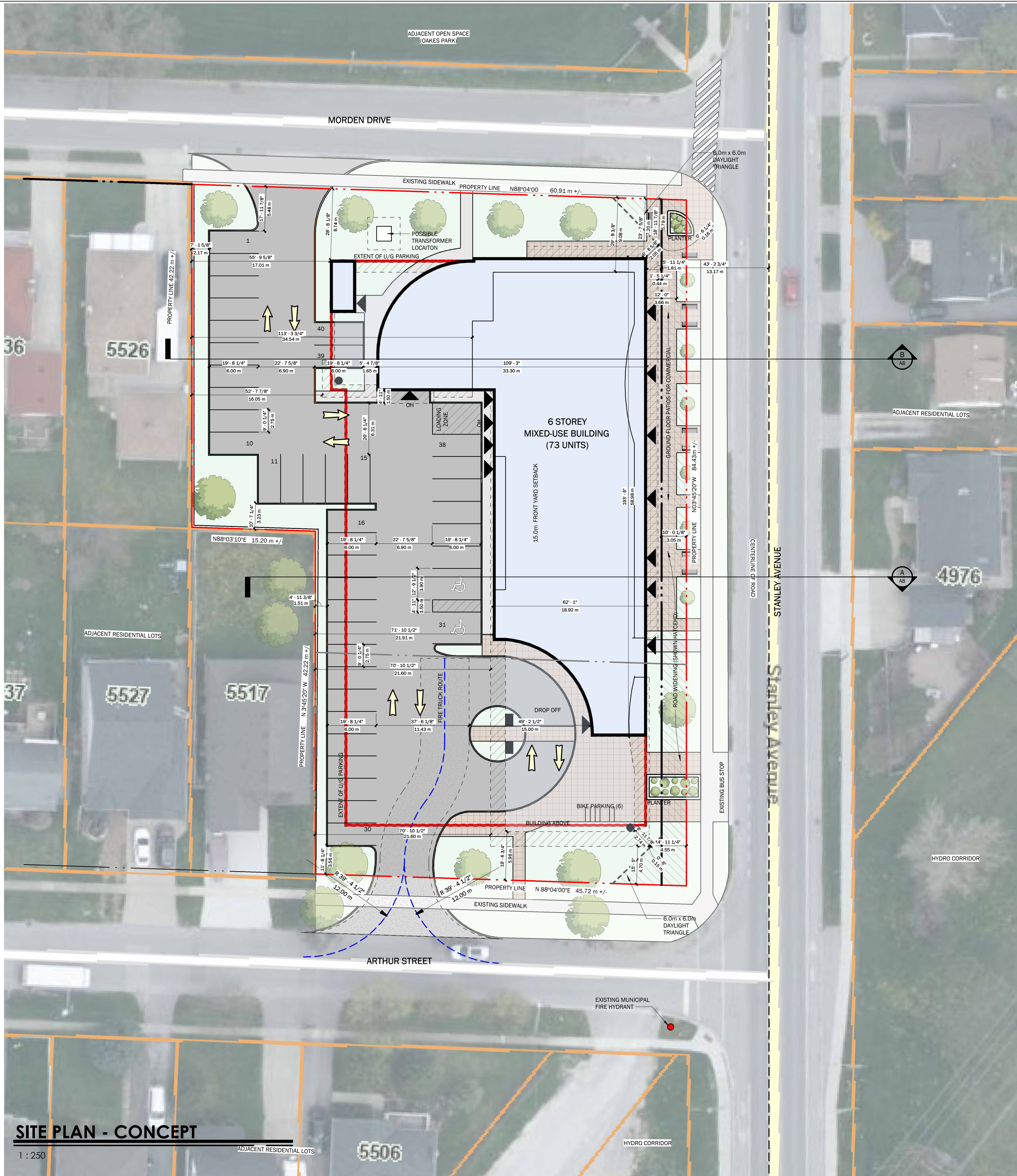




SITE PLAN - CONCEPT

1 : 250



KEYPLAN (NTS)

NOT TO SCALE

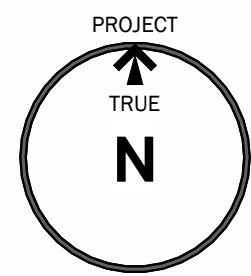
PRELIMINARY SITE STATS		RECTARES	FT ²	RSF - Residential Apartment SF Density
LOT AREA				FT ² %
Lot - Required (57 sq.m / unit)		0.416	44,788.63	4,161.00
Total Lot Area		0.45	48,430.63	4,499.35
Road widening/Daylight Triangle		0.03	3,160.28	293.60
Total Developable Lot - Provided		0.421	45,270.35	4,203.75
100.0%				
LOT FRONTAGE		Required	45.00	147.4 ft
Provided		85.35 m	279.7 ft	
LOT COVERAGE				
Permitted Lot Coverage		13,581.11	1,261.73	30.0%
Proposed Building		17,002.27	1,579.56	37.6%
Canopy and Balconies		2,693.57	0.00	5.9%
Total		19,695.84	1,579.56	43.5%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)				
Minimum		24,898.69	2,313.16	55%
Proposed		9,348.23	870.34	20.7%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)				
Proposed		16,204.28	1,505.61	35.8%
BUILDING HEIGHT		Permitted	28.00 m	91.9 ft
Proposed		4 Storey	23.02 m	75.54 ft
SETBACKS		Required	Proposed	
Front Yard	Stanley Ave - Building	7.5 m + 13.1 m	1.81 m + 13.1 m	
	Canopy		0.44 m + 13.1 m	
	Arthur Street - Building	7.5 m	5.96 m	
	Canopy		4.08 m	
Rear Yard	Morden Drive - Building	7.5 m	7.20 m	
	Canopy		5.79 m	
Rear Yard		11.51 m	17.01 m	
Density		Units	Lot Area (ha)	UPH
Provided		73	0.421	173.57
Amenity Space				
Required		20 sq.m/unit	15,715.31 sq.ft	1,460.00 sq.m
Provided				
Amenity Space (1st floor)		1,123.70 sq.ft	104.40 sq.m	
Balconies (2nd floor)		2,859.50 sq.ft	265.66 sq.m	
Balconies (3rd floor)		2,859.50 sq.ft	265.66 sq.m	
Balconies (4th floor)		2,228.90 sq.ft	207.07 sq.m	
Balconies (5th floor)		2,072.90 sq.ft	192.58 sq.m	
Balconies (6th floor)		2,072.90 sq.ft	192.58 sq.m	
Roof top terrace (4th floor)		2,444.90 sq.ft	227.14 sq.m	
Total		15,442.30 sq.ft	1,455.08 sq.m	
PARKING STATS				
PARKING REQUIRED				
Office		1 per 25 sq.m	4.71	
Restaurant		1 per 5 seats	3.80	
Retail		1 per 25 sq.m	4.98	
Residential		1.15 per unit	83.95	
Total			97.44	
SF Required			4 Spaces	
Loading Required			1 Spaces	
Bike Required		Short Term (4/bldg)	6.00	
Long Term (0.5/unit)			34.50	
PARKING PROVIDED				
Surface Parking			40.00	
Underground Parking			57.00	
Total			97.00	
*Proposed Residential Parking Ratio		#REF!		
BF Provided			4 Spaces	
Loading Provided			1 Spaces	
Bike Provided		Short Term (0.36/unit)	6.00	
Long Term (0.36/unit)			25.00	
BUILDING STATS		Residential	Commercial (GLFA)	
1st FLOOR 0		1,248.68 sq.ft	117.86 sq.m	
2nd FLOOR 17		2,288.51 sq.ft	212.61 sq.m	
3rd FLOOR 17		1,339.05 sq.ft	124.40 sq.m	
4th FLOOR 13				
5th FLOOR 13				
6th FLOOR 13				
Total Units 73		4,876.24 sq.ft	454.88 sq.m	

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
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3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC
4	JAN 17 2025	ZBA/OPA SUBMISSION #1	JKC

COMMISSION:

STANLEY/MORDEN DEVELOPEMENT

4965,4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS, ONTARIO, L2E 5A2/L2E 3C4



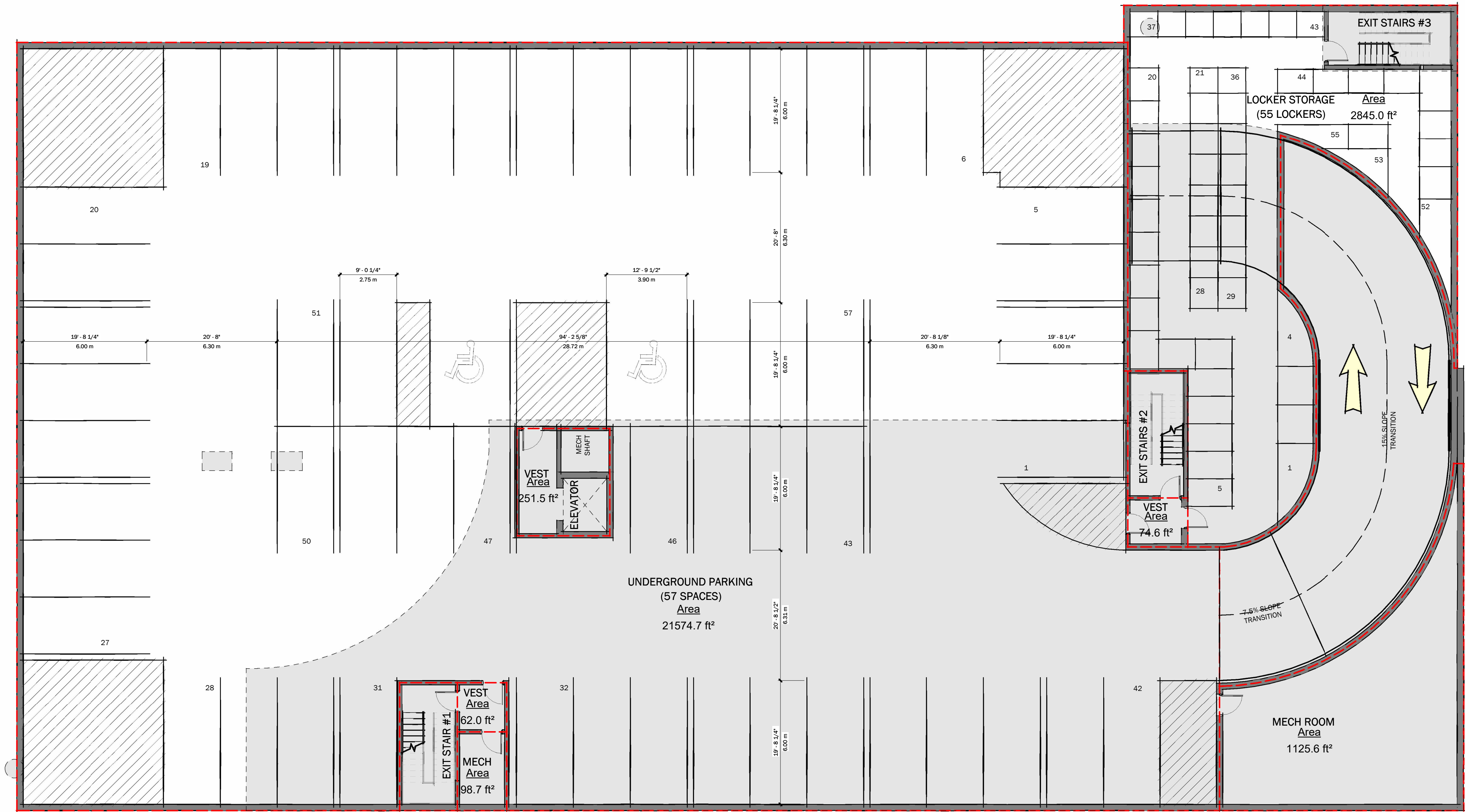
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905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	JKC	DRAWING No.:	.SP1
CHECKED BY:	MDA/JRM		
DATE ISSUED:	14/02/2024		
PROJECT No.:	2024-101		



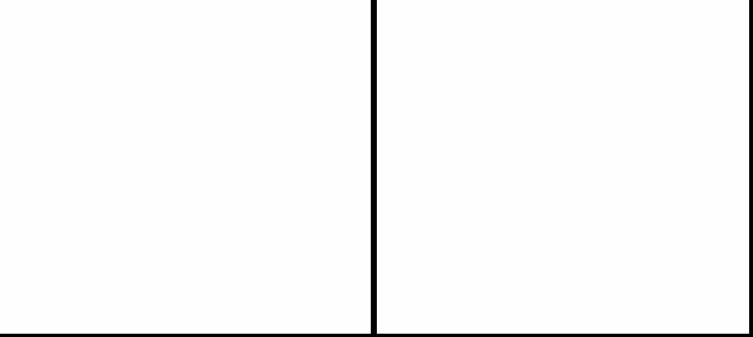
U/G PARKING
1" = 10'-0" **28,020 SQ.FT +/-**

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0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
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COMMISSION:

STANLEY/MORDEN DEVELOPEMENT

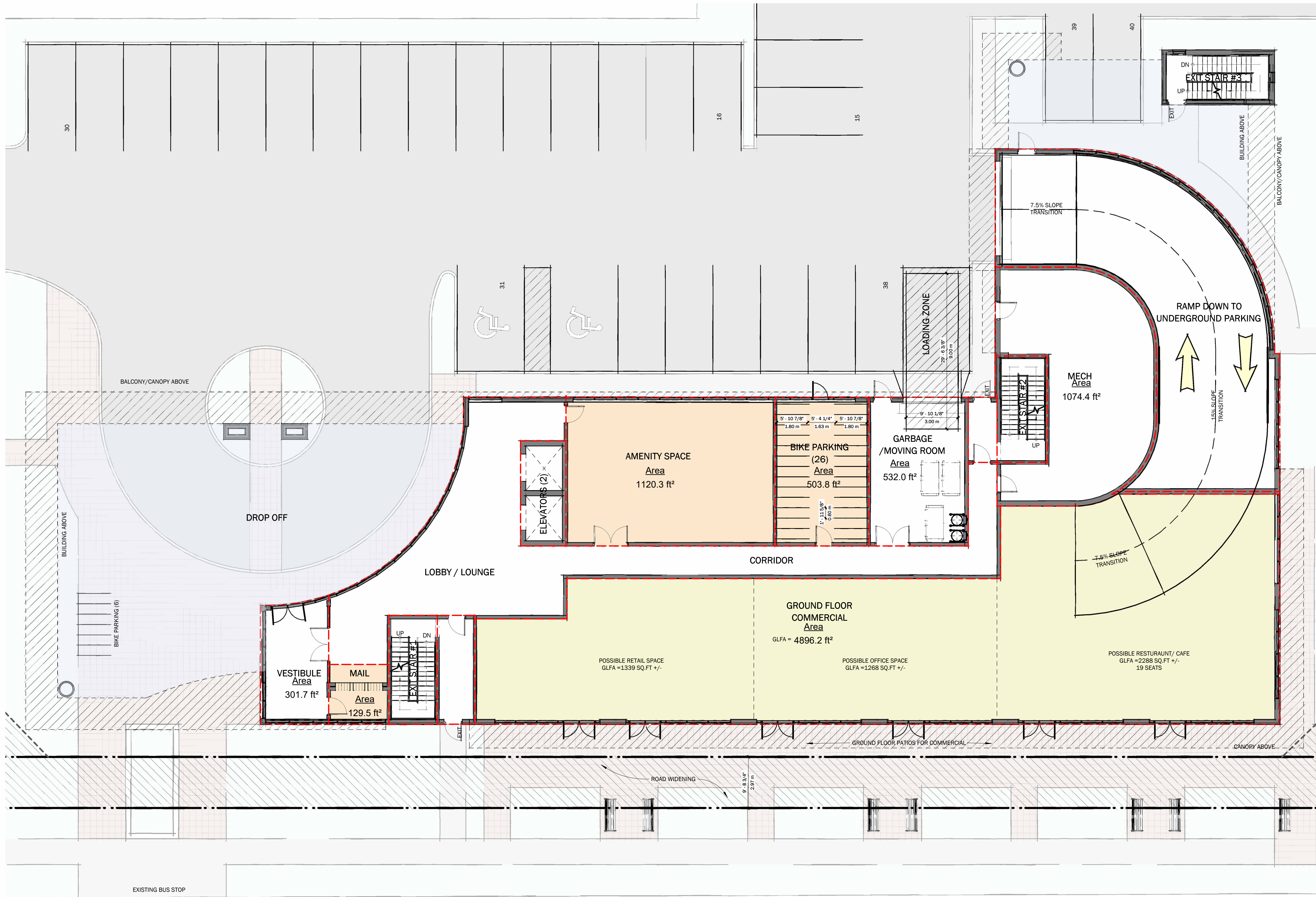
4965,4971, 4961 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS, ONTARIO, L2E 5A2/L2E 3C4



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SHEET TITLE:		
UNDERGROUND PARKING		
DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	.UG1
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	



1ST FLOOR

1" = 10'-0"

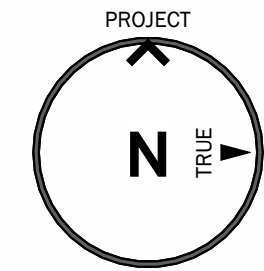
13,210 SQ.FT +/-
0 UNITS

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COMMISSION:

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DEVELOPEMENT

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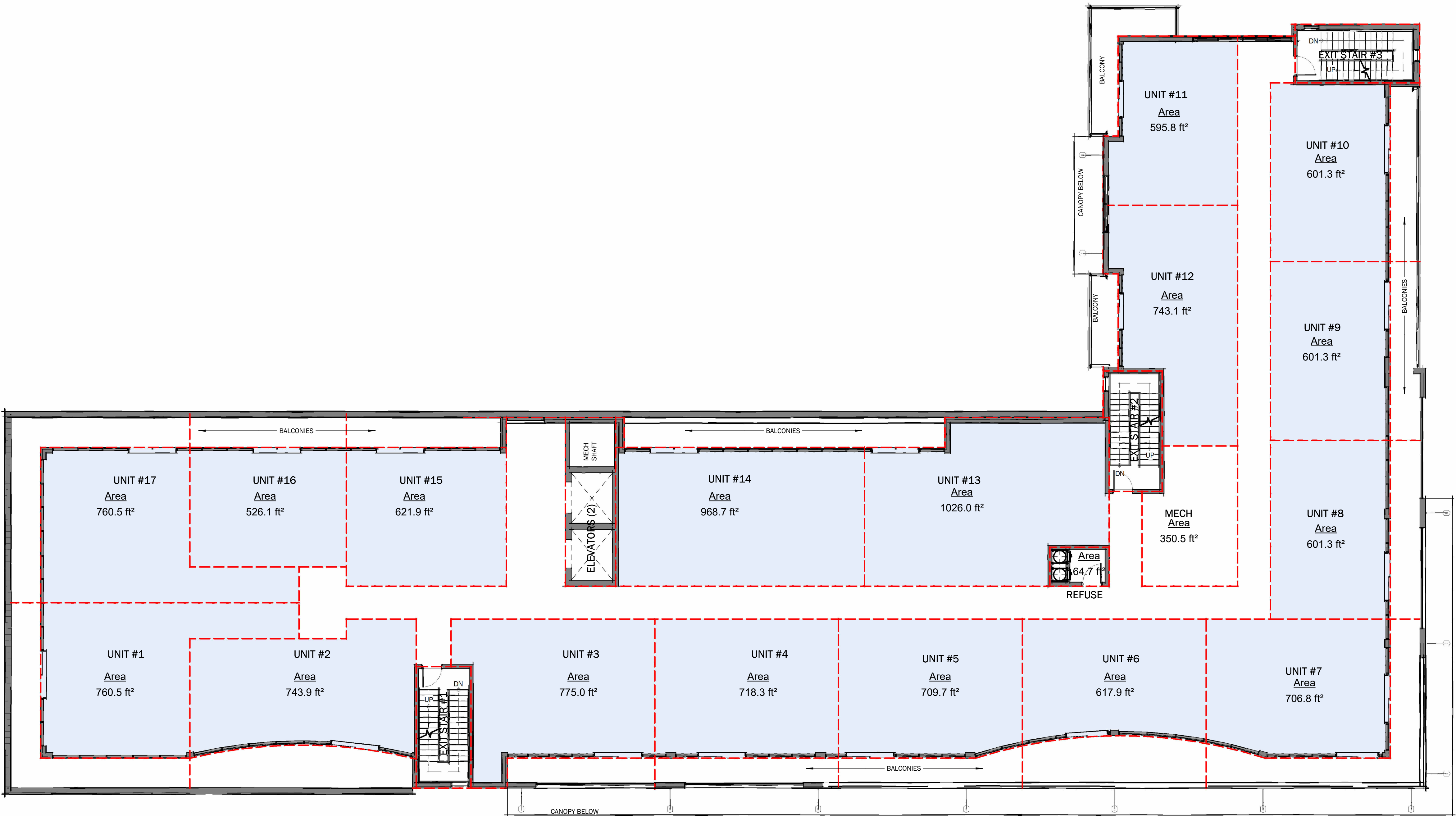
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SHEET TITLE:

1ST FLOOR PLATE

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DATE ISSUED:	14/02/2024	
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A1



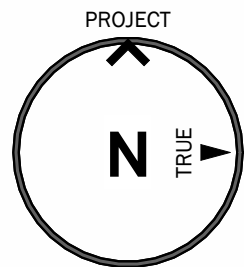
2ND - 3RD FLOOR
 1" = 10'-0"
15,235 SQ.FT +/-
 17 UNITS / FLOOR

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COMMISSION:

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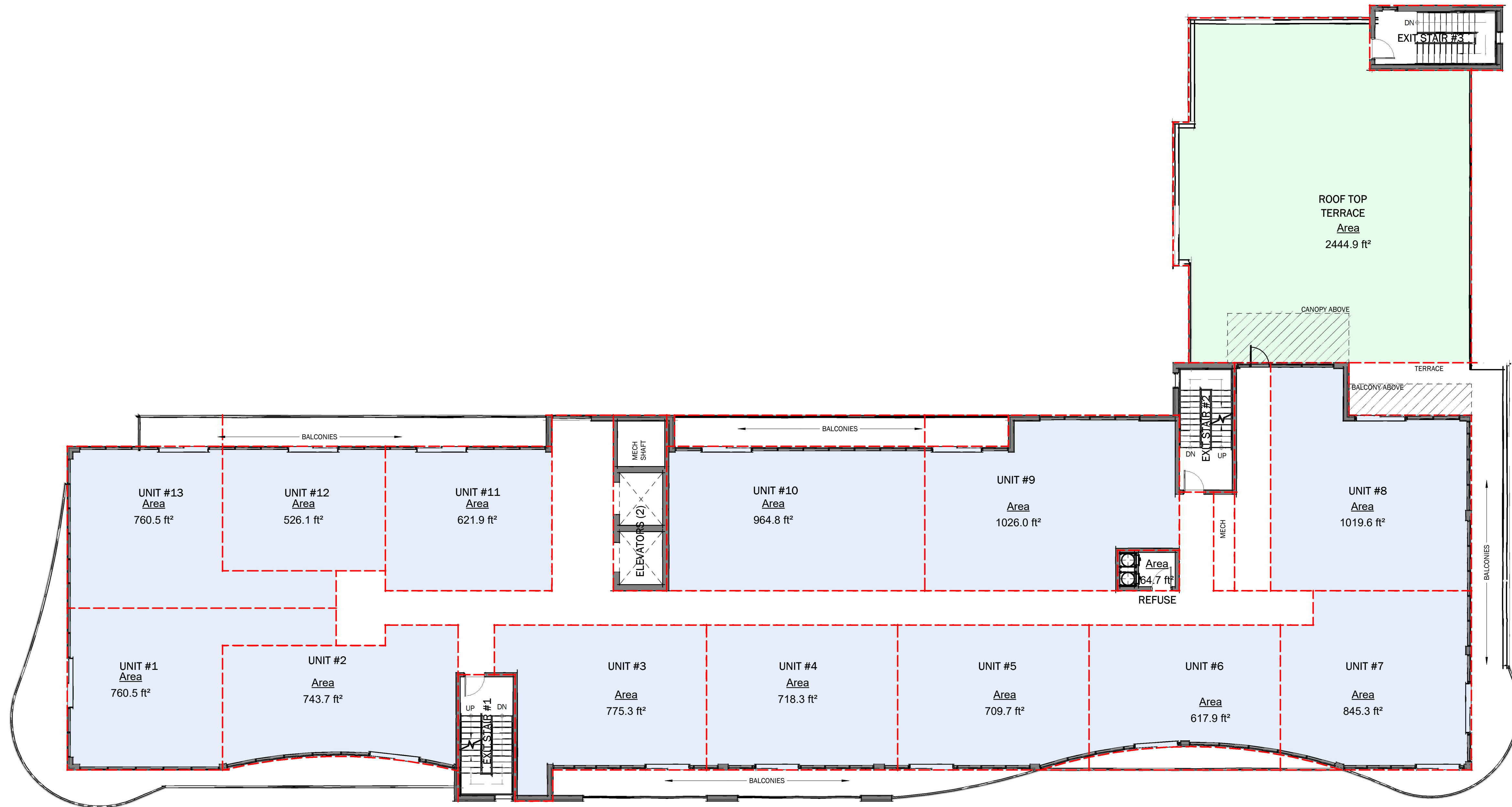
Architectural Office:
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 905 984 5545

SHEET TITLE:

2ND - 3RD FLOOR PLATE

DRAWN BY:	JKC	DRAWING No.:
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DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A2



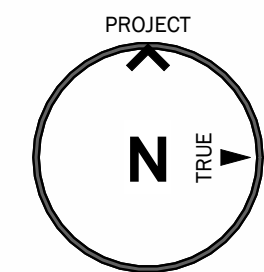
4TH-6TH FLOOR PLATES
1" = 10'-0"
12,395 SQ.FT+/-
13 UNITS / FLOOR

No.	DATE:	DESCRIPTION:	BY:
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COMMISSION:

**STANLEY/MORDEN
DEVELOPEMENT**

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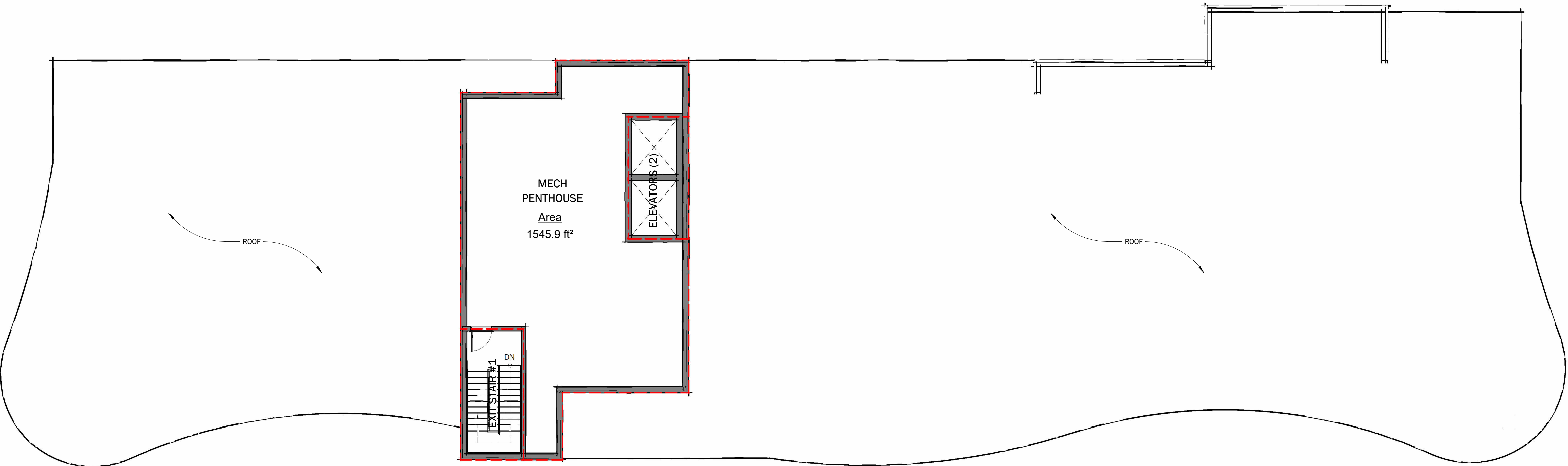
Architectural Office:
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SHEET TITLE:

**4TH - 6TH
FLOOR PLATE**

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A3



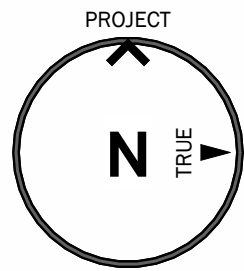
MECH PENTHOUSE FLOOR PLATE
1" = 10'-0" **1545 SQ.FT**

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
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COMMISSION:

STANLEY/MORDEN DEVELOPEMENT

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SHEET TITLE:	
MECH PENTHOUSE FLOOR PLATE	
DRAWN BY:	JKC
CHECKED BY:	MDA/JRM
DATE ISSUED:	14/02/2024
PROJECT No.:	2024-101
DRAWING No.:	
A4	



FRONT (STANLEY) ELEVATION

1" = 10'-0"



NORTH EAST PERSPECTIVE



No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
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COMMISSION:

**STANLEY/MORDEN
DEVELOPEMENT**

4965, 4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4

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SHEET TITLE:

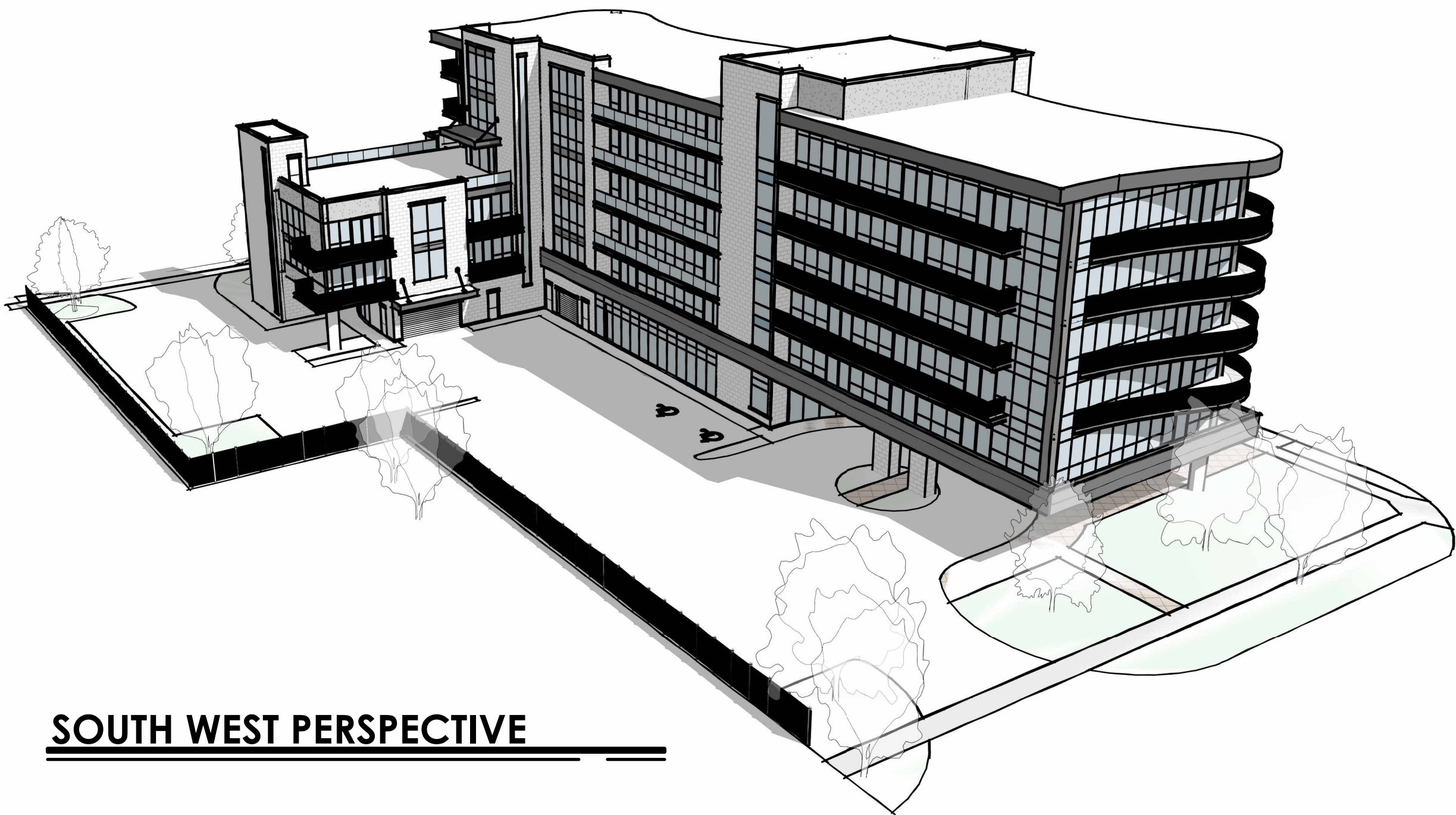
FRONT ELEVATION

DRAWN BY:	JKC	DRAWING No.:	A5
CHECKED BY:	MDA/JRM		
DATE ISSUED:	14/02/2024		
PROJECT No.:	2024-101		



REAR ELEVATION

1" = 10'-0"



SOUTH WEST PERSPECTIVE

No.	DATE:	DESCRIPTION:	BY:
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COMMISSION:

STANLEY/MORDEN
DEVELOPEMENT

4965,4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4

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SHEET TITLE:

REAR ELEVATION

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A6



RIGHT (MODERN) ELEVATION

1" = 10'-0"



SOUTH PERSPECTIVE



LEFT (AURTHR) ELEVATION

1" = 10'-0"

No.	DATE:	DESCRIPTION:	BY:
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COMMISSION:

STANLEY/MORDEN
DEVELOPEMENT

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ONTARIO, L2E 5A2/L2E 3C4

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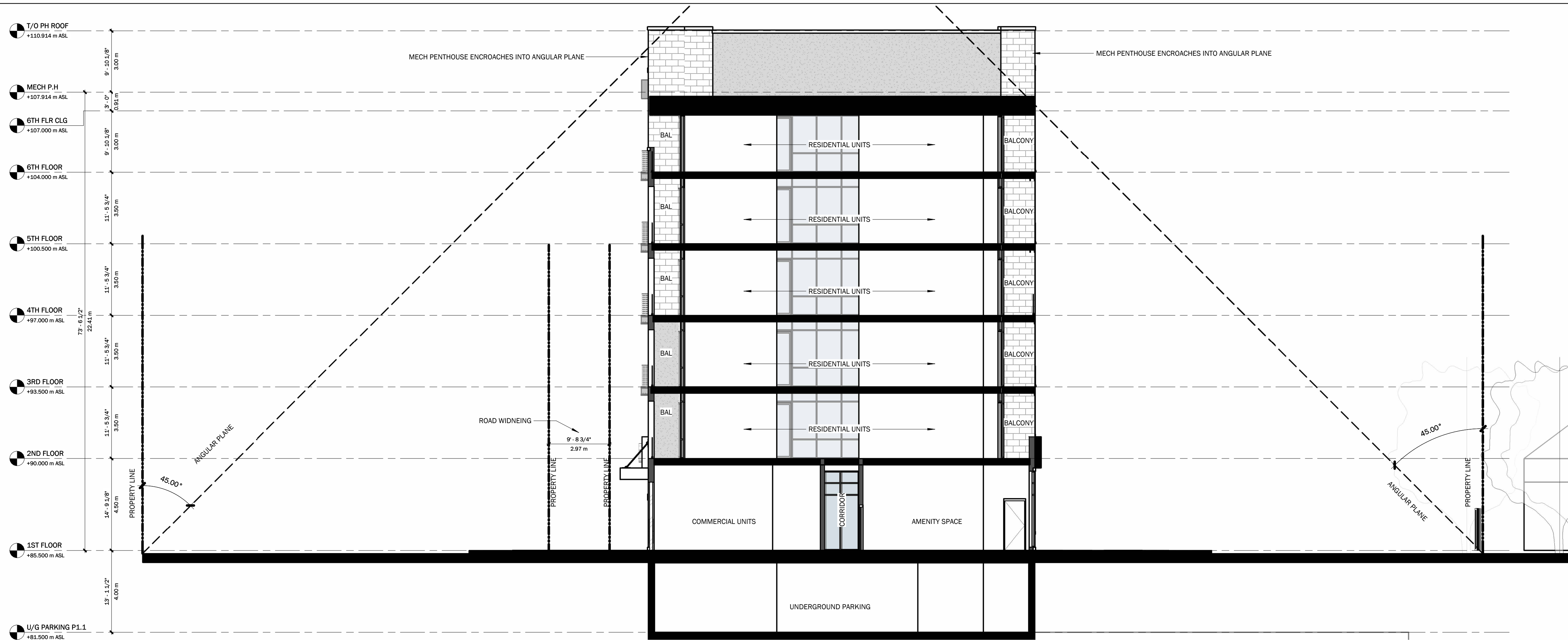
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

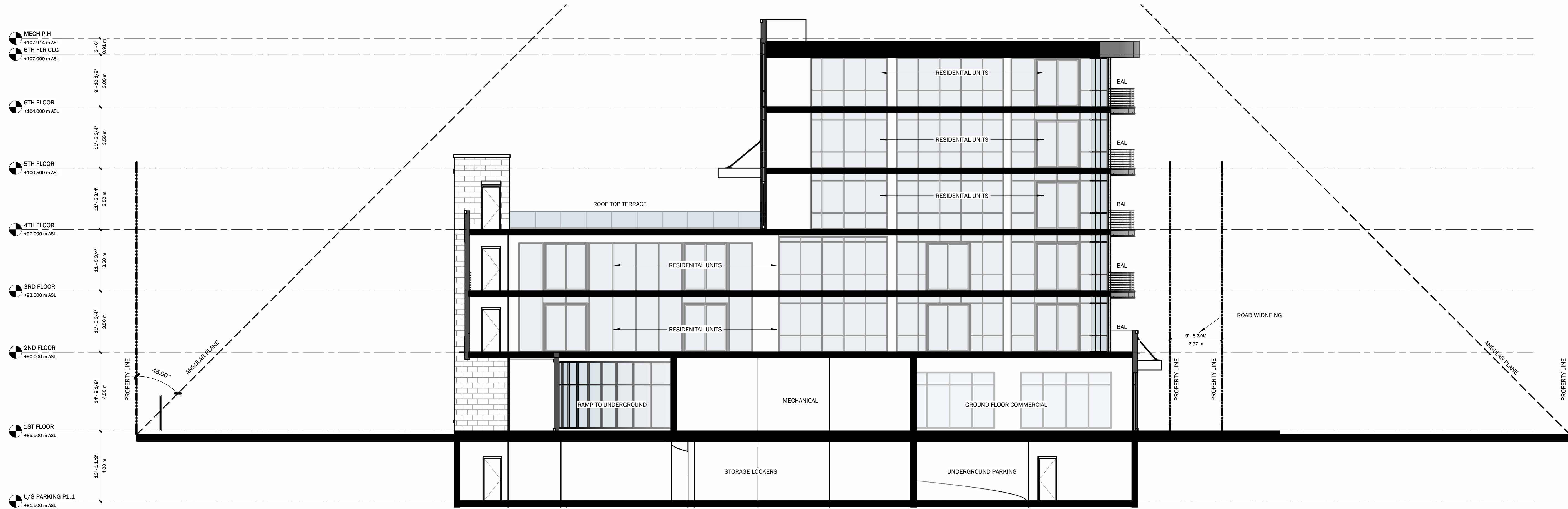
RIGHT AND LEFT
ELEVATION

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A7



A ANGULAR PLANE SECTION A
SP1 A8
1" = 10'-0"



B ANGULAR PLANE SECTION B
SP1 A8
1" = 10'-0"

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ONTARIO, L2E 5A2/L2E 3C4

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905 984 5545

SHEET TITLE:

ANGULAR PLANE

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	A8
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	