



KONIK ESTATES PHASE 2

1537 CONCESSION 6 RD, 448 LINE 2 RD & UNADDRESSED LANDS
VIRGIL

ZONING BY-LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION & DRAFT PLAN OF VACANT LAND CONDOMINIUM

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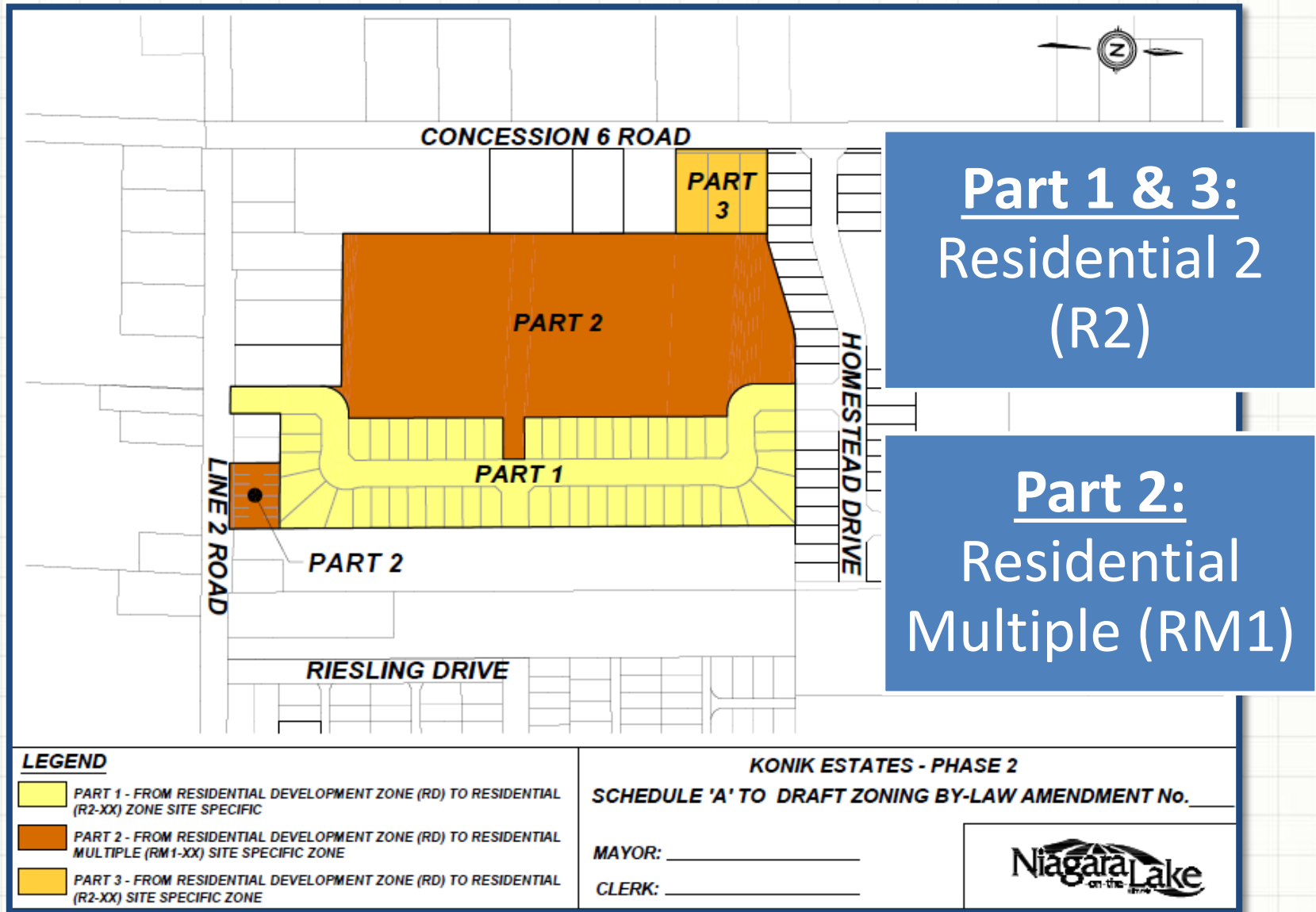


**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Site Context



Zoning By-law Amendment



Draft Plan of Subdivision

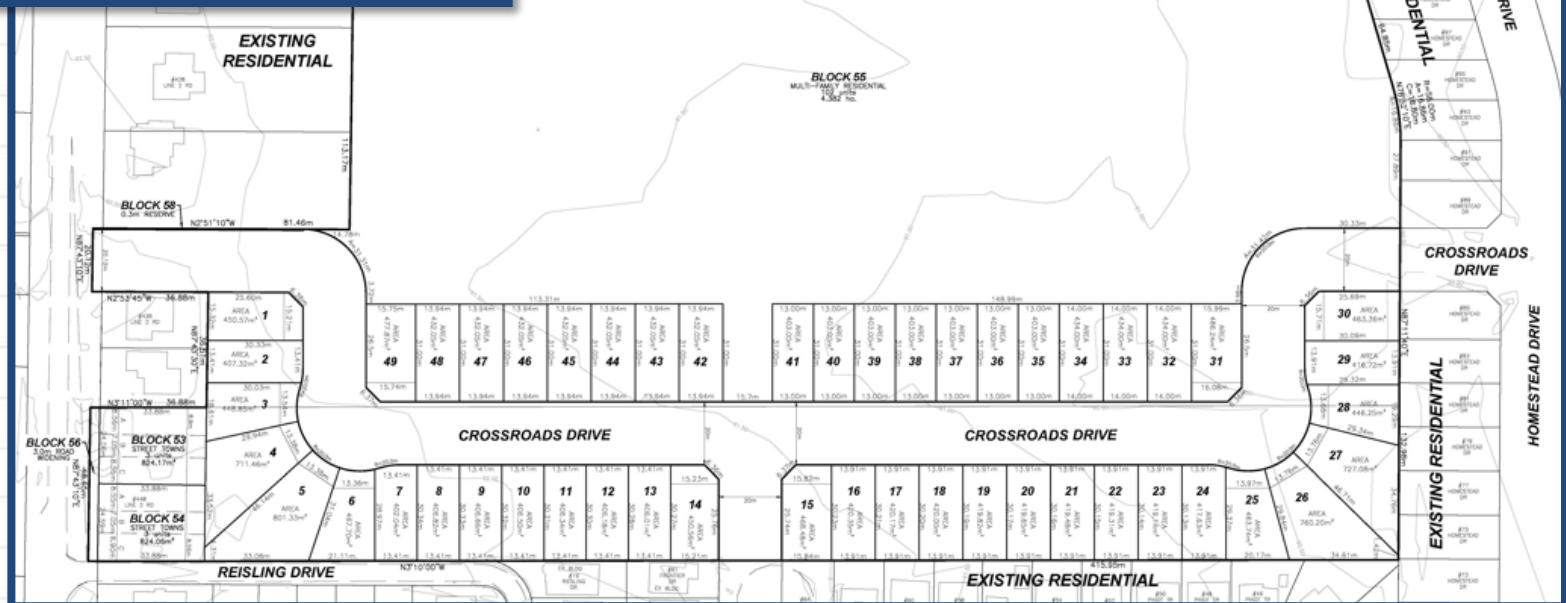
KONIK ESTATES-PHASE 2 TOWN OF NIAGARA-ON-THE-LAKE

LAND USE SCHEDULE

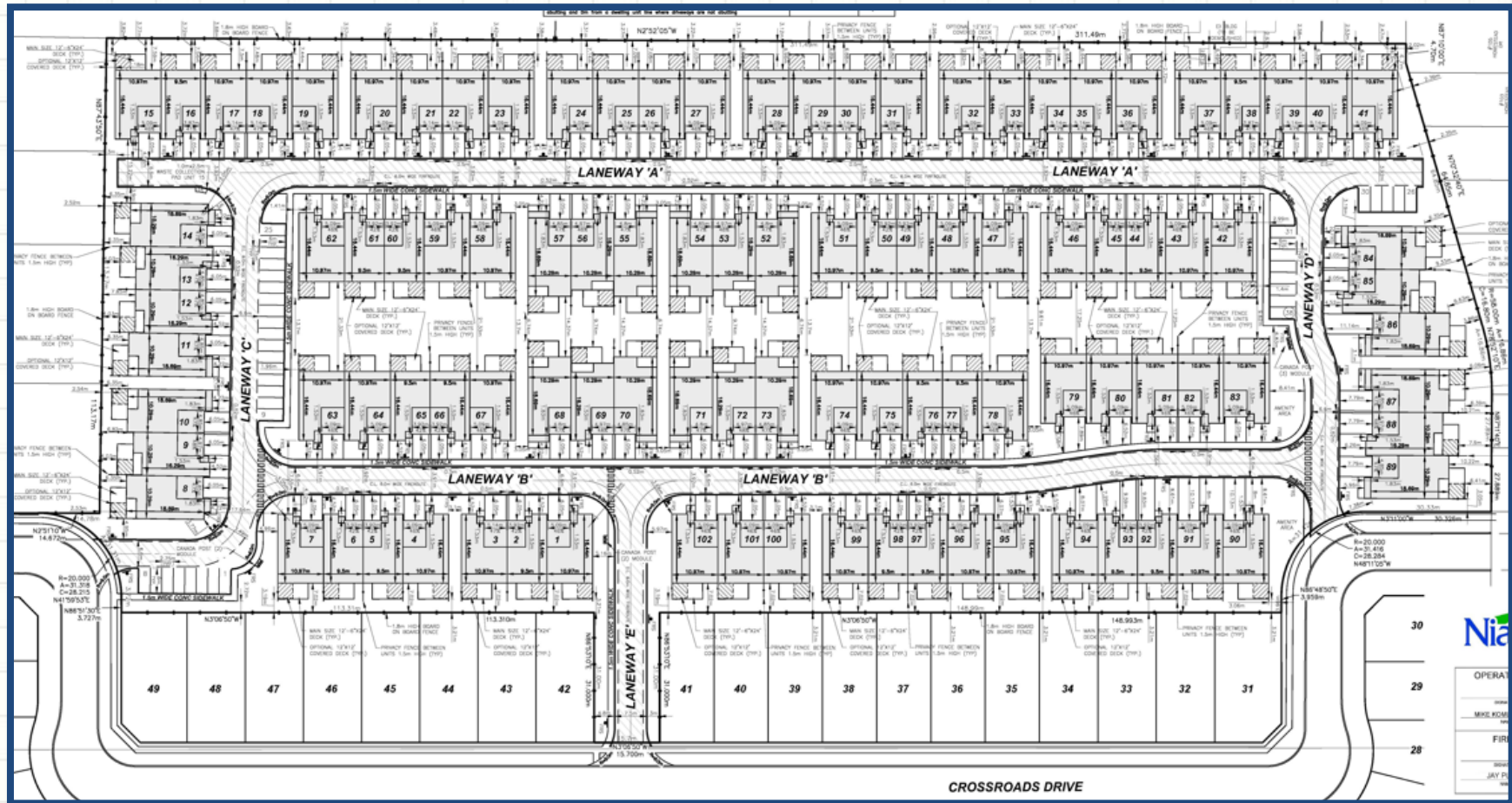
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-52	52	2.616	31.51
STREET TOWN RESIDENTIAL	BLOCK 53-54	6	0.165	1.99
MULTIPLE FAMILY RESIDENTIAL	BLOCK 55	102	4.382	52.79
3.0m ROAD WIDENING	BLOCK 56-57		0.035	0.42
0.3m RESERVE	BLOCK 58		0.002	0.03
ROADWAY			1.101	13.26
TOTAL		160	8.301	100.00

DEVELOPABLE AREA = 8.266 ha

DEVELOPABLE DENSITY = 19.36 units/ha



Draft Plan of Vacant Land Condominium



Proposed Residential Development



Supporting Studies

Stage 1-2
Archaeological
Assessment

Transportation
Impact Study

Phase 1
Environmental Site
Assessment

Environmental
Analysis

Functional Servicing
Report / Stormwater
Management Plan

Proposed Dwellings



Summary

Application for a Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Vacant Land Condominium, to permit;

- 102 Block Townhouse Dwellings
- 52 Single-Detached Dwellings
- 6 Street Townhouse Dwellings

Applications Consistent/Conformity with:

- Provincial Policy Statement & Growth Plan,
- Niagara Region Official Plan,
- Town of NOTL Official Plan

Provides for:

- New Housing within the Urban Boundary in a Greenfield Area
- Makes efficient use of existing infrastructure
- Complete road and lotting network integrating with existing neighbourhood

Thank you. Questions?

