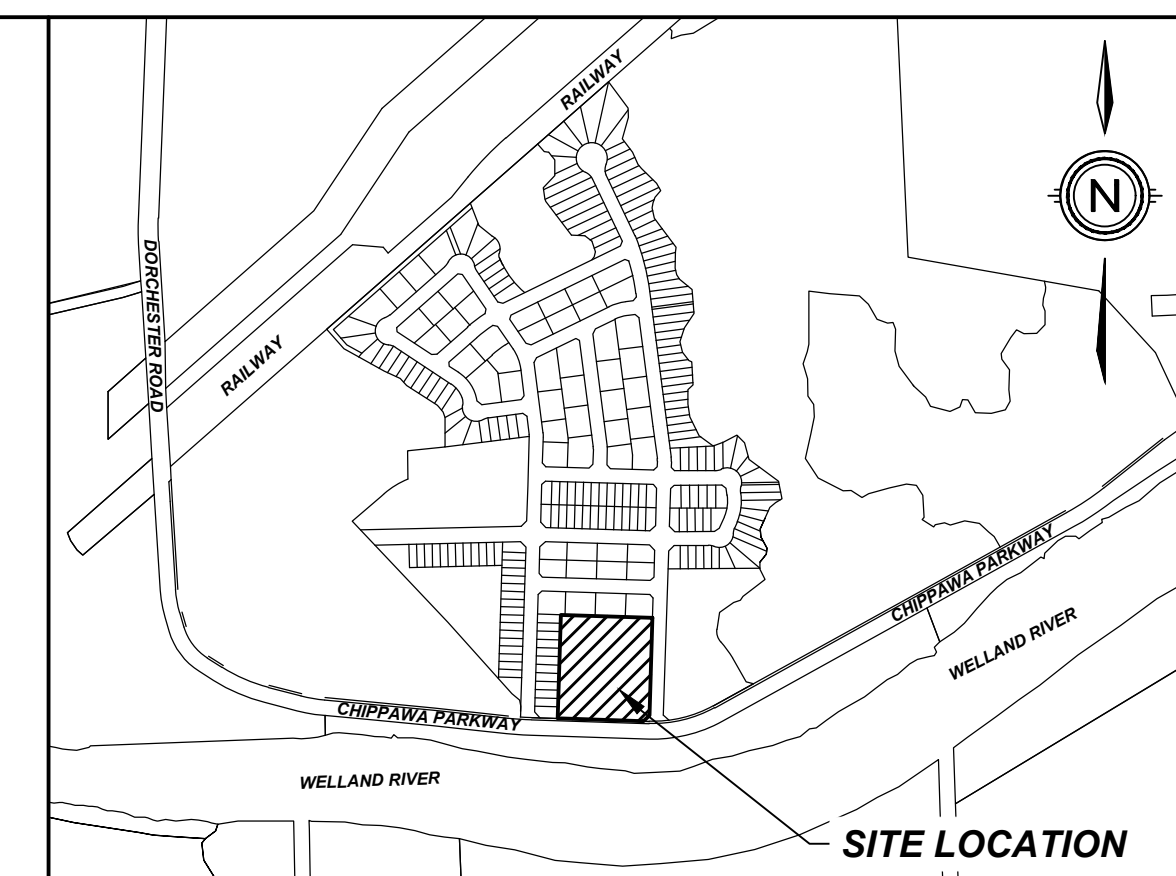
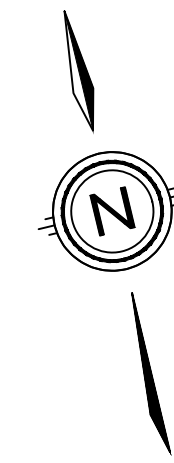


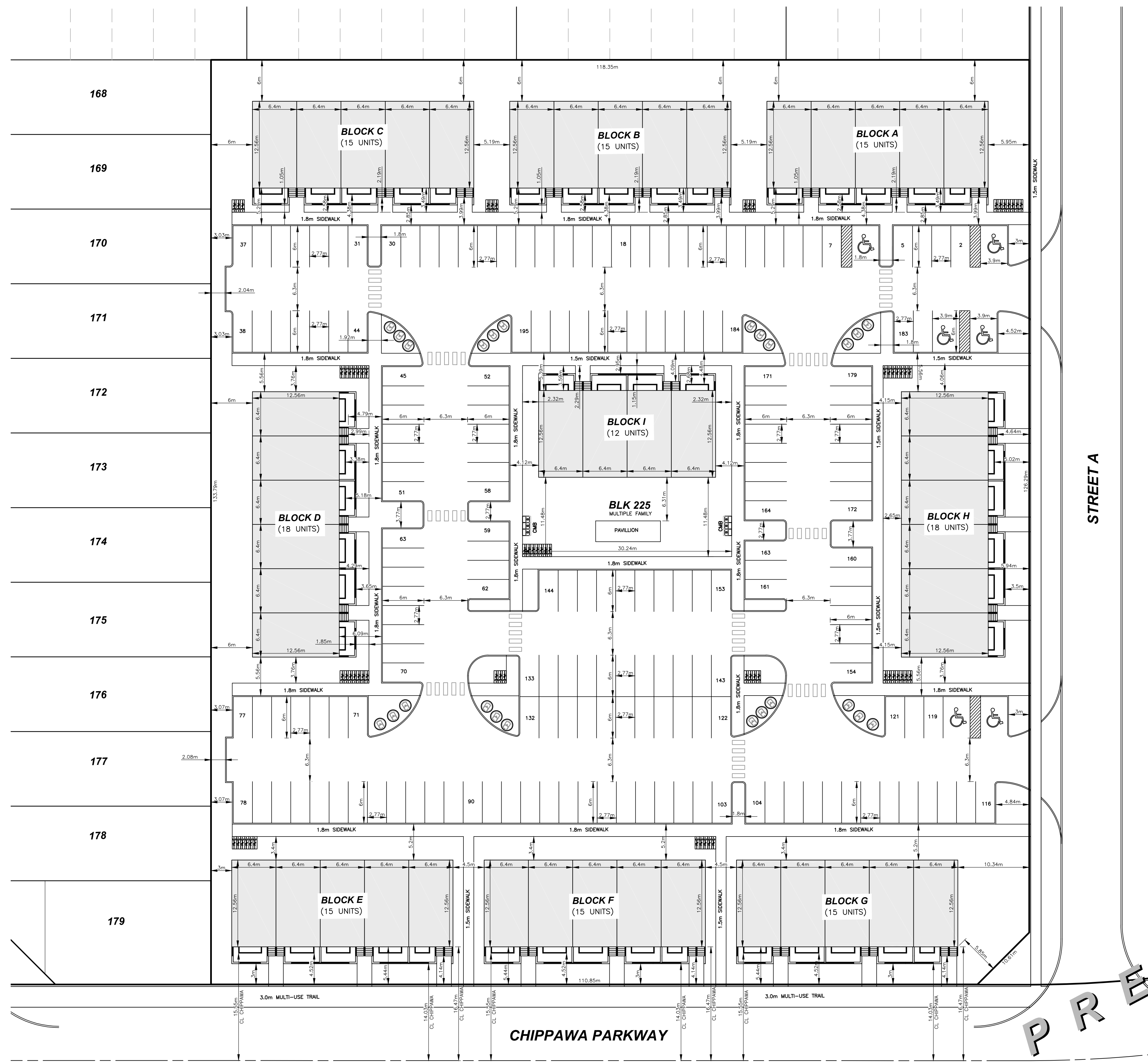
BLOCK 225 RIVERFRONT COMMUNITY PHASE 2 NIAGARA FALLS



KEY PLAN N.T.S.

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (138 UNITS)	0.383	24.22
ROADWAY/PARKING	0.600	37.95
LANDSCAPE	0.598	37.83
TOTAL	1.581	100.00
DENSITY		87.29 un/ha



ZONING MATRIX

PROVISION R4	PROVISION R4	R4-1134	PROVIDED
STACKED TOWNHOUSE DWELLING			
MIN. LOT AREA	200m ² per dwelling unit	133m ² per dwelling unit	114.56m ² PER UNIT
MIN. LOT FRONTAGE (BLOCK)	30m (98.4ft)	20m (98.4ft)	110.85m
MIN. LAND UNIT FRONTAGE	N/A	STACKED TOWNHOUSE - 2.0m	8.15m (BLDG E-G)
MIN. FRONT YARD DEPTH AND EXTERIOR SIDE YARD WIDTH	FRONT YARD-7.5m (PLUS ANY APPLICABLE DISTANCE SPECIFIED IN SECTION 4.27.1 = 21.5m)	(i) FOR A BUILDING OR STRUCTURE IN EXCESS OF 17m AND 4 STOREYS IN HEIGHT, WHICHEVER IS LESSER, FROM A STREET - 7.5m (ii) FOR ALL OTHER BUILDINGS OR STRUCTURES FROM A STREET - 3.0m (iii) FOR ALL BUILDINGS OR STRUCTURES FROM A PRIVATE STREET ON A LAND UNIT LESS THAN 20m WIDE - 1.0m (iv) FOR ALL BUILDINGS OR STRUCTURES FROM A PRIVATE STREET ON A LAND UNIT 20m WIDE OR GREATER - 6.0m	5.02m (EXT BLDG H) 3.00m (INT BLDG E) 4.52m (FRONT BLDG E-G) 14.03m TO CL CHIPPAWA ROAD
MAX FRONT YARD/EXTERIOR SIDE YARD DEPTH FROM A STREET OR PRIVATE STREET		15.5m	5.94m (BLDG E-G)
MIN. REAR YARD	10m PLUS ANY APPLICABLE DISTANCE SPECIFIED IN SECTION 4.27.1 (N/A)	4.0m MIN	6.0m (BLDG A-C)
MIN. INTERIOR YARD	ONE-HALF THE HEIGHT OF BUILDING	MIN. REAR YARD	3.0m
MIN. EXTERIOR YARD	7.5m PLUS ANY APPLICABLE DISTANCE SPECIFIED IN SECTION 4.27.1 (N/A)	SEE MINIMUM FRONT/EXTERIOR YARD ABOVE	SEE MINIMUM FRONT/EXTERIOR YARD ABOVE
MIN. SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME BLOCK	N/A	1.8m	4.5m (BLDG E-G)
MAX. BUILDING HEIGHT	10.0m SUBJECT TO SECTION 4.7	17.0m OR 4 STOREYS	TBD
MAX. LOT COVERAGE	35%	NONE	24.22%
MIN. LANDSCAPE SPACE (BLOCK)	45m ² PER DWELLING UNIT	20.00% (BLOCK)	37.83% (BLOCK) 21.59m ²
MIN. AMENITY AREA (PER UNIT)	IN ACCORDANCE WITH SECTION 4.44 (N/A)	5.0m ²	TOWNS-43.33m ²
NUMBER OF DWELLINGS ON ONE LOT	SUBJECT TO COMPLIANCE WITH SECTION 7.9.2.3. MORE THAN ONE DWELLING IS PERMITTED ON ONE LOT		MIN. AMENITY AREA (PER UNIT)

PARKING REQUIRED - 1.4 PER UNIT x 138 = 193.2
 ACCESSIBLE REQUIRED - 5 SPACES
 PARKING PROVIDED = 195 SPACES (INCLUDES 6 ACCESSIBLE)
 BICYCLE PARKING REQUIRED - 0.5 SPACES PER UNIT = 69 SPACES REQUIRED
 BICYCLE PARKING PROVIDED - 70 SPACES

#	ISSUED FOR REVIEW	2024-05-13	TA
0	REVISION	DATE	INIT

BLOCK 225 MASTER PLAN DEVELOPED BY RPD STUDIO



DRAWING TITLE	DRAFTING	TA
BLOCK 237 (PHASE 2) CONCEPT PLAN	DATE	MAY 13, 2024
	PRINTED	MAY 13, 2024
DWG No.	SCALE	1:300
2209-BLK237	REV	0

PRELIMINARY