

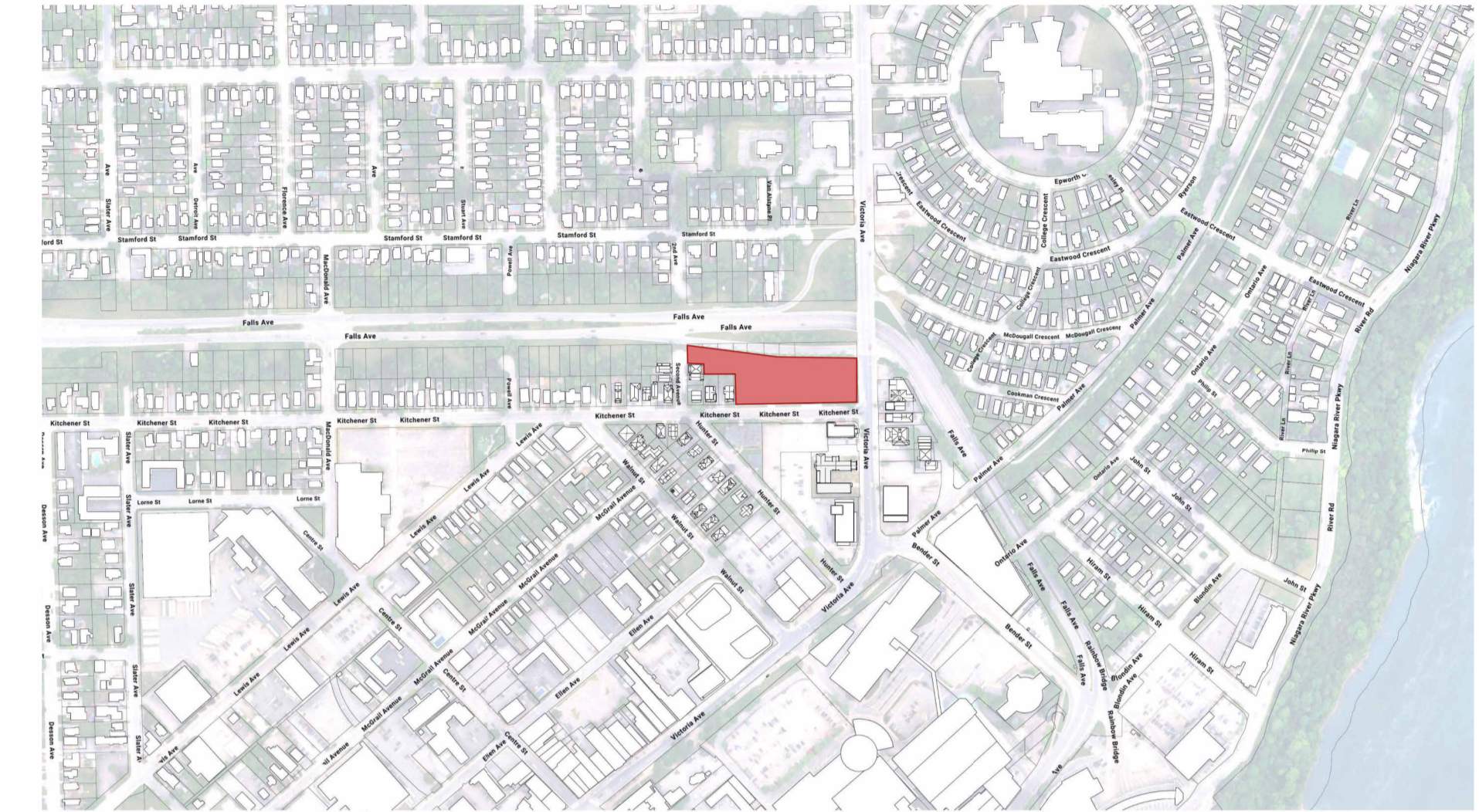
MUSIC CITY GARAGE

4873 KITCHENER ST, NIAGARA FALLS, ON

Project Statistics

	Required		Existing		Proposed	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
Min. Lot Area	4,306 ft ²	400 m ²	69,426 ft ²	6,450 m ²	69,426 ft ²	6,450 m ²
Building Area	-	-	-	-	32,141 ft ²	2,986 m ²
Gross Floor Area	-	-	-	-	192,846 ft ²	17,916 m ²
Min. Lot Frontage	-	-	145.0 ft	44.20 m	145.0 ft	44.20 m
Min. Front Yard Depth	9.8 ft	3.00 m	-	-	78.7 ft	24.00 m
Min. Interior Side Yard Depth	9.8 ft	3.00 m	-	-	58.7 ft	17.90 m
Min. Exterior Side Yard Depth	9.8 ft	3.00 m	-	-	6.9 ft	2.09 m
Min. Rear Yard Depth	9.8 ft	3.00 m	-	-	208.8 ft	63.65 m
Max Lot Coverage	-	-	-	-	-	46%
Landscape Area	-	-	-	-	35,863.9 ft ²	3,332 m ²
Min. Landscape Percentage	-	-	-	-	-	52%
Max Building Height	9.8 ft	3.00 m	-	-	52.6 ft	16 m
Parking Spaces	16.6	-	95	-	485	-
Accessible Parking Spaces	12.0	-	2	-	12	-
Loading Bays	-	-	0	-	2	-
Number of Storeys	-	-	-	-	5	-
Number of Levels	-	-	-	-	6	-

LOCATION PLAN



PROJECT:
MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON

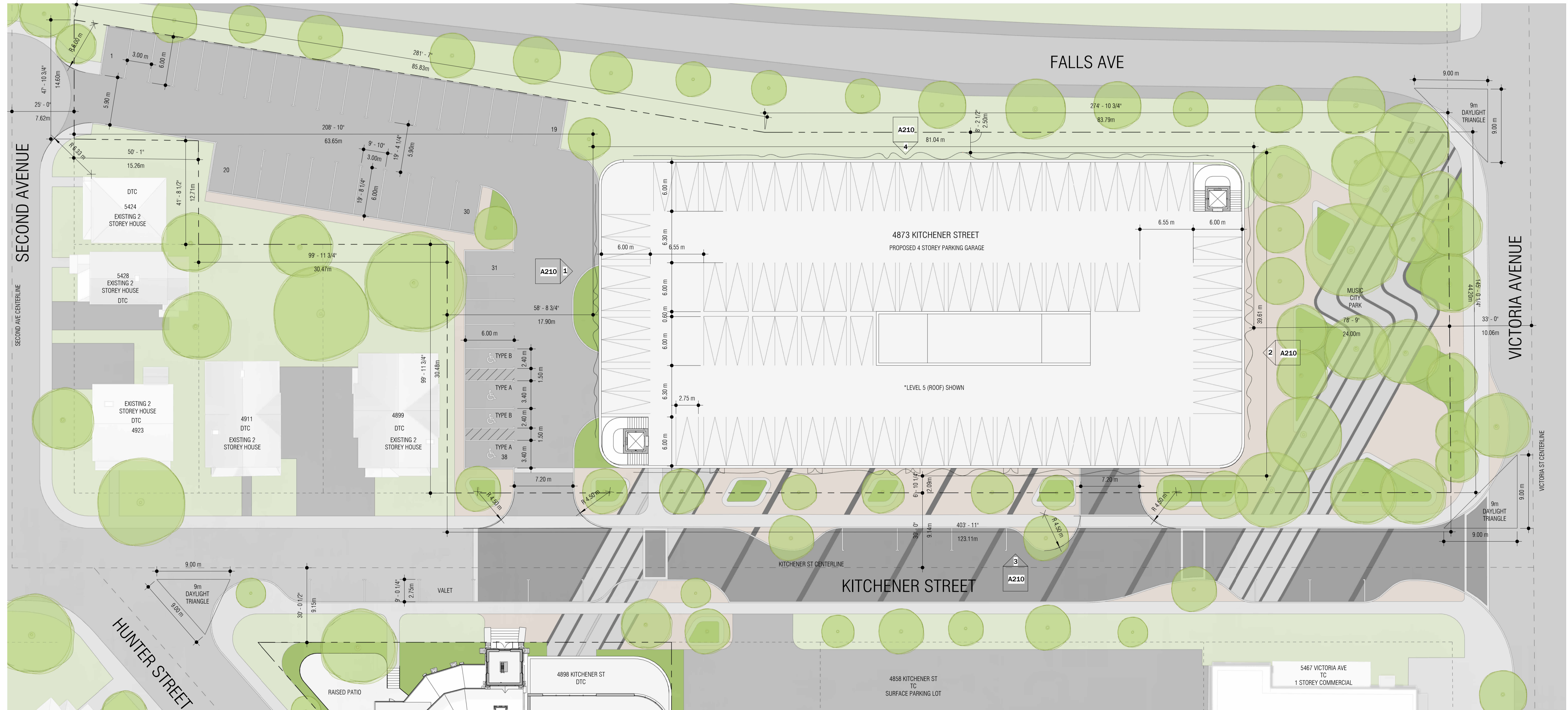
DATE: 02/20/26
PROJECT NO: Z309

REVISION: DATE

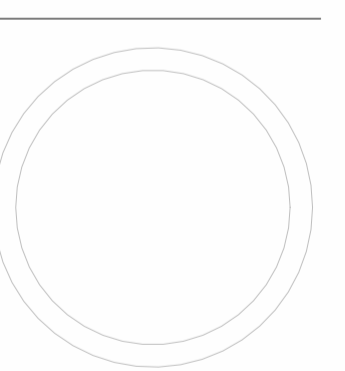
ZBA/OPA DRAFT: FEB 20, 2026

ZBA/OPA: MAR 20, 2026

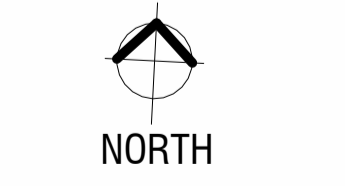
NOTES:



NOT FOR CONSTRUCTION



SITE PLAN



SCALE: 1" = 20'-0"

A000

DRAWN BY: Author