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:

DESIGN ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL & ELECTRICAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE:

CLIENT:



Cumulus Architects Inc. CUMULUS ARCHITECTS INC. Suite 300 - 160 Pears Avenue Toronto, ON M5R 3P8 (416) 539-0763 cumulusarch.com

ZERAFA Zerafa Architecture Studio New York, NY 10013 212-966-7083 zerafaarchitecture.com

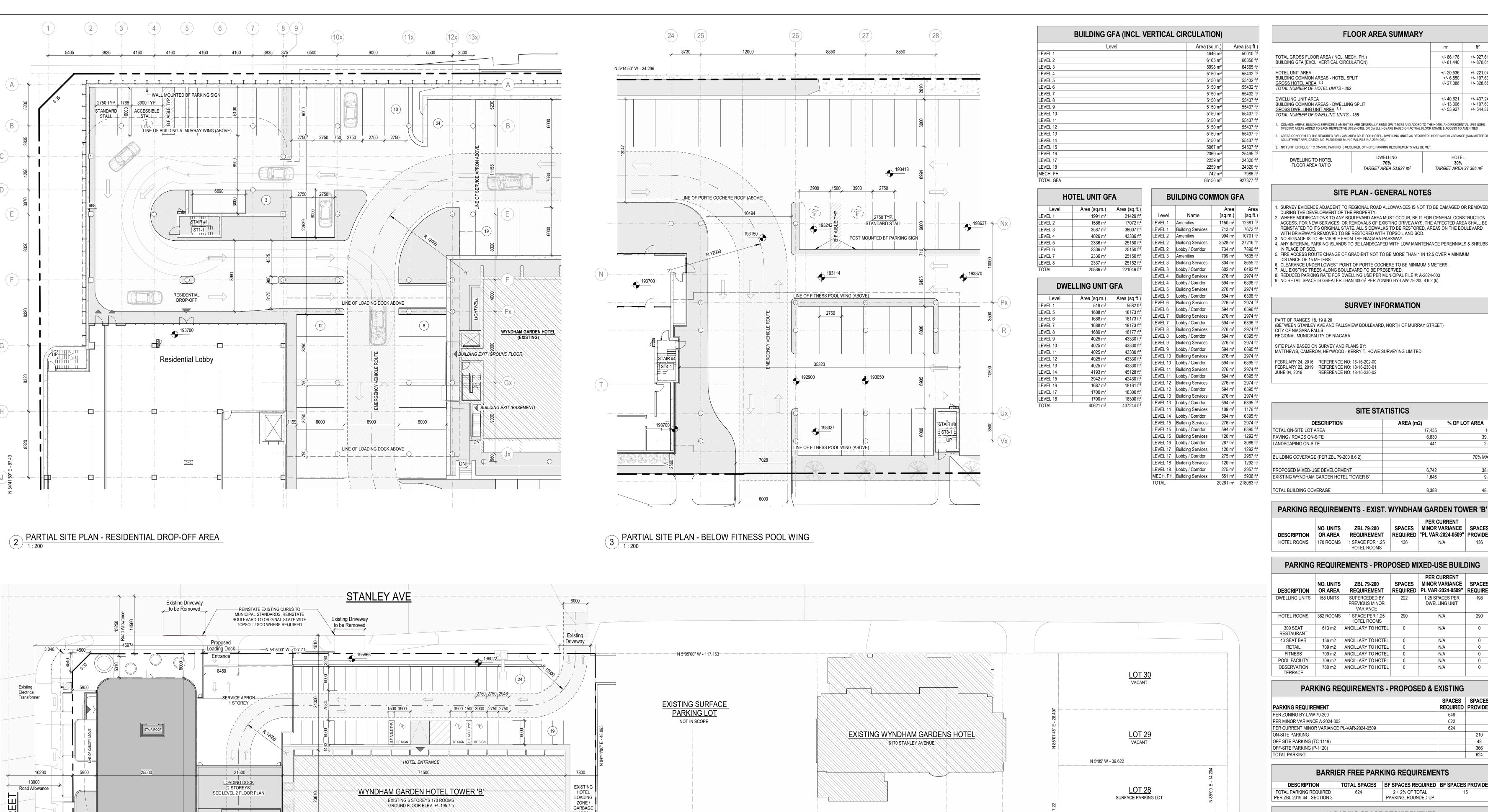




The HIDI Group North York, ON M2H 3N5 416-364-2100







(3) (2) (3) (3) (2) LINE OF PORTE COCHERE ROOF ABOVE

FITNESS POOL WING
3 STOREYS

Proposed

Driveway

N 5°08'55" W - 63.76

MINOR VARIANCE ITEM #2

An increase to the maximum allowable height of

By-law A-2024-003 to 17 metres and 4 storeys.

the Fitness Pool Wing permitted under site-specific

EXISTING FIRE HYDRANT

BF SIGN BF SIGN BF SIGN BF SIGN

PROPERTY LINE

MINOR VARIANCE ITEM #5

each dwelling unit.

A new agreed factor of 1.25 parking spaces for

WYNDHAM GARDEN HOTEL TOWER 'B'

EXISTING 6 STOREYS 170 ROOMS GROUND FLOOR ELEV. +/- 195.7m

EXISTING LIGHTWELLS

BUILDING B: FALLSVIEW WING

GROUND FLOOR ELEV. 193.70m

Extension of the 15th storey across the Fallsview Wing (Building B). No increase to height restriction under site-specific by-law 2020-045.

Existing Driveway to be Removed

REINSTATE EXISTING CURBS TO MUNICIPAL STANDARDS, REINSTATE

MINOR VARIANCE ITEM #4

BOULEVARD TO ORIGINAL STATE WITH TOPSOIL / SOD WHERE REQUIRED-

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'.

SEE LEVEL 2 FLOOR PLAN

OBSERVATION TERRACE

16TH FLOOR ROOF

FALLSVIEW BLVD

LINE OF CANOPY ABOVE

Existing Electrical — Transformer

BUILDING A: MURRAY WING

GROUND FLOOR ELEV. 193.70m

MECHANICAL PENTHOUSE ROOF

Existing Driveway to be Removed

PARAPET ELEV. 71.95m

HYDRANT

MINOR VARIANCE ITEM #

feature and # of storeys

18 storeys.

permitted under site-specif by-law 2020-045 to 73m and

FIRE

CONNECTION

PRINCIPAL BUILDING ENTRANCE FIREFIGHTERS ENTRANCE

REINSTATE EXISTING CURBS TO -MUNICIPAL STANDARDS, REINSTATE

BOULEVARD TO ORIGINAL STATE WITH

TOPSOIL / SOD WHERE REQUIRED

OVERALL SITE PLAN
1:400

OOR AREA SUMMARY	1	
	m ²	ft ²
CH. PH.) JLATION)	+/- 86,178 +/- 81,440	+/- 927, +/- 876,
	+/- 20,536 +/- 6,850 +/- 27,386	+/- 221, +/- 107, +/- 328,
	+/- 40,621 +/- 13,306 +/- 53,927	+/- 437,; +/- 107, +/- 544,;
SE (HOTEL OR DWELLING) ARE BASED ON ACTUAL REA SPLIT FOR HOTEL / DWELLING UNITS AS REQU CIPAL FILE #: A-2024-003)	FLOOR USAGE & ACCESS TO A	AMENITIES.
DWELLING 70% TARGET AREA 53,927 m ²	HOTEI 30% TARGET AREA	_
	CH. PH.) JLATION) PLIT 3 SPLIT 158 S ARE GENERALLY BEING SPLIT 50/50 AND ADDECT SE (HOTEL OR DWELLING) ARE BASED ON ACTUAL REA SPLIT FOR HOTEL / DWELLING UNITS AS REQUIRED. OFF-SITE PARKING REQUIREMENTS WILL INTO TOWN DWELLING 70%	CH. PH.) +/- 86,178 +/- 81,440 +/- 20,536 +/- 6,850 +/- 27,386

5009868 Ontario Limited

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Toronto, ON M5R 3P8 416-539-0763

6289 Fallsview Boulevard

Niagara Falls, ON L2G 3V7

SITE PLAN - GENERAL NOTES
YEY EVIDENCE ADJACENT TO REGIONAL ROAD ALLOWANCES IS NOT TO BE DAMAGED OR REMOVED NOT THE DEVELOPMENT OF THE PROPERTY.
RE MODIFICATIONS TO ANY BOULEVARD AREA MUST OCCUR, BE IT FOR GENERAL CONSTRUCTION

ACCESS, FOR NEW SERVICES, OR REMOVALS OF EXISTING DRIVEWAYS, THE AFFECTED AREA SHALL BE REINSTATED TO ITS ORIGINAL STATE. ALL SIDEWALKS TO BE RESTORED, AREAS ON THE BOULEVARD WITH DRIVEWAYS REMOVED TO BE RESTORED WITH TOPSOIL AND SOD. 3. NO SIGNAGE IS TO BE VISIBLE FROM THE NIAGARA PARKWAY. 4. ANY INTERNAL PARKING ISLANDS TO BE LANDSCAPED WITH LOW MAINTENANCE PERENNIALS & SHRUBS 5. FIRE ACCESS ROUTE CHANGE OF GRADIENT NOT TO BE MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 METERS.

6. CLEARANCE UNDER LOWEST POINT OF PORTE COCHERE TO BE MINIMUM 5 METERS.

SURVEY INFORMATION

PART OF RANGES 18, 19 & 20 (BETWEEN STANLEY AVE AND FALLSVIEW BOULEVARD, NORTH OF MURRAY STREET) REGIONAL MUNICIPALITY OF NIAGARA

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

WAT THEWO, OAWERO	N, HETWOOD - KERRY T. HOWE CORVETING ENVITED
,	REFERENCE NO: 15-16-202-00
FEBRUARY 22, 2019	REFERENCE NO: 18-16-230-01
JUNE 04 2019	REFERENCE NO: 18-16-230-02

SITE STA	ATISTICS	
DESCRIPTION	AREA (m2)	% OF LOT AREA
TOTAL ON-SITE LOT AREA	17,435	100
PAVING / ROADS ON-SITE	6,830	39.18
LANDSCAPING ON-SITE	441	2.53
BUILDING COVERAGE (PER ZBL 79-200 8.6.2)		70% MAX.
PROPOSED MIXED-USE DEVELOPMENT	6,742	38.67
EXISTING WYNDHAM GARDEN HOTEL 'TOWER B'	1,646	9.44
TOTAL BUILDING COVERAGE	8,388	48.11

PARKING R	(ING REQUIREMENTS - EXIST. WYNDHAM GARDEN TOWER 'B'				
DESCRIPTION	NO. UNITS OR AREA	ZBL 79-200 REQUIREMENT	SPACES REQUIRED	PER CURRENT MINOR VARIANCE "PL VAR-2024-0509"	SPACES PROVIDED
HOTEL ROOMS	170 ROOMS	1 SPACE FOR 1.25	136	N/A	136

PARKING REQUIREMENTS - PROPOSED MIXED-USE BUILDING					
DESCRIPTION	NO. UNITS OR AREA	ZBL 79-200 REQUIREMENT	SPACES REQUIRED	PER CURRENT MINOR VARIANCE PL VAR-2024-0509"	SPACE: REQUIRE
DWELLING UNITS	158 UNITS	SUPERCEDED BY PREVIOUS MINOR VARIANCE	222	1.25 SPACES PER DWELLING UNIT	198
HOTEL ROOMS	362 ROOMS	1 SPACE PER 1.25 HOTEL ROOMS	290	N/A	290
300 SEAT RESTAURANT	613 m2	ANCILLARY TO HOTEL	0	N/A	0
40 SEAT BAR	136 m2	ANCILLARY TO HOTEL	0	N/A	0
RETAIL	709 m2	ANCILLARY TO HOTEL	0	N/A	0
FITNESS	709 m2	ANCILLARY TO HOTEL	0	N/A	0
POOL FACILITY	709 m2	ANCILLARY TO HOTEL	0	N/A	0
OBSERVATION TERRACE	780 m2	ANCILLARY TO HOTEL	0	N/A	0

PARKING REQUIREMENTS - PROPOSED & EXISTING		
PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
PER ZONING BY-LAW 79-200	646	
PER MINOR VARIANCE A-2024-003	622	
PER CURRENT MINOR VARIANCE PL-VAR-2024-0509	624	
ON-SITE PARKING		210
OFF-SITE PARKING (TC-1119)		48
OFF-SITE PARKING (P-1120)		366
TOTAL PARKING		624

PER ZBL 2019-44 - SECTION 3

AM-2019-023

N 5°05' W - 3.05

SURFACE PARKING LOT

SURFACE PARKING LOT

OFF-SITE PARKING

48 PARKING SPACES

Driveway

N 5°05' W - 39.622

N 5°08'55" W - 46.73

NOTE:
REMOVAL OF ENTRANCES AND RESTORATION OF THE CURB & BOULEVARD INDICATED UNDER PREVIOUSLY APPROVED 3-STOREY SITE PLAN APPROVAL #SPC-2019-003 WAS OMITTED DURING REBUILDING OF BOULEVARD BY CITY

N 85°07'50" E ROAD WIDENING - 0.914

N 5°08'55" W - 14.13

Driveway

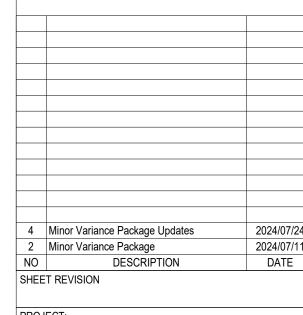
__N 85°08'30" E _____ __ROAD WIDENING -_0.914_/*

BARRIER FREE PARKING REQUIREMENTS TOTAL SPACES | BF SPACES REQUIRED | BF SPACES PROVIDED 2 + 2% OF TOTAL PARKING, ROUNDED UP TOTAL PARKING REQUIRED

LOADING SPACE	REQUIREMENTS	
ZBL REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
IN ACCORDANCE WITH ZBL 79-200 SECTION 4.20.1 AND SITE SPECIFIC BY-LAW NO. 2020-45 FILE NO.	4	4 SPACES (3.5m x 10.5m 4.0m) LOCATED IN

BAR	RRIER FREE SIGNA	AGE
EACH ACCESSIBLE PARKING SPOT SHALL (CONSIST OF THE FOLLOWING:	:
1. ONE AUTHORIZED DISABLED PARKING S 2. ONE '\$300.00 FINE' SIGN TAB DIRECTLY I 3. BOTH SIGNS ARE TO BE PERMANENTLY MOUNTED AT A HEIGHT OF 1.0 TO 1.5 MI 4. PARKING SPOTS SHALL BE A MINIMUM O 5. SHALL BE MARKED WITH APPROPRIATE LOCATED ON A HARD SURFACE. 6. LOCATED ON A LEVEL SURFACE.	BENEATH THE AUTHORIZED DI INSTALLED AT THE FRONT AN ETRES FROM THE GROUND TO DF 3.9 METERS IN WIDTH BY 6.	ND CENTER OF THE PARKING STALL O THE BOTTOM OF THE SIGN. O METERS IN LENGTH.
1500 50 260 880 260 50 880 260 50 880 WHITE SYMBOL WHITE BORDER +	300 BY PERMIT ONLY MAXIMUM FINE \$300.00	SIGN TO BE WALL MOUNTED WITHOUT POLE UNLESS SHOWN OTHERWISE ON DRAWING
BARRIER FREE PARKING SPOT SYMBOL	BARRIER FREE PARKING SPOT SIGNAGE	BARRIER FREE PARKING POST SIGNAGE
		0009

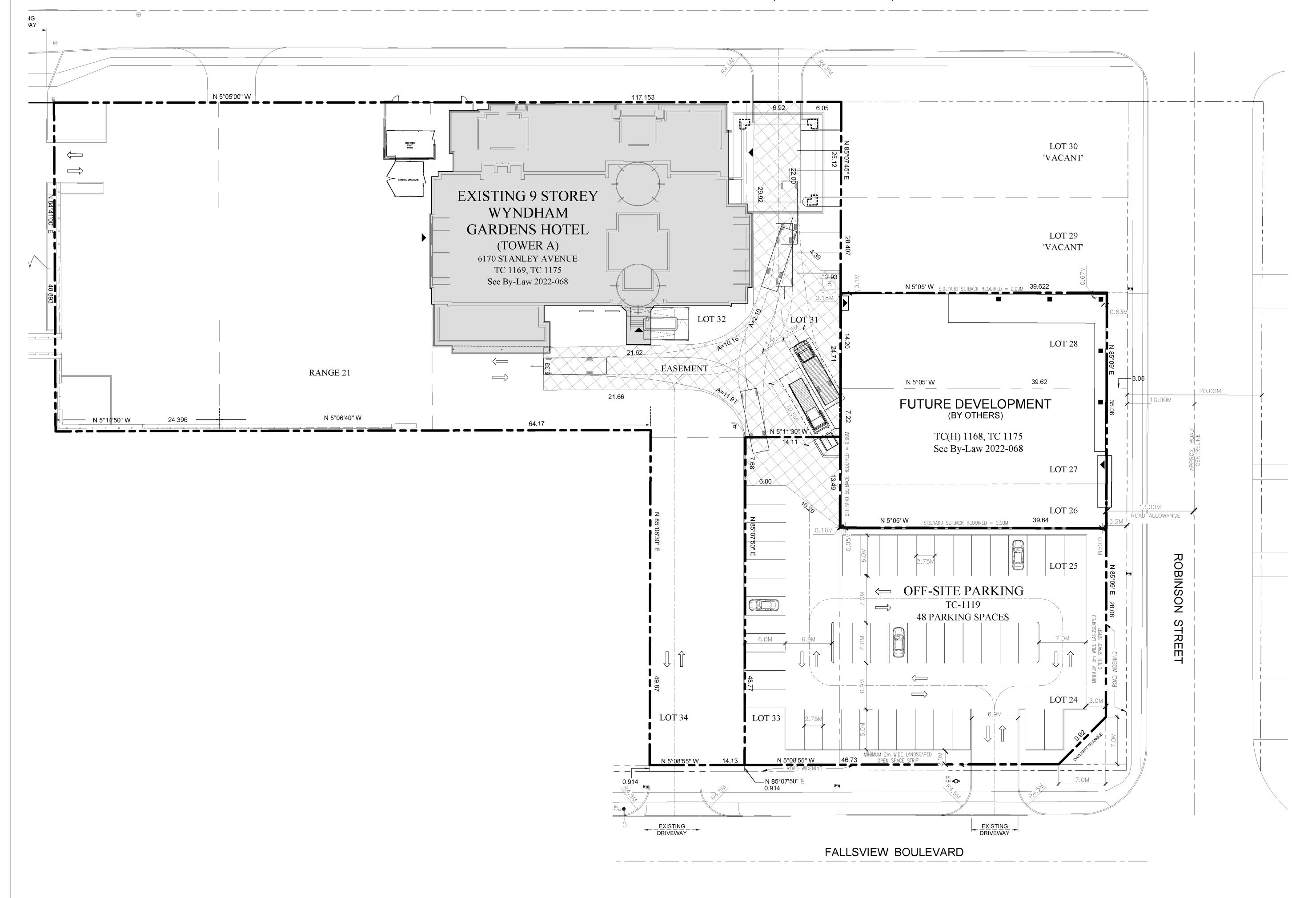
BARRIER FREE PARKING SPOT SIGNAGE



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

SITE PLAN & STATISTICS

LOÁDING DOCK



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: 15-16-055-01-A (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

PROPOSEI	OFF-SITE PARKING	G
DESCRIPTION	AREA (m²)	% 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
MH	EXISTING MANHOLE
NEW (MH)	NEW MANHOLE (SEE CIVIL DRAWINGS)
\boxtimes	EXISTING CATCH BASIN
IEW CB	NEW CATCH BASIN (SEE CIVIL DRAWINGS)
×	EXISTING BELL SERVICE BOX
8)	EXISTING CABLE BOX
JB)	EXISTING JUNCTION BOX (BURIED)
a	EXISTING STREET SCAPE LIGHT
EX. TL, UP	EXISTING POLE (EX TL = TRAFFIC LIGHT, EX UP = UTILITY POLE)
EX. LS	EXISTING LIGHT STANDARD
Ç EX. FH	EXISTING FIRE HYDRANT
d EX. WG	EXISTING WEGO STOP
	EXISTING BENCH
	EXISTING DECIDUOUS TREE
\$	RELOCATED FIRE HYDRANT
•—	PROPOSED LIGHT STANDARD (SEE ELECTRICAL DRAWINGS)
_	MAIN ENTRANCES / EXITS
EXIT	SECONDARY ENTRANCES AND ADDITIONAL EXITS

5009868 Ontario Limited

CONSULTANT:

6289 Fallsview Boulevard Niagara Falls, ON L2G 3V7

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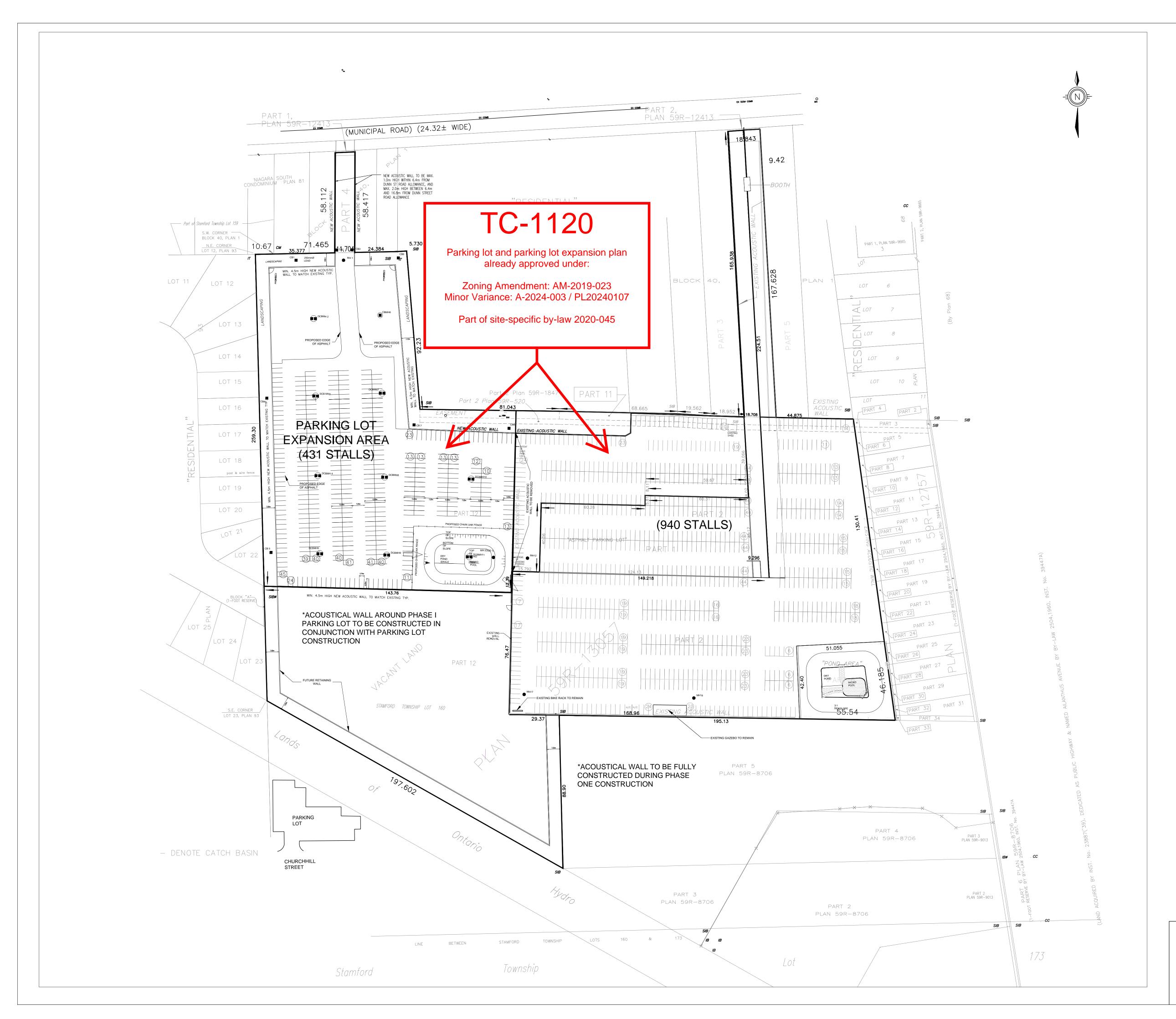
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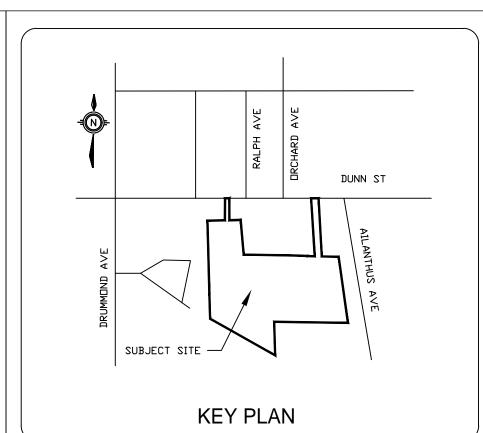
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DESCRIPTION NO SHEET REVISION Niagara Falls - Mixed-Use Building 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

OFF-SITE PARKING PLAN TC-1119





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

1	DATE: 2019 07 26	SCALE:
	DRAWN BY: GD	FILE #: 18179
	CHECKED BY:HS	

METRIC

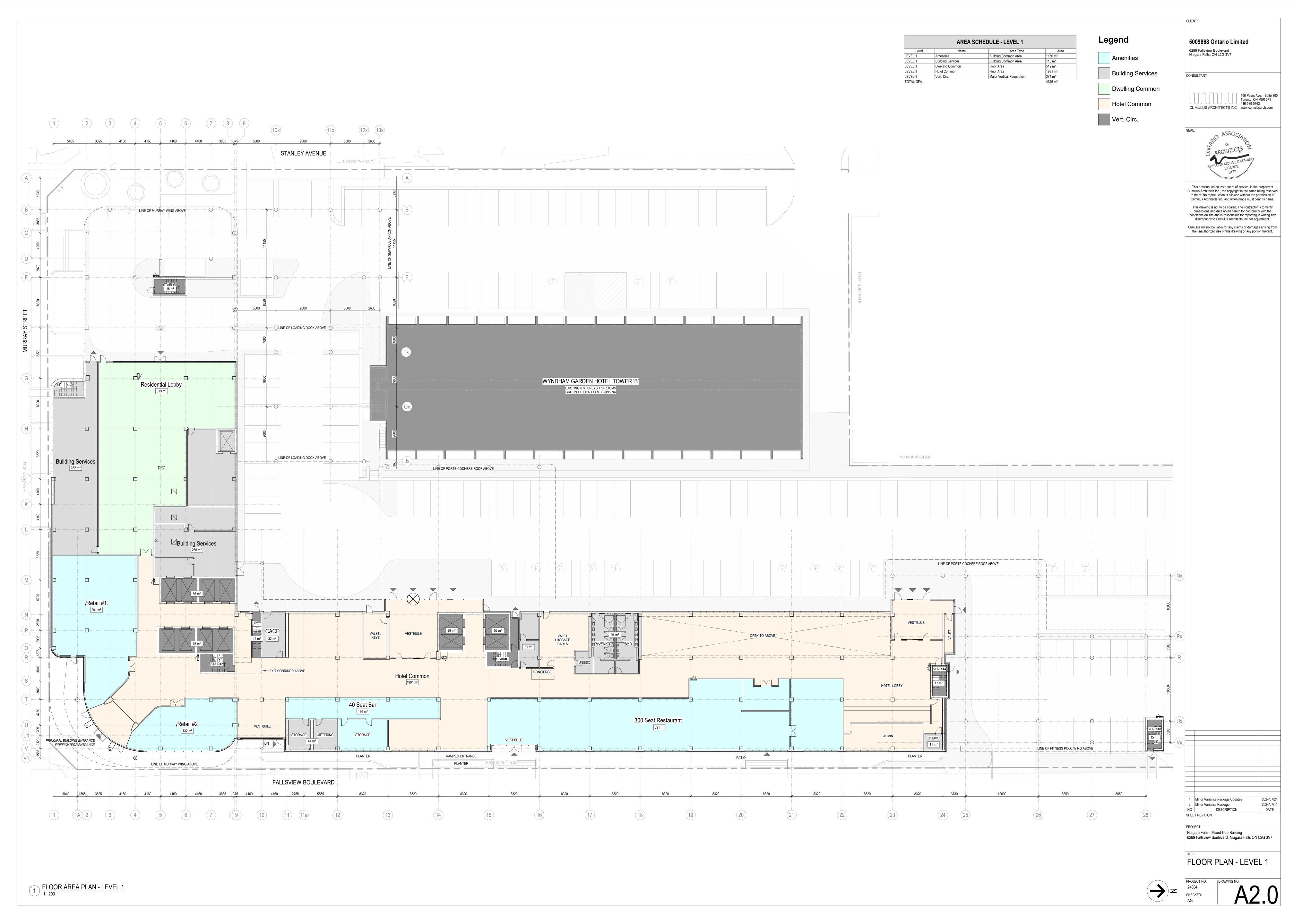
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

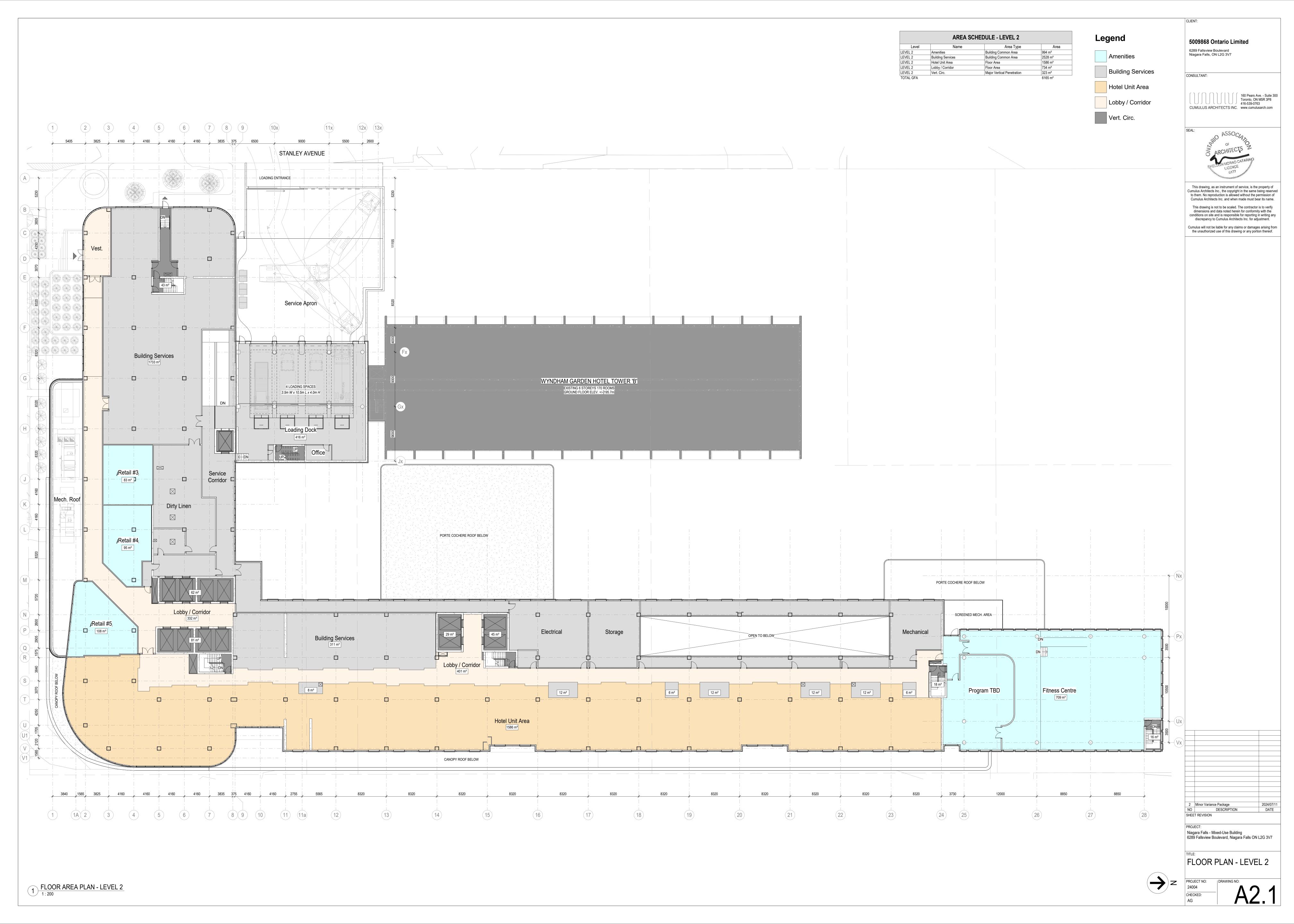
SITE PLAN

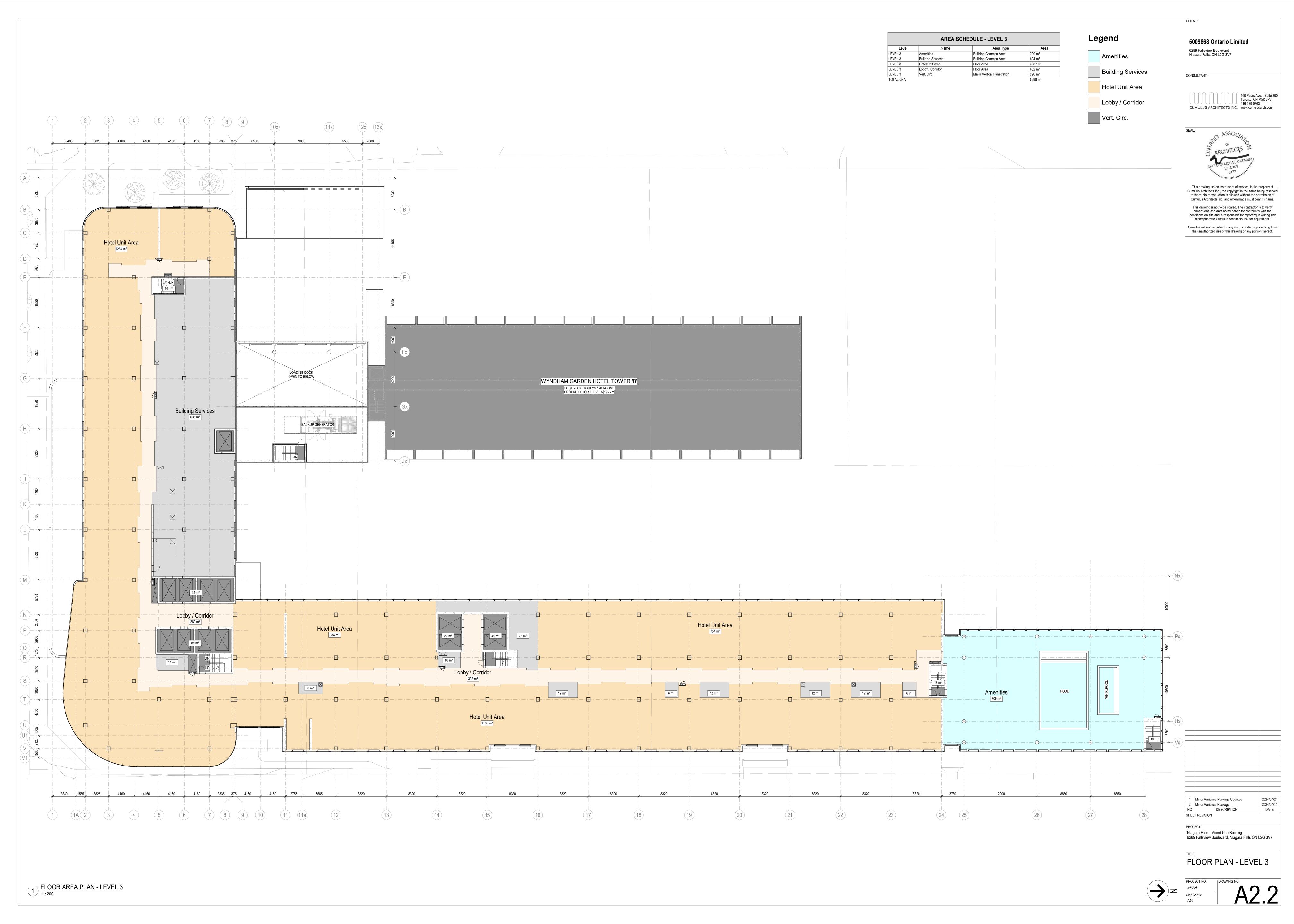
PARKING PROVIDED				
EXISTING PARKING LOT	940 STALLS			
EXPANSION PARKING LOT	431 STALLS			
TOTAL PROPOSED PARKING	1371 STALLS			
PERMITTED PARKING	1651 STALLS			

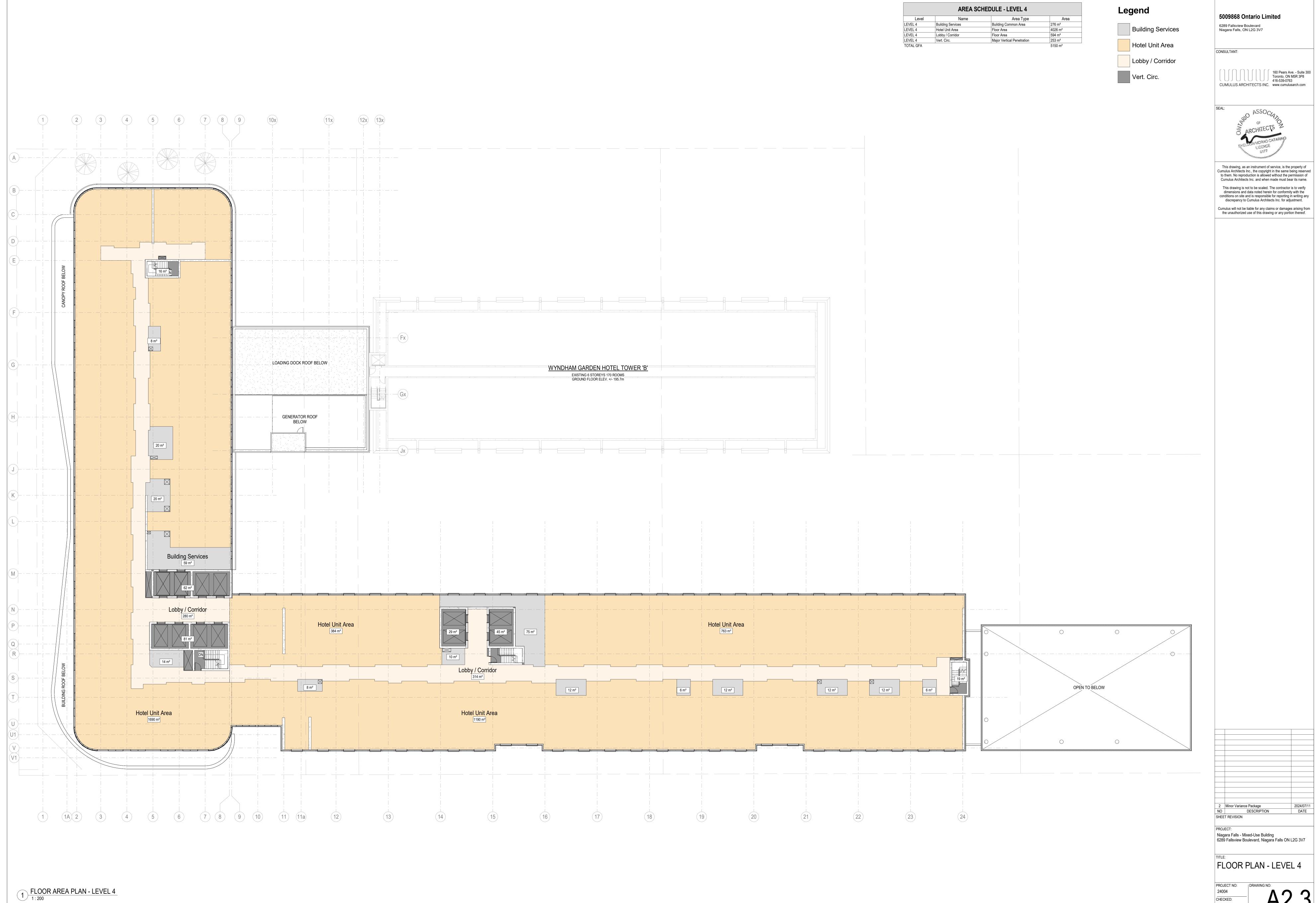
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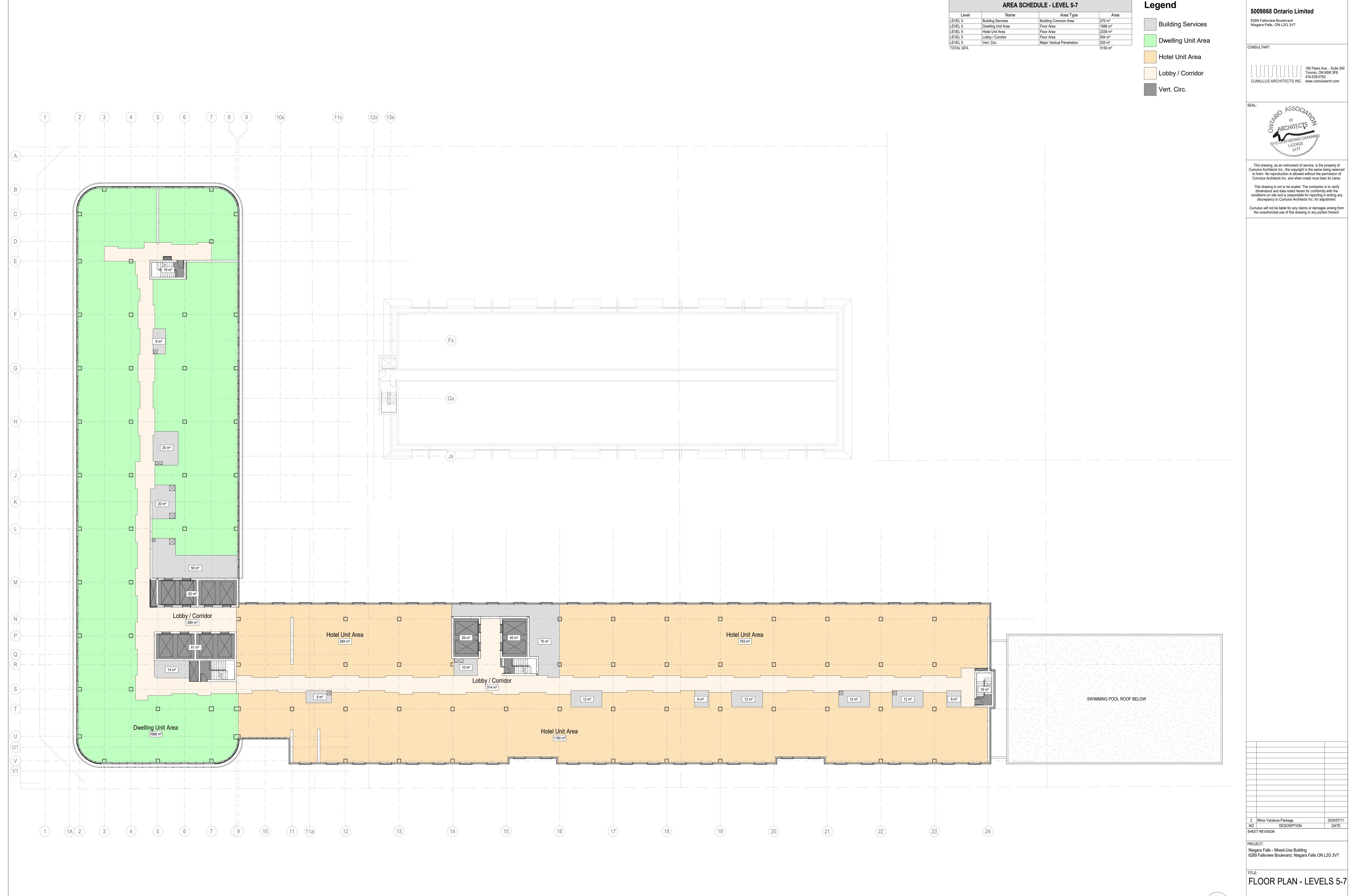












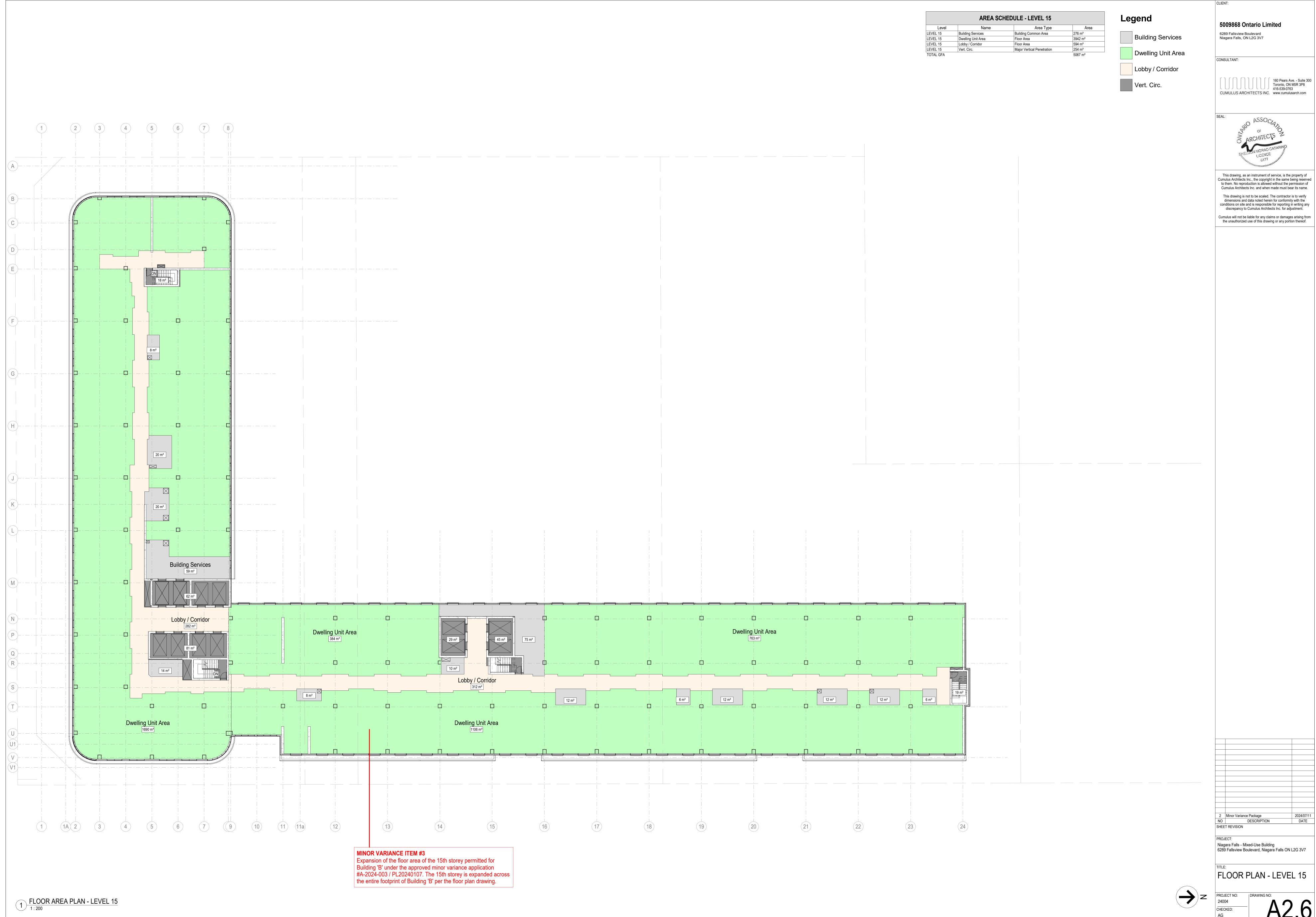
1 FLOOR AREA PLAN - LEVEL 5-7

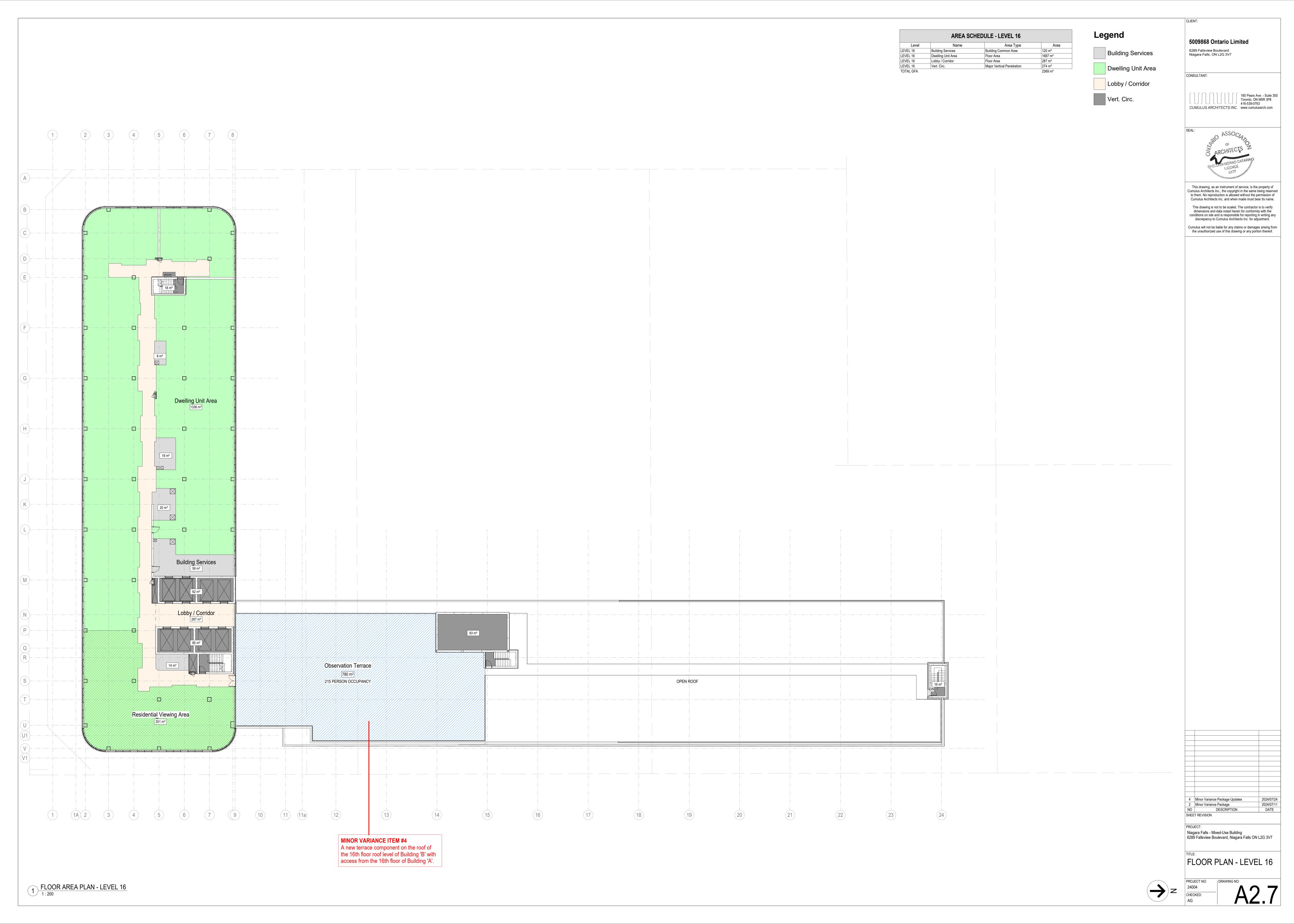


FLOOR PLAN - LEVELS
8-14

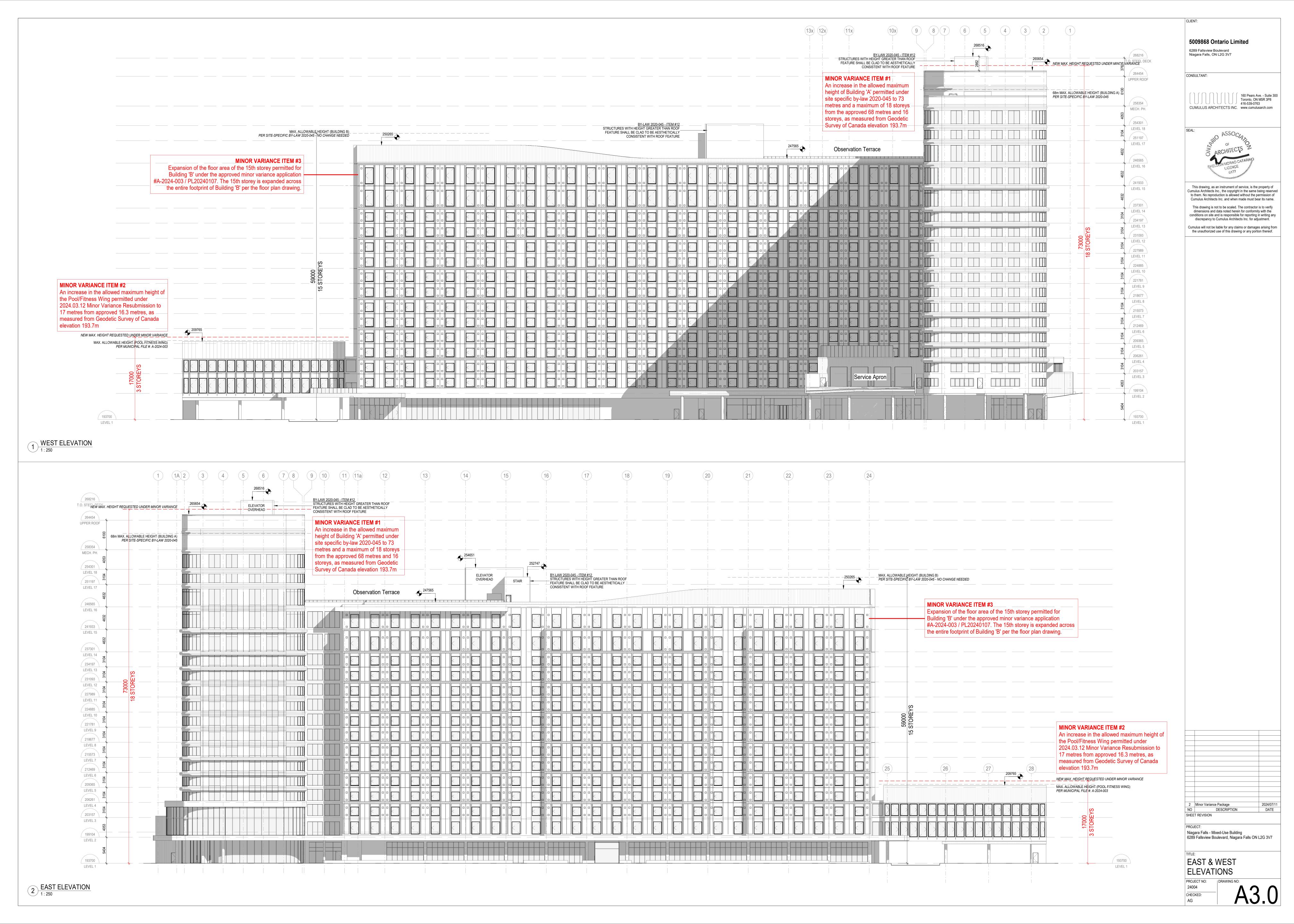
PROJECT NO:
24004
CHECKED:
AG

PROJECT NO:
24004
CHECKED:
AG





AREA SCHEDULE - LEVEL 17 Level Name Area Type Area LEVEL 17 Building Services Building Common Area 120 m² LEVEL 17 Dwelling Unit Area Floor Area 1700 m² LEVEL 17 Lobby / Corridor Floor Area 275 m² LEVEL 17 Vert. Circ. Major Vertical Penetration 165 m² TOTAL GFA Area 120 m² 1700 m² 165 m² 2259 m²	AREA SCHEDULE - LEVEL 18 Level Name Area Type Area LEVEL 18 Building Services Building Common Area 120 m² LEVEL 18 Dwelling Unit Area Floor Area 1700 m² LEVEL 18 Lobby / Corridor Floor Area 275 m² LEVEL 18 Vert. Circ. Major Vertical Penetration 165 m² TOTAL GFA	MECH. PH. Vert. Circ. Major Vertical Penetration 190 m² TOTAL GFA	5009868 Ontario Limited 6289 Fallsview Boulevard Niagara Falls, ON L2G 3V7 welling Unit Area CONSULTANT: Cheby / Corridor ert. Circ. CUMULUS ARCHITECTS INC. CUMULUS ARCHITECTS INC.
1 2 3 4 5 6 7 8 A A A A A A A A A A A A A A A A A A A	1 2 3 4 5 6 7 8 		SEAL: ASSOCIATION MORAO CATARINO SHELDON MORAO CATARINO LICENCE 6177 This drawing, as an instrument of service, is the property of Cumulus Architects Inc., the copyright in the same being reserved to them. No reproduction is allowed without the permission of
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	E	PARAPET ELEVATION ABOVE GROUND FLOOR LEVEL	
		G MURRAY WING ROOF	
K 20 m² Building Services	K 20 m²	MECHANICAL EQUIPMENT ENCLOSURE (OPEN TO ABOVE)	
M S9 m² C2 m² C2 m² C2 m² C275	M Lobby / Corridor 275 m²		
Q R	Q R 14 m ²		
Dwelling Unit Area 1700 m² V V1	Dwelling Unit Area 1700 m² V V1		
MINOR VARIANCE ITEM #1 An increase to the number of storeys of building height permitted under site-specific by-law 2020-045	MINOR VARIANCE ITEM #1 An increase to the number of storeys of building height permitted under site-specific by-law 2020-045	1 1A 2 3 4 5 6 7 9 10 11	2 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:
1 FLOOR AREA PLAN - LEVEL 17 1: 200	2 FLOOR AREA PLAN - LEVEL 18 1: 200	3 FLOOR AREA PLAN - MECH. PENTHOUSE 1: 200	FLOOR PLAN - LEVELS 17 18 & MPH PROJECT NO: 24004 CHECKED: AG CHECKE



5009868 Ontario Limited 6289 Fallsview Boulevard Niagara Falls, ON L2G 3V7 268216 T.O. STEEL DECK NEW MAX. HEIGHT REQUESTED UNDER MINOR VARIANCE MINOR VARIANCE ITEM #1 264454 CONSULTANT: An increase in the allowed maximum UPPER ROOF height of Building 'A' permitted under site specific by-law 2020-045 to 73 m MAX. ALLOWABLE HEIGHT (BUILDING A)

PER SITE-SPECIFIC BY-LAW 2020-045 metres and a maximum of 18 storeys from the approved 68 metres and 16 258354 CUMULUS ARCHITECTS INC. www.cumulusarch.com MECH. PH. storeys, as measured from Geodetic Survey of Canada elevation 193.7m LEVEL 18 ELEVATOR MAX. ALLOWABLE HEIGHT (BUILDING B)
PER SITE-SPECIFIC BY-LAW 2020-045 NO CHANGE NEEDED -OVERHEAD -LEVEL 17 246565 LEVEL 16 241933 This drawing, as an instrument of service, is the property of Cumulus Architects Inc., the copyright in the same being reserved LEVEL 15 to them. No reproduction is allowed without the permission of Cumulus Architects Inc. and when made must bear its name. 237301 This drawing is not to be scaled. The contractor is to verify dimensions and data noted herein for conformity with the LEVEL 14 conditions on site and is responsible for reporting in writing any discrepancy to Cumulus Architects Inc. for adjustment. 234197 LEVEL 13 Cumulus will not be liable for any claims or damages arising from the unauthorized use of this drawing or any portion thereof. 231093 LEVEL 12 227989 LEVEL 11 LEVEL 10 221781 LEVEL 9 218677 LEVEL 8 215573 LEVEL 7 212469 LEVEL 6 209365 LEVEL 5 206261 LEVEL 4 203157 LEVEL 3 Level 2 193700 LEVEL 1 NORTH ELEVATION
1: 250 U U1 V V1 BY-LAW 2020-045 - ITEM #12
STRUCTURES WITH HEIGHT GREATER THAN ROOF
FEATURE SHALL BE CLAD TO BE AESTHETICALLY
CONSISTENT WITH ROOF FEATURE 268216 T.O. STEEL DECK 264454 UPPER ROOF MINOR VARIANCE ITEM #1 68m MAX. ALLOWABLE HEIGHT (BUILDING A) PER SITE-SPECIFIC BY-LAW 2020-045 258354 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 MECH. PH. 254301 LEVEL 18 storeys, as measured from Geodetic 251197 Survey of Canada elevation 193.7m LEVEL 17

246565 LEVEL 16 241933 LEVEL 15 237301 LEVEL 14 234197 LEVEL 13 231093 LEVEL 12 227989 LEVEL 11 224885 LEVEL 10 221781 LEVEL 9 218677 LEVEL 8 215573 LEVEL 7 LEVEL 6 209365 LEVEL 5 206261 LEVEL 4 203157 LEVEL 3 199104 LEVEL 2 193700 LEVEL 1

Niagara Falls - Mixed-Use Building 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7 NORTH & SOUTH ELEVATIONS

DATE

2 Minor Variance Package

NO SHEET REVISION

DESCRIPTION

160 Pears Ave. - Suite 300 Toronto, ON M5R 3P8 416-539-0763

PROJECT NO: | DRAWING NO: