



Parliament Oak Hotel

325 King Street, Niagara-on-the-Lake



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

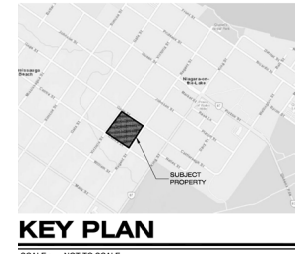
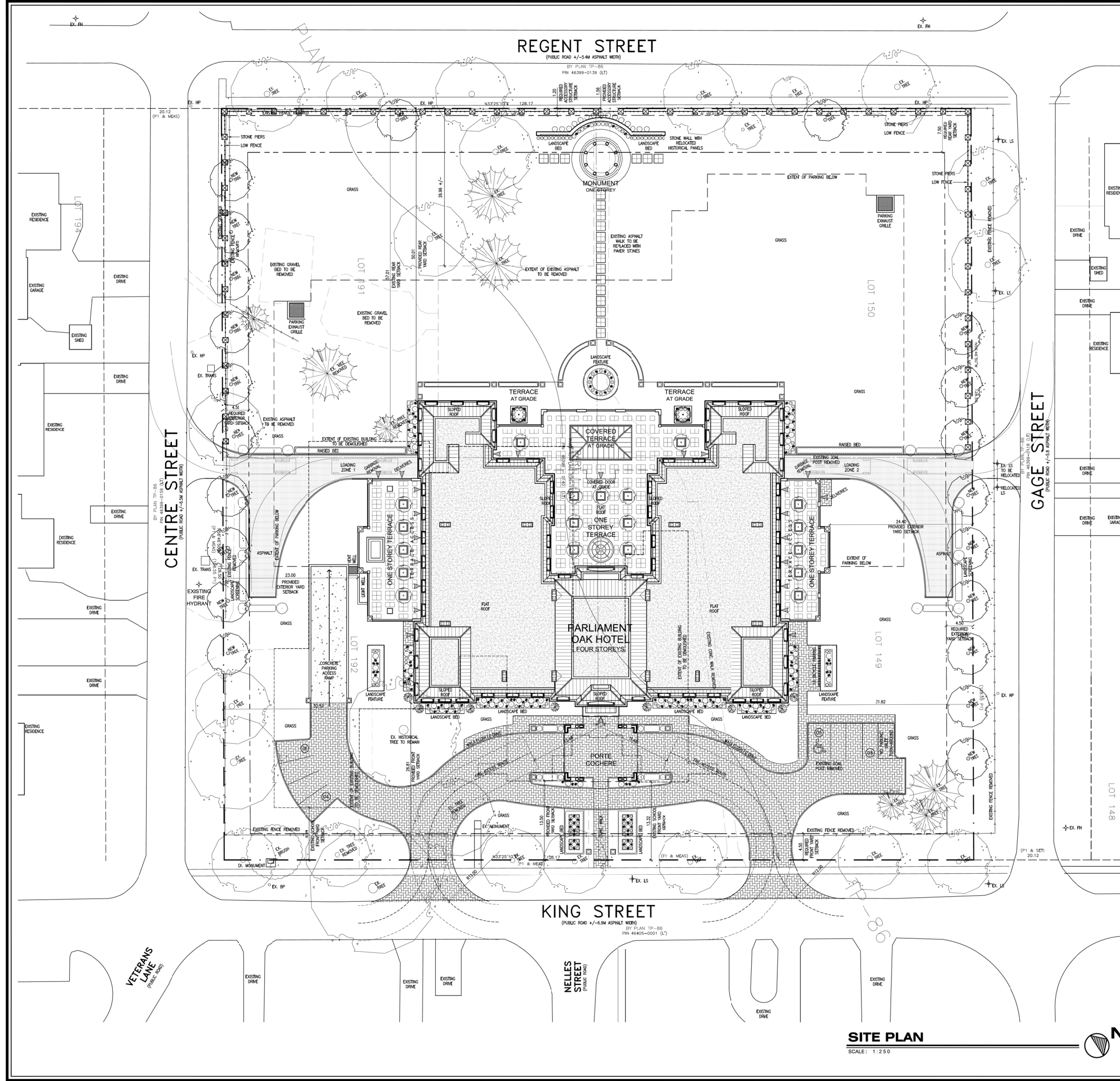


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SITE STATISTICS

EXISTING RESIDENCE	LOT AREA	16,456.58 m ²	NEW CONSTRUCTION BUILDING GROUND COVER	Parliament Oak Hotel	3,588.82 m ²
	EXISTING (to be demolished) BUILDING GROUND COVER	2,496.51 m ²		Monument	28.18 m ²
	DRIVEWAY/ ASPHALT AREA	2,729.21 m ²		DRIVEWAY/ ASPHALT AREA	1,856.76 m ²
	LANDSCAPED AREA	10,780.86 m ²		LANDSCAPED AREA	10,981.82 m ²

GENERAL COMMERCIAL ZONING RELIEF TABLE

BY-LAW 7.9.2	BY-LAW REQUIREMENT	PROVIDED	BY-LAW VAR. REQ'D
a) Minimum Lot Frontage	15.0 m	123.17m	None
b) Minimum Lot Area	484 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	9.0m	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	8.50m
j) Minimum Accessory Building Side Yard Setback (as amended by 4310Y-12)	1.2m	1.6m	None
k) Minimum Accessory Building Side Yard Setback (as amended by 4310Y-12)	4.5m	Not Applicable	None

PARKING REQUIREMENTS

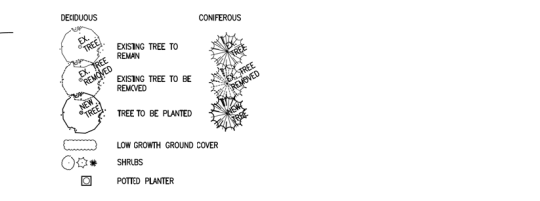
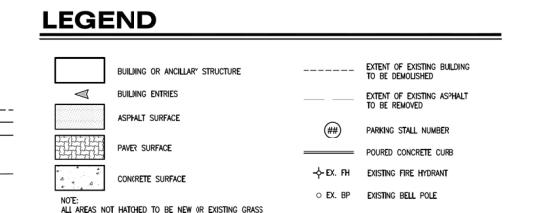
Hotel, Motel = 1 per guest room in addition to other uses	129 Rooms	129 Spaces
Restaurant = 1 per 9m ² GFLA	327 m ² Restaurant 190 m ² Bar/ Lounge 103 m ² Private Bar/ Lounge 155 m ² Breakfast Room	36 Spaces 21 Spaces 11 Spaces 17 Spaces
Restaurant Outdoor Patio = 1 per 30 m ² GFLA of outdoor patio area 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 235 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

REQUIRED DESIGNATED ACCESSIBLE PARKING SPACES: 7 Designated Spaces

PARKING PROVIDED

STANDARD PARKING SPACE (2.1m x 6.0m) TYPICAL	AT GRADE	7 Spaces
DESIGNATED ACCESSIBLE PARKING	BELOW GRADE	193 Spaces
	AT GRADE	1 Spaces
	BELOW GRADE	6 Spaces
TOTAL PARKING PROVIDED		197 Spaces



Peter J. Lesdow architect

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
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SITE PLAN AND STATISTICS

PARLIAMT OAK HOTEL
325 King Street
Niagara-on-the-Lake

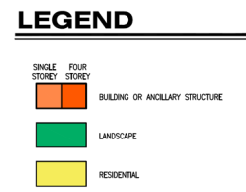
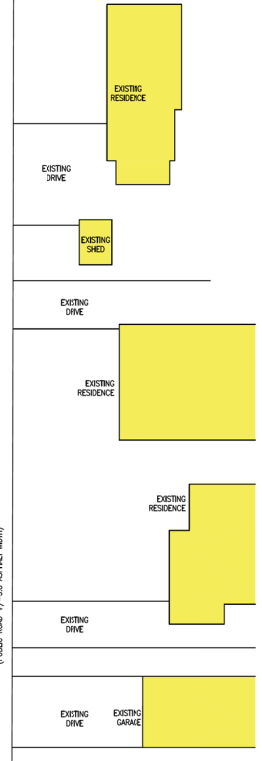
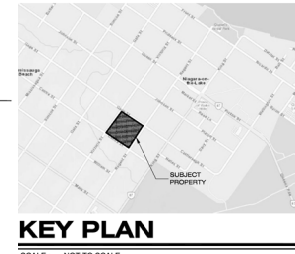
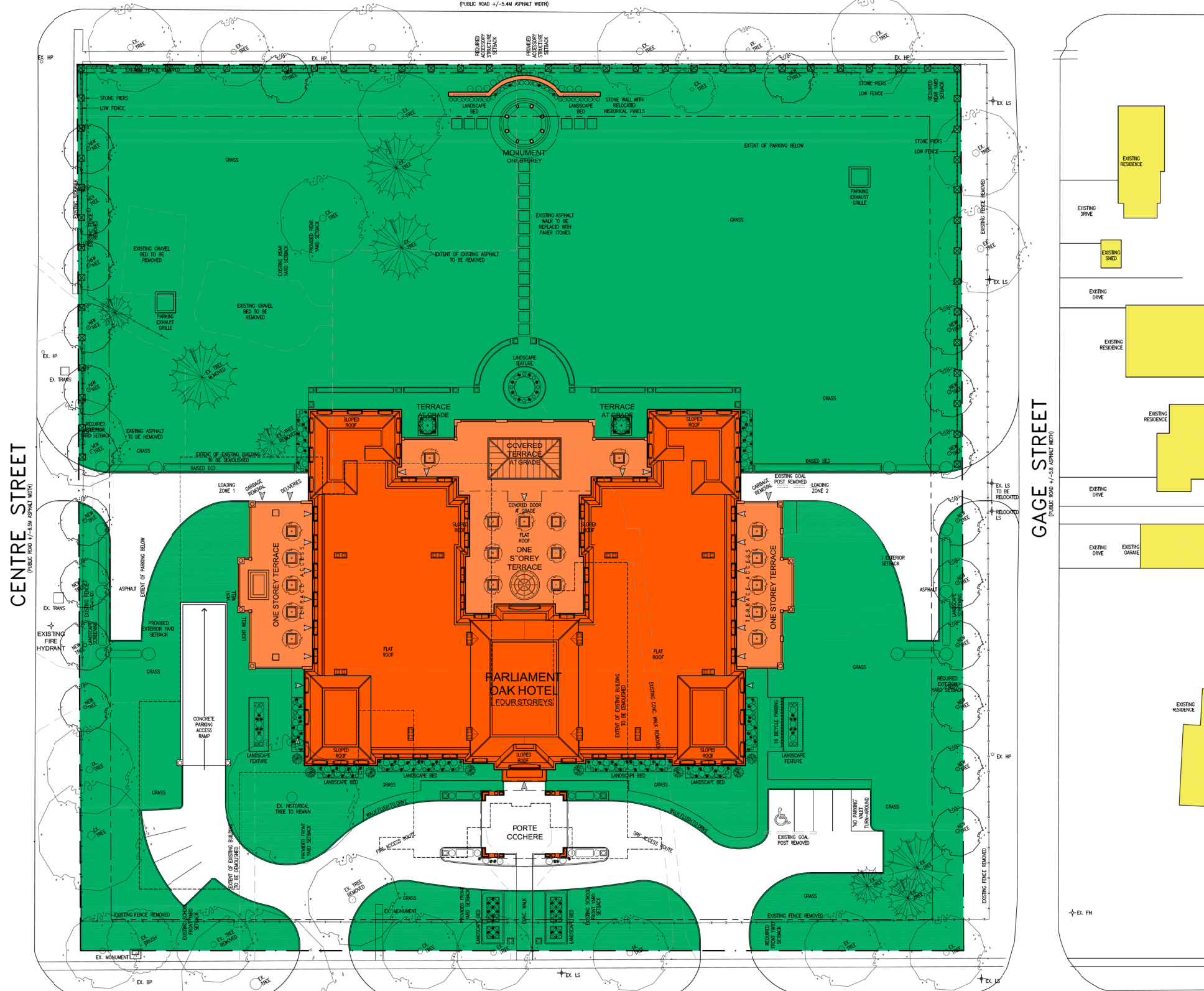
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DRAWN BY: MRW
CHECK BY: PUL

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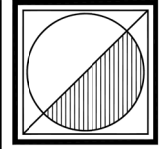
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SITE PLAN
SCALE: 1:250

REGENT STREET
(PUBLIC ROAD +/-5.4M ASPHALT WIDTH)



SITE PLAN
SCALE: 1:250



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COLOURED SITE PLAN

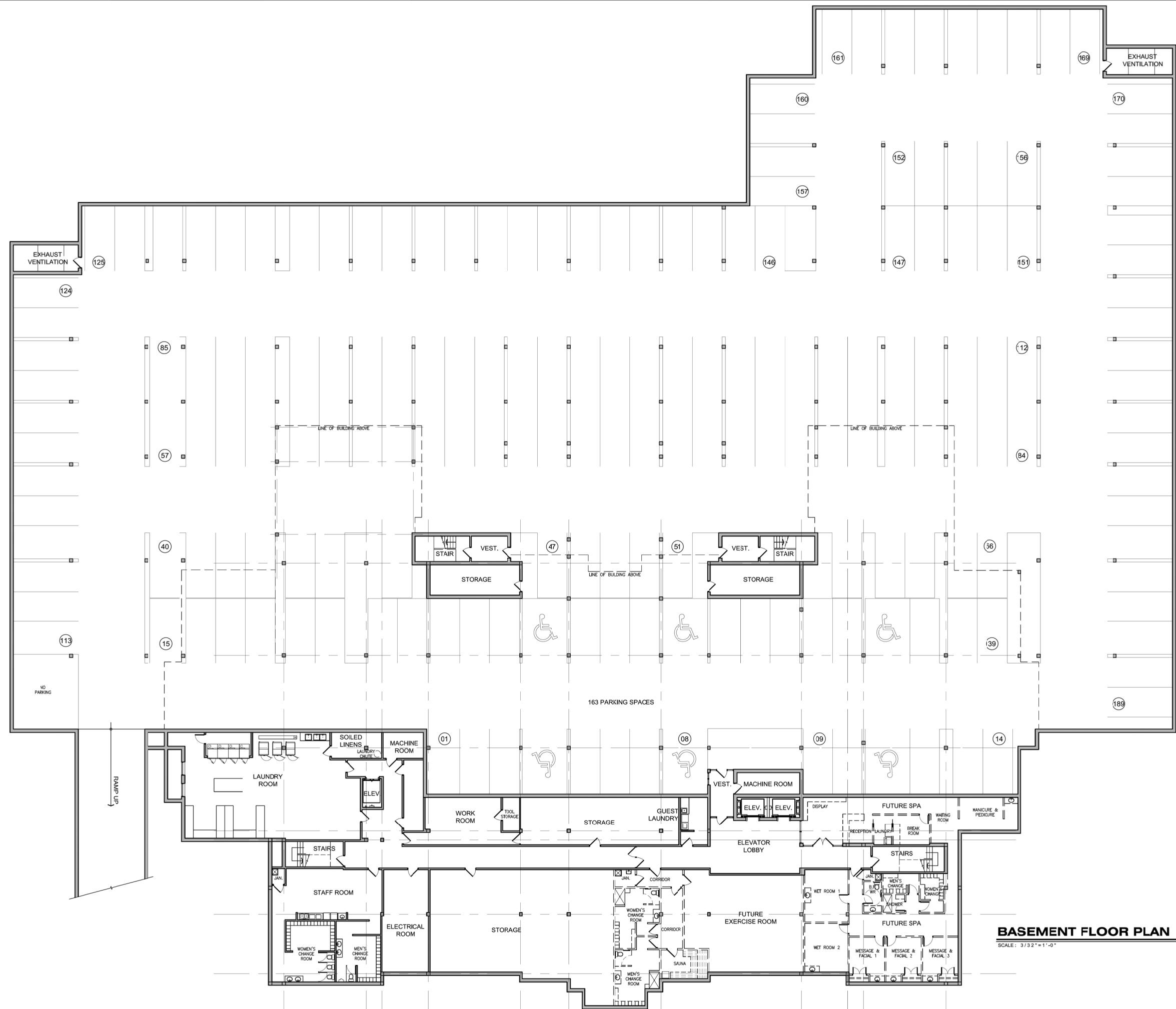
DATE	REVISIONS	DATE	REVISIONS
Dec. 07/23	FOR PRE-CONSULTATION		
Jan. 04/23	REVISION FOR PRE-CONSULTATION		
Jan. 31/23	SHOW STUDY		
Feb. 01/23	FOR 04/27/24 SUBMISSION		

PARLIAMENT OAK HOTEL
3205 King Street
Niagara-on-the-Lake

DATE: Nov. 18/22
SCALE: AS NOTED
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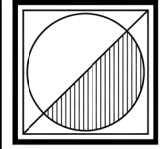
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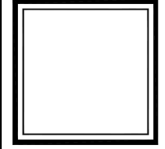


BASEMENT FLOOR PLAN

SCALE: 3/32"=1'-0"



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BASEMENT FLOOR PLAN

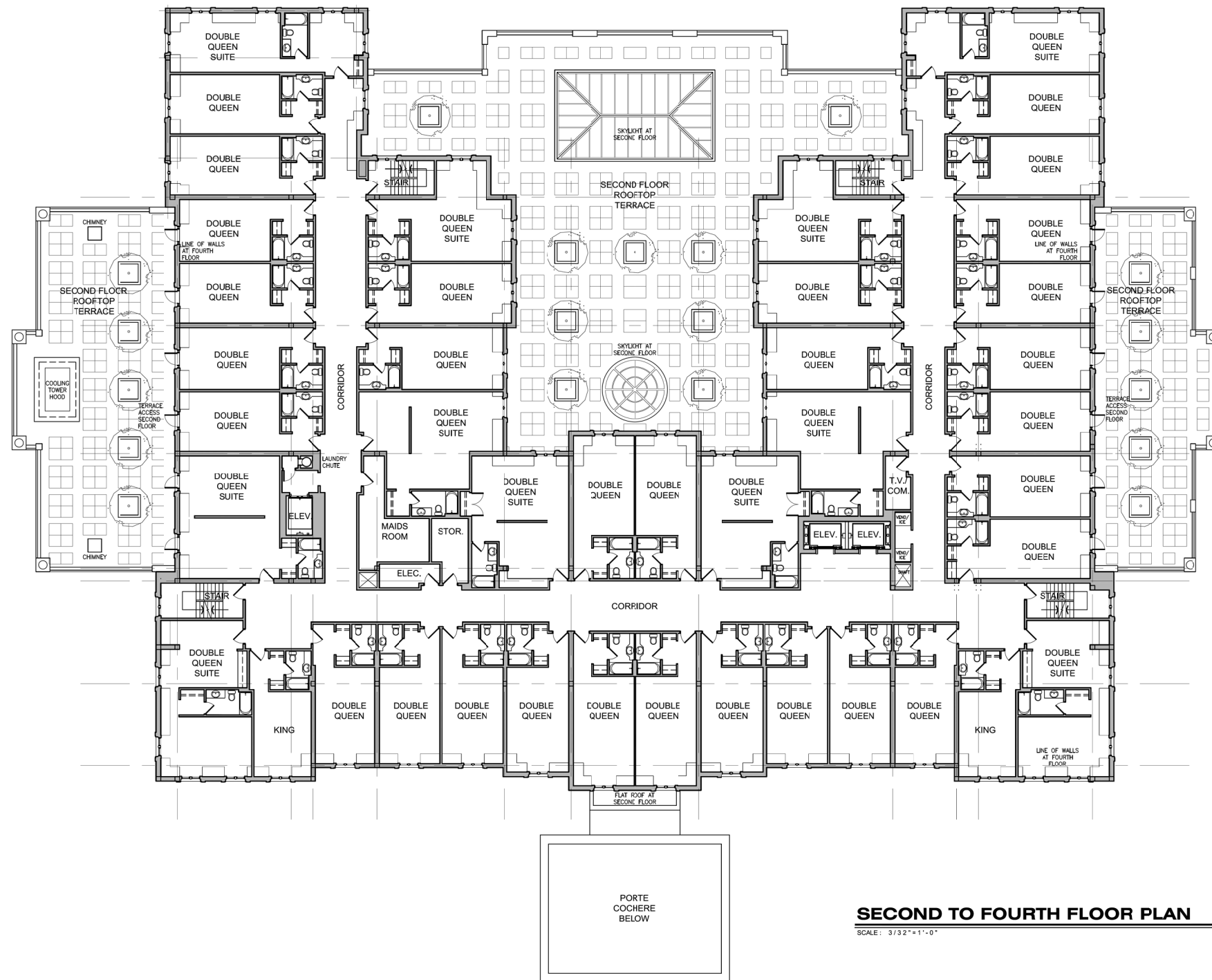
DATE	REVISIONS	DATE	REVISIONS
Dec. 07/21	FOR PRE-CONSULTATION		
Jan. 04/23	REVISION FOR PRE-CONSULTATION		
Feb. 07/23	FOR OATZ/BA SUBMISSIONS		

THE INN AT PARLIAMENT OAK
325 King Street
Niagara-on-the-Lake

DATE: Nov. 18/22
SCALE: AS NOTED
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CHECK BY: PUL

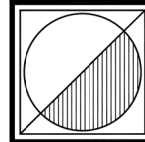
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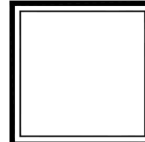


SECOND TO FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"



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architect



SECOND TO FOURTH FLOOR PLAN

DATE	REVISIONS	DATE	REVISIONS
Dec. 07/ 21	FOR PRE-CONSULTATION		
Mar. 04/ 23	REVISION FOR PRE-CONSULTATION		
Feb. 01/ 23	FOR OAZ/BA SUBMISSIONS		

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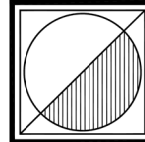
KING STREET ELEVATION

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-CONSULTATION		
Jan. 04/ 23	REVISION FOR PRE-CONSULTATION		
Feb. 07/ 23	FOR OAZ/BA SUBMISSIONS		

**THE INN AT
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SCALE: AS NOTED
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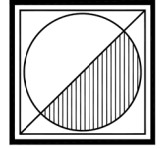
REGENT STREET ELEVATION

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



GAGE STREET ELEVATION

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



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**REGENT STREET AND
GAGE STREET ELEVATIONS**

DATE	REVISIONS	DATE	REVISIONS
Dec. 07/ 22	FOR PRE-CONSULTATION		
Jan. 04/ 23	REVISION FOR PRE-CONSULTATION		
Feb. 07/ 23	FOR OAZ/BA SUBMISSIONS		

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