

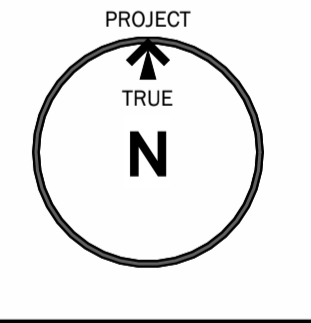
PRELIMINARY SITE STATS		RSF - Residential Apartment 5F Density Zone		
	HECTARES	#	m ²	%
LOT AREA				
Lot - Required (57 sq.m / unit)	0.5700	61350.00	5,699.6	
Total Lot Area	2.3458	252820.1	23,487.8	
PSW Lands and High Constraint Area (Coordinated with the ES report)	1.1195	120504.6	11,195.4	
Total Developable Lot - Provided	1.2252	132315.5	12,292.3	100.0%
LOT FRONTAGE				
Required		45.0 m	147.6 ft	
Provided		87.5 m	287.9 ft	
LOT COVERAGE				
Permitted				
Lot Coverage		39694.1	3,687.7	30.0%
Proposed				
Building		11291.6	1,049.0	8.5%
Canopy and Balconies		2715.7	0.0	2.1%
Total	14007.2	1049.0	10.6%	
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)				
Minimum		72772.4	6,760.8	55.0%
Proposed		61277.7	5,692.9	46.3%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)				
Proposed		57028.6	5,298.1	43.1%
BUILDING HEIGHT				
Permitted		28.0 m	91.9 ft	
Proposed		10 Storey	37.7 m	112.9 ft
PARKING STATS				
PARKING REQUIRED				
Assignment Building		1.15 per unit	128.0	
Total			128.0	
BF Required			5 Spaces	
Loading Required (GLA=9,050sq.m)			2 Spaces	
Bike Required Short Term (4/bldg)			4	
Long Term (0.5/unit)			56	
PARKING PROVIDED				
Surface Parking			129	
Total			129	
*Proposed Residential Parking Ratio		1.15		
BF Provided			4 Spaces	
Loading Provided (3,049,844.0)			2 Spaces	
Bike Provided Short Term (0.45/unit)			4	
Long Term			50	
BUILDING STATS				
Residential				
1 Bed		1 Bed	2 Bed	
1st FLOOR 4	2	0	2	
2nd FLOOR 12	6	2	4	
3rd FLOOR 12	6	2	4	
4th FLOOR 12	6	2	4	
5th FLOOR 12	6	2	4	
6th FLOOR 12	6	2	4	
7th FLOOR 12	6	2	4	
8th FLOOR 12	6	2	4	
9th FLOOR 12	6	2	4	
10th FLOOR 12	6	2	4	
Total Units 112	54	18	38	
Amenity Space				
AMENITY SPACE REQUIRED	20 sq.m / Unit	2240.0	sq.m	
AMENITY SPACE PROVIDED				
Balconies	1360.4	sq.m		
Community Room	119.7	sq.m		
Laundry Room	26.0	sq.m		
Diag Wash	12.6	sq.m		
Flex Room	25.9	sq.m		
Bike Parking	56.4	sq.m		
Landscape Amenity	511.0	sq.m		
Total	2112.0	sq.m		
	18.9	PER UNIT		

No.	DATE	DESCRIPTION	BY
1	OCT 06 2023	PRELIMINARY CONCEPT	JKC
2	OCT 13 2023	REVISED CONCEPT	JKC
3	OCT 16 2023	REVISED SITE PLAN	JKC
4	JAN 25 2024	REVISED CONCEPT PACKAGE/REDUCE HT	JKC
5	APR 22 2024	REVISED CONCEPT PACKAGE/INCREASED HT	JKC
6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:

**NIAGARA FALLS
NON-PROFIT HOUSING
CORPORATION SENIORS
BUILDING**

8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2L 2T3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		

SITE PLAN

1 : 500

.SP1