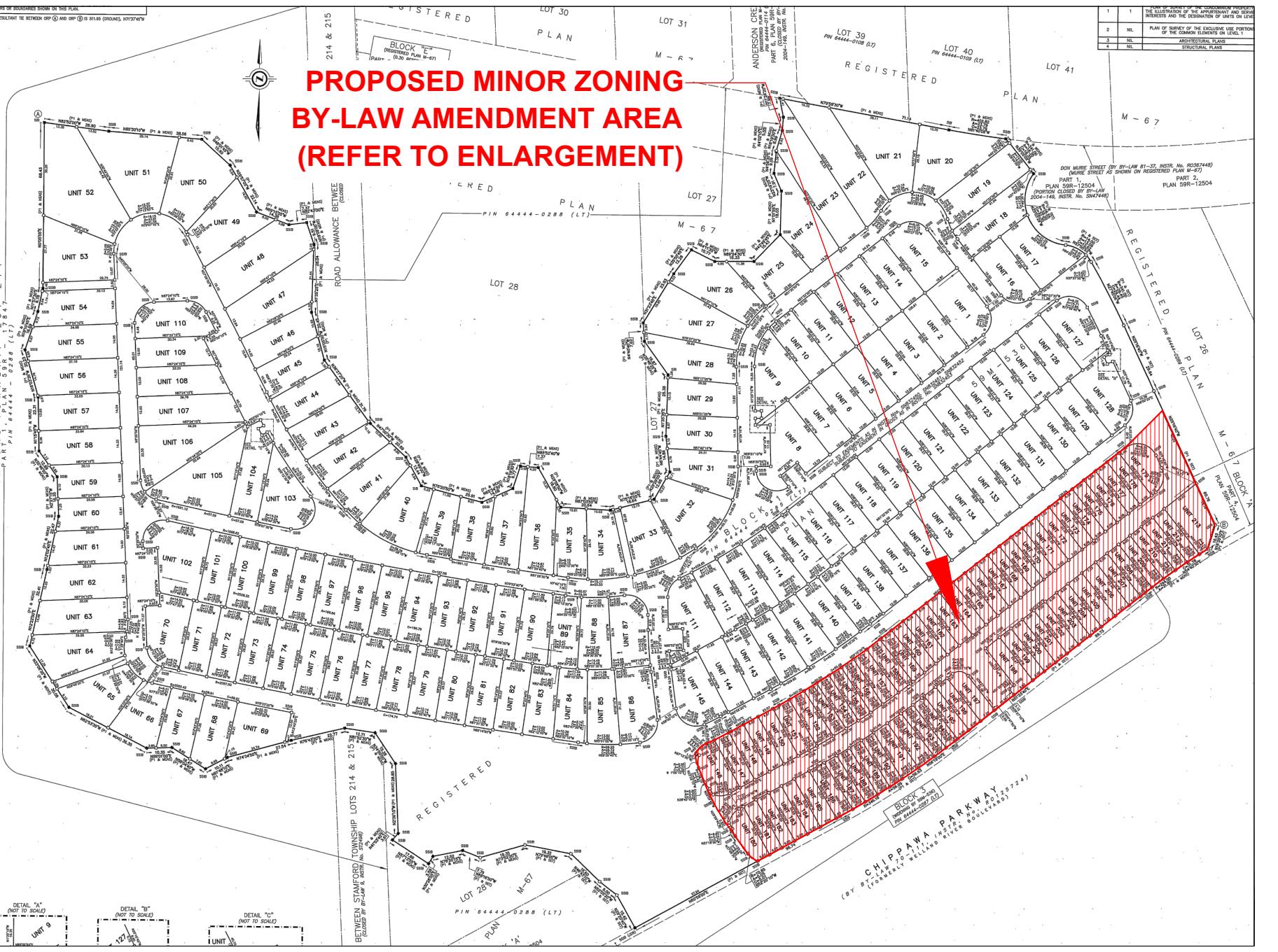


THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA TOWNHOMES DEVELOPMENT

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 ² for each dwelling unit (97430/196 Dwelling Units = 497.09/unit)	YES	
(b) Minimum frontage of a block in a plan of subdivision	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	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)	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	Front yard depth : 5.50m (Building E_Unit -26) Exterior side : 9.07m (Building E_Unit -26)	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) 1.25 spaces per dwelling unit (51X1.25 = 63.75 Required)	195 (145 Garage + 50 Surface) 129 (51 Garage + 51 Surface + 27 Extra parking)	YES	
(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 ² 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
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

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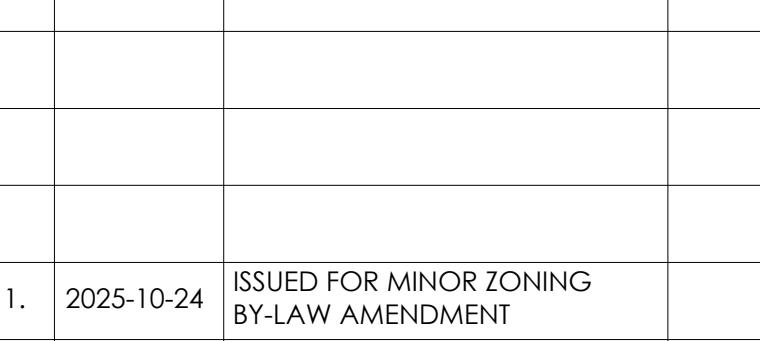
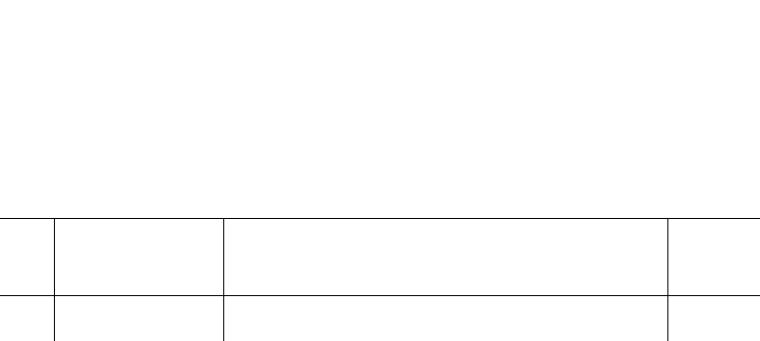
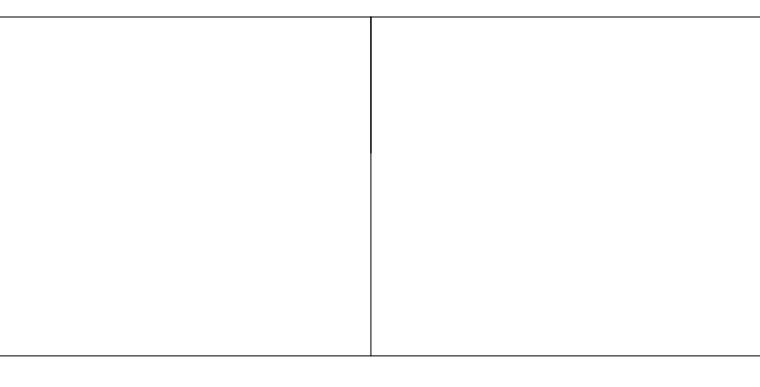
ELECTRICAL CONSULTANT

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PROJECT:
**TOWNHOMES
DEVELOPMENT**

RIVERFRONT PHASE 1

CITY OF NIAGARA FALLS

DRAWING TITLE:
COVER SHEET

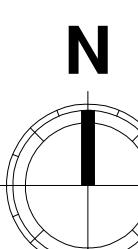
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MINOR ZONING BY-LAW AMENDMENT:

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')

LEGEND	
	PROPERTY LINE
	CURRENT LOT LINE
	PROPOSED LOT LINE
	ROOF PROJECTION LINE
	PROJECTION LINE
	SETBACK LINE
	0.45M ENCROACHMENT LINE
	1.50M ENCROACHMENT LINE
	ZONING AND SITE STATISTICS DIMENSION

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

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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.:

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