



Chämberläin

Chamberlain Architect

4671 Palladium Way (Unit 1)

Burlington, Ontario. L7M 0W9

Services Limited

Phone: 905.631.7777

www.chamberlainIPD.com

ISSUED

REZONING SUB #2 20221.12.05

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN

CONJUNCTION WITH THE REGISTERED PLAN.

CERTIFICATION IF ANY.

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CANADA

Architects Constructors

Managers

ZONING DATA	REQUIRED	PROVIDED
LOT FRONTAGE LOT DEPTH LOT AREA	- - -	85.37 m 59.55 m SQM
FRONT YARD SETBACK REAR YARD SETBACK INTERIOR SIDE YARD SETBACK EXTERIOR SIDE YARD SETBACK	- - -	0 m 0 m 0 m 0 m
LANDSCAPE BUFFER	-	N/A
BUILDING HEIGHT	-	115.5 m

DING STATS	

	BUILING	AREAS TO	ΓAL
Γ	Occupancy	Area	Area (s
(COMMERCIAL	895 m²	9635 ft ²
(CONDO	52706 m ²	567320
I	HOTEL	4020 m²	43272 ft
Г			•

GFA - PER SECTION

2275 m²

2267 m²

Area Area (sf)

43339 ft²

52045 ft²

25			0 - PODIUN	Л
)			LVL 1	4026 m ²
00			LVL 1.5	4835 m²
			LVL 2.5	4796 m²
78			LVL 3.5	4804 m²
58			LVL 4.5	4833 m²
			LVL 5.5	180 m²

LVL 9	2270 m ²	24435 ft ²
	30287 m ²	326005 ft ²
NORTH TO	OWER	
LVL 10	969 m²	10431 ft ²
LVL 11	969 m²	10431 ft ²
LVL 12	969 m²	10431 ft ²
LVL 13	969 m²	10431 ft ²
LVL 14	969 m²	10431 ft ²
LVL 15	969 m²	10431 ft ²
LVL 16.	969 m²	10431 ft ²
LVL 17	969 m²	10431 ft ²
LVL 18	969 m²	10431 ft ²
LVL 19	969 m²	10431 ft ²
LVL 20	969 m²	10431 ft ²
LVL 21	969 m²	10431 ft ²
LVL 22	969 m²	10431 ft ²
LVL 23	969 m²	10431 ft ²
LVL 24	969 m²	10431 ft ²
LVL 25	969 m²	10431 ft ²
LVL 26	969 m²	10431 ft ²
LVL 27	969 m²	10431 ft ²
LVL 28	969 m²	10431 ft ²
LVL 29	969 m²	10431 ft ²
LVL 30	969 m²	10431 ft ²
LVL 31	969 m²	10431 ft ²
LVL 32	969 m²	10431 ft ²
LVL 33	969 m²	10431 ft ²
LVL 34	969 m²	10431 ft ²
LVL 35	969 m²	10431 ft ²
LVL 36	969 m²	10431 ft ²
	26164 m²	281631 ft ²

SOUTH TOWER					
LVL 10	730 m²	7856 ft ²			
LVL 11	730 m²	7856 ft ²			
LVL 12	730 m²	7856 ft ²			
LVL 13	730 m²	7856 ft ²			
LVL 14	730 m²	7856 ft ²			
LVL 15	730 m²	7856 ft ²			
LVL 16.	730 m²	7856 ft ²			
LVL 17	730 m²	7856 ft ²			
LVL 18	730 m²	7856 ft ²			
LVL 19	730 m²	7856 ft ²			
LVL 20	730 m²	7856 ft ²			
LVL 21	730 m²	7856 ft ²			
LVL 22	730 m²	7856 ft ²			
LVL 23	730 m²	7856 ft ²			
LVL 24	730 m²	7856 ft ²			
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LVL 27	730 m²	7856 ft ²			
LVL 28	730 m²	7856 ft ²			
LVL 29	730 m²	7856 ft ²			
LVL 30	730 m²	7856 ft ²			
LVL 31	730 m²	7856 ft ²			
LVL 32	730 m²	7856 ft ²			
LVL 33	730 m²	7856 ft ²			
LVL 34	730 m²	7856 ft ²			
	1				

	LVL 35	730 m²	7856 ft ²
		18976 m²	204257 f
	Workset1		
	LVL 5.5	4638 m²	49919 ft ²
l		1638 m²	/0010 ft2

Norkset1		
_VL 5.5	4638 m²	49919 ft ²
	4638 m²	49919 ft ²
	80065 m ²	861812 ft ²

	-	N/A
	-	115.5 n
SITE STATS		

PARK	ING	
7621 m²	11.43	
GFA	FSI	
SITE AREA	5041 m²	

PARKING SCHEDULE TOTAL

PARKING AISLE: 6.3m PARKING SIZES: TYPICAL PARKING

BUILDING FOOTPRINT: 4827m²

BUILDING COVERAGE: 96%

•	= 2.75 m x 6.00 m ACCESSIBLE PARKING = TYPE A: 3.9 m x 6.00 m

5	1622 ft²	DESCRIPTION	COUNT
5	51713 ft²		
5	2027 ft ²	CONDO - RESIDENT PARKING	
1	938 ft ²	6.00m x 2.75m	921
2	24488 ft²	ACC - 6.00m x 3.9m	22
2	24399 ft²		943
2	24435 ft²	Grand total	943
3	326005 ft ²		

LVL 6 6.00m x 2.75m

Grand total

LVL 6 ACC - 6.00m x 3.9m

CONDO - RESIDENT PARKING

LVL 1.5 ACC - 6.00m x 3.9m

LVL 2.5 ACC - 6.00m x 3.9m LVL 3.5 ACC - 6.00m x 3.9m

LVL 4.5 ACC - 6.00m x 3.9m LVL 5 ACC - 6.00m x 3.9m

HOTEL/CONDO 9m x 3m

BICYCLE .6m x 1.8m

PARKING STACKED

HOTEL/CONDO GROUND

GRADE - ELLEN AVE

LVL 1.5

LVL 2.5

LVL 3.5

LVL 4.5

LVL 5.5

Grand total: 27

LVL 6 ACC - 6.00m x 3.9m 1

PARKING SCHEDULE - LOADING

BICYCLE PARKING SCHEDULE

TYPE DESCRIPTION COUNT

FLOOR AREA - PARKING & LOADING

Level DESCRIPTION COUNT

PARKING SCHEDULE - ACCESSIBLE

Level DESCRIPTION COUNT

COND

ARKING SCHEDULE PER LEVEL				INFRIN MAKIN	NGE THE	COPYRIG R CHANGE	OUT PERM OHT OWNER ES TO PLAN	S RIGHTS S DOES N	S. IOT
el	DESCRIPTION	COUNT		INNOC	CENT INF		DPYRIGHT II NT IS NOT A		
00 -	RESIDENT PARKING			SEAL					
	6.00m x 2.75m	116				Oko	HOSE	C.	
	6.00m x 2.75m	116				1 pres	Œ	A)	
	6.00m x 2.75m	116			3	E AD	CURTER	THE S	

440	O ARCHITECIS Z
6m 116	
im 56	
x 3.9m 5	STEPHENA MALEO
im 20	8514
m 76	**************************************
x 3.9m 5	
im 20	
im 77	
x 3.9m 5	
im 20	
im 78	
x 3.9m 5	
im 31	CONSTRUCTION NORTH TRUE NORTH
x 3.9m 1	
im 36	
	5m 56 1 x 3.9m 5 5m 20 5m 76 1 x 3.9m 5 5m 20 5m 77 1 x 3.9m 5 5m 20 5m 78 1 x 3.9m 5 5m 31

43

943

22

164

164

Area

4875 m²

611 m²

284 m²

3295 m²

3978 m²

3988 m²

4748 m²

3313 m²

25092 m²

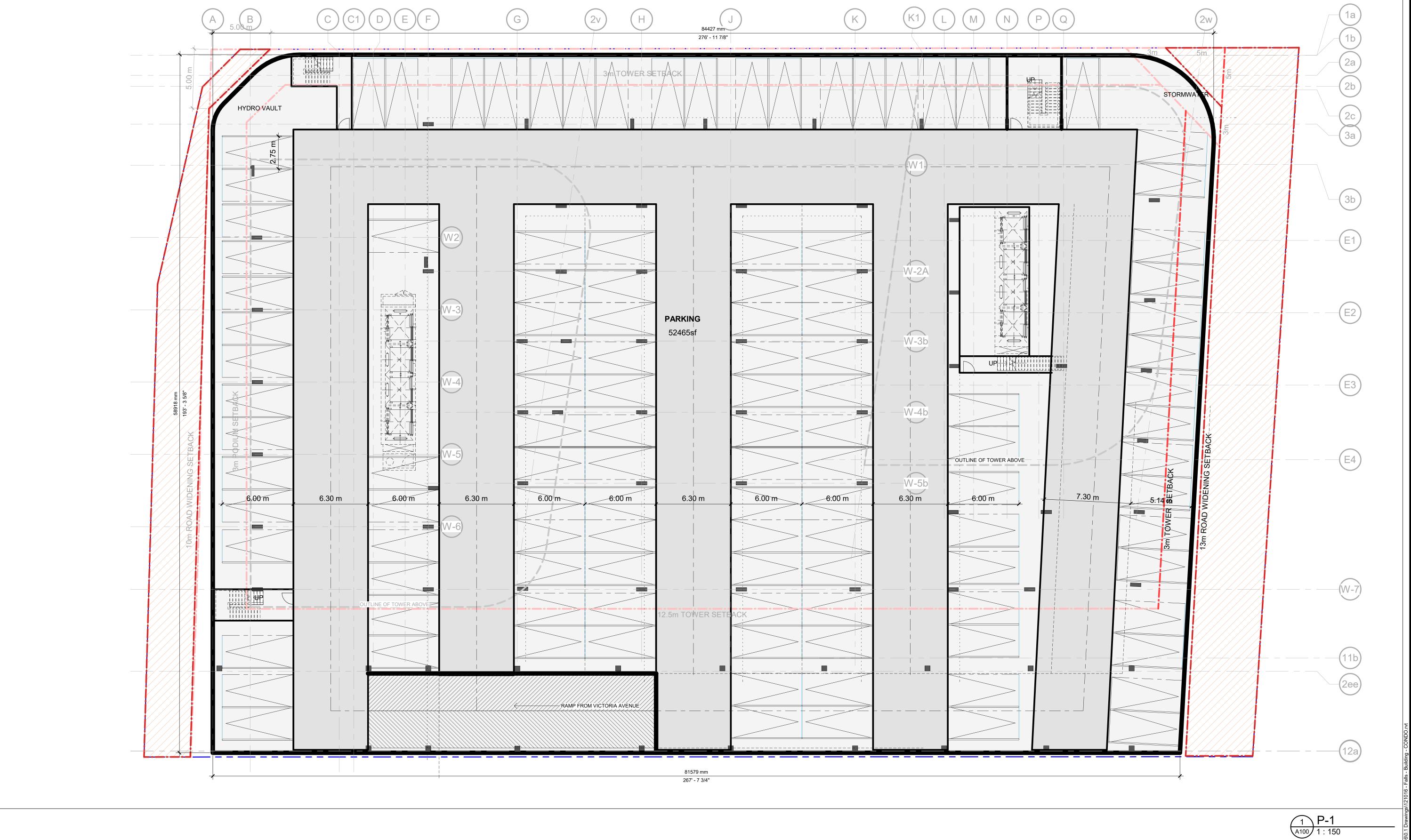
WALNUT & VICTORIA

4874-4918 Walnut St, Niagara Falls, ON L2G 3M9

SHEET NAME

SITE PLAN

START DATE	2021.03.30
DRAWN BY	MOR
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	121016
DRAWING	



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Managers

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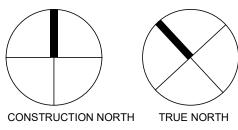
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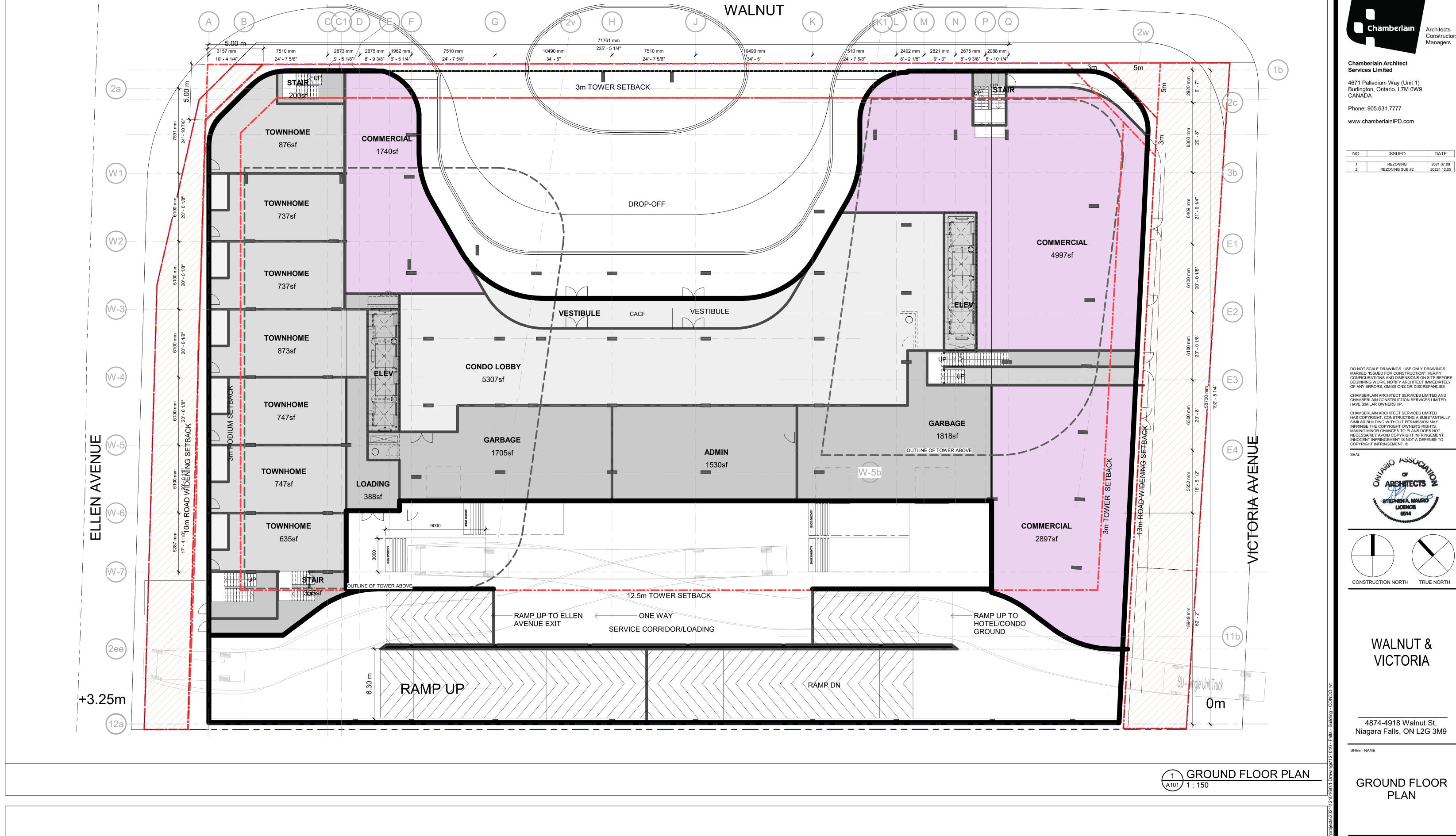
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SHEET NAI

UNDERGROUND PARKING

2021.03.30
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SM
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A100





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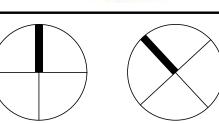
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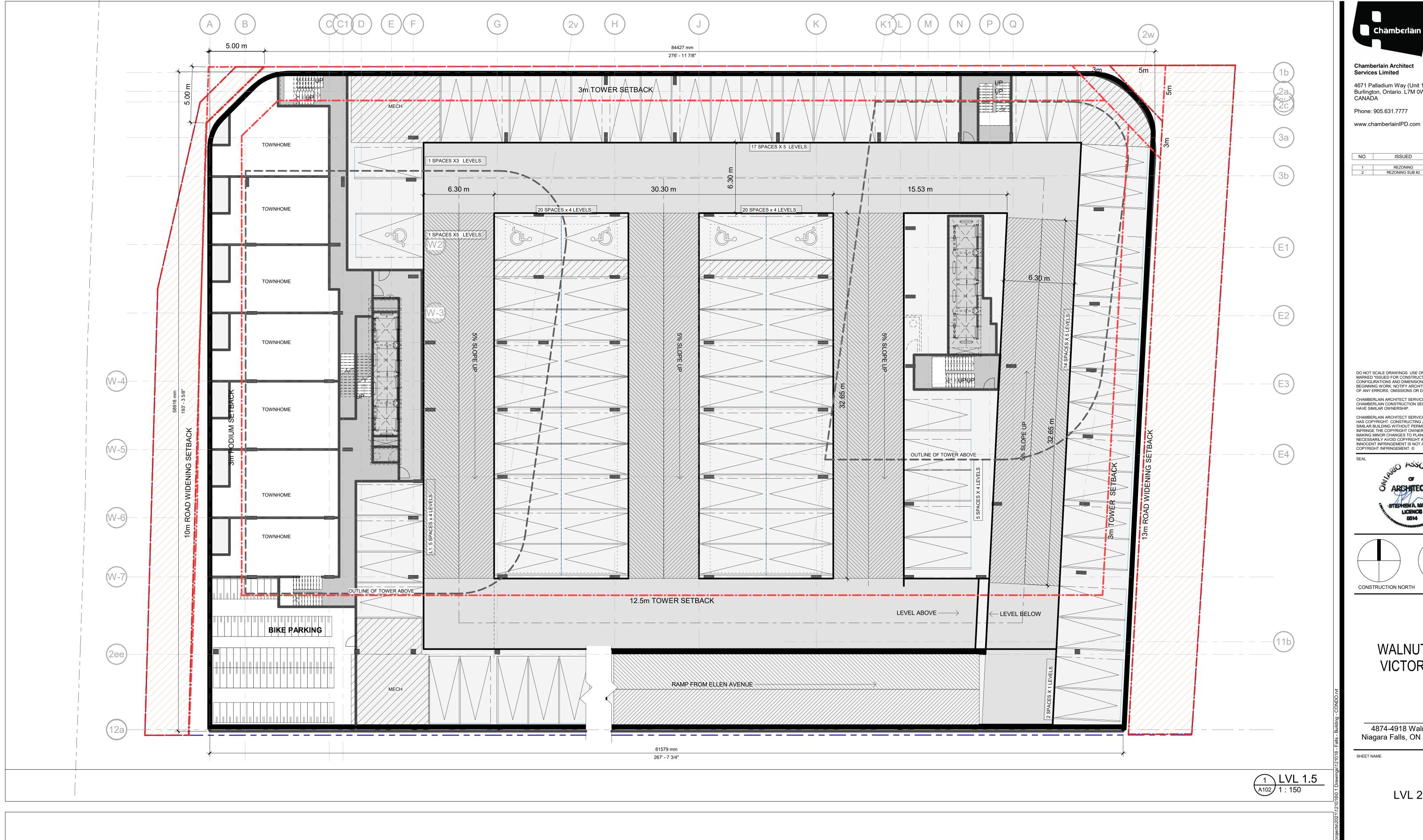
WALNUT & VICTORIA

4874-4918 Walnut St, Niagara Falls, ON L2G 3M9

SHEET NAME

GROUND FLOOR PLAN

START DATE	2021.03.30
DRAWN BY	MOR
CHECKED BY	SM
SCALE	1 : 150
PROJECT NO.	121016



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Architects
Constructors
Managers

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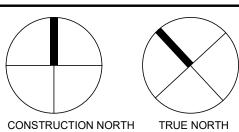
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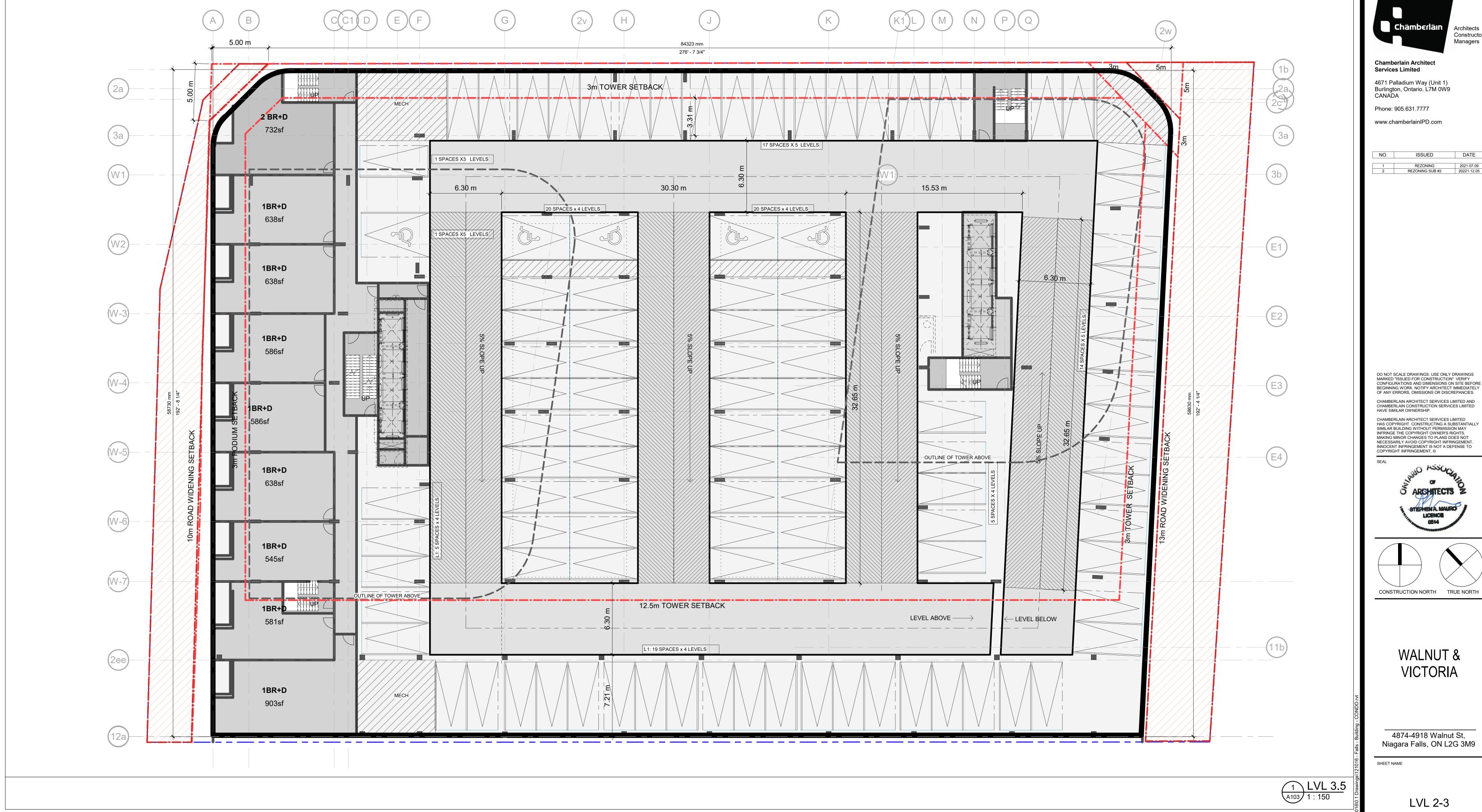


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LVL 2

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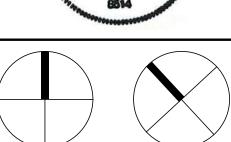
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STEPHEN A. MAURO

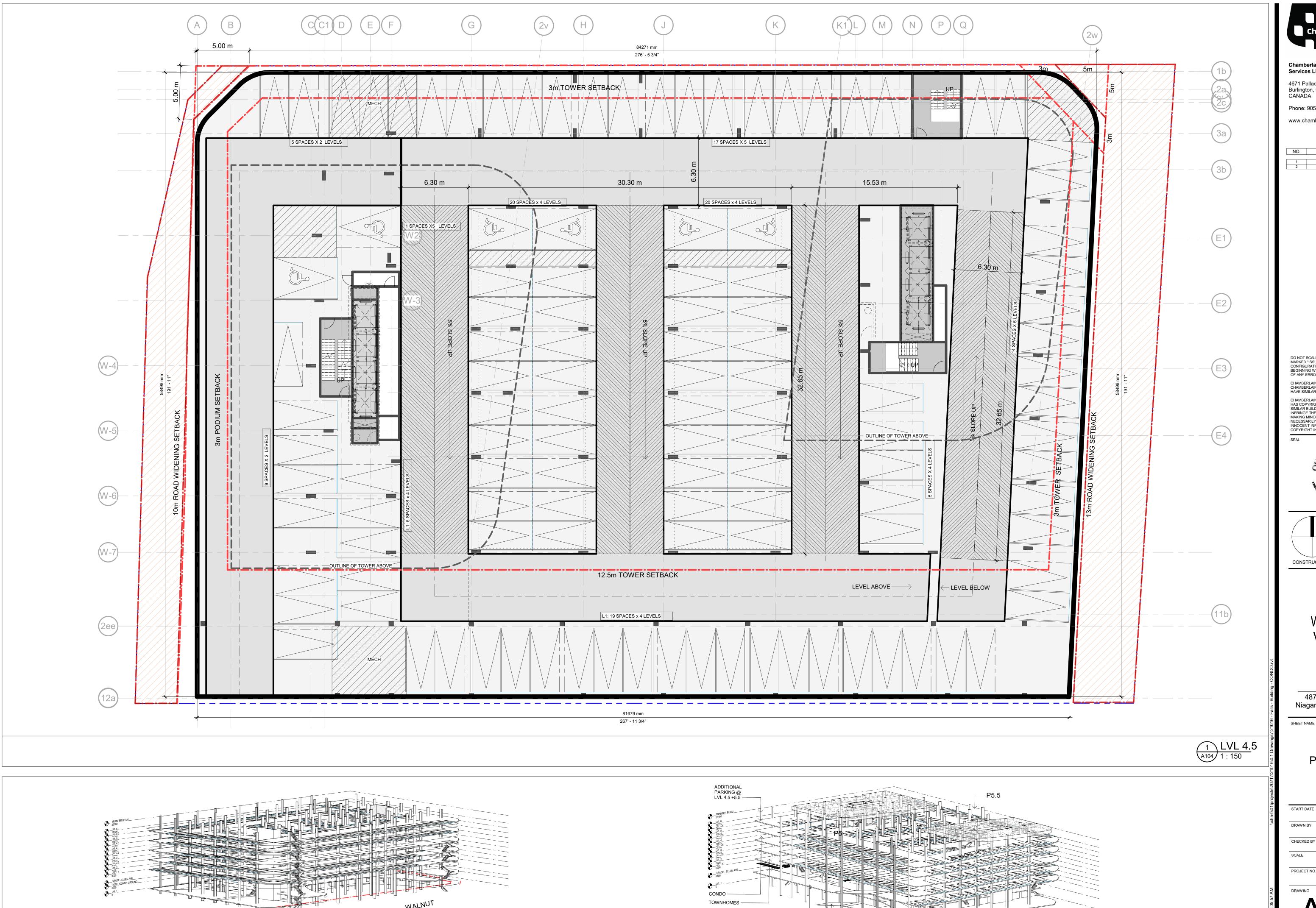


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LVL 2-3

START DATE	2021.03.30
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ELLEN AVE GRADE -

RAMP TO UNDERGROUND OFF VICTORIA

PARKING STRUCTURE - VIEW FROM WALNUT



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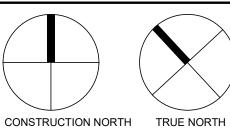
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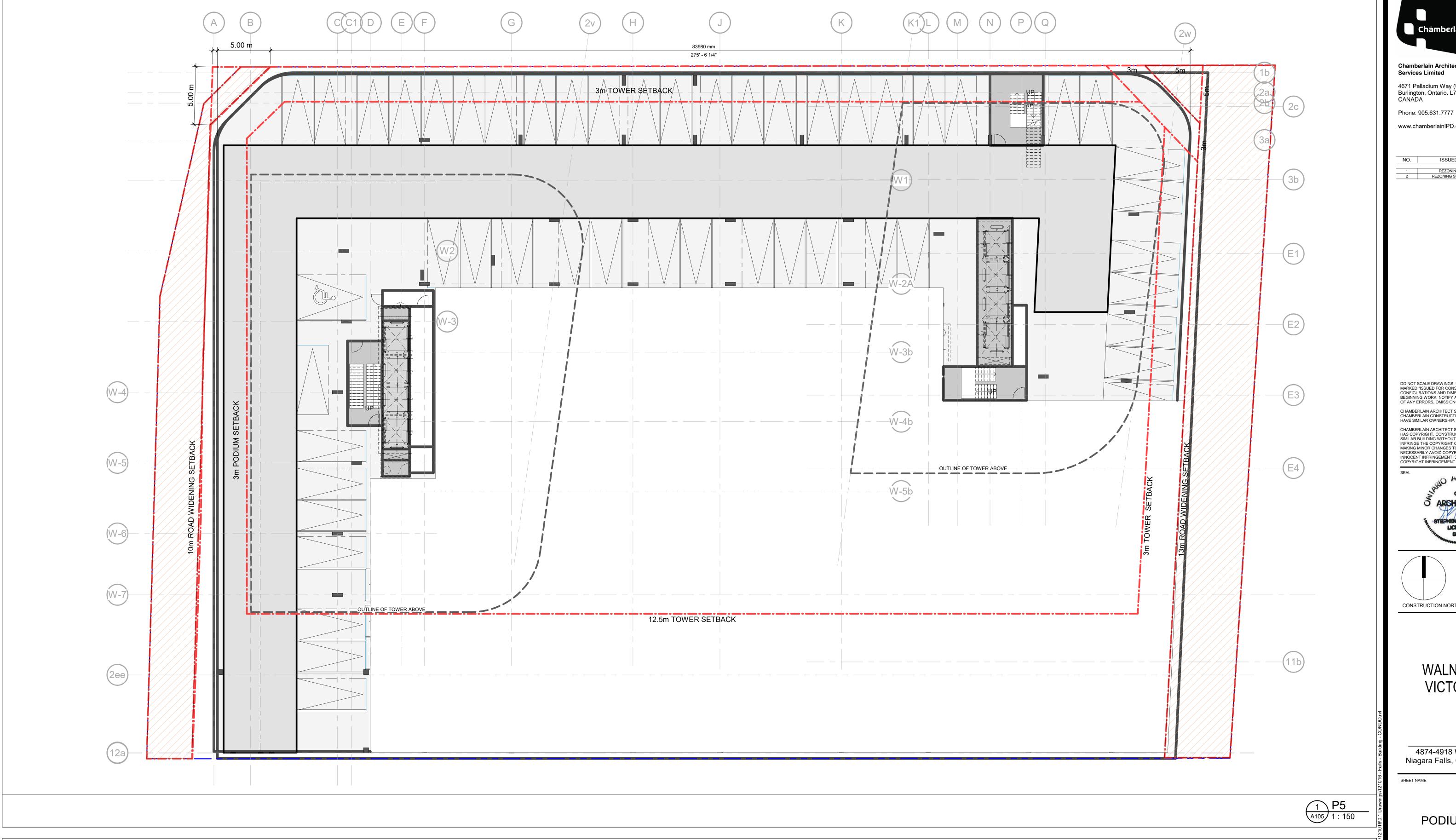
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PODIUM 4-5

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PARKING STRUCTURE - VIEW FROM VICTORIA



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Constructors Managers

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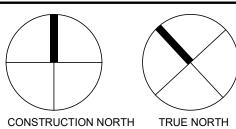
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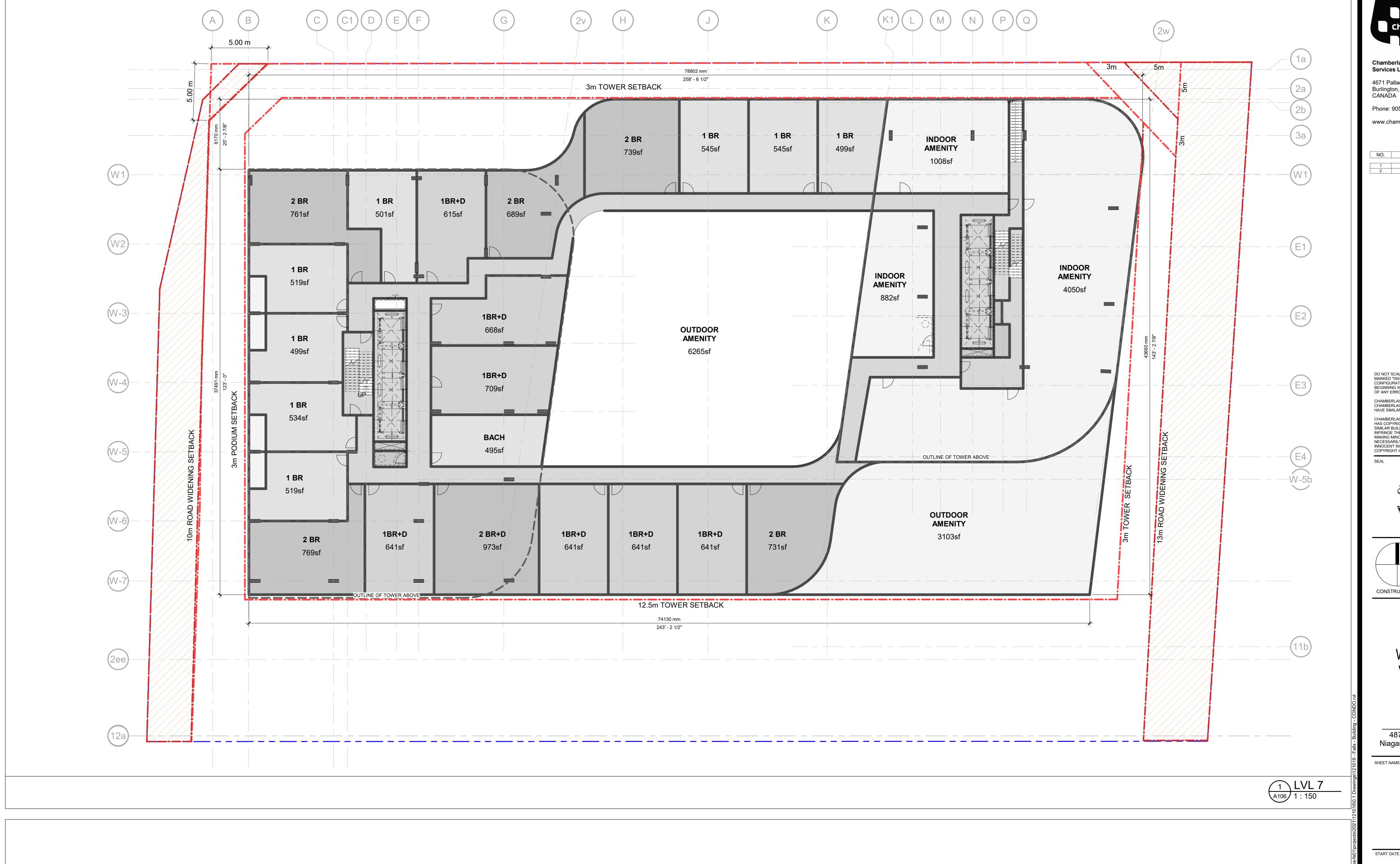


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PODIUM 6.5

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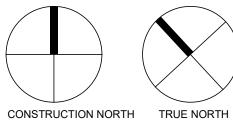
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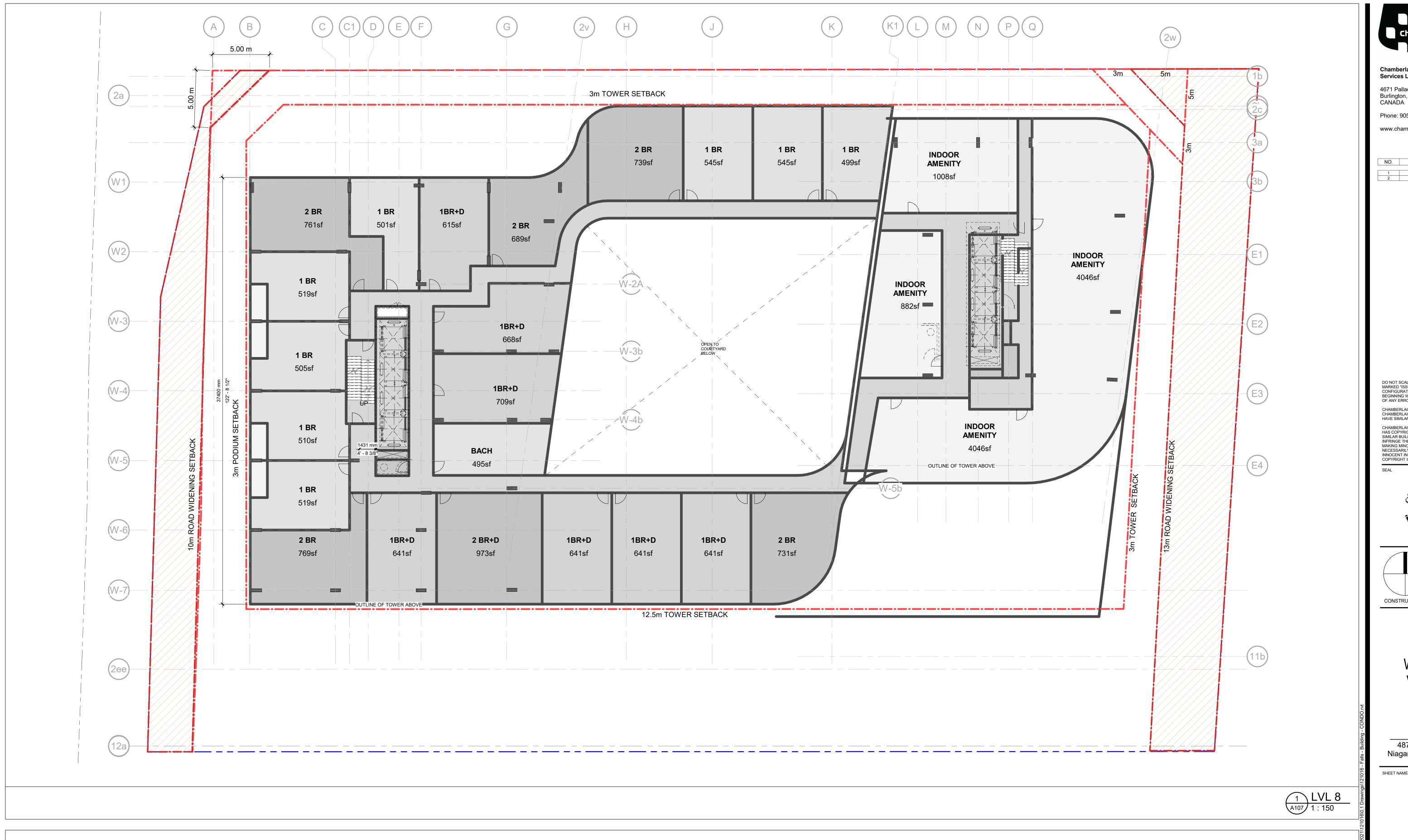


WALNUT & VICTORIA

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LEVEL 7

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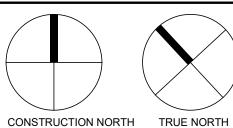
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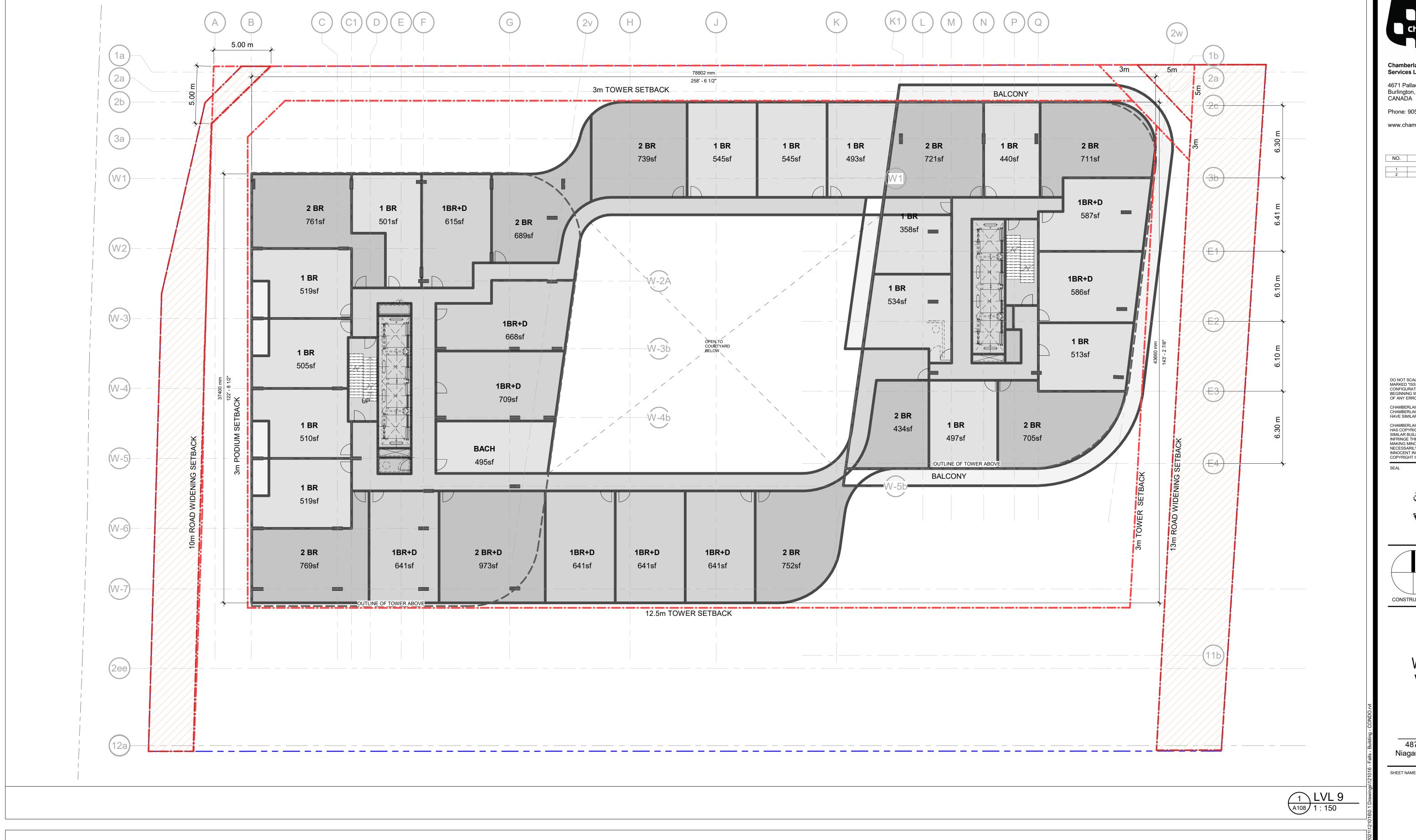


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LEVEL 8

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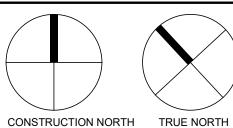
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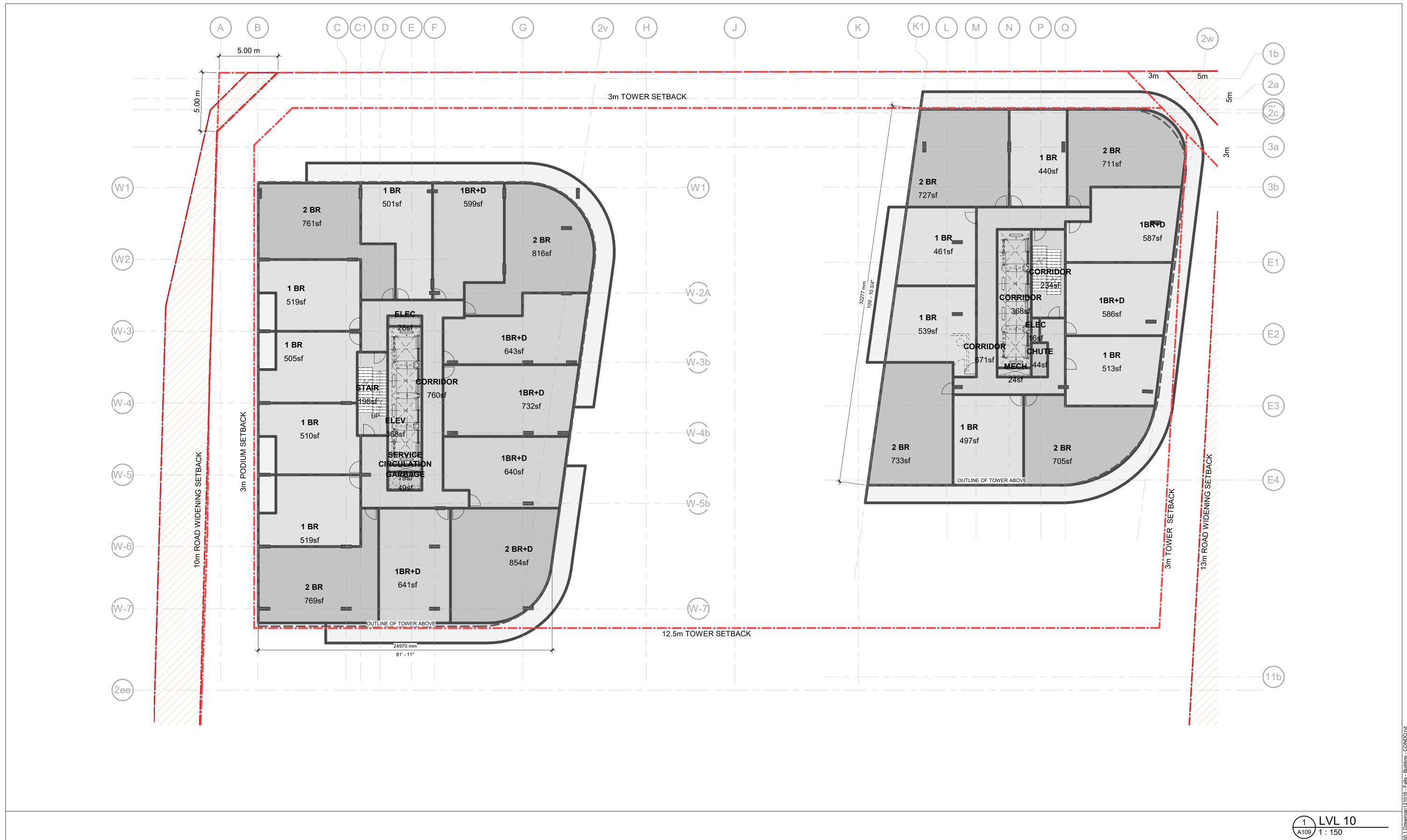


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LEVEL 9

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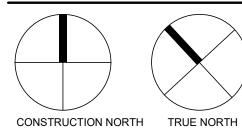
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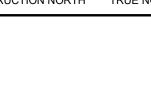
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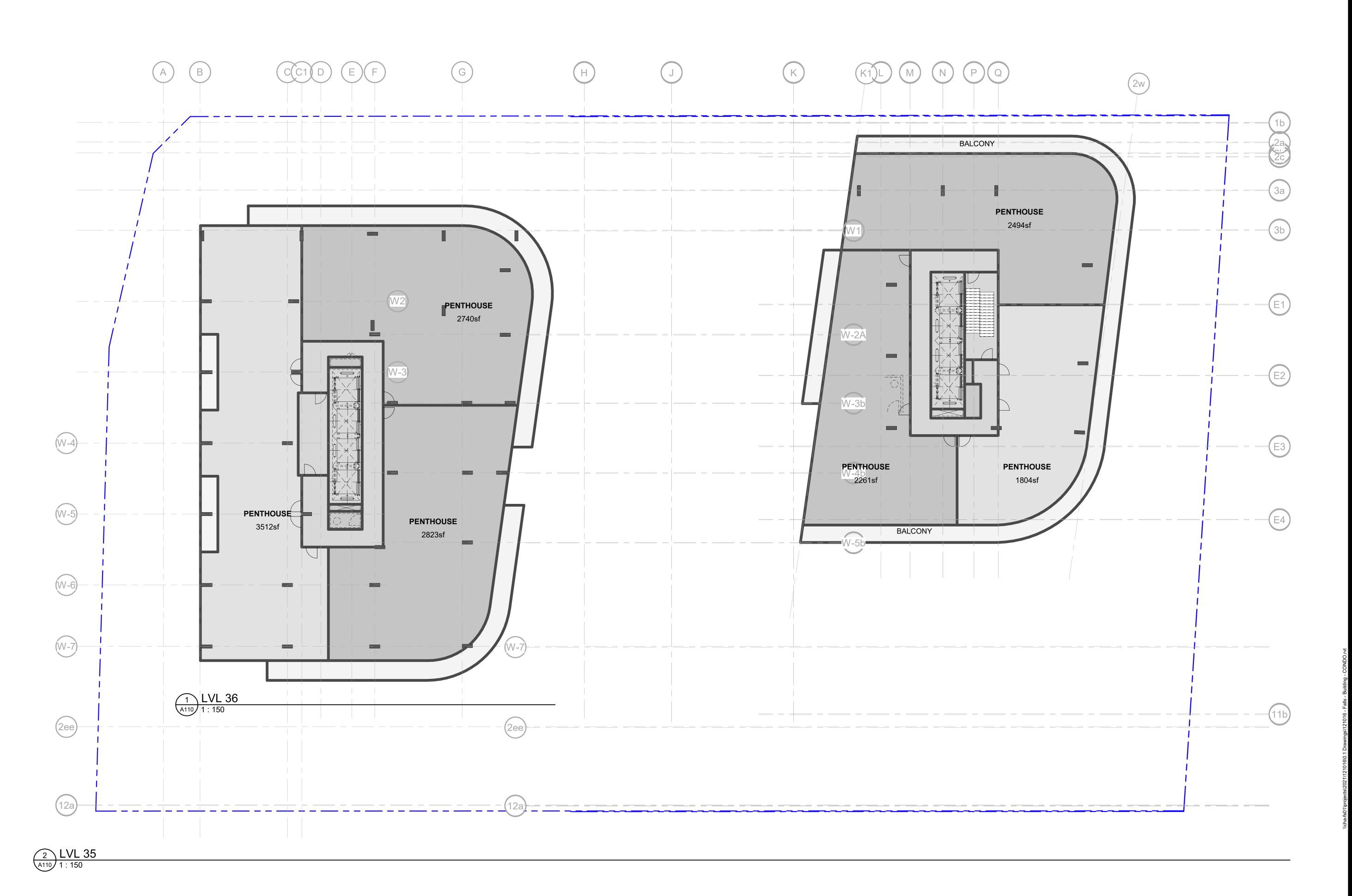


WALNUT & VICTORIA

4874-4918 Walnut St, Niagara Falls, ON L2G 3M9

TYPICAL FLOOR

START DATE	2021.03.30
DRAWN BY	MOR
CHECKED BY	SM
SCALE	1 : 150
PROJECT NO.	121016





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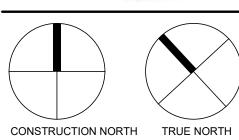
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SHEET NAME

PENTHOUSE LEVELS 36 +35

START DATE	2021.03.30
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 150
PROJECT NO.	121016

A110