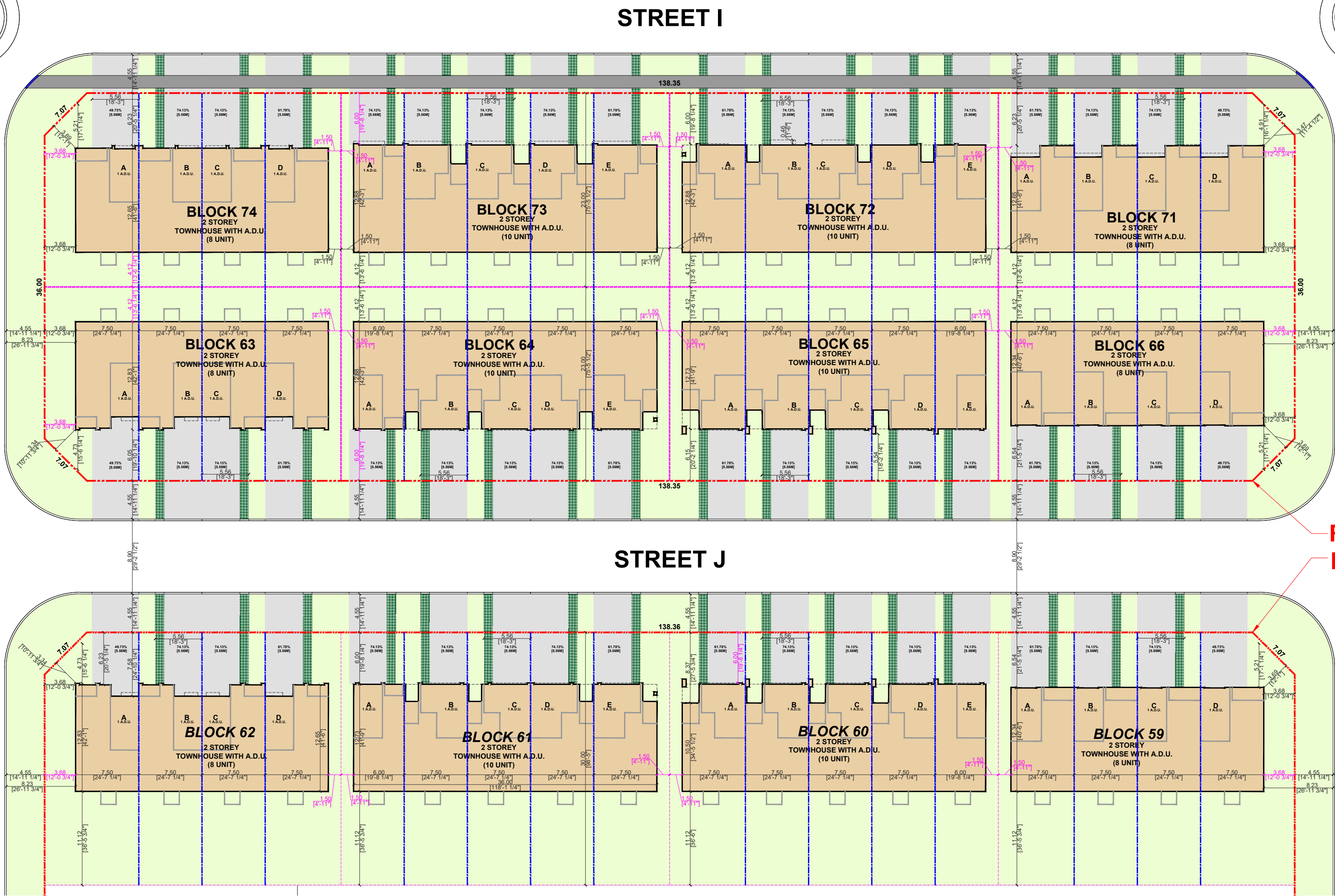




BLOCK	PRIMARY UNIT	A.D.U.	TOTAL
57	4	4	8
58	4	4	8
59	4	4	8
60	5	5	10
61	5	5	10
62	4	4	8
63	4	4	8
64	5	5	10
65	5	5	10
66	4	4	8
67	4	4	8
68	4	4	8
69	4	4	8
70	4	4	8
71	4	4	8
72	5	5	10
73	5	5	10
74	4	4	8
TOTAL UNITS	78	78	156

PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING
1.25 PARKING SPACE FOR PRIMARY UNIT	97.5 (78X1.25)	98 (78 Garage + 20 Surface)
1 PARKING SPACES FOR A.D.U.	78 (78X1.00)	136 (136 Surface)
TOTAL PARKING	175.5	234

LEGEND	
	PROPERTY LINE
	ELEVATION, UNSUPPORTED CANOPIES, OPEN BALCONIES PROJECTION LINE
	DECK PROJECTION

NOTES:

GARAGE DIMENSIONS: The minimum interior dimensions of the proposed garages are 3.25m (10'-8") x 6.09m (20')

GREEN HATCHED AREA: The green hatched area represents the green pavers within the 5.56m (18'-3") driveway width. This design reduces the visual impact of the double car driveway, enhancing the aesthetic of the surroundings.

MINOR VARIANCE:
MAXIMUM WIDTH OF DRIVEWAY OR PARKING AREA IN FRONT YARD OF LOT
REQUIRED : 60% OF THE LAND UNIT FRONTAGE OR 6 METRES, WHICHEVER IS LESS
PROPOSED : 75% OF THE LAND UNIT FRONTAGE

MINOR VARIANCE:
MAXIMUM HEIGHT OF BUILDING OR STRUCTURE
REQUIRED : 10 METRES
PROPOSED : ~12 METRES

MINOR VARIANCE:
MINIMUM LANDSCAPED OPEN SPACE AREA
REQUIRED : 25% OF THE LOT AREA
PROPOSED : 22.00% OF THE LOT AREA

PRIMARY CONSULTANT & PROJECT MANAGER

RPDS

INTEGRATED DESIGN FIRM

SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1Y9

MAIL: PROJECT@RPDSTUDIO.CA, CALL: 947-556-2396

WEBSITE: WWW.RPDSTUDIO.CA

ELECTRICAL CONSULTANT

CONSULTING CIVIL ENGINEERS

* NOT FOR SITE PLAN APPROVAL

* NOT FOR CONSTRUCTION

* ONLY FOR PRELIMINARY DISCUSSION

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

N

1.	2025-10-07	ISSUED FOR MINOR VARIANCE	
No.	Date	Version	Dwn.

PROJECT:

TOWNHOMES DEVELOPMENT WITH A.D.U.

RIVERFRONT PHASE 2

CITY OF NIAGARA FALLS

DRAWING TITLE:

SITE PLAN

DRAWN BY: DH

DATE:

CHECKED BY: RP

SCALE: 1:10

PROJECT NO.:

DRAWING NO.:

A-2.0