



KEY MAP

**SITE STATISTICS**

MUNICIPAL ADDRESS:	6009-6017 VALLEY WAY
OFFICIAL PLAN DESIGNATION	RESIDENTIAL
ZONING DESIGNATION	INSTITUTIONAL (I)
LAND AREA (GROSS)	10,863 SQM
NO. OF STACKED TOWN UNITS	99
BUILDING HEIGHT	MAX. 10 M
DENSITY	91.2 UPH
NO. OF PARKING SPACES	110 (1.10 SPACES/UNIT)
LOT COVERAGE	22.5%
LANDSCAPED OPEN SPACE	42.1%

**ZONING TABLE**

Regulation	RSC Requirement	Proposed	Compliant
Permitted Use	Stacked Townhouse	Stacked Townhouse	Yes
Minimum Lot Area	100 m <sup>2</sup> for each dwelling unit	110 m <sup>2</sup> for each dwelling unit	Yes
Minimum Lot Frontage	30 metres	20 metres	No
Minimum Front Yard Depth	7.5 metres	8.5 metres	Yes
Minimum Rear Yard Depth	10 metres	6.5 metres	No
Minimum Interior Side Yard Width	5 metres	6 metres	Yes
Minimum Exterior Side Yard Width	N/A		
Maximum Lot Coverage	30%	22.50%	Yes
Maximum Height of a Building or Structure	19 metres	10 metres	Yes
Parking and access requirements	1.4 Parking Spaces per unit	1.1 Parking Spaces per unit	No
Minimum Landscaped Open Space	40%	42.10%	Yes
Minimum Amenity Space	20m <sup>2</sup> per dwelling unit	Green Space = 30.7 m <sup>2</sup> per dwelling unit Private Amenity Area = 2.9 m <sup>2</sup> - 7.05 m <sup>2</sup> per dwelling unit	Yes
Aisle Width	6.9 metres	6.0 metres	No

**CONCEPTUAL SITE PLAN**

6009-6017 VALLEY WAY, NIAGARA FALLS, ON

For: New Castle Communities Scale: 1:500  
 Drawing No.: 25141.01.02 Date: December 02, 2025

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