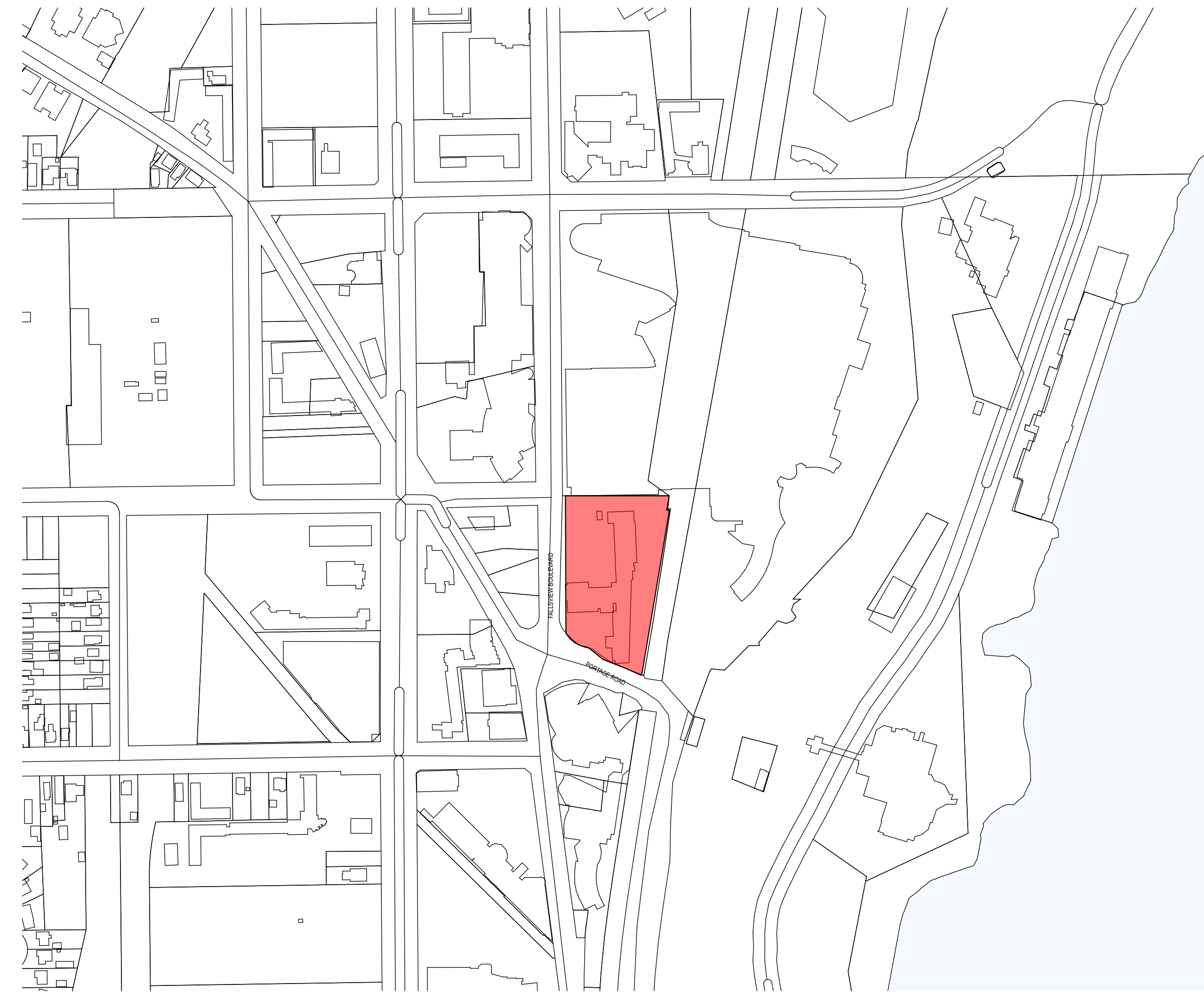


Floor Area														
Level	Total Levels	Ht / Ft	Total Ht _m	Residential Indoor Amenity	Residential Outdoor Amenity	Floor Area/level	Total Floor Area	Residential Vehicle Parking	Hotel Vehicle Parking	Gaming Space Vehicle Parking	Long Term Non-Res. Bike Parking	Short Term Non-Res. Bike Parking	Long Term Res. Bike Parking	Short Term Res. Bike Parking
B2	1	3.5	3.50			10,187	10,187	93	74	0	0	0	0	0
B1	1	5.5	5.50			9,628	9,628	0	61	35	0	68	63	6
<b>Subtotal Below Grade</b>	<b>2</b>	<b>9</b>	<b>9</b>			<b>19,815</b>	<b>19,815</b>	<b>93</b>	<b>135</b>	<b>35</b>	<b>0</b>	<b>68</b>	<b>63</b>	<b>6</b>
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							
<b>Subtotal Above Grade (PODIUM)</b>	<b>7</b>	<b>35</b>	<b>35</b>	<b>254</b>	<b>254</b>	<b>34,030</b>	<b>34,030</b>		<b>10</b>					
<b>1,514,245</b>														

Hotel Keys						Total Units
Standard King (1 BAY)	Standard Q/O (1 BAY)	Executive Suite (2 BAY)	Delux/HiRez (3 BAYS)	Presidential Suite Jr (4 BAYS)	Presidential Suite (5 BAYS)	
126	70					196
434	310	62				806
42	24		6			72
42	18			6		66
644	422	92	6	6	0	1,140
<b>RESIDENTIAL UNITS</b>						
ST	180	180+D	280	280+D	380	Total Units
	42	56	14		14	126
<b>126</b>						



9 A-0.6 Context Plan SCALE: 1:3000

Floor Area Summary		
	Provided	Req/Per
Gross Site Area	10,815	
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	

Bike Parking Summary		
	Req/Per	Provided
Resident Long-term bicycle parking	0	63
Non-res. Long-term bicycle parking	0	0
<b>Totals</b>	<b>0</b>	<b>63</b>
Resident short-term bicycle parking	6	6
Non-res. short-term bicycle parking	0	68
<b>Totals</b>	<b>6</b>	<b>74</b>

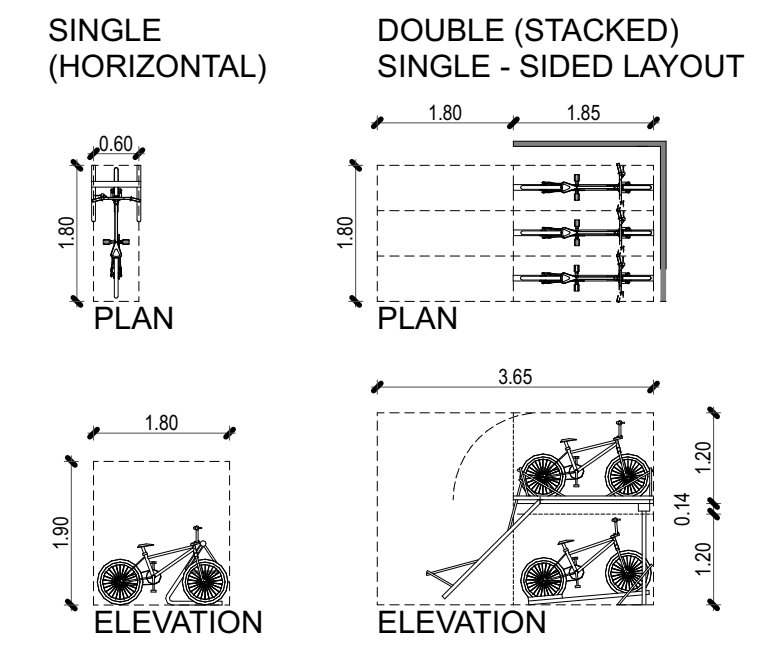
Vehicular Parking Summary		
	Req/Per	Provided
Residential Vehicle Parking	93	93
Hotel Vehicle Parking		145
Gaming Space Vehicle Parking	35	35
<b>Totals</b>	<b>93</b>	<b>273</b>

Average Residential Unit Size	
FB	51.91
180+D	67.99
280	83
380	98

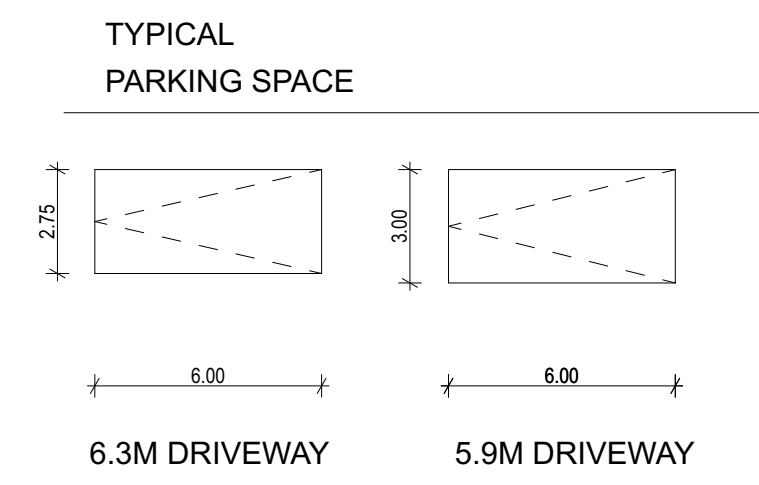
Statistics for 6519 Stanley Avenue Off-Site Parking (Part of Separate application)		
	Req/Per	Provided
Vehicular Parking		
Hotel Parking spaces	912	912
Day Parking spaces	0	135
<b>Totals</b>	<b>912</b>	<b>1,047</b>

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

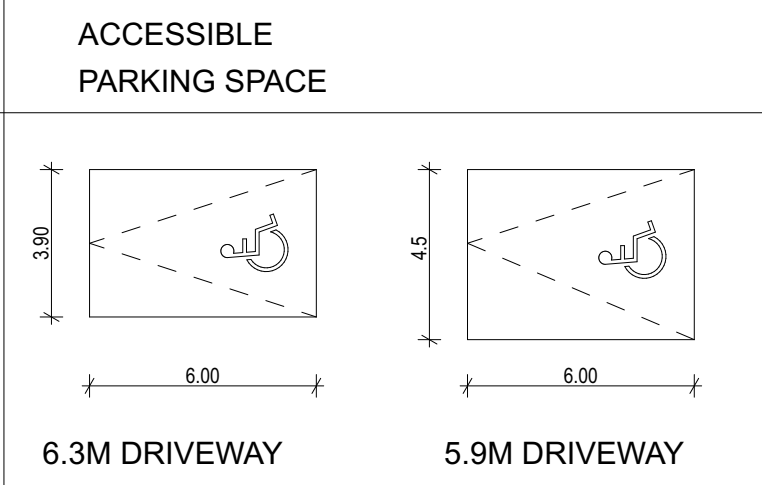
All areas in square metres if not noted



TYPICAL BIKE STACKER



PARKING LEGEND



ACCESSIBLE PARKING SPACE

**WASTE COLLECTION AND LOADING NOTES:**

- FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADI AND LOADING REFER TO LOADING REVIEW/ MANOEUVRING DIAGRAMS BY TRAFFIC CONSULTANT.
- 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.
- FOR VEHICULAR SIGNAGE REFER TO TRAFFIC CONSULTANT REPORT
- 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.
- 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.
- 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:
  - DESIGN CODE - ONTARIO BUILDING CODE
  - DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
  - IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS.
- 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.
- 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.
- 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.
- 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

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- 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.
- 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.
- 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.
- These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
- All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
- 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.
- Geodetic Elevations provided in these drawings are measured in accordance with the Canadian Geodetic Vertical Datum (CGVD2013).

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



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**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