

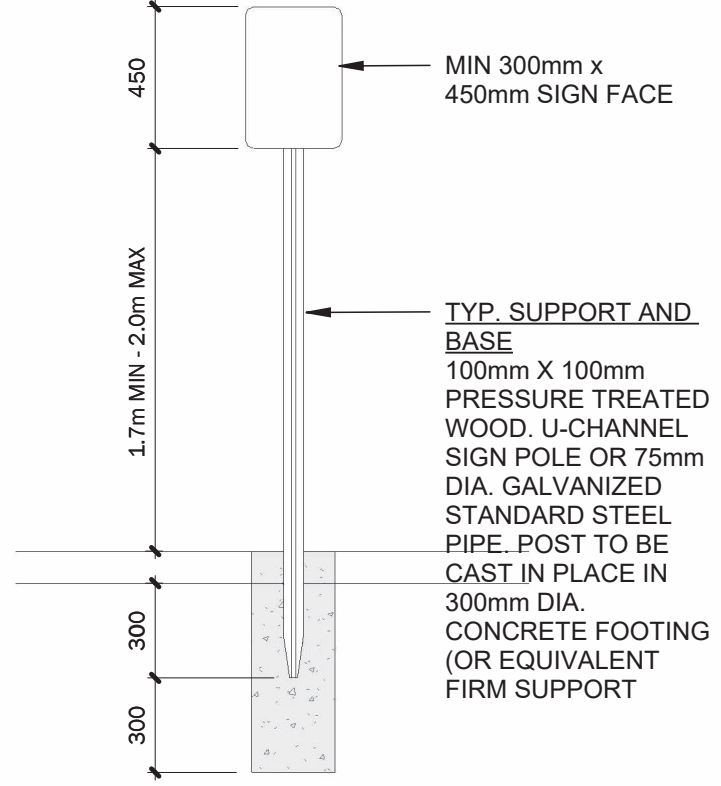
**SITE PLAN - CONCEPTUAL**

1 : 500



**KEY MAP**

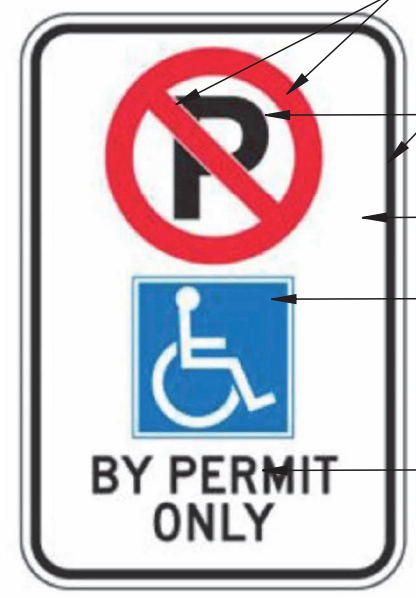
SCALE : NTS



**SIGNAGE POST INSTALLATION**

NTS

- NOTES:
1. AUTHORIZED SIGNS WILL BE PLACED IN THE CENTRE OF THE REAR PORTION OF EACH PARKING SPACE IN THE DISABLED PARKING AREA.
  2. WHERE THE DESIGNATED SPACES ABOUT THE FACE OF A BUILDING, DISABLED PARKING SIGNS MAY BE AFFIXED TO THE FACE OF THE BUILDING AT A MINIMUM HEIGHT OF SIX AND ONE HALF (6 1/2) FEET, AND A MAXIMUM HEIGHT OF NINE (9) FEET. WHERE THE DESIGNATED SPACES ABOUT A SIDEWALK OR LANDSCAPED AREA, DISABLED PARKING SIGNS WILL BE ERRECTED ON PERMANENT POSTS AT A MINIMUM HEIGHT OF SIX AND ONE HALF (6 1/2) FEET AND A MAXIMUM OF NINE (9) FEET.



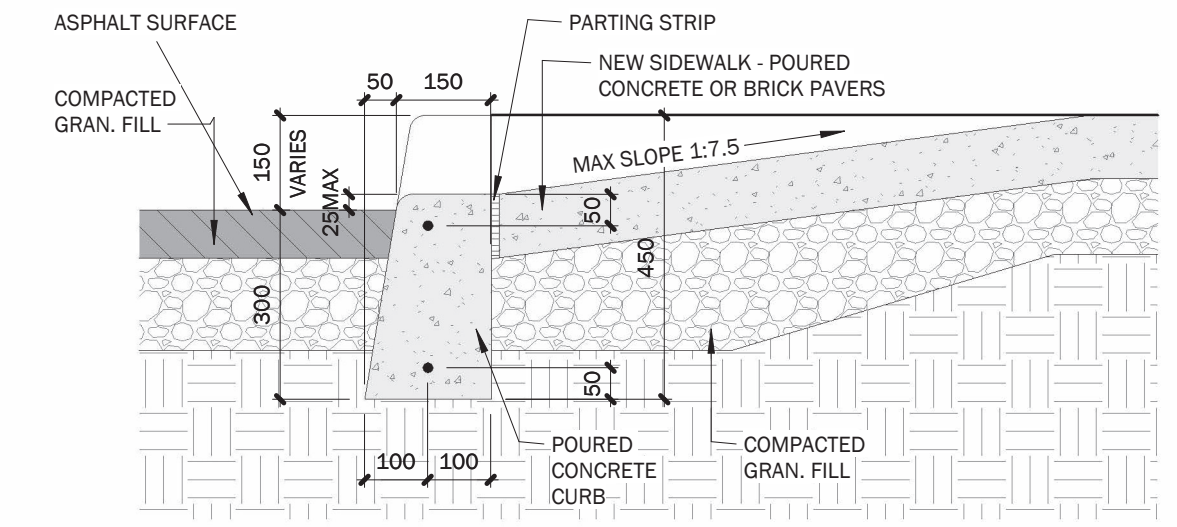
**BARRIER-FREE PARKING SIGNAGE**

NTS



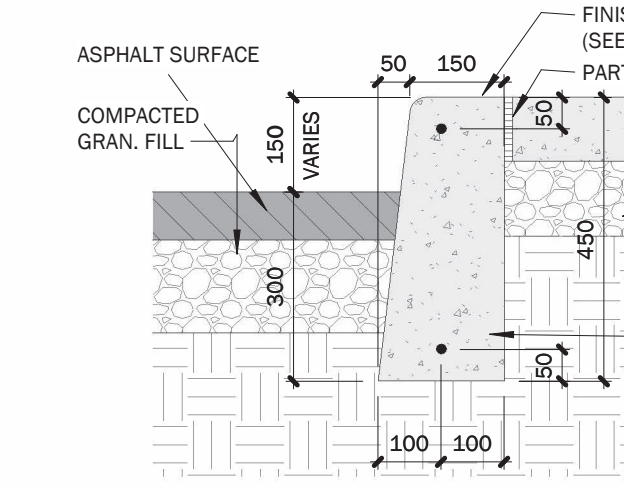
**FIRE ROUTE SIGNAGE**

NTS



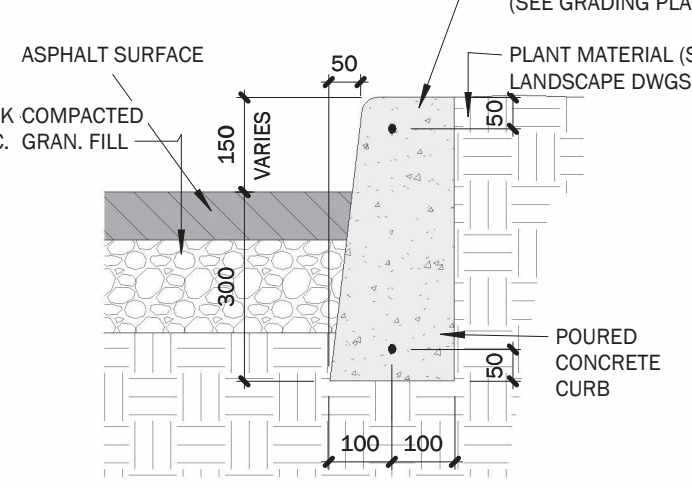
**CURB RAMP DETAIL**

1:10



**TYP CONC. CURB & SIDEWALK**

1:10



**TYP CONC. CURB**

1:10

**GENERAL NOTES**

**LEGEND**

- CONDO
- CANOPES/PROJECTIONS
- LANDSCAPING
- PROPERTY LINE
- FIRE TRUCK ROUTE
- ELEV. xxx.x DOOR ELEVATION
- ELEV. xxx.x FLOOR ELEVATION

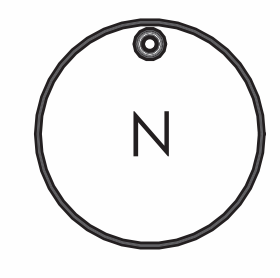
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings 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

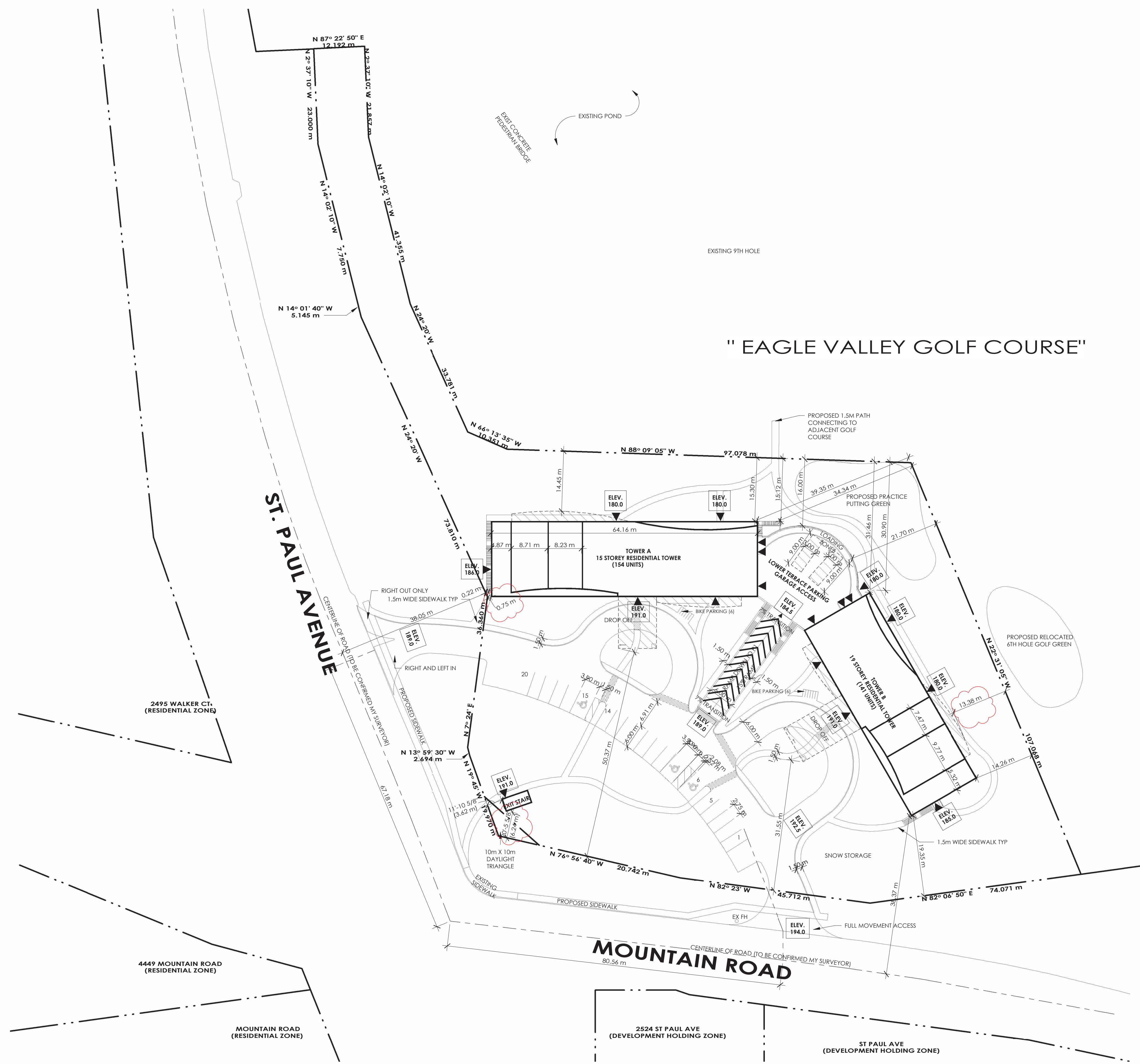
**SHEET TITLE:**

**SITE PLAN - CONCEPTUAL**

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	

**.SP1**

# "EAGLE VALLEY GOLF COURSE"



## SITE PLAN - ZONING

1 : 500

PRELIMINARY SITE STATS		R25 - Residential Apartment 58 Density	
Part of Lots 16, 25 and 25 and Part of Road Allowances Between 24, 25 and 16, 25			
HECTARES		sq. m.	
Lot Area - Required (133 sq.m / Unit)	4.302	46954.8	43,624.0
Lot Area - Provided	1.406	151312.6	14,057.4
LOT FRONTAGE		Required - 30.0 m	
		Existing - Mountain Road - 140.5 m	
LOT COVERAGE			
Permitted		Max Lot Coverage - 45393.8	
Proposed		Max Lot Coverage - 4,217.2	
Tower A		12630.0	
Tower B		10700.0	
Ramp to Underground		6875.0	
Exit Stair		241.2	
Total		29114.2	
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATHS)		Minimum - 5295.4	
Proposed		100298.4	
PAVED/PARKING AREA (NOT COVERED BY BUILDING)		Proposed - 19296.0	
BUILDING HEIGHT		Permitted Max - 10 Storey or 32.0 m	
		Proposed - Tower A - 15 Storey - 55.08 m	
		Tower B - 19 Storey - 67.77 m	
DENSITY		Proposed - 209.9 UPH	
TRACKS			
Front Yard (Mountain Rd)		Tower B - 7.5 m	
		Exit Stairs - 7.5 m	
Rear Yard (North Property Line Adjacent to Tower A)		10.0 m	
Interior Side yard (One Half the Building Height)		Tower A - 27.54 m	
		Tower B - 33.88 m	
Exterior Yard (St Paul Ave)		7.5 m	
PARKING STATS			
PARKING REQUIRED		Residential - 1.4 per unit	
		Total - 413.0	
		BF Required - 10.2 spaces	
		Bike Required - 12 spaces	
PARKING PROVIDED		Surface - 20	
		P1 Parking - 165	
		Total - 185	
		*Proposed Residential Parking Ratio - 1.24	
		BF Provided - 11 spaces	
		Bike Provided - 12 spaces	
BUILDING STATS		Tower A	
		P2 - 0	
		P1 - 3	
		1st Floor - 9	
		2nd Floor - 12	
		3rd Floor - 13	
		4th Floor - 13	
		5th Floor - 13	
		6th Floor - 13	
		7th Floor - 13	
		8th Floor - 13	
		9th Floor - 10	
		10th Floor - 10	
		11th Floor - 10	
		12th Floor - 8	
		13th Floor - 8	
		14th Floor - 8	
		15th Floor - 0	
		Total - 154	
		Tower B	
		P2 - 0	
		P1 - 2	
		1st Floor - 4	
		2nd Floor - 9	
		3rd Floor - 9	
		4th Floor - 9	
		5th Floor - 9	
		6th Floor - 9	
		7th Floor - 9	
		8th Floor - 9	
		9th Floor - 9	
		10th Floor - 9	
		11th Floor - 7	
		12th Floor - 7	
		13th Floor - 7	
		14th Floor - 5	
		15th Floor - 5	
		16th Floor - 5	
		17th Floor - 5	
		18th Floor - 5	
		19th Floor - 0	
		Total - 139	
TOTAL UNITS		295	
Amenity Space			
Required		20 sq.m / Unit	
Provided		5900	
		Putting Green - 538.8	
		Golf Cart Storage - 345.8	
		Cool Equip. Storage - 89.9	
		Amenity Rm (A) - 97.9	
		Amenity Rm (B) - 45.5	
		Roof Amenity Rm (A) - 202.8	
		Roof Pool Terrace (A) - 440.1	
		Roof Amenity Rm (B) - 162.2	
		Roof Pool Terrace (B) - 202.2	
		Balconies (A) - 3096.1	
		Balconies (B) - 3109.3	
		Total - 8417.2	

### GENERAL NOTES

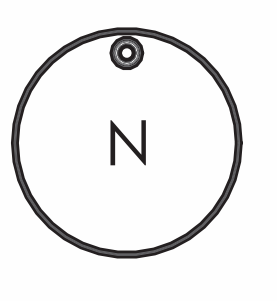
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## ST PAUL DEVELOPMENT

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