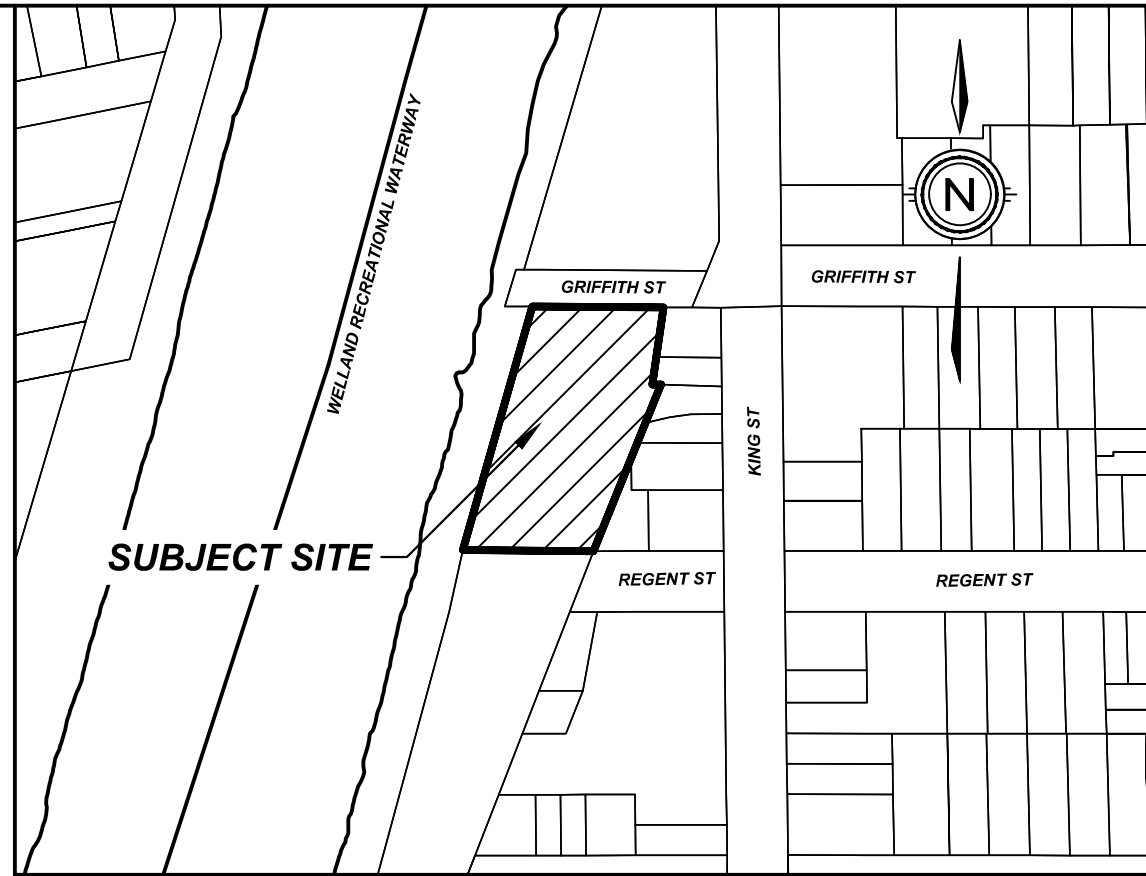
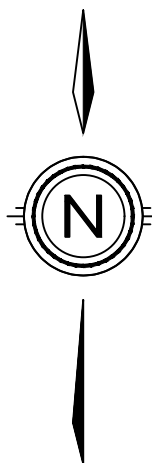




KEY PLAN
N.T.S.

LEGAL DESCRIPTION

PART OF LOTS 25 & 26, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CROWLAND
CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

PROVISION	COMMERCIAL ZONE DOWNTOWN MIXED USE CENTRE (DMC)	PROVIDED
PERMITTED USES: APARTMENT DWELLING ⁽¹⁾ , ACCESSORY USES, BUILDINGS AND STRUCTURES		
FOOTNOTES: (1) Dwelling units may occupy a maximum of 75% of ground floor area. Street front portion of such building shall be used exclusively for non-Residential uses, save and except access to ground floor dwelling units is permitted.		
MIN. LOT AREA	NA	3718.60m ²
MIN. LOT FRONTAGE	NA	43.34m
MIN. FRONT YARD	Min. 0m Max. 3m	17.10m
MIN. SIDE YARD	0m	6.59m
MIN. SIDE YARD EXTERIOR	Min. 0m Max. 7.5m	N/A
MIN. REAR YARD	4.5m	7.01m
MAX. BUILDING HEIGHT	24m (8 storeys)	TBD (12 storeys)
MAX. LOT COVERAGE	40%	26.34%
MIN. LANDSCAPED AREA	NA	44.09%
HEIGHT EXCEPTIONS	Max. height at top of stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment is no higher than 6m above roof	TBD
MAX. BALCONY ENCROACHMENT	Unenclosed; up to max. 1.5m within any required front and/or exterior side yard and 1m within required interior and/or rear yard	TBD
SNOW STORAGE AREAS	2% of parking areas, loading spaces	Req'd 22.02m ² Provided 22.20m ²
LOCATION OF REQUIRED PARKING	Permitted within front yard Setback from street line 3m	YES 1.5m
BELOW GRADE PARKING STRUCTURES	Entrance and exit ramps set back from street line 7.5m	21.93m
BELOW GRADE PARKING STRUCTURES	Shall not extend into required landscape buffer and shall be set back 3m from all property/street lines	0.7m
LOADING SPACES	Min. 3.5m W X 10m L X 4.2m H Abutting Building	No
LANDSCAPING PROVISIONS FOR PARKING AREAS	Min. 10% of area of any parking area must be provided as perimeter or interior landscaped area as per below: a) 1.5m abutting street b) Interior landscaping such as islands may be provided in addition	Req'd 110.12m ² Provided 113.60m ² a) 1.5m b) N/A
LANDSCAPING PROVISIONS FOR OUTDOOR REFUSE COLLECTION AREAS	i) 3m from lot line abutting street ii) 1m from any other lot line iii) Screened from view by opaque screen min. 2m high, unless partially semi-enclosed system	i) 27.18m ii) 1.5m iii) TBD

SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING	0.098	26.34
ROAD/DRIVEWAY/PARKING	0.110	29.57
LANDSCAPING	0.164	44.09
TOTAL	0.372	100.00
UNITS		144
DEVELOPABLE AREA		0.372 ha.
DENSITY (UNITS/DEVELOPABLE AREA)		387.10 uph
MIN. PARKING REQUIRED 1 space per unit above 3 units >50m ² GFA = 119 0.3 space per unit <50m ² GFA = 6.8	PROVIDED SURFACE 010 UNDERGRD 138 TOTAL 148	
BARRIER FREE PARKING SPACES REQUIRED For 100+ spaces: 2 spaces plus 1 additional for every 100 additional required spaces	2	
BICYCLE PARKING SPACES REQUIRED 0.25 spaces per dwelling unit = 36	36 (Bike room)	

DWELLING UNIT BREAKDOWN

	1 BED <50m ²	1+D	2 BED	TOTAL SUITES	TOTAL AREA	COMMON	TOTAL SUITES
12th FLOOR	2	5	4	11	981m ²	145m ²	836m ²
11th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
10th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
9th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
8th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
7th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
6th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
5th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
4th FLOOR	2	7	4	13	981m ²	145m ²	836m ²
3rd FLOOR	2	7	4	13	981m ²	145m ²	836m ²
2nd FLOOR	2	7	4	13	981m ²	145m ²	836m ²
1st FLOOR	0	2	1	3	922m ²	723m ²	199m ²
TOTAL	22	77	45	144	11713m ²	2318m ²	9395m ²

- NOTES:
- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING
M.K.
DESIGN
--
CHECKED BY
--
APPROVED BY
--



30 Hannover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905) 688-9400
Fax: (905) 688-5274

WELLAND CLUB
CITY OF WELLAND

SITE PLAN

CONSULTANT FILE No. 1124
DATE 2025-11-24
PRINTED 2026-04-01
SCALE 1:250 m
REF No.
DWG No. 1124-SP
REV 0