

SURVEY NOTE:

PT LOT 72, PLAN 59 LOTS 01-06, 23-36, IN THE GEOGRAPHIC TOWNSHIP OF STAMFORD, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA
BOUNDARIES, EXISTING SITE FEATURES AND SURVEY:
J.D. BARNES LIMITED, NIAGARA FALLS, ON

LEGEND

	EXISTING OR NEW APARTMENT BUILDING
	NEW APARTMENT BUILDING NOT TO GRADE
	NEW PARKING STRUCTURE
	ASPHALT SURFACE
	CONCRETE SURFACE
	LANDSCAPE/GRASS SURFACE
	CONCRETE CURB
	POSTED SIGNS (SEE DETAIL BELOW)
	B.F.P. - BARRIER FREE PARKING
	FAIR - FIRE ACCESS ROUTE
	PARKING STALL NUMBER
	EXISTING LAMP STANDARD
	DECIDUOUS
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE TO BE PLANTED
	SHRUBS
	CONIFEROUS

DWELLING UNIT SUMMARY

BUILDING #3791	26
PROPOSED	27
SUB-TOTAL	53
EXISTING BUILDING #3815	23
EXISTING PROPOSED	32
SUB-TOTAL	55
NEW TWELVE STOREY APARTMENT	94
TOTAL DWELLING UNITS	202

PARKING REQUIREMENTS

DWELLING containing more than 3 Dwelling units require 1.4 Parking Spaces per Unit x 202 Dwelling Units = 283 Spaces

Parking Required to be Designated as Accessible 8 Spaces

PARKING PROVIDED

STANDARD PARKING SPACE	235 Spaces
DESIGNATED ACCESSIBLE PARKING	8 Spaces
TOTAL PARKING PROVIDED	243 Spaces

1.20 Parking Spaces per Dwelling Unit provide, Variance Requested, see R5F Zoning Relief Table to Left

SITE PLAN

SCALE: 1:200

ACCESSORY PARKING STRUCTURE RELIEF TABLE

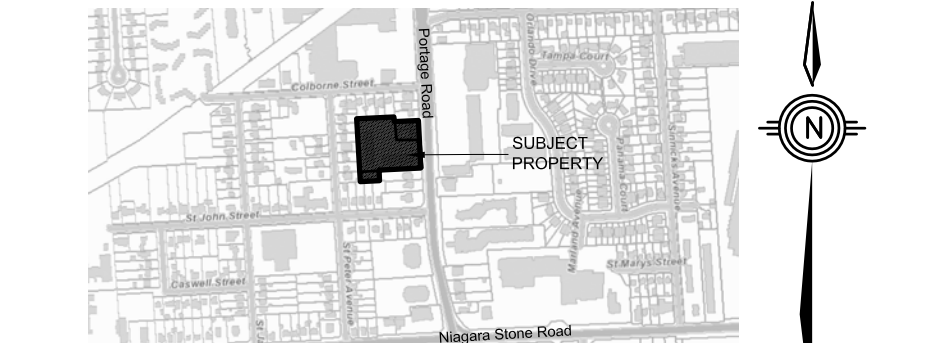
BY-LAW 4.13	PROVIDED	BY-LAW REQUESTED
a) Except as otherwise specifically permitted in this By-law, no accessory building or accessory structure shall be erected in a front yard, a rear yard or a side yard.	Not Applicable	Not Applicable
b) Subject to Section 4.27.1 but notwithstanding any other provisions of this By-law, no accessory building or accessory structure shall be erected on a corner lot closer than 4.5 metres (14.76 ft) to the side lot line abutting a street line or a reserve.	Not Applicable	Not Applicable
c) 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. (2016-03)	0.68 m at 3767 Portage Road	0.64 m at 3767
d) subject to section 4.27.1, an accessory building or accessory structure may be erected in a rear yard of a lot provided that it shall not be less than 0.45 metre from any lot line and no overhanging roof, eaves or gutter shall project more than 0.3 metre into any required yard or be less than 0.15 metre from any lot line. (2016-03)	0.68 m at 3767 Portage Road	None
e) An attached private garage or carport which is erected as part of the main building shall not be deemed an accessory building or accessory structure and shall comply with all yard requirements for the main building.	Not Applicable	Not Applicable
f) except as otherwise specifically permitted in this By-law, no person shall, in any residential zone, OH zone, A zone, R zone, DC zone or DTC zone, erect any accessory building or accessory structure having a greater height than 3 metres, provided that an accessory building with a pitched roof may be erected to a height not exceeding 4.6 metres but in no event shall any part of the walls or supporting posts excluding any gable or dormer exceed 3 metres in height. (02-283, 2016-03)	2.54 m	None
g) In a R1A, R1B, R1C, R1D, R1E, R1F, R2 or R3 zone, the total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 15% of the lot area or 93 square metres, whichever is lesser, and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone. (2008-148)	Not Applicable	Not Applicable

ZONING CHANGE

Change Zoning from an Residential Apartment 5C (R5C Zone) to an Residential Apartment 5F (R5F Zone) Density

R5F ZONING RELIEF TABLE

BY-LAW 7.12.2	BY-LAW REGULATIONS	PROVIDED	BY-LAW REQUESTED
a) Minimum Lot Area	202 Units x 57m ² per Unit = 11,514 m ²	8,776.15 m ² or 43.4 per unit	43 m ² per Unit
b) Minimum Lot Frontage	45m	77.60 m	None
c) Minimum Front Yard Depth	7.5m plus any applicable distance specified in section 4.27.1 (13.0m from centreline of original road allowance) = 20.5 m	18.41 m	18.2
d) Minimum Rear Yard Depth	one-half building height or 10m whichever is greater plus any applicable distance specified in section 4.27.1 = 10 m	8.23 m	8.2 m
e) Minimum Interior Side Yard Width	one-quarter the height of the building = 9.23 m North Apartment	9.26 m	None
f) Minimum Exterior Side Yard Width	one-quarter the height of the building = 4.97 m South Apartment	7.96 m	None
g) Maximum Lot Coverage	7.5m plus any applicable distance specified in section 4.27.1	38.1 %	39%
h) Maximum Building Height	20m subject to section 4.7	36.9 m	39 m
i) Number of Apartment Dwellings on One Lot	one only	Three	Three
j) Parking and Access Requirements	in accordance with section 4.19.1 = 1.4 spaces per unit	1.20 per unit	1.15 per Unit
k) Accessory Buildings and Accessory Structures	in accordance with sections 4.13 and 4.14	N/A	None
l) Minimum Landscaped Open Space	55% of the lot area	34.5 %	34%
m) Minimum Amenity Space for an Apartment Dwelling Unit	in accordance with section 4.42 = 20m ² per unit	18.2 m ² per unit	18.0 m ² per unit



KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

LOT COVERAGE

LOT AREA	8,776.15 m ²
EXISTING BUILDING GROUND COVER	
Existing #3791 (754.99m ²) + New Entry (4.48m ²)	761.50 m ²
Existing #3815 (756.33m ²) + New Entry (4.48m ²)	760.81 m ²
New Twelve Storey Apartment	615.13 m ²
New Parking Structure (Formally Asphalt)	1,208.83 m ²
TOTAL	3,350.25 m ²
38.13% of Total Lot Area	
ASPHALT AREA	2,404.86 m ²
27.40% of Total Lot Area	
LANDSCAPED AREA	3,025.02 m ²
34.47% of Total Lot Area	

BUILDING ANALYSIS #3777 Portage

PROJECT DESCRIPTION	Addition & Alterations
MAJOR OCCUPANCY	Group C
BUILDING AREA	615.1 m ²
GROSS FLOOR AREA	8,768.5 m ²
NO. OF STOREYS	12 Above Grade, 1 Basement
HEIGHT OF BUILDING	36.9 m
FIRE ALARM REQ'D	Yes
STANDPIPE REQ'D	Yes
TYPE OF CONSTRUCTION	Non-Combustible
TOTAL OCCUPANCY	350
BARRIER FREE DESIGN	Yes
HAZARDOUS SUBSTANCE	No
BUILDING CLASSIFICATION	3.2.2.42, Group C
BUILDING CLASSIFICATION	Any Height, Any Area, Sprinklered
FACES NO. OF STREETS	2 Streets

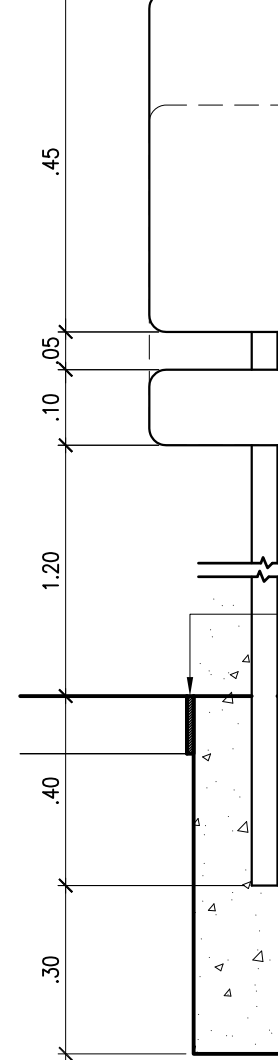
BUILDING ANALYSIS #3791 Portage

PROJECT DESCRIPTION	Addition & Alterations
MAJOR OCCUPANCY	Group C
BUILDING AREA	761.5 m ²
GROSS FLOOR AREA	4,533.9 m ²
NO. OF STOREYS	5 Above Grade, 1 Basement
HEIGHT OF BUILDING	16.9 m
FIRE ALARM REQ'D	No
STANDPIPE REQ'D	Yes
TYPE OF CONSTRUCTION	Non-Combustible
TOTAL OCCUPANCY	152
BARRIER FREE DESIGN	Yes
HAZARDOUS SUBSTANCE	No
BUILDING CLASSIFICATION	3.2.2.43, Group C
BUILDING CLASSIFICATION	up to 6 Storeys, Sprinklered, Non-combustible Construction
FACES NO. OF STREETS	1 Street

BUILDING ANALYSIS #3815 Portage

PROJECT DESCRIPTION	Addition & Alterations
MAJOR OCCUPANCY	Group C
BUILDING AREA	760.8 m ²
GROSS FLOOR AREA	5,306.3 m ²
NO. OF STOREYS	6 Above Grade, 1 Basement
HEIGHT OF BUILDING	19.9 m
FIRE ALARM REQ'D	Yes
STANDPIPE REQ'D	Yes
TYPE OF CONSTRUCTION	Non-Combustible
TOTAL OCCUPANCY	192
BARRIER FREE DESIGN	Yes
HAZARDOUS SUBSTANCE	No
BUILDING CLASSIFICATION	3.2.2.43, Group C
BUILDING CLASSIFICATION	up to 6 Storeys, Sprinklered, Non-combustible Construction
FACES NO. OF STREETS	1 Street

SIGNAGE NOTES:
ALL PARKING SPACES FOR BARRIER-FREE SHALL BE INDICATED WITH TYPICAL BARRIER FREE SIGNAGE CENTERED AT EACH PARKING SPACE - THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR
THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITHIN THE PARKING SPACE.
THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND OR THE ONTARIO TRAFFIC MANUAL; WITH A MAX. SPACING OF 30M
ALL STOP, BARRIER FREE, START PARKING, NO OVERTURN PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



SIGN FACE
0.054 GAUGE ALUMINUM
SIGN BLANK
WHITE BACKGROUND
- HOLES - METRO PUNCH
THE SIGN MUST BE SECURED - TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES
POST FIXTURE
75mm DIA. GALVANIZED STANDARD STEEL PIPE
EXPANSION JOINT
POST TO BE CAST IN PLACE IN A 300mm DIA. CONCRETE FOOTING

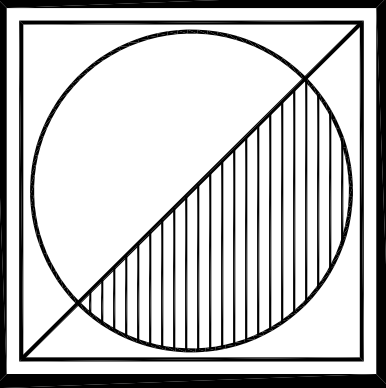


\$300.00 FINE

B.F.P. Typ. Barrier Free Signage



F.A.R. Typ. Fire Access Route Signage
REQUIRED SIGNAGE



Peter J. Lesdow
architect
1466 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 0C5
Telephone: 905-557-1112
e-mail: jlesdow@bigpoint.net



SITE PLAN
& STATISTICS

DATE	REVISIONS
Nov. 26/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Sept. 12/24	FOR ZBA/OSHA APPLICATION

COLBORNE COURT
APARTMENTS
ADDITIONS & ALTERATIONS
3777, 3791 & 3815 Portage Road
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

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