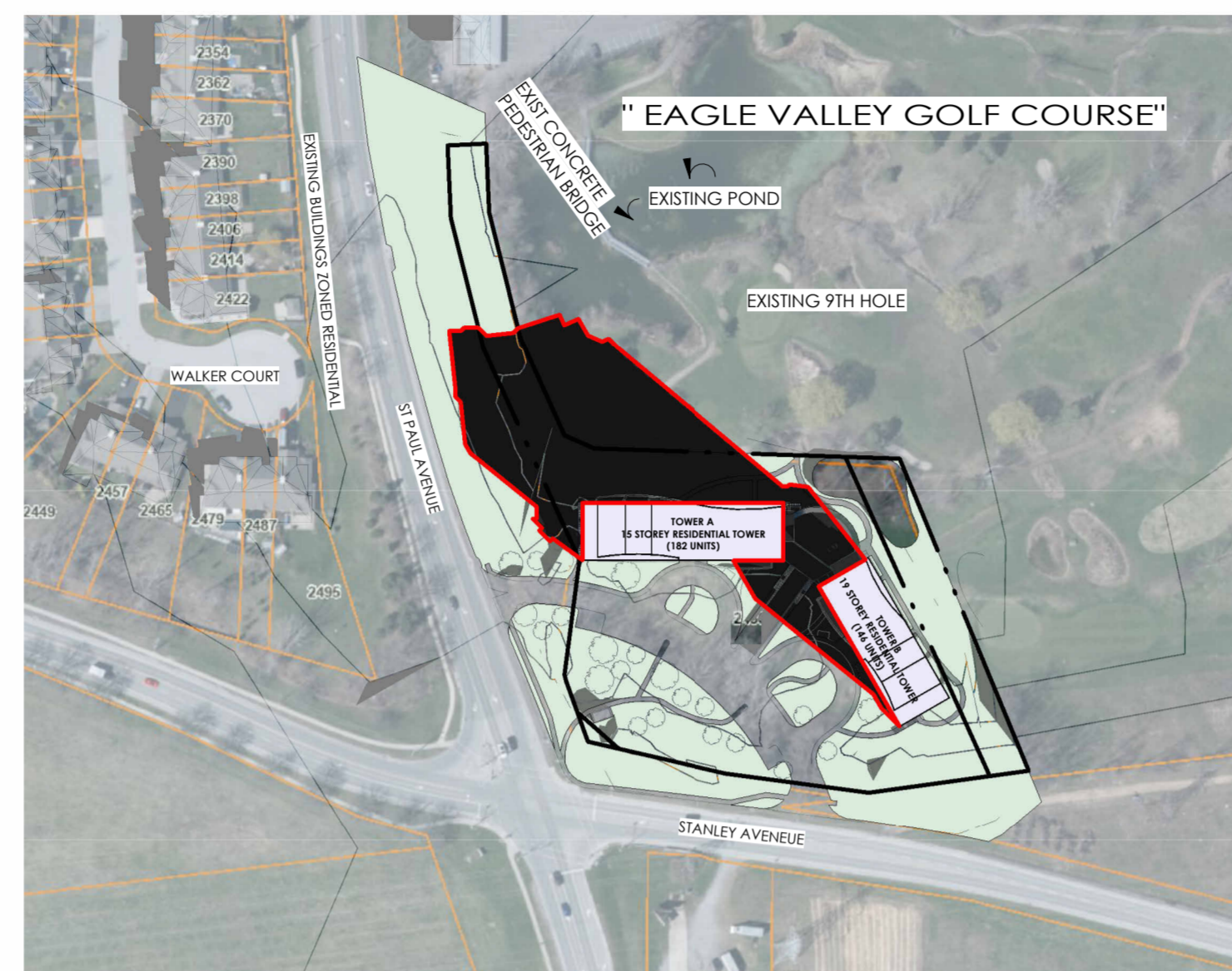




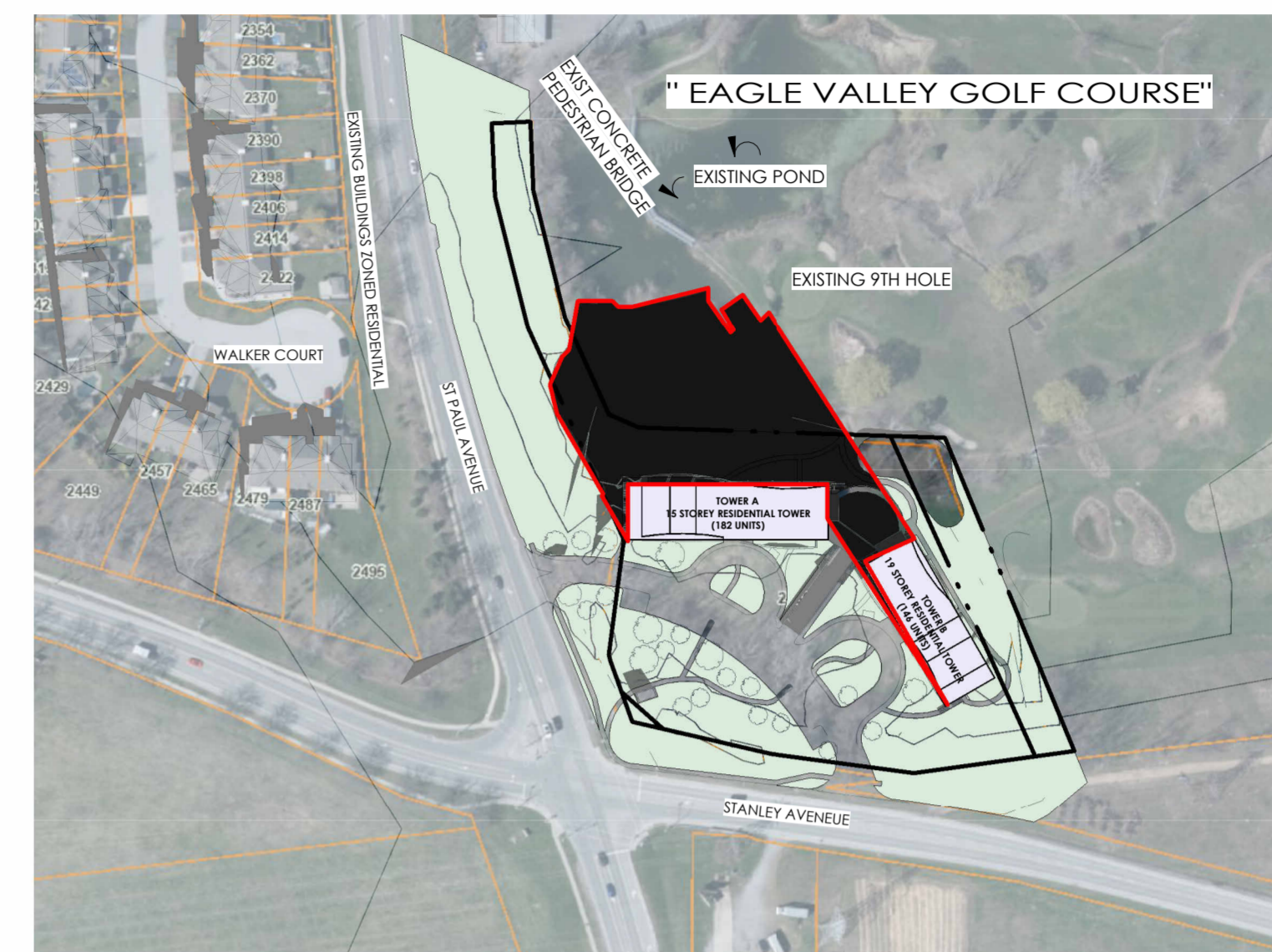
September 21, 8:33 AM

1 : 2000



September 21, 9:33 AM

1 : 2000



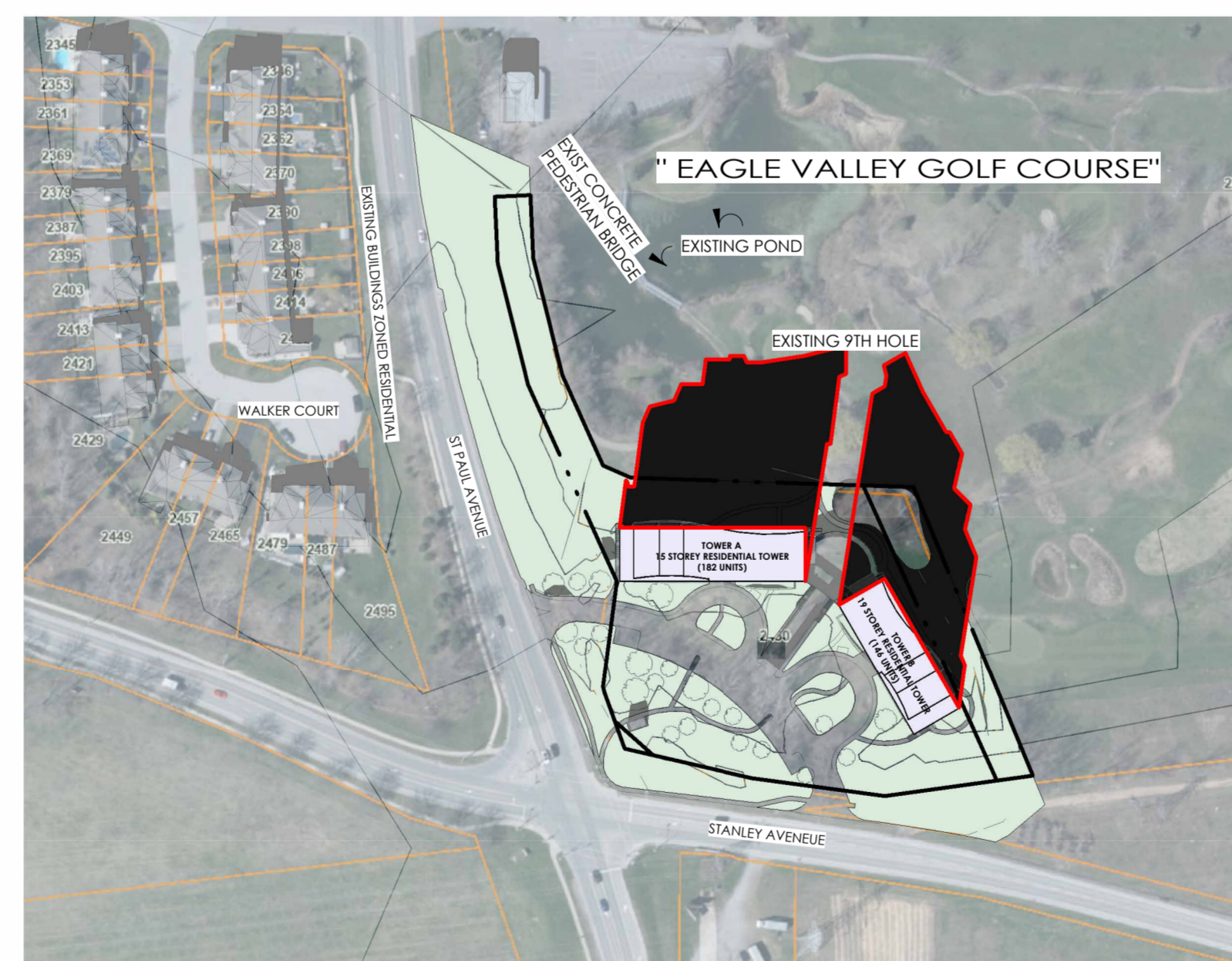
September 21, 10:33 AM

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September 21, 11:33 AM

1 : 2000



September 21, 12:33 PM

1 : 2000



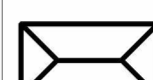



September 21, 1:33 PM

1 : 2000

GENERAL NOTES

LEGEND

-  PROPOSED RESIDENTIAL DEVELOPMENTS
-  SHADOW OF PROPOSED DEVELOPMENT
-  EXISTING BUILDINGS
-  PROPERTY LINES

SEPT 21 2025  
SUNRISE IN NIAGARA FALLS: 7:03 AM  
SUNSET IN NIAGARA FALLS: 7:15 PM

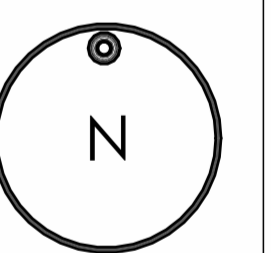
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE	REVISION	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



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architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

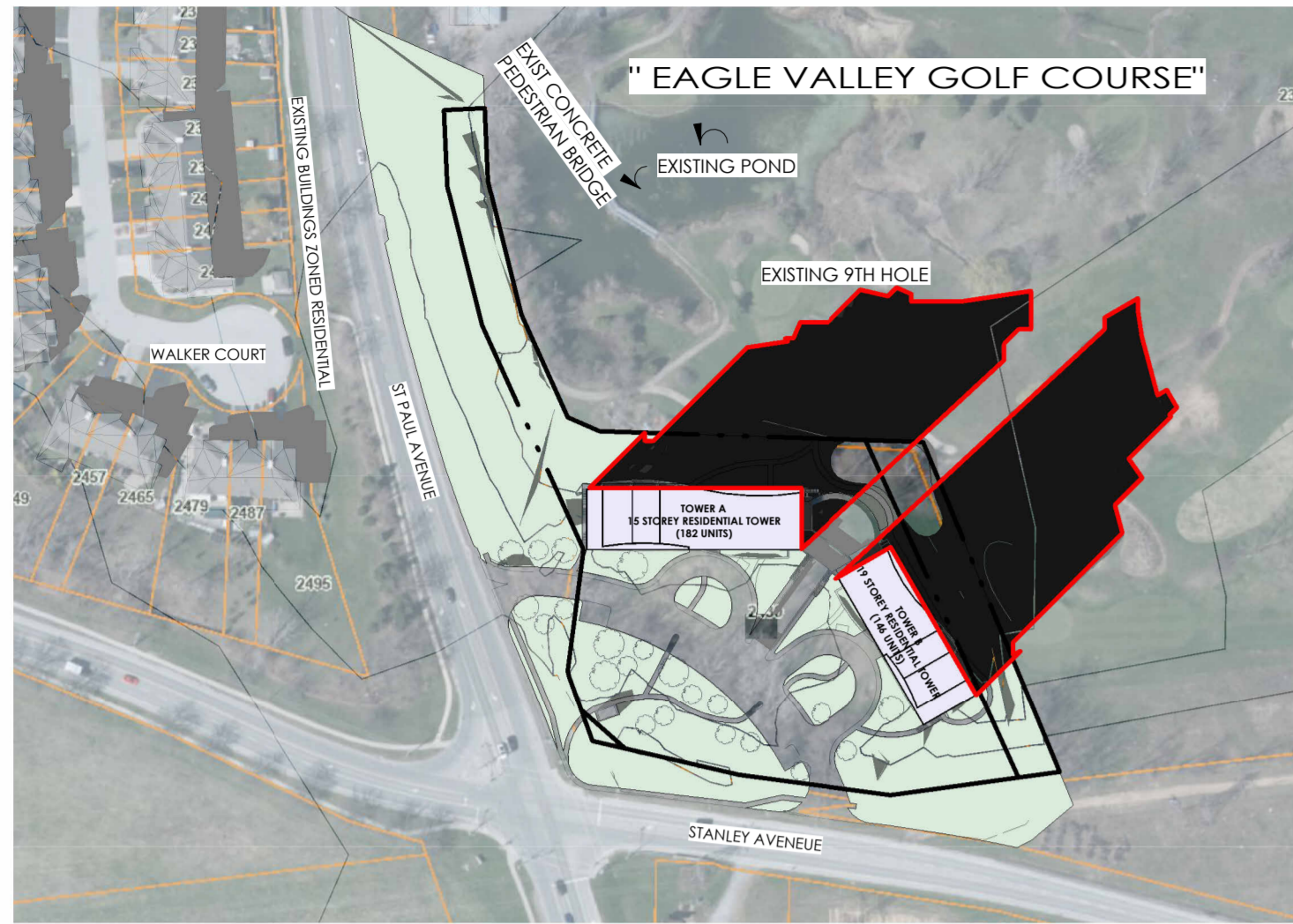
SHEET TITLE:

FALL EQUINOX

Issued for Re-Zoning  
Issued for Site Plan Agreement  
Issued for Permit  
Issued for Tender  
Issued for Construction:

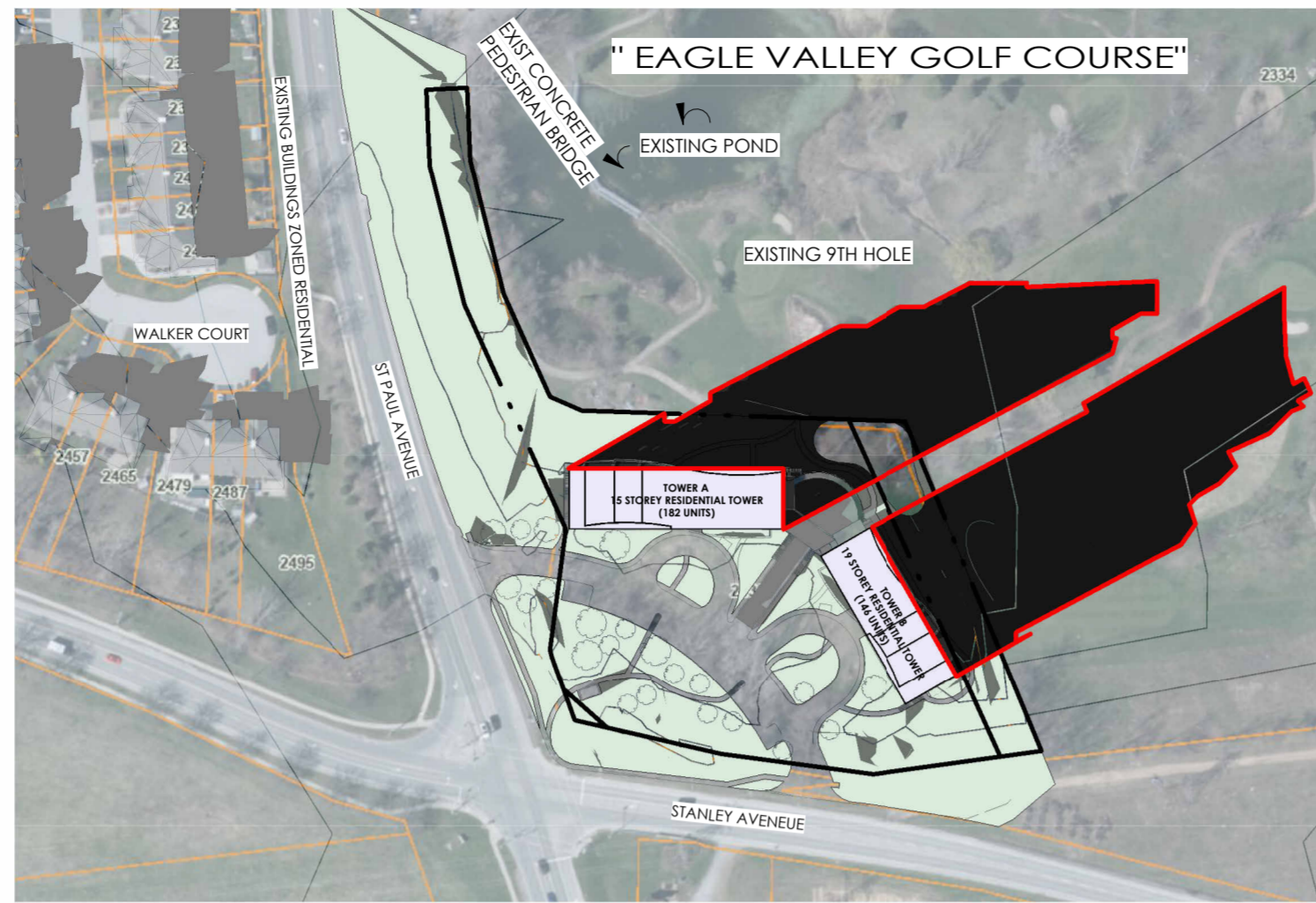
DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	SS1
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	





September 21, 2:33 PM

1 : 2000



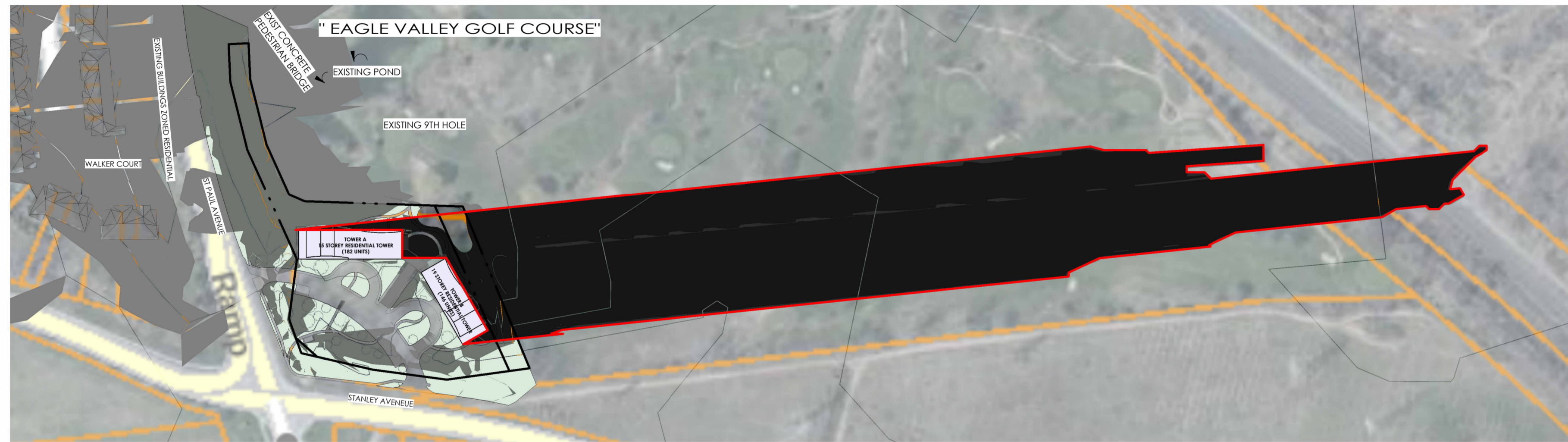
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1 : 2000



September 21, 4:33 PM

1 : 2000



September 21, 5:33 PM

1 : 2000



September 21, 5:45 PM

1 : 2000

GENERAL NOTES

LEGEND

- PROPOSED RESIDENTIAL DEVELOPMENTS
- SHADOW OF PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- PROPERTY LINES

SEPT 21 2022  
SUNRISE IN NIAGARA FALLS: 7:03 AM  
SUNSET IN NIAGARA FALLS: 7:15 PM

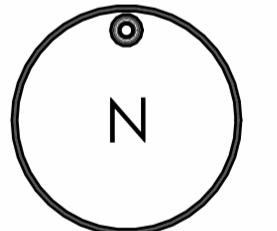
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE	REVISION	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DD
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



**A · C · K**  
architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

FALL EQUINOX

Issued for Re-Zoning

Issued for Site Plan Agreement:

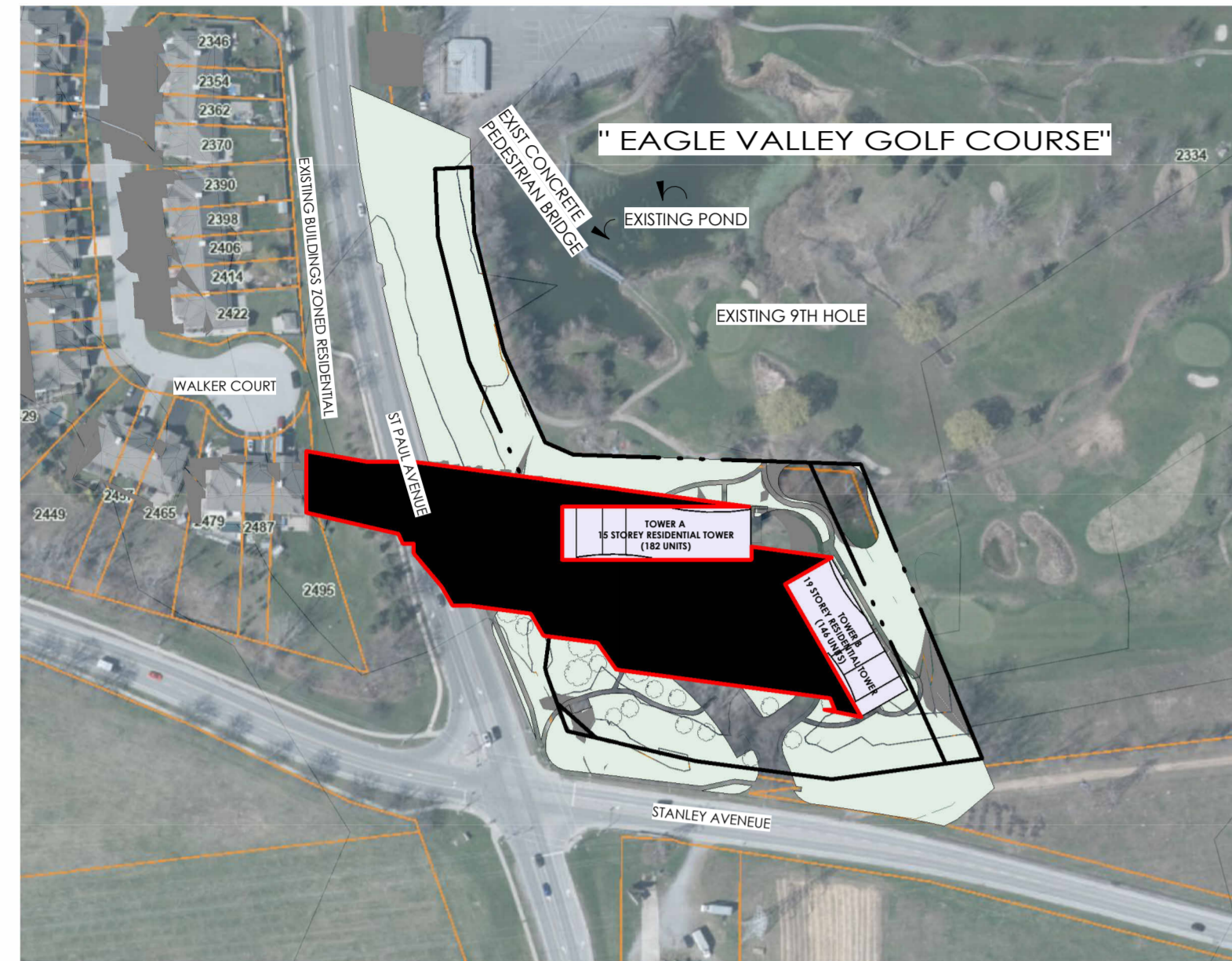
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Issued for Tender:

Issued for Construction:

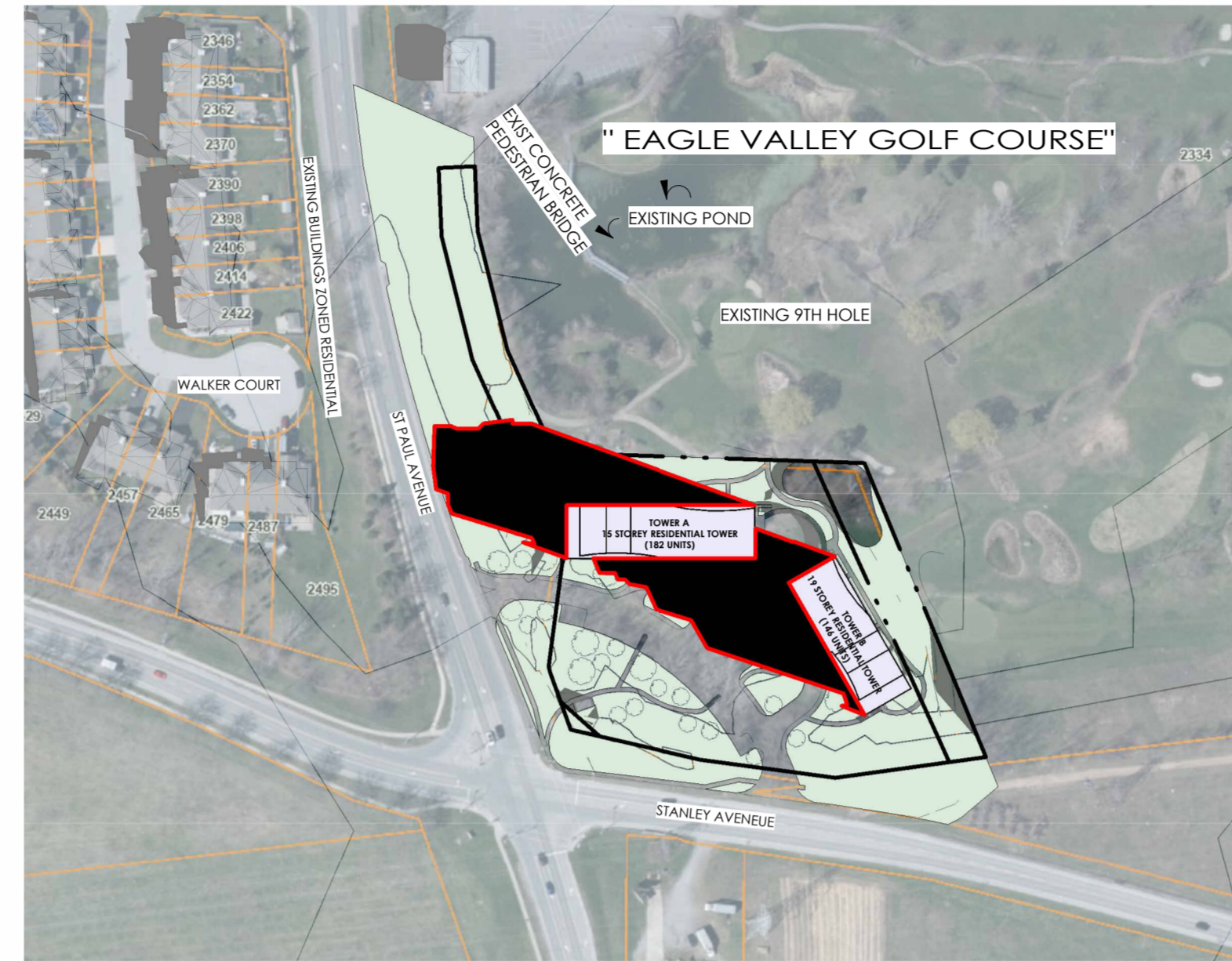
DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	SS2
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	





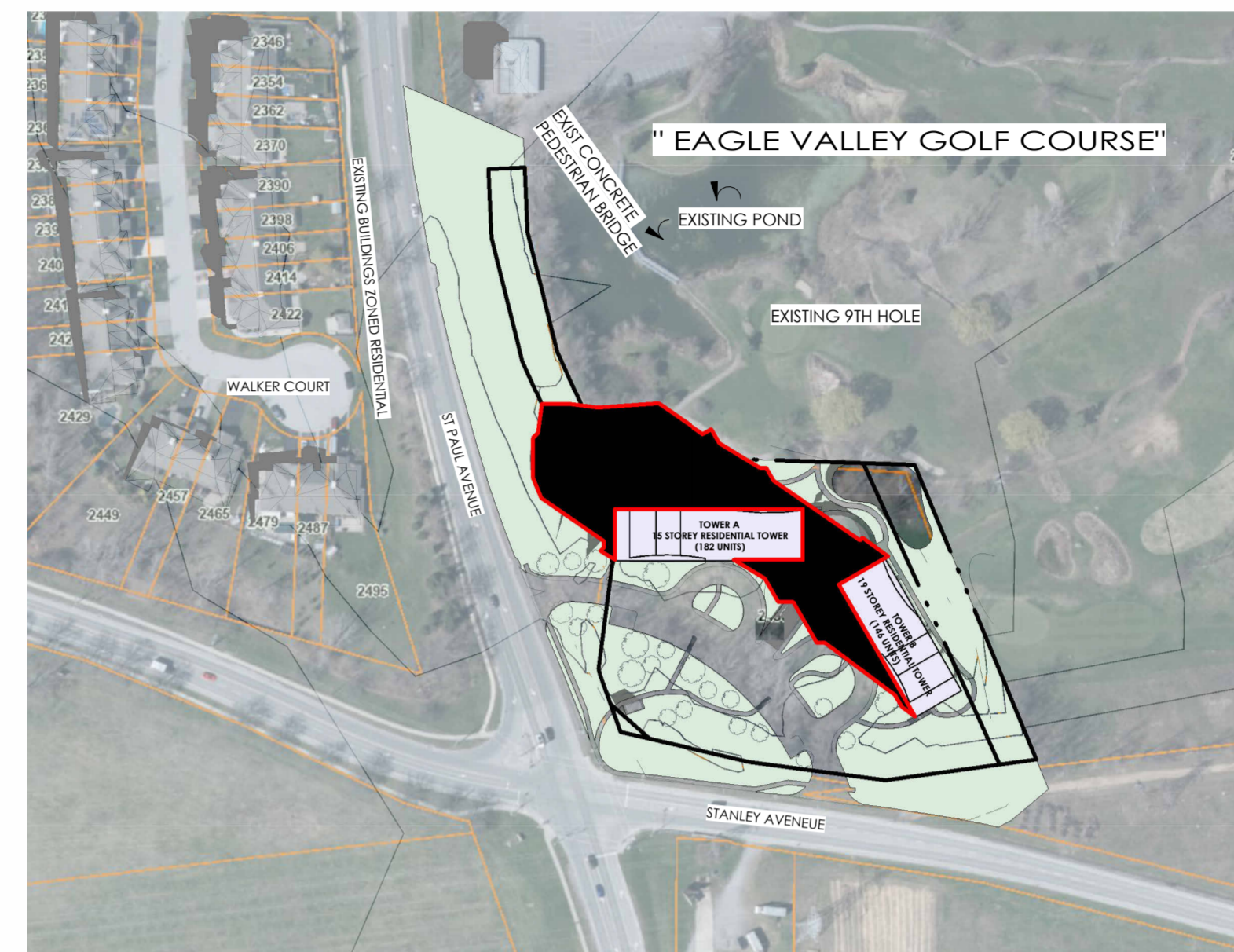
April 21, 7:54 AM

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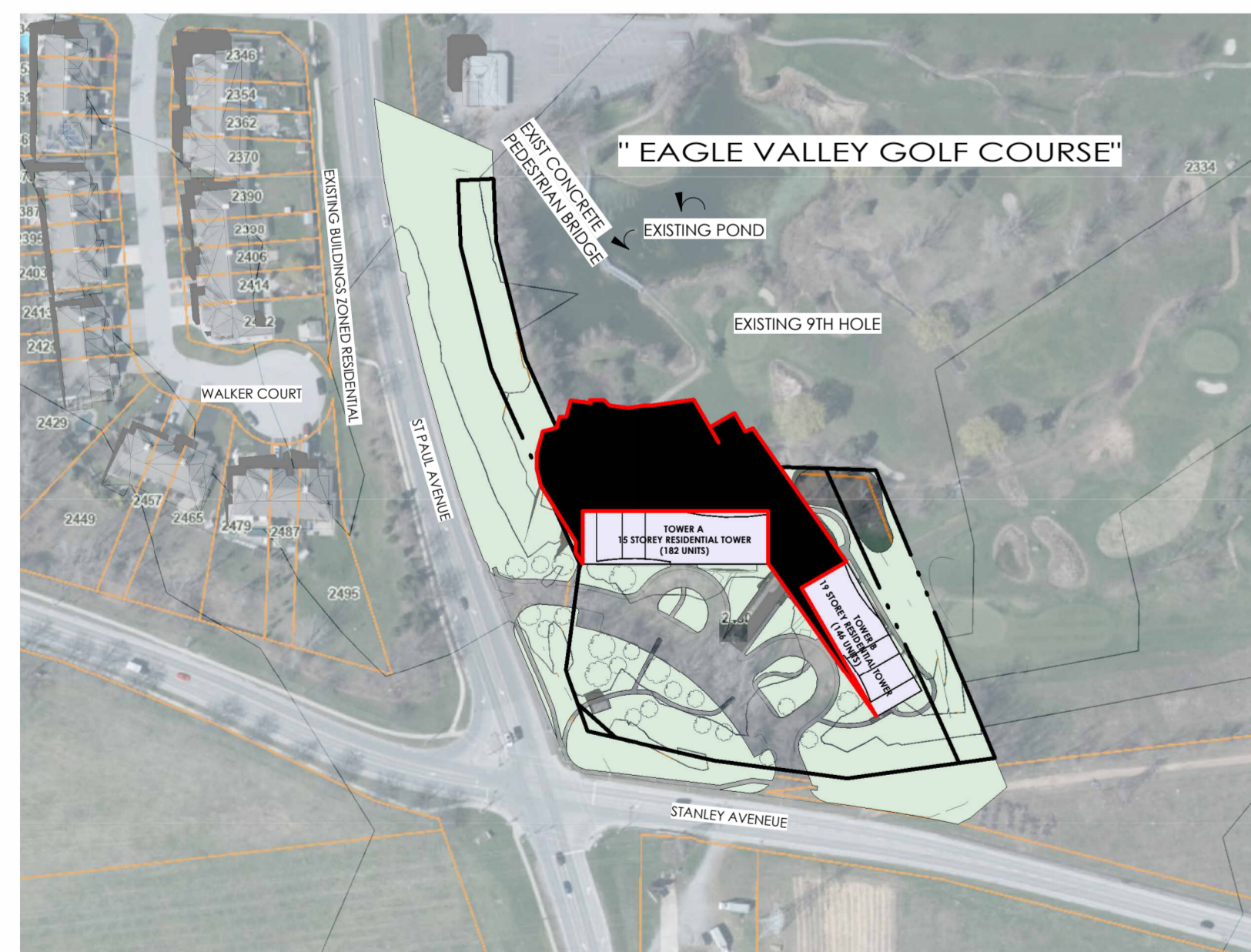
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1 : 2000



April 21, 9:54 AM

1 : 2000



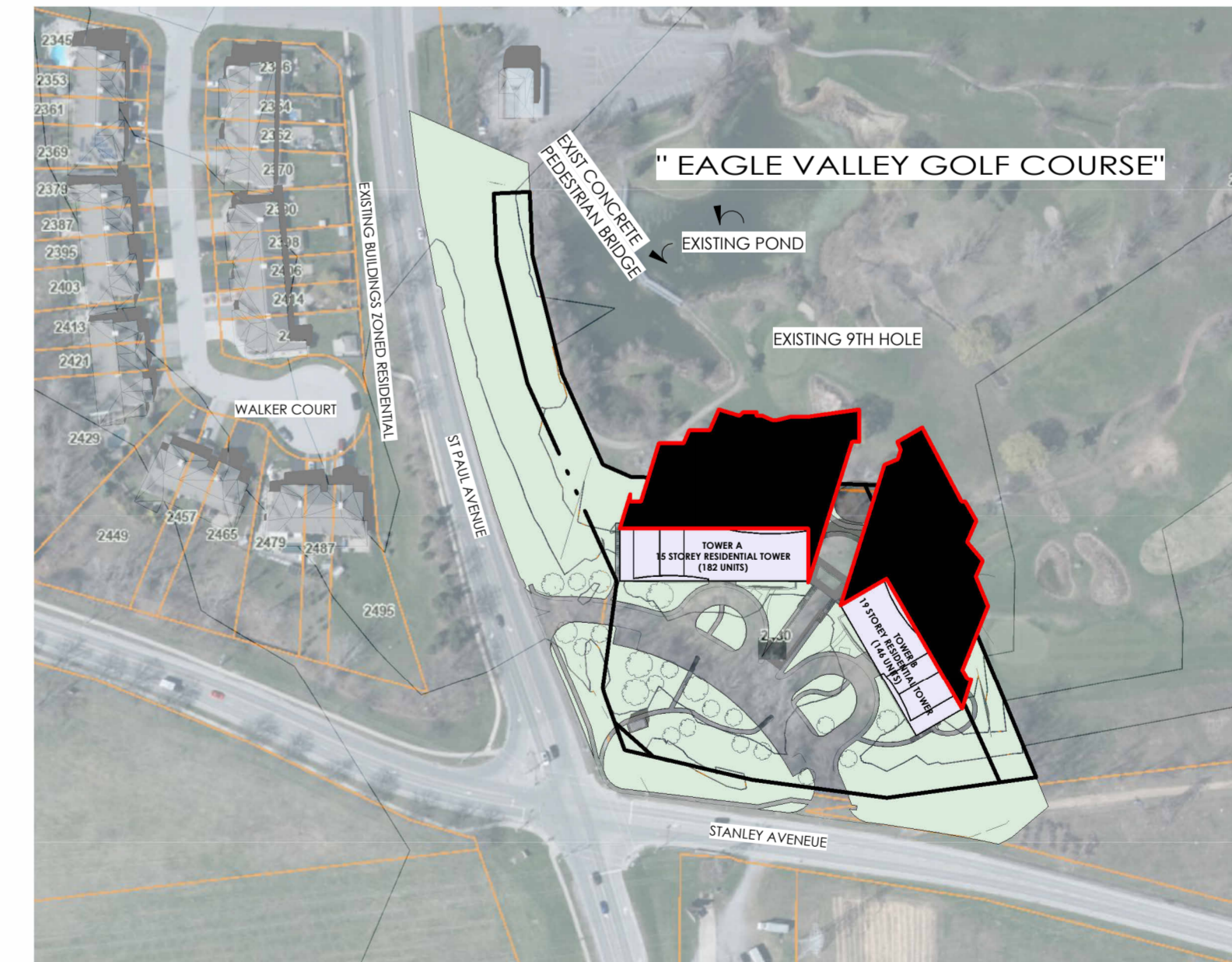
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April 21, 11:54 AM

1 : 2000



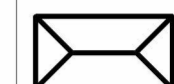



April 21, 12:54 PM

1 : 2000

GENERAL NOTES

LEGEND

-  PROPOSED RESIDENTIAL DEVELOPMENTS
-  SHADOW OF PROPOSED DEVELOPMENT
-  EXISTING BUILDINGS
-  PROPERTY LINES

APRIL 21 2025  
SUNRISE IN NIAGARA FALLS: 6:24 AM  
SUNSET IN NIAGARA FALLS: 8:06 PM

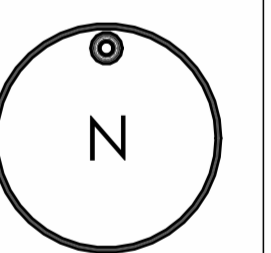
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



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architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

SPRING EQUINOX

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

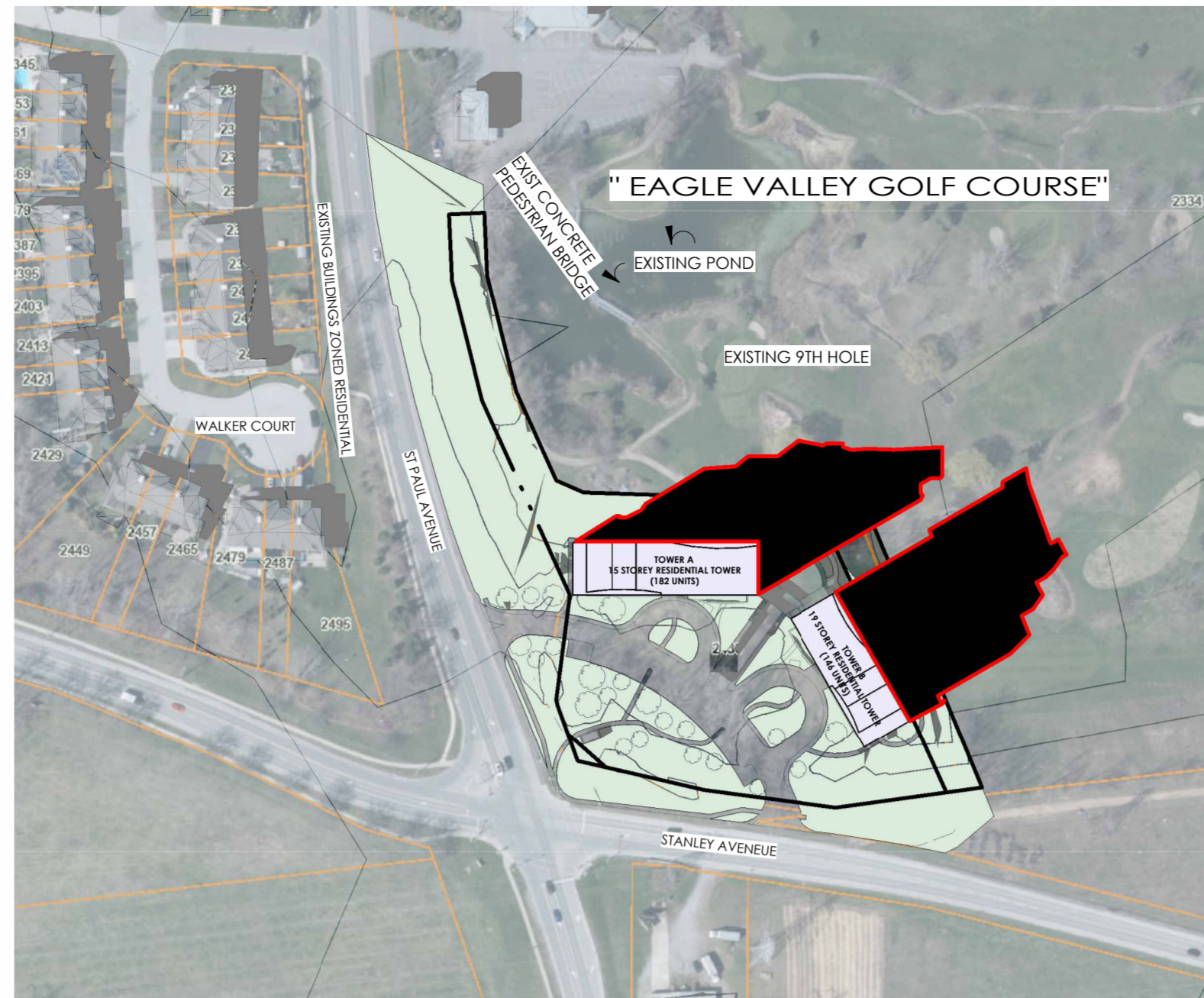
DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	SS3
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	





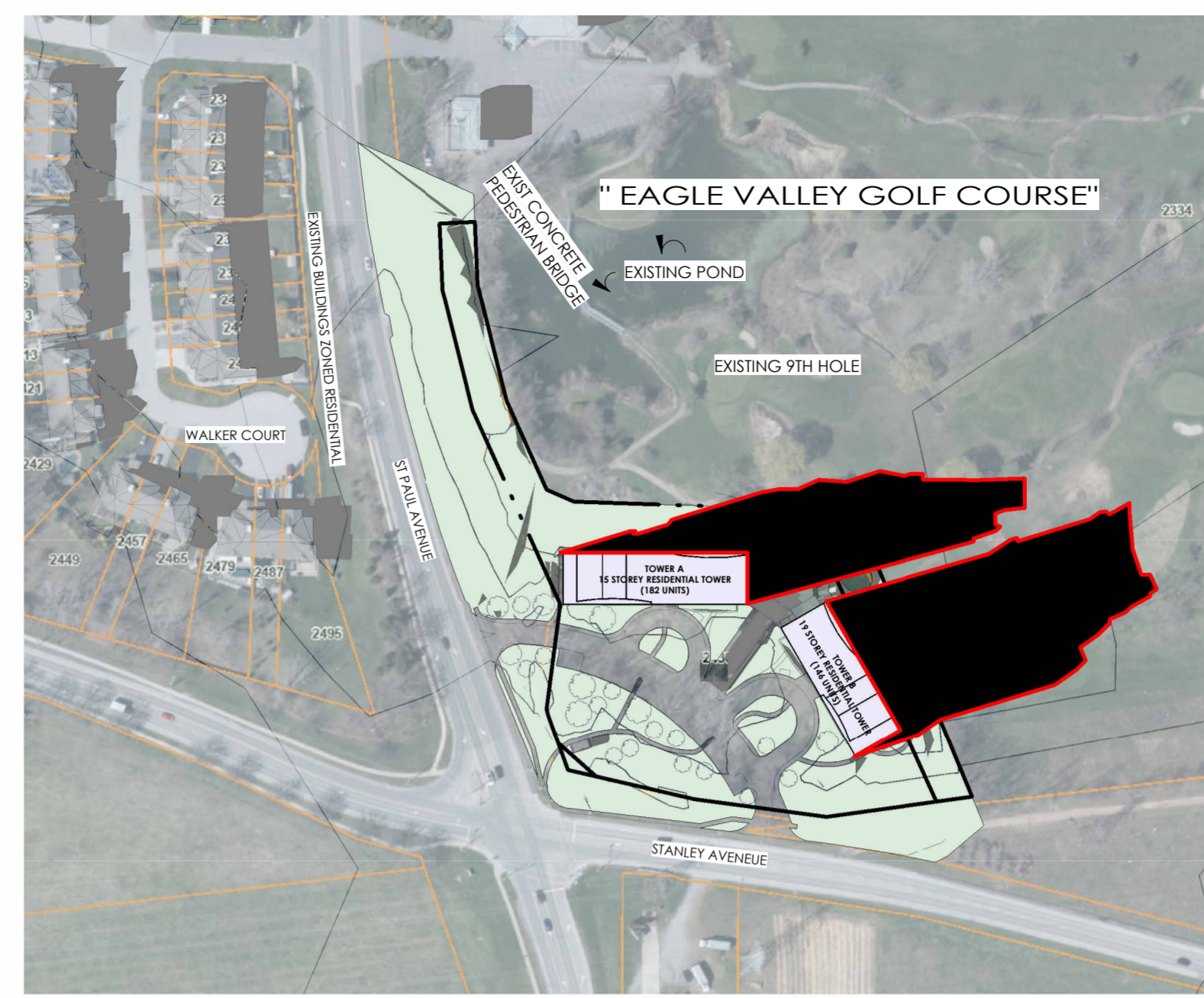
April 21, 1:54 PM

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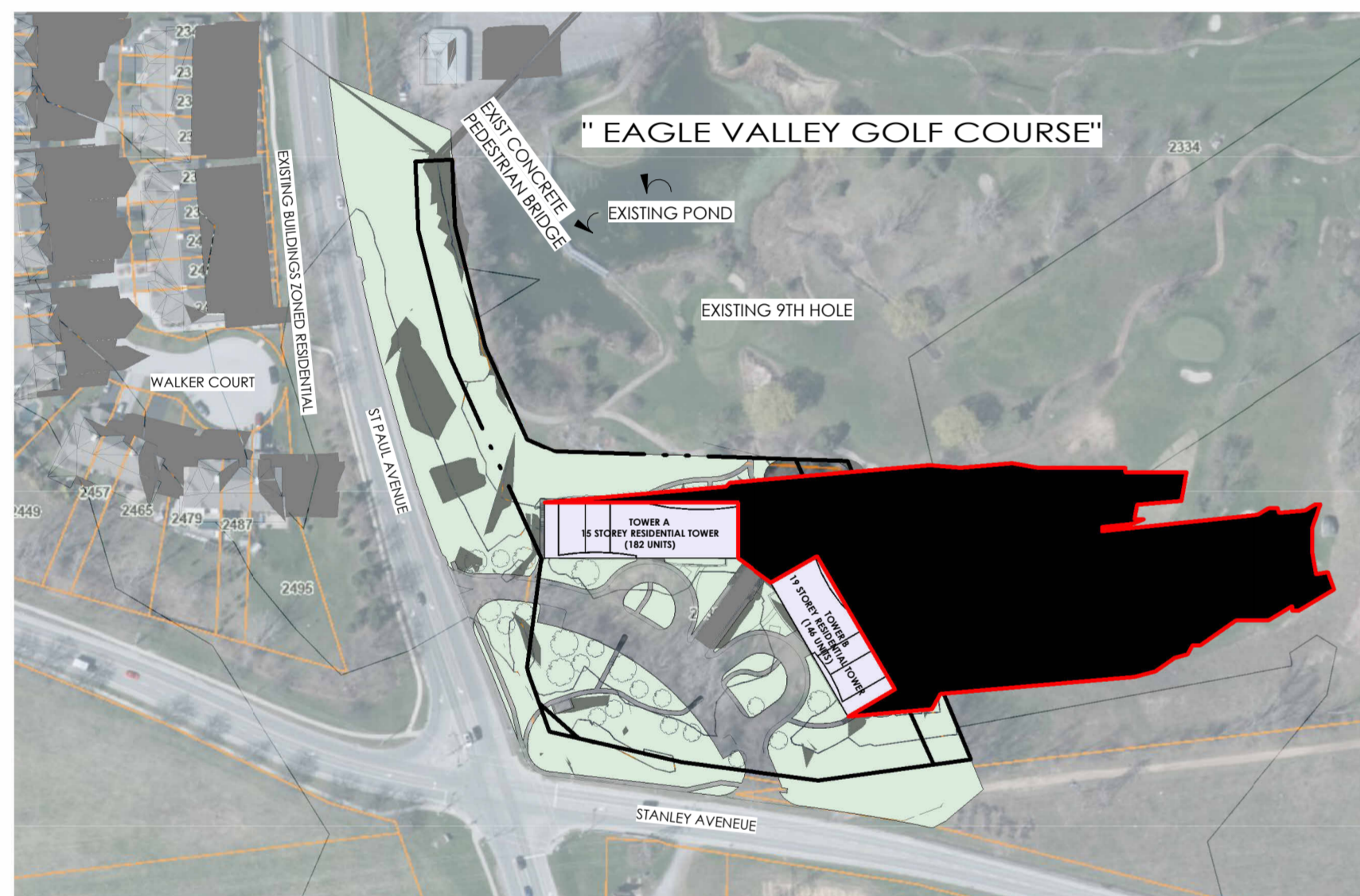
April 21, 2:54 PM

1 : 2000



April 21, 3:54 PM

1 : 2000



April 21, 4:54 PM

1 : 2000



April 21, 5:54 PM

1 : 2000







April 21, 6:36 PM

1 : 2000

GENERAL NOTES

LEGEND

-  PROPOSED RESIDENTIAL DEVELOPMENTS
-  SHADOW OF PROPOSED DEVELOPMENT
-  EXISTING BUILDINGS
-  PROPERTY LINES

APRIL 21 2025  
SUNRISE IN NIAGARA FALLS: 6:24 AM  
SUNSET IN NIAGARA FALLS: 8:06 PM

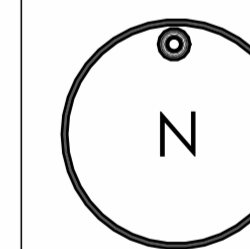
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OFA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



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architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

SPRING EQUINOX

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

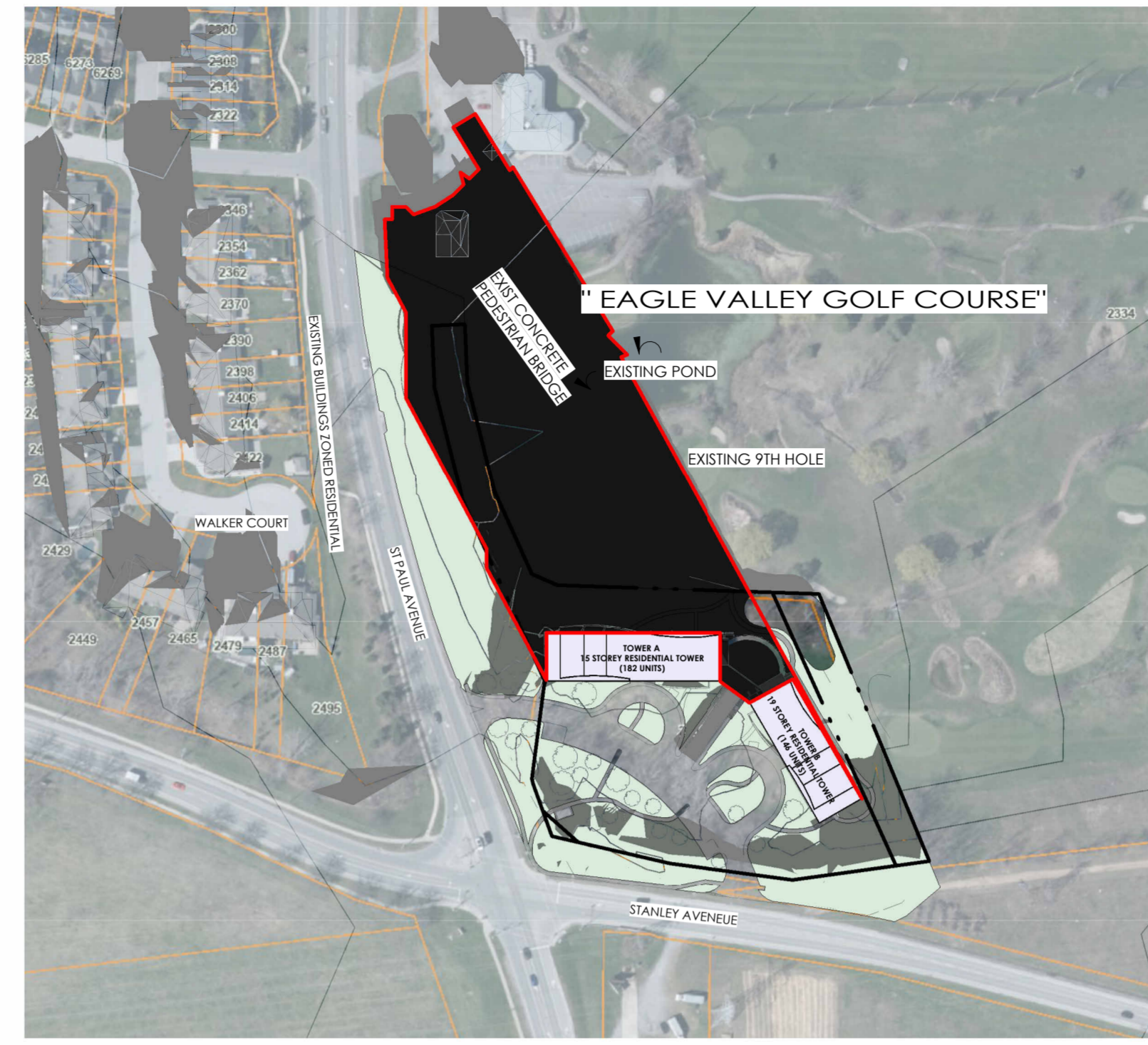
DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	SS4
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	





**December 21, 9:15 AM**

1 : 2000



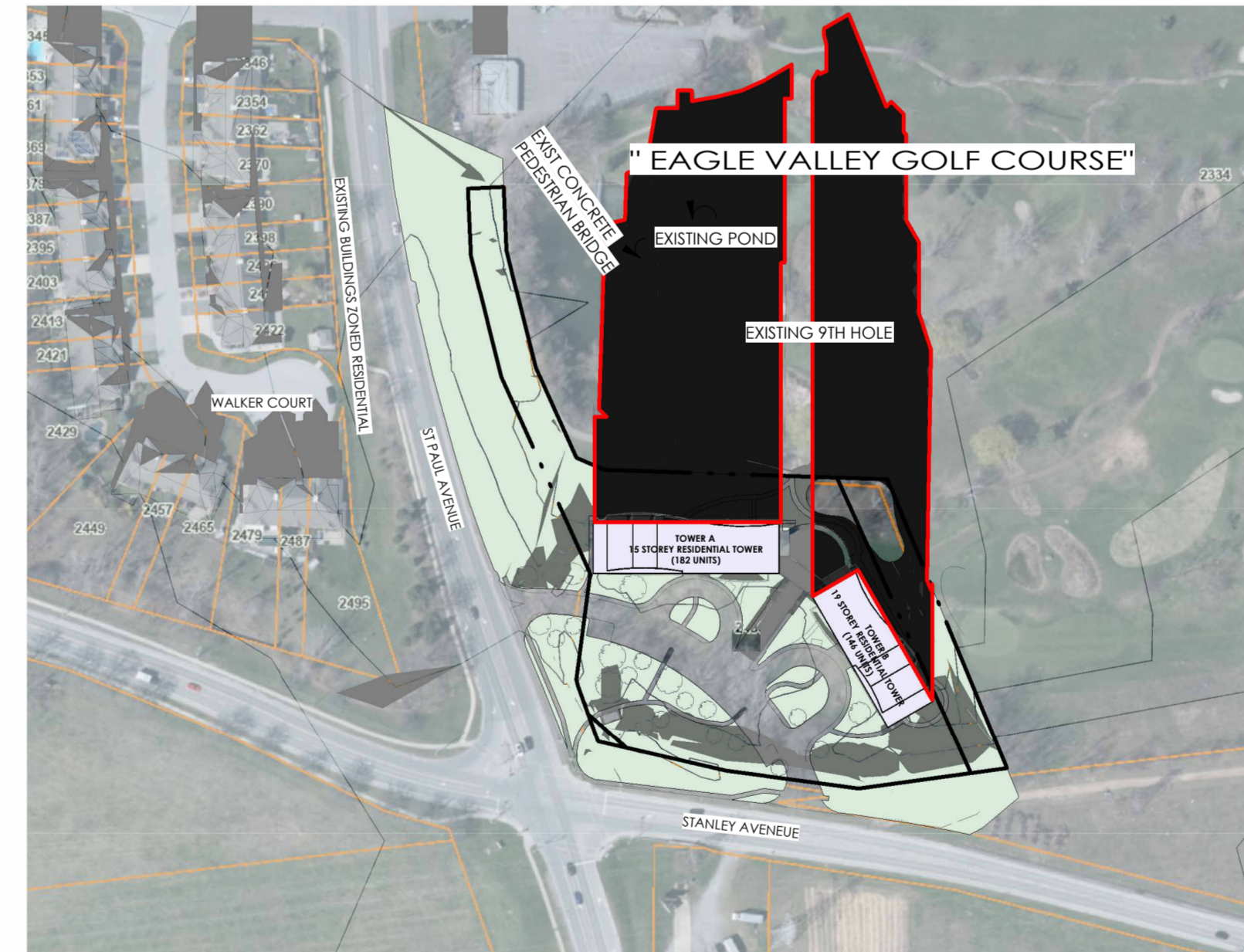
**December 21, 10:15 AM**

1 : 2000



**December 21, 11:15 AM**

1 : 2000



**December 21, 12:15 PM**

1 : 2000

GENERAL NOTES

LEGEND

- PROPOSED RESIDENTIAL DEVELOPMENTS
- SHADOW OF PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- PROPERTY LINES

DECEMBER 21 2025  
SUNRISE IN NIAGARA FALLS: 7:45 AM  
SUNSET IN NIAGARA FALLS: 4:44 PM

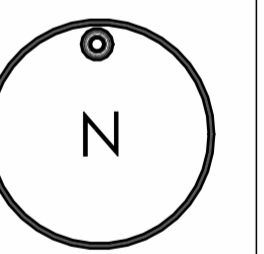
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NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DD
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

**ST PAUL DEVELOPMENT**

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



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STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**WINTER SOLSTICE**

Issued for Re-Zoning

Issued for Site Plan Agreement:

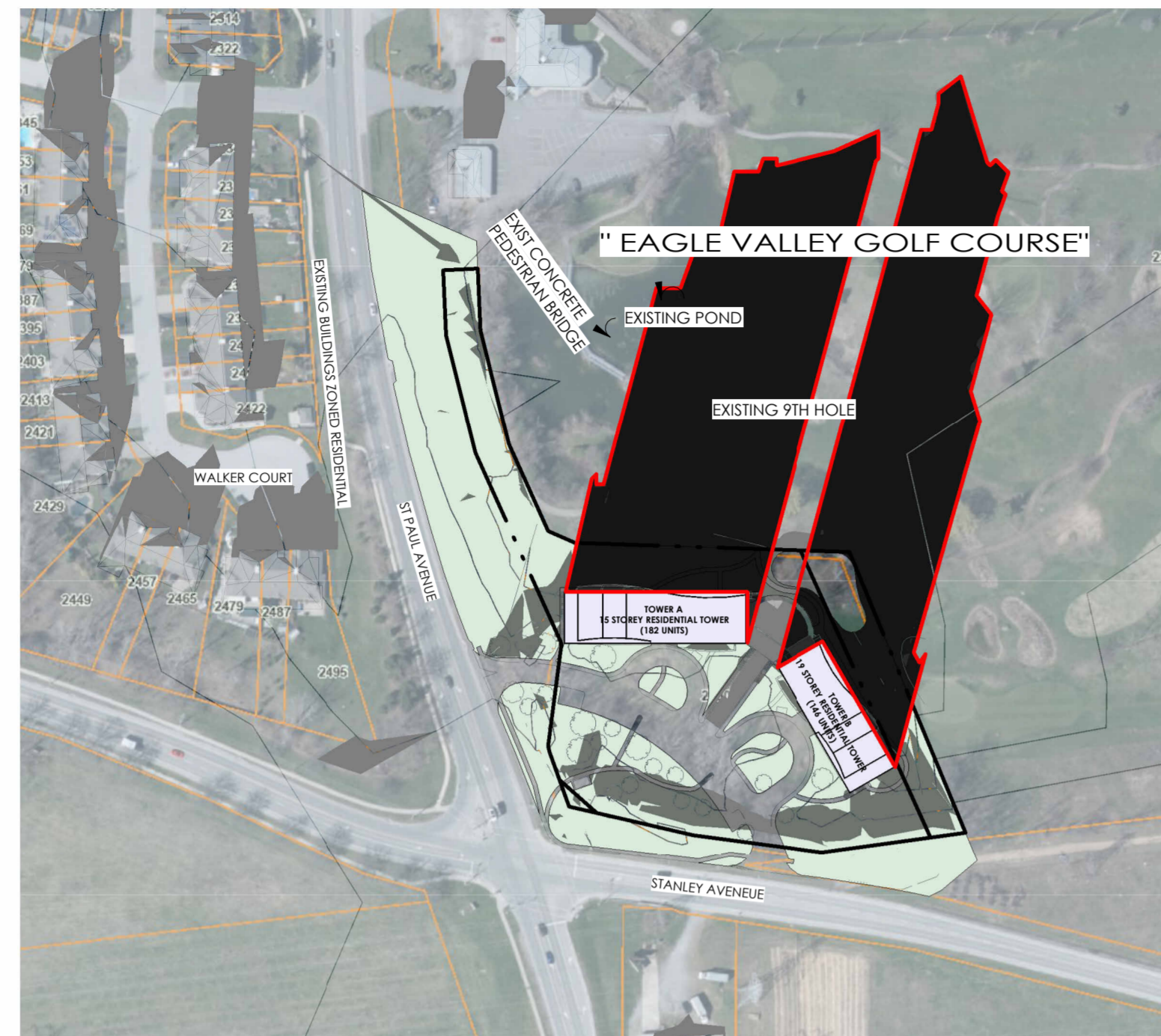
Issued for Permit:

Issued for Tender:

Issued for Construction:

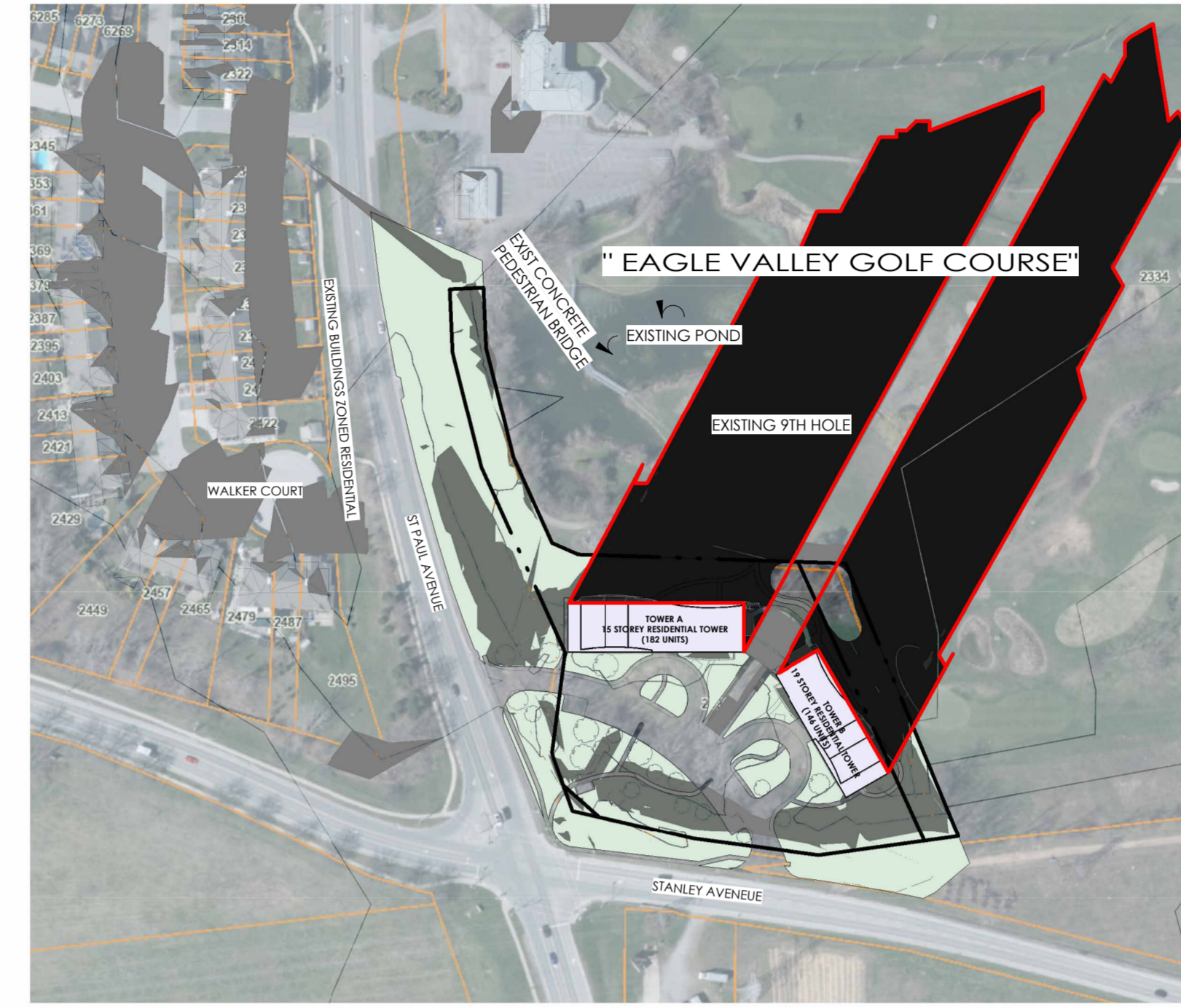
DRAWN BY:	JC	DWG. No.	<b>SS5</b>
CHECKED BY:	MAJR		
DATE:	NOV 30 2022		
SCALE:	AS SHOWN		
PROJECT No.:	2022-187		





**December 21, 1:15 PM**

1 : 2000



**December 21, 2:15 PM**

1 : 2000



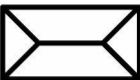



**December 21, 3:14 PM**

1 : 2000

GENERAL NOTES

LEGEND

-  PROPOSED RESIDENTIAL DEVELOPMENTS
-  SHADOW OF PROPOSED DEVELOPMENT
-  EXISTING BUILDINGS
-  PROPERTY LINES

DECEMBER 21 2025  
SUNRISE IN NIAGARA FALLS: 7:45 AM  
SUNSET IN NIAGARA FALLS: 4:44 PM

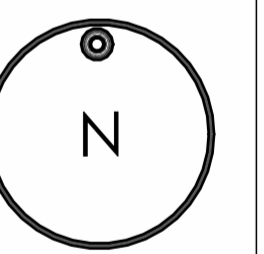
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NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OFA SUBMISSION 1	JKC

COMMISSION:

**ST PAUL DEVELOPMENT**

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



**A · C · K**  
architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**WINTER SOLSTICE**

Issued for Re-Zoning

Issued for Site Plan Agreement:

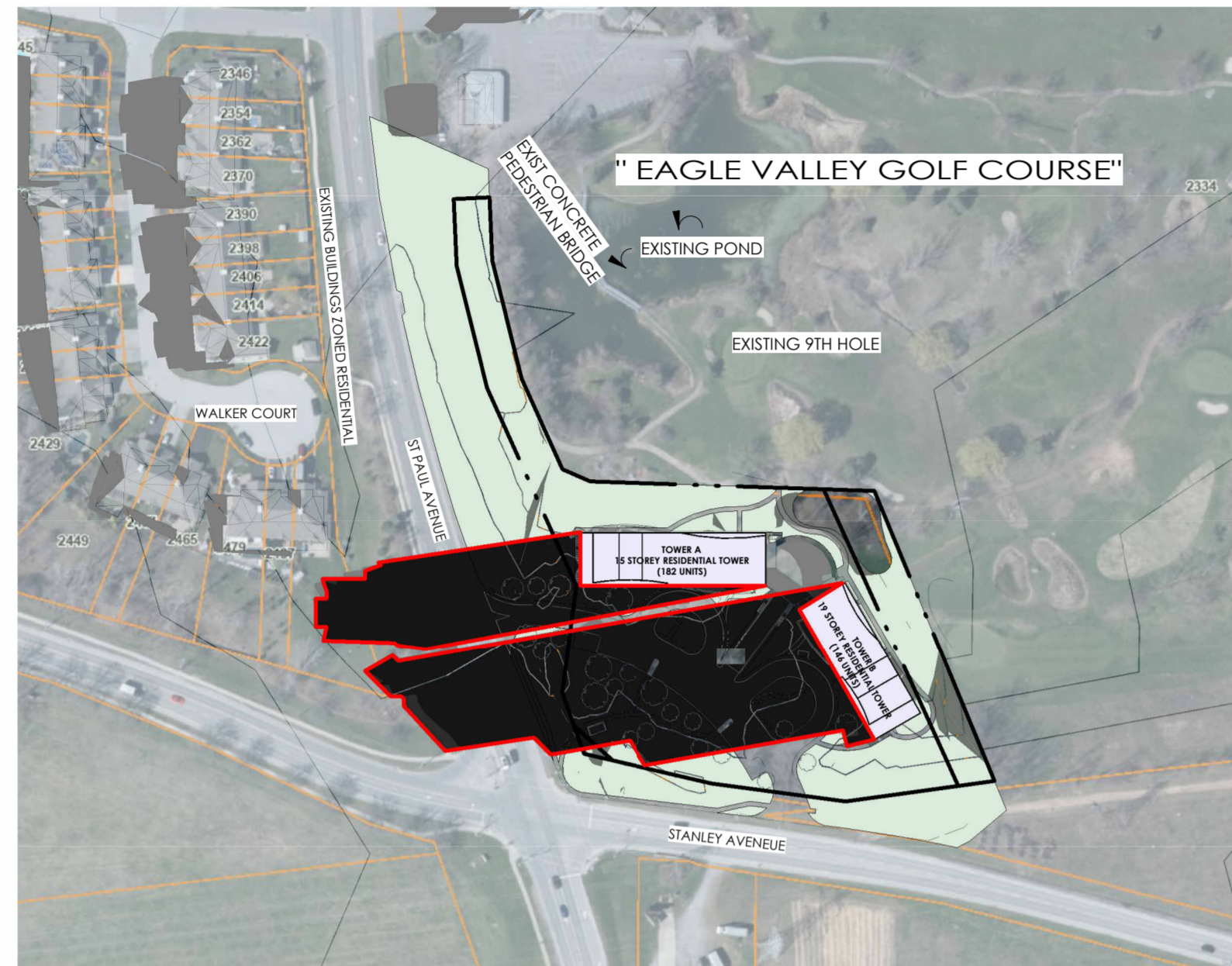
Issued for Permit:

Issued for Tender:

Issued for Construction:

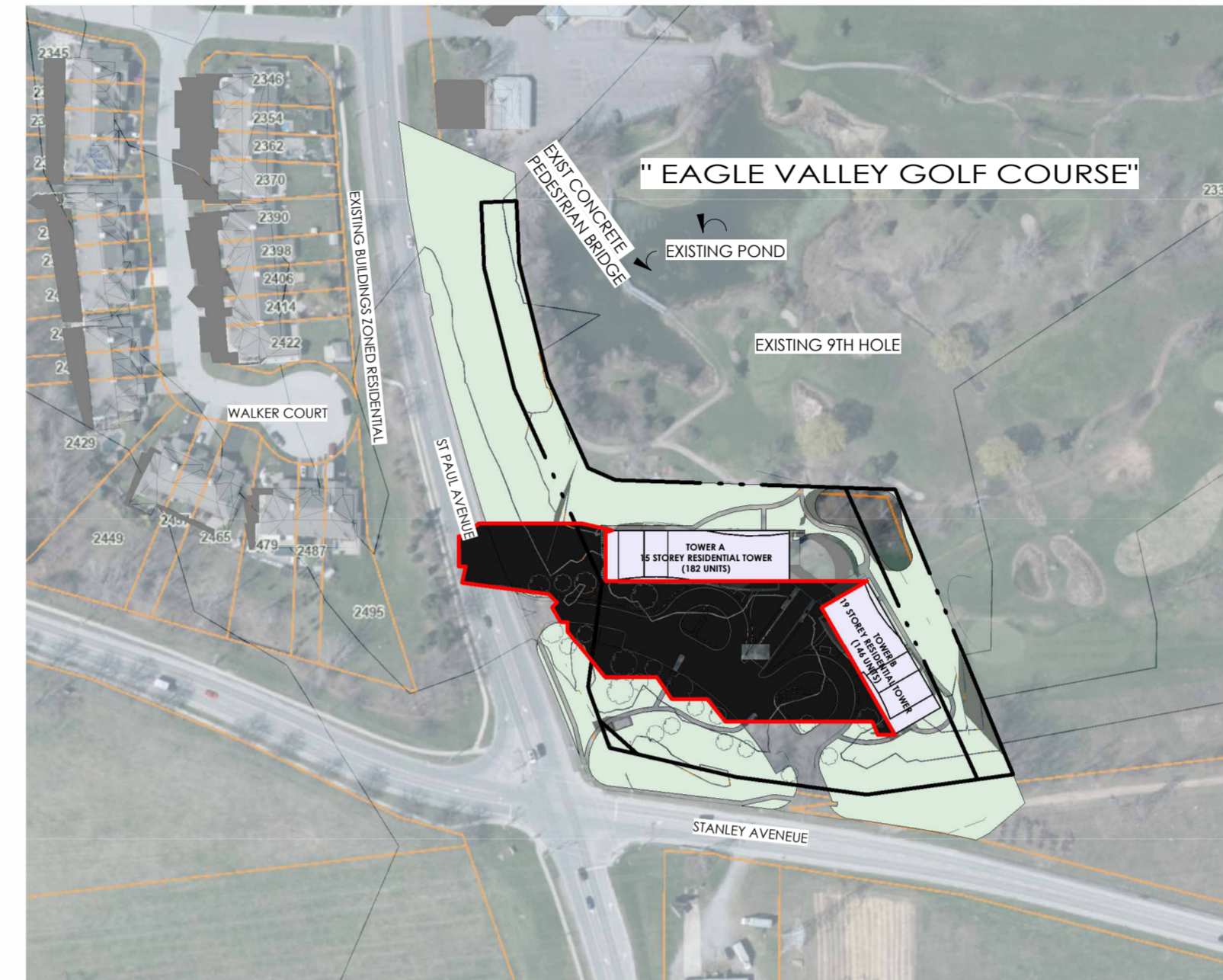
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CHECKED BY:	MAJR		
DATE:	NOV 30 2022		
SCALE:	AS SHOWN		
PROJECT No.:	2022-187		





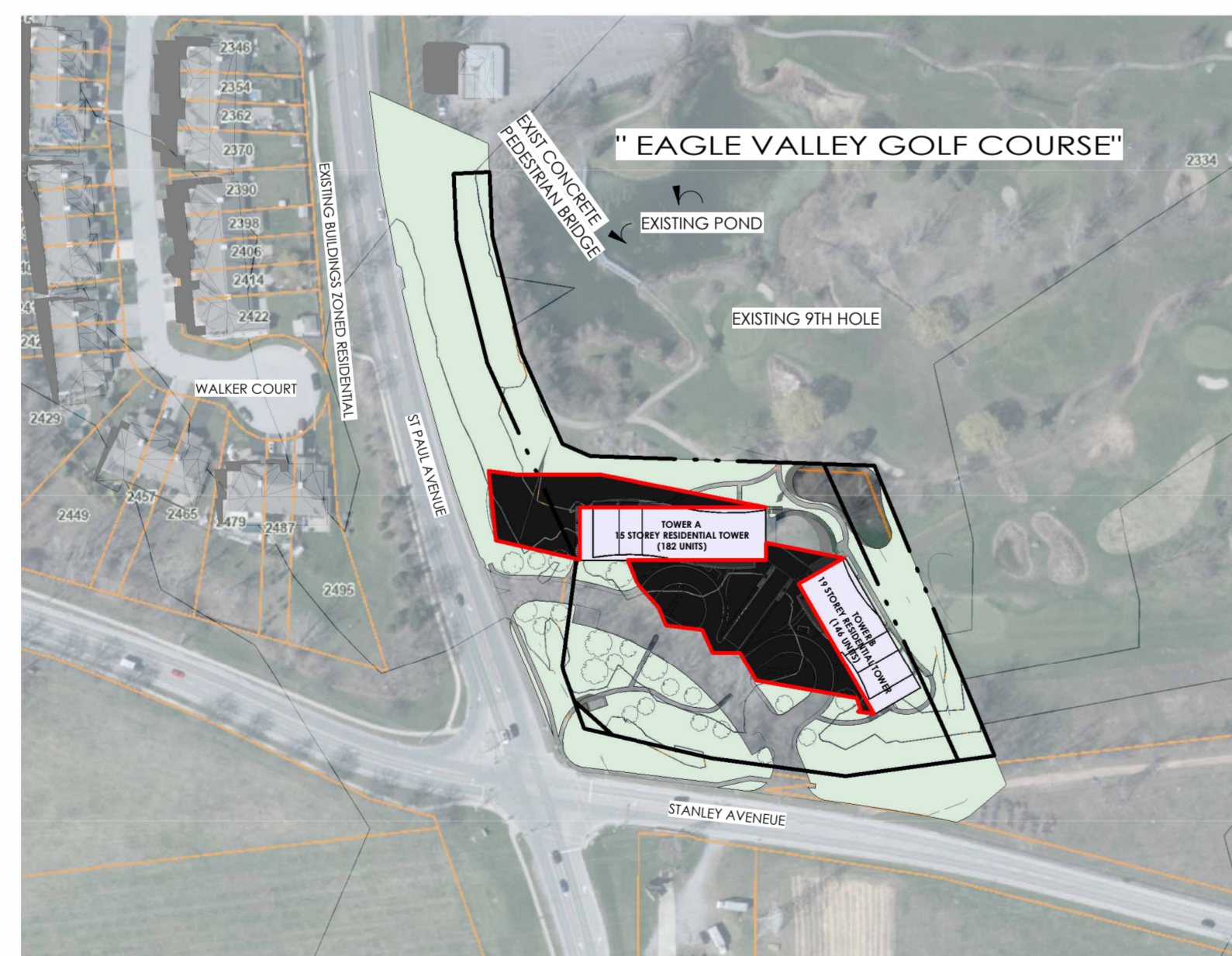
June 21, 7:07 AM

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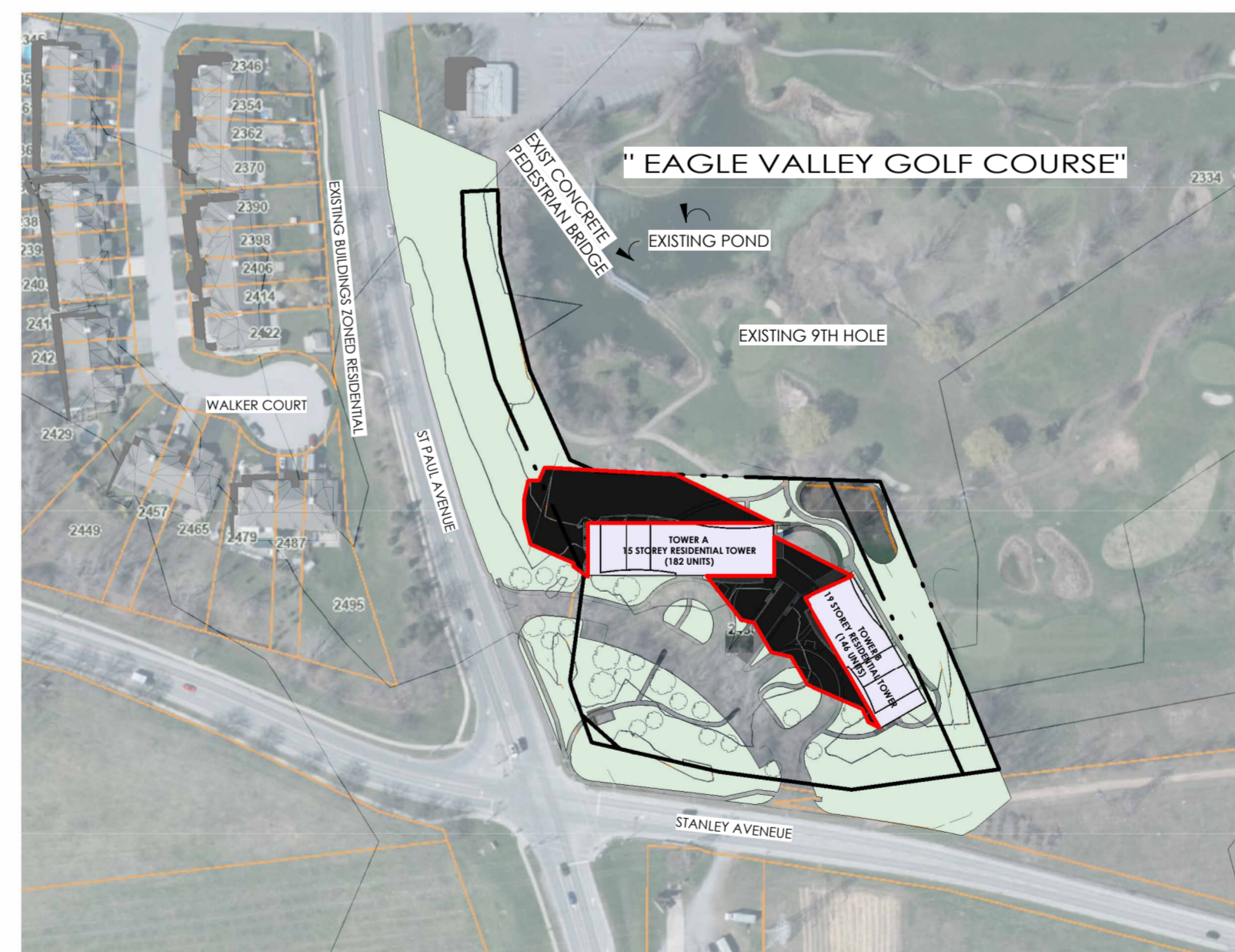
June 21, 8:07 AM

1 : 2000



June 21, 9:07 AM

1 : 2000



June 21, 10:07 AM

1 : 2000

GENERAL NOTES

LEGEND

- PROPOSED RESIDENTIAL DEVELOPMENTS
- SHADOW OF PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- PROPERTY LINES

JUNE 21 2022  
 SUNRISE IN NIAGARA FALLS: 5:37 AM  
 SUNSET IN NIAGARA FALLS: 8:59 PM

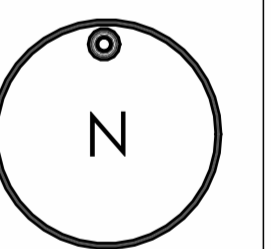
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NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OFA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



**A · C · K**  
 architects  
 STUDIO INC.

Architectural Office:  
 290 Glendale Ave. St. Catharines, ON, L2T 2L3  
 905 984 5545

SHEET TITLE:

SUMMER SOLSTICE

Issued for Re-Zoning

Issued for Site Plan Agreement:

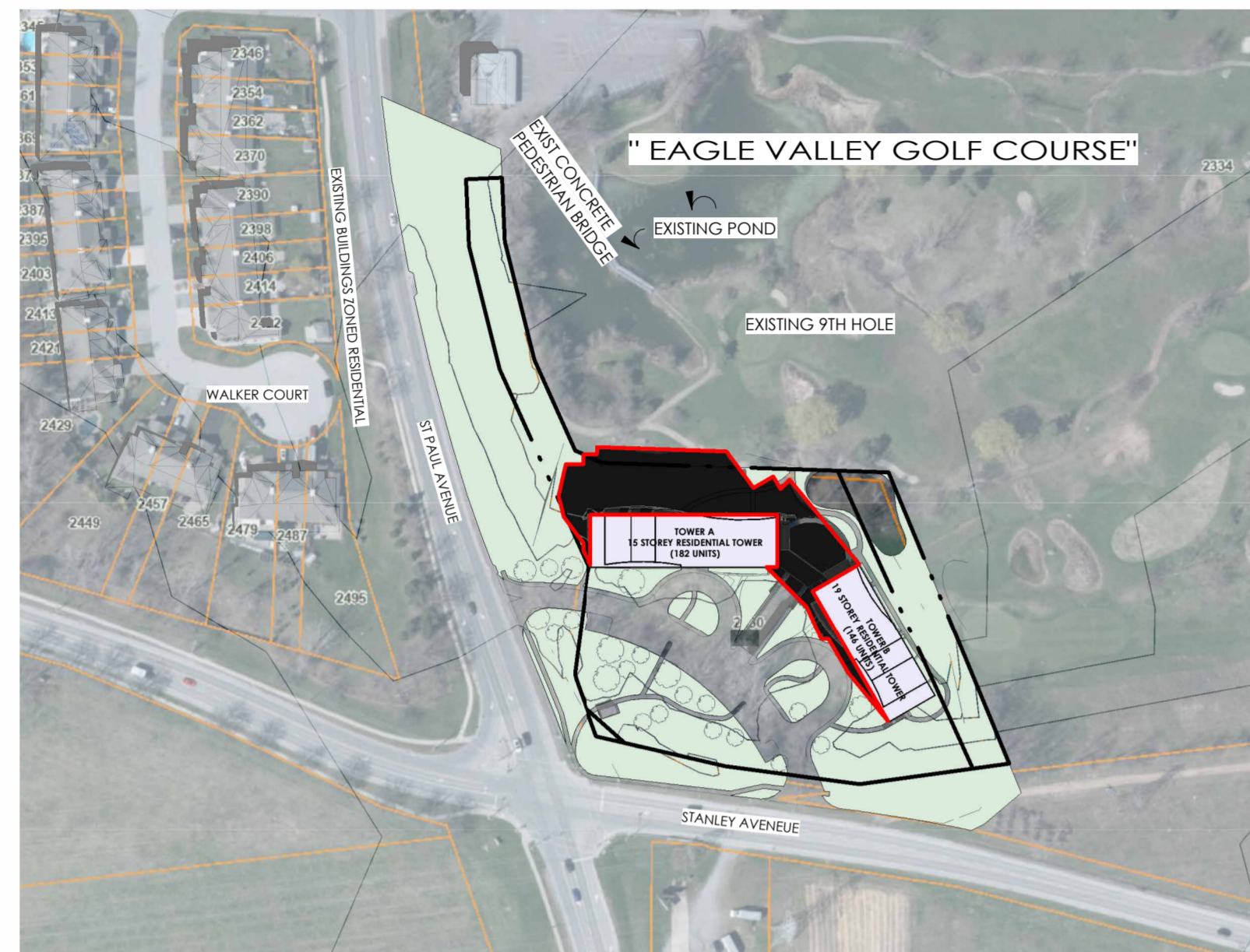
Issued for Permit:

Issued for Tender:

Issued for Construction:

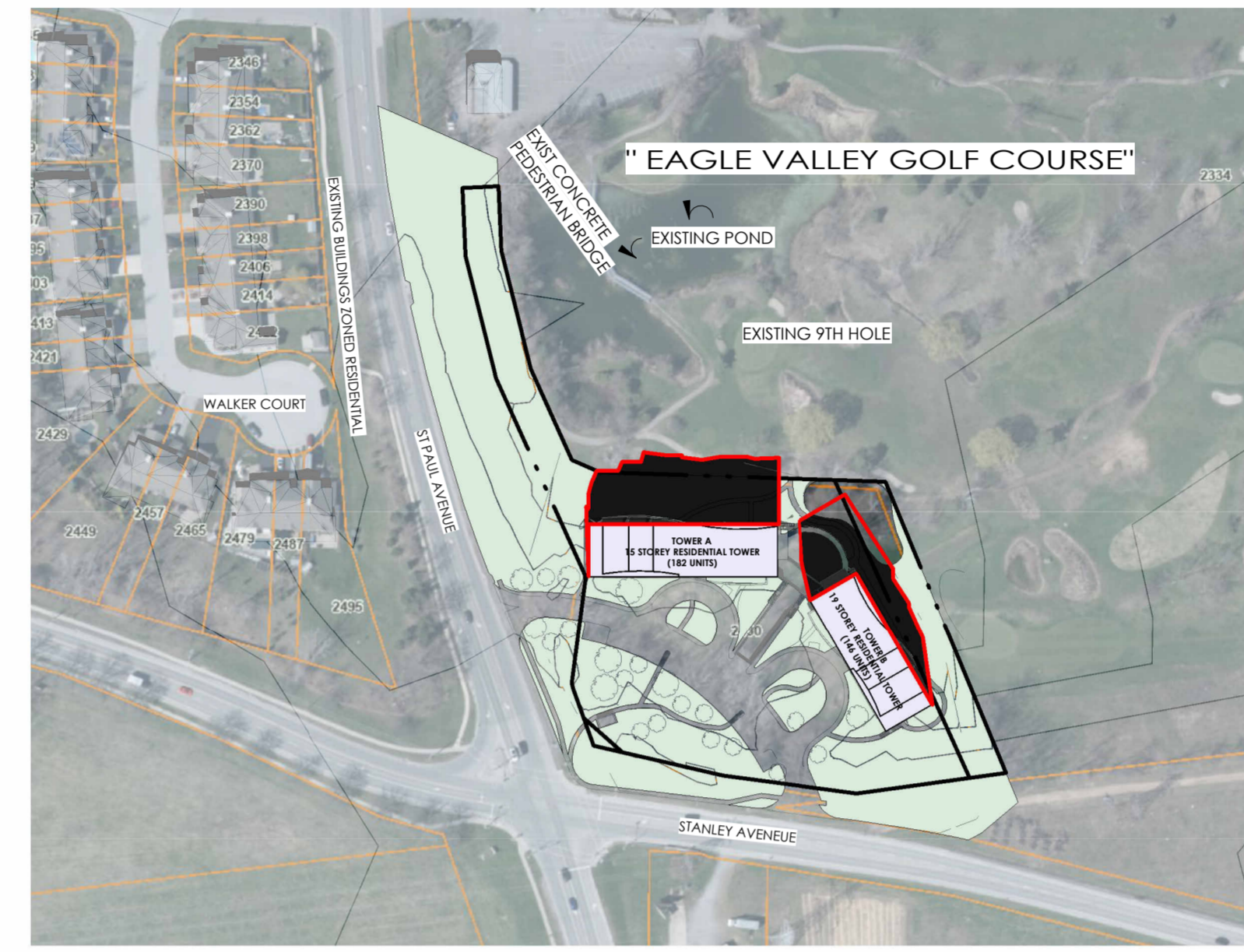
DRAWN BY:	JC	DWG. No.	<b>SS7</b>
CHECKED BY:	MAJR		
DATE:	NOV 30 2022		
SCALE:	AS SHOWN		
PROJECT No.:	2022-187		





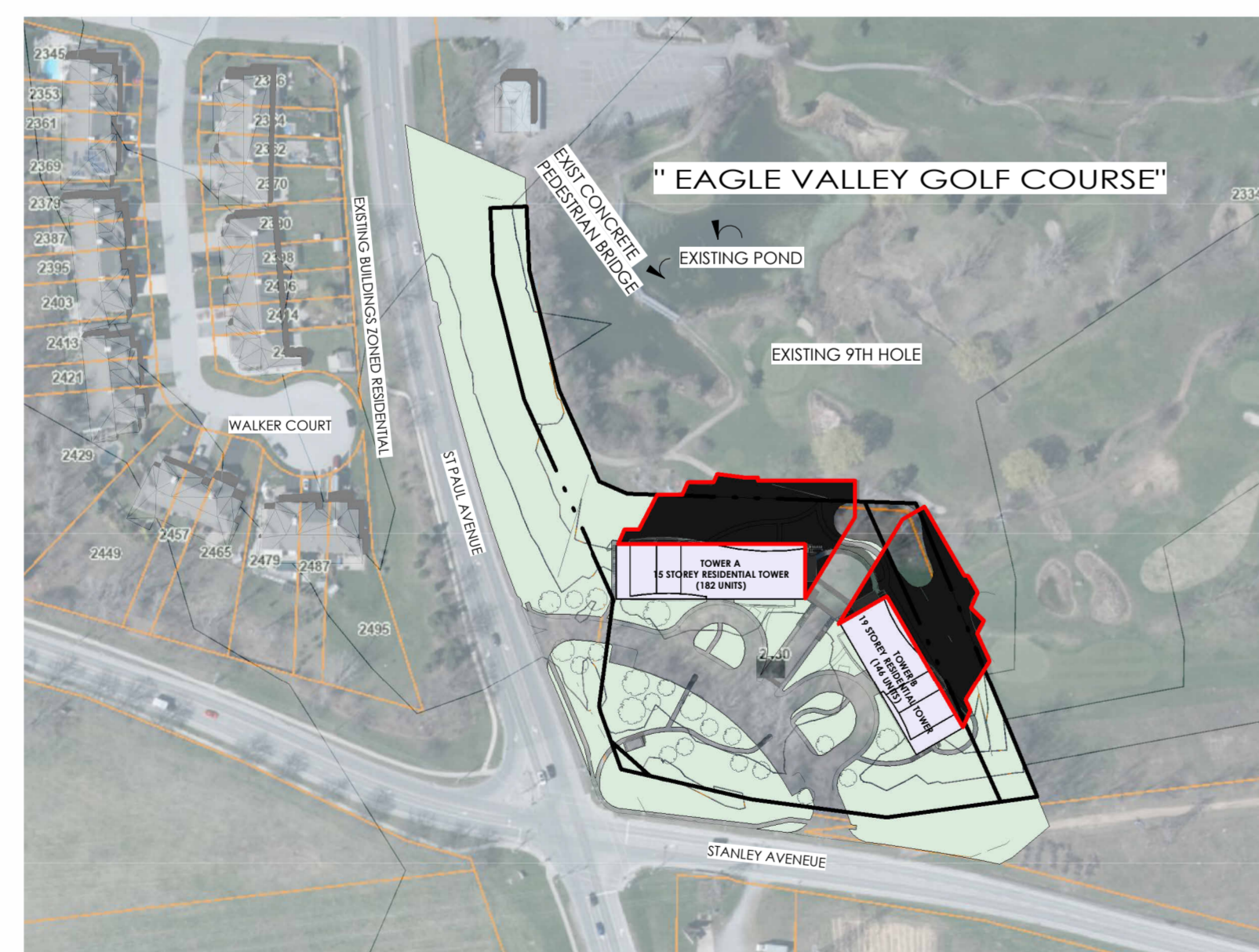
June 21, 11:07 AM

1 : 2000



June 21, 12:07 PM

1 : 2000



June 21, 1:07 PM

1 : 2000



June 21, 2:07 PM

1 : 2000

GENERAL NOTES

LEGEND

- PROPOSED RESIDENTIAL DEVELOPMENTS
- SHADOW OF PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- PROPERTY LINES

JUNE 21 2025  
 SUNRISE IN NIAGARA FALLS: 5:37 AM  
 SUNSET IN NIAGARA FALLS: 8:59 PM

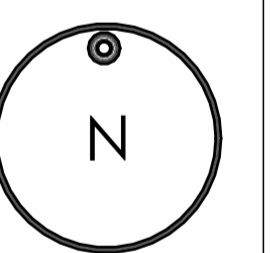
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NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



**A · C · K**  
 architects  
 STUDIO INC.

Architectural Office:  
 290 Glendale Ave. St. Catharines, ON, L2T 2L3  
 905 984 5545

SHEET TITLE:

SUMMER SOLSTICE

Issued for Re-Zoning

Issued for Site Plan Agreement:

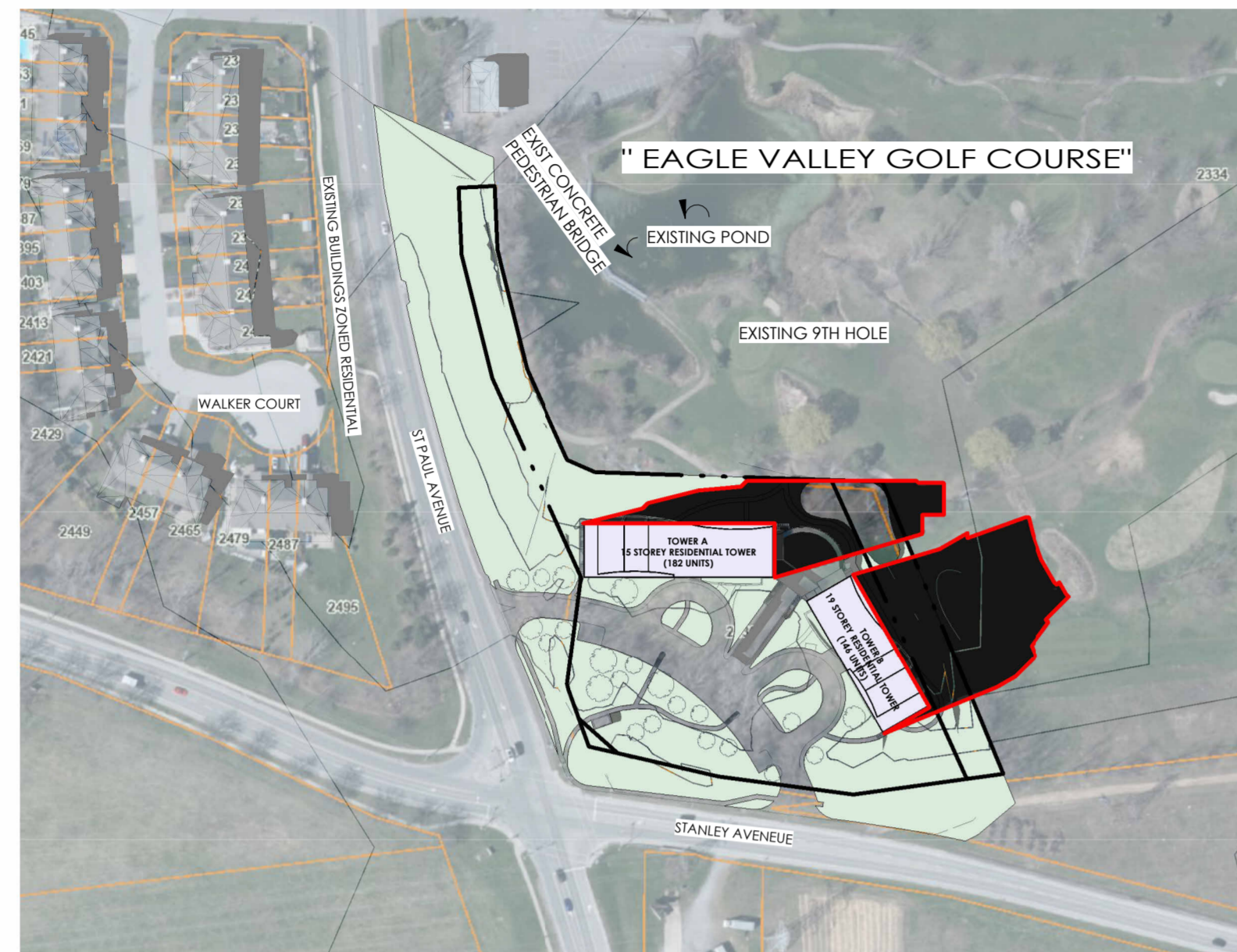
Issued for Permit:

Issued for Tender:

Issued for Construction:

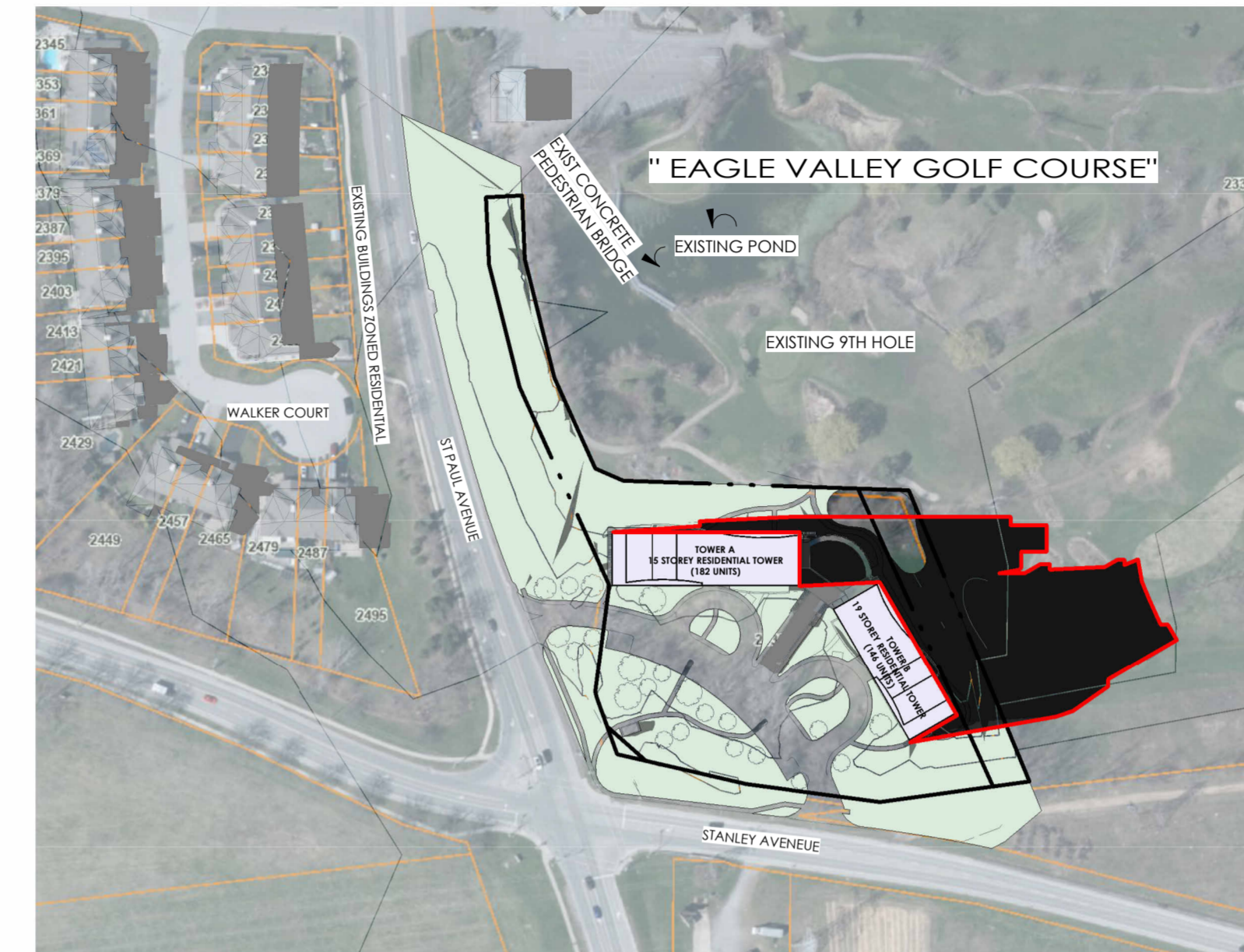
DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	SS8
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	





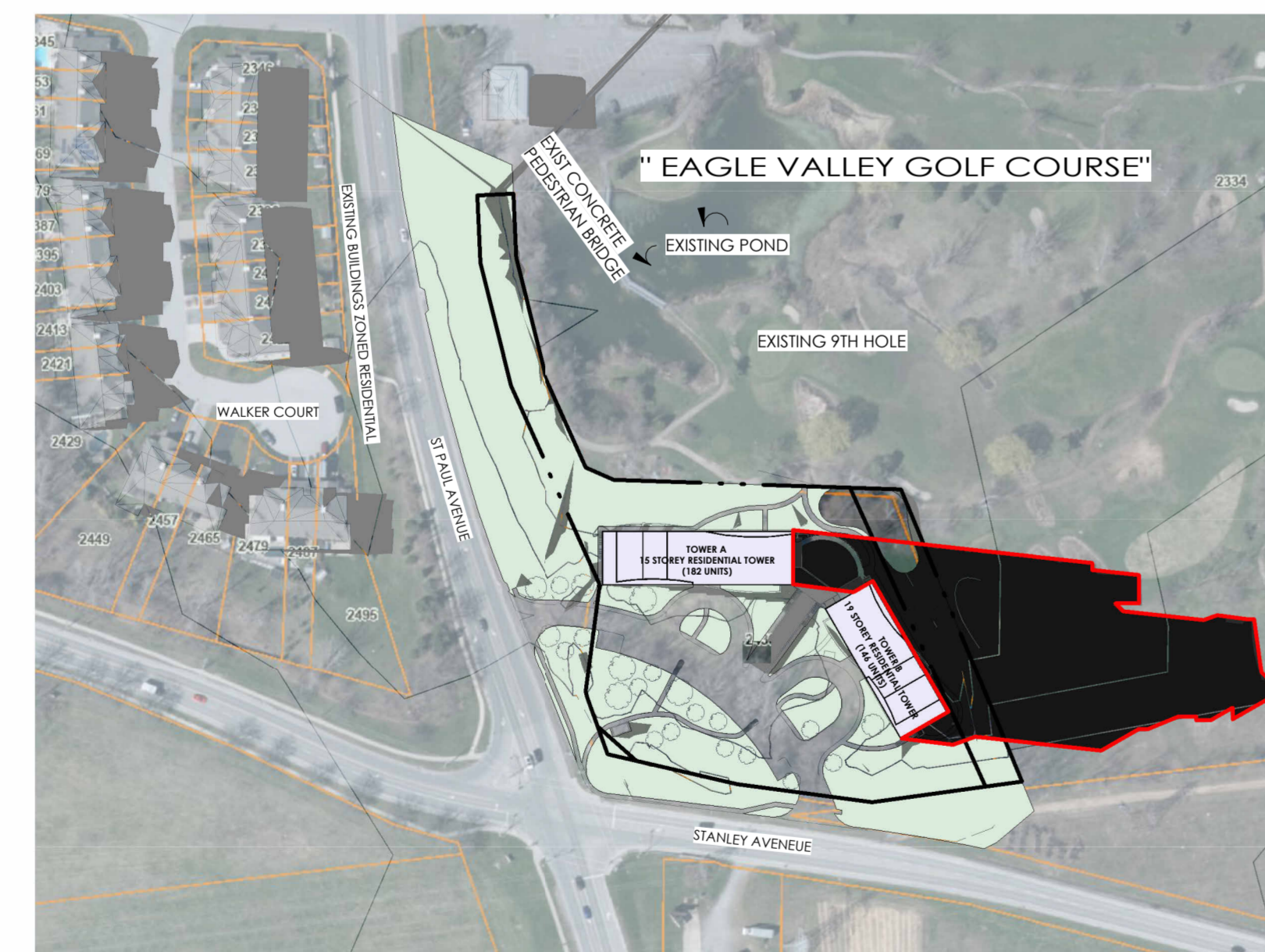
June 21, 3:07 PM

1 : 2000



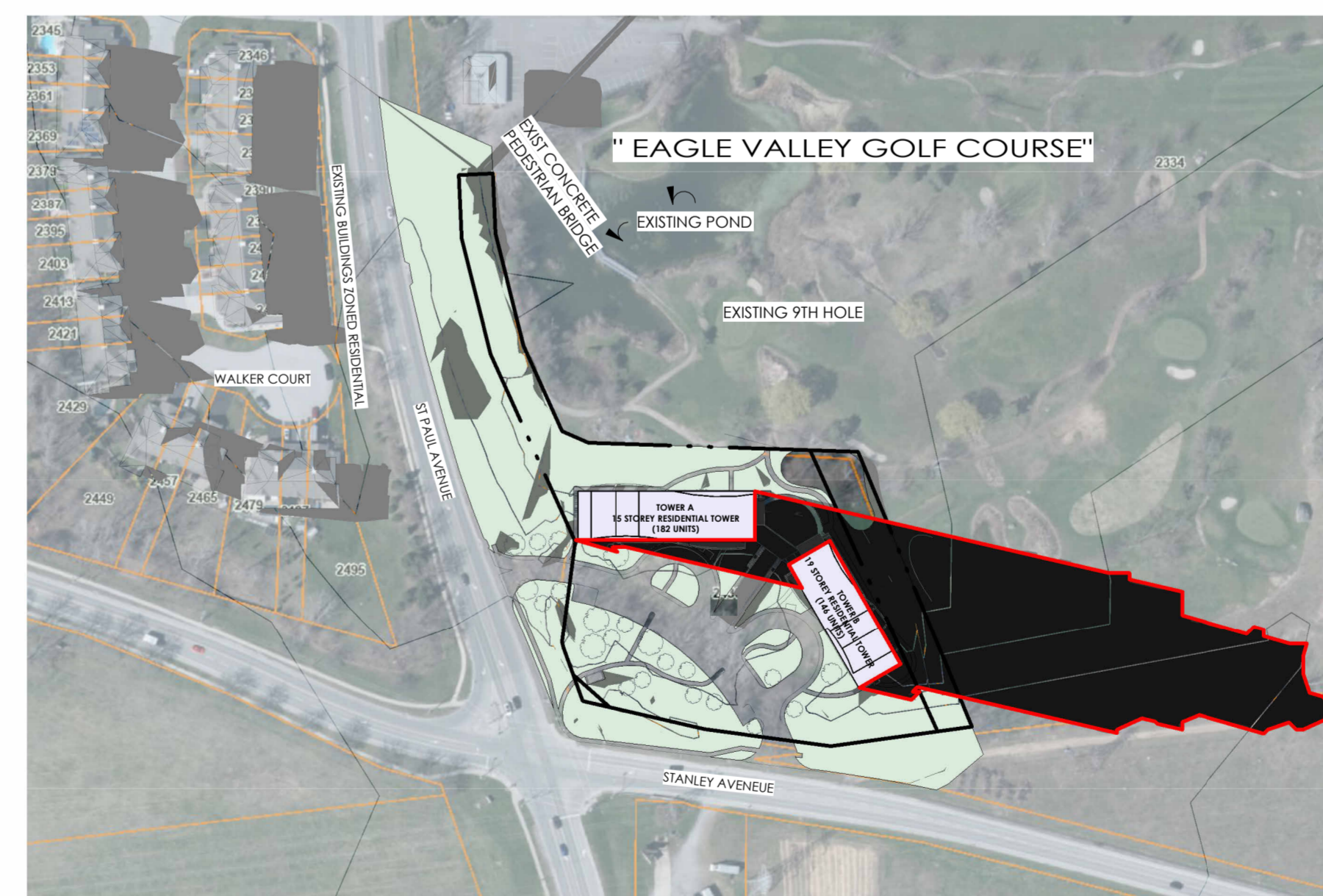
June 21, 4:07 PM

1 : 2000



June 21, 5:07 PM

1 : 2000







June 21, 5:47 PM

1 : 2000

GENERAL NOTES

LEGEND

-  PROPOSED RESIDENTIAL DEVELOPMENTS
-  SHADOW OF PROPOSED DEVELOPMENT
-  EXISTING BUILDINGS
-  PROPERTY LINES

JUNE 21 2025  
 SUNRISE IN NIAGARA FALLS: 5:37 AM  
 SUNSET IN NIAGARA FALLS: 8:59 PM

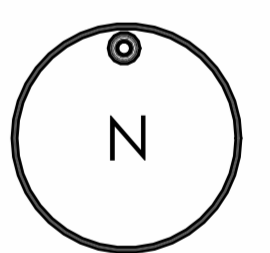
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DO
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

ST PAUL DEVELOPMENT

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



**A · C · K**  
 architects  
 STUDIO INC.

Architectural Office:  
 290 Glendale Ave. St. Catharines, ON, L2T 2L3  
 905 984 5545

SHEET TITLE:

SUMMER SOLSTICE

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JC DWG. No.

CHECKED BY: MAJR

DATE: NOV 30 2022

SCALE: AS SHOWN

PROJECT No.: 2022-187

SS9