

SITE PLAN
SCALE: 1:250

SITE PLAN BASED ON SITE CONDITION PLAN
PREPARED BY THE LAROCQUE GROUP
O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT
FILE NO. NS2018-005
PART OF TOWNSHIP LOT 61
(GEOGRAPHIC TOWNSHIP OF STAMFORD)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

LEGEND

- PROPOSED CROSSWALK LOCATIONS
- PROPOSED BUILDING ENTRANCES AND EXITS (PEDESTRIAN)
- PROPOSED TRAFFIC MOVEMENT SYMBOLS
- PROPOSED LANDSCAPED AREAS
- PROPOSED PEDESTRIAN CURB RAMPS
- DENOTES SIDEWALK

| Site Stats Phase 1 | | ft² | m² | % |
|---|----------------|----------|----------|---------|
| Lot Area | 0.702 Hectares | 75651.0 | 7,028.2 | |
| Lot Coverage | | | | |
| Building Coverage (Including Canopies) | | 25000.0 | 2,322.6 | 33.05% |
| Landscape Coverage Including Sidewalks | | 24544.3 | 2,280.2 | 32.44% |
| Paved Areas (Asphalt) | | 26106.7 | 2,425.4 | 34.51% |
| Estimated Floor Areas | | | | |
| 1st Floor | | 21571.0 | 2,004.0 | 28.51% |
| *Note: 1st Floor Includes Retail Area Of: | | 11814.0 | 1,097.6 | 15.62% |
| 2nd Floor | | 9694.0 | 900.6 | 12.81% |
| 3rd-12th floors | | 138840.0 | 12,898.7 | 183.53% |
| Gross Floor Area | | 170105.0 | 15,803.3 | 224.85% |

Building Height 42.5m (12 Storeys)

Parking **Underground** 154 Spaces
Above Ground 67 Spaces
178 PARKING SPACES PROVIDED FOR RESIDENTIAL USE (1 SPACE/UNIT)
43 PARKING SPACES PROVIDED FOR COMMERCIAL USES
1 space/ 25.5 sq. m. provided for commercial use

PERMITTED PARKING ON ADJACENT PARCELS/PARKING LOTS TO BE INVESTIGATED

PROJECTED RESIDENTIAL UNIT COUNTS/STATS
(T.B.D AT DESIGN DEVELOPMENT STAGE)

Building A
1ST FLOOR - 8 UNITS
2ND FLOOR - 10 UNITS
3RD-12TH FLOOR - 16 UNITS/FLOOR (160 UNITS)
TOTAL RESIDENTIAL UNITS = 178 UNITS = 253.5 Units/Hectare

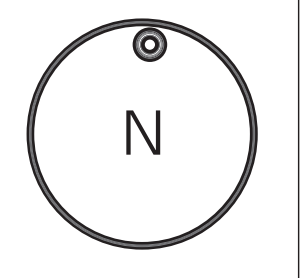

| Site Stats Phase 2 | | ft² | m² | % |
|---|---|---------|---------|--------|
| Lot Area | 0.418 Hectares | 45012.8 | 4,181.8 | |
| Lot Coverage (Estimated) | | | | |
| Building Coverage (Existing Home Hardware) | | 15123.3 | 1,405.0 | 33.60% |
| Landscape Coverage Including Sidewalks | | 4340.9 | 403.3 | 9.64% |
| Paved Areas (Asphalt) | | 25548.7 | 2,373.6 | 56.76% |
| Estimated Floor Areas | | | | |
| 1st Floor | | 13217.0 | 1,227.9 | 29.36% |
| Gross Floor Area | | 13217.0 | 1,227.9 | 29.36% |
| Building Height | 1 Storey (Existing) | | | |
| Parking | Above Ground 47 Spaces 1 space/ 26 sq. m. provided for commercial use | | | |
| PERMITTED PARKING ON ADJACENT PARCELS/PARKING LOTS TO BE INVESTIGATED | | | | |

| NO. | DATE: | REVISION: | BY: |
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COMMISSION:

PORTAGE ROAD DEVELOPMENT

3639 PORTAGE ROAD, NIAGARA FALLS





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SHEET TITLE:

SITE PLAN

Issued for Re-Zoning
Issued for Site Plan Agreement:
Issued for Permit:
Issued for Tender:
Issued for Construction:

DRAWN BY: JMR

CHECKED BY: MDAKK

DATE: APRIL 3, 2019

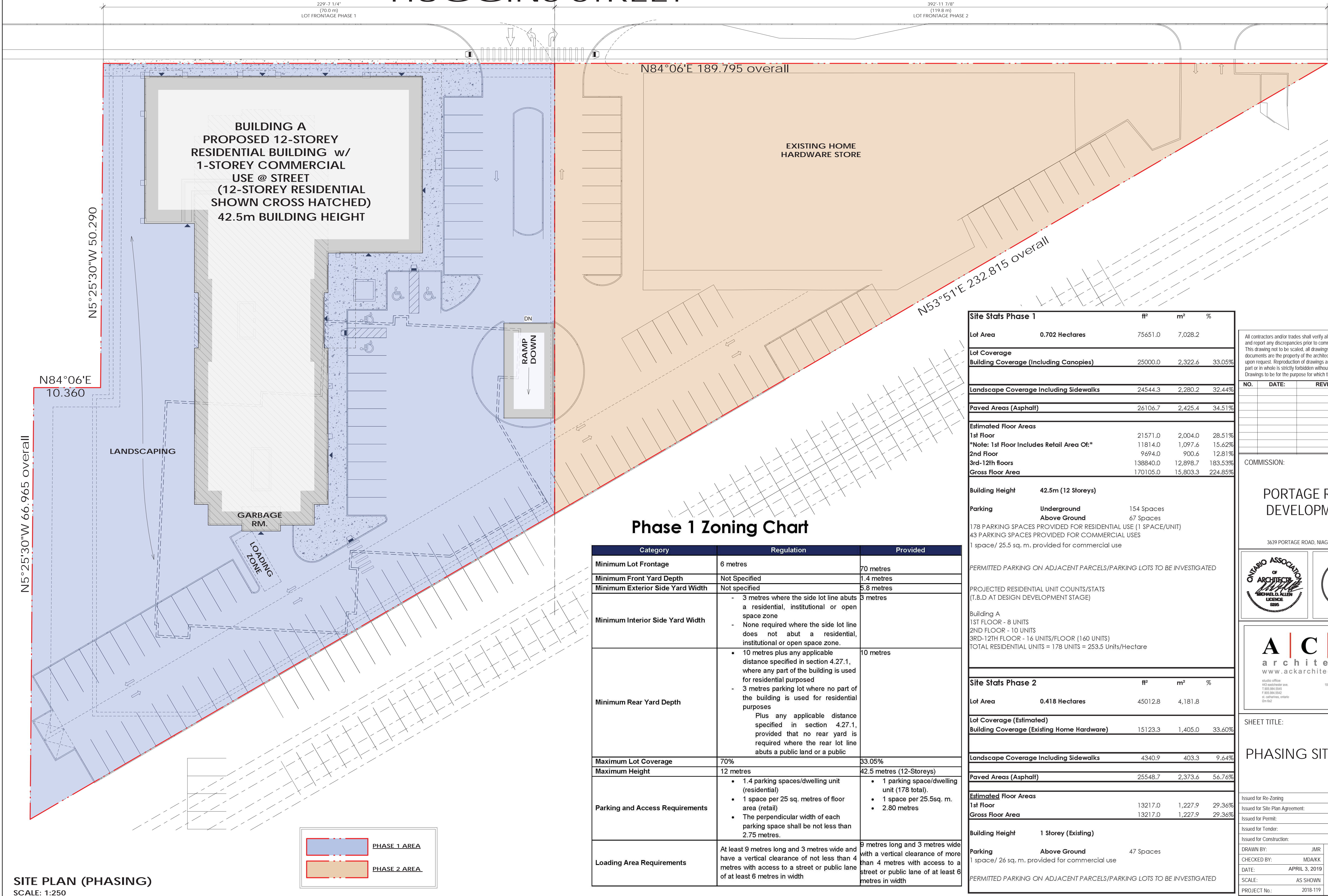
SCALE: AS SHOWN

PROJECT NO.: 2018-119

DWG. No.

SP1

HUGGINS STREET



Phase 1 Zoning Chart

| Category | Regulation | Provided |
|----------------------------------|---|--|
| Minimum Lot Frontage | 6 metres | 70 metres |
| Minimum Front Yard Depth | Not Specified | 1.4 metres |
| Minimum Exterior Side Yard Width | Not specified | 5.8 metres |
| Minimum Interior Side Yard Width | <ul style="list-style-type: none">3 metres where the side lot line abuts a residential, institutional or open space zoneNone required where the side lot line does not abut a residential, institutional or open space zone. | 3 metres |
| Minimum Rear Yard Depth | <ul style="list-style-type: none">10 metres plus any applicable distance specified in section 4.27.1, where any part of the building is used for residential purposes3 metres parking lot where no part of the building is used for residential purposes <p>Plus any applicable distance specified in section 4.27.1, provided that no rear yard is required where the rear lot line abuts a public land or a public</p> | 10 metres |
| Maximum Lot Coverage | 70% | 33.05% |
| Maximum Height | 12 metres | 42.5 metres (12-Storeys) |
| Parking and Access Requirements | <ul style="list-style-type: none">1.4 parking spaces/dwelling unit (residential)1 space per 25 sq. metres of floor area (retail)The perpendicular width of each parking space shall be not less than 2.75 metres. | <ul style="list-style-type: none">1 parking space/dwelling unit (178 total).1 space per 25.5sq. m.2.80 metres |
| Loading Area Requirements | At least 9 metres long and 3 metres wide and have a vertical clearance of not less than 4 metres with access to a street or public lane of at least 6 metres in width | 9 metres long and 3 metres wide with a vertical clearance of more than 4 metres with access to a street or public lane of at least 6 metres in width |

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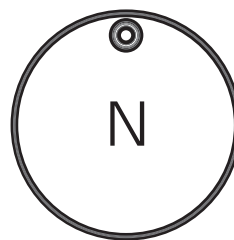
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SHEET TITLE:

PHASING SITE PLAN

Issued for Re-Zoning
Issued for Site Plan Agreement:
Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR

CHECKED BY: MDA/KK

DATE: APRIL 3, 2019

SCALE: AS SHOWN

PROJECT No.: 2018-119

DWG. No.

SP2



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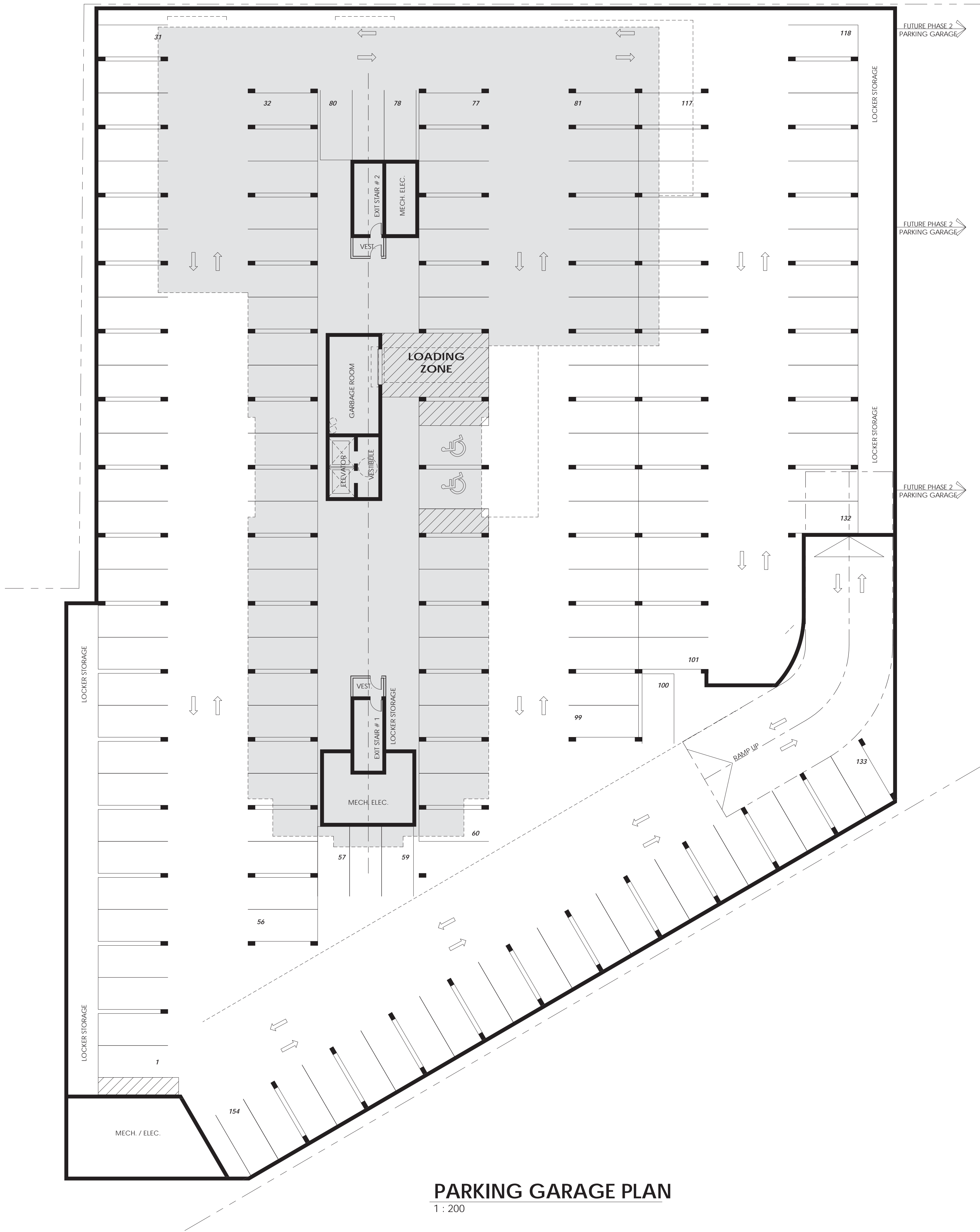
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FIRST AND SECOND FLOOR PLATES

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| Issued for Site Plan Agreement: | |
| Issued for Permit: | |
| Issued for Tender: | |
| Issued for Construction: | |
| DRAWN BY: JMR | DWG. No. |
| CHECKED BY: MDA/KK | A1 |
| DATE: APRIL 3, 2019 | |
| SCALE: AS SHOWN | |
| PROJECT No.: 2018-119 | |



A2

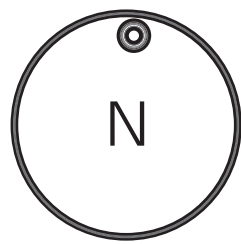


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| DATE: | APRIL 3, 2019 | |
| SCALE: | AS SHOWN | |
| PROJECT No.: | 2018-119 | |



FUTURE PHASE 2 BUILDING NOT PART OF
SUBJECT REZONING AND OPA APPLICATION,
EXISTING HOME HARDWARE BUILDING TO
REMAIN AS SHOWN ON SITE PLAN DRAWING SP1.

FUTURE PHASE 2 MIXED USE COMMERCIAL AND
RESIDENTIAL BUILDING (9-STOREYS)
EXISTING HOME HARDWARE RETAIL
STORE TO REMAIN DURING PHASE 1

PROPOSED 12-STOREY RESIDENTIAL
BUILDING (WITH GROUND FLOOR
COMMERCIAL) - PHASE 1

EXISTING MULTI-STOREY
RESIDENTIAL BUILDING

OVERALL FRONT (STREETSCAPE) ELEVATION

SCALE: 1:250



FUTURE PHASE 2 BUILDING NOT PART OF
SUBJECT REZONING AND OPA APPLICATION,
EXISTING HOME HARDWARE BUILDING TO
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NORTH WEST PERSPECTIVE

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

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G: 905.462.1384

SHEET TITLE:

ELEVATIONS AND
PERSPECTIVES

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

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| DRAWN BY: | JMR | DWG. No. |
| CHECKED BY: | MDA/KK | A4 |
| DATE: | APRIL 3, 2019 | |
| SCALE: | AS SHOWN | |
| PROJECT No.: | 2018-119 | |



NORTH EAST BIRDSEYE VIEW

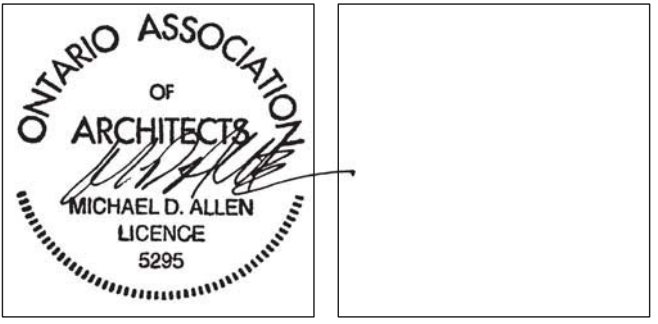
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SHEET TITLE:

PERSPECTIVES

| | |
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SOUTH EAST PERSPECTIVE

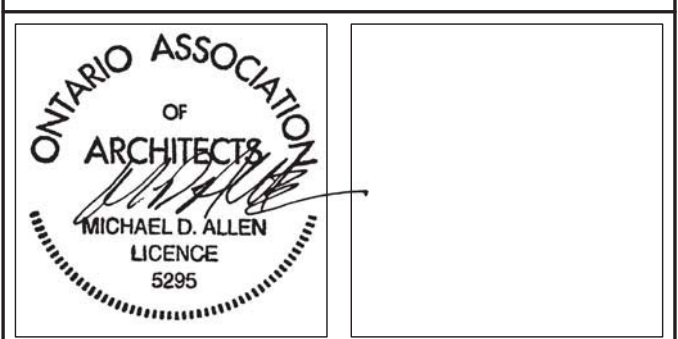
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PROJECT No.: 2018-119

DWG. No.

A6



FUTURE PHASE 2 BUILDING NOT PART
OF SUBJECT REZONING AND OPA
APPLICATION, EXISTING HOME
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NORTH EAST PERSPECTIVE

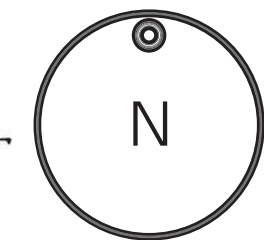
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