1 SITE PLAN
1 : 500

5600 McLeod Rd., Niagara Falls, On		
Residential Development		
	m²	**ha**
Site Area Gross	**19 283.0**	**1.93**
Total Units	**133**	

Density		
Units per Hectare	**70**	

	m²	**%**
Lot Coverage	7722.4	40%
Building Area	7722.4	40%
Landscape Area	6255.0	45 m² / unit
Paved Area	5305.6	27.5%

Type	**Block #**	**# of Units**	**m²**	**Height**
McLeod Rd. Stacked towns	Block 1	15	488.5	
	Block 2	12	391.5	
Row Townhouses	Block 3	8	579.4	
	Block 4	8	579.4	
	Block 3	8	579.4	
	Block 4	8	579.4	
	Block 5	4	291.0	
	Block 6	4	291.0	
	Block 7	8	579.4	
	Block 8	8	579.4	
	Subtotal	**56**	**4058.4**	
	Subtotal	**27**	**880.0**	
Back to Back Stacked towns	Block 11	10	556.8	
	Block 12	10	556.8	
	Block 13	10	556.8	
	Block 14	10	556.8	
	Block 15	10	556.8	
	Subtotal	**50**	**2784.0**	
	Total	**133**	**7722.4**	

LOT COVERAGE LEGEND

- 291.0 m² x 2 = 582.0 m²
- 391.5 m² x 1 = 391.5 m²
- 579.4 m² x 6 = 3476.4 m²
- 488.5 m² x 1 = 488.5 m²
- 556.8 m² x 5 = 2784.0 m²

TOTAL LOT COVERAGE = 7722.4 m²

ACCESSIBLE PARKING PERMIT SIGN

1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1500mm - 200mm. MEASURED FROM GROUND LEVEL TO THE CENTER OF THE SIGN.

2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.

3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.

4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.

FIRE ACCESS ROUTES

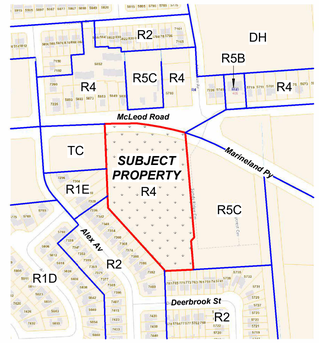
FIRE ACCESS ROUTES AND EMERGENCY VEHICLE ACCESS TO BUILDINGS AND PROPERTIES WITHIN THE CITY OF NIAGARA FALLS AS PER ***BY-LAW NO. 2019 - 97***

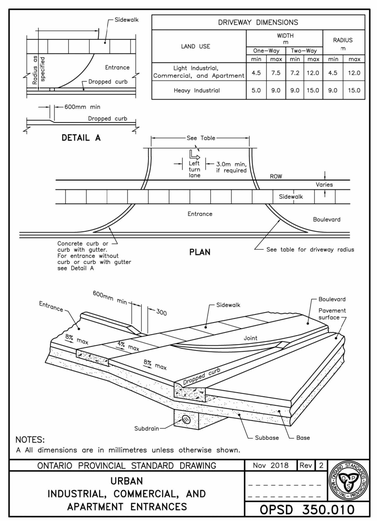
THE FIRE ACCESS ROUTE SIGN SHALL BE NO LESS THAN THIRTY (30) CENTIMETRES IN WIDTH AND FORTY-FIVE (45) CENTIMETRES IN LENGTH

THE FIRE ACCESS ROUTE SIGNS SHALL BE INSTALLED AT EACH LIMIT OF THE FIRE ACCESS ROUTE AND AT INTERVALS NOT EXCEEDING FIFTEEN (15) METRES ALONG THE DESIGNATED ROUTE; AND

THE FIRE ACCESS ROUTE SIGNS SHALL BE INSTALLED AT A HEIGHT BETWEEN 1.9 AND 2.5 METRES AND SHALL BE CLEARLY VISIBLE TO OPERATORS OF MOTOR VEHICLES IN THE VICINITY OF THE FIRE ACCESS ROUTE

KEY PLAN





ONTARIO BUILDING CODE SUMMARY FORM

LOCATION:	5850 McLeod Road, Niagara Falls, ON		
PROJECT DESCRIPTION:	Proposed Residential Low Density, Multiple Dwelling Development		
OBC REFERENCE:	( ) PART 3	(X) PART 9	( ) PART 11
(X) NEW	( ) ADDITION	( ) ALTERATION	( ) CHANGE OF USE
MAJOR OCCUPANCY:	C		
NUMBER OF STOREY'S	ABOVE GRADE: 3	BELOW GRADE: 1	
SPRINKLER SYSTEM:	( ) ENTIRE BUILDING ( ) BASEMENT ONLY	( ) IN LIEU OF ROOF RATING (X) NOT REQUIRED	
CONSTRUCTION	(X) COMBUSTIBLE	( ) NON-COMBUSTIBLE	( ) BOTH

SITE STATISTICS

ZONING REQUIREMENTS	REQUIRED	PROVIDED
Permitted Uses	The uses permitted in the R4 zone (R4-1189)	1. Townhouse dwelling containing not more than 8 dwelling unit 2. Back-to-back townhouse dwelling 3. stacked townhouse dwelling
Minimum lot area for a townhouse dwelling (By-law No. 2022-106)	134 m2 for each dwelling unit 134 sq.m. x 56 units = 7,504 m2	See Section 7.9.3. below
Minimum lot area for an apartment dwelling or stacked townhouse dwelling	134 m2 for each dwelling unit 134 sq.m. x 27 units = 3,618 m2	See Section 7.9.3. below
Minimum lot area for a back-to-back townhouse dwelling	250 m2 for each dwelling unit 250 sq.m. x 50 units = 12,500 m2	See Section 7.9.3. below
Section 7.9.3 Additional regulations for group dwellings	The minimum lot area shall not be less than the sum of the minimum lot area requirements for each townhouse dwelling and each apartment or stacked townhouse dwelling: 7,504 sq.m +3,618 sq.m.+ 12,500 = 23,622 m2	Lot area: 19,283 m2
Min. lot frontage for a townhouse dwelling or back-to-back townhouse dwelling or an apartment dwelling or a stacked townhouse dwelling containing more than four dwelling units	30 m	Greater than 30m
Min. front yard depth for a townhouse dwelling (By-law No. 2022-106)	4m + 15.25m from the original centreline of McLeod Road	4.3m + 20.5m from CL of Road
Min. front yard depth for a back-to-back townhouse dwelling	6m + 15.25m from the original centreline of McLeod Road	32.2m + 48.1m from CL of Road
Min. front yard depth for an apartment dwelling or a stacked townhouse dwelling (By-law No. 2022-106)	3m + 15.25m from the original centreline of McLeod Road	3.1m + 18.5m from CL of Road
Min. rear yard depth for a back-to-back townhouse dwelling	7.5m	64.3m
Min. rear yard depth for a townhouse dwelling (By-law No. 2022-106)	6.5m	17.9m
Min. rear yard depth for an apartment dwelling or a stacked townhouse dwelling	10m	171.6m
Minimum interior side yard width (By-law No. 2022-106)	3m	East: 6m West: 7.5m
Maximum lot coverage (By-law No. 2022-106)	40%	40%
Maximum height of building or structure (By-law No. 2022-106)	13.5m, subject to Section 4.7 of By-law No. 79-200	13.5m Max.
Number of dwellings on one lot	More than one dwelling is permitted on one lot, subject to section 7.9.3	56 Townhouse Dwelling Units (3 Storeys) 50 Back-back Townhouse Dwelling Units (3 Storeys) 27 Stacked Townhouse Dwelling Units (3 Storeys) Total = 133
Parking and access requirements (By-law No. 2022-106)	In accordance with section 4.19.1 1.25 parking spaces for each dwelling unit 1.25 spaces x 133 units = 166.25 Required: 167 parking spaces	171 Parking Spaces
Minimum parking stall width	2.75m	2.75m
Minimum parking stall length	6m	6m
Minimum manoeuvring aisle	6.3m	6m
Minimum Landscaped Open Space Area	45 m2 for each dwelling unit 133 x 45 = 5985 m2	6107 m2
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (By-law No. 2022-106)	West = 7.5 metres East = 6 metres	West = 7.5 metres East = 6 metres

GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.

2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY, ALL THE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

3. ALL LIGHTS WILL BE DIRECTED AWAY FROM NEIGHBOURING PROPERTIES. FOOTCANDLES AT THE PROPERTY BOUNDARY SHALL BE ZERO.

4. "LANDSCAPED OPEN SPACE" MEANS AN OPEN AREA WHICH IS USED FOR THE GROWTH AND MAINTENANCE OF GRASS, FLOWERS, SHRUBBERY AND OTHER LANDSCAPING AND INCLUDES ANY SURFACED WALK, PATIO, SWIMMING POOL OR SIMILAR AREA, BUT DOES NOT INCLUDE ANY SURFACE PARKING AREA, BUS PARKING AREA, ROOF-TOP AREA OR ANY OPEN SPACE BENEATH OR WITHIN ANY BUILDING OR STRUCTURE; (2008-148)

JASON PIZZICAROLA DESIGN - ARCHITECTS INC
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e-mail jpizzicarola@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053

ONTARIO ASSOCIATION OF ARCHITECTS
JASON MATTHEW PIZZICAROLA
LICENCE
5872

N
W E
S

5850 McLeod Road, Niagara Falls

5850 McLeod Road, Niagara Falls

No.	Description	Date

SITE PLAN

SHEET TITLE:

SITE PLAN & STATISTICS

DRAWN BY:	JTF	APPROVED:	JPD
SCALE:	As indicated	JOB #:	26006
SHEET NO:		A1.01	

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