



1 SITE PLAN
A100
SCALE: 1:250

KEY PLAN

NTS.

NOTES

- ANTICIPATED DWELLINGS LAYOUT FOR REFERENCE ONLY. ACTUAL LAYOUT TO BE BASED UPON THE LOT PURCHASER'S REQUIREMENTS
- IN THE EVENT OF HEAVY SNOWFALL EXCESS SNOW WHICH CANNOT BE STORE ON SITE WILL BE REMOVED FROM THE SITE AT THE EXPENSE OF CONDOMINIUM CORPORATION
- THE BUILDING COVERAGE, LANDSCAPE OPEN SPACE AND FRONT LANDSCAPED AREA AS CURRENTLY SHOWN ARE NOT CERTIFIED

NOTES

- THE BUILDING COVERAGE, LANDSCAPE OPEN SPACE AND FRONT LANDSCAPED AREA ARE SUBJECT TO CHANGE AS PER THE ACTUAL GRADING AND BUILDING FOOT PRINT
- THE LOT FRONTAGE, LOT AREA AND LOT COVERAGE AS CURRENTLY SHOWN ARE NOT CERTIFIED
- THE LOT FRONTAGE, LOT AREA AND LOT COVERAGE WILL BE CERTIFIED BY AN ACCREDITED ONTARIO LAND SURVEYOR AT THE TIME OF CREATING THE PARCELS OF LAND THROUGH THE REGISTRATION OF A REFERENCE PLAN WHEN THE CONDOMINIUM APPLICATION IS PROCESSED

SITE STATISTICS

BUILDING USE

PROPOSED THREE-STOREY TOWNHOUSE CONTAINING ADDITIONAL DWELLING UNITS RESIDENTIAL DEVELOPMENT
RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLING (R4-1106) ARE THE PERMITTED USES IN THE RESIDENTIAL ZONE

LEGAL DESCRIPTION:
ALL OF LOT 3 AND PART OF LOT 1, 2 AND 4 REGISTERED PLAN 49
(TOWNSHIP OF STAMFORD) CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA;

NIAGARA ZONING BY-LAW #
BY-LAW # 79-200; AS AMENDED BY SITE SPECIFIC
BY-LAW NO. 2019-122 AND FURTHER AMENDED BY
COMMITTEE OF ADJUSTMENT APPLICATION A-2021-029

ZONING DESIGNATION: SECTION 7.0 RESIDENTIAL ZONE
ZONE R4 - RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLING

OCCUPANCIES / USES: PROPOSED THREE-STOREY TOWNHOUSE DWELLING (NOT MORE THAN 8 DWELLING UNITS)
CONTAINING ADDITIONAL DWELLING UNITS & STACKED TOWNHOUSE RESIDENTIAL DEVELOPMENT

BUILDING CLASSIFICATION	GROUP C - RESIDENTIAL OCCUPANCIES
LOT AREA COVERAGE (BYLAW 2019-122)	MAX. BUILDING COVERAGE - 44.00 %
LOT AREA	11,901.04 m ² (2.94 ACRES) or 100%
TOTAL BUILDING COVERAGE	4,861.68 m ² or 40.85%
ASPHALT AREA (ROAD, PARKING & DRIVEWAY)	3,083.18 m ² or 25.91%
CONCRETE & DECKS (HARD LANDSCAPE) AREA	1,093.40 m ² or 9.19%
LANDSCAPE (SOFT LANDSCAPE) AREA	2,862.78 m ² or 24.05%
TOTAL LANDSCAPE AREA (SOFT+HARD)	3,956.18 m ² or 33.24%
BUILDING STATISTICS (GROSS FLOOR AREA) (BASEMENT AREA INCLUDED)	METRIC SQ.M. IMPERIAL SQ.FT.
BUILDING 1 (DWELLING UNIT + 2 ADU) (7 UNITS + 14 ADU) (MODEL 5120)	7 'SELLABLE' UNITS 21 'LIVABLE' UNITS
BMNT-108.73m ² + G.F.-108.73m ² + S.F.-129.13m ² + T.F.-129.13m ² = 475.70m ²	3,329.90 m ² 35,843 ft ²
BUILDING 2 (DWELLING UNIT + 2 ADU) (7 UNITS + 14 ADU) (MODEL 5120)	7 'SELLABLE' UNITS 21 'LIVABLE' UNITS
BMNT-108.73m ² + G.F.-108.73m ² + S.F.-129.13m ² + T.F.-129.13m ² = 475.70m ²	3,329.90 m ² 35,843 ft ²
BUILDING 3 (DWELLING UNIT + 1 ADU) (6 UNITS + 6 ADU) (MODEL 3500)	6 'SELLABLE' UNITS 12 'LIVABLE' UNITS
BMNT-71.00m ² + G.F.-71.00m ² + S.F.-91.40m ² + T.F.-91.40m ² = 324.81m ²	1,948.86 m ² 20,977 ft ²
BUILDING 4 (DWELLING UNIT + 1 ADU) (8 UNITS + 8 ADU) (MODEL 3500)	8 'SELLABLE' UNITS 16 'LIVABLE' UNITS
BMNT-71.00m ² + G.F.-71.00m ² + S.F.-91.40m ² + T.F.-91.40m ² = 324.81m ²	2,598.48 m ² 27,970 ft ²
BUILDING 5 (DWELLING UNIT + 1 ADU) (6 UNITS + 6 ADU) (MODEL 3500)	6 'SELLABLE' UNITS 12 'LIVABLE' UNITS
BMNT-71.00m ² + G.F.-71.00m ² + S.F.-91.40m ² + T.F.-91.40m ² = 324.81m ²	1,948.86 m ² 20,977 ft ²
BUILDING 6 (DWELLING UNIT + 1 ADU) (6 UNITS + 6 ADU) (MODEL 3500)	6 'SELLABLE' UNITS 12 'LIVABLE' UNITS
BMNT-71.00m ² + G.F.-71.00m ² + S.F.-91.40m ² + T.F.-91.40m ² = 324.81m ²	1,948.86 m ² 20,977 ft ²
BUILDING 7 (STACKED TOWNHOUSE) (TOTAL 15 UNITS) (MODEL 4850)	15 'SELLABLE' UNITS 15 'LIVABLE' UNITS
BMNT-89.81m ² + G.F.-89.81m ² + S.F.-135.48m ² + T.F.-135.48m ² = 450.58m ²	2,252.90 m ² 24,250 ft ²
	55 'SELLABLE' UNITS 54 ADDITIONAL UNITS
TOTAL GROSS FLOOR AREA (GARAGE, PORCH AND DECK EXCLUDED)	17,357.76 m ² 186,837 ft ²
BUILDING 1 AND 2 - MODEL '5120' - 27'-1" WIDE DWELLING UNITS	
BUILDING 3, 4, 5 AND 6 - MODEL '3500' - 16'-5" WIDE DWELLING UNITS	
BUILDING 7 - MODEL '4850' - 27'-1" WIDE DWELLING UNITS	

ZONING REGULATIONS / REQUIREMENTS	REQUIRED	PROVIDED	VARIANCE REQ'D
MIN. LOT AREA FOR TOWNHOUSE + 1 ADU	250m ² X 26 UNITS = 6,500m ²	SEE BELOW FOR MIN. LOT AREA	
MIN. LOT AREA FOR TOWNHOUSE + 2 ADU	250m ² X 14 UNITS = 3,500m ²	SEE BELOW FOR MIN. LOT AREA	
MIN. LOT AREA FOR STACKED TOWNHOUSE	200m ² X 15 UNITS = 3,000m ²	SEE BELOW FOR MIN. LOT AREA	
MIN. LOT AREA (SUM OF EACH TOWNHOUSE)	13,000.00 m ² (3.21 Acres)	11,901.04 m ² (2.94 Acres)	1) VARIANCE REQ'D
MIN. LOT FRONTAGE	30.0m	62.405 m (CARLTON AVE)	
MIN. LOT DEPTH	NOT SPECIFIED	108.68 m	
MAX. GROSS FLOOR AREA (ALL BUILDINGS)	NOT SPECIFIED	17,357.76 m ² (186,837 ft ²)	
MAX. BUILDING AREA	5,236.45 m ² (MAX. 44%)	4,861.52 m ² (40.85%)	2) VARIANCE REQ'D
MIN. FRONT YARD SETBACK (TOWNHOUSE)	6.0 m	4.49 m (EAST)	
MIN. FRONT YARD SETBACK (STACKED TH)	7.5 m	NOT APPLICABLE	
MIN. EXTERIOR SIDE YARD SETBACK	4.5 m (TOWNHOUSE)	NOT APPLICABLE	
MIN. EXTERIOR SIDE YARD SETBACK	7.5 m (STACKED TOWNS)	NOT APPLICABLE	
MIN. INTERIOR SIDE YARD SETBACK	2.0 m	2.11 m to 7.5 m (SEE PLAN)	3) VARIANCE REQ'D
MIN. REAR YARD SETBACK	7.5 m	6.0 m	2a) VARIANCE REQ'D
MAX. BUILDING HEIGHT	10.0 m MAX.	13.00 m (TOWNHOUSE)	3) VARIANCE REQ'D
MAX. BUILDING HEIGHT	13.00 m MAX.	10.0 m MAX.	3a) VARIANCE REQ'D
NUMBER OF DWELLINGS ON ONE LOT	MORE THAN ONE DWELLING	55 DWELLING UNITS	
MIN. PARKING REQUIRED	131 PARKING	140 PARKING	
GARAGE PARKING FOR TOWNHOUSE + 2 ADU	2.75 m X 6.0 m	3.40 m X 6.0 m (1 PARKING)	
DRIVEWAY PARKING FOR TOWNHOUSE + 2 ADU	2.75 m X 6.0 m	2.75 m X 6.0 m (2 PARKING)	
GARAGE PARKING FOR TOWNHOUSE + 1 ADU	2.75 m X 6.0 m	3.40 m X 6.0 m (1 PARKING)	
DRIVEWAY PARKING FOR TOWNHOUSE + 1 ADU	2.75 m X 6.0 m	3.40 m X 6.0 m (1 PARKING)	
GARAGE PARKING FOR STACKED TOWNHOUSE	2.75 m X 6.0 m	3.46 m X 6.0 m (2 PARKING)	
DRIVEWAY PARKING FOR STACKED TOWNHOUSE	2.75 m X 6.0 m	3.46 m X 6.0 m (2 PARKING)	
PARKING STALL FOR SURFACE PARKING	2.75 m X 6.0 m	2.75 m X 6.0 m	
TWO-WAY DRWY FOR PARKING ACCESS	6.3 m MIN.	6.7 m	
TWO-WAY ACCESS AISLE WIDTH	6.3 m MIN.	6.7 m	
PARKING SETBACK (FRONT LOT LINE)	3.0 m MIN.	NOT APPLICABLE	
SURFACE PARKING	ALLOWED	PROVIDED	
COVERED PORCH (FRONT AND REAR YARD)	2.5 m MAX.	2.5 m	
FIRE ESCAPE (SIDE AND REAR YARD)	1.2 m MAX.	1.2 m (IF NEEDED)	3) VARIANCE REQ'D
DECK INCL STAIR (FRONT YARD)	2.5 m MAX.	NOT APPLICABLE	
DECK INCL STAIR (REAR YARD)	4.0 m MAX.	2.0 m (PATIO HT 0.6m)	
MIN. LANDSCAPE OPEN SPACE	2,475m ²	3,956.18 m ² 33.24% (SITE)	4) VARIANCE REQ'D
MIN. PRIVACY YARD	6.3 m ALONG NORTH & SOUTH PROPERTY LINE 7.5m ALONG OTHER PROPERTY LINE	6.14 m (NORTH) 6.12 m (SOUTH) 6.00 m (WEST)	4a) VARIANCE REQ'D 5) VARIANCE REQ'D
MIN. AMENITY SPACE FOR STACKED TOWNHOUSE DWELLING	20m ² PER DWELLING UNIT	10.43 m ² PER STACKED TOWNHOUSE DWELLING UNIT	

TOTAL PARKING REQUIRED	REQ'D	PRO'D
TOWNHOUSE/STACKED TH DWELLINGS 1.4 PRKG/DWELLING=1.4X55=77 PARKING	131	140
ADDITIONAL DWELLING UNITS 1.0 PRKG/ADU=1.0X54 UNITS=54 PARKING		
64 DRIVEWAY PARKING+26 SURFACE PARKING+50 GARAGE PARKING=140 PARKING		
NOTE: NO PARKING SPACE PERMITTED ON FRONT YARD ALONG CARLTON AVE.		
TYPICAL PARKING SPACES PROVIDED 2.75 m X 6.0 m		
TYPICAL SIDE-BY-SIDE ACCESSIBLE PARKING SPACE 3.4 (TYPE "A") + 1.5 AISLE + 2.4 (TYPE "B") X 6.0		
REQUIRED ACCESSIBLE PARKING SPACES	NILL	2 INCL
MIN. LANDSCAPED OPEN SPACE AREA 45 m ² /DWELLING=45X55 UNITS = 2,475 m ²	2,475m ²	3,956 m ²

NOTES

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CONSTRUCTION TO MEET ONTARIO BUILDING CODE REQUIREMENTS.
CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS & CONDITIONS ON SITE AND MUST NOTIFY ARCHITECT OF ANY VARIATIONS FROM SUPPLIED INFORMATION BEFORE CONSTRUCTION IS UNDERTAKEN.
ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, & ELECTRICAL INFORMATION SHOWN ON RELATED DRAWINGS.
CONSTRUCTION MUST CONFORM TO APPLICABLE CODES & REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY & BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.
THIS DRAWING IS NOT TO BE SCALED.

LEGAL DESCRIPTION

SURVEY INFORMATION TAKEN FROM:
PLAN OF TOPOGRAPIHICAL SURVEY OF
ALL OF LOT 1 AND PART OF LOT 1, 2 AND 4
REGISTERED PLAN 49
(TOWNSHIP OF STAMFORD)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
PREPARED BY:
SUDA & MALESZYK SURVEYING INC.
ONTARIO LAND SURVEYORS
28 EAST MAIN STREET, SUITE 2
WILLIAMS, ONTARIO, L3R 9J3
TEL: (905) 720-5861
EMAIL: sudam@kpa.ca
DATED FEBRUARY 20, 2019
REMARKS ARE ON FILE, MADE (C2019010) IS DERIVED FROM:
POINT ID: NORTHING: EASTING:
GRID: 477085441: 688888888:
COORDINATES ARE IN UTM ZONE 11, NAD83 (GCS: NAD83) TO UTM
ACCURACY PER SEC. 14 (20 OF OBS. 204M) AND CANNOT, OR THEREABOUTS, BE
USED TO ESTABLISH CORNERS OR BOUNDARIES FROM ON THIS PLAN.
DISTANCES ARE SHOWN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE CORRECTION FACTOR OF 0.99970.

SYMBOL LEGEND

FF 100.00	PROPOSED FIN. GRADE
+179.00 OR +179.00	EXISTING GRADE
ENTRANCE	MAIN ENT./MAN. DOOR LOCATIONS
EXIT	TYPE B LOADING DOOR LOCATION
DRIVE -IN	DRIVE -IN OVERHEAD DOOR
F.H.	FIRE HYDRANT
R.D.	ROOF DRAIN
L.S.	NEW LIGHT STANDARDS
H.D.	HEAVY DUTY ASPHALT PAVING
R.S.	FIRE ROUTE SIGN
B.F.	BARRIER FREE SIGN (BY-LAW 93-93)
S	STOP SIGN
SS	SIAMSE CONNECTION
SS	STOP SIGN

PRELIMINARY CONCEPT SITE PLAN
MINOR VARIANCE APPLICATION
SITE PLAN APR 24, 2025

No.	Date	Issued	By	Checked
1	APR 24, 2025	REVISED PER CITY COA COMMENTS	KP	KP
2	APR 02, 2025	ISSUED FOR MINOR VARIANCE APPLICATION	KP	KP
3	MAY 07, 2025	ISSUED FOR CLIENT REVIEW	KP	KP

REVISIONS

Consultant:
kpa
kailash patel architects inc.

ARCHITECT SEAL:
TRUE NORTH
PROJECT NO. 1001

DWG. TITLE:
SITE PLAN AND SITE STATISTICS (VERSION -1)

PROJECT:
PROPOSED THREE-STOREY TOWNHOUSE WITH
ADU & STACKTOWN RESIDENTIAL DEVELOPMENT
6351-6353 CARLTON AVENUE,
NIAGARA FALLS, ON L2G 5K1

CLIENT/OWNER:
16473059 CANADA LTD
C/O PALAZZO ROYALE REAL ESTATE GROUP LTD
7 LINHAVEN COURT
ST CATHARINES, ON L2N 6V3

drawn by: KP drawing no.
checked by: KP
date: APR 24, 2025
scale: 1:250
job no.: DP 2025-05
ARCH E1 - 30' x 42'