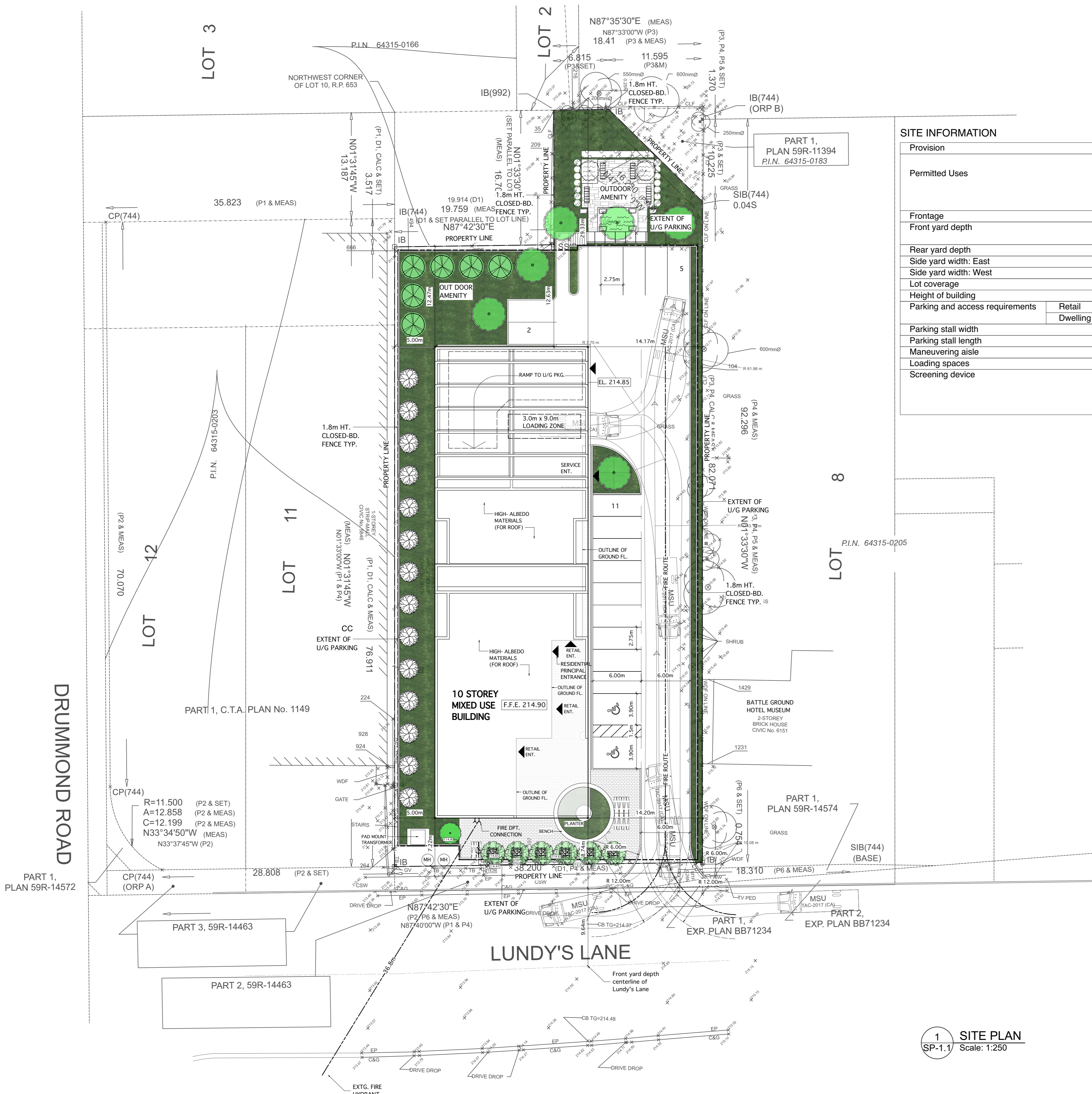
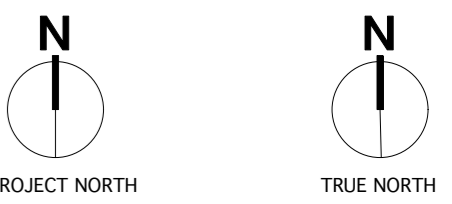


BLOCK "A", PLAN 330

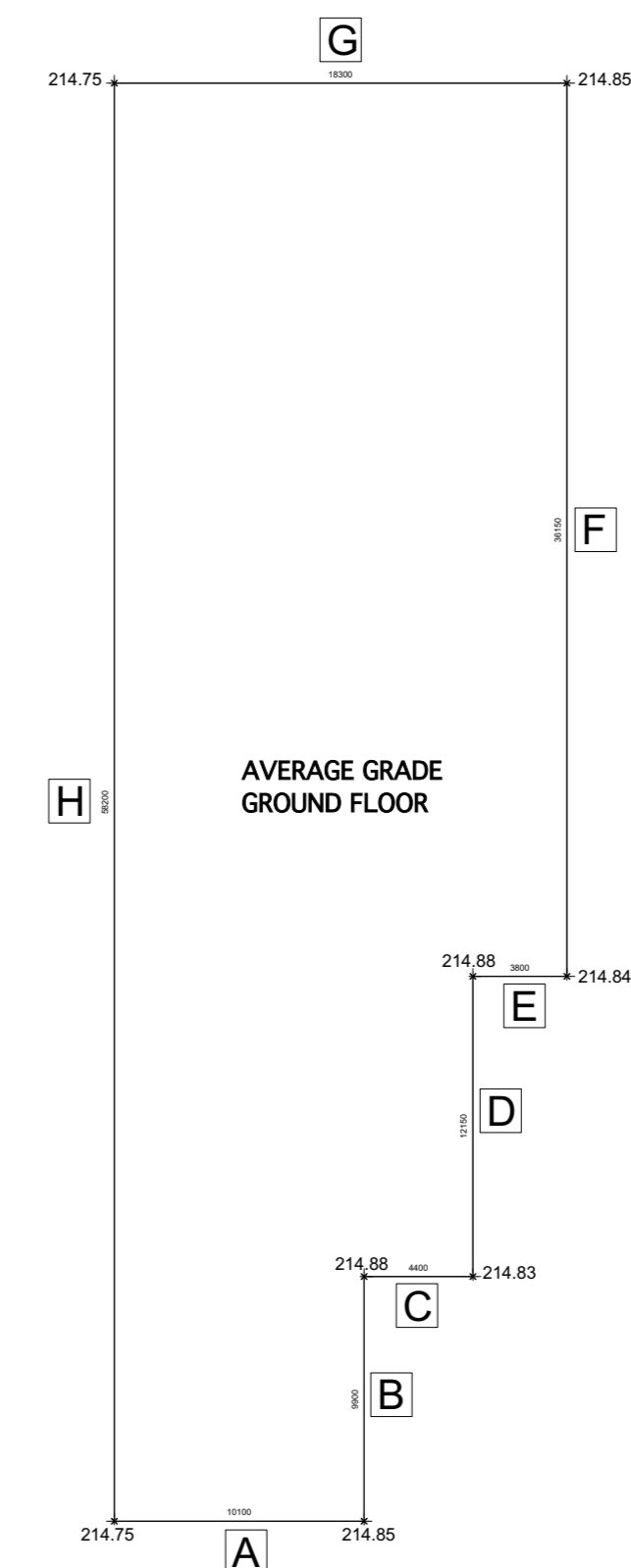


SITE INFORMATION

Provision	Requirement	Proposed
Permitted Uses	The uses permitted in the GC zone Dwelling units in combination with commercial uses on the main floor provided not more than 66% of the total floor area is used for dwelling units and further provided they are located entirely above the ground floor	Ground Fl.: Commercial (retail) 293.82m, 45.63% No. of Dwelling units on Ground Fl.: 0 2Fl. to 10Fl.: 144 Dwelling units
Frontage	6m	38.28 m
Front yard depth	13.1m from the original centerline of Lundy's Lane	18.4m from the original centerline of Lundy's Lane
Rear yard depth	10 m	19.33 m
Side yard width: East	3 m	14.17 m
Side yard width: West	3 m	5.0 m
Lot coverage	70 %	34.68 %
Height of building	12 m	28.54 m
Parking and access requirements	Retail	293.82m ² / 25 m ² = 12 spaces
	Dwelling units	144 units x 1.4 = 202 spaces
		293.82m ² / 25 m ² = 12 spaces 147 spaces / 144 units = 1.02 space per unit
Parking stall width	2.75 m	2.75 m
Parking stall length	6.0 m	6.0 m
Maneuvering aisle	6.3 m (structure) / 6.9 m (surface)	6.0 m
Loading spaces	1 loading space 3 m x 9 m	1 loading space 3 m x 9 m
Screening device	A close-board type fence or decorative wall with a minimum height of 1.8 m abutting the side lot line and the rear lot line of a residentially zoned lot	A close-board type fence height of 1.8 m



DATE	ISSUED FOR
2024.02.23	ZA/OPA
2024.09.16	ZA/OPA



AVERAGE GRADE CALCULATION

A:	(214.75 + 214.85) / 2 * 10.10 =	2,169.48
B:	(214.85 + 214.88) / 2 * 9.90 =	2,127.16
C:	(214.88 + 214.83) / 2 * 4.40 =	945.36
D:	(214.83 + 214.88) / 2 * 12.15 =	2,610.49
E:	(214.88 + 214.84) / 2 * 3.80 =	816.47
F:	(214.84 + 214.85) / 2 * 36.15 =	7,766.65
G:	(214.85 + 214.75) / 2 * 18.30 =	3,830.84
H:	(214.75 + 214.75) / 2 * 58.20 =	12,496.45
TOTALS:		153.00 32,048.43

* GRADE PLANE = 32,864.90/153.00 = 214.80

DO NOT SCALE THE DRAWINGS.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE.
ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS DRAWING SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT BEFORE PROCEEDINGS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.

C.Y. LEE ARCHITECT INC.
200 FINCH AVE. W.
SUITE 233
TORONTO, ONTARIO
CANADA, M2R 3W4
T. 416 223 6400

PROJECT
6179 LUNDY'S LANE
NIAGARA FALLS, ON

DRAWING TITLE
SITE PLAN

DRAWING NO.
SP-1.1

1 SITE PLAN
SP-1.1 Scale: 1:250

SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF LOT 9 AND 10, REGISTERED PLAN 653 CITY OF NIAGARA FALLS
PREPARED BY:
MTE ONTARIO LAND SURVEYORS LTD.
1016 SUTTON DRIVE, UNIT A, ON L7L 6B8
TEL 905 639 2552
DATED: 02 / 14 / 2023