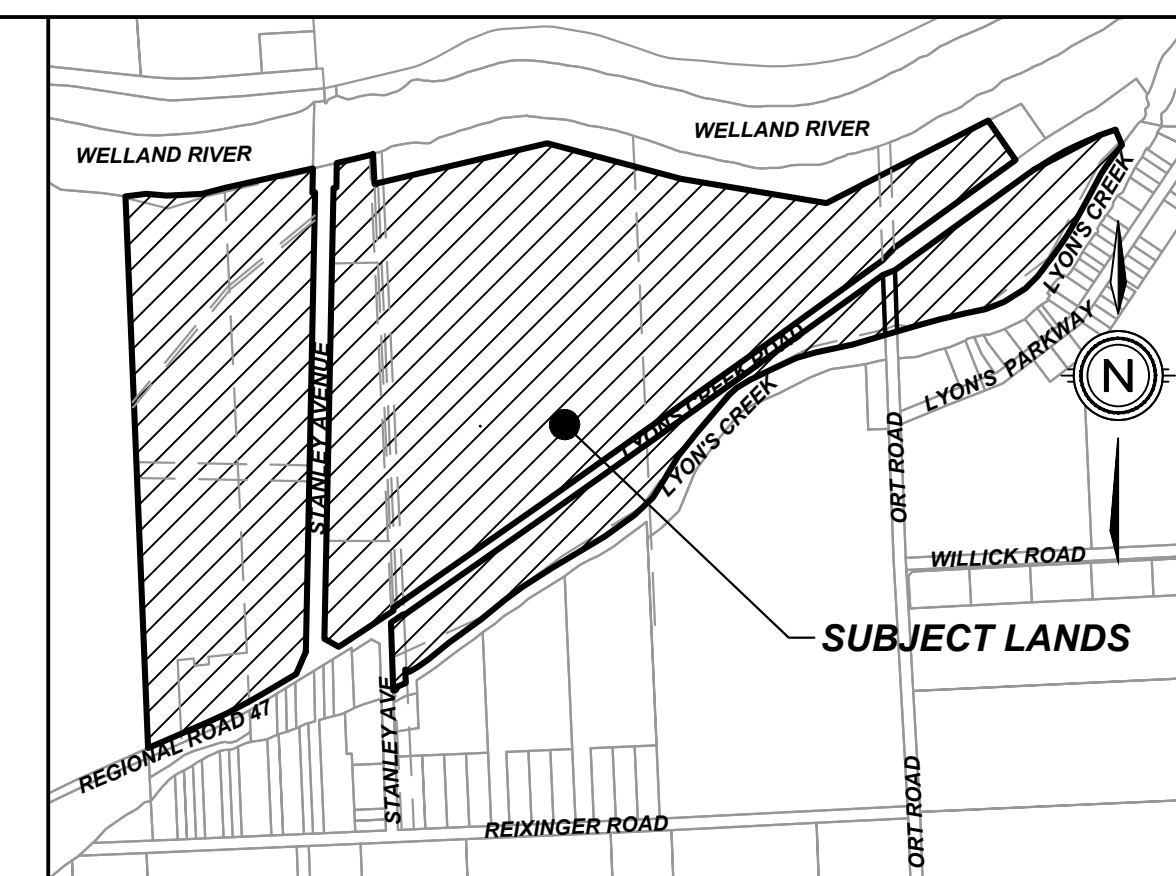
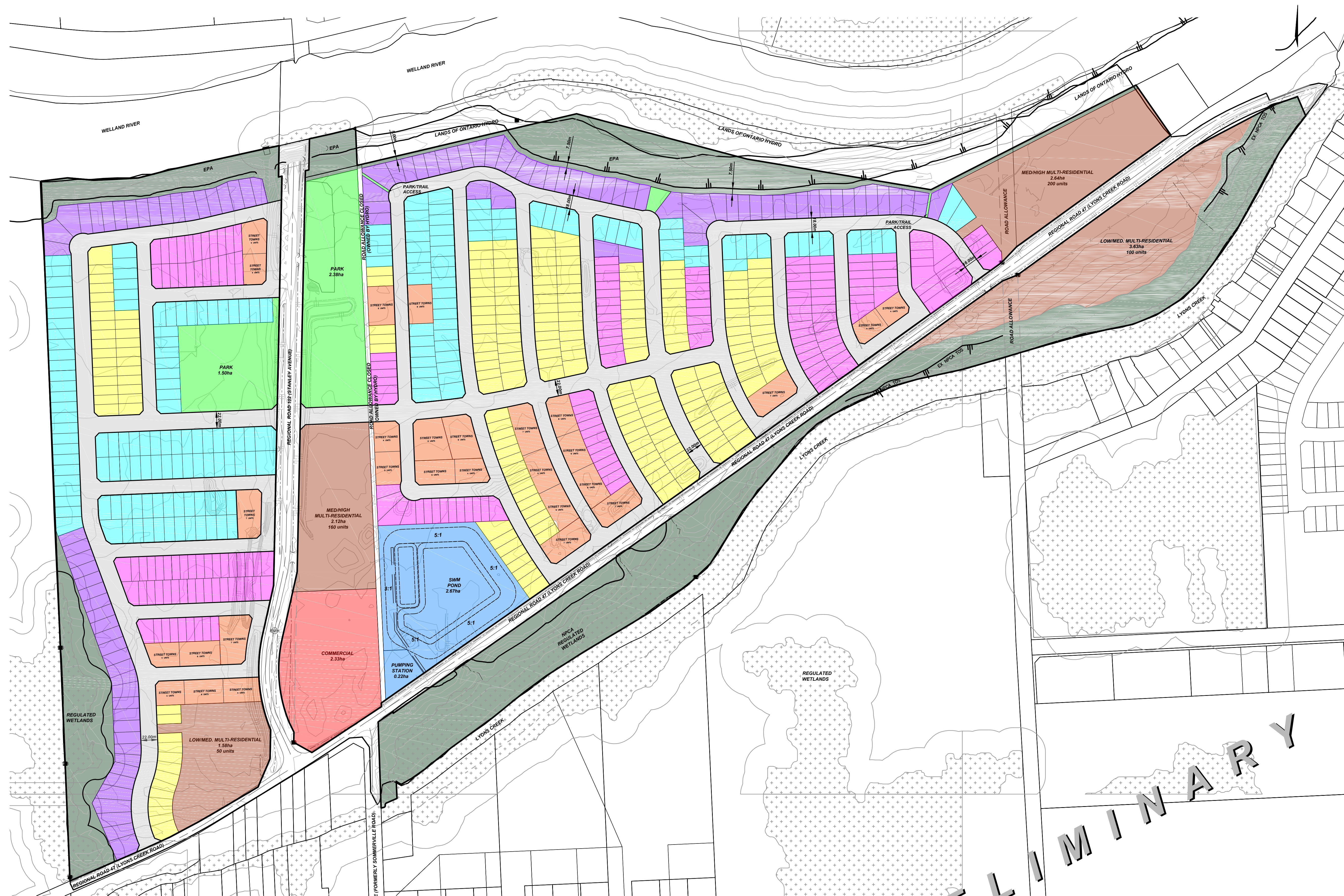


CONCEPTUAL DEVELOPMENT PLAN

SOUTH NIAGARA FALLS REDEVELOPMENT



KEY PLAN
N.T.S.

CONCEPT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOTS 1, 2 & 3
BROKEN FRONT CONCESSION WELLAND RIVER
and
PART OF THE ROAD ALLOWANCE BETWEEN
LOTS 2 & 3 (CLOSED BY BY-LAW)
BROKEN FRONT CONCESSION WELLAND RIVER
and
PART OF LOTS 19 & 20 - CONCESSION 3
all being in the former Township of Willoughby,
now the
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

- STREET TOWNS
- SINGLE RESIDENTIAL - 10.67m (35')
- SINGLE RESIDENTIAL - 12.20m (40')
- SINGLE RESIDENTIAL - 13.72m (45')
- SINGLE RESIDENTIAL - 15.24m (50')
- MULTI-RESIDENTIAL
- COMMERCIAL
- PARK
- EPA LANDS

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE RESIDENTIAL 10.67m		180	6.84	8.27
SINGLE RESIDENTIAL 12.20m		217	9.01	10.90
SINGLE RESIDENTIAL 13.72m		182	8.67	10.48
SINGLE RESIDENTIAL 15.24m		100	5.91	7.15
STREET TOWNS		155	4.68	5.66
MULTI-RESIDENTIAL		510	10.02	12.12
STORMWATER MGMT FACILITY			2.89	3.50
PARKS/TRAILS			4.60	5.56
NEIGHBOURHOOD COMMERCIAL			2.33	2.82
ROADWAY			13.92	16.83
ENVIRONMENTAL PROTECTION			13.83	16.72
TOTAL		1344	82.88	100.00

DEVELOPABLE AREA = 69.05ha
DEVELOPABLE DENSITY = 19.46 units/ha

#	ISSUED FOR REVIEW	2021-07-06	TA
0	ISSUED FOR REVIEW	2021-07-06	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK/TA
CONCEPTUAL DEVELOPMENT PLAN OF SUBDIVISION	DATE	JULY 6, 2021
	PRINTED	JULY 7, 2021
	SCALE	1:2500
	DWG No.	REV
	17105-CDP	0