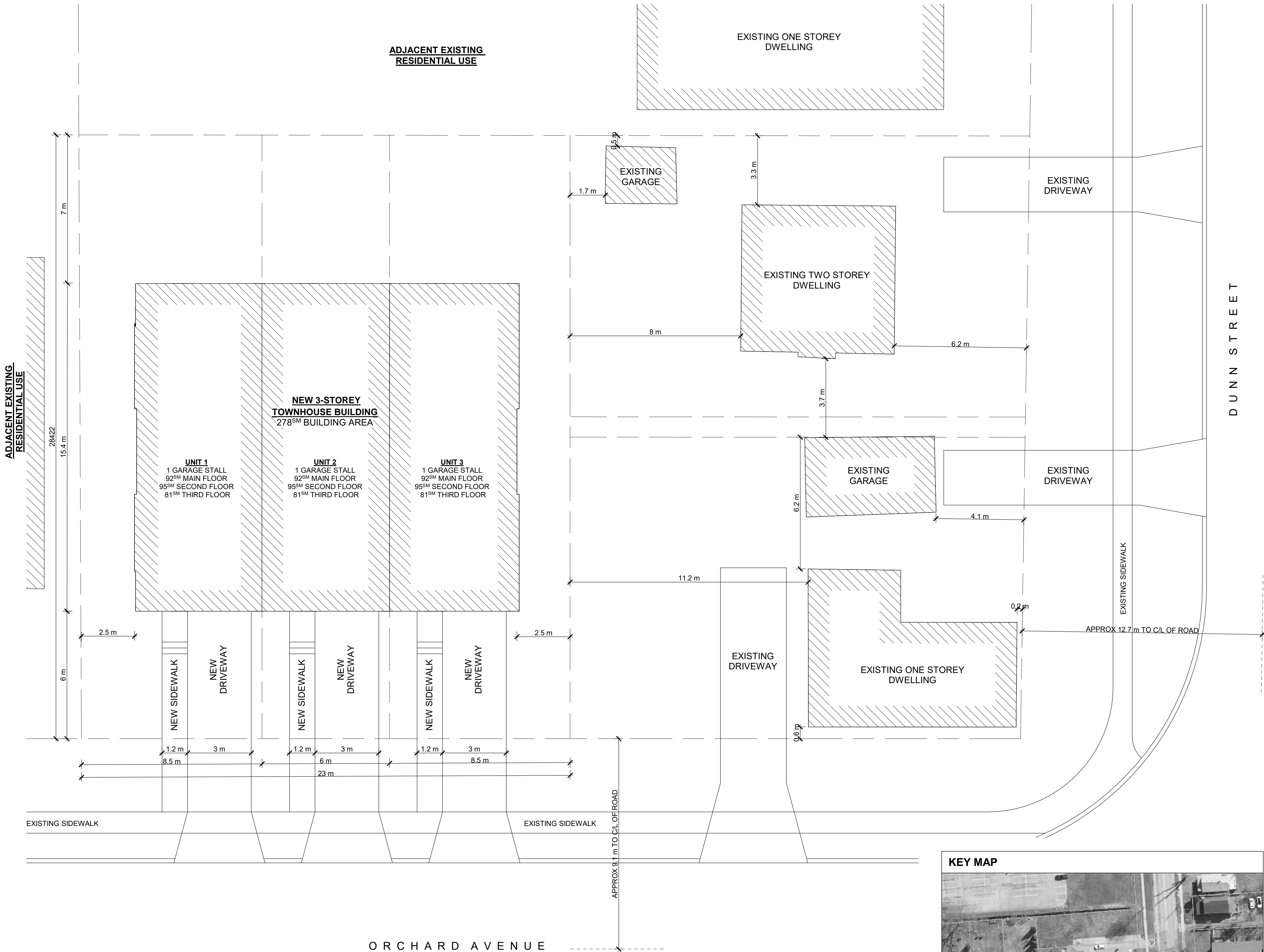
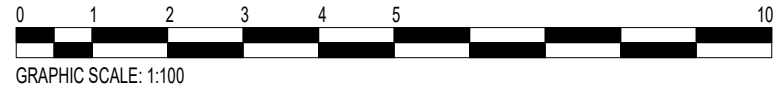


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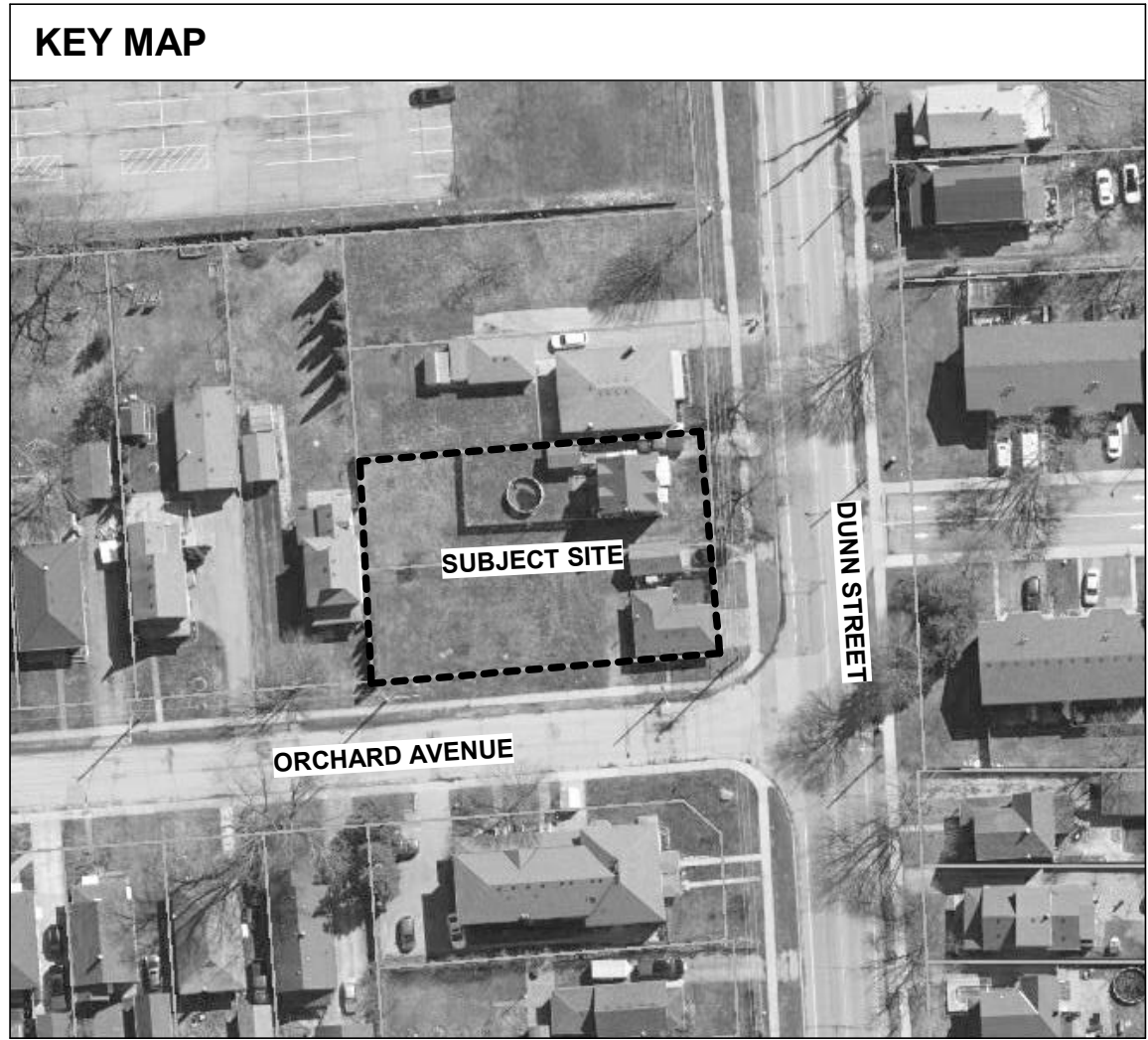


1 SITE PLAN  
A1 1 : 100



ADJACENT EXISTING  
RESIDENTIAL USE

KEY MAP



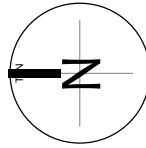
| ADDRESS           |   |
|-------------------|---|
| CIVIC ADDRESS     | 5981 & 3969 DUNN STREET,<br>NIAGARA FALLS, ONTARIO,<br>L2G 4H5  |
| LEGAL DESCRIPTION | LOTS 31 & 32, REGISTERED PLAN NO. 34<br>CITY OF NIAGARA FALLS,<br>REGIONAL MUNICIPALITY OF NIAGARA<br>PIN 64351-0031 & 64351-0030 |

| ZONING MATRIX       |  |
|---------------------|--|
| ZONING DESIGNATION: | Residential Low Density, Grouped Multiple Dwellings Zone (R4 Zone) |
| BYLAW NUMBER        | 79-200   |

|   | R4 ZONE REQUIREMENT:   | PROPOSED:                                       | COMPLIANCE:  |
|---|--|---|--|
| PERMITTED USES  | a. Townhouse dwelling not containing more than 8 dwelling units<br>b. An apartment dwelling<br>c. A stacked townhouse dwelling<br>d. Group dwellings, provided that no townhouse dwelling in the group dwellings contains more than 8 dwelling units<br>e. Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14<br>f. A Home Occupation in a detached dwelling, or a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5 | a. An On-street Townhouse dwelling              | NO   |
| MINIMUM LOT AREA  | For a townhouse dwelling: 250 sqm (2,691 sq. ft.) for each dwelling unit   | 218.74 sqm/ dwelling unit                       | NO   |
| MINIMUM LOT FRONTAGE  | For a townhouse dwelling containing four dwelling units or less on an interior lot: 24 metres  | Townhouse: 23 metres                            | NO   |
| MINIMUM FRONT YARD DEPTH  | 6 metres (19.7ft) plus any applicable distance specified in section 4.27.1   | Townhouse: 6 metres                             | Yes (Orchard Avenue isn't in the table in section 4.27.1 |
| MINIMUM REAR YARD DEPTH   | 7.5 metres (24.61 ft) plus any applicable distance specified in section 4.27.1   | Townhouse: 7 metres                             | NO   |
| MINIMUM INTERIOR SIDE YARD WIDTH  | One-half the height of the building (11m/2 = 5.5m for townhouse)   | Townhouse: 2.5 metres; 2.5 metres               | NO   |
| MINIMUM EXTERIOR SIDE YARD WIDTH  | 4.5 metres (14.8 ft) plus any applicable distance specified in section 4.27.1  | N/A   | N/A  |
| MAXIMUM LOT COVERAGE  | 35%  | Townhouse: 42.3%                                | NO   |
| MAXIMUM HEIGHT OF BUILDING OR STRUCTURE   | 10 metres (32.81 ft) subject to section 4.7  | Townhouse: 11.1 metres                          | NO   |
| NUMBER OF DWELLINGS ON ONE LOT  | Subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot   | 3 on-street townhouse dwelling units on one lot | YES  |
| PARKING AND ACCESS REQUIREMENTS   | In accordance with section 4.19.1: 1 parking space for each dwelling unit. 3 total spaces required   | Townhouse: 3 driveway parking spaces provided   | YES  |
| MINIMUM LANDSCAPED OPEN SPACE   | 45 sqm (484.4 sq. ft.) for each dwelling unit  | Townhouse: Approx. 108 sqm / unit               | YES  |
| MINIMUM PRIVACY YARD DEPTH FOR EACH TOWNHOUSE DWELLING UNIT, AS MEASURED FROM THE EXTERIOR REAR WALL OF EVERY DWELLING UNIT | 7.5 metres   | 7 metres  | NO   |

Section 4. General Provisions

|                                  |   |  |     |
|----------------------------------|---|--|-----|
| ACCESSORY BUILDINGS AND SETBACKS | An accessory building or accessory structure may be erected in an interior side yard provided that it is distant not less than 1.2 metres (3.94 ft) from the side lot line. Notwithstanding the foregoing, common semi-detached private garages may be centred on the mutual lot line if erected simultaneously on two abutting lots and as one building. | 0.9 metres                               | NO  |
| PARKING AREAS (SECTION 4.19)     | Table 2 Surface Parking Area<br>Dimensions: 2.75 m (min) x 6 m  | 3 m x 6 m (parking provided in driveway) | YES |



|       |                   |           |      |
|-------|-------------------|-----------|------|
| E     | ISSUED FOR ZBA R3 | 24JAN2025 | MT   |
| D     | ISSUED FOR ZBA R2 | 25NOV2024 | MT   |
| C     | ISSUED FOR ZBA R1 | 22OCT2024 | MT   |
| B     | ISSUED FOR ZBA    | 16OCT2024 | MT   |
| A     | FOR COORDINATION  | 15OCT2024 | MT   |
| Issue | Issued for        | Date      | Int. |

Seal

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Engineers Project Managers  
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St. Catharines, ON, L2R 3M3  
www.quartekgroup.com

Project Title

DUNN STREET INFILL  
TOWNHOUSES

5981 & 5969 DUNN STREET  
NIAGARA FALLS

Drawing Title

SITE PLAN

Drawn MT Designed by MT

Scale As indicated Date Created OCT 2024

Job Number 24073 Issue E

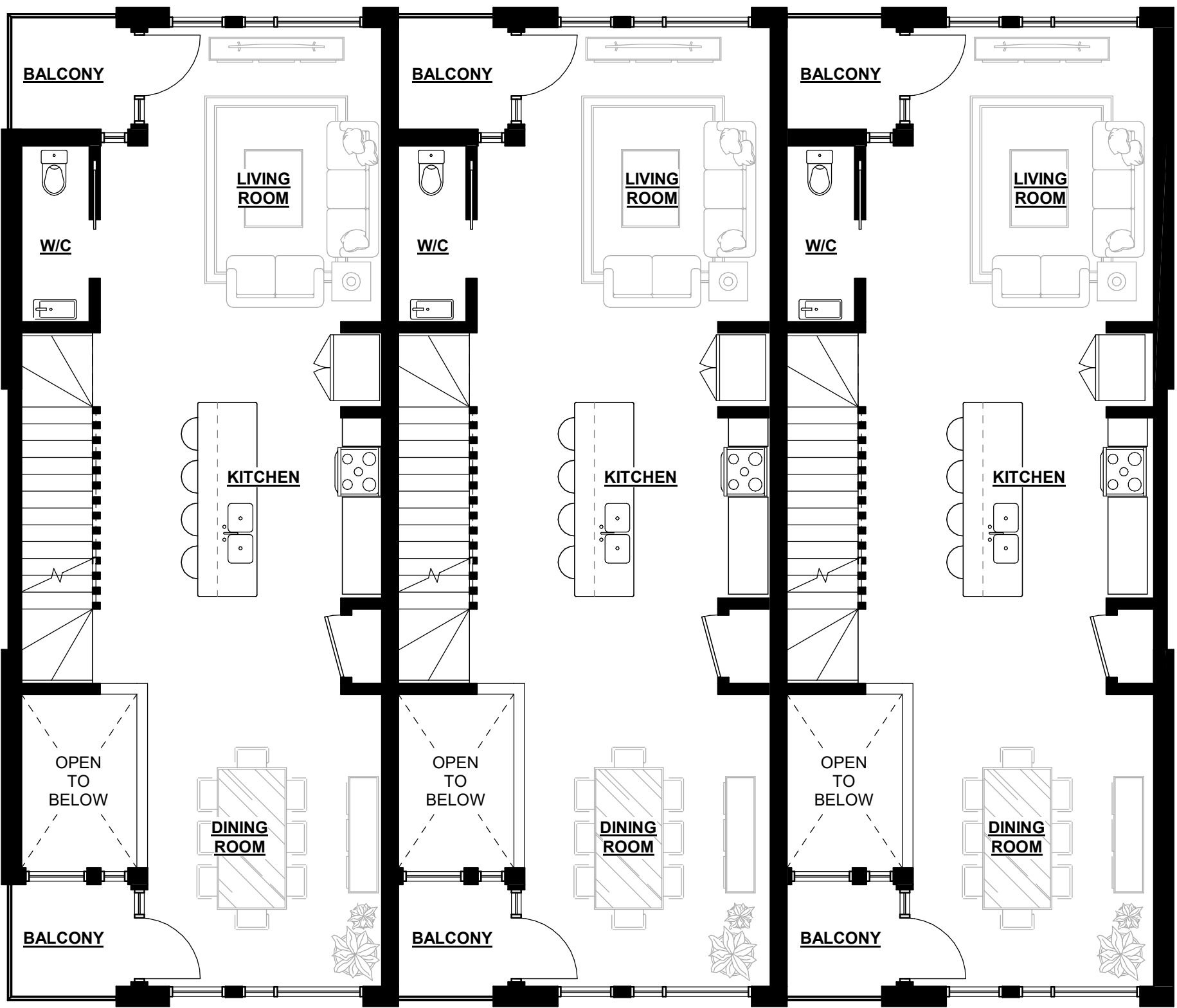
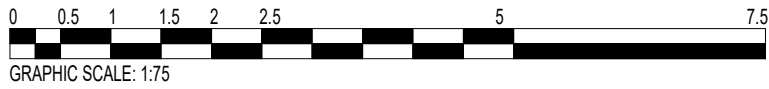
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A1

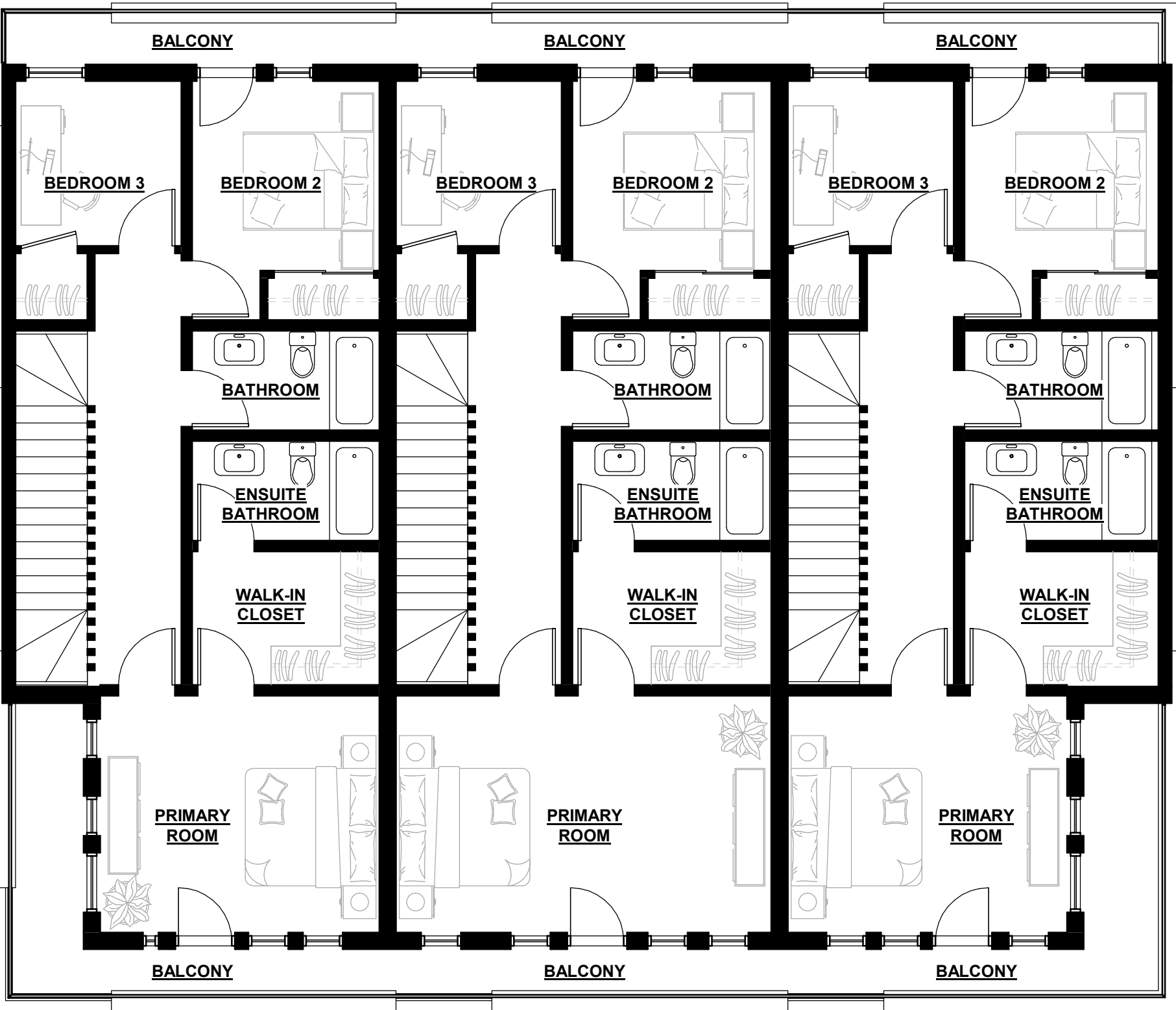
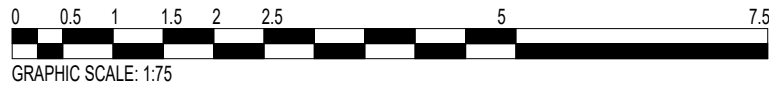




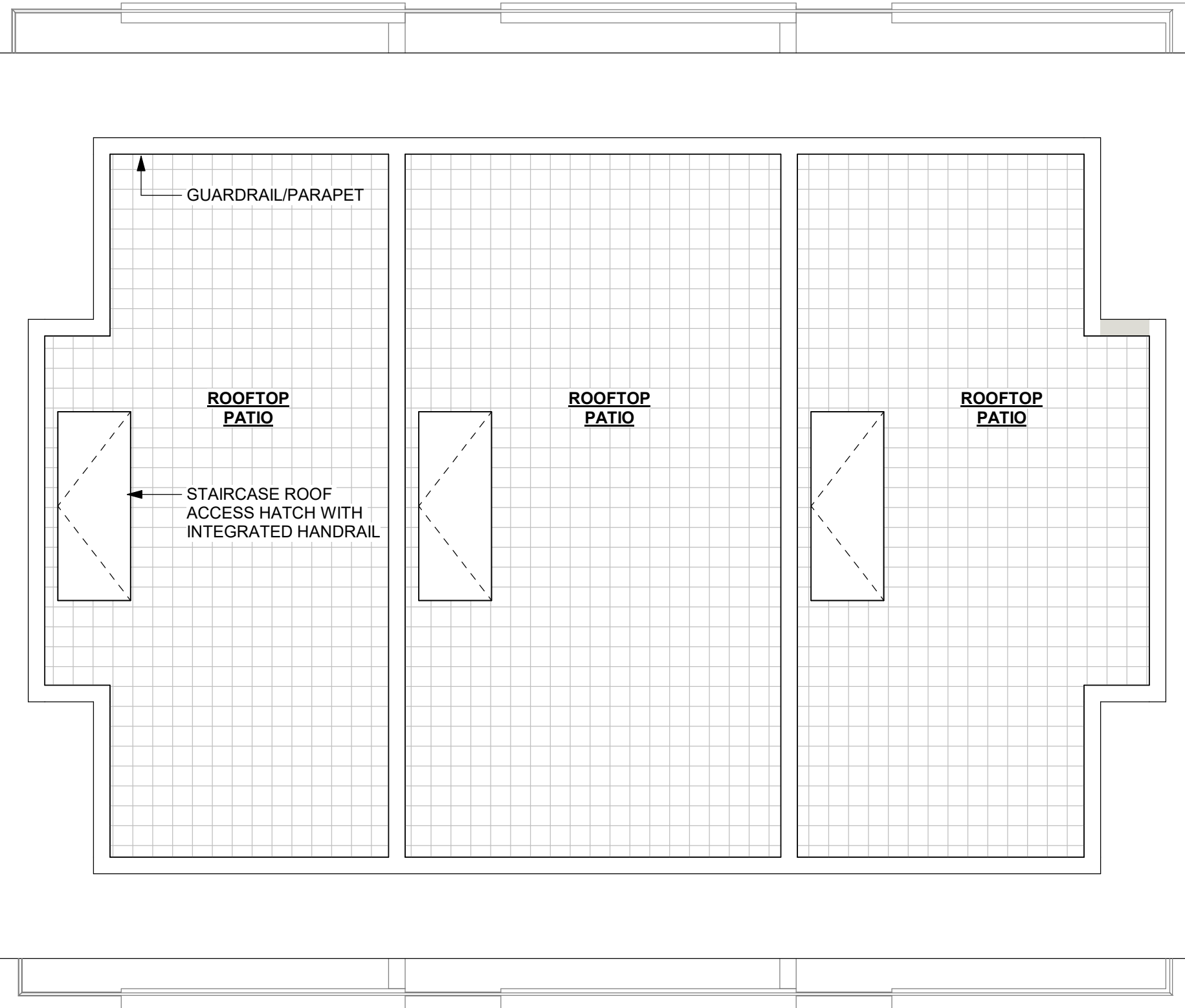
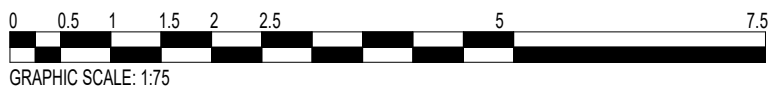
1 MAIN FLOOR  
A2 1 : 75



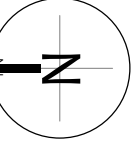
2 SECOND FLOOR  
A2 1 : 75



3 THIRD FLOOR  
A2 1 : 75



4 T/O ROOF  
A2 1 : 75



|       |                   |           |      |
|-------|-------------------|-----------|------|
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Project Title

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TOWNHOUSES  
5981 & 5969 DUNN STREET  
NIAGARA FALLS

Drawing Title

FLOOR PLANS

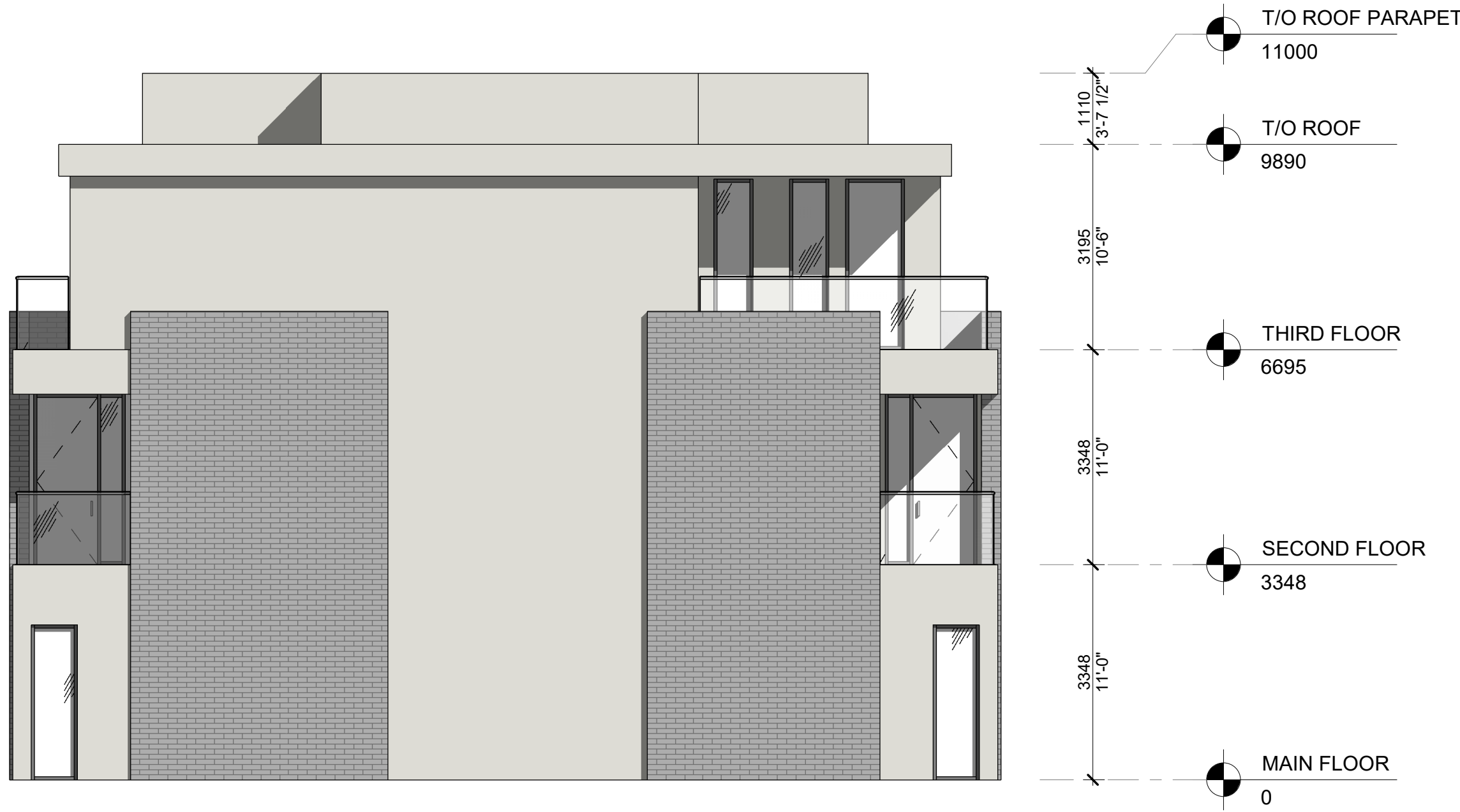
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Scale 1 : 75 Date Created OCT 2024

Job Number 24073 Issue E

Drawing Number

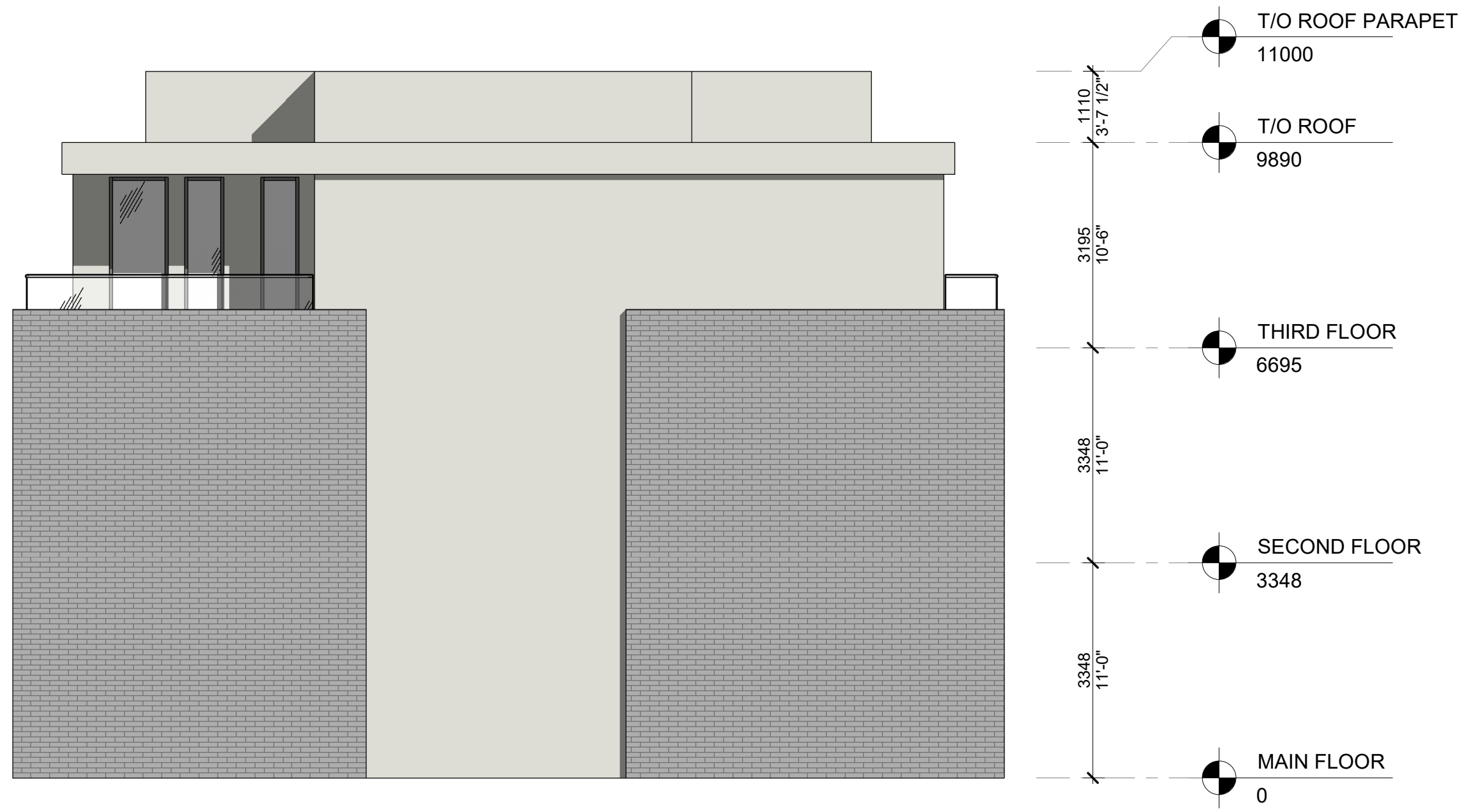
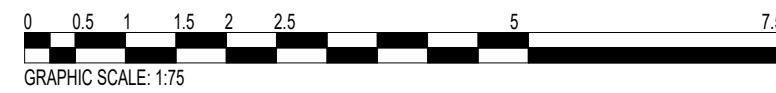
A2



1 NORTH ELEVATION  
A3 1 : 75



2 WEST ELEVATION  
A3 1 : 75



3 SOUTH ELEVATION  
A3 1 : 75



4 EAST ELEVATION  
A3 1 : 75



|       |                   |           |      |
|-------|-------------------|-----------|------|
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Project Title

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TOWNHOUSES  
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NIAGARA FALLS

Drawing Title

ELEVATIONS

|                |              |
|----------------|--------------|
| Drawn          | Designed by  |
| MT             | MT           |
| Scale          | Date Created |
| 1 : 75         | OCT 2024     |
| Job Number     | Issue        |
| 24073          | E            |
| Drawing Number |              |