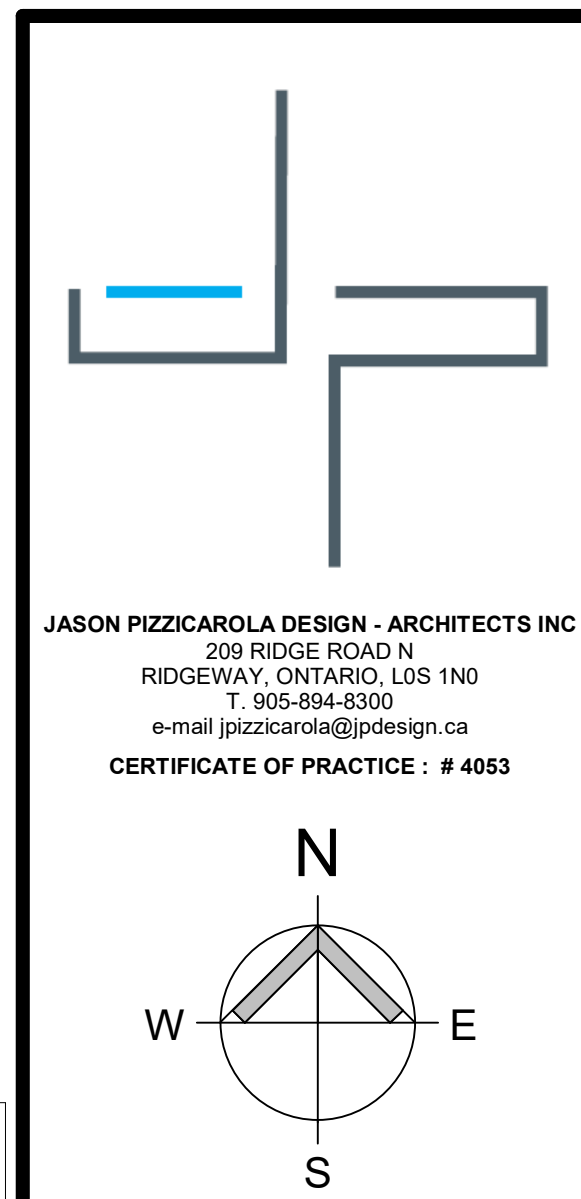


3 Context Map
1 : 20



Site Plan and Building Statistics

Development Proposal:	New Mixed Use Commercial/ Multifamily Condominium Apartment/ Hotel			
Project Name:	Ferry and Clark			
Owner:	-			
Municipal Address:	5234-5278 Ferry St., 5284 Ferry St., 5928 Clark Ave., Niagara Falls, ON			
Municipality:	City of Niagara Falls			
Legal Description:	PLAN 1 PT BLK 26, PLAN 653 LOTS 02-05, PT LOT 06, PLAN 653 LOT 01 PLAN FC PT BLK 26 NEW PLAN 01, PLAN FCP PT BLK 26; NEW PLAN 01			
Official Plan Designation:	TC 75			
Lot Area :	8,159.61 m ² (87,829.34 FT ²)			
Number of Hotel rooms	548			
Zoning By-Law Requirements	Required (Metric)	Required (Imperial)	Provided (Metric)	Provided (Imperial)
Lot Frontage (Min.):	6m	0 ft	+/- 109.5m	359.25 ft
Required Lot Area (Min.):	0 sq.m	0 ft ²	1 222.23 sq.m	13,156.4 ft ²
Front Yard Setback (West /Clark Ave.)	13m from C/L of Orig. Road Allowance	42.65 ft	13.0m to podium 13m + 9.8m to Tower 2	42.65ft to podium 42.65m + 32.15ft to Tower 2
Rear Yard Setback (East)	3m	9.84 ft	0.3m to podium 13.8m to Tower 1 14.65m to tower 2	1ft To Podium 45.27ft to Tower 1 48.06ft to tower 2
Exterior Side Yard Setback (North -Ferry Street)	13m from C/L of Orig. Road Allowance	42.65ft	13.16 m Podium 13.16m + 4.13m to Tower 1	42.6ft to Podium 42.6ft + 13.54 ft to Tower 1
Interior Side Yard Setback (South)	0m	0 ft	5.37m to podium 21.9m to Tower 2	17.62ft to podium 71.85m to Tower 2
Lot Coverage (Max.)	70%		80.58%	
Building Height (Max.):	12m	40ft	30 storeys or 104.13m	30 storeys or 341.6ft
Gross Floor Area (Max.):	N.A.	N.A.	60 435.45 m ²	650,543 ft ²
Max. Floor Area for Each Retail Store	400 m ² .	4,305.7 ft ²	400 m ²	4,305.7 ft ²
Max. Floor Area for all Retail Stores per property	3 530 m ² .	37,997.8 ft ²	726.19 m ²	7,816.9 ft ²
Building Area:	N.A.	N.A.	6 575.72 m ²	70,342.69 ft ²
Parking - Minimum Number of Space Required:				
79-200 4.19.1	Hotel 1 - 1 space /each 2 bedrooms Hotel 2 - 1 space / each 2 bedrooms + 1 space /5.5m ² of floor are used as place of Assembly	273 bedrooms /2 = 137spaces 275 bedrooms /2 = 138 spaces meeting and Banquet rooms 467m ² / 5.5= 85 spaces total 360 spaces	478 spaces (including barrier free space)	
2012-61	Restaurant if part of a Hotel - 1 space /10 seats	x	dining not open to non guests	
2012-61	Restaurant not part of a hotel - 1 space /5 seats	0		
2012-61	Retail Store up to 450m ² - 1 space/ 25 m ²	0		
	total Number of spaces	241	478	
Barrier Free Spaces Required				
2019-44 (3)	201- 1000 spaces - 2+2% of total number of spaces	2+ (2% x241) =7	2+ (2% x478) =12 (13 provided)	
Loading Area Required				
79-200 4.20.1	over 9300m ² floor area - 2 loading spaces plus 1 for each 9300 m ² over initial 9300 m ²	GFA other than parking 30,343m ² 30343- 9300= 21043m ² . 21043/9300 = 2.26 or 3 spaces +2 = 5 loading spaces are required	3 provided	
Bicycle parking				
79-200 4.39	1 space /500m ² of leasable floor area	30343 / 500 =61 spaces	76 lockers provided	
Electric Vehicle Charging Stations				
		0 required	24 provided	

1 SITE
1 : 400

2 Site Information
1 : 20

Hotel Development at Ferry and Clark

No.	Description	Date
G	Resubmission after consultants comments	2024-01-26
H	Revised north Driveway	2024-02-21
I	Electric Vehicles and bicycle parking addition	2024-05-03
J	Site Statistics revision	2024-05-08
K	Site Statistics Revision -Frontage	2024-06-26

Pre-Consultation

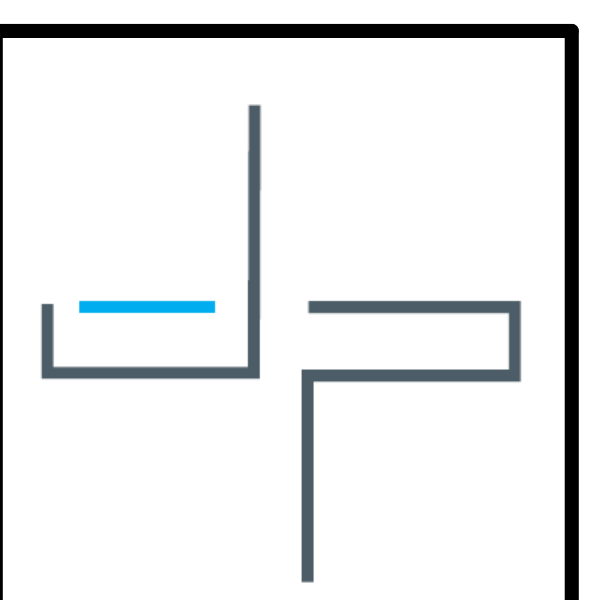
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SITE PLAN

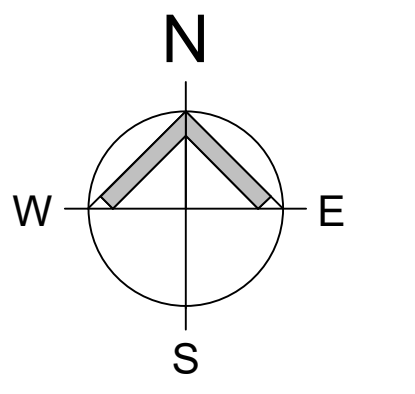
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SCALE: As indicated	JOB #:
SHEET NO.:	A001



② T.O. FLOOR 1
1 : 200



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Hotel Development at
Ferry and Clark

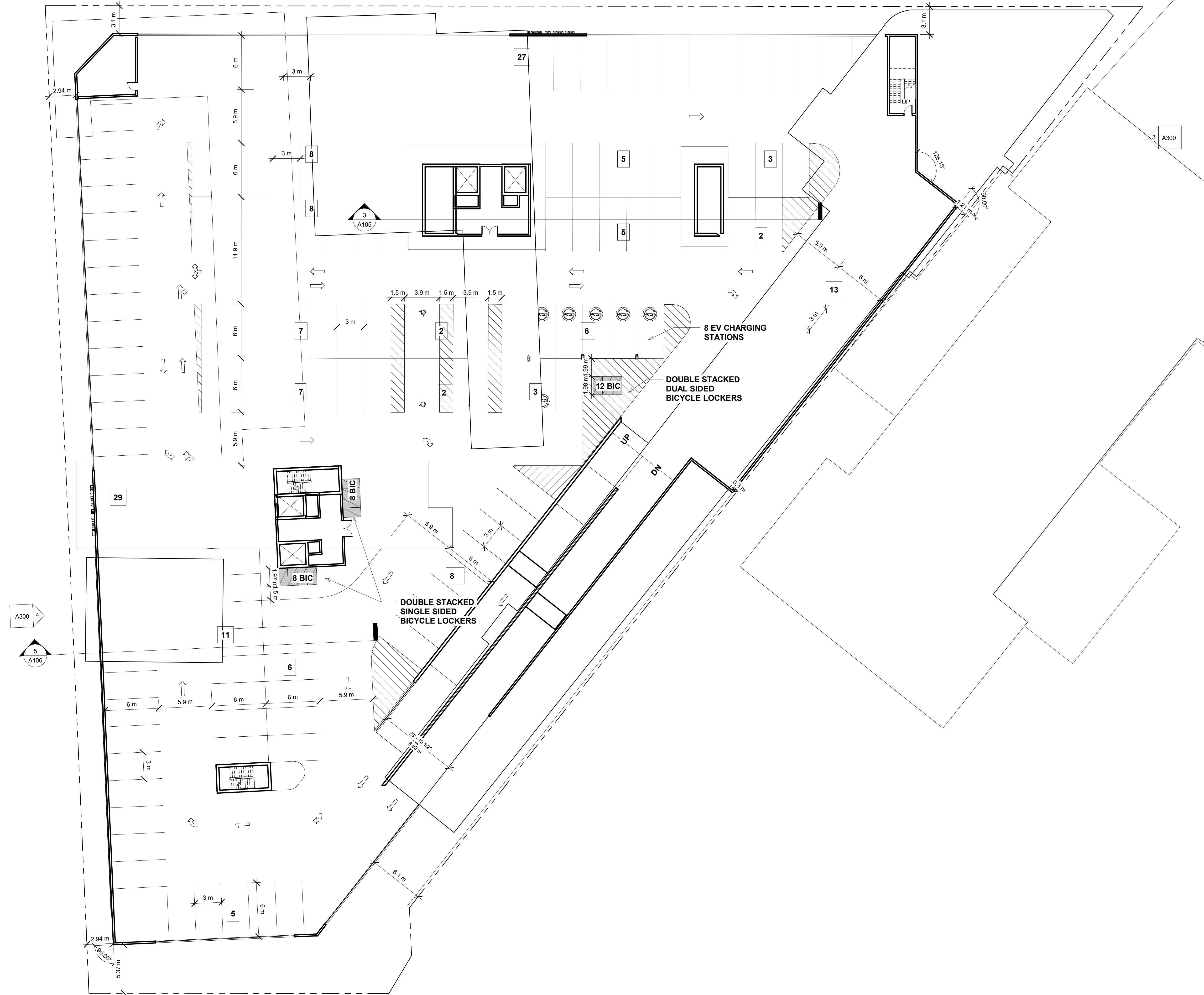
No.	Description	Date
B	For Discussion	2022-11-15
C	Pre-Con Application	2023-02-22
D	Coordination	2023-07-26
G	Resubmission after consultants comments	2024-01-26
H	Revised north Driveway	2024-02-21
I	Electric Vehicles and bicycle parking addition	2024-05-03

Pre-Consultation

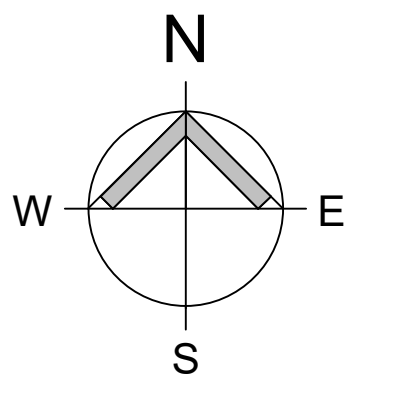
SHEET TITLE:
FOUNDATION & MAIN FLOOR PLAN

DRAWN BY: [Signature] DATE: 2024-06-26
SCALE: 1 : 200 JOB #: 8.25.20-AM

SHEET NO.: **A101**



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Hotel Development at
 Ferry and Clark

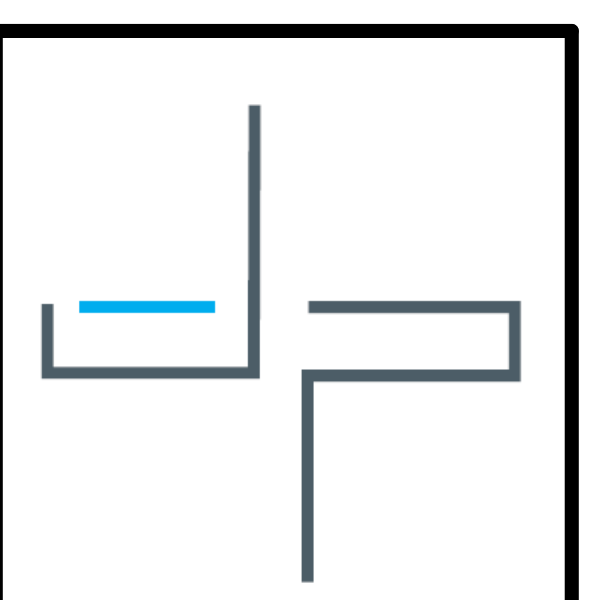
No.	Description	Date
A	For Discussion	2022-11-04
B	For Discussion	2022-11-15
G	Resubmission after consultants comments	2024-01-26
I	Electric Vehicles and bicycle parking addition	2024-05-03

Pre-Consultation

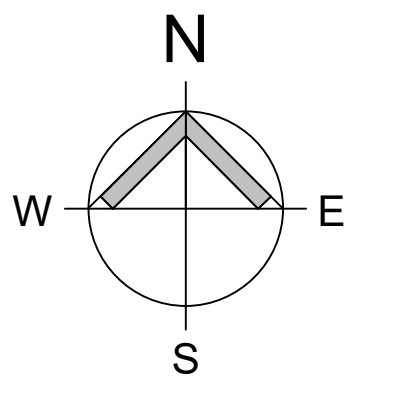
SHEET TITLE:
SECOND FLOOR

DRAWN BY: DATE: 2024-06-26 8:25:21 AM
 SCALE: 1 : 200 JOB #:
 SHEET NO. **A102**

② T.O. FLOOR 2
 1 : 200



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Hotel Development at
 Ferry and Clark

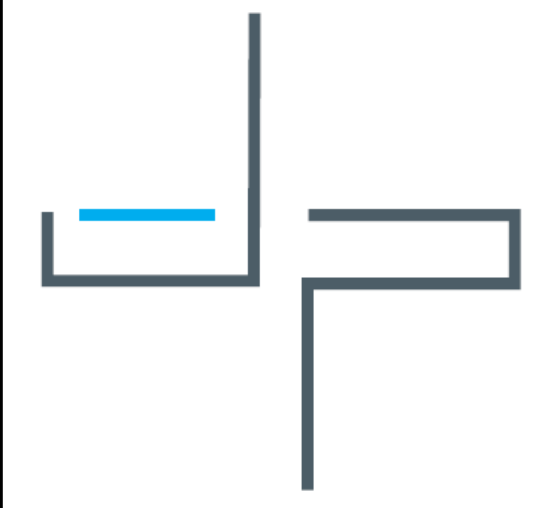
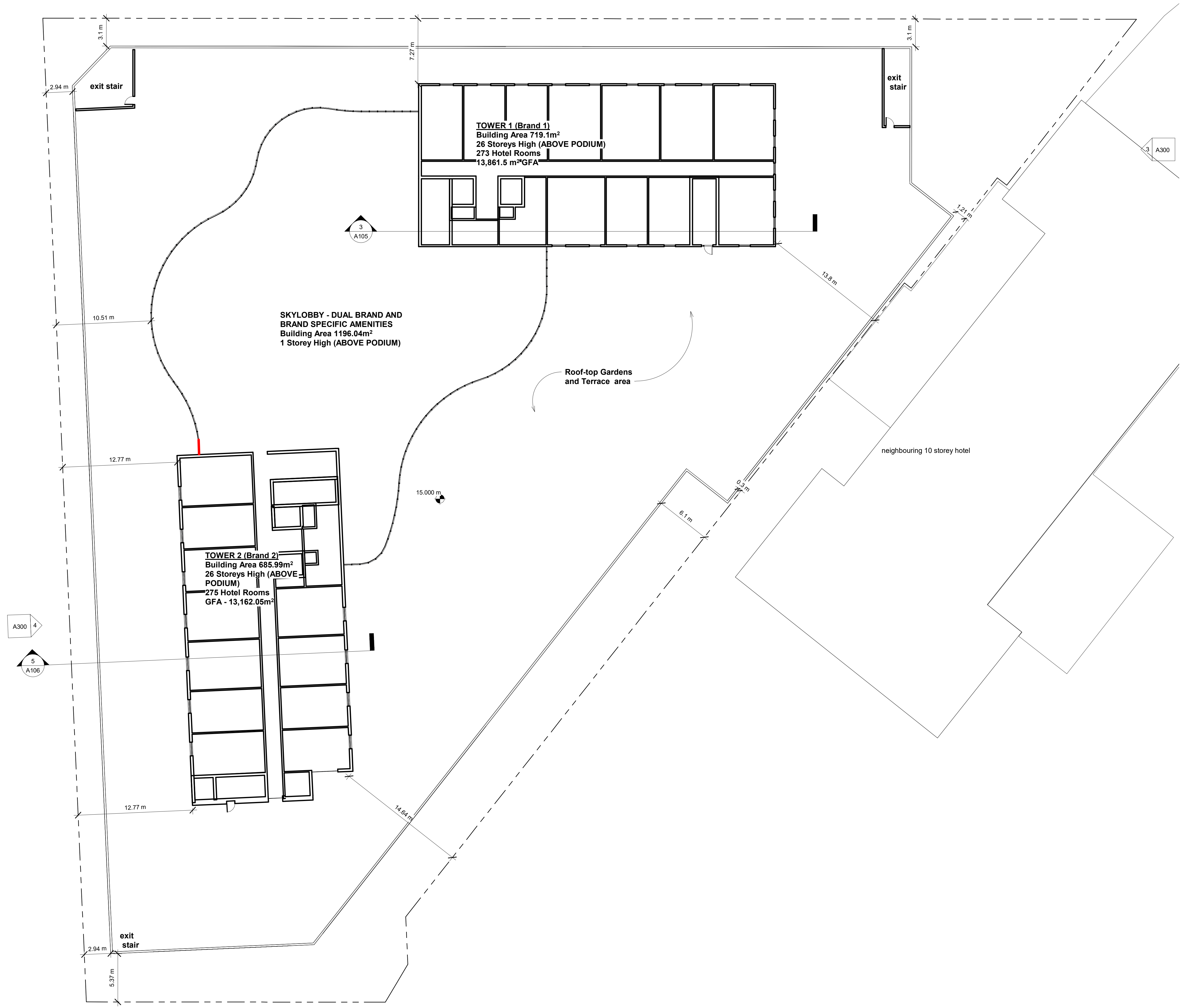
No.	Description	Date
A	For Discussion	2022-11-04
B	For Discussion	2022-11-15
C	Pre-Con Application	2023-02-22
G	Resubmission after consultants comments	2024-01-26
I	Electric Vehicles and bicycle parking addition	2024-05-03

Pre-Consultation

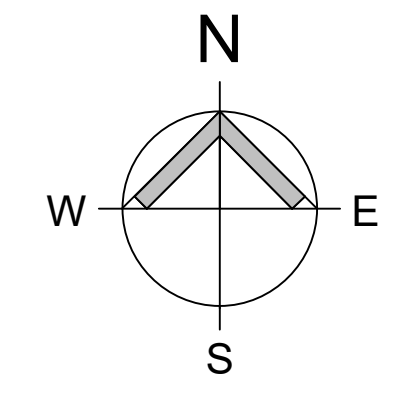
SHEET TITLE:
 Third Floor (Fourth Floor Similar)

DRAWN BY: *Author* DATE: 2024-06-26 8:25:22 AM
 SCALE: 1 : 200 JOB #:
 SHEET NO. A103

1 T.O. FLOOR 3
 1 : 200



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Hotel Development at
 Ferry and Clark

No.	Description	Date
A	For Discussion	2022-11-04
D	Coordination	2023-07-26
G	Resubmission after consultants comments	2024-01-26
I	Electric Vehicles and bicycle parking addition	2024-05-03

Pre-Consultation

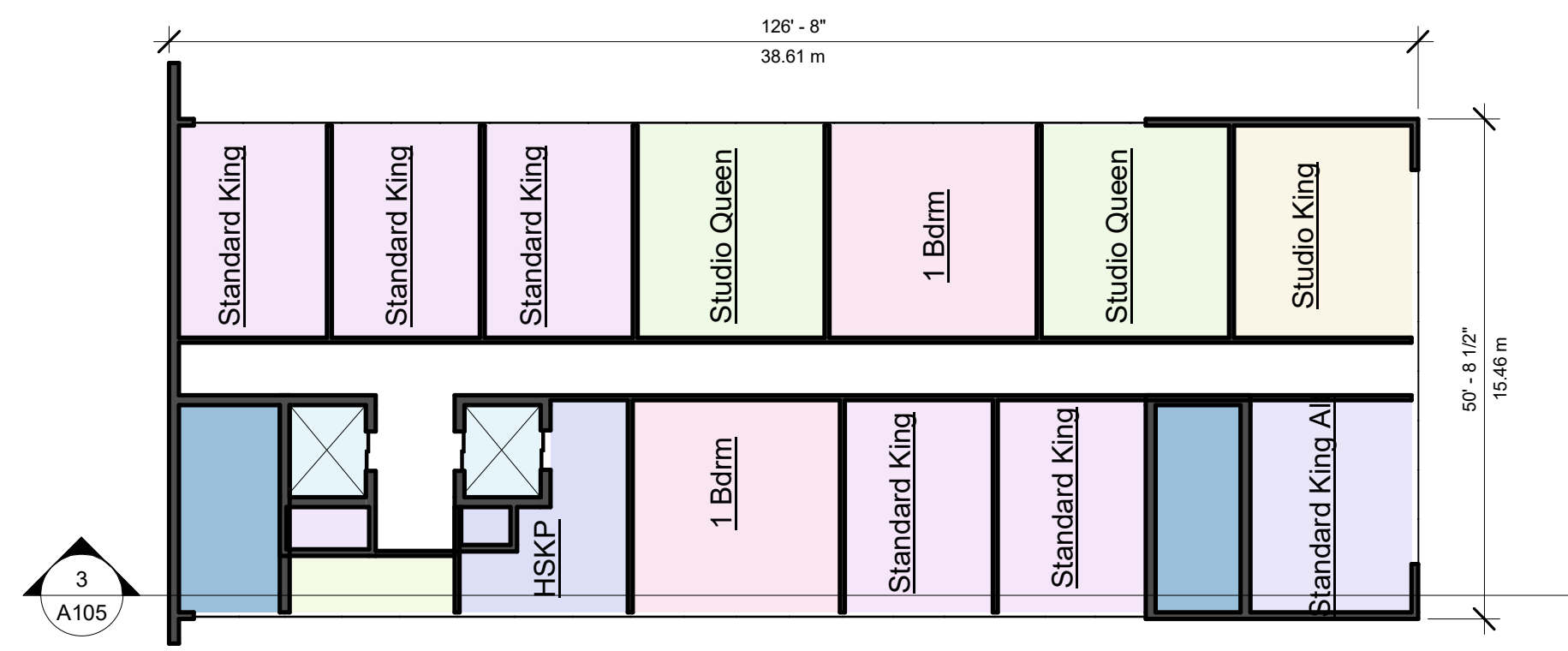
SHEET TITLE:

Fifth Floor
 (SkyLobby) Roof
 Gardens

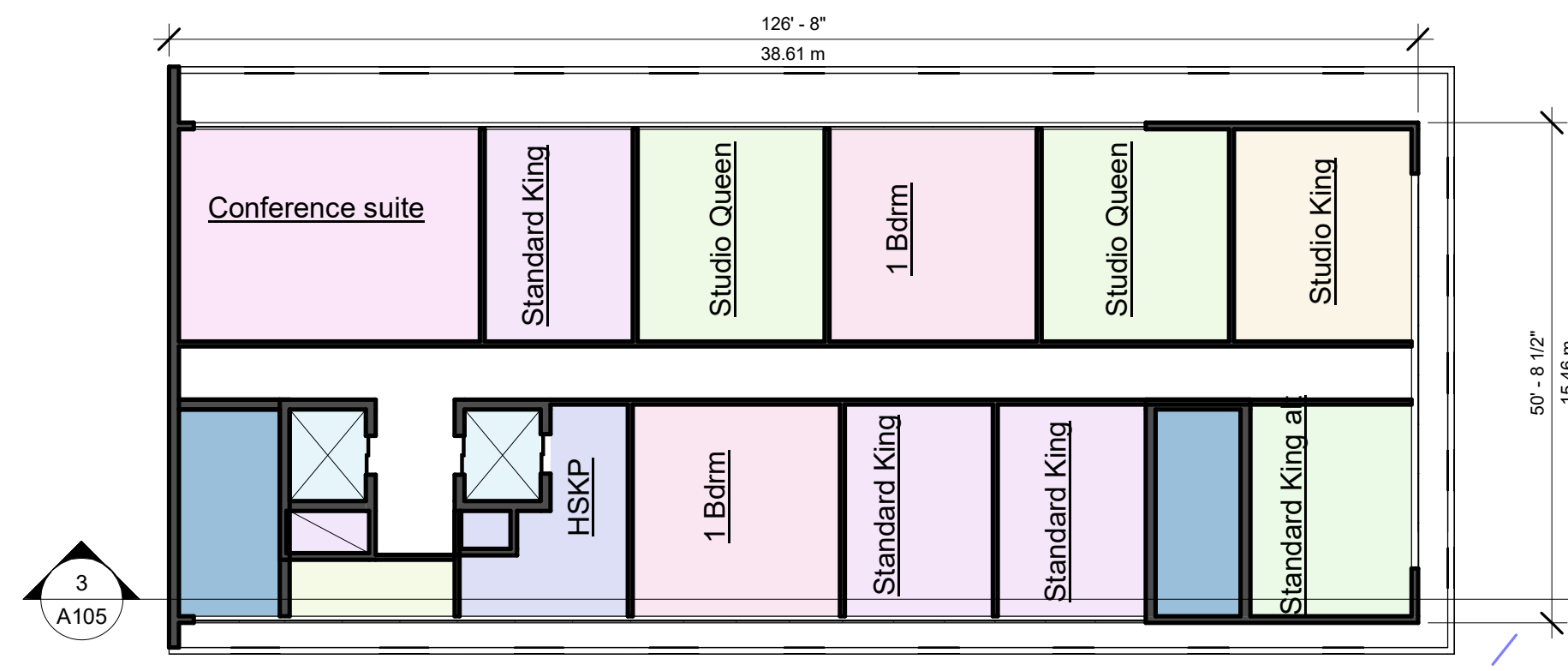
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SCALE: 1 : 200	JOB #:

SHEET NO. **A104**

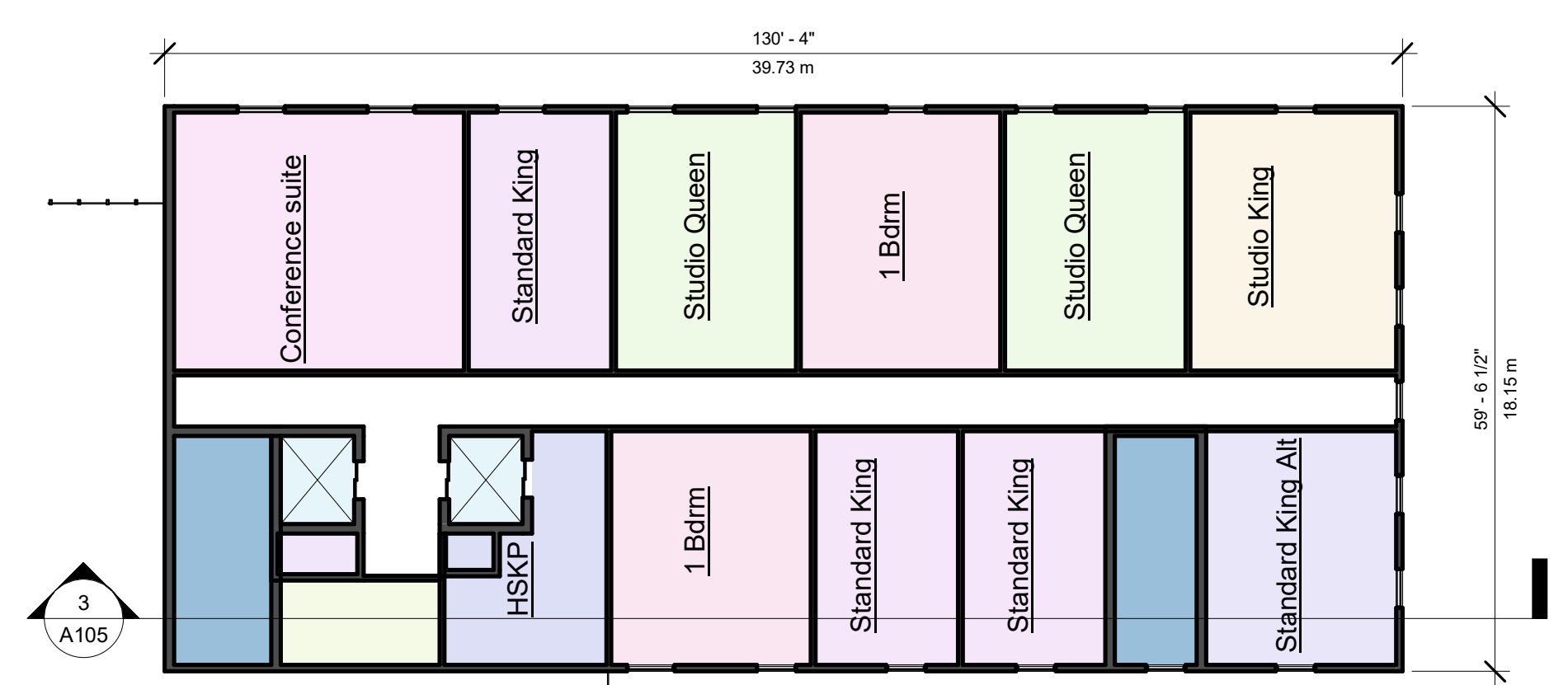
① T.O. FLOOR 5 (SKYLOBBY)
 1 : 200



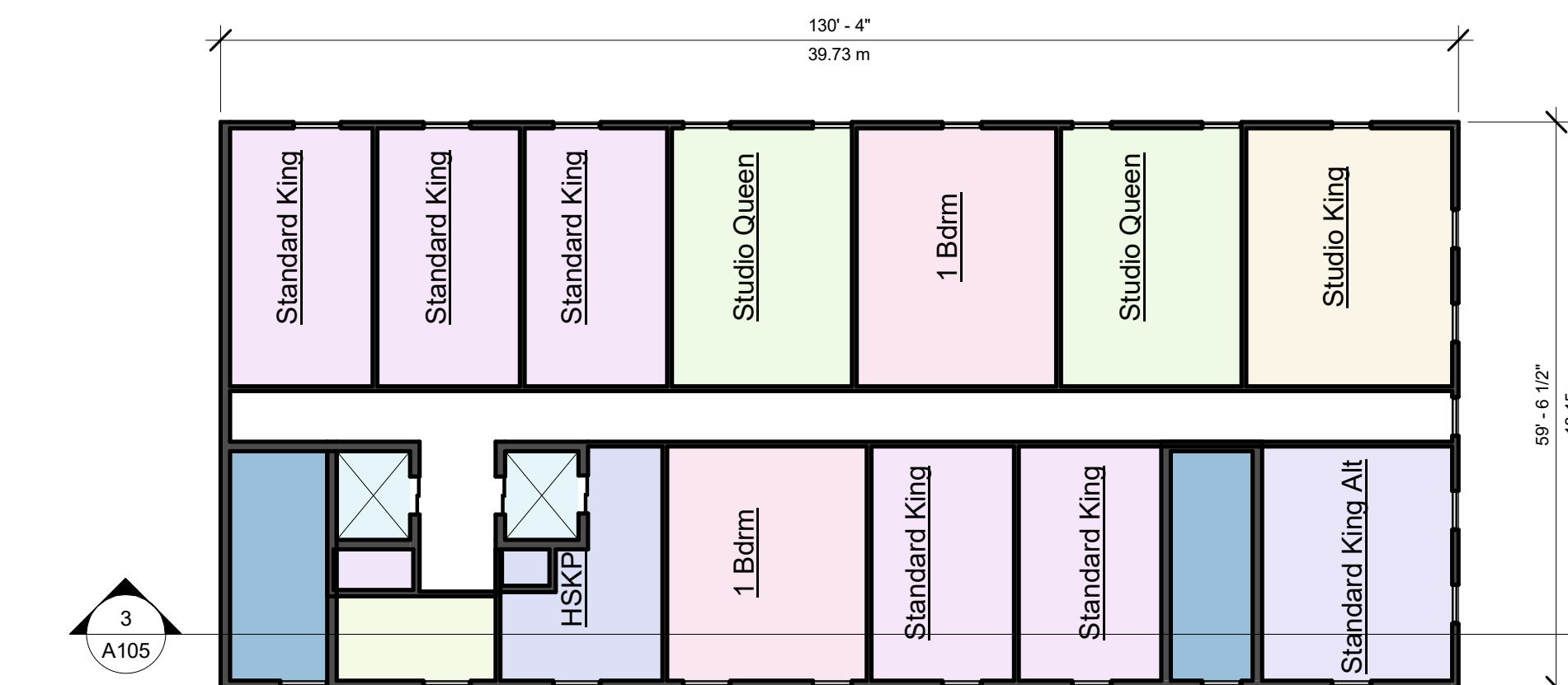
④ TOWER 1 - ODD FLOORS 17-25
1 : 200



② TOWERS 1 - EVEN FLOORS 16-24
1 : 200

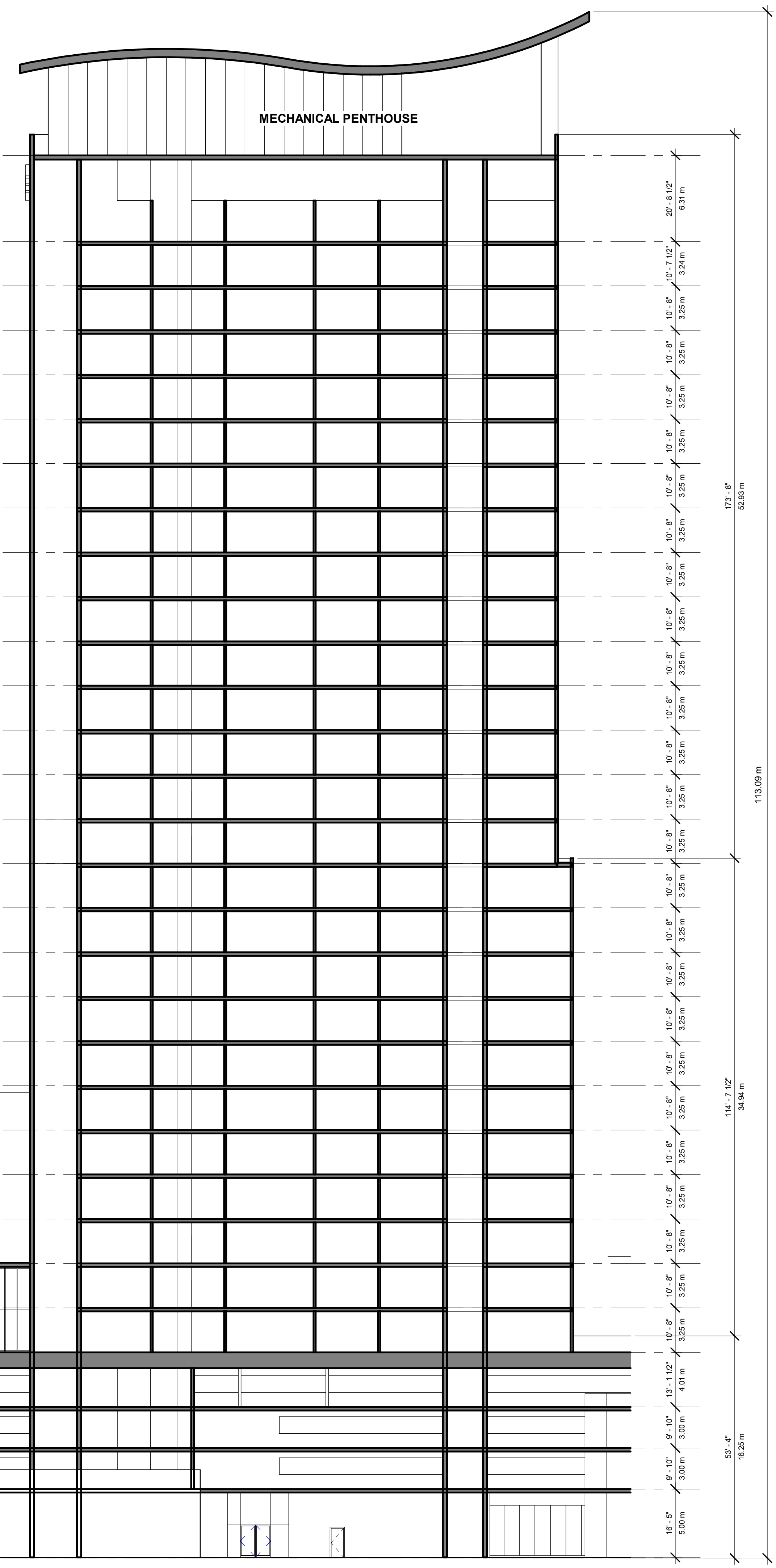


① TOWERS 1 - EVEN FLOOR 6-14
1 : 200



⑤ TOWER 1 - ODD FLOORS 5-15
1 : 200

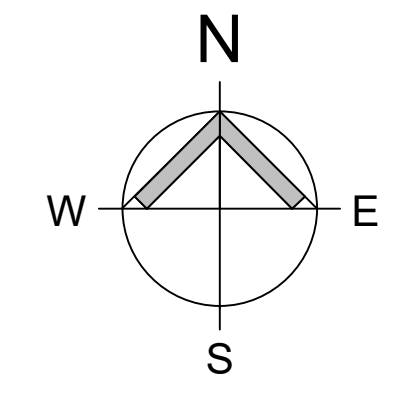
- T.O. ROOF
102.551 m
- T.O. Floor 30
96.242 m
- T.O. Floor 29
93.004 m
- T.O. Floor 28
89.754 m
- T.O. Floor 27
86.504 m
- T.O. Floor 26
83.254 m
- T.O. FLOOR 25
80.000 m
- T.O. FLOOR 24
76.750 m
- T.O. FLOOR 23
73.500 m
- T.O. FLOOR 22
70.250 m
- T.O. FLOOR 21
67.000 m
- T.O. FLOOR 20
63.750 m
- T.O. FLOOR 19
60.500 m
- T.O. FLOOR 18
57.250 m
- T.O. FLOOR 17
54.000 m
- T.O. FLOOR 16
50.750 m
- T.O. FLOOR 15
47.500 m
- T.O. FLOOR 14
44.250 m
- T.O. FLOOR 13
41.000 m
- T.O. FLOOR 12
37.750 m
- T.O. FLOOR 11
34.500 m
- T.O. FLOOR 10
31.250 m
- T.O. FLOOR 9
28.000 m
- T.O. FLOOR 8
24.750 m
- T.O. FLOOR 7
21.500 m
- T.O. FLOOR 6
18.250 m
- T.O. FLOOR 5 (SKYLOBBY)
15.000 m
- T.O. FLOOR 4
10.994 m
- T.O. FLOOR 3
7.997 m
- T.O. FLOOR 2
5.000 m
- PROPOSED FRONT GRADE
-0.051 m



③ Section 9
1 : 200



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Hotel Development at
Ferry and Clark

No.	Description	Date
A	For Discussion	2022-11-04
B	For Discussion	2022-11-15
C	Pre-Con Application	2023-02-22
D	Coordination	2023-07-26
I	Electric Vehicles and bicycle parking addition	2024-05-03

Pre-Consultation

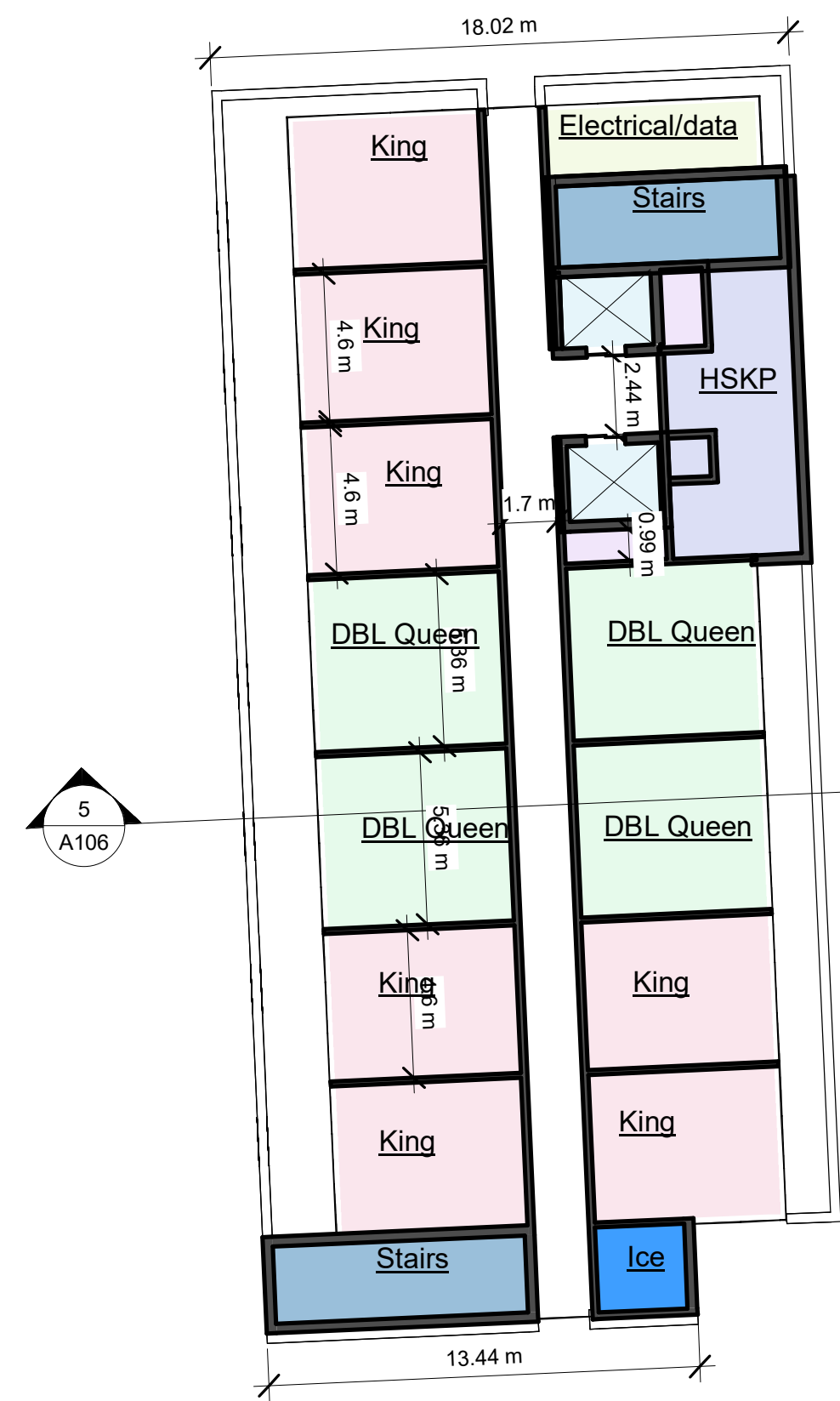
SHEET TITLE:

Tower 1 - Floor
Plans

DRAWN BY: <i>Author</i>	DATE: 2024-06-26
SCALE: 1 : 200	JOB #: 8.25.23-AM
SHEET NO.:	A105

FLOOR AREA LEGEND

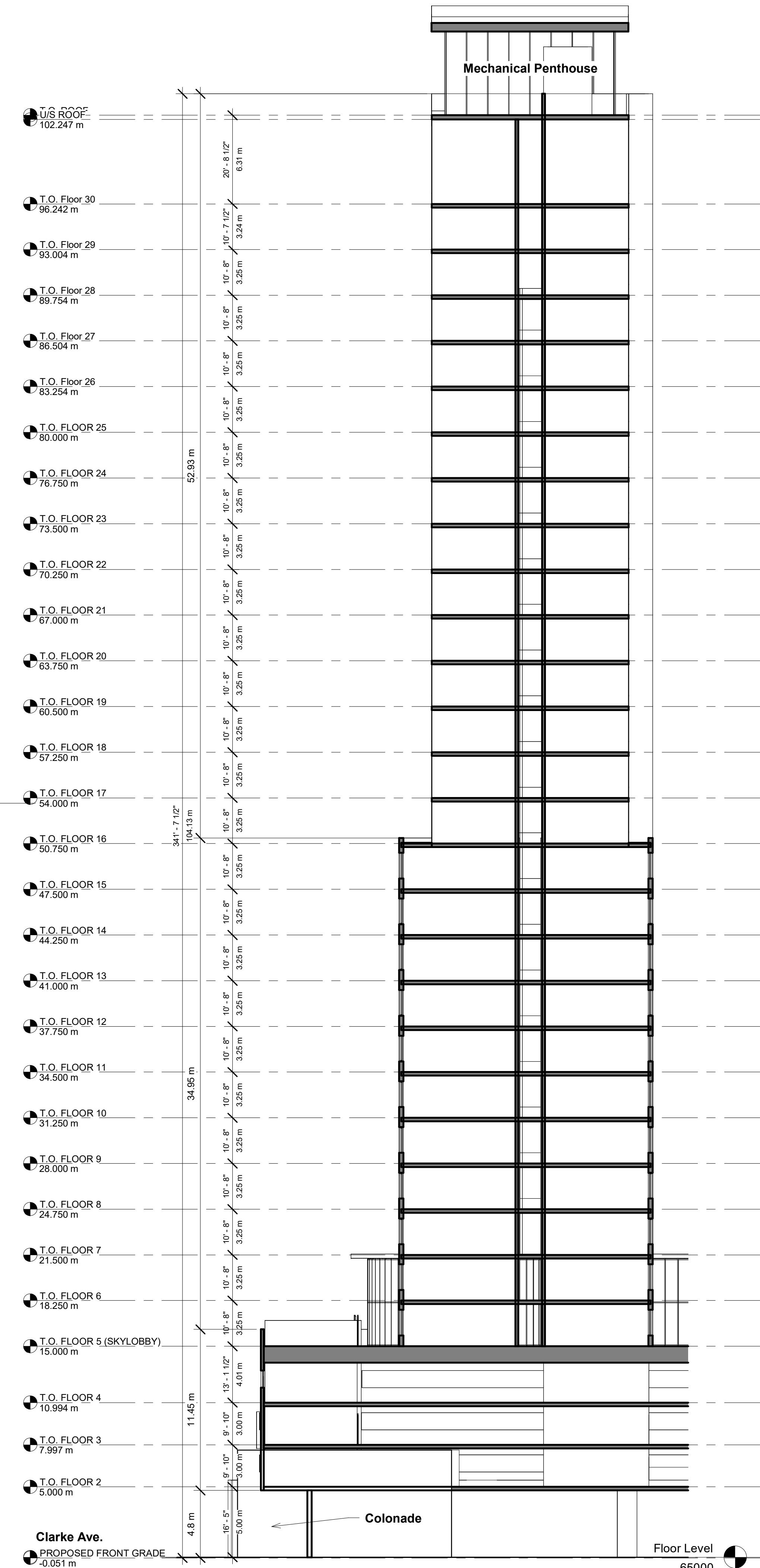
- DBL Queen
- Electrical/data
- Elev.
- HSKP
- Ice
- King
- SHFT
- Stairs



② Tower 2- Floors 16- 25
1 : 200



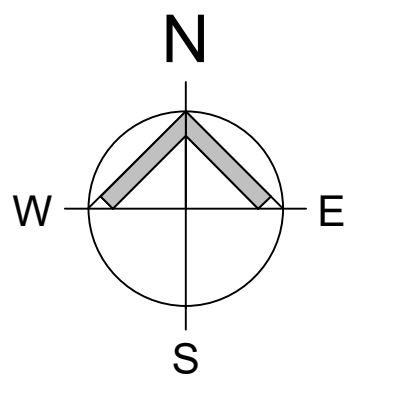
① Tower 2- Typical Floor 5-15
1 : 200



⑤ Section Tower 2
1 : 200



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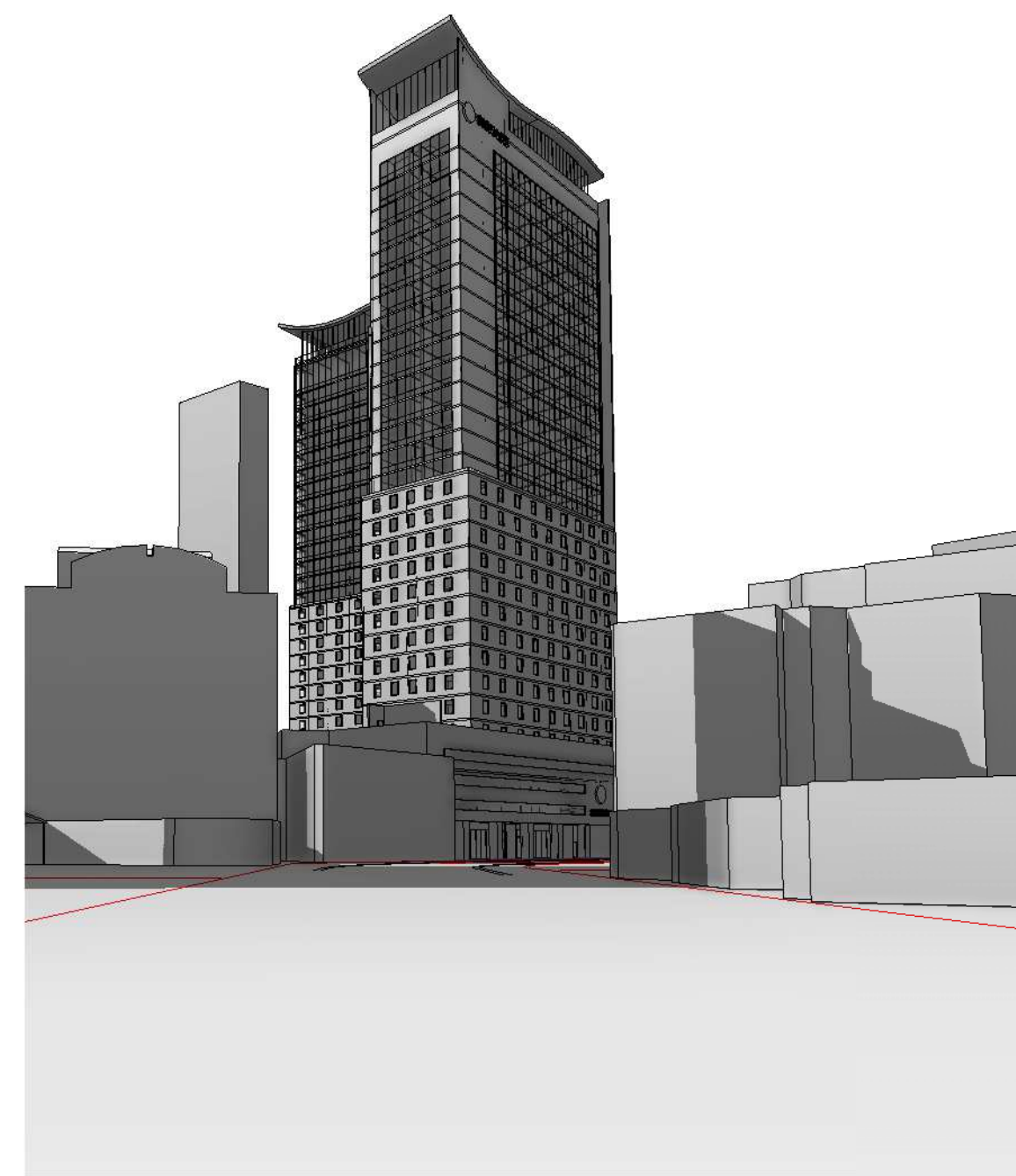
Hotel Development at Ferry and Clark

No.	Description	Date
A	For Discussion	2022-11-04
B	For Discussion	2022-11-15
C	Pre-Con Application	2023-02-22
D	Coordination	2023-07-26
G	Resubmission after consultants comments	2024-01-26
I	Electric Vehicles and bicycle parking addition	2024-05-03

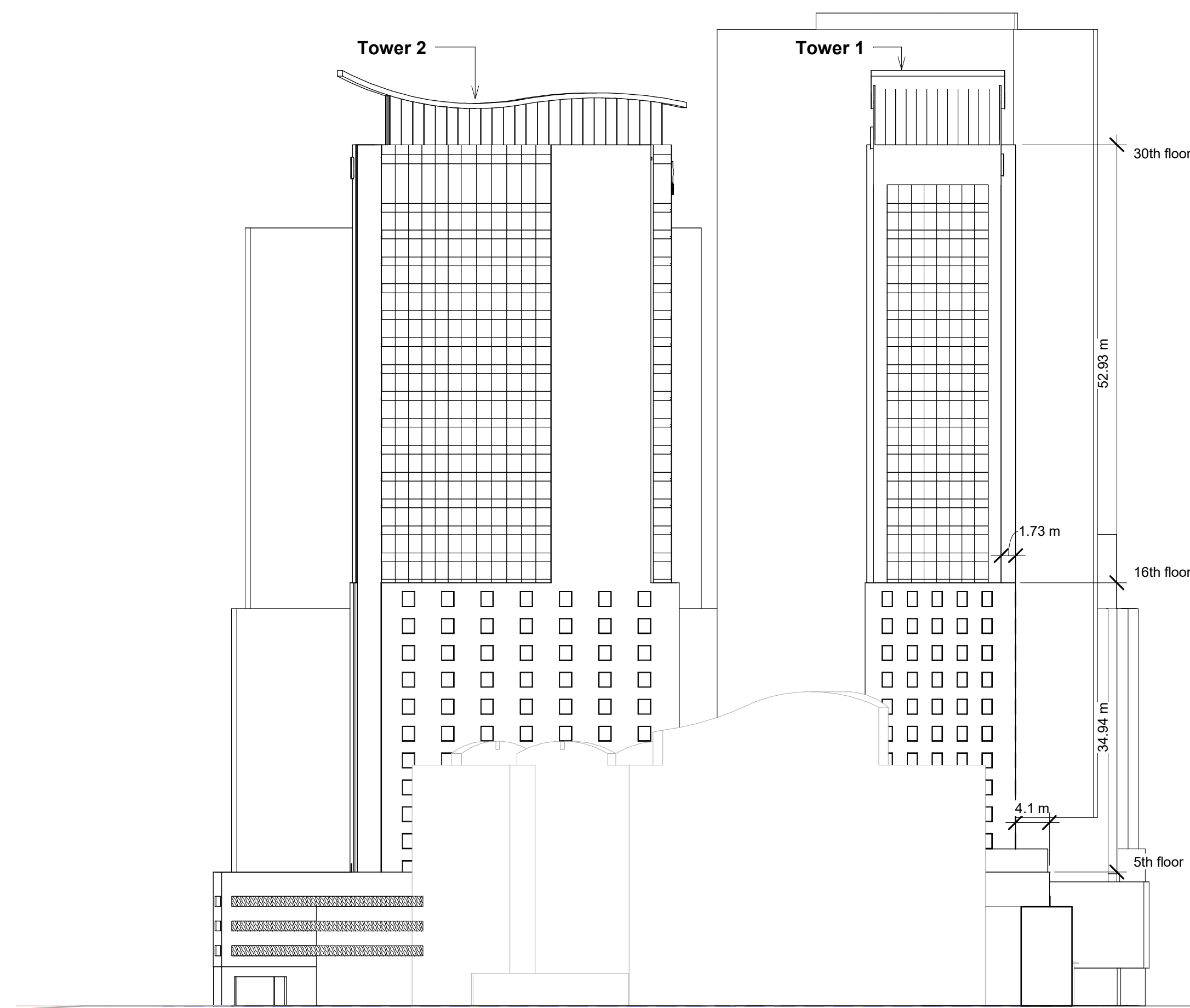
Pre-Consultation

SHEET TITLE:
Tower 2 - Floor Plans

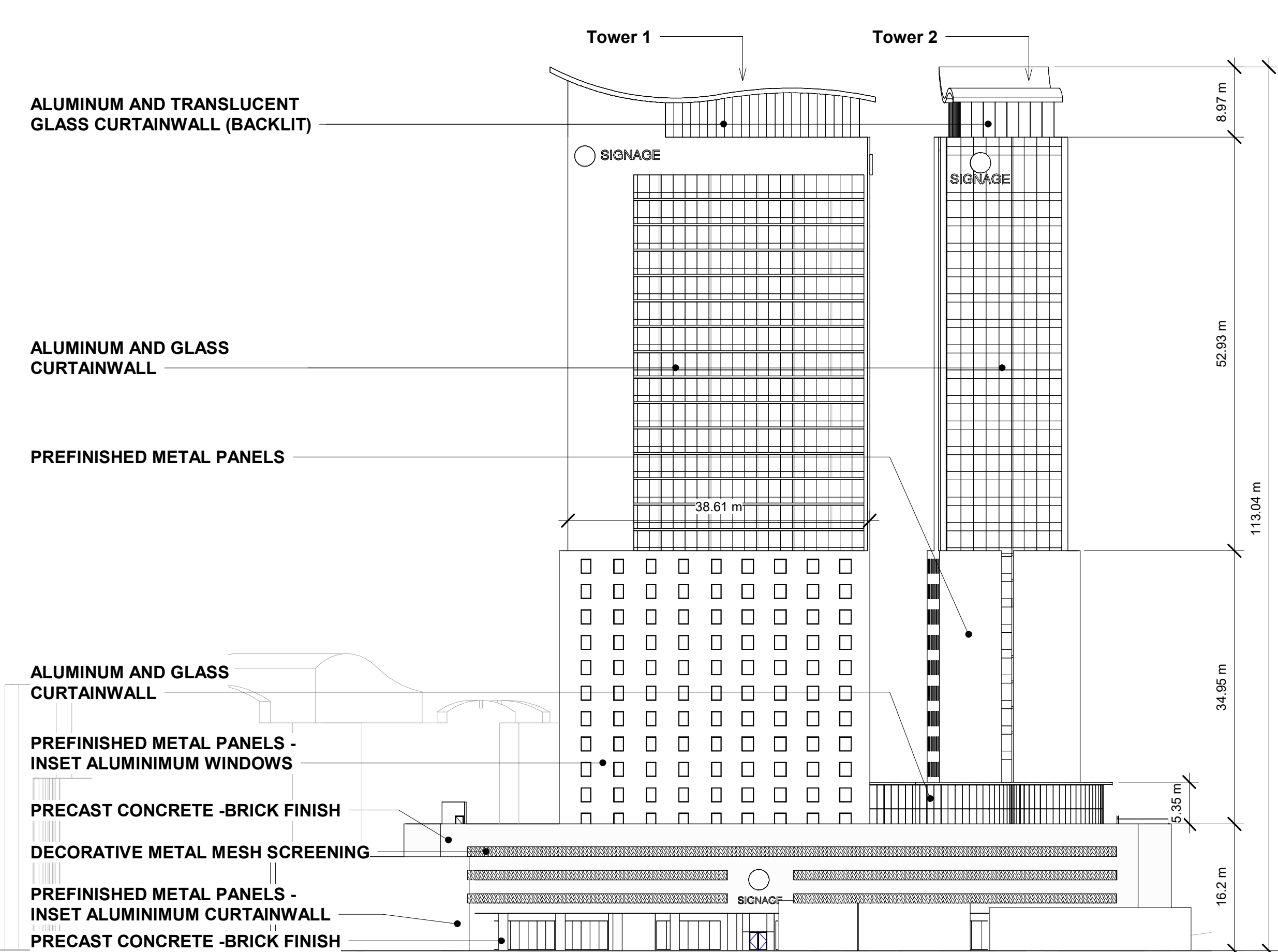
DRAWN BY: J.P. DATE: 2024-06-26
SCALE: 1 : 200 JOB #: 8.25.24-AM
SHEET NO.: A106



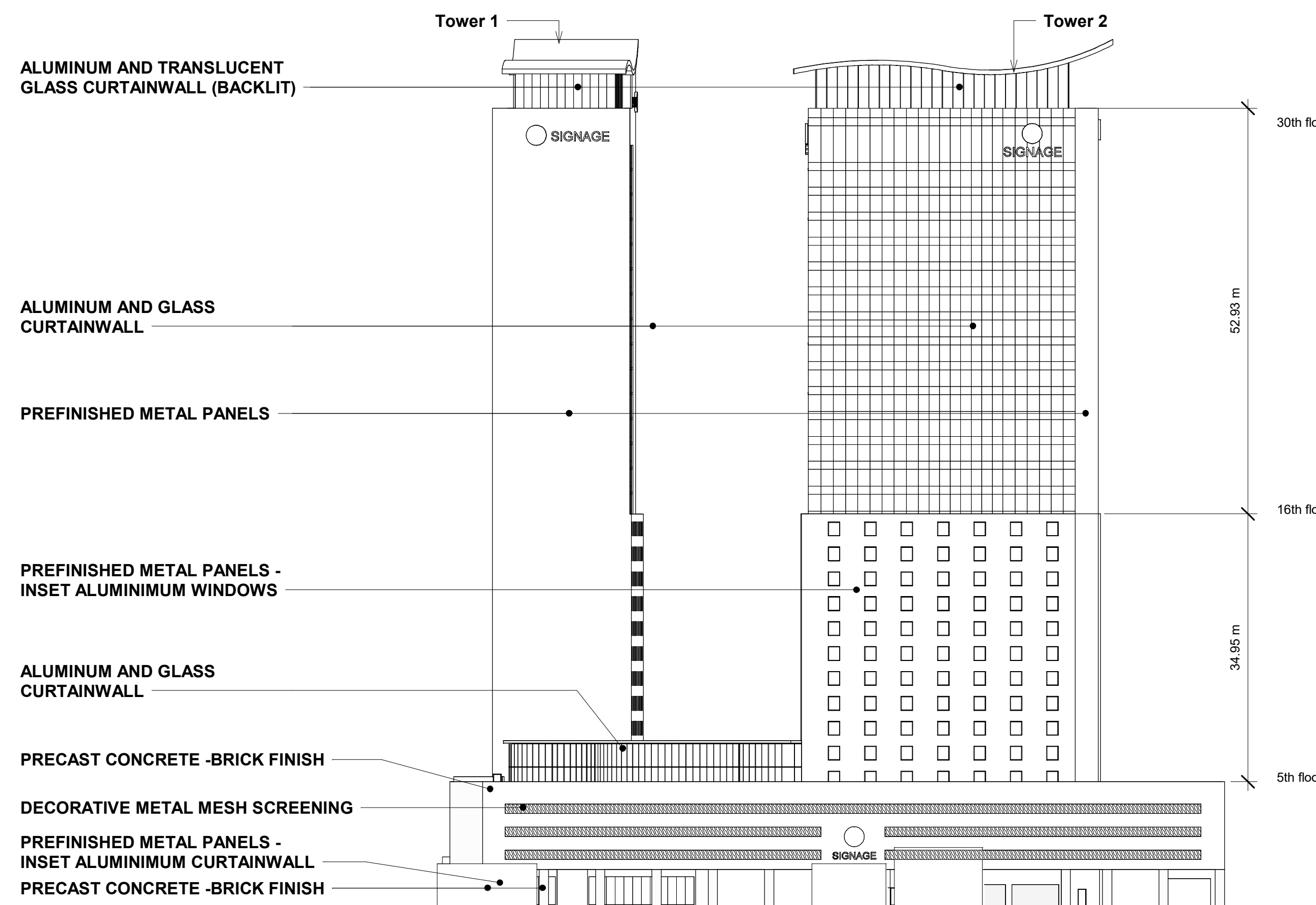
5 View South on Victoria



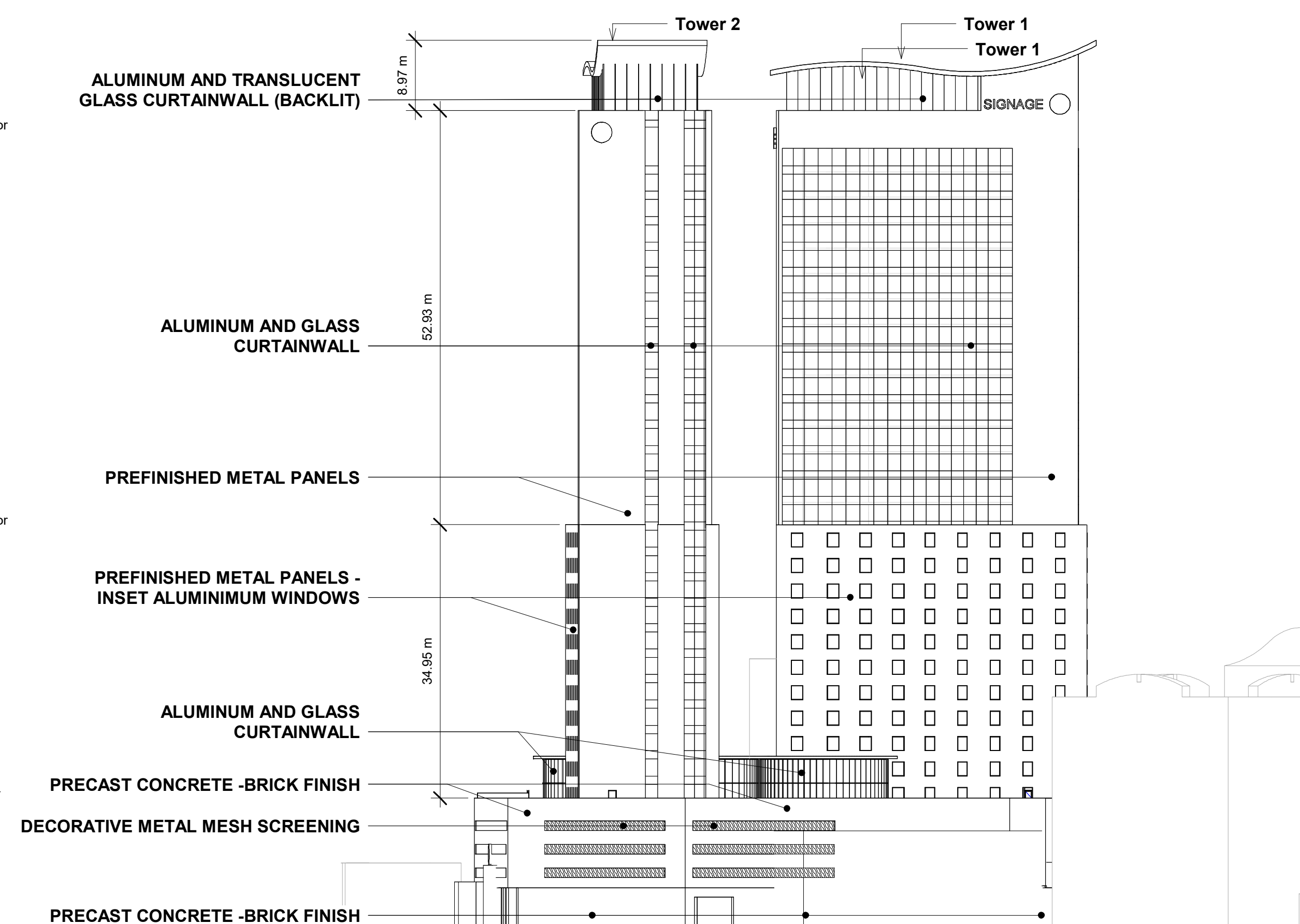
3 EAST ELEVATION (RIGHT)
1 : 500



1 NORTH ELEVATION (Ferry St.)
1 : 500



4 WEST ELEVATION (Clark Ave.)
1 : 500



2 SOUTH ELEVATION
1 : 500



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Hotel Development at
Ferry and Clark

No.	Description	Date
C	Pre-Con Application	2023-02-22
G	Resubmission after consultants comments	2024-01-26
I	Electric Vehicles and bicycle parking addition	2024-05-03

Pre-Consultation

SHEET TITLE:

Elevations

DRAWN BY: J.P.	DATE: 2024-06-26
SCALE: 1 : 500	JOB #: 8.25.32-AM
SHEET NO.:	A300