

## **FUNCTIONAL SERVICING REPORT**

### **524 York Road Phase 2**

Niagara-on-the-Lake, Ontario

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QGI File: 13254

07 Feb 2025

524 York Road - Phase 2  
Niagara-on-the-Lake, Ontario

FUNCTIONAL SERVICING REPORT

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Attachments

*Civil Drawing Package: SS-1 & G-1*

Appendix

*Site Plan, dated 27 Jan 2025*

## 1.0 Introduction

This Functional Servicing Report (FSR) outlines how the subject development will be serviced in accordance with municipal requirements. The report addresses the following key aspects of municipal infrastructure:

- Water Supply and Distribution
- Sanitary Sewerage
- Roadway
- Utility Servicing
- Servicing Locations

Storm Drainage and Stormwater Management are addressed under separate cover.

## 2.0 Background

This development proposal represents the second and final phase of development for the subject property in the Glendale Industrial Area of Niagara-on-the-Lake. The subject land in this report is bounded by Regional Road 81 (York Road), Glendale Avenue, and Counsell Street.

### Site Data

Address: Municipal No. 524 York Road

Roll Number: 262702001802450

Existing Site Use: Commercial

Property Area: 2.82 ha

The property currently has  $\pm 188\text{m}$  of frontage along Glendale Avenue,  $\pm 167\text{m}$  along York Road (RR No 81), and  $\pm 160\text{m}$  along Counsell Street.

Proposed servicing and grading drawings are attached to this report. References to building numbers in this report correspond to the current site plan in the appendix. An aerial map showing the subject property with aerial imagery from 2023 is found in Figure 1 on the following page.





Figure 1 – Aerial Map of Subject Property



## 3.0 Water Supply and Distribution

### 3.1 Existing Condition

Based on 2018 construction records, the property's water supply is sourced from the 300mm PVC municipal watermain on Townline Road. A 250mm diameter, 240m long DR-18 PVC water service connects to this municipal watermain and extends westerly adjacent to Firehall Station 5 at municipal № 350 Townline Road through vacant land owned by the proponent, within a 6.3m-wide easement.

Phase 1 included a dual-brand, six-storey hotel building comprising a 'Holiday Inn Express' and 'Staybridge Suites', totaling 174 guestrooms, plus a common area and swimming pool. Both hotels are fully sprinklered and meet the OBC definition of non-combustible construction type, as per the 2017 building permit. A single fire line enters the building's south limit whereas the domestic water connection enters the building on its west face, just north of the porte-cochère. The surrounding parking lot contains four site hydrants, with two positioned on the east and west sides, respectively.

A single 200mm diameter PVC stub and blow-off extends from Phase 1 into Phase 2 lands near the west entrance of Phase 2.

### 3.3 Proposed Works

Phase 2 proposes a 10-storey dual-brand hotel building, comprising a 'Fairfield' and 'TownePlace', totaling 207 guestrooms, in addition to a common area between hotels and swimming pool. The hotel building is proposed as fully sprinklered.

Two restaurants are proposed at the west limit of Phase 2, currently identified as 'A' and 'B', with floorplates of 220 and 336 sq.m, respectively. Each restaurant building is unsprinklered.

A single site hydrant is proposed within the southeast quadrant of the Phase 2 area, positioned within 45m of the hotel's fire department connection, as required by the OBC.

The hotel will have separate domestic and fire service connections, both entering the building's west face at the MEP (Mechanical, Electrical, and Plumbing) room. The domestic line will be metered within the MEP room, while the fire line will remain unmetered.

Each of the restaurants will be served by individual 50mm diameter services which will be Town-metered within each building.

### 3.3 Design Analysis


Anticipated fire demand flow for the existing and proposed buildings are presented in Table 3.1 and 3.2, 3.3, & 3.4, respectively. Anticipated rates are based on the Fire Underwriter's Survey (2020). The proposed hotel was presumed to be sprinklered, achieve a minimum 2-hour Fire Resistance Rating (FRR) on structural elements and have unprotected vertical openings, yielding a non-combustible construction coefficient of 0.8.

The anticipated peak flow demand for this site, accounting for both potable (domestic/commercial) and fire demand, is summarized in Table 3-5. Note that the criteria used to calculate water demand are provided in the lower half of the table. The peak demand scenario considered was 'maximum day flow + fire flow,' with the worst-case fire demand attributed to the proposed Restaurant 'B'. While the existing hotel building's peak fire flow demand is anticipated to be 5,000 L/min (83 L/s or 1,321 USgpm), demonstration of network transmission adequacy was part of the approval process in 2016-2017. Restaurant 'B's peak fire flow demand is anticipated to be 4,000 L/min (66.7 L/s or 1,056 USgpm), assuming no sprinklering, and normal construction coefficient of 1.0. Peak domestic draw is anticipated to be 17.8 L/s, therefore total anticipated peak flow demand for the Phase 2 site is 85 L/s.


The Niagara Region 2016 Water and Wastewater Master Servicing Plan Update notes that the Townline Road area shows 60-80psi peak hour system pressures for the 2016 period and 2041 forecast.

A simplified and conservative demonstration of network transmission adequacy is shown in Table 3.6. The combined potable demand for Phases 1 and 2, plus the greatest anticipated Phase 2 fire demand, is modelled as a single node located at the proposed hydrant in the southeast corner of Phase 2. At a flow rate of 85 L/s, the total dynamic head loss is estimated at 13.8 psi. Given that the 300mm municipal watermain on Townline maintains a minimum pressure of 60 psi, **the proposed Phase 2 watermain network is expected to be sufficient.**


**Table 3.1 Fire Demand Existing Hotel Building**

<b>Building Name:</b>	Ex. Ph. 1 Holiday Inn & Staybridge Suites Hotel	
<b>Project #:</b>	13254	
Total Effective Area (sq. m):	3392.5	
Building Construction Coefficient:	0.8	
Initial Fire Flow:	10000	
Occupancy Adjustment:	-1500	
Sprinkler Protection Adjustment:	-3000	
Standard Water Supply Adjustment:	-1000	
Supervised System Adjustments:	-1000	
Community Level Automatic Sprinkler Protection of Area Adjustment	0	
Fire Subdivision with Risk and/or Unprotected Openings Adjustment	0	
Total Exposure Charge Adjustment	1200	
<b>Total Fireflow with Adjustments - (Rounded to nearest 1000 L/min)</b>		<b>5000 L/min</b>


**Table 3.2 Fire Demand Proposed Hotel Building**

<b>Building Name:</b>	Prop. Ph. 2 Fairfield & TownePlace Hotel	
<b>Project #:</b>	13254	
Total Effective Area (sq. m):	2301	
Building Construction Coefficient:	0.8	
Initial Fire Flow:	8000	
Occupancy Adjustment:	-1200	
Sprinkler Protection Adjustment:	-2400	
Standard Water Supply Adjustment:	-800	
Supervised System Adjustments:	-800	
Community Level Automatic Sprinkler Protection of Area Adjustment	0	
Fire Subdivision with Risk and/or Unprotected Openings Adjustment	0	
Total Exposure Charge Adjustment	0	
<b>Total Fireflow with Adjustments - (Rounded to nearest 1000 L/min)</b>		<b>3000 L/min</b>

**Table 3.3 Fire Demand Prop. Restaurant 'A' Building**

<b>Building Name:</b>	Prop. Ph. 2 Restaurant 'A'	
<b>Project #:</b>	13254	
Total Effective Area (sq. m):	220	
Building Construction Coefficient:	1	
Initial Fire Flow:	3000	
Occupancy Adjustment:	0	
Sprinkler Protection Adjustment:	0	
Standard Water Supply Adjustment:	0	
Supervised System Adjustments:	0	
Community Level Automatic Sprinkler Protection of Area Adjustment	0	
Fire Subdivision with Risk and/or Unprotected Openings Adjustment	0	
Total Exposure Charge Adjustment	0	
<b>Total Fireflow with Adjustments - (Rounded to nearest 1000 L/min)</b>		<b>3000 L/min</b>

**Table 3.3 Fire Demand Prop. Restaurant 'B' Building**

<b>Building Name:</b>	Prop. Ph. 2 Restaurant 'B'	
<b>Project #:</b>	13254	
Total Effective Area (sq. m):	336	
Building Construction Coefficient:	1	
Initial Fire Flow:	4000	
Occupancy Adjustment:	0	
Sprinkler Protection Adjustment:	0	
Standard Water Supply Adjustment:	0	
Supervised System Adjustments:	0	
Community Level Automatic Sprinkler Protection of Area Adjustment	0	
Fire Subdivision with Risk and/or Unprotected Openings Adjustment	0	
Total Exposure Charge Adjustment	0	
<b>Total Fireflow with Adjustments - (Rounded to nearest 1000 L/min)</b>		<b>4000 L/min</b>



**Table 3.5 Water Demand Criteria and Analysis**

Vrancor Hospitality Phase 2		WATER DEMAND ANALYSIS								7-Feb-25	
524 York Rd. Niagara-on-the-Lake										Designed by: J. Prinzen Checked by:	
Building	Gross Area m <sup>2</sup>	Rooms	Seats	Bed Spaces	Units	COMMERCIAL DEMAND			FIRE DEMAND		Comments
						Daily Demand m <sup>3</sup>	Max. Day Demand L/s	Max. Hour Demand L/s	FUS 2020 Analysis (L/min) (L/sec)		
Ex. Ph.1 StayBridge Suites	n/a	70	-	168	-	42.0	1.75	2.63			
Ex. Ph.1 Holiday Inn Express	n/a	100	-	240	-	60.0	2.50	3.75	5,000	83.3	
Ex. Ph.1 Hotel Common Area†	n/a	-	-	-	-	n/a	3.30	4.95			
Sumline	-	-	-	-	-	-	7.55	11.33			
Prop. Ph.2 Fairfield	n/a	108	-	259	-	64.8	2.70	4.05			
Prop. Ph.2 Fairfield	n/a	99	-	238	-	59.4	2.48	3.71	3,000	50.0	
Prop. Ph.2 Hotel Common Area††	n/a	-	-	-	-	n/a	3.60	5.40			
Prop. Ph.2 Restaurant 'A'	220	-	110	-	-	13.8	0.57	0.86	3,000	50.0	
Prop. Ph.2 Restaurant 'B'	336	-	168	-	-	21.0	0.88	1.31	4,000	66.7	
Sumline	-	-	-	-	-	-	10.22	15.33			
Phase 2 Max Hour = 26.7 L/s											
Phase 2 Max Day + Fire = 84.4 L/s											
Assumptions:											
2 occupied bed-spaces per room (industry statistic - conservative)											
55% of restaurant floorplate for seating patrons											
1.1 m <sup>2</sup> per restaurant patron (OBC, Table 3.1.17.1)											
250 L/bedspace demand (OBC, Table 8.2.1.3.B Sewage)											
200 L/bedspace, commercial laundry (OBC, deductive method Table 8.2.1.3.B Sewage)											
40 L/person, swimming and bathing facilities (OBC, Table 8.2.1.3.B Sewage) *assume 1 person/sq.m.											
5,000 L/1,000m <sup>2</sup> shopping demand (MOECC Design Guideline DWS Table 3-2)											
2,500 L/machine, guest laundry (OBC, Table 8.2.1.3.A Sewage)											
60 L/seat, paper service restaurant (OBC, Table 8.2.1.3.B Sewage)											
125 L/seat, non-24hr restaurant (OBC, Table 8.2.1.3.B Sewage)											
Peaking Factors:											
3.6 Max Day Peaking Factor (MOECC Design Guideline DWS Table 3-3)											
5.4 Max Hour Peaking Factor (MOECC Design Guideline DWS Table 3-3)											
†Based on 6M + 6F public use washrooms, 1 Unisex, 1 Universal, 58 + 3*5 = 73 FU flush valve toilets + 14*2 Sink FU = 101 FU total → 53 USgpm or 3.3 L/s											
††Based on 8M + 8F public use washrooms, 1 Unisex, 1 Universal, 58 + 5*5 = 83 FU flush valve toilets + 18*2 Sink FU = 119 FU total → 57 USgpm or 3.6 L/s											

**Table 3.6 Water Supply Pressure Analysis**

WATER SUPPLY PRESSURE ANALYSIS																					
Vrancor Hospitality Phase 2 524 York Road, Niagara-on-the-Lake							07-Feb-2025														
Frictional Headloss Analysis																					
Total Demand Flow:			0.085 m³/s																		
Pipe Description	Size (mØ)	Length (m)	Flowrate (m³/s)	Velocity (m/s)	C value	H-W Headloss (m)		Headloss (psi)													
External Service	0.250	255	0.085	1.73	110	4.01		5.71													
Ph.1 East Side	0.200	187	0.041	1.30	110	2.24		3.20													
Ph.1 West Side	0.200	162	0.044	1.41	110	2.24		3.20													
Phase 2	0.250	154	0.085	1.73	110	2.42		3.45													
Σ						8.68		12.4													
Static Headloss Analysis																					
Proposed Ph.2 Hydrant				117.5	masl																
Townline Rd. Hydrant				116.5	masl																
Δ				1.0	m																
				1.4	psi																
<p><b>Hazen-Williams Formula</b></p> $P_d = 6.05 q^{1.85} / (c^{1.85} d_h^{4.8655}) \times 10^5$ <p>where</p> <p><math>P_d</math> = pressure drop (bars/m pipe)</p> <p><math>c</math> = design coefficient determined for the type of pipe or tube the higher the factor, the smoother the pipe or tube</p> <p><math>q</math> = flow rate (litre per minute)</p> <p><math>d_h</math> = inside hydraulic diameter (mm)</p> <table><tr><th colspan="2">Hazen-Williams</th></tr><tr><th>C-Values*</th><th>Pipe Size</th></tr><tr><td>100</td><td>150mm</td></tr><tr><td>110</td><td>200-250mm</td></tr><tr><td>120</td><td>300-600mm</td></tr><tr><td>130</td><td>Over 600mm</td></tr></table> <p>*from MOE Design Guidelines 2008</p>										Hazen-Williams		C-Values*	Pipe Size	100	150mm	110	200-250mm	120	300-600mm	130	Over 600mm
Hazen-Williams																					
C-Values*	Pipe Size																				
100	150mm																				
110	200-250mm																				
120	300-600mm																				
130	Over 600mm																				

## 4.0 Sanitary Sewerage

### 4.1 Existing Condition

Based on 2018 construction records, a 250mm diameter sanitary lateral was provisioned on Phase 2 lands during the construction on Phase 1. No municipal sanitary sewer exists on York Rd., Glendale Ave., or Counsell St. The site is serviced from the 525mm diameter municipal sewer on Townline Road, through a 6.3m-wide easement, parallel to the site's watermain.

The elevation of the 250mm diameter sewer on site is governed by the outlet elevation on Townline Road. Minimal pipe slopes appear to have been utilized such that the on-site network cannot be made lower.

### 4.2 Proposed Works

The existing 250 mm diameter PVC sanitary stubs at MH10A will be extended easterly and westerly to service the proposed Phase 2 buildings. Since no basements are proposed, all sanitary wastewater can be conveyed by gravity, excepting pool and elevator pit floor drains.

### 4.3 Design Analysis

**Table 4.1 Sanitary Generation Rates**

Vrancor Hospitality Phase 2		WASTEWATER GENERATION ANALYSIS						7-Feb-25
524 York Rd. Niagara-on-the-Lake								Designed by: J. Prinzen Checked by:
Building	Gross Area m <sup>2</sup>	Rooms	Seats	Bed Spaces	Units	COMMERCIAL DEMAND		
						Daily Flow m <sup>3</sup>	Peak Flow L/s	
Ex. Ph.1 StayBridge Suites	n/a	70	-	168	-	37.8	1.58	
Ex. Ph.1 Holiday Inn Express	n/a	100	-	240	-	54.0	2.25	
Ex. Ph.1 Hotel Common Area†	n/a	-	-	-	-	n/a	3.30	
Sumline	-	-	-	-	-	91.8	7.13	
Prop. Ph.2 Fairfield	n/a	108	-	259	-	58.3	2.43	
Prop. Ph.2 Fairfield	n/a	99	-	238	-	53.5	2.23	
Prop. Ph.2 Hotel Common Area††	n/a	-	-	-	-	n/a	3.60	
Prop. Ph.2 Restaurant 'A'	220	-	110	-	-	13.8	0.57	
Prop. Ph.2 Restaurant 'B'	336	-	168	-	-	21.0	0.88	
Sumline	-	-	-	-	-	146.5	9.71	
Phase 2 Peak Flow =		16.8	L/s					
Assumptions:		2.4	occupied bed-spaces per room (industry statistic - conservative)					
		55%	of restaurant floorplate for seating patrons					
		1.1	m <sup>2</sup> per restaurant patron (OBC, Table 3.1.17.1)					
		225	L/bedspace demand (MECP, Design Guidelines for Sewage Works (2008), Table 5.3)					
		5,000	L/1,000m <sup>2</sup> shopping demand (MOECC Design Guideline DWS Table 3-2)					
		60	L/seat, paper service restaurant (OBC, Table 8.2.1.3.B Sewage)					
		125	L/seat, non-24hr restaurant (OBC, Table 8.2.1.3.B Sewage)					
Peaking Factors:		3.6	Commercial Sewage Peak Factor, (MECP, Design Guidelines for Sewage Works (2008))					
†Based on 6M + 6F public use washrooms, 1 Unisex, 1 Universal, 58 + 3*5 = 73 FU flush valve toilets + 14*2 Sink FU = 101 FU total → 53 USgpm or 3.3 L/s								
††Based on 8M + 8F public use washrooms, 1 Unisex, 1 Universal, 58 + 5*5 = 83 FU flush valve toilets + 18*2 Sink FU = 119 FU total → 57 USgpm or 3.6 L/s								



The current development plan estimates 16.8 L/s peak generation rate on site. Wet weather inflow is calculated based on 0.286 L/s/ha and a site area of 2.83 ha yields 0.81 L/s, for a total site outflow of 17.6 L/s.

The receiving sewer is a 525 mm diameter PVC municipal sanitary sewer with a 0.33% slope, providing an unsurcharged capacity of 247 L/s. The anticipated sanitary wastewater flow from Phases 1 and 2 could utilize approximately 7.1% of the sewer's gravity conveyance capacity.

**We expect that there will be no impediments to sanitary sewer servicing for the development using currently existing municipal sewage works.**

## 5.0 Drainage and Stormwater Management

Please see SWM Report prepared by Quartek Group Inc. under separate cover.

## 6.0 Parking and Roadways

Where required for fire access routes, roadways will be 6m wide with 12m centreline, consistent with Ontario Building Code requirements.

The pavement design will follow the recommendations of the geotechnical consultant. Heavy-duty pavement will be specified for fire routes and garbage/loading areas, while light-duty pavement will be used in all other areas.

Concrete barrier curb, 150mm height, is generally proposed within the new development complying with OPSD 600.110.

## 7.0 Utilities

Hydro, Gas, Cogeco, and Bell services are located on Phase 1 lands. No impediments to extension are anticipated.

## 8.0 Service Locations

Please refer to attached drawings for proposed and existing municipal services.

Prepared by:



John Prinzen, EIT, Dipl. M.E.T., B.Eng.  
Senior Civil Designer

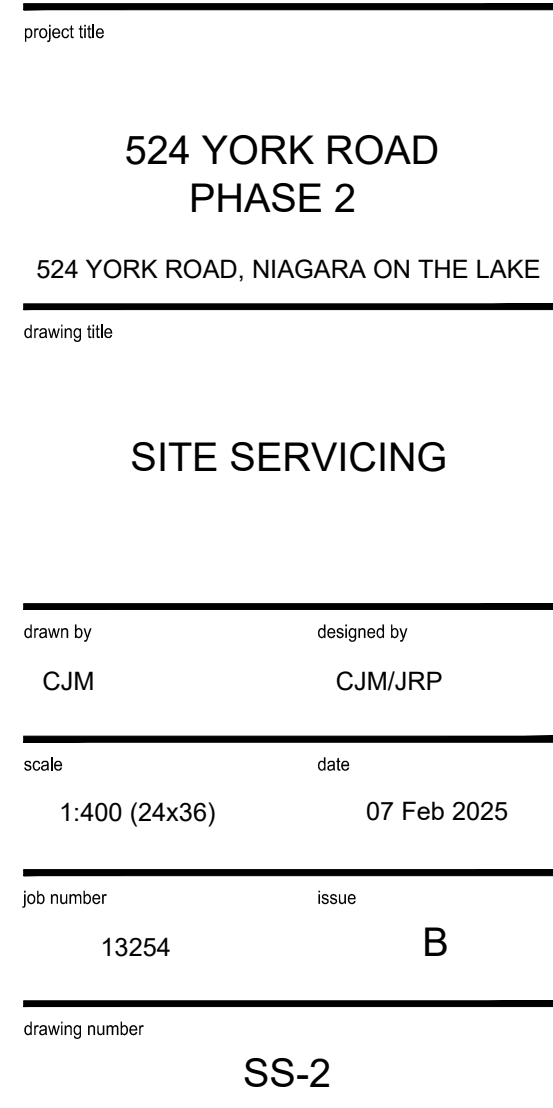
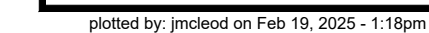
Reviewed by:



Hank Klassen, P.Eng.  
Senior Civil Engineer



## FUNCTIONAL SERVICING REPORT

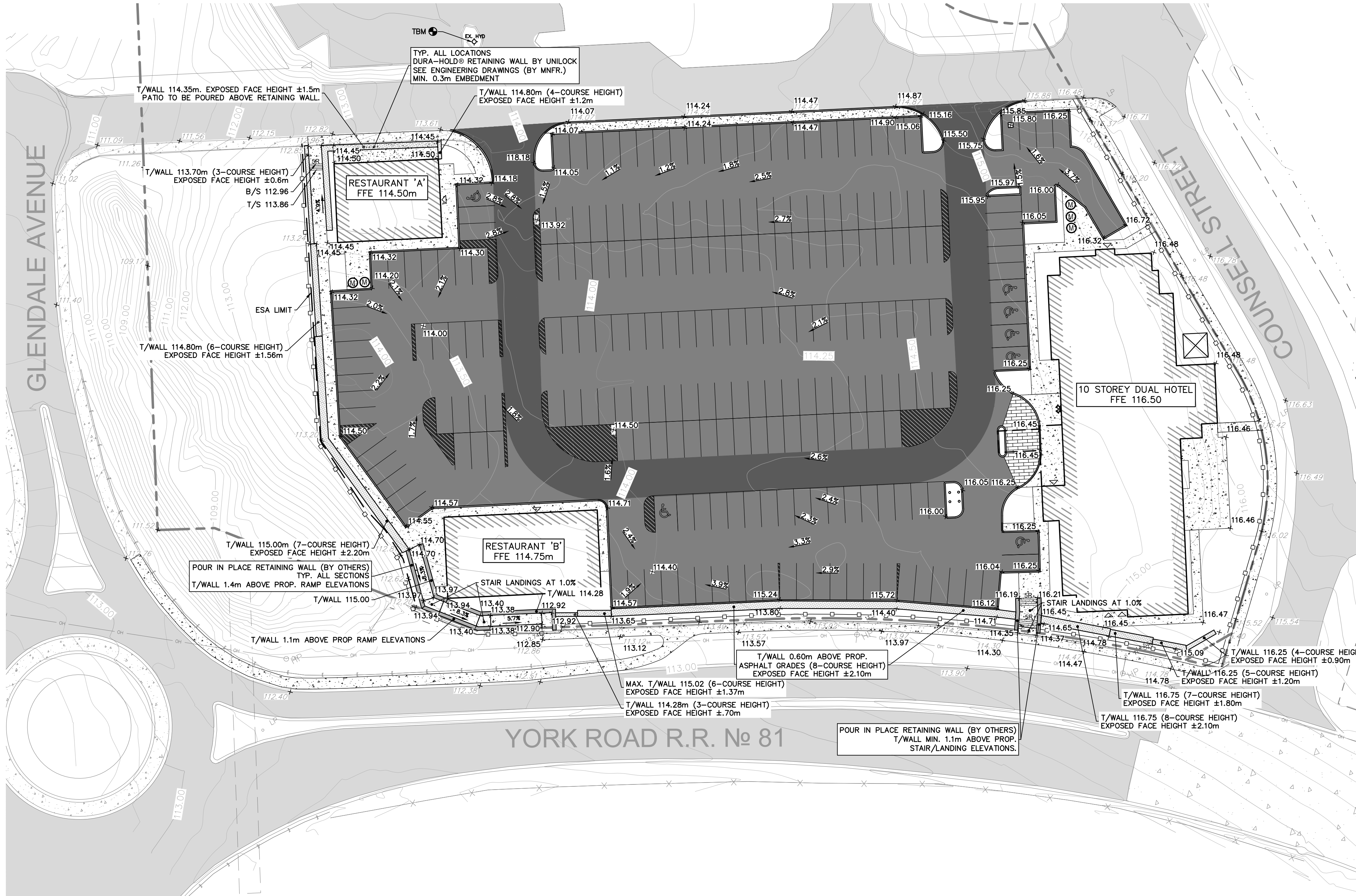




24x36" Metric - Metric

P:\2013 Projects\13254 York Glendale Hotel\Comp\Drawings\Civil\13254-BP-Avg.dwg drawing tab: G-2

plotted by: jmcloed on Feb 07, 2025 - 4:09pm



## TEMPORARY BENCHMARK INFORMATION

TOP OF OPERATING NUT OF FIRE HYDRANT.  
LOCATED WITHIN CURB ISLAND NEAR  
ENTRANCE OFF GLENDALE.

(AS SURVEYED 2024)  
ELEVATION = 114.91  
UTM (ZONE 17, NAD83 CSRS 2010 EPOCH)  
N: 4,780,327.381m E: 649,508.381m

## LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GROUND CONTOUR
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED SILT FENCE
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE & CURB STOP
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PRIMARY DUCT BANK PER DWG. E1-2
- SECONDARY DUCT BANK PER DWG. E1-2
- FIB
- SIB
- EXISTING FOUND IRON BAR
- EXISTING STANDARD IRON BAR
- FH
- MH
- PROPOSED HYDRANT & VALVE
- EXISTING MAINTENANCE HOLE
- PROPOSED MAINTENANCE HOLE
- CB
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- DIRECTION OF FLOW
- FF
- WV
- FINISHED FLOOR ELEVATION
- PROPOSED WATER VALVE
- PROPOSED GRADE ARROW
- 93.28 x
- EXISTING GROUND ELEVATION
- PROPOSED TACTILE WARNING PLATE
- TRANSFORMER
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED PARKING LOT PAVEMENT
- STRUCTURE
- PROPOSED ROADWAY PAVEMENT
- STRUCTURE
- ESA LIMIT

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations. All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

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project title

524 YORK ROAD  
PHASE 2

524 YORK ROAD, NIAGARA ON THE LAKE

drawing title

GRADING

drawn by

CJM

designed by

CJM/JRP

scale

1:400 (24x36)

date

07 Feb 2025

job number

13254

issue

A

drawing number

G-2



**524 York Road  
Phase 2**

Niagara-on-the-Lake, Ontario

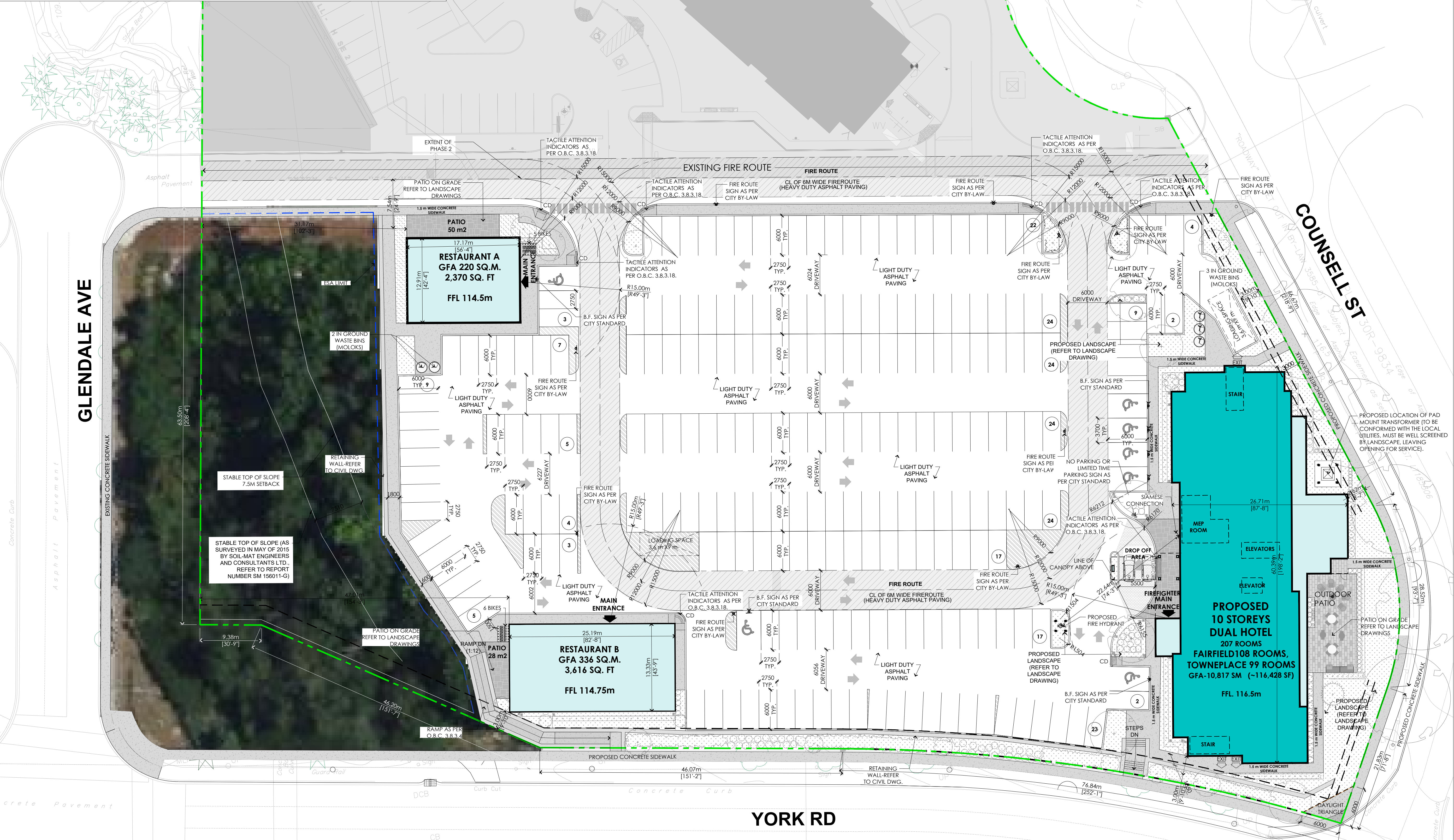
**APPENDIX**

**Site Plan**



SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB RAMP AS PER OBC 3.8.3.2
	PRINCIPLE ENTRANCE
	OTHER ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS

	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS
	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
	NEW HEAVY DUTY ASPHALT PAVING (REMINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	UNIT PAVING (REFER TO LANDSCAPE DWGS)
	LANDSCAPED AREA



Key Plan:

1	25/01/27	Issued for Rezoning	A.B.
No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

Note:

- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
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- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
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Oakville, ON L6H 0X7  
T 905.281.4444

Project:  
**TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL**

**Fairfield** BY MARRIOTT  
**TOWNEPLACE SUITES** BY MARRIOTT

524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:  
**SITE PLAN**

Design By: M.A./A.B.	Drawn By: A.B.	Approved By: A.M.
Scale: 1:300	Date: 24/10/11	Project No.:

Drawing No:

**ASP-1**

Drawing Series:  
SITE PLAN-REZONING