



SITE STATISTICS			
3770 MONTROSE ROAD CITY OF NIAGARA FALLS BY-LAW: 2022-087, 2022-088			
1	SITE AREA	PROVIDED	
		sq. m.	sq. ft.
1	REDEVELOPED AREA - TOWNS (NOT INCL. BUFFER AREA)	51,265.81	553,343
	14m BUFFER AREA	3,254.55	35,128
	TOTAL SITE AREA	54,520.36	588,471
2	LOT FRONTAGE	PROVIDED	
		m.	
MONTROSE ROAD		111.58	
3	COVERAGE	PROPOSED	
		sq. m.	sq. ft.
TOTAL BUILDING AREA		18,854.57	202,948.68
TOTAL SITE AREA		54,520.36	588,470.97
LOT COVERAGE (*INCLUDES PORCH)		34.58%	
4	UNIT COUNT	PROPOSED	
TOWNS		T2-INT	75
		T2-END	16
		T2-COR	2
		T3-COR	16
STACKS		STK-1 INT	124
		STK END/COR	24
SEMI-DETACHED		SD-1	18
TOTAL UNIT COUNT		275	
TOTAL NUMBER OF BLOCKS		38	
5	PARKING	REQUIRED	PROPOSED
TOTAL PARKING - FOR DWELLINGS			
TOWNS (rate of 1.4/unit req'd)		153	218
STACKS (rate of 1.4/unit req'd)		207	148
SEMI-DETACHED (rate of 1/unit req'd)		18	18
TOTAL		378	384
VISITOR PARKING (incl. 3 accessible stalls)		n/a	50
*THE MIN. PARKING SPACE DIMENSION IS 2.75m X 6m			
TOTAL PARKING PROVIDED		378	434
6	AMENITY SPACE	PROVIDED	
		sq. m.	
LANDSCAPE AREA		19,806.98	
LANDSCAPE AREA PER UNIT		71.70	
PARKETTE BLOCK AREA		1031.82	

LEGEND	
STATION CONNECTION	TRAIL
SANITARY CONNECTION	WOOD FENCE
WATER CONNECTION	CHAIN LINK FENCE
HYDRO CONNECTION	SEMENT (SLT) FENCE
DOUBLE CATCH BASIN	FINISHED FLOOR ELEVATION
CATCH BASIN	TOP OF FOUNDATION WALL
AWAYSIDE CATCH BASIN	FINISHED BASEMENT FLOOR
UNDERBANK	UNDERBANK OF FOOTING
VALVE AND CHAMBER	UNDERBANK OF FOOTING @ REAR OF HOUSE
STREET LIGHT	UNDERBANK OF FOOTING @ FRONT OF HOUSE
VALVE AND BOX	EXTERIOR DOOR LOCATION
STORM MANHOLE	REVERSE PLAN
COMBUSTIBLE MAIL BOX	WALK-OUT BASEMENT
DOWNPOUT LOCATION	WINDOWS PERMITTED
PROPOSED 3:1 SLOPE	REVERSE PLAN
ENGINEERED FILL LOT	WALK-OUT BASEMENT
TRANSFORMER	EXISTING GRADE
BELL PILE	EXISTING GRADE
AIR-CONDITIONING UNIT	HYDRO POLE
SUMP PUMP	DEPRESSED CURB
STOP SIGN	WALKWAY PARKING STALL
FIRE ROUTE SIGN	PATH LIGHTING
NO PARKING	TOTEM
VAN ACCESSIBLE PARKING	HYDRO METER
ACCESS FOR RESIDENTIAL ZONE	GAS METER

ONE RISER DESIGNS GENERAL NOTES	
1	THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ONE RISER DESIGN PRIOR TO COMMENCEMENT OF WORK.
2	ONE RISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY INFORMATION OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS. PERMIT REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3	AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4	ONE RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5	THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED AS IS AND IS THE PROPERTY OF ONE RISER DESIGN. THIS DRAWING IS NOT TO BE COPIED.
13	REVISED VARIANCES JUN 21/23 KR
12	REVISED VARIANCES JUN 15/23 KR
11	REVISED AS PER CLIENT MAR 09/23 KR
10	REVISED AS PER COMMENT MATRIX FEB 22/23 KR
9	REVISED SITE STATS JAN 03/23 KR
8	REVISED AS PER NEW STACK UNIT DESIGN NOV 28/22 KR
7	REVISED AS PER NEW LAYOUT SEP 19/22 KR
6	REVISED AS PER NEW LAYOUT SEPT 02/22 KR
5	REVISED AS PER COMMENT MATRIX JUN 30/22 KR
4	REVISED SITE STATS JAN 19/22 KR
3	ISSUED FOR BY-LAW AMENDMENT JAN 17/22 NP
2	ISSUED FOR COORDINATION OCT 22/21 KR
1	ISSUED FOR CLIENT DISCUSSION JUL 14/21 KR
#	DESCRIPTION DATE BY

#	Variations requested
1	To permit a minimum lot area of 189m ² for Townhouse dwellings.
2	To permit a minimum interior side yard depth of 33.0 metres for Townhouse Dwellings.
3	To permit a minimum landscaped area of 71.7m ² per unit.
4	To permit a maximum building height of 14m.
5	To permit a minimum privacy yard depth of 4.28m
6	To permit a balcony, porch or deck projection of 2.5m into a any required yard

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Client/Applicant: **FORESTGATE**

Project: **MONTROSE ROAD CITY OF NIAGARA FALLS**

Sheet Title: **VARIANCE APPLICATION**

Drawn by: KR Checked by: KR
Project: 21-22 Page: Date: 1:500