6605 STANLEY AVENUE

NIAGARA FALLS, ON, L2G 7L2

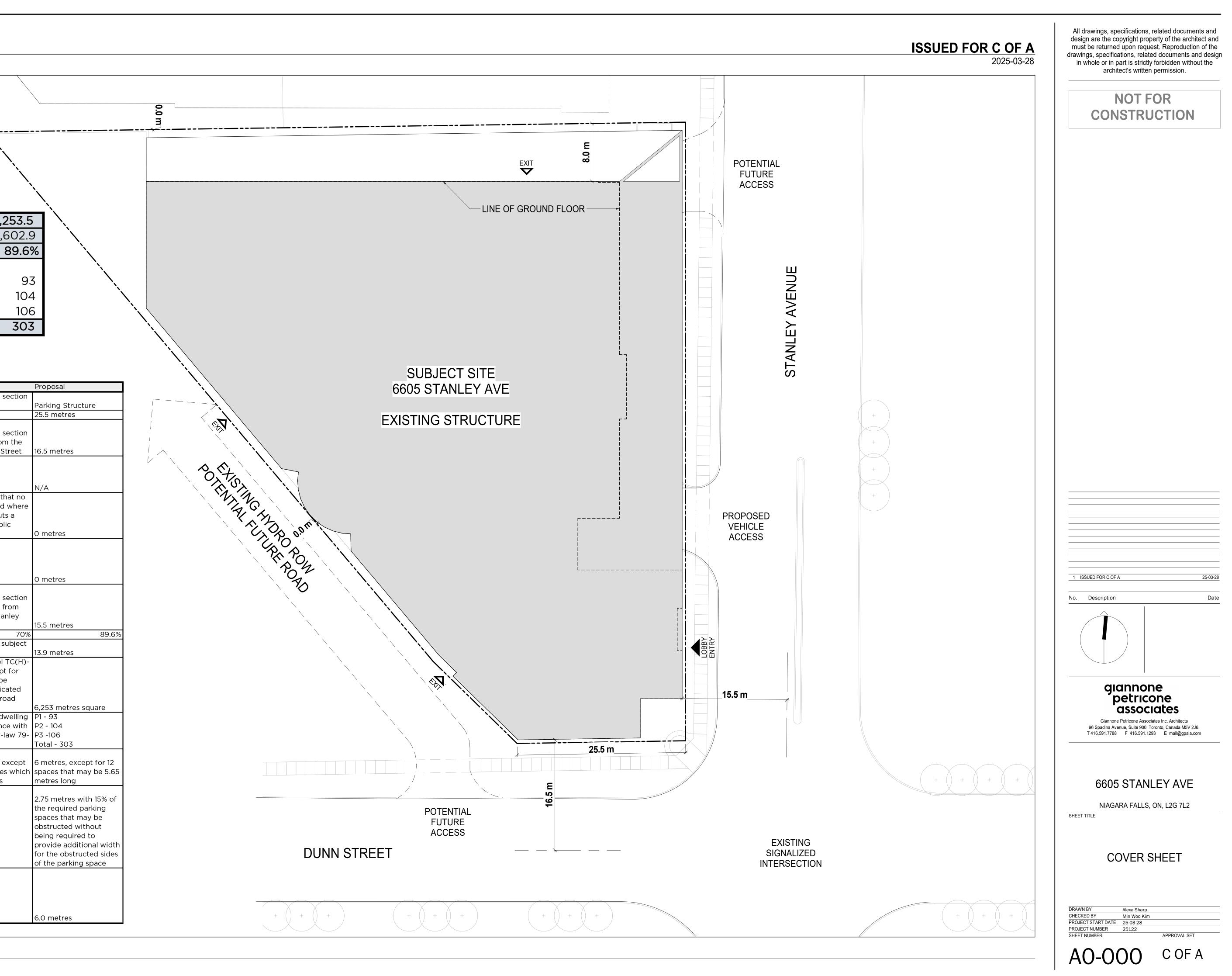
6605 STANLEY AVENUE
STATISTICS
GPA
2025-03-28

Site Area (sm)	±	6,253.5
Footprint (sm)	±	5,602.9
Site Coverage (sm)		89.6%
Parking		
P1	±	93
P2	±	104
P3	±	106
Total	±	303

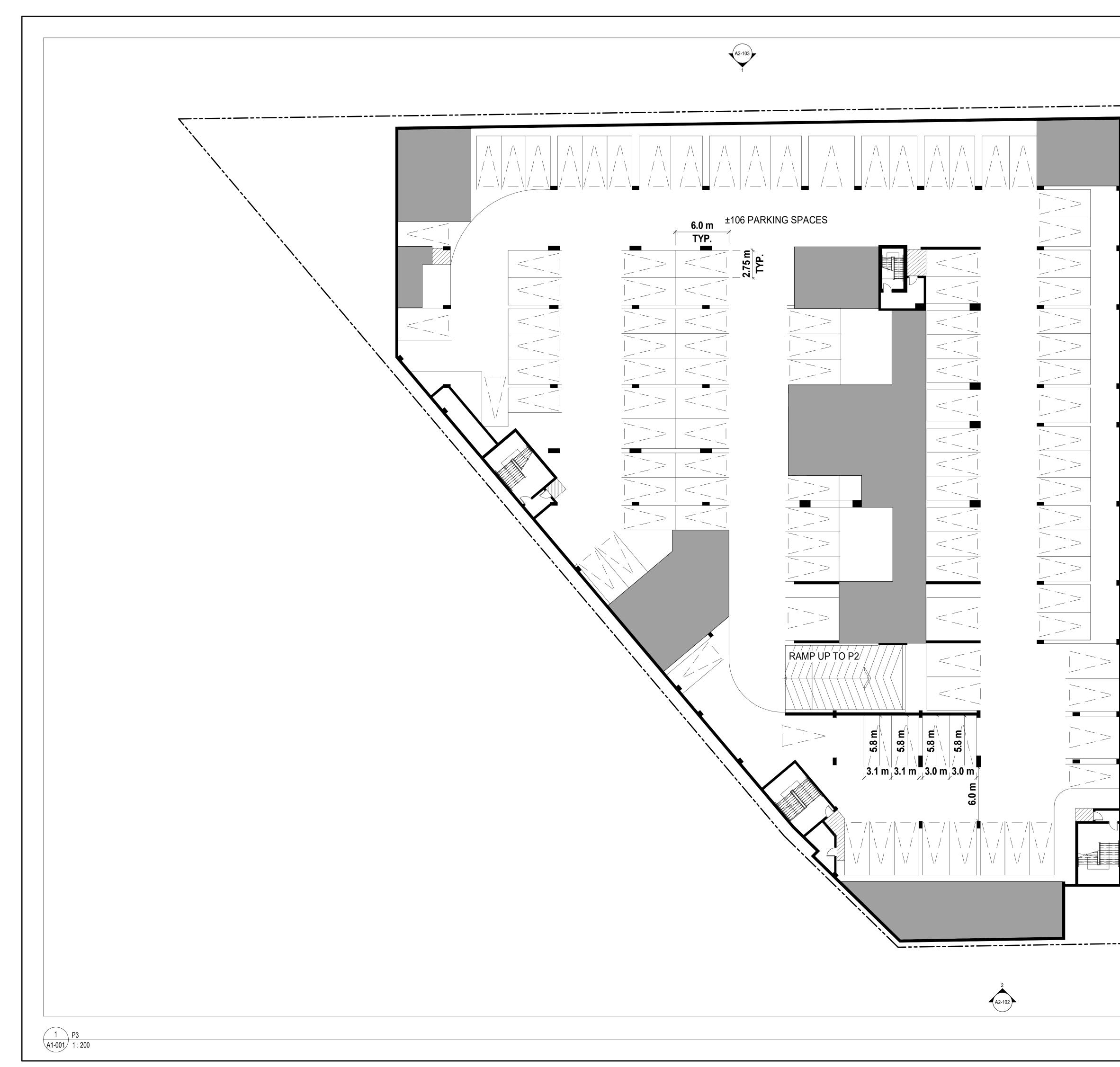
Provision	Requirement	Proposal
	In accordance with section	
Permitted Uses	8.6.1	Parking Structure
Minimum Lot Frontage	6 metres	25.5 metres
	ometres	
Minimum front yard depth	In accordance with section 4.27.1. 13 metres from the centerline of Dunn Street	16.5 metres
		10.5 metres
Minimum rear yard depth where any part of the building is used for residential purposes	10 metres	N/A
Minimum rear yard depth where no part of the building is used for residential purposes	3 metres provided that no rear yard is required where the rear lot line abuts a public lane or a public parking lot	0 metres
Minimum interior side yard width where the side lot line does not abut a residential, institutional or open space zone	None required	0 metres
20110		
Minimum exterior side yard width	In accordance with section 4.27.1. 15.25 metres from the centerline of Stanley Avenue	15.5 metres
Maximum lot coverage	70%	89.6%
Maximum Height of Building or	12 metres (40.0 ft) subject	
Structure	to section 4.7	13.9 metres
Minimum lot area (By-law 2022- 093)	The whole of Parcel TC(H)- 1112, save and except for any part that may be required to be dedicated for the purpose of road widening	6,253 metres square
Minimum number of parking	(i) 1.25 spaces per dwelling	P1 - 93
spaces (2022-093) (i) For a	unit (ii) In accordance with	P2 - 104
dwelling unit (ii)	Section 4.19.1 of By-law 79-	P3 -106
Or all other uses	200	Total - 303
Minimum length of a parking space (By-law 2022-093)	6 metres, save and except for 12 parking spaces which may be 5.65 metres	6 metres, except for 12 spaces that may be 5.65 metres long
Minimum width of a parking		2.75 metres with 15% of the required parking spaces that may be obstructed without being required to provide additional width for the obstructed sides
space	2.75 metres	of the parking space
Minimum width of a maneuvering aisle adjacent to a parking space(s) with a reduced length in accordance with clause (i) of this section (By-law 2022-093)		6.0 metres
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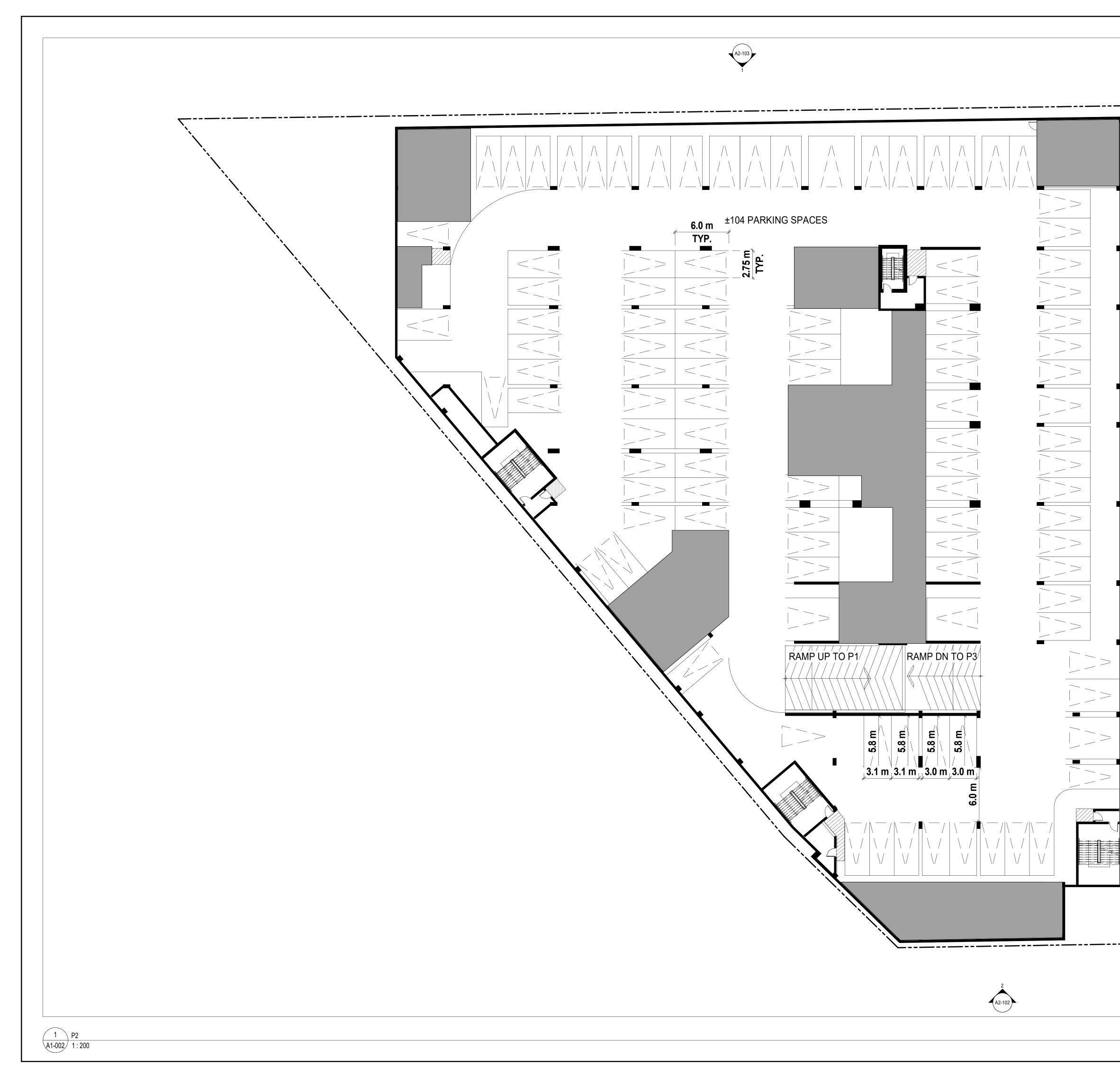
1 APP_SITE PLAN A0-000 1 : 250



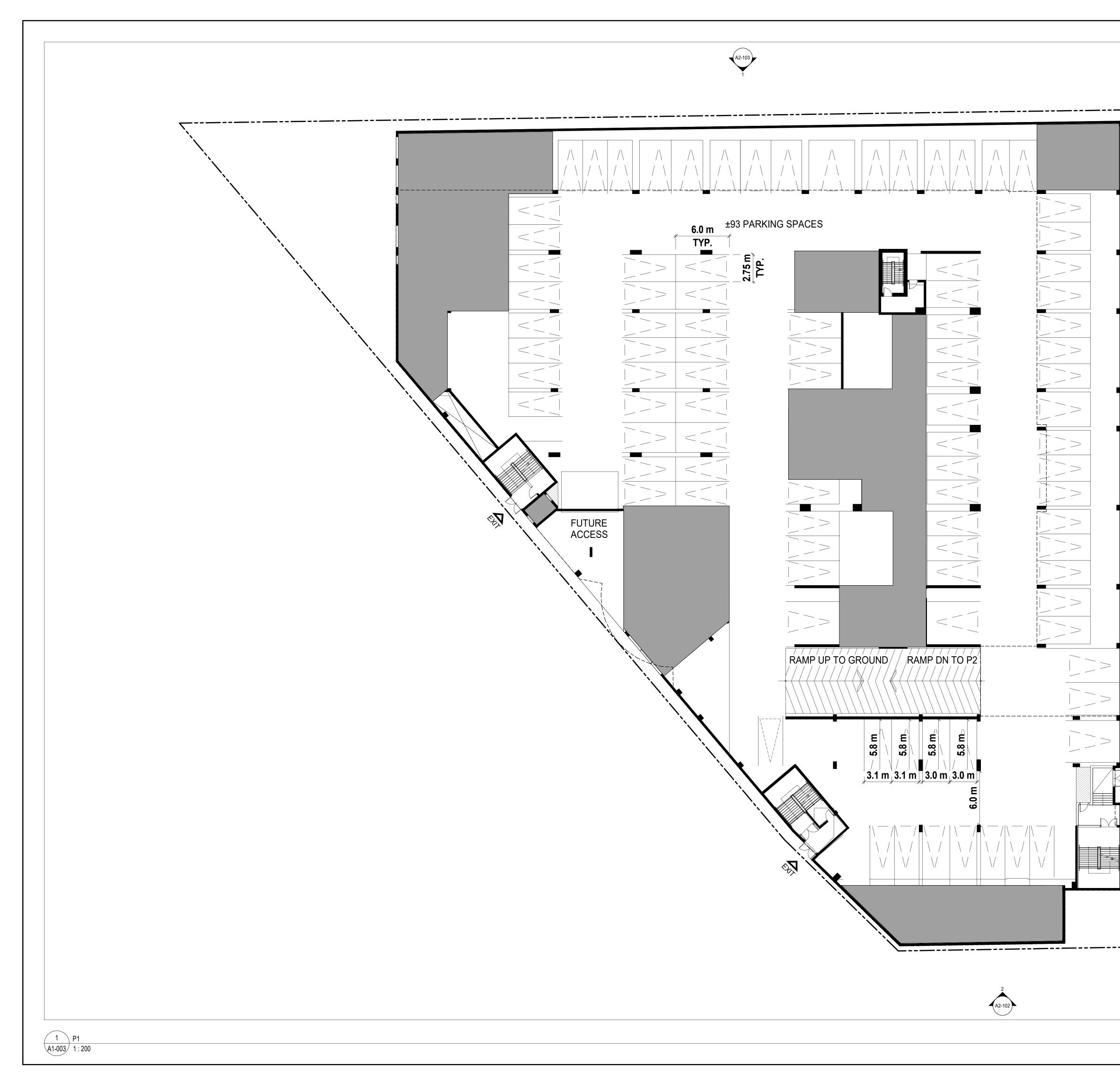
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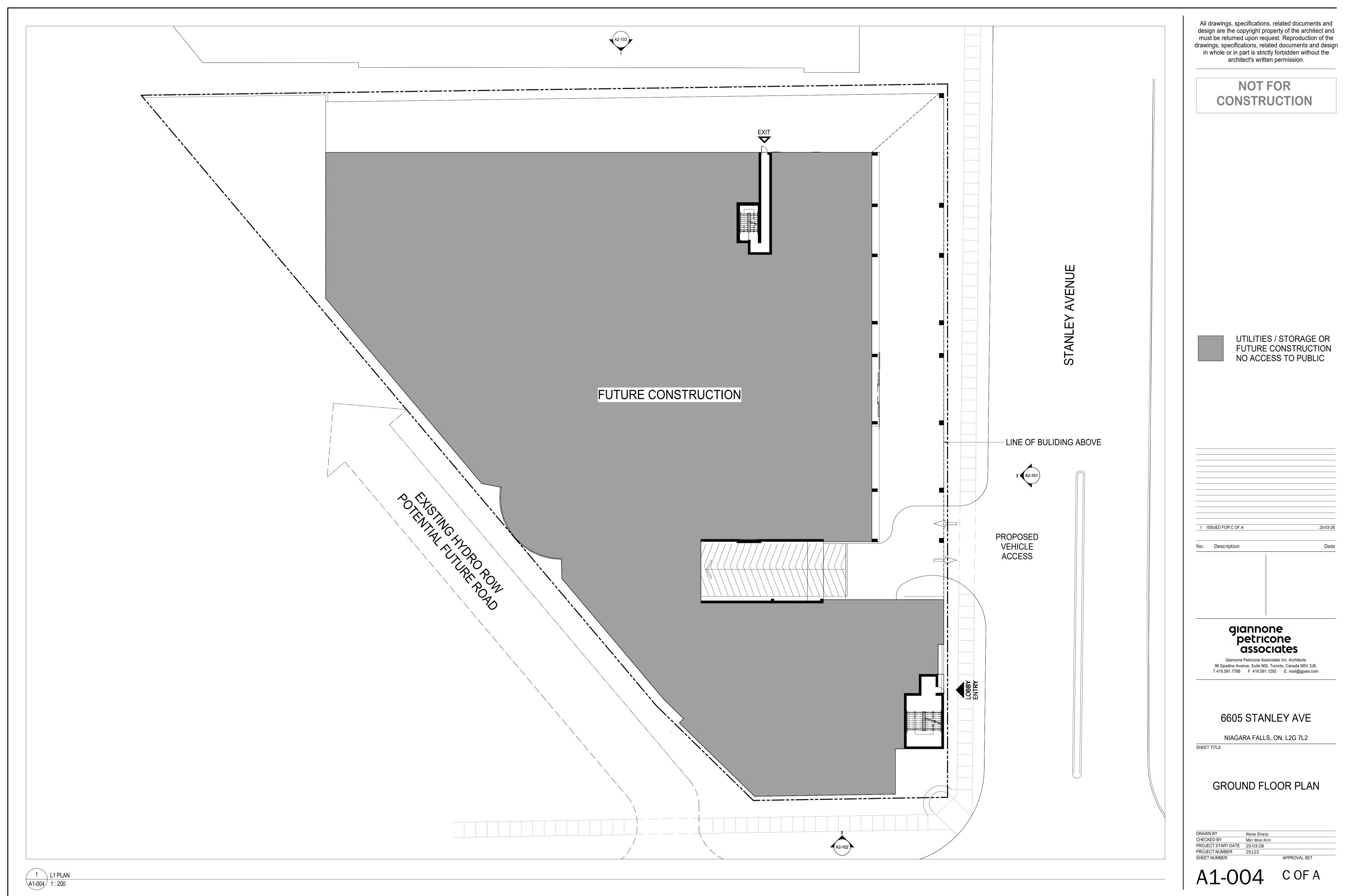
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Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com
SHEET TITLE P3 PLAN
DRAWN BY Alexa Sharp CHECKED BY Min Woo Kim PROJECT START DATE 25-03-28 PROJECT NUMBER 25122 SHEET NUMBER APPROVAL SET A1-001 COFA

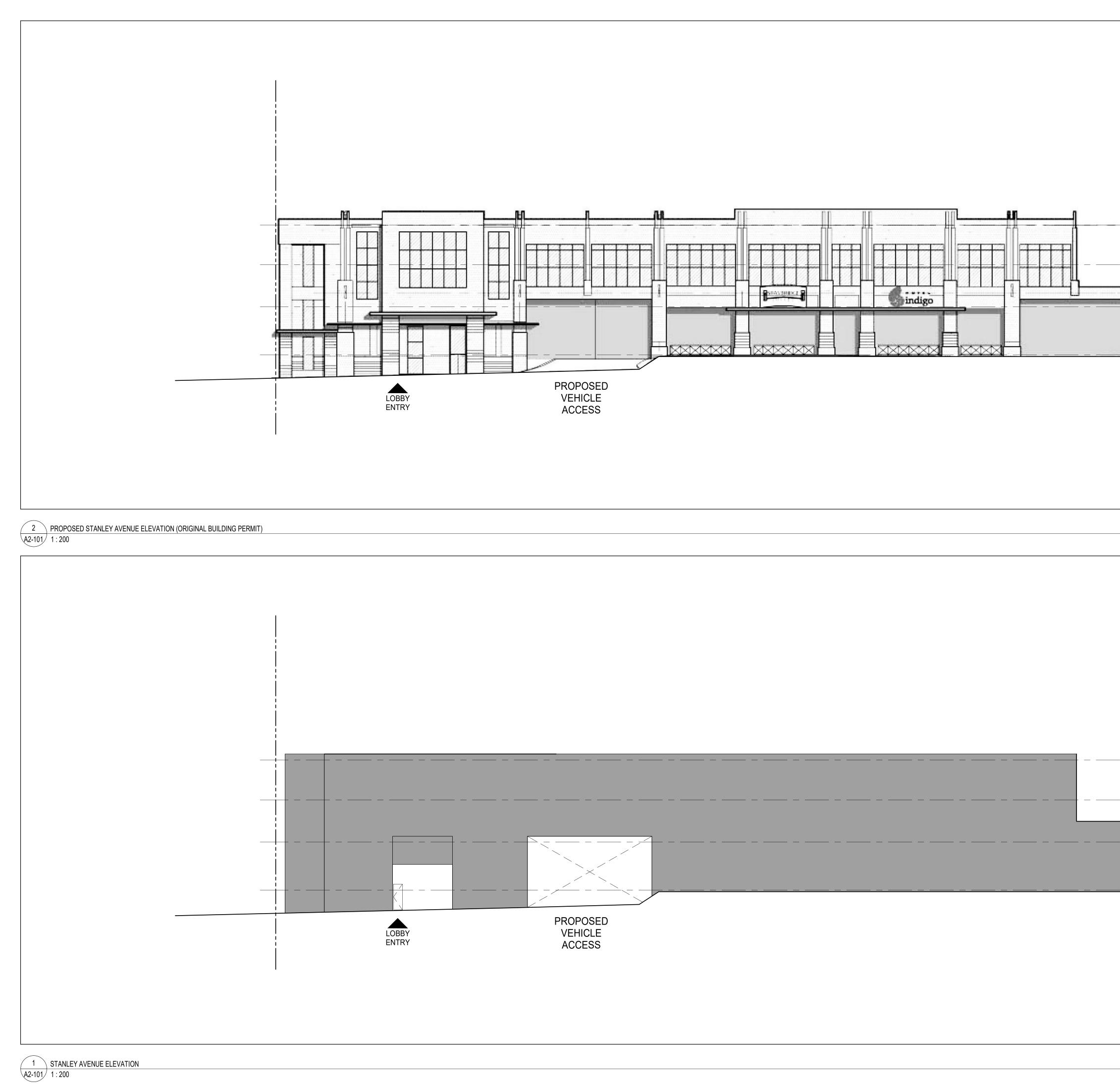


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2 (A2-101)	Image:
	Final Structure
	6605 STANLEY AVE NIAGARA FALLS, ON, L2G 7L2 SHEET TITLE P2 PLAN
	DRAWN BYAlexa SharpCHECKED BYMin Woo KimPROJECT START DATE25-03-28PROJECT NUMBER25122SHEET NUMBERAPPROVAL SETA1-002C OF A

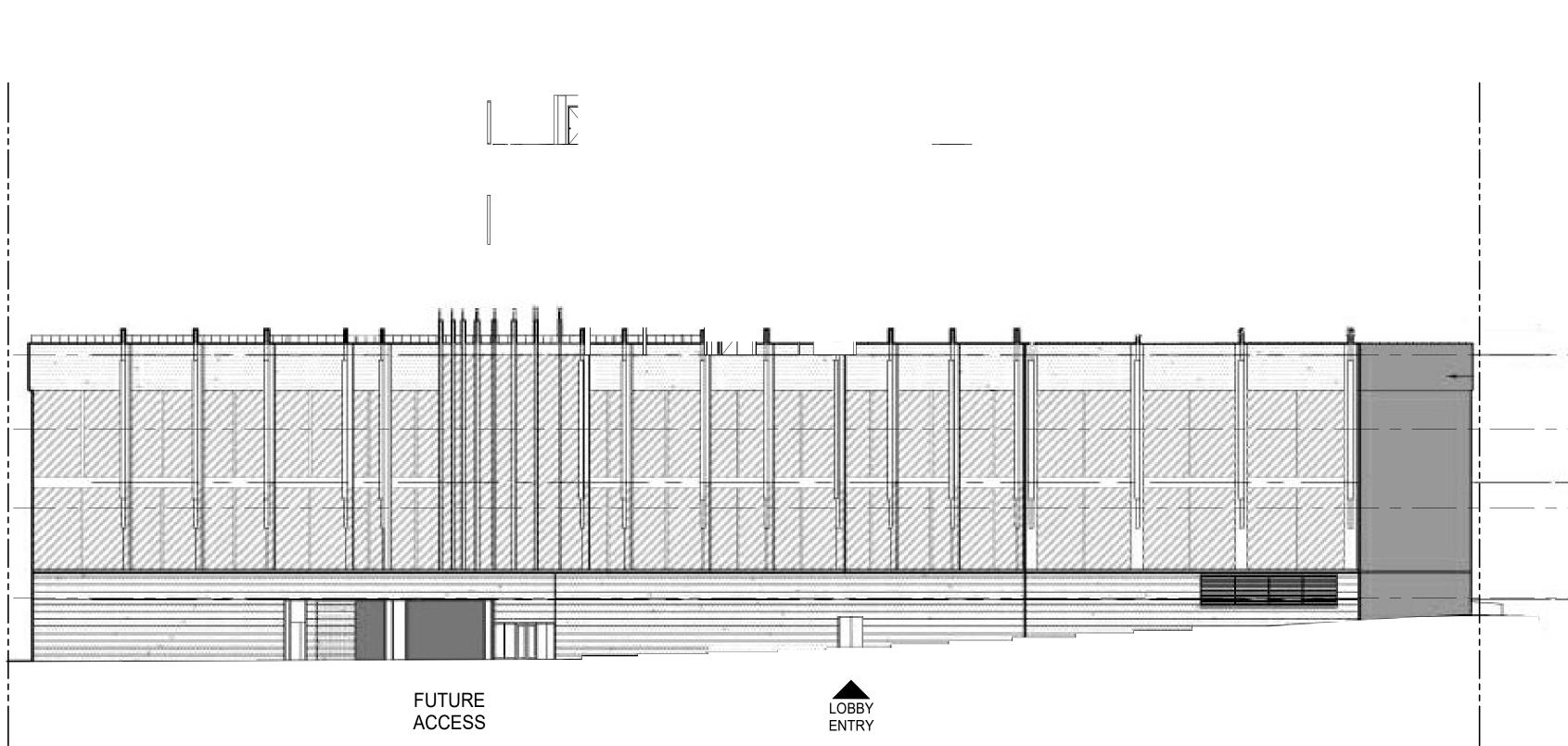


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Spacing Spacing Spacing Avenue, Suite 900, Toronto, Canada M5V 2J6, 2416.591.728 F 416.591.129 E mail@gpaia.com 6605 STANLEY AVE NIAGARA FALLS, ON, L2G 7L2 P1 PLAN
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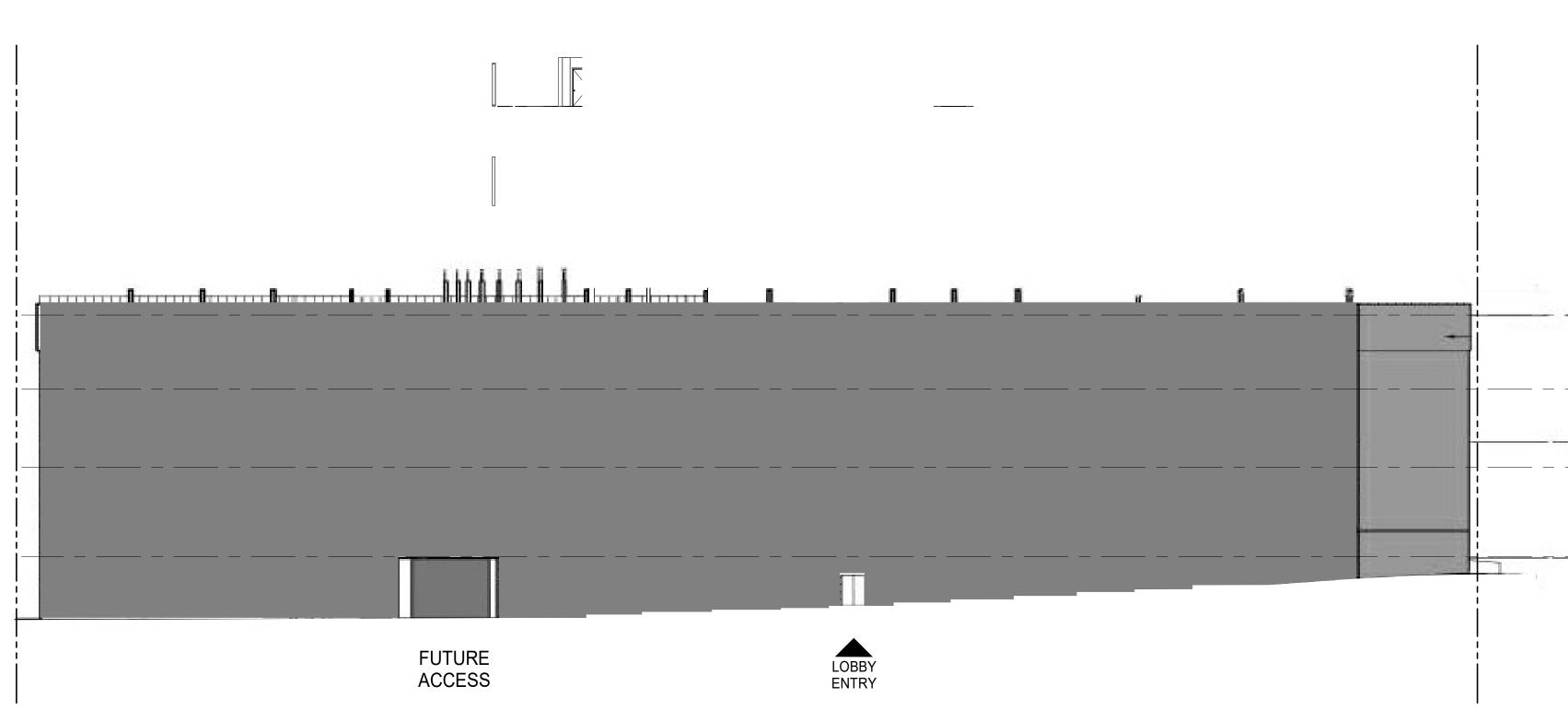




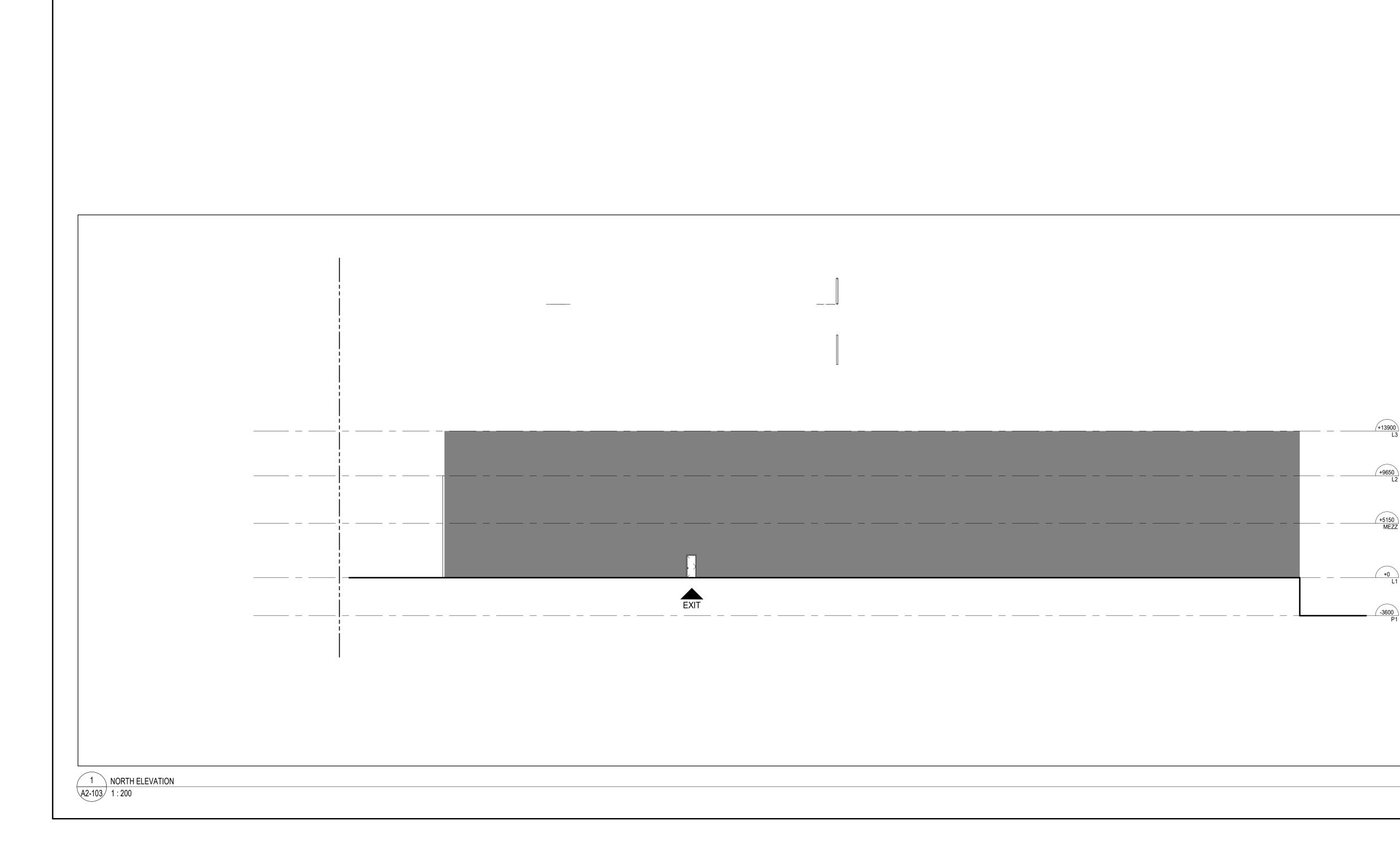
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<u>(+9650)</u> L2	Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com
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	SHEET TITLE
	SHEET TITLE ELEVATIONS



1 DUNN STREET ELEVATION A2-102 1 : 200



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	6605 STANLEY AVE
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L1	SHEET TITLE
	ELEVATIONS
	DRAWN BY Alexa Sharp CHECKED BY Min Woo Kim
	PROJECT START DATE 25-03-28 PROJECT NUMBER 25122 SHEET NUMBER APPROVAL SET
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6605 STANLEY AVE

NIAGARA FALLS, ON, L2G 7L2 SHEET TITLE

ELEVATIONS

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