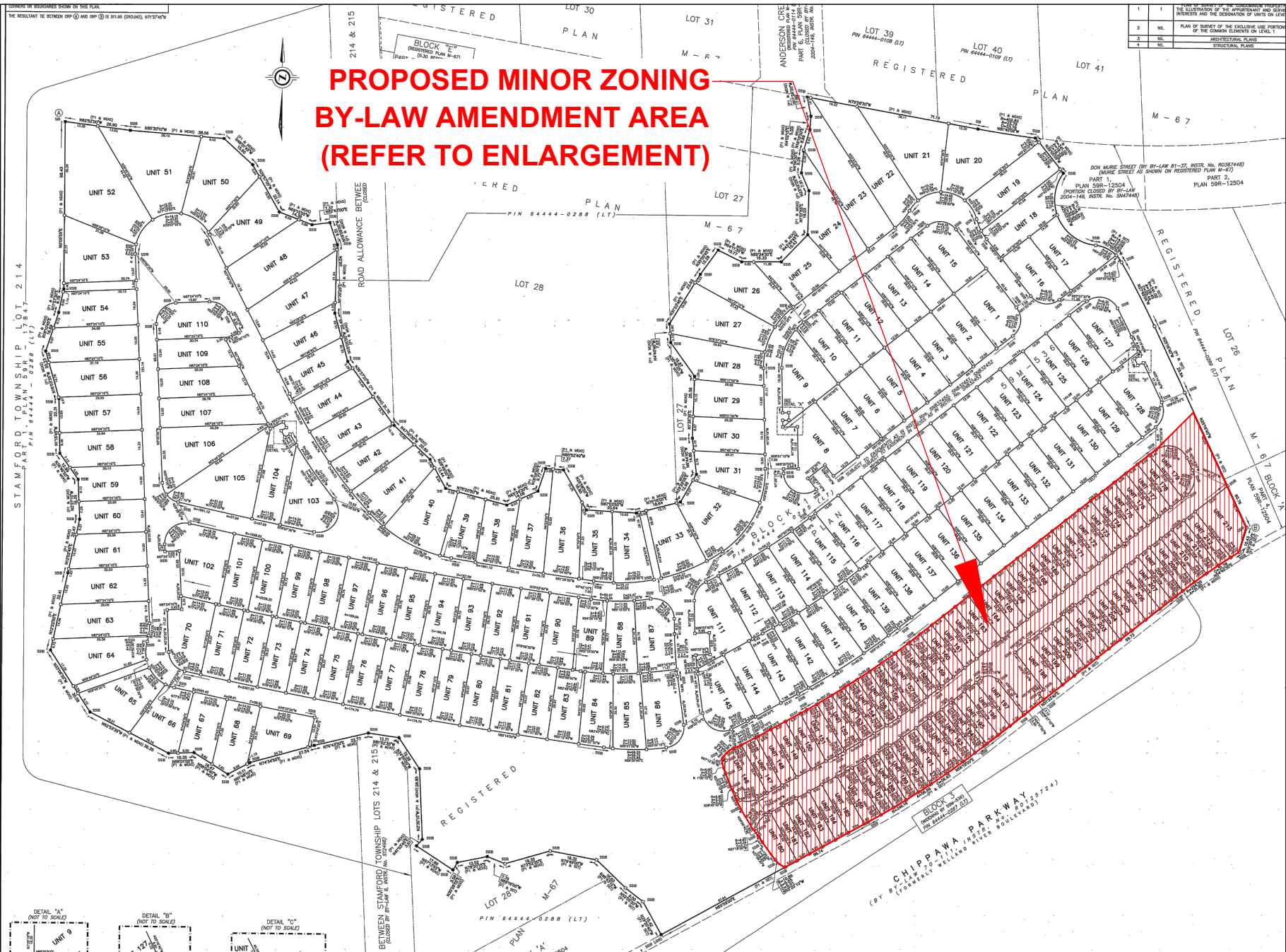


# THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA TOWNHOMES DEVELOPMENT

RIVERFRONT PHASE 1  
NIAGARA FALLS, ONTARIO



KEY MAP : N.T.S.

ZONING & SITE STATISTICS				
CURRENT ZONE:		R4-1133		
	DESCRIPTION	REQUIRED	PROVIDED	COMPLY
	The permitted uses shall be:	(a) Detached Dwelling (b) Townhouse Dwelling		
(a)	Minimum lot area, as calculated on the entire area of a block in a plan of subdivision	200 square metres for each dwelling unit (145 Detached dwelling + 51 townhouse dwelling = 196 UNIT)	497.09 m <sup>2</sup> for each dwelling unit (97430/196 Dwelling Units = 497.09/unit)	YES
(b)	Minimum frontage of a block in a plan of subdivision (i) for a townhouse dwelling or apartment dwelling containing more than 4 dwelling unit or for a detached dwelling or semi-detached dwelling	20 metres	47.99m (Building G) (min)	YES
(c)	Street frontage interpretation	Nothing in Section 4.11 of By-law No. 79-200 or clause (b) of this section shall be deemed to require each dwelling to front onto or abut a street	N/A	N/A
(d)	Minimum land unit frontage on a street or private street (iii) For a unit in a townhouse dwelling	5 metres	7.62m (Typical) for a unit of a townhouse dwelling	YES
(e)	Minimum front yard depth and exterior side yard width			
	(i) From a street	3 metres	Front yard depth : 3.01m (Street) (Building G_Unit -43) 6.0m (Garage) (Typical)  Exterior side : 3.21m (Street) (Building H_Unit -51)  Front yard depth : 5.50m (Building E_Unit -26)  Exterior side : 9.07m (Building E_Unit -26)	YES
	(ii) From a private street on a land unit less than 20 metres wide	1 metres		
	(iii) From a private street on a land unit 20 metres wide or greater	6 metres		
	(iv) From a private street on a land unit 20 metres wide or greater for a garage with its side elevation facing the private street	3 metres		
(f)	Maximum front yard depth and exterior side yard width from a street or private street	15.5 metres		YES
(g)	Minimum rear yard depth, from the rear land unit line			
	(i) Where the rear unit line abuts a private lane	0.5 metres	4.06m (Building D_Unit -25)	YES
	(ii) In all other cases	4 metres		
(h)	Minimum yard depth or yard width for all buildings and structures from an EPA-1136 or EPA-1137 zone boundary, notwithstanding Section 8 of this by-law	4 metres	N/A	N/A
(i)	Minimum separation distance between buildings on the same block	1.8 metres	2.00m (Between Building E & F)	YES
(j)	Maximum lot coverage	None	N/A	N/A
(k)	Maximum height of a building	14 metres or 3 storeys, whichever is lesser, subject to Section 4.7 of By-law No. 79-200	13.50m	YES
(l)	Number of dwellings on one block	Unlimited	196 dwelling units	YES
(m)	Minimum number of parking spaces			
	(i) For a detached dwelling or dwelling unit, save and except a second dwelling unit, as calculated on the entire area of a block in a plan of subdivision	1.25 spaces per 145 detached dwelling unit (145X1.25 = 181.25 Required)	195 (145 Garage + 50 Surface)	YES
		1.25 spaces per dwelling unit (51X1.25 = 63.75 Required)	129 (51 Garage + 51 Surface + 27 Extra parking)	
	(ii) For a second dwelling unit	1 space per second dwelling unit (51X1 = 51 Required)	51 (51 Surface)	
		TOTAL: 181.25+63.75+51=296 parking spaces required	TOTAL: 195+129+51= 375 Parking Spaces	
(n)	Parking space and aisle dimensions	In accordance with Section 4.19.1 of By-law No. 79-200		
	(i) Minimum parking stall width	2.75m	2.75m	YES
	(ii) Minimum parking stall length	6.0m	6.0m	YES
	(iii) Minimum maneuvering aisle	6.3m	6.0m	NO
(o)	Minimum landscaped open space	20% of the block area	23.60%	YES
(p)	Minimum amenity area per dwelling unit	10 square metres	10.25 m <sup>2</sup> for each dwelling unit	YES
(r)	Minimum yard width or yard depth for a deck from a street or block line	0.5 metres	1.62m (Building G_Unit -43)	YES
(s)	Maximum width of a driveway or parking area and a garage in the front yard of a land unit	50% of the land unit frontage or 6 metres, whichever is less	75% of the land unit frontage for a townhouse dwelling unit	NO
(t)	Vehicular access to a garage in the front yard of a land unit from a public or private street			
	(i) For a land unit with a width of 11 metres or more	Permitted	No vehicular access is provided for land units with a width of less than 11 metres (townhouse dwellings)	YES
	(ii) For a land unit with a width of less than 11 metres	Not permitted		
(u)	Occupancy of a primary dwelling unit by the owner of the land unit where a second dwelling unit is located within the primary dwelling or within an accessory building	Not required	N/A	N/A

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DRAWING LIST	
DWG. NO.	TITLE
ARCHITECTURAL	A-1.0 COVER SHEET
	A-2.0 SITE PLAN
	A-3.0 BUILDING-C ELEVATIONS
	A-3.1 BUILDING-F ELEVATIONS
	A-3.2 BUILDING-C & F SECTIONS

PRIMARY CONSULTANT & PROJECT MANAGER

**RPDS**  
INTEGRATED DESIGN FIRM  
SUITE 203, 7895 TRAMERE DR., MISSISSAUGA, ON L5S 1V9  
MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596  
WEBSITE: WWW.RPDSTUDIO.CA

ELECTRICAL CONSULTANT

CONSULTING CIVIL ENGINEERS

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APPROVAL

\* NOT FOR CONSTRUCTION

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DISCUSSION

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1.	2025-10-24	ISSUED FOR MINOR ZONING BY-LAW AMENDMENT	
No.	Date	Version	Dwn.

PROJECT:

**TOWNHOMES  
DEVELOPMENT**

RIVERFRONT PHASE 1  
CITY OF NIAGARA FALLS

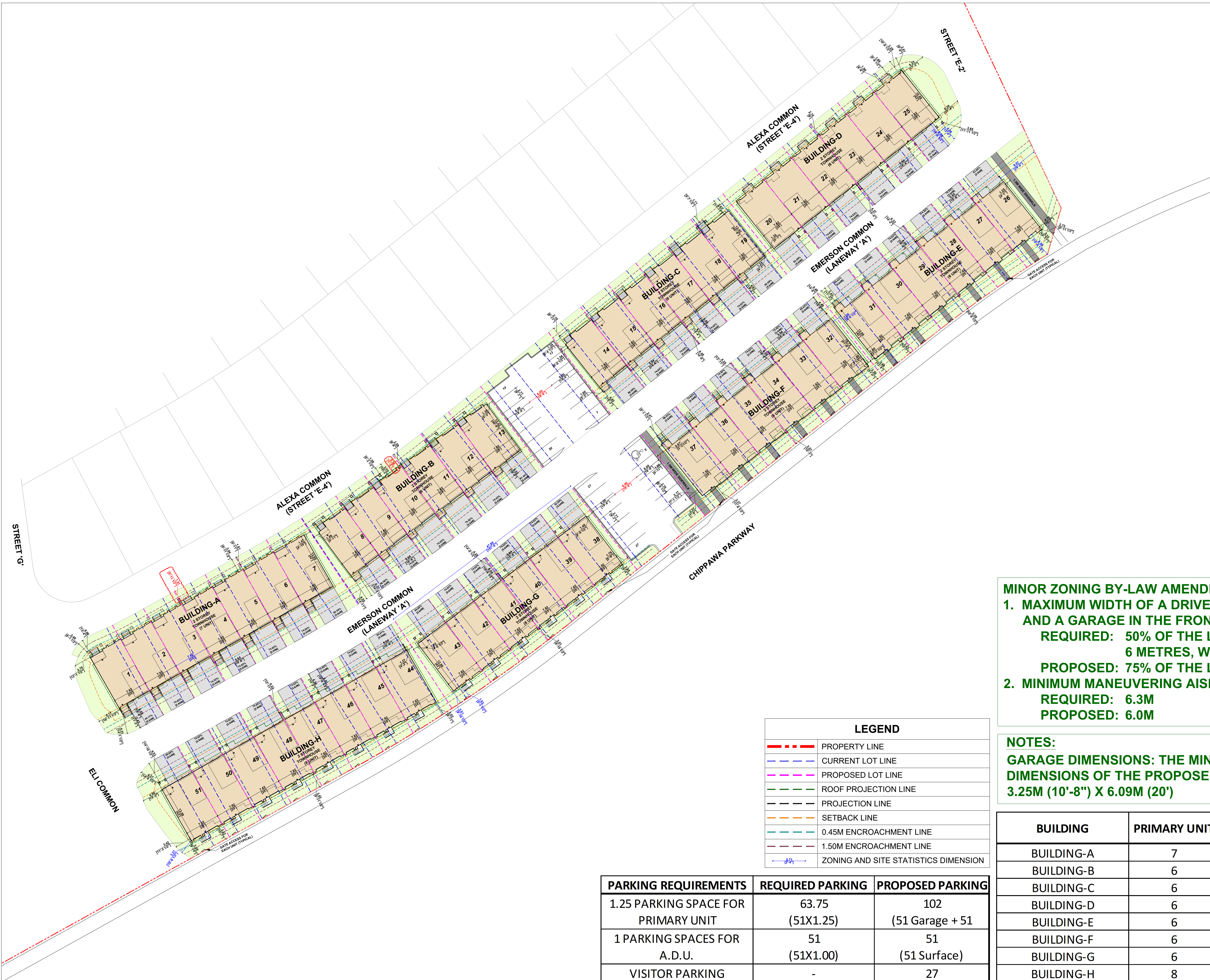
DRAWING TITLE:

**COVER SHEET**

DRAWN BY:	DATE:
CHECKED BY:	SCALE:
PROJECT NO.:	DRAWING NO.:

**A-1.0**





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PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING
1.25 PARKING SPACE FOR PRIMARY UNIT	63.75 (51X1.25)	102 (51 Garage + 51)
1 PARKING SPACES FOR A.D.U.	51 (51X1.00)	51 (51 Surface)
VISITOR PARKING	-	27
TOTAL PARKING	114.75	180

LEGEND	
<span style="color: red;">---</span>	PROPERTY LINE
<span style="color: blue;">---</span>	CURRENT LOT LINE
<span style="color: magenta;">---</span>	PROPOSED LOT LINE
<span style="color: green;">---</span>	ROOF PROJECTION LINE
<span style="color: black;">---</span>	PROJECTION LINE
<span style="color: orange;">---</span>	SETBACK LINE
<span style="color: teal;">---</span>	0.45M ENCROACHMENT LINE
<span style="color: brown;">---</span>	1.50M ENCROACHMENT LINE
<span style="color: blue;">---</span>	ZONING AND SITE STATISTICS DIMENSION

**MINOR ZONING BY-LAW AMENDMENT:**

**1. MAXIMUM WIDTH OF A DRIVEWAY OR PARKING AREA AND A GARAGE IN THE FRONT YARD OF A LAND UNIT:**  
**REQUIRED: 50% OF THE LAND UNIT FRONTAGE OR 6 METRES, WHICHEVER IS LESS**  
**PROPOSED: 75% OF THE LAND UNIT FRONTAGE**

**2. MINIMUM MANEUVERING AISLE:**  
**REQUIRED: 6.3M**  
**PROPOSED: 6.0M**

**NOTES:**  
**GARAGE DIMENSIONS: THE MINIMUM INTERIOR DIMENSIONS OF THE PROPOSED GARAGES ARE 3.25M (10'-8") X 6.09M (20')**

BUILDING	PRIMARY UNIT	A.D.U.	TOTAL
BUILDING-A	7	7	14
BUILDING-B	6	6	12
BUILDING-C	6	6	12
BUILDING-D	6	6	12
BUILDING-E	6	6	12
BUILDING-F	6	6	12
BUILDING-G	6	6	12
BUILDING-H	8	8	16
TOTAL UNITS	51	51	102

ELECTRICAL CONSULTANT

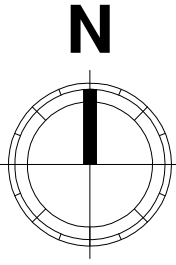
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No.	Date	Version	Dwn.

PROJECT:

**TOWNHOMES DEVELOPMENT**

RIVERFRONT PHASE 1  
CITY OF NIAGARA FALLS

DRAWING TITLE:

**SITE PLAN**

DRAWN BY: DATE:

CHECKED BY: RP SCALE: 1:10

PROJECT NO.: DRAWING NO.:

**A-2.0**