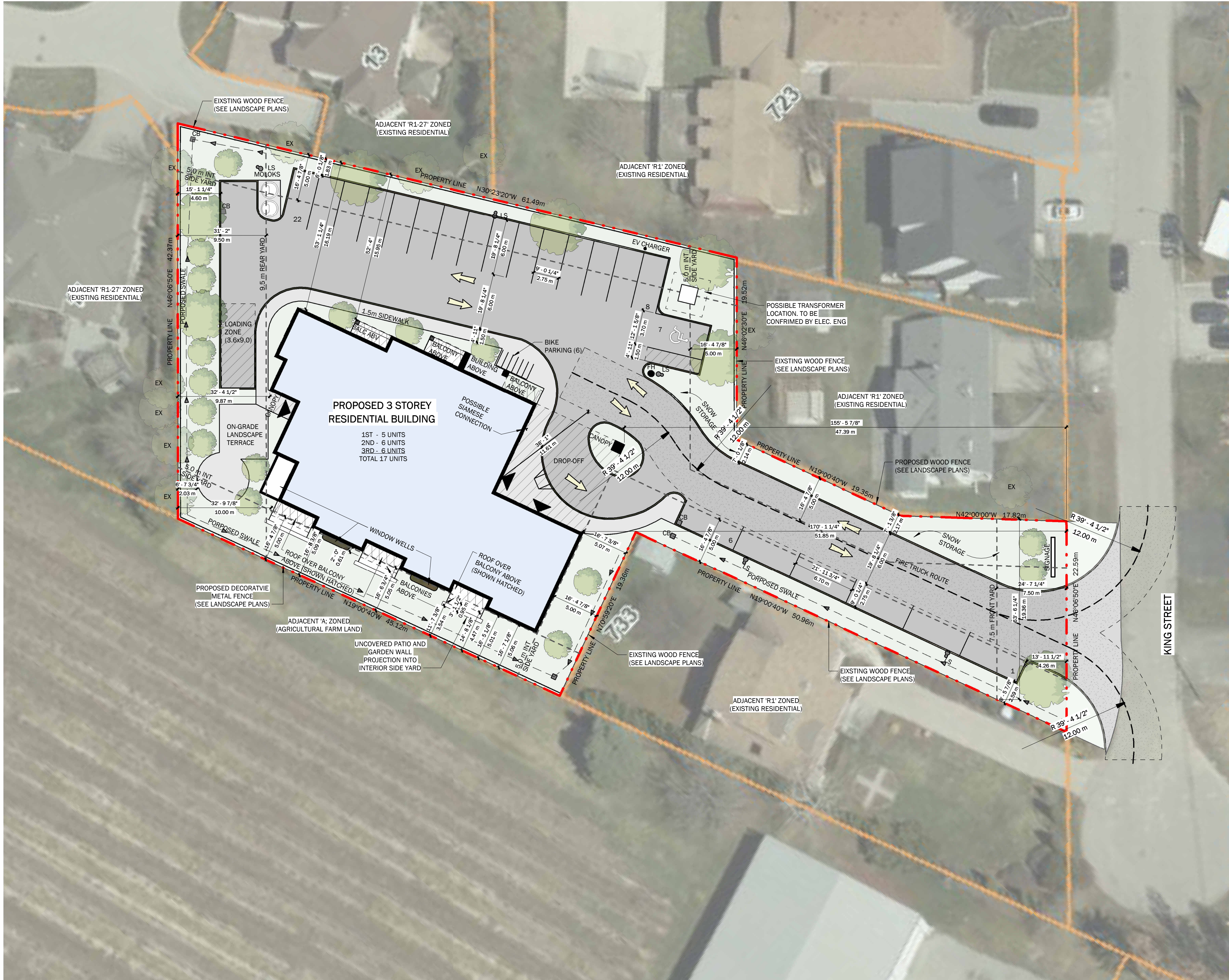




SITE PLAN - CONCEPT

1 : 250



KEY PLAN

NOT TO SCALE

PRELIMINARY SITE STATS				RM1 Site Specific
HECTARES	ft²	m²	%	
LOT AREA				
Minimum Lot Area		9817.00	912.0	
Lot Area	0.3219	34643.8	3,218.5	100.0%
LOT FRONTAGE				
Required		19.0 m	62.3 ft	
Provided		19.36 m	63.5 ft	
LOT COVERAGE				
Permitted				
Lot Coverage		17321.9	1,609.3	50.0%
Proposed				
Building		6904.6	641.5	19.9%
Canopy and Balconies		1741.6	161.8	5.0%
Total		8646.3	803.3	24.96%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)				
Minimum		8660.9	804.6	25.0%
Proposed		13367.3	1,241.9	38.59%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)				
Proposed		12630.2	1,173.4	36.46%
BUILDING HEIGHT				
Permitted		12.0 m	39.37 ft	
Proposed		t/o Roof	10.36 m	34.00 ft
(3 STOREY)		t/o Parapet	11.89 m	39.00 ft
DENSITY				
Proposed		17 Units /0.3219 ha		
		52.82 Units/ ha		
SETBACKS				
	Required		Proposed	
Front setback (King Street)	7.5 m	24.6 ft	51.85 m	170.11 ft
To Canopy			47.39 m	155.48 ft
Interior Side yard				
north	5.0 m	16.4 ft	16.19 m	16.60 ft
south	5.0 m	16.4 ft	5.06 m	16.60 ft
East	5.0 m	16.4 ft	5.07 m	16.63 ft
Exterior Side yard	n/a	n/a	n/a	n/a
Rear Setback	7.5 m	24.6 ft	10.20 m	33.46 ft
Setback to Parking Area				
Front Property line	2.0 m	6.56 ft	4.26 m	13.97 ft
Rear or Interior Property line	1.0 m	3.28 ft	1.30 m	4.26 ft
Balcony projection	0.6 m	2.0 ft	0.53 m	1.75 ft
PARKING STATS				
PARKING REQUIRED				
Residential		1.00 per unit		17.0
Total				17.0
BF Required				1 Spaces
Loading Required				0 Spaces
Bike Required				0 Space
PARKING PROVIDED				
Surface Parking				22
Total				22
BF Provided (based on Lot capacity)				2 Spaces
Loading Provided				1 Spaces
Bike Provided				6 Spaces
BUILDING STATS				
Mixed Use Building				
Residential				
1st FLOOR 5				
2nd FLOOR 6				
3rd FLOOR 6				
Total Units 17				

* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

3 STOREY RESIDENTIAL DEVELOPMENT

VACANT LANDS BETWEEN 727 AND 733 KING STREET, NIAGARA-ON-THE-LAKE, ONTARIO, L0S 1J0

A · C · K
architects
STUDIO INC.

SITE PLAN

DWG. No.

.SP1

SCALE: AS SHOWN
DATE: OCTOBER 2024
PROJECT No.: 2024-174