

REVISIONS

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PLEASANT MANOR
1743 FOUR MILE CREEK ROAD
VIRGIL, ONTARIO

Parker Architects Inc.
156 St. Paul Street
St. Catharines, ON, L2R 3M2
tel: 905-687-6881
email: info@parkerarchitects.ca

A10
drawing KEY SITE PLAN FOR PARKING
drawn COA
checked D.T.P.
scale 1" = 40'
NL24-102 date AUGUST 14 2025

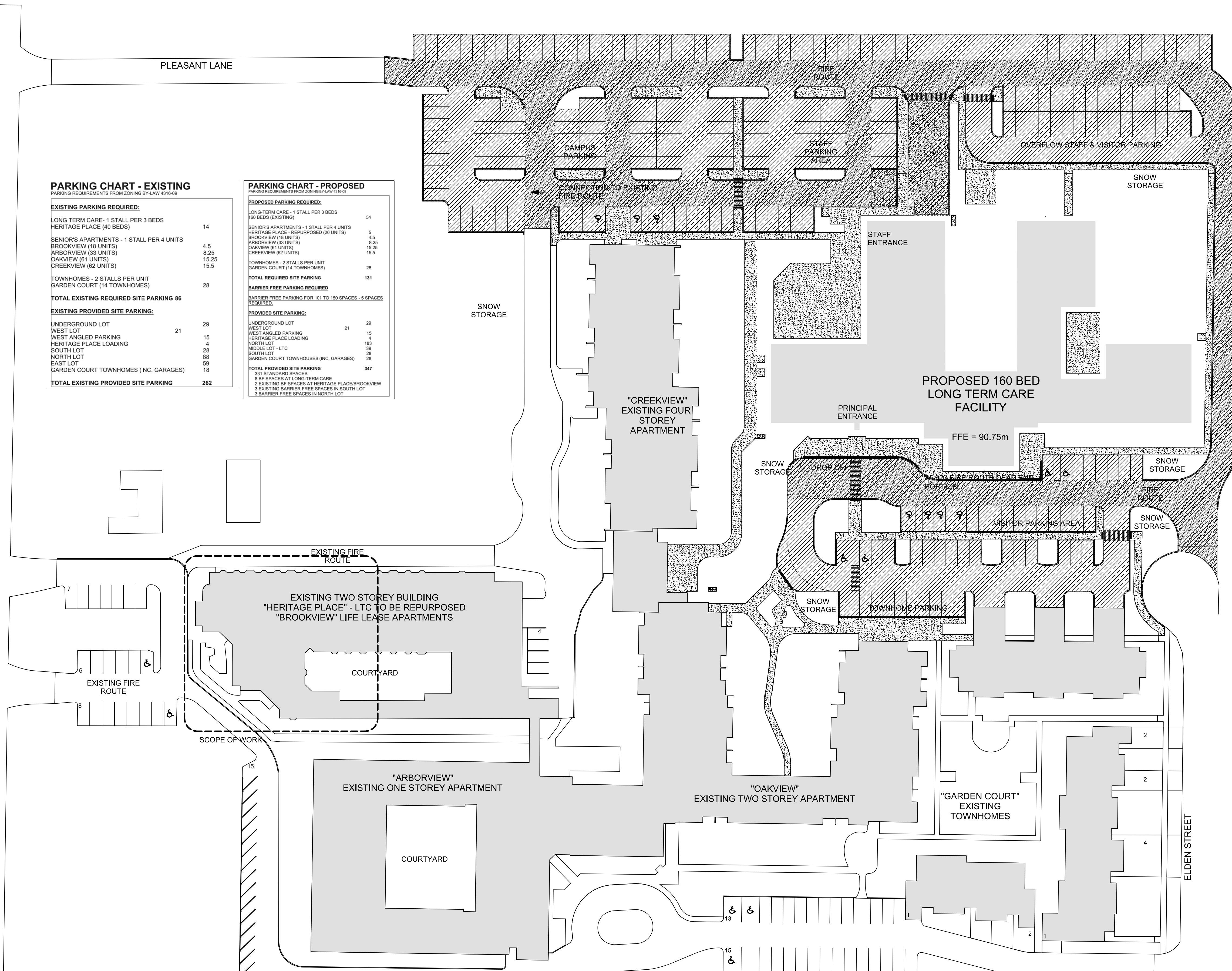
PARKING CHART - EXISTING
PARKING REQUIREMENTS FROM ZONING BY-LAW 0316-02

EXISTING PARKING REQUIRED:	
LONG TERM CARE - 1 STALL PER 3 BEDS	14
HERITAGE PLACE (40 BEDS)	
SENIOR'S APARTMENTS - 1 STALL PER 4 UNITS	
BROOKVIEW (18 UNITS)	4.5
ARBORVIEW (33 UNITS)	8.25
OAKVIEW (61 UNITS)	15.25
CREEKVIEW (62 UNITS)	15.5
TOWNHOMES - 2 STALLS PER UNIT	
GARDEN COURT (14 TOWNHOMES)	28
TOTAL EXISTING REQUIRED SITE PARKING	86
EXISTING PROVIDED SITE PARKING:	
UNDERGROUND LOT	29
WEST LOT	15
WEST ANGLED PARKING	4
HERITAGE PLACE LOADING	28
SOUTH LOT	88
NORTH LOT	59
EAST LOT	18
GARDEN COURT TOWNHOMES (INC. GARAGES)	18
TOTAL EXISTING PROVIDED SITE PARKING	262

PARKING CHART - PROPOSED
PARKING REQUIREMENTS FROM ZONING BY-LAW 0316-02

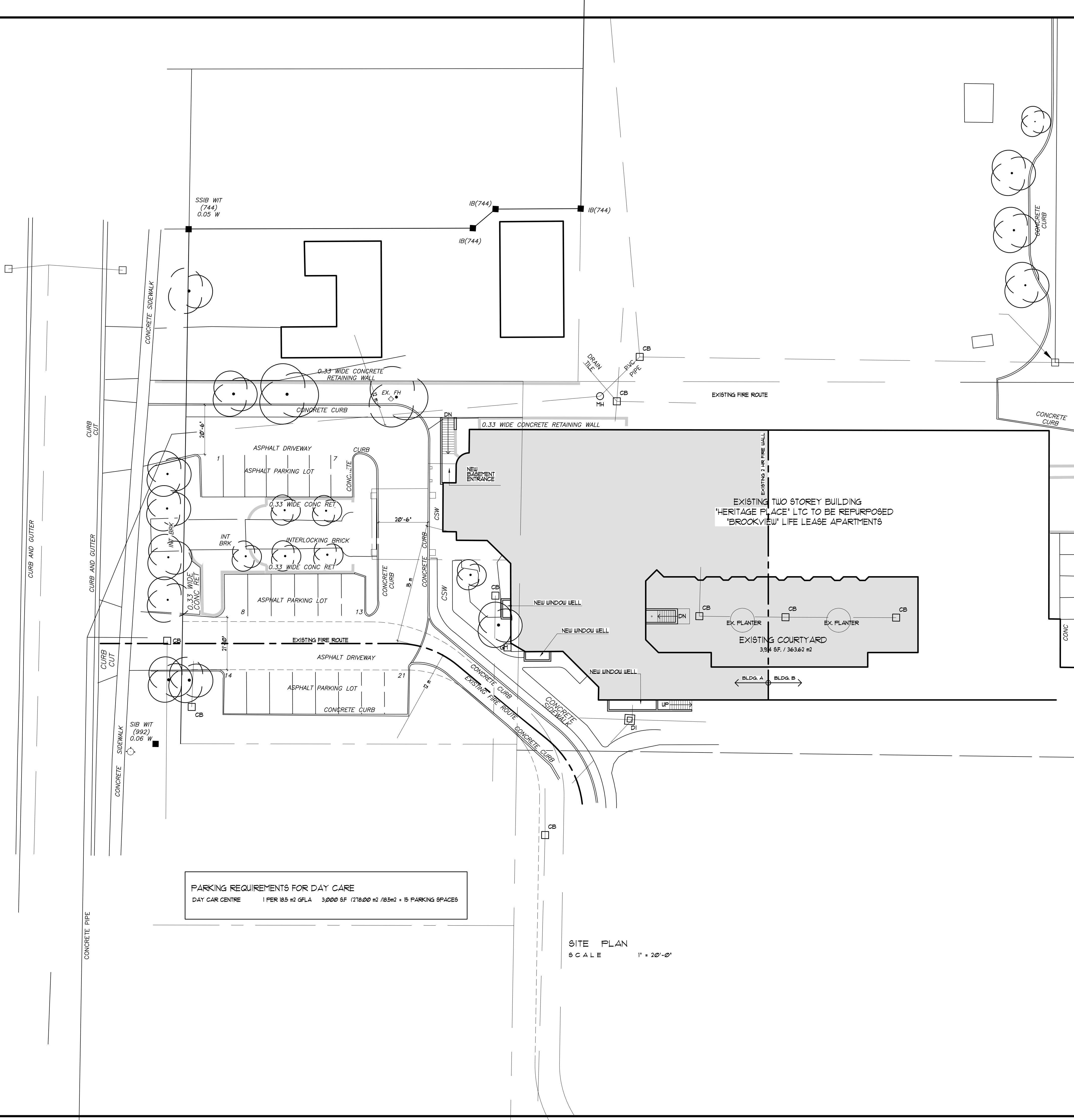
PROPOSED PARKING REQUIRED:	
LONG TERM CARE - 1 STALL PER 3 BEDS	54
60 BEDS (EXISTING)	
SENIOR'S APARTMENTS - 1 STALL PER 4 UNITS	5
HERITAGE PLACE - REPURPOSED (20 UNITS)	4
BROOKVIEW (18 UNITS)	4.5
ARBORVIEW (33 UNITS)	8.25
OAKVIEW (61 UNITS)	15.25
CREEKVIEW (62 UNITS)	15.5
TOWNHOMES - 2 STALLS PER UNIT	
GARDEN COURT (14 TOWNHOMES)	28
TOTAL REQUIRED SITE PARKING	131
BARRIER FREE PARKING REQUIRED:	
BARRIER FREE PARKING FOR 101 TO 150 SPACES - 5 SPACES REQUIRED	
PROVIDED SITE PARKING:	
UNDERGROUND LOT	29
WEST LOT	15
WEST ANGLED PARKING	4
HERITAGE PLACE LOADING	163
NORTH LOT - LTC	39
SOUTH LOT	28
GARDEN COURT TOWNHOMES (INC. GARAGES)	28
TOTAL PROVIDED SITE PARKING	347
331 STANDARD SPACES	
8 BF SPACES AT LONG TERM CARE	
2 EXISTING BF SPACES AT HERITAGE PLACE/BROOKVIEW	
3 EXISTING BARRIER FREE SPACES IN SOUTH LOT	
3 BARRIER FREE SPACES IN NORTH LOT	

KEY SITE PLAN FOR PARKING
SCALE 1" = 40'-0"



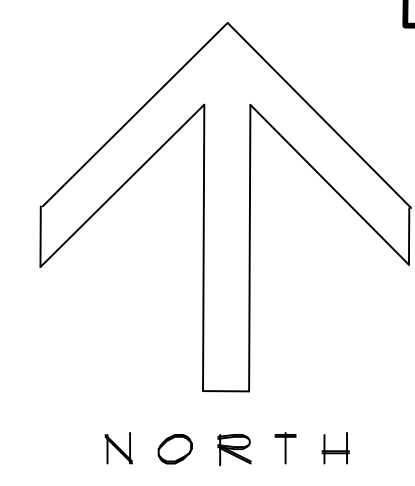
MUNICIPAL REVIEW		SITE DATA	
PROJECT NO.	1526	15 Elden Street Virgil ON L0S 1T0 Canada	
DESCRIPTION	PART OF LOT 1, REGISTERED PLAN TP-163 AND PART OF BLOCK 9, REGISTERED PLAN TP-85, TOWN OF NIAGARA-ON-THE LAKE, REGIONAL MUNICIPALITY OF NIAGARA		
OFFICIAL PLAN	MEDIUM DENSITY RESIDENTIAL (OPA10), BUILT-UP AREA		
BY-LAW	RESIDENTIAL MULTIPLE (RM2)		
REGULATION	REQUIREMENT	ACTUAL	
ZONING	RM2		
LOT AREA	MIN. 2,000 m ²	52,906.17 m ²	
LOT AREA TO BE CONVEYED (ELDEN STREET)		126.24 m ²	
NET LOT AREA	MIN. 2,000 m ²	52,779.93 m ²	
LOT FRONTAGE	MIN. 30.0 m	137.25 m (ELDEN ST. FRONTAGE AFTER CONVEYANCE)	
LOT COVERAGE	MAX. 50%	28.15% (13,804.20 m ²)	
FRONT YARD	MIN. 7.5 m	17.56 m (ELDEN ST.)	
REAR YARD	MIN. 7.5 m	44.79 m (NORTH)	
SIDE YARD	MIN. 6.0 m	11.66 m (EAST)	
EXTERIOR SIDE YARD	MIN. 7.5 m	EXISTING BUILDINGS (N/A FOR NEW BUILDING)	
DISTANCE BETWEEN BUILDINGS	MIN. 15.0 m	15.50 m TO CREEKVIEW	
HEIGHT	MAX. 17.2 m (EXISTING MINOR VARIANCE)	11.673 m	
PARKING	SENIOR APPTMENT - 1 PER 4 UNITS REFER TO PARKING TABLE ON DRAWING A101 NURSING HOME - 1 PER 3 BEDS		
DRIVING LANE WIDTH	MIN. 6.0 m	6.0 m	
PARKING AISLE WIDTH	MIN. 6.0 m	6.0 m	
PARKING SPACE	2.75 m x 6.0 m MINIMUM	2.75 m x 6.0 m	
ACCESSIBLE PARKING	TWO ADJACENT SPACES: 6.4 m x 6.0 m MINIMUM WITH A 1.5 m ACCESS AISLE	TYPE A: 3.45 m x 6.0 m TYPE B: 2.75 m x 6.0 m ACCESS AISLE: 1.50 m x 6.0 m	
LOADING SPACES	RESIDENTIAL USE (NUMBER OF LOADING SPACES TO BE CONFIRMED)	2 (NEW LTC)	
LANDSCAPED OPEN SPACE	MIN. 30%	44.24% (23,354.21 m ²)	
NEW LTC BUILDING AREA		3,439.33 m ²	
NEW LTC GROSS FLOOR AREA		9,934.69 m ²	
SITE DENSITY (NET/GROSS)		EX: 188 UNITS, 40 LTC BEDS PROP.: 208 UNITS, 160 LTC BEDS	

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PARKING REQUIREMENTS FOR DAY CARE
 DAY CAR CENTRE 1 PER 105 m² G.F.L. 3,000 SF (278.0 m² / 85 m² = 15 PARKING SPACES)

SITE PLAN
 SCALE 1" = 20'-0"



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Firm Name: Parker Architects Inc.
 Certificate of Practice Number: 4608
 156 St. Paul Street, St. Catharines, ON L2R 3M2
 Tel. 905-687-6681, Fax. 905-687-8615
 The Certificate of Practice Number of the holder is the holder's BCIN

Date: October 14 2025

2025 10 14

2024 Ontario Building Code Data Matrix - Part 11 - Renovation of Existing Building				OBC Reference
Building Code Version:	O. Reg. 163/24	Last Amendment:	O. Reg. 441/24	
1101 Project Type:	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Addition and renovation			(A) 13.3.3B.
Description: Interior renovations of the existing basement and ground floor courtyard for a daycare use.				
1102 Major Occupancy Classification:	Occupancy Use: Assembly Group B2 Below grade parking ancillary occupancy of existing Group B2 and B3 above Group A2 proposed (daycare)	Scope of work in building A only (see site plan) Existing Building is fully sprinkled		3121(1), 2141(1), and 1121.
1103 Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Description: Existing Group B2 and B3 above		112, 3225, to 3228, and 221.
1104 Building Area (m ²):	Building Area not to be altered	Existing (1009 m ²)	New (N/A)	Total (1009 m ²)
1105 Building Height:	2 - Stores above grade (1000 m (10 PEAK POINT OF ROOF)) 1 - Storage below grade	* Building Ht. not modified		(A) 1412, 3211, 2222, and 113.
1106 Number of Streets Firefighter access:	1 - Street(s)	* Fire access not notified		32210, 325, 2241, and 113.
1107 Building size:	<input type="checkbox"/> Small <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Large <input type="checkbox"/> > Large			11211 and 11211B to N.
1108 Existing Building Classification:	Change in Major Occupancy: <input checked="" type="checkbox"/> YES Construction Index: 1 (existing) / 6 (proposed) Hazard Index: 8 (existing) / 6 (proposed) Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster	No change of major occupancy		11011A, 11211B to N, 4121(3), 231, and 5221(7)
1109 Renovation Type:	<input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation			11331 and 11332.
1110 Occupant load:	Floor Level/Area: Basement existing ancillary occupancy of existing Groups B2 and 3 above Proposed daycare Assembly use	Occupancy Type: Design Occupant Load: 100	Based On: Design Occupant Load (Persons): 100	317, 2122, and 11422.
1111 a Plumbing Fixture Requirements:	Ratio: M:F = 50:50 Except as otherwise noted Floor Level/Area: Basement Occupant Load: 100 Existing 100 New	OBC Reference: N/A UCs Required: 6 additional washroom on ground floor	UCs Provided: 6	314, 1134, 1135, 11424, and 11425.
1111 b Plumbing Fixture Requirements continued:	Floor Level/Area (repeated): Basement	Barrier-free UCs Required: 1	Barrier-free UCs Provided: 1 Universal Washrooms Required: 0 Universal Washrooms Provided: 0	Tables 3823A and 3823B.
112 Barrier-Free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Explanation: Existing Elevator		11312, 1132, 11332.
Barrier-Free Entrances:	Number: 1	Explanation: Existing not modified		
113 Reduction in Performance Level:	Structural: <input checked="" type="checkbox"/> No By increase in occupant load: <input checked="" type="checkbox"/> No Plumbing: <input checked="" type="checkbox"/> No Sewage-system: <input checked="" type="checkbox"/> No Extension of buildings of combustible construction: <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes		11421, 11422, 11423, 11424, 11425, 11426.
114 Compensating Construction:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural: <input checked="" type="checkbox"/> No By increase in occupant load: <input checked="" type="checkbox"/> No Plumbing: <input checked="" type="checkbox"/> No Sewage-system: <input checked="" type="checkbox"/> No Extension of buildings of combustible construction: <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes		11431, 11432, 11433, 11434, 11435, 11436, 11437.
115 Compliance Alternative Proposed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			1151.
116 Alternative Solutions:	Proposing a second stair for exiting			11211 and 11211.
117 Notes:				

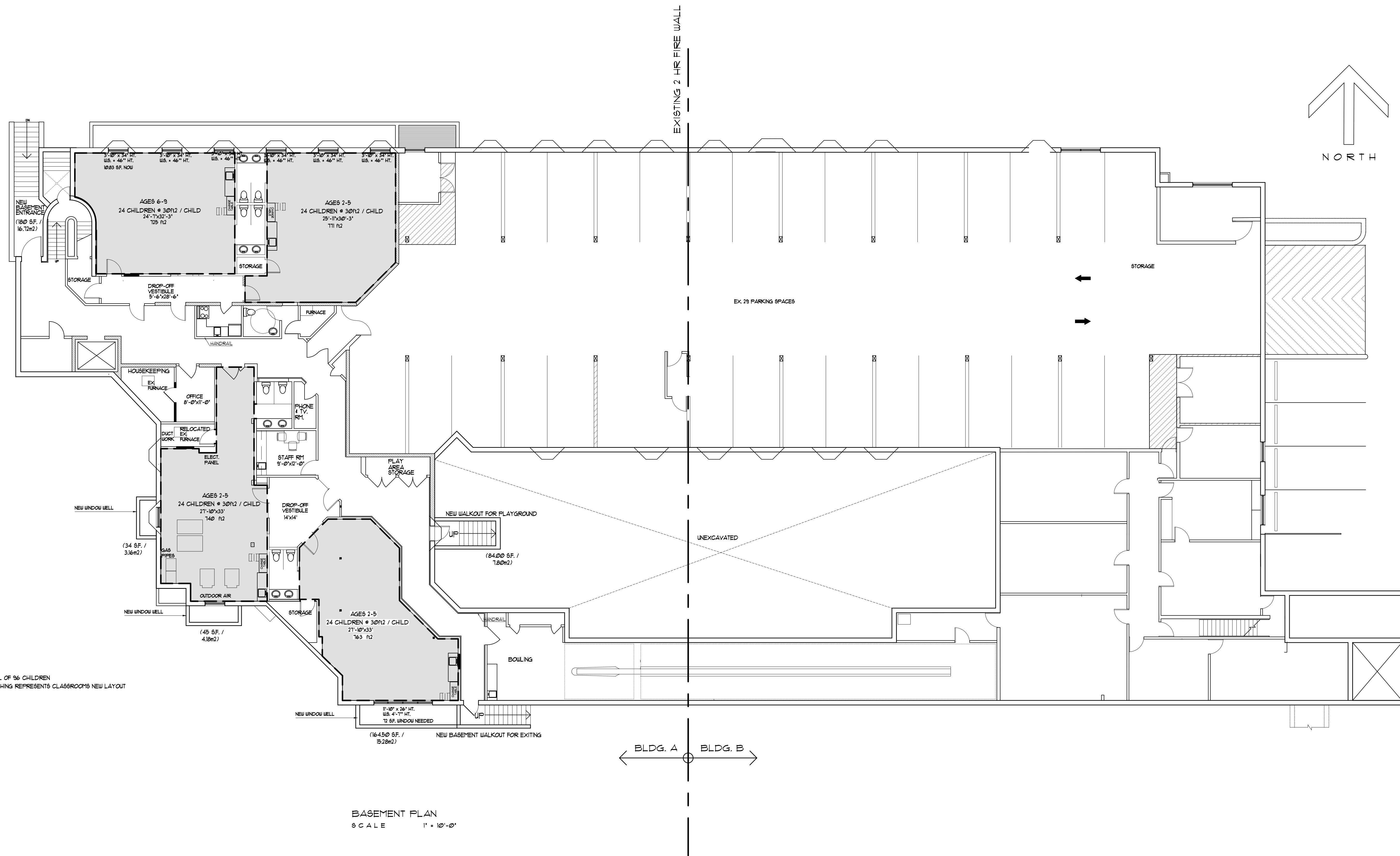
OBC MATRIX (PART 11)
 SCALE: NTS

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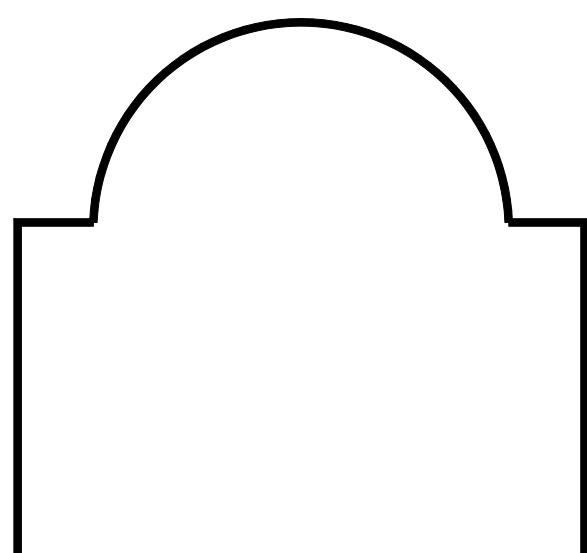
A11
 drawing: SITE PLAN
 drawn: COA
 checked: D.T.P.
 scale: 1" = 20'
 NL24-102 date: AUGUST 14 2025

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TOTAL OF 36 CHILDREN
HATCHING REPRESENTS CLASSROOMS NEW LAYOUT

BASEMENT PLAN
SCALE 1" = 10'-0"



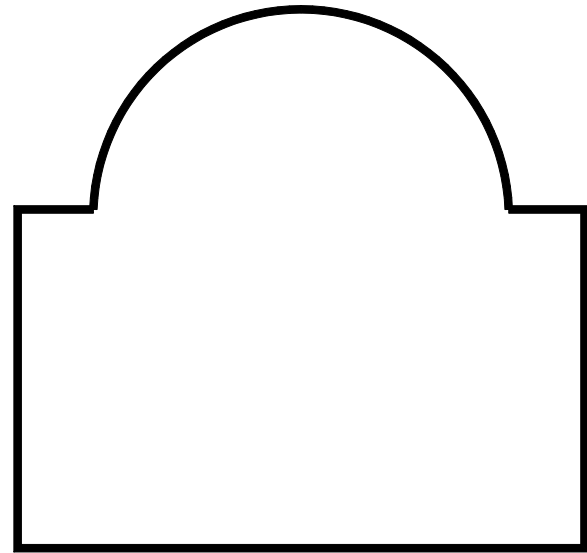
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A2.0	
drawing	BASEMENT PLAN
drawn	COA
checked	D.T.P.
scale	1" = 10'
NL24-102	date AUGUST 14 2015

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A2.1

drawing	GROUND FLOOR PLAN
drawn	COA
checked	D.T.P.
scale	1" = 10'
NL24-102	date AUGUST 14 2025

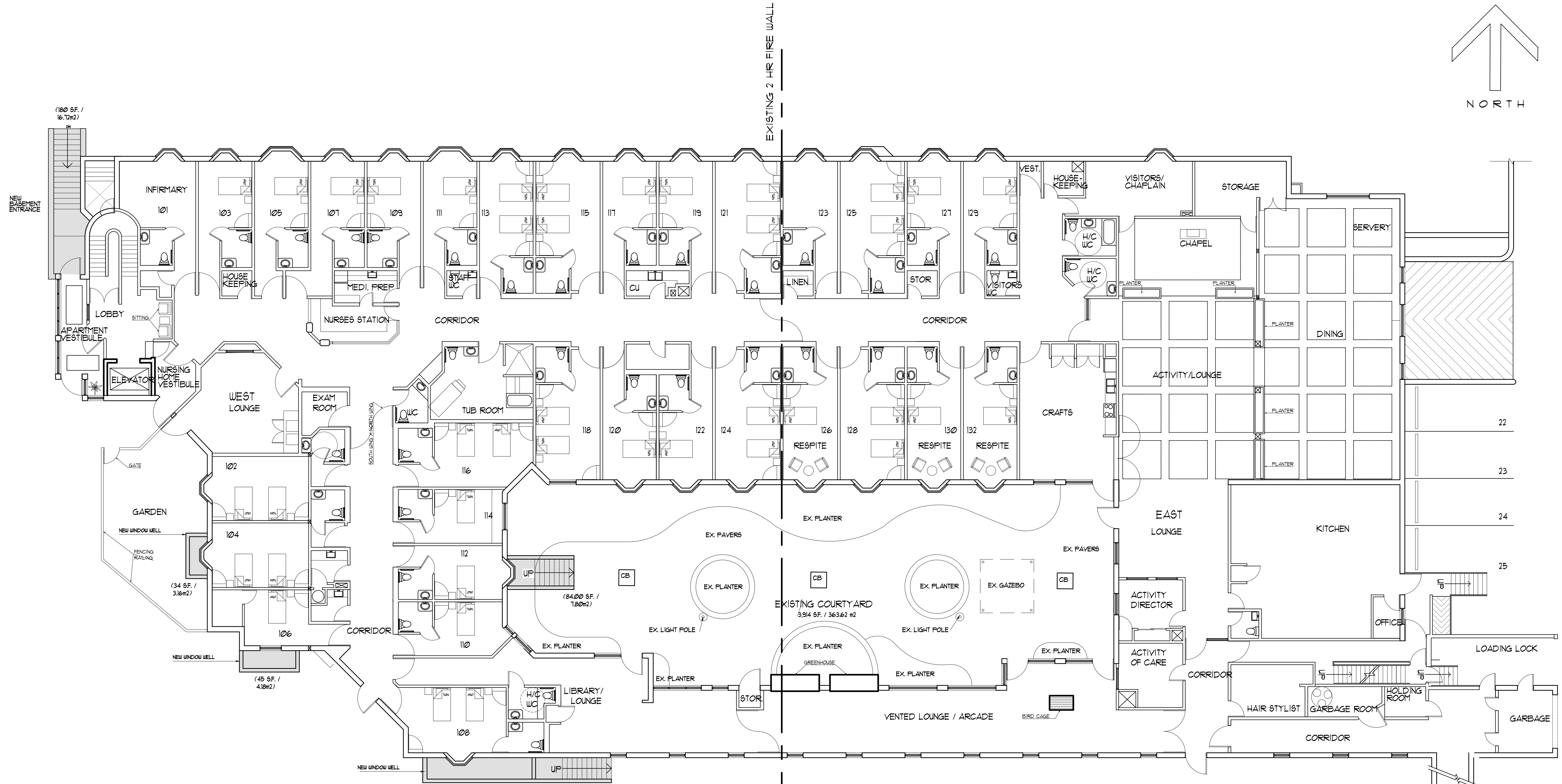


EXISTING 2 HR FIRE WALL

BLDG. A BLDG. B

GROUND FLOOR PLAN
SCALE 1" = 10'-0"

PLAYGROUND CALCULATIONS
TOTAL OF CHILDREN = 96 CHILDREN
AREA REQUIRED PER CHILDREN 5.6 m² X 96 = 537.60 m² (5,786.68 SF.)
AREA PROVIDED = 363.62 m² (3,914 SF.) SCHEDULED IN TWO GROUPS
AREA REQUIRED PER CHILDREN 5.6 m² X 48 = 268.80 m² (2,893.34 SF.)



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