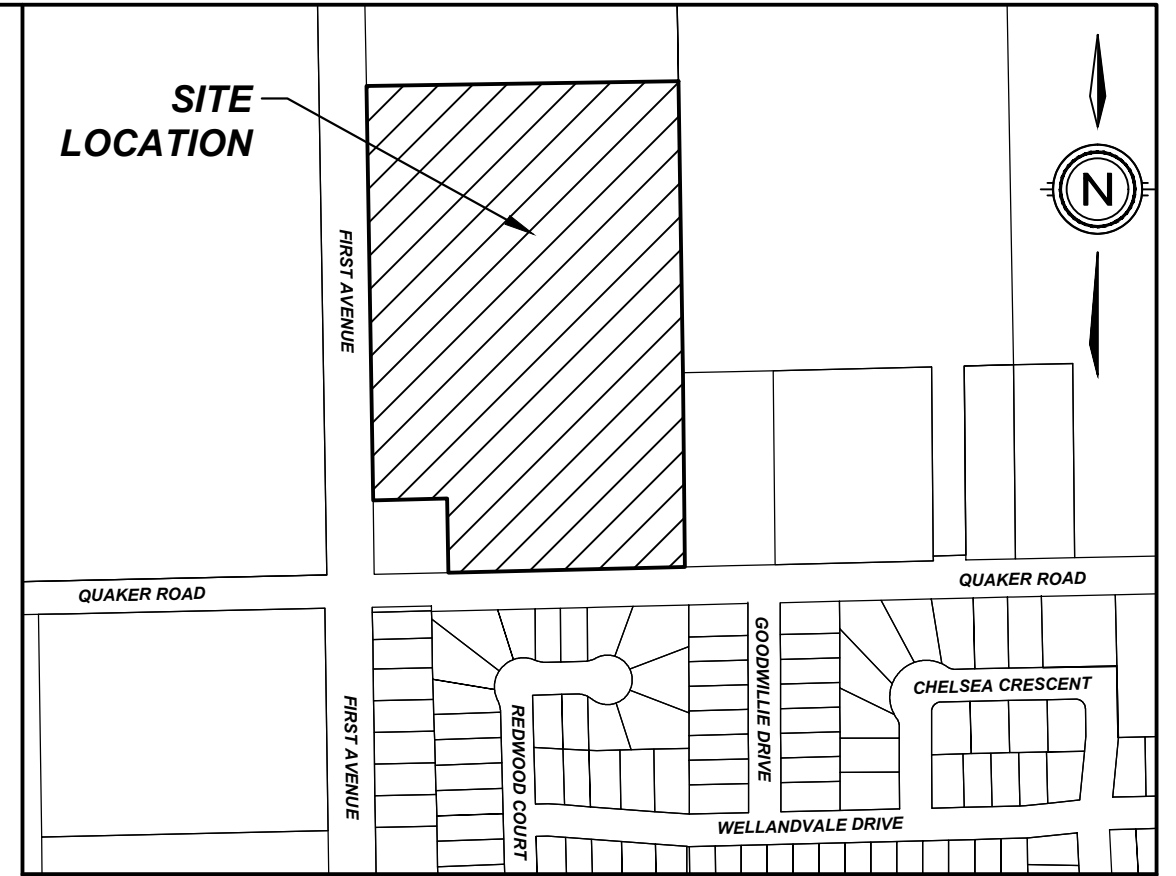
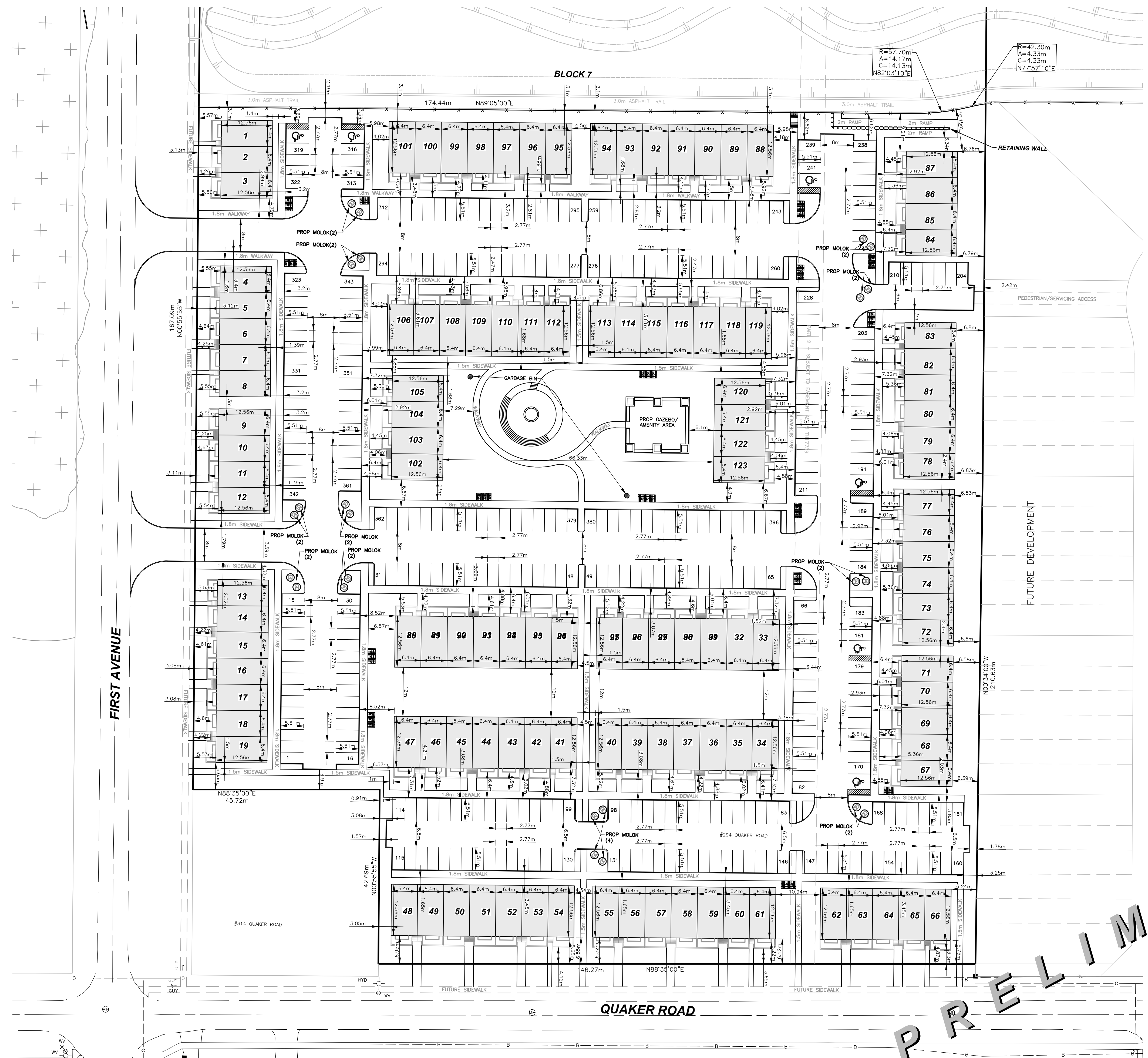


BLOCK 6 WELLAND



KEY PLAN N.T.S.

LEGAL DESCRIPTION

PART OF LOT 227
GEOGRAPHIC TOWNSHIP OF THOROLD,
IN THE CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (369 UNITS)	0.989	25.48
ROADWAY/PARKING	1.250	32.20
LANDSCAPE	1.643	42.32
TOTAL	3.882	100.00
DENSITY		95.05 un/ha

ZONING MATRIX

PROVISION	ZONING (RM)	PROVIDED
MULTIPLE DWELLING		
MIN. LOT FRONTAGE	15.0m	167.09m
MIN. LOT AREA	N/A	55'596.78m ²
MIN. FRONT YARD	4.5m	3.12m (BALCONY/PATIO) 5.53m (FRONT WALL)
MIN. INTERIOR SIDE YARD	3.0m	3.1m (UNIT 1)
MIN. EXTERIOR SIDE YARD	4.0m	3.3m (BALCONY/PATIO) 5.75m (FRONT WALL)
MIN. REAR YARD	7.5m	6.24m (UNIT 66)
MAX. BUILDING HEIGHT	20.0m (6 STOREYS)	3 STOREYS
MIN. LANDSCAPED AREA	20%	42.32%
MAX. LOT COVERAGE	55%	25.48%

PARKING REQUIRED (BLOCK TOWNS) - 1 PER UNIT x 369 = 369
 PARKING REQUIRED TOTAL = 369 SPACES
 ACCESSIBLE REQUIRED (100 OR MORE SPACES) = 2 SPACE +
 FOR EVERY ADDITIONAL 100 SPACES, 1 SPACE IS REQUIRED = 5
 PARKING PROVIDED = 396 SPACES
 (INCLUDES 6 ACCESSIBLE)
 BICYCLE PARKING REQUIRED - 0.25 SPACES PER UNIT
 - 369 UNITS X 0.25 SPACES = 92.25 SPACES
 REQUIRED TOTAL = 93.00 SPACES
 BICYCLE PARKING PROVIDED = 93 SPACES

#	ISSUED FOR REVIEW	2024-12-17	TA
0	ISSUED FOR REVIEW	2024-12-17	TA
#	REVISION	DATE	INIT

BLOCK 6 MASTER PLAN DEVELOPED BY RPD STUDIO



DRAWING TITLE
**SITE PLAN OF VACANT
LAND CONDOMINIUM**

DRAFTING	TA
DATE	DECEMBER 17, 2024
PRINTED	DECEMBER 17, 2024
SCALE	1:500
DWG No.	2159-SP
REV	0

PRELIMINARY