

5259 DORCHESTER RD | NIAGARA FALLS | ON | L2E 6N8

PROJECT DESCRIPTION

THIS SHADOW STUDY ENCOMPASSES 8 MULTI STOREY BUILDINGS LOCATED IN NIAGARA FALLS . THE PROPERTY OF FOCUS IS COMPRISED OF 1,784 RESIDENTIAL UNITS AND 5,885 SQ.M COMMERCIAL SPACE. THE TALLEST BUILDING IS 221.1 FT (67.4 M) IN HEIGHT. THE PROPOSED DEVELOPMENT IS LOCATED AT 5259 DORCHESTER ROAD, NIAGARA FALLS, ON. THE COORDINATES BEING LAT: 43.1003435, LONG: -79.1196344.

SURROUNDING USES AND SPACES SHOWN WITHIN THE SHADOW STUDY AREA



AREA ANALYSIS

1 : 4000



NORTH EAST VIEW

MITIGATION AND COLLUSION

THE PROPOSED PROJECT IS LOCATED IN AN AREA SURROUNDING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES. THE BUILDING'S SHADOW IMPACT IS MODERATE. THE MOST SIGNIFICANT SHADOWING WILL AFFECT THE RESIDENTIAL HOMES TO THE NORTH EAST, PARTICULARLY DURING THE WINTER MONTHS (12 PM TO 6 PM). DUE TO THE LOW ANGLE OF THE SUN, HOWEVER, THE BUILDING'S STEPPED DESIGN HELPS MINIMIZE THE SHADOWING EFFECT ON THESE PROPERTIES.

DURING SPRING AND FALL (APRIL 21ST AND SEPTEMBER 21ST, 10 AM TO 6 PM), SHADOWING ON THE NORTH EAST RESIDENTIAL PROPERTIES WILL BE MINIMAL, MAINLY OCCURRING IN AFTERNOON FROM 1 PM TO 6 PM. AS THE SUN RISES HIGHER IN THE SKY, THE SHADOWING EFFECT WILL DECREASE, REDUCING THE IMPACT ON THE PROPERTIES.

IN SUMMER (JUNE 21ST, 10 AM TO 6 PM), WHEN THE SUN IS AT ITS HIGHEST, THE SHADOW CAST BY THE BUILDINGS WILL BE MINIMAL. THE HIGH SUN ANGLE ON JUNE 21ST ENSURES THAT SHADOWING WILL BE LIMITED, WITH THE SURROUNDING PROPERTIES RECEIVING AMPLE SUNLIGHT THROUGHOUT THE DAY.

WHILE THE 20-STOREY BUILDINGS WILL HAVE SOME SHADOWING EFFECTS, PARTICULARLY DURING THE WINTER MONTHS, THE OVERALL IMPACT ON NEIGHBOURING RESIDENTIAL PROPERTIES IS LIMITED DUE TO THE STEPPED DESIGN AND CAREFUL SITE PLACEMENT. THE BUILDING ENSURES OPTIMAL USE OF THE SITE, MAXIMIZING RESIDENTIAL UNITS WHILE RESPECTING THE SURROUNDING NEIGHBOURHOOD ACCESS TO SUN LIGHT.



EAST VIEW



SOUTH WEST VIEW

APRIL 21ST 2025
SR : 6: 24AM
SS : 8: 06 PM
JUNE 21ST 2025
SR : 8: 37AM
SS : 8: 59 PM
SEPTEMBER 21ST 2025
SR : 7: 03AM
SS : 7: 15 PM
DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM

1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

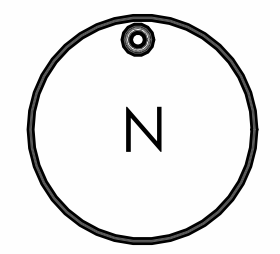
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NO.	DATE:	REVISION:	BY:
1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



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STUDIO INC.

Architectural Office:
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905 984 5545

SHEET TITLE:

SHADOW STUDY
COVER PAGE

Issued for Re-Zoning

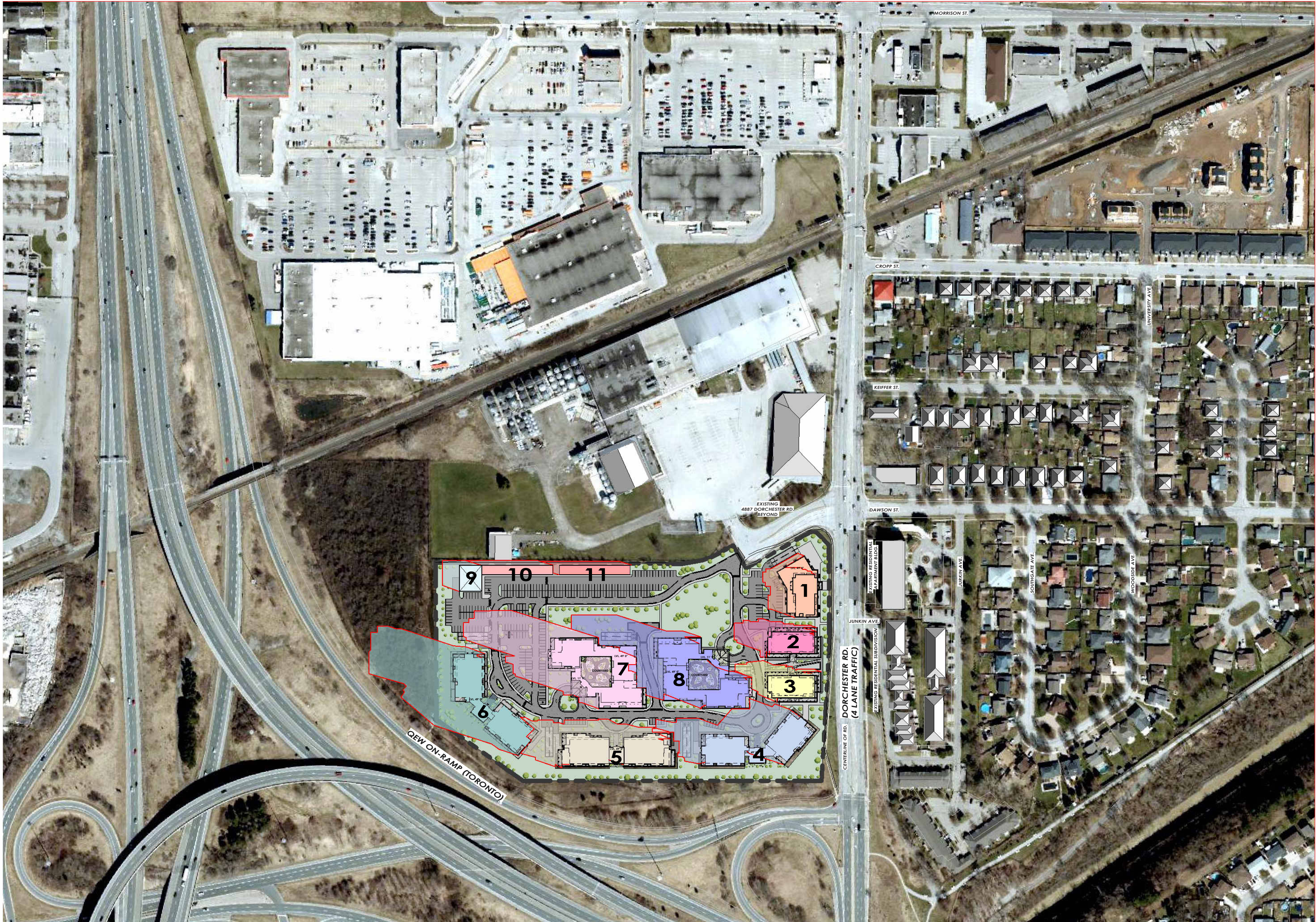
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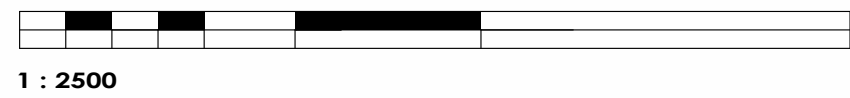
DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	SS00
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	



APRIL 21 - 10.00 AM

1 : 2500

APRIL 21ST 2025
SR : 6:24AM
SS : 8:06PM



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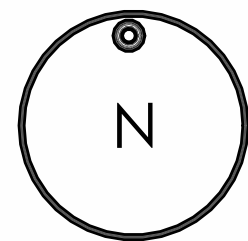
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APRIL 21 - 10.00 AM

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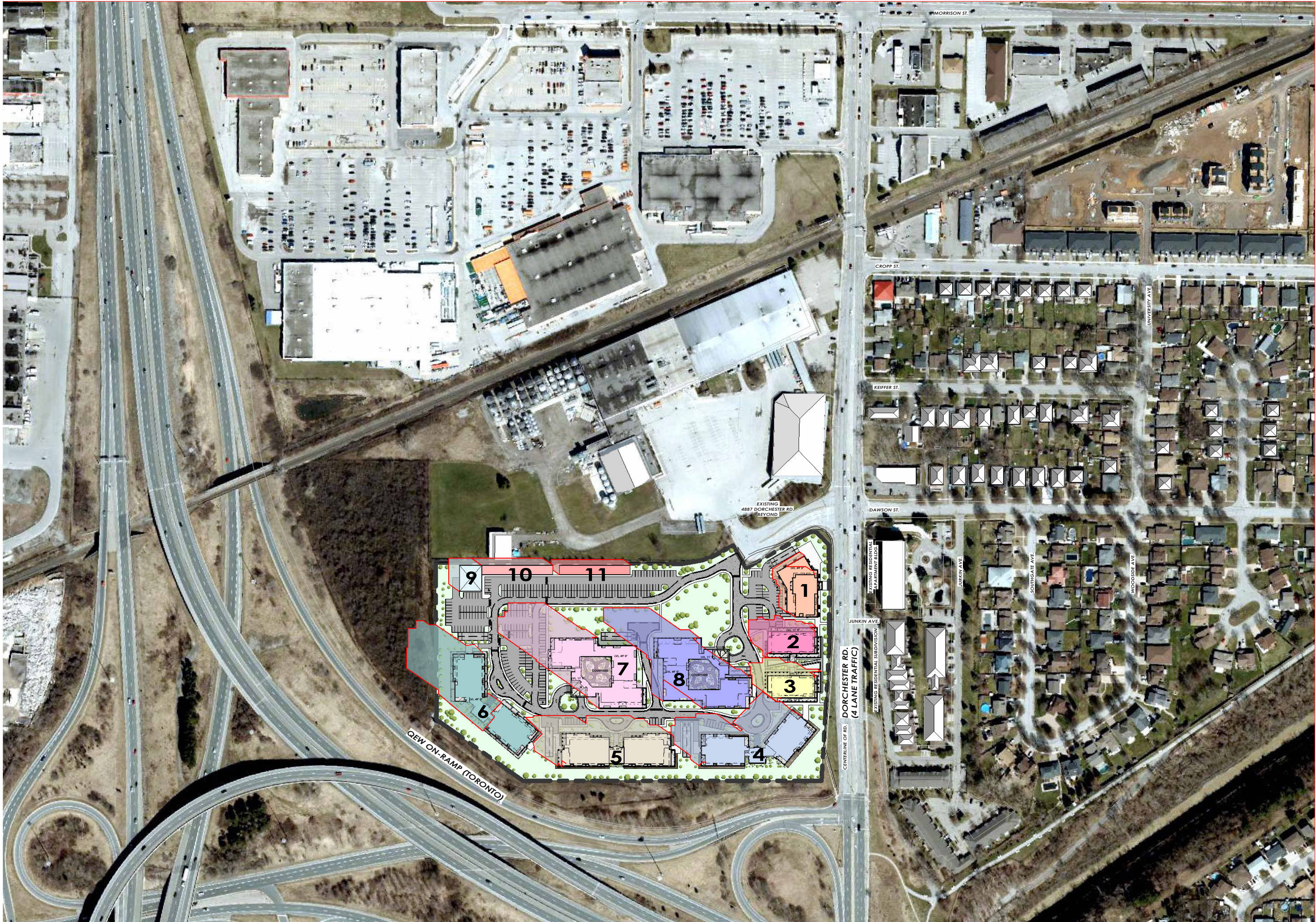
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SS01



APRIL 21 - 11.00 AM

1 : 2500

APRIL 21ST 2025
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1 : 2500

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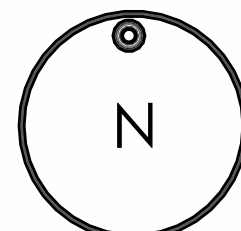
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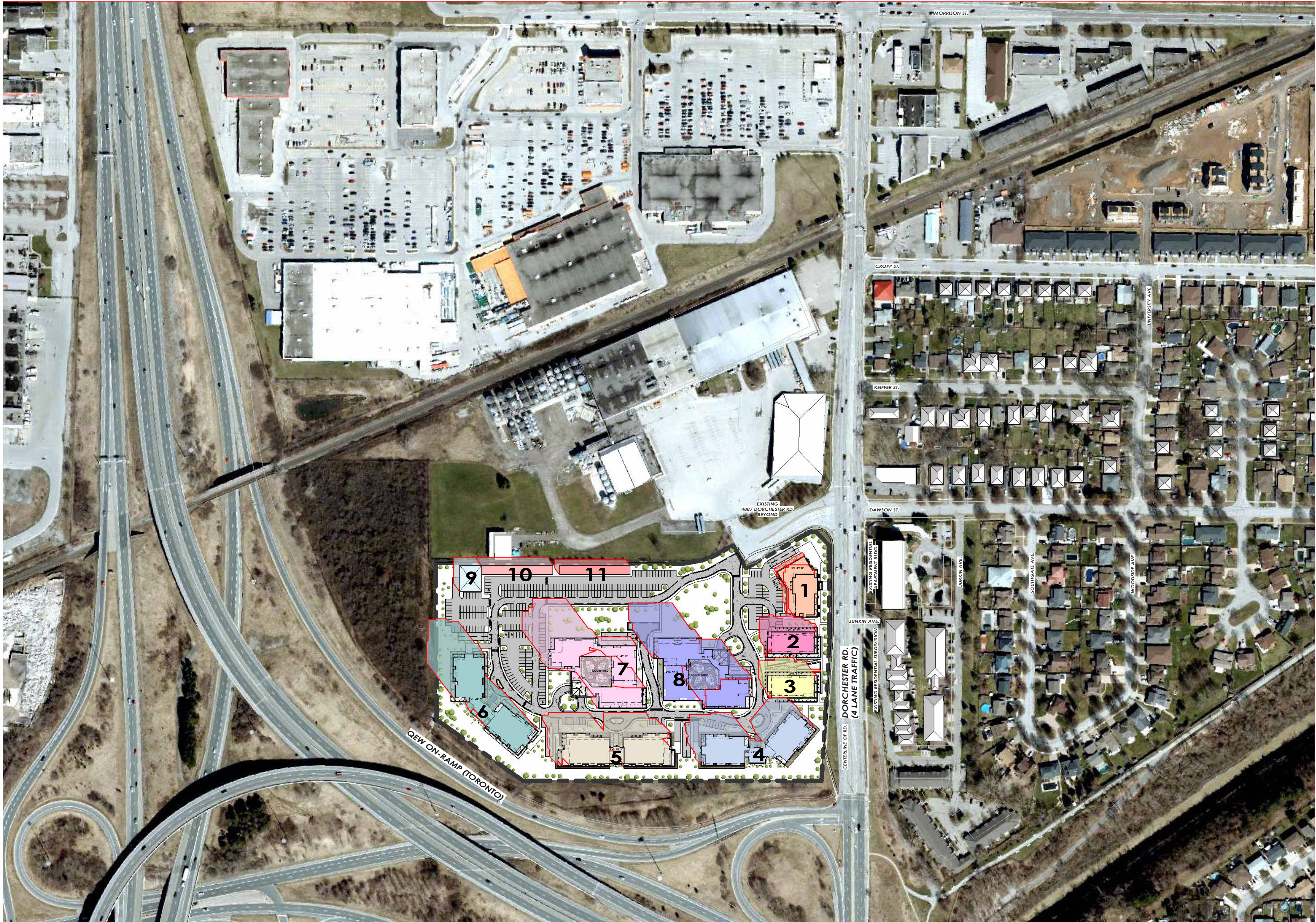
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SS02



APRIL 21 - 12.00 PM

1 : 2500

APRIL 21ST 2025
SR : 6:24AM
SS : 8:06PM



1 : 2500

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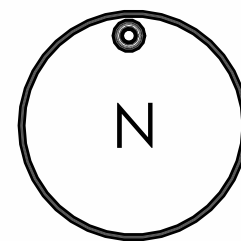
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APRIL 21 - 12.00 PM

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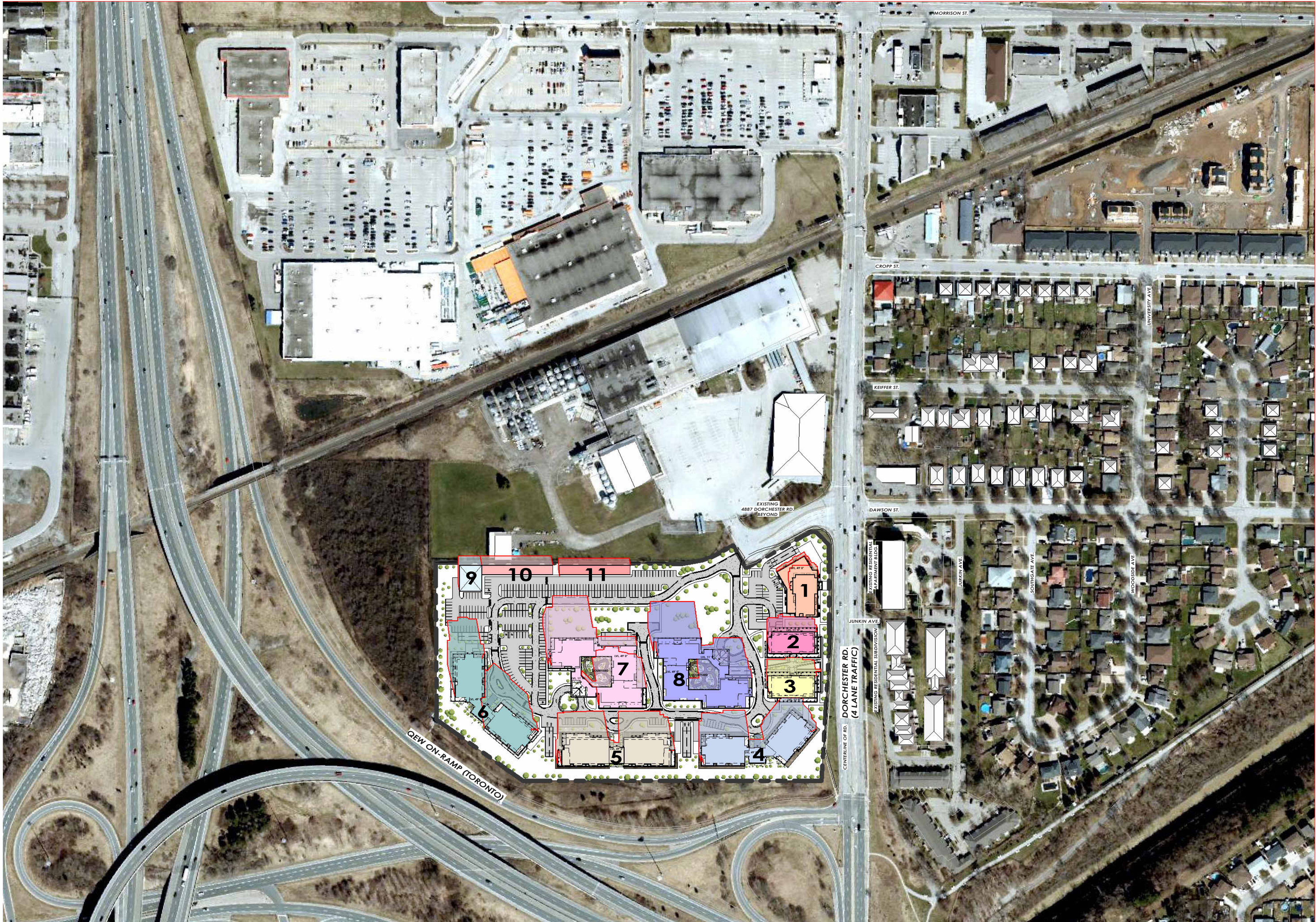
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SS03



APRIL 21 - 1.00 PM

1 : 2500

APRIL 21ST 2025
SR : 6: 24AM
SS : 8: 06 PM



1 : 2500

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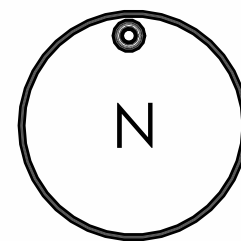
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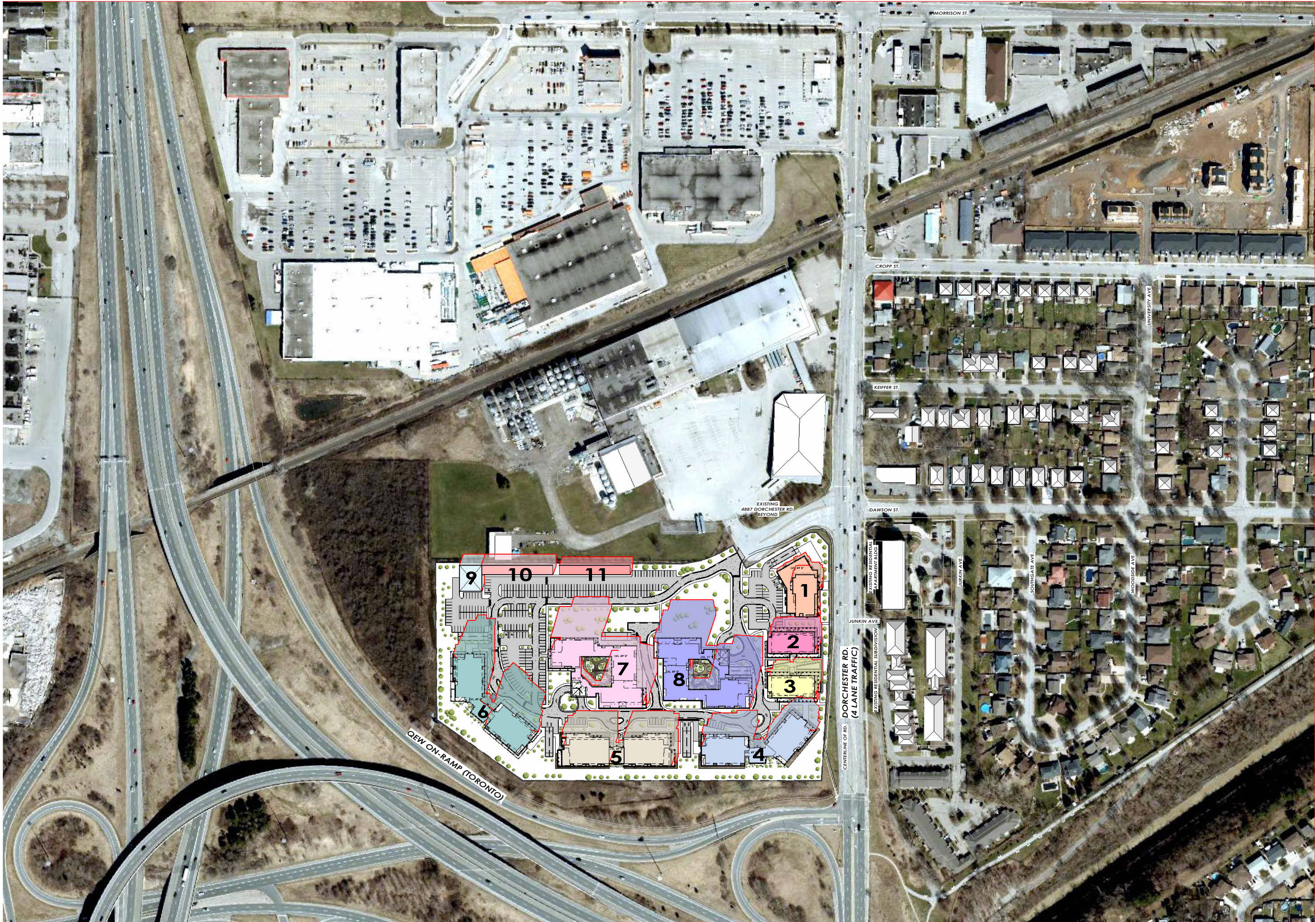
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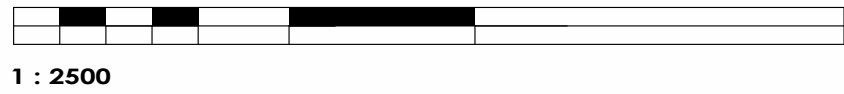
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APRIL 21 - 2.00 PM

1 : 2500

APRIL 21ST 2025
SR : 6:24AM
SS : 8:06PM



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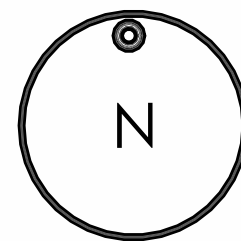
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APRIL 21 - 2.00 PM

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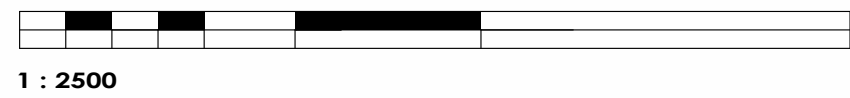
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APRIL 21 - 3.00 PM

1 : 2500

APRIL 21ST 2025
SR : 6:24AM
SS : 8:06PM



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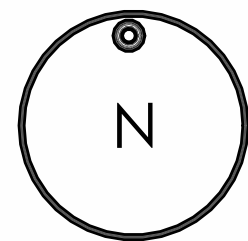
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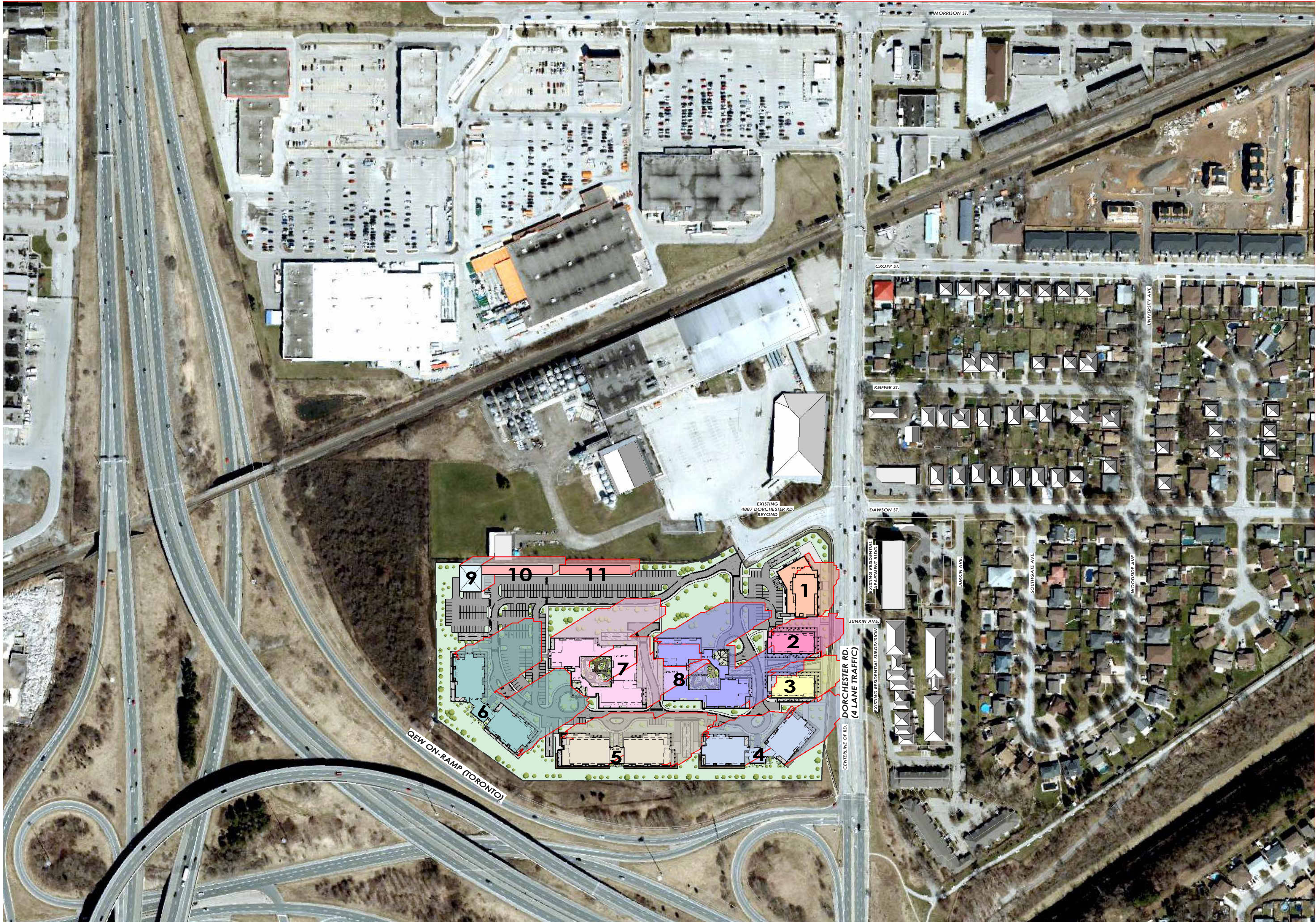
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APRIL 21 - 4.00 PM

1 : 2500

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SS : 8:06 PM



1 : 2500

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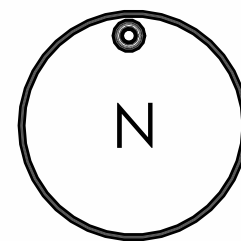
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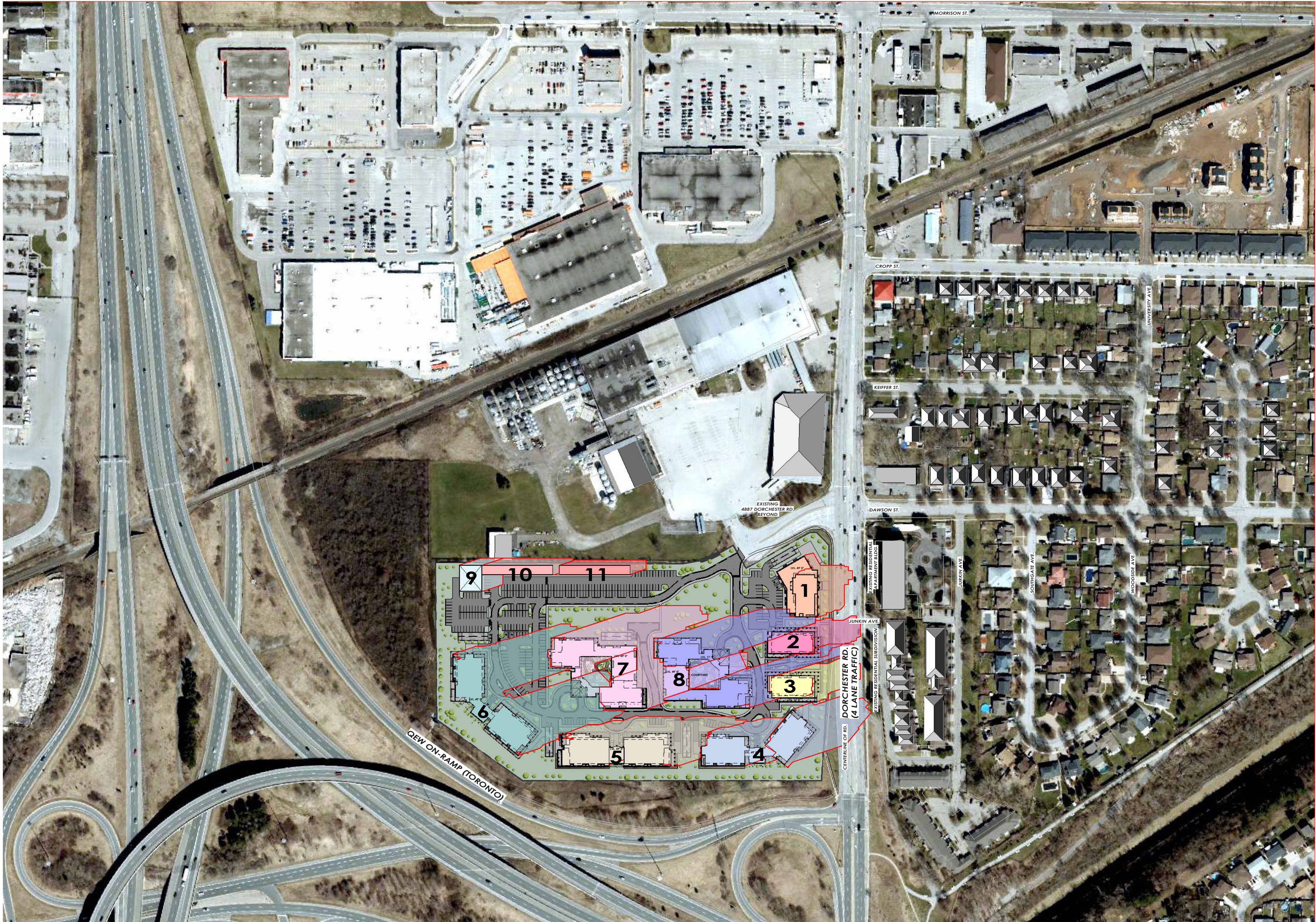
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SS07



APRIL 21 - 5.00 PM

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SS : 8:06PM



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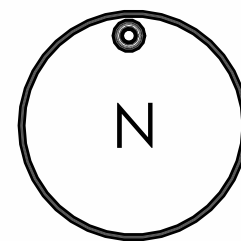
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5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905.984.5545

SHEET TITLE:

APRIL 21 - 5.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

Issued for Construction:

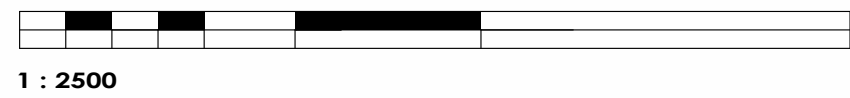
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CHECKED BY:	MDA	SS08
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	



APRIL 21 - 6.00 PM

1 : 2500

APRIL 21ST 2025
SR : 6:24AM
SS : 8:06PM



GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

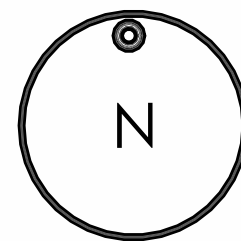
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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905.984.5545

SHEET TITLE:

APRIL 21 - 6.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	SS09
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	



JUNE 21ST 10.00 AM

1 : 2500

JUNE 21ST 2025
SR : 5:37 AM
SS : 8:59 PM

1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

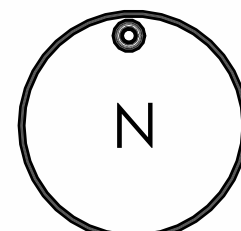
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3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

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905 984 5545

SHEET TITLE:

JUNE 21ST 10.00 AM

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Issued for Site Plan Agreement:

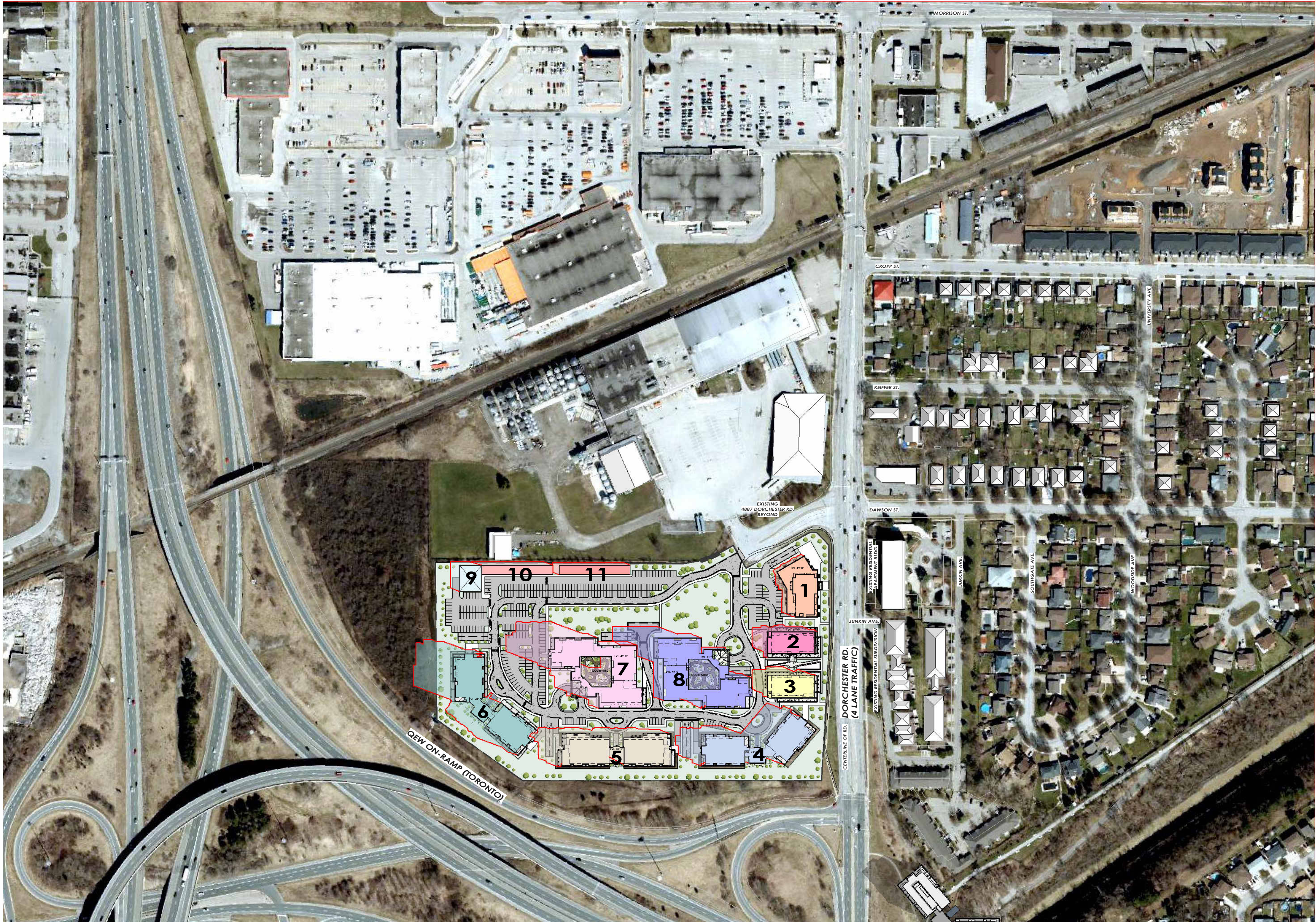
Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS010



JUNE 21ST 11.00 AM

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JUNE 21ST 2025
SR : 5: 37AM
SS : 8: 59 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
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9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

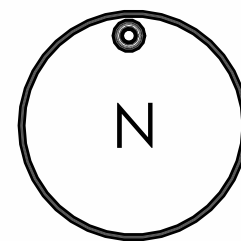
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5	03.16.2022	REVISED SITE DESIGN	CH
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SHEET TITLE:

JUNE 21ST 11.00 AM

Issued for Re-Zoning

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Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS011



JUNE 21ST 12.00 PM

1 : 2500

JUNE 21ST 2025
SR : 5: 37AM
SS : 8: 59 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

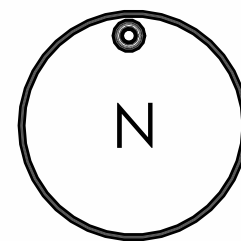
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5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

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905 984 5545

SHEET TITLE:

JUNE 21ST 12.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement

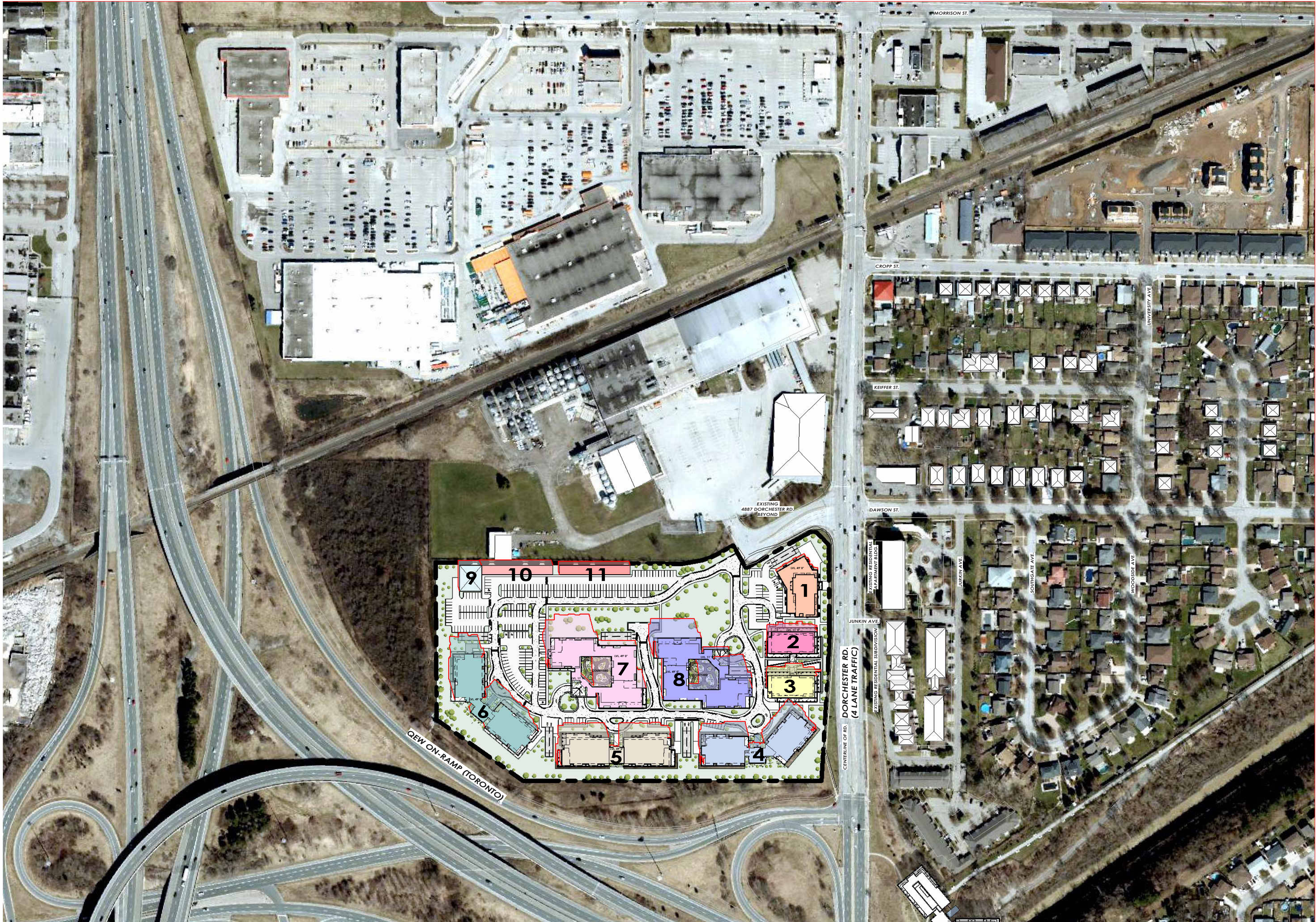
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Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
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DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

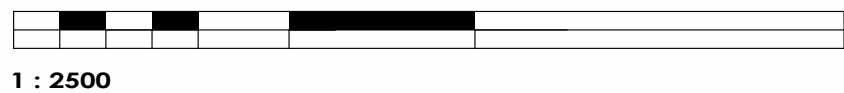
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JUNE 21ST 1.00 PM

1 : 2500

JUNE 21ST 2025
SR : 5:37 AM
SS : 8:59 PM



GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
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5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
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9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

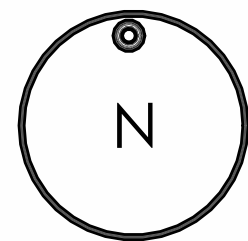
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5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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

SHEET TITLE:

JUNE 21ST 1.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement:

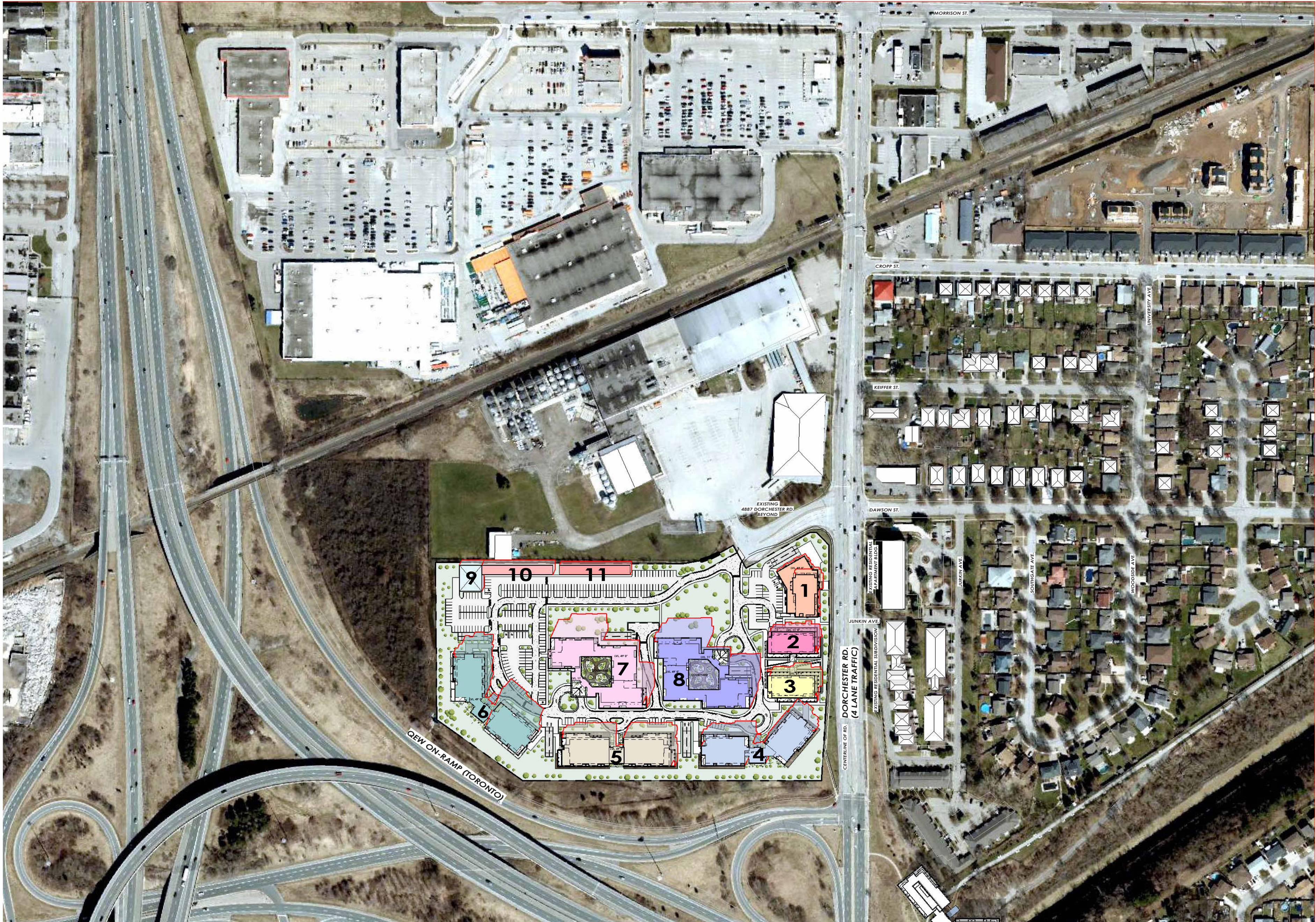
Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

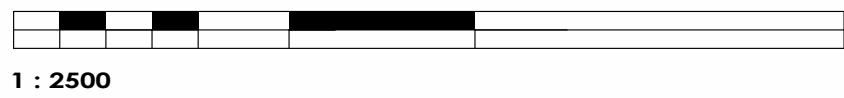
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JUNE 21ST 2.00 PM

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JUNE 21ST 2025
SR : 5: 37AM
SS : 8: 59 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

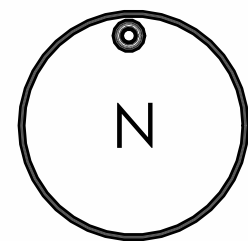
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3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



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architects
STUDIO INC.

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

SHEET TITLE:

JUNE 21ST 2.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement:

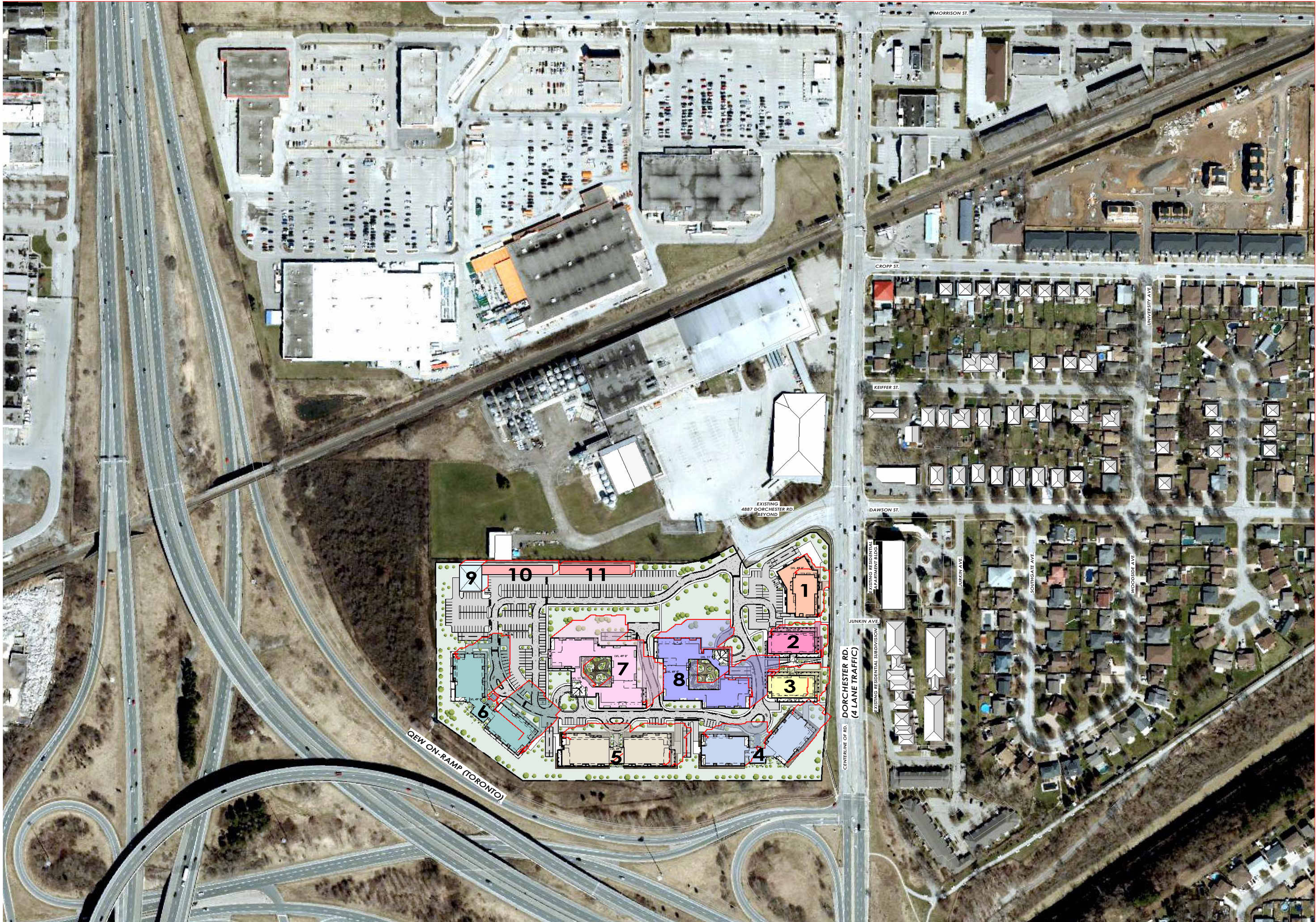
Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS014



JUNE 21ST 3.00 PM

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JUNE 21ST 2025
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1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
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9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

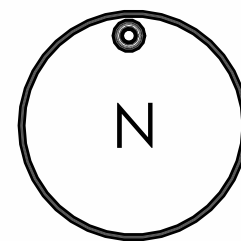
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COMMISSION:

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SHEET TITLE:

JUNE 21ST 3.00 PM

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Issued for Construction:

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PROJECT No.:	2018-214	

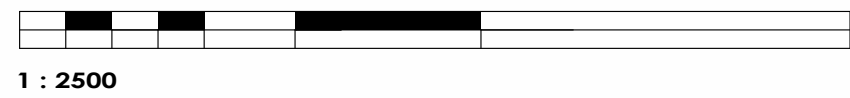
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JUNE 21ST 2025
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
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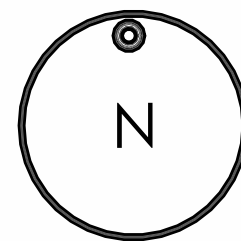
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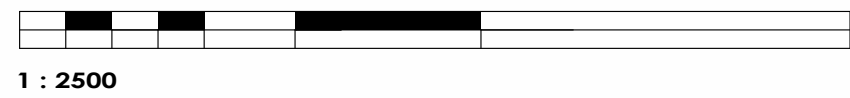
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JUNE 21ST 5.00 PM

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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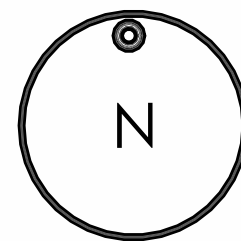
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4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
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SHEET TITLE:

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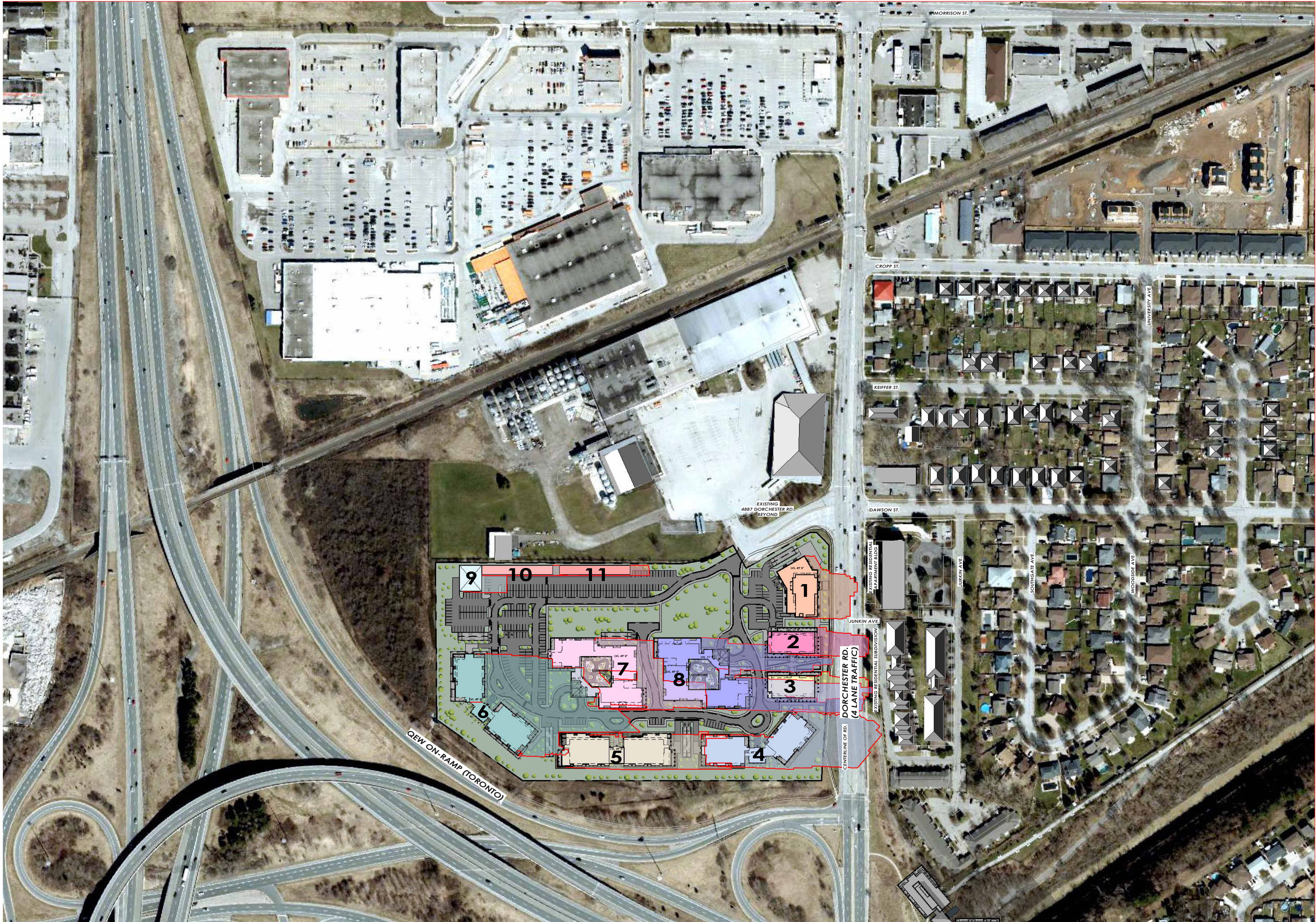
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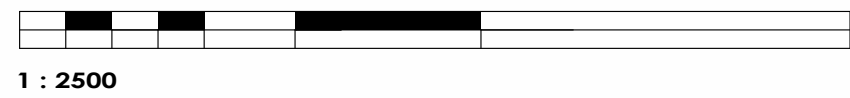
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JUNE 21ST 6.00 PM

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JUNE 21ST 2025
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1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

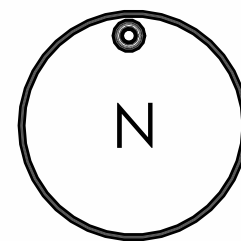
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



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STUDIO INC.

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

SHEET TITLE:

JUNE 21ST 6.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement:

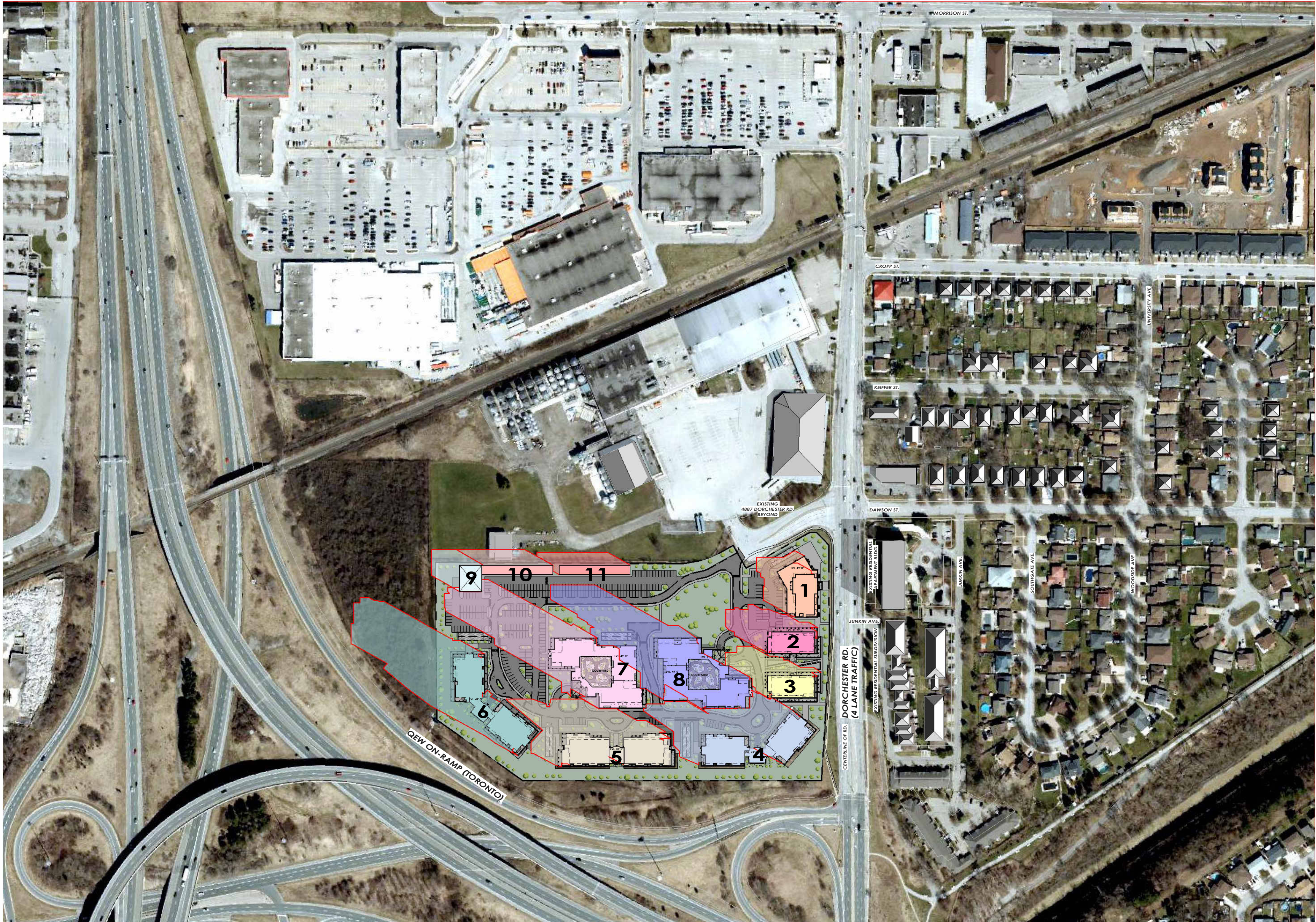
Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS018



SEPT 21 - 10.00 AM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

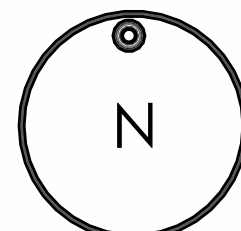
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4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

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905 984 5545

SHEET TITLE:

SEPT 21 - 10.00 AM

Issued for Re-Zoning

Issued for Site Plan Agreement

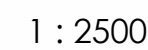
Issued for Permit

Issued for Tender

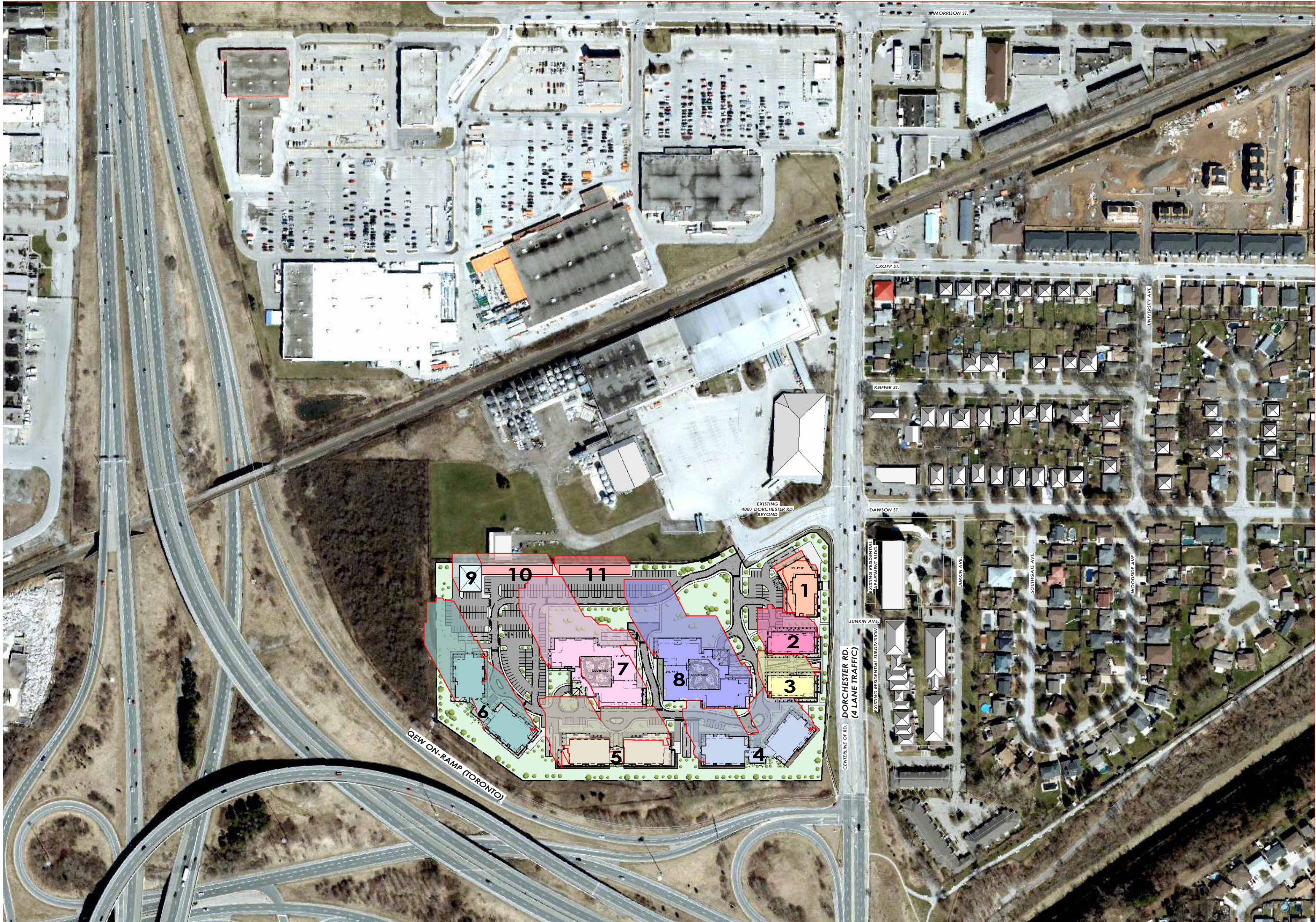
Issued for Construction

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS019



1 : 2500



SEPT 21 - 12.00 PM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

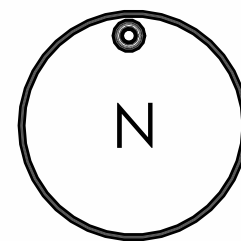
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2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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Architectural Office:
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905 984 5545

SHEET TITLE:

SEPT 21 - 12.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS021



SEPT 21 - 1.00 PM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM

1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

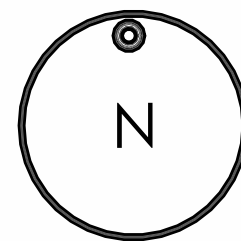
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3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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Architectural Office:
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905 984 5545

SHEET TITLE:

SEPT 21 - 1.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement:

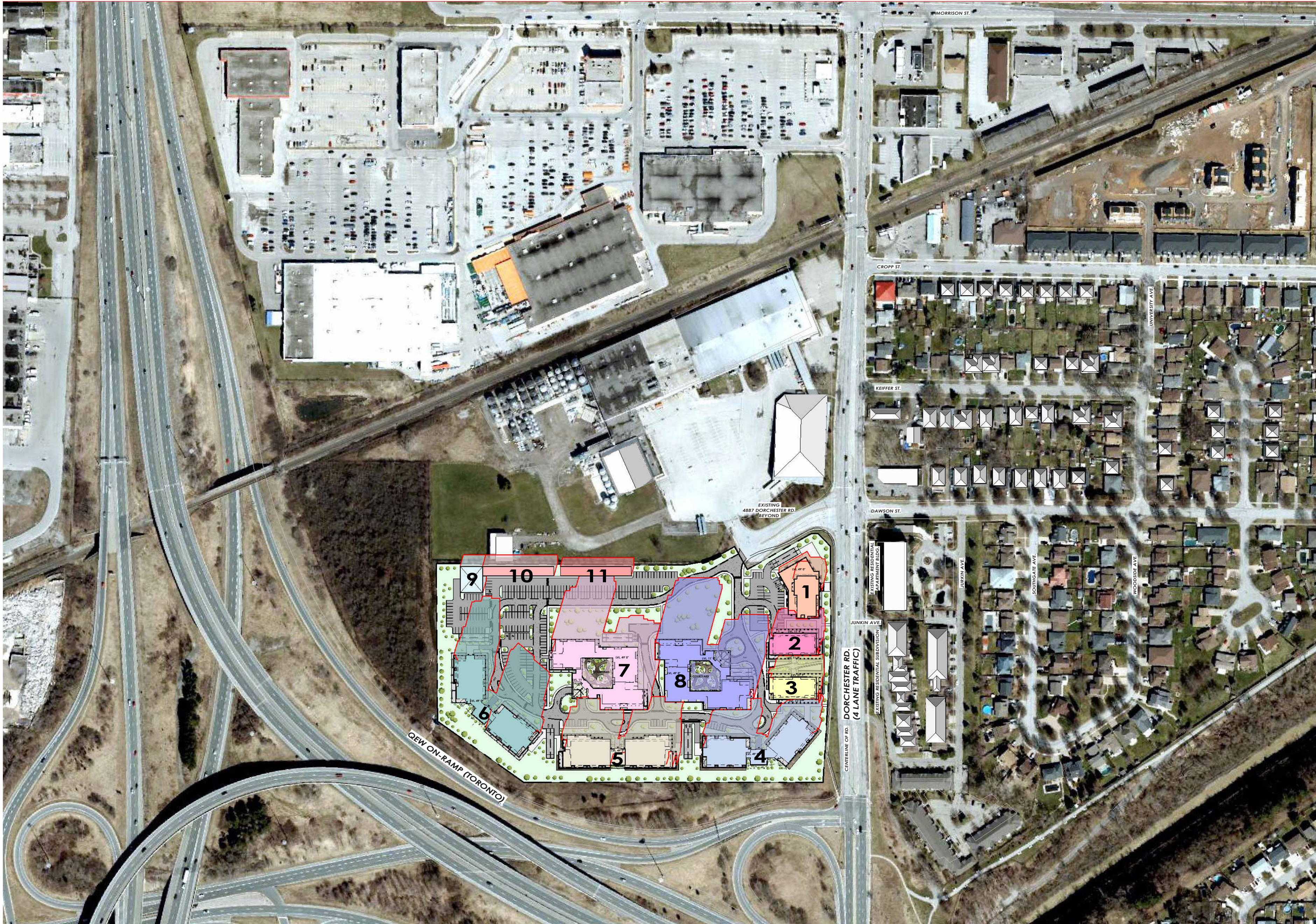
Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS022



SEPT 21 - 2.00 PM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

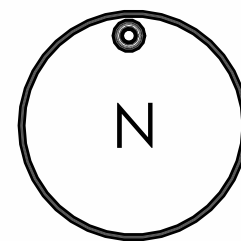
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1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
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SHEET TITLE:

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CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS023



SEPT 21 - 3.00 PM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

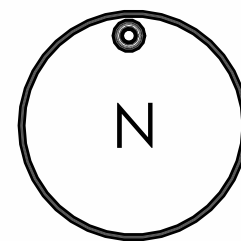
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1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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

SHEET TITLE:

SEPT 21 - 3.00 PM

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Issued for Site Plan Agreement

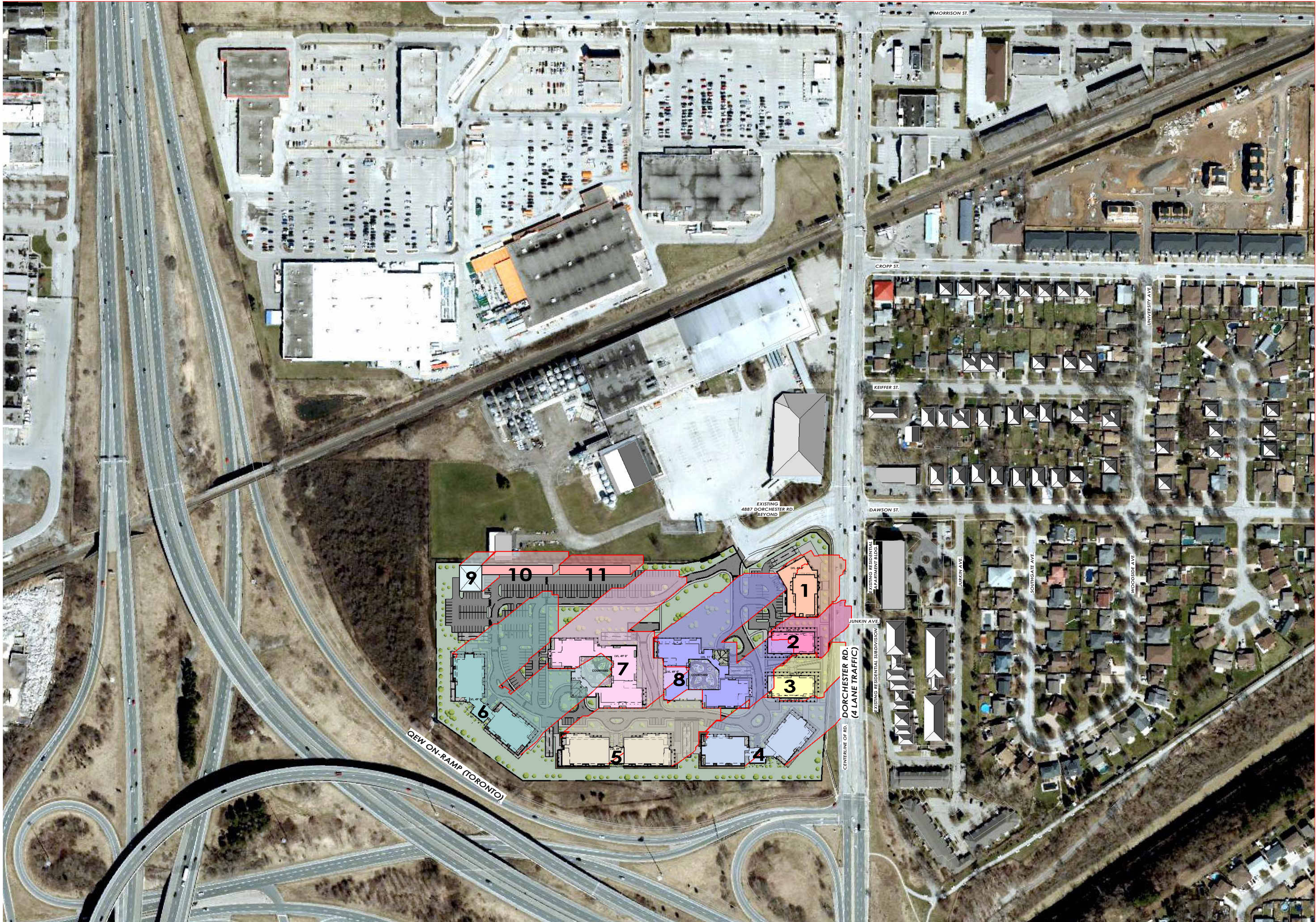
Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

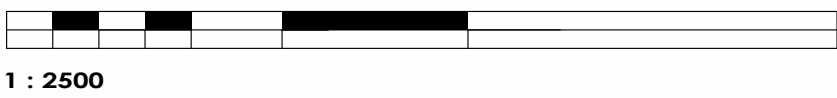
SS024



SEPT 21 - 4.00 PM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM



GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

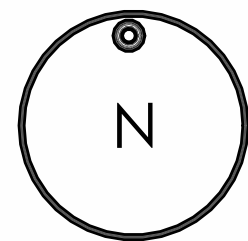
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2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



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

SHEET TITLE:

SEPT 21 - 4.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

SS025

NO.	DATE:	REVISION:	BY:
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2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

NO.	DATE:	REVISION:	BY:
1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

DORCHESTER ROAD
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Architectural Office:
 Ave. St. Catharines, ON, L2T 2L3
 905 984 5545

SEPT 21 - 5.00 PM

SSU26

1 : 2500

1 : 2500

1 : 2500



SEPT 21 - 6.00 PM

1 : 2500

SEPTEMBER 21ST 2025
SR : 7:03AM
SS : 7:15 PM



1 : 2500

GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

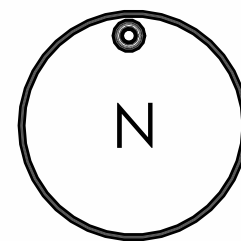
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3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



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STUDIO INC.

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

SHEET TITLE:

SEPT 21 - 6.00 PM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

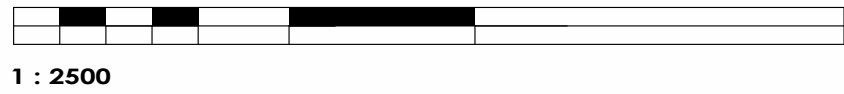
SS027



DEC 21 - 10.00 AM

1 : 2500

DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM



GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

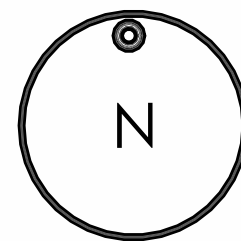
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3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

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905 984 5545

SHEET TITLE:

DEC 21 - 10.00 AM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

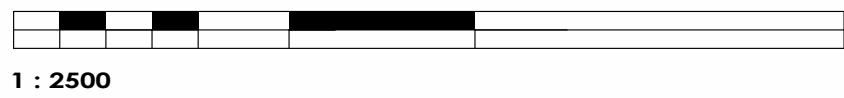
SS028



DEC 21 -11.00 AM

1 : 2500

DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM



GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
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9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
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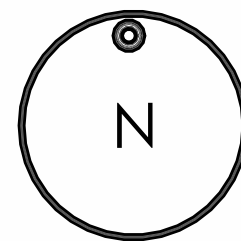
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3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC

COMMISSION:

DORCHESTER ROAD
MIXED USE
DEVELOPMENT

5259 DORCHESTER ROAD, NIAGARA FALLS, ON.



A . C . K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905.984.5545

SHEET TITLE:

DEC 21 -11.00 AM

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	SK	DWG. No.
CHECKED BY:	MDA	
DATE:	JULY 2024	
SCALE:	AS SHOWN	
PROJECT No.:	2018-214	

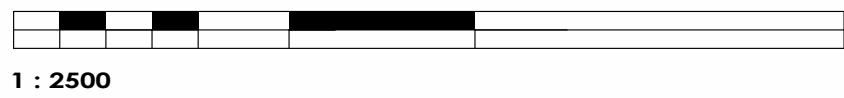
SS029



DEC 21 -12.00 PM

1 : 2500

DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM



GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

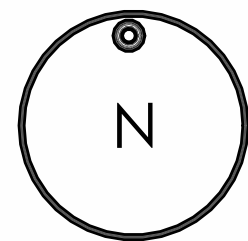
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

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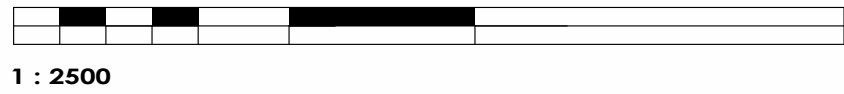
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DEC 21 -1.00 PM

1 : 2500

DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM



GENERAL NOTES

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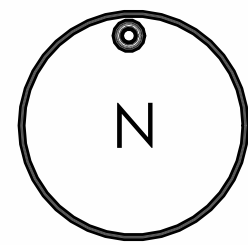
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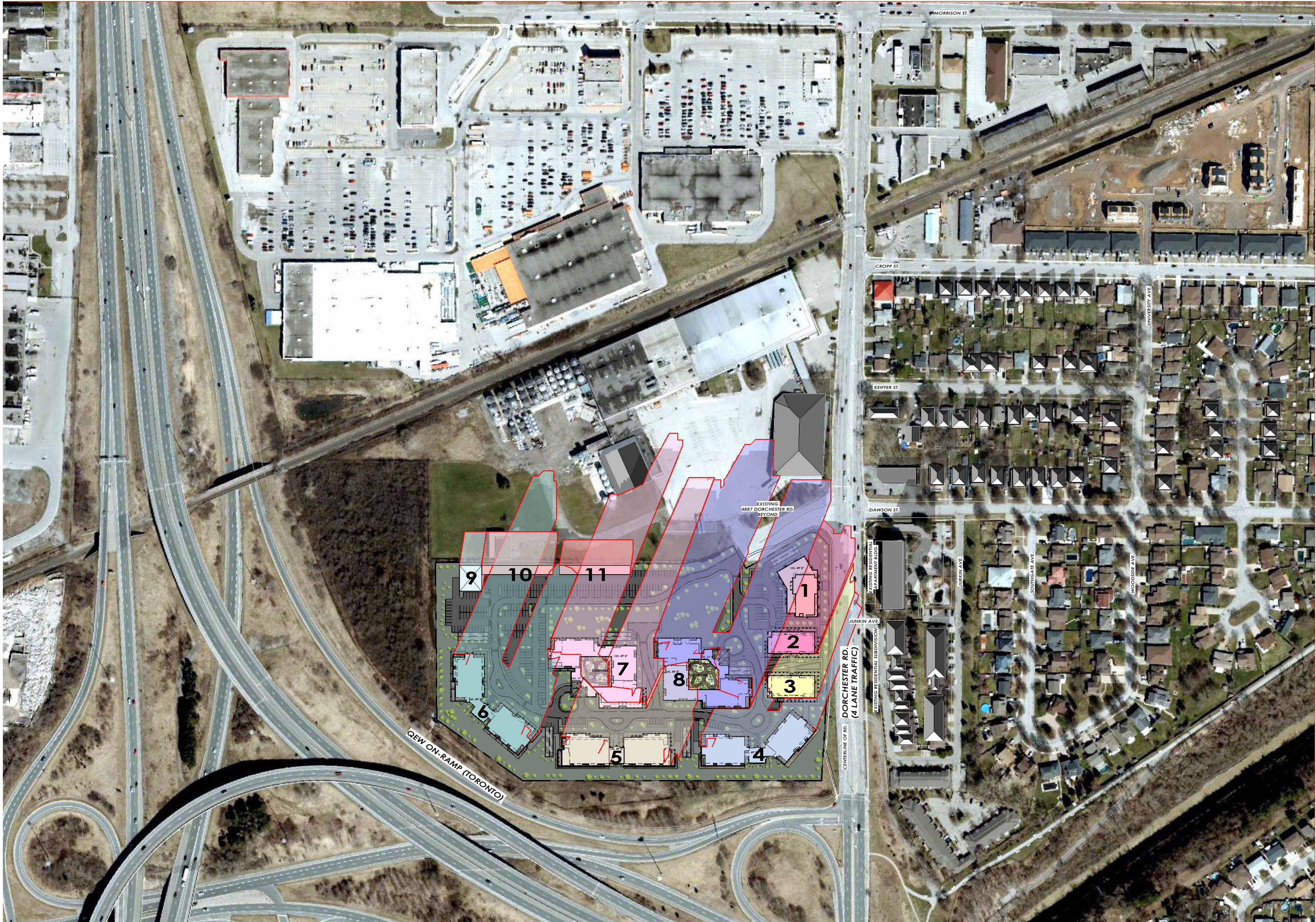
DATE: JULY 2024

SCALE: AS SHOWN

PROJECT No.: 2018-214

DWG. No.

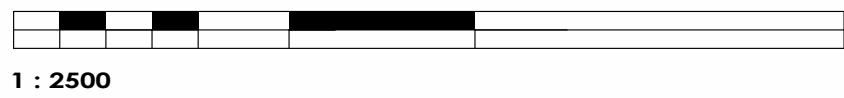
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DEC 21- 2.00 PM

1 : 2500

DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM



GENERAL NOTES

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8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

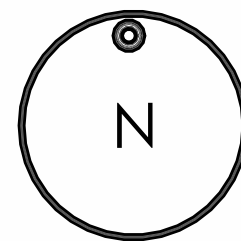
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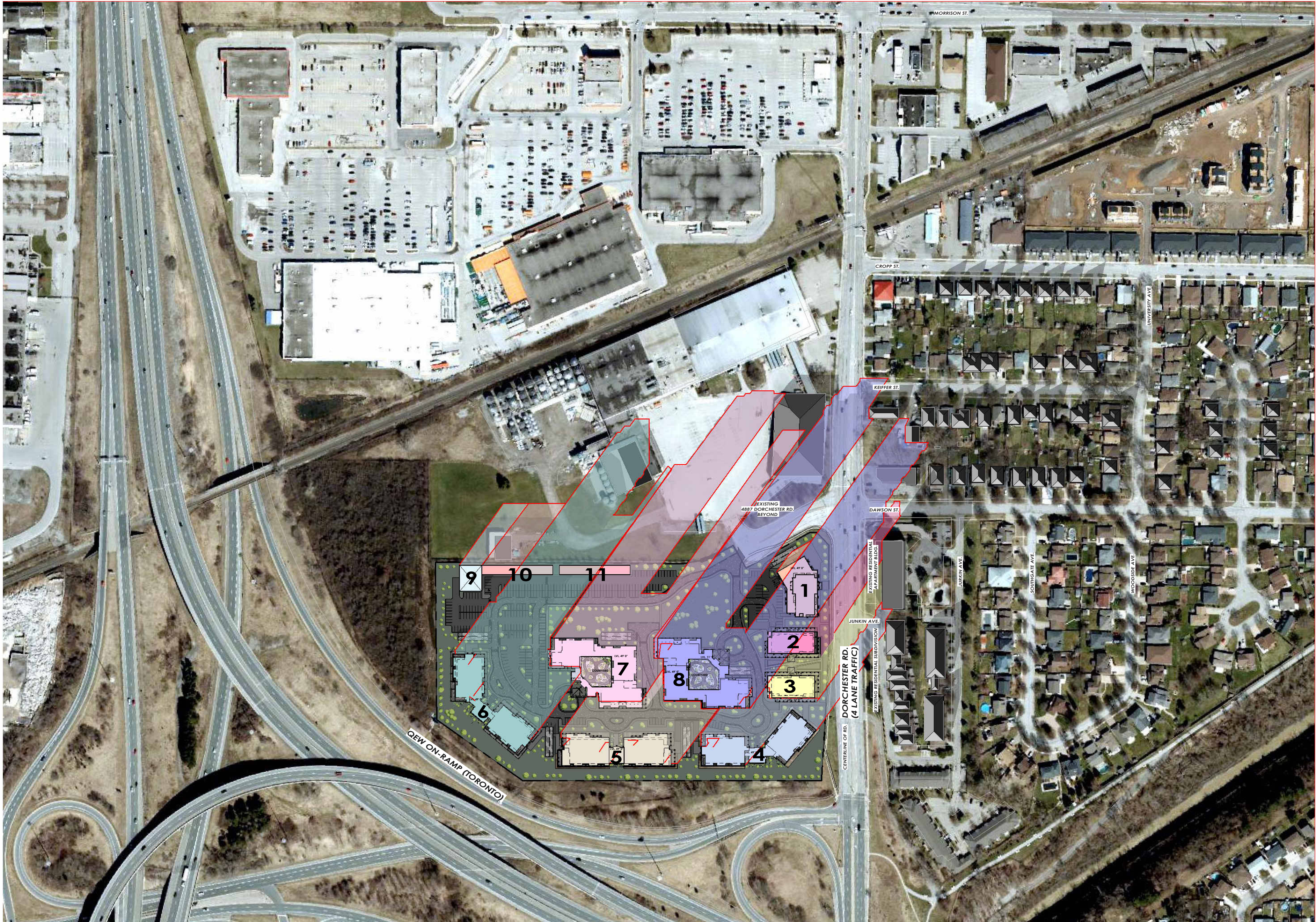
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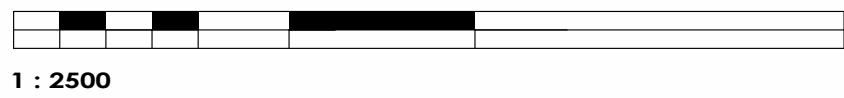
SS032



DEC 21 -3.00 PM

1 : 2500

DECEMBER 21ST 2025
SR : 7: 46AM
SS : 4: 45 PM



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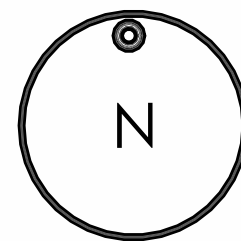
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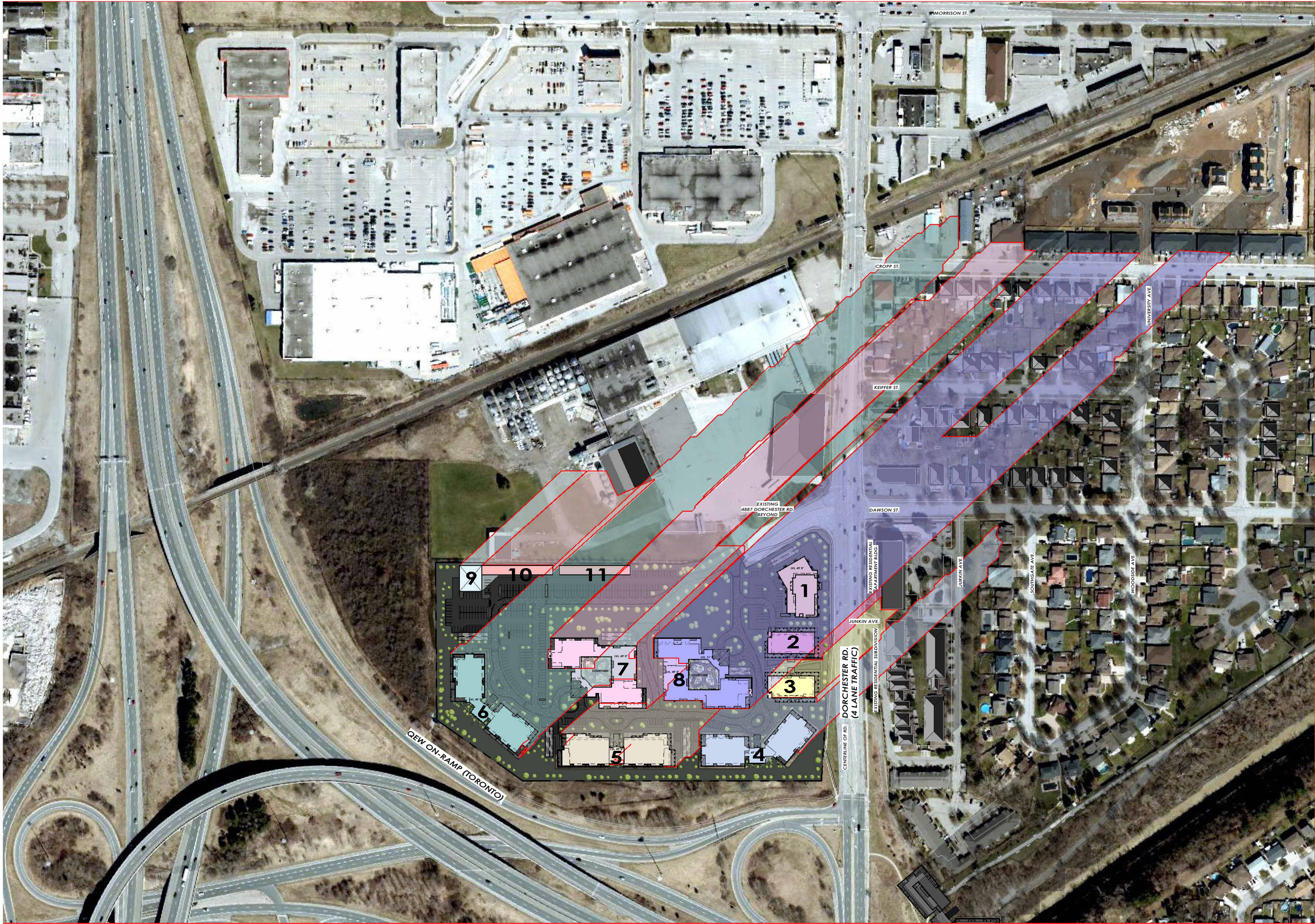
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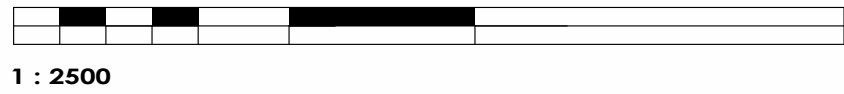
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DEC 21 -4.00 PM

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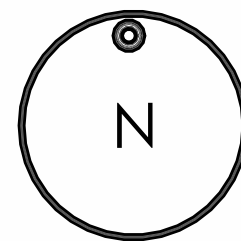
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SS034