



14. SETBACKS

	REQUIRED	PROVIDED
NORTH (INTERIOR YARD)	NIL	11.880m
SOUTH (INTERIOR YARD)	4.5m	20.995m
EAST	0m	0.3m
WEST	7.5m	0m BELOW GRADE 0.7m 2ND STOREY & ABOVE

15. BUILDING HEIGHT

PROPOSED RESIDENTIAL BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM E.S. GRADE OF 93.00m TO TOP OF AMENITY ROOF)	* 5 STOREY (21.280m)
PROPOSED COMMERCIAL & OFFICE BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM E.S. GRADE OF 93.00m TO TOP OF MAIN ROOF)	2 STOREY (10.000m)

* 5TH FLOOR CONSISTS OF AMENITY AND MECHANICAL ONLY WITH NO RESIDENTIAL UNITS

1. ZONING

ZONING: [Blank]

2. SITE AREA

	SQ. FEET (ft²)	SQ. METER (m²)	ACRES (ac)	HECTARES (ha)
DEVELOPABLE AREA	83,022ft²	7,713m²	1.906 ac	0.771 ha
ROAD	23,950ft²	2,225m²	0.550 ac	0.223 ha
CONSERVATION AREA	8,077.2ft²	750.4m²	0.185 ac	0.075 ha
TOTAL	115,049.2ft²	10,688.4m²	2.64 ac	1.07 ha

3. UNIT MIX

	STUDIO	1B	1B+D	2B	2B+D	3B/3B+D	TOTAL
GROUND FLOOR	-	3	1	5	-	-	9
2ND FLOOR	-	4	-	4	-	-	8
3RD FLOOR	-	4	-	4	-	-	8
4TH FLOOR	-	-	-	4	-	2	6
TOTAL	-	11	1	17	-	2	31

* OF WHICH 15% ARE BARRIER FREE

4. GROSS FLOOR AREA

* GROSS FLOOR AREA - MEANS THE SUM TOTAL OF THE GROSS-HORIZONTAL AREA OF ALL FLOORS OF ALL BUILDINGS OR STRUCTURES ON A LOT, MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF THE COMMON WALL SEPARATING TWO BUILDINGS, AND THE SPECIAL FLOOR AREA OF A BUILDING OR STRUCTURE SHALL ALSO INCLUDE:

- BASEMENT FLOOR AREA WHERE THE BASEMENT CEILING HEIGHT IS 2.1m OR MORE, UNLESS OTHERWISE SPECIFIED;
- AT-ICE SPACE HAVING A HEADROOM OF 2.1m OR MORE FOR ALL USES, UNLESS OTHERWISE SPECIFIED;
- INTERIOR BALCONIES AND MEZANINES;
- ENCLOSED PORCHES AND DECKED VERANDAS;
- ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR, AND FLOOR AREA USED FOR MECHANICAL EQUIPMENT;
- GROUND FLOOR AREA DEVOTED TO RECREATION USES IN THE MAIN BUILDING.

	NO. RLS x SQ. METER (m²)	SQ. METER (m²)	SQ. FEET (ft²)
RESIDENTIAL			
F1 UNDERGROUND		2,191m²	23,517ft²
GROUND FLOOR		697m²	7,478ft²
2ND FLOOR		933m²	10,061ft²
3RD-4TH FLOOR	2 FLRS x 933m²	1,866m²	20,122ft²
5TH FLOOR (AMENITY & MECH)		*633m²	6,831ft²
TOTAL		*6,633m²	71,609ft²
COMMERCIAL & OFFICE			
F1 UNDERGROUND		4,176m²	44,871ft²
GROUND FLOOR		1,800m²	19,412ft²
COMMERCIAL		761m²	8,241ft²
RESTAURANT		745m²	8,051ft²
SERVICE SPACE		294m²	3,167ft²
2ND FLOOR (OFFICE)		1,800m²	19,412ft²
ROOFTOP MECH		209m²	2,258ft²
TOTAL		7,985m²	85,959ft²
TOTAL		14,418m²	155,194ft²

* OF WHICH 179m² IS INDOOR AMENITY AND 474m² IS OUTDOOR AMENITY TERRACE

5. LEASABLE AREA SQ. METER m²

	UNIT	PATIO	TOTAL
COMMERCIAL			
RESTAURANT	720m²	234m² (PATIO 1&2)	954m²
RETAIL UNIT 1	392m²	117m² (PATIO 3)	509m²
RETAIL UNIT 2	344m²	-	344m²
OFFICE	1,568m²	-	1,568m²
TOTAL	3,022m²	351m²	3,373m²

6. RESIDENTIAL NET DENSITY

RESIDENTIAL UNIT / TOTAL SITE AREA (EXCLUDING ROADS AND CONSERVATION AREA)	31 UNITS / 0.771ha (7.713m²)	41 UNITS/ha
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7. PARKING

	80 (11/9m²)	40 (11/8.5m²)	56 (11/28m²)	12 (11/30m²)	31 (11/35m²)	219*
TOTAL PARKING REQUIRED:	80	40	56	12	31	219*
RESTAURANT	75	0	0	14	2	0
COMMERCIAL	5	40	56	0	5	106
OFFICE	0	0	0	0	0	150
TOTAL PROVIDED	80	40	56	14	51	1,444 SP/UNIT

* OF WHICH 7 ARE REQUIRED AND PROVIDED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS) *** OF WHICH ARE 19 OPTIONAL EV CHARGERS
** OF WHICH 2 ARE COMPACT SPACES (2.6m x 5.0m) & MOTORCYCLE PARKING SPACES (3 RESIDENTIAL & 5 COMMERCIAL) (1.2m x 3.0m)

8. LOCKER STORAGE

F1 UNDERGROUND	31 (1 LOCKER/UNIT)
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9. BICYCLE PARKING

	15 (21/100m²)	4 (1/200m²)	7 (1/250m²)	8 (21/100m²)	33
TOTAL BICYCLE PARKING REQUIRED:	15	4	7	8	33
RESTAURANT	0	0	0	14	0
COMMERCIAL	0	0	7	0	0
OFFICE	0	0	0	0	17
RESIDENTIAL	0	0	0	0	14
TOTAL PROVIDED	0	0	7	14	17

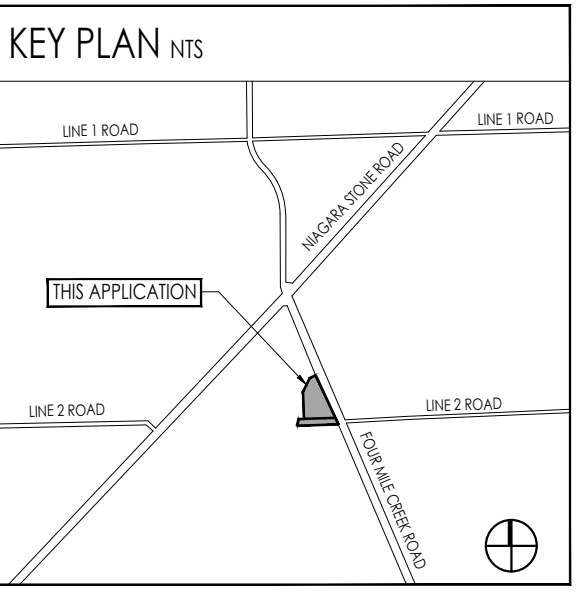
10. INDOOR & OUTDOOR AREA

REQUIRED AMENITY SPACE: 1947 (10000ft²)

	SQ. METER (m²)	SQ. FEET (ft²)
RESIDENTIAL		
INDOOR AMENITY	179m²	1,917ft²
OUTDOOR AMENITY TERRACE	474m²	5,108ft²
GROUND FLOOR	39m²	421ft²
ROOFTOP AMENITY	445m²	4,777ft²
PLAYGROUND	73m²	785ft²
PLAZA	114m²	1,231ft²
RESIDENTIAL BALCONIES/PATIOS	99m²	1,068ft²
TOTAL AMENITY SPACE PROVIDED	1,837m²	19,811ft²
COMMERCIAL		
OUTDOOR PATIO 1	39m²	421ft²
OUTDOOR PATIO 2	195m²	2,111ft²
OUTDOOR PATIO 3	117m²	1,258ft²
TOTAL	351m²	3,790ft²

11. COVERAGE

	SQ. METER (m²)	SQ. FEET (ft²)	%
BUILDING	3,065m²	33,111ft²	29%
RESIDENTIAL	1,258m²	13,561ft²	12%
COMMERCIAL/OFFICE	1,807m²	19,471ft²	17%
LANDSCAPED AREAS	3,599.4m²	38,811ft²	33%
PAVED AREAS	4,024m²	43,211ft²	38%
DRIVEWAY AREAS	2,257m²	24,311ft²	21%
PARKING AREAS	1,747m²	18,711ft²	17%
TOTAL	10,688.4m²	114,711ft²	100%



SURVEY INFORMATION

PLAN OF SURVEY (DATE: FEB 18, 2025): PART OF TOWNSHIP LOT 112 & PART OF ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 111 & 112 IN THE TOWNSHIP OF NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA

NOTES: DISTANCES, ELEVATION AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. ELEVATIONS ARE GEODESIC ORIGIN (CGVD 1928, 78), AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0. REVISED TO SHOW REMOVED BERM & CURBS ON EAST SIDE OF FOUR MILE CREEK ROAD & NEW DRIVELINE AS MARKED OUT. THIS PLAN WAS PREPARED FOR REZEN HOLDING CORPORATION AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR CONTACT INFORMATION: **BARICH GRENIK SURVEYING LTD.**, 301 HWY NO.8 (2ND FLOOR) STONEY CREEK, ON L8C 1E5, TEL: (905) 462-6747

SITE PLAN LEGEND NTS

- MAIN ENTRANCE
- EXISTING GRADE DATUM
- FINISH FLOOR ELEVATION
- ESTABLISHED GRADE
- PROPOSED GRADE DATUM
- EXISTING TREE (REFER TO SURVEY) CANOPY NOT TO SCALE
- PROPOSED TREE (REFER TO LANDSCAPE DWGS)
- EXISTING HYDRANT (REFER TO SURVEY)
- SIAMASE CONNECTION (REFER TO MECH/CIVIL DWGS)
- SANITARY MANHOLE (REFER TO CIVIL DWGS)
- STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
- CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)
- CATCHBASIN (REFER TO CIVIL DWGS)
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)
- EXISTING UTILITY POLE (REFER TO SURVEY/ELEC)
- EXISTING GUY WIRE (REFER TO SURVEY/ELEC)
- AREA DRAM
- HOSE RIB (REFER TO MECH/CIVIL DWGS)
- SIGNAGE (REFER TO TRAFFIC REPORT)
- BF = BARRIER FREE PARKING
- FWS = FLASHING WARNING SYSTEM
- CM = WALL MOUNTED CONVEX MIRROR

PARKING LEGEND NTS

- DRIVE ISLE - 6M MINIMUM
- PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS
- PROPOSED MOTORCYCLE PARKING SPACE (1200X3000)
- PROPOSED COMPACT PARKING SPACE (2600X3000)
- PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
- PROPOSED VISOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
- PROPOSED BARRIER FREE PARKING SPACE (3700X6000) PARKING SPACE
- PROPOSED LOADING SPACE (3600X9000)

GENERAL NOTES

- LOADING SPACE AND STAGING PAD TO BE LEVEL (+/-2%) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE. MINIMUM 6.1m UNCLIMBED VERTICAL CLEARANCE REQUIRED.
- ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m THROUGHOUT.
- ANY DRIVEWAY OR COLLECTION AREA REQUIRING A COLLECTION VEHICLE TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE TO BE RATED TO SAFELY SUPPORT THE REQUIRED LOADS.

12. LOT FRONTAGE

LOT FRONTAGE (FOUR MILE CREEK DRIVE): 88.84m

13. LOADING AREA

LOADING AREAS (3.6m x 9m): 2

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ANDRE BROCHU
DPL_ARCH, OAA MRAC

DATE

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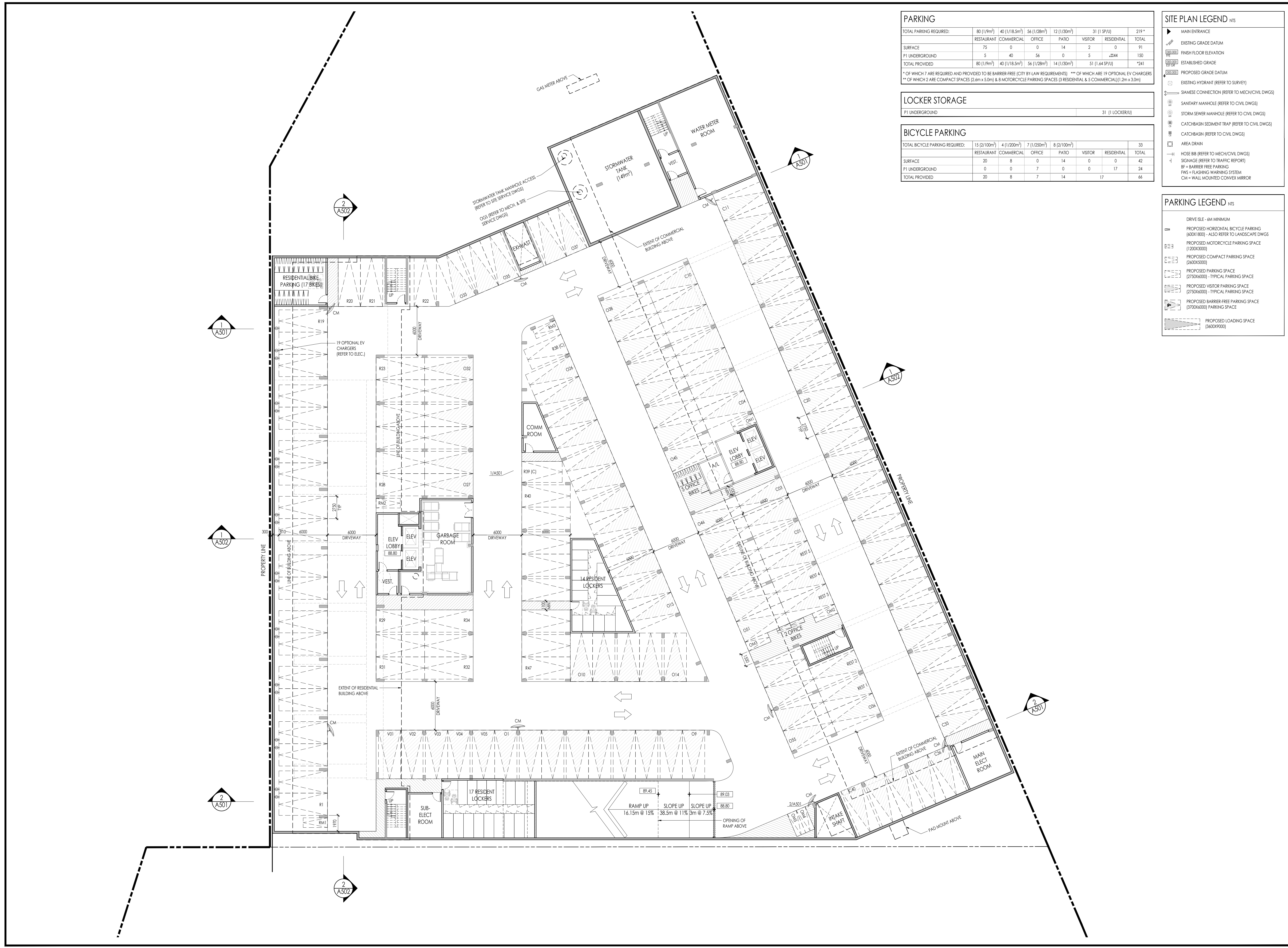
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MEMBER - EASTERN BRANCH
LICENCE 6471

1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIAGARA-ON-THE-LAKE, ONTARIO

Drawing Title: **SITE PLAN**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:300	Reviewed By	AB
Project No.	23.11	Drawing No.	A102
Plot Date	January 12, 2026		



PARKING

TOTAL PARKING REQUIRED:	80 (1/9m ²)	40 (1/18.5m ²)	56 (1/28m ²)	12 (1/30m ²)	31 (1 SPAU)	219 *
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR	RESIDENTIAL
SURFACE	75	0	0	14	2	0
P1 UNDERGROUND	5	40	56	0	5	150
TOTAL PROVIDED	80 (1/9m ²)	40 (1/18.5m ²)	56 (1/28m ²)	14 (1/30m ²)	51 (1.44 SPAU)	*241

* OF WHICH 7 ARE REQUIRED AND PROVIDED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS) ** OF WHICH ARE 19 OPTIONAL EV CHARGERS *** OF WHICH 2 ARE COMPACT SPACES (2.6m x 5.0m) & 8 MOTORCYCLE PARKING SPACES (3 RESIDENTIAL & 5 COMMERCIAL) (1.2m x 3.0m)

LOCKER STORAGE

P1 UNDERGROUND	31 (1 LOCKER/UNIT)
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BICYCLE PARKING

TOTAL BICYCLE PARKING REQUIRED:	15 (2/100m ²)	4 (1/200m ²)	7 (1/250m ²)	8 (2/100m ²)	33
	RESTAURANT	COMMERCIAL	OFFICE	PATIO	VISITOR
SURFACE	20	8	0	14	0
P1 UNDERGROUND	0	0	7	0	0
TOTAL PROVIDED	20	8	7	14	17

- ### SITE PLAN LEGEND
- MAIN ENTRANCE
 - EXISTING GRADE DATUM
 - FINISH FLOOR ELEVATION
 - ESTABLISHED GRADE
 - PROPOSED GRADE DATUM
 - EXISTING HYDRANT (REFER TO SURVEY)
 - SIAMSESE CONNECTION (REFER TO MECH/CIVIL DWGS)
 - SANITARY MANHOLE (REFER TO CIVIL DWGS)
 - STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
 - CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)
 - CATCHBASIN (REFER TO CIVIL DWGS)
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 - SIGNAGE (REFER TO TRAFFIC REPORT)
 - BF = BARRIER FREE PARKING
 - FWS = FLASHING WARNING SYSTEM
 - CM = WALL MOUNTED CONVEX MIRROR

- ### PARKING LEGEND
- DRIVE ISLE - 6M MINIMUM
 - PROPOSED HORIZONTAL BICYCLE PARKING (A0011800) - ALSO REFER TO LANDSCAPE DWGS
 - PROPOSED MOTORCYCLE PARKING SPACE (1200X3000)
 - PROPOSED COMPACT PARKING SPACE (2600X5000)
 - PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
 - PROPOSED VISITOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE
 - PROPOSED BARRIER-FREE PARKING SPACE (3700X6000) PARKING SPACE
 - PROPOSED LOADING SPACE (3600X9000)

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ANDRE BROCHU
DIPLOM. ARCH. OMA MRAIC

2	DEC 12, 2025	RE-ISSUED FOR REZONING AND OPA	AB
1	APRIL 10, 2025	ISSUED FOR REZONING	AB
NO.	DATE	ISSUE	BY

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ONTARIO ASSOCIATION OF ARCHITECTS
OF
ARCHITECTS
ANDRE EMILIENT BROCHU
LICENCE
6471

1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO
Drawing Title
UNDERGROUND P1 PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A201
Plot Date	December 09, 2025		

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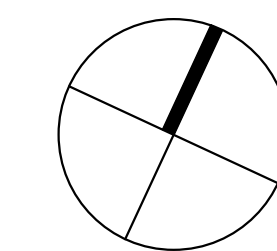
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NO.	DATE	ISSUE	BY
2	DEC 12, 2025	RE-ISSUED FOR REZONING AND OPA	AB
1	APRIL 10, 2025	ISSUED FOR REZONING	AB
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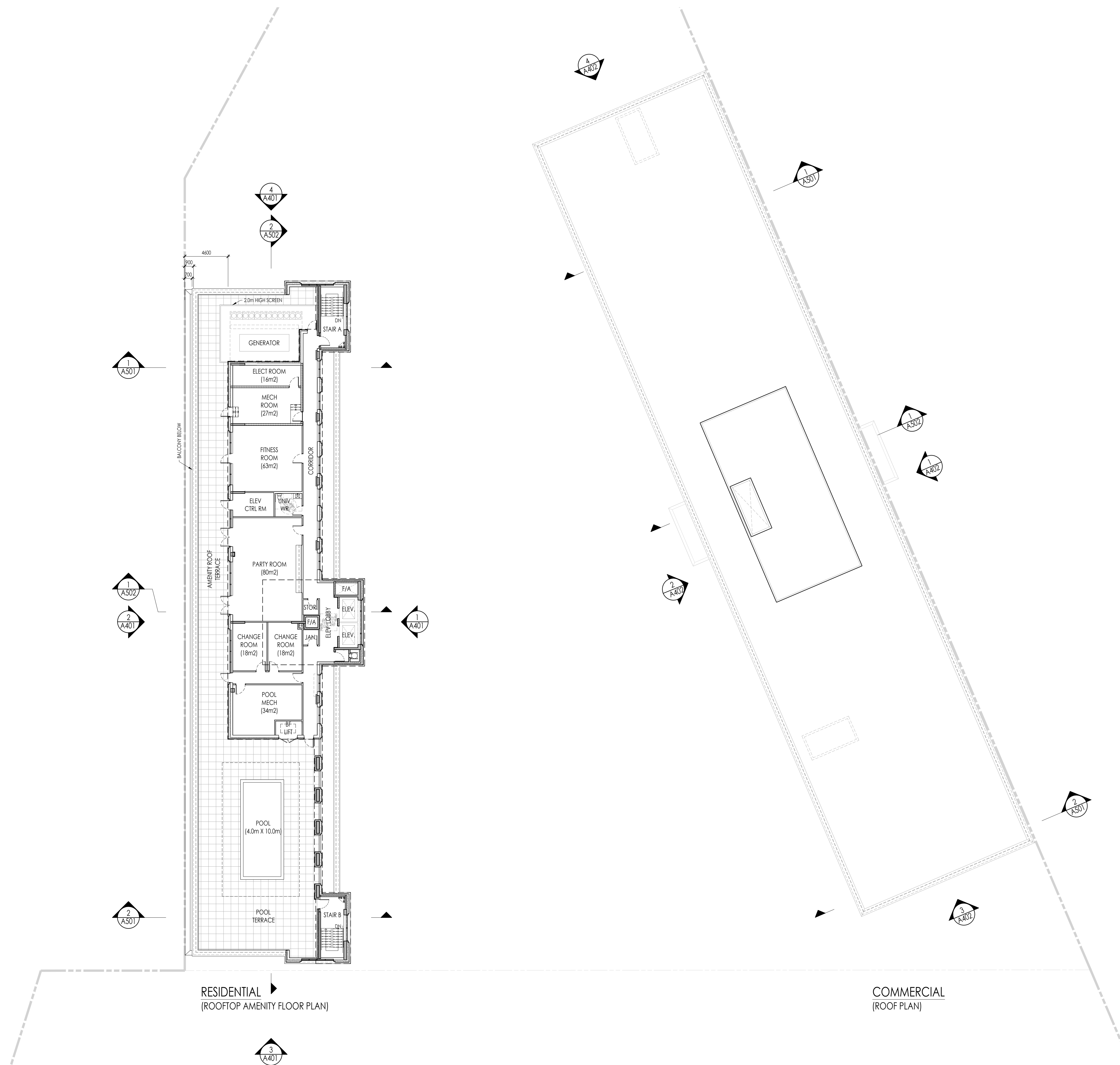


1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing Title
**ROOFTOP AMENITY FLOOR
 PLAN & ROOF PLAN**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A305
Plot Date	January 22, 2026		



RESIDENTIAL
 (ROOFTOP AMENITY FLOOR PLAN)

COMMERCIAL
 (ROOF PLAN)

MATERIAL LIST

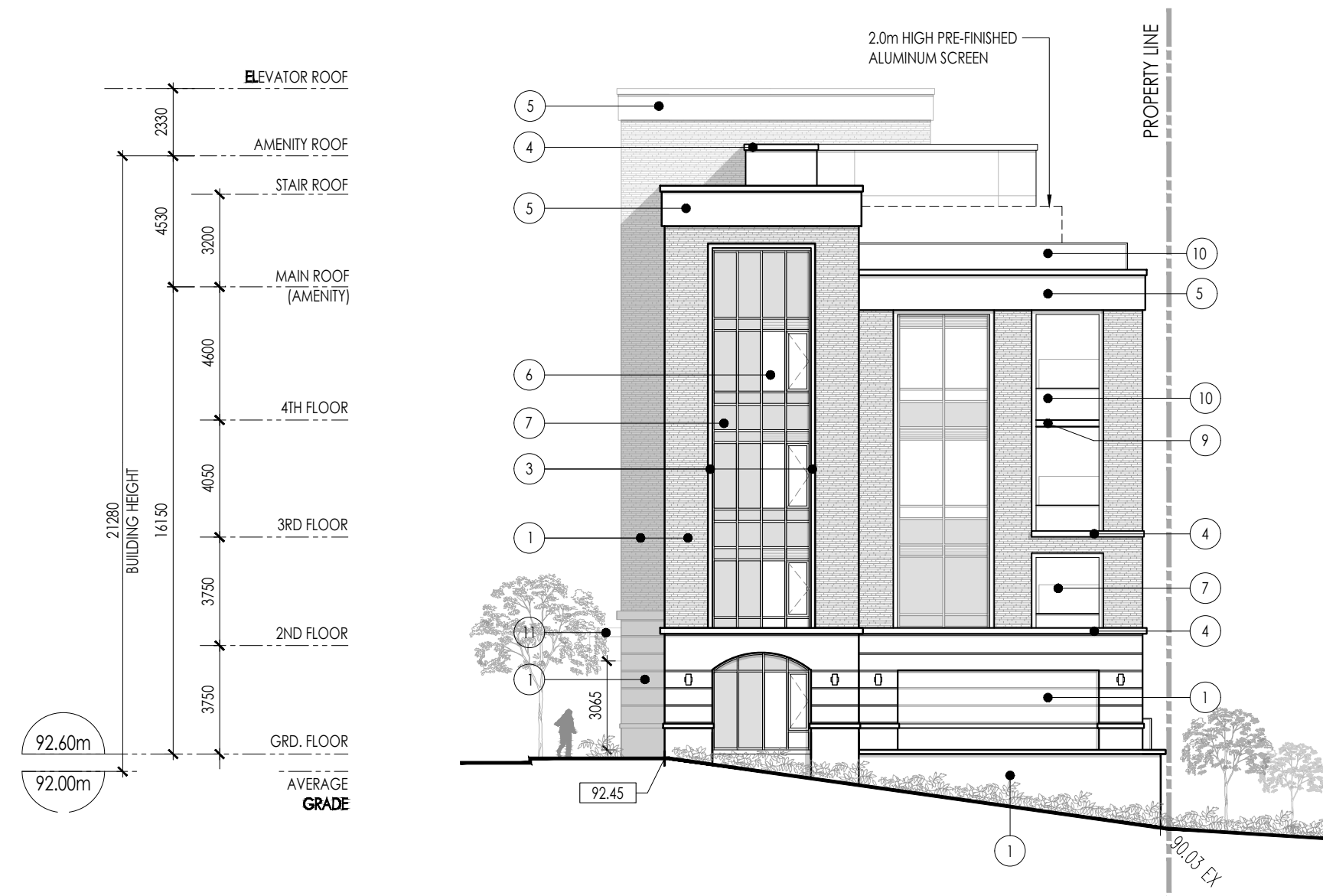
- 1 - BRICK OR PRECAST PANELS
- 2 - PRECAST WINDOW SILL
- 3 - PRECAST SURROUND
- 4 - PRECAST COPING
- 5 - ARCHITECTURAL CORNICE
- 6 - DOUBLE GLAZED VIBON GLASS IN PREFINISHED ALUM. FRAMING
- 7 - BACK-PAINTED SPANDREL GLASS PANEL IN PREFIN. ALUM. FRAMING
- 8 - PREFINISHED ALUMINUM LOUVRE (TO MATCH WINDOW FRAME)
- 9 - PREFINISHED ALUMINUM SLAB COVER (TO MATCH WINDOW FRAME)
- 10 - RAILING, PREFINISHED ALUMINUM FRAMING, WITH CLEAR GLASS BALCONY PANEL
- 11 - PREFINISHED ALUMINUM CANOPY
- 12 - CANVAS RETAIL CANOPY

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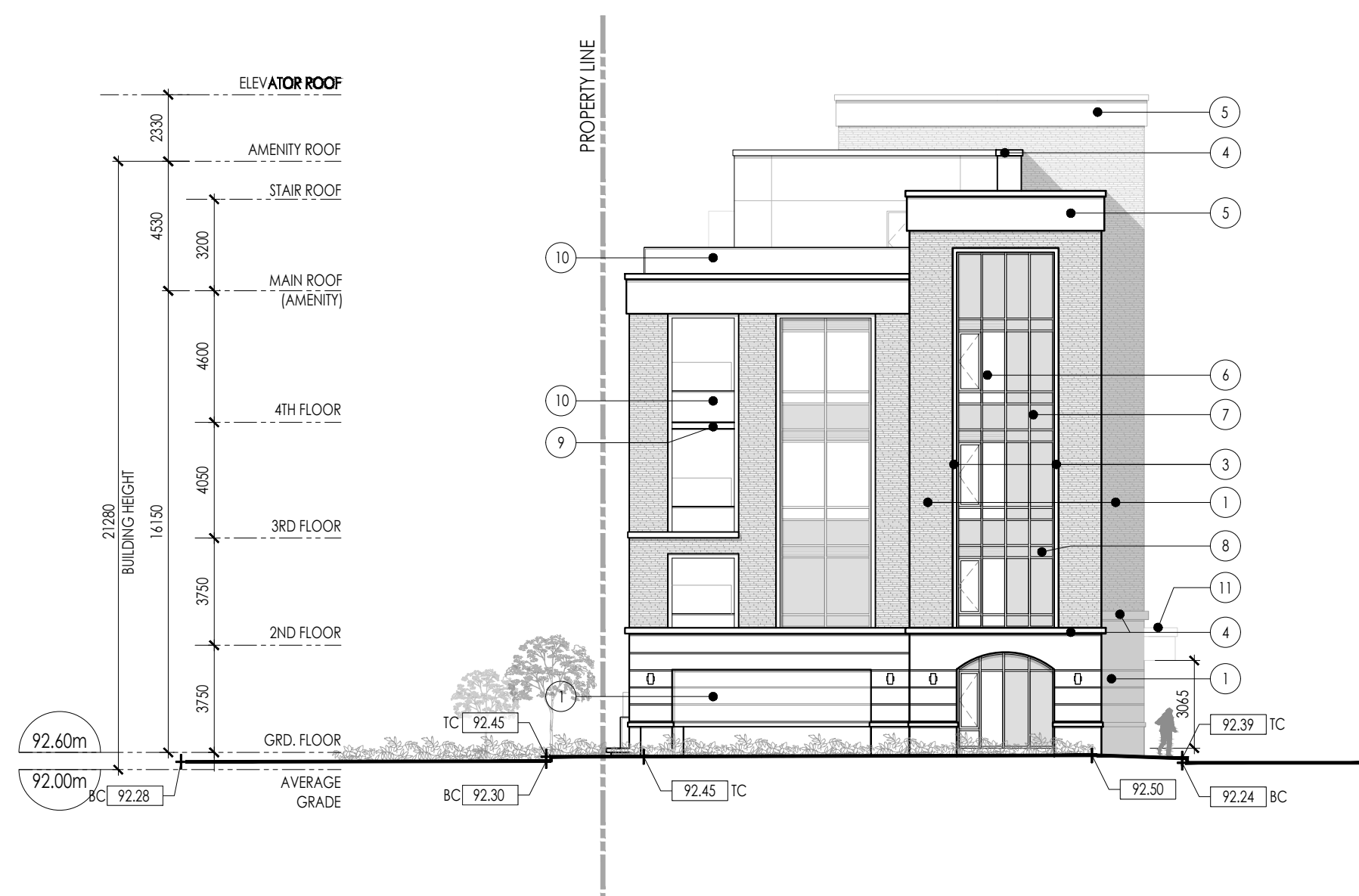
DATE



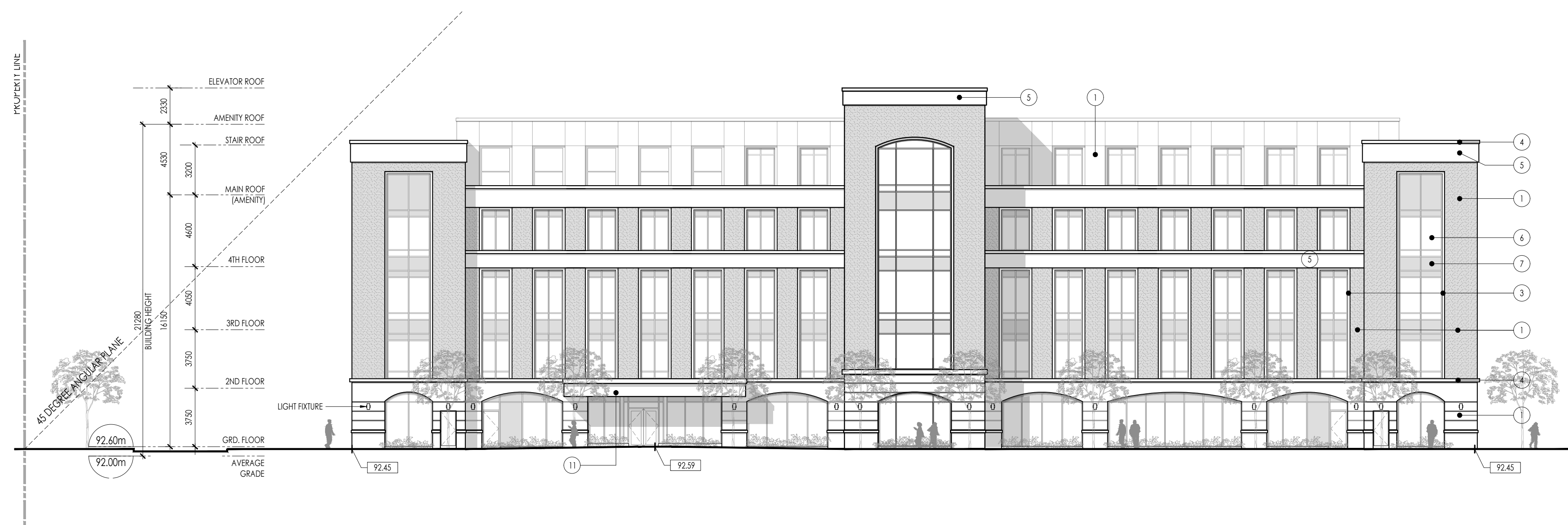
4 NORTH ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.



2 WEST ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.



3 SOUTH ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.



1 EAST ELEVATION
 A401 SCALE: 1:200 REFERENCE DWG.

NO.	DATE	ISSUE	BY
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**1544 & 1546
 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT**

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

**BUILDING ELEVATIONS
 RESIDENTIAL**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A401
Plot Date	January 12, 2026		

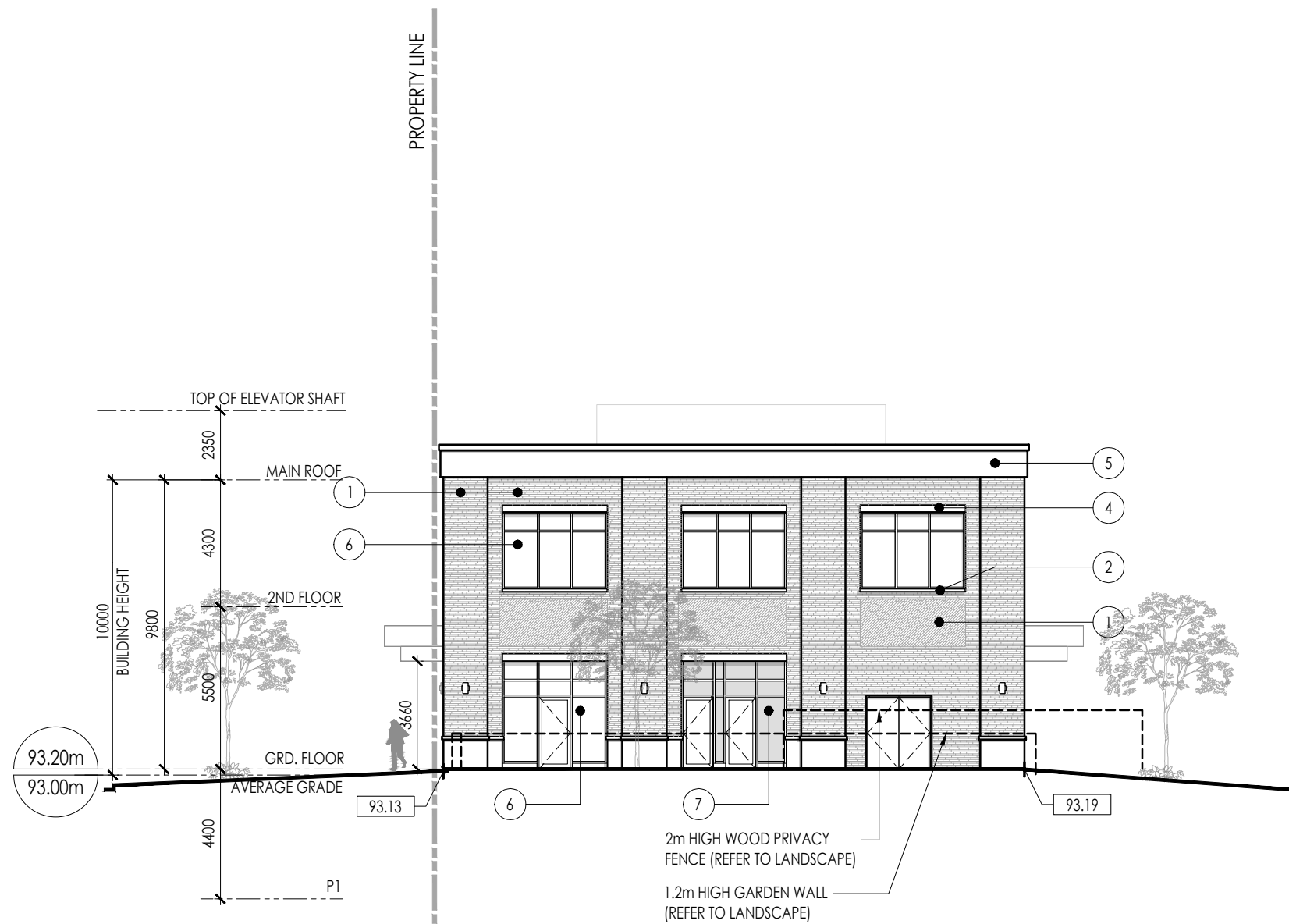
MATERIAL LIST

- ① - BRICK OR PRECAST PANELS
- ② - PRECAST WINDOW SILL
- ③ - PRECAST SURROUND
- ④ - PRECAST COPING
- ⑤ - ARCHITECTURAL CORNICE
- ⑥ - DOUBLE GLAZED VISION GLASS IN PREFINISHED ALUM. FRAMING
- ⑦ - BACK-PAINTED SPANDREL GLASS PANEL IN PREFIN. ALUM. FRAMING
- ⑧ - PREFINISHED ALUMINUM LOUVRE (TO MATCH WINDOW FRAME)
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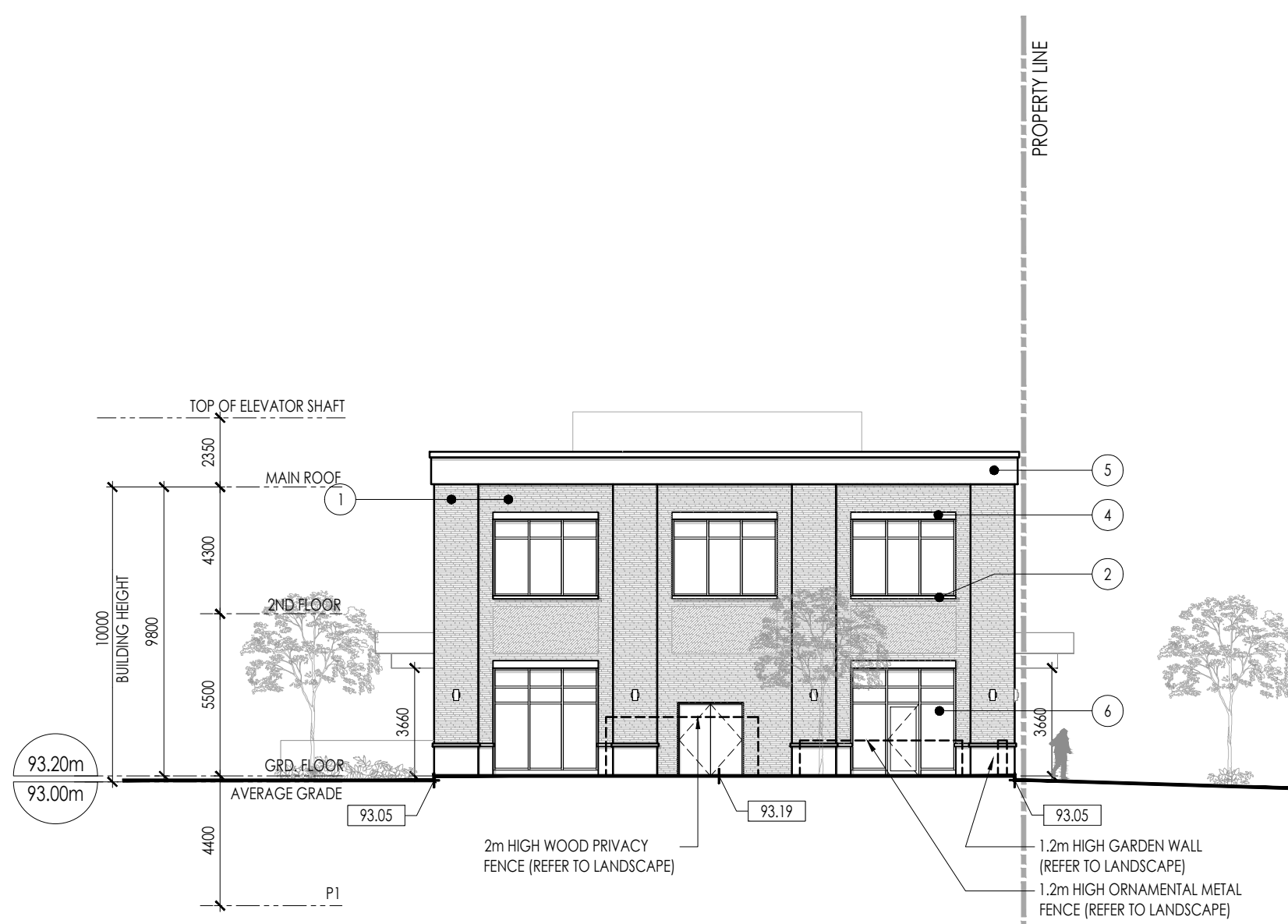
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4 NORTH ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.



2 WEST ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.



3 SOUTH ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.



1 EAST ELEVATION
 A402 SCALE: 1:200 REFERENCE DWG.

2	DEC 12, 2025	RE-ISSUED FOR REZONING AND OPA	AB
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 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

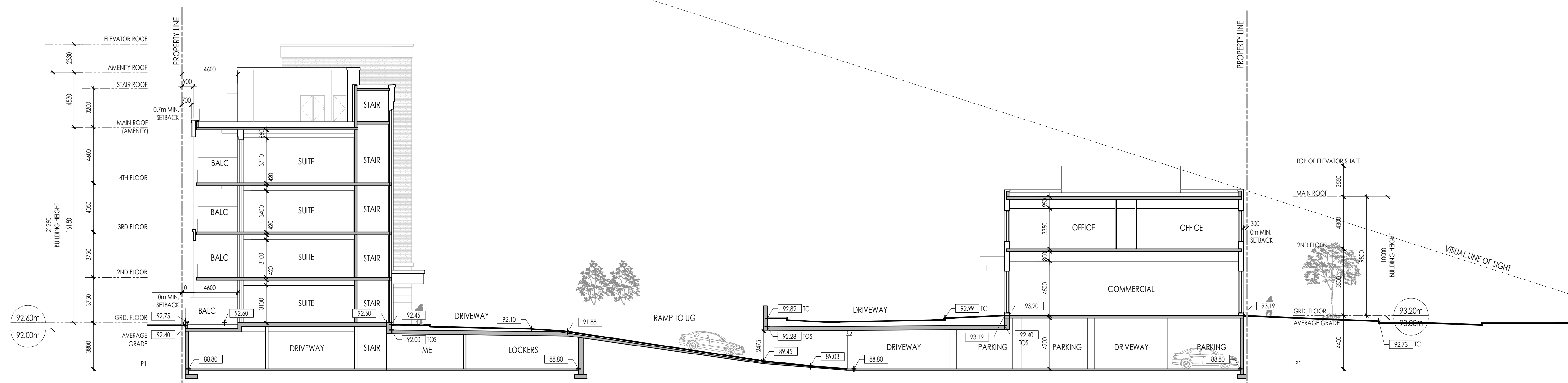
Drawing Title
**BUILDING ELEVATIONS
 COMMERCIAL**

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A402
Plot Date	December 09, 2025		

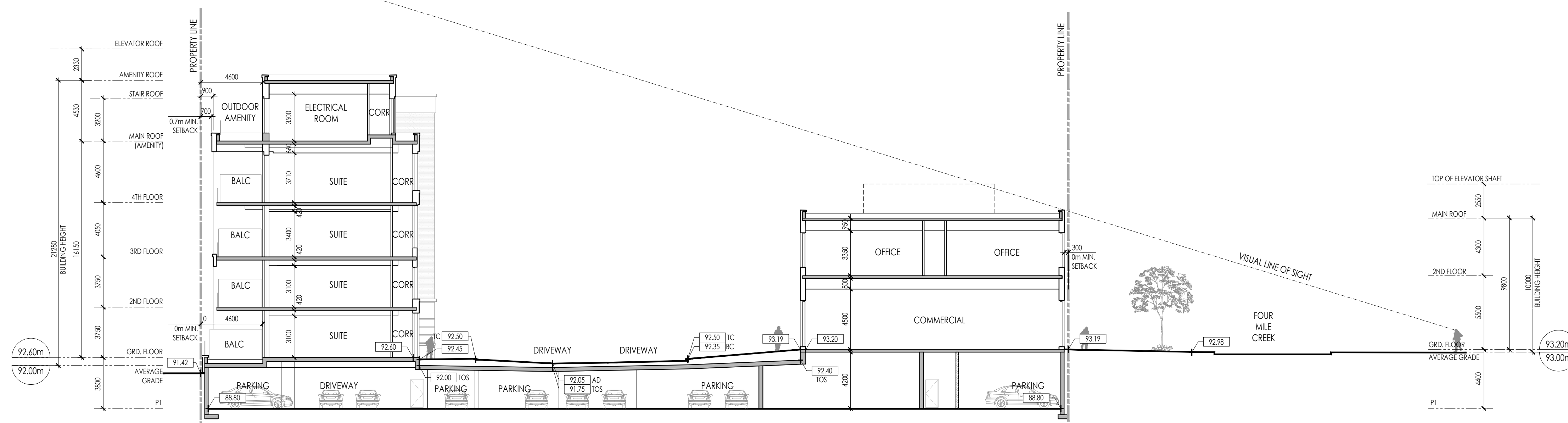
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2 BUILDING SECTION
 A501 SCALE: 1:200 REFERENCE DWG.



1 BUILDING SECTION
 A501 SCALE: 1:200 REFERENCE DWG.

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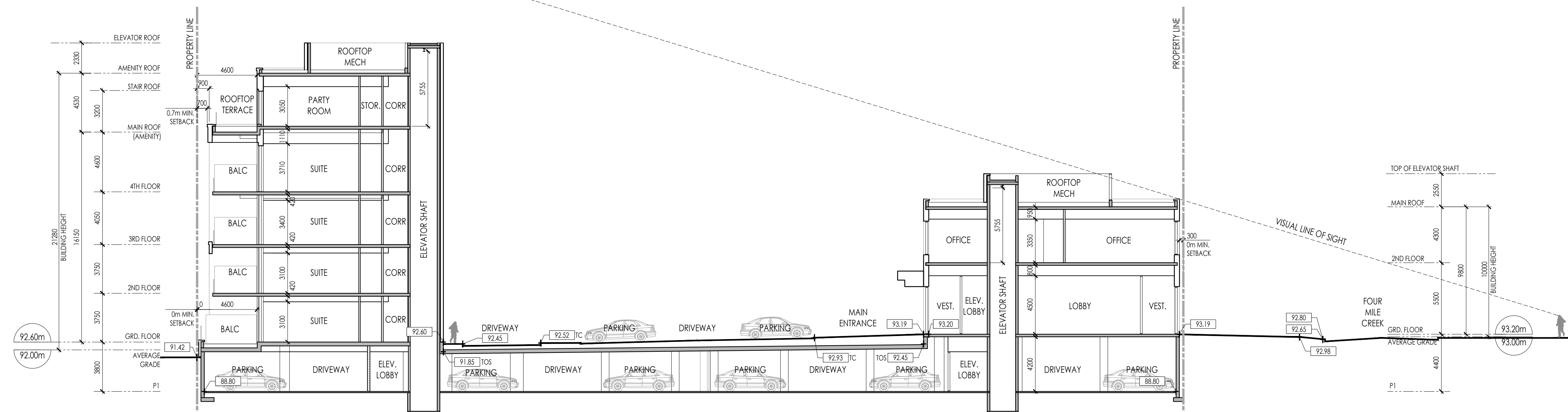
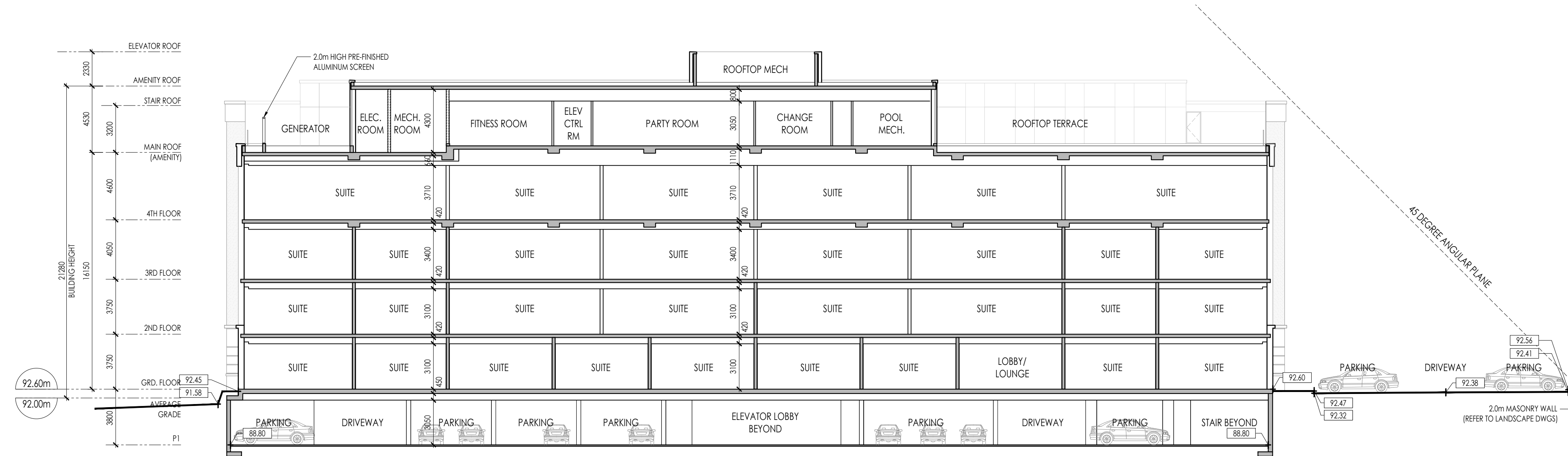
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 Drawing Title
BUILDING SECTIONS

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Project No.	23.11	Drawing No.	A501
Plot Date	January 22, 2026		

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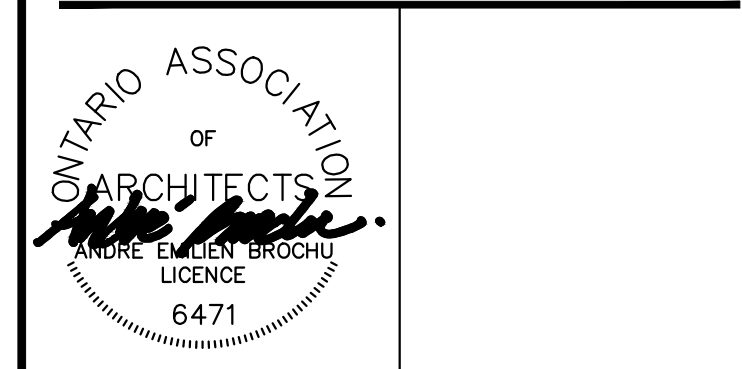
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 FOUR MILE CREEK RD
 RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing Title
 BUILDING SECTIONS

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	23.11	Drawing No.	A502
Plot Date	January 22, 2026		