

BUILDING	UNITS
A	6
B	8
C	18
TOTAL UNITS	32
TOTAL PROPOSED PARKING	2

MINOR VARIANCE:
MINIMUM FRONT YARD DEPTH
REQUIRED : 7.5 METRES
PROPOSED : 0.91 METRES (CRYSLER AVENUE)

MINOR VARIANCE:
MAXIMUM LOT COVERAGE
REQUIRED : 30%
PROPOSED : 56.49%

MINOR VARIANCE:
MINIMUM LANDSCAPED OPEN SPACE AREA
REQUIRED : 55% OF THE LOT AREA
PROPOSED : 41.47% OF THE LOT AREA

MINOR VARIANCE:
PARKING WITHIN A FRONT YARD
REQUIRED : 4.19,3 (C)
PROPOSED : NONE PROPOSED FOR PARKING SPACES # 1 & 2

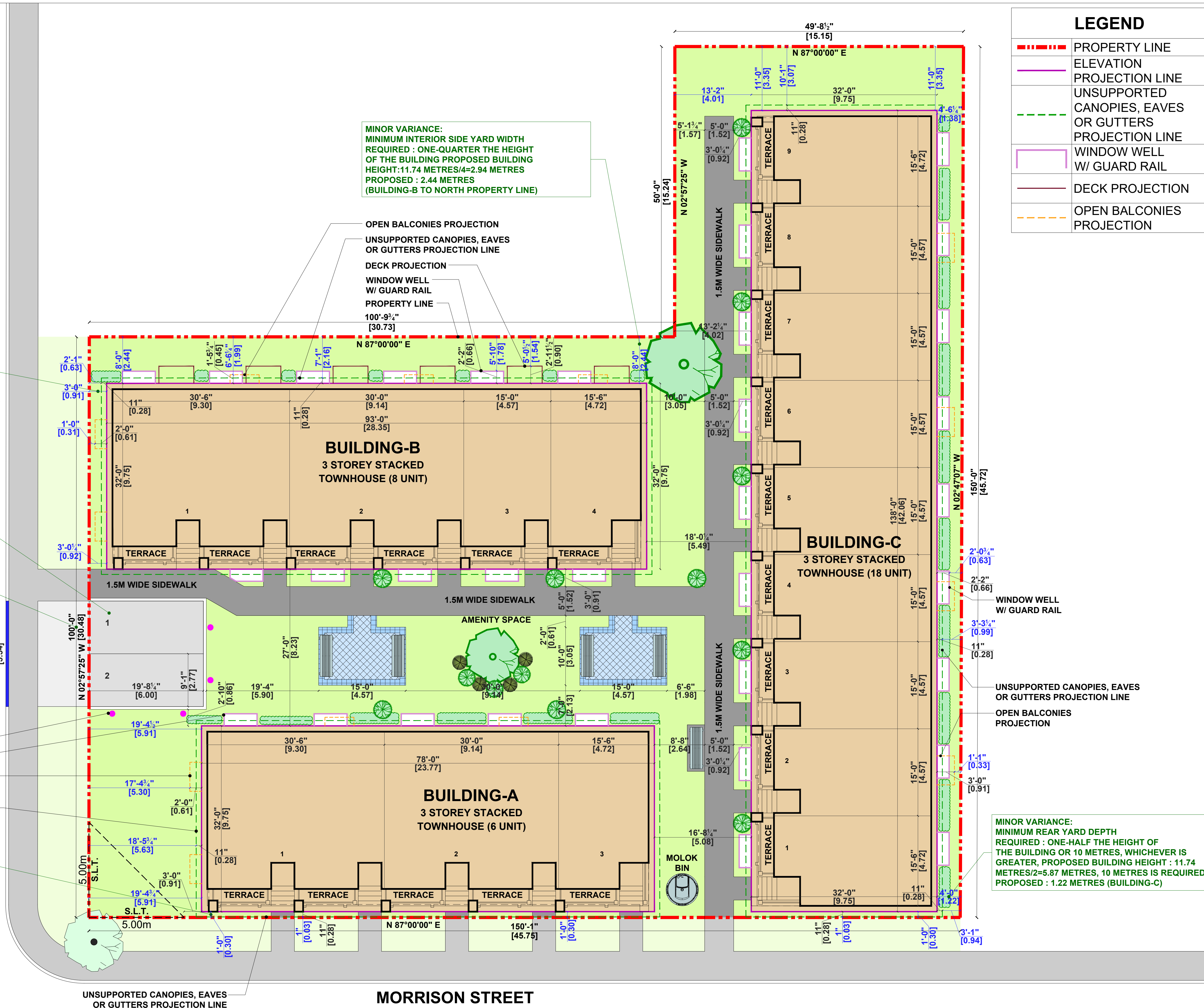
MINOR VARIANCE:
MINIMUM LOT FRONTAGE
REQUIRED : 45 METRES
PROPOSED : 30.48 METRES (CRYSLER AVENUE)

MINOR VARIANCE:
MINIMUM LOT AREA
REQUIRED : 57 SQUARE METRES FOR EACH DWELLING UNIT
PROPOSED : 50.82 SQUARE METRES FOR EACH DWELLING UNIT (32 UNITS)

BOLLARD TYP.
WINDOW WELL W/ GUARD RAIL
OPEN BALCONIES PROJECTION FOR BUILDING-A & B TYP.
UNSUPPORTED CANOPIES, EAVES OR GUTTERS PROJECTION LINE

MINOR VARIANCE:
MINIMUM EXTERIOR SIDE YARD WIDTH
REQUIRED : 7.5 METRES
PROPOSED : 0.3 METRES (MORRISON STREET)

CRYSLER AVENUE



MINOR VARIANCE:
MINIMUM INTERIOR SIDE YARD WIDTH
REQUIRED : ONE-QUARTER THE HEIGHT
OF THE BUILDING PROPOSED BUILDING
HEIGHT: 11.74 METRES/4=2.94 METRES
PROPOSED : 2.44 METRES
(BUILDING-B TO NORTH PROPERTY LINE)

LEGEND	
	PROPERTY LINE
	ELEVATION PROJECTION LINE
	UNSUPPORTED CANOPIES, EAVES OR GUTTERS PROJECTION LINE
	WINDOW WELL W/ GUARD RAIL
	DECK PROJECTION
	OPEN BALCONIES PROJECTION

PRIMARY CONSULTANT & PROJECT MANAGER

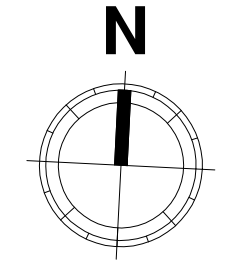
RPDS
INTEGRATED DESIGN FIRM
SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1V9
MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647.556.2596
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No.	Date	Version	Dwn.
1.	2024-11-27	ISSUED FOR MINOR VARIANCE	

PROJECT:
STACKED TOWNHOMES DEVELOPMENT
4531 MORRISON ST.
CITY OF NIAGARA FALLS

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:
CHECKED BY: RP	SCALE: 1 : 100
PROJECT NO.:	DRAWING NO.:

SP-1.0

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THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA STACKED TOWNHOMES DEVELOPMENT

4531 MORRISON STREET,
NIAGARA FALLS, ONTARIO

PRIMARY CONSULTANT & PROJECT MANAGER

RPDS
INTEGRATED DESIGN FIRM
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DESCRIPTION	HA. (ACRES)	SQ.FT.	SQ.MT.	%
SITE AREA	0.163 (402)	17505.49	1626.31	100
TOTAL BUILDING FOOTPRINT AREA		~9888.00	~918.63	56.49
PROPOSED STREET & SURFACE PARKING AREA		~357.74	~33.23	2.04
PROPOSED LANDSCAPE & HARDSCAPE		~7259.75	~674.45	41.47
PROPOSED LOT COVERAGE	56.49% (ALLOWED 30%)			
PROPOSED DENSITY (APPROXIMATE)	FSI ~2.02 (TOTAL PROPOSED G.F.A. / SITE AREA) ~ (3285.15 SQ.MT. / 1626.31 SQ.MT.)			

CURRENT ZONE - R5F (By-law No. 79-200 & AM-2022-003)

7.15.1 PERMITTED USES: (a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 & 4.14

DESCRIPTION	REQUIRED	PROPOSED SITE SPECIFICATION	COMPLIANCE WITH EXISTING BY-LAWS
(a) Minimum lot area	57 square metres (613.5 sq. ft.) for each dwelling unit	50.82 sq.m. (574.05 sq. ft.)	NO
(b) Minimum lot frontage	45 metres (147.6 ft.)	30.48 m. (100.0 ft.) (Crysler Ave.)	NO
(c) Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	0.91 m. (Crysler Ave.)	NO
(d) Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1	1.22 m. (Building-C)	NO
(e) Minimum interior side yard width	one-quarter the height of the building	2.44 m. (8.0 ft.) (Building-B to north property line)	NO
		4.01 m. (13.2 ft.) (Building-C to westly property line)	YES
(f) Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	0.3 m. (1.0 ft.) (Morrison Street)	NO
(g) Maximum lot coverage	30%	56.49%	NO
(h) Maximum height of building or structure	28 metres (91.9 ft.) subject to section 4.7	~11.74 m. (~38.52 ft.)	YES
(i) Number of apartment dwellings on one lot	one only	3 stacked townhouse dwellings	YES
(j) Parking and access requirements	in accordance with section 4.19.1 n/a Bill 185	2 parking spaces	YES
(k) Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14	None proposed	N/A
(l) Minimum landscaped open space	55% of the lot area	41.47%	NO
(m) Minimum amenity space for an apartment dwelling unit	in accordance with section 4.44	9.61 sq.m. per dwelling unit	Please confirm if we need to apply for a Minor Variance to address the deficiency in the minimum required Amenity Space as per sections 4.44, 4.42.1, or any other applicable by-laws.
	n/a for stacked townhouse dwellings		
Minimum parking stall width	2.75 metres	2.77 metres	YES
Minimum parking stall length	6 metres	6 metres	YES
Parking within a front yard	4.19.3 (C)	None proposed for parking spaces # 1 & 2	NO

DESCRIPTION	REQUIRED	PROPOSED SITE SPECIFICATION	COMPLIANCE WITH EXISTING BY-LAWS
Projections into required yards	In accordance with Section 4.14	1.] Front Yard on Crysler Ave: 0.28m from Elevation Projection Line & 0.63m from Property Line 2.] Exterior Side Yard on Morrison St: 0.28m from Elevation Projection Line & 0.03m from Property Line 3.] Rear Yard [Building-C East Side]: 0.28m from Elevation Projection Line & 0.94m from Property Line 4.] Interior Side Yard [Building-B North Side]: 0.28m from Elevation Projection Line & 2.16m from Property Line	Yes
	Balconies: Open balconies not covered by a roof or canopy may project into any required front yard or rear yard a distance of not more than 1.8 metres and into any required side yard a distance of not more than 0.45 metres;	1.] Front Yard on Crysler Ave: 0.61m from Elevation Projection Line & 0.31m from Property Line 2.] Rear Yard [Building-C East Side]: 0.91m from Elevation Projection Line & 0.31m from Property Line 3.] Interior Side Yard [Building-B North Side]: 0.45m from Elevation Projection Line & 1.99m from Property Line	Yes
	Covered Porch: A roofed-over one storey porch may project into a required front yard, rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 2.5 metres provided however that (i) no enclosure of such porch, other than removable screens and storm sashes or awnings, shall be erected to a height of more than 1.0 metre above the floor of such porch, and (ii) in no event shall any part of such porch be closer than 1.5 metres from any street line;	N/A	N/A
	Deck: A deck may project into a required front yard a distance of not more than 2.5 metres and into a required rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the R5F zone	1.] Interior Side Yard [Building-B North Side]: 0.9m from Elevation Projection Line & 1.54 from Property Line	Yes

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PROJECT:
STACKED TOWNHOMES DEVELOPMENT
4531 MORRISON ST.
CITY OF NIAGARA FALLS

DRAWING TITLE:
COVER SHEET

DRAWN BY: DATE:

CHECKED BY: RP SCALE:

PROJECT NO.: DRAWING NO.:

A-1.0

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