

ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 225 AND 230, THOROLD  
ALSO KNOWN AS QUAKER ROAD

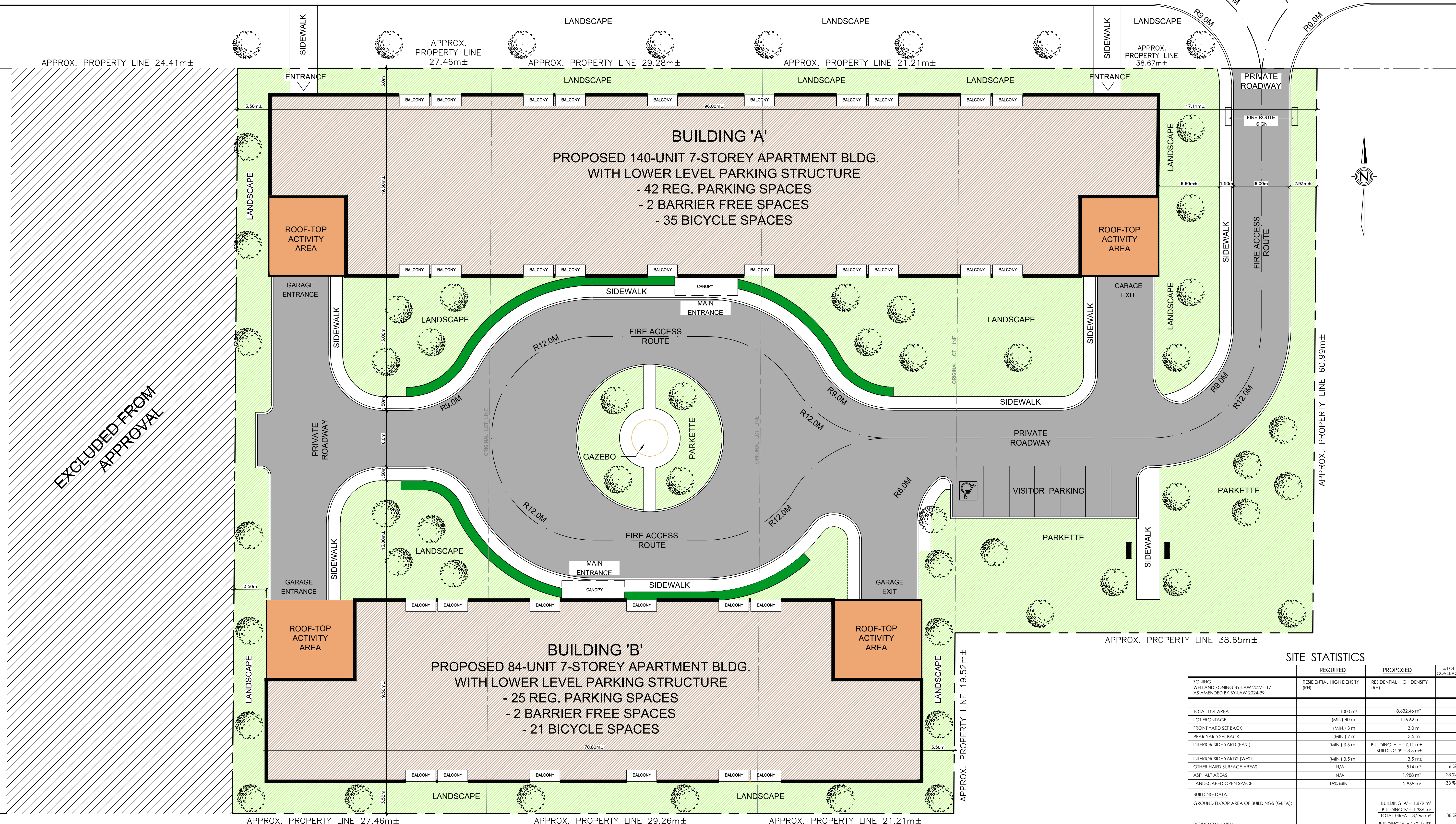
# 113 QUAKER ROAD

# 109 QUAKER ROAD

# 103 QUAKER ROAD

# 97 QUAKER ROAD

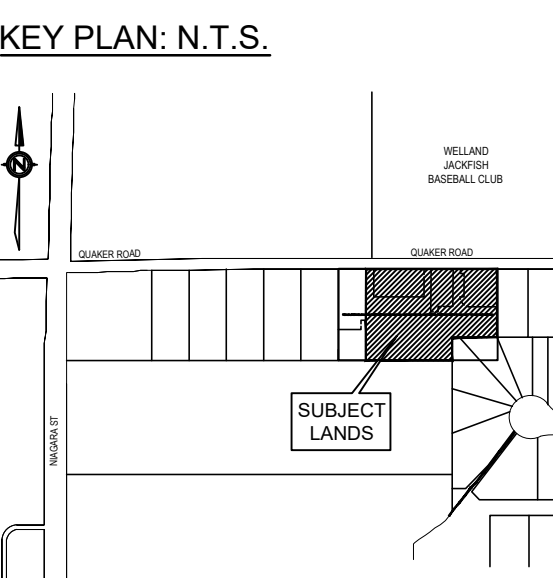
# 91 QUAKER ROAD



EXCLUDED FROM APPROVAL

**SITE STATISTICS**

	REQUIRED	PROPOSED	% LOT COVERAGE
ZONING: WELLAND ZONING BY-LAW 2027-117; AS AMENDED BY BY-LAW 2024-99	RESIDENTIAL HIGH DENSITY (RH)	RESIDENTIAL HIGH DENSITY (RH)	
TOTAL LOT AREA	1000 m <sup>2</sup>	8,632.46 m <sup>2</sup>	
LOT FRONTAGE	(MIN) 40 m	116.62 m	
FRONT YARD SET BACK	(MIN) 3 m	3.0 m	
REAR YARD SET BACK	(MIN) 7 m	3.5 m	
INTERIOR SIDE YARD (EAST)	(MIN) 3.5 m	BUILDING 'A' = 17.11 m BUILDING 'B' = 3.5 m	
INTERIOR SIDE YARD (WEST)	(MIN) 3.5 m	3.5 m	
OTHER HARD SURFACE AREAS	N/A	514 m <sup>2</sup>	6%
ASPHALT AREAS	N/A	1,988 m <sup>2</sup>	23%
LANDSCAPED OPEN SPACE	15% MIN.	2,845 m <sup>2</sup>	33%
<b>BUILDING DATA:</b>			
GROUND FLOOR AREA OF BUILDINGS (GRFA):		BUILDING 'A' = 1,879 m <sup>2</sup> BUILDING 'B' = 1,386 m <sup>2</sup> TOTAL GRFA = 3,265 m <sup>2</sup>	38%
RESIDENTIAL UNITS:		TOTAL GRFA = 3,265 m <sup>2</sup> BUILDING 'A' = 140 UNITS BUILDING 'B' = 84 UNITS TOTAL UNITS = 224 UNITS	
DENSITY:	125 DWELLING UNITS PER ha	259.5 DWELLING UNITS PER ha	
BUILDING HEIGHT:	32 m (MAX)	24 m	
<b>PARKING REQUIREMENTS:</b>			
WELLAND ZONING BY-LAW 2027-117; PER TABLE 6.4.1.			
REGULAR PARKING SPACES:	IF DWELLING UNITS ARE 50m <sup>2</sup> OR LESS IN GROSS FLOOR AREA, THEN 0.3 SPACES PER UNIT IS REQUIRED; TOTAL OF 63 SPACES REQ'D	PROVIDED: 42 + 21 = 63 SP. + 7 VISITOR = TOTAL OF 70 SP. (INCLUDING 5 BARRIER-FREE)	
BARRIER-FREE PARKING SPACES:	N/A	(2) BARRIER-FREE PARKING SPACES PER BUILDING PLUS (1) VISITOR SP. = 5 B/F SPACES PROVIDED	
BICYCLE PARKING SPACES:	0.25 BICYCLE SPACES PER 224 DWELLING UNITS = 56 BICYCLE SP. REQ'D.	= 56 BICYCLE SPACES PROVIDED	



LEGAL DESCRIPTION  
PART TWP LT 230 THOROLD, PART 1 59R492, AS IN R0231054; AS IN R0715332; PT 1 59R12195; PT 5 59R766; CITY OF WELLAND

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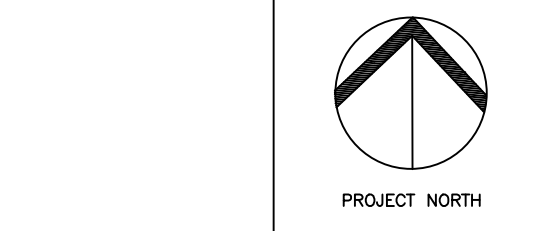
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REVISIONS

DATE	NO.	DESCRIPTION	BY
0000/00/00	00	ISSUED FOR...	00

FINAL DATE ABOVE SUPERSEDES ALL PREVIOUS ISSUES

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK.  
DRAWINGS ARE NOT TO BE SCALED.



91-97-103-109-113 QUAKER ROAD  
WELLAND, ON  
THE QUAKER ROAD  
RESIDENTIAL DEVELOPMENT

CONCEPT PLAN  
'A'

SCALE: 1:200m (metric metres)

DRAWN: 00  
CHECKED: 00  
DATE: DEC.08.2025  
PROJ. NO. \_\_\_\_\_ DRAWING NO. C-A