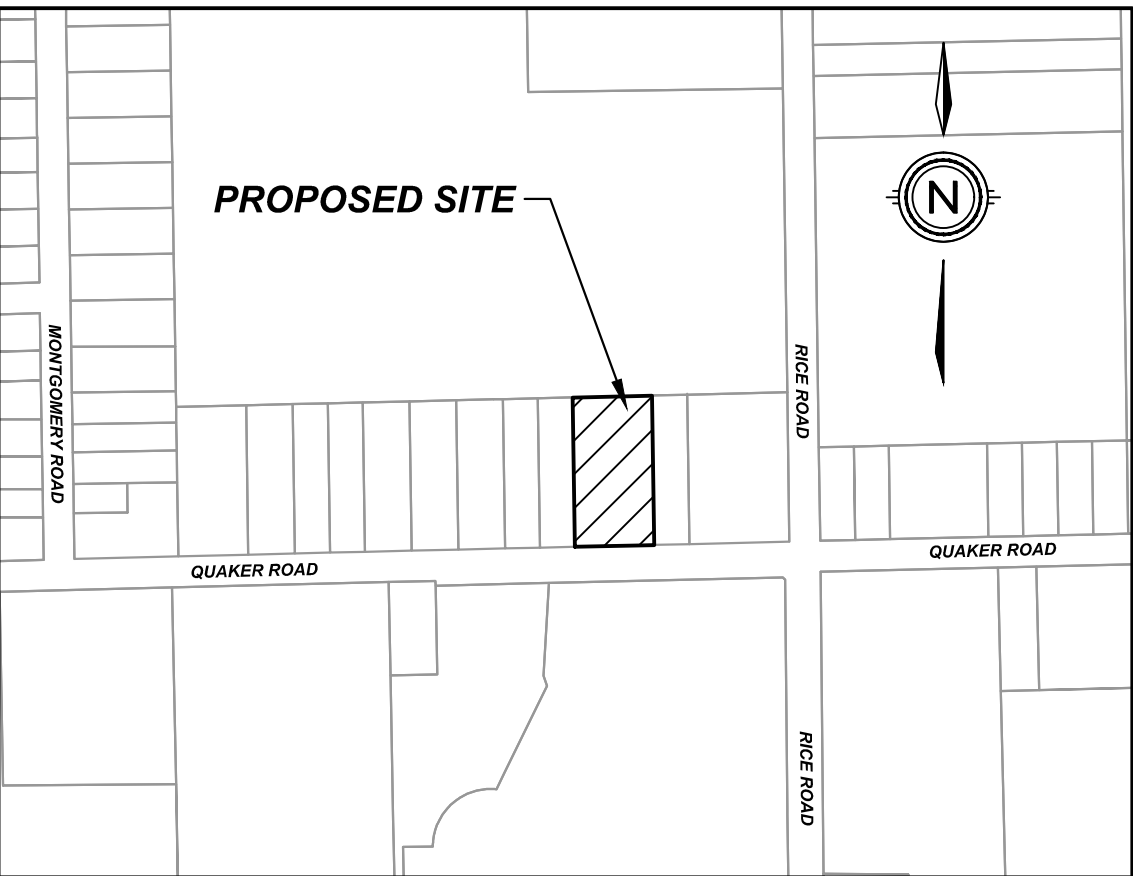
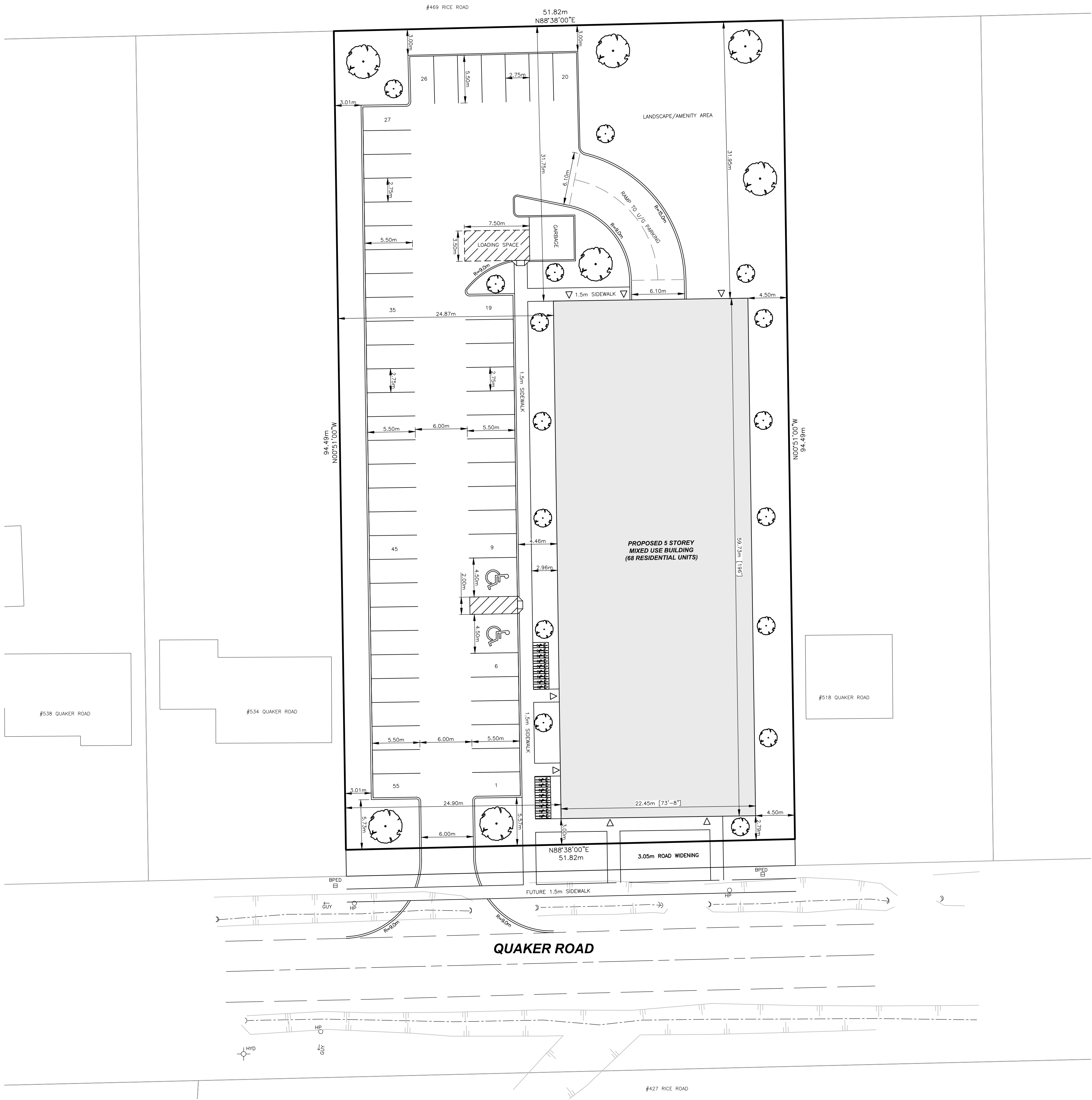
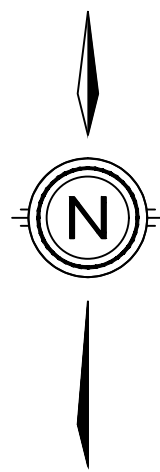


524 & 528 QUAKER ROAD  
CITY OF WELLAND



KEY PLAN  
N.T.S.

LEGAL DESCRIPTION

LOT #  
MUNICIPALITY  
REGION

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (68 UNITS)	0.134	27.35
ROADWAY/PARKING	0.170	34.69
LANDSCAPE	0.186	37.96
TOTAL	0.490	100.00
DENSITY		138.77 un/ha

PARKING STATISTICS:  
REQUIRED SPACES - 1 SPACES PER UNIT (RESIDENTIAL)  
68 X 1 = 68  
REQUIRED SPACES - 1 SPACE PER 30m<sup>2</sup>  
330.07 / 30 = 11  
ACCESSIBLE REQUIRED - 50-100 SPACES = 2  
TOTAL SPACES PROVIDED = 87 SPACES  
(INCLUDES 3 ACCESSIBLE)  
BICYCLE PARKING REQUIRED - 0.25 PER UNIT (RESIDENTIAL)  
68 X 0.25 = 17  
LOADING SPACES REQUIRED - 1 - 0 PROVIDED

ZONING MATRIX - CC2

PROVISION APARTMENT DWELLING & COMMERCIAL	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	4896.27m <sup>2</sup>
MINIMUM LOT FRONTAGE	N/A	51.82m
MINIMUM FRONT YARD MAXIMUM FRONT YARD	0m 3m	3m
MINIMUM INTERIOR SIDE YARD	0m OR 4.5m ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	4.5m
MINIMUM EXTERIOR SIDE YARD	3m	N/A
MINIMUM REAR YARD	3m	31.75m
MAXIMUM BUILDING HEIGHT	24m (8 STOREYS)	5 STOREYS
MAXIMUM LOT COVERAGE	50%	27.35%
MINIMUM LANDSCAPE AREA	15%	37.96%
MAXIMUM GROSS FLOOR AREA	N/A	4896.27m <sup>2</sup>



DRAWING TITLE  <b>SITE PLAN</b>	DRAFTING	TA
	DATE	OCTOBER 17, 2025
	PRINTED	OCTOBER 24, 2025
	SCALE	1:250
	DWG No.	REV
	<b>23163-SP</b>	<b>0</b>