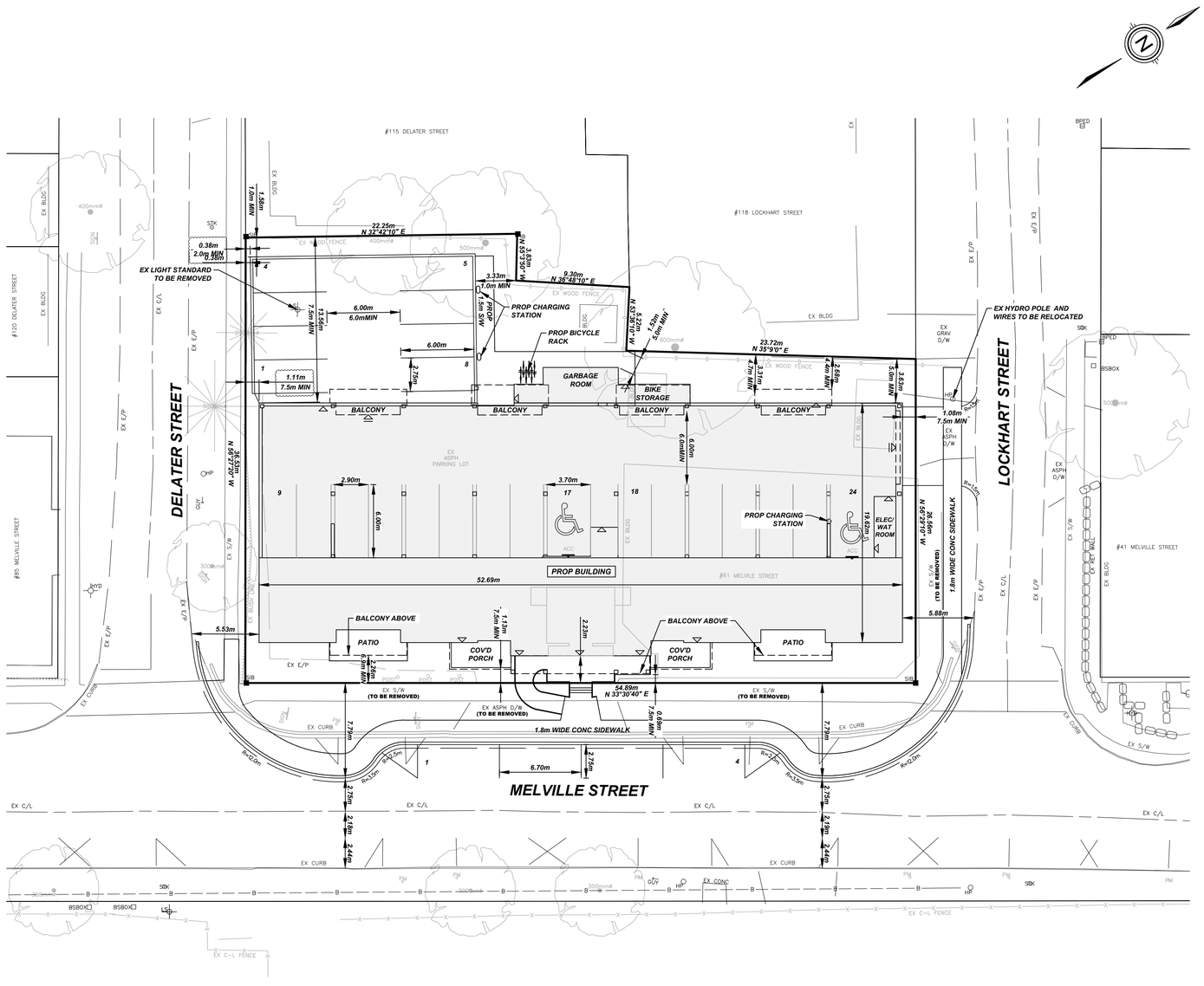


ZONING MATRIX

RESIDENTIAL MULTIPLE (RM1) ZONE

PROVISION	REQUIRED	PROVIDED
MIN LOT FRONTAGE	25.0m	54.89m
MIN LOT AREA	912m²	1,746.07m²
MAX LOT COVERAGE	50%	66.84%
MIN LANDSCAPE OPEN SPACE	25%	21.10%
FRONT YARD SETBACK	7.5m	0.69m
INTERIOR SIDE YARD SETBACK	5.0m	1.52m
EXTERIOR SIDE YARD SETBACK	7.5m	1.08m
REAR YARD SETBACK	7.5m	13.56m
MIN DWELLING UNIT FLOOR AREA	BACHELOR (37m²) 1 BEDROOM UNIT (41m²) 2 BEDROOM UNIT (69m²) 3 BEDROOM UNIT (80m²)	1. N/A 2. N/A 3. 130.0m² 4. N/A
MAX BUILDING HEIGHT	12.0m	12.0m
MIN ACCESSORY BUILDING YARD SETBACKS	1.5m	N/A
MIN ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m	N/A

AMENITY AREA (SECTION 6.3)

PROVISION	REQUIRED	PROVIDED
(b) 10 OR MORE UNITS REQUIRES CHILDREN PLAY AREA	46m² MIN. OF EQUIPPED PLAY AREA	319.6m² OF NON-EQUIPPED AMENITY AREA (22.8m² PER UNIT)

PARKING STATISTICS

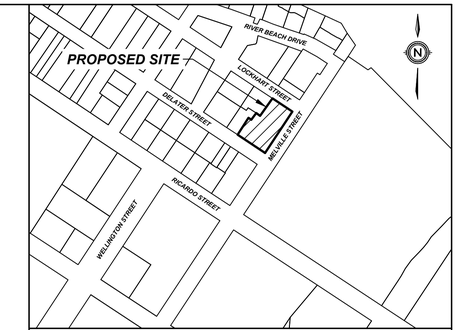
REQUIRED	PROVIDED	
1 SPACE PER UNIT 14 SPACES	24 SPACES (8 SURFACE + 16 UNDERGROUND)	
ADDITIONAL PROVISION 6.40 (I)	REQUIRED BUFFER FRONT/EXTERIOR = 2.0m REAR/INTERIOR = 1.0m	PROVIDED BUFFER 0.38m 1.58m

BARRIER FREE PARKING

REQUIRED	PROVIDED
1 BARRIER FREE SPACE REQUIRED (1–25 SPACES)	2 SPACES

LAND USE SCHEDULE

AREA	m²	% COVERAGE
BUILDING	1167.11	66.84
ROADWAY/PARKING	210.56	12.06
LANDSCAPE	368.39	21.10
TOTAL	1,746.07	100.00
AMENITY AREA	319.55	



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

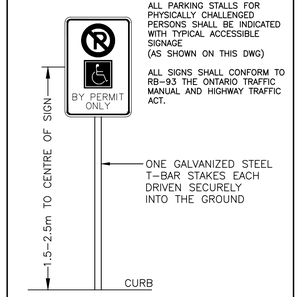
LOT 19, PLAN M-16
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

LEGEND

- HYD — EX HYDRANT
- HYD — PROP HYDRANT
- HP — EX HYDRO POLE
- LS — EX LIGHT STANDARD
- PROP DOOR
- PROP OVERHEAD DOOR
- ACC — PROP ACCESSIBLE PARKING SIGN (SEE THIS SHEET)
- PROP CURB
- PROP DEPRESSED CURB
- EX CHAIN–LINK FENCE
- PROP WOOD PRIVACY FENCE

SIGNAGE NOTES:
ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (AS SHOWN ON THIS DWG)

ALL SIGNS SHALL CONFORM TO RB–93 THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



ACCESSIBLE PARKING SIGN DETAIL

NTS

#	REVISION	DATE	INIT
0	ISSUED FOR REVIEW	2023–03–13	G.S

NOTES:
1. 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.
2. 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.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

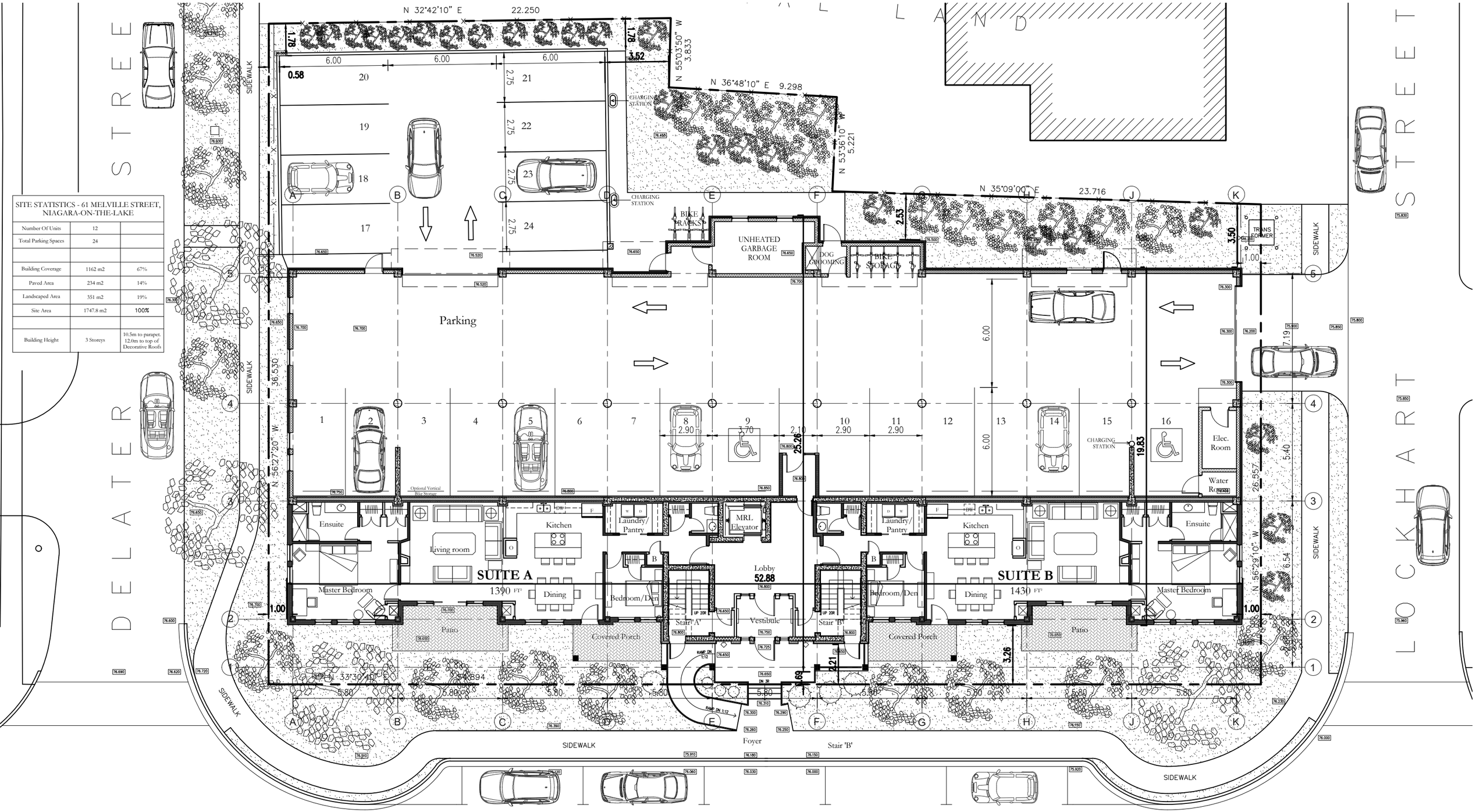
DRAFTING: G.S
DESIGN: .
CHECKED BY: .
APPROVED BY: .

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
30 Hanover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905)688–9400
Fax: (905)688–5274

OWNER
BLYTHWOOD HOMES MELVILLE INC.
7058 RIDGEWOOD CRESCENT
NIAGARA FALLS, ON
L2J 3H1

61 MELVILLE STREET
NIAGARA ON THE LAKE
SITE PLAN

CONSULTANT FILE No.	21152
DATE	2023–03–21
PRINTED	2023–03–21
SCALE	1:200 m
REF No.	
DWG No.	21152-SP
REV	0



SITE STATISTICS - 61 MELVILLE STREET, NIAGARA-ON-THE-LAKE		
Number Of Units	12	
Total Parking Spaces	24	
Building Coverage	1162 m2	67%
Paved Area	234 m2	14%
Landscaped Area	351 m2	19%
Site Area	1747.8 m2	100%
Building Height	3 Storeys	10.5m to parapet. 12.0m to top of Decorative Roofs

CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.

CMA@CHAPMANMURRAY.COM PHONE (905) 354 1674 : FAX (905) 354 2940 : TOLL FREE 1 (866) 272-4485

COMMISSION TITLE

MELVILLE CONDOMINIUMS, for Blythwood Homes
61 MELVILLE ST, NIAGARA-ON-THE-LAKE

SHEET TITLE

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT WAYNE MURRAY
LICENCE
2404

N TRUE
N REF

COMMISION NO.	222107
DATE	FEB 6, 2023
SCALE	1/16"=1'-0"
DRAWN	KB
CHECKED	RWM

DRAWING NO.

A1.1

East Elevation

West Elevation

CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.

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COMMISSION TITLE

MELVILLE CONDOMINIUMS, for Blythwood Homes
61 MELVILLE ST, NIAGARA-ON-THE-LAKE

SHEET TITLE

EAST AND WEST ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT WAYNE MURRAY
LICENCE
2404

COMMISION NO.	222107
DATE	FEB 6, 2023
SCALE	3/32"=1'-0"
DRAWN	KB
CHECKED	RWM

DRAWING NO.

A2.1

South Elevation

North Elevation

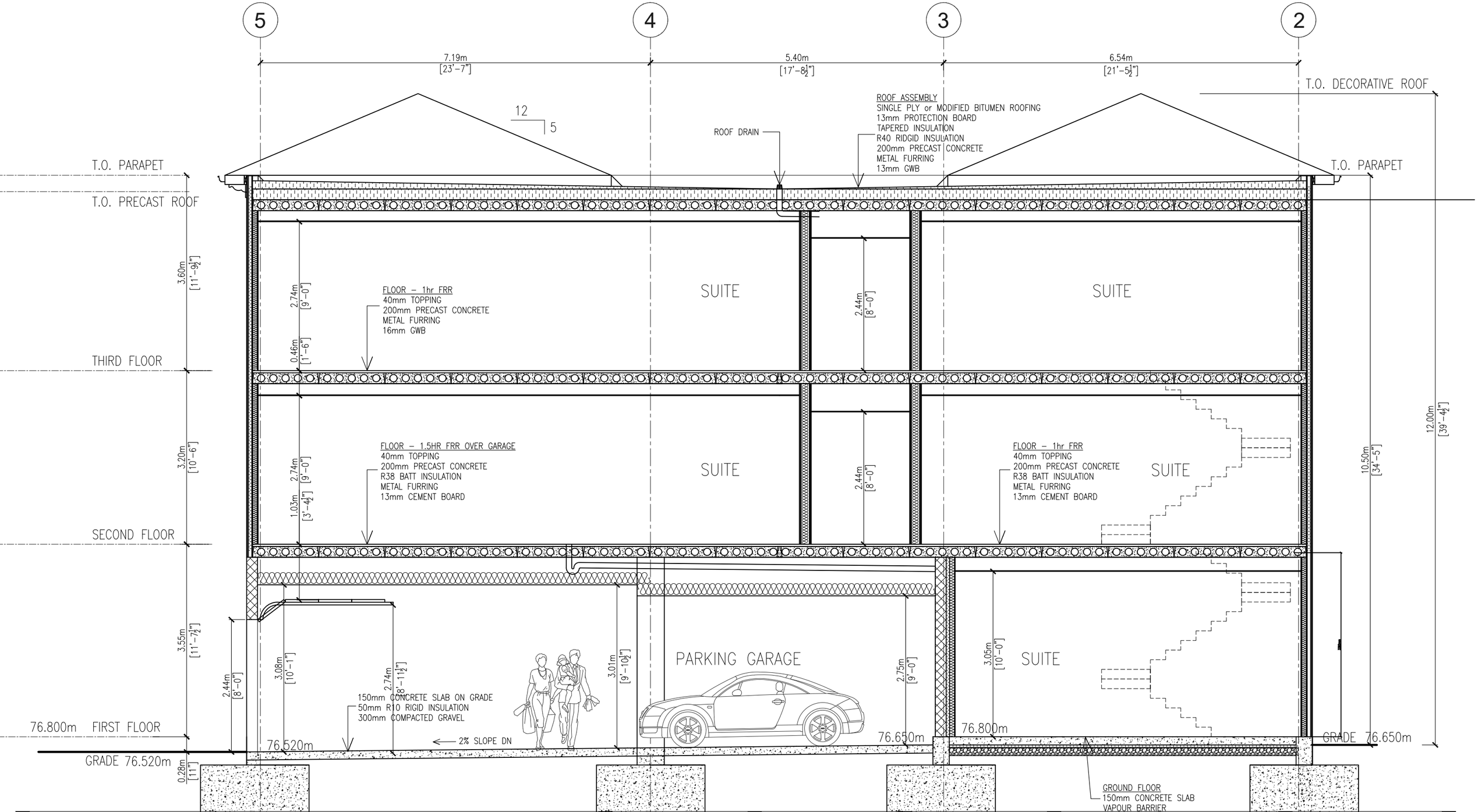
CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.
CMA@CHAPMANMURRAY.COM PHONE (905) 354 1674 : FAX (905) 354 2940 : TOLL FREE 1 (866) 272-4485

COMMISSION TITLE
MELVILLE CONDOMINIUMS, for Blythwood Homes
61 MELVILLE ST, NIAGARA-ON-THE-LAKE
SHEET TITLE
NORTH AND SOUTH ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT WAYNE MURRAY
LICENCE
2404

COMMISION NO.	222107
DATE	FEB 6, 2023
SCALE	3/32"=1'-0"
DRAWN	KB
CHECKED	RWM

DRAWING NO.
A2.2



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COMMISSION TITLE

MELVILLE CONDOMINIUMS, for Blythwood Homes
61 MELVILLE ST, NIAGARA-ON-THE-LAKE

SHEET TITLE

BUILDING SECTION

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT WAYNE MURRAY
LICENCE
2404

COMMISION NO.	222107
DATE	FEB 6, 2023
SCALE	3/16"=1'-0"
DRAWN	KB
CHECKED	RWM

DRAWING NO.

A3.1