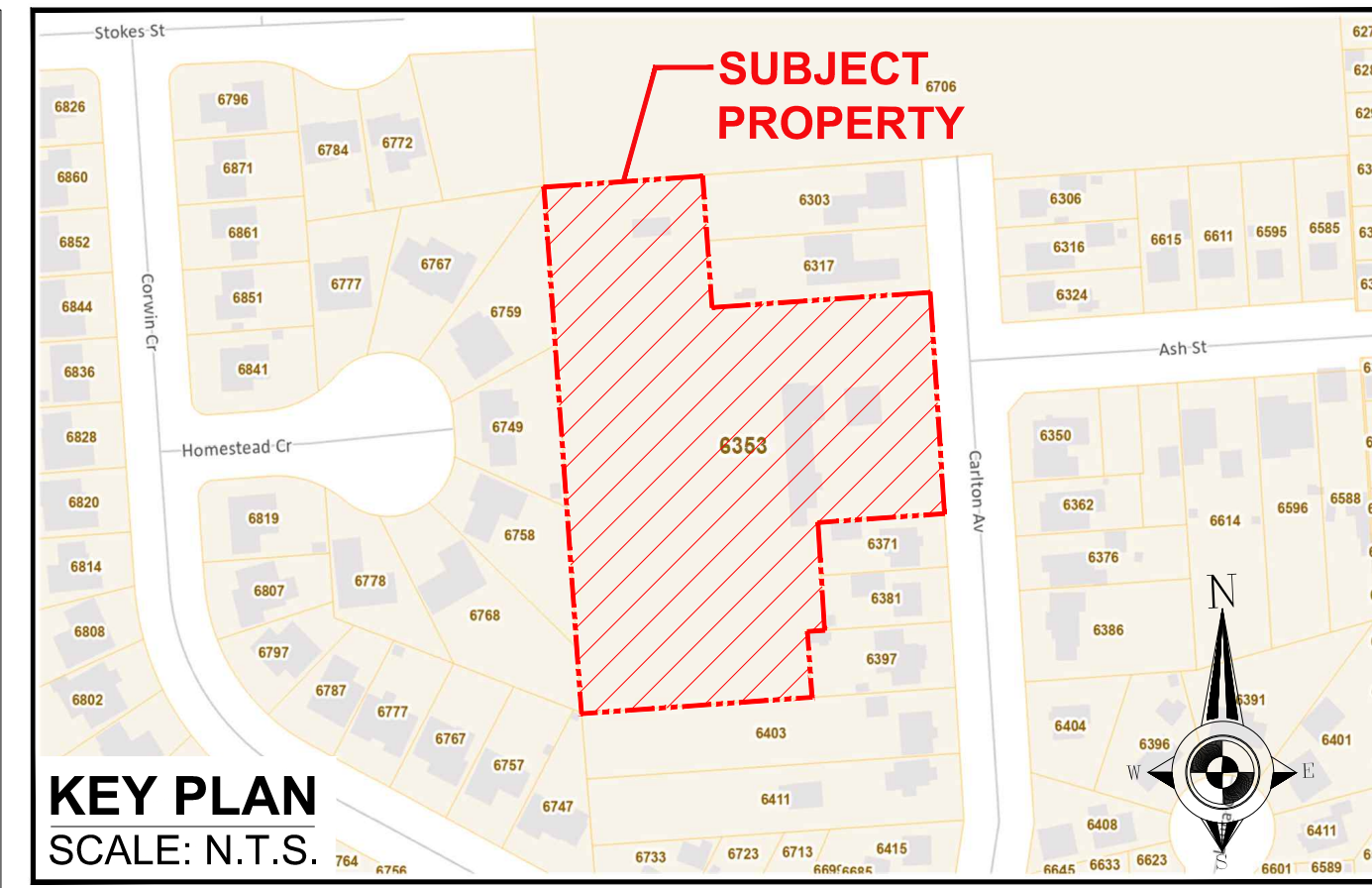


THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

TOWNHOMES DEVELOPMENT WITH A.D.U.'S

6353 CARLTON AVENUE,
NIAGARA FALLS, ONTARIO



DRAWING LIST		
DWG. NO.	TITLE	PREPARED BY:
A-1.0	COVER SHEET	RPDS
A-2.0	SITE PLAN	
A-3.0	SCHEMATIC ELEVATIONS - T.H. WITH A.D.U. (BUILDING A)	RPDS (INFORMATION ONLY)
A-3.1	SCHEMATIC ELEVATIONS - T.H. WITH A.D.U. (BUILDING B)	
A-3.2	SCHEMATIC ELEVATIONS - T.H. WITH A.D.U. (BUILDING E)	

SITE STATISTICS				
DESCRIPTION	HA. (ACRES)	SQ.FT.	SQ.MT.	%
SITE AREA	1.189 (2,939)	128023.47	11893.77	100
TOTAL BUILDING FOOTPRINT AREA		~42080.53	~3909.41	32.87
PROPOSED STREET & SURFACE PARKING AREA		~41556.58	~3860.73	32.46
PROPOSED LANDSCAPE & HARDSCAPE		~44386.36	~4123.63	34.67

PROPOSED LOT COVERAGE	32.87%
PROPOSED DENSITY (APPROXIMATE)	FSI ~0.86 (TOTAL PROPOSED G.F.A. / SITE AREA) ~ (10213.05 SQ.MT. / 11893.77 SQ.MT.)

NO. OF STOREY : 3								
BUILDING DESCRIPTION	NO. OF UNIT	TYP. UNIT AREA		FLOOR AREA		GROSS FLOOR AREA	GROSS CONSTRUCTION AREA	
		~Sq.ft	~Sq.m	~Sq.ft	~Sq.m			
BUILDING A (UNIT NO.: 1 TO 5)	LOWER FLOOR UNITS	5	1004.27	93.30	5021.37	466.50	1414.46 Sq.m	1706.78 Sq.m
	FIRST FLOOR UNITS	5	976.95	90.76	4884.75	453.81		
	SECOND FLOOR UNITS	5	1063.80	98.83	5318.99	494.15		
BUILDING B (UNIT NO.: 6 TO 11)	LOWER FLOOR UNITS	6	1030.14	95.70	6180.85	574.22	1729.18 Sq.m	2063.54 Sq.m
	FIRST FLOOR UNITS	6	1001.82	93.07	6010.91	558.43		
	SECOND FLOOR UNITS	6	1070.17	99.42	6421.03	596.53		
BUILDING C (UNIT NO.: 12 TO 16)	LOWER FLOOR UNITS	5	1004.27	93.30	5021.37	466.50	1414.46 Sq.m	1706.78 Sq.m
	FIRST FLOOR UNITS	5	976.95	90.76	4884.75	453.81		
	SECOND FLOOR UNITS	5	1063.80	98.83	5318.99	494.15		
BUILDING D (UNIT NO.: 17 TO 24)	LOWER FLOOR UNITS	8	1030.14	95.70	8241.13	765.63	2305.58 Sq.m	2741.39 Sq.m
	FIRST FLOOR UNITS	8	1001.82	93.07	8014.55	744.58		
	SECOND FLOOR UNITS	8	1070.17	99.42	8561.37	795.38		
BUILDING E (UNIT NO.: 25 TO 33)	LOWER FLOOR UNITS	9	931.57	86.55	8384.14	778.91	2389.53 Sq.m	2917.24 Sq.m
	FIRST FLOOR UNITS	9	903.02	83.89	8127.20	755.04		
	SECOND FLOOR UNITS	9	1023.26	95.06	9209.35	855.58		
BUILDING F (UNIT NO.: 34 TO 37)	LOWER FLOOR UNITS	4	856.70	79.59	3426.80	318.36	959.85 Sq.m	1111.44 Sq.m
	FIRST FLOOR UNITS	4	804.28	74.72	3217.12	298.88		
	SECOND FLOOR UNITS	4	921.95	85.65	3687.78	342.61		
TOTAL	111	~17735.09	~1647.64	~109932.45	~10213.05	~10213.05	~12247.17	

BUILDING	PRIMARY UNITS	A.D.U.	TOTAL UNITS
A	5	10	15
B	6	12	18
C	5	10	15
D	8	16	24
E	9	18	27
F	4	8	12
TOTAL RENTABLE UNITS	37	74	111

PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING
1.25 PARKING SPACE FOR PRIMARY UNIT	46.25 (37 X 1.25)	48 (48 Driveway Parking)
1 PARKING SPACES FOR A.D.U.	74 (74 X 1)	76 (19 (Driveway Parking) 55 (Surface Parking) 2 (Tandem Parking))
TOTAL PARKING	120.25	124

SNOW STORAGE
~7.95 % OF SITE AREA

**MINOR VARIANCE:
PERMITTED USE:
REQUIRED : A TOWNHOUSE DWELLING CONTAINING
NO MORE THAN 8 DWELLING UNITS.
PROPOSED : BUILDING E IS PROPOSED TO CONTAIN
9 PRIMARY DWELLING UNITS.**

CURRENT ZONE - R4-1106			
Provision Current Zone : R4-1106 By-law No. 2019-122 A-2025-024	Requirement	Proposal	Comply
Permitted uses	The uses permitted in the R4 zone, section 7.9.1 of By-law 79-200. A townhouse dwelling containing not more than 8 dwelling unit. Additional dwelling unit(s)	Building E has a 9 primary dwelling units, while the rest of the buildings have 8 or less than 8 primary dwelling unit.	No
Minimum lot area for a townhouse dwelling or back-to-back townhouse dwelling	250 square metres (2,691 sq. ft.) for each dwelling unit 250 X 37 = 9250 square metres	11,893.77 square metres	Yes
Minimum lot frontage for a townhouse dwelling or back-to-back town house dwelling or an apartment dwelling or stacked townhouse dwelling containing more than four dwelling units	30 metres	62.4 metres	Yes
Minimum front yard depth for a townhouse dwelling or back-to-back town house dwelling (A-2025-024)	4.49 metres (A-2025-024)	4.68 metres (Building E)	Yes
Minimum rear yard depth for a townhouse dwelling or back-to-back town house dwelling (A-2025-024)	6 metres (A-2025-024)	8.49 metres (Building A, B & C)	Yes
Minimum interior side yard (By-law No. 2019-122)	2 metres (By-law No. 2019-122)	2.60 metres (Building A & C) 7.74 metres (Building D) 7.79 metres (Building E) 2.26 metres (Building F)	Yes
Minimum exterior side yard width for a townhouse dwelling or back-to-back town house dwelling	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1	n/a	n/a
Maximum lot coverage (By-law No. 2019-122)	44% (By-law No. 2019-122)	32.87%	Yes
Maximum height of building or structure (A-2025-024)	11 metres (A-2025-024)	10.15 metres (Building A, B & E)	Yes
Number of dwellings on one lot	subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot	37 Primary dwelling units	Yes
Parking and access requirements	in accordance with section 4.19.1 Municipal works (Transportation Services) Townhouse dwelling: 1.25 Parking spaces for each dwelling unit: 1.25 spaces X 37 units = 47 parking space ADU's: 1 parking space for each additional dwelling unit, which may be provided in tandem: 1 space X 74 units = 74 parking spaces Required: 47 + 74 = 121 parking spaces	66 (driveway parking) 55 (surface parking) 2 (tandem parking) Total Provided: 123 parking spaces	Yes
Minimum parking stall width	2.75 metres	2.77 metres	Yes
Minimum parking stall length	6 metres	6 metres	Yes
Minimum parking aisle width	6.3 metres	6.3 metres	Yes
Parking in Yards	No parking proposed within the front yard	No parking proposed within the front yard	Yes
Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14 Balconies: Open Balconies not covered by a roof or canopy may project into any required front yard or rear yard a distance of not more than 1.8 metres and into a required side yard a distance of not more than 0.45 metres. Notwithstanding open balconies not covered by a roof or canopy in R4 or R5 zone may project a distance of not more than 1.8 metres Covered porch: A roofed-over one storey porch may project into a required front yard, rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 2.5 metres Fire Escape (from basement): May project into any required side yard or rear yard a distance of not more than 1.2 metres Decks (includes stairs): May project into a required front yard a distance of not more than 2.5 metres and into a required rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres	Balconies: 5.59 metres (Building A & C) 5.44 metres (Building B) 4.66 metres (Building D) 4.59 metres (Building E) 6.14 metres (Building F) Covered porch: A covered porch shall not project into any yard. Fire Escape (from basement): A fire escape shall not project into any yard. Deck: A deck is not provided.	Yes Yes Yes
Minimum Landscaped Open Space Area	45 square metres (484.4 sq. ft.) for each dwelling unit 45 X 37 = 1665 square metres	44386.36 square metres	Yes
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (By-law No. 2019-122)	(i) along the entire north and south property lines 6.3 metres (ii) along all other property lines 7.5 metres (By-law No. 2019-122)	7.74 metres (Building D)	Yes
Minimum amenity space for an apartment dwelling unit or stacked townhouse dwelling	In accordance with section 4.44	n/a	n/a

PRIMARY CONSULTANT & PROJECT MANAGER

RPDS
INTEGRATED DESIGN FIRM
SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1V9
MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596
WEBSITE: WWW.RPDSTUDIO.CA

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No.	Date	Version	Dwn.
3.	09/03/2026	REISSUED AS PER ZONING COMMENTS	
2.	06/02/2026	ISSUED FOR MINOR VARIANCE	
1.	05/01/2026	ISSUED FOR DRAFT PLAN OF VACANT LAND CONDOMINIUM AMENDMENT	

PROJECT:
**TOWNHOMES DEVELOPMENT
WITH A.D.U.'s**
6353 CARLTON AVENUE,
CITY OF NIAGARA FALLS
ON L2G 5K1, CANADA

DRAWING TITLE:
COVER SHEET

DRAWN BY: DATE:
CHECKED BY: RP SCALE:
PROJECT NO.: DRAWING NO.:
A-1.0

LEGEND :	
S.S.	SNOW STORAGE
	CONCRETE SIDEWALK
	PROPERTY LINE
	SOD
	ACCESSIBLE PARKING SPACE
	CURB CUT/ DEPRESSED SIDE WALK
	ROAD SIGN (REFER TO LANDSCAPE PLAN)
	EXISTING BOARD FENCE
	ZONING AND SITE STATISTICS DIMENSION



MINOR VARIANCE:
PERMITTED USE
REQUIRED : A TOWNHOUSE DWELLING
CONTAINING NO MORE THAN 8 DWELLING UNITS.
PROPOSED : BUILDING E IS PROPOSED TO
CONTAIN 9 PRIMARY DWELLING UNITS.

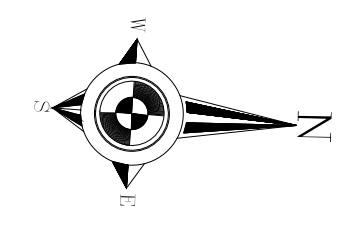
FOR EXACT LOCATION OF
EXISTING FIRE HYDRANT.
REFER TO CIVIL DRAWING

PRIMARY CONSULTANT & PROJECT MANAGER

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6353 CARLTON AVENUE,
CITY OF NIAGARA FALLS
ON L2G 5K1, CANADA

DRAWING TITLE:
SITE PLAN

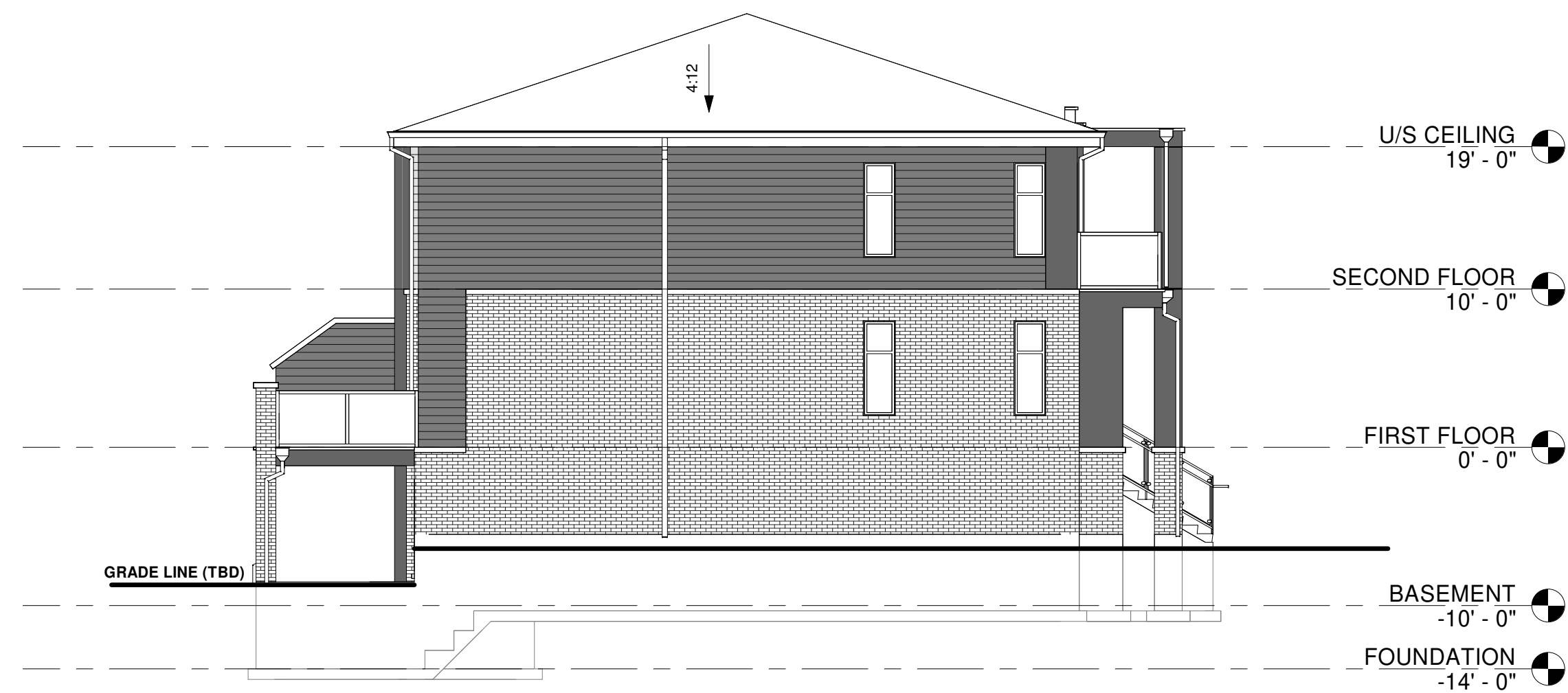
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PROJECT NO.:	DRAWING NO.:
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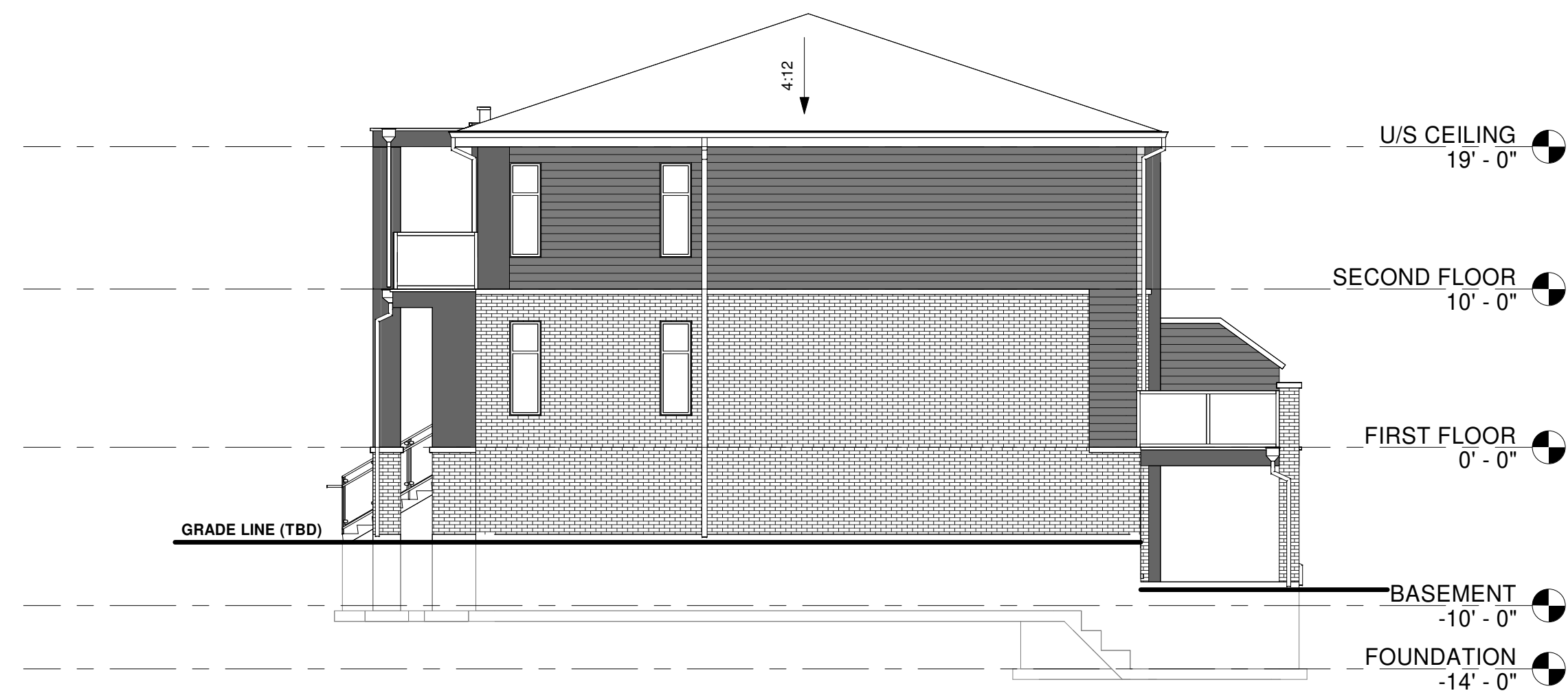
① EAST (FRONT) ELEVATION
1 : 100



② WEST (REAR) ELEVATION
1 : 100



③ SOUTH (LEFT) ELEVATION
1 : 100



④ NORTH (RIGHT) ELEVATION
1 : 100

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CITY OF NIAGARA FALLS
ON L2G 5K1, CANADA

DRAWING TITLE:
SCHEMATIC ELEVATIONS BUILDING-A
UNIT 01 TO 05

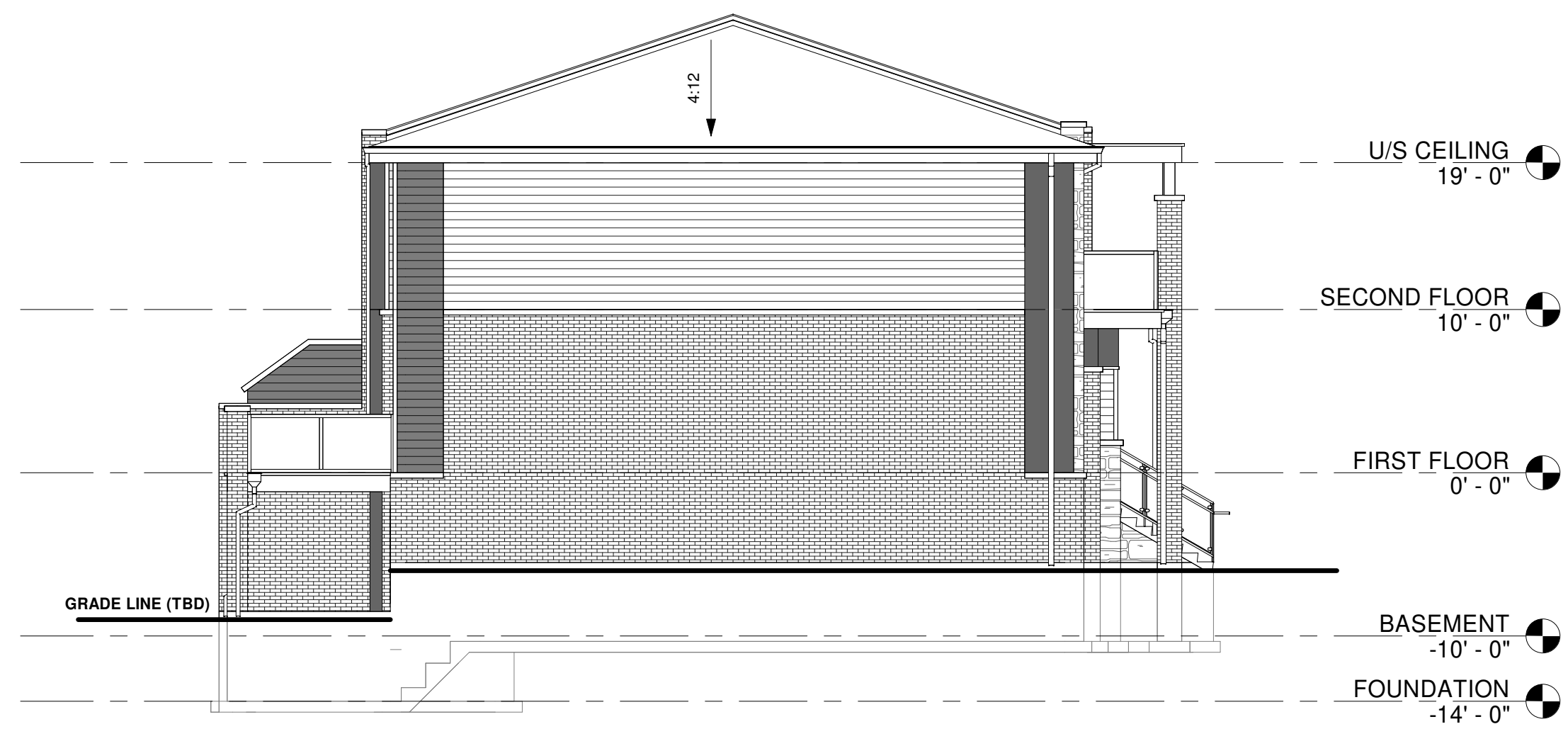
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CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	A-3.0



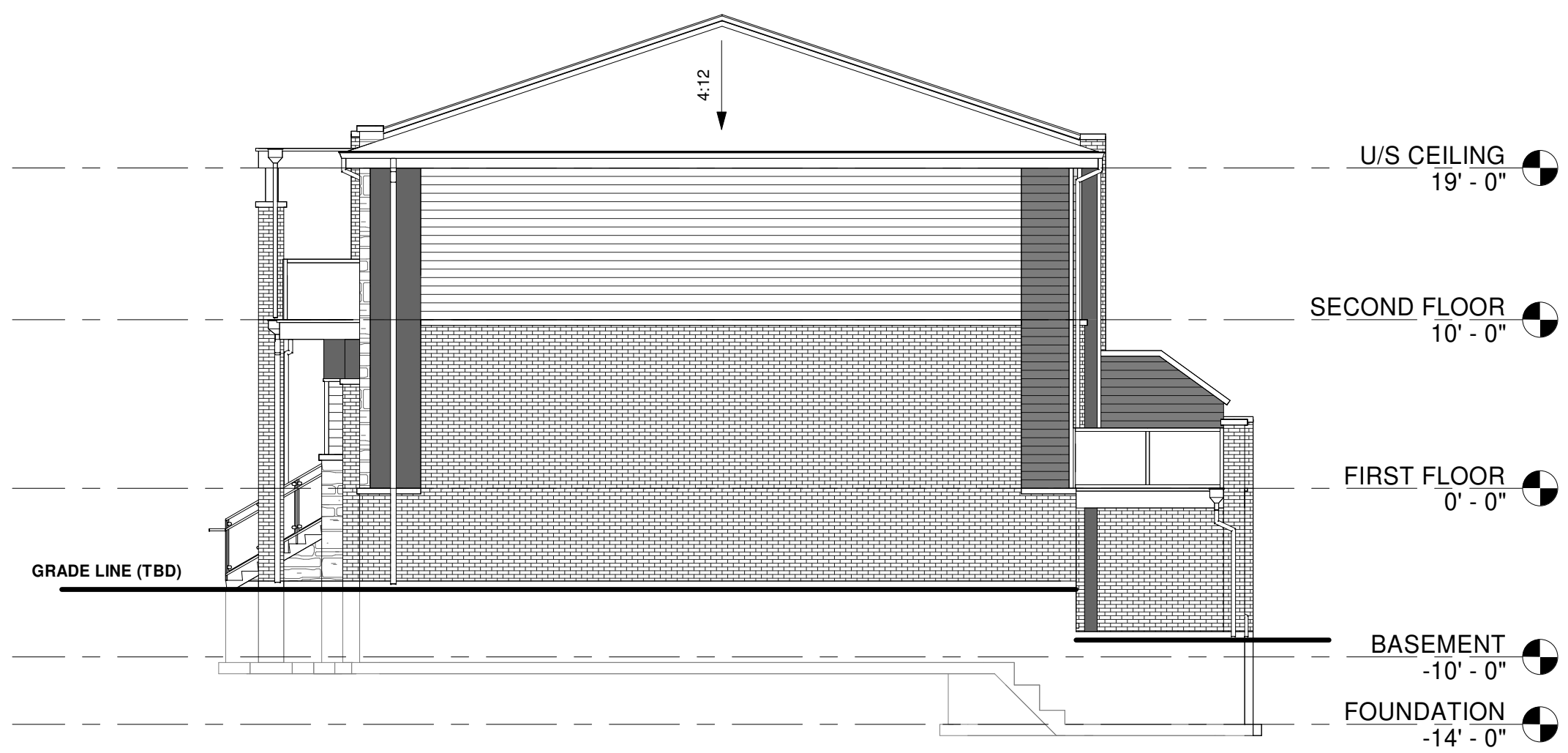
① EAST (FRONT) ELEVATION
1 : 100



② WEST (REAR) ELEVATION
1 : 100



③ SOUTH (LEFT) ELEVATION
1 : 100



④ NORTH (RIGHT) ELEVATION
1 : 100

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6353 CARLTON AVENUE,
CITY OF NIAGARA FALLS
ON L2G 5K1, CANADA

DRAWING TITLE:
SCHEMATIC ELEVATIONS BUILDING-B
UNIT 06 TO 11

DRAWN BY: VR DATE:

CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

A-3.1



① NORTH (FRONT) ELEVATION
1 : 100



② SOUTH (REAR) ELEVATION
1 : 100



③ EAST (LEFT) ELEVATION
1 : 100



④ WEST (RIGHT) ELEVATION
1 : 100

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 CITY OF NIAGARA FALLS
 ON L2G 5K1, CANADA

DRAWING TITLE:
SCHEMATIC ELEVATIONS BUILDING-E
 UNIT 25 TO 33

DRAWN BY: VR DATE:
 CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:
A-3.2