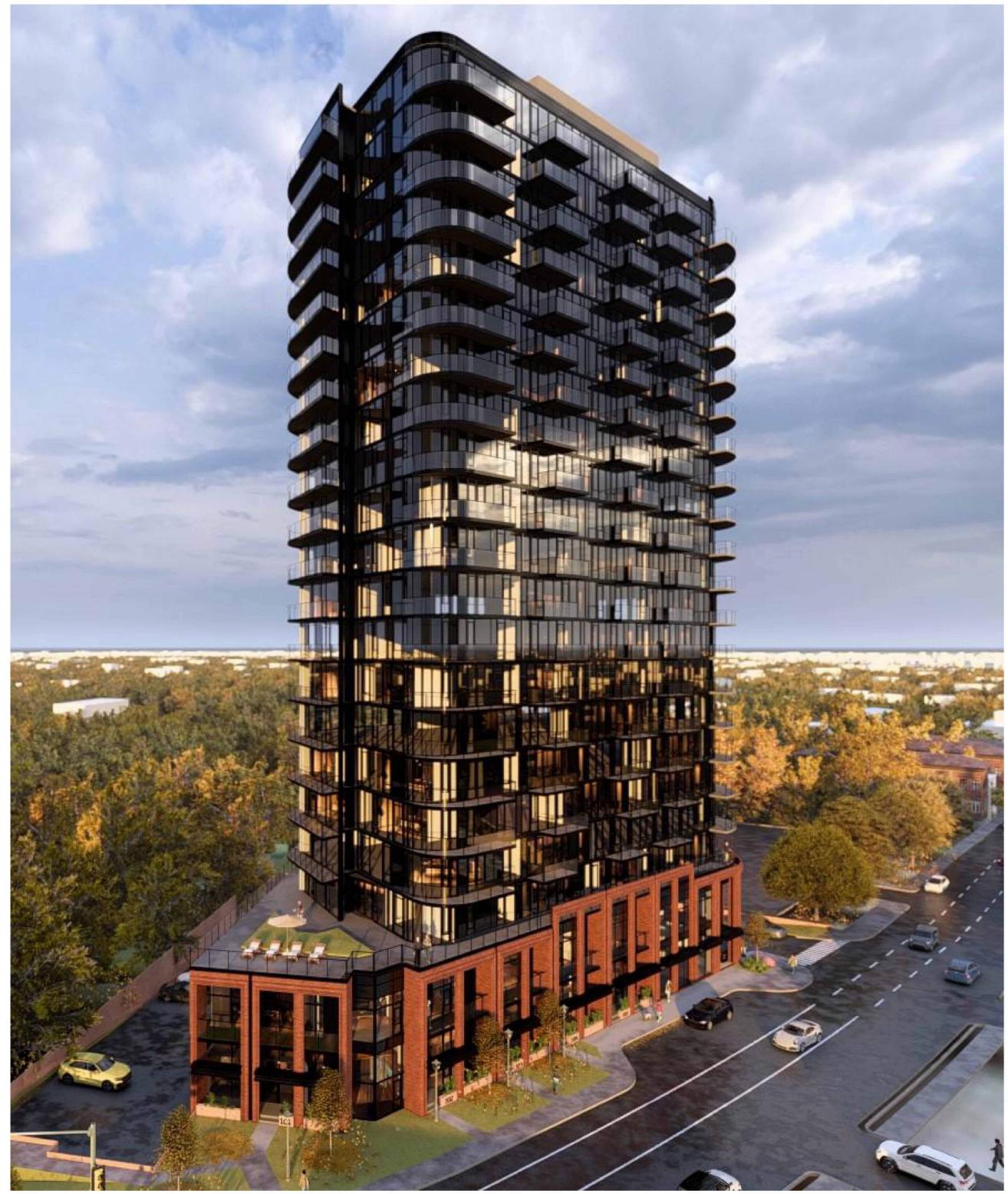
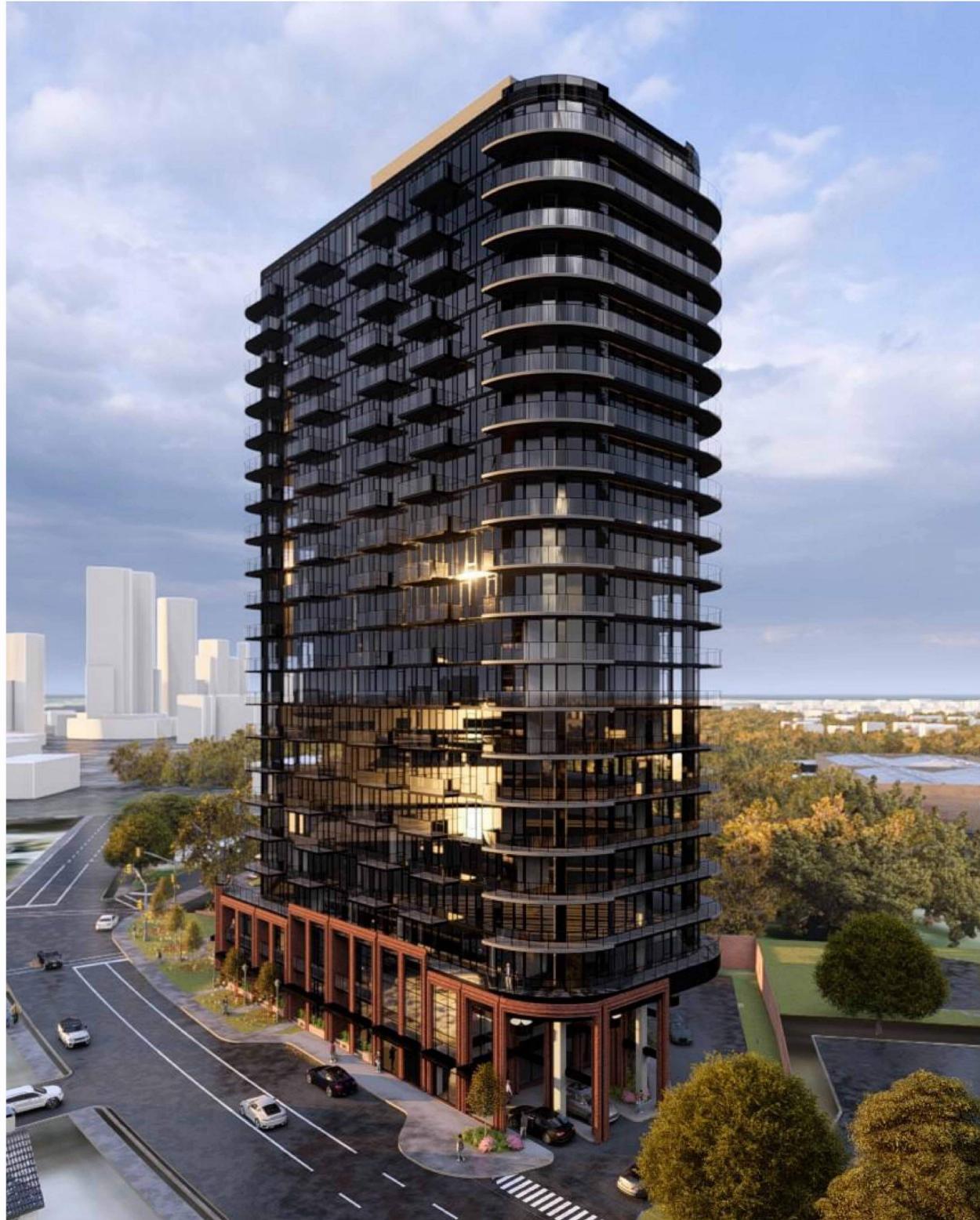


# 6285 & 6289 MAIN ST.

NIAGARA FALLS, ON



[LIST OF DRAWINGS](#)

A002	PROJECT STATS
A100.a	UNDERGROUND PLAN - P1
A100.b	TYPICAL UNDERGROUND PLAN (P2-P4)
A.101	GROUND FLOOR PLAN (SITE)
A.102	TOWNHOUSE SECOND FLOOR PLAN
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A108	SHADOW STUDY - JUNE 21
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PROJECT 119051

## 6285 & 6289 MAIN ST.

DATE  
2023-12-15

ISSUED FOR  
REZONING  
APPLICATION

**DEFINITIONS:**

**FLOOR AREA:**

means, subject to clauses a and b, the aggregate of the horizontal areas of each floor in a building measured to the centre of party walls and to the outside of other walls;  
a) in the case of a dwelling or a dwelling unit, the following shall be excluded in calculating the floor area: any private garage, breezeway, unenclosed sunroom, porch, verandah, balcony, basement, cellar and unfinished attic;  
b) the floor area of a dwelling unit means the aggregate of the horizontal areas of each floor contained within the dwelling unit measured to the centre of party walls and to the outside of other walls, subject to the exclusions in clause a;

**LANDSCAPED OPEN SPACE:**

means an open area which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any surface parking area, bus parking area, roof-top area or any open space beneath or within any building or structure

**LANDSCAPING:**

Shall mean outdoor space for use, enjoyment and recreation and shall include natural vegetation areas and constructed areas such as patios, decks, playgrounds, pathways, outdoor recreational amenities, fencing, decorative architectural features and retaining walls.

**AMENITY AREA:**

means the area of a lot and/or building intended for the use and enjoyment of the residents of such lot and/or building, and shall include areas that are landscaped open spaces, patios, privacy areas, balconies, communal lounges, swimming pools, play areas, roof decks, sundecks and similar uses, located on the same lot, but shall not include a building's service areas, parking lots, aisle or access driveways, or a landscaped open space strip located along a property line, or along or within a parking lot or driveway and intended to buffer adjacent properties or to provide snow storage.

**PARKING REQUIREMENTS:**

• APARTMENT: 1 PARKING SPACE PER UNIT

• RETAIL: 1 PARKING SPACE FOR EACH 25 SQUARE METRES OF GROSS LEASABLE FLOOR AREA ON THE MAIN SALES FLOOR PLUS 1 PARKING SPACE FOR EACH 45 SQUARE METRES OF GROSS LEASABLE FLOOR AREA ON EVERY OTHER FLOOR AND 1 PARKING SPACE FOR EACH 90 SQUARE METRES OF FLOOR AREA DEVOTED TO STORAGE.

• BICYCLE: APARTMENTS AND ROOMING HOUSES REQUIRE A MINIMUM OF 2 SHORT-TERM SPACES PLUS 0.5 SPACES PER DWELLING UNIT OVER 10 UNITS AND MINIMUM 1 LONG TERM SPACE PER UNIT

**PARKING STANDARDS:**

**STANDARD SIZE:** 2.75m (min.) x 6m

**ACCESSIBLE SPACE SIZE:** 3.9m x 6m

**ACCESSIBLE AISLE:** 1.5m WIDE

**AISLE:** 6.0m (90 degree parking)

**FOR DESIGNATED ACCESSIBLE PARKING SPACES:**

0 TO 12 SPACES = 1 designated accessible parking space

13 TO 100 SPACES = 4% of the total number of parking spaces, rounding up to the nearest whole number

101 TO 200 SPACES = 1 + 3% of the total number of parking spaces, rounding up to the nearest whole number

201 TO 1,000 SPACES = 2 + 2% of the total number of parking spaces, rounding up to the nearest whole number

MORE THAN 1,000 = 11 + 1% of the total number of parking spaces, rounding up to the nearest whole number

**BICYCLE PARKING REQUIREMENT**

RETAIL = 2 SPACES PLUS 1 SPACE/ 1000 SM GFA

EACH BICYCLE PARKING SPACE SHALL BE 0.6M X 1.8M IN SIZE

**PARKING REQUIRED**

• APARTMENT

= 1 PARKING SPACE PER UNIT

= 193 UNITS

= 193 PARKING STALLS

• ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING)

\*NOTE: 1+ 3% OF THE TOTAL NUMBER OF PARKING SPACES

= 1+0.03 \* 193 PARKING STALLS= 6.79

= 7 ACCESSIBLE PARKING SPACES

**BICYCLE PARKING REQUIRED:**

LONG-TERM BICYCLE PARKING REQ

• APARTMENTS:

\*NOTE: MIN 0.5 SPACE PER UNIT

= 193 UNITS

= 97 BIKE STALLS

**TOTAL LONG-TERM REQUIRED (RESIDENTS) = 97 STALLS**

SHORT-TERM BICYCLE PARKING REQ

• APARTMENTS:

\*NOTE: MINIMUM OF 6 SPACES PER APARTMENT DWELLING

= 1 APARTMENT x 6

= 6 BIKE STALLS

**TOTAL SHORT-TERM REQUIRED (VISITOR) = 6 STALLS**

**TOTAL = 103 STALLS**

**AMENITY AREA REQUIRED:**

• Within the R4, R5A, R5B, R5C, R5D, R5E and R5F zones a minimum amenity area of 20 square meters per dwelling unit shall be provided

= 193 units \* 20sm

= 3860 sm of amenity space required

**PARKING PROPOSED**

• APARTMENT

\*0.94 PARKING SPACE PER UNIT

= 193 UNITS

= 181 PARKING STALLS

• ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING)

= 8

**AMENITY AREA PROPOSED:**

= 3,048 sm / 193 units

= 15.79 sm/unit

SITE STATISTICS (w/o R.O.W)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
<b>BUILDING FOOTPRINT</b>			
BUILDING FOOTPRINT	581.1 m <sup>2</sup>	6255 ft <sup>2</sup>	23.5%
BUILDING FOOTPRINT	197.2 m <sup>2</sup>	2122 ft <sup>2</sup>	8.0%
<b>HARD LANDSCAPE</b>	<b>778.3 m<sup>2</sup></b>	<b>8377 ft<sup>2</sup></b>	<b>31.5%</b>
<b>HARD LANDSCAPE</b>			
ASPHALT	1230.4 m <sup>2</sup>	13244 ft <sup>2</sup>	49.8%
CURB	28.5 m <sup>2</sup>	307 ft <sup>2</sup>	1.2%
PAVER	47.6 m <sup>2</sup>	513 ft <sup>2</sup>	1.9%
SIDEWALK	116.3 m <sup>2</sup>	1252 ft <sup>2</sup>	4.7%
<b>SOFT LANDSCAPE</b>	<b>1422.9 m<sup>2</sup></b>	<b>15316 ft<sup>2</sup></b>	<b>57.5%</b>
<b>SOFT LANDSCAPE</b>			
LANDSCAPE	271.5 m <sup>2</sup>	2922 ft <sup>2</sup>	11.0%
	271.5 m <sup>2</sup>	2922 ft <sup>2</sup>	11.0%
	2472.6 m <sup>2</sup>	26615 ft <sup>2</sup>	100.0%
<b>OVERALL SITE</b>	<b>2472.6 m<sup>2</sup></b>	<b>26615 ft<sup>2</sup></b>	<b>100.0%</b>

SITE STATISTICS w/ R.O.W.			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
<b>BUILDING FOOTPRINT</b>			
BUILDING FOOTPRINT	581.1 m <sup>2</sup>	6255 ft <sup>2</sup>	22.7%
BUILDING FOOTPRINT	197.2 m <sup>2</sup>	2122 ft <sup>2</sup>	7.7%
<b>HARD LANDSCAPE</b>	<b>778.3 m<sup>2</sup></b>	<b>8377 ft<sup>2</sup></b>	<b>30.4%</b>
<b>HARD LANDSCAPE</b>			
ASPHALT	1240.9 m <sup>2</sup>	13357 ft <sup>2</sup>	48.5%
CURB	28.9 m <sup>2</sup>	311 ft <sup>2</sup>	1.1%
PAVER	52.5 m <sup>2</sup>	565 ft <sup>2</sup>	2.1%
SIDEWALK	151.6 m <sup>2</sup>	1632 ft <sup>2</sup>	5.9%
<b>SOFT LANDSCAPE</b>	<b>1474.0 m<sup>2</sup></b>	<b>15866 ft<sup>2</sup></b>	<b>57.6%</b>
<b>SOFT LANDSCAPE</b>			
LANDSCAPE	306.0 m <sup>2</sup>	3294 ft <sup>2</sup>	12.0%
	306.0 m <sup>2</sup>	3294 ft <sup>2</sup>	12.0%
	2558.3 m <sup>2</sup>	27537 ft <sup>2</sup>	100.0%
<b>OVERALL SITE</b>	<b>2558.2 m<sup>2</sup></b>	<b>27537 ft<sup>2</sup></b>	<b>100.0%</b>

AREA OF R.O.W = 85.6 m<sup>2</sup> / 992 ft<sup>2</sup>

**PARKING SCHEDULE (ALL LEVELS)**

Description	Count
-------------	-------

T/O GROUND FLOOR	
2.75m x 6.0m	2
	2

T/O LOW SITE	
2.75m x 6.0m	18
	18

UNDERGROUND PARKING LEVEL 1	
2.75m x 6.0m	19
3.9m x 6.0m - ACC	1
	20

UNDERGROUND PARKING LEVEL 2	
2.75m x 6.0m	34
3.9m x 6.0m - ACC	1
	35

UNDERGROUND PARKING LEVEL 3	
2.75m x 6.0m	34
3.9m x 6.0m - ACC	1
	35

UNDERGROUND PARKING LEVEL 4	
2.75m x 6.0m	34
3.9m x 6.0m - ACC	1
	35

UNDERGROUND PARKING LEVEL 5	
2.75m x 6.0m	34
3.9m x 6.0m - ACC	2
	36
	181

**LONG TERM BIKE PARKING SCHEDULE**

Level	COUNT
-------	-------

UNDERGROUND PARKING LEVEL 1	61
UNDERGROUND PARKING LEVEL 2	21
UNDERGROUND PARKING LEVEL 3	21
	103

**AMENITY AREAS**

Name	Area	AREA SM
------	------	---------

BALCONY	21632 ft <sup>2</sup>	2010 m <sup>2</sup>
INDOOR AMENITY	1965 ft <sup>2</sup>	183 m <sup>2</sup>
OUTDOOR AMENITY	3316 ft <sup>2</sup>	308 m <sup>2</sup>
ROOFTOP AMENITY	5825 ft <sup>2</sup>	541 m <sup>2</sup>
Grand total	32739 ft <sup>2</sup>	3042 m <sup>2</sup>

**UNIT ROOM MIX % - PER FLOOR**

Name	Area	Count	%
------	------	-------	---

<b>T/O 2nd FLOOR</b>			
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	597 ft <sup>2</sup>	1	1%
2 BR	777 ft <sup>2</sup> ... 777 ft <sup>2</sup>	2	1%
		8	4%

<b>T/O 3rd FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 4th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 5th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 6th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 7th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 8th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 9th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 10th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 11th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 12th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 13th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 14th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 15th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 16th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC	596 ft <sup>2</sup>	1	1%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	3	2%
2 BR ACC	813 ft <sup>2</sup>	1	1%
		10	5%

<b>T/O 17th FLOOR</b>			
1 BR	548 ft <sup>2</sup> ... 588 ft <sup>2</sup>	5	3%
1 BR ACC			

NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
7	CLIENT REVIEW	2022-08-09
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-09-03
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

UNIT ROOM MIX %				
Name	Area	Count	%	
1 BR	546 ft² ... 588 ft²	95	51%	
1 BR ACC	596 ft² ... 597 ft²	19	10%	
2 BR	739 ft² ... 777 ft²	56	30%	
2 BR ACC	813 ft²	18	10%	
		188	100%	

UNIT ROOM MIX % - ACCESSIBLE				
Name	Area	Count	%	
1 BR ACC	596 ft² ... 597 ft²	19	10%	
2 BR ACC	813 ft²	18	10%	
		37	20%	

NON-ACCESSIBLE				
Name	Area	Count	%	
1 BR	546 ft² ... 588 ft²	95	51%	
2 BR	739 ft² ... 777 ft²	56	30%	
		151	80%	
		188	100%	

**SITE PLAN LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- ROW/EASEMENT LINE
- U/G PARKING LINE
- BUILDING ABOVE
- LANDSCAPED AREA  
REFER TO LANDSCAPE DRAWINGS
- CONCRETE SIDEWALK WALKWAY / CURB
- ASPHALT PAVING  
REFER TO CIVIL DRAWINGS
- DECORATIVE PAVING STONE
- BUILDING FOOTPRINT
- BUILDING FOOTPRINT
- FIRE ROUTE
- 100 mm WIDE PAINTED LINES  
AT 400 mm O.C. / COLOUR TO BE WHITE
- MAIN ENTRANCE
- SECONDARY ENTRANCE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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ZELJKO HOLDINGS LTD.

CONSTRUCTION NORTH TRUE NORTH

6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

GROUND FLOOR PLAN (SITE)

START DATE: OCTOBER 2019  
DRAWN BY: HK/SS/AS/SR  
CHECKED BY: JM/CMC  
SCALE: As indicated  
PROJECT NO.: 119051

DRAWING: **A.101**



**GROUND FLOOR PLAN**  
1 : 150

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2019-11-12
2	CLIENT REVIEW	2020-04-08
3	CLIENT REVIEW	2020-08-14
4	CLIENT REVIEW	2021-04-23
5	CLIENT REVIEW	2021-08-18
6	PRE-CON	2022-09-02
7	PRE-CON REVISION	2022-09-07
8	CLIENT REVIEW	2023-02-28
9	CLIENT REVIEW	2023-03-08
10	CLIENT REVIEW	2023-06-27
11	CLIENT REVIEW	2023-06-23
12	CLIENT REVIEW	2023-07-10
13	CLIENT REVIEW	2023-07-10
14	REZONING APPLICATION	2023-12-08

PARKING SCHEDULE (ALL LEVELS)		
Description	Count	
<b>T/O GROUND FLOOR</b>		
2.75m x 6.0m	2	
2.75m x 6.0m	18	18
<b>UNDERGROUND PARKING LEVEL 1</b>		
2.75m x 6.0m	19	
3.9m x 6.0m - ACC	1	
	20	
<b>UNDERGROUND PARKING LEVEL 2</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	1	
	35	
<b>UNDERGROUND PARKING LEVEL 3</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	1	
	35	
<b>UNDERGROUND PARKING LEVEL 4</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	1	
	35	
<b>UNDERGROUND PARKING LEVEL 5</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	2	
	36	
	181	

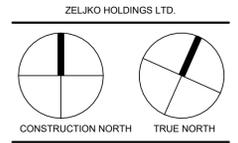
PARKING SCHEDULE (ALL LEVELS) BY TYPE		
Description	Count	
2.75m x 6.0m	175	
3.9m x 6.0m - ACC	6	
	181	

LONG TERM BIKE PARKING SCHEDULE		
Level	COUNT	
UNDERGROUND PARKING LEVEL 1	61	
UNDERGROUND PARKING LEVEL 2	21	
UNDERGROUND PARKING LEVEL 3	21	
	103	

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6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

UNDERGROUND PLAN - P1

START DATE: OCTOBER 2019  
DRAWN BY: HK/SS/AS  
CHECKED BY: JM/CMC  
SCALE: 1 : 150  
PROJECT NO.: 119051

DRAWING

**A100.a**



1 UNDERGROUND PARKING LEVEL 1  
1 : 150

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NO.	ISSUED	DATE
4	CLIENT REVIEW	2021-04-23
5	CLIENT REVIEW	2021-08-18
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-09-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

PARKING SCHEDULE (ALL LEVELS)		
Description		Count
<b>T/O GROUND FLOOR</b>		
2.75m x 6.0m		2
		2
<b>T/O LOW SITE</b>		
2.75m x 6.0m		18
3.9m x 6.0m - ACC		18
<b>UNDERGROUND PARKING LEVEL 1</b>		
2.75m x 6.0m		19
3.9m x 6.0m - ACC		1
		20
<b>UNDERGROUND PARKING LEVEL 2</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 3</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 4</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 5</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		2
		36
		181

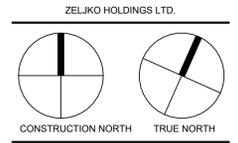
PARKING SCHEDULE (ALL LEVELS) BY TYPE		
Description		Count
2.75m x 6.0m		175
3.9m x 6.0m - ACC		6
		181

LONG TERM BIKE PARKING SCHEDULE		
Level		COUNT
UNDERGROUND PARKING LEVEL 1		61
UNDERGROUND PARKING LEVEL 2		21
UNDERGROUND PARKING LEVEL 3		21
		103

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6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

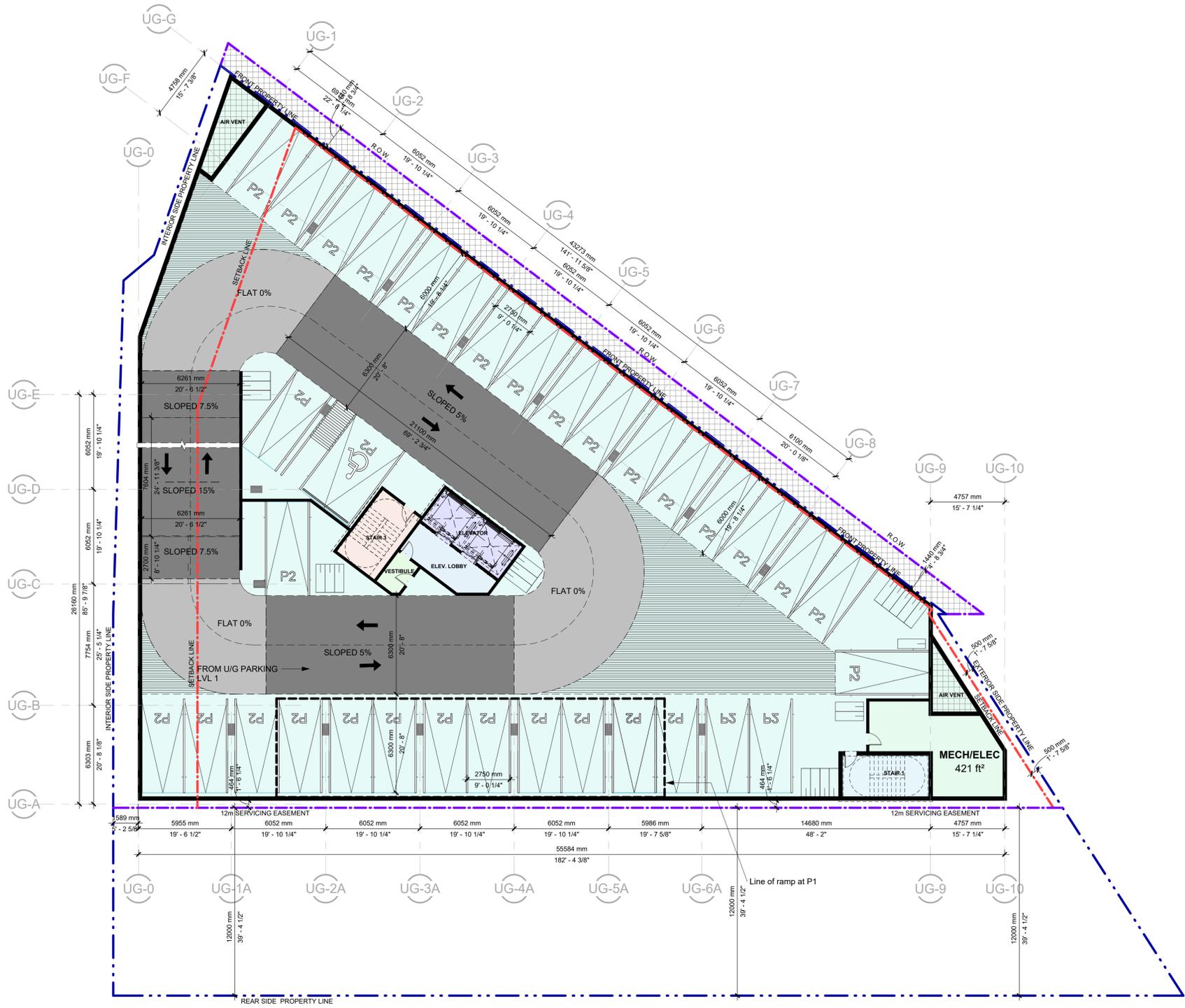
SHEET NAME

TYPICAL UNDERGROUND PLAN (P2-P4)

START DATE: OCTOBER 2019  
DRAWN BY: HK/SS/AS  
CHECKED BY: JM/CMC  
SCALE: 1 : 150  
PROJECT NO.: 119051

DRAWING

**A100.b**



1 UNDERGROUND PARKING LEVEL TYP (2-4)  
1 : 150

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NO.	ISSUED	DATE
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-06

PARKING SCHEDULE (ALL LEVELS)		
Description		Count
<b>T/O GROUND FLOOR</b>		
2.75m x 6.0m		2
		2
<b>T/O LOW SITE</b>		
2.75m x 6.0m		18
3.9m x 6.0m - ACC		18
<b>UNDERGROUND PARKING LEVEL 1</b>		
2.75m x 6.0m		19
3.9m x 6.0m - ACC		1
		20
<b>UNDERGROUND PARKING LEVEL 2</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 3</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 4</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 5</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		2
		36
		181

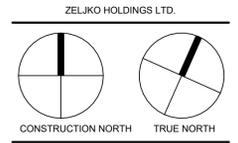
PARKING SCHEDULE (ALL LEVELS) BY TYPE		
Description		Count
2.75m x 6.0m		175
3.9m x 6.0m - ACC		6
		181

LONG TERM BIKE PARKING SCHEDULE		
Level		COUNT
UNDERGROUND PARKING LEVEL 1		61
UNDERGROUND PARKING LEVEL 2		21
UNDERGROUND PARKING LEVEL 3		21
		103

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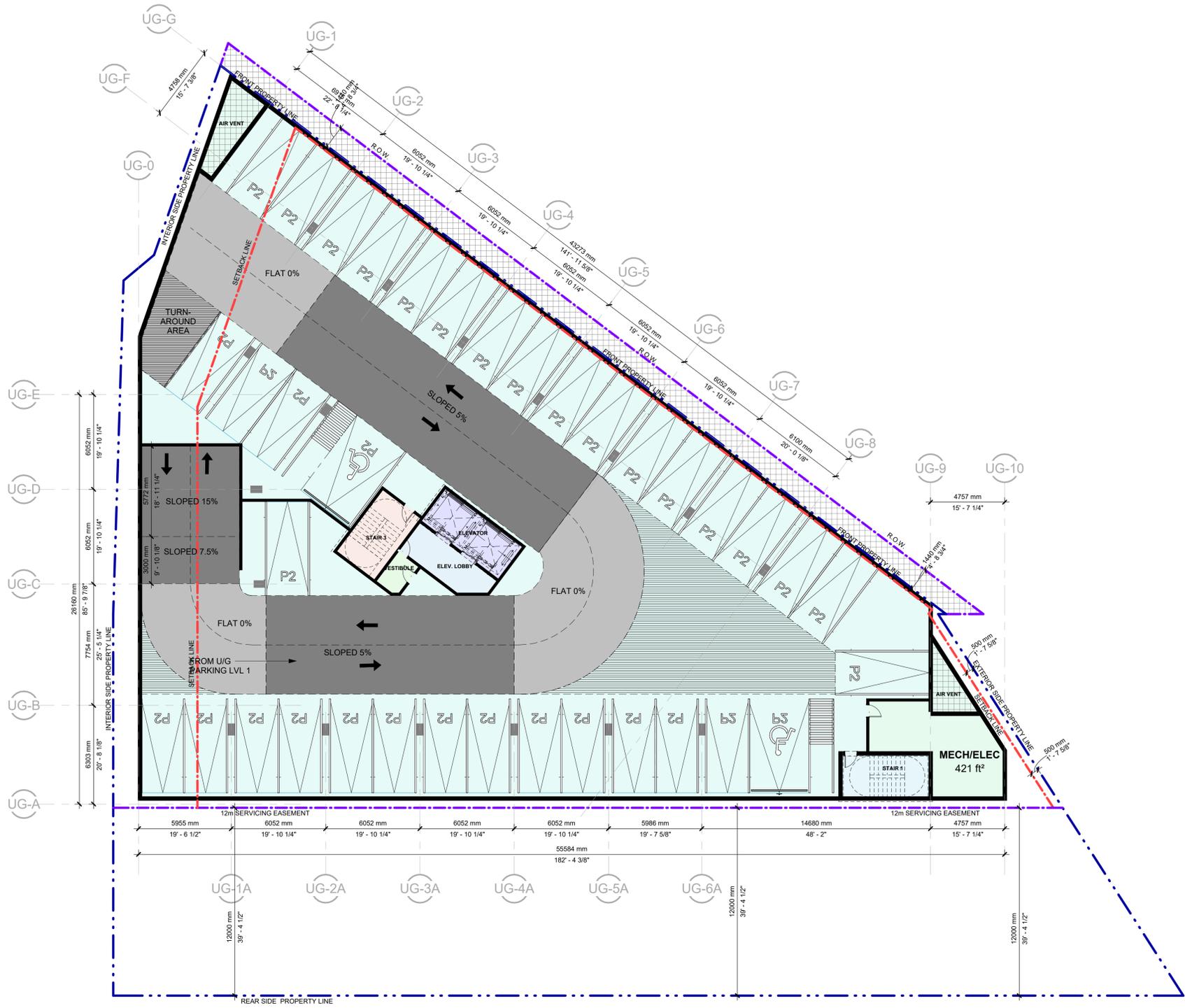
SHEET NAME

UNDERGROUND PLAN - P5

START DATE	OCTOBER 2019
DRAWN BY	HK/AS/SR
CHECKED BY	CMC
SCALE	1 : 150
PROJECT NO.	119051

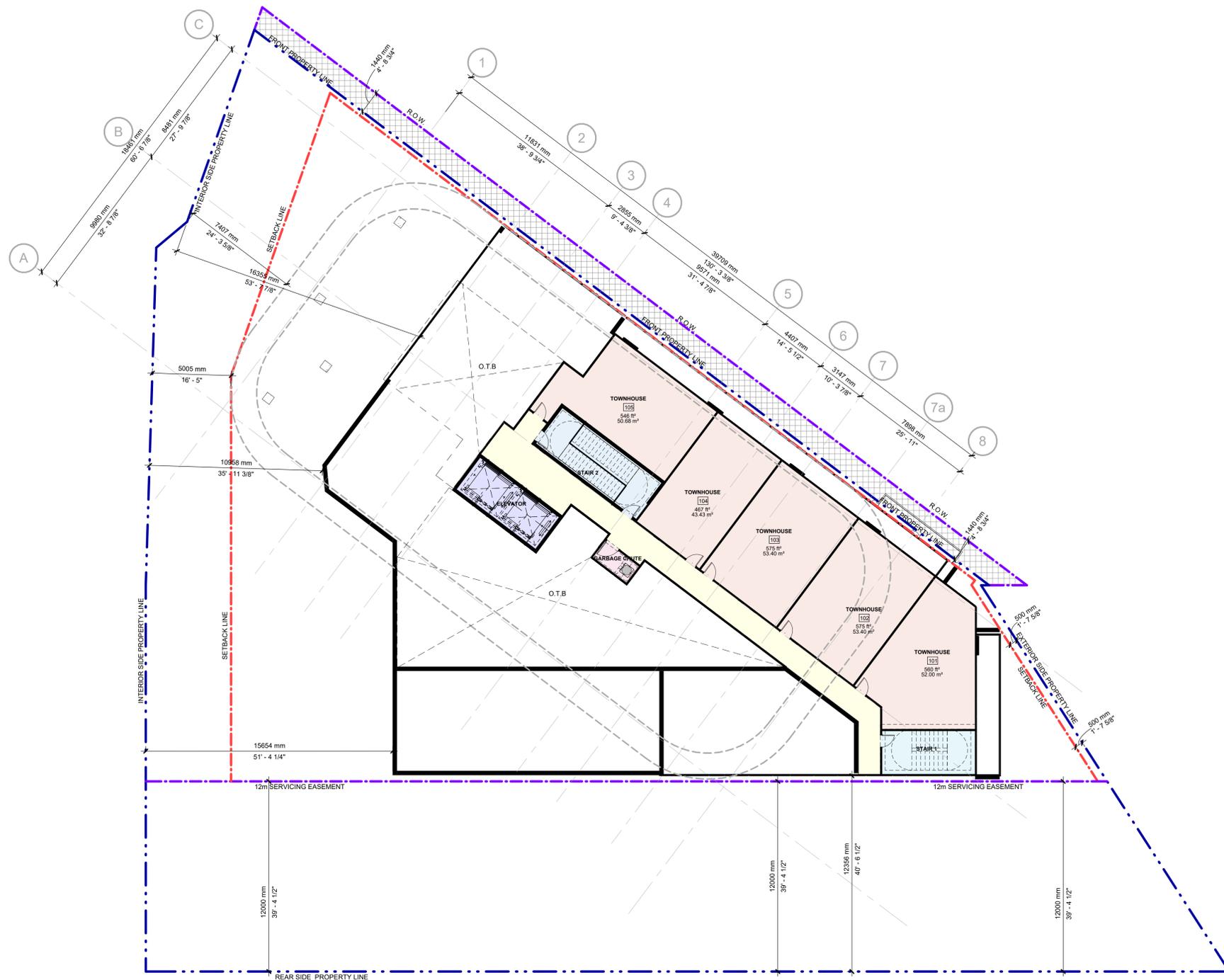
DRAWING

**A100.c**



**1 UNDERGROUND PARKING LEVEL 5**  
A100.c 1 : 150

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UNIT ROOM MIX %			
Name	Area	Count	%
1 BR	546 ft² ... 588 ft²	95	51%
1 BR ACC	596 ft² ... 597 ft²	19	10%
2 BR	739 ft² ... 777 ft²	56	30%
2 BR ACC	813 ft²	18	10%
		188	100%

UNIT ROOM MIX % - ACCESSIBLE			
Name	Area	Count	%
1 BR ACC	596 ft² ... 597 ft²	19	10%
2 BR ACC	813 ft²	18	10%
		37	20%

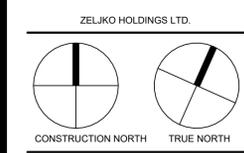
NON-ACCESSIBLE			
Name	Area	Count	%
1 BR	546 ft² ... 588 ft²	95	51%
2 BR	739 ft² ... 777 ft²	56	30%
		151	80%
		188	100%



**Chamberlain Architect Services Limited**  
 4671 Palladium Way (Unit 1)  
 Burlington, Ontario, L7M 0W9  
 CANADA  
 Phone: 905.631.7777  
 www.chamberlainIPD.com

NO.	ISSUED	DATE
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-06

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NIAGARA FALLS, ON

SHEET NAME  
**TOWNHOUSE SECOND FLOOR PLAN**

START DATE: OCTOBER 2019  
 DRAWN BY: HK/SR  
 CHECKED BY: CMC/JM  
 SCALE: 1 : 150  
 PROJECT NO.: 119051

DRAWING  
**A.102**

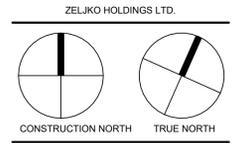
C:\Users\shkerm\Documents\119051 - Niagara Falls Condo - Building RV12024 (0025-11-30) - Inrma-NRPP.rvt 12/16/2023 9:34:39 AM

NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
7	CLIENT REVIEW	2022-08-09
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-09-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

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NIAGARA FALLS, ON

SHEET NAME

SECOND FLOOR PLAN

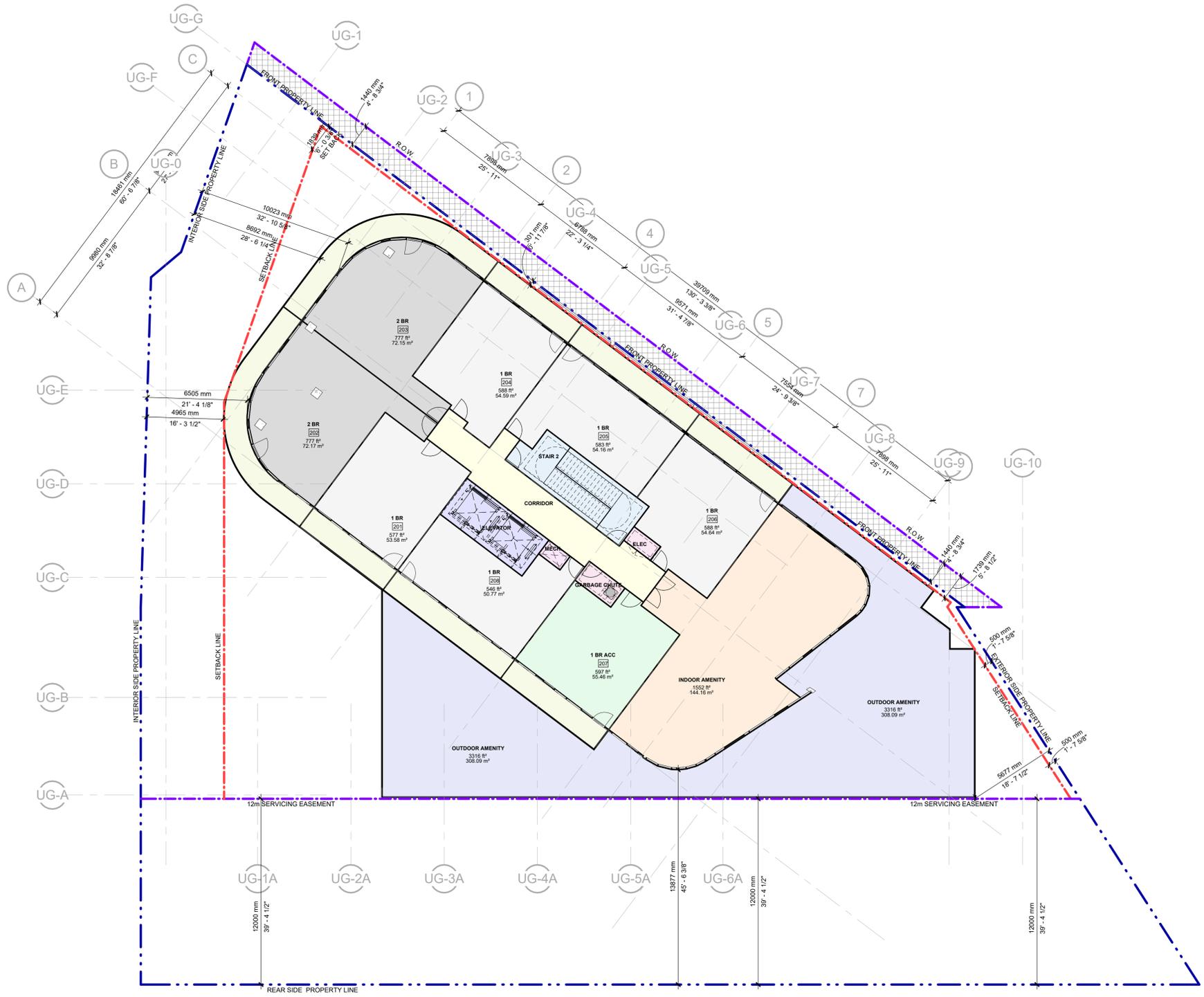
START DATE	OCTOBER 2019
DRAWN BY	SS/HK/SR
CHECKED BY	JM/CMC
SCALE	1 : 150
PROJECT NO.	119051

DRAWING  
**A.103**

UNIT ROOM MIX %			
Name	Area	Count	%
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	95	51%
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	56	30%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		188	100%

UNIT ROOM MIX % - ACCESSIBLE			
Name	Area	Count	%
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		37	20%

NON-ACCESSIBLE			
Name	Area	Count	%
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	95	51%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	56	30%
		151	80%
		188	100%



1 T/O 2nd FLOOR  
A.103 1:150

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UNIT ROOM MIX %			
Name	Area	Count	%
1 BR	546 ft² ... 588 ft²	95	51%
1 BR ACC	596 ft² ... 597 ft²	19	10%
2 BR	739 ft² ... 777 ft²	56	30%
2 BR ACC	813 ft²	18	10%
		188	100%

UNIT ROOM MIX % - ACCESSIBLE			
Name	Area	Count	%
1 BR ACC	596 ft² ... 597 ft²	19	10%
2 BR ACC	813 ft²	18	10%
		37	20%

NON-ACCESSIBLE			
Name	Area	Count	%
1 BR	546 ft² ... 588 ft²	95	51%
2 BR	739 ft² ... 777 ft²	56	30%
		151	80%
		188	100%



Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)  
Burlington, Ontario, L7M 0W9  
CANADA

Phone: 905.631.7777

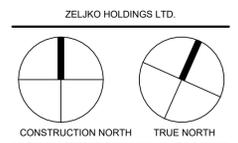
www.chamberlainIPD.com

NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
8	PRE-CON	2022-09-03
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

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SHEET NAME

TYPICAL 3RD-20TH FLOOR PLAN

START DATE	OCTOBER 2019
DRAWN BY	SS/HK/IW/SR
CHECKED BY	JM/CMC
SCALE	1 : 150
PROJECT NO.	119051

DRAWING

**A.104**

1 TYP 3RD-20TH FLOOR PLAN  
A.104 1:150

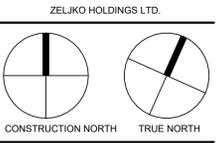
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NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
12	CLIENT REVIEW	2023-05-29
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

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NIAGARA FALLS, ON

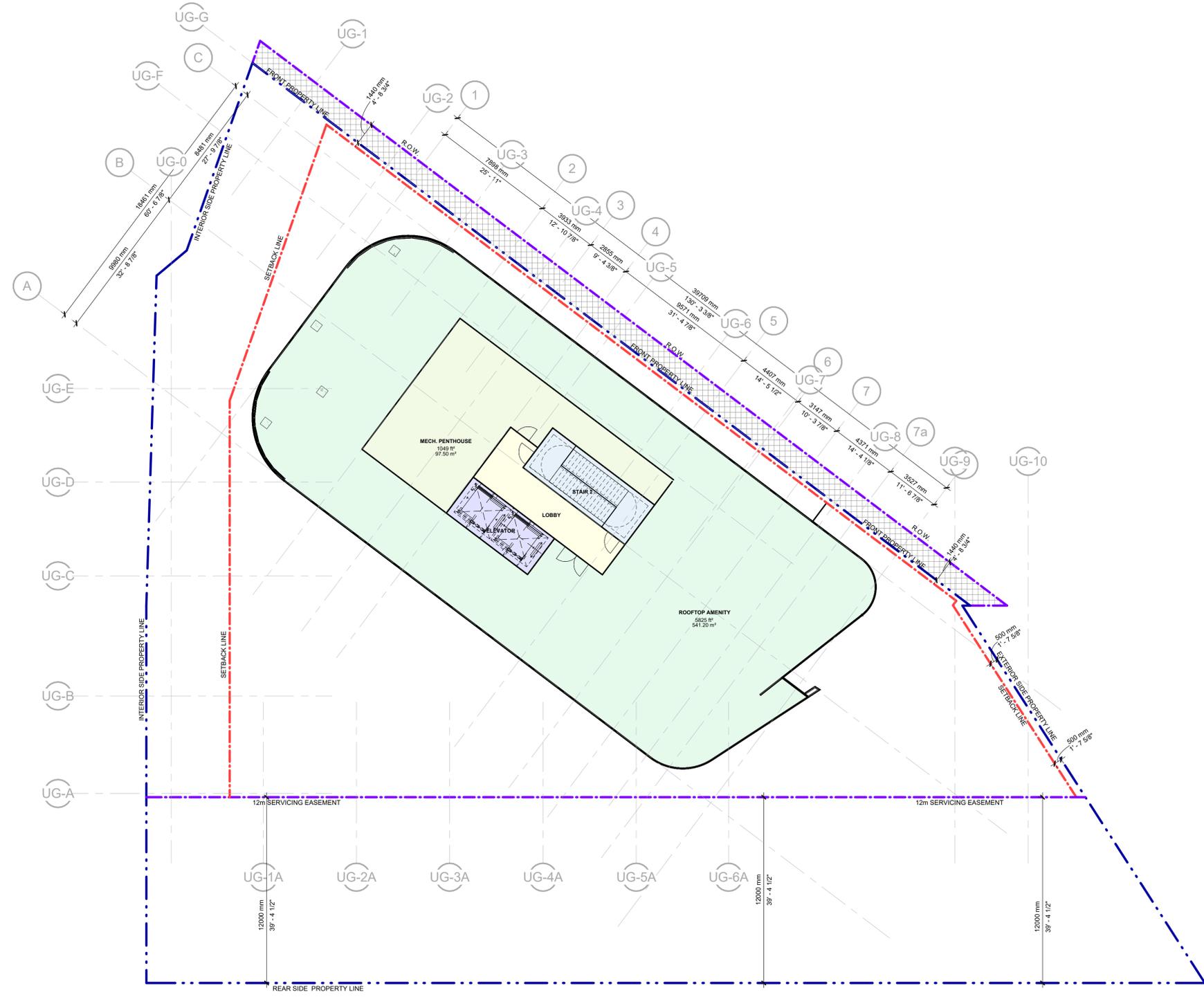
SHEET NAME

**ROOF PLAN**

START DATE	OCTOBER 2019
DRAWN BY	HK
CHECKED BY	JM/CMC
SCALE	1 : 150
PROJECT NO.	119051

DRAWING

**A.105**



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NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
8	PRE-CON	2022-09-03
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-06

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6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

EXTERIOR ELEVATION I

START DATE OCTOBER 2019

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SCALE 1 : 200

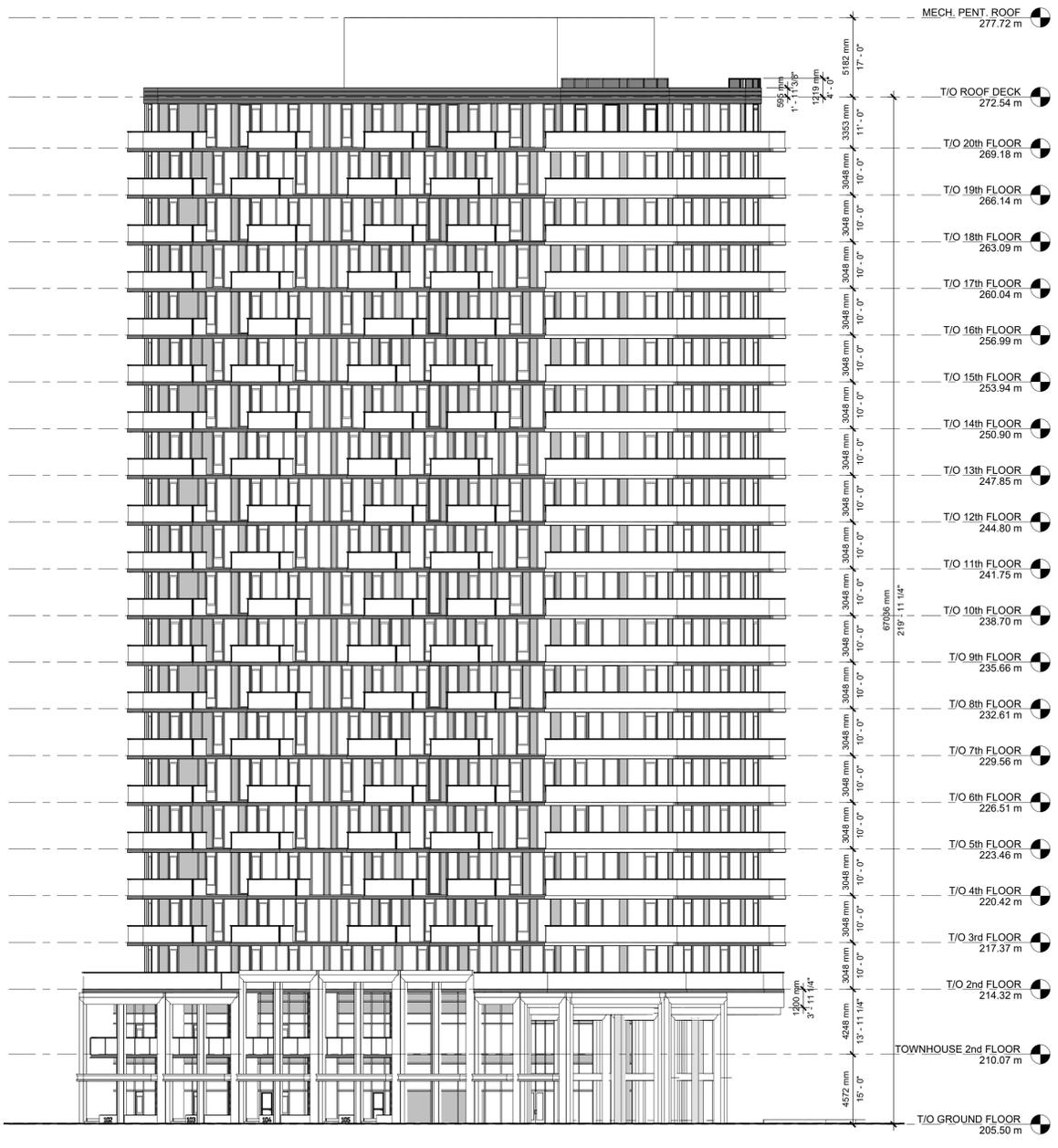
PROJECT NO. 119051

DRAWING

**A.200**



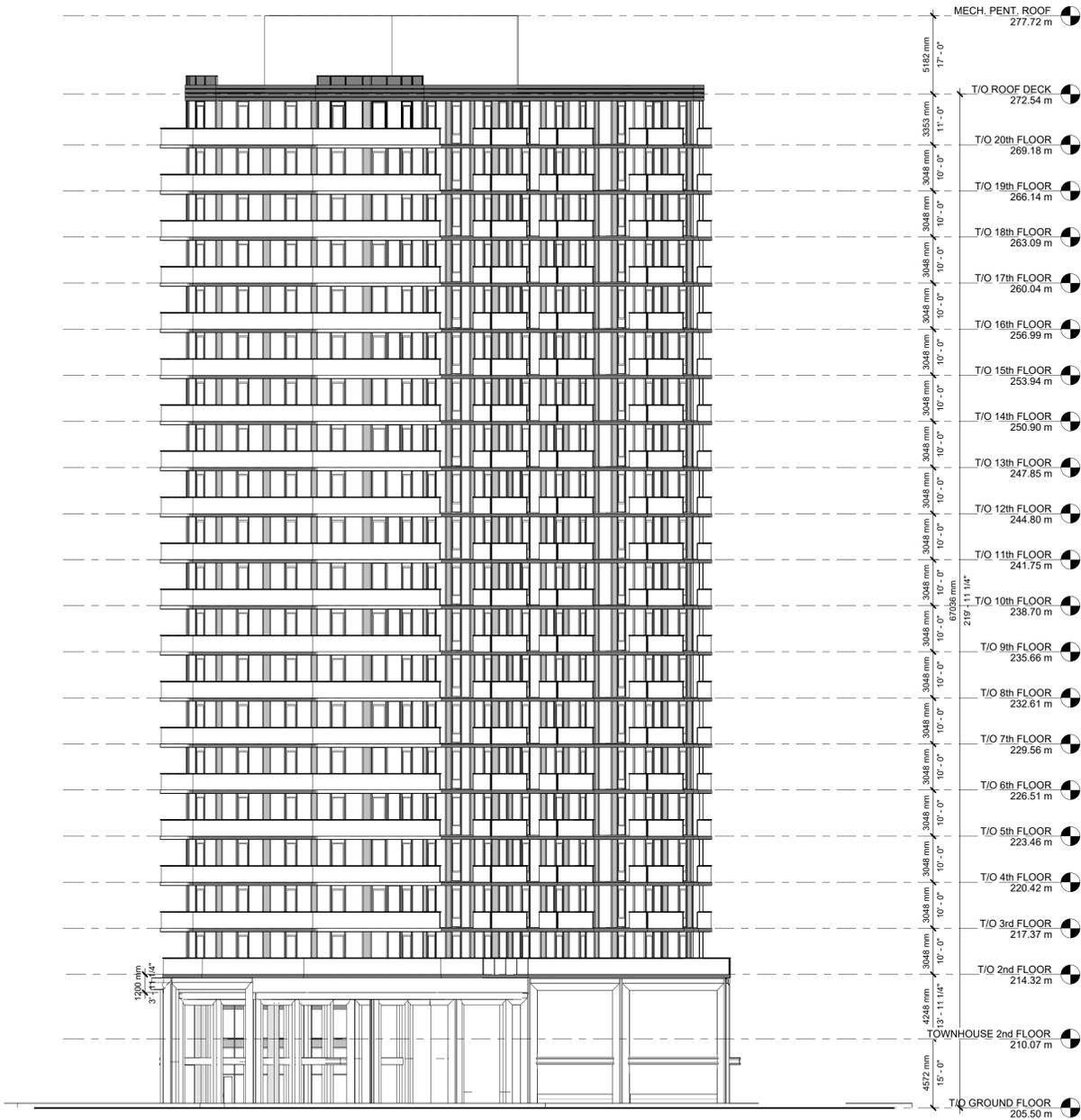
**3 EAST ELEVATION**  
A.200 1 : 200



**1 NORTH ELEVATION**  
A.200 1 : 200

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NO.	ISSUED	DATE
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-08-20
13	CLIENT REVIEW	2023-08-23
14	CLIENT REVIEW	2023-07-10
15	REZONING APPLICATION	2023-12-06



**3 WEST ELEVATION**  
A.201 1 : 200



**11 SOUTH ELEVATION**  
A.201 1 : 200

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**6285 & 6289 MAIN ST.**

NIAGARA FALLS, ON

SHEET NAME

**EXTERIOR ELEVATION II**

START DATE **OCTOBER 2019**

DRAWN BY **SS/HK**

CHECKED BY **CMC/JM**

SCALE **1 : 200**

PROJECT NO. **119051**

DRAWING

**A.201**

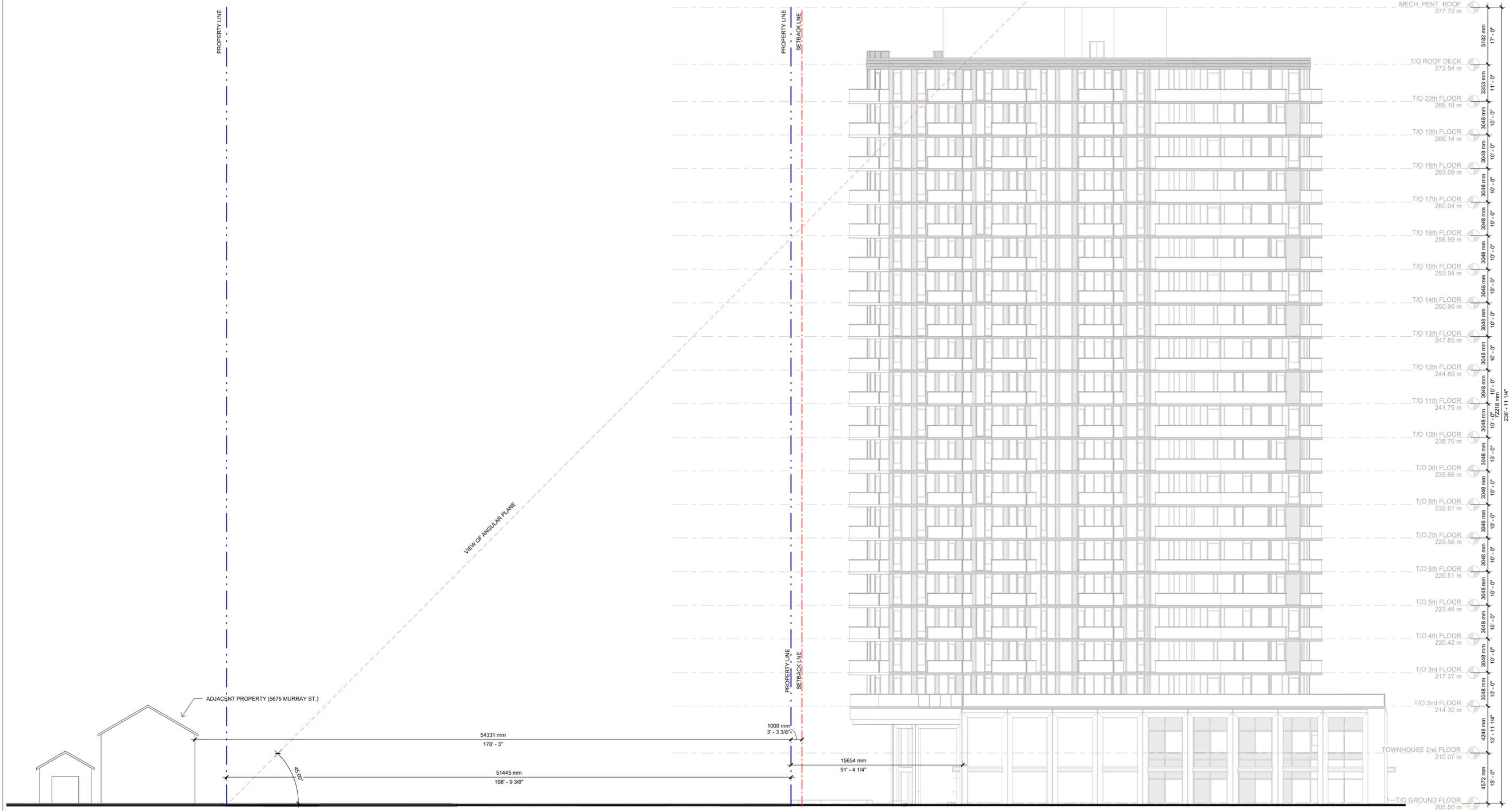
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NO.	ISSUED	DATE
9	CLIENT REVIEW	2023-09-25
10	REZONING APPLICATION	2023-12-08

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6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

ANGULAR PLANE

START DATE 2019-02-28

DRAWN BY HK

CHECKED BY CMC

SCALE 1 : 175

PROJECT NO. 119051

DRAWING

1 ANGULAR PLANE  
A107 1 : 175

A107

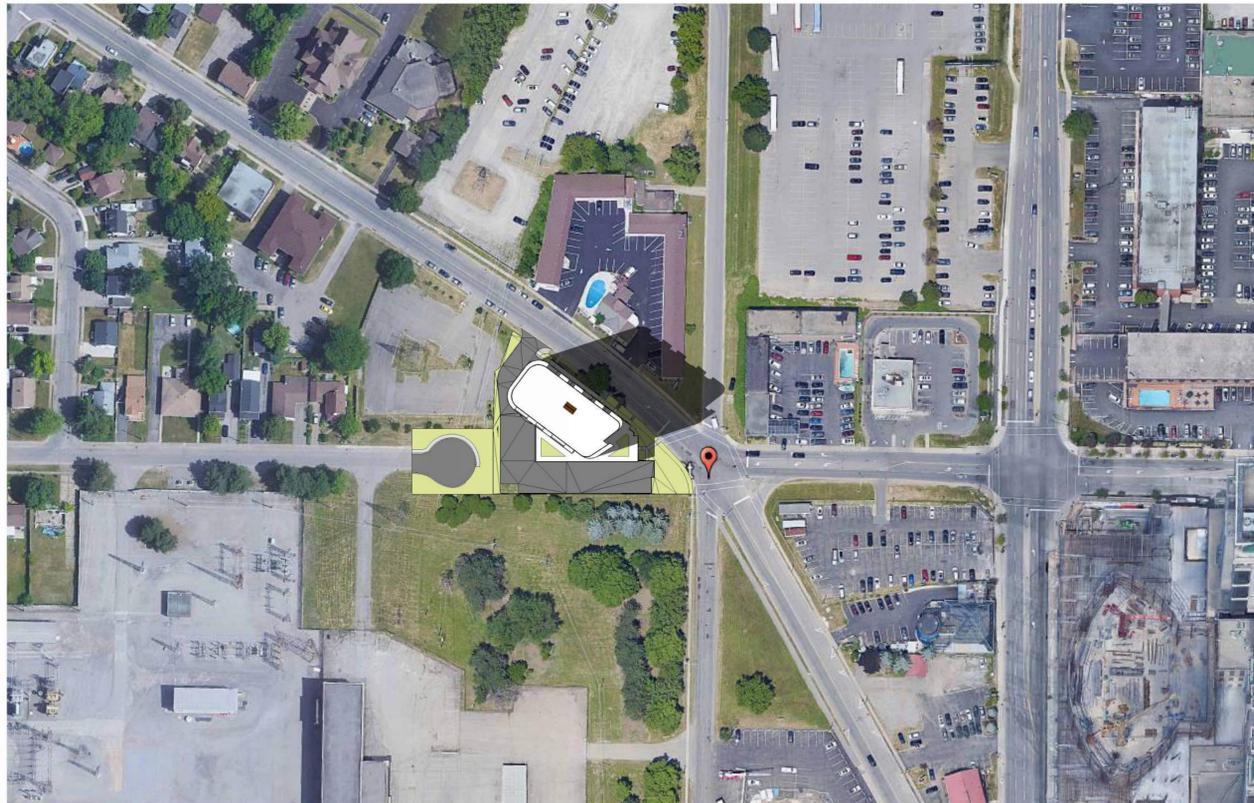
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4 SHADOW STUDY - JUNE 21 - 1600H  
A108 1 : 1250



2 SHADOW STUDY - JUNE 21 - 1200H  
A108 1 : 1250



3 SHADOW STUDY - JUNE 21 - 1400H  
A108 1 : 1250

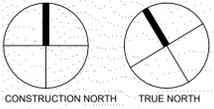


1 SHADOW STUDY - JUNE 21 - 1000H  
A108 1 : 1250

Sunshadow diagrams shall:  
 • Indicate shadows cast by the proposed development for the dates of June 21 and September 21 (shadow impacts for December 21 are not necessary because of the low position of the sun in the sky and short number of daylight hours; shadow impacts for March 21 are not needed as they are identical to September 21)  
 • Indicate shadows cast at 10 a.m., noon, 2 p.m., and 4 p.m.

NO.	ISSUED	DATE
10	REZONING APPLICATION	2023-12-06

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 NIAGARA FALLS, ON

SHEET NAME  
 SHADOW STUDY - JUNE 21

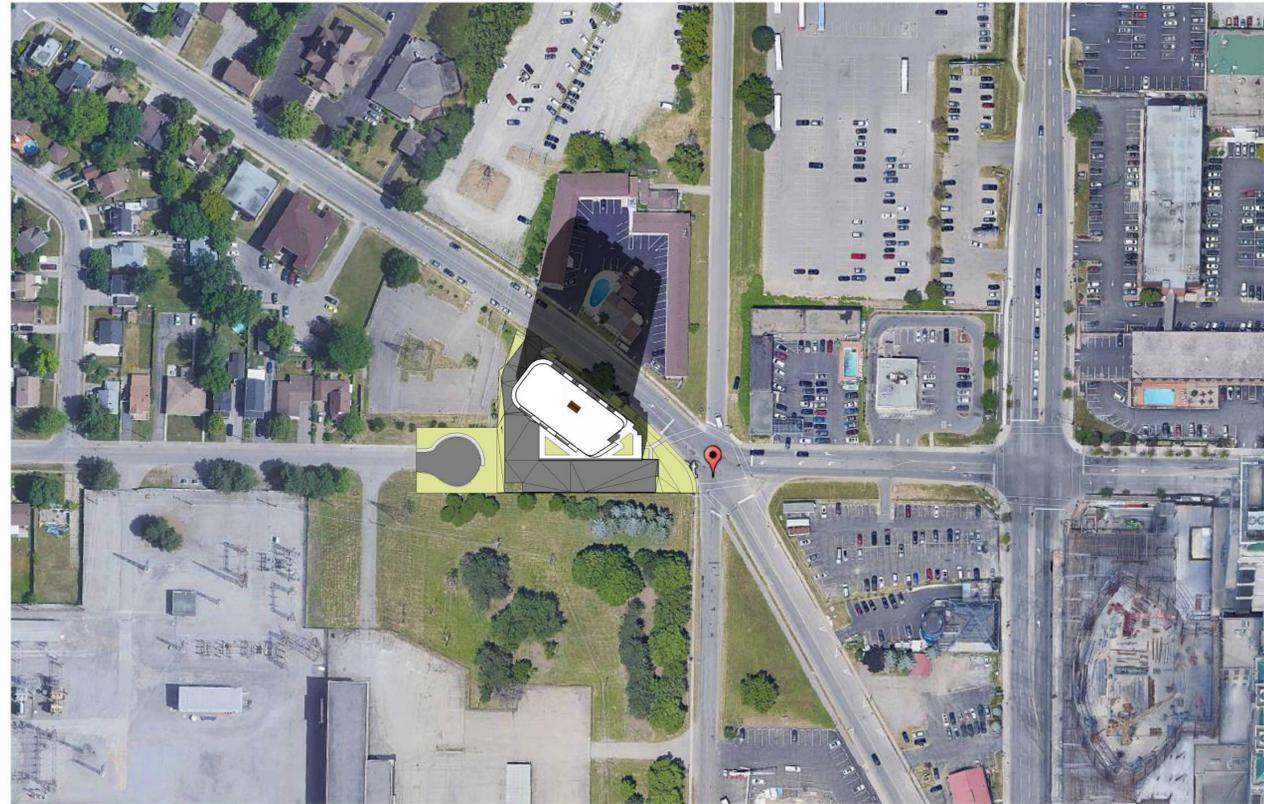
START DATE	2019-02-28
DRAWN BY	HK/SR
CHECKED BY	CMC
SCALE	1 : 1250
PROJECT NO.	119051

DRAWING  
**A108**

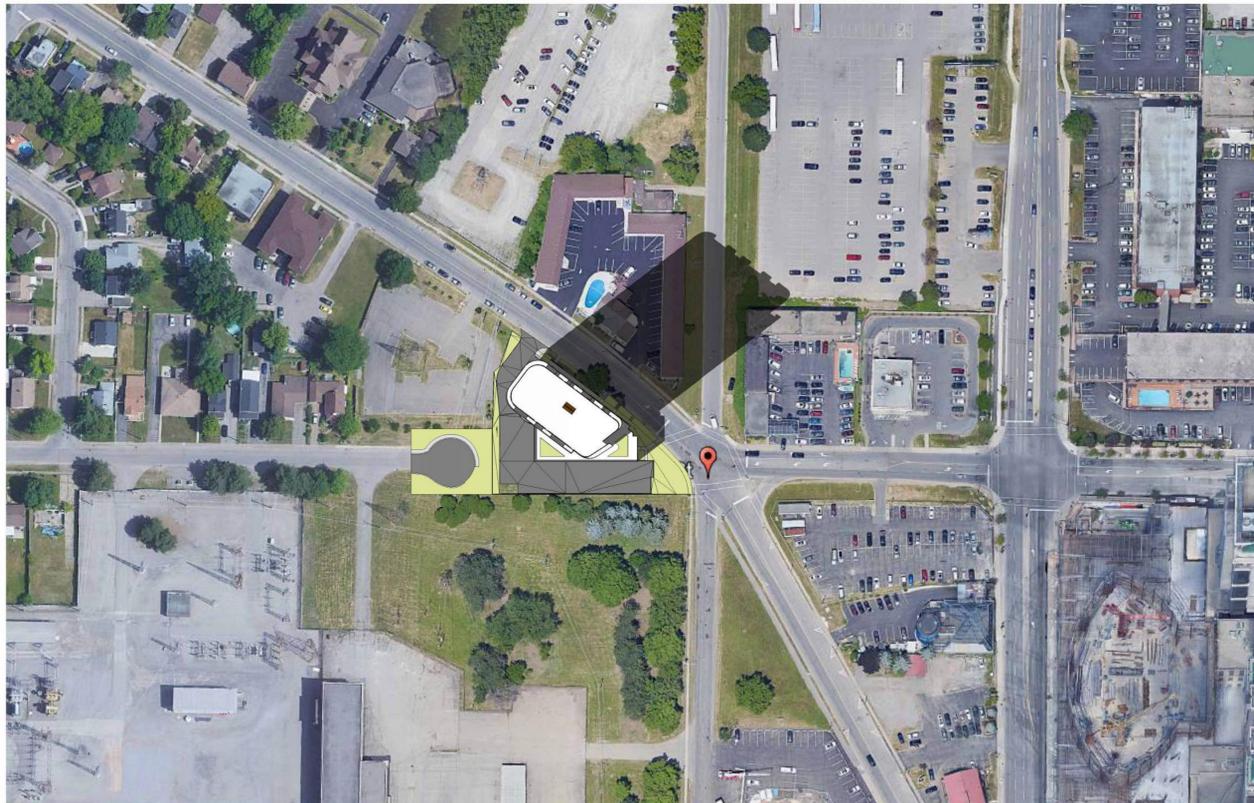
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4 SHADOW STUDY - SEPTEMBER - 1600H  
A108a 1: 1250



2 SHADOW STUDY - SEPTEMBER 21 - 1200H  
A108a 1: 1250



3 SHADOW STUDY - SEPTEMBER 21 - 1400H  
A108a 1: 1250

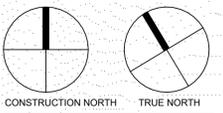


1 SHADOW STUDY - SEPTEMBER 21 - 1000H  
A108a 1: 1250

Sunshadow diagrams shall:  
 • Indicate shadows cast by the proposed development for the dates of June 21 and September 21 (shadow impacts for December 21 are not necessary because of the low position of the sun in the sky and short number of daylight hours; shadow impacts for March 21 are not needed as they are identical to September 21)  
 • Indicate shadows cast at 10 a.m., noon, 2 p.m., and 4 p.m.

NO.	ISSUED	DATE
10	REZONING APPLICATION	2023-12-06

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 SEAL



6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

SHADOW STUDY - SEPTEMBER 21

START DATE	2019-02-28
DRAWN BY	HK/SR
CHECKED BY	CMC
SCALE	1: 1250
PROJECT NO.	119051

DRAWING

A108a

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