

5523-5555 FRASER STREET, 5578 GEORGE STREET, NIAGARA FALLS, ON

ZONED PRESTIGE INDUSTRIAL IN ACCORDANCE WITH ZONING BY-LAW NO.79-200

ZONING CHART

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT AREA	100 m ² FOR EACH DWELLING UNIT 100 m ² X 31 UNITS = 3100 m ²	108.56 m ² X 31 UNITS 3,365.4 m ²	YES
MIN. LOT FRONTAGE	30 m (FRASER STREET)	60.96 m	YES
MIN. FRONT YARD DEPTH	MV 1 7.5 m	4.19 m (FRASER STREET) GREATER THAN 7.5 m (GEORGE STREET)	NO YES
MIN. REAR YARD DEPTH	ONE-HALF THE HEIGHT OF THE BUILDING OR 10 m, WHICHEVER IS GREATER	N/A (THROUGH LOT)	N/A
MIN. INTERIOR SIDE YARD WIDTH	ONE-HALF THE HEIGHT OF THE BUILDING PROPOSED BLD. HEIGHT: 15.3 m / 2 = 7.65 m	7.65 m 10.92 m	YES YES
MIN. EXTERIOR SIDE YARD WIDTH	7.5 m	N/A	N/A
MAX. LOT COVERAGE	MV 2 30%	33.66%	NO
MAX. HEIGHT OF BUILDING OR STRUCTURES	19 m	15.3 m	YES
NUMBER OF APARTMENT DWELLINGS ON ONE LOT	1 ONLY	1	YES
PARKING AND ACCESS REQUIREMENTS	IN ACCORDANCE WITH SECTION 4.19.1 1.4 PARKING SPACES PER DWELLING UNIT 1.4 X 31 UNITS = 43.4 SPACES	43 PARKING SPACES 2 BARRIER FREE PARKING PROVIDED (2 REQUIRED)	YES
MIN. PARKING STALL WIDTH	2.75 m	2.75 m	YES
MIN. PARKING STALL LENGTH	6 m	6 m	YES
MANEUVERING AISLE WIDTH	6.3m	6.9 m	YES
MIN. PARKING STALL WIDTH (MORE THAN 30 DEGREES UP TO 45 DEGREES)	2.75 m	2.75 m	YES
MIN. PARKING STALL LENGTH (MORE THAN 30 DEGREES UP TO 45 DEGREES)	6 m	6 m	YES
MIN. MANEUVERING AISLE (MORE THAN 30 DEGREES UP TO 45 DEGREES)	3.75 m	4.46 m	YES
ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES	IN ACCORDANCE WITH SECTIONS 4.13 AND 4.14		
MIN. LANDSCAPED OPEN SPACE	MV 3 40% OF THE LOT AREA	20.5%	NO
MIN. AMENITY SPACE FOR AN APARTMENT DWELLING OR STACKED TOWNHOUSE DWELLING	MV 4 620 m ²	555 m ²	NO
MAX. PROJECTION FOR A BALCONY INTO A REQUIRED FRONT YARD	1.8 m	1.78 m	YES

PARKING IN YARDS
WITHIN THE R4, R5A, R5B, R5C, R5D, R5E AND R5F ZONES NO PERSON SHALL USE ANY PORTION OF THE FRONT YARD OF ANY LOT FOR THE PARKING OR STORING OF ANY MOTOR VEHICLE UNLESS EITHER A LANDSCAPED OPEN SPACE STRIP OR A DECORATIVE WALL OR DECORATIVE FENCE AND A LANDSCAPED OPEN SPACE STRIP IS PROVIDED AND MAINTAINED ALONG THE PART OF EVERY FRONT LOT LINE AND SIDE LOT LINE WHICH ABUTS A STREET, EXCEPT THAT PART THEREOF CROSSED BY AN ACCESS DRIVEWAY OR SIDEWALK, AN IN ACCORDANCE WITH THE FOLLOWING REGULATIONS:

IF ONLY A LANDSCAPED OPEN SPACE IS PROVIDED SUCH LANDSCAPED OPEN SPACE STRIP SHALL HAVE A MINIMUM WIDTH OF 3 METRES, UNLESS A DECORATIVE WALL OR DECORATIVE FENCE IN ACCORDANCE WITH SUBSECTION (II) IS PROVIDED; IN WHICH CASE THE LANDSCAPED OPEN SPACE STRIP SHALL HAVE A MINIMUM WIDTH OF 1.5 METRES.

THE HEIGHT OF A DECORATIVE WALL OR FENCE SHALL BE A MINIMUM OF 1 METRE ABOVE THE AVERAGE LEVEL OF THE PARKING AREA IN THE FRONT YARD.

ANY SUCH DECORATIVE WALL OR FENCE SHALL BE LOCATED A MINIMUM OF 1 METRE INSIDE THE ABUTTING STREET LINE.

WHERE A DAYLIGHTING TRIANGLE IS REQUIRED, NO SUCH DECORATIVE WALL OR DECORATIVE FENCE SHALL BE LOCATED WITHIN SUCH DAYLIGHTING TRIANGLE.

A1

KEY PLAN:

- PROPERTY LINE
- 6m FIRE ACCESS ROUTE
- GARBAGE TRUCK ROUTE
- LANDSCAPED AREA
- ROOF TERRACE
- LANDSCAPE PAVERS
- SIDEWALK
- BUILDING ENTRANCE

UNIT INFO.

BUILDING A

UNIT STATISTICS (FINAL UNIT COUNTS AND SQUARE FOOTAGES TO BE DETERMINED AT DESIGN DEVELOPMENT STAGE)

1ST FLOOR 4 UNITS
2ND FLOOR 9 UNITS
3RD FLOOR 9 UNITS
4TH FLOOR 9 UNITS

TOTAL UNITS: 31 UNITS

13 - 2 BEDROOM UNITS
18 - 1 BEDROOM UNITS

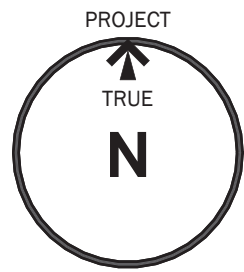
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No.	DATE:	DESCRIPTION:	BY:
1	MARCH 12/25	ZBA SUBMISSION	CH

COMMISSION: 2016-146

VISCA RESIDENTIAL DEVELOPMENT

5523-5555 FRASER STREET, 5578 GEORGE STREET, NIAGARA FALLS, ON



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave., St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN
BUILDING A

DRAWN BY: JMR/CH

CHECKED BY: MDA

DATE ISSUED:

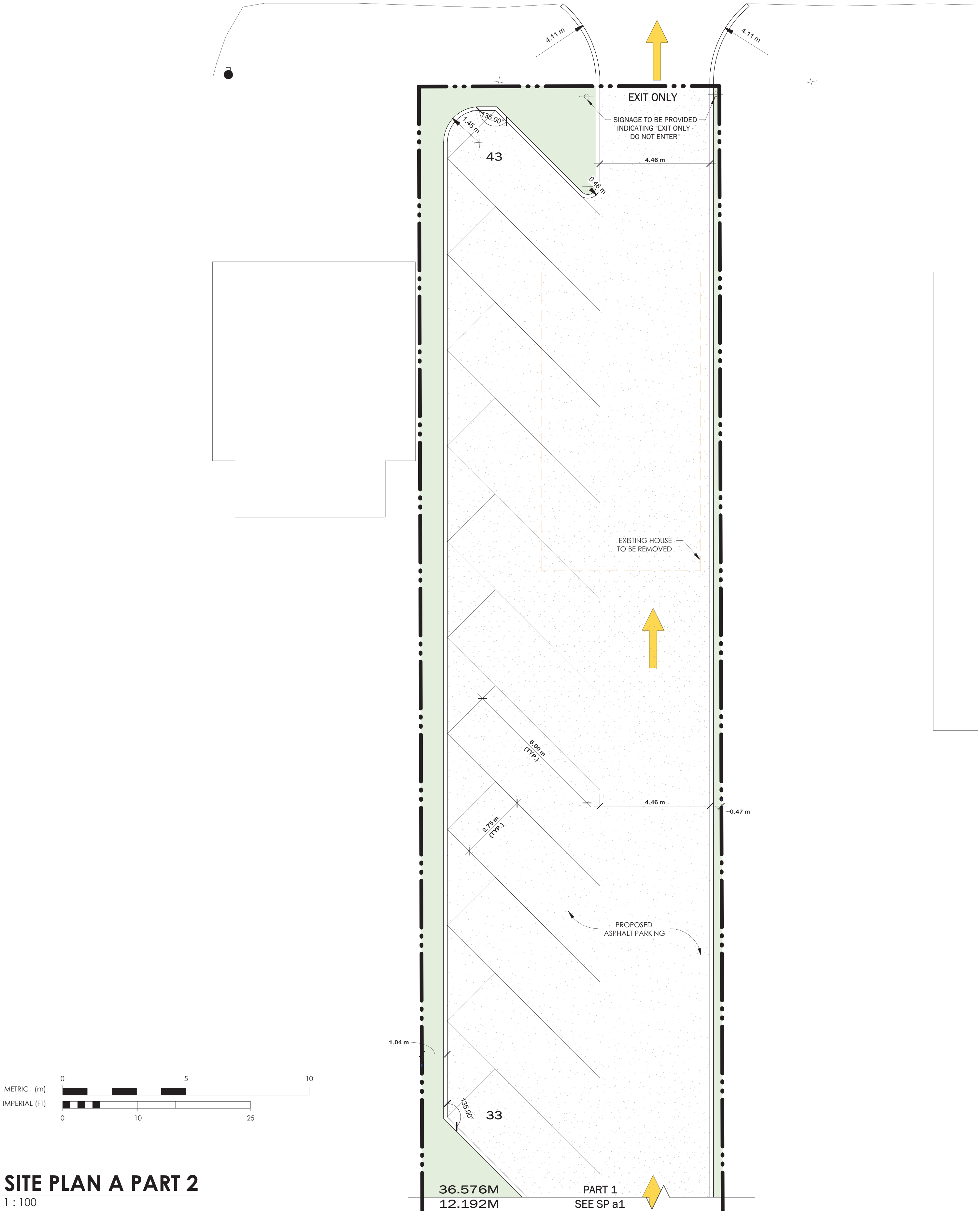
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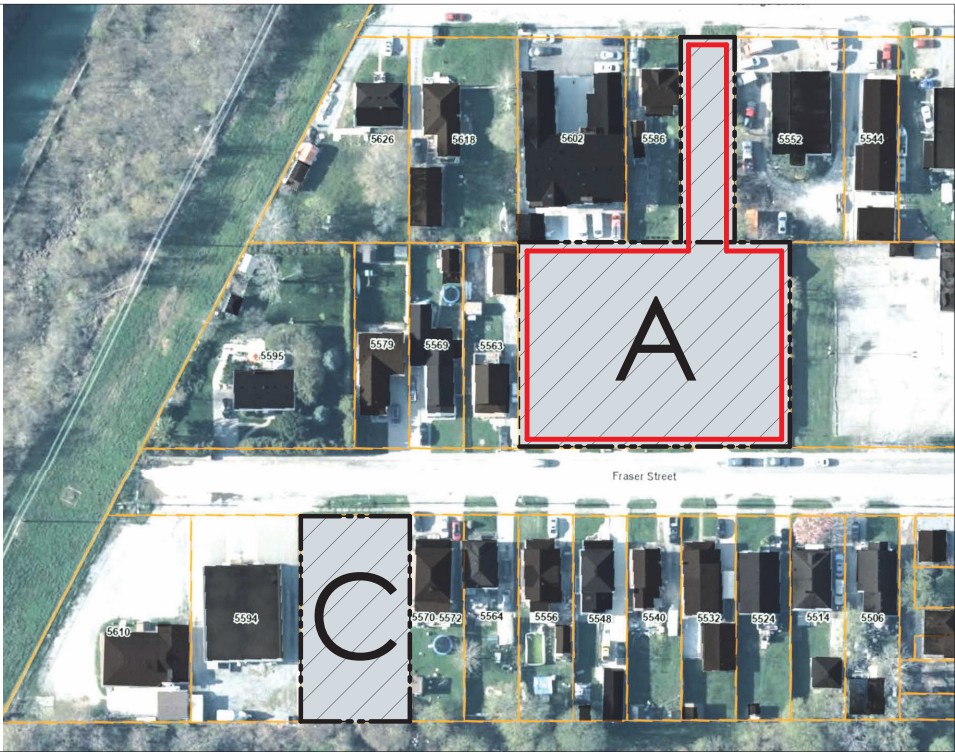
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5578 GEORGE STREET



SITE PLAN A PART 2
1 : 100



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A2

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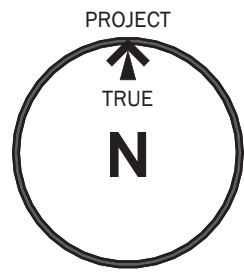
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architects
STUDIO INC.

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905 984 5545

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SITE PLAN
BUILDING A

DRAWN BY: JMR/CH

CHECKED BY: MDA

DATE ISSUED:

PROJECT No.: 2016-146

DRAWING No.:

SP a2