



**PROJECT STATISTICS (135 QUEEN STREET)**

A.	LOT AREA = 17,094.45 SF (1584.41M <sup>2</sup> )
B.	EXISTING BUILDINGS = 431 SF (80M <sup>2</sup> )
C.	PROPOSED GROUND FLOOR AREA (MEASURED FROM INTERIOR FACES OF THE EXTERIOR WALLS) = 1,033.31 SF (954.86M <sup>2</sup> )
D.	RESERVED
E.	PROPOSED BASEMENT FLOOR AREA (MEASURED FROM INTERIOR FACES OF THE EXTERIOR WALLS) = 1,546.86 SF (143.36M <sup>2</sup> )
F.	PROPOSED GROSS FLOOR AREA (MEASURED FROM EXTERIOR FACES OF THE EXTERIOR WALLS - C + E = 8,668.17 SF (800.09M <sup>2</sup> ))
G.	PROPOSED INT. RESTAURANT USE GROUND FLOOR GROSS LEASABLE FLOOR AREA (MEASURED FROM EXTERIOR FACES OF EXTERIOR WALLS EXCLUDING H.C. WARDROOM - 0.0718M <sup>2</sup> - 4.2327 SF (392.39M <sup>2</sup> ))
H.	PROPOSED UNITS TO OFFICE/RETAIL USES GROUND FLOOR GROSS LEASABLE FLOOR AREA (MEASURED FROM EXTERIOR FACES OF EXTERIOR WALLS INCLUDING STORAGE, ME. - 5PM, - HC WARDROOMS - GARAGE RM - 2356.09 SF (222.31M <sup>2</sup> ))
I.	PROPOSED UNITS TO RESTAURANT/OFFICE/RETAIL USES GROUND FLOOR GROSS LEASABLE FLOOR AREA (MEASURED FROM EXTERIOR FACES OF EXTERIOR WALLS INCLUDING STORAGE WITH NOTED EXCLUSIONS - C, H, - 6,127.44 SF (567.37M <sup>2</sup> ))
J.	PROPOSED RESTAURANT USE COVERED PATIO AREAS + B - 719.58 SF (66.85M <sup>2</sup> )
K.	PROPOSED COVERED AREAS - C TO E = 488.01 SF (45.48M <sup>2</sup> )
L.	PROPOSED TOTAL COVERED PATIOS + COVERED AREAS - J + K = 1187.58 SF (110.33M <sup>2</sup> )
M.	LANDSCAPE AREA - 852.27 SF (85.81M <sup>2</sup> )
N.	PROPOSED GROUND FLOOR AREA (MEASURED FROM EXTERIOR FACES OF EXTERIOR WALLS) = 9044.05 SF (840.22M <sup>2</sup> )
O.	LOT COVERAGE (40% PERMITTED) = 41.6% - A - 950.6M <sup>2</sup> / 1584.41M <sup>2</sup> = 59.99%

**CONSTRUCTION NOTES**

- ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REGULATIONS FOR CONSTRUCTION PROJECTS.
- ALL DRAWINGS TO REMAIN THE PROPERTY OF NESTICO ARCHITECT INC. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- ALL DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE TO METERS AND MAY BE CONVERTED TO FEET AND INCHES BY DIVIDING BY 0.3048 AND ROUNDING UP TO THE NEXT WHOLE NUMBER.
- ALL UTILITY METERS - REFER TO BE LOCATED AWAY FROM PROMINENT LOCATIONS THAT ALL UTILITY SERVICES TO BE INSTALLED AND WALL HOIST TOP EQUIPMENT SHALL BE SCREENED BY PARAPETS OR SCREEN DETAILS.

**DRAWING NOTES**

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**SURVEY INFORMATION**

THE SITE PLAN IS BASED ON TOPOGRAPHIC PLAN OF LOTS 42, 43, 54, 55 REGISTERED PLAN 176 IN THE TOWN OF NIAGARA ON THE LAKE REGIONAL MUNICIPALITY OF NIAGARA.

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16 BAYTONSHER AVENUE SUITE 200  
NIAGARA FALLS, ONTARIO L2R 6Y5  
PHONE: (905) 355-6144  
FAX: (905) 355-6144  
DATE: 03/15/2024  
BENCHMARK NOTE: ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC.

LEGEND		IDENTIFICATION REFERENCE		DWG/DETAIL REFERENCE	
---	PROPERTY LINE		WALL IDENTIFICATION		DWG. REF. NO.
	BARRIER-FREE PRINCIPLE ENTRANCE		DOOR IDENTIFICATION		DWG. ON PAGE
	EXIT LOCATION		ROOF IDENTIFICATION		SECTION/DWG REFERENCE
	FIRE HYDRANT		FLOOR IDENTIFICATION		ELEVATION REFERENCE
	SIAMESE CONNECTION (REFER TO MECH ENGS DWGS)		ROOM IDENTIFICATION		
	FLOOR DRAIN (REFER TO MECHANICAL)		WINDOW IDENTIFICATION		
			COLUMN / WALL GRID		

  

ZONING BY-LAW MATRIX			
NIAGARA ON THE LAKE - OLD TOWN COMMUNITY ZONING DISTRICT	REQUIREMENTS	PROPOSED	COMPLIANCE
135 QUEEN ST. - SECTION 7.7 - QUEEN PICTON COMMERCIAL, SITE SPECIFIC EXCEPTION 62 (QPC-62)			
178 GATE ST. - SECTION 7.1 - ESTABLISHED RESIDENTIAL (ER) ZONE			
<b>MIN LOT AREA</b>			
QUEEN PICTON COMMERCIAL LOT	--	1584.41M <sup>2</sup>	--
ESTABLISHED RESIDENTIAL LOT	--	442.07M <sup>2</sup>	--
<b>TOTAL</b>		2,026.48M <sup>2</sup>	
<b>MIN LOT FRONTAGE</b>			
QUEEN PICTON COMMERCIAL LOT	15.33m	15.33m	Section 7.1.4.62.1.1(a)
ESTABLISHED RESIDENTIAL LOT	AS EXISTING	13.716m	Section 7.1.2.10
<b>MIN LOT DEPTH</b>			
QUEEN PICTON COMMERCIAL LOT	33.69m	45.56m	Section 7.1.4.62.1.1(a)
ESTABLISHED RESIDENTIAL LOT	AS EXISTING	30.276m	Section 7.1.2.10
<b>LOT COVERAGE (MAX)</b>			
QUEEN PICTON COMMERCIAL LOT (INCLUDING COVERED PATIOS + AREAS - ZBL ITEM D)	90%	TOTAL = 950.6M <sup>2</sup> / 1584.41M <sup>2</sup> = 59.99%	Section 7.1.4.62.1.1(a)
ESTABLISHED RESIDENTIAL LOT (INCLUDING COVERED PATIOS)	30%	96.82M <sup>2</sup> / 442.07M <sup>2</sup> = 21.92% (EXISTING)	Section 7.1.2.10
<b>TOTAL</b>		(950.6M <sup>2</sup> + 96.82M <sup>2</sup> ) / 2,026.48M <sup>2</sup> = 51.69%	--
<b>MIN FRONT YARD SETBACK</b>			
QUEEN PICTON COMMERCIAL LOT (SOUTH)	0m	0.848m	Section 7.7.4
ESTABLISHED RESIDENTIAL LOT (WEST)	7.5m	5.73m (EXISTING)	Section 7.1.2.10
<b>MIN INTERIOR SIDE YARD SETBACK</b>			
QUEEN PICTON COMMERCIAL LOT			
EAST	0.45m	1.285m	Section 7.1.4.62.1.1(a)
	0.35m	1.239m	Section 7.1.4.62.1.1(a)
WEST	1.5m	1.525m	Section 7.1.4.62.1.1(a)
	0.85m	0.916m	Section 7.1.2.10
ESTABLISHED RESIDENTIAL LOT	1.02m	3.33m (NORTH), 2.30m (SOUTH) (EXISTING)	Section 7.1.2.10
<b>MIN REAR YARD SETBACK</b>			
QUEEN PICTON COMMERCIAL LOT (NORTH)			
	7.8m	8.437m	Section 7.1.4.62.1.1(a)
	6.0m	6.455m	Section 7.1.4.62.1.1(a)
	5.3m	5.730m	Section 7.1.2.10
	7.3m	7.300m	Section 7.1.2.10
ESTABLISHED RESIDENTIAL LOT (EAST)	7.5m	12.38m (EXISTING)	Section 7.1.2.10
<b>BUILDING HEIGHT</b>			
QUEEN PICTON COMMERCIAL LOT	7.39m	7.39m	Section 7.1.4.62.1.1(a)
ESTABLISHED RESIDENTIAL LOT	10m	<10m (EXISTING)	Section 7.1.2.10
<b>LANDSCAPE BUFFER REQUIREMENTS</b>			
QUEEN PICTON COMMERCIAL LOT (BUFFER STRIP ADJACENT TO RESIDENTIAL ZONE)	MIN 1.00M WIDE BUFFER STRIP ADJACENT TO RESIDENTIAL ZONE	1.00M WIDE BUFFER STRIP WITH CONTRASTIVE 1.8M HIGH FENCE	Section 7.1.4.62.1.1(i)
<b>LANDSCAPE AREA REQUIREMENTS</b>			
QUEEN PICTON COMMERCIAL LOT - ZBL ITEM M	--	633.81M <sup>2</sup> (40.61%)	Section 6.25
ESTABLISHED RESIDENTIAL LOT (DWELLING, SINGLE DETACHED)	30%	156.19M <sup>2</sup> (78.64%)	Section 6.25
<b>MIN PARKING SPACES</b>			
QUEEN PICTON COMMERCIAL LOT (BASED ON THE GROSS LEASABLE FLOOR AREA)	36 PARKING SPACES REQUIRED	IN ACCORDANCE WITH CASH IN BOX REQUIREMENT: 47.48M <sup>2</sup> / 437.14 ZBL, 43.69M <sup>2</sup> / 437.14 ZBL, 31.00M <sup>2</sup> / 437.14 ZBL	Section 6.39
ESTABLISHED RESIDENTIAL LOT (DWELLING, SINGLE DETACHED)	2 PARKING SPACES REQUIRED	2 PARKING SPACES EXISTING	Section 6.39 TABLE 6-5
MIN LANDSCAPING SPACES	N/A	N/A	Section 6.37 (b) TABLE 6-2
<b>MIN BICYCLE PARKING SPACES</b>			
QUEEN PICTON COMMERCIAL LOT (BASED ON THE GROSS LEASABLE FLOOR AREA)	2 PER 100M <sup>2</sup> RESTAURANT USE (BASED ON THE GROSS LEASABLE FLOOR AREA)	11 BICYCLE PARKING SPACES PROPOSED	Section 6.41 - TABLE 6-7

ITEM	PROJECT DESCRIPTION	GROUP 'A', DIV. 3 - GROUP 'D' - GROUP 'E'	OBC REFERENCE
1	2012 ONTARIO BUILDING CODE DATA MATRIX		
2	MAJOR OCCUPANCY(IES) GROUP 'A', DIV. 3 - GROUP 'D' - GROUP 'E'		
3	BUILDING AREA (M <sup>2</sup> )		
4	PROPOSED GROUND FLOOR AREA (MEASURED FROM EXTERIOR FACE OF EXTERIOR WALLS) = 9044.05 SF (840.22M <sup>2</sup> )		
5	NUMBER OF STOREYS		
6	NUMBER OF STREETS / FIREHYDRANT ACCESS		
7	BUILDING CLASSIFICATION		
8	SPRINKLER SYSTEM PROPOSED		
9	STANDPIPE REQUIRED		
10	FIRE ALARM REQUIRED		
11	WATER SERVICE / SUPPLY IS ADEQUATE		
12	HIGH BUILDING		
13	PERMITTED CONSTRUCTION		
14	RESERVED		
15	OCCUPANT LOAD BASED ON		
16	BARRIER FREE DESIGN		
17	REQUIRED FIRE RESISTANCE		
18	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		

OWNER'S NAME

OWNER'S SIGNATURE

TOWN OF NIAGARA ON THE LAKE

LORD MAYOR

TOWN CLERK

Date

**SOLMAR**

**Nestico Architect Inc.**

7-0000 Legend from Program 02-16-02  
100-000-0000  
100-000-0000  
100-000-0000

ONTARIO ASSOCIATION OF ARCHITECTS  
SAVERIO NESTICO  
LICENSE  
4638

ONTARIO ASSOCIATION OF ARCHITECTS

PROJECT NORTH

TRUE NORTH

**SUBMITTALS**

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THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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DO NOT SCALE THE DRAWING.

No.	DATE	REVISION DESCRIPTION
7	2017.12.29	ISSUED FOR CLIENT REVIEW
8	2018.04.27	ISSUED FOR CLIENT REVIEW
9	2018.06.05	RE-ISSUED FOR SPA
10	2018.11.01	ISSUED FOR CONSULTANT COORDINATION
11	2019.11.04	ISSUED FOR CONSULTANT COORDINATION (ADDED 178 GATE ST.)
12	2020.11.12	RE-ISSUED FOR CONSULTANT COORDINATION
13	2020.11.19	RE-ISSUED FOR SPA (ADDED 178 GATE ST.)
14	2020.02.23	RE-ISSUED FOR SPA REVIEW
15	2020.02.25	ISSUED FOR SPA REVIEW
16	2020.03.12	ISSUED FOR COORDINATION
17	2020.03.22	ISSUED FOR SPA REVIEW
18	2020.03.26	RE-ISSUED FOR CONSULTANT COORDINATION
19	2020.03.26	RE-ISSUED FOR SPA & BUILDING PERMIT

JOB NO. 15624

DRAWING No. As indicated

SCALE: As indicated

PRINT DATE: 2020.03.26

**PROPOSED COMMERCIAL DEVELOPMENT**

135 QUEEN ST + 178 GATE ST.  
Niagara-on-the-Lake, ON L0S 1J0

**SITE PLAN & KEY PLAN & ZONING BY-LAW MATRIX OBC MATRIX**

**SP1**

3 OBC MATRIX N.T.S.