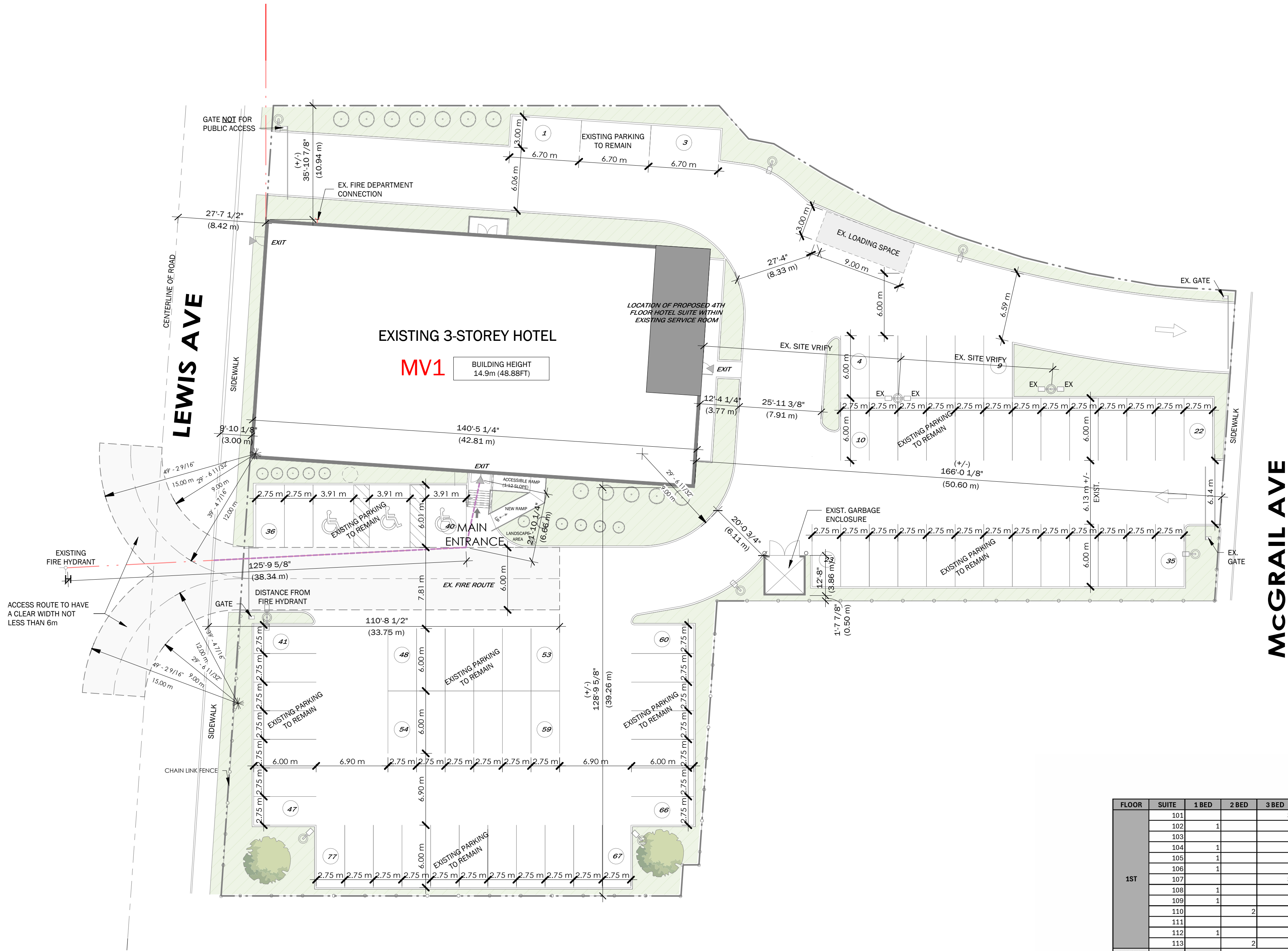











ISSUED FOR
MINOR
VARIANCE



SITE PLAN LEGEND			
	LANDSCAPE		PROPERTY LINE
	EX. PARKING AREA		MIN. SETBACKS
	6m FIRE ROUTE		EX. ADJACENT LOT
	EXISTING BUILDING		EX. CHAIN LINK FENCE
			S.I.B.
*SEE SITE PLAN NOTES		**F.G. SHALL REFER TO FINAL GRADING PLANS	
*LOT LINE/BACKGROUND AS PER : J.B BARNES LIMITED SURVEY (DATED: JUNE 11/2019)			

SITE PLAN ZONING & STATISTICS			
ZONING INFORMATION			
ADDRESS	5686 LEWIS AVE, NIAGARA FALL, ONT.		
ZONING AND BY-LAW	By-law No. 79-200-TC (TOURIST COMMERCIAL ZONE)		
ITEMS	REQUIRED	PROVIDED (EXISTING)	
LOT FRONTAGE (MIN.)	6m (19.7ft)	EXISTING 76.16m (249.87ft)+/-	
FRONT YARD (MIN.)	10.0m (33.0ft)	EXISTING 8.42m (27.62ft)+/-	
SIDE YARD (MIN.)	NONE REQ'D	EXISTING NORTH 10.94m (35.89ft)+/- SOUTH 39.26m (128.80ft)+/-	
REAR YARD (MIN.)	10.0m (33.0ft)	EXISTING 50.60m (166.0ft)+/-	
BUILDING HEIGHT/# OF STORY (MAX)	12.0m (40.0ft)	PROPOSED 14.9m (48.88ft)	
COVERAGE CALCULATIONS			
EXISTING LOT AREA	5 153.28m ² (55 469.39ft ²) +/-	100%	MUNICIPALITY/CONSERVATION / REGION SHALL CONFIRM ALL ZONING AND DEVELOPMENT REQUIREMENTS AND RESTRICTIONS PRIOR TO THE ISSUANCE OF BUILDING PERMIT OR DEMOLITION PERMIT AND/OR CONSTRUCTION ACTIVITIES. ARCHITECT/PLANNER/SURVEY / APPLICANT/OWNER WHERE REQUIRED TO BE INFORMED OF ANY DISCREPANCIES. ZONING INFORMATION CONFIRMED WITH CITY/TOWN NAME: _____ DATE: _____ COMMENTS: _____
EXISTING BUILDING	972m ² (10 462.5 ft ²) +/-	18.86%	
EXISTING PROPOSED LANDSCAPING	917.6m ² (9 876.98 ft ²) +/-	17.81%	
EXISTING ROAD/PAVING	3263.68m ² (35129.91 ft ²) +/-	63.33%	

MINOR VARIANCE CHART				
MV #	PROVISION	REQUIREMENT	PROPOSAL	EXTEND OF VARIANCE
MV1	BUILDING HEIGHT (By-law No. 79-200) SECTION 8.6.2 (g) Maximum height of building or structure	12m (40 FT)	14.9m (48.88ft)	2.90m (9.5ft)

PARKING CHART		
PROVISION	REQUIREMENT	PROVIDED
PARKING REQUIREMENTS (By-law No. 79-200)	1 SPACE FOR EACH 2 ROOMS + 1 SPACE FOR EACH 5.5SQM OF PLACE OF ASSEMBLY TOTAL 42 SUITES - 64 BEDROOMS 64 / 2 = 32 SPACES TOTAL PLACE OF ASSEMBLY (COMMON ROOM) - 168.5 SQM 168.5/5.5 = 30.6 32 + 30.6 = 62.6 63 SPACES REQ'D	77 EXISTING PARKING SPACES
	ACCESIBLE PARKING : 2 SPACES REQ'D	ACCESIBLE PARKING : 3 EXISTING PARKING SPACES
	LOADING SPACE : 1 SPACE REQ'D	LOADING SPACE : 1 SPACE
	TOTAL REQUIRED 63 SPACES	EX. 77 SPACES PROVIDED

Hotel	1 parking space for each two bedrooms, plus 1 parking space for each 5.5 square metres (59.2 sq. ft.) of floor area used as a place of assembly
-------	---

- "HEIGHT" means:
- (a) in the case of a building, the perpendicular distance measured from the average finished grade level at the front elevation of such building to the highest point of the roof but exclusive of any water tank, ventilating fan, air conditioning and heating unit, elevator or mechanical penthouse or similar enclosure used solely for accommodating machinery or equipment for the mechanical operation of such building,
- (b) in the case of a structure, the perpendicular distance measured from the average finished grade level at its base to the highest point of such structure;

SITE PLAN

1 : 250

FLOOR	SUITE	1 BED	2 BED	3 BED	4 BED	BARRIER FREE	TYPE
1ST	101			3			EXIST
	102	1					EXIST
	103				4		EXIST
	104	1					EXIST
	105	1					EXIST
	106	1					EXIST
	107			3			EXIST
	108	1					EXIST
	109	1				BF	EXIST
	110		2				EXIST
	111				4		EXIST
	112	1					EXIST
	113						EXIST
TOTAL	13	26					

2ND	201	1				BF	EXIST
	202	1					EXIST
	203	1					EXIST
	204		2				EXIST
	205	1					EXIST
	206	1					EXIST
	207	1					EXIST
	208			3			EXIST
	209	1					EXIST
	210	1				BF	EXIST
	211		2				EXIST
	212	1					EXIST
	213	1					EXIST
	214		2				EXIST
TOTAL	14	19					

3RD	301	1				BF	EXIST
	302	1					EXIST
	303	1					EXIST
	304		2				EXIST
	305	1					EXIST
	306	1					EXIST
	307	1					EXIST
	308			3			EXIST
	309	1					EXIST
	310	1				BF	EXIST
	311		2				EXIST
	312	1					EXIST
	313	1					EXIST
	314		2				EXIST
TOTAL	14	19					

4TH	401	1					NEW
TOTAL	1	1					

SUITES	BEDROOMS	SUITES:	NEW	EXIST.
TOTAL	42	64	1	41

TOTAL SUITES 42