

1 SITE PLAN
1:200

ACCESSIBLE PARKING PERMIT SIGN as per City of Niagara Falls By-law No. 2019-97.

1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1500 mm - 2000 mm. MEASURED FROM GROUND LEVEL TO THE CENTER OF THE SIGN.
2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.
3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.
4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.



7.12 RESIDENTIAL APARTMENT 5C DENSITY ZONE (R5C ZONE).

- 7.12.1 PERMITTED USES: No person shall within any R5C Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:
- (a) An apartment dwelling
 - (b) A stacked townhouse dwelling
 - (c) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

7.12.2 REGULATIONS: No person shall within any R5C Zone use any land or erect or use any building or structure except in accordance with the provisions of sections 4 and 5 of the following regulations:

	ZONING REQUIREMENTS	ZONING PROVIDED	ZONING COMPLIANCE
(a) Minimum lot area	100 square metres (1,076.4 sq. ft.) for each dwelling unit	100.95 square metres per dwelling unit	YES
(b) Minimum lot frontage	30 metres (98.4 ft.)	86.55 metres	YES
(c) Minimum front yard depth	5.5 metres plus any applicable distance specified in Section 4.27.1. of By-law No. 79-200	4.00 metres	NO
(d) Minimum rear yard depth	one-half the height of the building or 10 metres whichever is greater plus any applicable distance specified in section 4.27.1	16.50 metres & 30.84 metres	YES
(e) Minimum interior side yard width	4.5 metres	4.50 metres minimum	YES
(f) Minimum exterior side yard width	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	not applicable	not applicable
(g) Maximum lot coverage	30%	35.52 %	NO
(h) Maximum height of building or structure	11 metres subject to Section 4.7 of By-law No. 79-200	9.75 metres	YES
(i) Number of apartment dwellings on one lot	one only	not applicable	not applicable
(j) Parking and access requirements	in accordance with section 4.19.1	1.25 x 72 = 90 spaces	YES
(k) Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14	not applicable	not applicable
(l) Minimum landscaped open space	21.00% of the lot area.	29.05 % landscaped area	YES
(m) Minimum amenity space for an apartment dwelling unit	Require 14.75 m ² per dwelling unit = 72 x 14.75 = 1,062.00 sq.m	1,063.38 sq.m.	YES

Also refer to By-law No. 2024-092 for site specific zoning requirements

72 UNIT APARTMENT DWELLINGS

- SITE DATA**
- LOT AREA = 7268.29 m² = 100 %
 - TOTAL BUILDING AREA = 2582.06 m² = 35.52 %
 - ASPHALT AREA = 2769.25 m² = 38.10 %
 - LANDSCAPED OPEN SPACE = 2111.22 m² = 29.05 %
 - TOTAL AMENITY SPACE = 1063.38 m²
 - RESIDENTIAL DWELLING UNITS = 72 UNITS
 - RESIDENTIAL PARKING = 86 SPACES
 - ACCESSIBLE PARKING = 4 SPACES
 - TOTAL PARKING = 90 SPACES

"LANDSCAPED OPEN SPACE" means an open area which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any surface parking area, bus parking area, roof-top area or any open space beneath or within any building or structure; (2008-148)



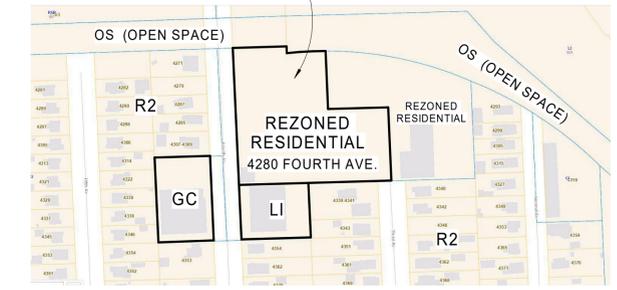
"AMENITY AREA" means the area of a lot and/or building intended for the use and enjoyment of the residents of such lot and/or building, and shall include areas that are landscaped open spaces, patios, privacy areas, balconies, communal lounges, swimming pools, play areas, roof decks, sun decks and similar uses, located on the same lot, but shall not include a building's service areas, parking lots, aisle or access driveways, or a landscaped open space strip located along a property line, or along or within a parking lot or driveway and intended to buffer adjacent properties or to provide snow storage. (2022-095)



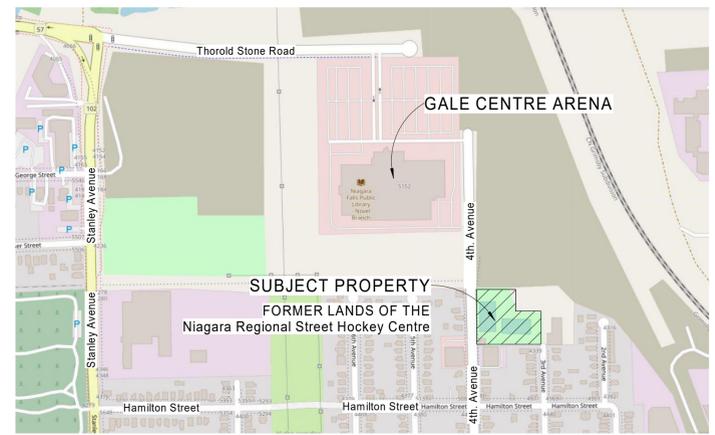
FIRE ACCESS ROUTES

- FIRE ACCESS ROUTES AND EMERGENCY VEHICLE ACCESS TO BUILDINGS AND PROPERTIES WITHIN THE CITY OF NIAGARA FALLS AS PER BY-LAW NO. 2019 - 97
- THE FIRE ACCESS ROUTE SIGN SHALL BE NO LESS THAN THIRTY (30) CENTIMETRES IN WIDTH AND FORTY-FIVE (45) CENTIMETRES IN LENGTH
- THE FIRE ACCESS ROUTE SIGNS SHALL BE INSTALLED AT EACH LIMIT OF THE FIRE ACCESS ROUTE AND AT INTERVALS NOT EXCEEDING FIFTEEN (15) METRES ALONG THE DESIGNATED ROUTE; AND
- THE FIRE ACCESS ROUTE SIGNS SHALL BE INSTALLED AT A HEIGHT BETWEEN 1.9 AND 2.5 METRES AND SHALL BE CLEARLY VISIBLE TO OPERATORS OF MOTOR VEHICLES IN THE VICINITY OF THE FIRE ACCESS ROUTE

SUBJECT PROPERTY
FORMER LANDS OF THE
Niagara Regional Street Hockey Centre



2 ZONING MAP
1:2000



3 KEY MAP
1:5000

Name of Practise: **JASON PIZZICAROLA DESIGN - ARCHITECTS INC**
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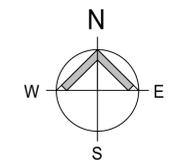
Name of Project: **72 UNIT APARTMENT DWELLINGS**

Location: 4280 Fourth Ave, Niagara Falls, ON L2E 4N2

Item	Ontario Building Code		Building Code Reference	
	Data Matrix Parts 3 or 9		References are to Division B unless noted [A] for Division A or [C] for Division C.	
1 Project Description:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Change of Use	<input type="checkbox"/> Part 11 <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 3 11.1 to 11.4	<input checked="" type="checkbox"/> Part 9 1.1.2. [A] & 9.10.1.3
2 Major Occupancy(s)	C - Residential occupancies		3.1.2.1.(1)	9.10.2.
3 Building Area (m ²)	Existing	New	2156.00 m ² Total 2156.00 m ²	1.4.1.2. [A] 1.4.1.2. [A]
4 Gross Area	Existing	New	6468.00 sq.m Total 6468.00 sq.m.	1.4.1.2. [A] 1.4.1.2. [A] & 9.10.4
5 Number of Storeys	Above grade	Below grade	3	1
6 Number of Streets/Fire Fighter Access	1		3.2.2.10. & 3.2.5.	9.10.20.
7 Building Classification	3.2.2.47. Group C, up to 3 Storeys		3.2.2.20.-83	9.10.2.
8 Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required		3.2.2.20.-83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9 Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.9.	N/A
10 Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4.	9.10.18.
11 Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7.	N/A
12 High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6.	N/A
13 Construction Restrictions	<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Combustible	<input type="checkbox"/> Non-combustible required <input type="checkbox"/> Non-combustible	<input checked="" type="checkbox"/> Both	3.2.2.20.-83 9.10.6.
14 Mezzanine(s) Area m ²			3.2.1.1.(3)-(8)	9.10.4.1.
15 Occupant load based on	<input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building		3.1.17.	9.9.1.3.
16 Barrier-free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	SINGLE FAMILY DWELLING	3.8.	9.5.2.
17 Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)

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CERTIFICATE OF PRACTICE : # 4053



No.	Description	Date

PROPOSED STACKED TOWNHOUSES

4280 Fourth Avenue
Niagara Falls

SHEET TITLE: **SITE PLAN**

DRAWN BY: J.T.F. APPROVED: J.P.D.
SCALE: As indicated JOB #: 2020
SHEET NO: **SPA - 1**