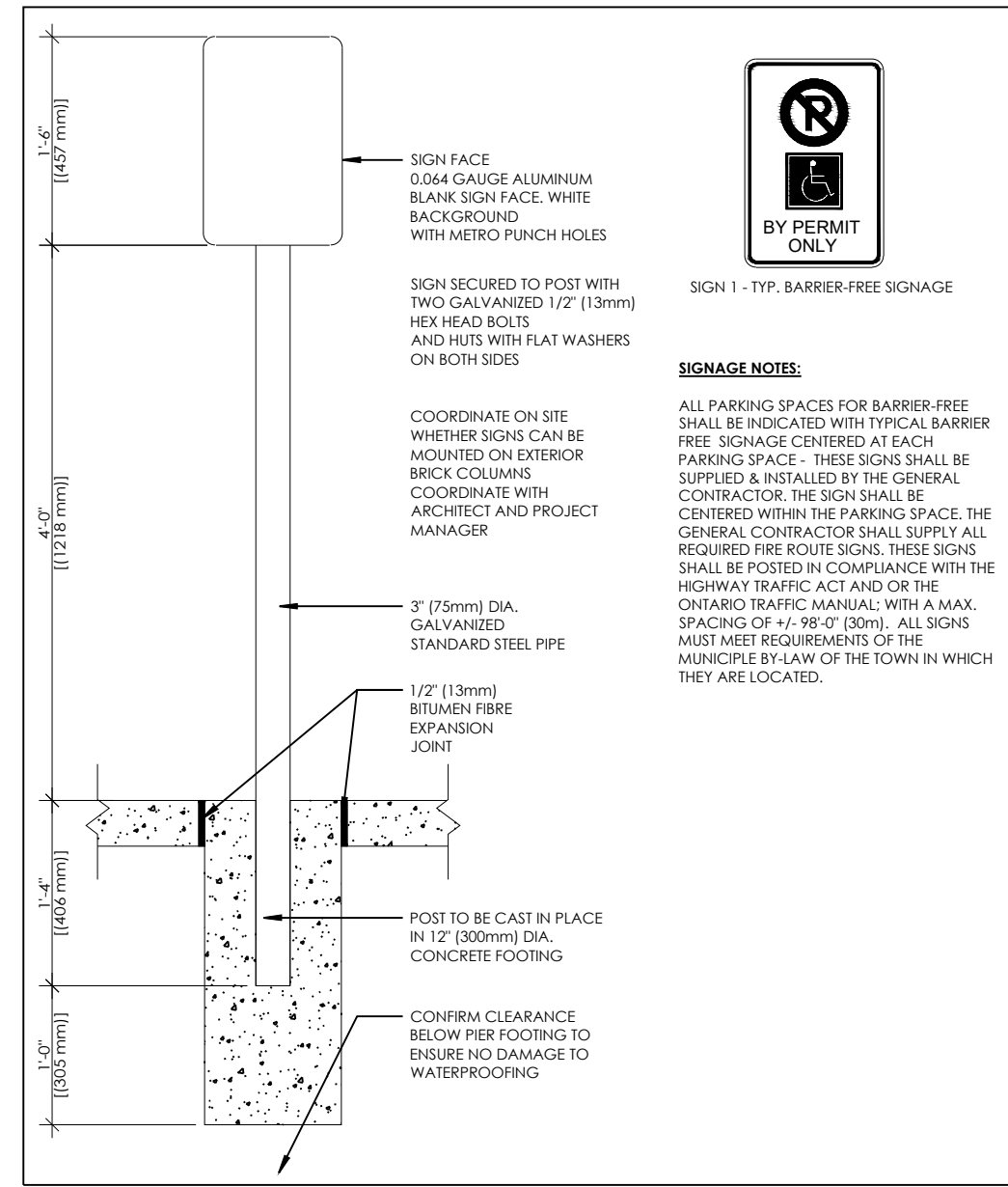




SITE STATISTICS

ZONING:	"R5B"	
OBC CLASS'N:	GROUP 'C' RESIDENTIAL (3 STOREYS) BUILDING HEIGHT PROPOSED: ±43'-0" (13.1m) LOT FRONTAGE (ALONG PORTAGE RD): ±532'-0" (162m)	
DENSITY:	EXISTING REQUIREMENTS: 75 units/hectare PROPOSED: 62 units/hectare	
No. OF STOREYS:	EXISTING REQUIREMENTS: Min 3 Storeys, Max 4 Storeys PROPOSED: 3 Storeys	
SITE AREA:	AREA (m²)	%
BUILDING(S) COVERAGE (FOOTPRINT) BUILDING 'A' (3 STOREY) BUILDING 'B' (3 STOREY)	±11,534 ±1,656 ±1,406	100.0%
LANDSCAPE COVERAGE (INCL. GRASS, SHRUBS, TREES, ETC.)	±3,062 ±3,511	±26.5% ±30.2%
HARDSCAPING (INCL. SIDEWALKS, PATIOS, CURBING, ETC.)	±1,021	±8.8%
PARKING / PAVING COVERAGE	±4,005	±34.5%
NUMBER OF PARKING SPACES REQUIRED PARKING REQ'D: 1.4 SPACES PER APARTMENT UNIT (REQ'D: 101-200 PARKING SPACES = 104X3%+1=5 Barrier-Free)	BLDG 'A' (40 UNITS) = 56.0 Spaces BLDG 'B' (34 UNITS) = 47.6 Spaces TOTAL = 104 Spaces Req'd	
NUMBER OF PARKING SPACES PROVIDED	104 Spaces (includes 5 Barrier Free Stalls)	



KEY PLAN

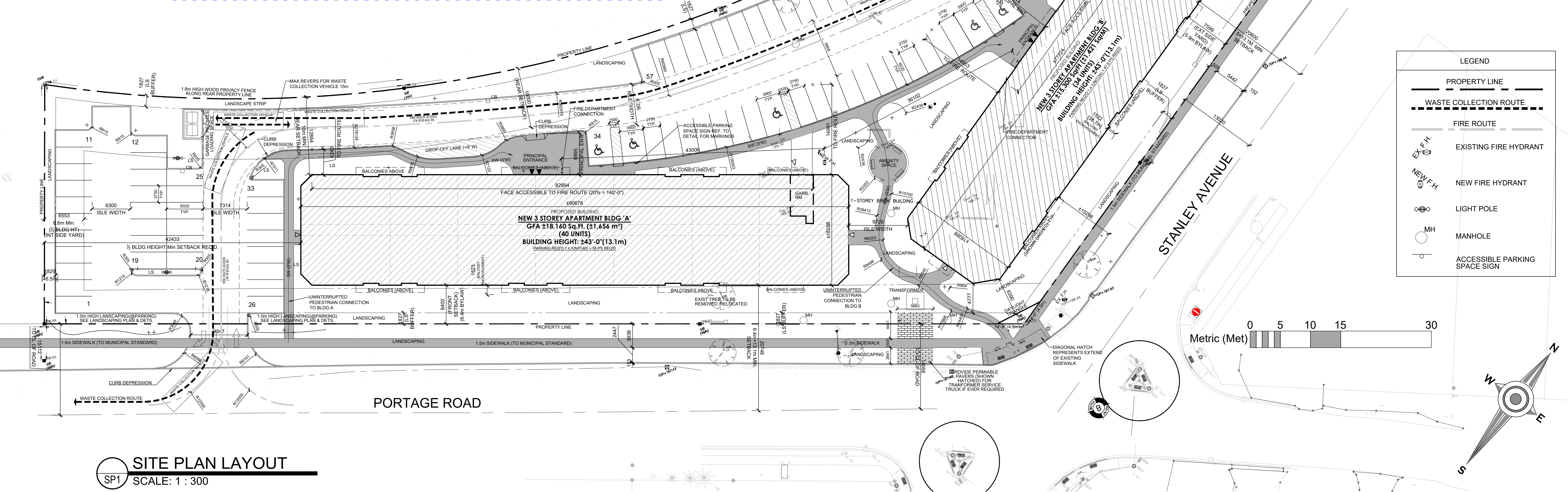
SP1 SCALE: N.T.S.

(a) Minimum lot area

160 square metres for each dwelling unit

TOTAL # OF UNITS = 74 UNITS
11,534m² / 74 = 155.9m²
NOT COMPLY

PROPOSED
155.9m² FOR EACH DWELLING UNIT



SITE PLAN LAYOUT

SP1 SCALE: 1 : 300

GENERAL NOTES:

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

NO.	DATE:	REVISION:	BY:	NO.	DATE:	REVISION:	BY:
2	AUG 19/2013	REV'D FOR 2 SAME BLDGS ISSUED FOR REVIEW	PD	7B	FEB 28/2014	MINOR REVS FOR REZONING & OPA	PD
3	SEPT 6/2013	REV'D PER NEW SURVEY	PD	8	MAR 5/2014	MINOR REVS FOR REZONING & OPA	PD
4	SEPT 24/2013	REVISED SITE LAYOUT	RWG	9	NOV 7/2014	ISSUED TO CONSULTANTS	MAP
5	NOV 25/2013	REV'D AS PER CITY PRECONSULT REVIEW	PD	10	FEB 5, 2020	SITE PLAN COMMENTS	JR
6	JAN 23/2014	ISSUED FOR REVIEW	PD	11	MAY 29, 2020	SITE PLAN COMMENTS	JV
7	JAN 29/2014	ISSUED FOR REZONING & OFFICIAL PLAN AMENDMENT	PD	12	JUNE 18 2020	PERMIT / TENDER	JV
				13	SEPT 7 2020	PERMIT COMMENTS REV	JV
				14	APRIL 6 2021	ISSUED FOR PRE-CON	JR

COMMISSION:

PROPOSED
SITE PLAN LAYOUT

2349 PORTAGE RD. 'GREEK CENTRE'
(PORTAGE RD. & STANLEY AVE.)
NIAGARA FALLS, ONTARIO



A.C.K.
architects
STUDIO INC.

Architectural Office:
290 Glenora Ave. St. Catharines, ON L2T 2L3
905-944-9545

SHEET TITLE:

PROPOSED
SITE PLAN LAYOUT

ISSUED FOR ZONING AMENDMENT:

ISSUED FOR SITE PLAN AGREEMENT:
ISSUED FOR PERMIT:
ISSUED FOR TENDER:
DRAWN BY: PD/MAP/AP/JR/JV
CHECKED BY: MDA
DATE: AUG 16 2021
SCALE:
PROJECT NO.: 2013-124

DWG No.
SP1