

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 BF SIGN

PROPERTY LINE

MINOR VARIANCE ITEM #5

each dwelling unit.

A new agreed factor of 1.25 parking spaces for

<u>WYNDHAM GARDEN HOTEL TOWER 'B'</u>

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

TOPSOIL / SOD WHERE REQUIRED-

MINOR VARIANCE ITEM #4

BOULEVARD TO ORIGINAL STATE WITH

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 #

An increase to the maximu

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

FIRE

CONNECTION

PRINCIPAL BUILDING ENTRANCE FIREFIGHTERS

ENTRANCE

REINSTATE EXISTING CURBS TO -

TOPSOIL / SOD WHERE REQUIRED

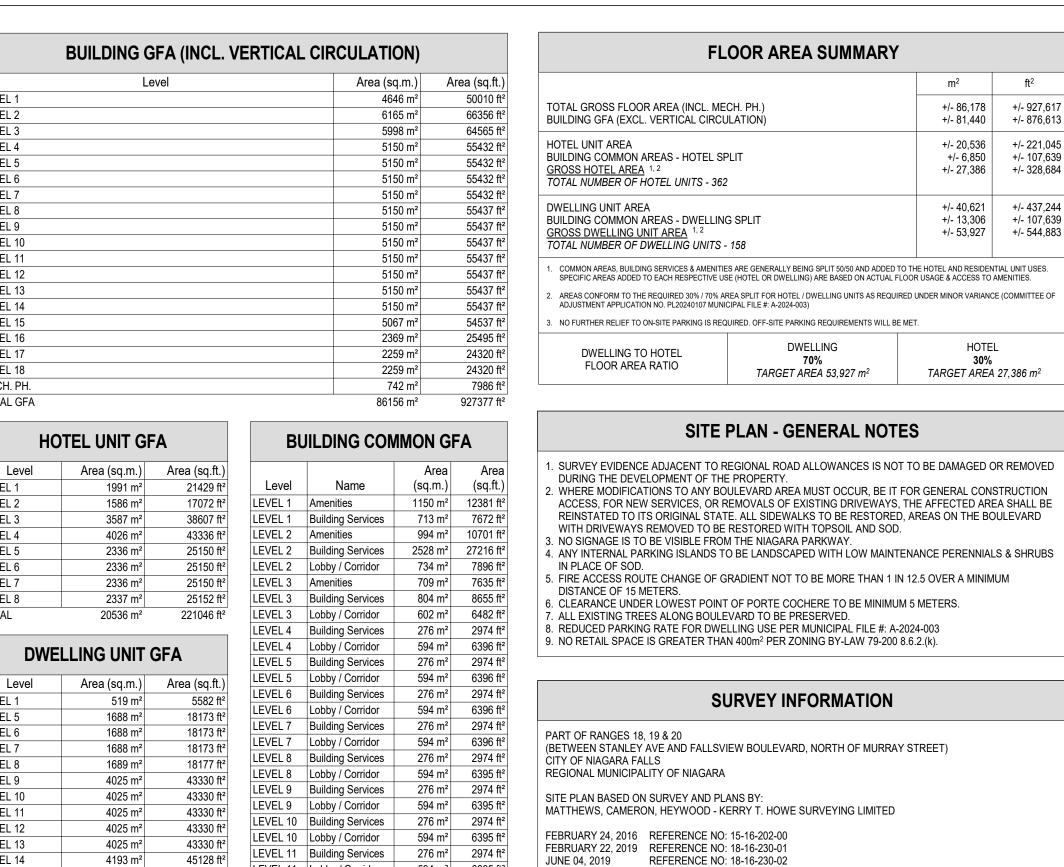
OVERALL SITE PLAN
1:400

MUNICIPAL STANDARDS, REINSTATE

BOULEVARD TO ORIGINAL STATE WITH

feature and # of storeys

18 storeys.



SURFACE PARKING LOT

SURFACE PARKING LOT

OFF-SITE PARKING

48 PARKING SPACES

Driveway

N 5°05' W - 3.05

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_/*

SITE ST	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



DESCRIPTION	NO. UNITS OR AREA	ZBL 79-200 REQUIREMENT	SPACES REQUIRED	MINOR VARIANCE PL VAR-2024-0509"	SPACE:
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

DAMMENT MEET AMMING MEGGINEIGHTO					
DESCRIPTION TOTAL SPACES BF SPACES REQUIRED BF SPACES PR					
TAL PARKING REQUIRED	624	2 + 2% OF TOTAL	15		
R ZBL 2019-44 - SECTION 3		PARKING, ROUNDED UP			

LOADING SPACE REQUIREMENTS					
ZBL REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED			
CCORDANCE WITH ZBL 79-200 SECTION 4.20.1	4	4 SPACES (3.5m x 10.5m x			
SITE SPECIFIC BY-LAW NO. 2020-45 FILE NO.		4.0m) LOCATED IN			
AM-2019-023		I OADING DOCK			

BARRIER FREE SIGNAGE

DARRIER FREE SIGNAGE				
EACH ACCESSIBLE PARKING SPOT SHALL CONSIST OF THE FOLLOWING:				
1. ONE AUTHORIZED DISABLED PARKING SIGN ON DISPLAY. 2. ONE '\$300.00 FINE' SIGN TAB DIRECTLY BENEATH THE AUTHORIZED DISABLED PARKING SIGN. 3. BOTH SIGNS ARE TO BE PERMANENTLY INSTALLED AT THE FRONT AND CENTER OF THE PARKING STALL MOUNTED AT A HEIGHT OF 1.0 TO 1.5 METRES FROM THE GROUND TO THE BOTTOM OF THE SIGN. 4. PARKING SPOTS SHALL BE A MINIMUM OF 3.9 METERS IN WIDTH BY 6.0 METERS IN LENGTH. 5. SHALL BE MARKED WITH APPROPRIATE WHITE PAVEMENT MARKINGS (LINES AND SYMBOL) WHEN LOCATED ON A HARD SURFACE. 6. LOCATED ON A LEVEL SURFACE.				
BARRIER FREE PARKING SPOT SYMBOL SIGN TO BE WALL MOUNTED WITHOUT POLE UNLESS SHOWN OTHERWISE ON DRAWING BARRIER FREE PARKING SPOT SYMBOL SIGN TO BE WALL MOUNTED WITHOUT POLE UNLESS SHOWN OTHERWISE ON DRAWING BARRIER FREE PARKING SPOT SYMBOL SPOT SIGNAGE POST SIGNAGE				
100				

BARRIER FREE PARKING SPOT SIGNAGE

4	Minor Variance Package Updates	2024/0
2	Minor Variance Package	2024/0
NO	DESCRIPTION	DA
SHEF	T REVISION	

5009868 Ontario Limited

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6289 Fallsview Boulevard

Niagara Falls, ON L2G 3V7

m² ft²

+/- 40,621 +/- 437,244

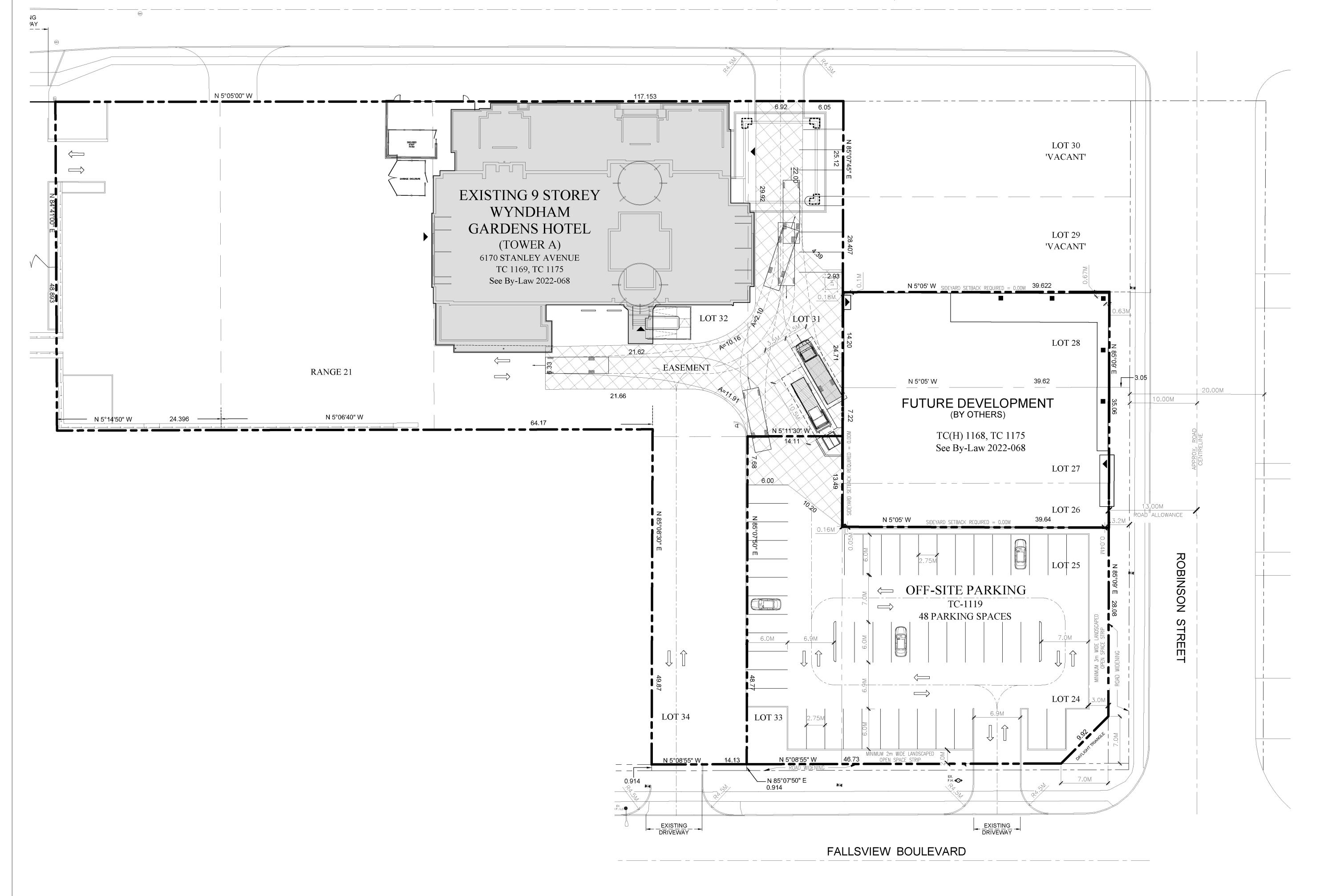
+/- 13,306 +/- 107,639

HOTEL

TARGET AREA 27,386 m²

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

SITE PLAN & STATISTICS



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

PROPOSED OFF-SITE PARKING		
DESCRIPTION	AREA (m²)	% OF LOT AREA
TOTAL ON-SITE LOT AREA	2056.7	10
PAVING / ROADS ON-SITE	1772.7	8
LANDSCAPING ON-SITE	284.0	1

	SITE LEGEND
	□ EXISTING BUILDING
	☐ NEW PROPOSED BUILDING
	NEW PROPOSED EASEMENT
MH	EXISTING MANHOLE
NEW (MH)	NEW MANHOLE (SEE CIVIL DRAWINGS)
	EXISTING CATCH BASIN
NEW CB	NEW CATCH BASIN (SEE CIVIL DRAWINGS)
\blacksquare	EXISTING BELL SERVICE BOX
⊗	EXISTING CABLE BOX
(JB)	EXISTING JUNCTION BOX (BURIED)
D	EXISTING STREET SCAPE LIGHT
EX. TL, UP	EXISTING POLE (EX TL = TRAFFIC LIGHT, EX UP = UTILITY POLE)
EX. LS	EXISTING LIGHT STANDARD
р̂ ЕХ. FН	EXISTING FIRE HYDRANT
∮ 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

CONSULTANT:

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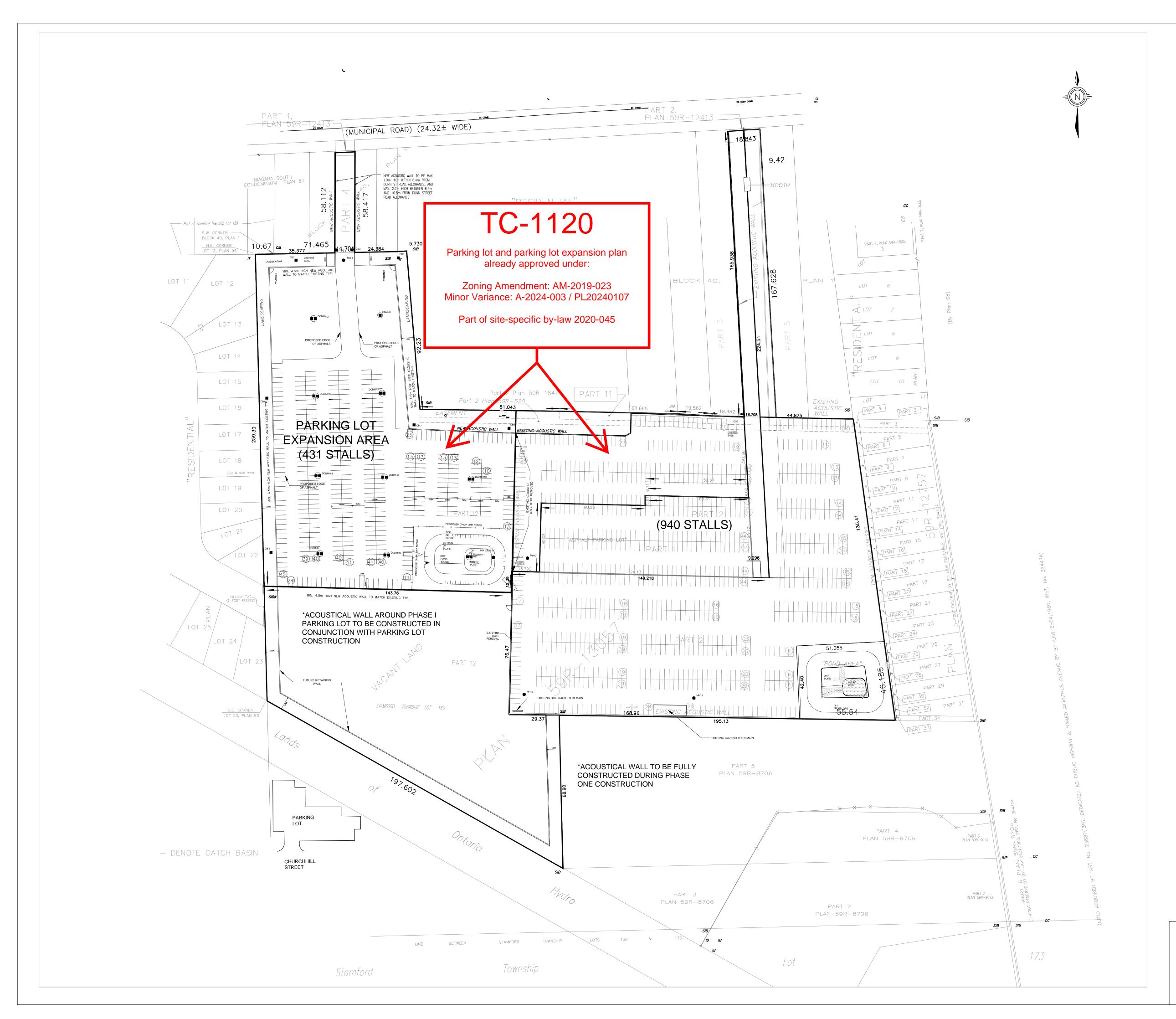
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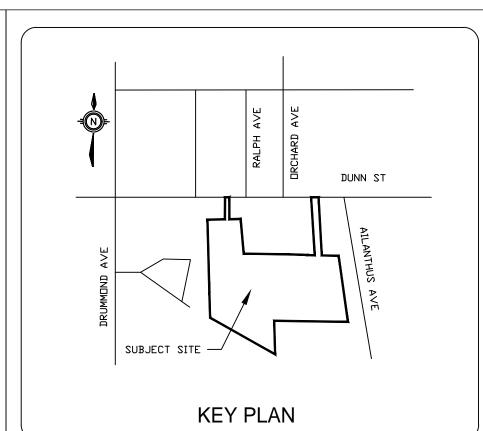
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DESCRIPTION NO SHEET REVISION Niagara Falls - Mixed-Use Building 6289 Fallsview Boulevard, Niagara Falls ON L2G 3V7

OFF-SITE PARKING PLAN TC-1119 PROJECT NO:





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

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

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

RAWING NO:

