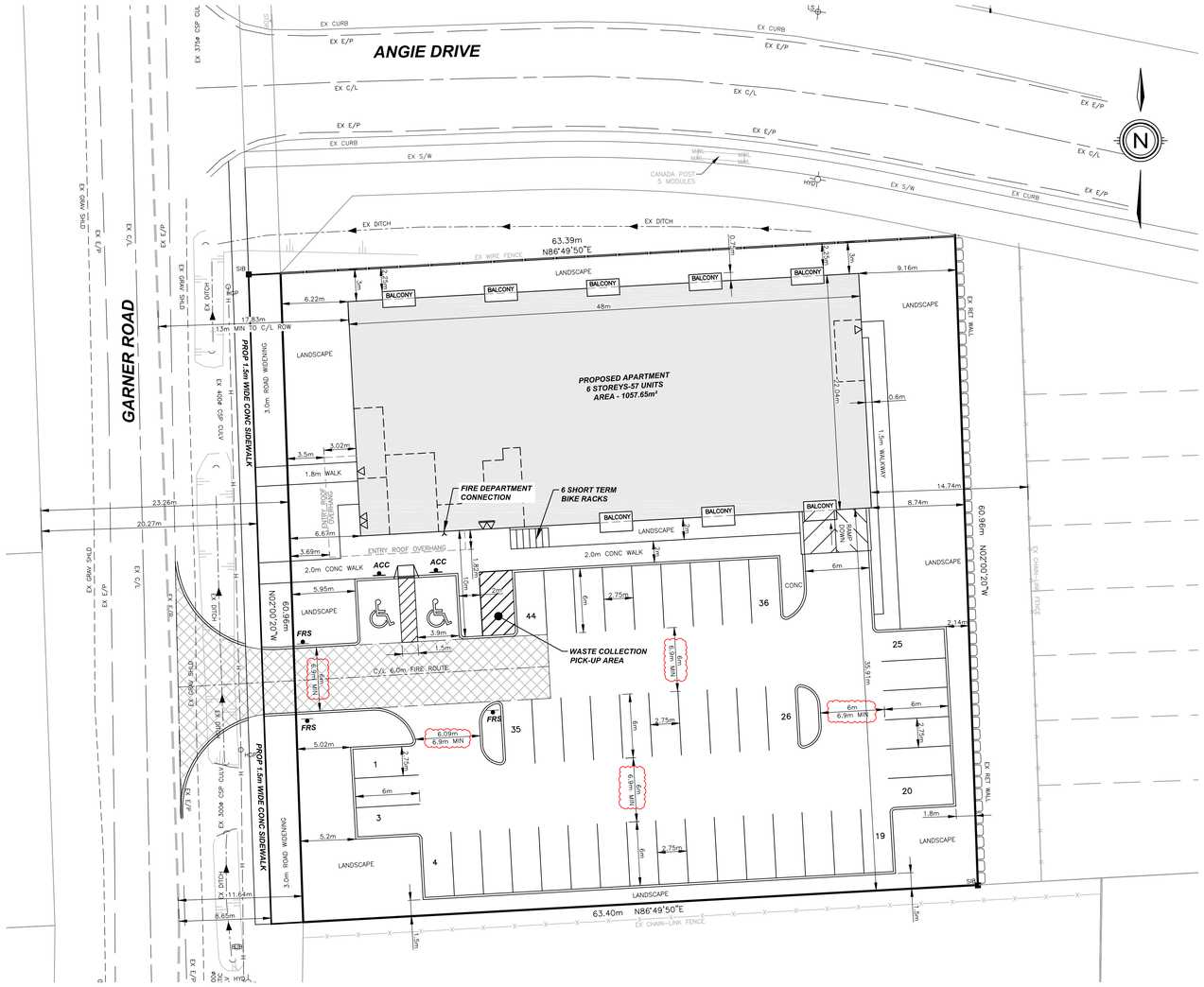
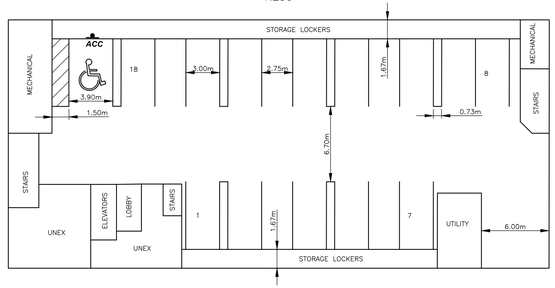
6104 GARNER ROAD
CITY OF NIAGARA FALLS

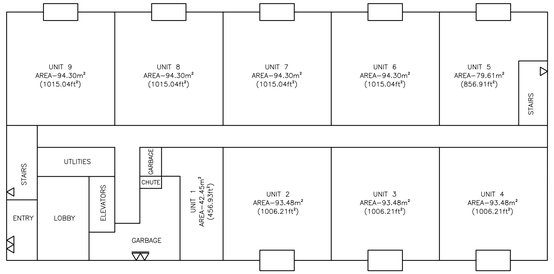


UNDERGROUND PARKING
1:250



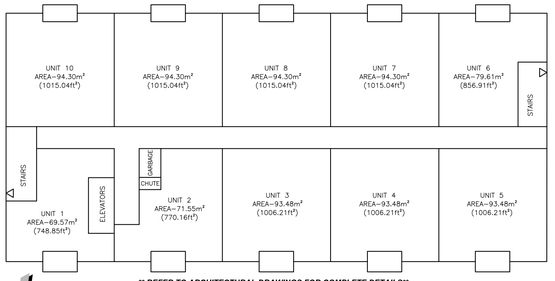
** REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE DETAILS**

MAIN FLOOR (1ST STOREY)
1:250



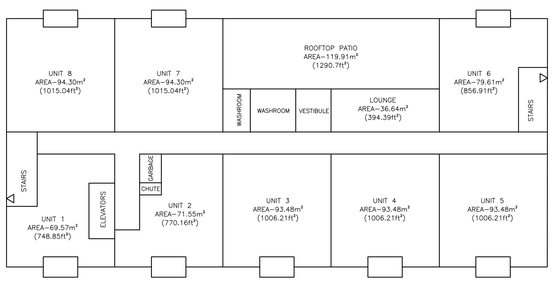
** REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE DETAILS**

TYPICAL FLOOR (2nd-5th STOREY)
1:250



** REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE DETAILS**

TOP FLOOR (6TH STOREY)
1:250

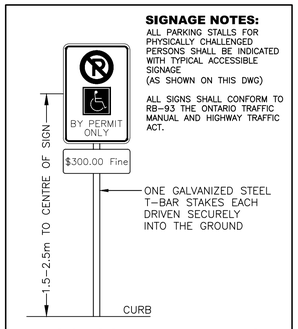


** REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE DETAILS**

PRELIMINARY

SIGNAGE NOTES:
ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (AS SHOWN ON THIS DWG)

ALL SIGNS SHALL CONFORM TO RB-93 THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



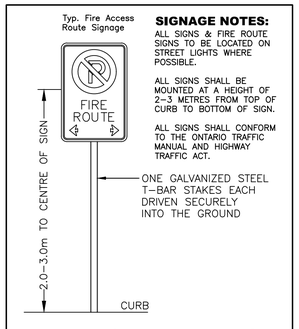
ACCESSIBLE PARKING SIGN DETAIL
NTS

Typ. Fire Access Route Signage

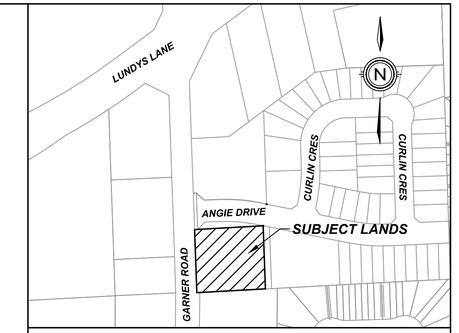
SIGNAGE NOTES:
ALL SIGNS & FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.

ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.

ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



FIRE ROUTE PARKING SIGN DETAIL
NTS



KEY PLAN
N.T.S.

CONCEPT PLAN

ZONING MATRIX - R5E ZONE (APARTMENT)

PROVISIONS	REQUIRED	PROPOSED
MINIMUM LOT AREA	67 square metres (721.2 sq. ft.) for each dwelling unit	***67.78m² (729.58ft²)***
MINIMUM LOT FRONTAGE	35 metres (114.8 ft.)	***60.96 m/200ft***
MINIMUM FRONT YARD DEPTH	7.5 metres (24.61 ft.) plus (13m from centreline of Garner Road Right of Way)	***6.22m & 17.83m***
MINIMUM REAR YARD DEPTH	One-half the height of the building (10.63m)	***8.74m***
MINIMUM INTERIOR SIDE YARD WIDTH	One-third the height of the building (7.07m)	***35.91m***
MINIMUM EXTERIOR SIDE YARD WIDTH	7.5 metres (24.61 ft.)	***3m***
MAXIMUM LOT COVERAGE	***30%***	***27.46%***
MAXIMUM HEIGHT OF BUILDING OR STRUCTURE	25 metres (82.0 ft.) subject to section 4,	***21.25m***
NUMBER OF APARTMENT DWELLINGS ON ONE LOT	***one only***	***1***
PARKING AND ACCESS REQUIREMENTS	In accordance with section 4.19.1	see parking statistics
ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES	In accordance with sections 4.13 and 4.14	N/A
MINIMUM LANDSCAPED OPEN SPACE	50% of the lot area	***33.16%***
BALCONY PROJECTION	1.8m into any yard	0.75m (side yard)
CANOPY PROJECTION	0.45m into any yard	3.02m (front yard)

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING	0.106	27.46
PARKING	0.152	39.38
LANDSCAPE	0.128	33.16
TOTAL	0.386	100.00
UNITS		57
DENSITY		147.67 u/ha

PARKING STATISTICS

REQUIRED APARTMENT PARKING:
1.25 SPACES PER DWELLING UNIT 57 x 1.25 = 71.25

SPACES ACCESSIBLE PARKING REQUIRED:
4% of TOTAL REQUIRED PARKING SPACES 71.25 x 4% = 2.85 SPACES

OVERALL PARKING REQUIRED: 72 SPACES
PROVIDED PARKING SPACES: 65 SPACES (19 U/G & 3 ACCESSIBLE)
(PROVIDED AT A RATE OF 1.14 SPACES PER UNIT)

BICYCLE PARKING:
REQUIRED LONG TERM = 0.5 SPACES PER UNIT = 29 SPACES
REQUIRED SHORT TERM = 6 SPACES

TOTAL REQUIRED = 35 SPACES

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0	ISSUED FOR REVIEW	2025-09-23	TA
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE	
SITE PLAN	
DRAFTING	TA
DATE	SEPTEMBER 23, 2025
PRINTED	SEPTEMBER 23, 2025
SCALE	1:250
DWG No.	***21116-SP***
REV	***0***

DRAWING FILE: F:\21116\Engineering\21116-BASE.dwg PLOTTED: Sep 23, 2025 - 2:08pm PLOTTED BY: TAllen