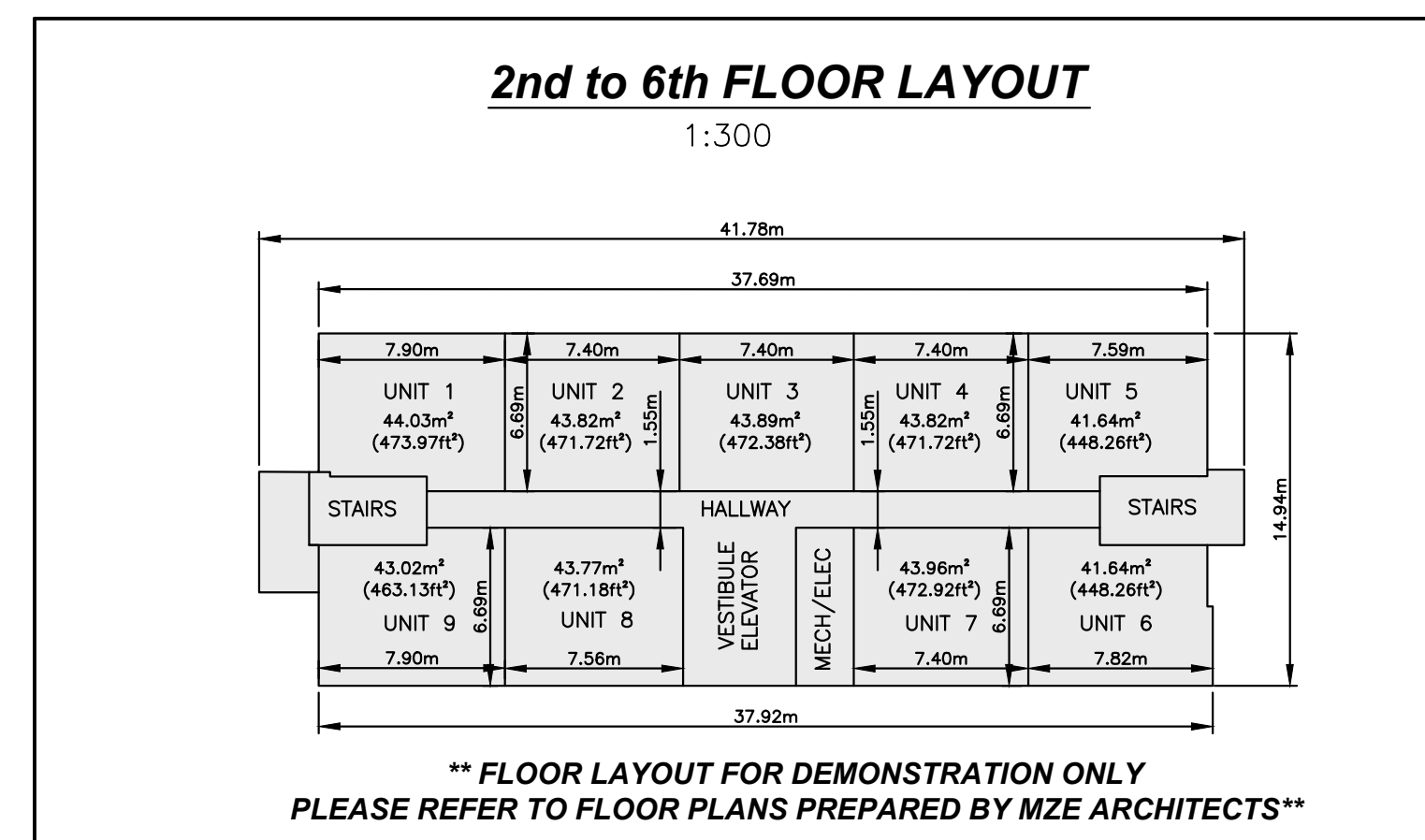
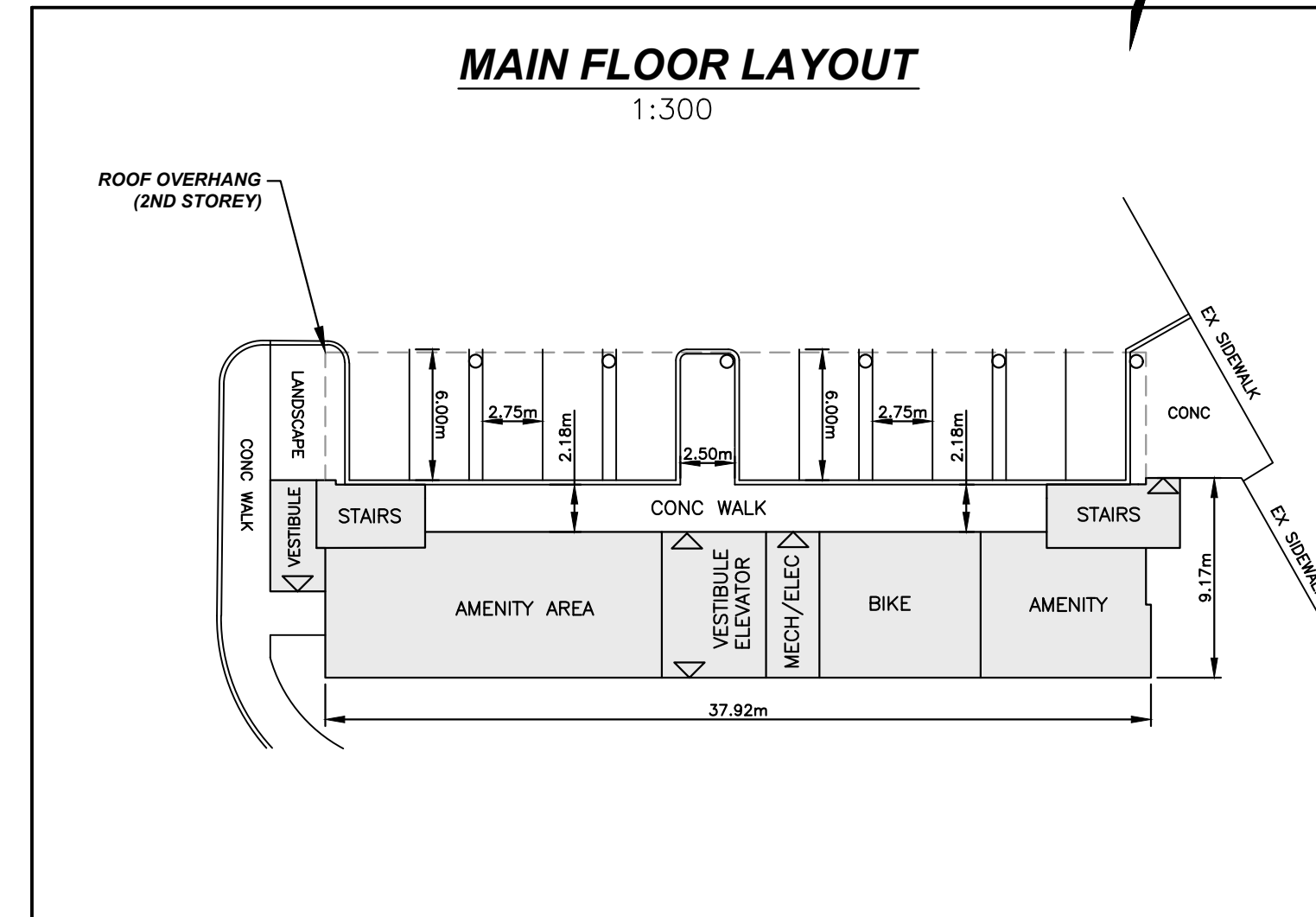
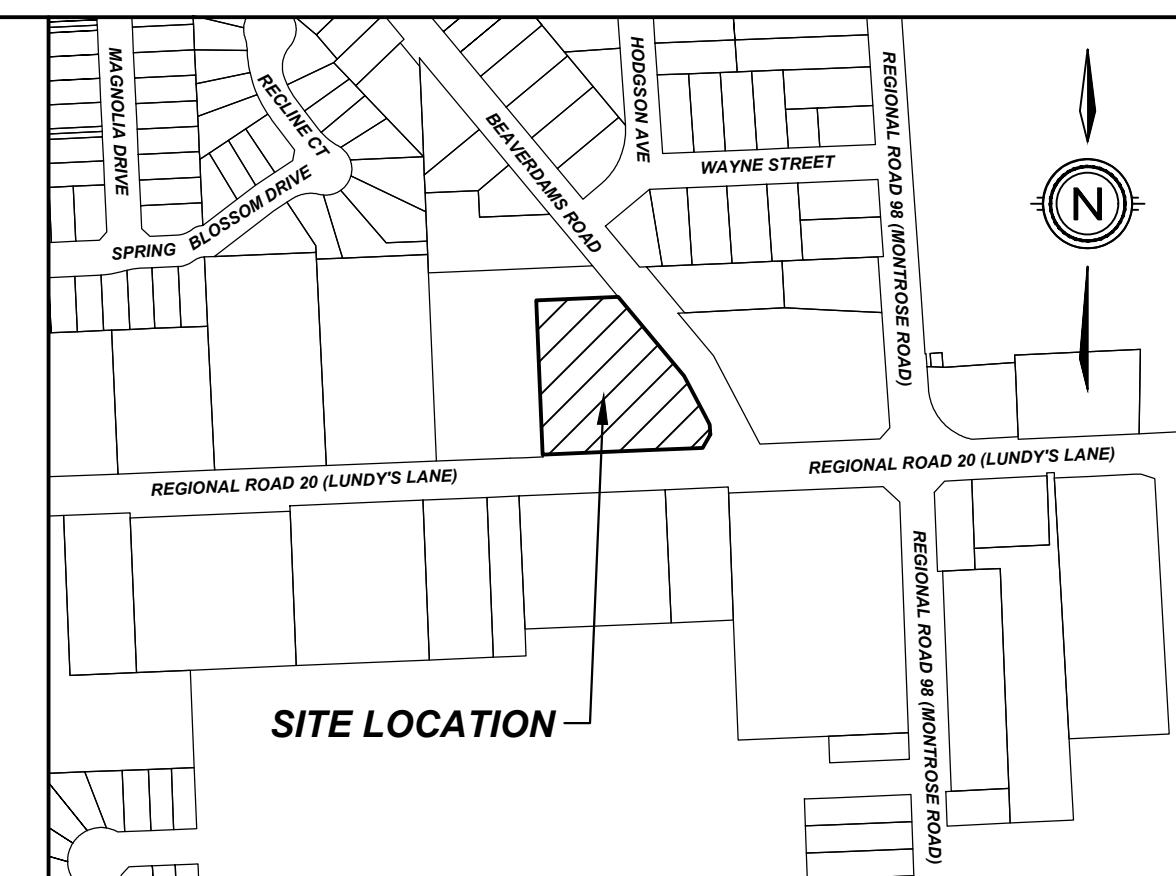


7701 LUNDY'S LANE NIAGARA FALLS



ZONING REQUIREMENTS		
Tourist Commercial (TC)		
PROVISION	REQUIRED	PROVIDED
PERMITTED USES	Various commercial uses; dwelling units in a building in combination with one or more of the uses listed in this section, provided that not more than 50% of the total floor area of such a building is used for dwelling units, and further provided that such dwelling units except entrances thereto are located entirely above the ground floor	Standalone residential uses
MINIMUM LOT FRONTAGE	6 meters	91.48 meters
MINIMUM FRONT YARD DEPTH	13.1 meters from the centreline of the original Lundy's Lane road allowance	12.55 meters (proposed building)
MINIMUM REAR YARD DEPTH	10 meters	1.7 meters (existing building)
MINIMUM INTERIOR SIDE YARD WIDTH (not abutting a residential, institutional or open space zone)	none required	0 meters (existing building)
MINIMUM EXTERIOR SIDE YARD WIDTH	11.5 meters from the centreline of the original Beaverdams Road road allowance	10.9 meters to the centreline of the original Beaverdams Road road allowance (existing building)
MAXIMUM LOT COVERAGE	70%	41.28%
MAXIMUM HEIGHT OF A BUILDING OR STRUCTURE	12 meters	18.37 meters to the top of the roof deck 22.08 meters to the top of the mechanical penthouse
PARKING AND LOADING		
PROVISION	REQUIRED	PROVIDED
APARTMENT	1.4 spaces per dwelling unit	0.64 spaces per dwelling unit
PARKING SPACE DIMENSIONS	More than 60 degrees and up to 90 degrees	2.75 meters x 6.0 meters (existing) 2.75 meters x 6.0 meters (proposed)
	More than 45 degrees and up to 60 degrees	2.75 meters x 6.4 meters (existing) 2.3 meters x 6.0 meters (existing)
MANEUVERING AISLE WIDTH	More than 60 degrees and up to 90 degrees	6.9 meters (existing) 7.0 meters (proposed)
	More than 45 degrees and up to 60 degrees	5.2 meters (existing) 4.14 meters (existing)



KEY PLAN N.T.S.

CONCEPT PLAN

SITE STATISTICS		
AREA	ha	% COVERAGE
BUILDING	0.281	41.26
ROAD/DRIVEWAY/PARKING	0.317	46.56
LANDSCAPING	0.083	12.18
TOTAL	0.681	100.00

PARKING STATISTICS

EXISTING APARTMENT/MOTEL = 96 units
 PARKING PROVIDED (0.64 spaces per unit) = 61 spaces
 PROPOSED APARTMENT EXPANSION = 42 units
 PROPOSED PARKING REQUIRED (0.64 spaces per unit) = 27 spaces
 TOTAL UNITS = 138 units @ 0.64 SPACES PER UNIT = 88 REQUIRED
 TOTAL PARKING PROVIDED = 88 SPACES

← DIRECTION OF TRAFFIC FLOW

#	ISSUED FOR DISCUSSION	2024-11-07	TA
0	ISSUED FOR DISCUSSION	2024-11-07	TA
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE	DRAFTING	TA
7701 LUNDY'S LANE SITE PLAN	DATE	NOVEMBER 7, 2024
	PRINTED	NOVEMBER 7, 2024
	SCALE	1:300
	DWG No.	23141-SP
	REV	0