

Appendix V



KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

EXISTING RESIDENCE	LOT AREA	16,456.58 m ²	
EXISTING DRIVE	EXISTING (to be demolished) BUILDING/GEOLAND COVER	2,496.51 m ²	NEW CONSTRUCTION BUILDING/GEOLAND COVER
EXISTING DRIVE	17.9% of Total Lot Area		Parliament Oak Hotel 3,588.82 m ²
EXISTING DRIVE	DRIVEWAY/ ASPHALT AREA	2,729.21 m ²	Monument 29.18 m ²
EXISTING DRIVE	16.6% of Total Lot Area		22.0% of Lot Area
EXISTING DRIVE	LANDSCAPED AREA	10,780.86 m ²	DRIVEWAY/ ASPHALT AREA 1,856.76 m ²
EXISTING DRIVE	65.5% of Total Lot Area		11.3% of Lot Area
EXISTING DRIVE			LANDSCAPED AREA 10,981.82 m ²
EXISTING DRIVE			66.7% of Lot Area

GENERAL COMMERCIAL ZONING RELIEF TABLE

BY-LAW 7.9.2	BY-LAW REQUIREMENT	PROVIDED	BY-LAW VAR. REQ.
a) Minimum Lot Frontage	125.17m	125.17m	None
b) Minimum Lot Area	464 m ²	16,456.58m ²	None
c) Maximum Lot Coverage	50%	19.7%	None
d) Minimum Landscaped Open Space	20%	71.2%	None
e) Minimum Front Yard Setback	4.5m	8.0m	None
f) Minimum Interior Side Yard Setback	1.2m	Not Applicable	None
g) Minimum Exterior Side Yard Setback	4.5m	23.0m	None
h) Minimum Rear Yard Setback	7.5m	55.7m	None
i) Minimum Building Height	10.0m	Not Applicable	None
j) Maximum Building Height	10.0m	18.25m	8.50m
k) Minimum Accessory Building Yards Setback (as amended by 4316V-12)	1.2m	1.6m	None
l) Minimum Accessory Building Exterior Side Yard Setback (as amended by 4316V-12)	4.5m	Not Applicable	None

PARKING REQUIREMENTS

Hotel, Motel = 1 per guest room in addition to other uses	129 Rooms	129 Spaces
Restaurant = 1 per 9m ² GFLA	327 m ² Restaurant 190 m ² Bar/ Lounge 103 m ² Private Bar/ Lounge 155 m ² Breakfast Room	36 Spaces 21 Spaces 11 Spaces 17 Spaces
Restaurant Outdoor Patio = 1 per 30 m ² GFLA of outdoor patio area in addition to the requirements for a restaurant or take-out restaurant	195 m ² Patio	7 Spaces
Conference Rooms or Areas Used In Conjunction with Other Uses = 1 per 18.5m ²	76 m ² Offices 239 m ² Upper Canada Banquet Room 181 m ² Lower Canada Banquet Room 86 m ² Simcoe Meeting Room 251 m ² Spa (Future)	4 Spaces 15 Spaces 10 Spaces 5 Spaces 14 Spaces
TOTAL PARKING REQUIRED		268 Spaces
REQUIRED DESIGNATED ACCESSIBLE PARKING SPACES		7 Designated Spaces

PARKING PROVIDED

STANDARD PARKING SPACE (2.75m x 6.00m TYPICAL) AT GRADE	7 Spaces
BELOW GRADE	183 Spaces
DESIGNATED ACCESSIBLE PARKING AT GRADE	1 Spaces
BELOW GRADE	6 Spaces
TOTAL PARKING PROVIDED	197 Spaces

LEGEND

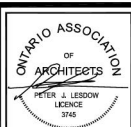
BUILDING OR AUXILIARY STRUCTURE	EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
BUILDING ENTRIES	EXTENT OF EXISTING ASPHALT TO BE REMOVED
ASPHALT SURFACE	PARKING STALL NUMBER
PAVER SURFACE	POURED CONCRETE CURB
CONCRETE SURFACE	EXISTING FIRE HYDRANT
NOTE: ALL AREAS NOT HATCHED TO BE NEW OR EXISTING GRASS	EXISTING BELL POLE
DECEIDUOUS	
EXISTING TREE TO REMAIN	
EXISTING TREE TO BE REMOVED	
TREE TO BE PLANTED	
LOW GROWTH GROUND COVER	
SHRUBS	
POTTED PLANTER	

SITE PLAN

SCALE: 1:250



Peter J. Lesdow
architect



SITE PLAN AND
STATISTICS

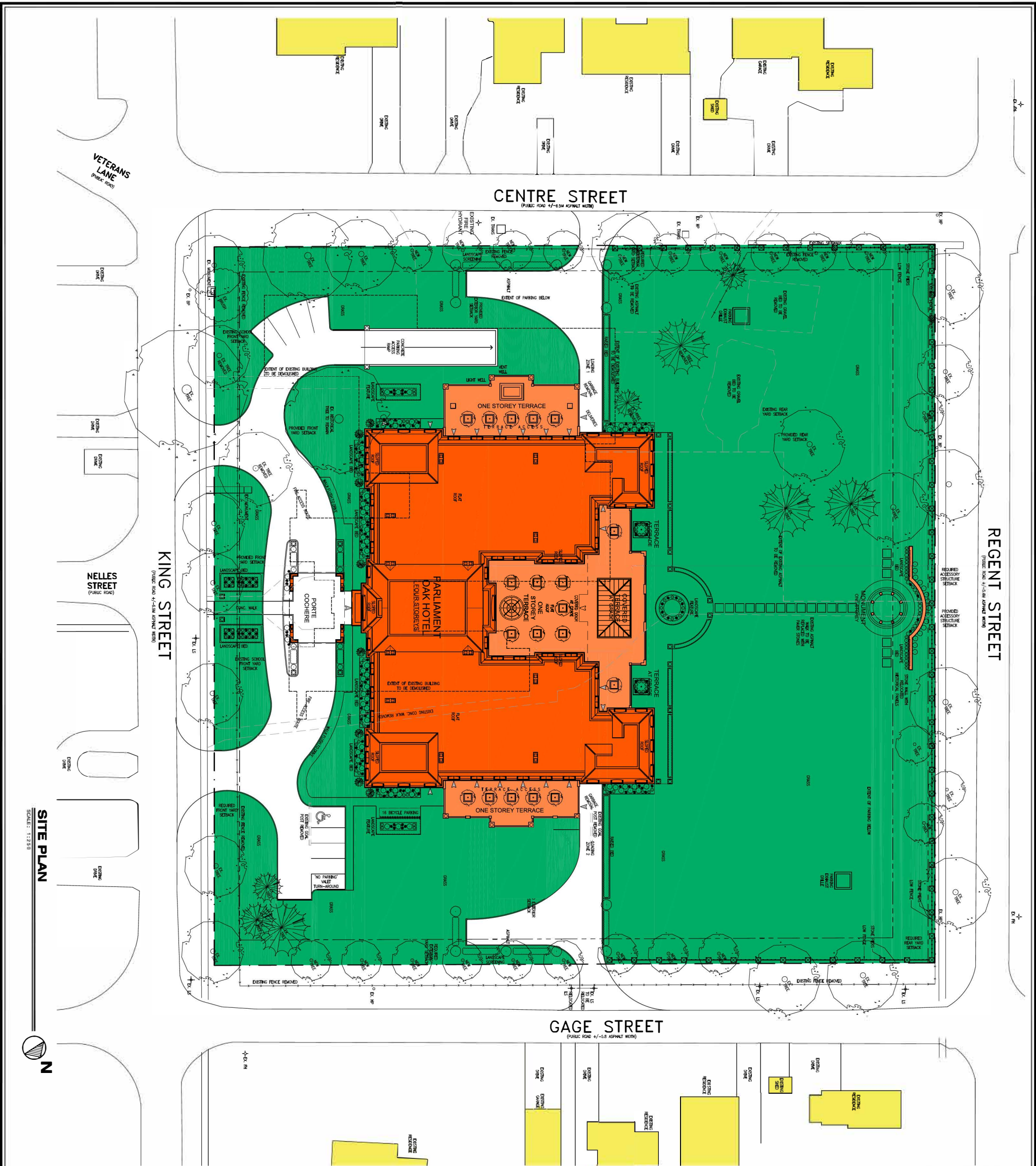
PARLIAMENT OAK HOTEL

325 King Street
Niagara-on-the-Lake

DATE: Nov. 18/ 22
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: P.J.L.

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KEY PLAN

SCALE: 1/8" = 1'-0"

LEGEND

EXISTING BUILDING	EXISTING LANDSCAPE	EXISTING FENCE	EXISTING DRIVE
EXISTING DRIVE	EXISTING DRIVE	EXISTING DRIVE	EXISTING DRIVE

COLOURED SITE PLAN

PARLIAMENT OAK HOTEL

325 King Street
Niagara-on-the-Lake

DATE	REVISIONS	DATE	REVISIONS
Dec. 07/22	FOR PRE-CONSULTATION		
Jan. 04/23	REDESIGN FOR PRE-CONSULTATION		
Jan. 31/23	SHOW STUDY		
Feb. 01/23	FOR OPA/28A SUBMISSIONS		

ONTARIO ASSOCIATION OF ARCHITECTS

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Peter J. Lesdow architect

A-4

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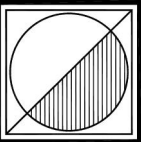
KING STREET ELEVATION

SCALE: 1/8"=1'-0"

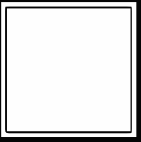


CENTRE STREET ELEVATION

SCALE: 1/8"=1'-0"

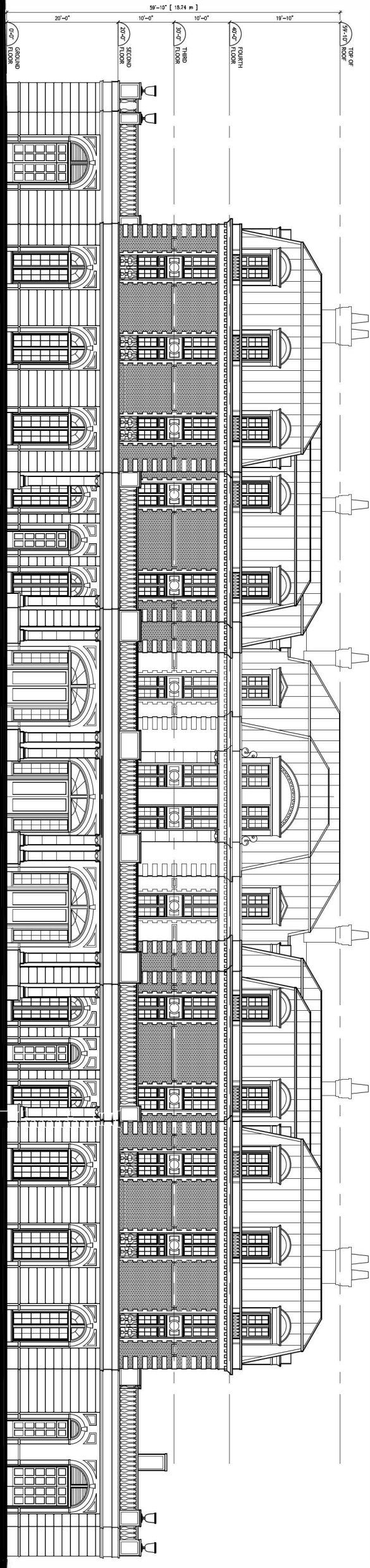


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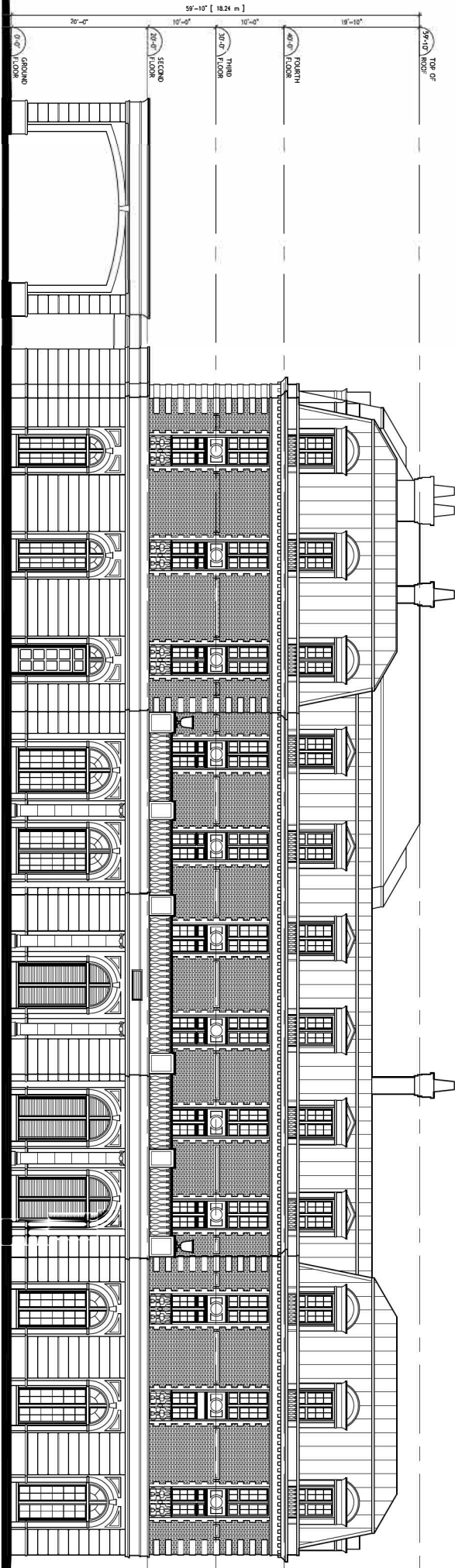
**KING STREET AND
CENTRE STREET ELEVATIONS**

DATE	REVISIONS	DATE	REVISIONS
Dec. 07/22	FOR PRE-CONSTRUCTION		
Nov. 04/23	REVISION FOR PRE-CONSTRUCTION		
Feb. 01/23	FOR 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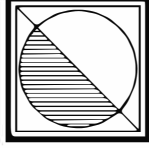
REGENT STREET ELEVATION

SCALE: 1/8" = 1'-0"



GAGE STREET ELEVATION

SCALE: 1/8" = 1'-0"



Peter J. Lesdow
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REGENT STREET AND
GAGE STREET ELEVATIONS

DATE	REVISIONS	DATE	REVISIONS
Dec. 07 / 22	FOR PRE-CONSULTATION		
Jan. 04 / 23	REDESIGN FOR PRE-CONSULTATION		
Feb. 01 / 23	FOR OPA/2/2A SUBMISSIONS		

THE INN AT
PARLIAMENT OAK

325 King Street
Niagara-on-the-Lake

DATE: Nov. 09 / 22
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: P.J.L.

22 - 13

A-9



Parliament Oak Hotel

325 King Street, Niagara-on-the-Lake



Peter J. Lesdow
a r c h i t e c t



Parliament Oak Hotel

325 King Street, Niagara-on-the-Lake



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