Niagara Oakes Redevelopment *2024-04-17*

Floor Area														
Level	Total Levels	Ht / flr	Total Ht _ m	Residential Indoor Amenity	Residential Outdoor Amenity	Floor Area/level	Total Floor Area	Residential Vehicle Parking	Hotel Vehicle Parking	Gaming Space Vehicle Parking	Long Term Non-Res. Bike Parking	Short Term Non-Res. Bike Parking	Long Term Res. Bike Parking	Short Term Res. Bike Parking
B2	1	3.5	3.50			10,187	10,187	167	0	0	0	0	0	0
B1	1	5.5	5.50			9,628	9,628	10	51	35	0	68	63	6
Subtotal Below Grade	2	9	9			19,815	**19,815**	177	51	35	0	68	63	6
Ground	1	6.00	6.00			5,470	5,470		10					
Level 2	1	6.00	6.00			5,194	5,194							
Level 3	1	4.50	4.50			5,786	5,786							
Level 4	1	4.50	4.50			4,319	4,319							
Level 5	1	4.50	4.50			5,934	5,934							
Level 6	1	4.50	4.50			5,875	5,875							
Level 7 (ROOF TOP)	1	4.50	4.50	254.00	254.00	1,452	1,452							
Subtotal Above Grade (PODIUM)	7	35	35	254	254	34,030	**34,030**		10					
Levels 8-14	7	3.00	21.00			1,638	11,464							
Levels 15-45	31	3.00	93.00			1,638	50,771							
Levels 46-48	3	3.00	9.00			1,638	4,913							
Levels 49-51	3	3.00	3.00			1,638	4,913							
Subtotal Above Grade (GUESTROOMS)	44	12	126			6,551	**72,062**							
Level 52-58 (RESIDENTIAL)	7	3.00	21.00			1,638	11,464							
Subtotal Above Grade (RESIDENTIAL)	7	3	21			1,638	**11,464**							
MPH 1	0	4.00	0.00			1,102	1,102							
MPH 2	0	3.00	0.00			1,102	1,102							
MPH 3	0	0.00	0.00			1,102	1,102							
Subtotal Above Grade (MECHANICAL)	0	0	0			3,305	**3,305**							
Totals Above Grade				**254.00**	**254.00**		**120,862**							
Totals							**140,677**	**177**	**61**	**35**	**0**	**68**	**63**	**6**
							1,514,245							

Hotel Keys						
Standard King (1 BAY)	Standard Q/Q (1 BAY)	Executive Suite (2 BAY)	Delux/Hosp. (3 BAYS)	Presidential Suite Jr (4 BAYS)	Presidential Suite (5 BAYS)	Total Units
126	70					196
434	310	62				806
42	24		6			72
42	18			6		66
644	422	62	6	6	0	**1,140**

RESIDENTIAL UNITS						
ST	1BD	1BD+D	2BD	2BD+D	3BD	Total Units
	42	56	14		14	126
						126

Floor Area Summary		
	Provided	Req|Per.
Gross Site Area	10,615	
Net Site Area	10,559	
Total Hotel Keys	1,140	
Total Residential Units	126	
Residential Indoor Amenity	254	
Residential Outdoor Amenity	254	
Total Floor Area	140,677	
FSI (Total Floor Area / Net Site Area)	13.32	

Loading Spaces Summary	
Truck	Provided
Modern Garbage Truck (Niagara)	1
MSU	1
Type C	1

All areas in square metres if not noted

Bike Parking Summary		
Bike Parking	Req|Per.	Provided
Resident Long-term bicycle parking	0	63
Non-res. Long-term bicycle parking	0	0
Totals	**0**	**63**
Resident short-term bicycle parking	6	6
Non-res. short-term bicycle parking	0	68
Totals	**6**	**74**

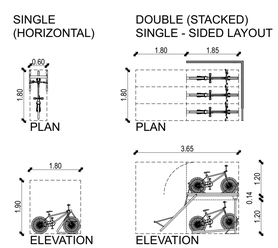
Vehicular Parking Summary		
Vehicular Parking	Req|Per.	Provided
Residential Vehicle Parking / VRU Parking	177	177
Hotel Vehicle Parking	61	61
Gaming Space Vehicle Parking	35	35
Totals	273	273

*** Minimum accessible parking spaces = 6 spaces**

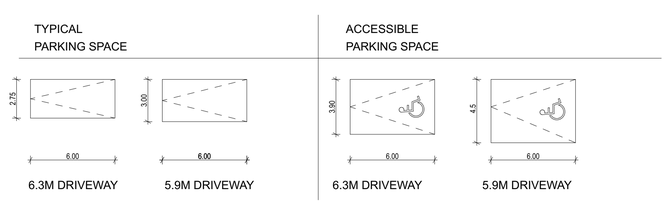
Statistics for 6519 Stanley Avenue Off-Site Parking (Part of Separate application)		
Vehicular Parking	Req|Per.	Provided
Hotel Parking spaces	851	851
VRUParking spaces	75	75
Day Parking spaces	0	121
Totals	851	1,047

Average Residential Unit Size	
1B	51.91
1B+D	67.99
2B	83
3B	89

9
A-0.6
Context Plan
SCALE: 1:3000



TYPICAL BIKE STACKER



PARKING LEGEND

WASTE COLLECTION AND LOADING NOTES:

1. FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADII AND LOADING REFER TO LOADING REVIEW/ MANOEUVRING DIAGRAMS BY TRAFFIC CONSULTANT.

2. FOR DETAILS ON VEHICULAR WARNING SYSTEM REFER TO DIAGRAM BY BA GROUP.LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/-2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.

3. FOR VEHICULAR SIGNAGE REFER TO TRAFFIC CONSULTANT REPORT

4. LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/-2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.

5. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

6. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTING STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORM TO THE FOLLOWING:
   a. DESIGN CODE – ONTARIO BUILDING CODE
   b. DESIGN LOAD – CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
   c. IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS.

7. THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE WASTE AND RECYCLING CONTAINERS ARE TO BE UTILIZED AND IT WILL BE NECESSARY FOR THE RETAIL SECTOR TO HAVE THESE IDENTIFIED (i.e. "RETAIL WASTE ONLY"). THE COMMERCIAL COMPONENT WILL SCHEDULE USE OF THE TYPE "G" LOADING SPACE ON DIFFERENT COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THE TYPE "G" LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.

8. ACCESS TO THE LOADING SPACES AND ACCESS RAMP TO BE DESIGNED AND CONSTRUCTED TO CITY OF TORONTO STANDARD T-310.050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.

9. ALL ACCESS DRIVEWAYS AND RAMPS USED FOR GARBAGE COLLECTION VEHICLE WILL BE MAX +/-8%, HAVE A MIN. VERTICAL CLEARANCE OF 4.4 M THROUGHOUT, A MINIMUM 4.5 M WIDE THROUGHOUT AND 6 M WIDE AT POINT OF INGRESS AND EGRESS. REFER TO TRAFFIC CONSULTANT REPORT.

10. ALL DRIVEWAYS AND RAMPS FOR RESIDENTIAL PARKING WILL BE MAX +/-15%. REFER TO TRAFFIC CONSULTANT REPORT.

NOTE:
- All proposed light fixtures on the project are dark-sky friendly. Special allowances might be given for the Heritage component.
- Where appropriate, pedestrian-scale lighting to be provided evenly spaced, continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/ graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

8. Geodetic Elevations provided in these drawings are measured in accordance with the Canadian Geodetic Vertical Datum (CGVD2013).

© 2022 architects–Alliance

No	Issued For	Date
1.	DRAFT SET	2023 - 03 - 14
2.	FOR ZBLA SUBMISSION (FINAL)	2024 - 02 - 01

a—A
architects–Alliance
317 Adelaide Street West, 2nd Flr
Toronto ON . M5V 1P9 . Canada
www.architectsalliance.com
+1 . 416 . 593 . 6500

N

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 3427

Oakes Hotel Redevelopment
6546 Fallsview Blvd,
6546 Fallsview Blvd, Niagara Falls, ON

Hennepin's View Inc.

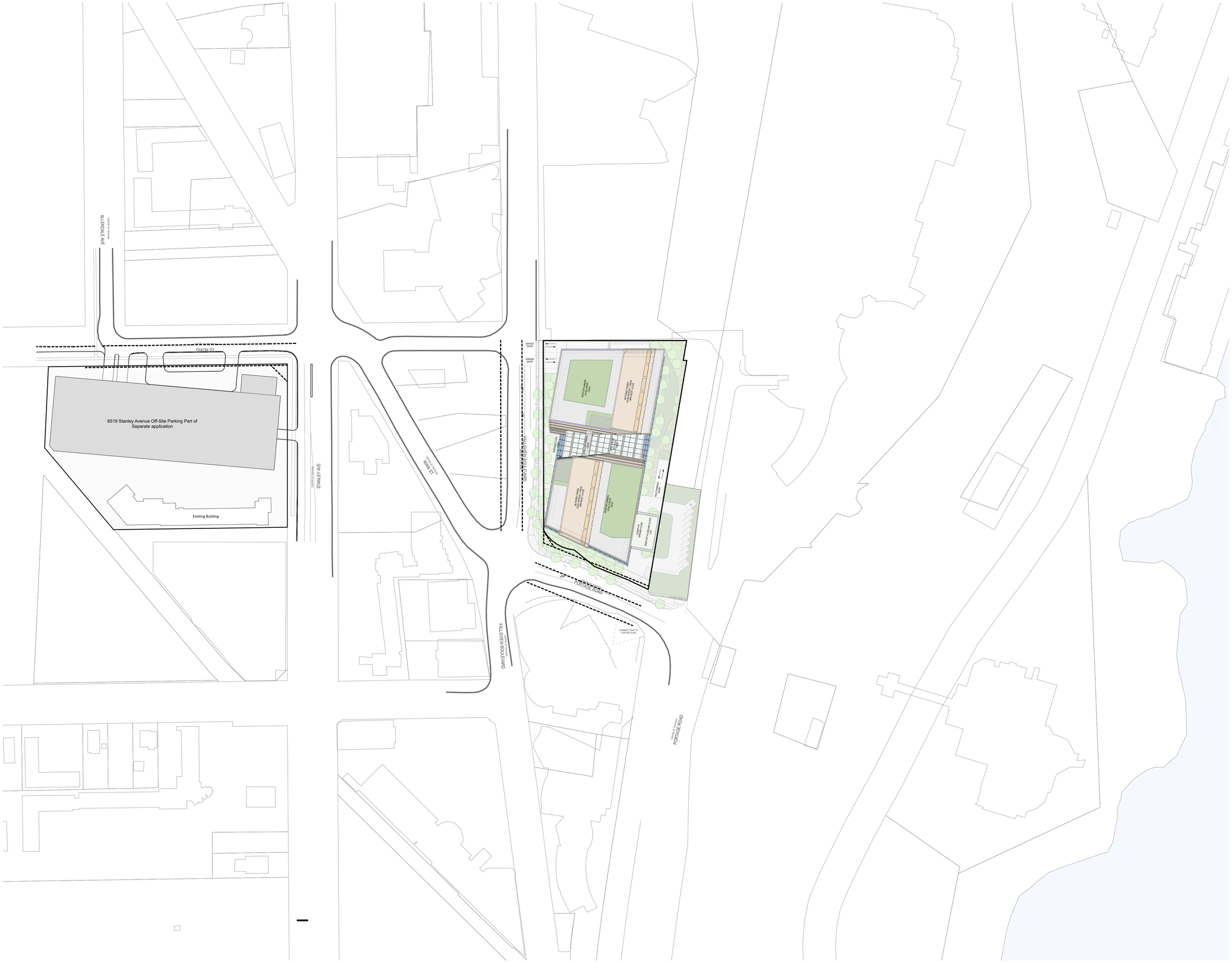
CONTEXT & STATISTICS

Scale: 1:0.65

Project No: 22023-1

01 February 2024

A-0.6



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

8. Geodetic Elevations provided in these drawings are measured in accordance with the Canadian Geodetic Vertical Datum (CGVD2013).

© 2022 architects—Alliance

No	Issued For	Date
1.	DRAFT SET	2023 - 03 - 14
2.	FOR ZBLA SUBMISSION (FINAL)	2024 - 02 - 01

a—A
architects—Alliance
317 Adelaide Street West, 2nd Flr
Toronto ON . M5V 1P9 . Canada
www.architectsalliance.com
+1 . 416 . 593 . 6500

N

Oakes Hotel Redevelopment
6546 Fallsview Blvd.
6546 Fallsview Blvd, Niagara Falls, ON

Hennepin's View Inc.

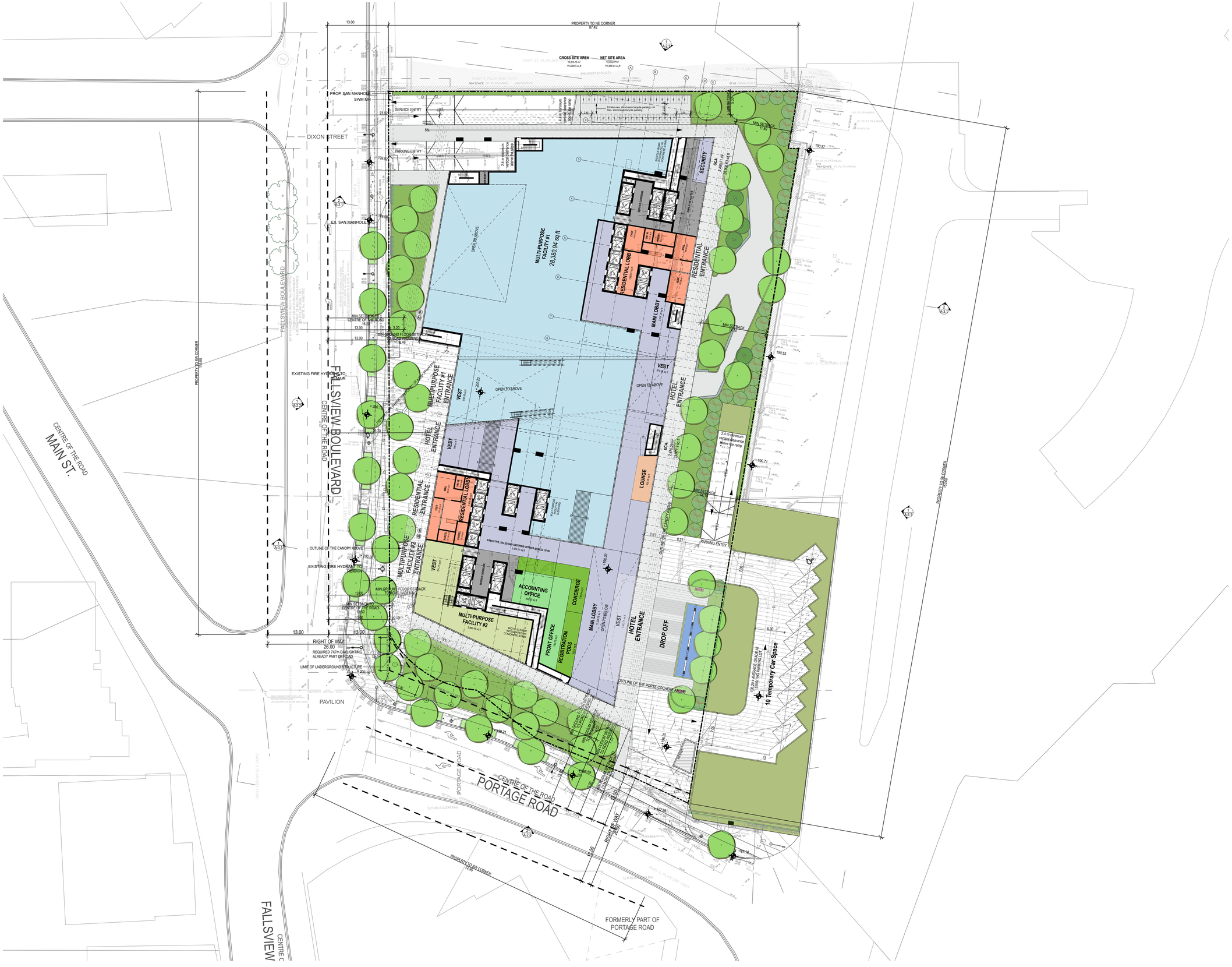
SITE PLAN

Scale: 1:1000

Project No: 22023-1

01 February 2024

A-0.8



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

8. Geodetic Elevations provided in these drawings are measured in accordance with the Canadian Geodetic Vertical Datum (CGVD2013).

© 2022 architects—Alliance

No	Issued For	Date
1.	DRAFT SET	2023 - 03 - 14
2.	FOR ZBLA SUBMISSION (FINAL)	2024 - 02 - 01

a—A

architects—Alliance
317 Adelaide Street West, 2nd Flr
Toronto ON . M5V 1P9 . Canada
www.architectsalliance.com
+1 . 416 . 593 . 6500

N

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 3427

Oakes Hotel Redevelopment
6546 Fallsview Blvd,
6546 Fallsview Blvd, Niagara Falls, ON

Hennepin's View Inc.

GROUND FLOOR

Scale: 1:350

Project No: 22023-1

01 February 2024

A-1.3