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04	RE-ISSUED FOR ZONING AMENDMENT	2023 03.28
03	RE-ISSUED FOR ZONING AMENDMENT	2021 12.13
02	ISSUED FOR REVIEW	2021 11.11
01	ISSUED FOR ZONING AMENDMENT	2021 06.10

No. REVISIONS date YYYY-MM-DD

PROJECT NORTH

TRUE NORTH

Scale: 1: 250

Drawn by	CRT
Last worked on by	2023.02.28 CRT
Checked by	BRJ
Print date	2023.03.28



client
PANORAMIC PROPERTIES INC.

9582 BEAVERDAMS ROAD
NIAGARA FALLS ONTARIO

project
5 STOREY APARTMENT BUILDING
(NIAGARA FALLS)

2659 DORCHESTER ROAD
NIAGARA FALLS ONTARIO

drawing title
SITE PLAN

reference

project no. 21-023 client reference number

sheet no. **A-10104**

LEGEND

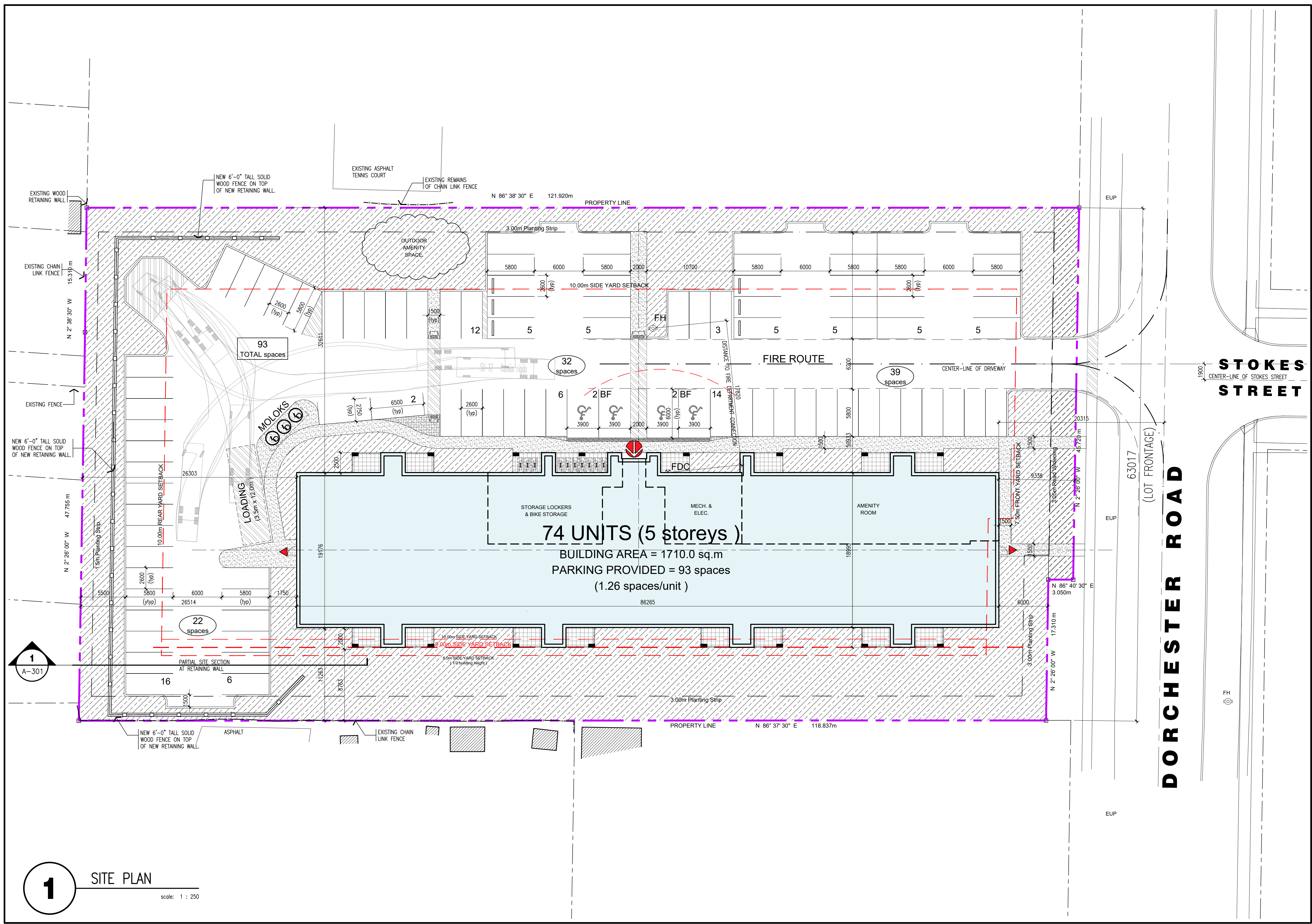
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER STRIP
- LINE OF ROAD WIDENING
- FIRE ROUTE
- CENTER LINE OF TRUCK ACCESS ROUTE WITH 12.0 m TURNING RADIUS.
- NEW SOLID WOOD FENCE
- EXISTING CHAIN LINK FENCE
- AREA OF LANDSCAPING
- PAINTED LINES
- NEW CONCRETE SIDEWALK
- MAINS (TYPE 1)
- MAINS (TYPE-2)
- MAIN ENTRANCE
- EXIT / ENTRANCE
- BIKE PARKING
- NEW FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING BELL PEDESTAL
- FIRE DEPARTMENT CONNECTION
- MOLOK (GARBAGE BINS)
- STANDARD PARKING SPACE: (per agreement with city e-mail 2023.02.06) 5.80m x 2.60m with 6.00m AISLE
- ACCESSIBLE PARKING SPACE: 3.90m x 6.00m

FLOOR PLANS

16 units/floor
2nd, 3rd, 4th, 5th levels = 64 units
(16 - 1 bdrm, 48 - 2 bdrm)

10 units
(2 - 1 bdrm, 8 - 2 bdrm)
+ M & E room
+ entrance
+ amenity space
+ lockers & bike storage

TOTAL = 74 units
1-Bedroom Units = 18
2-Bedroom Units = 56



1 SITE PLAN
scale: 1 : 250

R.5C RESIDENTIAL

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA (NET AREA EXCLUDES 3.05m ROAD WIDENING)	7600.0 sq.m. (0.76 Ha)	TOTAL LOT AREA = 7,630.9 sq.m (0.7630 Ha) NET LOT AREA = 7,493.0 sq.m (0.7493 Ha)	YES
MINIMUM LOT AREA / DWELLING UNIT	100 sq.m. / DWELLING UNIT	101.25 sq.m. / DWELLING UNIT (net "NET" AREA USE)	YES
MINIMUM LOT FRONTAGE	30.0 m	63.017m (DORCHESTER RD)	YES
MINIMUM FRONT YARD	7.50 m	6.0 m	NO
MINIMUM EXTERIOR SIDE YARD	NOT APPLICABLE	NOT APPLICABLE	YES
MINIMUM INTERIOR SIDE YARD	1/2 BUILDING HEIGHT = 8.30 m	9.0 m	YES
MINIMUM REAR YARD	10.0 m	25.315 m	YES
MAXIMUM BUILDING HEIGHT	19.0 m	16.60 m	YES
MAXIMUM BUILDING COVERAGE (EX OF TOTAL LOT AREA)	30 % (2289.29 sq.m.) (80.50 AREA = 1710.0 sq.m.)	22.4 % FOR "TOTAL" LOT AREA 22.8 % FOR "NET" LOT AREA	YES
MINIMUM LANDSCAPE OPEN SPACE (EX OF LOT AREA, INCLUDES SIDEWALKS)	40% of "TOTAL" LOT = 3052.4 sq.m. required 40% of "NET" LOT = 2999.2 sq.m. required	(Open Landscape "TOTAL" LOT = 2946.40 sq.m.) 37.30% (Open Landscape "NET" LOT = 2737.15 sq.m.) 36.53%	NO
ROAD ALLOWANCE REQUIREMENTS (FROM NEAREST RD TO INCLUDED PLS)	MINIMUM DISTANCE FROM CENTRELINE OF ORIGINAL ROAD ALLOWANCE = 13.0 m	20.315 m	YES

OFF-STREET PARKING

ZONING REGULATION	REQUIRED	PROVIDED	COMPLIANCE
PARKING REQUIREMENTS: 1.4 spaces/unit	TOTAL 104 spaces REQUIRED (for 74 units)	93 spaces (= 1.26 spaces/unit)	NO
PARKING DIMENSIONS	2.60m X 5.80m (per agreement with city 2023)	2.60m X 5.8m with 6.0m aisle	YES
ACCESSIBLE PARKING REQUIREMENTS	2 spaces	4 spaces	YES
ACCESSIBLE PARKING DIMENSIONS	3.9m x 6.0m	3.9m x 6.0m	YES
MINIMUM WIDTH OF DRIVEWAYS AND PARKING AISLES	6.00 m (per agreement with city)	6.00m	YES
MINIMUM BIKE PARKING	0.25 bike spaces / unit = 19 spaces	20 bike spaces	YES

PARKING SIZE NOTE: PER AGREEMENT WITH CITY.
Re: e-mail from Alexa Cooper (city planner) to Franz Kloibhofer (planning consultant) DATED 2023-02-06
PARKING SIZE CAN BE REDUCED TO 2.60m x 5.80m WITH 6.00m AISLE

SURVEY NOTE:

THE INFORMATION AND SURVEY LAYOUT USED IN THE PREPARATION OF THIS DRAWING HAS BEEN TAKEN FROM:
PLAN OF SURVEY WITH TOPOGRAPHIC INFORMATION, DATED MAY 26, 2021
FOR PART OF STAMFORD TOWNSHIP LOT 148, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA
PREPARED BY J.D. BARNES LIMITED, PROJECT No. 21-16-100-00
AND
GOOGLE EARTH IMAGES FOR EXISTING ADJACENT CONDITIONS. LOCATION OF STOKES STREET TO BE CONFIRMED.
AND
PLAN OF SURVEY WITH TOPOGRAPHIC INFORMATION,
CADD FILE NAME "20-16-100-00-TOPO WITH 16-16-262.dwg"
PREPARED BY J.D. BARNES LIMITED, PROJECT No. 21-16-100-00
(FOR LOCATION OF STOKES STREET)

