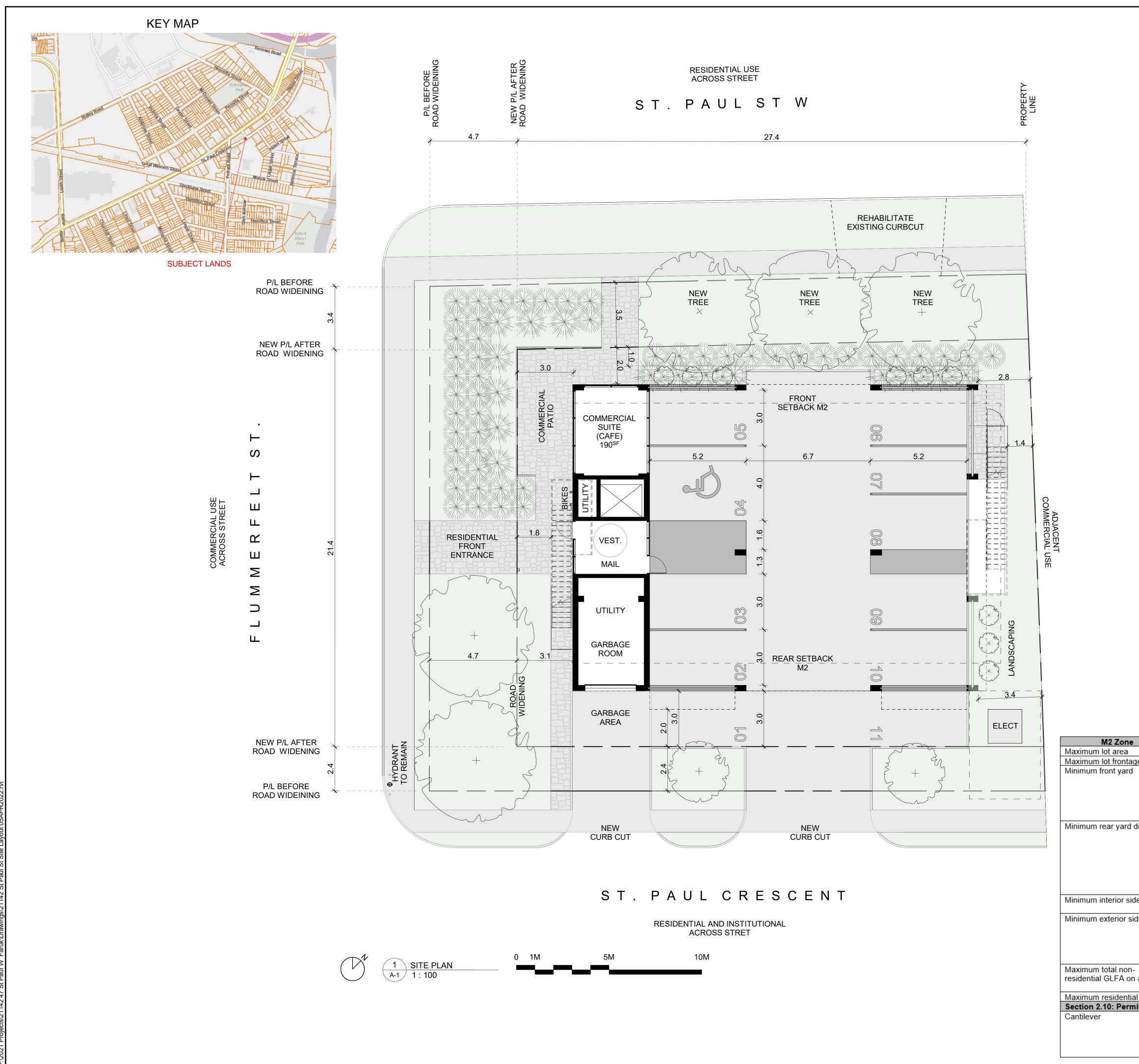


47 ST PAUL ST W - MIXED-USE DEVELOPMENT

11 SEPT 2022 - ISSUED FOR ZONING BYLAW AMENDMENT



Plotted on 2022-10-11 3:06:23 PM

CIVIC ADDRESS

49 ST. PAUL ST. ST. CATHARINES, ON L2S 2C3

PARKING SUMMARY

LOWER LEVEL					
REGULAR BARRIER FREE	Ξ				10 1
TOTAL STALLS	6				11
REQUIRED ST	ALLS				
16 SUITES	x 1.00	STALLS	S/SUITI	Ξ=	16 \$
PROVIDED ST	ALLS				
16 SUITES	x 0.688	STALL	S/SUI	ГЕ =	11 \$

16 STALLS 11 STALLS

BUILDING STOREYS

LEVEL 1		
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5		

PARKING / COMMERCIAL SUITE
4 RESIDENTIAL SUITES

LOT STATISTICS

LOT AREA PRIOR TO ROAD WIDENINGS	
NEW LOT AREA	
BUILDING FOOTPRINT	

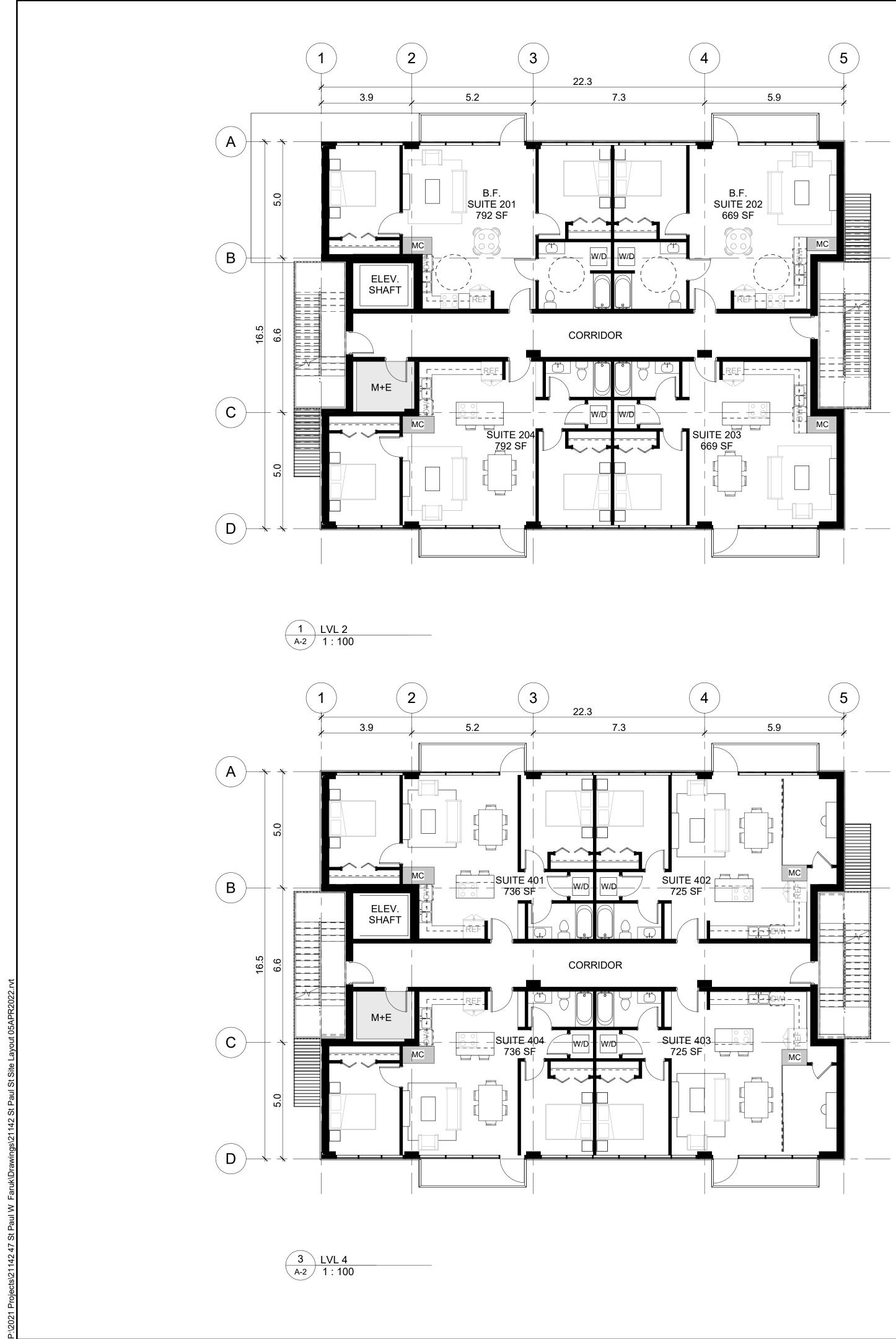
0.0901 HA 0.0608 HA 386 SQM

2 Zone	Required	Proposed
area	4000 square metres	Comply – 608 square metres
frontage	30 metres	Comply – 27.4 metres
nt yard	3 metres for portion of portion of building less than 14 metres in height	
	5m for portion of building 14 metres in height or greater	2 metres from building
r yard depth	4.5 metres for portion of building up to 14 metres in height / additional0.5 metres for each additional 1 metre in building height	
	18 metres proposed building height (4 metres x 0.5 = 2 metres) 6.5 metres rear yard	3 metres from building
erior side yard	1.2 metres	Comply – 2.8 metres from building 1.4 metres from stairwell
erior side yard	3 metres for portion of portion of building less than 14 metres in height	
	5m for portion of building 14 metres in height or greater	3 metres from building 1.8 metres from stairs
al non- LFA on a lot	50% of the residential floor area on the lot (to a maximum of 930 square metres)	Comply – 17.65 square metres
sidential density	198 units/ha	263 units/ha
: Permitted Encr	oachments	
	0.6 metres into front and rear yard and no greater than 25% of the total wall façade Front yard – 4.4 metres (5m – 0.6) Rear yard – 5.9 metres (6.5 – 0.6)	50% of total wall façade Front yard - 1 metre Rear yard - 2 metre

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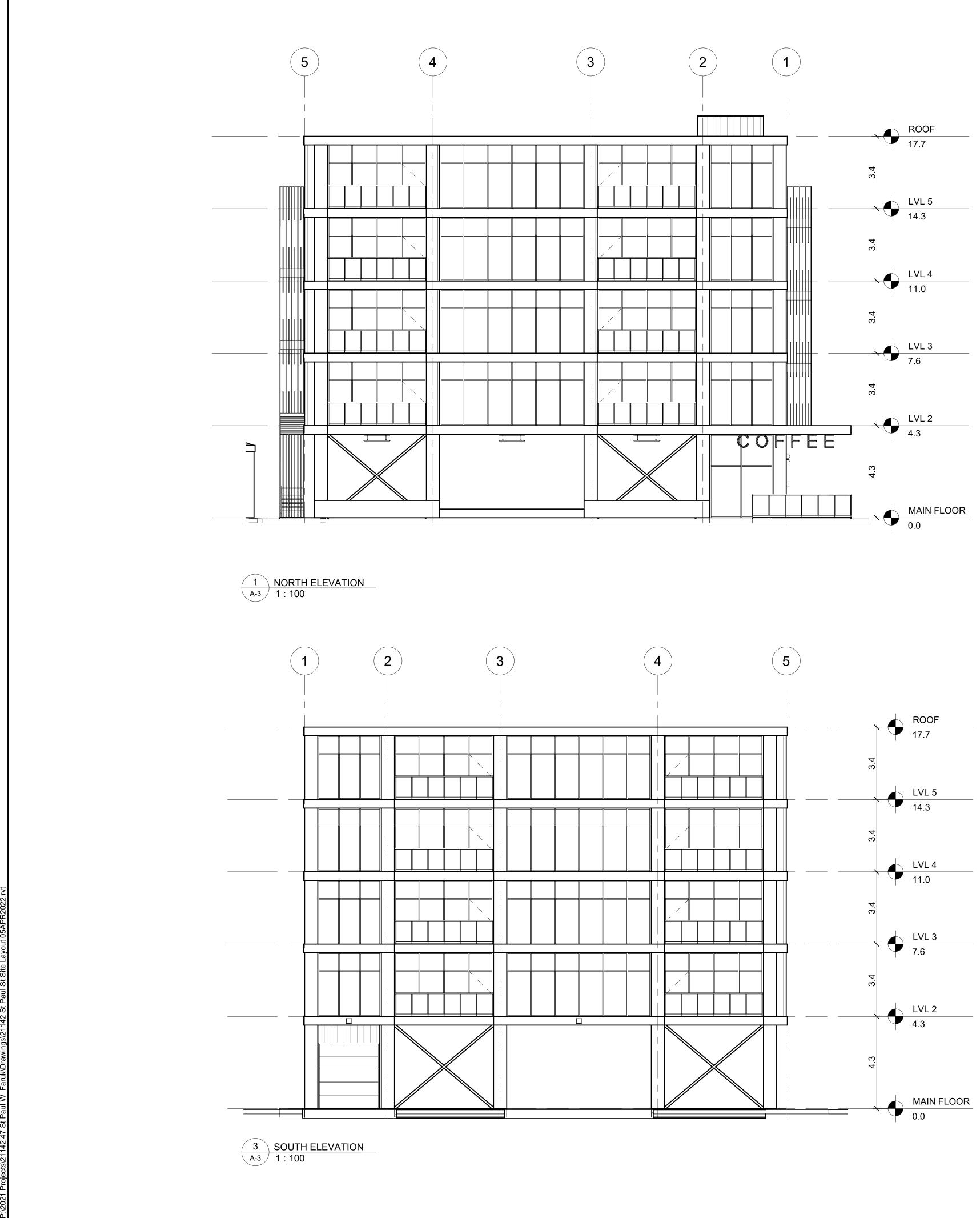
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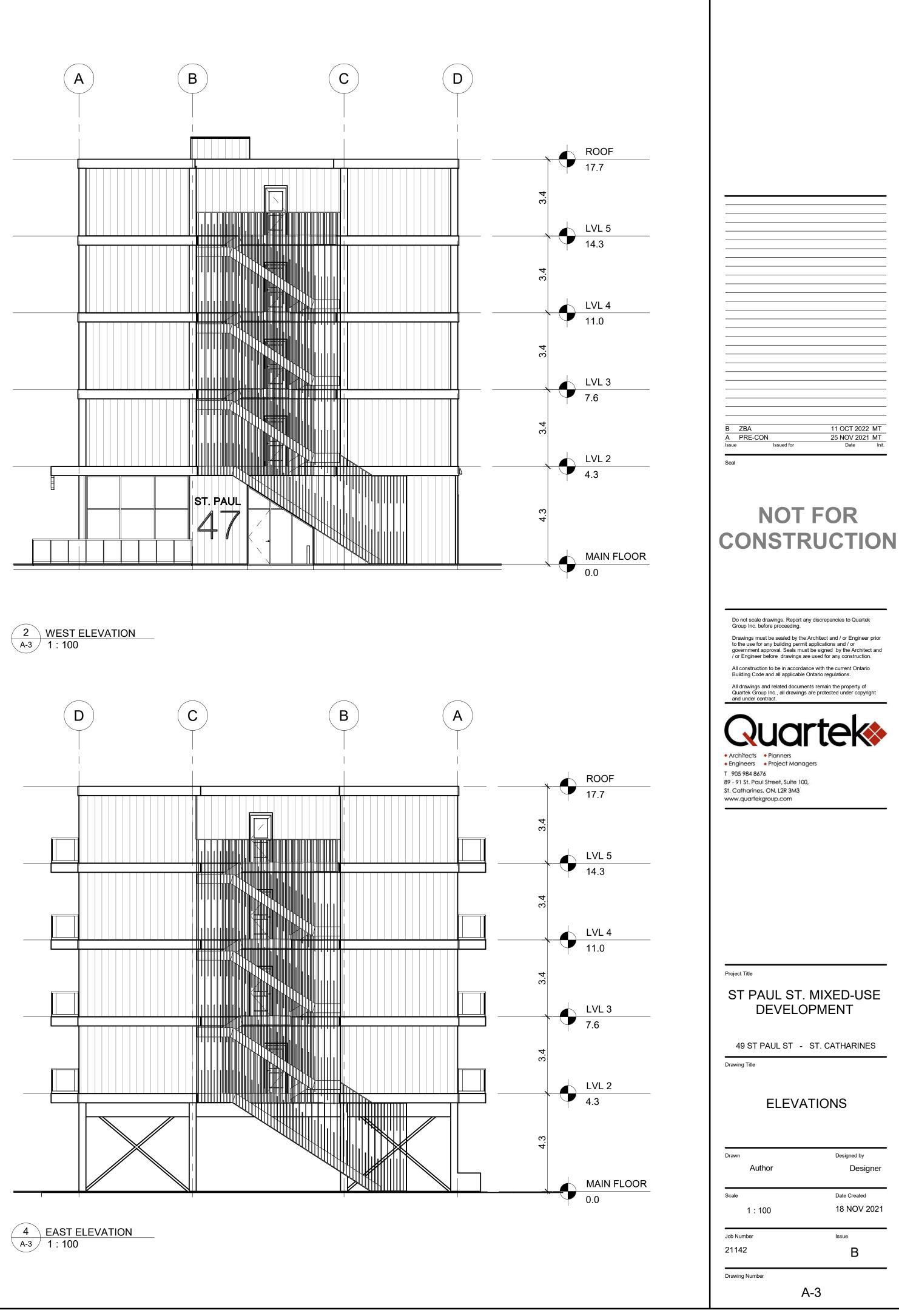


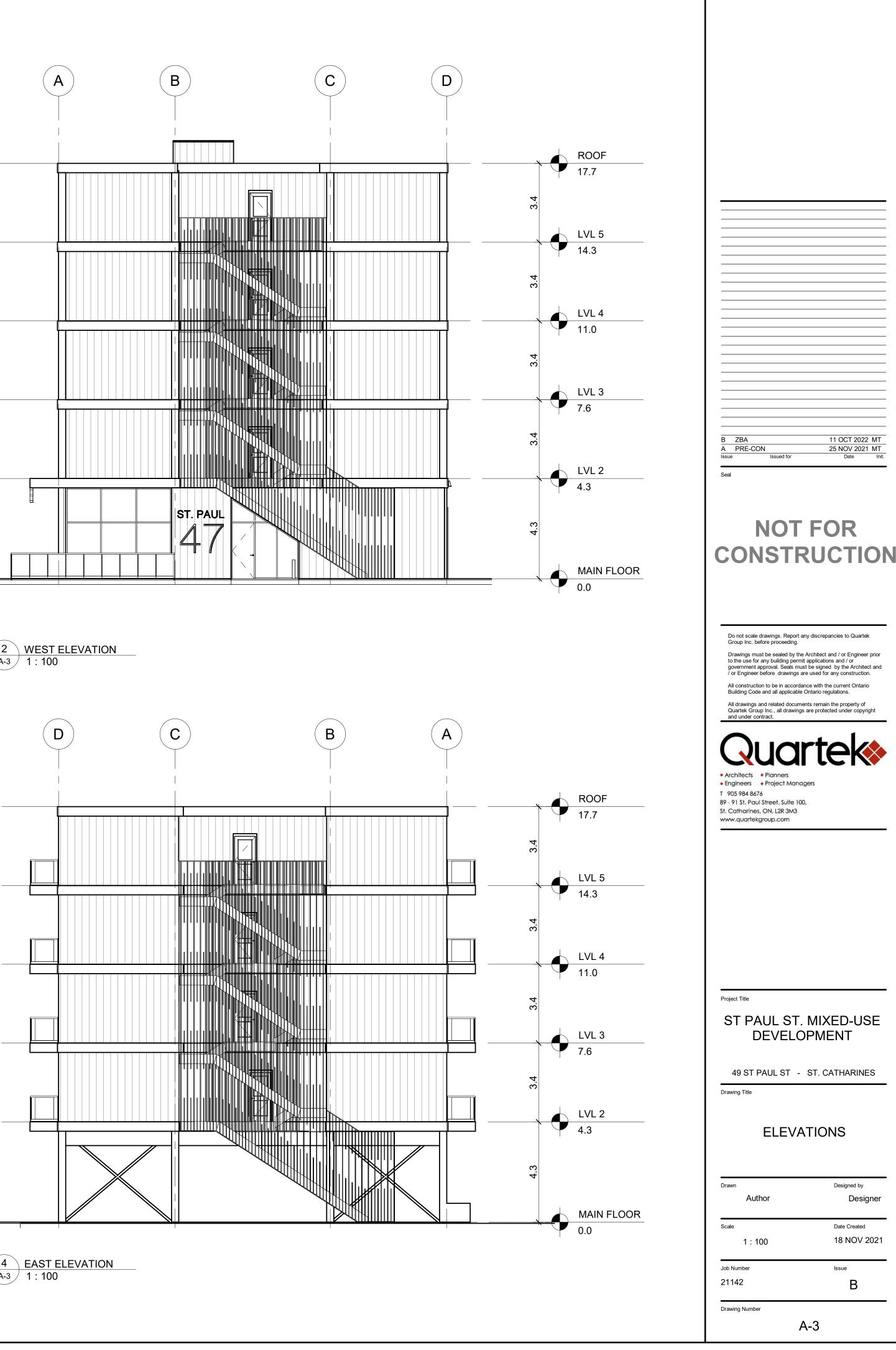


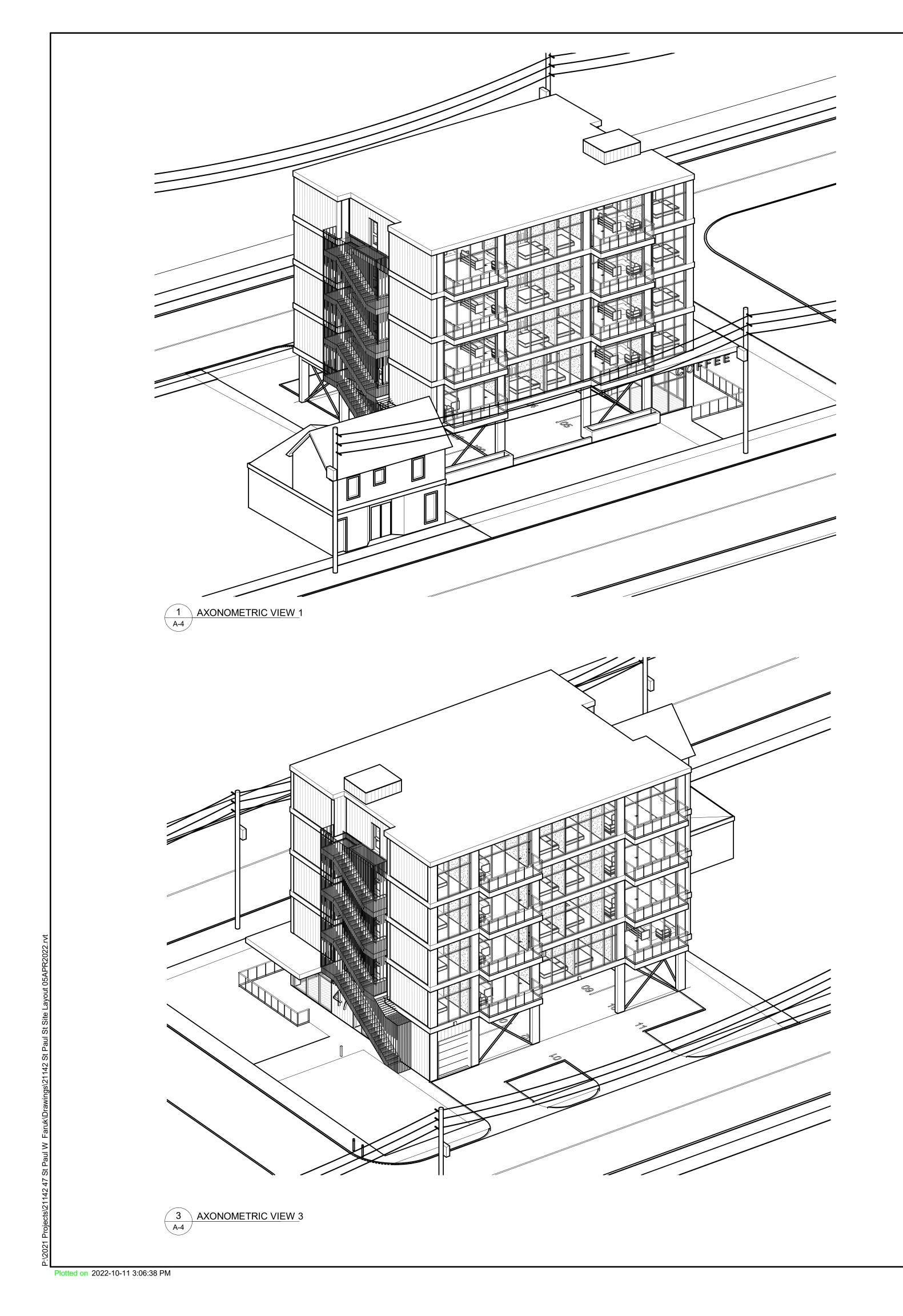


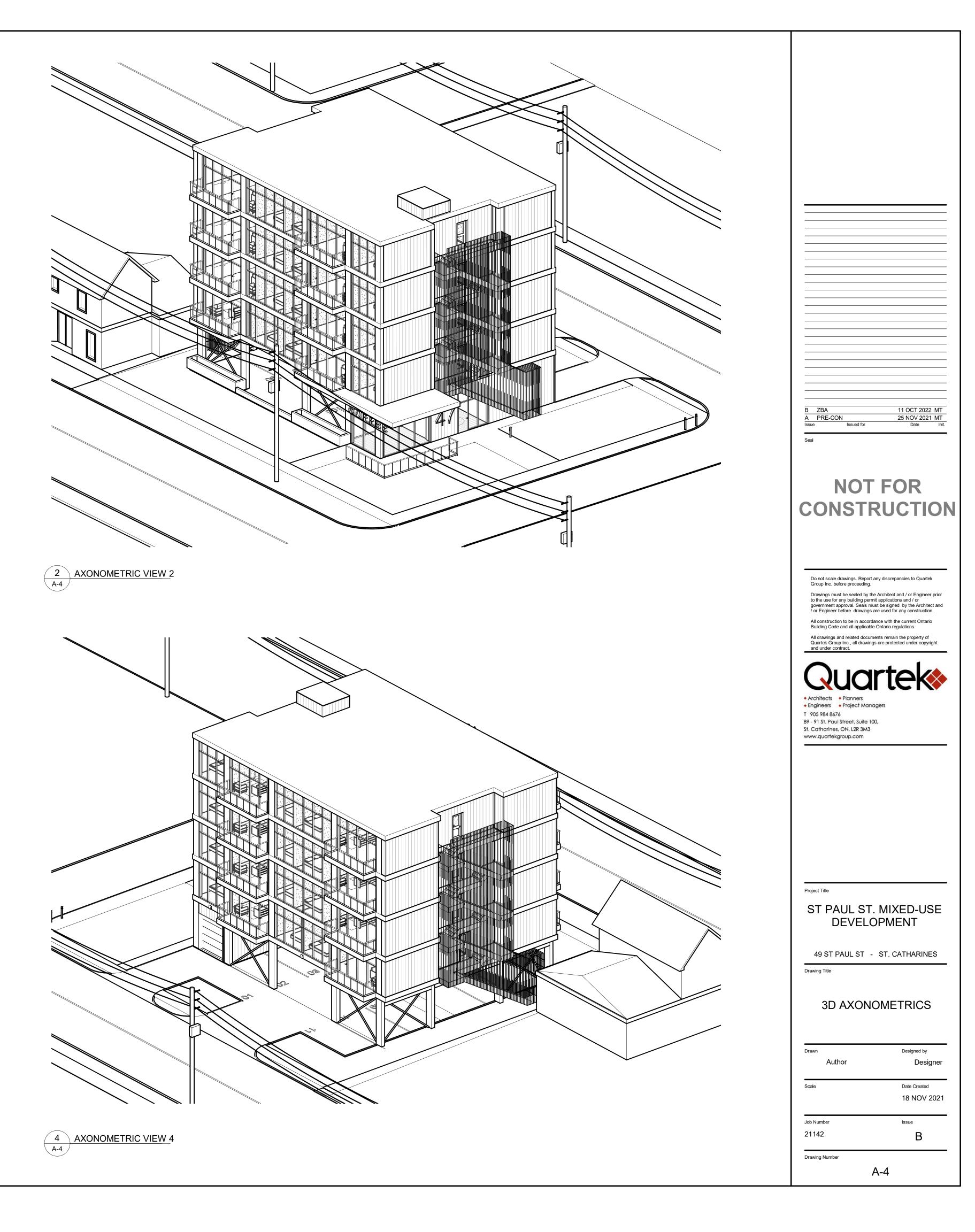
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VIEW FROM FLUMMERFELT ST



VIEW FROM ST. PAUL ST WEST

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