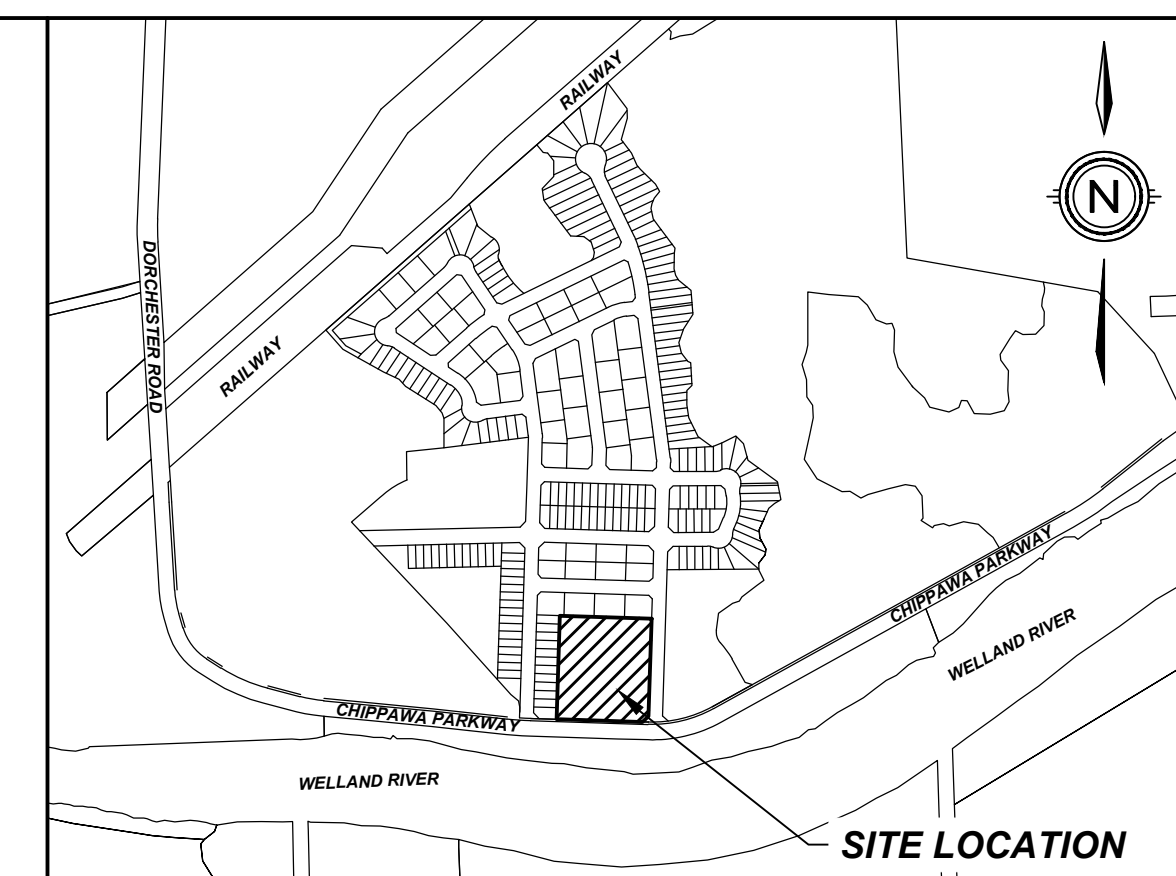
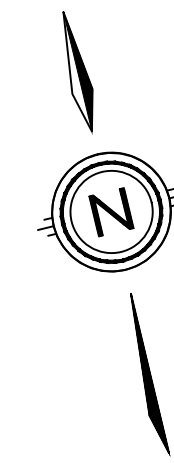


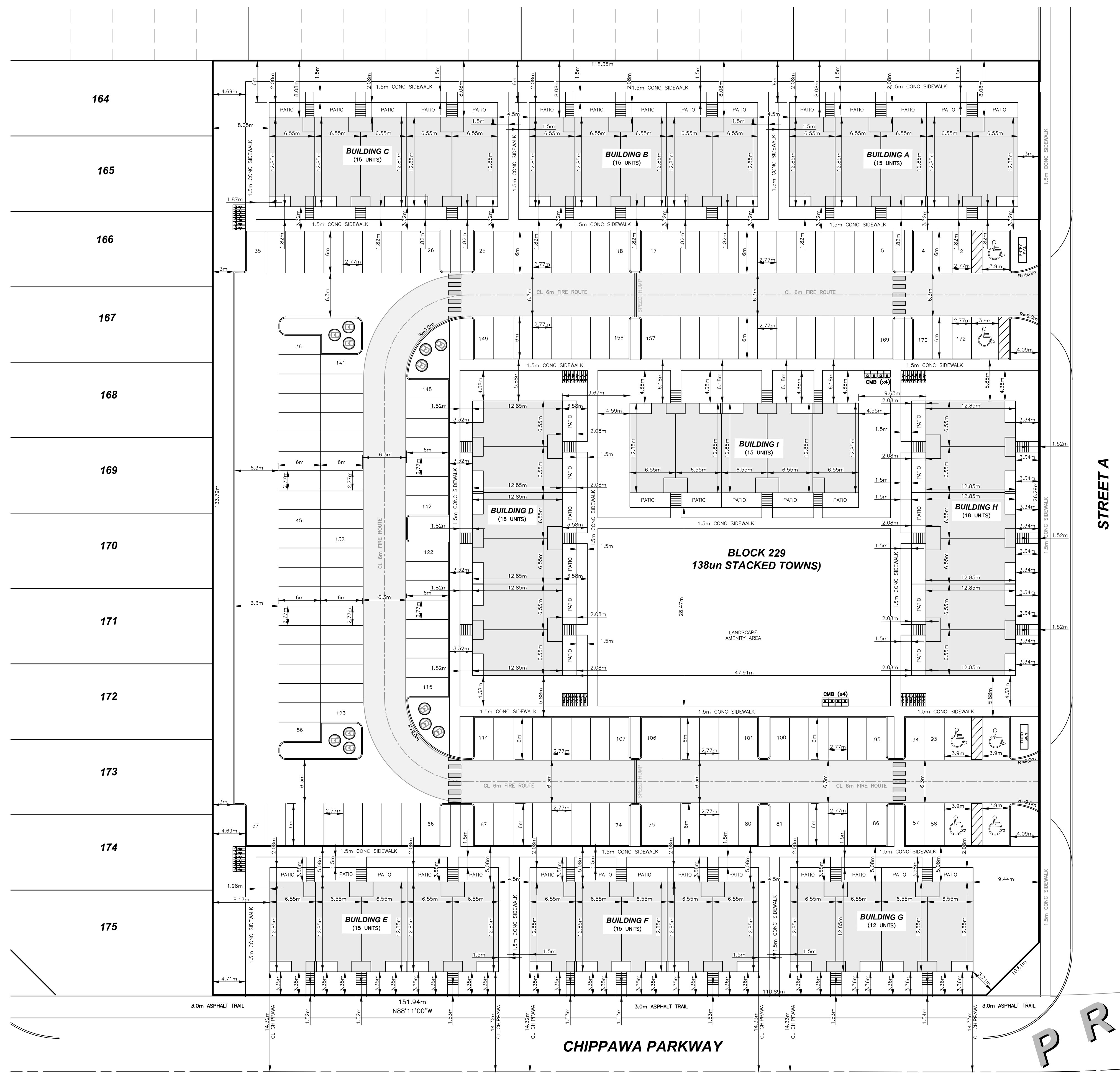
# BLOCK 229 RIVERFRONT COMMUNITY PHASE 2 NIAGARA FALLS



## KEY PLAN N.T.S.

### SITE STATISTICS

| AREA                 | ha           | % COVERAGE    |
|----------------------|--------------|---------------|
| BUILDING (138 UNITS) | 0.450        | 28.46         |
| ROADWAY/PARKING      | 0.525        | 33.20         |
| LANDSCAPE            | 0.606        | 38.34         |
| <b>TOTAL</b>         | <b>1.581</b> | <b>100.00</b> |
| DENSITY              |              | 87.29 un/ha   |



STREET A

| ZONING MATRIX  |   |  |   |
|--|---|--|---|
| PROVISION R4   | PROVISION R4  | R4-1134  | PROVIDED  |
| STACKED TOWNHOUSE DWELLING   |   |  |   |
| MIN. LOT AREA  | 200m <sup>2</sup> per dwelling unit   | 133m <sup>2</sup> per dwelling unit  | 114.56m <sup>2</sup> PER UNIT   |
| MIN. LOT FRONTAGE (BLOCK)  | 30m (98.4ft)  | 20m (98.4ft)   | 110.85m   |
| MIN. LAND UNIT FRONTAGE  | N/A   | STACKED TOWNHOUSE - 2.0m   | 6.55m   |
| 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<br>(ii) FOR ALL OTHER BUILDINGS OR STRUCTURES FROM A STREET - 3.0m<br>(iii) FOR ALL BUILDINGS OR STRUCTURES FROM A PRIVATE STREET ON A LAND UNIT LESS THAN 20m WIDE - 1.0m<br>(iv) FOR ALL BUILDINGS OR STRUCTURES FROM A PRIVATE STREET ON A LAND UNIT 20m WIDE OR GREATER - 6.0m | 3.35m (FRONT BLDG E-G)<br>3.30m (EXT BLDG H)<br>4.32m TO CL CHIPPAWA ROAD |
| MAX. FRONT YARD/EXTERIOR SIDE YARD DEPTH FROM A STREET OR PRIVATE STREET |   | 15.5m  | 3.35m (FRONT BLDG E-G)<br>3.34m (EXT BLDG H)                              |
| 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   | 6.55m (BLDG C)  |
| 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 A-C & BLDG E-G)  |
| MAX. BUILDING HEIGHT   | 10.0m SUBJECT TO SECTION 4.7  | 17.0m OR 4 STOREYS   | 3 STOREYS   |
| MAX. LOT COVERAGE  | 35%   | NONE   | 28.46%  |
| MIN. LANDSCAPE SPACE (BLOCK)   | 45m <sup>2</sup> PER DWELLING UNIT  | 20.00% (BLOCK)   | 38.34% (BLDG C)   |
| MIN. AMENITY AREA (PER UNIT)   | IN ACCORDANCE WITH SECTION 4.44 (N/A)   | 5.0m <sup>2</sup>  | TOWNS-43.91m <sup>2</sup>   |
| NUMBER OF DWELLINGS ON ONE LOT   | SUBJECT TO COMPLIANCE WITH SECTION 79.3.2. MORE THAN ONE DWELLING IS PERMITTED ON ONE LOT |  | 46 DWELLINGS (138 UNITS)  |

PARKING REQUIRED - 1.4 PER UNIT x 138 = 193.2  
 ACCESSIBLE REQUIRED - 5 SPACES  
 PARKING PROVIDED = 173 SPACES @ 1.25 PER UNIT (172.5) (INCLUDES 6 ACCESSIBLE)  
 BICYCLE PARKING REQUIRED - 0.5 PER UNIT = 69  
 BICYCLE PARKING PROVIDED - 36 SPACES TOTAL (±0.25/UN)

| # | ISSUED FOR REVIEW | REVISION | DATE       | INIT |
|---|-------------------|----------|------------|------|
| 0 | ISSUED FOR REVIEW |          | 2025-01-07 | TA   |

BLOCK 225 MASTER PLAN DEVELOPED BY RPD STUDIO

**UPPER CANADA CONSULTANTS**  
ENGINEERS / PLANNERS

**RPDS**

|  |          |                 |
|--|----------|-----------------|
| DRAWING TITLE                                    | DRAFTING | TA              |
| <b>BLOCK 229 (PHASE 2) PRELIMINARY SITE PLAN</b> | DATE     | JANUARY 7, 2025 |
|  | PRINTED  | JANUARY 9, 2025 |
|  | SCALE    | 1:300           |
|  | DWG No.  | 2209-BLK225     |
|  | REV      | 0               |

PRELIMINARY