

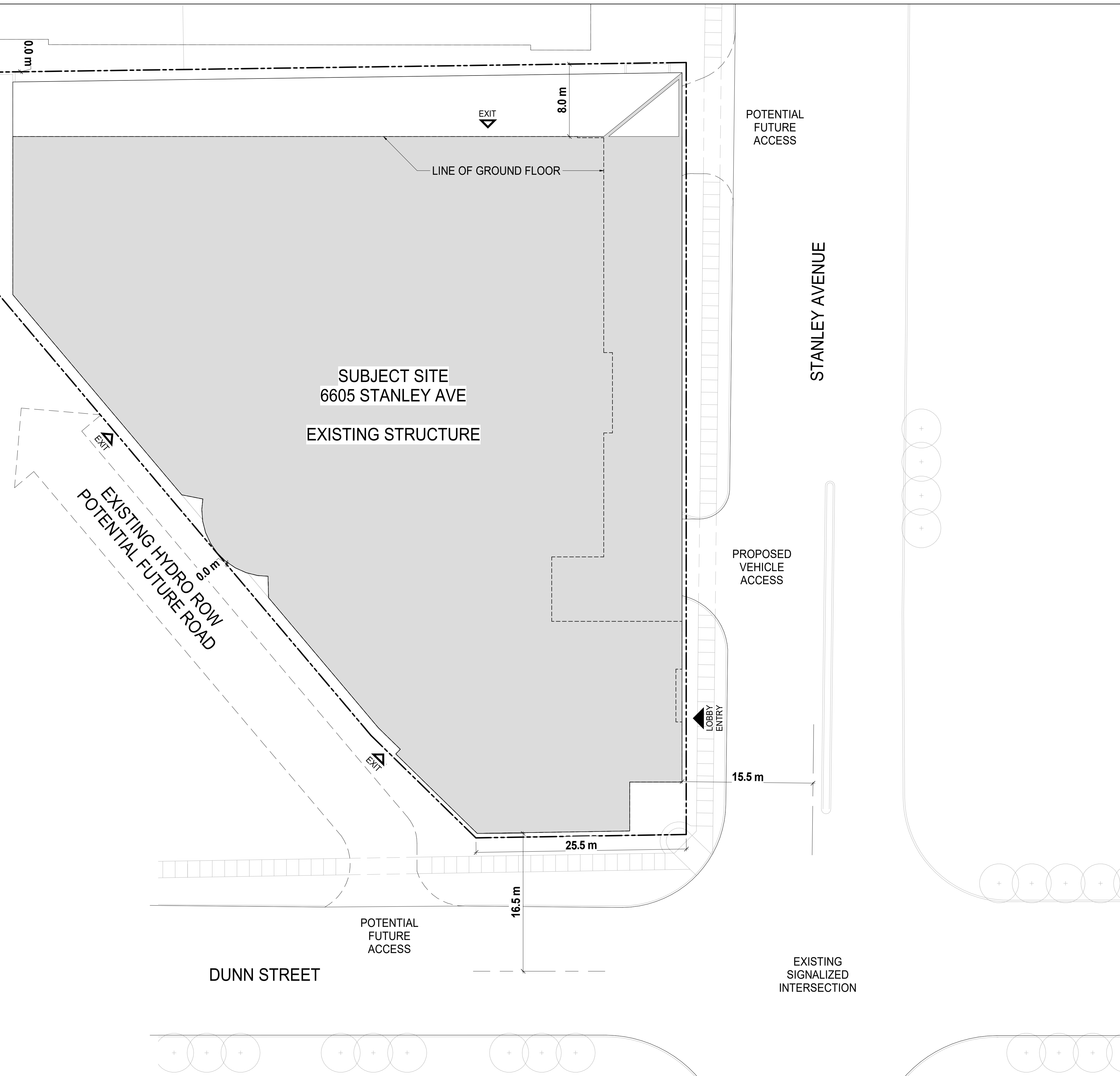
NIAGARA FALLS, ON, L2G 7L2

2025-03-28

NOT FOR
CONSTRUCTION

2025-03-28

Provision	Requirement	Proposal
Permitted Uses	In accordance with section 8.6.1	Parking Structure
Minimum Lot Frontage	6 metres	25.5 metres
Minimum front yard depth	In accordance with section 4.27.1. 13 metres from the centerline of Dunn Street	16.5 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
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 Structure	12 metres (40.0 ft) subject 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 spaces (2022-093) (i) For a dwelling unit (ii) Or all other uses	(i) 1.25 spaces per dwelling unit (ii) In accordance with Section 4.19.1 of By-law 79-200	P1 - 93 P2 - 104 P3 -106 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 space	2.75 metres	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 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)	6.2 metres	6.0 metres



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SHEET TITLE

A0-000 C O F A

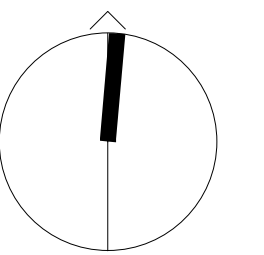
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1	ISSUED FOR C OF A	25-03-28
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No.	Description	Date
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3605 STANLEY AVE

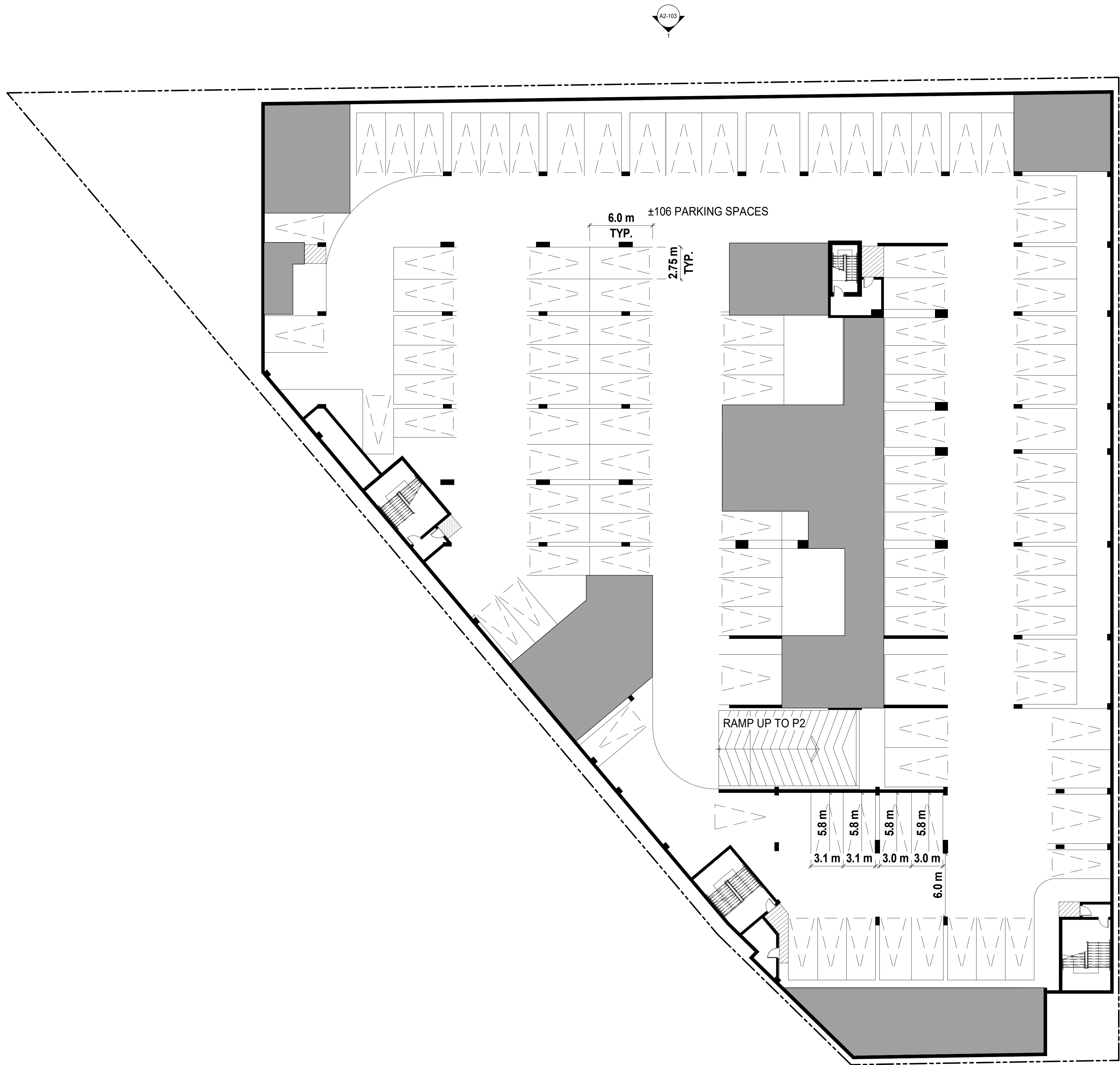
NIAGARA FALLS, ON, L2G 7L2

SHEET TITLE

P3 PLAN

RAWN BY	Alexa Sharp
CHECKED BY	Min Woo Kim
PROJECT START DATE	25-03-28
PROJECT NUMBER	25122
SHEET NUMBER	APPROVAL SET

A1-001 C OF A

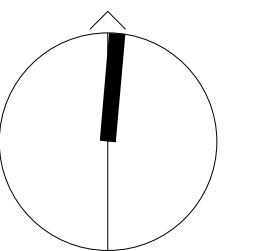


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6605 STANLEY AVE

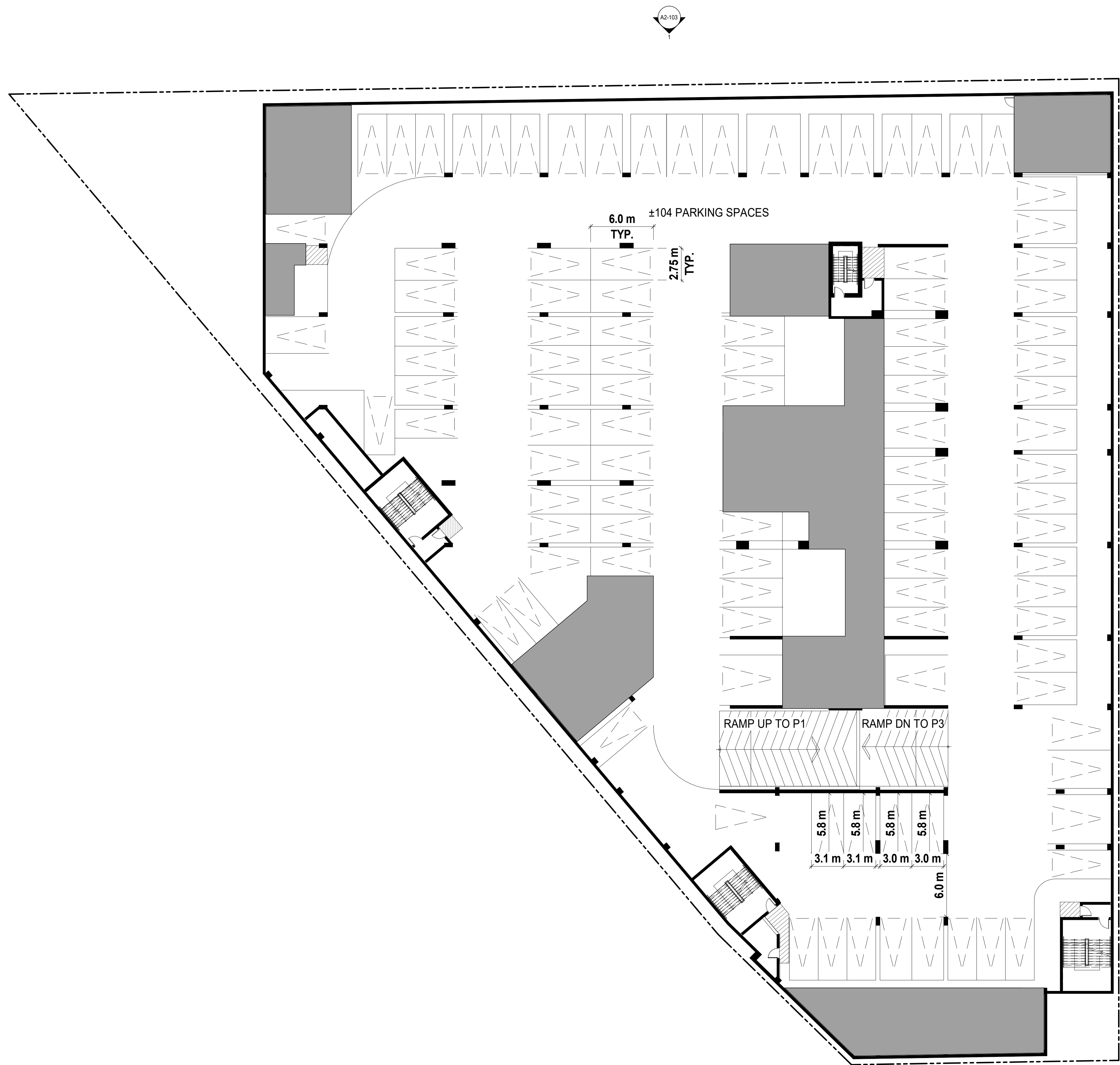
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SHEET TITLE

P2 PLAN

RAWN BY	Alexa Sharp
CHECKED BY	Min Woo Kim
PROJECT START DATE	25-03-28
PROJECT NUMBER	25122
SHEET NUMBER	APPROVAL SET

A1-002 C OF A

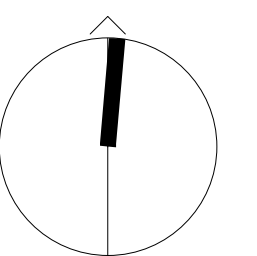


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6605 STANLEY AVE

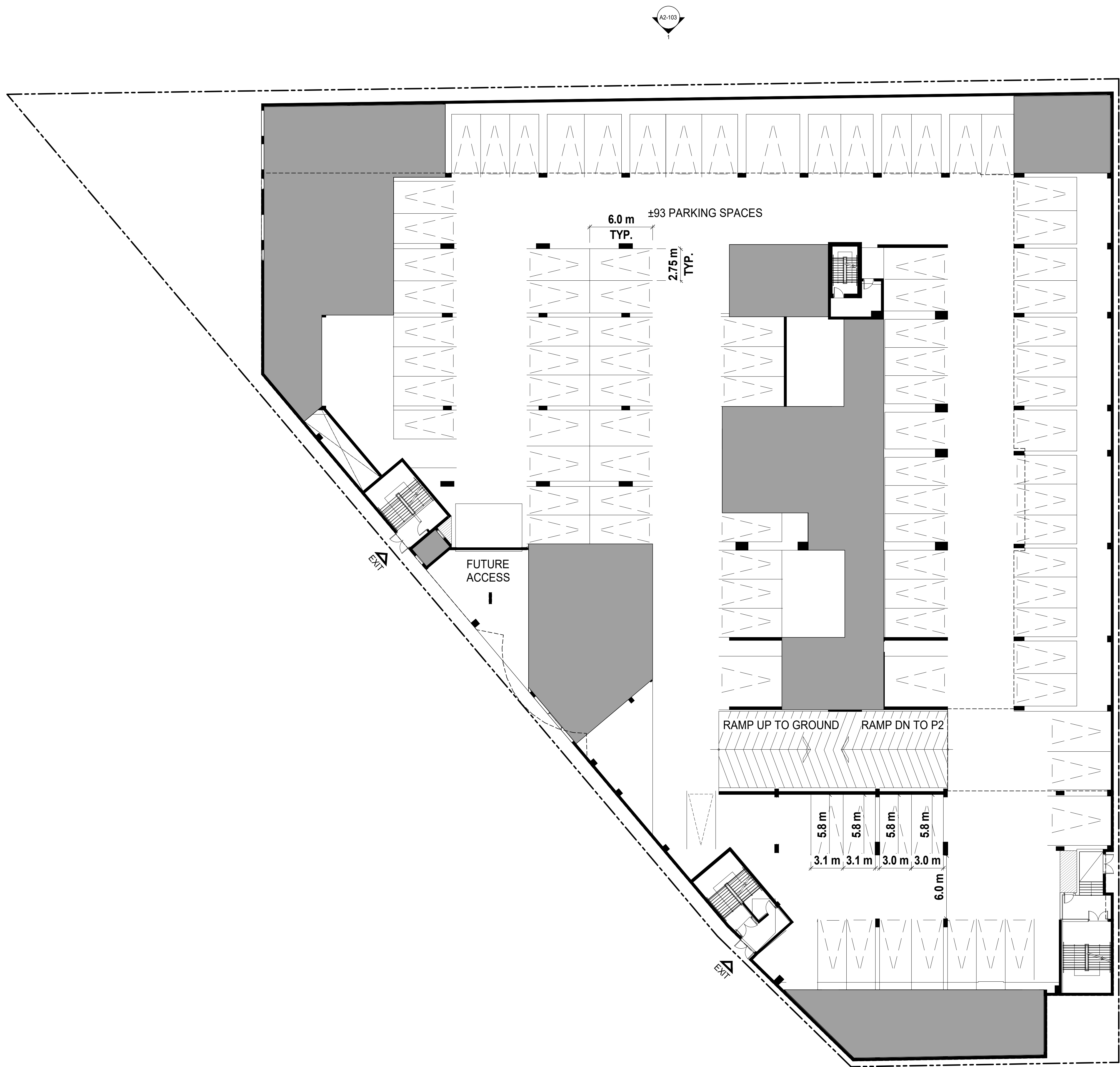
NIAGARA FALLS, ON, L2G 7L2

SHEET TITLE

P1 PLAN

RAWN BY	Alexa Sharp
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A1-003 C OF A



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6605 STANLEY AVE

NIAGARA FALLS, ON, L2G 7L2

SHEET TITLE

GROUND FLOOR PLAN

RAWN BY	Alexa Sharp
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A1-004 C OF A

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1 STANLEY AVENUE ELEVATION
A2-101 1:200



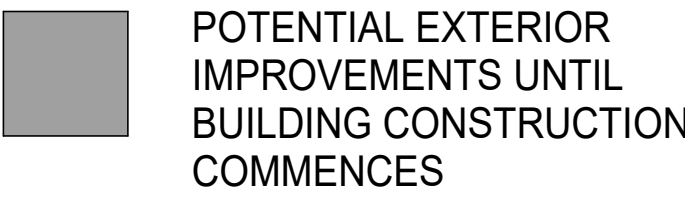
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A2-101 C OF A

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2 SOUTH ELEVATION
A2-102 1:200

No.	Description	Date
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A2-102 C OF A

**NOT FOR
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6605 STANLEY AVE

SHEET TITLE

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PROJECT NUMBER	25122
SHEET NUMBER	APPROVAL SET

A2-103 C OF A