



TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL

524 YORK ROAD, NIAGARA ON THE LAKE, ON L0S 1J0
ISSUED FOR REZONING APPLICATION; DT. 2025-12- 08



ARCHITECTURAL
MATAJ ARCHITECTS INC.
418 Iroquois Shore Road Unit 206.,
Oakville, On L6H 0X7

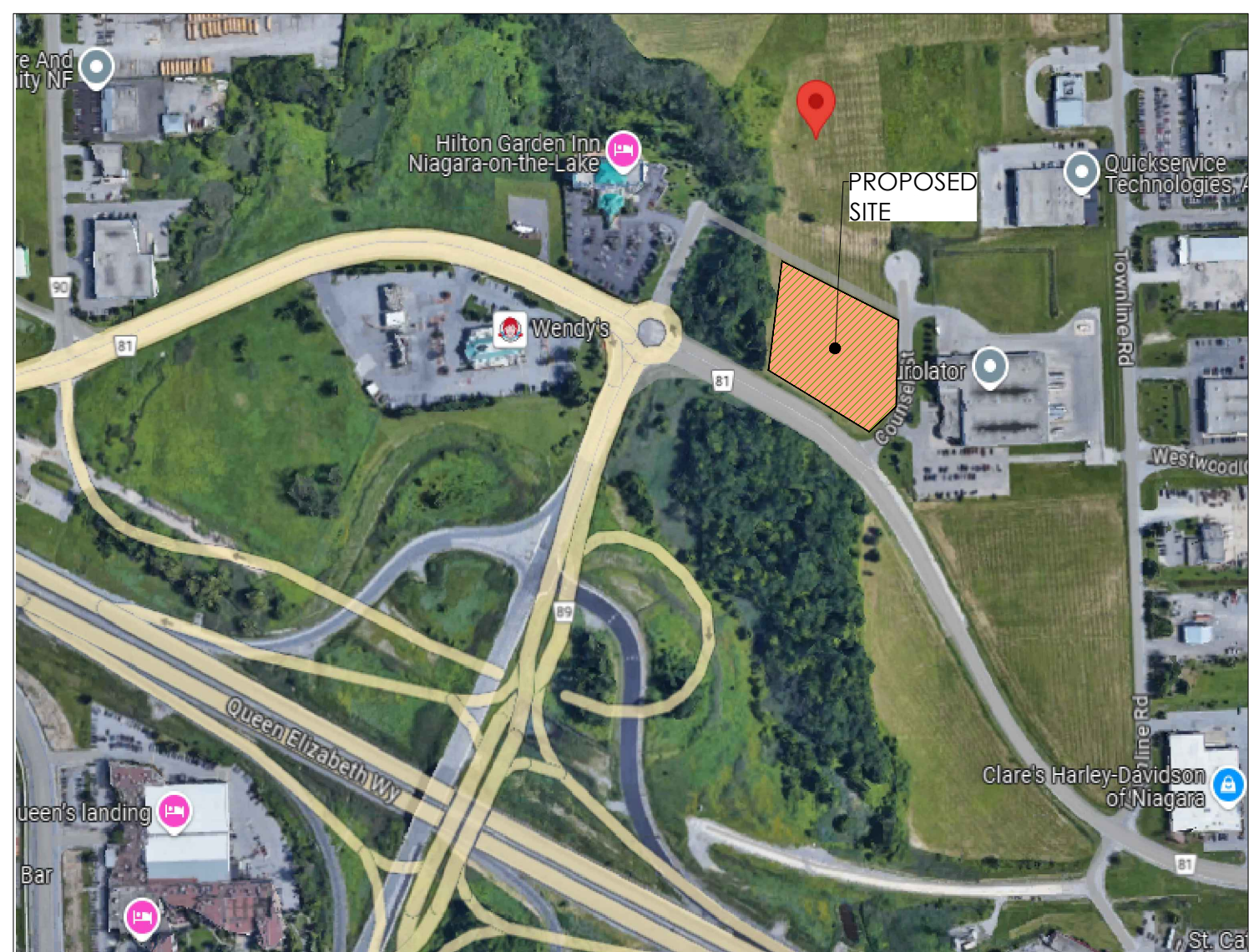
Eva Mataj
eva@matajarchitects.com
phone: 905.281.4441 x 101

ARCHITECTURAL DRAWING LIST

A.000	COVER SHEET
ASP-1	OVERALL SITE PLAN
ASP-2	SITE STAT, DETAILS, LEGENDS, LOCATION MAP & GENERAL NOTES
A.200	LOWER LEVEL FLOOR PLAN
A.201	GROUND FLOOR PLAN
A.202	TYPICAL FLOOR PLAN (2ND - 7TH)
A.203	ROOF PLAN
A.301a	NORTH ELEVATION
A.302a	SOUTH ELEVATION
A.303a	EAST & WEST ELEVATION
A.305	3D PERSPECTIVES (ROAD SIDE VIEWS)
A.306	3D PERSPECTIVES (FRONT CORNER VIEWS)
A.307	3D PERSPECTIVE (ARTIST IMPRESSION)

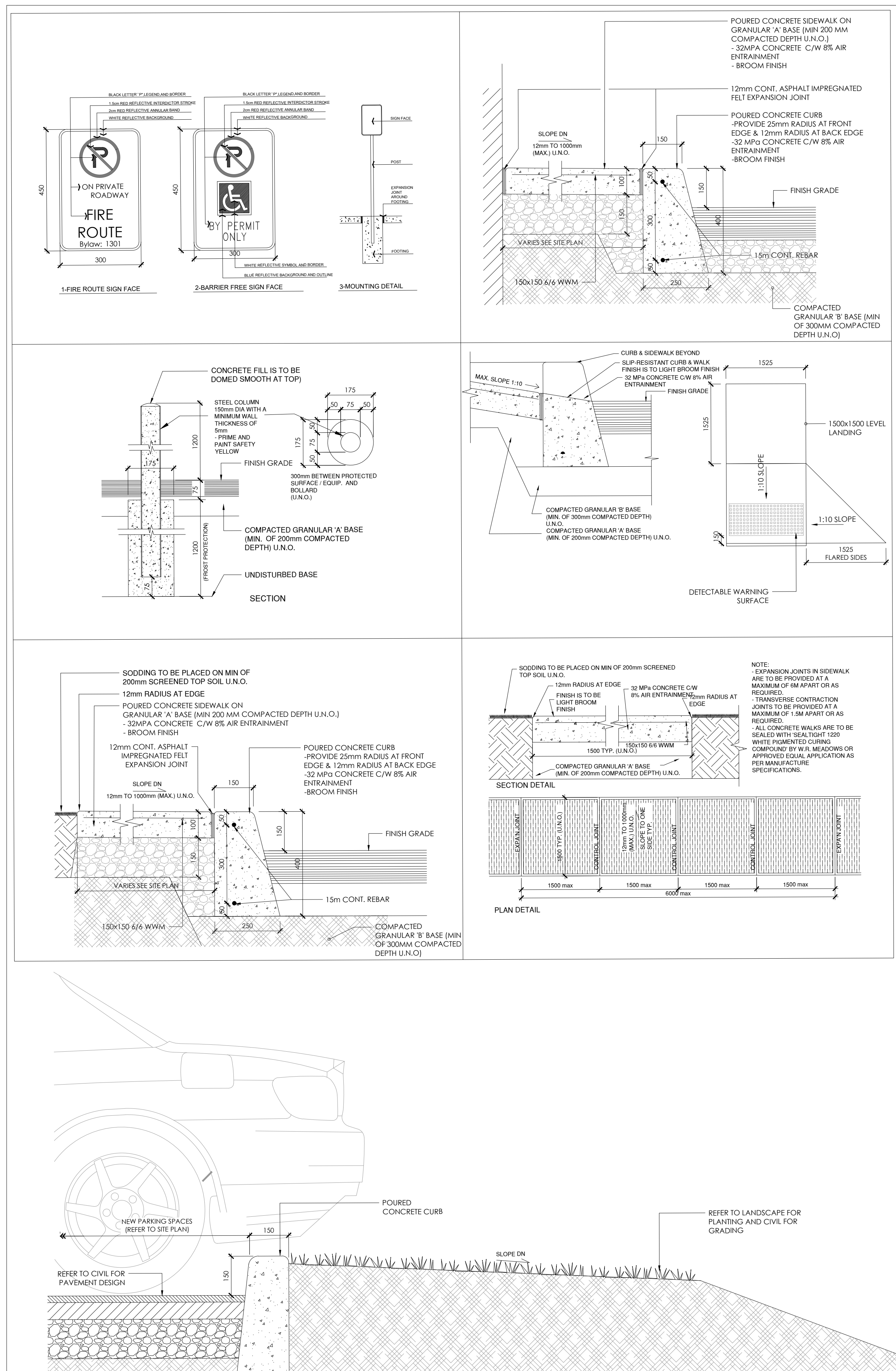
SITE STATISTICS-PHASE 2				
ZONING DESCRIPTION	RC1-15			
ZONING BY-LAW	Comprehensive Zoning By-Law 4316-09, as amended			
PERMITTED USE	HOTEL, RESTAURANT ARE PERMITTED			
ZONE REQUIREMENTS:	REQUIRED	PROPOSED		
MIN. LOT FRONTAGE	30m	179.14m		
FRONT YARD SETBACK (Course 51)	2-3m	2m		
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	0 m	16.46m (EXISTING)		
MIN. EXTERIOR SIDE YARD SETBACK (York RD)	3m	3m		
MIN. REAR YARD SETBACK	15 m	52.13 m		
MIN. LANDSCAPED OPEN SPACE	10%	33%		
MAX. BUILDING HEIGHT (1.18.15.1)		HOTEL-7 STOREY	23.47 m	
Building height is measured from the ground floor elevation to the top of the highest parapet	17 m	RESTAURANT	5 m	
COVERAGE CALCULATION	SM	SF	ACRES	%
SITE AREA-PHASE 2	14,634	157,519	3.62	100.0%
HOTEL -BUILDING AREA	1,773	19,084		12%
RESTAURANT -BUILDING AREA	372	4,000		3%
PAVED AREA	7,661	82,462		52%
LANDSCAPED AREA-INCL. SIDEWALK AND PATIO	4,828	51,972		33%
PARKING CALCULATION (6.39)	ROOM/GFLA	REQUIRED	PROPOSED	
HOTEL-1 PARKING SPACE/GUEST ROOM	227	227.0	19	PHASE 1 EXTRA PARKING
RESTAURANT-1 PARKING/9m ² GFLA	372	41.3	211	SITE SURFACE PARKING
RESTAURANT PATIO	90	3.0	43	33 STANDARD VEHICLE 10 COMPACT VEHICLE
TOTAL (INCLUDING ACCESSIBLE PARKING)		271	273	
ACCESSIBLE PARKING (6.42)		REQUIRED	PROPOSED	
201 -300 PARKING SPACES, THEN 7 ACCESSIBLE SPACES REGD		7	6	SITE SURFACE PARKING
			1	LOW LEVEL PARKING
BICYCLE PARKING (6.41)		REQUIRED	PROPOSED	
HOTEL-1 BICYCLE PARKING/200 m ² GFLA	11859 m ²	59	26	
RESTAURANT-2 BICYCLE PARKING/100 m ² GFLA	372 m ²	7		
SPACE DIMENSIONS		REQUIRED	PROPOSED	
90 DEGREE PARKING (Table 6-3)		2.75m x 6m	2.75m x 6m	
MIN. DRIVEWAY AYS & AISLE WIDTHS (Table 6-3)		6m	6m	
ACC. PARKING SPACES (6.42c)		3.7m x 6m	3.7m x 6m	
LOADING SPACE DIMENSION (6.27[b])		3.6m x 9m x 4.2m (H)	3.6m x 9m x 4.2m (H)	
LOADING REQUIREMENTS (6.27)				
0 < GFA < 465 m ² , REQUIRE 0 LOADING				
465 m ² < GFA < 929 m ² , REQUIRE 1 LOADING				
930 m ² < GFA < 4645 m ² , REQUIRE 2 LOADING				
GFA > 4645 m ² , REQUIRE 3 LOADINGS + 1 FOR EACH ADDITIONAL 4645 m ²				
HOTEL	11,859	5	2	
RESTAURANT	372	0		
HOTEL GROSS FLOOR AREA	SM	SF	ROOM	
GROUND FLOOR	1,773	19,084	11	
SECOND FLOOR	1,681	18,094	36	
THIRD FLOOR	1,681	18,094	36	
FOURTH FLOOR	1,681	18,094	36	
FIFTH FLOOR	1,681	18,094	36	
SIXTH FLOOR	1,681	18,094	36	
SEVENTH FLOOR	1,681	18,094	36	
TOTAL HOTEL GROSS FLOOR AREA	11,859	127,649	227	
RESTAURANT GROSS FLOOR AREA	SM	SF		
RESTAURANT	372	4,000		

1 SITE STATISTICS
ASP-2 NTS



2 LOCATION MAP
ASP-2 N.T.S.

3 SITE DETAILS
ASP-2 1:10



Key Plan:

No.	Date:	Issue/Revision	By:
2	25/12/08	Issued for Rezoning_Resubmission	A.B.
1	25/01/27	Issued for Rezoning	A.B.

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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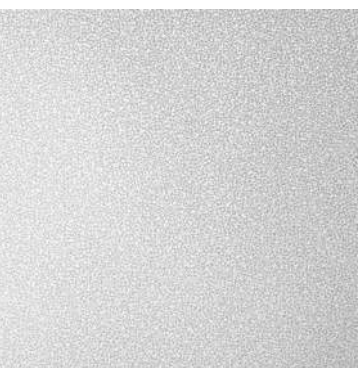







Project:
TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL
Fairfield TOWNEPLACE SUITES BY MARRIOTT
524 YORK ROAD, NIAGARA ON THE LAKE




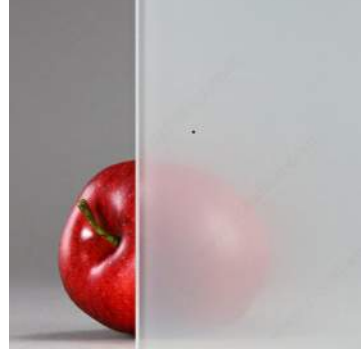
Sheet Title:
SITE STATS., DETAIL & LOCATION MAP

Design By: M.A./A.B.	Drawn By: A.B.	Approved By: A.M.
Scale: 1:300	Date: 25/10/21	Project No.: 24-012

Drawing No:
ASP-2
 Drawing Series:
 SITE PLAN-REZONING

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E01	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER)	
E02	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, TIMBER TEAK WITH GRAIN	
E03	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, BLACK MAINE	

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E03a	EIFS BY CORNERPOINT OR EQUIVALENT, CREATIV ANTHRACITE FINISH (30306 LRV 8)	
E04	EIFS SYSTEM MARBLE COAT BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E05	EIFS SYSTEM MARBLE COAT FINISHED WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM	

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E06	EIFS SYSTEM, NOIR DESIR PORCELAINE SLAB	
E07	EIFS SYSTEM, CALACATTA CALDIA PORCELAINE SLAB	
E08	2X6 VERTICAL SCREEN BY LONGBOARD	
E09	TEMPERED LAMINATED FROSTED GLASS	

EXTERIOR LIGHTING LEGEND	
L01	4x4 RECESSED POT LIGHTS
L02	4" ROUND RECESSED POT LIGHTS
L03	1" RECESSED LED CONTINUOUS LIGHT
L04	RECESSED LED LINEAR LIGHTING WITH WHITE LENS
L05	ILLUMINATED SIGNAGE - BACKLIT AS PER BRAND STANDARDS
L06	DECORATIVE WALL SCONCE - 3000 K

NOTES:

- 1 - CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE. BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
- 2 - CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
- 3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

Project North:	True North:
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SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31

Drawing Issues/Revisions:

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ARTAN MATAJ
LICENCE 9331

MATAJ ARCHITECTS INC.

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
418 Iroquois Shore Road, Unit 206,
Oakville, Ontario L6H 0K7
T.905.281.4444

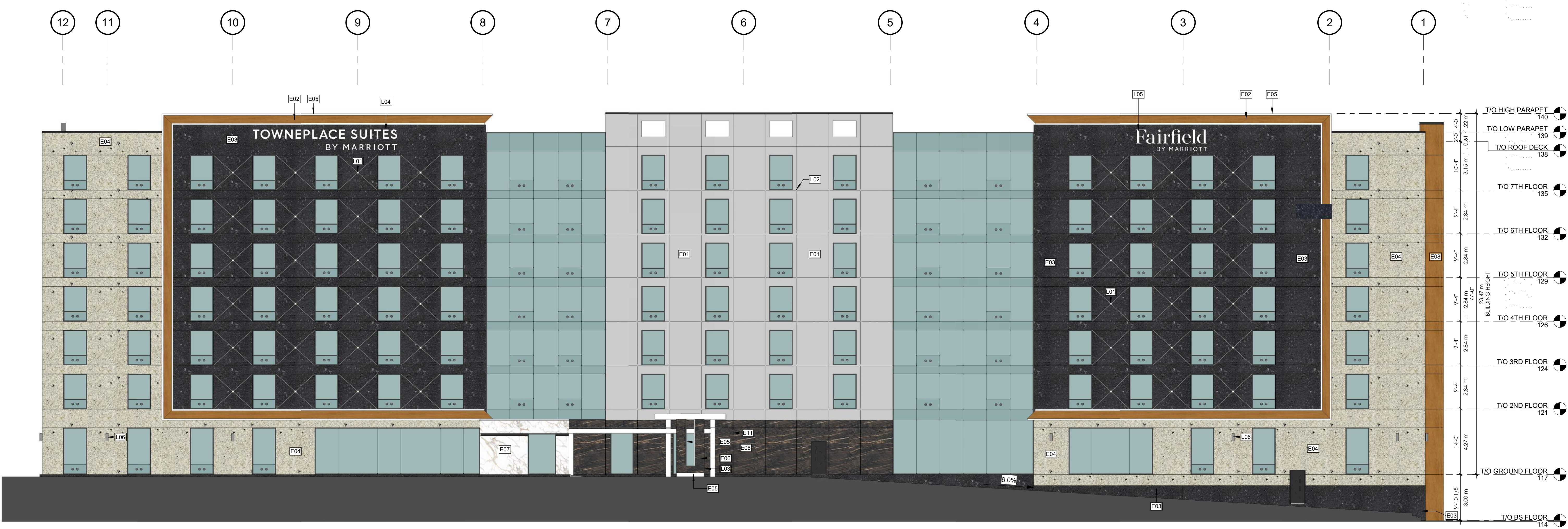
Project:
TOWNEPLACE SUITES & FAIRFIELD
Fairfield TOWNEPLACE SUITES BY MARRIOTT
524 YORK ROAD, NIAGARA ON THE LAKE




Sheet Title:
NORH ELEVATION WITH LEGEND


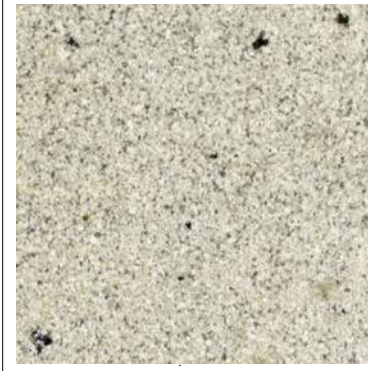
Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale: 1 : 128	Date: 2025-12-08	Project No.: 24-012

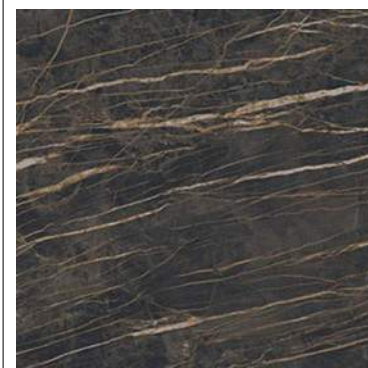


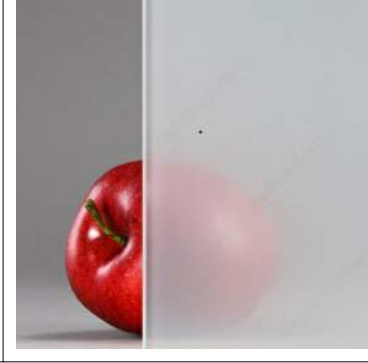
Drawing No.:
A301a of:

Drawing Series:
DESIGN PACKAGE



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NOTES:

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Project North:	True North:
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2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31
REV	DESCRIPTION	REV. DATE

SPA FILE NO. -

Drawing Issues/Revisions:

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Project:
TOWNEPLACE SUITES & FAIRFIELD
Fairfield BY MARRIOTT TOWNEPLACE SUITES BY MARRIOTT

524 YORK ROAD, NIAGARA ON THE LAKE



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TOWNEPLACE SUITES & FAIRFIELD
Fairfield BY MARRIOTT TOWNEPLACE SUITES BY MARRIOTT

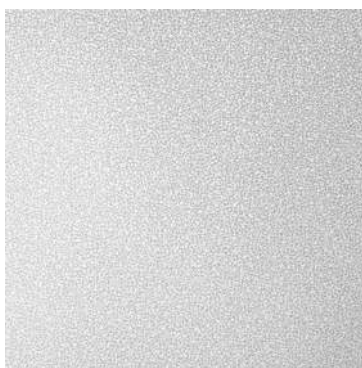


524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
SOUTH ELEVATION WITH LEGEND


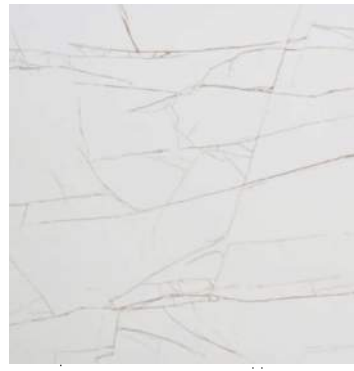

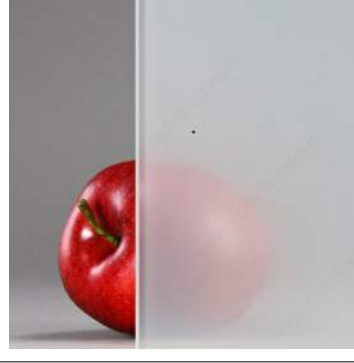
Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale: 1 : 128	Date: 2025-12-08	Project No.: 24-012

Drawing No.:
A302a

Drawing Series:
DESIGN PACKAGE

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E01	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER)	
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EXTERIOR LIGHTING LEGEND	
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L04	RECESSED LED LINEAR LIGHTING WITH WHITE LENS
L05	ILLUMINATED SIGNAGE - BACKLIT AS PER BRAND STANDARDS
L06	DECORATIVE WALL SCONCE - 3000 K

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Project North:	True North:
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SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31

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 418 Iroquois Shore Road, Unit 206,
 Oakville, Ontario
 L6H 0K7
 T.905.281.4444

PROJECT:
TOWNEPLACE SUITES & FAIRFIELD
 Fairfield TOWNEPLACE SUITES BY HARRIOTT
 524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
EAST & WEST ELEVATIONS WITH LEGEND

Design By:	Drawn By:	Approved By:
AM.	ND.	AM.
Scale:	Date:	Project No.:
1 : 128	2025-12-08	24-012

Drawing No: **A303a** of:
 Drawing Series: DESIGN PACKAGE



1 EAST ELEVATION WITH LEGEND
 A303a 1 : 128



2 WEST ELEVATION WITH LEGEND
 A303a 1 : 128



1 ROAD VIEW#1
A305



2 ROAD VIEW#2
A305

Project North:	True North:
SPA FILE NO. -	

REV	DESCRIPTION	REV. DATE
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ARTAN MATAJ
LICENCE
9331



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Oakville Ontario
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T.905.281.4444

Project:
TOWNEPLACE SUITES & FAIRFIELD
Fairfield TOWNEPLACE SUITES BY MARRIOTT
524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
ROAD VIEWS

Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale:	Date: 2025-12-08	Project No.: 24-012

Drawing No.:
A305 of:
Drawing Series:
DESIGN PACKAGE



1 FRONT CORNER VIEW #1
A306



2 FRONT CORNER VIEW #2
A306

Project North:	True North:
SPA FILE NO. -	

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Project:
TOWNEPLACE SUITES & FAIRFIELD
Fairfield TOWNEPLACE SUITES
BY HARRIOTT BY HARRIOTT
524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
FRONT CORNER VIEWS

Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale:	Date: 2025-12-08	Project No.: 24-012

Drawing No.:
A306 of:

Drawing Series:
DESIGN PACKAGE



Project North:	True North:
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SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31

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Project:
TOWNEPLACE SUITES & FAIRFIELD

 524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:
ARTIST IMPRESSION

Design By: Designer	Drawn By: Author	Approved By: Approver
Scale:	Date: 2025-10-01	Project No.: 24-012

Drawing No:
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Drawing Series:
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