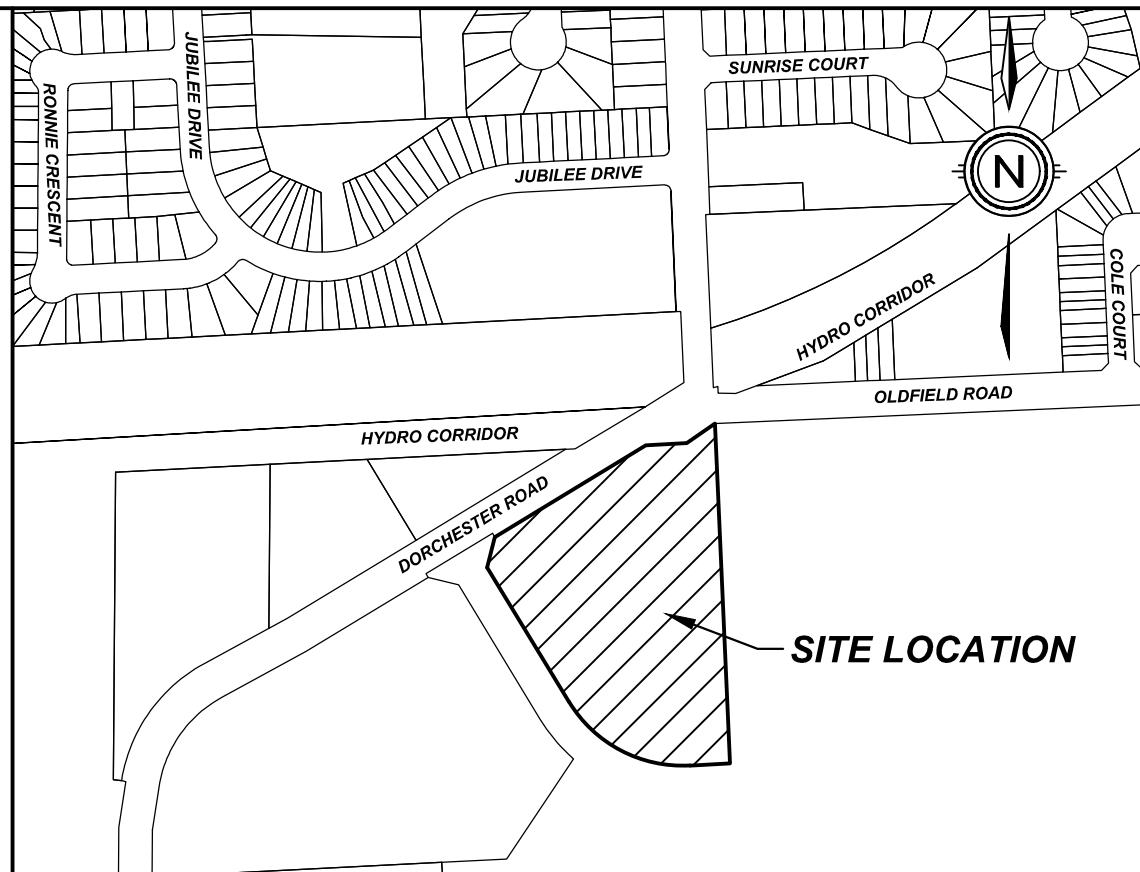
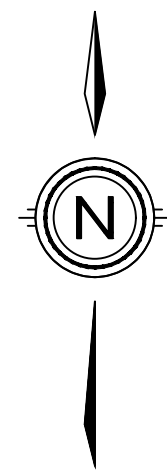


DORCHESTER ROAD

NIAGARA FALLS



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PART OF LOT 197 AND PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 196 & 197 (CLOSED BY BY-LAW 482)
TOWNSHIP OF STAMFORD, NOW IN THE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

PROVISION	ZONING (R5D)	PROVIDED
RESIDENTIAL APARTMENT 5D DENSITY ZONE		BASED ON DEVELOPABLE AREA
MIN. LOT FRONTAGE	30m	121.92m
MIN LOT AREA	80m ² per unit	122.92m ² per unit
MIN. FRONT YARD	7.5m plus any applicable distance specified in section 4.27.1	4.32m (BUILDING)
MIN. SIDE YARD	one half the height of the building (11.03m)	4.45m
MIN EXTERIOR SIDE YARD	7.5m plus any applicable distance specified in section 4.27.1	N/A
MIN REAR YARD	one half the height of the building or 10m whichever is greater plus any applicable distance specified in section 4.27.1 (11.03m)	43.25m
MAX. BUILDING HEIGHT	22m	19.35m (TO ROOF) 22.05m (TO MECHANICAL PENTHOUSE)
MIN. LANDSCAPED AREA	45% of lot area	32.53%
MAX DENSITY	-	88.63 u/ha
MAX LOT COVERAGE	30%	18.39%
NUMBER OF APARTMENT DWELLINGS ON ONE LOT	1	2
AMENITY AREA FOR APARTMENT DWELLINGS	20m2/ DWELLING UNITS	36.70m ²
ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES	BALCONY: OPEN BALCONIES NOT COVERED BY A ROOF OR CANOPY MAY PROJECT INTO ANY REQUIRED FRONT YARD OR REAR YARD A DISTANCE OF NOT MORE THAN 1.8m AND INTO ANY REQUIRED SIDE YARD A DISTANCE OF NOT MORE THAN 0.45m	BALCONIES: PROPOSED OPEN BALCONIES PROJECT 2.0m WITHIN THE FRONT YARD, REAR YARD AND THE SIDE YARDS

REQUIRED	PROVIDED
FOR DWELLING CONTAINING 3 OR MORE DWELLING UNITS 1.4 SPACES PER DWELLING UNIT 106 UNITS X 1.4 = 148.4 SPACES REQUIRED	151 TOTAL SPACES
ACCESSIBLE PARKING (101-200 SPACES) = 1+3% OF THE TOTAL PARKING = 5.5	7 SPACES

-	-	-	-
0	ISSUED FOR ZONING REVIEW	2025-07-23	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
SITE PLAN	DATE	JULY 23, 2025
	PRINTED	JULY 23, 2025
	SCALE	1:500
	DWG No.	2251-SP
	REV	0

SITE STATISTICS		
AREA	ha	% COVERAGE
BUILDING (106 UNITS)	0.220	18.39
ROAD/DRIVEWAY/PARKING	0.587	49.08
LANDSCAPING	0.389	32.53
TOTAL	1.196	100.00
WETLAND (NON-DEVELOPABLE)	1.431	
TOTAL	2.627	
UNITS		106
DENSITY (UNITS/DEVELOPABLE AREA)		88.63 u/ha

