

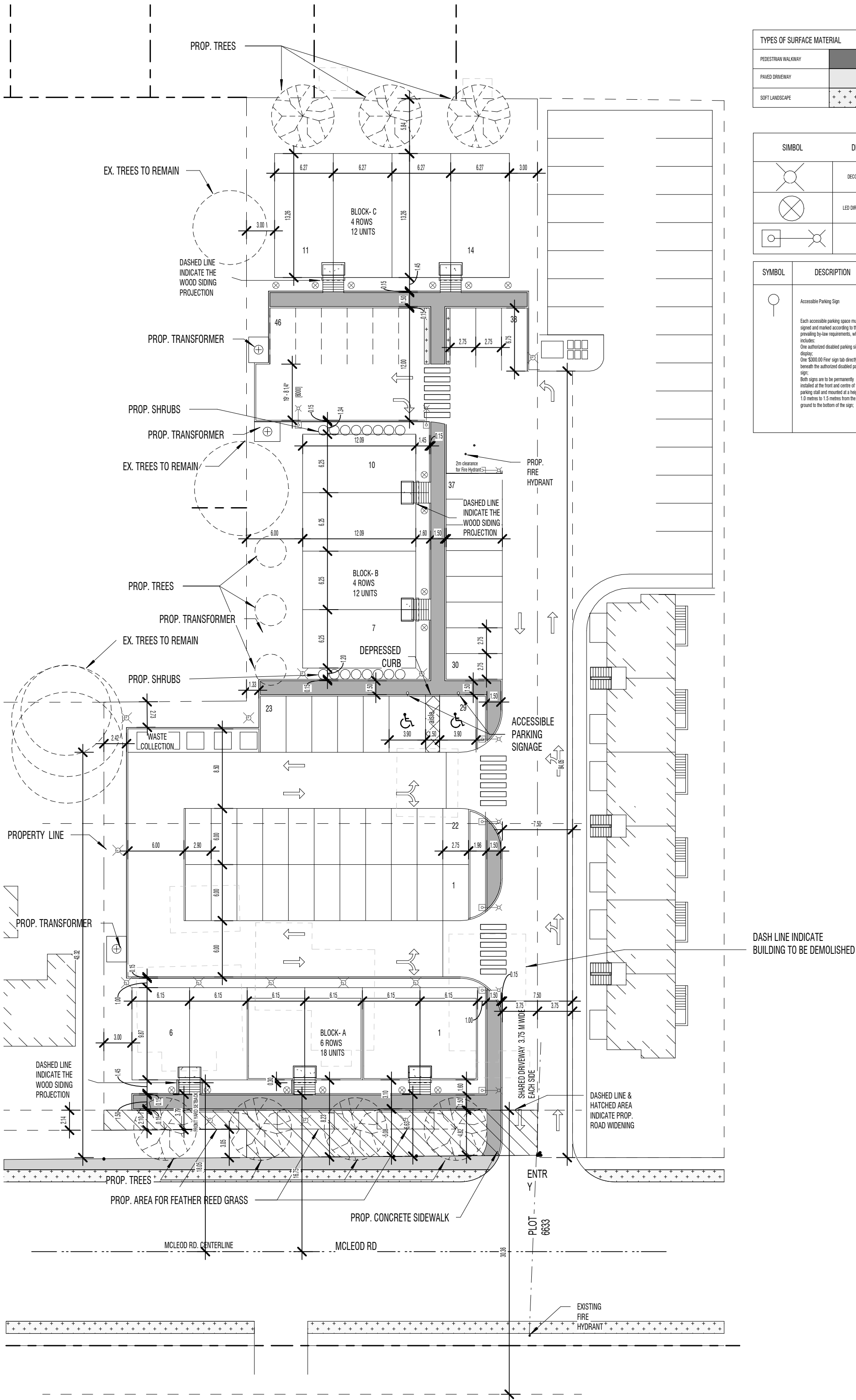
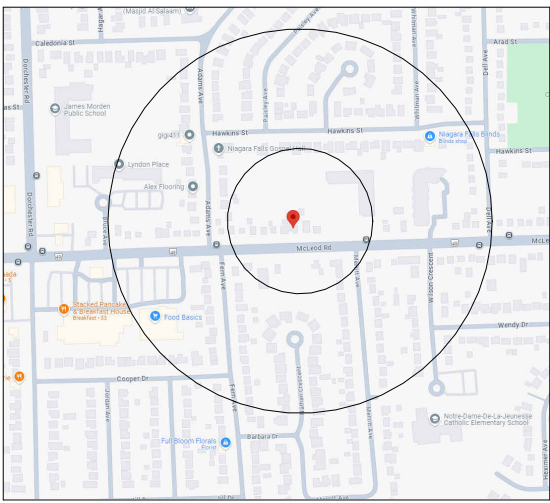
MUNICIPALITY & PROJECT INFORMATION		
- PROJECT TYPE & DESCRIPTION	6655 Mcleod Rd	
- MUNICIPALITY	NIAGARA	
- ZONING DESIGNATION	R4	
LOT SIZE	EXISTING	
-NORTH (REAR)	102.00 ft/ 31.09 m	
-SOUTH (FRONT)	217.46 ft/ 66.28 m	
-EAST	369.48 ft/ 112.62 m	
-WEST	369.49 ft/ 112.62 m	
TOTAL LOT AREA	45424.99 ft²/ 4220.12 m²	
TOTAL LOT AREA w/o road widening area	43332.46 sq. ft. / 4025.68 sq. m.	
R4 ZONE REGULATIONS		
Provision	Requirement	Proposal
(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 = 4025.68 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
BLOCK A - UNIT 1,18	505 ft²	47 m²
BLOCK A - UNIT 2,17	483 ft²	45 m²
BLOCK A - UNIT 3,16	961 ft²	89 m²
BLOCK A - UNIT 4,9,10,15	990 ft²	92 m²
BLOCK A - UNIT 5,8,11,14	500 ft²	46 m²
BLOCK A - UNIT 6,7,12,13	533 ft²	50 m²
BLOCK B - UNIT 1,18	641 ft²	60 m²
BLOCK B - UNIT 2,11	613 ft²	57 m²
BLOCK B - UNIT 3,10	1202 ft²	112 m²
BLOCK B - UNIT 4,9	1204 ft²	112 m²
BLOCK B - UNIT 5,8	647 ft²	60 m²
BLOCK B - UNIT 6,7	676 ft²	63 m²
BLOCK C - UNIT 1,12	715 ft²	66 m²
BLOCK C - UNIT 2,11	683 ft²	63 m²
BLOCK C - UNIT 3,10	1351 ft²	125 m²
BLOCK C - UNIT 4,9	1393 ft²	129 m²
BLOCK C - UNIT 5,8	706 ft²	66 m²
BLOCK C - UNIT 6,7	753 ft²	70 m²
Grand total: 181	14558 ft²	1352 m²

Gross Floor Area (GFA) - Block A		
BLOCK A - UNIT 1	635 ft²	59 m²
BLOCK A - UNIT 2	582 ft²	54 m²
BLOCK A - UNIT 3	709 ft²	66 m²
BLOCK A - UNIT 4	709 ft²	66 m²
BLOCK A - UNIT 5	582 ft²	54 m²
BLOCK A - UNIT 6	635 ft²	59 m²
BLOCK A - UNIT 7	635 ft²	59 m²
BLOCK A - UNIT 8	582 ft²	54 m²
BLOCK A - UNIT 9	1294 ft²	120 m²
BLOCK A - UNIT 10	1294 ft²	120 m²
BLOCK A - UNIT 11	582 ft²	54 m²
BLOCK A - UNIT 12	635 ft²	59 m²
BLOCK A - UNIT 13	635 ft²	59 m²
BLOCK A - UNIT 14	582 ft²	54 m²
BLOCK A - UNIT 15	1294 ft²	120 m²
BLOCK A - UNIT 16	1294 ft²	120 m²
BLOCK A - UNIT 17	582 ft²	54 m²
BLOCK A - UNIT 18	635 ft²	59 m²

Gross Floor Area (GFA) - Block B		
BLOCK B - UNIT 1	793 ft²	74 m²
BLOCK B - UNIT 2	741 ft²	69 m²
BLOCK B - UNIT 3	1576 ft²	146 m²
BLOCK B - UNIT 4	1576 ft²	146 m²
BLOCK B - UNIT 5	741 ft²	69 m²
BLOCK B - UNIT 6	793 ft²	74 m²
BLOCK B - UNIT 7	793 ft²	74 m²
BLOCK B - UNIT 8	741 ft²	69 m²
BLOCK B - UNIT 9	1576 ft²	146 m²
BLOCK B - UNIT 10	1576 ft²	146 m²
BLOCK B - UNIT 11	741 ft²	69 m²
BLOCK B - UNIT 12	793 ft²	74 m²

Gross Floor Area (GFA) - Block C		
BLOCK C - UNIT 1	874 ft²	81 m²
BLOCK C - UNIT 2	807 ft²	75 m²
BLOCK C - UNIT 3	2331 ft²	217 m²
BLOCK C - UNIT 4	2331 ft²	217 m²
BLOCK C - UNIT 5	807 ft²	75 m²
BLOCK C - UNIT 6	874 ft²	81 m²
BLOCK C - UNIT 7	874 ft²	81 m²
BLOCK C - UNIT 8	807 ft²	75 m²
BLOCK C - UNIT 9	1746 ft²	162 m²
BLOCK C - UNIT 10	1746 ft²	162 m²
BLOCK C - UNIT 11	807 ft²	75 m²
BLOCK C - UNIT 12	874 ft²	81 m²



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: 6-5 M W: 0.1 M
	STREET LIGHTS	H: 4-6 M TOP W: 0.7 M BOTTOM W: 0.2 M

SYMBOL	DESCRIPTION
	Accessible Parking Signs Each accessible parking space must be signed and marked according to the prevailing by-law requirements, which includes: One authorized disabled parking sign on display: One \$200.00 Floor 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 1.5 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 M6N1H7
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		

DRAWN BY
RP

APPROVED BY
IK

PROJECT

6645, 6655 & 6665
McLeod Road

TITLE

Site Plan

SCALE
As indicated

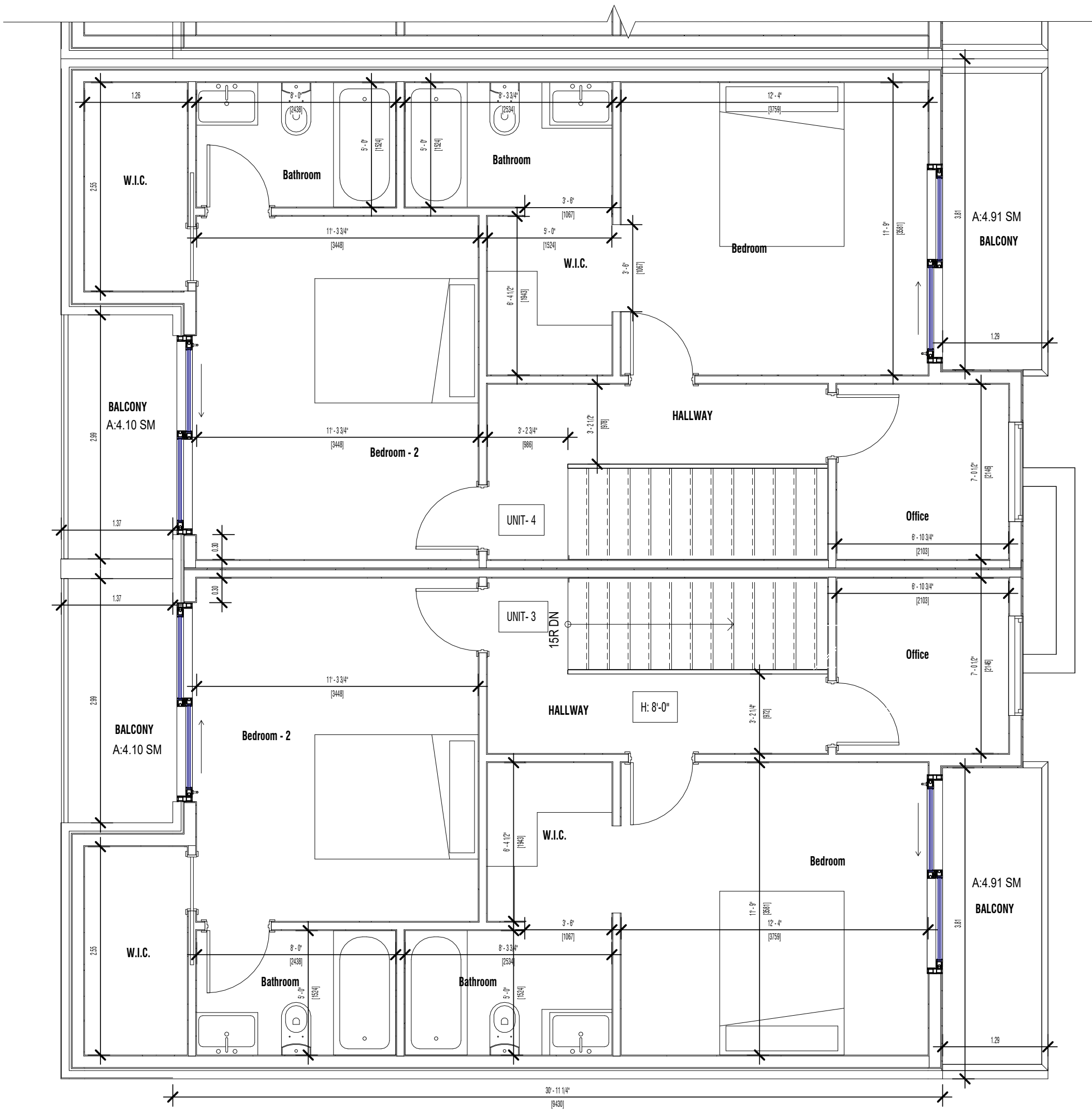
DATE
Apr. 23, 2025

JOB No.
227-2947

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 ft²	2 m²
BLOCK B - UNIT 3	WASHROOM	Second Floor	47 ft²	4 m²
BLOCK B - UNIT 3	LIVING/ DINING/KITCHEN	Second Floor	374 ft²	35 m²
BLOCK B - UNIT 3	MECH. & LAUNDRY	Second Floor	34 ft²	3 m²
BLOCK B - UNIT 3	BEDROOM	Second Floor	109 ft²	10 m²
BLOCK B - UNIT 3	HALLWAY	Second Floor	42 ft²	4 m²
BLOCK B - UNIT 3	CLOSET	Second Floor	17 ft²	2 m²
BLOCK B - UNIT 3	Bedroom	Third Floor	146 ft²	14 m²
BLOCK B - UNIT 3	Bedroom - 2	Third Floor	156 ft²	14 m²
BLOCK B - UNIT 3	HALLWAY	Third Floor	57 ft²	5 m²
BLOCK B - UNIT 3	Bathroom	Third Floor	40 ft²	4 m²
BLOCK B - UNIT 3	Office	Third Floor	49 ft²	5 m²
BLOCK B - UNIT 3	Bathroom	Third Floor	42 ft²	4 m²
BLOCK B - UNIT 3	W.I.C.	Third Floor	33 ft²	3 m²
BLOCK B - UNIT 3	W.I.C.	Third Floor	35 ft²	3 m²
Grand total			1202 ft²	112 m²

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 ft²	35 m²
BLOCK B - UNIT 4	WASHROOM	Second Floor	47 ft²	4 m²
BLOCK B - UNIT 4	PANTRY	Second Floor	21 ft²	2 m²
BLOCK B - UNIT 4	BEDROOM	Second Floor	109 ft²	10 m²
BLOCK B - UNIT 4	CLOSET	Second Floor	17 ft²	2 m²
BLOCK B - UNIT 4	MECH. & LAUNDRY	Second Floor	34 ft²	3 m²
BLOCK B - UNIT 4	HALLWAY	Second Floor	44 ft²	4 m²
BLOCK B - UNIT 4	Bedroom - 2	Third Floor	156 ft²	14 m²
BLOCK B - UNIT 4	W.I.C.	Third Floor	33 ft²	3 m²
BLOCK B - UNIT 4	Bathroom	Third Floor	40 ft²	4 m²
BLOCK B - UNIT 4	HALLWAY	Third Floor	56 ft²	5 m²
BLOCK B - UNIT 4	Office	Third Floor	49 ft²	5 m²
BLOCK B - UNIT 4	Bathroom	Third Floor	42 ft²	4 m²
BLOCK B - UNIT 4	Bedroom	Third Floor	146 ft²	14 m²
BLOCK B - UNIT 4	W.I.C.	Third Floor	35 ft²	3 m²
Grand total			1204 ft²	112 m²



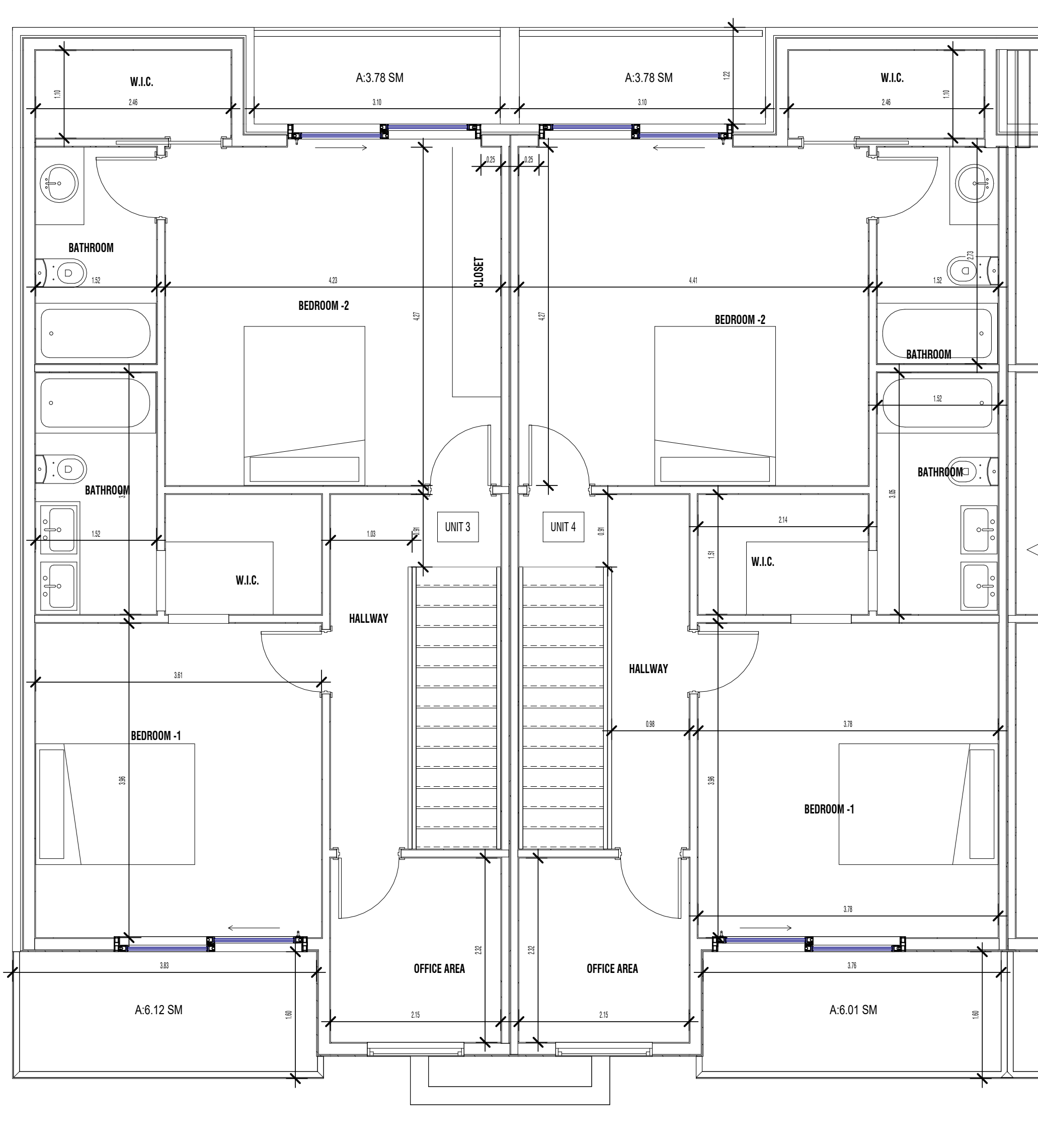
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Third Floor - Block - B
SCALE: 1/4" = 1'-0"


<div><div><div><div></div><div></div></div><div><div>MXL Engineering & Associates</div></div></div><div><div>MXL ENGINEERING & ASSOCIATES, INC.</div><div>1649 ST. Clair Avenue W, TORONTO ON M6N1H7</div><div>email: permits@mxleng.ca</div><div>website: www.mxleng.ca</div><div>Phone: 437.995.4003</div></div></div>	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					REVIEWED BY IK		DATE Apr. 23, 2025
	3	For Client Approval	Nov. 13, 2024	6						TITLE Third Floor Plan - Block B	JOB No. 227-2947
	4	For Client Approval	Apr. 23, 2025	7							DRAWING No. A02.02.04

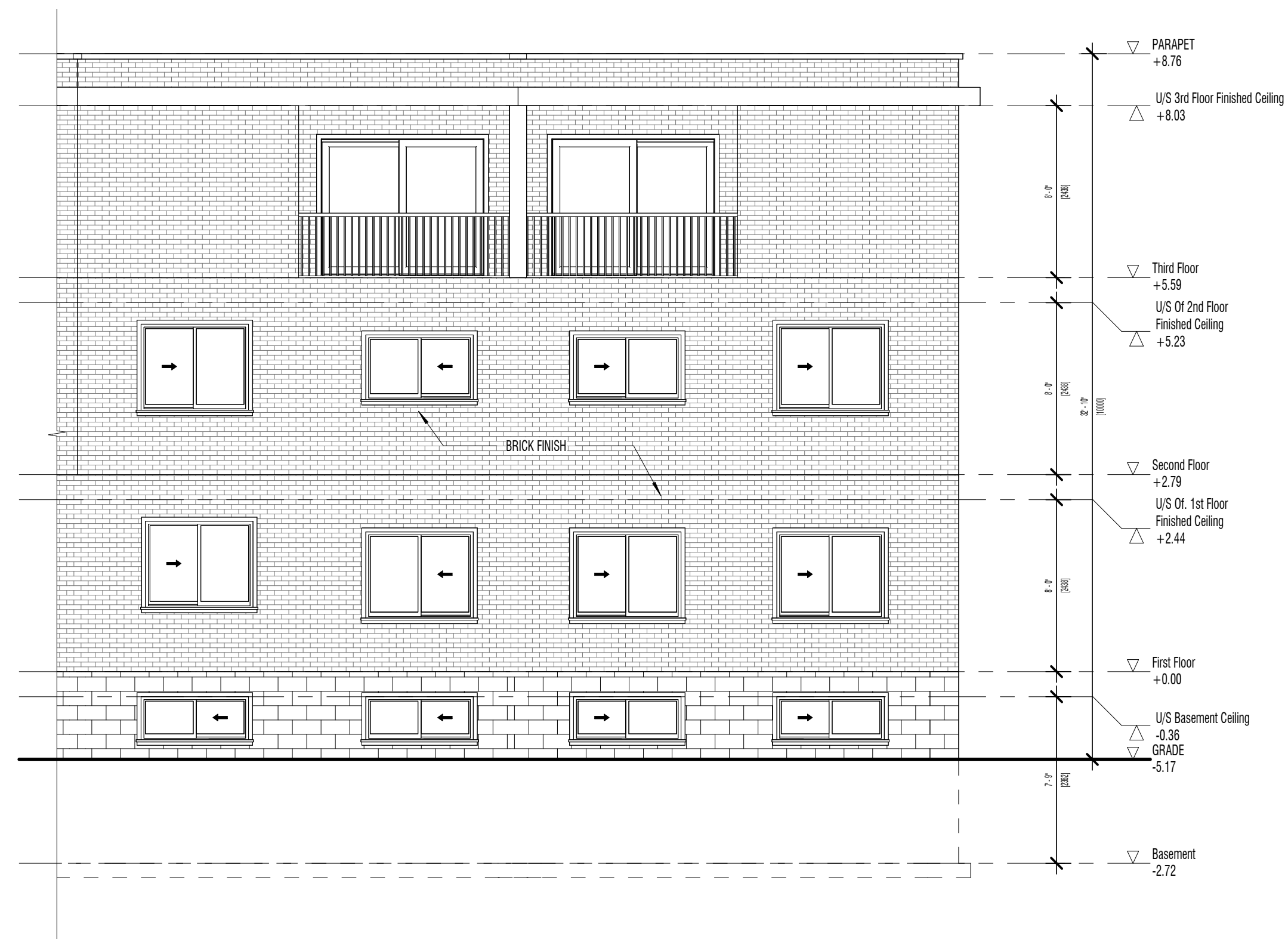
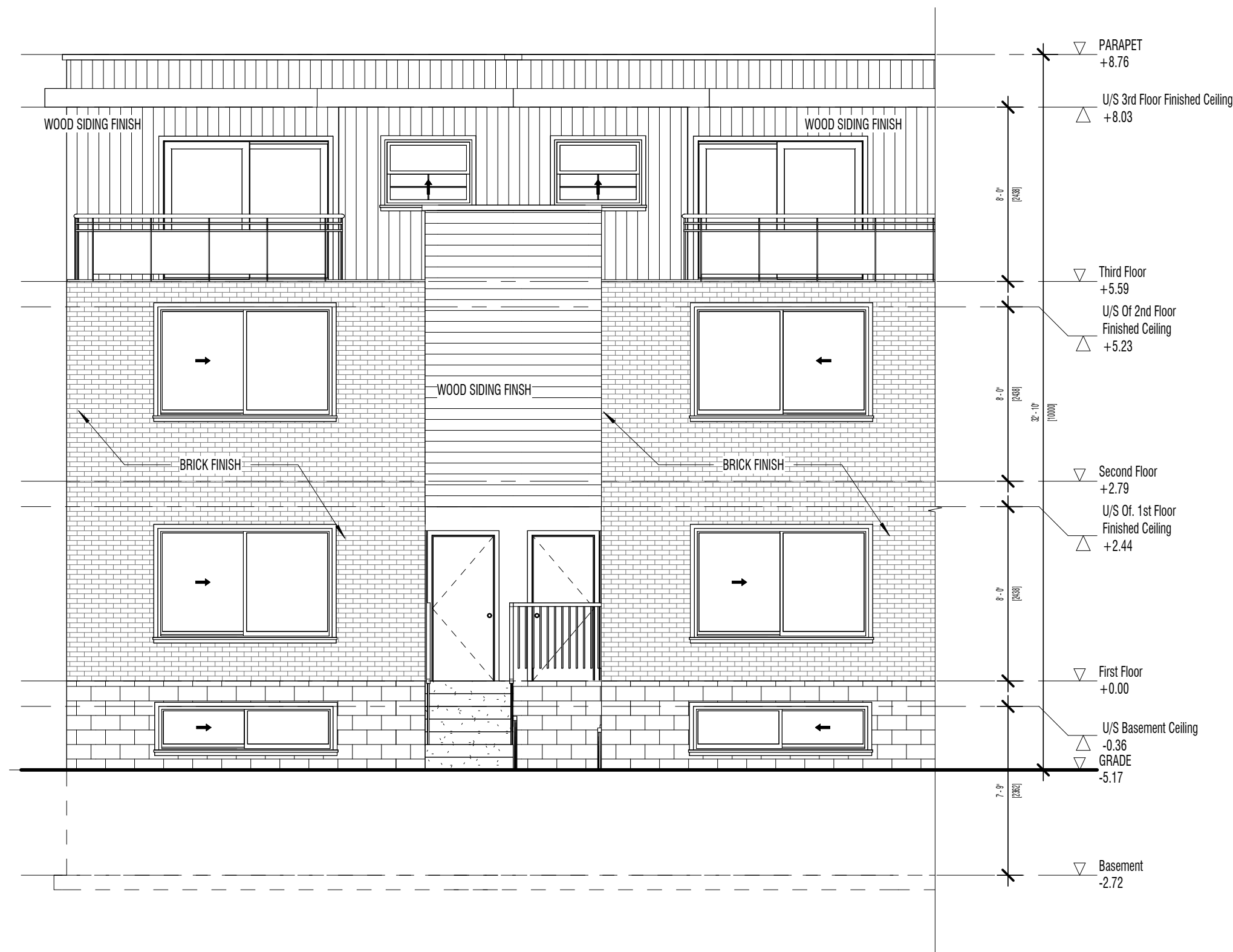
BLOCK/UNIT	Name	Level	Area	Area
BLOCK C - UNIT 3	WIC	Not Placed	Not Placed	
BLOCK C - UNIT 3	Living/Dining/ Kitchen	Second Floor	419 ft²	39 m²
BLOCK C - UNIT 3	BEDROOM -1	Second Floor	149 ft²	14 m²
BLOCK C - UNIT 3	Washroom	Second Floor	50 ft²	5 m²
BLOCK C - UNIT 3	MECH. ROOM	Second Floor	31 ft²	3 m²
BLOCK C - UNIT 3	HALLWAY	Second Floor	27 ft²	3 m²
BLOCK C - UNIT 3	CLOSET	Second Floor	5 ft²	0 m²
BLOCK C - UNIT 3	WIC	Second Floor	54 ft²	5 m²
BLOCK C - UNIT 3	BATHROOM	Third Floor	50 ft²	5 m²
BLOCK C - UNIT 3	BEDROOM -2	Third Floor	194 ft²	18 m²
BLOCK C - UNIT 3	BATHROOM	Third Floor	45 ft²	4 m²
BLOCK C - UNIT 3	W.I.C.	Third Floor	32 ft²	3 m²
BLOCK C - UNIT 3	BEDROOM -1	Third Floor	154 ft²	14 m²
BLOCK C - UNIT 3	HALLWAY	Third Floor	59 ft²	5 m²
BLOCK C - UNIT 3	OFFICE AREA	Third Floor	54 ft²	5 m²
BLOCK C - UNIT 3	W.I.C.	Third Floor	29 ft²	3 m²

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

<div><div>MXL ENGINEERING & ASSOCIATES, INC. 1649 ST. Clair Avenue W, TORONTO ON M6N1H7 email: permits@mxleng.ca website: www.mxleng.ca Phone: 437.995.4003</div></div>	NO.	DESCRIPTION OF ISSUE	DATE	NO.	DESCRIPTION OF ISSUE	DATE				DRAWN BY	PROJECT 6645, 6655 & 6665 McLeod Road	SCALE	1/4" = 1'-0"	
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	2	For Client Approval	Nov. 13, 2024	6						REVIEWED BY		TITLE Third Floor Plan - Block C	JOB No.	227-2947
	3	For Client Approval	Apr. 23, 2025	7						IK			DRAWING No.	A02.03.04
	4			8										



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

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



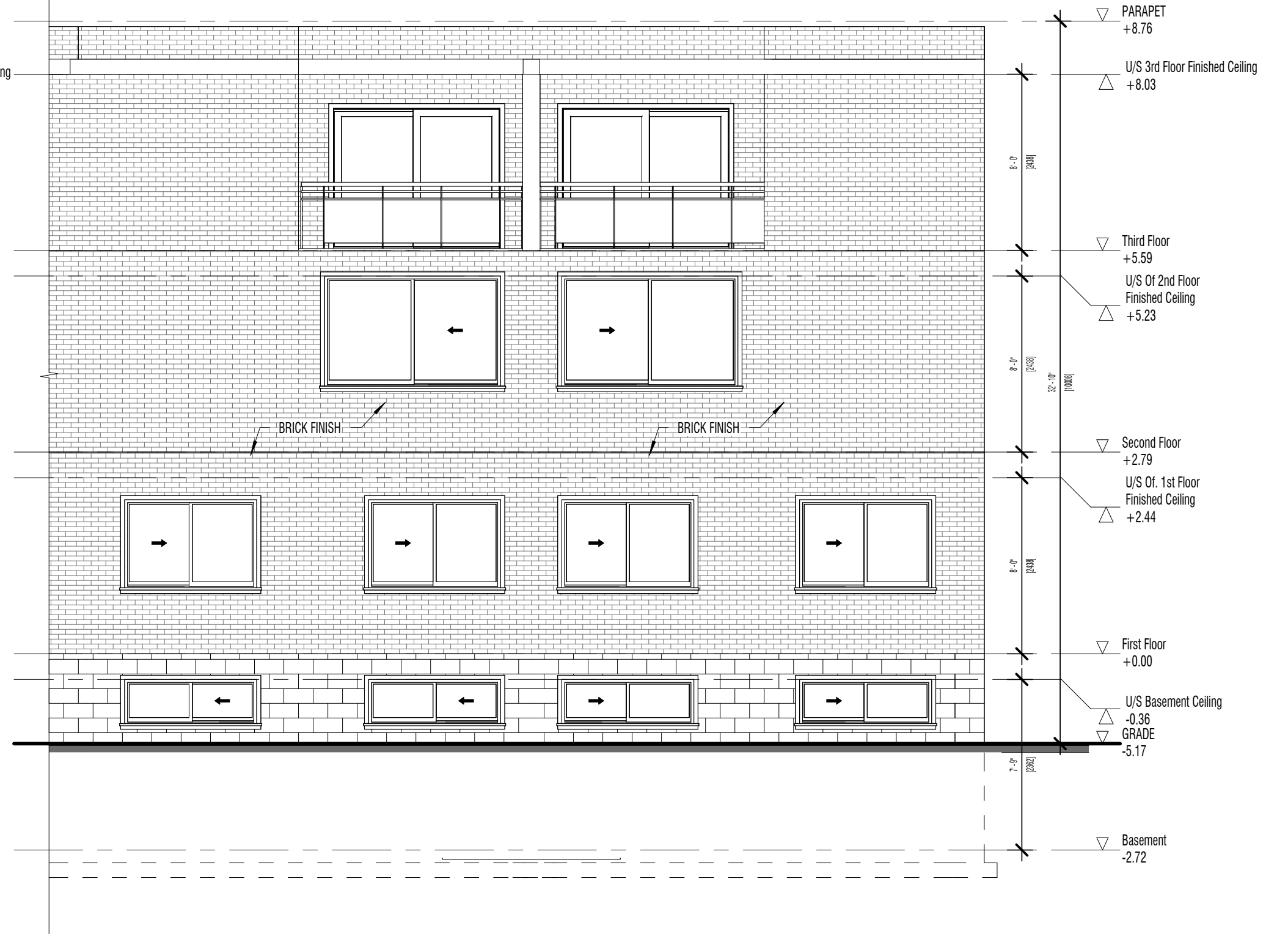
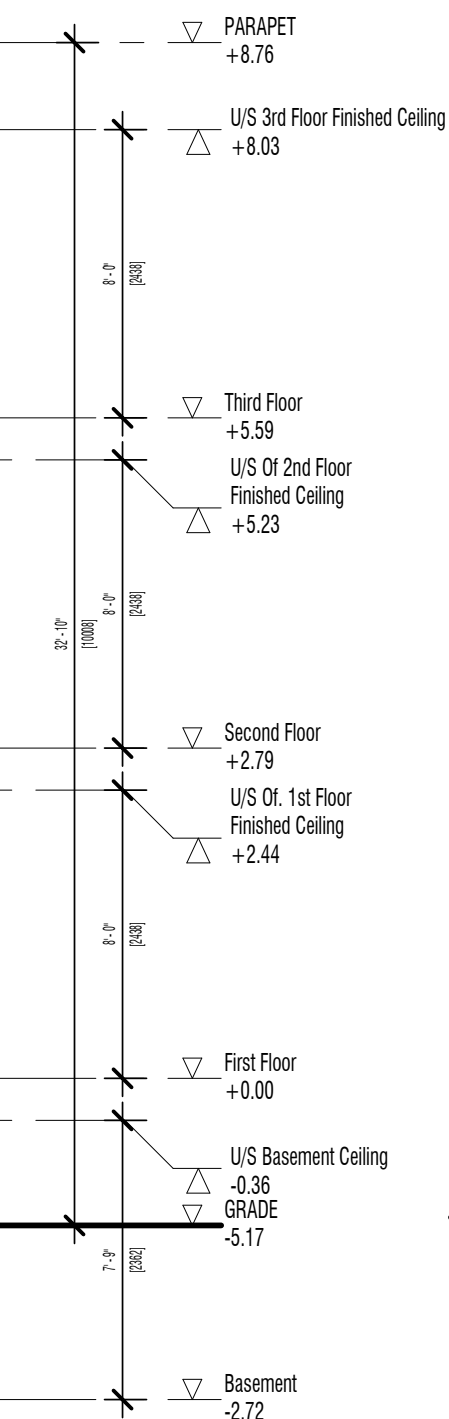
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DRAWN BY	RP
REVIEWED BY	IK

PROJECT	6645, 6655 & 6665 McLeod Road
TITLE	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
SCALE: 3/16" = 1'-0"



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DRAWN BY RP
REVIEWED BY IK

PROJECT 6645, 6655 & 6665 McLeod Road
TITLE Elevation- BLOCK C

SCALE 3/16" = 1'-0"
DATE Apr. 23, 2025
JOB No. 227-2947
DRAWING No. A03.03