

DEVELOPMENT WITH A.D.U.

4531 MORRISON STREET,
NIAGARA FALLS, ONTARIO

DESCRIPTION	REQUIRED AS PER APPROVED MINOR VARIANCE	PROPOSED SITE SPECIFICATION
(a) Minimum lot area	50.82 square metres (574.05 sq. ft.) for each dwelling unit	180.70 sq.m. (1945.05 sq. ft.)
(b) Minimum lot frontage	30.48 metres (100.0 ft.) (Crysler Ave.)	30.48 m. (100.0 ft.) (Crysler Ave.)
(c) Minimum front yard depth	0.91 m. (3.0 ft.) (Crysler Ave.)	0.93 m. (3.05 ft.) (Crysler Ave.)
(d) Minimum rear yard depth	1.22 m. (4.0 ft.)	1.22 m. (4.00 ft.) (Building-A & B)
(e) Minimum interior side yard width	2.44 m. (8.0 ft.)	2.48 m. (8.14 ft.) (Building-B to north property line)
(f) Minimum exterior side yard width	0.3 m. (1.0 ft.) (Morrison Street)	0.3 m. (1.0 ft.) (Morrison Street)
(g) Maximum lot coverage	56.49%	~49.72%
(h) Maximum height of building or structure	~11.74 m. (~38.52 ft.)	~9.55 m. (~31.33 ft.)
(i) Number of apartment dwellings on one lot	Three Building	Two Building
(j) Parking and access requirements	2 parking spaces	15 parking spaces
(k) Accessory buildings and accessory structures	None proposed	None proposed
(l) Minimum landscaped open space	41.47% of the lot area	50.28% (INCLUDING DECORATIVE ASPHALT DRIVEWAY & PARKING, MULTIFUNCTIONAL PARKING SPACE)
(m) Minimum amenity space for an apartment dwelling unit	in accordance with section 4.44 n/a for stacked townhouse dwellings	n/a
Minimum parking stall width	2.75 metres	2.77 metres
Minimum parking stall length	6 metres	6 metres
Parking within a front yard	NO	NO

DESCRIPTION	HA. (ACRES)	SQ.FT.	SQ.MT.	%
SITE AREA	0.163 (0.402)	17505.49	1626.31	100
TOTAL BUILDING FOOTRPRINT AREA		~8703.61	~808.59	49.72
PROPOSED LANDSCAPE & HARDSCAPE (DECORATIVE ALPHALT DRIVEWAY & PARKING)		~8801.88	~817.72	50.28

PROPOSED LOT COVERAGE	49.72%
PROPOSED DENSITY (APPROXIMATE)	FSI ~1.18 (TOTAL PROPOSED G.F.A. / SITE AREA) ~ (1919.05 SQ.MT. / 1626.31 SQ.MT.)

BUILDING	PRIMARY UNITS	A.D.U.	TOTAL UNITS
A	7	13	20
B	2	4	6
TOTAL RENTABLE UNITS	26		

DRAWING LIST		
	DWG. NO.	TITLE
ARCHITECTURAL	A-1.0	COVER SHEET
	A-2.0	SITE PLAN
	A-3.0	ELEVATIONS - STACKED T.H. (BLOCK A)
	A-3.1	ELEVATIONS - STACKED T.H. (BLOCK B)

PRIMARY CONSULTANT & PROJECT MANAGER



*** NOT FOR CONSTRUCTION**

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All the work must be in compliance with ONTARIO BUILDING CODE.

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This drawing is not to be used for construction until signed and stamped by the designer.

1.	08/09/2025	ISSUED FOR MINOR ZONING BY-LAW AMENDMENT	
No.	Date	Version	Dwn.

PROJECT: **TOWNHOMES
DEVELOPMENT WITH
A.D.U.**
4531 MORRISON ST.
CITY OF NIAGARA FALLS

DRAWING TITLE

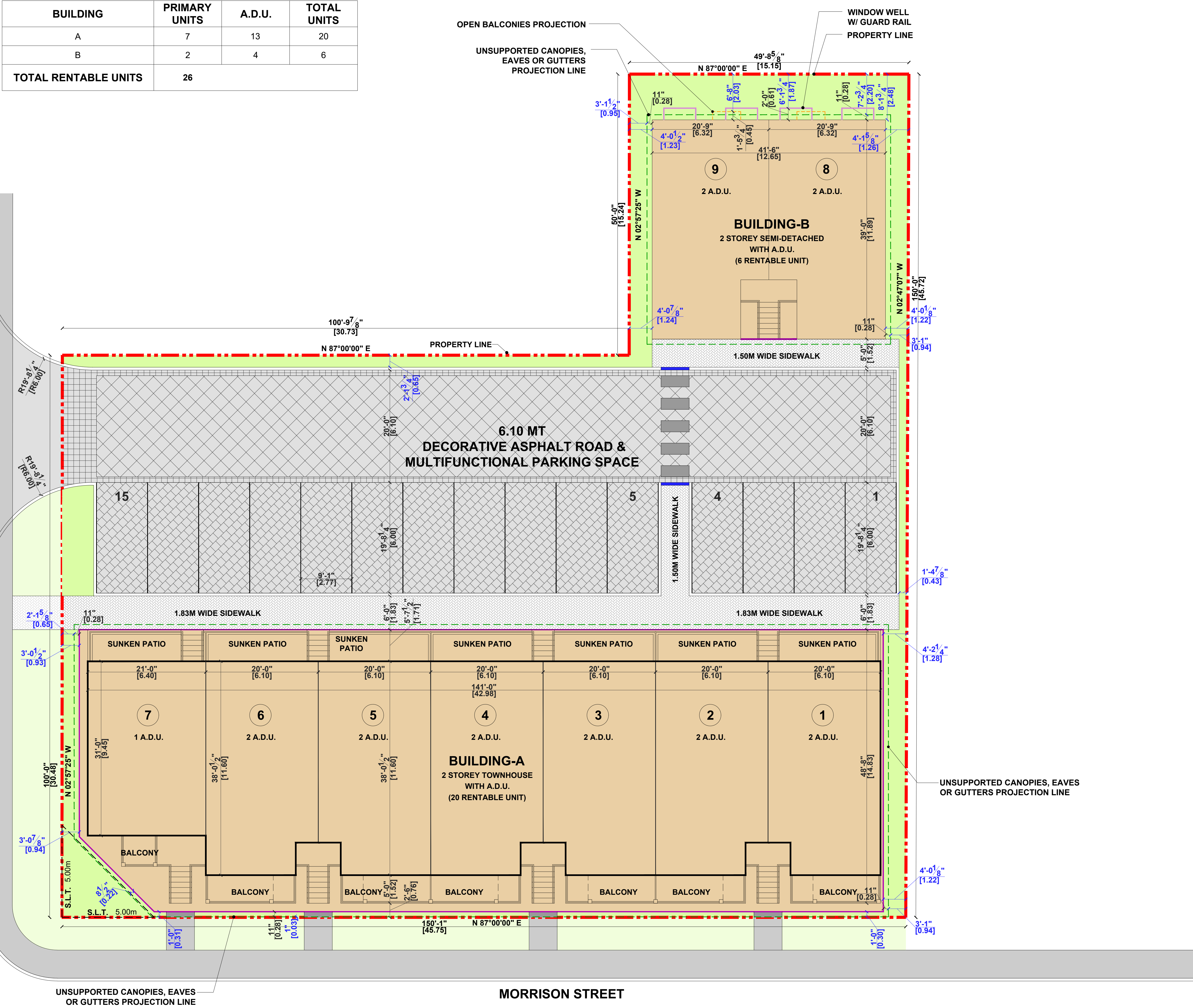
COVER SHEET

DRAWN BY:	DATE:
CHECKED BY: RP	SCALE:
PROJECT NO.:	DRAWING NO.: A-1.0

LEGEND	
	PROPERTY LINE
	ELEVATION PROJECTION LINE
	UNSUPPORTED CANOPIES, EAVES OR GUTTERS PROJECTION LINE
	WINDOW WELL W/ GUARD RAIL
	OPEN BALCONIES PROJECTION

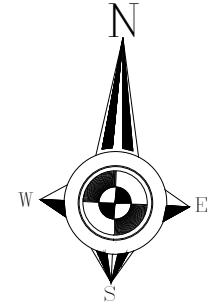
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CRYSLER AVENUE



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4531 MORRISON ST.
CITY OF NIAGARA FALLS

DRAWING TITLE:

SITE PLAN

DRAWN BY:	DATE:
CHECKED BY: RP	SCALE: 1 : 100
PROJECT NO.:	DRAWING NO.:
	A-2.0

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FOR INFORMATION ONLY

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DRAWING TITLE:

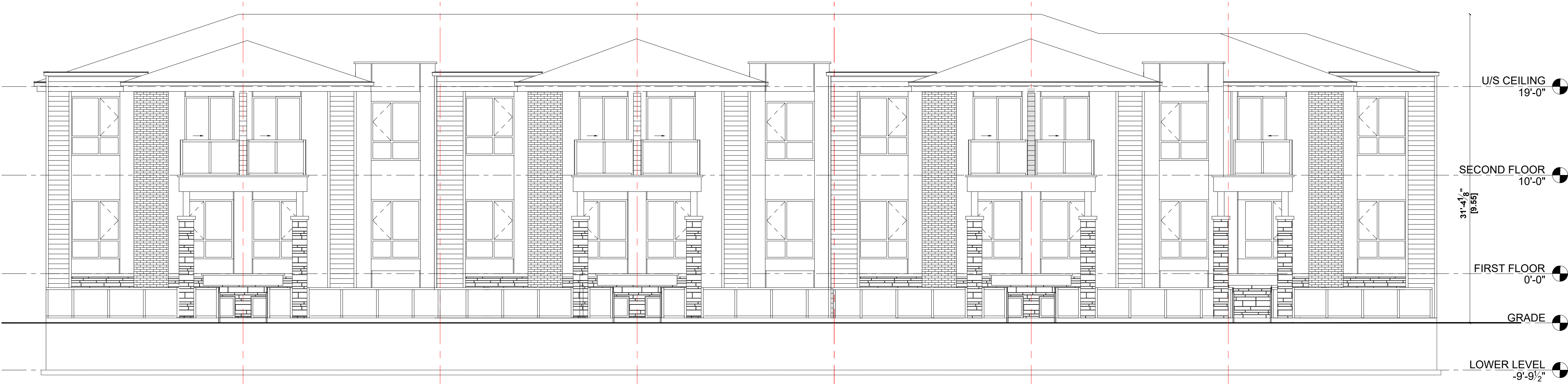
ELEVATIONS BUILDING - A
UNIT 1 TO 7

DRAWN BY:	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

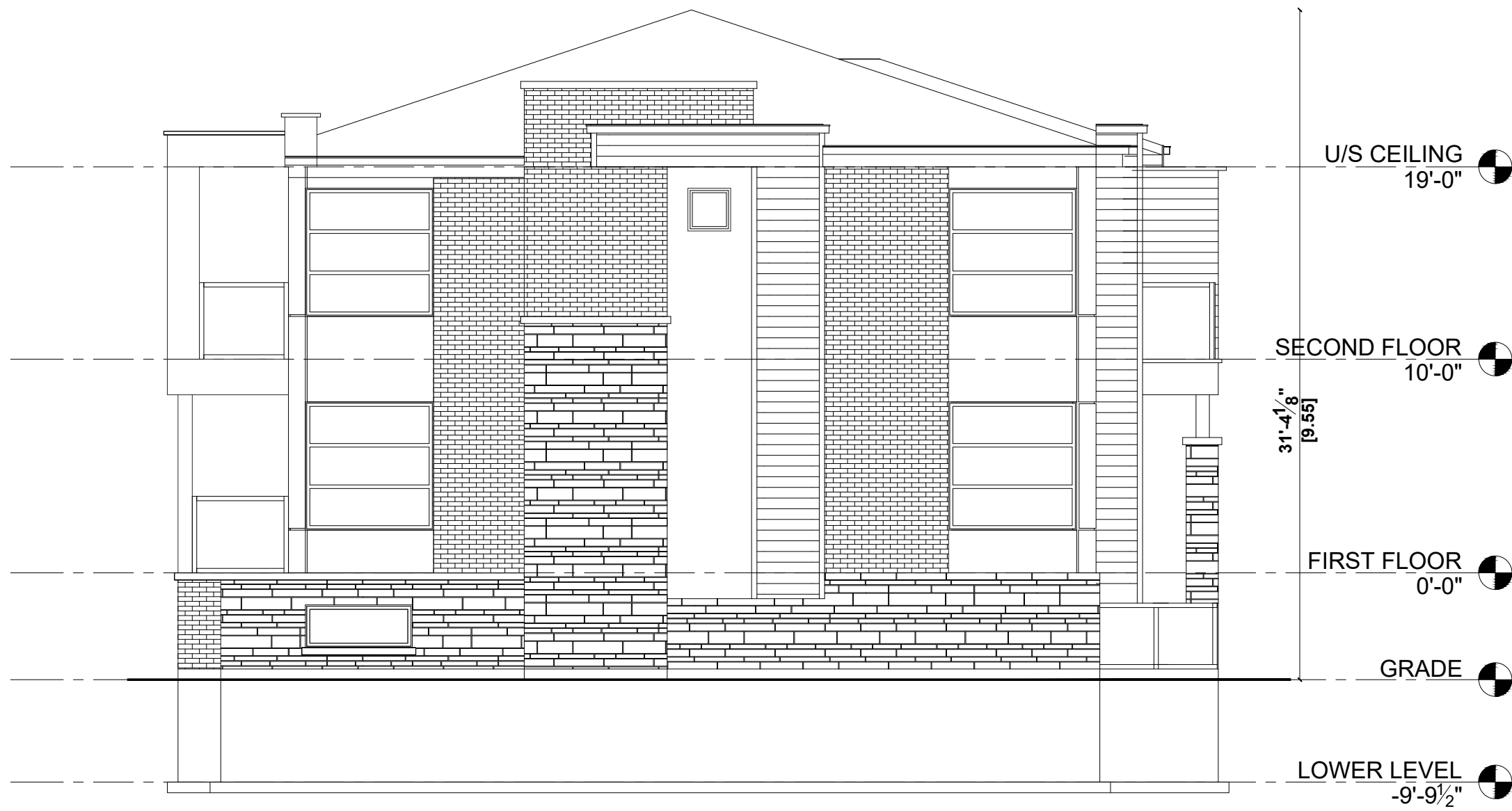
A-3.0



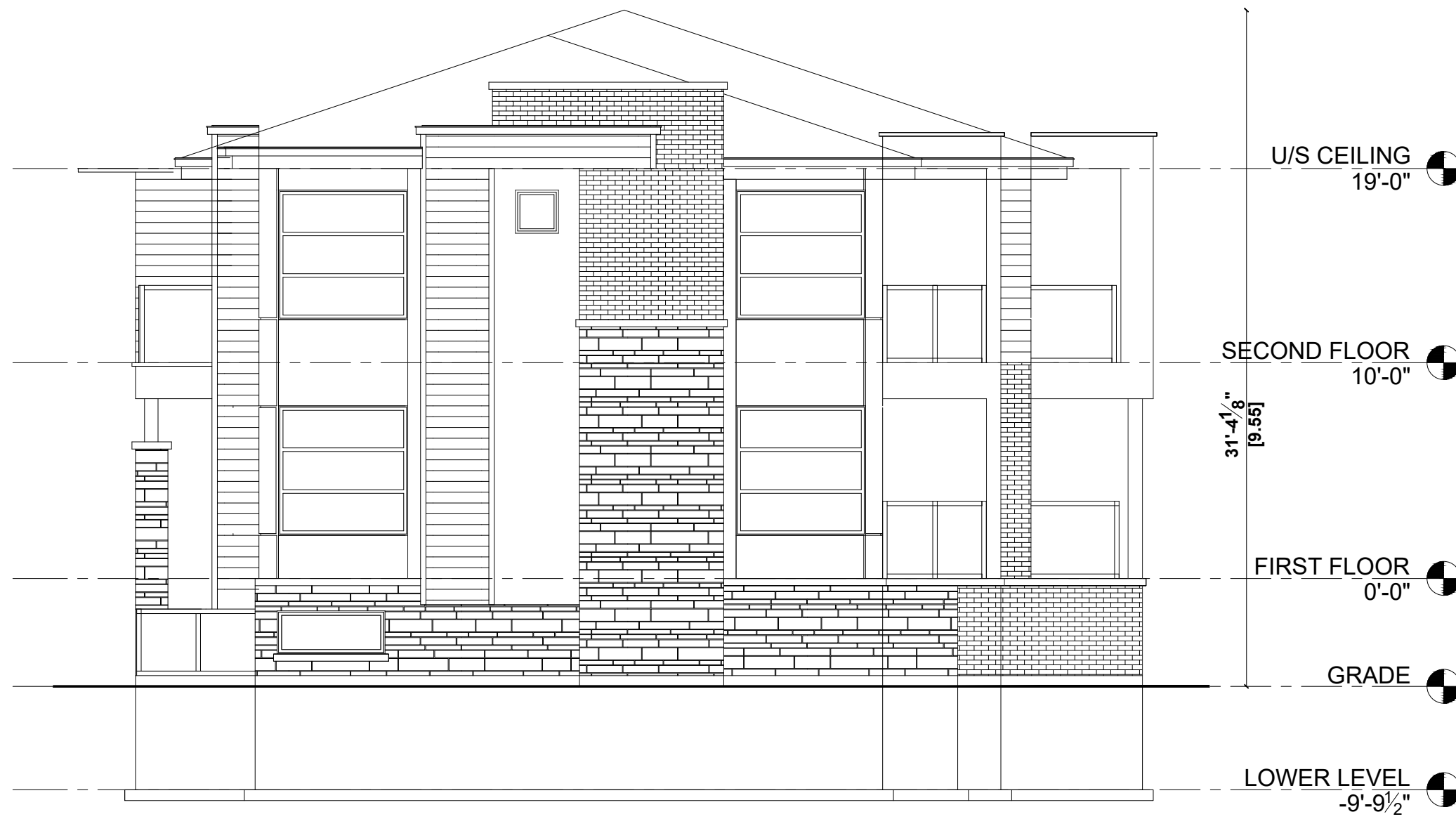
1 FRONT ELEVATION
A-3.0 SCALE :- 1:75



2 REAR ELEVATION
A-3.0 SCALE :- 1:75



3 RIGHT ELEVATION
A-3.0 SCALE :- 1:75



4 LEFT ELEVATION
A-3.0 SCALE :- 1:75



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11.	08/09/2025	ISSUED FOR MINOR ZONING BY-LAW AMENDMENT	
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ELEVATIONS

BUILDING - B

UNIT 8 & 9

A-3.1