

THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA TOWNHOMES 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

DRAWING LIST	
DWG. NO.	TITLE
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
RPDS
INTEGRATED DESIGN FIRM
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DESCRIPTION	HA. (ACRES)	SQ.FT.	SQ.MT.	%
SITE AREA	0.163 (0.402)	17505.49	1626.31	100
TOTAL BUILDING FOOTPRINT AREA		~8703.61	~808.59	49.72
PROPOSED LANDSCAPE & HARDCAPE (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			

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

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

CRYSLER AVENUE

BUILDING

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

OPEN BALCONIES PROJECTION

UNSUPPORTED CANOPIES, EAVES OR GUTTERS PROJECTION LINE

BUILDING-B
2 STOREY SEMI-DETACHED
WITH A.D.U.
(6 RENTABLE UNIT)

BUILDING-A
2 STOREY TOWNHOUSE
WITH A.D.U.
(20 RENTABLE UNIT)

MORRISON STREET

CRYSTLER AVENUE

PROPERTY LINE

UNSUPPORTED CANOPIES, EAVES

WINDOW WELL W/ GUARD RAIL

PROPERTY LINE

MORRISON STREET

PRIMARY CONSULTANT & PROJECT MANAGER

RPDS

INTEGRATED DESIGN FIRM

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A compass rose is positioned in the bottom right corner of the slide. It features four main arrows pointing North (N), South (S), East (E), and West (W). The North arrow is at the top, South at the bottom, East on the right, and West on the left. Each arrow is black and has a small circle at its tip. The letters N, S, E, and W are written in a bold, black, sans-serif font, one next to each arrow. In the center of the compass rose is a circular symbol consisting of a crosshair-like pattern with a circle around it.

1.	08/09/2025	ISSUED FOR MINOR ZONING BY-LAW AMENDMENT	
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DEVELOPMENT WITH A.D.U.

CITY OF NIAGARA FALLS

DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE:

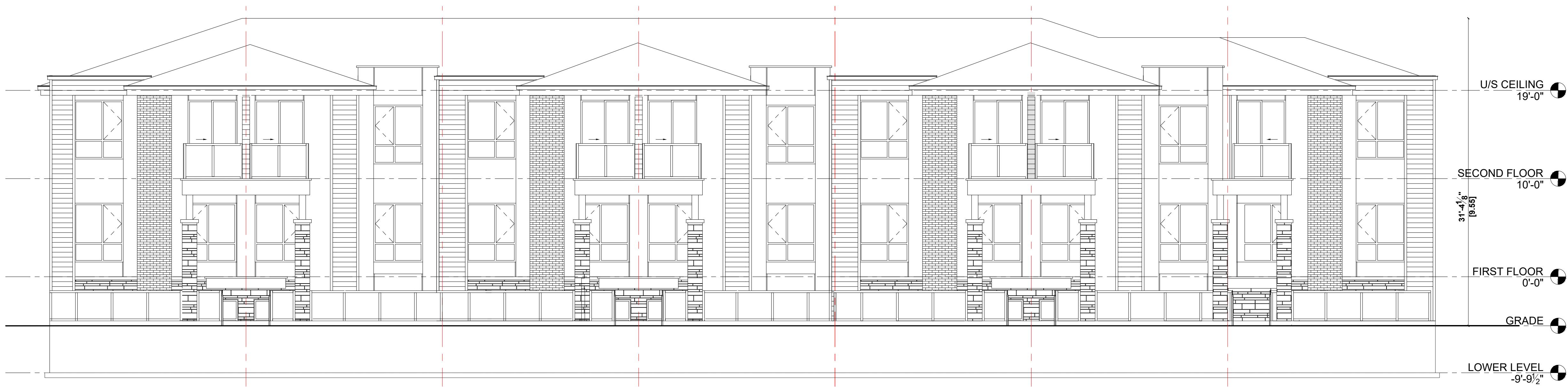
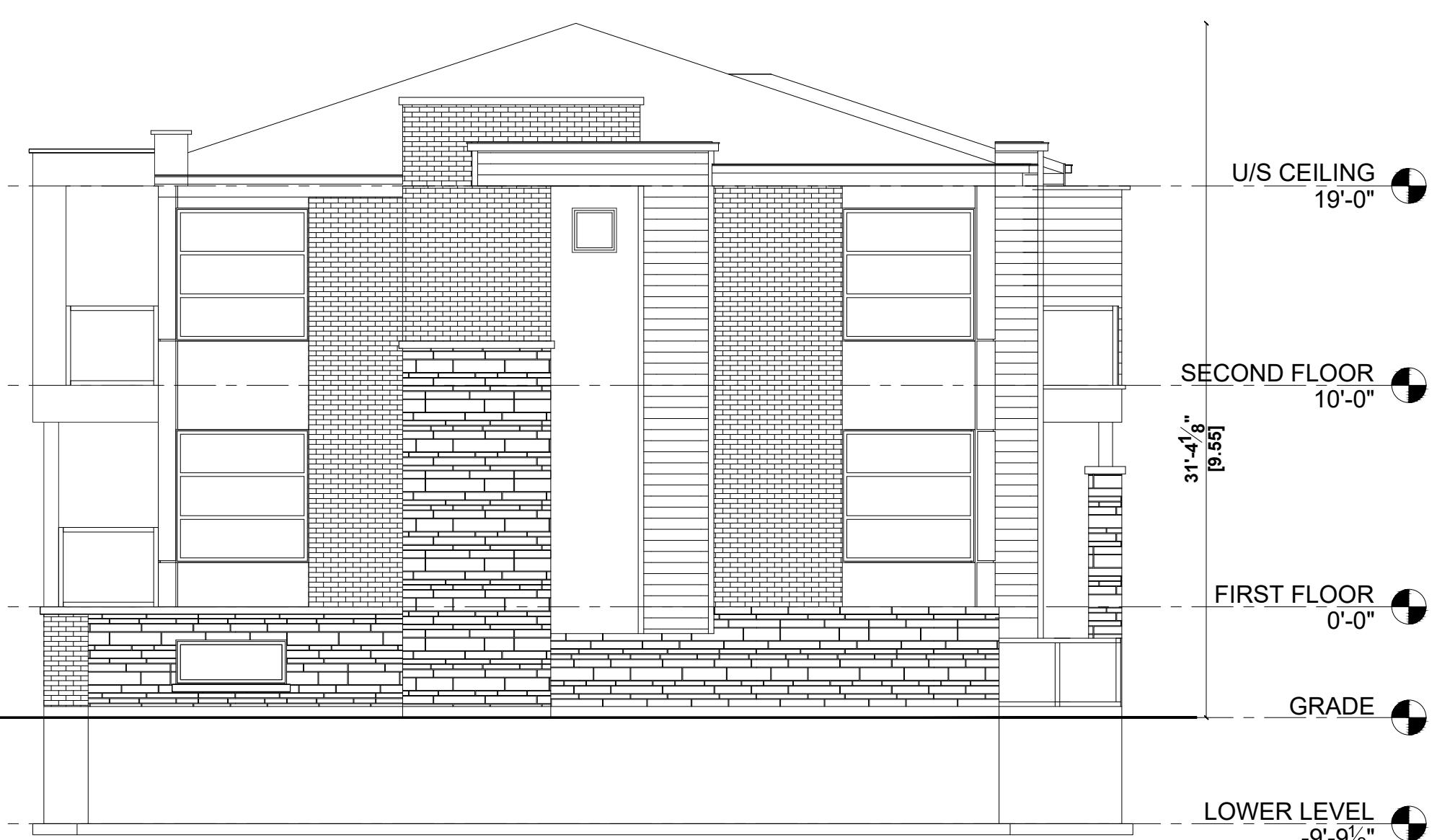
PROJECT NO.:	DRAWING NO.:
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A-2.0

ANALYSIS OF THE INFLUENCE OF THE VARIOUS FARMING PRACTICES ON THE SOIL AND WATER QUALITY IN THE AGRICULTURAL LANDS OF THE NIGERIAN FEDERAL CAPITAL TERRITORY (FCT) ABUJA

A-2.0

* NOT FOR CONSTRUCTION

1 FRONT ELEVATION
A-3.02 REAR ELEVATION
A-3.03 RIGHT ELEVATION
A-3.04 LEFT ELEVATION
A-3.0

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FOR INFORMATION ONLY

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:

**ELEVATIONS
BUILDING - A**

UNIT 1 TO 7

DRAWN BY: DATE:

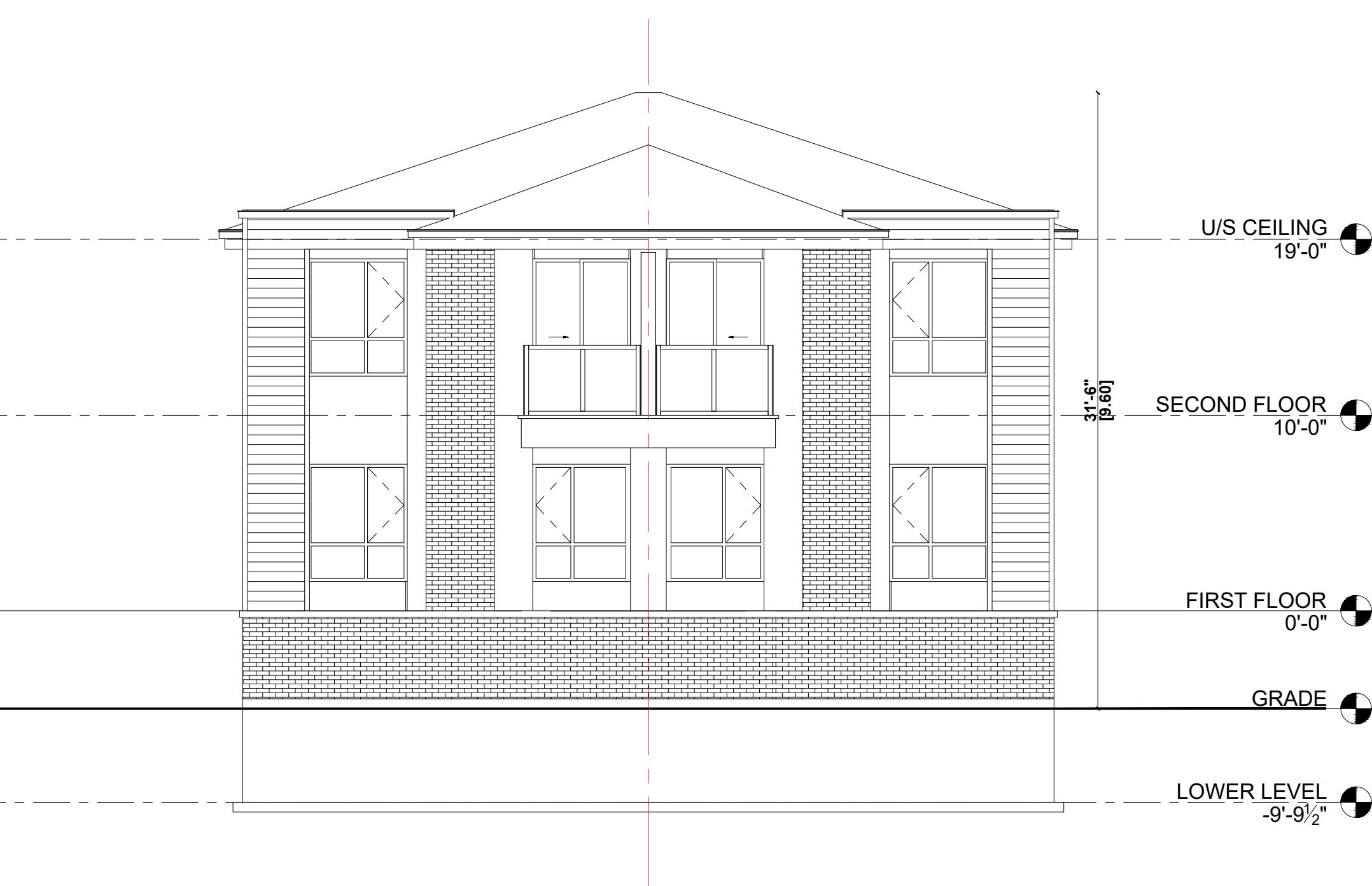
CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

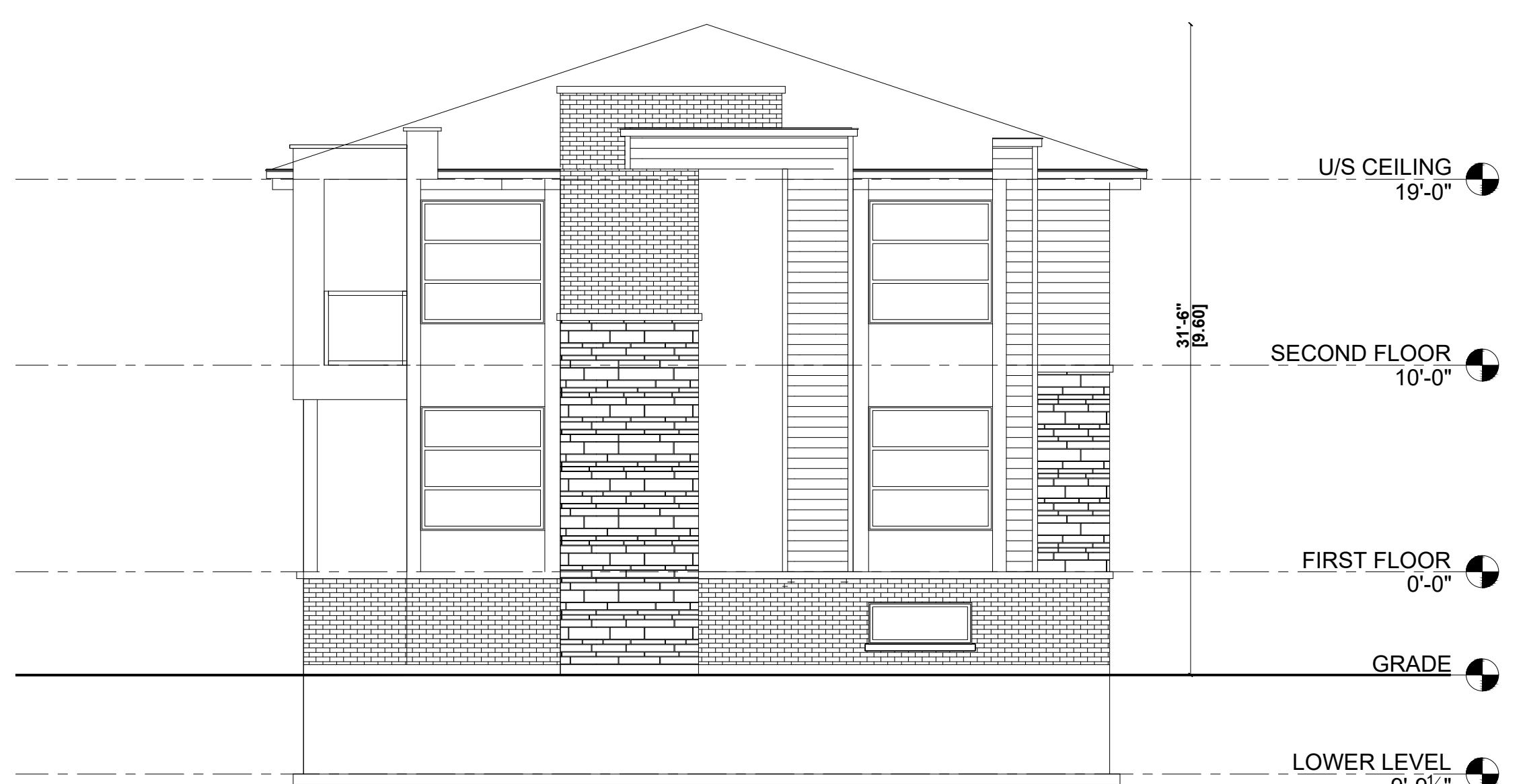
A-3.0



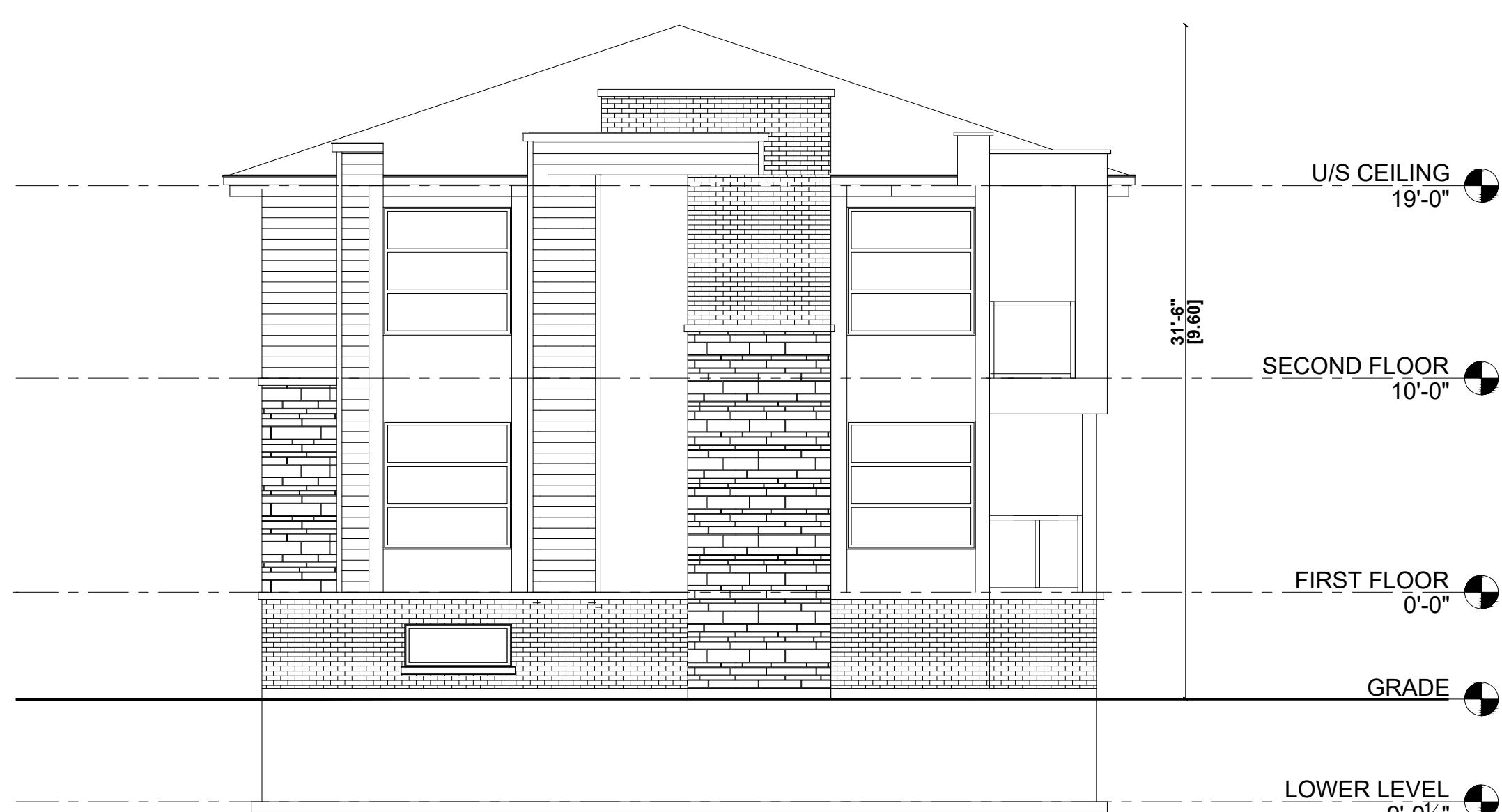
3 FRONT ELEVATION
A-3.0 SCALE :- 1:75



4 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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PROJECT: **TOWNHOMES DEVELOPMENT WITH A.D.U.**

4531 MORRISON ST.
CITY OF NIAGARA FALLS

DRAWING TITLE:

ELEVATIONS BUILDING - B

UNIT 8 & 9

DRAWN BY: DATE:

CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

A-3.1