

THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

TOWNHOMES DEVELOPMENT WITH A.D.U.

5920 DUNN STREET, NIAGARA FALLS, ONTARIO

ZONING & SITE STATISTICS

CURRENT ZONE: R5C - 1126 (By-law No.79-200, No. 2020-81 & 2022-095)

7.12.1 PERMITTED USES: (a) An apartment dwelling
(b) A stacked townhouse dwelling
(c) Accessory buildings, subject to section A.13 & A.14

	DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
(a)	Minimum lot area	the whole of the Lands and 100 square meters for each dwelling unit. (By-law No.2020-81)	~101.89 square meters	YES
(b)	Minimum lot frontage	30 metres (98.4 ft.)	55.07 meters (180.75 ft.)	YES
(c)	Minimum front yard depth	7.5 meters (24.61 ft.) plus any applicable distance specified in section 4.27.1 (13 meters)	3.43 meters + 13 meter from the centerline of the road allowance of Dunn Street	GRANTED AS PER MINOR VARIANCE
(d)	Minimum rear yard depth	one-half the height of the building(11.14m / 2 = 5.57 meters) or 10 meters whichever is greater plus any applicable distance specified in section 4.27.1	23.94 meters	YES
(e)	Minimum interior side yard width	one-half the height of the building BuildingHeight 11.14m / 2 = 5.57 meters	Building A: 5.07 meters (east) Buildings B, C & D: 5.39 meters (east) Building A: 23.17 meters (west) Buildings E & F 23.23 meters (west)	GRANTED AS PER MINOR VARIANCE GRANTED AS PER MINOR VARIANCE YES YES
(f)	Minimum exterior side yard width	7.5 meters (24.61 ft.) plus any applicable distance specified in section 4.27.1	N/A	N/A
(g)	Maximum lot coverage	30%	27.19%	YES
(h)	Maximum height of building or structure	22.3 meters (73.16 ft.) (A-2022-052)	11.20 meters (36'-9")	YES
(i)	Number of apartment dwellings on one lot	one only	6 Building	GRANTED AS PER MINOR VARIANCE
(j)	Parking and access requirements	1.29 parking spaces per dwelling unit	1.15 parking spaces per dwelling unit (116 Parking / 101 dwelling units=1.15 Stalls)	GRANTED AS PER MINOR VARIANCE
	Minimum number of parking spaces	1.29 spaces for each dwelling unit (101 dwelling units x 1.29 parking space = 130.29 parking spaces)	116 (1.15 space) (Incl. 5 barrier free parking)	GRANTED AS PER MINOR VARIANCE
(k)	Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14	None	N/A
(l)	Minimum landscaped open space	40% of the lot area, including a 7.5 meter wide landscape strip along and adjacent to the front lot line, save and except for any driveway entrances	40.29%	YES
(m)	Minimum amenity space for an apartment dwelling unit	in accordance with section 4.44.1 Within the R4, RSA, RSB, R5C, R5D, R5E and R5F zones a minimum amenity area of 20 square metres per dwelling unit shall be provided. (101 X 20 = 2020 sqm.)	24.12 square metres per dwelling unit	YES
(n)	Minimum Parking aisle width	6.3 meters	6.2 meter	GRANTED AS PER MINOR VARIANCE
(o)	Encroachments	4.14 (c) 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 1.8 meters (5.9 ft.) and into any required side yard a distance of not more than 0.45 meter (1.48 ft.)	Buildings B, C & D Deck/Balcony Projected 1.38 Meters into Interior Side Yard (east)	GRANTED AS PER MINOR VARIANCE

SITE STATISTICS

DESCRIPTION	HA. (ACRES)	SQ.FT.	SQ.MT.	%
SITE AREA (AS PER NS2016-53-01 SCP PLAN)	~1.029 ~ (2.54)	~110772.675	~10291.1183	100

TOTAL BUILDING FOOTPRINT AREA	~30114.781	~2797.755	27.19
PROPOSED STREET & SURFACE PARKING AREA	~36027.527	~3347.067	32.52
PROPOSED LANDSCAPE & HARDCAPE	~44630.367	~4146.297	40.29
PROPOSED LOT COVERAGE	27.19% (ALLOWED 30%)		
PROPOSED DENSITY (APPROXIMATE) (TOTAL PROPOSED GFA)	79466.47 SQ.FT. (7382.67 SQ.MT.) / SITE AREA 110772.675 SQ.FT. (10291.1183 SQ.MT.) = FSI ~ 0.72		

BUILDING	PRIMARY UNITS	A.D.U.	TOTAL UNITS
A	5	10	15
B	5	10	15
C	6	12	18
D	6	12	18
E	6	12	18
F	6	12	18
TOTAL	34	68	
TOTAL RENTABLE UNITS		102	

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 A)
A-3.2	ELEVATIONS - STACKED T.H. (BLOCK B)
A-3.3	ELEVATIONS - STACKED T.H. (BLOCK B)
A-3.4	ELEVATIONS - STACKED T.H. (BLOCK C)
A-3.5	ELEVATIONS - STACKED T.H. (BLOCK C)
A-3.6	ELEVATIONS - STACKED T.H. (BLOCK D)
A-3.7	ELEVATIONS - STACKED T.H. (BLOCK D)
A-3.8	ELEVATIONS - STACKED T.H. (BLOCK E)
A-3.9	ELEVATIONS - STACKED T.H. (BLOCK E)
A-3.10	ELEVATIONS - STACKED T.H. (BLOCK F)
A-3.11	ELEVATIONS - STACKED T.H. (BLOCK F)

ARCHITECTURAL

PRIMARY CONSULTANT & PROJECT MANAGER
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ELECTRICAL CONSULTANT

CONSULTING CIVIL ENGINEERS

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

5.	07/10/2025	ISSUED FOR MINOR ZONING BY-LAW AMENDMENT	
4.	27/01/2025	REISSUED FOR SITE PLAN APPROVAL	
3.	28/10/2024	REISSUED FOR SITE PLAN APPROVAL	
2.	15/07/2024	ISSUED FOR SITE PLAN APPROVAL	
1.	15/03/2024	ISSUED FOR MINOR VARIANCE	
No.	Date	Version	Dwn.

PROJECT: **TOWNHOMES DEVELOPMENT**

5920 DUNN STREET,
CITY OF NIAGARA FALLS

DRAWING TITLE:

COVER SHEET

DRAWN BY: DATE:

CHECKED BY:

PROJECT NO.: DRAWING NO.:

A-1.0

