

N 88°50'26" E 192.64m BOUNDARY OF CITY OF THOROLD

N 88°34'48" E 192.56m

FUTURE ROAD

FUTURE DEVELOPMENT

SITE STATISTICS

ZONING BY-LAW	CITY OF WELLAND, BY-LAW 2017-117
ZONING	EXISTING: AGRICULTURAL; PROPOSED: RL2
SITE AREA	3.87 ha (9.25 ac)

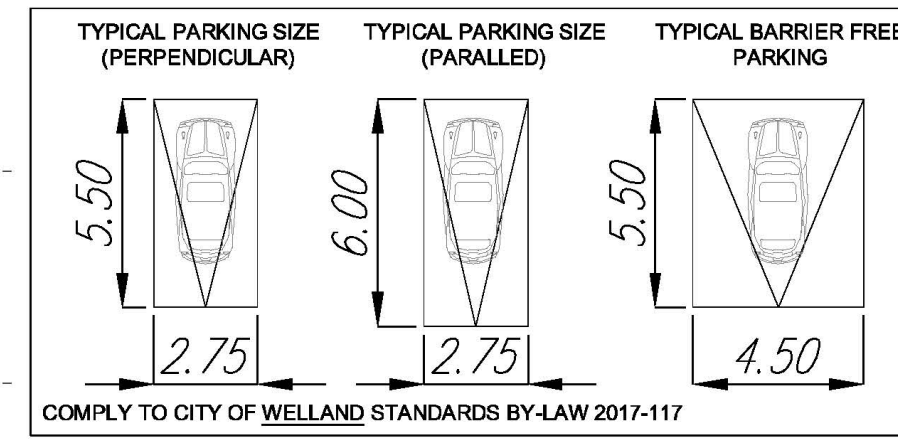
UNIT COUNT - GROSS FLOOR AREA	NUMBER OF UNITS	GFA
TYPE 'A' - 3 1/2 STOREY, 6.30M STACKED TOWNHOUSE BLOCK 01-13 +/- 1200 SQ.FT. (EACH UNIT)	237 UNITS	(284,400 SQ. FT.)
TYPE 'B' - 3 STOREY, 6.48M STACKED TOWNHOUSE BLOCK 13-22 +/- 1400 SQ.FT. (EACH UNIT)	120 UNITS	(168,000 SQ. FT.)
TOTAL	357 UNITS	(452,400 SQ. FT.) (42,029 SQ. M.)

SITE STANDARD	REQUIRED	PROVIDED
DENSITY		357 units / 3.87 ha = 92.25 units/ha 357 units / 9.25 ac = 38.59 units/ac
FLOOR SPACE INDEX		1.08
LOT COVERAGE	MAX. 50%	APPROX. 13,800 (36%)
LANDSCAPE AREA	MIN. 20%	APPROX. 8290 SM (21%)

PARKING REQUIREMENTS	REQUIRED	PROVIDED
TOWNHOUSES (TOTAL 360 UNITS)	1 PS PER UNIT. MAY BE PROVIDED IN AN ATTACHED OR DETACHED GARAGE	357 158 PRIVATE GARAGE 79 SURFACE PARKING
VISITOR PARKING	N/A	EXTRA 272 DRIVEWAY PARKING 27 SPACES PROVIDED (.07 SPACES PER UNIT)
BARRIER FREE PARKING	4	4
TOTAL PARKING		647 TOTAL
BICYCLE PARKING	(0.25 PER UNIT) 90	92

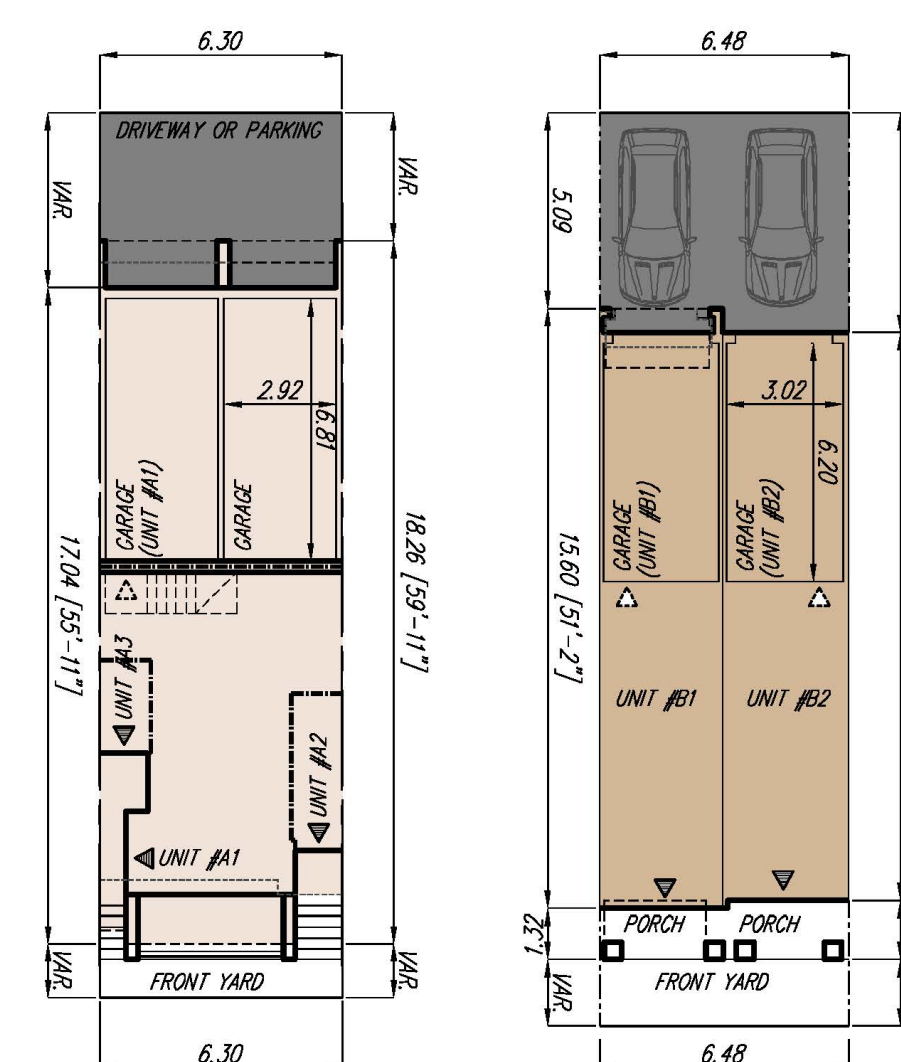
SETBACK (RL2)	REQUIRED	PROVIDED
FRONT YARD SETBACK	4.5 m	4.5 m
INT./EXT. SIDE YARD SETBACK	2.0 m	4.36 m / 2.0 m
REAR YARD SETBACK	6.0 m	6.10 m

BUILDING HEIGHT	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	11.0 m	TBD
MAX. NUMBER OF STOREYS	3 STOREYS	3 STOREYS



LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- FIRE ROUTE
- BUILDING SETBACK LINE
- GARAGE SETBACK LINE
- PORCH SETBACK LINE
- OUTLINE OF BALCONY ABOVE
- OUTLINE OF FLOOR ABOVE
- TRAVEL DISTANCE TO FIRE ROUTE
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS



SITE PLAN
SCALE = 1:400

ISSUE FOR OPA SUBMISSION

APPLICATION NUMBER:

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DRAWINGS ARE NOT TO BE SCALED.

OWNER INFORMATION

AMBRIA HOMES
400 CREDITSTONE ROAD,
SUITE 9, VAUGHAN ON.
L4K 3Z3

LEGAL DESCRIPTION OF PROPERTY:
PART OF LOT 227, TOWNSHIP OF THOROLD
NOW IN THE CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

SITE LEGEND

KEY PLAN
NTS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR OPA SUBMISSION	2024.02.07	SL
2.			
3.			
4.			
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SUBMITTALS

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR OPA SUBMISSION	2024.02.07	SL
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10.			

STAMP:

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AMBRIA HOMES - 422016

WELLAND, ON. 744 FIRST AVENUE

SITE PLAN
2024.02.07

Scale: 1:400
Drawn By: GB
Checked By: SL

SP-01

422016DSDP01.dwg

FIRST AVENUE

FUTURE DEVELOPMENT

EX E/P

EX E/P

201.62m N 0°56'3" W

N 0°18'0" E 200.73m

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