76 UNIT RESIDENTIAL

164 THOROLD RD
WELLAND, ON L3C 3V6





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ALLIANCE
DEVELOPMENT VENTURES
328 BRUNSWICK AVENUE, TORONTO, ONTARIO M5R 2Y9

PROPOSED 76 UNIT RESIDENTIAL

164 THOROLD ROAD
WELLAND, ON L3C 3V6

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION. THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

FIRST ISSUED: 09/09/25

REVISIONS

No.	DATE	DESCRIPTION
1	09.09.25	1ST SUB
2	01.06.26	2ND SUB

ENGINEER'S SEAL:

PROJECT NO: 2025-018

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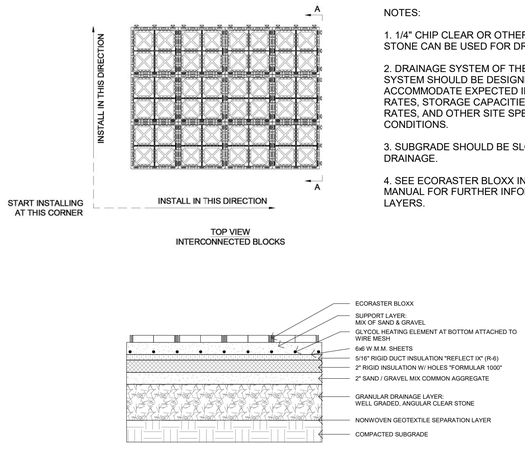
COVER

A000

PROPOSED USE: 76 UNIT RESIDENTIAL CURRENT ZONING: RH REQUIRED ZONING: RH			
LOT PROVISIONS		REQUIRED	PROVIDED
MINIMUM LOT AREA (M^2)		1000	2903.60
MINIMUM LOT FRONTAGE (M)		40.0	35.96
MINIMUM FRONT YARD (M)		3.0	3.0
MINIMUM INTERIOR SIDE YARD (M)		3.0	10.35
MINIMUM REAR YARD (M)		7.0	20.07
MAXIMUM HEIGHT (M)		32.0	27.05
MAXIMUM LOT COVERAGE		50%	29.35%
MINIMUM LANDSCAPED OPEN SPACE		15%	15.92%
PARKING REQUIREMENTS		PARKING COUNT UNITS MORE THAN 50M² - 34 UNITS UNITS LESS THAN OR EQUAL TO 50M² - 42 UNITS TOTAL PARKING REQUIRED - 47 PARKING SPACES	PARKING SPACES - 48
APARTMENT DWELLING MULTIPLE DWELLING	1 SPACE PER UNIT EXCEPT WHERE A DWELLING UNIT IS 50.0M² IN GROSS FLOOR AREA OR LESS, IN WHICH CASE, PARKING SHALL BE PROVIDED AT A RATE OF 0.3 SPACES FOR EACH SUCH UNIT AND NO VISITOR PARKING IS REQUIRED.		
BICYCLE PARKING REQUIREMENTS		TOTAL BICYCLE PARKING REQUIRED - 19 SPACES	27 PARKING SPACES
	1 BICYCLE PARKING SPACE PER 4 DWELLING UNITS		
LANDSCAPE BUFFER ALONG PERIMETER OF ANY PARKING AREA		1.5M	1.5M



VICINITY MAP



NOTES:

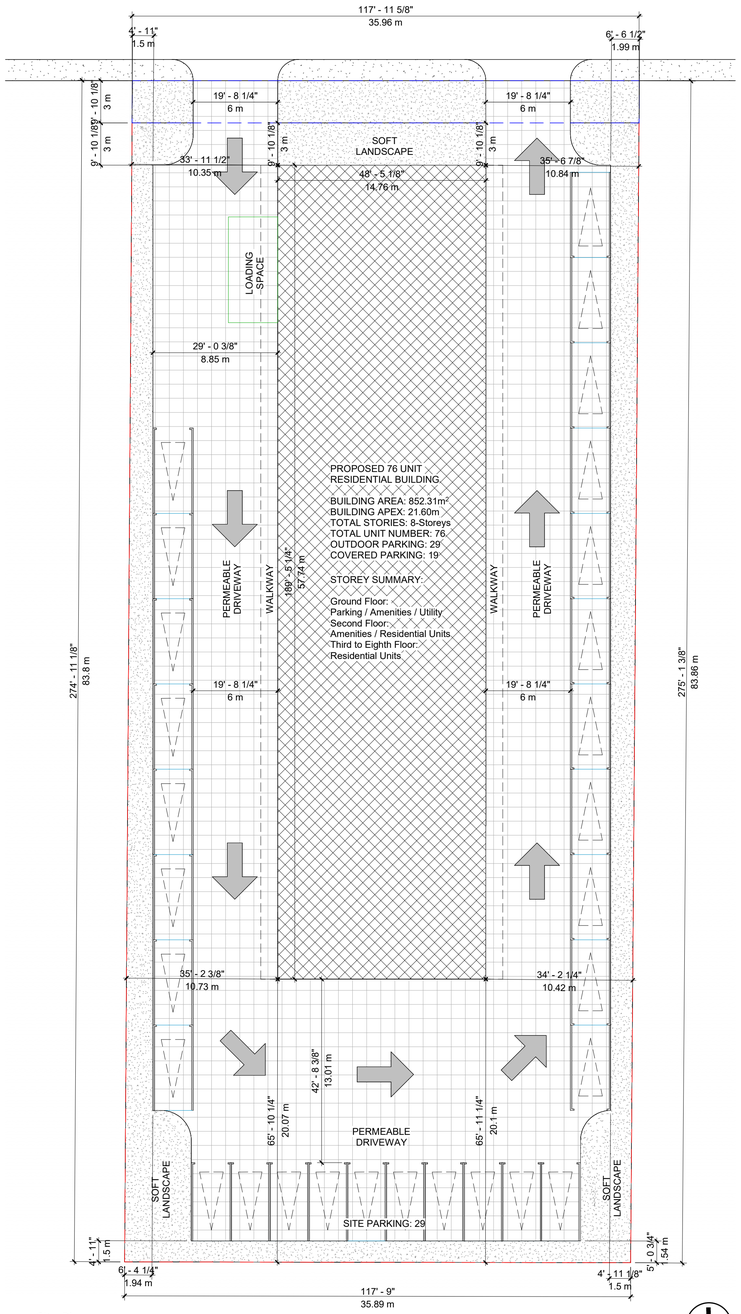
1. 1/4" CHIP CLEAR OR OTHER SUITABLE CLEAR STONE CAN BE USED FOR DRAINAGE LAYER.

2. DRAINAGE SYSTEM OF THE PERMEABLE SYSTEM SHOULD BE DESIGNED TO ACCOMMODATE EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS.

3. SUBGRADE SHOULD BE SLOPED TO AID IN DRAINAGE.

4. SEE ECORASTER BLOXX INSTALLATION MANUAL FOR FURTHER INFORMATION ON LAYERS.

2 PERMEABLE PAVER SECTION DETAIL



1 Site Plan
1 : 200

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SITE PLAN

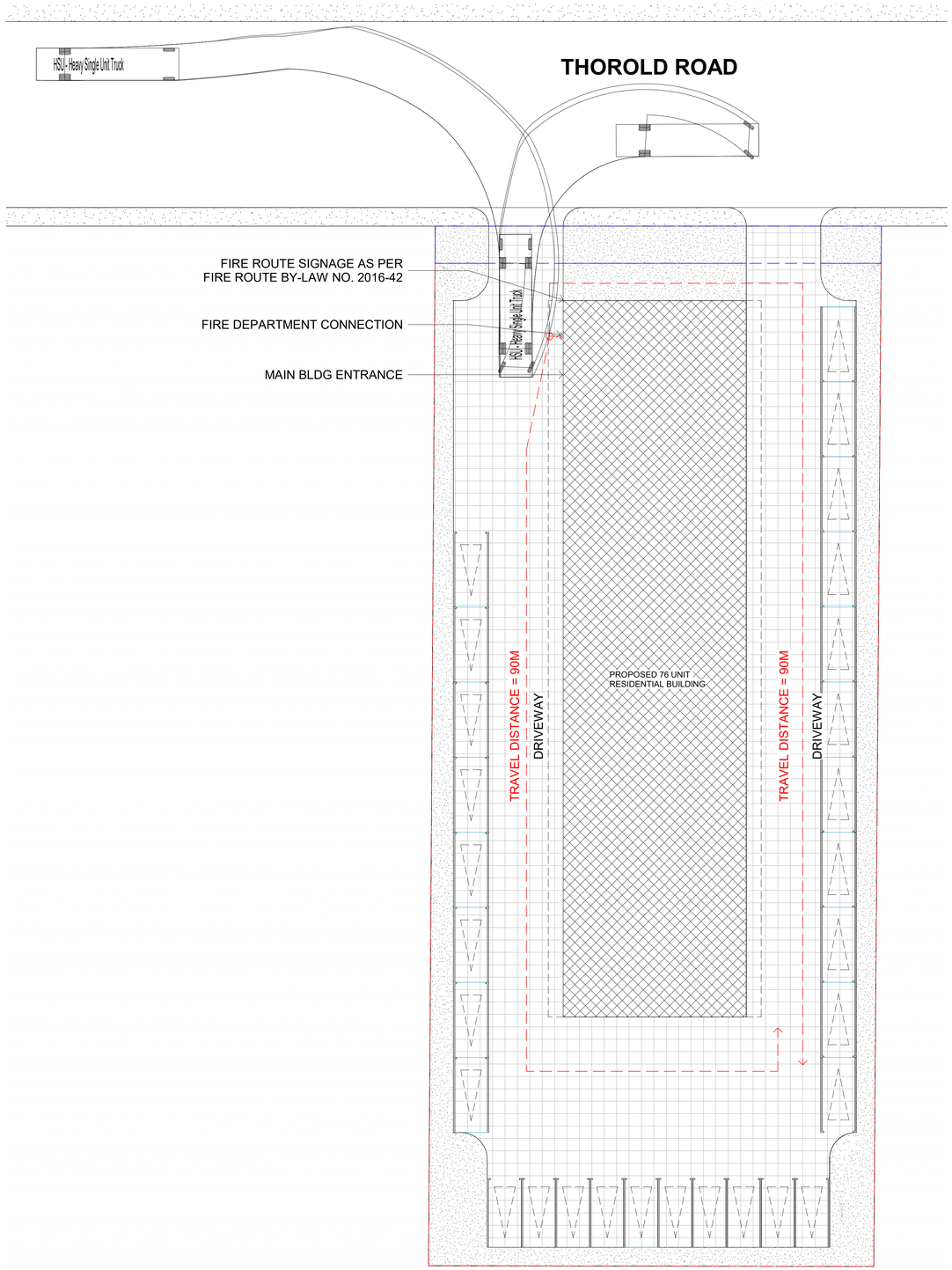
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PROPOSED USE: 76 UNIT RESIDENTIAL

CURRENT ZONING: RH
REQUIRED ZONING: RH

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LANDSCAPE BUFFER ALONG PERIMETER OF ANY PARKING AREA		1.5M	1.5M



1 Fire Route Analysis
1 : 200

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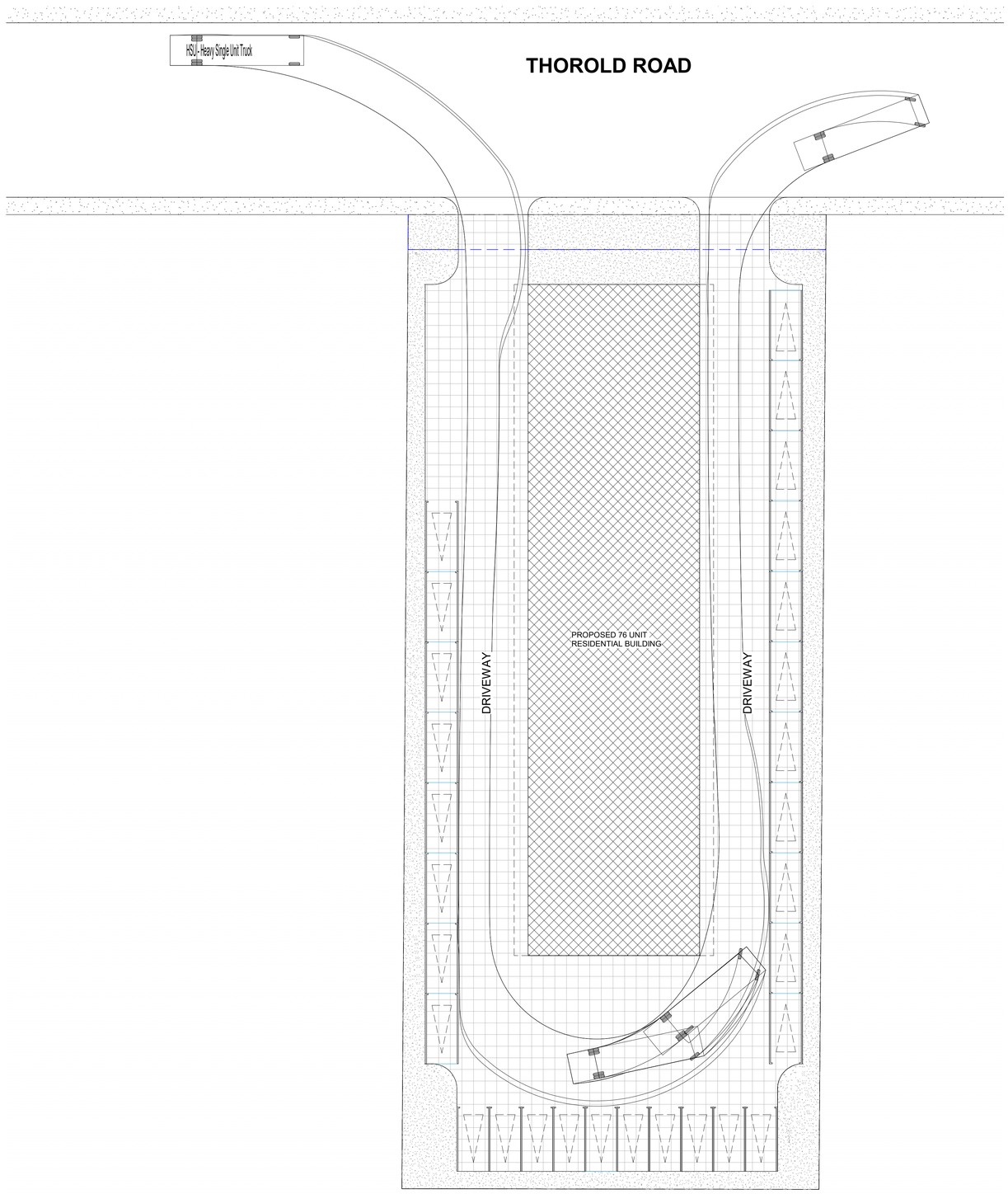
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FIRE ROUTE ANALYSIS

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LOT PROVISIONS		REQUIRED	PROVIDED
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LANDSCAPE BUFFER ALONG PERIMETER OF ANY PARKING AREA		1.5M	1.5M



1 Garbage Truck Route Analysis
1 : 200

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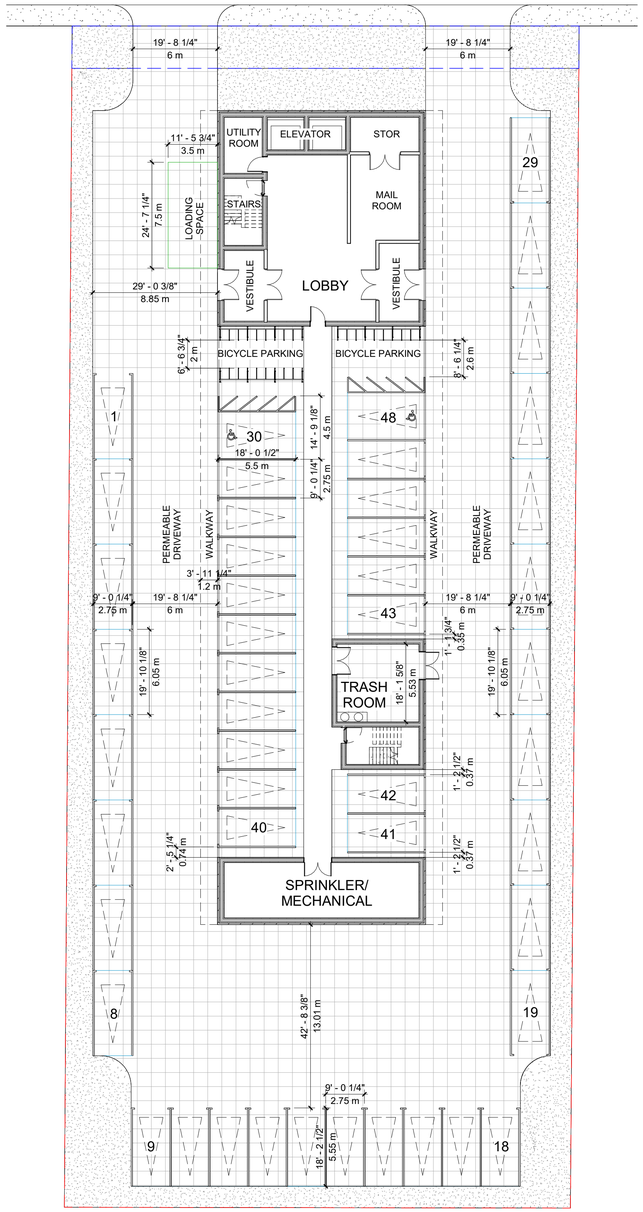
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GARBAGE TRUCK ROUTE ANALYSIS

A102

THOROLD ROAD



1 GROUND FLOOR PLAN
1 : 200

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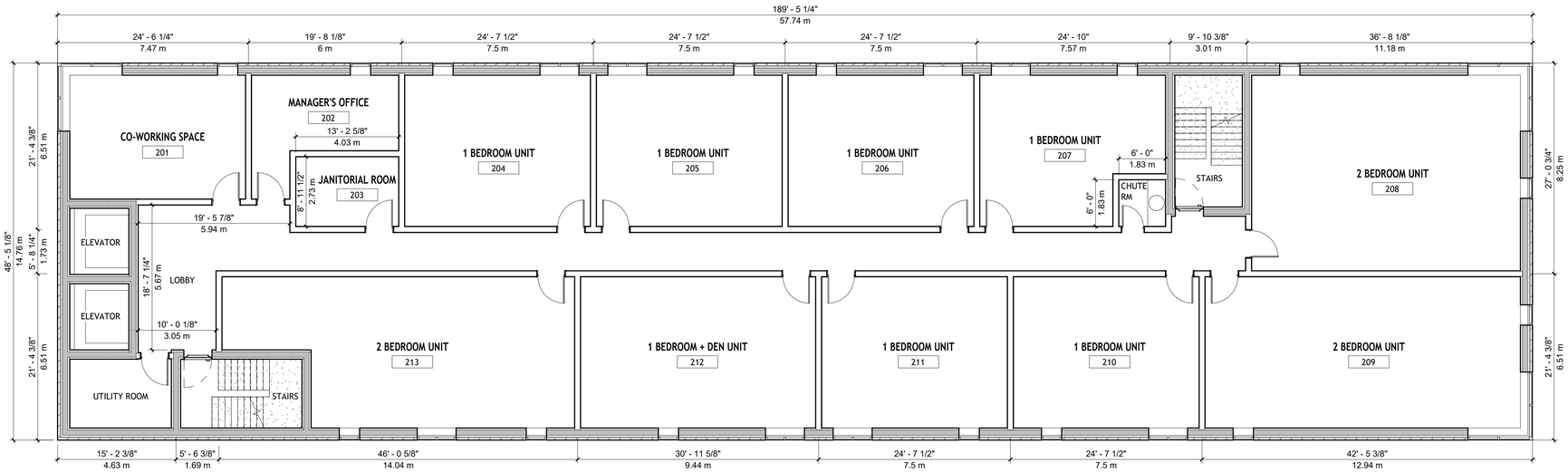
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GROUND FLOOR PLAN

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1 SECOND FLOOR PLAN
1 : 100

UNIT COUNT

UNIT TYPE	SECOND FLOOR	TYPICAL THIRD FLOOR TO EIGHT FLOOR
1 BEDROOM	6	6
1 BEDROOM + DEN	1	1
2 BEDROOM	3	4
FLOOR TOTAL UNITS	10	11
GRAND TOTAL UNITS		**76**

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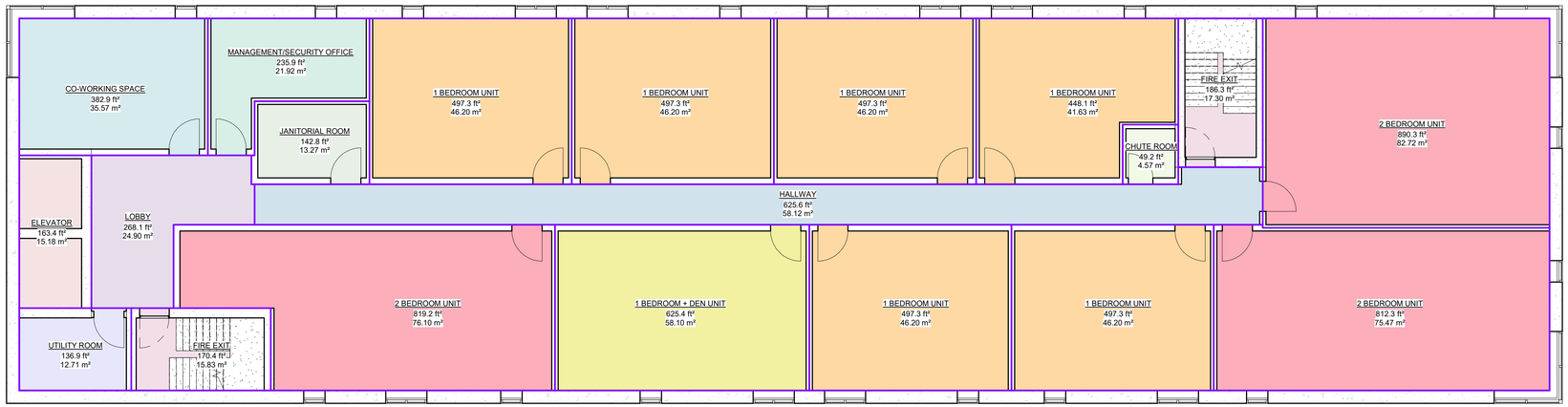
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SECOND FLOOR PLAN

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1 SECOND FLOOR AREA PLAN
1 : 100

UNIT COUNT

UNIT TYPE	SECOND FLOOR	TYPICAL THIRD FLOOR TO EIGHT FLOOR
1 BEDROOM	6	6
1 BEDROOM + DEN	1	1
2 BEDROOM	3	4
FLOOR TOTAL UNITS	10	11
GRAND TOTAL UNITS		**76**

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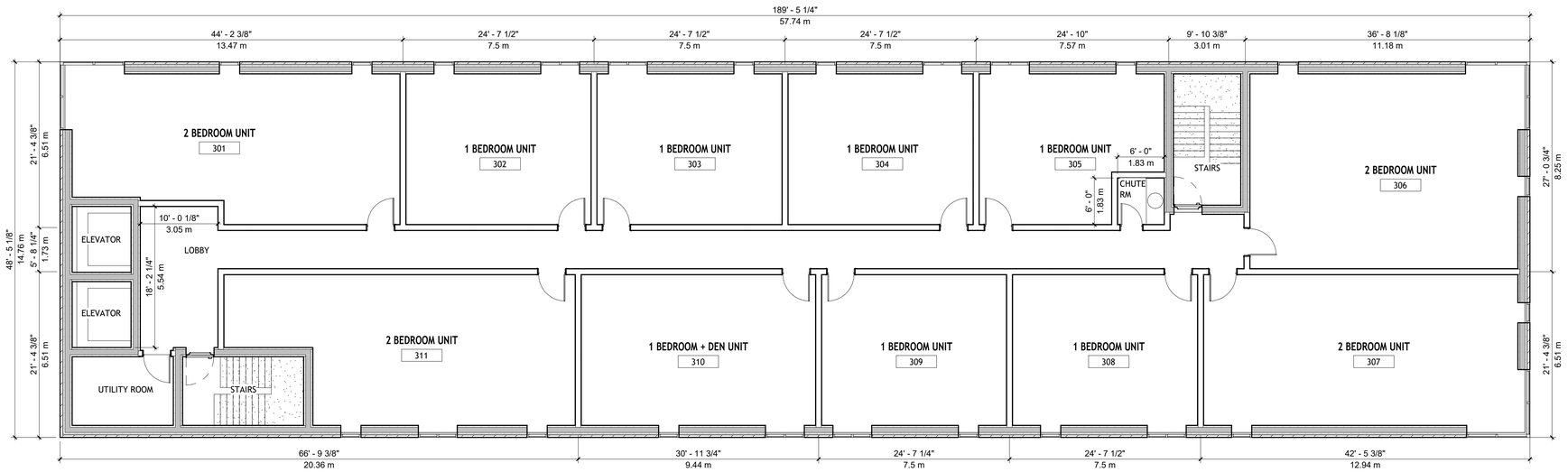
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SECOND FLOOR AREA PLAN

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1 THIRD FLOOR TO EIGHT FLOOR PLAN
1 : 100

UNIT COUNT

UNIT TYPE	SECOND FLOOR	TYPICAL THIRD FLOOR TO EIGHT FLOOR
1 BEDROOM	6	6
1 BEDROOM + DEN	1	1
2 BEDROOM	3	4
FLOOR TOTAL UNITS	10	11
GRAND TOTAL UNITS		**76**

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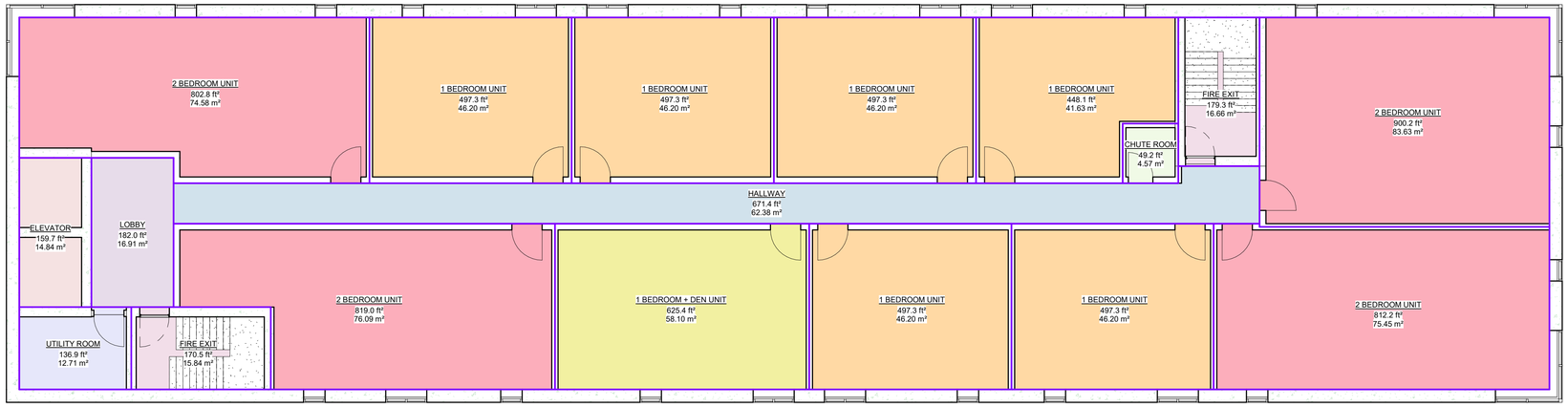
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THIRD FLOOR TO EIGHT FLOOR PLAN

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1 THIRD FLOOR TO EIGHT FLOOR AREA PLAN
1 : 100

UNIT COUNT

UNIT TYPE	SECOND FLOOR	TYPICAL THIRD FLOOR TO EIGHT FLOOR
1 BEDROOM	6	6
1 BEDROOM + DEN	2	2
2 BEDROOM	2	3
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THIRD FLOOR TO EIGHT FLOOR AREA PLAN

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