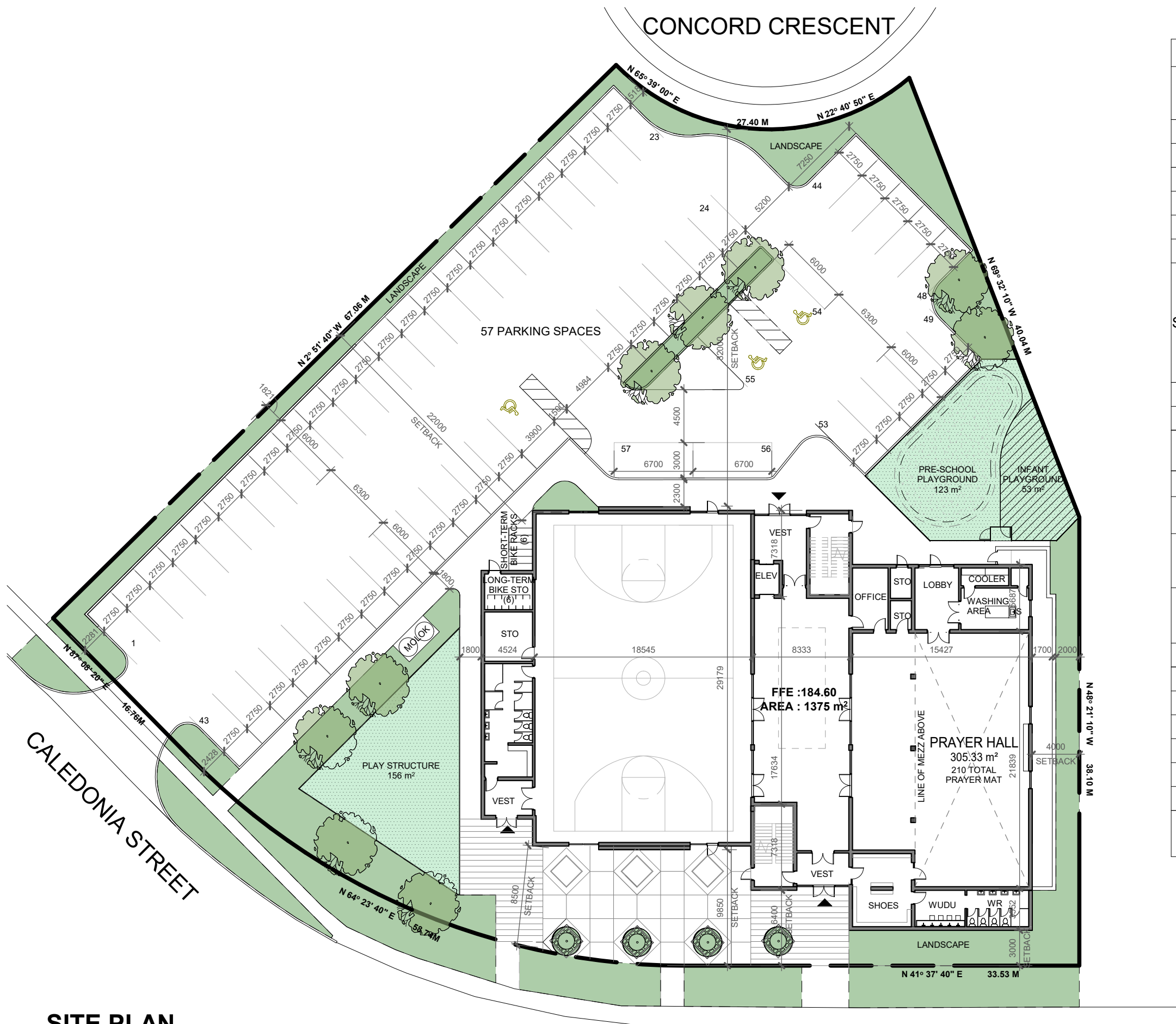


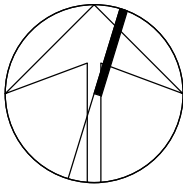


SITE PLAN
SCALE: 1 : 350

SITE DATA CHART
6735 CALEDONIA STREET, NIAGARA FALLS

ZONING: R1C - Existing Place of Worship: I ZONE			
DATA	REQUIRED	PROVIDED	
		EXISTING	NEW
LOT AREA	min. 1,500m²	3071.5m²	4,659.4 m²
GROSS FLOOR AREA		408.0 m²	3,025.0 m²
BUILDING AREA		408.0 m²	1,400.0 m²
LOT COVERAGE	max. 35.0%	30.0 %	
LOT FRONTAGE CALEDONIA	min. 30.0m	60.0 m	
LOT FRONTAGE CONCORD	min. 30.0m	27.4m	
SETBACKS	FY CALEDONIA	8.3m*	3.0m
	FY CONCORD	10.0m	32.0m
	RY	N/A	N/A
	W.SY	5.0m	22.0 m
	E.SY	5.0m	4.0 m
NUMBER OF STOREYS	-	1	2
BUILDING HEIGHT (m)	10.0 m	4m	14.5m
LANDSCAPE OPEN AREA	5.0%	1,311.4m² (42%)	1200.0m² (25.8%)
PARKING SPACES			
210 PRAYER MATS 210/5=42	42	36	42
1 PER 1 TEACHER 1 PER 2 EMPLOYEES	10 TEACHERS 2 EMPLOYEE =11		11
DAYCARE PARKING (FLOOR AREA/40m²) 160m²/40m² =4	4		4
B/F PARKING SPACES (4%)	3		3
TOTAL PARKING	57		57
MINIMUM PARKING REQUIREMENTS			
MIN. STALL WIDTH	2.75m	2.75m	
MIN. AISLE WIDTH	6.0m	6.0m	
MIN. DRIVEWAY WIDTH	4.5m	4.5m	
MIN. STALL LENGTH	6.9m	6.3m	
FRONT YARD "I" ZONE CALEDONIA / CONCORD	Caledonia (33%)	8.4%	
	Concord (33%)	32.96%	

*As per CofA File # A-2020-007 the minimum front yard depth of 8.3 metres has been approved



SITE PLAN
As indicated

**2 STOREY PROPOSED
NEW BUILDING**
6735 CALEDONIA ST.
NIAGRA, ON
MPIC
2025.12.08



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