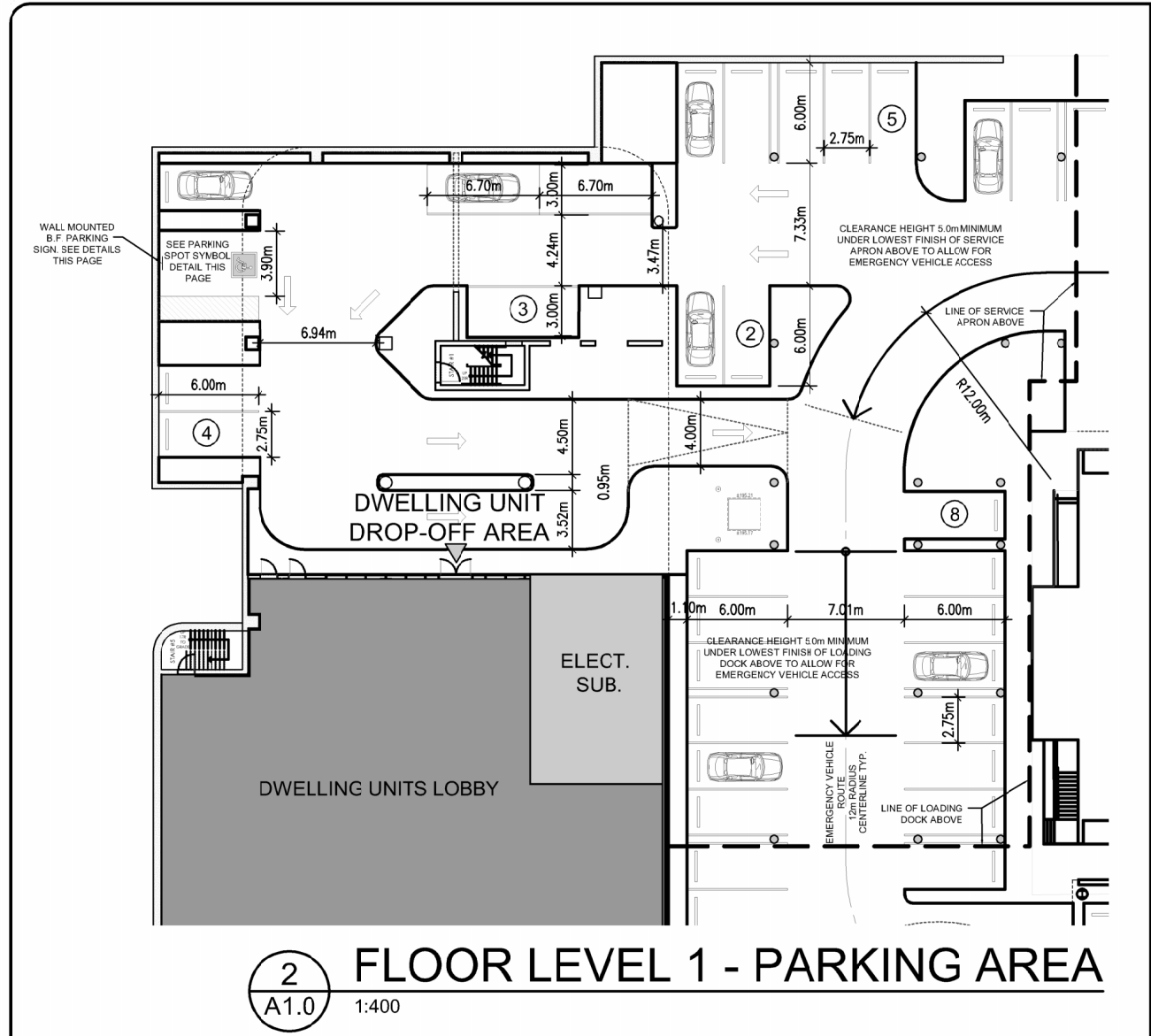
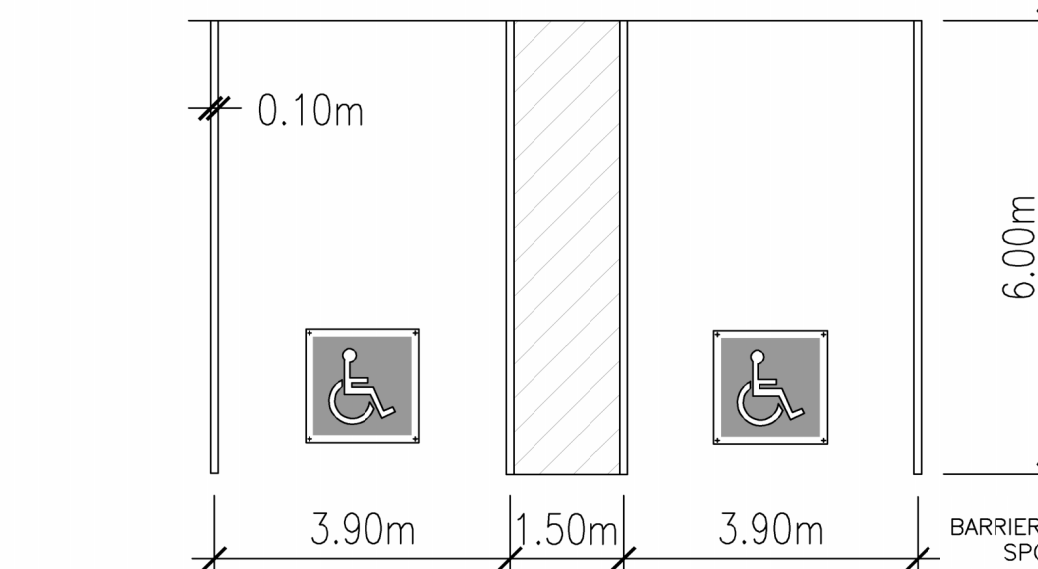
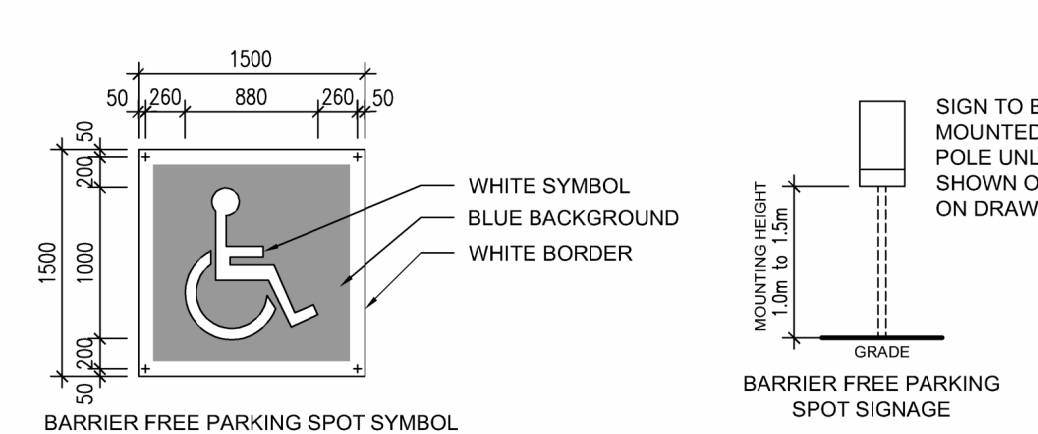




BARRIER FREE SIGNAGE

- EACH ACCESSIBLE PARKING SPOT SHALL CONSIST OF THE FOLLOWING:
- ONE AUTHORIZED DISABLED PARKING SIGN ON DISPLAY
 - ONE \$300.00 FINE SIGN TAB DIRECTLY BENEATH THE AUTHORIZED DISABLED PARKING SIGN
 - BOTH SIGNS ARE TO BE PERMANENTLY INSTALLED AT THE FRONT AND CENTER OF THE PARKING SPOT, MOUNTED AT A HEIGHT OF 1.0 METERS TO 1.5 METERS FROM THE GROUND TO THE BOTTOM OF THE SIGN
 - PARKING SPOTS SHALL BE A MINIMUM OF 3.9 METERS (12 FEET, 10 INCHES) IN WIDTH AND 6 METERS (19 FEET, 8 INCHES) IN LENGTH
 - SHALL BE MARKED WITH APPROPRIATE WHITE PAVEMENT MARKINGS (LINES AND SYMBOLS) WHEN LOCATED ON A HARD SURFACE
 - LOCATED ON A LEVEL SURFACE



Minor Variance Items #1, #2 & 5(a)-5(d) This Sheet / Schedule F of Application

Item #1: Requirements under zoning by-law 79-200 Section 8.6.1.(ii):

Dwelling units in a building in combination with one or more of the uses in this section (hotel use). Not more than 50% of the total floor area in a mixed-use building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor

Proposed Changes For Item #1

70% total floor area allowed for dwelling units in a mixed-use building
30% total floor area allowed for hotel use
Floor areas of common areas to be split 50/50 between dwelling unit total floor area and hotel total floor area

Transitioning to a 70% / 30% floor area allocation for dwelling units / hotel units makes better financial feasibility rather than 50% / 50%

Item #2: Requirements under zoning by-law 79-200 Section 14.9 Table 1:

We require a total of 578 parking spaces (on-site and off-site combined)

Dwelling containing 3 or more dwelling units save and except an on street townhouse dwelling requires 1.4 parking spaces for each dwelling unit.

For the 144 dwelling units being provided we are required to use 202 parking spaces for residential parking of the 213 available on-site

Proposed Changes For Minor Variance Item #2

We request that the by-law requirement of 1.4 parking spaces for each dwelling unit be lowered to 1.25 parking spaces for each dwelling unit.

We would then require a total of 556 spaces be provided (on-site + off-site combined), a difference of 22 spaces, and:

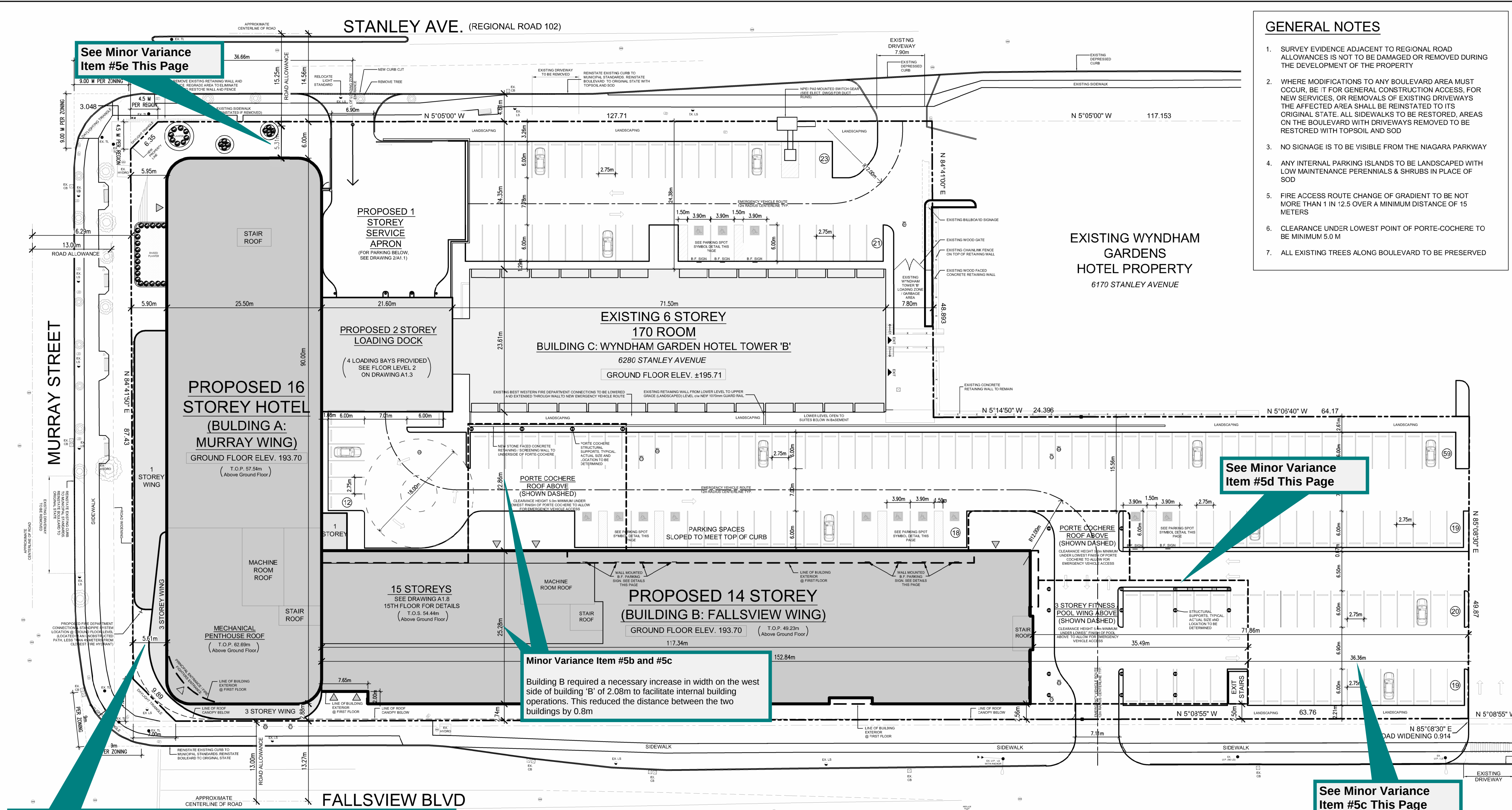
The site offers a restricted amount of on-site parking availability. Without any relief from zoning requirements, all but a few on-site parking spaces would be designated solely for residential use, including accessible parking. By providing relief, thirty-three (33) additional parking spaces can be allocated toward the hotel use, including access to accessible parking spaces. This is in line with current Niagara Falls parking trends.

Proposed Changes for Minor Variance Items #5(a) to #5(e) this page

Items 5(a) to 5(c) represent changes to dimensions based on schedule 3 of by-law 2020-045. Items 5(a) and 5(c), as indicated by the city, are representative of distances set from the property line to the upper portion of the building above 12m as shown on schedule 3 of by-law 2020-045.

Item 5(d) represents an increase in permitted height for a portion of the building over the 12m permitted by by-law 2020-045 6(c)(iv). See East Elevation Drawing A3.3 for height dimension of Building 'B' extension (pool/fitness amenity)

Item 5(e) The zoning department has indicated that the 5.8m setback to the upper portion of the building (anything over 12m) as shown on schedule 3 of by-law 2020-045 is not to be taken from the property line, but from the road allowance line which extends +/- 0.63m over the property line. With the building being 6m away from the property line, this has reduced the 5.8m dimension shown on schedule 3 of by-law 2020-045 to a dimension of 5.31m to the upper portion of the building



Minor Variance Item #5a

The plans for our proposed building have consistently mentioned a distance of 5.9 meters from the Murray Street property line to the main tower (Building 'A'), near the southwest corner. However, there was an oversight in aligning the building on previous approved submissions (site plan agreement, rezoning, building permits), leading to the mistaken belief that this distance remains consistent along the entire length of the south face. In reality, the building is off-axis along the Murray Street property line, making us 300mm closer to the property line near the southeast corner. Since a significant portion of the foundations have already been constructed to support the upper building, we request a minor variance to permit the reduction in distance from the property line and allow the upper portion of the building to remain as shown on the drawings.

PROPOSED MIXED-USE DEVELOPMENT PARKING REQUIREMENTS By-Law 79-200, Section 4.19

PROPOSED MIXED-USE (HOTEL & DWELLING UNIT) BUILDING					
Description	Unit Count	By-Law 79-200 Section 4.19.1 Table 1.1 Requirements	Parking Required	By-Law 79-200 Section 4.19.1 Table 1.1 Requirements	Parking Required
Dwelling Units	144	1.4 Spaces Per Each Unit	202	1.25 Spaces Per Each Unit	180
Hotel Units	300	1 Space for Each 1.25 Rooms	240	1 Space for Each 1.25 Rooms	240

Description	Area (m ²)	By-Law 79-200 Section 4.19.1 Table 1.1 Requirements	Parking Required	By-Law 79-200 Section 4.19.1 Table 1.1 Requirements	Parking Required
200 Seat Café	412	Ancillary to Hotel	0	Ancillary to Hotel	0
300 Seat Restaurant	608	Ancillary to Hotel	0	Ancillary to Hotel	0
40 Seat Bar	91	Ancillary to Hotel	0	Ancillary to Hotel	0
Retail	661	Ancillary to Hotel	0	Ancillary to Hotel	0
Fitness	712	Ancillary to Hotel	0	Ancillary to Hotel	0
Pool Facility	712	Ancillary to Hotel	0	Ancillary to Hotel	0
215 Person Observation Level	785	Ancillary to Hotel	0	Ancillary to Hotel	0

EXISTING WYNDHAM GARDEN HOTEL TOWER 'B'					
Description	Unit Count	By-Law 79-200 Section 4.19.1 Table 1.1 Requirements	Parking Required	By-Law 79-200 Section 4.19.1 Table 1.1 Requirements	Parking Required
Hotel Units	170	1 Space for Each 1.25 Rooms	136	1 Space for Each 1.25 Rooms	136

TOTAL PARKING (PROPOSED MIXED-USE BUILDING AND EXISTING WYNDHAM HOTEL TOWER 'B')					
	Total Parking Spaces Required	578	Total Parking Spaces Required	556	
	Total Parking Provided On-Site	213	Total Parking Provided On-Site	213	
	Total Parking Needed Off-Site	365	Total Parking Needed Off-Site	343	

See Minor Variance Item #2 This Page

SITE STATISTICS		
DESCRIPTION	AREA m ²	% OF LOT AREA
TOTAL ON-SITE LOT AREA	17434.52 m ²	100.0 %
PAVING / ROADS ON-SITE	6830.00 m ²	39.18 %
LANDSCAPING ON-SITE	441.09 m ²	2.53 %
BUILDING COVERAGE [MAXIMUM COVERAGE: 70% PER 79-200 8.6.2]		
PROPOSED MIXED-USE DEVELOPMENT	8517.00 m ²	48.85 %
EXISTING WYNDHAM GARDEN HOTEL TOWER 'B'	1646.43 m ²	9.44 %
TOTAL BUILDING COVERAGE	10163.43 m ²	58.29%

BARRIER FREE PARKING REQUIREMENTS			
PER BY-LAW 2019 - 44 (EFFECTIVE APRIL 2019) - SECTION 3.			
DESCRIPTION	SPACES	BARRIER FREE SPACES REQUIRED	PROVIDED
TOTAL PARKING REQUIRED	556	2 + 2% OF TOTAL PARKING, ROUNDED UP = 2 + (556 * 0.02) = 13.12 ROUNDED UP = 14	14

LOADING SPACES REQUIREMENTS			
PER BY-LAW NO. 2020-45, FILE NO.: AM-2019-023			
REQUIRED	REQUIRED	PROVIDED	PROVIDED
4. IN ACCORDANCE WITH THE DIMENSIONS CONTAINED IN SECTION 4.20.1 OF BY-LAW NO. 79-200 (3m x 9m)	4	4 LOADING SPACES (3.5m x 10.5m) PROVIDED IN LOADING DOCK	4

See Minor Variance Item #1 This Page

GENERAL NOTES

- SURVEY EVIDENCE ADJACENT TO REGIONAL ROAD ALLOWANCES IS NOT TO BE DAMAGED OR REMOVED DURING THE DEVELOPMENT OF THE PROPERTY
- WHERE MODIFICATIONS TO ANY BOULEVARD AREA MUST OCCUR, BE IT FOR GENERAL CONSTRUCTION ACCESS, FOR NEW SERVICES, OR REMOVALS OF EXISTING DRIVEWAYS THE AFFECTED AREA SHALL BE REINSTATED TO ITS ORIGINAL STATE. ALL SIDEWALKS TO BE RESTORED, AREAS ON THE BOULEVARD WITH DRIVEWAYS REMOVED TO BE RESTORED WITH TOPSOIL AND SOO
- NO SIGNAGE IS TO BE VISIBLE FROM THE NIAGARA PARKWAY
- ANY INTERNAL PARKING ISLANDS TO BE LANDSCAPED WITH LOW MAINTENANCE PERENNIALS & SHRUBS IN PLACE OF SOO
- FIRE ACCESS ROUTE CHANGE OF GRADIENT TO BE NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 METERS
- CLEARANCE UNDER LOWEST POINT OF PORTE-COCHERE TO BE MINIMUM 5.0 M
- ALL EXISTING TREES ALONG BOULEVARD TO BE PRESERVED

EXISTING WYNDHAM
GARDENS
HOTEL PROPERTY
6170 STANLEY AVENUE

See Minor Variance Item #5d This Page

See Minor Variance Item #5c This Page

1 SITE PLAN A1.0 1:400

SURVEY INFORMATION

PART OF RANGES 18, 19 & 20
(BETWEEN STANLEY AVE. AND FALLSVIEW BOULEVARD, NORTH OF MURRAY STREET)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SITE PLAN BASED ON SURVEY AND PLANS BY:
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED

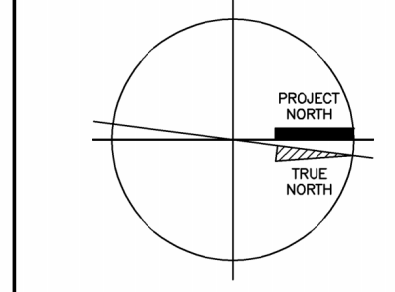
FEBRUARY 24, 2016 - REFERENCE NO. 15-16-202-00
FEBRUARY 22, 2019 - REFERENCE NO. 18-16-230-01
JUNE 04, 2019 - REFERENCE NO. 18-16-230-02

SITE LEGEND

EXISTING MANHOLE	EXISTING BELL SERVICE BOX
NEW MANHOLE (SEE CIVIL DRAWINGS)	EXISTING CABLE BOX
EXISTING CATCH BASIN	EXISTING JUNCTION BOX (BURIED)
NEW CATCH BASIN (SEE CIVIL DRAWINGS)	EXISTING STREET SCAPES LIGHT
EXISTING EX. TL. UP	EXISTING POLE (EX TL = TRAFFIC LIGHT, EX UP = UTILITY POLE)
EXISTING EX. LS	EXISTING LIGHT STANDARD
EXISTING EX. FH	EXISTING FIRE HYDRANT
EXISTING EX. WD	EXISTING WEGO STOP
EXISTING BENCH	EXISTING DECIDUOUS TREE
RELOCATED FIRE HYDRANT	PROPOSED LIGHT STANDARD (SEE ELECTRICAL DRAWINGS)
MAIN ENTRANCES / EXITS	SECONDARY ENTRANCES AND ADDITIONAL EXITS

KEYPLAN

ORIENTATION



SEAL



NOTES:

All drawings and related documents remain the property of Chapman Murray Associates Architects Inc. All drawings are protected under copyright and under contract

ISSUED	DATE
ISSUED FOR MINOR VARIANCE	FEB 16, 2024
MINOR VARIANCE RESUBMISSION	MAR 4, 2024
MINOR VARIANCE RESUBMISSION	MAR 12, 2024
MINOR VARIANCE RESUBMISSION	MAR 14, 2024

**CHAPMAN
MURRAY
ASSOCIATES
ARCHITECTS
INC.**

NIAGARA FALLS, ONTARIO

PHONE : (905) 354-1674
FAX : (905) 354-2940
EMAIL : cm@chapmanmurray.com

COMMISSION TITLE:
**PROPOSED
MIXED-USE
DEVELOPMENT**

6289 FALLSVIEW BOULEVARD
NIAGARA FALLS, ONTARIO

SHEET TITLE:
SITE PLAN

SCALE: 1:400

DATE: **MARCH 4, 2024**

DRAWN: **KB**

CHECKED: **RWM**

COMMISSION NO. ISSUE

224115

SHEET NO:

A1.0