



SITE STATISTICS

Lot Area	0.36 hectares
Current Zoning	Institutional (I)
Proposed Zoning	Site-Specific Residential Apartment 5E Density (R5E-XX)
Proposed Use	5-Storey Apartment Building
Density	147 uph
Building Footprint	969.5 m ²
No. of Units	50 dwelling units
No. of Parking Spaces	63 (3 accessible, 60 standard)

ZONING MATRIX

*Proposed Zoning Regulations per Section 7.14 (Residential Apartment 5E Density Zone) of Zoning By-law 79-200
 **Proposed Zoning Regulations per Section 4.42 (Amenity Areas for Apartment Dwellings) of Zoning By-law 79-200
 ***Proposed Zoning Regulations per Section 4.19.3 (Parking in Yards) of Zoning By-law 79-200
 ****Proposed Zoning Regulations per Section 4.14 (General Provisions for Yards) of Zoning By-law 79-200
 NOTE: The following statistics are calculated after road widening.

REGULATION	REQUIRED	PROPOSED	COMPLIANCE
Minimum Lot Area*	67 m ² for each dwelling unit (3,350 m ²)	3,440 m ²	Yes
Minimum Lot Frontage*	35m	36.77m	Yes
Minimum Front Yard Depth*	7.5m	4m	No
Minimum Rear Yard Depth*	1/2 height of the building or 10 metres, whichever is greater	40.6m	Yes
Minimum Interior Side Yard Width*	1/3 height of building	9m	Yes
Minimum Exterior Side Yard Width*	7.5m 15.25m from exterior lot line to centreline of McLeod Road	1m 14.3m to centreline of McLeod Road	No
Maximum Lot Coverage*	30%	28%	Yes
Maximum Height of Building*	25m	16m	Yes
Number of Apartment Dwellings on One Lot*	one only	one	Yes
Parking and Access Requirements*	in accordance with section 4.19.1	As shown	Yes
Minimum Landscaped Open Space*	50% of lot area	22%	No
Minimum Amenity Area Per Unit**	20 m ² per dwelling unit (1,000 m ² total)	657.8 m ² total	No
Landscaped Strip Between Front Yard and Parking***	3m (4.19.3 (c)(ii))	1.4m	No
Yards****	Unsupported canopies may project into any required yard a distance of not more than 0.45m (4.14 (b))	1.5m	No
	Open balconies (uncovered) may project into any required side yard a distance of not more than 0.45m (4.14 (c))	2m	No

REVISIONS

NO.	DATE	REVISION	BY
1	2023-01-31	For OPA/ZBA submission	LL
2	2023-05-15	Revision	LL

CONCEPTUAL SITE PLAN
 OFFICIAL PLAN & ZONING BY-LAW AMENDMENT APPLICATIONS

7081 McLeod Road, Niagara Falls

For: Adam Peaker Scale: 1:400
 Drawing No.: 221009.02 Date: May 15, 2023

THIS DRAWING SHALL ONLY BE USED IN CIRCUMSTANCES FOR WHICH IT WAS ORIGINALLY PREPARED AND FOR WHICH NPG PLANNING SOLUTIONS INC. WAS RETAINED.
 NPG PLANNING SOLUTIONS INC. DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONAL INFORMATION OR OTHER MAPPED FEATURES FROM SECONDARY SOURCES SHOWN ON THIS DRAWING. THE INFORMATION ISSUED MAY BE CONFIDENTIAL AND MUST NOT BE USED OTHER THAN BY THE INTENDED RECIPIENT UNLESS AUTHORIZED BY NPG PLANNING SOLUTIONS INC. NPG PLANNING SOLUTIONS INC. ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED BY THE RECIPIENT ARISING OUT OF, OR IN CONNECTION WITH, THE USE OR MISUSE OF THE INFORMATION ISSUED.
 ALL DRAWINGS ARE THE PROPERTY OF NPG PLANNING SOLUTIONS INC. AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM NPG PLANNING SOLUTIONS INC.
 DO NOT SCALE THE DRAWING.

