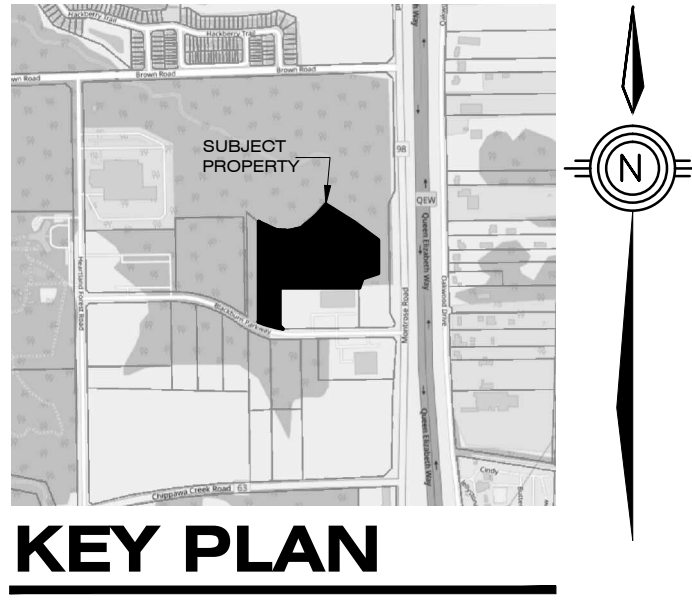


### LEGEND

	EXISTING SINGLE STOREY BUILDING		MAN DOOR
	1.0 HOUR RATED PARTITION BETWEEN UNITS		FIRE HYDRANT
	EXISTING/NEW ASPHALT		LIGHT STANDARD
	EXISTING/NEW CONCRETE		PARKING SPACE COUNT
	DESIGNATED SNOW STORAGE AREAS TO BE GRASS UNLESS NOTED OTHERWISE		NOTE: (X) - INDICATES EXISTING ITEM
	ALL UNHATCHED SURFACES TO BE GRASS OR LANDSCAPING		DECIDUOUS TREE TO BE PLANTED
	PAINTED MARKINGS ON ASPHALT (PAINTED MATCH AT GROSSINGS, BARRIER FREE PARKING AND SELECT DELIVERY SPACES)		CONIFEROUS TREE TO BE PLANTED
			EXISTING TREES
			SHRUBS/LOW PLANTINGS
			SEE DRAWINGS PREPARED BY ARCADIS FOR LANDSCAPE DESIGN

### SURVEY NOTE:

PARTS 209 & 210, LOTS 1, 2 & 3, IN THE GEOGRAPHIC TOWNSHIP OF STAMFORD, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA  
 BOUNDARIES, EXISTING SITE FEATURES AND SURVEY:  
 J.D. BARNES LIMITED, NIAGARA FALLS, ON



### SNOW STORAGE:

IN THIS PHASE SNOW MUST BE STORED IN LOCATIONS AS INDICATED, SEE LEGEND TO LEFT. PROPERTY MANAGER TO ARRANGE FOR REMOVAL OF SNOW BEYOND THE CAPACITY OF THE DESIGNATED AREAS. SNOW IS NOT TO BE STORED WITHIN THE REQUIRED ENVIRONMENTAL PROTECTION ZONE.

### SITE STATISTICS

LOT AREA	41,918.6 m <sup>2</sup>	
BUILDING GROUND COVER		
Building 'A' (Phase 1)	3,680.0 m <sup>2</sup>	8.8%
Building 'B' (Phase 2)	2,660.0 m <sup>2</sup>	6.3%
Building 'B' (Phase 4)	1,520.0 m <sup>2</sup>	3.6%
Building 'C' (Phase 3)	2,000.0 m <sup>2</sup>	4.8%
Building 'D' (Phase 4)	2,280.0 m <sup>2</sup>	5.4%
TOTAL	12,140.0 m <sup>2</sup>	29.0%
ASPHALT	19,847.3 m <sup>2</sup> 47.3%	
LANDSCAPED AREA	9,931.3 m <sup>2</sup> 23.7%	

### BUILDING ANALYSIS

PROJECT DESCRIPTION	Building 'A' (Phase 1 & 3)	Building 'B' (Phase 2)	Building 'C' (Phase 3)	Building 'D' (Phase 4)
	Existing	Existing + Addition	Existing	New Construction
MAJOR OCCUPANCY	Group F, Division 2			
BUILDING AREA	3,680 m <sup>2</sup>	4,180 m <sup>2</sup>	2,000 m <sup>2</sup>	2,280 m <sup>2</sup>
GROSS FLOOR AREA	3,680 m <sup>2</sup>	4,180 m <sup>2</sup>	2,000 m <sup>2</sup>	2,280 m <sup>2</sup>
NO. OF STOREYS	1 Above grade, no basement			
HEIGHT OF BUILDING	6.2m	6.5m	6.6m	6.2m
FIRE ALARM REQUIRED	No			
STANDPIPE REQUIRED	No			
TYPE OF CONSTRUCTION	Non-Combustible			
TOTAL OCCUPANCY	246	280	134	152
BARRIER FREE DESIGN	Yes			
HAZARDOUS SUBSTANCE	No			
BUILDING CLASSIFICATION	3.2.2.70 - Group F, Division 2, up to 4 Storeys			
FACES NO. OF STREETS	2 Streets	3 Streets	3 Streets	3 Streets

### PARKING REQUIREMENTS

ALL BUILDINGS	Gross Floor Area: 12,140.0 m <sup>2</sup>
Warehouse and Wholesale Establishment	1.1 parking space for each 100 square metres of gross floor area up to 7,000 square metres or portion thereof
	7,000/100 = 70.0 x 1.1 = 77.0 Spaces
	0.6 spaces/100 square metres of gross floor area over 7000 square metres of gross floor area or portion thereof
	5,140/100 = 51.4 x 0.6 = 30.8 Spaces
TOTAL PARKING REQUIRED	107.8 Rounded up to 108 Spaces
TOTAL PARKING PROVIDED	239 Spaces
REQUIRED BARRIER FREE SPACES	As per City of Niagara Falls Guidelines
	2+2% of Total Parking Provided = (239 x 2%) + 2 = (4.8) + 2 = 6.8 = 7 (Rounded Up)
	Provided 9 Spaces
STANDARD PARKING SPACES (2.75m x 6.00m TYPICAL)	230 Spaces

### LOADING BAY REQUIREMENTS

BUILDING AREA	Building	Area	Min. Req'd
Over 300m <sup>2</sup> but not exceeding 3,700m <sup>2</sup>	'A'	3,680	1
Over 3,700m <sup>2</sup> but not exceeding 9,300m <sup>2</sup>	'B'	4,180	2
Over 9,300m <sup>2</sup> but not exceeding 3,700m <sup>2</sup>	'C'	2,000	1
Over 3,700m <sup>2</sup> but not exceeding 3,700m <sup>2</sup>	'D'	2,280	1
MINIMUM LOADING BAYS REQUIRED			5
LOADING BAYS (9.0m x 3.0m)			38 Provided

### BY-LAW MINOR VARIANCE REQUESTS

Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-03 and By-Law 2016-054 and further amended by Committee of Adjustment Decision A-2019-038 for reduced lot frontage.

Zoning to PI-849 Regulation 7 with the following requested Minor Variances:

Provision	Requirement	Proposal
(h) Minimum Interior Side Yard Width	10 metres on one side and 5 metres on the other	Westerly Side Yard reduced to 4.0 metres and all others to be provided as prescribed.
(k) Minimum landscape open space strip shall be provide, at the width specified, along each and every lot line	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve thereto.	Westerly minimum landscape open space strip reduced to 1.0 metre and all others to be provided as prescribed.

SIGNAGE NOTES:

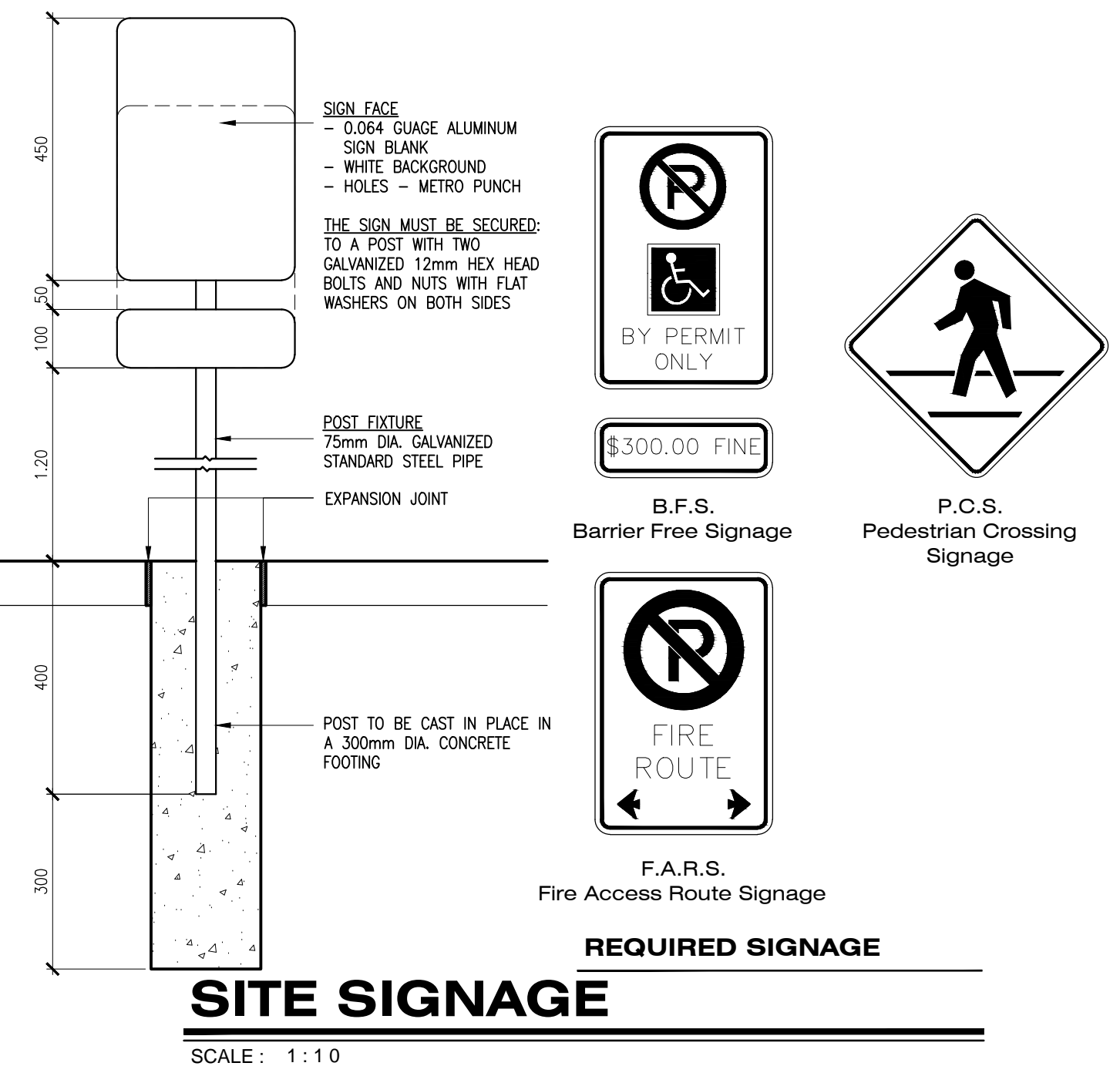
ALL PARKING SPACES FOR BARRIER-FREE SHALL BE INDICATED WITH TYPICAL BARRIER FREE SIGNAGE CENTERED AT EACH PARKING SPACE - THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR.

THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITHIN THE PARKING SPACE.

THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND OR THE ONTARIO TRAFFIC MANUAL, WITH A MAX. SPACING OF 30M.

ALL STOP, BARRIER FREE, STAFF PARKING, NO OVERNIGHT PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. - ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

NOTE: SEE DRAWING A-6 FOR GARBAGE ENCLOSURE DETAILS



### SITE PLAN - PHASE 4

SCALE: 1:500

### SITE SIGNAGE

SCALE: 1:10

Peter J. Lesdow  
 architect

PHASE 4 of 4  
 SITE PLAN  
 AND STATISTICS

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
Oct. 13/23	PROJECT PHASING
Nov. 01/23	PHASE ONE REVISION
Feb. 08/24	FOR SITE PLAN AGREEMENT APP.
Dec. 02/24	MINOR VARIANCE APPLICATION

BLACKBURN PARKWAY INDUSTRIAL PARK  
 Vacant Land North of 7695 Blackburn Parkway  
 Niagara Falls, ON

DATE: Feb. 03/23  
 SCALE: AS NOTED  
 DRAWN BY: MRW  
 CHECK BY: PJL

23 - 03

A-1