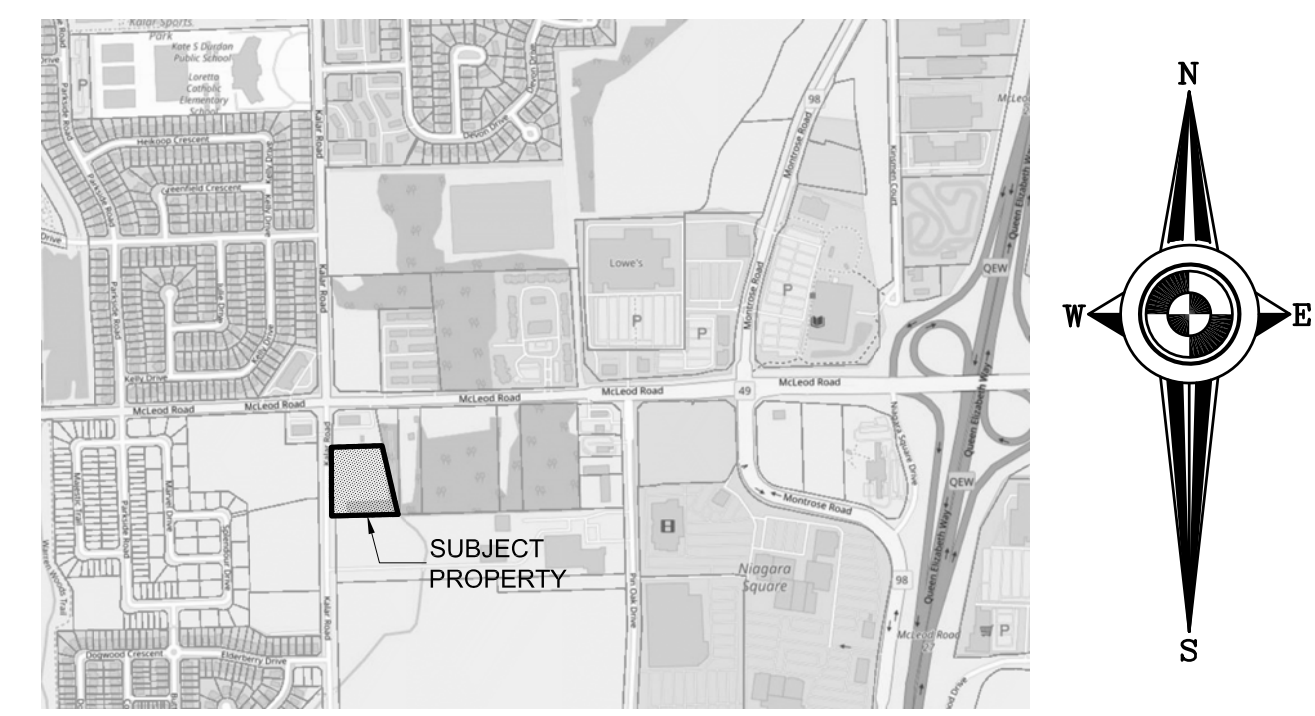


LEGEND

- 13 OR 15 STOREYS
- 3 STOREYS
- APARTMENT BUILDING
- LINE OF PORTE-COCHERE ABOVE
- ASPHALT SURFACE
- CONCRETE WALKS
- PATIOS (BALCONIES ABOVE)
- N.P.C.A. FLOOD ZONE
- EXISTING FIRE HYDRANT
- PARKING STALL NUMBER
- BUILDING ENTIES
- ALL AREAS NOT HATCHED TO BE GRASS
- ALL SITE WORKS NEW UNLESS NOTED OTHERWISE (i.e. 'EXISTING', '(X)')
- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO BE REMOVED
- TREE TO BE PLANTED
- LOW GROWTH GROUND COVER
- SHRUBS
- REFER TO DRAWING 'TPP1' & ARBORIST REPORT DATED AUGUST 17, 2023 PREPARED BY: ARBORWOOD TREE SERVICES INC. PROJECT No.: 144259
- REFER TO DRAWINGS PREPARED BY: ARCADIS PROFESSIONAL SERVICES PROJECT No.: 144259



KEY PLAN

SCALE: Not to Scale

SITE STATISTICS

LOT AREA	12,906.57 m ²
LESS E.P.A. AREA	759.03 m ²
REDUCED LOT AREA	12,147.54 m ²
BUILDING GROUND COVER	
North Tower	16.6% of Lot Area
South Tower	18.3% of Lot Area
TOTAL	34.9% of Lot Area
ASPHALT AREA	30.2% of Lot Area
LANDSCAPED AREA	34.9% of Lot Area
ADJACENT ENVIRONMENTAL PROTECTION AREA ZONE	3196 MCLEOD ROAD
SURVEYED TOP OF BANK	LINE OF 3.0M SETBACK FROM TOP OF BANK
N.P.C.A. FLOOD LIMIT	ELEVATION: 181.49

DWELLING UNITS

BUILDING	FLOORS	ONE BEDROOM	TWO BEDROOM
NORTH TOWER (13 Storeys)	2-3	10	9
	4-13	2	10
SOUTH TOWER (15 Storeys)	1	10	11
	2-3	6	16
	4-15	2	12
TOTAL DWELLING UNITS	APARTMENTS	ONE BEDROOM	TWO BEDROOM
NORTH TOWER	42	137	
SOUTH TOWER	233	46	187
DEVELOPMENT	412	88	324

PARKING REQUIREMENTS (As Per City of Niagara Falls By-Law 79-20)

DWELLING containing more than 3 Dwelling units	1.25 Parking Spaces per Dwelling Unit (1.25 x 412)	= 515 Spaces
1.4 Parking Spaces per Dwelling Unit (1.4 x 412)		= 576.8 Spaces
TOTAL PARKING REQUIRED		577 Spaces

PARKING REQUIREMENTS (Acceptable Variance of 1.25 Spaces per Dwelling Unit)

DWELLING containing more than 3 Dwelling units	1.25 Parking Spaces per Dwelling Unit (1.25 x 412)	= 515 Spaces
TOTAL PARKING REQUIRED		515 Spaces
REQUIRED DESIGNATED ACCESSIBLE PARKING		13 Spaces

PARKING PROVIDED

AT GRADE	65 Spaces
P1 BASEMENT	321 Spaces
P2 BASEMENT	132 Spaces
TOTAL PARKING PROVIDED	518 Spaces
PROVIDED STANDARD SPACES (2.75m x 6.00m TYPICAL)	505 Spaces
PROVIDED DESIGNATED ACCESSIBLE PARKING	13 Spaces

BUILDING AREA SUMMARY

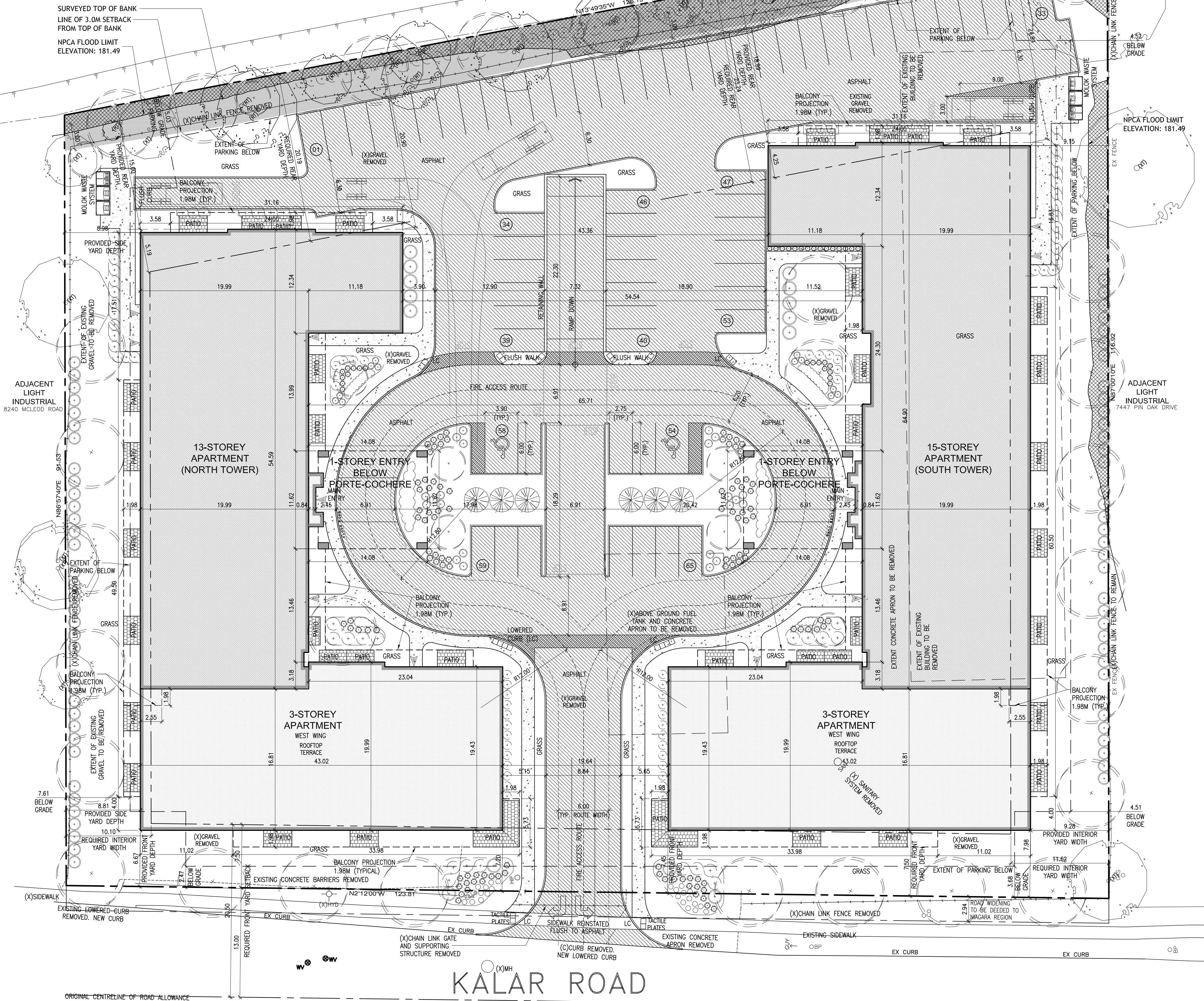
Floor	North Tower	South Tower	Shared
P2 Basement			4,927.12 m ²
P1 Basement			10,674.32 m ²
Ground	2,016.91 m ²	2,216.65 m ²	
Two	2,008.48 m ²	2,206.20 m ²	
Three	2,008.48 m ²	2,206.20 m ²	
Four	1,226.10 m ²	1,423.60 m ²	
Five	1,201.10 m ²	1,398.60 m ²	
Six	1,201.10 m ²	1,398.60 m ²	
Seven	1,201.10 m ²	1,398.60 m ²	
Eight	1,201.10 m ²	1,398.60 m ²	
Nine	1,201.10 m ²	1,398.60 m ²	
Ten	1,201.10 m ²	1,398.60 m ²	
Eleven	1,201.10 m ²	1,398.60 m ²	
Twelve	1,201.10 m ²	1,398.60 m ²	
Thirteen	1,201.10 m ²	1,398.60 m ²	
Fourteen	-	1,398.60 m ²	
Fifteen	-	1,398.60 m ²	
Sub-Total	18,069.87 m ²	23,437.25 m ²	15,601.44 m ²
Total Construction Area			57,108.56 m²

ZONING CHANGE

Change Zoning from Light Industrial to an RSF Zone

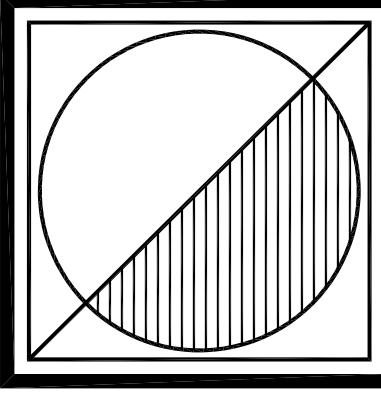
RSF ZONING RELIEF TABLE

BY-LAW 7.15.2	BY-LAW REQUIREMENT	PROVIDED	BY-LAW REQUESTED
a) Minimum Lot Area	412 x 57 m ² (per Dwelling Unit) = 23,484.0 m ²	12,147.54 m ² / 412 = 29.48 m ² per Dwelling Unit	29 m ² per Dwelling Unit
b) Minimum Lot Frontage	45 m	None	23.79 m
c) Minimum Front Yard Depth	7.5 m plus 13.0 m from Original Centreline of Kalar Road	6.67 m + 13.0 m	6.67 m + 13.0 m
d) Minimum Rear Yard Depth	one-half building height or 10 metres whichever is greater plus any applicable distance specified in section 4.2.7.1		
e) Minimum Interior Side Yard Width	One-Quarter the height of the building	North Tower = 20.19 m South Tower = 23.24 m	15.00 m 15.00 m 18.99 m 18.99 m
f) Minimum Exterior Side Yard Width	Not Applicable		
g) Maximum Lot Coverage	30% or 3,693.24 m ²	34.9% or 4,233.56 m ²	35.0% or 4,251.64 m ²
h) Maximum Building Height	28.0 m subject to section 4.7	North Tower 41.0 m South Tower 47.0 m	41.0 m 47.0 m
i) Number of Apartment Dwellings on One Lot	One Only	Two Buildings	Two Buildings
j) Parking and Access Requirements	In Accordance with Section 4.19.1	See Above	1.25 Spaces per Unit
k) Accessory Buildings and Accessory Structures	In Accordance with Sections 4.13 and 4.14	None	None
l) Minimum Landscaped Open Space	55% of Lot Area = 6,881.15 m ²	34.9% or 4,245.55 m ²	34.5% or 4,190.90 m ²
m) Minimum Amenity Space for an Apartment Dwelling Unit	In accordance with section 4.42 4.44 20 m ² per dwelling unit = 8,642.20 m ² / 412 = 20.98 m ² per dwelling unit	20.98 m ² per dwelling unit	None



SITE PLAN

SCALE: 1:250



Peter J. Lesdow
architect



SITE PLAN

DATE	REVISIONS
Apr. 06 / 23	PRE-CONSULTATION APPLICATION
Feb. 27 / 24	FOR OPA/25A APPLICATION
Oct. 17 / 24	NPCA 3.0m SETBACK SHOWN
Jan. 02 / 25	SITE REVISION FOR TOP OF BANK
Jan. 29 / 25	INTERIOR YARD SETBACK ADJUSTMENT
Mar. 03 / 25	IN CORROBORATION WITH SCHEDULE 2

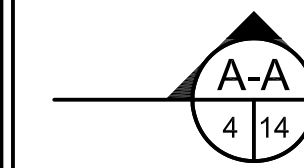
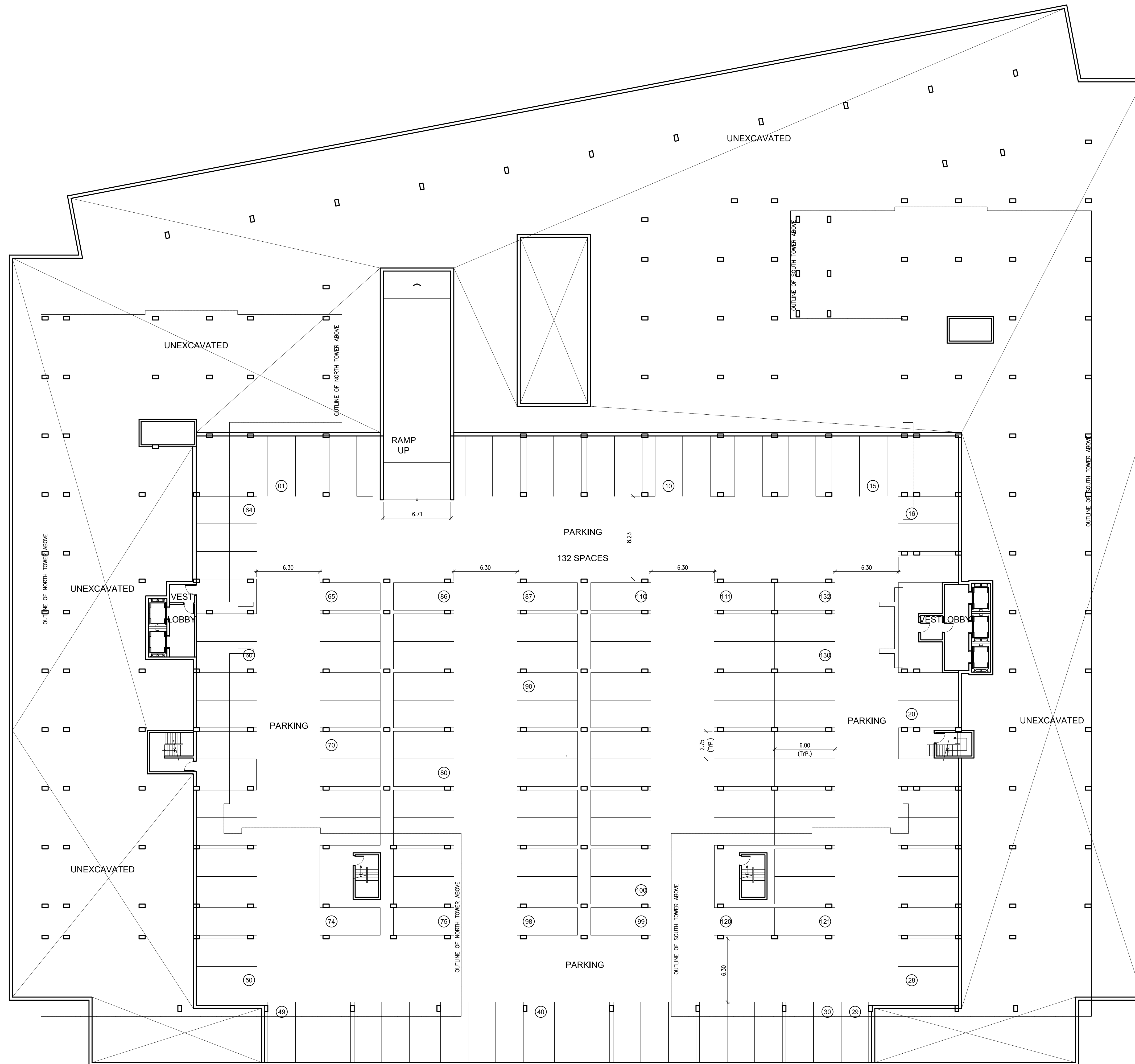
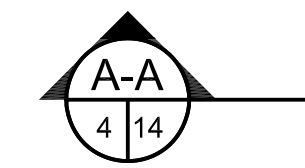
KALAR APARTMENTS

7302 Kalar Road
Niagara Falls, ON

DATE: Mar. 23 / 23
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

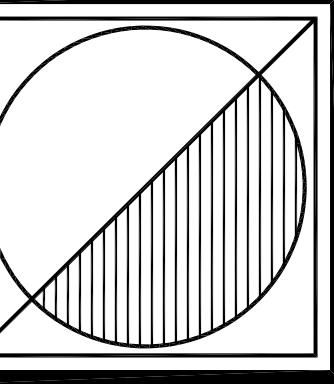
23 - 05

A-1



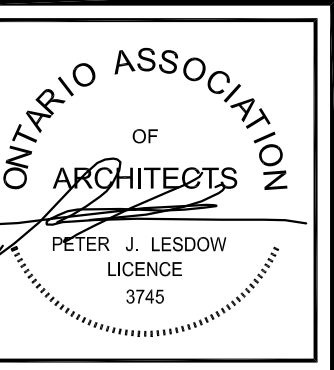
P2 BASEMENT PLAN

SCALE: 1:200



Peter J. Lesdow
architect

4460 Dummer Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
Telephone: 905.257.1112
e-mail: peter@pjl.com



P2 BASEMENT PLAN

DATE	REVISIONS
Apr. 06 / 23	PRE-CONSULTATION APPLICATION
Feb. 27 / 24	FOR OPA/ZBA APPLICATION
Mar. 03 / 25	AS PER ZONING COMMENTS

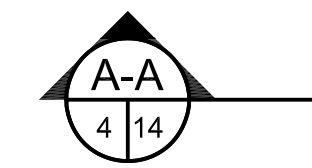
KALAR APARTMENTS

7302 Kalar Road
Niagara Falls, ON

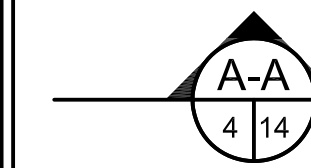
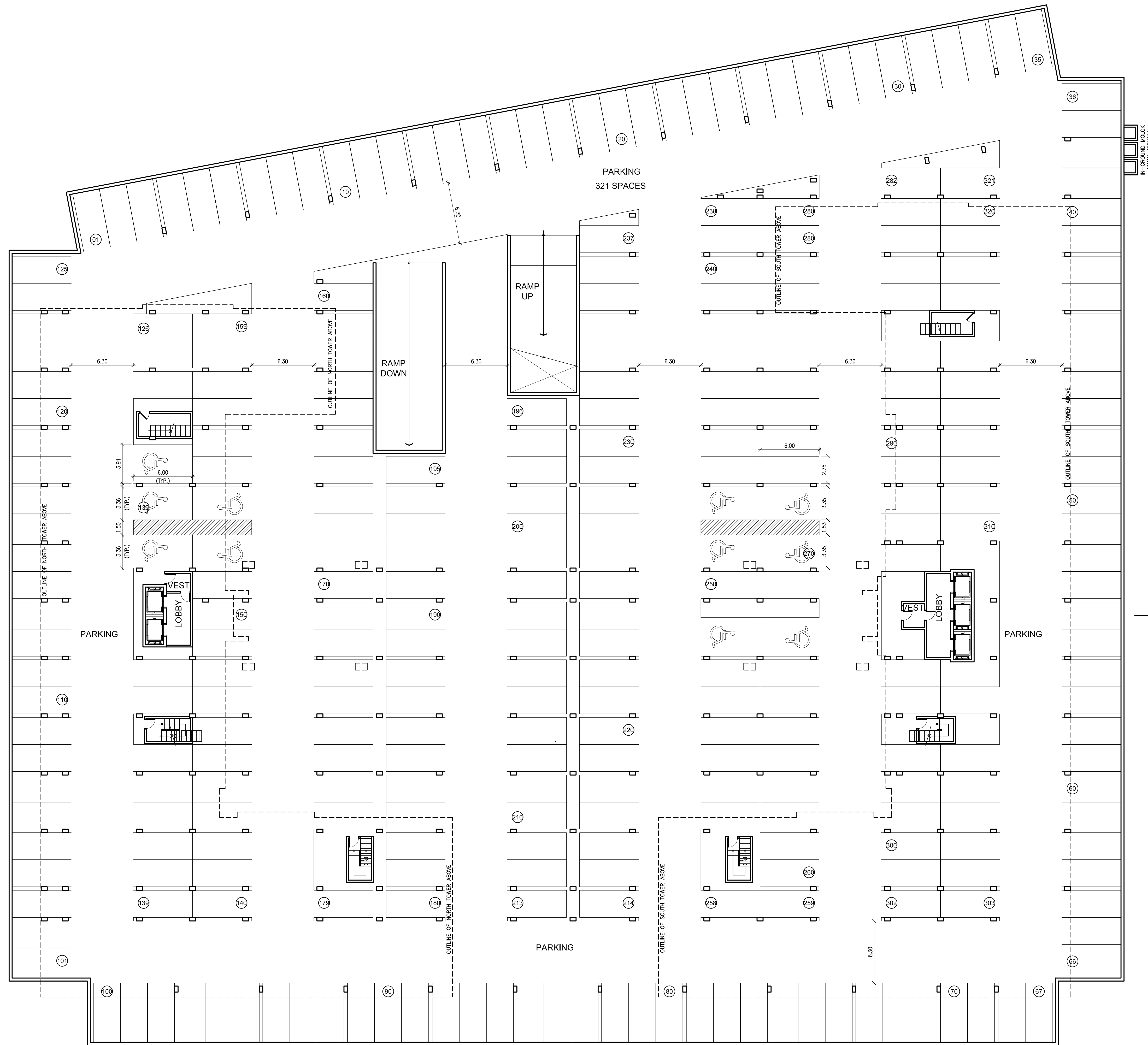
DATE:	Mar. 23 / 23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

23 - 05

A-4



IN-GROUND MUDLOCK
WASTE SYSTEM



IN-GROUND MUDLOCK
WASTE SYSTEM

PARKING
321 SPACES

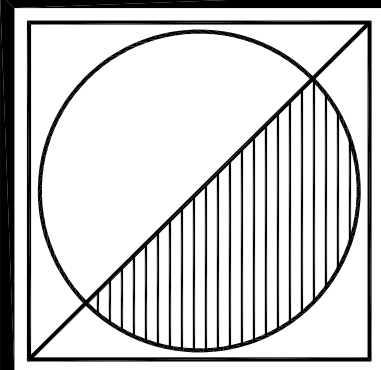
PARKING

PARKING

PARKING

P1 BASEMENT PLAN

SCALE: 1:200



Peter J. Lesdow
architect

4461 Dumont Road, Unit 11, Niagara Falls, Ontario, L2E 6Z5
Telephone: 905.257.1112
e-mail: peter@pjlarchitect.com



**P1 BASEMENT
PLAN**

DATE	REVISIONS
Apr. 06 / 23	PRE-CONSULTATION APPLICATION
Feb. 27 / 24	FOR OPA/ZBA APPLICATION
Mar. 03 / 25	AS PER ZONING COMMENTS

**KALAR
APARTMENTS**

7302 Kalar Road
Niagara Falls, ON

DATE: Mar. 23 / 23
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

23 - 05

A-5