.7m 57%), South (45sm 7.3m 57%). Unit 5: North (49sm 6.7m 57%), South (45sm 7.3m 57%), East (52sm 5m 42%).

**BUILDING B**

Table with 10 units (Unit 6 to Unit 10) and columns for EBF, LD, Max % of Openings, and Proposed % of Openings. Unit 6: North (45sm 7.3m 57%), South (sunroom) (20sm 3.7m 41%), South (48sm 7m 57%), West (58sm 5.3m 34%). Unit 7: North (45sm 7.3m 57%), South (64sm 7m 45%). Unit 8: North (45sm 7.3m 57%), South (70sm 7m 45%). Unit 9: North (45sm 7.3m 57%), South (66sm 7m 45%). Unit 10: North (45sm 7.3m 57%), South (64sm 7m 45%), East (45sm 5.3m 42%).

Ontario Building Code Data Matrix - Part 9. Table with 17 rows (9.01 to 9.17b) and columns for Item, Description, Existing, New, Total, and Reference. Includes details for Project Type, Major Occupancy(s), Building Area, Gross Area, Mezzanine Area, Building Height, Number of Streets, Sprinkler System, Fire Alarm System, Water Service, Construction Type, Post-disaster Building, Occupant Load, Barrier-Free Design, Hazardous Substances, and Required Fire Resistance Rating (FRR).

Ontario Building Code Data Matrix - Part 9. Table with 17 rows (9.01 to 9.17b) and columns for Item, Description, Existing, New, Total, and Reference. Includes details for Project Type, Major Occupancy(s), Building Area, Gross Area, Mezzanine Area, Building Height, Number of Streets, Sprinkler System, Fire Alarm System, Water Service, Construction Type, Post-disaster Building, Occupant Load, Barrier-Free Design, Hazardous Substances, and Required Fire Resistance Rating (FRR).

SEE SPATIAL SEPARATION TABLES - THIS SHEET

Issued for ZBA  
A July 4, 2024



CLIENT NAME

Frank Costantino

PROJECT NAME

Maple Shade Townhomes

PROJECT ADDRESS

Montrose Road, Niagara Falls, Ontario

SHEET NAME

OBC Matrix

DRAWN BY: RN

DATE: 2024-07-05 9:53:55 AM

SCALE:

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CHECKED:

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A1-001

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