

5584 FRASER 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	57 m <sup>2</sup> FOR EACH DWELLING UNIT 57 m <sup>2</sup> X 18 UNITS = 1,026 m <sup>2</sup>	62.14 m <sup>2</sup> X 18 UNITS 1,118.6 m <sup>2</sup>	YES
MV 1 MIN. LOT FRONTAGE	45 m	24.35 m	NO
MV 2 MIN. FRONT YARD DEPTH	7.5 m	4.98 m	NO
MV 3 MIN. REAR YARD DEPTH	ONE-HALF THE HEIGHT OF THE BUILDING, OR 10 m, WHICHEVER IS GREATER PROPOSED BLD. HEIGHT: 15.7 m / 2 = 7.85 m	5.28 m	NO
MIN. INTERIOR SIDE YARD WIDTH	ONE-QUARTER THE HEIGHT OF THE BUILDING PROPOSED BLD. HEIGHT: 15.7 m / 4 = 3.93 m	4.47 m 5 m	YES
MIN. EXTERIOR SIDE YARD WIDTH	7.5 m	N/A	N/A
MV 4 MAX. LOT COVERAGE	30%	71.2%	NO
MAX. HEIGHT OF BUILDING OR STRUCTURES	28 m, SUBJECT TO SECTION 4.7	15.7 m	YES
NUMBER OF APARTMENT DWELLINGS ON ONE LOT	1 ONLY	1	YES
MV 5 PARKING AND ACCESS REQUIREMENTS	IN ACCORDANCE WITH SECTION 4.19.1 1.4 PARKING SPACES PER DWELLING UNIT 1.4 X 18 UNITS = 25.2 SPACES	18 PARKING SPACES 1 BARRIER FREE PARKING PROVIDED (1 REQUIRED)	NO
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	6.3 m	YES
ACCESSORY BUILDINGS AND ACCESSORY STRUCTRES	IN ACCORDANCE WITH SECTIONS 4.13 AND 4.14		
MV 6 MIN. LANDSCAPED OPEN SPACE	55% OF THE LOT AREA	21.1%	NO
MIN. AMENITY SPACE FOR AN APRATMENT DWELLING OR STACKED TOWNHOUSE DWELLING	360 m <sup>2</sup>	445 m <sup>2</sup>	YES
MAX. PROJECTION FOR A BALCONY INTO A REQUIRED FRONT YARD	1.8 m	1.77 m	YES
MV 7 MAX. PROJECTION FOR A BALCONY INTO A REQUIRED SIDE YARD	0.45 m	1.65 m 1.25 m	NO
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.	TWO PARKING SPACE IS LOCATED WITHIN THE FRONT YARD  1m WIDE LANDSCAPING STRIP	YES

**C**

**KEY PLAN:**

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

**UNIT INFO.**

**BUILDING C**

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

1ST FLOOR	PARKING
2ND FLOOR	6 UNITS
3RD FLOOR	6 UNITS
4TH FLOOR	6 UNITS

TOTAL UNITS: 18 UNITS

6 - 2 BEDROOM UNITS  
12 - 1 BEDROOM UNITS

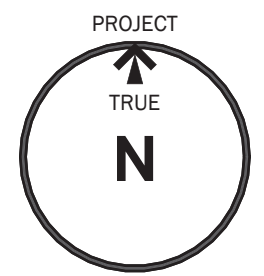
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS 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:	DESCRIPTION:	BY:
1	MARCH 12/25	ZBA SUBMISSION	CH

COMMISSION: 2016-146

## VISCA RESIDENTIAL DEVELOPMENT

5584 FRASER STREET, NIAGARA FALLS, ON



**A · C · K**  
architects  
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SHEET TITLE:

## SITE PLAN BUILDING C

DRAWN BY:	JMR/CH	DRAWING No.:
CHECKED BY:	MDA	SP c
DATE ISSUED:		
PROJECT No.:	2016-146	