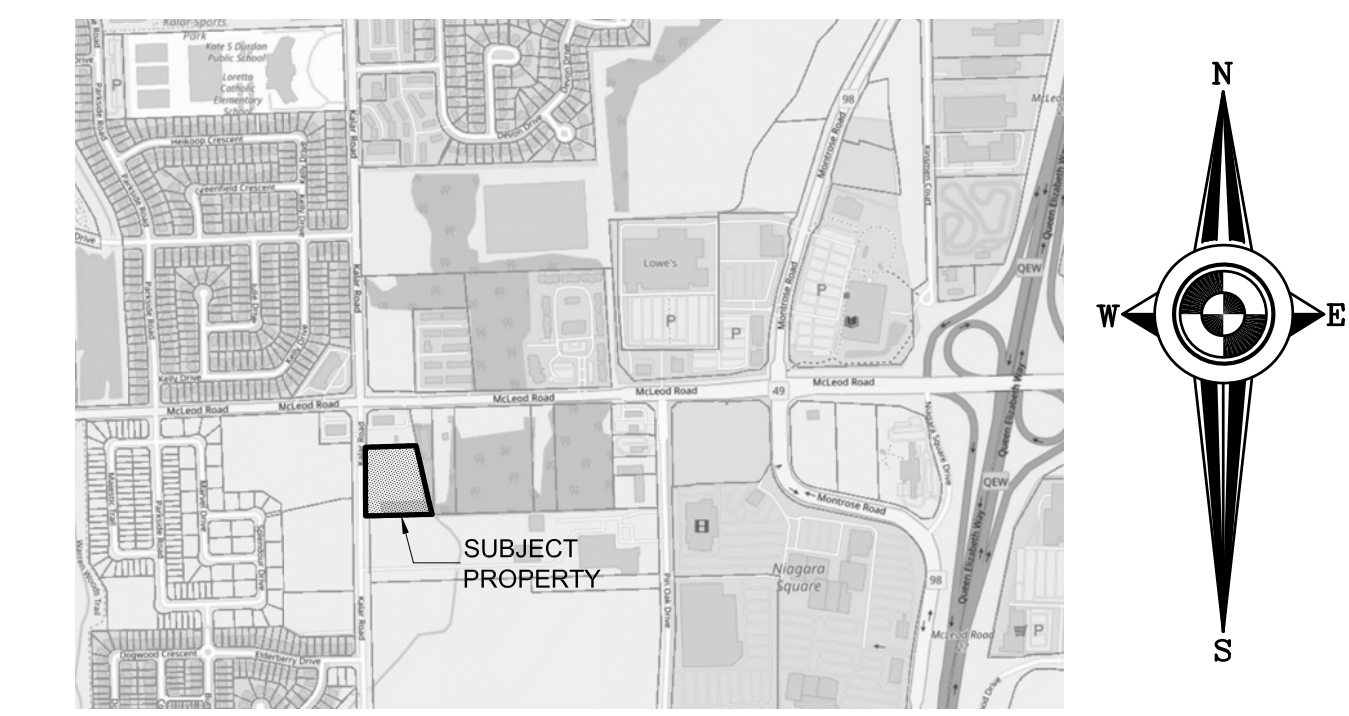
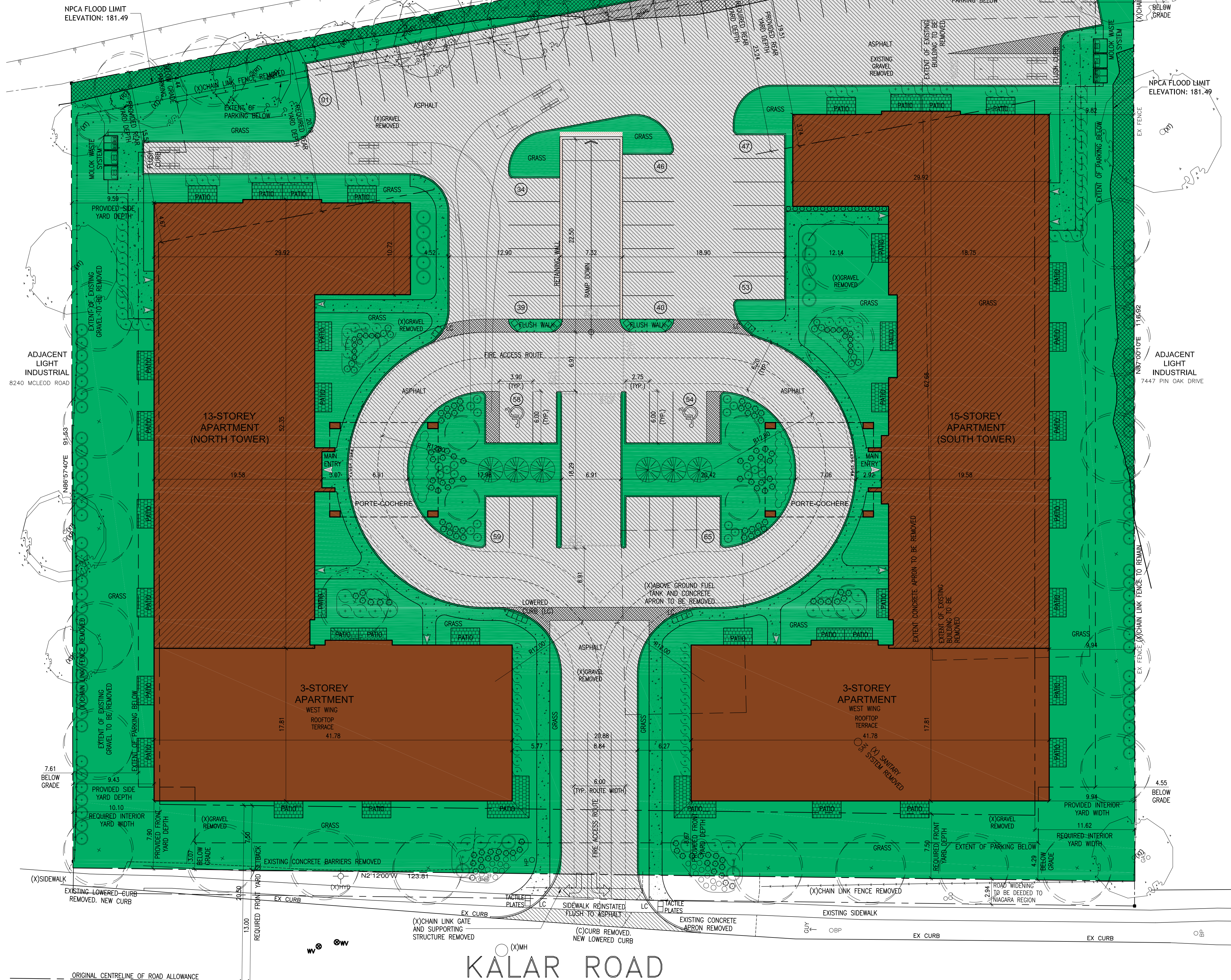


**LEGEND**

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			



**KEY PLAN**

SCALE: Not to Scale

**SITE STATISTICS**

LOT AREA	12,906.57 m <sup>2</sup>
BUILDING GROUND COVER	
North Tower 14.4% of Lot Area	1,858.61 m <sup>2</sup>
South Tower 15.8% of Lot Area	2,044.50 m <sup>2</sup>
TOTAL	3,903.11 m <sup>2</sup>
ASPHALT AREA	3,799.38 m <sup>2</sup>
LANDSCAPED AREA	5,204.08 m <sup>2</sup>

**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	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 <sup>2</sup>
P2 Basement			10,674.32 m <sup>2</sup>
Ground	1,858.61 m <sup>2</sup>	2,044.50 m <sup>2</sup>	
Two	1,852.90 m <sup>2</sup>	2,036.63 m <sup>2</sup>	
Three	1,852.90 m <sup>2</sup>	2,036.63 m <sup>2</sup>	
Four	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Five	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Six	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Seven	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Eight	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Nine	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Ten	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Eleven	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Twelve	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Thirteen	1,097.53 m <sup>2</sup>	1,281.04 m <sup>2</sup>	
Fourteen		1,281.04 m <sup>2</sup>	
Fifteen		1,281.04 m <sup>2</sup>	
Sub-Total	16,538.71 m <sup>2</sup>	21,490.24 m <sup>2</sup>	15,601.44 m <sup>2</sup>
Total Construction Area			53,631.39 m <sup>2</sup>

**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 <sup>2</sup> (per Dwelling Unit) = 23,484 m <sup>2</sup>	12,906.57 m <sup>2</sup> / 412 = 31.33 m <sup>2</sup> per Dwelling Unit	31 m <sup>2</sup> per Dwelling Unit
b) Minimum Lot Frontage	45 m	None	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 4.27.1	15.52 m	15.4 m
e) Minimum Interior Side Yard Width	One-Quarter the height of the building	9.43 m	9.25 m
	North Tower = 20.19 m	9.94 m	9.75 m
	South Tower = 23.24 m		
f) Minimum Exterior Side Yard Width	Not Applicable		
g) Maximum Lot Coverage	30% or 3,871.97 m <sup>2</sup>	30.2% or 3,903.11 m <sup>2</sup>	30.5% or 3,936.8 m <sup>2</sup>
h) Maximum Building Height	28.0 m subject to section 4.7	North Tower 40.40 m	41.0 m
		South Tower 46.50 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 = 7,098.61 m <sup>2</sup>	40.3% or 5,204.08 m <sup>2</sup>	40% or 5,162.6 m <sup>2</sup>
m) Minimum Amenity Space for an Apartment Dwelling Unit	In accordance with section 4-42.4.44	9.437.48 m <sup>2</sup> / 412 = 22.9 m <sup>2</sup> per dwelling unit	None
	20 m <sup>2</sup> per dwelling unit = 20 x 412 = 8,240 m <sup>2</sup>		

**SITE PLAN**

SCALE: 1:250

Peter J. Lesdow  
architect

ONTARIO ASSOCIATION OF ARCHITECTS  
PETER J. LESDOW  
LICENCE 3745

SITE PLAN  
COLOURIZED

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-2