

Niagara Falls Mixed-use Building - 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

Minor Variance Package 2024/07/11 (REVISED 2024/07/24)



ARCHITECTURAL DRAWING LIST	
DRAWING NO	DRAWING TITLE
A0.0	COVER SHEET
A1.1	SITE PLAN & STATISTICS
A1.2	OFF-SITE PARKING PLAN TC-1119
A1.3	OFF-SITE PARKING PLAN P-1120
A2.0	FLOOR PLAN - LEVEL 1
A2.1	FLOOR PLAN - LEVEL 2
A2.2	FLOOR PLAN - LEVEL 3
A2.3	FLOOR PLAN - LEVEL 4
A2.4	FLOOR PLAN - LEVELS 5-7
A2.5	FLOOR PLAN - LEVELS 8-14
A2.6	FLOOR PLAN - LEVEL 15
A2.7	FLOOR PLAN - LEVEL 16
A2.8	FLOOR PLAN - LEVELS 17, 18 & MPH
A3.0	EAST & WEST ELEVATIONS
A3.1	NORTH & SOUTH ELEVATIONS

ARCHITECT:

Cumulus Architects Inc.
 CUMULUS ARCHITECTS INC.
 Suite 300 - 160 Pears Avenue
 Toronto, ON M5R 3P8
 (416) 538-0755
 cumulusarch.com

DESIGN ARCHITECT:

ZERAF A
 ARCHITECTURE STUDIO
 Zerfa Architecture Studio
 17 Vestry Street #300
 New York, NY 10013
 212-966-7053
 zerfaarchitecture.com

STRUCTURAL ENGINEER:

VB&S
 VanBoxmeer & Stranges Ltd.
 1108 Dundas Street #104
 London, ON N6W 3A7
 519-432-4961
 vbands.com

MECHANICAL & ELECTRICAL ENGINEER:

H
 The HIDI Group
 155 Gordon Baker Road #200
 North York, ON M2H 3N5
 416-364-2100
 hidi.com

CIVIL ENGINEER:

UEM
 Urban Environmental Management Inc.
 4701 St. Clair Avenue
 Niagara Falls, ON L2E 3S9
 905-364-9195
 uemconsulting.com

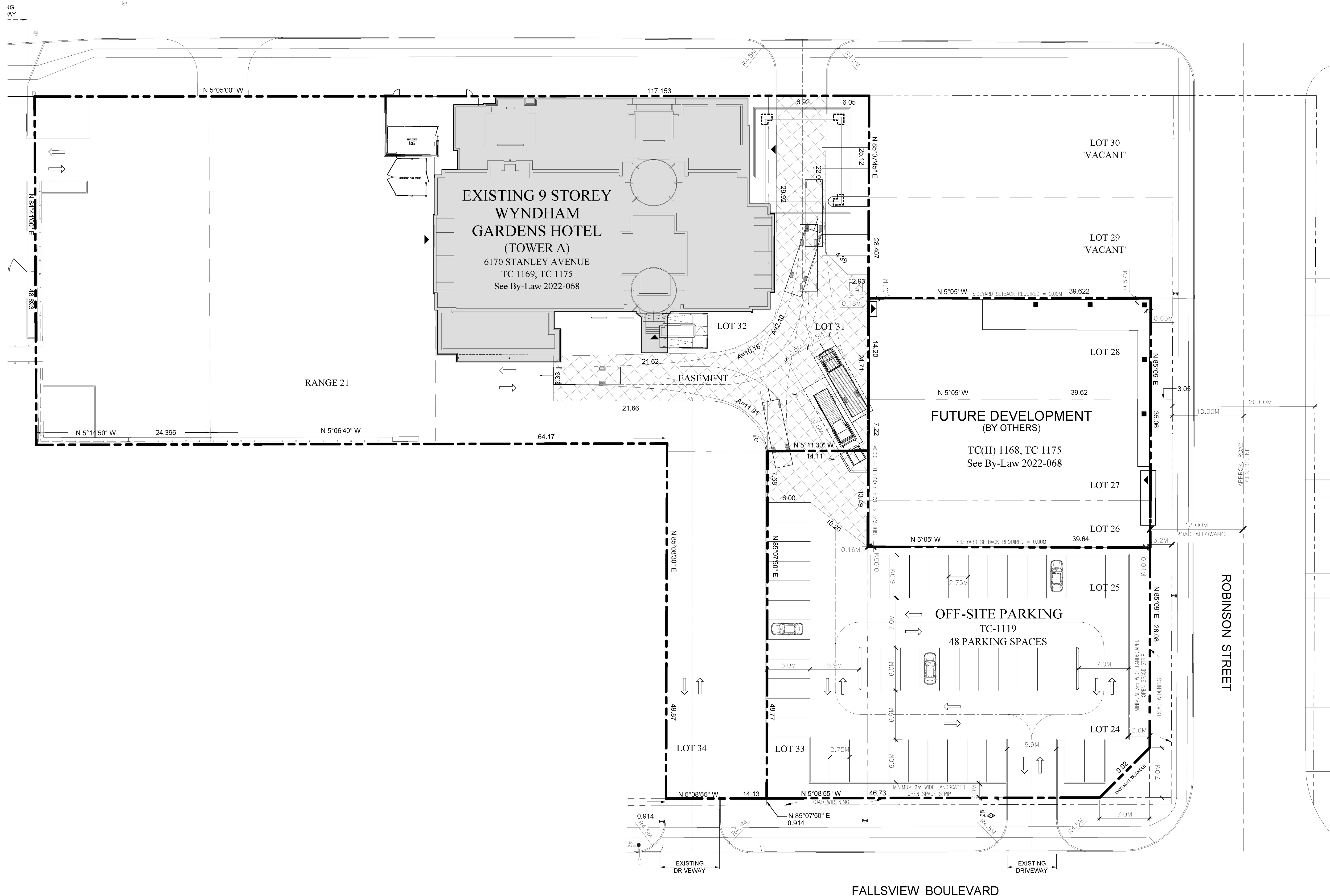
LANDSCAPE:

McWilliam & Associates
 27 Bayview Drive
 St. Catharines, ON L2N 4Y3
 905-537-9666
 jmsdesign.com

CLIENT:

5009868 Ontario Limited
 6289 Fallsview Boulevard
 Niagara Falls, ON L2G 3V7

STANLEY AVE. (REGIONAL ROAD 102)



EXISTING WYNDHAM SURVEY INFORMATION

LOTS 31, 32 AND PART OF LOTS 28 AND 34 REGISTERED PLAN 10 (NOW KNOWN AS 270) (BETWEEN STANLEY AVE. AND FALLSVIEW BOULEVARD, SOUTH OF ROBINSON STREET)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SITE PLAN BASED ON SURVEY AND PLANS BY:
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED

FEBRUARY 24, 2016 - REFERENCE NO. 15-16-202-00
OCTOBER 11, 2016 - REFERENCE NO. 15-16-230-01 (SRPR)
FEBRUARY 22, 2019 - REFERENCE NO. 18-16-230-01
JUNE 04, 2019 - REFERENCE NO. 18-16-230-02
SEPTEMBER 30, 2021 - SKETCH REFERENCE NO. 18-16-230-03-LDC

PROPOSED SYNAGOGUE SURVEY INFORMATION

ALL OF LOTS 26, 27, 28, 31, 32 [EASEMENT], REGISTERED PLAN 270, AND PART OF RANGES 2 AND 21, PLAN NO. (BETWEEN STANLEY AVE. AND FALLSVIEW BOULEVARD, SOUTH OF ROBINSON STREET)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SITE PLAN BASED ON SURVEY AND PLANS BY:
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED

FEBRUARY 24, 2016 - REFERENCE NO. 15-16-202-00
FEBRUARY 22, 2019 - REFERENCE NO. 18-16-230-01
JUNE 04, 2019 - REFERENCE NO. 18-16-230-02
SEPTEMBER 30, 2021 - SKETCH REFERENCE NO. 18-16-230-03-LDC

PROPOSED OFF-SITE SURVEY INFORMATION

LOTS 24 TO 27, 31 TO 33, PART OF LOTS 28 & 34, REGISTERED PLAN 270, PART OF RANGES 18 TO 21, PLAN NO. 1
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SITE PLAN BASED ON SURVEY AND PLANS BY:
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED

FEBRUARY 22, 2019 - REFERENCE NO. 18-16-230-01
JUNE 04, 2019 - REFERENCE NO. 18-16-230-02

PROPOSED OFF-SITE PARKING

DESCRIPTION	AREA (m ²)	% OF LOT AREA
TOTAL ON-SITE LOT AREA	2056.7	100.0
PAVING / ROADS ON-SITE	1772.7	86.2
LANDSCAPING ON-SITE	284.0	13.8

SITE LEGEND

	EXISTING BUILDING
	NEW PROPOSED BUILDING
	NEW PROPOSED EASEMENT
	EXISTING MANHOLE
	NEW MANHOLE (SEE CIVIL DRAWINGS)
	EXISTING CATCH BASIN
	NEW CATCH BASIN (SEE CIVIL DRAWINGS)
	EXISTING BELL SERVICE BOX
	EXISTING CABLE BOX
	EXISTING JUNCTION BOX (BURIED)
	EXISTING STREET SCAP LIGHT
	EXISTING POLE (EX TL = TRAFFIC LIGHT, EX UP = UTILITY POLE)
	EXISTING LIGHT STANDARD
	EXISTING FIRE HYDRANT
	EXISTING WEGO STOP
	EXISTING BENCH
	EXISTING DECIDUOUS TREE
	RELOCATED FIRE HYDRANT
	PROPOSED LIGHT STANDARD (SEE ELECTRICAL DRAWINGS)
	MAIN ENTRANCES / EXITS
	SECONDARY ENTRANCES AND ADDITIONAL EXITS

CLIENT:

5009868 Ontario Limited
6289 Fallsview Boulevard
Niagara Falls, ON L2G 3V7

CONSULTANT:

160 Pears Ave. - Suite 300
Toronto, ON M8R 3P8
416-593-0763
www.cumulusarch.com

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PROPOSED OFF-SITE PARKING

DESCRIPTION	AREA (m ²)	% OF LOT AREA
TOTAL ON-SITE LOT AREA	2056.7	100.0
PAVING / ROADS ON-SITE	1772.7	86.2
LANDSCAPING ON-SITE	284.0	13.8

SITE LEGEND

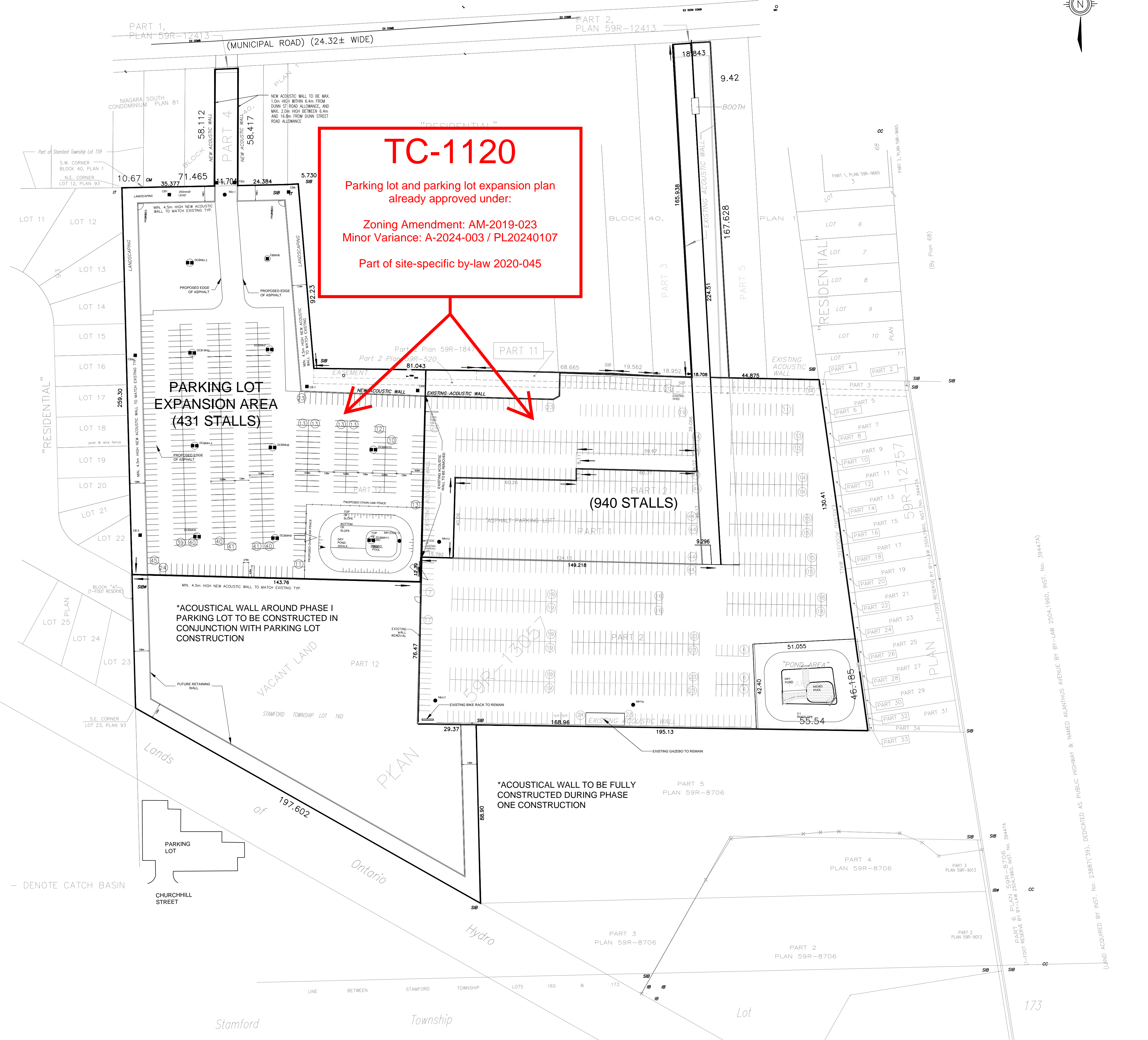
	EXISTING BUILDING
	NEW PROPOSED BUILDING
	NEW PROPOSED EASEMENT
	EXISTING MANHOLE
	NEW MANHOLE (SEE CIVIL DRAWINGS)
	EXISTING CATCH BASIN
	NEW CATCH BASIN (SEE CIVIL DRAWINGS)
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	MAIN ENTRANCES / EXITS
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NO	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

PROJECT:
Niagara Falls - Mixed-Use Building
6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
**OFF-SITE PARKING PLAN
TC-1119**

PROJECT NO: 24004
DRAWING NO:
CHECKED: AG
DATE:



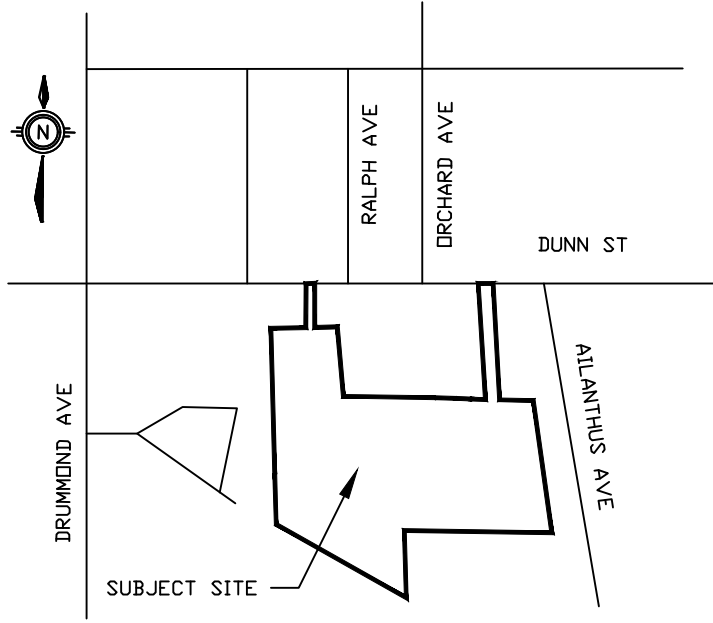
TC-1120
 Parking lot and parking lot expansion plan
 already approved under:
 Zoning Amendment: AM-2019-023
 Minor Variance: A-2024-003 / PL20240107
 Part of site-specific by-law 2020-045

**PARKING LOT
 EXPANSION AREA
 (431 STALLS)**

(940 STALLS)

*ACOUSTICAL WALL AROUND PHASE I
 PARKING LOT TO BE CONSTRUCTED IN
 CONJUNCTION WITH PARKING LOT
 CONSTRUCTION

*ACOUSTICAL WALL TO BE FULLY
 CONSTRUCTED DURING PHASE
 ONE CONSTRUCTION



KEY PLAN

REV.	DATE	DESCRIPTION
1	2018-08-20	1st SITE PLAN SUBMISSION
1	2019-10-28	2nd SITE PLAN SUBMISSION

**OFF-SITE PARKING P-1120
 5896 & 6046 DUNN ST.
 NIAGARA FALLS, ONTARIO**

DATE: 2019 07 26
 DRAWN BY: GD
 CHECKED BY: HS

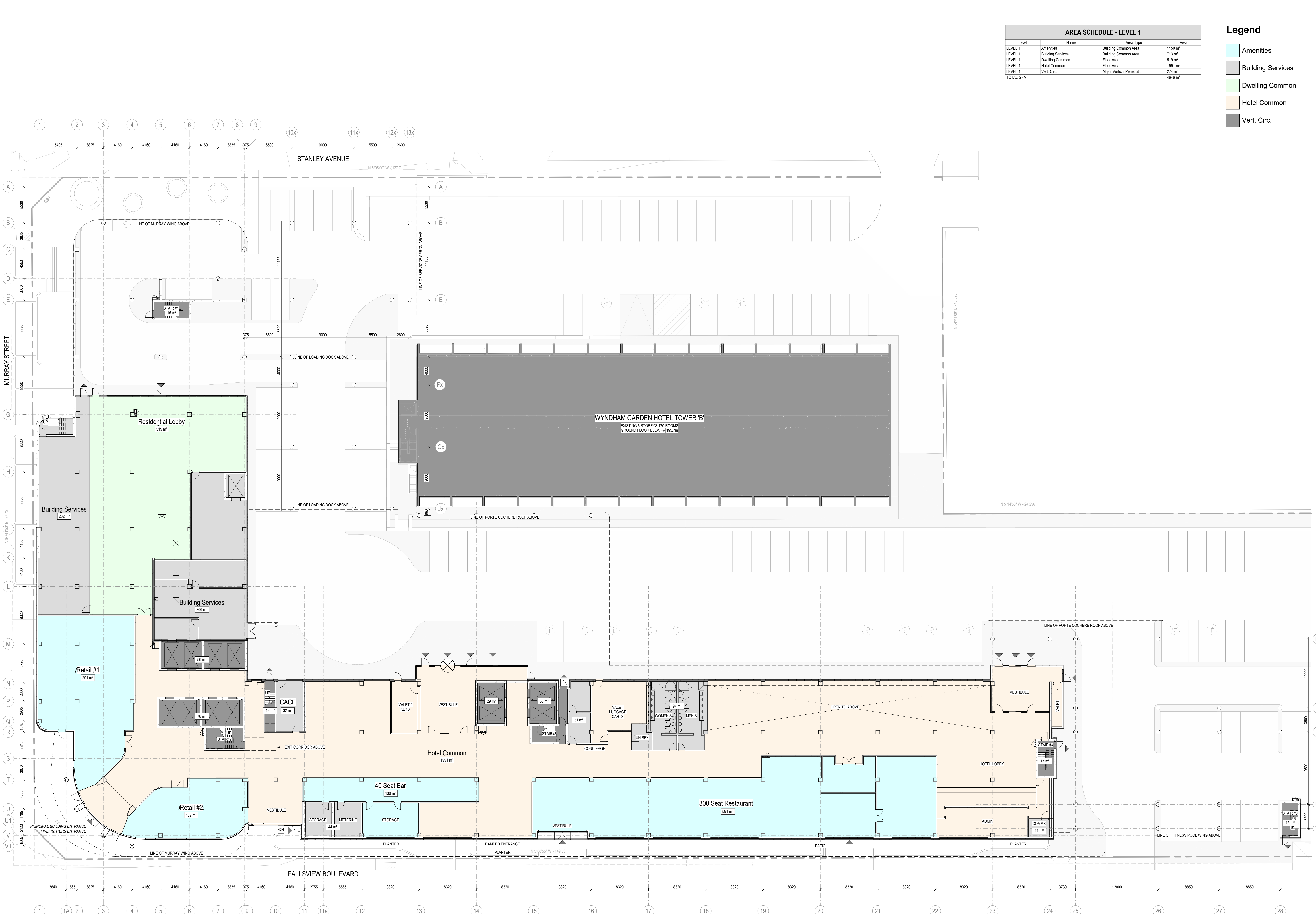
SCALE :
 FILE #: 18179

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING
 BY 0.3048

SITE PLAN

PARKING PROVIDED	
EXISTING PARKING LOT	940 STALLS
EXPANSION PARKING LOT	431 STALLS
TOTAL PROPOSED PARKING	1371 STALLS
PERMITTED PARKING	1651 STALLS


DRAWING NO.
A1.3




AREA SCHEDULE - LEVEL 1				
Level	Amenities	Name	Area Type	Area
LEVEL 1	Amenities		Building Common Area	1150 m ²
LEVEL 1	Building Services		Building Common Area	713 m ²
LEVEL 1	Dwelling Common		Floor Area	519 m ²
LEVEL 1	Hotel Common		Floor Area	1991 m ²
LEVEL 1	Vert. Circ.		Major Vertical Penetration	274 m ²
TOTAL GFA				4546 m ²

- Legend**
- Amenities
 - Building Services
 - Dwelling Common
 - Hotel Common
 - Vert. Circ.

CLIENT:
5009868 Ontario Limited
 6289 Fallsview Boulevard
 Niagara Falls, ON L2G 3V7

CONSULTANT:

 160 Pears Ave. - Suite 300
 Toronto, ON M5R 3P8
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1 FLOOR AREA PLAN - LEVEL 1
 1:200

NO.	DESCRIPTION	DATE
4	Minor Variance Package Updates	2024/07/24
3	Minor Variance Package	2024/07/11
NO.	DESCRIPTION	DATE

SHEET REVISION

PROJECT:
 Niagara Falls - Mixed-Use Building
 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
FLOOR PLAN - LEVEL 1

PROJECT NO: 24004
 DRAWING NO: **A2.0**
 CHECKED: AG


AREA SCHEDULE - LEVEL 2			
Level	Name	Area Type	Area
LEVEL 2	Amenities	Building Common Area	994 m ²
LEVEL 2	Building Services	Building Common Area	2528 m ²
LEVEL 2	Hotel Unit Area	Floor Area	1588 m ²
LEVEL 2	Lobby / Corridor	Floor Area	734 m ²
LEVEL 2	Vert. Circ.	Major Vertical Penetration	323 m ²
TOTAL GFA			6165 m ²

Legend

- Amenities
- Building Services
- Hotel Unit Area
- Lobby / Corridor
- Vert. Circ.

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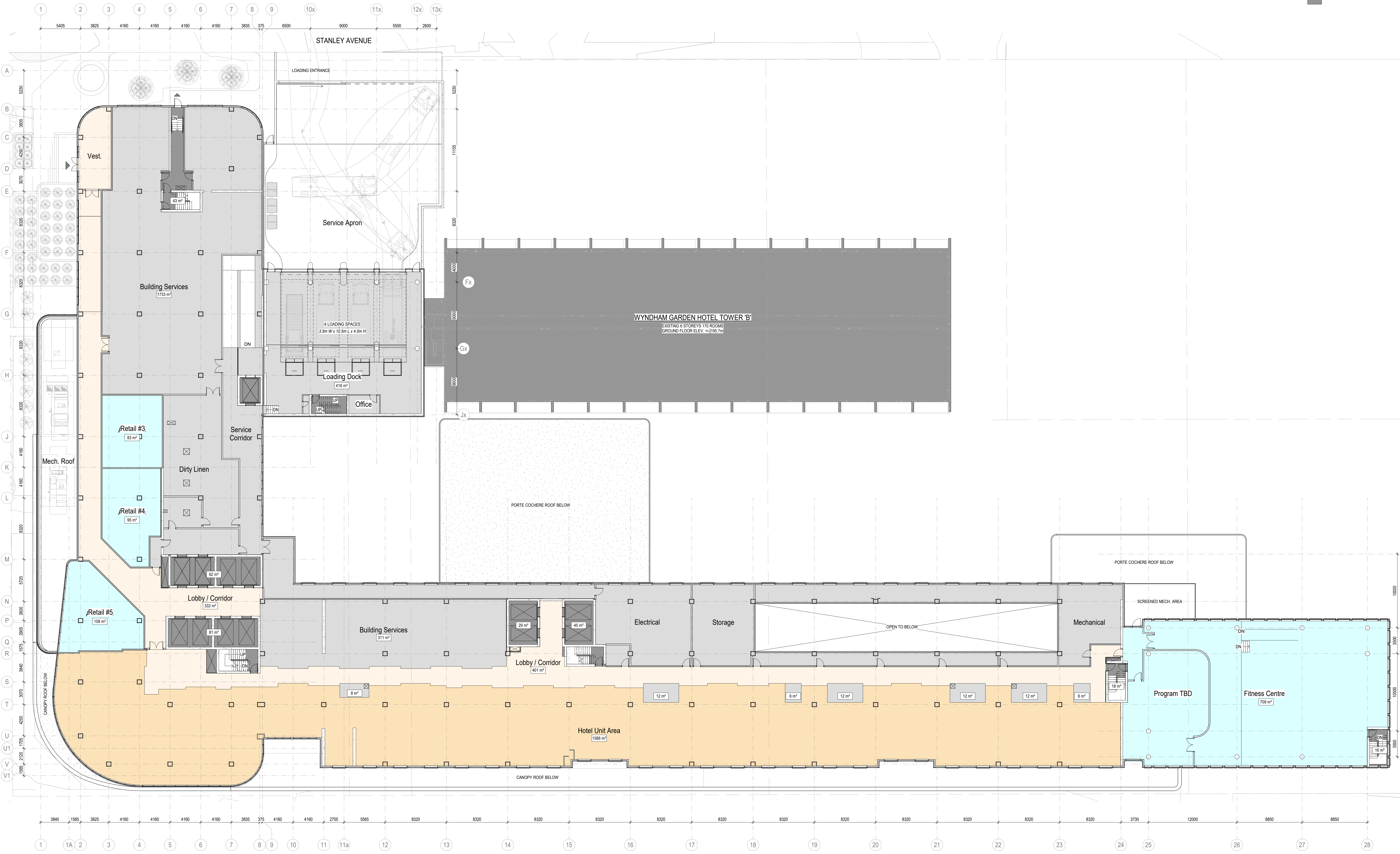
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160 Pears Ave. - Suite 300
Toronto, ON M5R 3P8
416-539-0763
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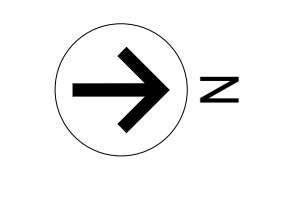
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1 FLOOR AREA PLAN - LEVEL 2
1:200



PROJECT:	Niagara Falls - Mixed-Use Building 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7
TITLE:	FLOOR PLAN - LEVEL 2
PROJECT NO:	24004
DRAWING NO:	A2.1
CHECKED:	AG
DATE:	2024/07/11

AREA SCHEDULE - LEVEL 3			
Level	Name	Area Type	Area
LEVEL 3	Amenities	Building Common Area	709 m ²
LEVEL 3	Building Services	Building Common Area	804 m ²
LEVEL 3	Hotel Unit Area	Floor Area	3587 m ²
LEVEL 3	Lobby / Corridor	Floor Area	892 m ²
LEVEL 3	Vert. Circ.	Major Vertical Penetration	296 m ²
TOTAL GFA			5998 m ²

Legend

- Amenities
- Building Services
- Hotel Unit Area
- Lobby / Corridor
- Vert. Circ.

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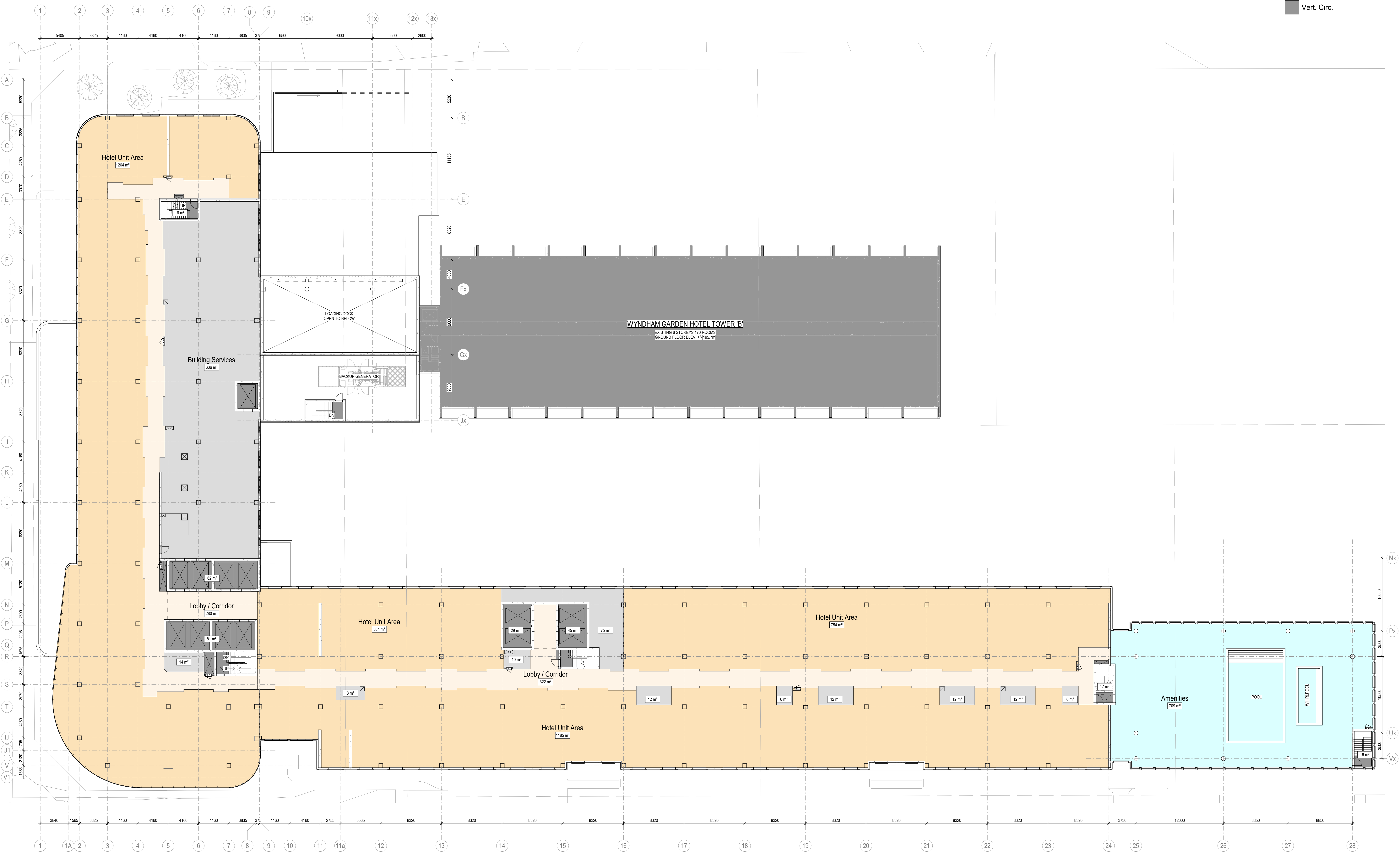
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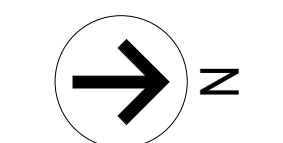
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1 FLOOR AREA PLAN - LEVEL 3
1:200



SHEET REVISION		
NO.	DESCRIPTION	DATE
4	Minor Variance Package Updates	2024/07/24
3	Minor Variance Package	2024/07/11

PROJECT:
Niagara Falls - Mixed-Use Building
6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
FLOOR PLAN - LEVEL 3

PROJECT NO:
24004

CHECKED:
AG

DRAWING NO:
A2.2


AREA SCHEDULE - LEVEL 4				
Level	Name	Area Type	Area	
LEVEL 4	Building Services	Building Common Area	276 m ²	
LEVEL 4	Hotel Unit Area	Floor Area	4026 m ²	
LEVEL 4	Lobby / Corridor	Floor Area	594 m ²	
LEVEL 4	Vert. Circ.	Major Vertical Penetration	253 m ²	
TOTAL GFA			5150 m ²	

Legend

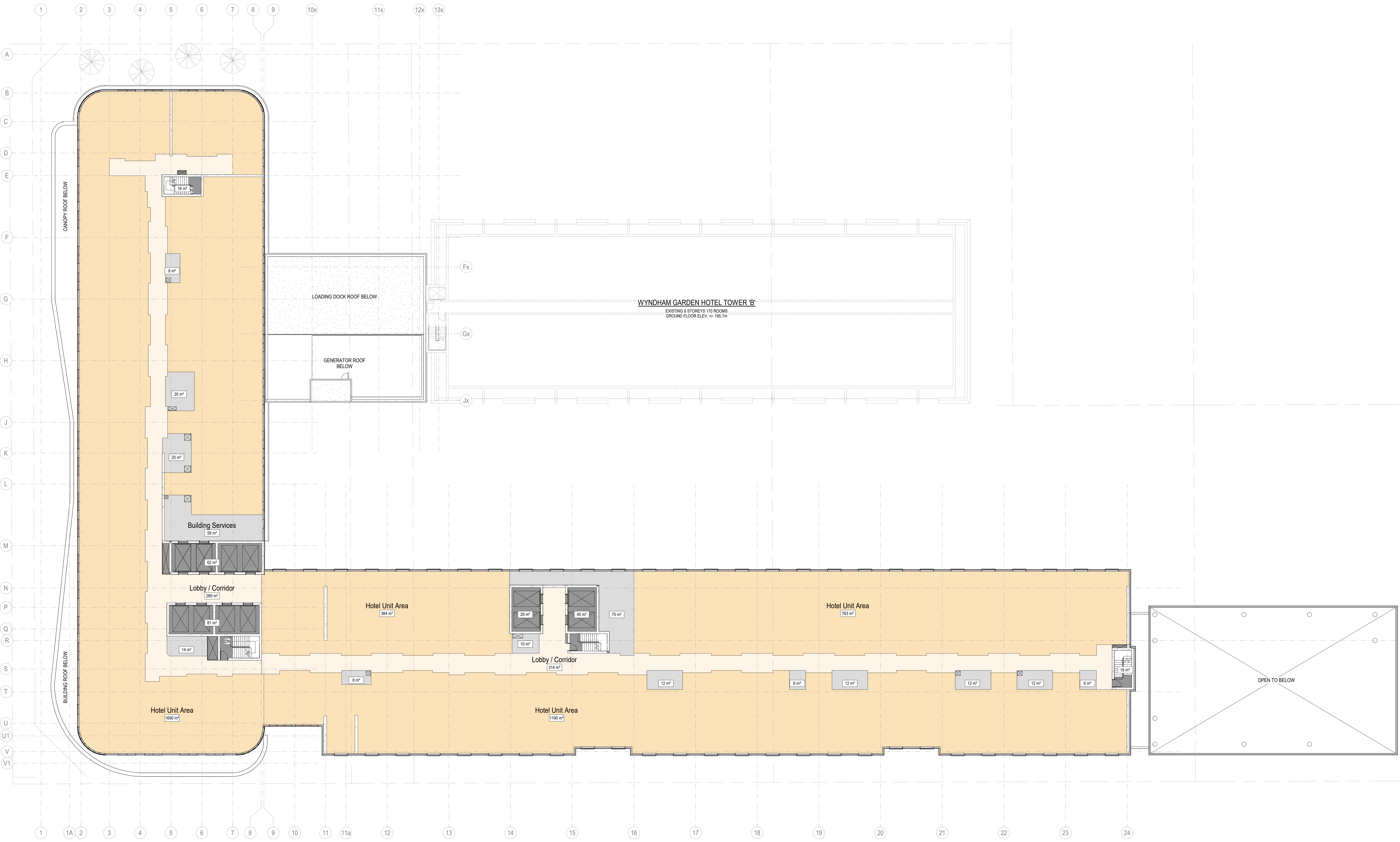
- Building Services
- Hotel Unit Area
- Lobby / Corridor
- Vert. Circ.

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6289 Fallsview Boulevard
Niagara Falls, ON L2G 3V7

CONSULTANT:
160 Pears Ave. - Suite 300
Toronto, ON M5R 3P8
416-539-0763
www.cumulusarch.com

SEAL:

ONARIO ASSOCIATION OF ARCHITECTS
SPELLEEN UDRAO OATARIO
L'ORDRE 6177

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1 FLOOR AREA PLAN - LEVEL 4
1:200

NO	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

PROJECT:
Niagara Falls - Mixed-Use Building
6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
FLOOR PLAN - LEVEL 4

PROJECT NO: 24004
DRAWING NO:
CHECKED: AG
DATE:

A2.3

AREA SCHEDULE - LEVEL 5-7			
Level	Name	Area Type	Area
LEVEL 5	Building Services	Building Common Area	276 m ²
LEVEL 5	Dwelling Unit Area	Floor Area	1688 m ²
LEVEL 5	Hotel Unit Area	Floor Area	2336 m ²
LEVEL 5	Lobby / Corridor	Floor Area	594 m ²
LEVEL 5	Vert. Circ.	Major Vertical Penetration	255 m ²
TOTAL GFA			5150 m ²

Legend

- Building Services
- Dwelling Unit Area
- Hotel Unit Area
- Lobby / Corridor
- Vert. Circ.

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6289 Fallsview Boulevard
Niagara Falls, ON L2G 3V7

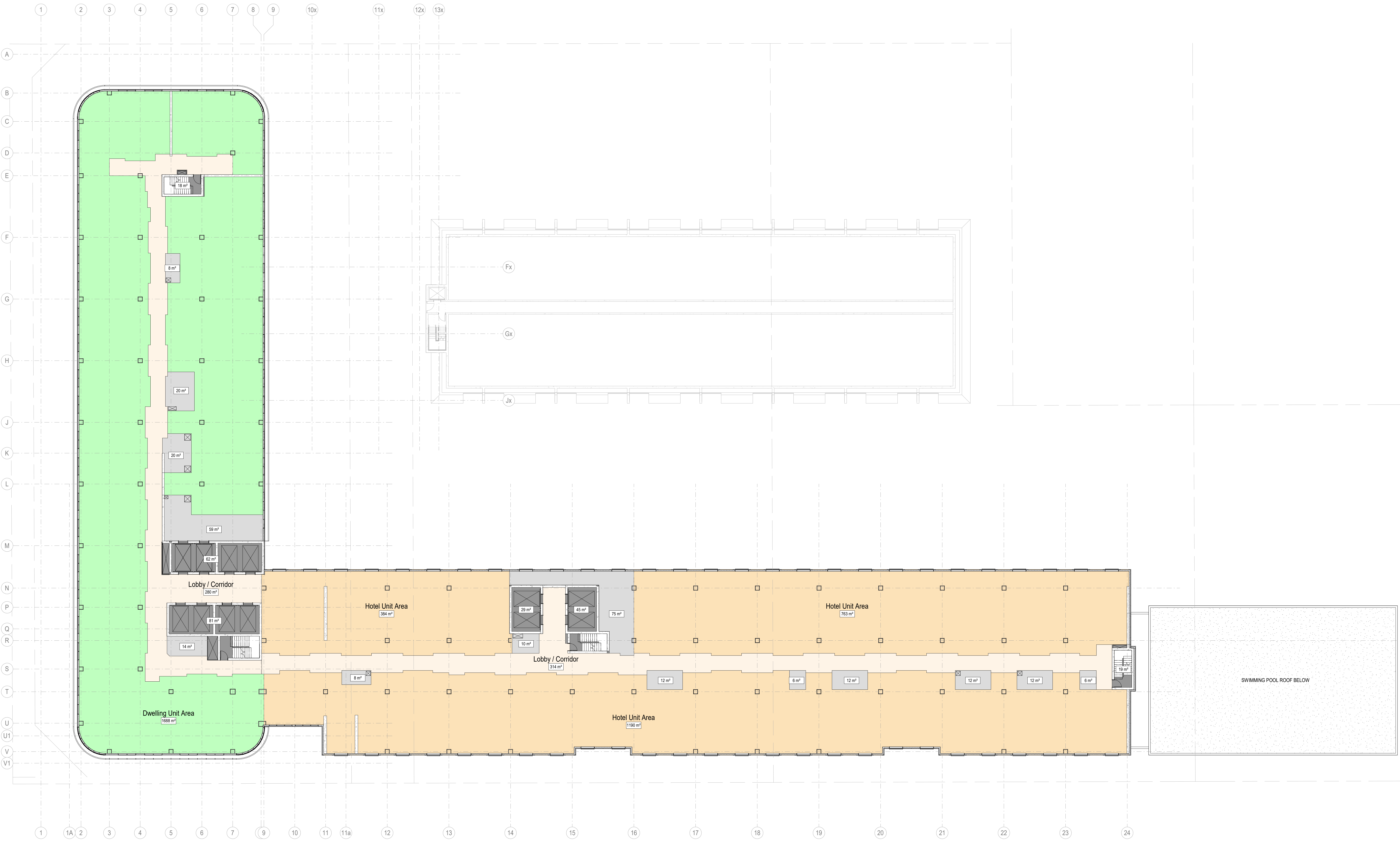
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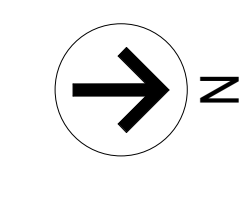
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1 FLOOR AREA PLAN - LEVEL 5-7
1:200



NO.	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

PROJECT:
Niagara Falls - Mixed-Use Building
6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
FLOOR PLAN - LEVELS 5-7

PROJECT NO: 24004
DRAWING NO: **A2.4**
CHECKED: AG

AREA SCHEDULE - LEVEL 8-14			
Level	Name	Area Type	Area
LEVEL 9	Building Services	Building Common Area	276 m ²
LEVEL 9	Dwelling Unit Area	Floor Area	4925 m ²
LEVEL 9	Lobby / Corridor	Floor Area	584 m ²
LEVEL 9	Vert. Circ.	Major Vertical Penetration	254 m ²
TOTAL GFA			5150 m ²

Legend

- Building Services
- Dwelling Unit Area
- Lobby / Corridor
- Vert. Circ.

CLIENT:

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 160 Pears Ave. - Suite 300
Toronto, ON M5R 3P8
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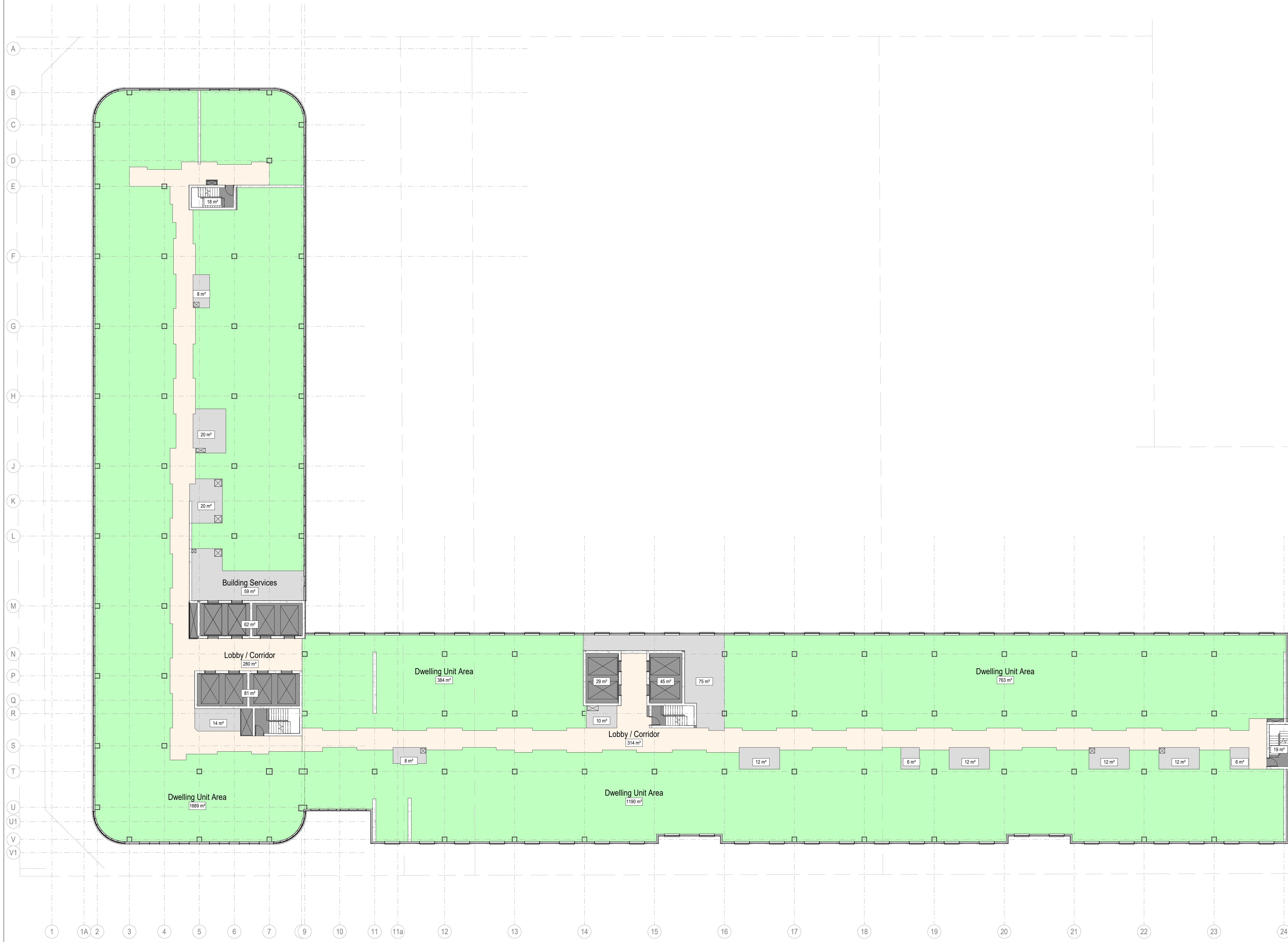
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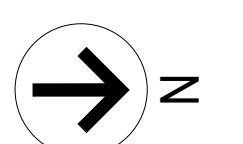
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1 FLOOR AREA PLAN - LEVELS 8-14
1:200



NO.	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

PROJECT:
Niagara Falls - Mixed-Use Building
6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
FLOOR PLAN - LEVELS 8-14


PROJECT NO: 24004
DRAWING NO: **A2.5**
CHECKED: AG


AREA SCHEDULE - LEVEL 15			
Level	Name	Area Type	Area
LEVEL 15	Building Services	Building Common Area	276 m ²
LEVEL 15	Dwelling Unit Area	Floor Area	3842 m ²
LEVEL 15	Lobby / Corridor	Floor Area	584 m ²
LEVEL 15	Vert. Circ.	Major Vertical Penetration	254 m ²
TOTAL GFA			5067 m ²

Legend

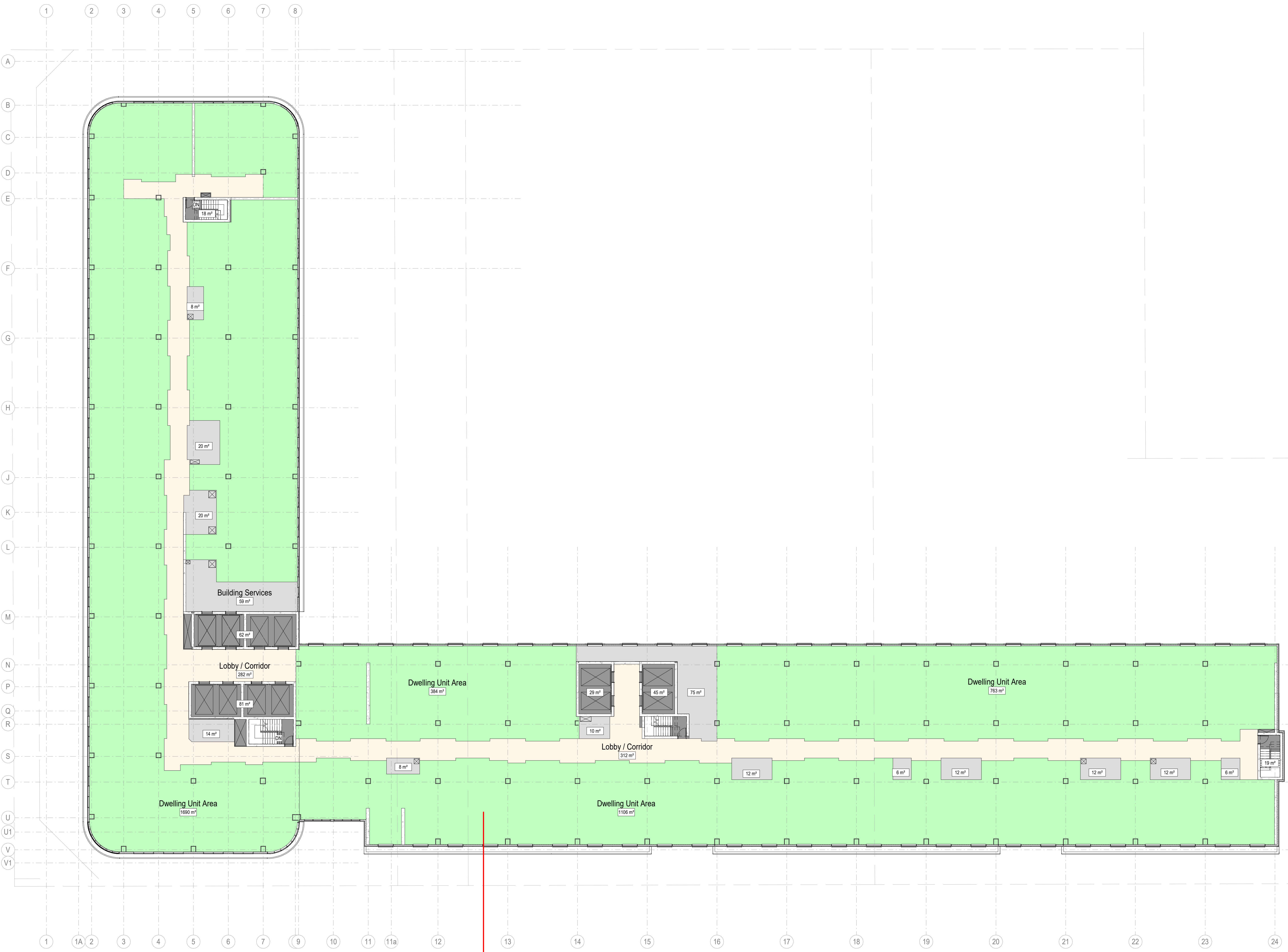
- Building Services
- Dwelling Unit Area
- Lobby / Corridor
- Vert. Circ.

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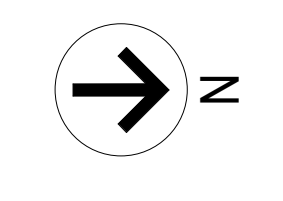
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MINOR VARIANCE ITEM #3
Expansion of the floor area of the 15th storey permitted for Building 'B' under the approved minor variance application #A-2024-003 / PL20240107. The 15th storey is expanded across the entire footprint of Building 'B' per the floor plan drawing.

1 FLOOR AREA PLAN - LEVEL 15
1:200



NO	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

PROJECT:
Niagara Falls - Mixed-Use Building
6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
FLOOR PLAN - LEVEL 15

PROJECT NO:
24004

DRAWING NO:
A2.6


CHECKED:
AG


AREA SCHEDULE - LEVEL 16			
Level	Name	Area Type	Area
LEVEL 16	Building Services	Building Common Area	120 m ²
LEVEL 16	Dwelling Unit Area	Floor Area	1336 m ²
LEVEL 16	Lobby / Corridor	Floor Area	287 m ²
LEVEL 16	Vert. Circ.	Major Vertical Penetration	274 m ²
TOTAL GFA			2369 m ²

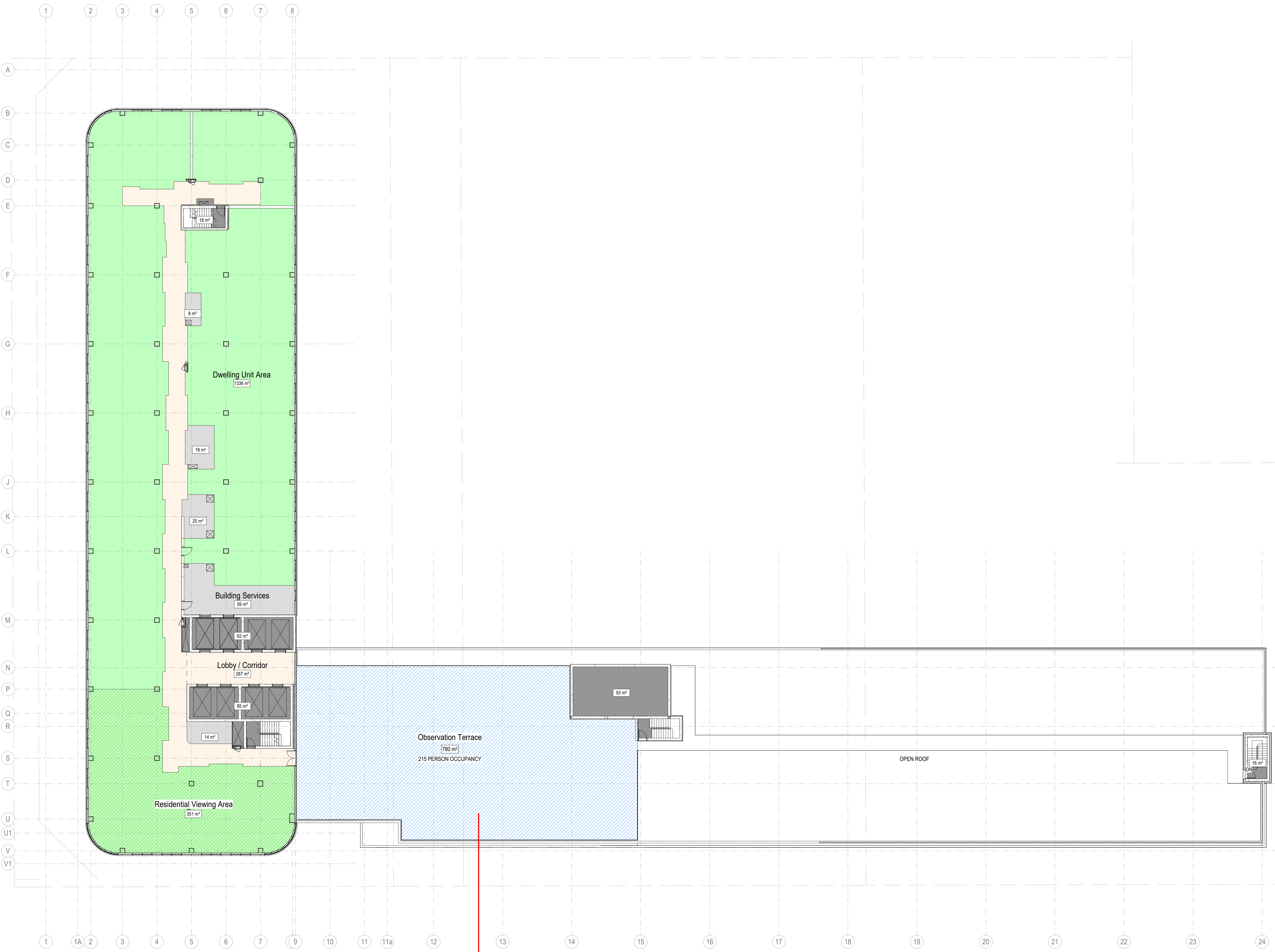
Legend

- Building Services
- Dwelling Unit Area
- Lobby / Corridor
- Vert. Circ.

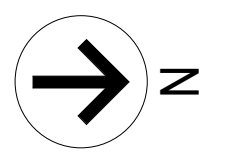
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MINOR VARIANCE ITEM #4
 A new terrace component on the roof of the 16th floor roof level of Building 'B' with access from the 16th floor of Building 'A'.



NO	DESCRIPTION	DATE
4	Minor Variance Package Updates	2024/07/24
3	Minor Variance Package	2024/07/11

PROJECT:
 Niagara Falls - Mixed-Use Building
 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

AREA SCHEDULE - LEVEL 17				
Level	Name	Area Type	Area	
LEVEL 17	Building Services	Building Common Area	120 m ²	
LEVEL 17	Dwelling Unit Area	Floor Area	1700 m ²	
LEVEL 17	Lobby / Corridor	Floor Area	275 m ²	
LEVEL 17	Vert. Circ.	Major Vertical Penetration	165 m ²	
TOTAL GFA			2259 m ²	

AREA SCHEDULE - LEVEL 18				
Level	Name	Area Type	Area	
LEVEL 18	Building Services	Building Common Area	120 m ²	
LEVEL 18	Dwelling Unit Area	Floor Area	1700 m ²	
LEVEL 18	Lobby / Corridor	Floor Area	275 m ²	
LEVEL 18	Vert. Circ.	Major Vertical Penetration	165 m ²	
TOTAL GFA			2259 m ²	


AREA SCHEDULE - LEVEL MPH				
Level	Name	Area Type	Area	
MECH. PH.	Building Services	Building Common Area	551 m ²	
MECH. PH.	Vert. Circ.	Major Vertical Penetration	190 m ²	
TOTAL GFA			742 m ²	

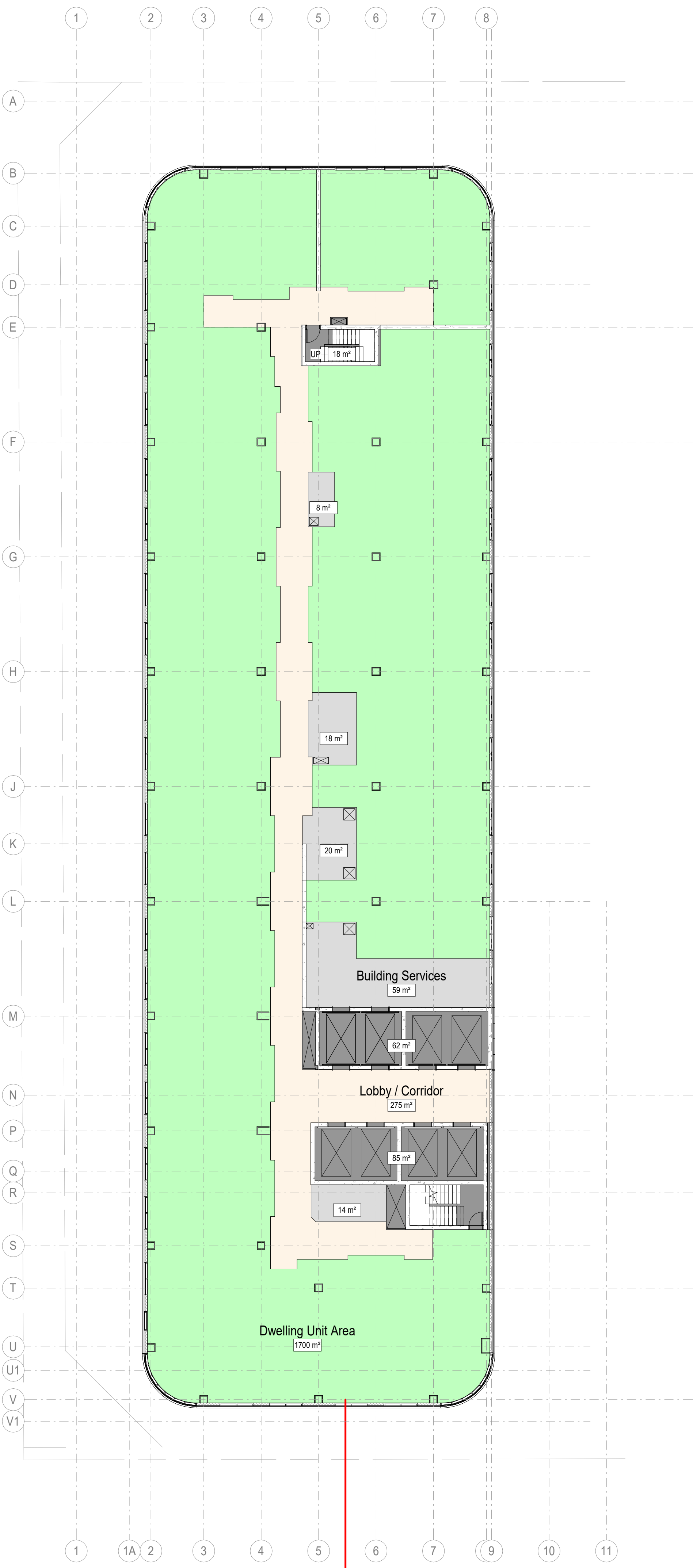
Legend

- Building Services
- Dwelling Unit Area
- Lobby / Corridor
- Vert. Circ.

CLIENT:
5009868 Ontario Limited
 6289 Fallsview Boulevard
 Niagara Falls, ON L2G 3V7

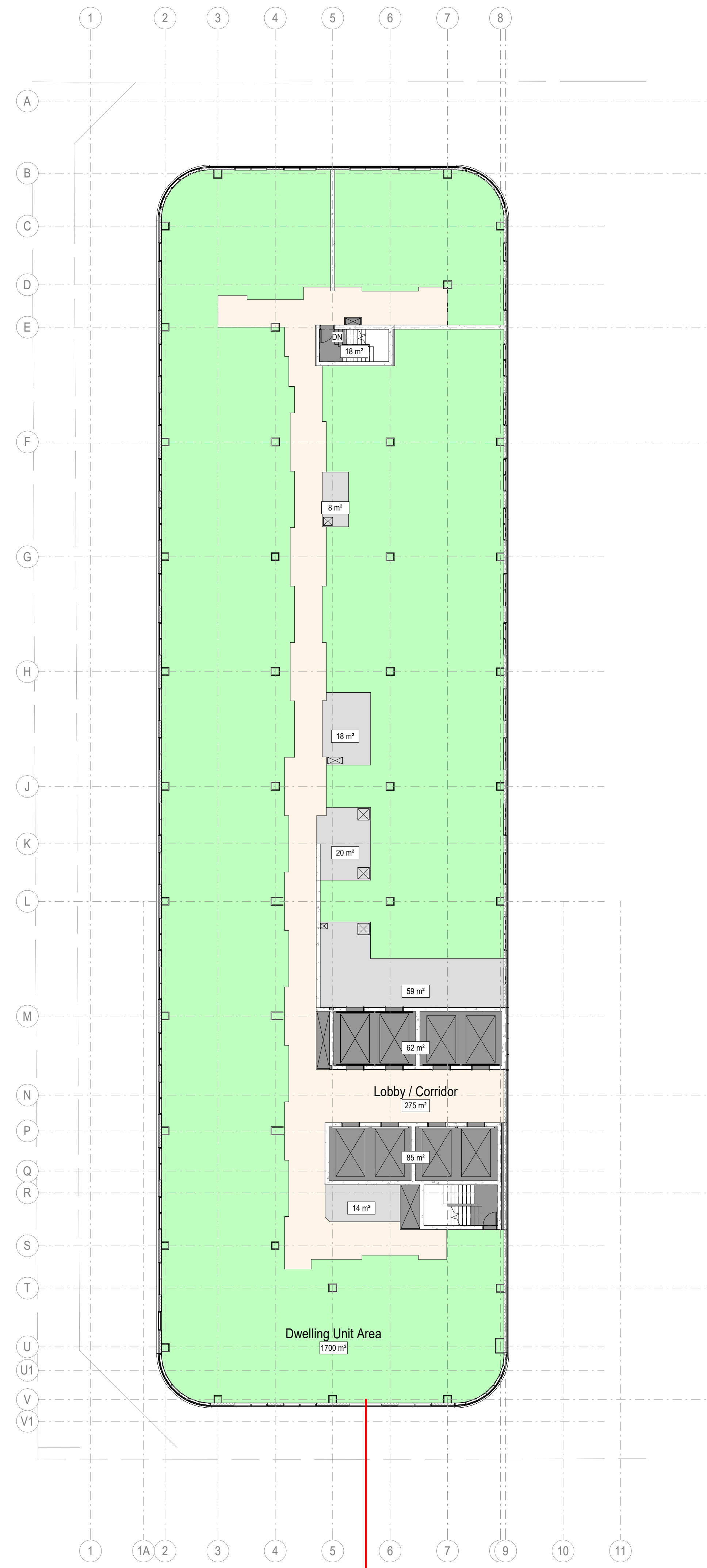
CONSULTANT:
 160 Pears Ave. - Suite 300
 Toronto, ON M5R 3P8
 416-539-0763
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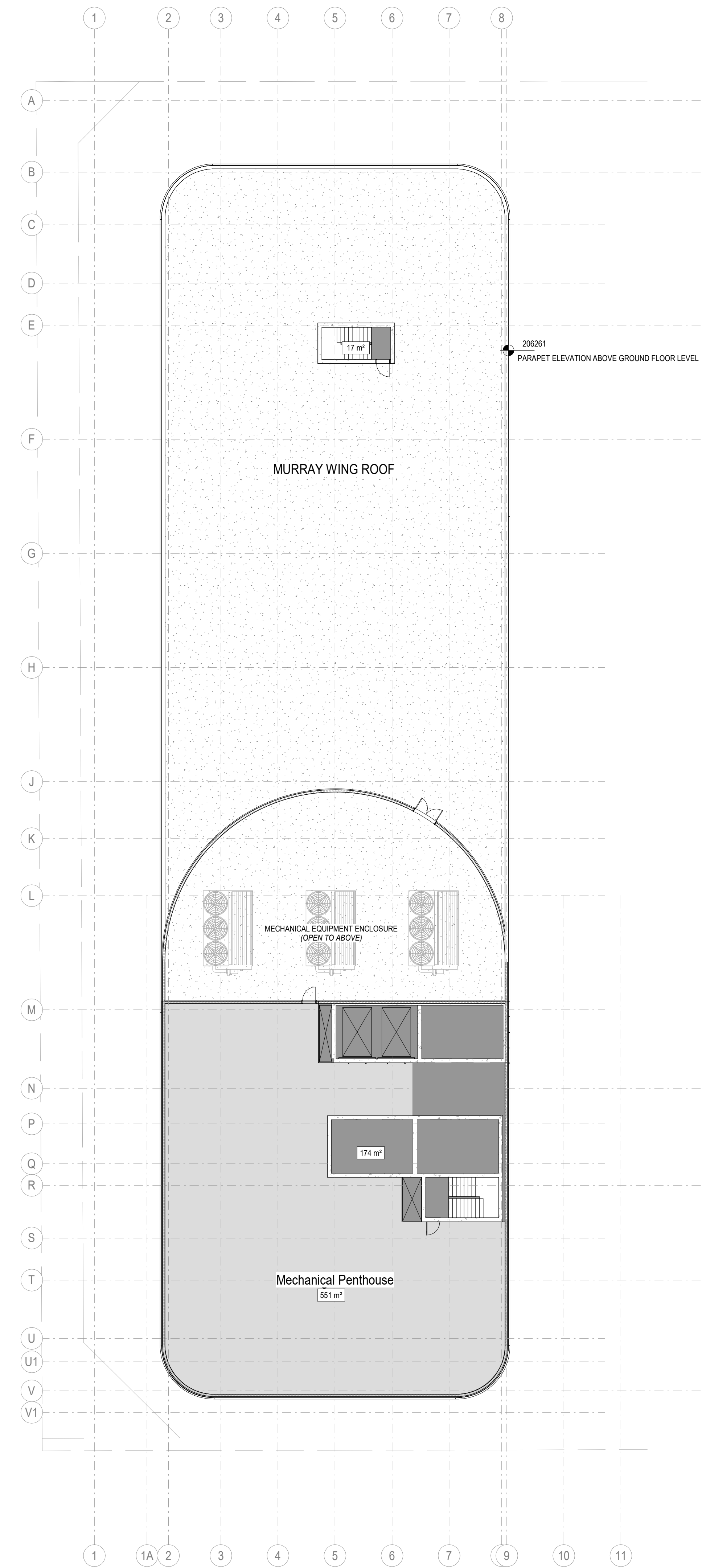
MINOR VARIANCE ITEM #1
 An increase to the number of storeys of building height permitted under site-specific by-law 2020-045

1 FLOOR AREA PLAN - LEVEL 17
 1:200



MINOR VARIANCE ITEM #1
 An increase to the number of storeys of building height permitted under site-specific by-law 2020-045

2 FLOOR AREA PLAN - LEVEL 18
 1:200



3 FLOOR AREA PLAN - MECH. PENTHOUSE
 1:200

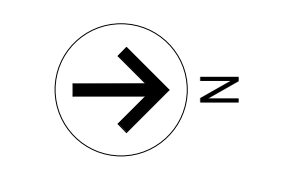
NO.	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

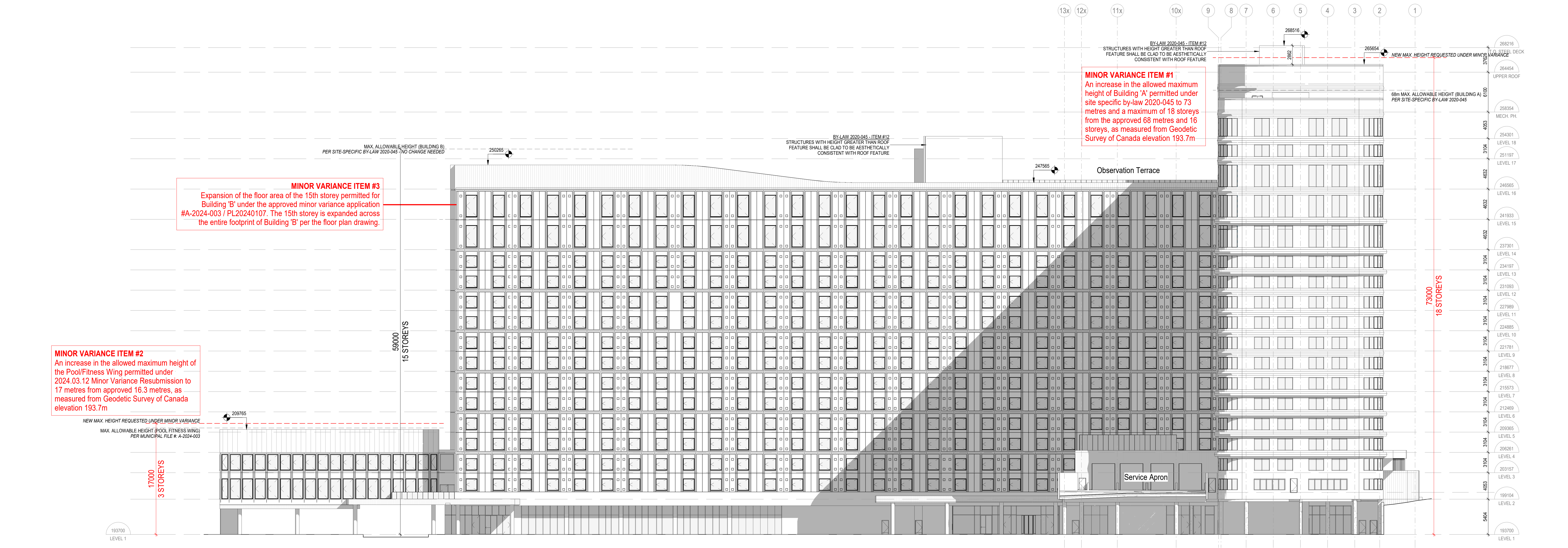
PROJECT:
 Niagara Falls - Mixed-Use Building
 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
**FLOOR PLAN - LEVELS 17
 18 & MPH**

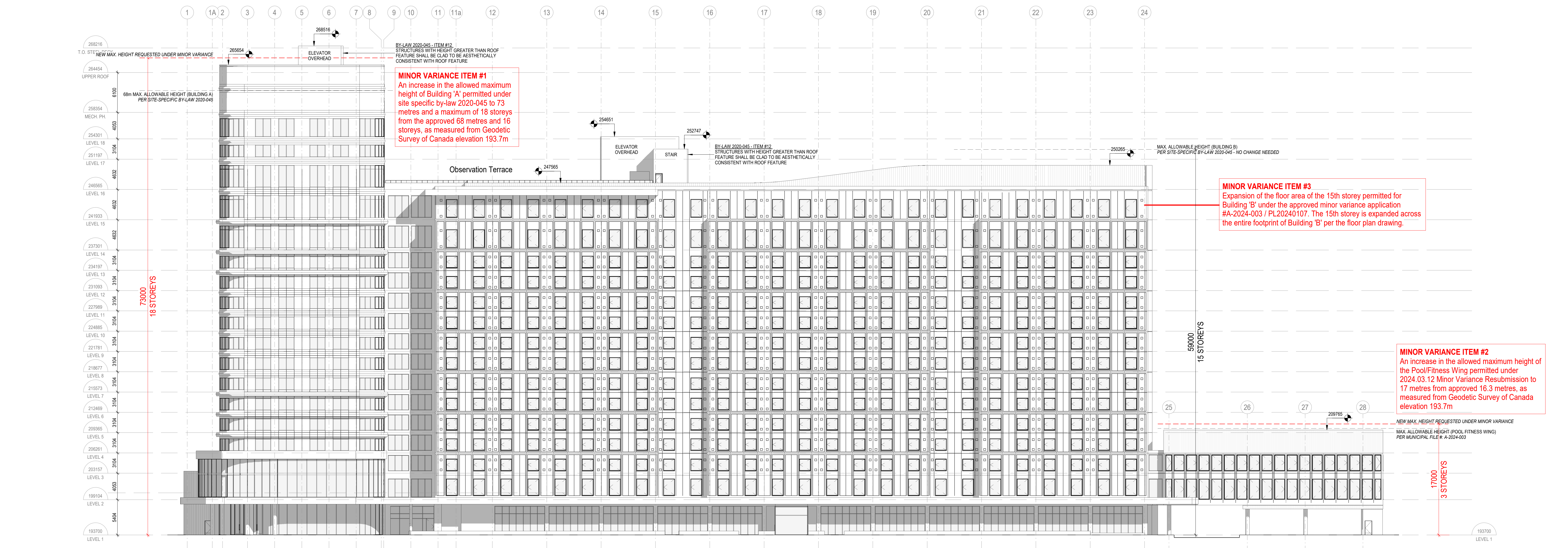
PROJECT NO:
 24004
 CHECKED:
 AG

DRAWING NO:
A2.8



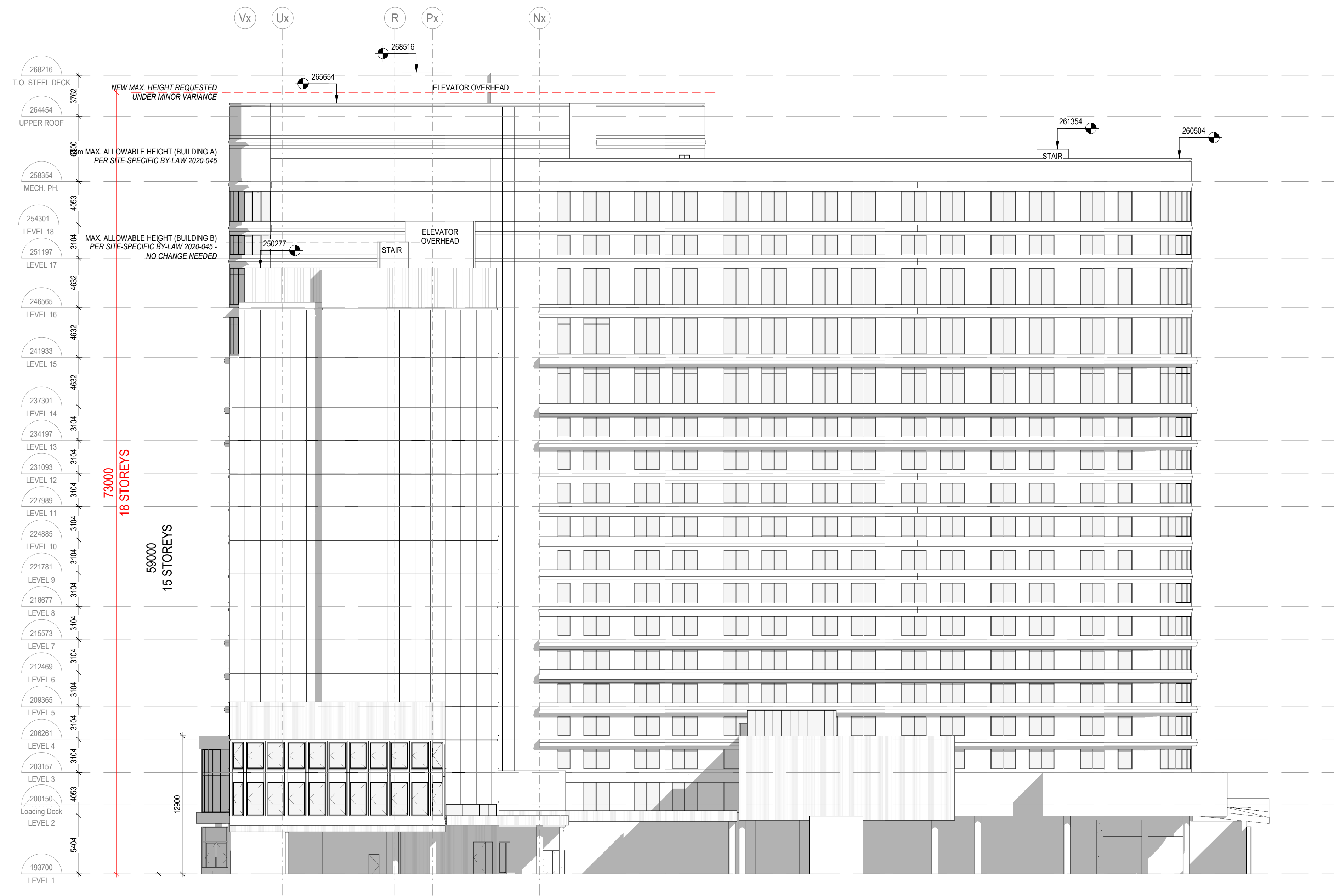


1 WEST ELEVATION
 1: 250

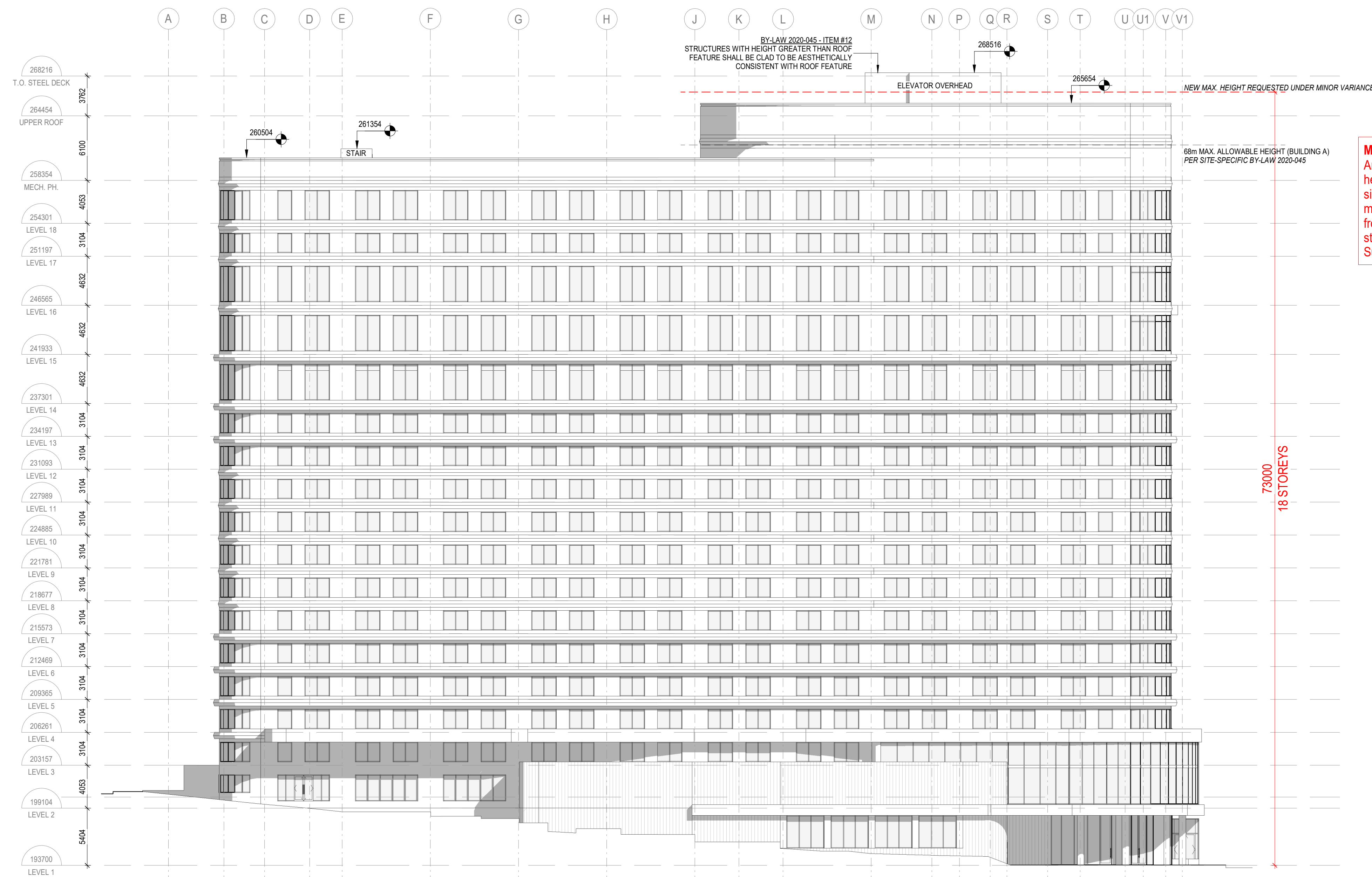


2 EAST ELEVATION
 1: 250

MINOR VARIANCE ITEM #1
 An increase in the allowed maximum height of Building 'A' permitted under site specific by-law 2020-045 to 73 metres and a maximum of 18 storeys from the approved 68 metres and 16 storeys, as measured from Geodetic Survey of Canada elevation 193.7m



1 NORTH ELEVATION
 1 : 250



MINOR VARIANCE ITEM #1
 An increase in the allowed maximum height of Building 'A' permitted under site specific by-law 2020-045 to 73 metres and a maximum of 18 storeys from the approved 68 metres and 16 storeys, as measured from Geodetic Survey of Canada elevation 193.7m

2 SOUTH ELEVATION
 1 : 250

CLIENT:

5009868 Ontario Limited
 6289 Fallsview Boulevard
 Niagara Falls, ON L2G 3V7

CONSULTANT:

CUMULUS ARCHITECTS INC. 160 Pears Ave. - Suite 300
 Toronto, ON M5R 3P8
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NO	DESCRIPTION	DATE
2	Minor Variance Package	2024/07/11

PROJECT:
 Niagara Falls - Mixed-Use Building
 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

TITLE:
 NORTH & SOUTH ELEVATIONS

PROJECT NO:
 24004
 CHECKED:
 AG

DRAWING NO:
 A3.1