

### ZONING MATRIX for 8 NEW FREEHOLD LOTS #1 to #8

SITE REQUIREMENTS AS OUTLINED PER CITY OF NIAGARA FALLS ZONING BYLAW No. 79-200 and SITE SPECIFIC BY-LAW No. 2022-64 (R4-1166)

DESCRIPTION	FREEHOLD LOT #1		FREEHOLD LOTS #2 to #7 (applies to each lot individually)		FREEHOLD LOT #8	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
ZONING	ON-STREET TOWNHOUSE DWELLING AND TOWNHOUSE DWELLINGS	ON-STREET TOWNHOUSE DWELLING	ON-STREET TOWNHOUSE DWELLING AND TOWNHOUSE DWELLINGS	ON-STREET TOWNHOUSE DWELLING	ON-STREET TOWNHOUSE DWELLING AND TOWNHOUSE DWELLINGS	ON-STREET TOWNHOUSE DWELLING
1-4 PARKING SPACES PER TOWNHOUSE	1.4 spaces	2 spaces	1.4 spaces	2 spaces	1.4 spaces	2 spaces
MIN. FENCING HEIGHT ALONG INTERIOR LOT LINES	1.8m	1.8m	1.8m	1.8m	1.8m	1.8m
FRONT YARD SETBACK	5.5m	7.5m	5.5m	7.5m	5.5m	7.5m
INTERIOR SIDE YARD SETBACK (east or west)	4.8m	2.41m east side yard	N.A.	N.A.	4.8m	2.40m west side yard
INTERIOR SIDE YARD SETBACK (south)	5.5m	8.8m	5.5m	8.8m	5.5m	8.8m
MAXIMUM PROJ. ARCH. FEATURE	2.5m	1.0m	2.5m	1.0m	2.5m	1.0m
REAR YARD SETBACK	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
EXTERIOR SIDE YARD SETBACK	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
MAX. DECK PROJECTION INTO PRIVACY YARD	4.0m	4.0m	4.0m	4.0m	4.0m	4.0m
MIN. PRIVACY YARD	7.5m	8.8m	7.5m	8.8m	7.5m	8.8m
MAXIMUM HEIGHT OF BUILDING	10.915m	10.915m	10.915m	10.915m	10.915m	10.915m
NUMBER OF STOREYS	3	3	3	3	3	3
GROUND FLOOR AREA	160.05 sq.m.	154.36 sq.m.	160.05 sq.m.	154.36 sq.m.	160.05 sq.m.	154.36 sq.m.
TOTAL FLOOR AREA	480.15 sq.m.	463.08 sq.m.	480.15 sq.m.	463.08 sq.m.	480.15 sq.m.	463.08 sq.m.
WIDTH OF BUILDING	7.81m	7.53m	7.81m	7.53m	7.81m	7.53m
LENGTH OF BUILDING	20.5m	20.5m	20.5m	20.5m	20.5m	20.5m
BUILDING COVERAGE	45%	43% (160.05 sq.m.)	45%	56% (154.36 sq.m.)	45%	43% (160.05 sq.m.)
PAVING AREA	9% (33.00 sq.m.)	12% (33.00 sq.m.)	9% (33.00 sq.m.)	12% (33.00 sq.m.)	9% (33.00 sq.m.)	12% (33.00 sq.m.)
LANDSCAPE AREA	45 sq.m.	48% (184.43 sq.m.)	45 sq.m.	32% (90.33 sq.m.)	45 sq.m.	48% (183.69 sq.m.)
MINIMUM LOT AREA PER TOWNHOUSE	250 sq.m.	100% (377.48 sq.m.)	250 sq.m.	100% (277.69 sq.m.)	250 sq.m.	100% (376.74 sq.m.)

### PART 1 (5897 DUNN ST.)

SITE DESCRIPTION: PART 1 (5897 DUNN ST.)

DEVELOPMENT PROPOSAL: 3 TOWNHOUSE BLOCKS COMPRISING OF 22 TOWNHOUSES

PROJECT NAME: DUNN STREET RESIDENTIAL DEVELOPMENT

OWNER: 1984351 ONTARIO LIMITED

LEGAL DESCRIPTION: PART 1

MUNICIPALITY: CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

SITE PLAN PREPARED ON SURVEY PROVIDED BY J.D. BARNES DATED MARCH 27, 2023

### V.L.C. PARCEL for BLOCKS A, B & C

SITE STATISTICS: PART 1 (FOR BLOCKS A, B & C)

DESCRIPTION	R4-1166 REQUIREMENTS	PROPOSED
PROPOSED BUILDING COVERAGE	45% MAX.	40.6% (5095.3 sq.m.)
PROPOSED PAVING AREA	NONE	22.2% (2789.0 sq.m.)
PROPOSED LANDSCAPE AREA	9%	37.2% (4643.7 sq.m.)
TOTAL SITE AREA	100%	100% (12478 sq.m.)

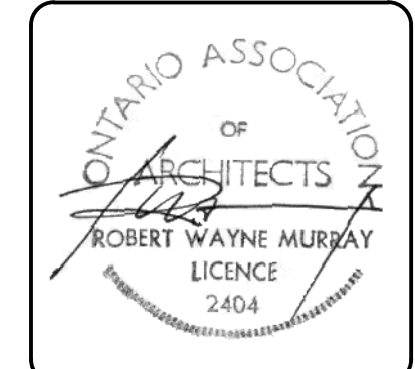
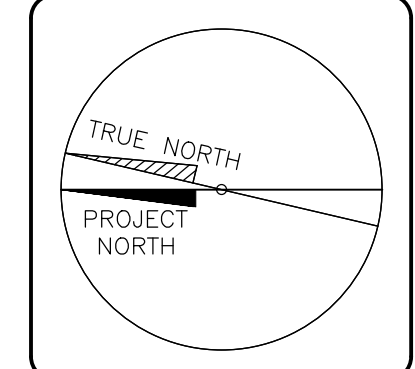
PARKING REQUIREMENTS: PART 1 (FOR BLOCKS A, B & C)

REQUIRED	PROPOSED
1.4 PARKING SPACES PER TOWNHOUSE X 22 TOWNHOUSES =	31 SPACES
BARRIER FREE PARKING - 4% OF REQUIRED SPACES =	2 SPACES
TOTAL	33 SPACES

### ZONING MATRIX for TOWNHOUSE BLOCKS A, B & C

SITE REQUIREMENTS AS OUTLINED PER CITY OF NIAGARA FALLS ZONING BYLAW No. 79-200 and SITE SPECIFIC BY-LAW No. 2022-64 (R4-1166)

DESCRIPTION	TOWNHOUSE BLOCK A		TOWNHOUSE BLOCK B		TOWNHOUSE BLOCK C	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
ZONING	ON-STREET TOWNHOUSE DWELLING AND TOWNHOUSE DWELLINGS	TOWNHOUSE DWELLING	ON-STREET TOWNHOUSE DWELLING AND TOWNHOUSE DWELLINGS	TOWNHOUSE DWELLING	ON-STREET TOWNHOUSE DWELLING AND TOWNHOUSE DWELLINGS	TOWNHOUSE DWELLING
MIN. FENCING HEIGHT ALONG INTERIOR LOT LINES	1.8m	1.8m	1.8m	1.8m	1.8m	1.8m
FRONT YARD SETBACK	10.0m+13.0m	10.0m+13.0m	5.5m+11.5m	6.0m+11.5m	5.5m+11.5m	5.5m+11.5m
INTERIOR SIDE YARD SETBACK (west and east)	5.5m	7.9m	5.5m	8.3m	5.5m	8.73m and 8.8m
INTERIOR SIDE YARD SETBACK (south)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
MAXIMUM PROJ. ARCH. FEATURE	2.5m	1.0m	2.5m	1.0m	2.5m	1.0m
REAR YARD SETBACK	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
EXTERIOR SIDE YARD SETBACK	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
MAX. DECK PROJECTION INTO PRIVACY YARD	4.0m	2.24m	4.0m	1.68m	4.0m	4.0m
MIN. PRIVACY YARD	7.5m	7.9m	7.5m	8.3m	7.5m	8.73m
MAXIMUM HEIGHT OF BUILDING	10.915m	10.915m	10.915m	10.915m	10.915m	10.915m
NUMBER OF STOREYS	3	3	3	3	3	3
GROUND FLOOR AREA	1,638.8 sq.m.	2,182.4 sq.m.	1,246.4 sq.m.	1,246.4 sq.m.	1,246.4 sq.m.	1,246.4 sq.m.
TOTAL FLOOR AREA	4,910.4 sq.m.	6,547.2 sq.m.	3,739.2 sq.m.	3,739.2 sq.m.	3,739.2 sq.m.	3,739.2 sq.m.
WIDTH OF BUILDING	22.0m	22.0m	20.5m	20.5m	20.5m	20.5m
LENGTH OF BUILDING	74.4m	99.2m	60.8m	60.8m	60.8m	60.8m
BUILDING COVERAGE	40%	13.1%	40%	17.5%	40%	10.0%
PAVING AREA	45 sq.m.	211.1 sq.m.	45 sq.m.	211.1 sq.m.	45 sq.m.	211.1 sq.m.
LANDSCAPE AREA	45 sq.m.	211.1 sq.m.	45 sq.m.	211.1 sq.m.	45 sq.m.	211.1 sq.m.
MINIMUM LOT AREA PER TOWNHOUSE	250 sq.m.	100% (377.48 sq.m.)	250 sq.m.	100% (277.69 sq.m.)	250 sq.m.	100% (376.74 sq.m.)



DATE ISSUED	REVISIONS
Jan 27, 2026	Issued for Client Review
Jan 29, 2026	Revisions
Feb 4, 2026	Consent for Minor Variance
Feb 24, 2026	Revised for Consent/Minor Variance

**CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.**  
 NIAGARA FALLS, ONTARIO  
 PHONE: (905) 354-1674  
 FAX: (905) 354-2940

COMMISSION TITLE:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

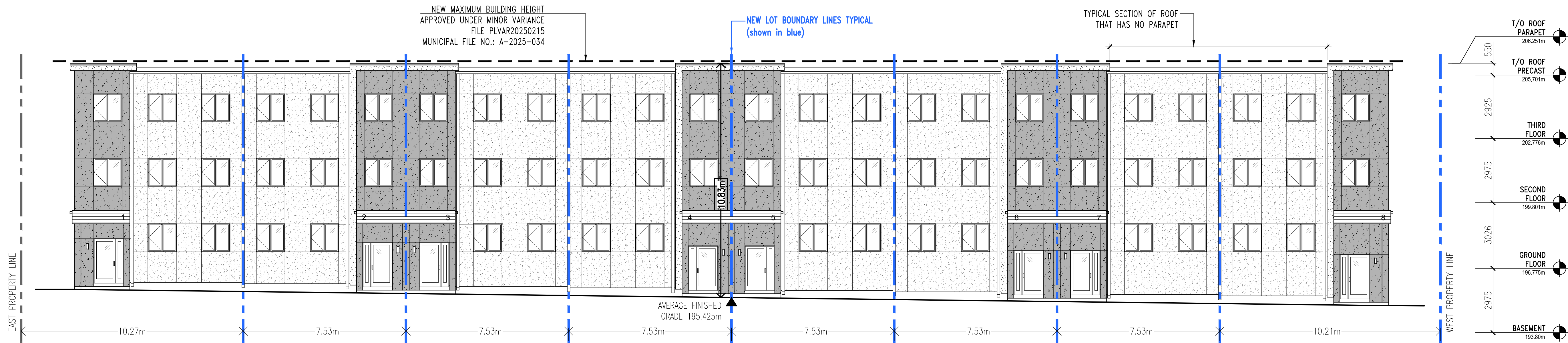
5897 DUNN STREET  
 PART 1  
 PLAN 1 PART OF BLOCK 41  
 CITY OF NIAGARA FALLS  
 ONTARIO

SHEET TITLE:  
**OVERALL SITE PLAN**

SCALE: 1:300  
 DATE: FEBRUARY 2026  
 DRAWN: KB  
 CHECKED: RWM

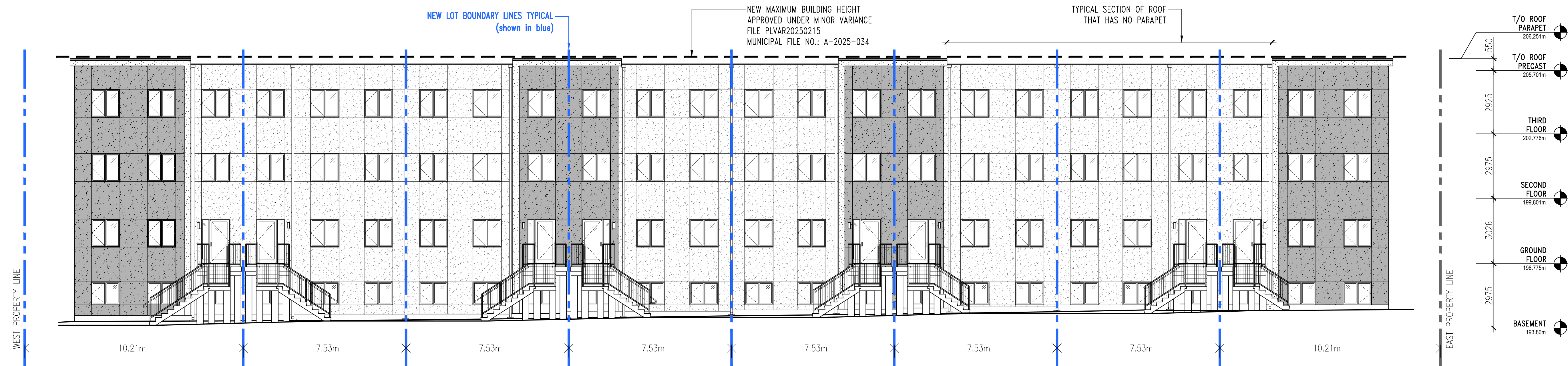
COMMISSION NO.  
**222143**

SHEET NO:  
**MV1**

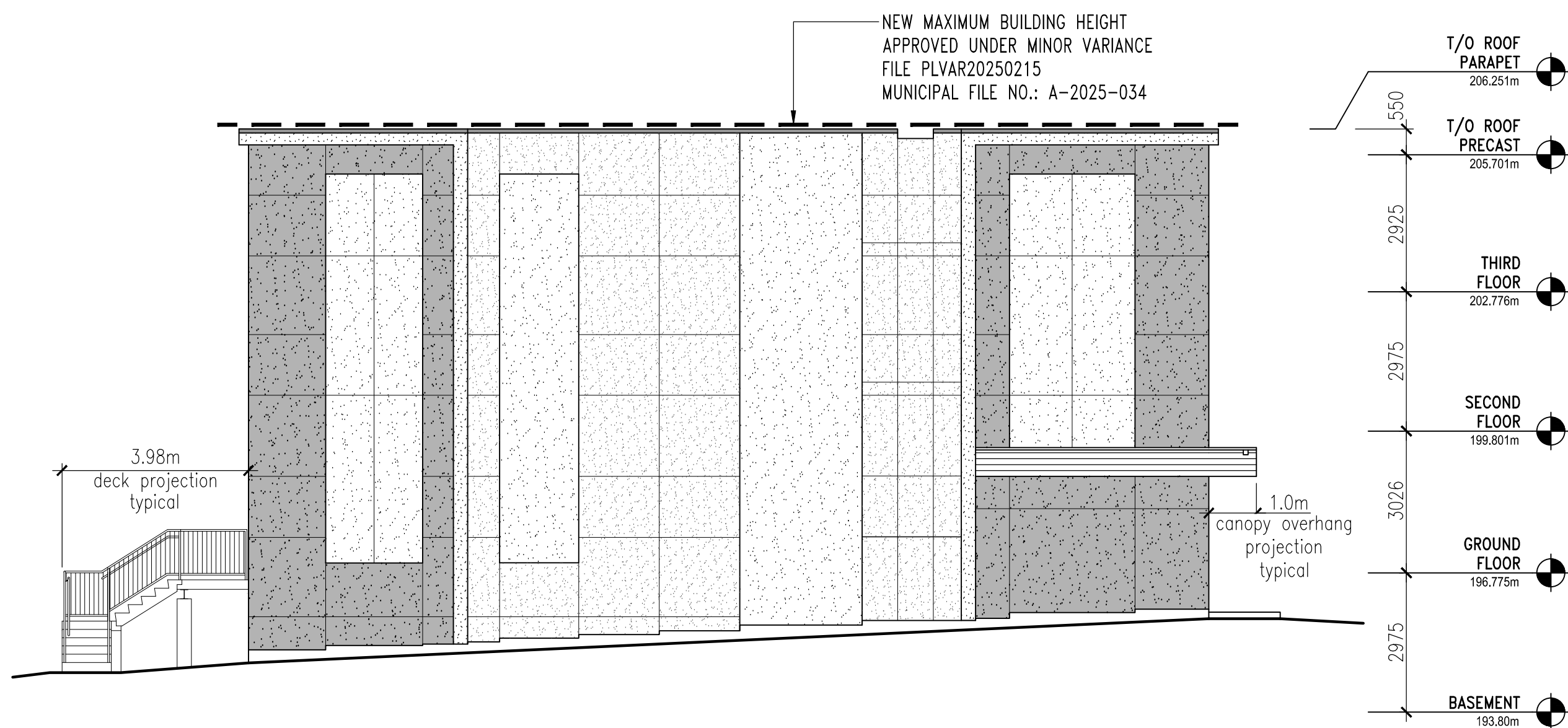


**NORTH ELEVATION (FRONT ELEVATION) Dixon Street**

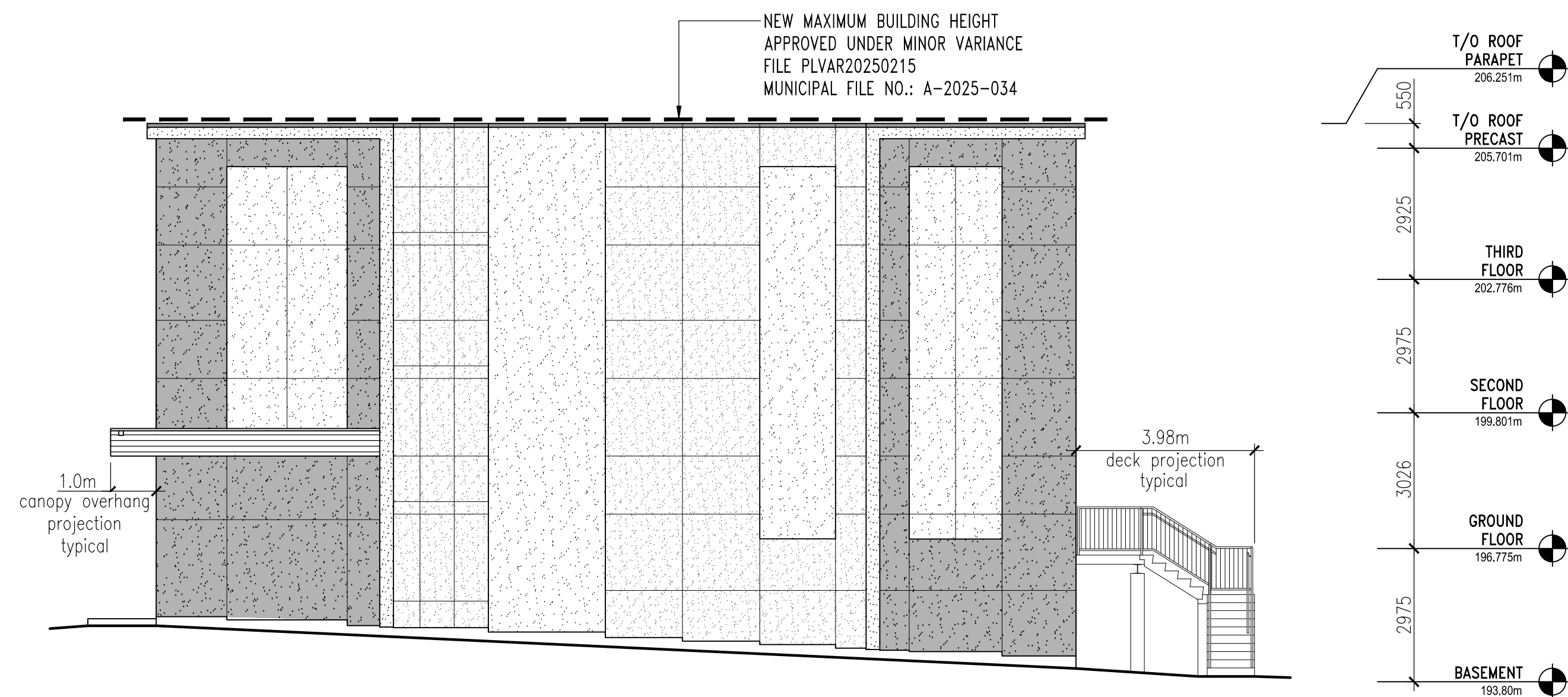
*height of building from the average finished grade level at the front elevation of building per zoning by-law 79-200*



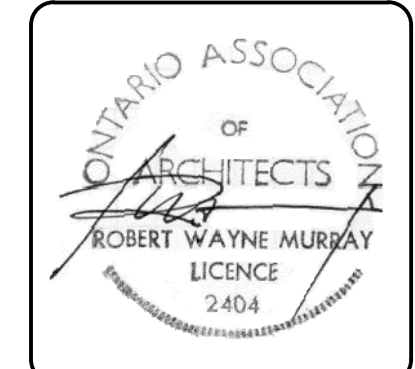
**SOUTH ELEVATION (BACK ELEVATION)**



**EAST ELEVATION**



**WEST ELEVATION**



DATE ISSUED	REVISIONS
Feb 24, 2026	Revised for Consent/Minor Variance

**CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.**  
 NIAGARA FALLS, ONTARIO  
 PHONE: (905) 354-1674  
 FAX: (905) 354-2940

COMMISSION TITLE:  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 5897 DUNN STREET  
 PART 1  
 PLAN 1 PART OF BLOCK 41  
 CITY OF NIAGARA FALLS  
 ONTARIO

SHEET TITLE:  
**BUILDING ELEVATIONS**

SCALE: 1:100  
 DATE: FEBRUARY 2026  
 DRAWN: KB  
 CHECKED: RWM

COMMISSION NO.  
**222143**

SHEET NO:  
**MV2**