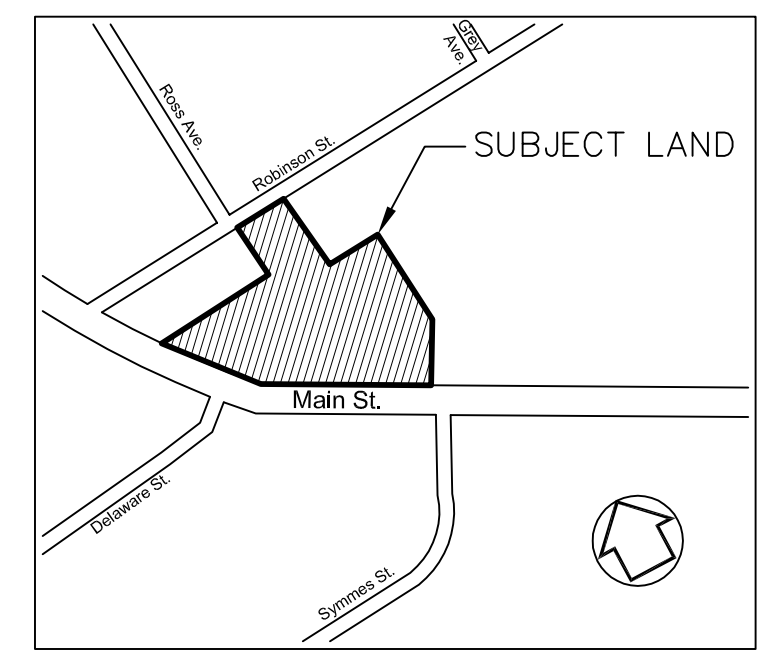


Existing VRU approval  
 Proposed New VRU

**KEY MAP**



**SITE DATA:**

ZONING:	79-200 R4, AND 2010-131			
LOT AREA:	0.69 ha. (1.71 ac)			
NO. OF UNITS:	34			
<b>REGULATIONS:</b>	<b>79-200 R4</b>	<b>2010-131</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
5a) MIN. LOT AREA	-	-	230m <sup>2</sup>	203m <sup>2</sup>
b) MIN. LOT FRONTAGE	-	-	27m	27m
c) MIN. FRONT YARD SETBACK	-	-	5m	6m
d) MIN. REAR YARD SETBACK	-	-	5m	4.5m
e) MIN. INTERIOR SIDE YARD SETBACK	-	-	1m	1m
f) MIN. PRIVACY YARD DEPTH	-	-	4.5m	4.5m
g) MAX. BLDG. HEIGHT	-	-	12m	12m
h) 1.2m DECORATIVE METAL FENCE ALONG MAIN STREET	-	-	YES	YES
i) VEHICULAR ENTRANCE ON MAIN ST.	-	-	PROHIBITED	NONE
j) PARKING IN TANDEM	-	-	ALLOWED	YES
k) ALL OTHER R4REGULATIONS	-	-	-	-
7.9.2 (G) MAX. LOT COVERAGE	35%	31.6% (2,181m <sup>2</sup> )	-	-
(k) PARKING PER UNIT	1.4 SPACES	2 SPACES PER UNIT PLUS 8 VISITORS SPACES	-	-
(m) MIN. LANDSCAPE OPEN SPACE	45m <sup>2</sup> /UNIT	80.5 m <sup>2</sup> /UNIT	-	-

**MUNICIPAL ADDRESS**  
 6158 MAIN STREET, NIAGARA FALLS, ONTARIO

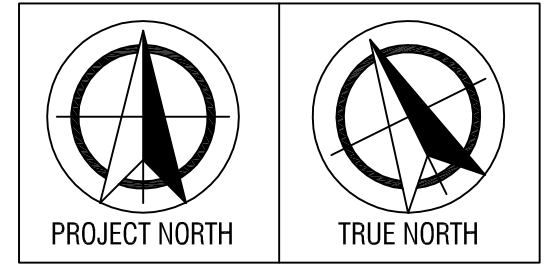
NOVAL DEVELOPMENT GROUP  
 40 VOGELL ROAD, SUITE 25-27  
 RICHMOND HILL, ON, L4B 3K6

CITY OF NIAGARA FALLS

OWNER SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

DIRECTOR OF PLANNING AND BUILDING SERVICES  
 DATE \_\_\_\_\_

NOTE: THE DIMENSIONS, AREAS AND LOCATION 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 SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING THE WORK.

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BY: STAN SZAFIARSKI, OAA, MRAC, ARCHITECT

DATE: \_\_\_\_\_

1	SPA	SZ
12/22/15	PHASE	

DATE DESCRIPTION CHECKED

OWNER:  
 NOVAL DEVELOPMENT GROUP  
 40 VOGELL ROAD, SUITE 25-27  
 RICHMOND HILL, ON, L4B 3K6  
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 FAX. 905 237 2687

PROJECT:  
 34 TOWNHOUSE  
 6158 MAIN STREET  
 NIAGARA FALLS, ON.

DRAWING TITLE:  
 PRELIMINARY  
 SITE PLAN

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SCALE: 1/200

DATE: AUG 2015

DESIGN: \_\_\_\_\_

DRAFTING: \_\_\_\_\_

ISSUED: \_\_\_\_\_

ACAD: \_\_\_\_\_

DRAWING STATUS: PRELIMINARY

DRAWING NO. **A-10**