

<u>MUNICIPALITY & PROJECT INFORMATION</u>	
- PROJECT TYPE & DESCRIPTION	6655 Mcleod Rd
- MUNICIPALITY	NIAGARA
- ZONING DESIGNATION	R4

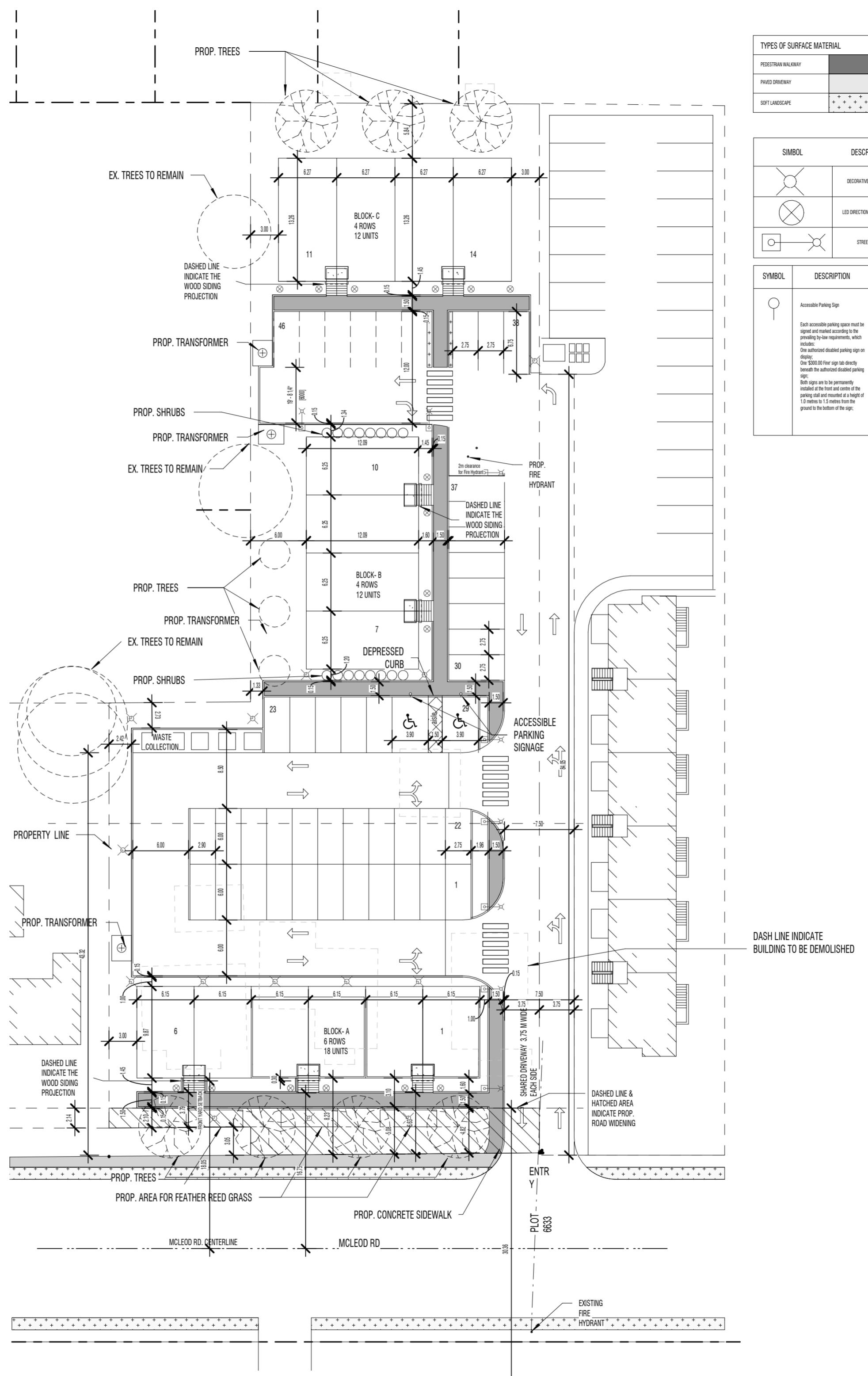
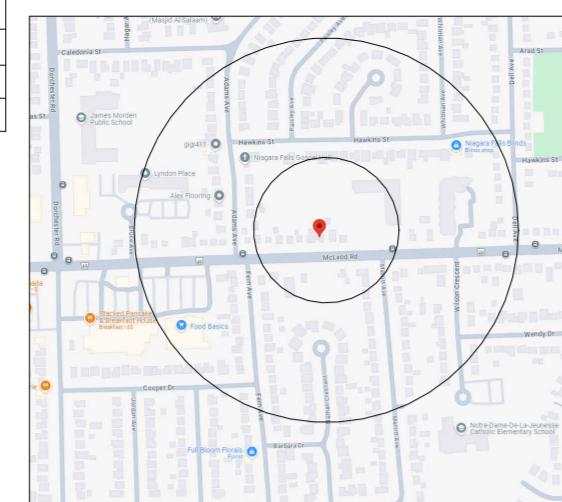
<u>LOT SIZE</u>	<u>EXISTING</u>
-NORTH (REAR)	102.00 ft/31.09 m
-SOUTH (FRONT)	217.46 ft/66.28 m
-EAST	369.48 ft/112.62 m
-WEST	369.48 ft/112.62 m

-WEST	305.45 ft / 112.02 m
TOTAL LOT AREA	45424.99 ft ² / 4220.12 m ²
TOTAL LOT	10000.00 ft ² / 929.03 m ²

R4 ZONE REGULATION

<u>Provision</u>	<u>Requirement</u>	<u>Proposal</u>
(a) Minimum lot area		
(i) for an apartment dwelling or stacked townhouse dwelling	200 square metres (2,152.8 sq. ft.) for each dwelling unit	95.85 sm (1031.72 sq. ft.) for each dwelling unit 42 Units x 95.85 sm = 4025.6 sq. m. (w/o road widening area)
(b) Minimum lot frontage		
(i) for a townhouse dwelling or an apartment dwelling or stacked townhouse dwelling containing more than four dwelling units	30 metres (98.4 ft.)	46.33 m (152 ft.)
(c) Minimum front yard setback		
(i) for an apartment dwelling or stacked townhouse dwelling	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	3.79 m (12.43 ft.)
(d) Minimum rear yard setback		
(i) for an apartment dwelling or stacked townhouse dwelling	10 metres (32.81 ft.) plus any applicable distance specified in section 4.27.1.	6 m (19.68 ft.)
e) Minimum interior side yard setback	one-half the height of the building (10 /2= 5 m)	3 m (9.84 ft.)
(f) Minimum exterior side yard width		
(i) for an apartment dwelling or stacked townhouse dwelling	7.5 metres plus any applicable distance 24.6 ft. specified in section 4.27.1	N/A
(g) Maximum lot coverage	35 %	25.11 %
(h) Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7	Block A = 10 m (32.81 ft.) Block B = 10 m (32.81 ft.) Block C = 10 m (32.81 ft.)
(i) Deleted by By-law No. 2011-136		
(j) Number of dwellings on one lot	subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot	3
(k) Parking and access requirements	in accordance with section 4.19.1 42 units x 1.4 = 58.8 parking spaces	46 parking spaces
(l) Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14	
(m) Minimum landscaped open space	45 square metres (484.4 sq. ft.) for each dwelling unit	20.73 sm (223.14 sq. ft.) for each dwelling unit
(n) Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (2008-148)	7.5 metres	N/A
(o) Minimum amenity space for an apartment dwelling unit	Subject to compliance with section 4.44, Min. 20 sm per dwelling unit (42 Units, 840sm)	439.94 sm
(p) Total soft landscape area	N/A	844.36 sm (20.04 % of the LOT Area w/o road widening)

Net Floor Area		
BLOCK/UNIT	Area	Area
LOCK A - UNIT 1,18	505 ft ²	47 m ²
LOCK A - UNIT 2,17	483 ft ²	45 m ²
LOCK A - UNIT 3,16	961 ft ²	89 m ²
LOCK A - UNIT 4,9,10,15	990 ft ²	92 m ²
LOCK A - UNIT 5,8,11,14	500 ft ²	46 m ²
LOCK A - UNIT 6,7,12,13	533 ft ²	50 m ²
LOCK B - UNIT 1,18	641 ft ²	60 m ²
LOCK B - UNIT 2,11	613 ft ²	57 m ²
LOCK B - UNIT 3,10	1202 ft ²	112 m ²
LOCK B - UNIT 4,9	1204 ft ²	112 m ²
LOCK B - UNIT 5,8	647 ft ²	60 m ²
LOCK B - UNIT 6,7	676 ft ²	63 m ²
LOCK C - UNIT 1,12	715 ft ²	66 m ²
LOCK C - UNIT 2,11	683 ft ²	63 m ²
LOCK C - UNIT 3,10	1351 ft ²	125 m ²
LOCK C - UNIT 4,9	1393 ft ²	129 m ²
LOCK C - UNIT 5,8	706 ft ²	66 m ²
LOCK C - UNIT 6,7	753 ft ²	70 m ²



TYPES OF SURFACE MATERIAL	
PEDESTRIAN WALKWAY	
PAVED DRIVEWAY	
SOFT LANDSCAPE	+

SIMBOL	DESCRIPTION	DIMNESIONS
	DECORATIVE LAMP POST	H: 2.3 M W: 0.3 M
	LED DIRECTIONAL PATH LIGHTS	H: 0.5 M W: 0.1 M
	STREET LIGHTS	H: 4.6 M TOP W: 0.7 M BOTTOM W: 0.2 M

SYMBOL	DESCRIPTION	
	<p>Accessible Parking Sign</p> <p>Each accessible parking space must be signed and marked according to the prevailing by-law requirements, which includes:</p> <ul style="list-style-type: none"> One authorized disabled parking sign on display; One \$300.00 Fine sign tab directly beneath the authorized disabled parking sign; Both signs are to be permanently installed at the front and centre of the parking stall and mounted at a height of 1.0 metres to 1.5 metres from the ground to the bottom of the sign; 	



MXL ENGINEERING & ASSOCIATES, INC.
1649 ST. CLAIR AVENUE W, TORONTO ON
M6N 1H7
email: permits@mxleng.ca
website: www.mxleng.ca
Phone: 437.995.4003

NO.	DESCRIPTION OF ISSUE	DATE
1	ISSUED FOR CLIENT APPROVAL	10/10/2024
2		
3		
4		
5		
6		
7		

A circular compass rose icon with a vertical line pointing upwards labeled 'NORT H'.

DRAWN BY
RP

APPROVED BY
IK

PROJECT 6645, 6655 & 6665 McLeod Road

Site Plan

TITLE

SCALE As indicated

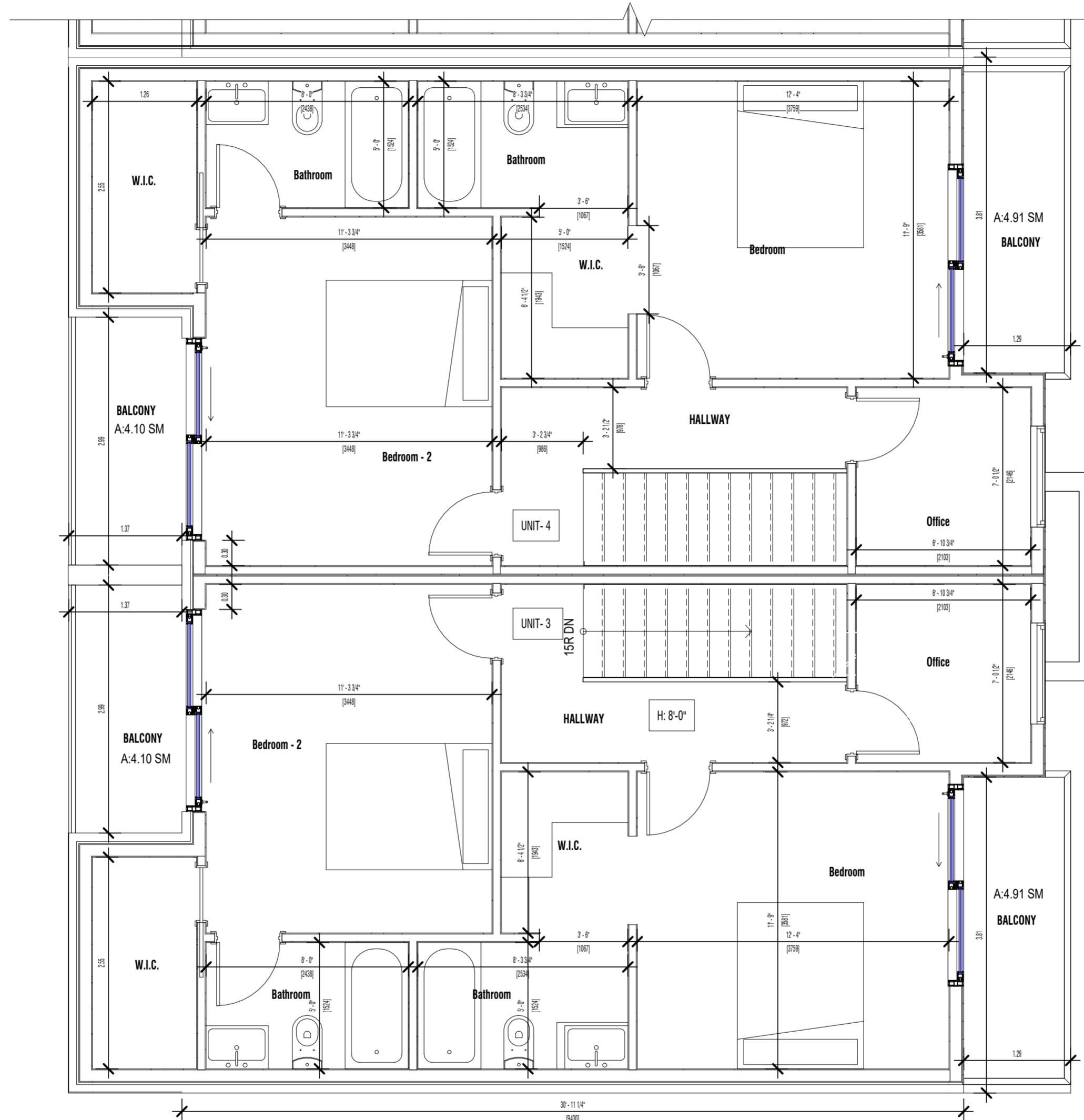
DATE

JOB No. 007-0047

DRAWING No. A01 01

BLOCK/UNIT	Name	Level	Area	Area
BLOCK B - UNIT 3	CLOSET	Not Placed	Not Placed	
BLOCK B - UNIT 3	PANTRY	Second Floor	21 ft ²	2 m ²
BLOCK B - UNIT 3	WASHROOM	Second Floor	47 ft ²	4 m ²
BLOCK B - UNIT 3	LIVING/ DINING/KITCHEN	Second Floor	374 ft ²	35 m ²
BLOCK B - UNIT 3	MECH. & LAUNDRY	Second Floor	34 ft ²	3 m ²
BLOCK B - UNIT 3	BEDROOM	Second Floor	109 ft ²	10 m ²
BLOCK B - UNIT 3	HALLWAY	Second Floor	42 ft ²	4 m ²
BLOCK B - UNIT 3	CLOSET	Second Floor	17 ft ²	2 m ²
BLOCK B - UNIT 3	Bedroom	Third Floor	146 ft ²	14 m ²
BLOCK B - UNIT 3	Bedroom - 2	Third Floor	156 ft ²	14 m ²
BLOCK B - UNIT 3	HALLWAY	Third Floor	57 ft ²	5 m ²
BLOCK B - UNIT 3	Bathroom	Third Floor	40 ft ²	4 m ²
BLOCK B - UNIT 3	Office	Third Floor	49 ft ²	5 m ²
BLOCK B - UNIT 3	Bathroom	Third Floor	42 ft ²	4 m ²
BLOCK B - UNIT 3	W.I.C.	Third Floor	33 ft ²	3 m ²
BLOCK B - UNIT 3	W.I.C.	Third Floor	35 ft ²	3 m ²
Grand total			1202 ft ²	112 m ²

BLOCK/UNIT	Name	Level	Area	Area
BLOCK B - UNIT 4	Bedroom - 2	Not Placed	Not Placed	
BLOCK B - UNIT 4	LIVING/ DINING/KITCHEN	Second Floor	374 ft ²	35 m ²
BLOCK B - UNIT 4	WASHROOM	Second Floor	47 ft ²	4 m ²
BLOCK B - UNIT 4	PANTRY	Second Floor	21 ft ²	2 m ²
BLOCK B - UNIT 4	BEDROOM	Second Floor	109 ft ²	10 m ²
BLOCK B - UNIT 4	CLOSET	Second Floor	17 ft ²	2 m ²
BLOCK B - UNIT 4	MECH. & LAUNDRY	Second Floor	34 ft ²	3 m ²
BLOCK B - UNIT 4	HALLWAY	Second Floor	44 ft ²	4 m ²
BLOCK B - UNIT 4	Bedroom - 2	Third Floor	156 ft ²	14 m ²
BLOCK B - UNIT 4	W.I.C.	Third Floor	33 ft ²	3 m ²
BLOCK B - UNIT 4	Bathroom	Third Floor	40 ft ²	4 m ²
BLOCK B - UNIT 4	HALLWAY	Third Floor	56 ft ²	5 m ²
BLOCK B - UNIT 4	Office	Third Floor	49 ft ²	5 m ²
BLOCK B - UNIT 4	Bathroom	Third Floor	42 ft ²	4 m ²
BLOCK B - UNIT 4	Bedroom	Third Floor	146 ft ²	14 m ²
BLOCK B - UNIT 4	W.I.C.	Third Floor	35 ft ²	3 m ²
Grand total			1204 ft ²	112 m ²



1 Third Floor - Block - B

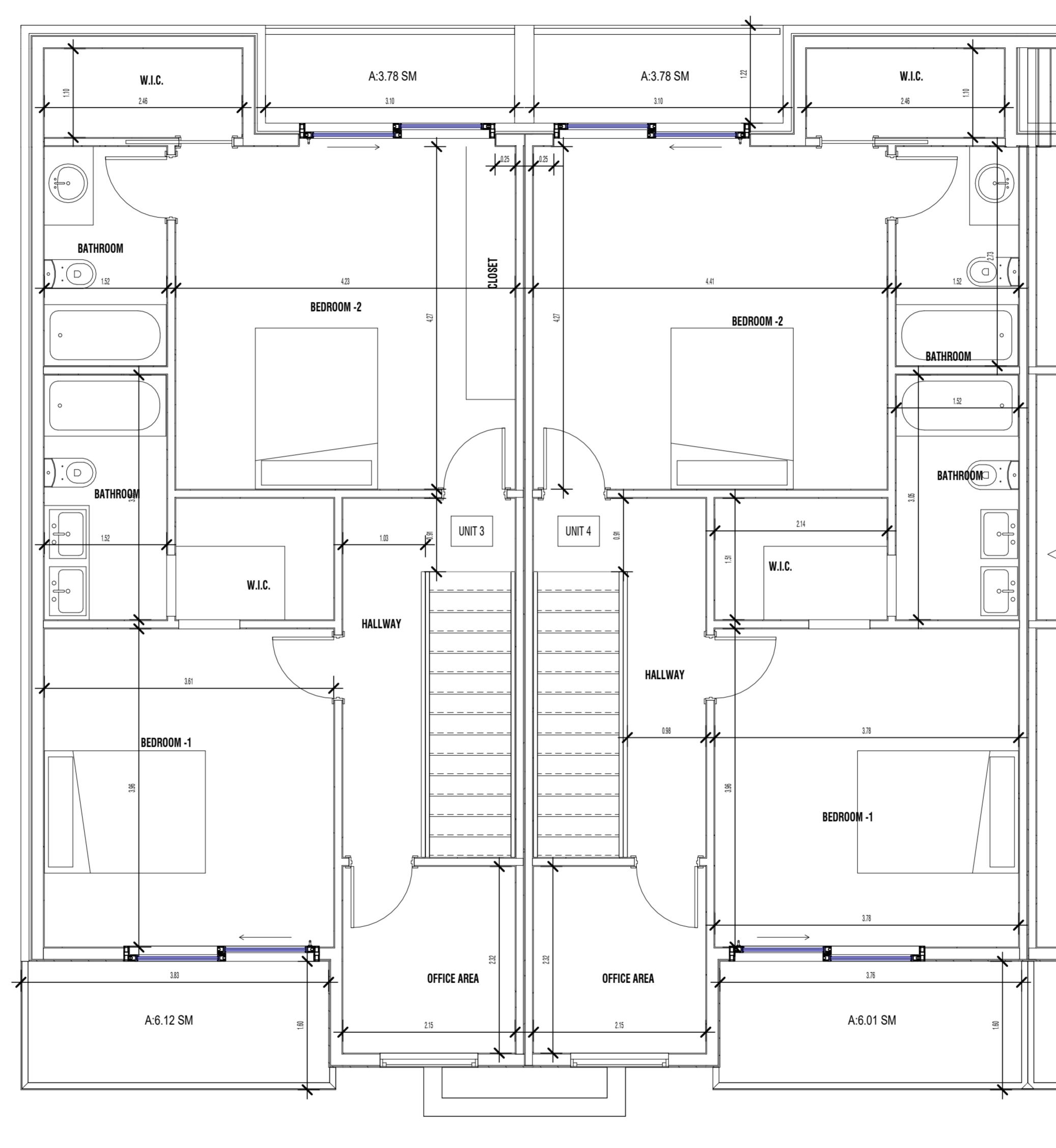
SCALE: 1/4" = 1'-0"



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NO.	DESCRIPTION OF ISSUE	DATE	NO.	DESCRIPTION OF ISSUE	DATE			DRAWN BY RP	PROJECT 6645, 6655 & 6665 McLeod Road	SCALE 1/4" = 1'-0"
1	ISSUED FOR CLIENT APPROVAL	10/10/24	5							
2	For Client Approval	Nov. 13, 2024	6					REVIEWED BY IK		DATE Apr. 23, 2025
3	For Client Approval	Apr. 23, 2025	7							JOB No. 227-2947
4			8							DRAWING No. A02.02.04
TITLE Third Floor Plan - Block B										

BLOCK/UNIT	Name	Level	Area	Area
BLOCK C - UNIT 3	WIC	Not Placed	Not Placed	
BLOCK C - UNIT 3	Living/Dining/ Kitchen	Second Floor	419 ft ²	39 m ²
BLOCK C - UNIT 3	BEDROOM -1	Second Floor	149 ft ²	14 m ²
BLOCK C - UNIT 3	Washroom	Second Floor	50 ft ²	5 m ²
BLOCK C - UNIT 3	MECH. ROOM	Second Floor	31 ft ²	3 m ²
BLOCK C - UNIT 3	HALLWAY	Second Floor	27 ft ²	3 m ²
BLOCK C - UNIT 3	CLOSET	Second Floor	5 ft ²	0 m ²
BLOCK C - UNIT 3	WIC	Second Floor	54 ft ²	5 m ²
BLOCK C - UNIT 3	BATHROOM	Third Floor	50 ft ²	5 m ²
BLOCK C - UNIT 3	BEDROOM -2	Third Floor	194 ft ²	18 m ²
BLOCK C - UNIT 3	BATHROOM	Third Floor	45 ft ²	4 m ²
BLOCK C - UNIT 3	W.I.C.	Third Floor	32 ft ²	3 m ²
BLOCK C - UNIT 3	BEDROOM -1	Third Floor	154 ft ²	14 m ²
BLOCK C - UNIT 3	HALLWAY	Third Floor	59 ft ²	5 m ²
BLOCK C - UNIT 3	OFFICE AREA	Third Floor	54 ft ²	5 m ²
BLOCK C - UNIT 3	W.I.C.	Third Floor	29 ft ²	3 m ²
Grand total			1351 ft ²	125 m ²
BLOCK/UNIT	Name	Level	Area	Area
BLOCK C - UNIT 4	BEDROOM -1	Not Placed	Not Placed	
BLOCK C - UNIT 4	MECH. ROOM	Second Floor	31 ft ²	3 m ²
BLOCK C - UNIT 4	BEDROOM -1	Second Floor	155 ft ²	14 m ²
BLOCK C - UNIT 4	Washroom	Second Floor	53 ft ²	5 m ²
BLOCK C - UNIT 4	CLOSET	Second Floor	5 ft ²	0 m ²
BLOCK C - UNIT 4	HALLWAY	Second Floor	27 ft ²	3 m ²
BLOCK C - UNIT 4	Living/Dining/ Kitchen	Second Floor	433 ft ²	40 m ²
BLOCK C - UNIT 4	WIC	Second Floor	54 ft ²	5 m ²
BLOCK C - UNIT 4	OFFICE AREA	Third Floor	54 ft ²	5 m ²
BLOCK C - UNIT 4	HALLWAY	Third Floor	59 ft ²	5 m ²
BLOCK C - UNIT 4	BEDROOM -1	Third Floor	161 ft ²	15 m ²
BLOCK C - UNIT 4	W.I.C.	Third Floor	35 ft ²	3 m ²
BLOCK C - UNIT 4	BEDROOM -2	Third Floor	202 ft ²	19 m ²
BLOCK C - UNIT 4	BATHROOM	Third Floor	50 ft ²	5 m ²
BLOCK C - UNIT 4	BATHROOM	Third Floor	45 ft ²	4 m ²
BLOCK C - UNIT 4	W.I.C.	Third Floor	29 ft ²	3 m ²
Grand total			1393 ft ²	129 m ²

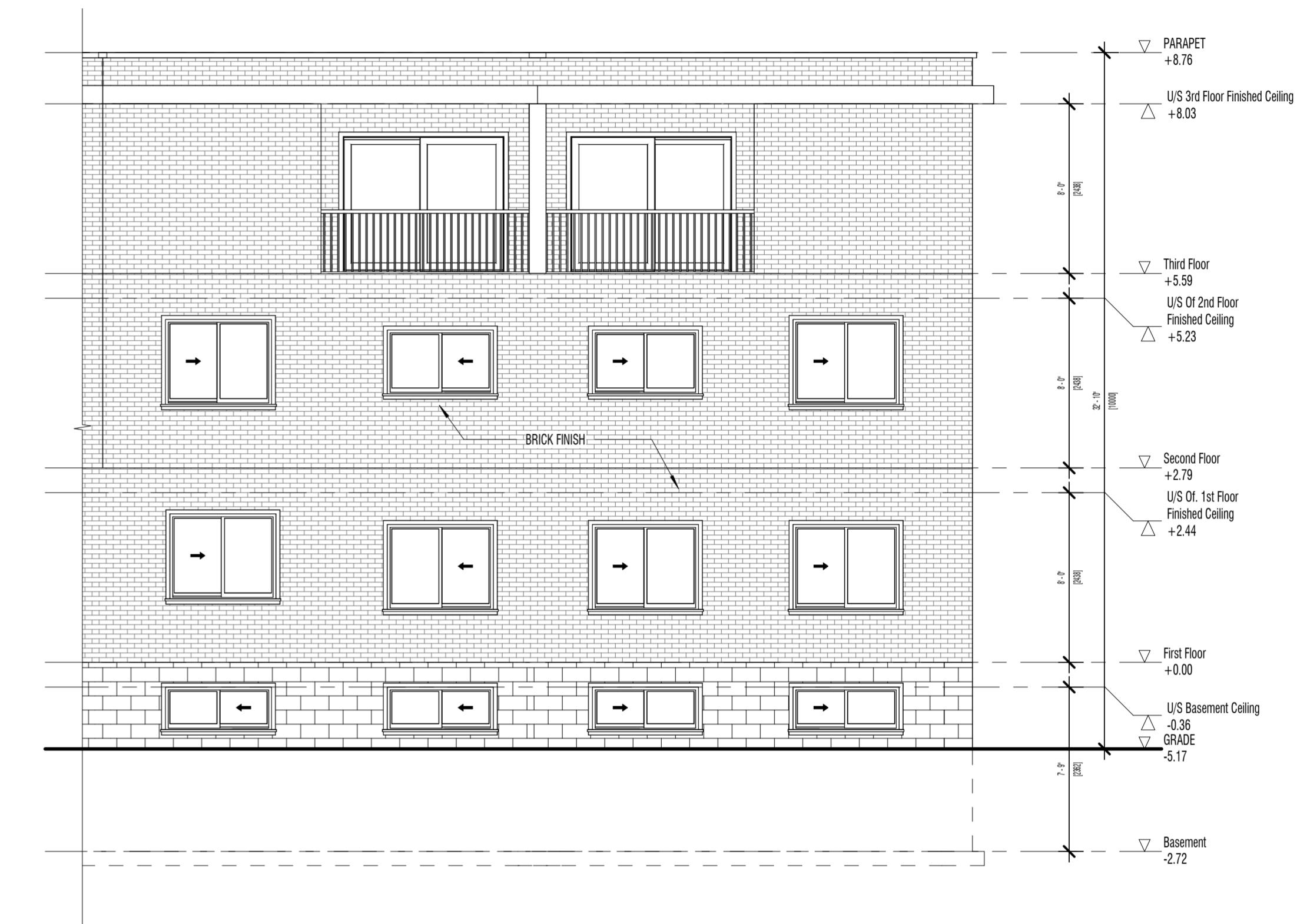
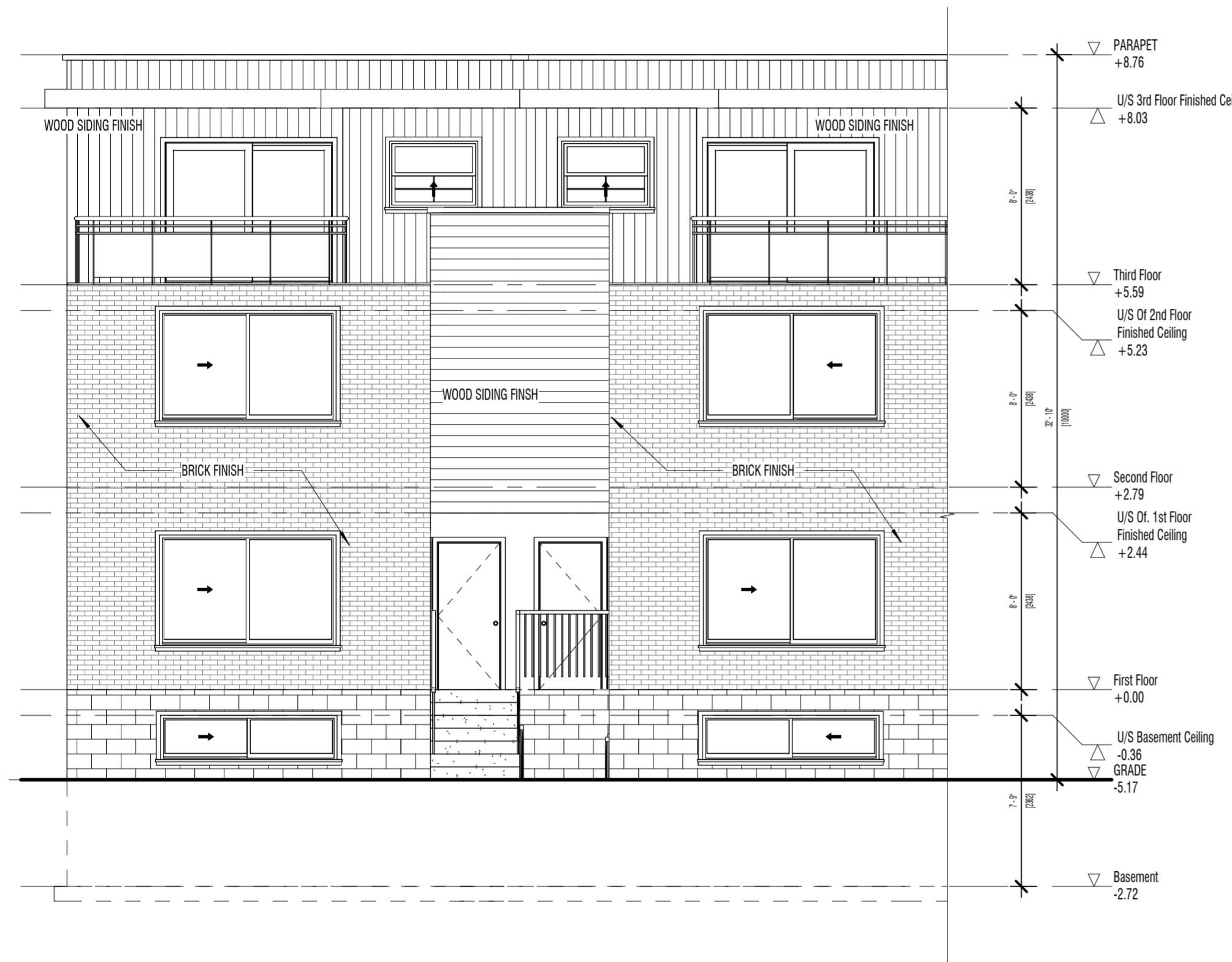


1 Third Floor - Block - C

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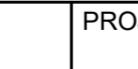
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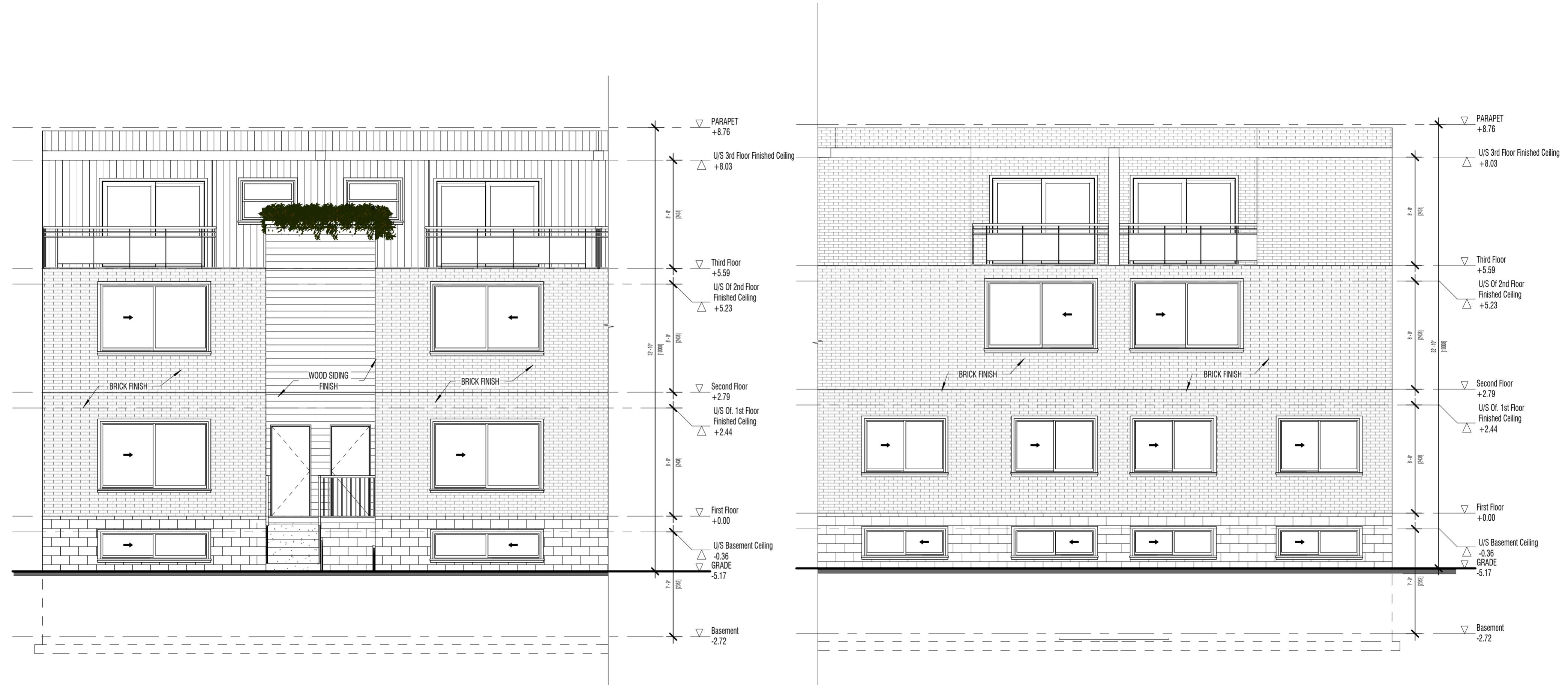


1 BLOCK - B - FRONT
SCALE: 3/16" = 1'-0"

2 BLOCK B - REAR
SCALE: 3/16" = 1'-0"

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 	 	6645, 6655 & 6665 McLeod Road Elevation - Block -B	SCALE 3/16" = 1'-0"
			DATE Apr. 23, 2025
			JOB No. 227-2947
			DRAWING No. A03.02.



1 BLOCK C - FRONT
SCALE: 3/16" = 1'-0"

2 BLOCK C - REAR

C.	NO.	DESCRIPTION OF ISSUE	DATE	NO.	DESCRIPTION OF ISSUE	DATE			DRAWN BY RP	PROJECT 6645, 6655 & 6665 McLeod Road	SCALE 3/16" = 1'-0"
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	3	For Client Approval	Apr. 23, 2025	7					JOB No. 227-2947		
	4			8					DRAWING No. A03.03		