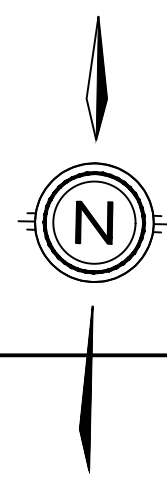


7800 LUNDYS LANE
CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

CONCEPT PLAN

ZONING MATRIX

TOURIST COMMERCIAL (TC) ZONE - SECTION 8.6

PROVISION	REQUIRED	PROVIDED
MIN. LOT FRONTAGE	6.00m	76.19m
MIN. FRONT YARD	2.85m plus 13.10m from the centerline of the Lundys Lane Road Allowance	3.00m plus 13.10m to centerline of road allowance
MIN. REAR YARD	10.00m	2.41m (existing)
MIN. EXTERIOR SIDE YARD	in accordance with sections 4.27.1 where applicable.	N/A
MIN. INTERIOR SIDE YARD	where the side lot line abuts a residential, institutional or open space zone the setback shall be 3.00, where the site lot line does not abut a residential, institutional or open space zone no set back is required.	1.69m (existing)
MAX. HEIGHT OF BUILDING	12.00m	22.10m
MAX. LOT COVERAGE	70%	32.14%
MAX. FLOOR AREA	not specified	N/A
MAX. FLOOR AREA FOR EACH RETAIL STORE	400m ²	130m ²
MAX. FLOOR AREA OF ALL RETAIL STORES PER PROPERTY	3530m ²	130m ²

PERMITTED ENCROACHMENTS - SECTION 4.14

PROVISION	REQUIRED	PROVIDED
UNSUPPORTED CANOPIES	unsupported canopies, eaves or gutters, for other than on accessory buildings, may project into any required yard a distance of not more than 0.45 meters	2.31m into front yard

PARKING REQUIREMENTS - SECTION 4.19.1

PROVISION	REQUIRED	PROVIDED
PARKING DIMENSIONS	Parking stalls shall be 2.75m wide and 6.00m long	2.75m wide and 6.00m long
MIN. PARKING REQUIRED	Apartment: 1.40 spaces per unit (66 x 1.40 = 93) Commercial: 1 space per 25m ² GLFA, plus 1 space for each 90m ² of area devoted to storage.	88 spaces (66x1.3=86)
MANEUVERING AISLE REQUIREMENTS	parking stalls shall have an access aisle of 6.90m in width.	5.23m (existing)

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING	0.215	30.85
DRIVEWAY/PARKING	0.319	45.77
ROW WIDENING	0.023	3.30
LANDSCAPING	0.140	20.08
TOTAL	0.697	100.00

2	NEW UNIT COUNT AND STAIRS	2025-09-12	ND
1	NEW BUILDING AND REVISION	2025-04-16	SM
0	ISSUED FOR PRE CON	2025-01-30	SM
#	REVISION	DATE	INIT



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

SITE PLAN

DRAFTING SM

DATE JANUARY 30, 2025

PRINTED SEPTEMBER 12, 2025

SCALE 1:300

DWG No.

25009

REV

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