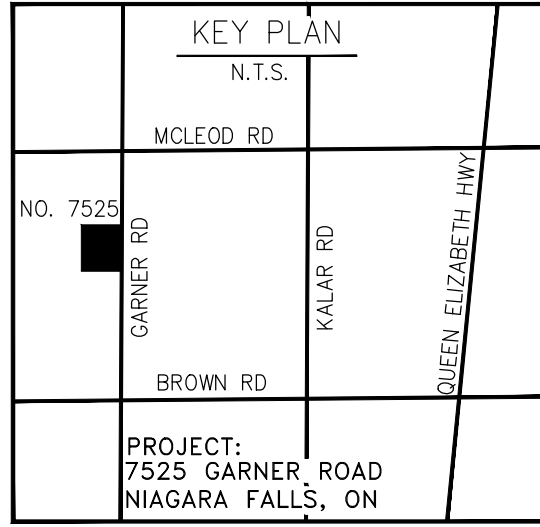


SITE PLAN OF
7525 GARNER ROAD
NIAGARA FALLS, ONTARIO



LEGEND

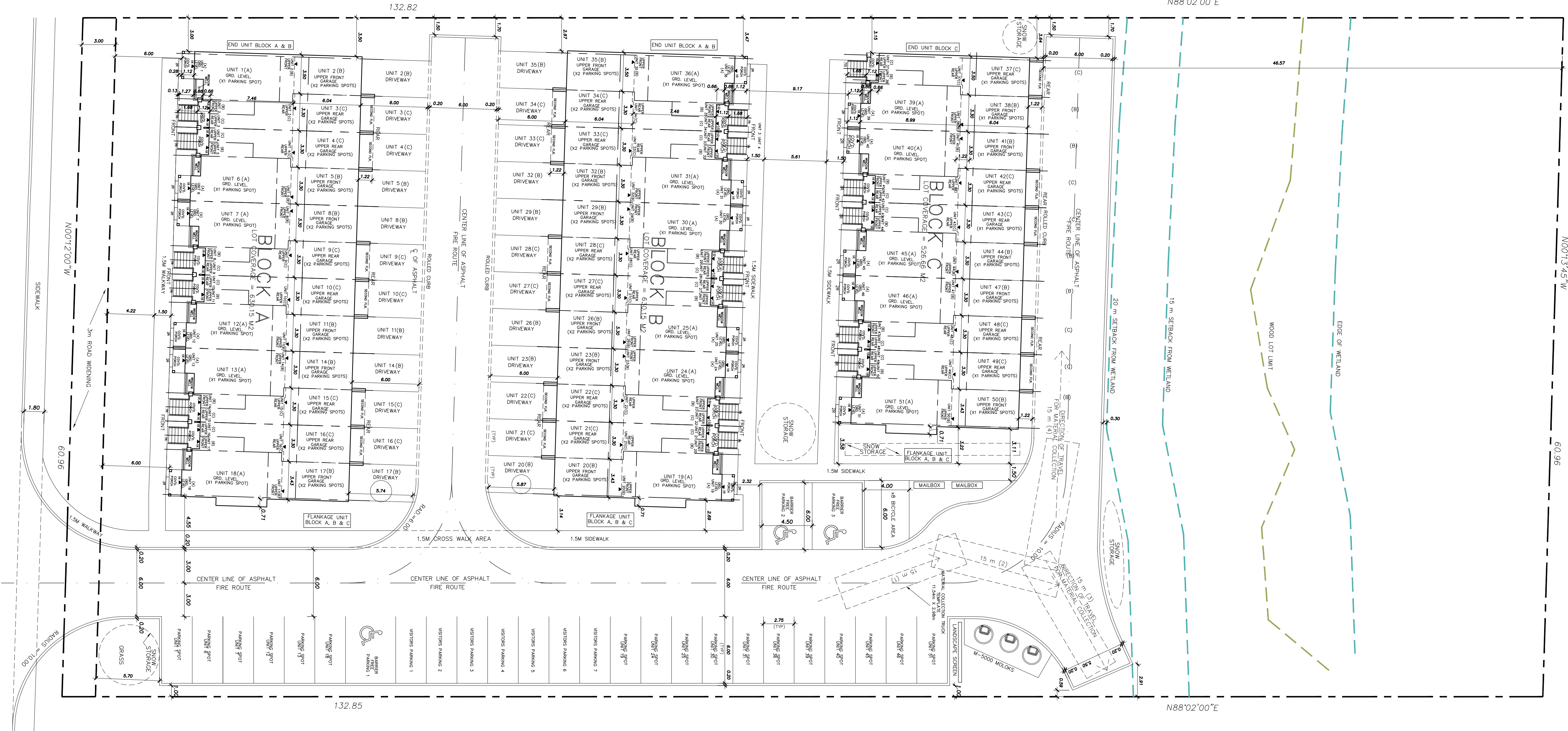
ENTRY POINTS INTO BUILDING

LEGEND

- = BLOCK A, B, C
- = LANDSCAPING
- = PARKING (NOT INCLUDING INDOOR GARAGE PARKING)
- = PEDESTRIAN WALKWAYS
- = DRIVING ASILES

GARNER ROAD

C OF ASPHALT



Compliance Chart for Niagara Falls Zoning By-law 79-200 7525 Garner Road				
Total Lot Area = 8,992.65 m ² Net Lot Area (Net of Road Widening, Environmental Block and Buffer) = 5,537.58 m ² 51 Stacked Townhouse Units - Density = 92.11 Units per Hectare				
ZB Section	Item	Requirement	Proposed	Comply X / I / ✓
Section 4 – General Provisions				
4.19.1 (Table 1)	Parking requirements	1.66 parking spaces per unit, including tandem and visitor parking spaces	1.66 parking spaces per unit, including tandem and visitor parking spaces	✓
4.27 (Table 1)	Road allowance requirements	13m minimum distance from centreline of original road allowance	3m road widening provided	✓
4.44.1	Amenity area	Minimum area of 20 m ² per dwelling unit	28.44 m ²	✓
Section 7.11 – Residential Apartment 5B Density Zone (R5B)				
7.11.1	Permitted uses	A stacked townhouse dwelling	Stacked townhouse dwellings	✓
7.11.2 a)	Minimum lot area	133m ² per dwelling unit	108.7 m ² per dwelling unit (based on net lot area of 5,537.58 m ²)	X
7.11.2 b)	Minimum lot frontage	30m	60.96m	✓
7.11.2 c)	Minimum front yard depth	7.5 m plus any applicable distance specified in section 4.27.1	7.12m	X
7.11.2 d)	Minimum rear yard depth	10 m plus any applicable distance specified in section 4.27.1	47.79m	✓
7.11.2 e)	Minimum interior side yard width	one-half the height of the building	2.97m – 3.64m	X
7.11.2 g)	Maximum lot coverage	30%	33.54%	X
7.11.2 h)	Maximum height of building or structure	10m Subject to section 4.7	12.2m	X
7.11.2 i)	Parking and access requirements	in accordance with section 4.19.1	See above	✓
7.11.2 j)	Minimum landscape open space	35% of the lot area	26.27%	X
7.11.2 m)	Minimum amenity space for an apartment dwelling unit	In accordance with section 4.44	See above	✓

LOT STATISTICS	
TOTAL LOT AREA	8092.65 M2
NET LOT AREA AFTER ROAD WIDENING	7,909.80 M2
NET LOT AREA AFTER ROAD WIDENING AND EPA LAND	5,537.58 M2
DENSITY :	7,909.80 M2 (0.7909 Hq)
DENSITY = 64.56 UNITS / Hq	
STACKED TOWNS = 51 UNITS	5,537.58 M2 (0.5537 Hq)
DENSITY = 92.12 UNITS / Hq	
LOT COVERAGE :	
BLOCK A	654.91 M2
BLOCK B	654.91 M2
BLOCK C	547.83 M2
TOTAL LOT COVERAGE	1,857.15 M2
NET LOT COVERAGE PROPOSED:	(23.48%)
LOT AREA AFTER ROAD WIDENING	
NET LOT COVERAGE PROPOSED:	(33.54%)
LOT AREA AFTER ROAD WIDENING AND EPA LAND	

LANDSCAPING	
LANDSCAPE OPEN SPACE (INCLUDES BALCONIES)	1,454.84 M2 (26.27%)
AMENITY AREAS	
(LANDSCAPED OPEN SPACES AND BALCONIES)	
LANDSCAPED OPEN SPACE	1216.92 M2
FRONT & REAR BALCONIES	233.60 M2
TOTAL AMENITY AREA (DIVIDED BY UNIT NUMBER)	1450.52 M2
28.44 M2 AMENITY AREA PER UNIT	
PARKING PROVIDED	
X1 SPOT FOR EACH DWELLING UNIT	X51 SPOTS
ACCESSIBLE PARKING SPACES	X3 SPOTS
VISITOR PARKING SPACES (STANDARD SIZE)	X7 SPOTS
SUBTOTAL PARKING PROVIDED	
X61 SPOTS = (1.19 SPACES PER UNIT)	
TANDEM PARKING SPACES (STANDARD SIZE)	X24 SPOTS
TOTAL PARKING PROVIDED WITH TANDEM SPACES	
X85 SPOTS = (1.66 SPACES PER UNIT)	

I, JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042
DATE: MAY 20 2025 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT

70 Main Street N, P.O. Box 38
Campbellville, ON, L0P 1B0
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TYPE : N-035

PROJECT :
7525 GARNER ROAD
LOCATION :
NIAGARA FALLS, ON

OWNERS INFORMATION :

SITE PLAN

NO.	DATE	DESCRIPTION

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1:500	DATE MAY 2025	PROJECT NO. 2024-035
DRAWN BY AS	CHECKED BY J	DRAWING NO. S1
FILE NAME		