

THOROWEST VILLAGE

CITY OF NIAGARA FALLS



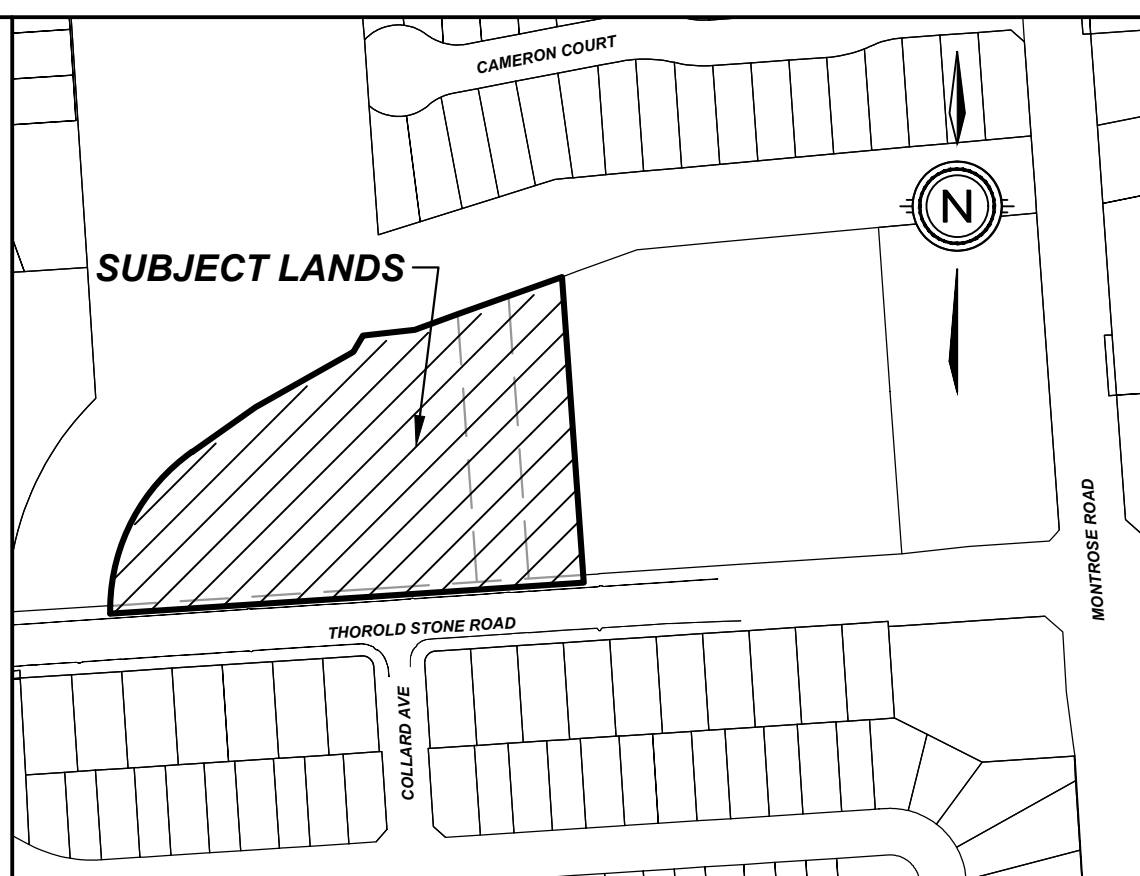
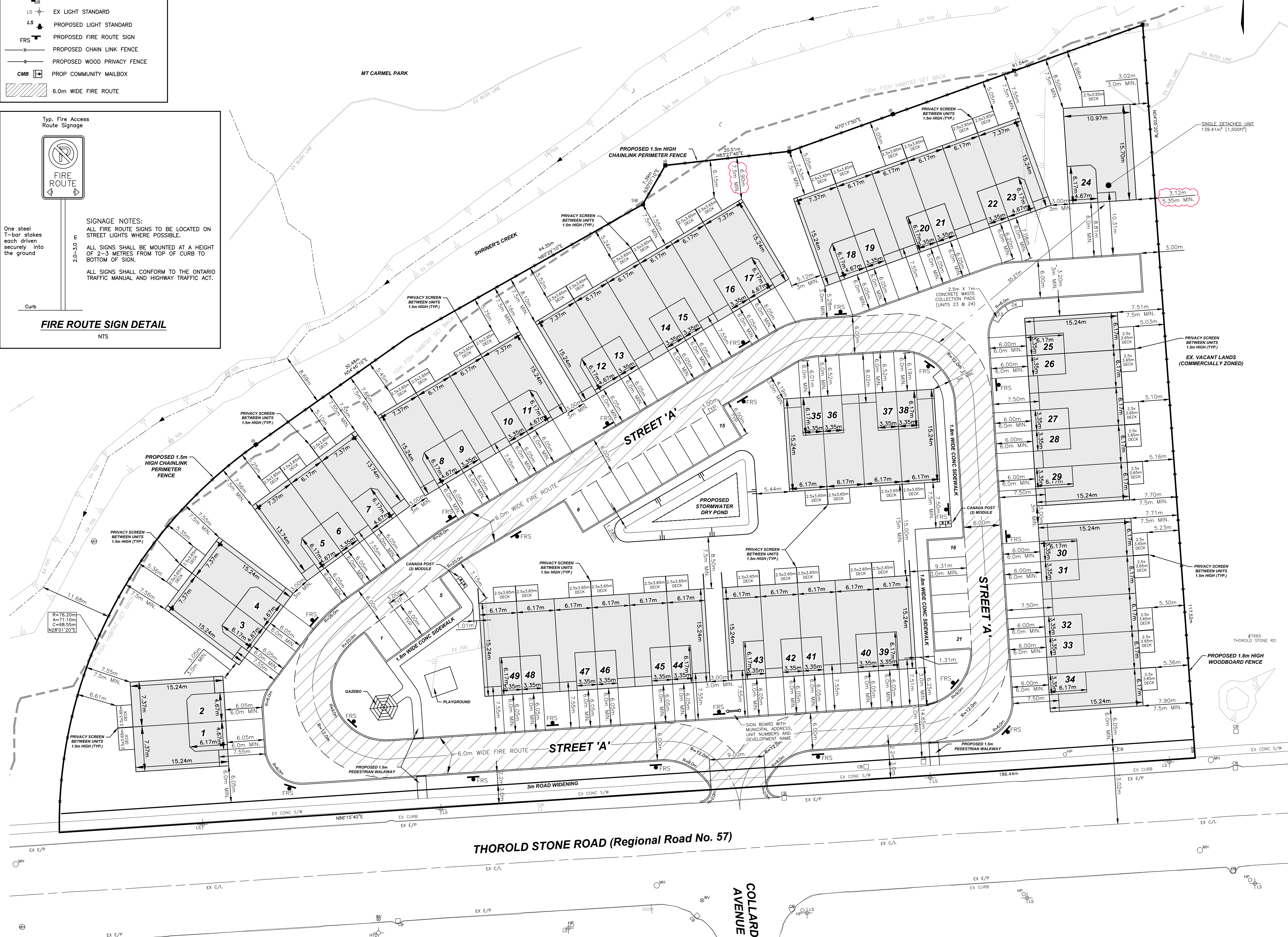
LEGEND

- WV ⊕ EX WATER VALVE
- HYD ⊕ EX HYDRANT
- CB ⊕ EX CATCHBASIN
- MH ⊕ EX MANHOLE
- HP ⊕ EX HYDRO POLE
- SHORT IRON BAR
- LS ⊕ EX LIGHT STANDARD
- LS ⊕ PROPOSED LIGHT STANDARD
- FRS ⊕ PROPOSED FIRE ROUTE SIGN
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD PRIVACY FENCE
- CMB ⊕ PROP COMMUNITY MAILBOX
- ▨ 6.0m WIDE FIRE ROUTE

Typ. Fire Access Route Signage

FIRE ROUTE SIGN DETAIL
NTS

SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



KEY PLAN
N.T.S.

SITE PLAN

ZONING MATRIX

PROVISION	ZONING (R4)	PROVIDED
BLOCK TOWNHOUSE DWELLING		
MIN. LOT AREA	250m ² for each dwelling unit	326.62m ²
MIN. LOT FRONTAGE	30m	186.44m
MIN. FRONT YARD DEPTH	6m + any applicable distance specified in section 4.27.1	6.05m
MIN. REAR YARD DEPTH	7.5m + any applicable distance specified in section 4.27.1	6.90m
MIN. INTERIOR SIDE YARD	one half the height of the building	3.00m
MIN. EXTERIOR SIDE YARD WIDTH	4.5m + any applicable distance specified in section 4.27.1	N/A
MAX. LOT COVERAGE	35%	30.65%
MAX. HEIGHT OF BUILDING OR STRUCTURE	10m subject to section 4.7	11m
MIN. LANDSCAPED AREA OPEN SPACE	45m ² for each dwelling unit	157.37m ² for each dwelling unit
MIN. PRIVACY AREA YARD DEPTH FOR EACH TOWNHOUSE DWELLING UNIT, AS MEASURED FROM THE EXTERIOR REAR WALL OF EVERY DWELLING UNIT	7.5m	7.5m

SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING	0.491	30.67
ROAD/DRIVEWAY/PARKING	0.282	17.61
LANDSCAPING	0.771	48.16
3.0m ROAD WIDENING	0.057	3.56
TOTAL	1.601	100.00

UNITS	49
DEVELOPABLE AREA	1.544Ha.
DENSITY (UNITS/DEVELOPABLE AREA)	31.74u/Ha.
PARKING REQUIRED TOTAL (1.4 SPACES PER UNIT)	69
PARKING SPACES PROVIDED TOTAL	77
PARKING PROVIDED DRIVEWAY =	56
PARKING PROVIDED VISITOR =	21

#	ISSUED FOR APPROVAL	2023-02-09	M.K
#	REVISION	DATE	INIT
0	ISSUED FOR APPROVAL	2023-02-09	M.K
#	REVISION	DATE	INIT



SITE PLAN	DRAWING TITLE	DRAFTING	AV/MK
		DATE	APRIL 13, 2022
		PRINTED	FEBRUARY 9, 2023
		SCALE	1:300
	DWG No.	2169-SP	REV
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