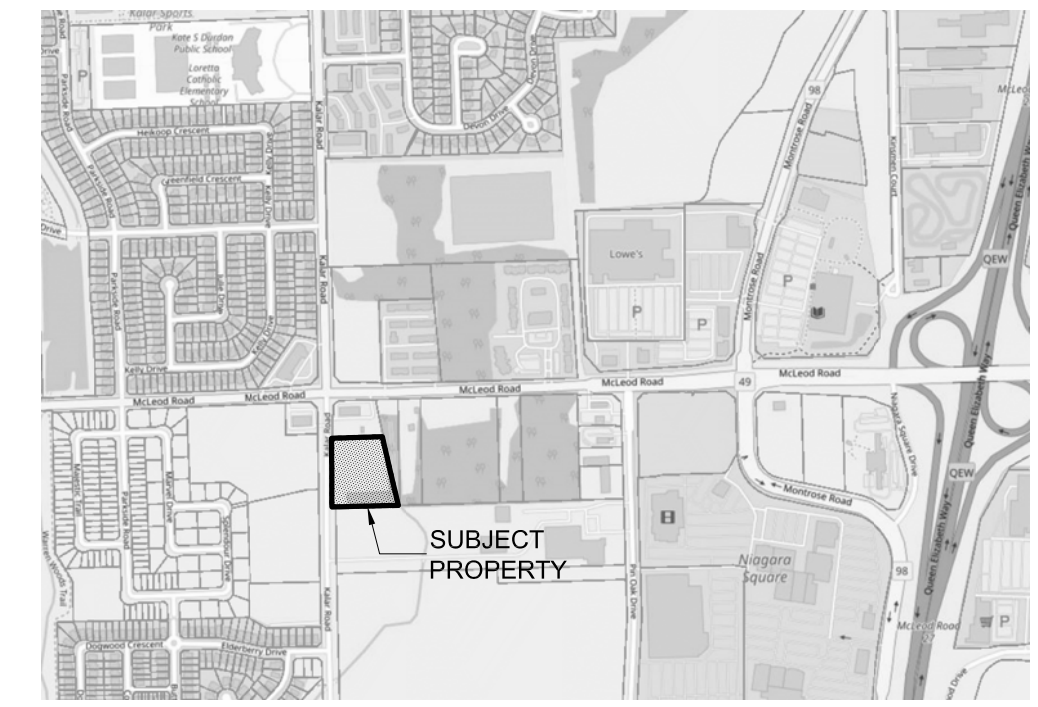
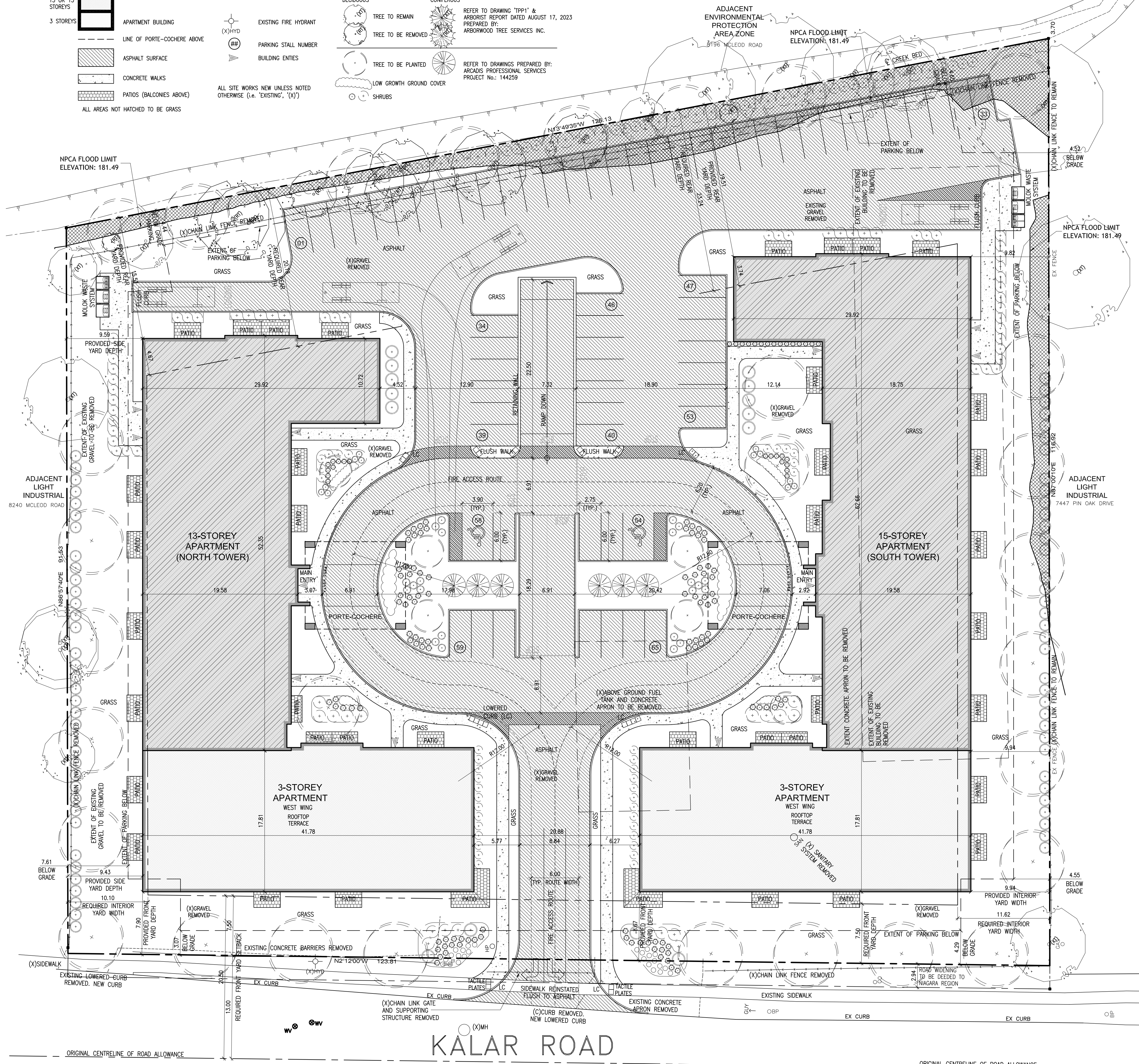


LEGEND

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



KEY PLAN

SCALE: Not to Scale

SITE STATISTICS

LOT AREA	12,906.57 m ²
BUILDING GROUND COVER	
North Tower 14.4% of Lot Area	1,858.61 m ²
South Tower 15.2% of Lot Area	2,044.50 m ²
TOTAL 30.2% of Lot Area	3,903.11 m ²
ASPHALT AREA 29.4% of Lot Area	3,799.38 m ²
LANDSCAPED AREA 40.3% of Lot Area	5,204.08 m ²

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
TOTAL PARKING REQUIRED	1.4 Parking Spaces per Dwelling Unit (1.4 x 412)	= 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
P1 Basement			4,927.12 m ²
P2 Basement			10,874.32 m ²
Ground	1,858.61 m ²	2,044.50 m ²	
Two	1,852.90 m ²	2,036.63 m ²	
Three	1,852.90 m ²	2,036.63 m ²	
Four	1,097.53 m ²	1,281.04 m ²	
Five	1,097.53 m ²	1,281.04 m ²	
Six	1,097.53 m ²	1,281.04 m ²	
Seven	1,097.53 m ²	1,281.04 m ²	
Eight	1,097.53 m ²	1,281.04 m ²	
Nine	1,097.53 m ²	1,281.04 m ²	
Ten	1,097.53 m ²	1,281.04 m ²	
Eleven	1,097.53 m ²	1,281.04 m ²	
Twelve	1,097.53 m ²	1,281.04 m ²	
Thirteen	1,097.53 m ²	1,281.04 m ²	
Fourteen		1,281.04 m ²	
Fifteen		1,281.04 m ²	
Sub-Total	16,539.71 m ²	21,490.24 m ²	15,601.44 m ²
Total Construction Area			53,631.39 m ²

ZONING CHANGE

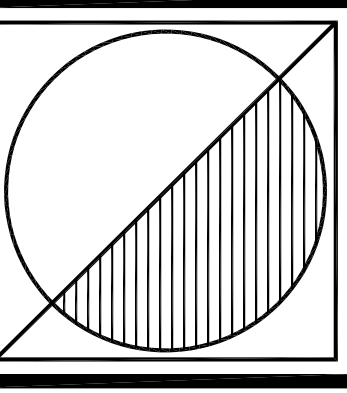
Change Zoning from Light Industrial to an RSF Zone

RSF ZONING RELIEF TABLE

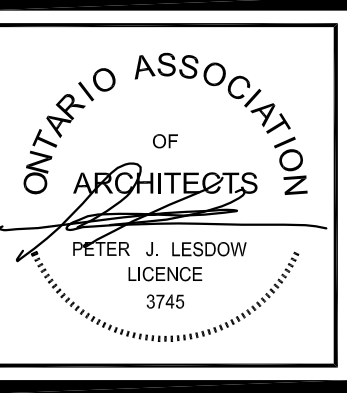
BY-LAW 7.15.2	BY-LAW REQUIREMENT	PROVIDED	BY-LAW REQUESTED
a) Minimum Lot Area	412 x 57 m ² (per Dwelling Unit) = 23,484 m ²	12,906.57 m ² / 412 = 31.33 m ² per Dwelling Unit	31 m ² per Dwelling Unit
b) Minimum Lot Frontage	45 m	123.79 m	None
c) Minimum Front Yard Depth	7.5 m plus 13.0 m from Original Centreline of Kalar Road	7.90 m + 13.0 m	None
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	15.52 m 19.51 m
f) Minimum Exterior Side Yard Width	Not Applicable		
g) Maximum Lot Coverage	30% or 3,871.97 m ²	30.2% or 3,903.11 m ²	30.5% or 3,936.8 m ²
h) Maximum Building Height	26.0 m subject to section 4.7	North Tower 40.40 m South Tower 46.50 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		1.25 Spaces per Unit
k) Accessory Buildings and Accessory Structures	In Accordance with Sections 4.13 and 4.14		None
l) Minimum Landscaped Open Space	55% of Lot Area = 7,098.61 m ²	40.3% or 5,204.08 m ²	40% or 5,162.6 m ²
m) Minimum Amenity Space for an Apartment Dwelling Unit	In accordance with section 4.42.4.4.4 20 m ² per dwelling unit = 8,240 m ²	9,437.48 m ² / 412 = 22.9 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
Jul. 05 / 23	EXISTING SITE OVERLAY
Feb. 27 / 24	FOR OPA / ZBA APPLICATION

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