



SITE PLAN
OF
PLAN 223 PT BLK B
PT LOT 140

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS
EXISTING ZONE: R5C-1078
PROPOSED ZONE: R5F-XXXX

	REQUIRED	PROPOSED
LOT AREA*	4959 m ²	5252.8 m ²
LOT FRONTAGE	45.0 m	70.73 m
LOT DEPTH	30.0 m	75.70 m
FRONT YARD	7.5 m	5.03 m
REAR YARD	10.0 m	1.82 m
INT. SIDEYARD (E)	1.85 m	0.95 m
INT. SIDEYARD (W)	1.85 m	1.69 m
COVERAGE (MAX)	30%	32%
LANDSCAPED AREA	55%	16%
HEIGHT (MAX)	28.0 m	7.40 m
PARKING	1.4 SPACES PER UNIT	57
UNITS (MAX)	92	87
AMENITY AREA**	20 m ² PER UNIT	310.22m ²

*SEE SECTION 7.12.2 CITY OF NIAGARA FALLS ZONING BY-LAW FOR THE MINIMUM LOT AREA REQUIREMENTS FOR THE R5F ZONE

** SEE SECTION 4.42.1 CITY OF NIAGARA FALLS ZONING BY-LAW (ZBA 2022-095) FOR THE MINIMUM REQUIRED AMENITY SPACE FOR THE R5F ZONE

TOWNSHIP 140 LOT 140 NORTH EAST CORNER OF BLOCK 'B'

NO.	REVISION	DATE	INITIAL

 BLUEVALE CAPITAL
8004 LUNDY'S LANE

 **Zelinka Priamo Ltd.**
LAND USE PLANNERS

318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zplan.com

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