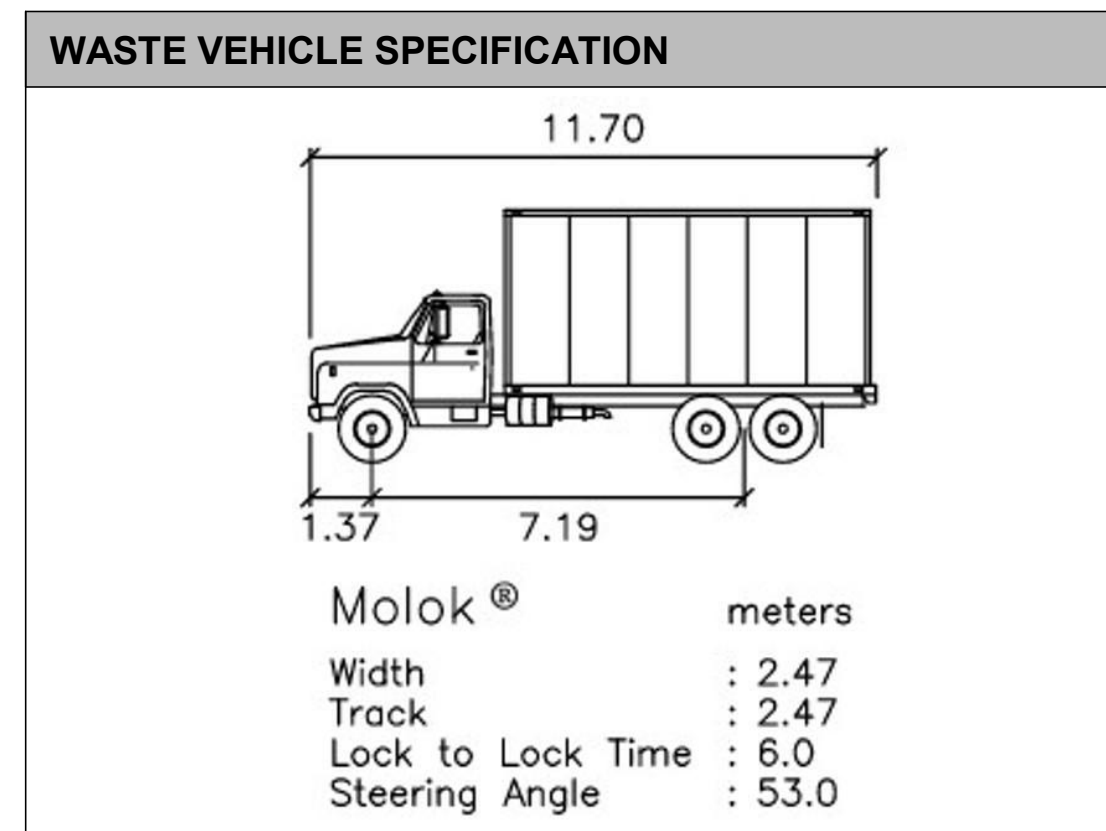
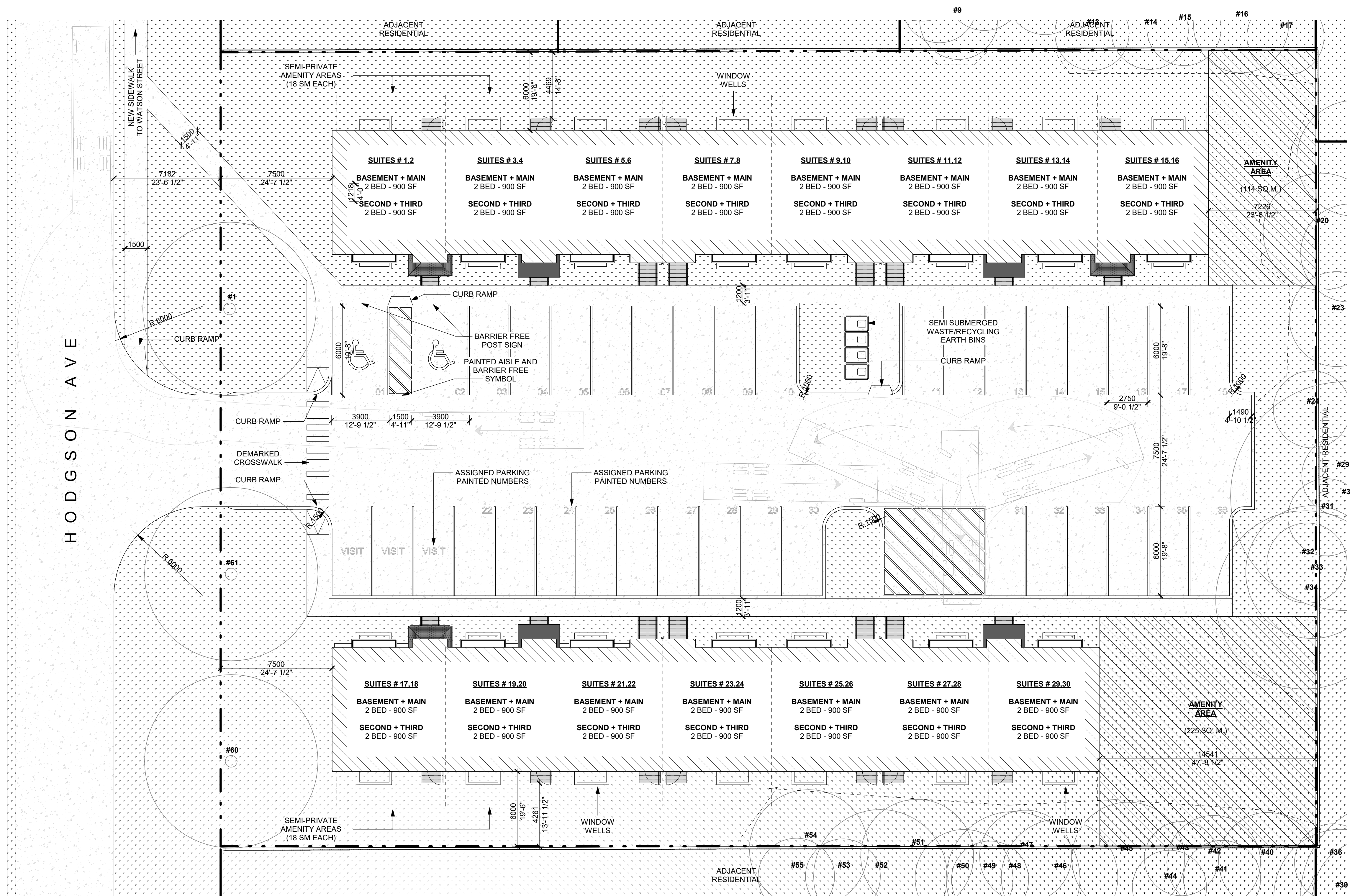




HODGSON AVE LOFTS

5372 AND 5390 HODGSON AVE
NIAGARA FALLS, ON L2H 1N3

1 SITE PLAN
A1 1: 150



ADDRESS	
CIVIC ADDRESS	5372 AND 5390 HODGSON AVENUE, NIAGARA FALLS, L2H 1N3
LEGAL DESCRIPTION	PLAN 87 LOT 64 AND 66

ZONING MATRIX	
ZONING DESIGNATION:	R1C - Residential 1C Density
BYLAW NUMBER	BYLAW 79-200
PERMITTED USES:	Stacked Townhouse Dwelling
PROPOSED ZONING	Residential Low Density, Grouped Multiple Dwelling Zone (R4 Zone) - Site-Specific (Section 7.9)

LOT AREA (MIN)	REQUIRED R4:	PROPOSED: (R4 - SITE-SPECIFIC)
	200 SQ.M for each dwelling unit.	4,000 SQ.M (43,055 sq. ft.) - 30 Dwelling units
LOT FRONTAGE (MIN)	24M (78.7 ft.)	53.6M
FRONT YARD (MIN)	7.5 metres (24.61 ft.)	7.5M
REAR YARD (MIN)	10 metres (32.81 ft.) plus any applicable distance specified in section 4.27.1	7.2M and 14.5M
SIDE YARD INTERIOR (MIN)	one-half the height of the building. (5.0M)	6 M
SIDE YARD EXTERIOR (MIN)	any applicable distance 24.6 ft. specified in section 4.27.1	N/A
LOT COVERAGE (MAX)	35%	23.6% (943.4 SQ.M)
BUILDING HEIGHT (MAX)	10 metres (32.82 ft.) subject to section 4.7	10 M
NO.OF. DWELLINGS ON ONE LOT	Subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot.	30 suites in total.
PARKING ACCESS REQUIREMENTS	1.4 parking spaces for each dwelling unit. 30 suites x 1.4 parking stalls = 42 Parking stalls	36 Parking stalls inclusive of 2 accessible parking stalls. 33 Stalls (1.1 Ratio) + 3 Visitor
ACCESSORY BUILDINGS	in accordance with sections 4.13 and 4.14	N/A
MINIMUM LANDSCAPE OPEN SPACE	45 square metres for each dwelling unit. 30 units X 45 M ² = 1350 M ²	41.4% (1657.9 M ²) 55.26 sq.m for each dwelling unit
MINIMUM AMENITY SPACE FOR AN APARTMENT DWELLING UNIT OR STACKED TOWNHOUSE DWELLING UNIT.	in accordance to section 4.44. 20 SQ.M per unit. 30 dwellings x 20 = 600 SQ.M	18 SQ.M x 15 = 270 SQ.M South rear = 225 SQ.M North rear = 114 SQ.M

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.



Project Title
HODGSON AVE LOFTS
5372 AND 5390 HODGSON AVE
NIAGARA FALLS, ON L2H 1N3

Drawing Title
SITE PLAN

Drawn	Designed by
MT	MT
Scale	Date Created
As indicated	AUG 2025
Job Number	Issue
22094	E
Drawing Number	