

Key Plan  
SITE STATISTICS SUMMARY - ALL PARCELS COMBINED

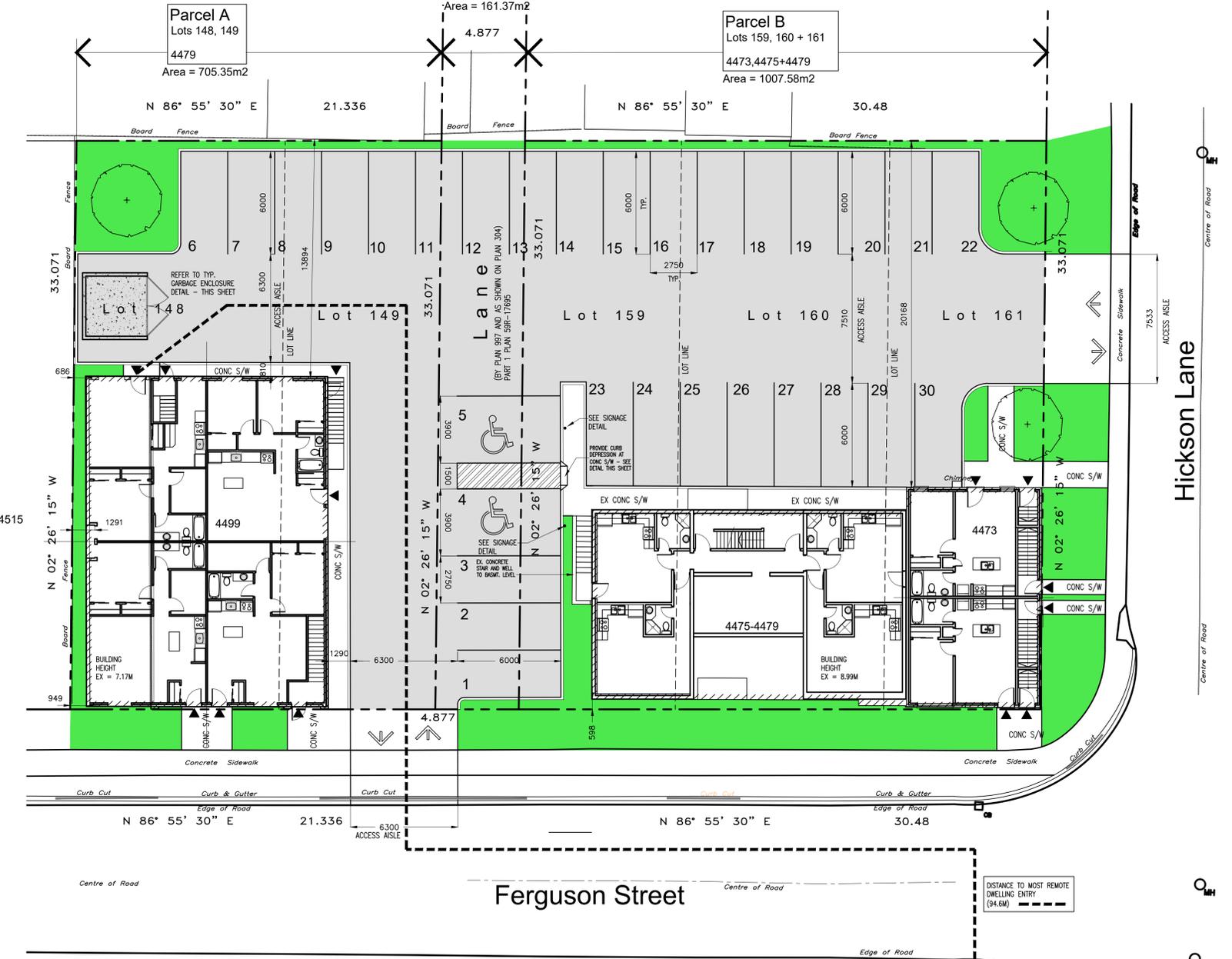
Parcel "A" - 4499 Ferguson Lots 148 + 149	Parcel "B" - 4473, 4475+ 4479 Ferguson Lots 159 160 +161	Parcel "C" - Laneway (BY PLAN 997 AND AS SHOWN ON PLAN 304) PART 1 PLAN 598-17695
site area	1874.30 M2	20174.79 SF 100%
building area	575.75 M2	6197.32 SF 30.71%
parking area	1084.67 M2	11632.66 SF 57.87%
pedestrian walkway area	94.33 M2	1057.98 SF 5.03%
landscape open space	119.55 M2	1286.82 SF 6.37%

Dwelling Unit Summary

<b>4499</b> (REGIONAL WASTE LIMITS 2 BAGS/UNIT 16 BAGS MAXIMUM < 24 PERMITTED)	dwelling units	3 - 1 bedrooms w/ flexroom units
	ground level	4 units total
	upper level	4 units total
	total dwelling units proposed	8
<b>4475-4479</b> (REGIONAL WASTE LIMITS 2 BAGS/UNIT 20 BAGS MAXIMUM < 24 PERMITTED)	dwelling units	6 - dwelling units (3) main, (3) upper
	existing 2 storey building	4 - studio units
	proposed new	4 - studio units
	total dwelling units proposed	10
<b>4473</b> (REGIONAL WASTE LIMITS 2 BAGS/UNIT 12 BAGS MAXIMUM < 24 PERMITTED)	dwelling units	2 - 1 bedroom units
	sub-grade level	2 - 1 bedroom units
	main level	2 - 1 bedroom units
	upper level	2 - 1 bedroom units
	total dwelling units proposed	6
<b>total development dwelling units proposed</b>		<b>24</b>

Amenity Space Calculations

landscape open space	119.55 M2	1286.82 SF	6.37%
No. of Dwelling units	24		
Proposed area	24 x 20 = 480m2		
Required area	24 / 119.55 = 4.98m2 / unit		



BOTH SIGNS INDICATED ON SITE PLAN SHALL BE PERMANENTLY INSTALLED AT THE FRONT AND CENTER OF THE PARKING STALL AND BE MOUNTED AT A HEIGHT OF 1.0M TO 1.5M FROM THE GROUND TO THE BOTTOM OF THE SIGN

OWNERS' NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

THE CITY OF NIAGARA FALLS

CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

DATE \_\_\_\_\_

NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE IN THE FINAL DESIGN. PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND ADJUSTING ANYTHING SHOWN ON THIS PLAN TO THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

Ferguson Avenue

ANDREW ALLEN HELLWIG

consultant

notes

proposed existing building retrofits

4499, 4473, +4475/4479

ferguson street @ hickson lane

niagara falls ontario

drawing

Site Development Plan

disclaimer

do not scale drawings. verify all dimensions and information prior to construction report any errors and omissions to the maker of these plans immediately. all construction must meet or exceed all applicable current building codes including all revisions. Contractor shall be responsible for proceeding with work not being shown or verified on site to ensure that the drawings are fully adhered to in regards to the basic design intent.

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date of issues and revisions

A - ISSUED TO LANDPRO PLANNING SOLUTIONS FOR PLANNING APPLICATIONS USE - MAY 17 2024 AAH

B - REVISED + RE-ISSUED TO LANDPRO PLANNING SOLUTIONS FOR PLANNING APPLICATIONS USE - AUG. 26 2024 AAH

C - REVISED REDUCED PARKING, WASTE AND AMENITY INCREASE - FEB. 24 2025 AAH

D - SPC SUBMISSION - APRIL 30 2025 AAH

E - REVISED ADDRESSING PLANNING REVIEW LETTER OF JUNE 26 + JULY 21 2025-08-12 - AAH

F - REVISED ADDRESSING PLANNING REVIEW LETTER OF SEPT 8 2025-09-16 - AAH

drawn \_\_\_\_\_ drawing no. **SP.01**

reviewed \_\_\_\_\_

plot **F** 2022-105

Overall Site Plan

SCALE 1:150

SUBMISSION 2 REV E 2025 08 12

REFER TO LANDSCAPE DRAWING L-1 REV 1 JULY 21 2025 FOR LANDSCAPE ELEMENTS NOT INDICATED ON THIS SITE PLAN - NO PLANTINGS ON MUNICIPAL ROW

EX F.H. (APPROX. LOCATION)