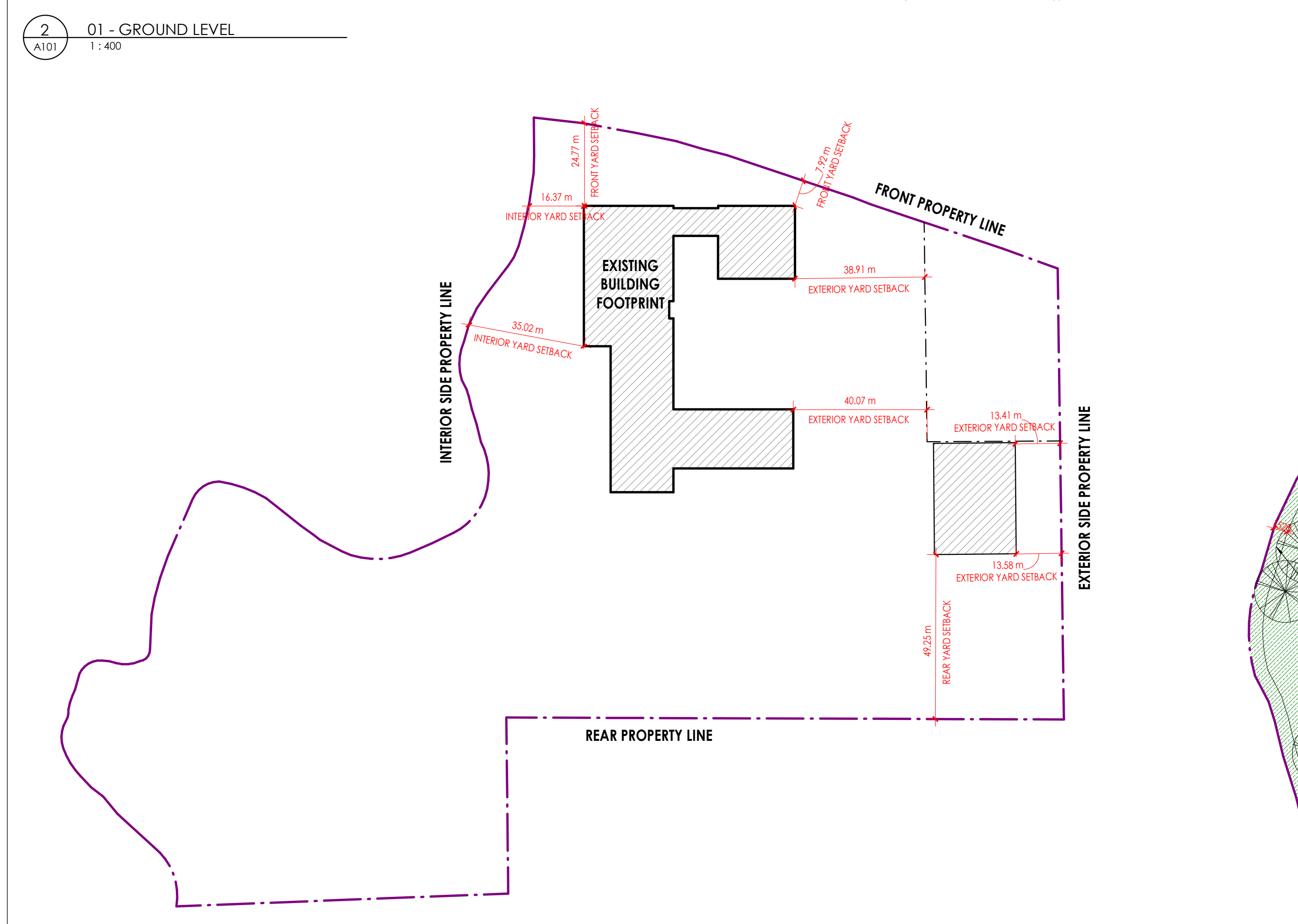
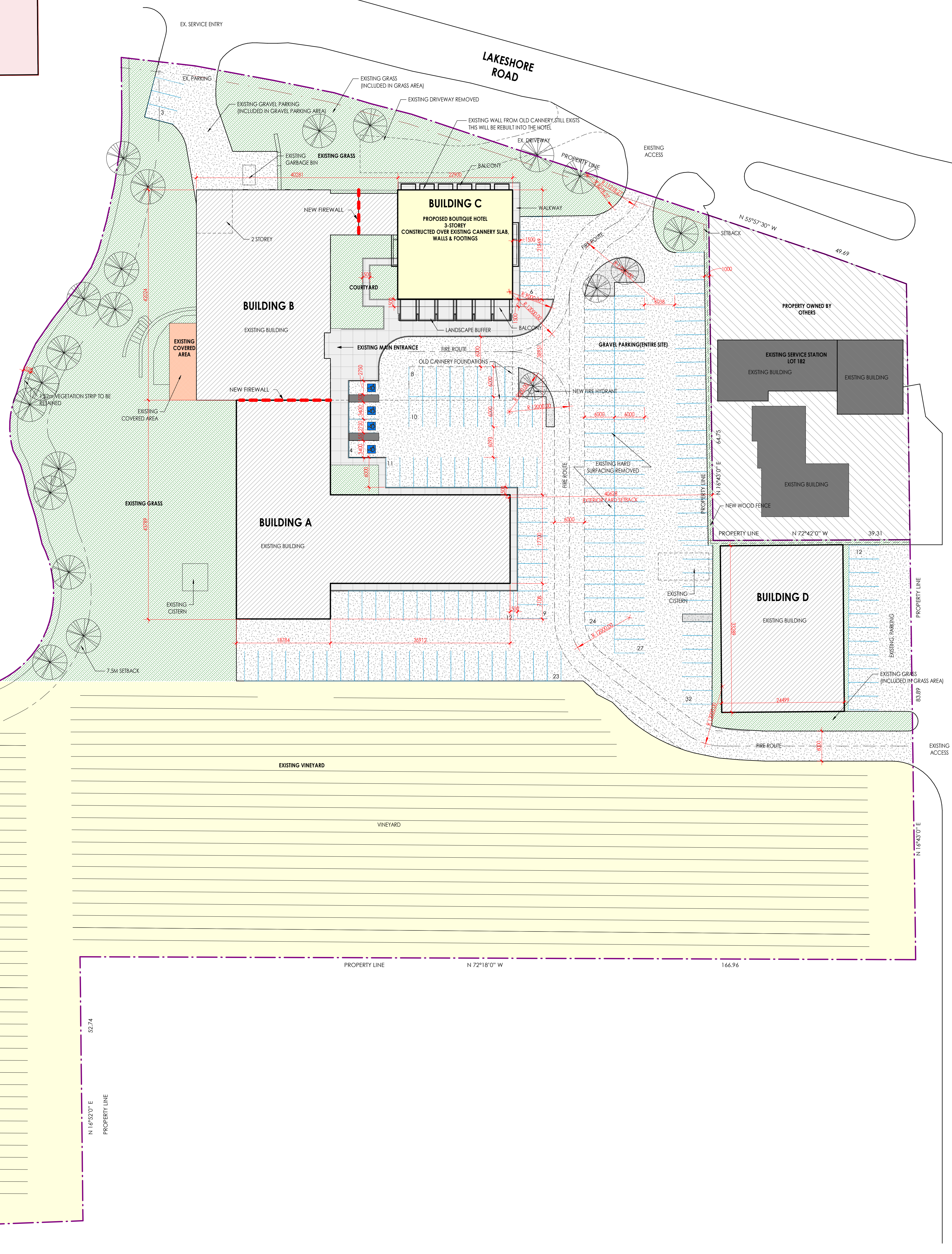


02 - 2ND FLOOR PLAN  
1:400

03 - 3RD FLOOR PLAN  
1:400



04 - SETBACK SCHEDULE  
1:1100



01 - GROUND LEVEL  
1:400

05 - SITE PLAN  
1:400

**PROJECT SUMMARY:**  
THE RENOVATION OF THE STREWN WINERY ESTATE IS NOT A DEPARTURE FROM ITS PAST, BUT A SENSITIVE RETURN TO ITS HISTORIC ROOTS AS A LEADING HUB OF LOCAL AGRICULTURE. ORIGINALLY THE SITE OF THE NIAGARA CANNING COMPANY, THE PROPERTY WAS A CONTRIBUTION TO THE LOCAL ECONOMY IN THE EARLY 20TH CENTURY. OVER 20 YEARS AND PROGRESSIVE AGRICULTURE, THE PROPERTY HAS EVOLVED TO PRODUCE FINE WINES BY CAREFULLY CONTINUING OUR VISION TO THE ORIGINAL TRADE CANNERY FOOTPRINT. WE ARE HONORING THE SITE'S RICH HERITAGE OF COMMUNITY AGRICULTURE, SUPPORT AND TRADE THROUGH A NEW COMMERCIAL FOOTPRINT ON THE LANDSCAPE.

BUILDING UPON THE LEGACY, THE PROPOSED DEVELOPMENT EMBRACES THE TRADITIONAL CALVIN AGRI-BUSINESS MODEL—WHERE THE CELEBRATION OF RURAL LIFE AND ACTIVE FARMING REMAINS THE ABSOLUTE HEART OF THE ESTATE. THE BELOW EXISTING RESTAURANT AND WINE PRODUCTION FROM THE VINEYARD WILL CONTINUE UNINTERRUPTED. INSURING THE PROPERTY REMAINS A SIGNIFICANT CONTRIBUTOR TO THE LOCAL ECONOMY. THE REDESIGN OF THE GROUND LEVEL AND EXTERIOR SPACE IS VISUALLY BROKEN DOWN THROUGH CREATING A RICH AND LOCAL COHESIVE ONE OF THE EXISTING AGRICULTURAL WAREHOUSES WILL BE THOUGHTFULLY REINTEGRATED INTO AN INTRICATE DINING AND GARDENING SPACE WHICH IS NOT IN USE BY THE FARM. THIS GENTLE ADAPTIVE REUSE PRESERVES HISTORICAL ARCHITECTURE AND PROVIDES A QUALITY EXPERIENCE FOR ALL. THROUGH THE REDESIGN, THE PROPERTY SUPPORTS THE WINERY'S OPERATIONS. ULTIMATELY, THESE WORK REFINEMENTS DO NOT CHANGE THE FUNDAMENTAL USE OF THE SITE. THEY BRING NEW LIFE TO THE HISTORIC KILL, OFFERING AN INTRICATE, LOW-IMPACT, FARM-TO-TABLE EXPERIENCE THAT RESPECTS THE COMMUNITY, CHAMPIONS LOCAL AGRICULTURE, AND QUALITY ENHANCES THE NIAGARA-ON-THE-LAKE LANDSCAPE.

**ARCHITECTURE:**  
THE ARCHITECTURAL DESIGN FOR THE PROPOSED BOUTIQUE HOTEL REPRESENTS A SENSITIVE, CONTEMPORARY EVOLUTION OF THE SITE'S AGRARIAN AND HISTORICAL HERITAGE. BLENDING THE EXISTING WINE CANNERY FOOTPRINT TO ANCHOR THE NEW BUILDING, THE STRUCTURE SUPPORTS A DISCREET, RECTILINEAR GEOMETRY THAT IS VISUALLY BROKEN DOWN THROUGH CREATING A RICH AND LOCAL COHESIVE ONE OF THE EXISTING AGRICULTURAL WAREHOUSES WILL BE THOUGHTFULLY REINTEGRATED INTO AN INTRICATE DINING AND GARDENING SPACE WHICH IS NOT IN USE BY THE FARM. THIS GENTLE ADAPTIVE REUSE PRESERVES HISTORICAL ARCHITECTURE AND PROVIDES A QUALITY EXPERIENCE FOR ALL. THROUGH THE REDESIGN, THE PROPERTY SUPPORTS THE WINERY'S OPERATIONS. ULTIMATELY, THESE WORK REFINEMENTS DO NOT CHANGE THE FUNDAMENTAL USE OF THE SITE. THEY BRING NEW LIFE TO THE HISTORIC KILL, OFFERING AN INTRICATE, LOW-IMPACT, FARM-TO-TABLE EXPERIENCE THAT RESPECTS THE COMMUNITY, CHAMPIONS LOCAL AGRICULTURE, AND QUALITY ENHANCES THE NIAGARA-ON-THE-LAKE LANDSCAPE.

SITE STATISTICS				
CURRENT ZONING BY-LAW: BY-LAW 500A-74				
ZONE: RURAL (R-AN)				
DEVELOPMENT STANDARD	REQUIRE PERMITTED	EXISTING	PROPOSED	NOTES
SITE DATA				
CURRENT ZONING DESIGNATION	ZONE A-XX BY-LAW 500A-74	ZONE A-XX BY-LAW 500A-74	ZONE A-XX BY-LAW 500A-74	
TOTAL SITE AREA (m <sup>2</sup> )	-	37,643 m <sup>2</sup>	37,643 m <sup>2</sup>	UNCHANGED
TOTAL VINEYARD AREA (m <sup>2</sup> )	-	21,075 m <sup>2</sup>	21,075 m <sup>2</sup>	UNCHANGED
TOTAL LANDSCAPED AREA (m <sup>2</sup> )	-	7,500 m <sup>2</sup>	5,301 m <sup>2</sup>	AREA REPLACED WITH GRAVEL
TOTAL ASPHALT AREA (m <sup>2</sup> )	-	4,788 m <sup>2</sup>	6,002 m <sup>2</sup>	ALL ASPHALT WILL BE REPLACED
TOTAL GRAVEL AREA (m <sup>2</sup> )	-	0 m <sup>2</sup>	8,415 m <sup>2</sup>	PARKING LOTS ARE NOW GRAVEL
TOTAL SIDEWALK AREA (m <sup>2</sup> )	-	145 m <sup>2</sup>	747 m <sup>2</sup>	ACCESSIBLE SIDEWALKS HAVE BEEN ADDED
TOTAL COVERED SPACE (m <sup>2</sup> )	-	82 m <sup>2</sup>	82 m <sup>2</sup>	UNCHANGED
BUILDING FOOTPRINT (m <sup>2</sup> )	-	4,003 m <sup>2</sup>	4,003 m <sup>2</sup>	BUILDING FOOTPRINT IS THE SAME
TOTAL GROSS FLOOR AREA (m <sup>2</sup> )	-	4,000 m <sup>2</sup>	5,074 m <sup>2</sup>	
MAX LOT COVERAGE (%)	105	10.4%	10.4%	BUILDING FOOTPRINT IS THE SAME
MAX BUILDING HEIGHT	11m	8.90m - 2 STOREYS	10.55m - 3 STOREYS	
MINIMUM SETBACKS				
FRONT YARD	15.41m	7.99m	7.99m	
REAR YARD	15.41m	49.29m	49.29m	
INS. SIDE YARD	3.05m	16.27m	16.27m	
EXT. SIDE YARD	3.05m	13.41m	13.41m	

SITE AREA SCHEDULE & PARKING SCHEDULE							
BUILDING	NUMBER	COMMENTS	LEVEL	AREA (m <sup>2</sup> )	AREA (m <sup>2</sup> )	PARKING EQUATION	PARKING NUMBER
BUILDING A	A1	WINE PRODUCTION	01 - GROUND LEVEL	1,074 m <sup>2</sup>	1,074 m <sup>2</sup>	1 PER 93 M <sup>2</sup>	11.57
BUILDING A	A2	WINE PRODUCTION / CONFERENCE SPACE	01 - GROUND LEVEL	3,881 m <sup>2</sup>	3,881 m <sup>2</sup>	1 PER 93 M <sup>2</sup>	41.77
BUILDING A	A3	OFFICE	01 - GROUND LEVEL	957 m <sup>2</sup>	957 m <sup>2</sup>	1 PER 18.5 M <sup>2</sup>	51.75
BUILDING A	A4	EXISTING STORAGE	01 - GROUND LEVEL	374 m <sup>2</sup>	374 m <sup>2</sup>	1 PER 15 M <sup>2</sup>	25.23
BUILDING B	B1	EXISTING RETAIL	01 - GROUND LEVEL	4133 m <sup>2</sup>	384 m <sup>2</sup>	1 PER 18.5 M <sup>2</sup>	20.76
BUILDING B	B3	EXISTING RESIDENTIAL RENOVATION OF RESIDENCE / COOKING SCHOOLS	01 - GROUND LEVEL	3155 m <sup>2</sup>	479 m <sup>2</sup>	1 PER 18.5 M <sup>2</sup>	25.76
BUILDING C	C1	EXISTING STORAGE	01 - GROUND LEVEL	717 m <sup>2</sup>	67 m <sup>2</sup>	1 PER 150 M <sup>2</sup>	0.45
BUILDING C	C4	PROPOSED BOUTIQUE HOTEL	01 - GROUND LEVEL	1,548 m <sup>2</sup>	1,548 m <sup>2</sup>	# OF SUITES = 14	
BUILDING C	C2	EXISTING RESTAURANT	02 - 2ND FLOOR PLAN	563 m <sup>2</sup>	563 m <sup>2</sup>	# OF SUITES = 14	14
BUILDING C	C3	EXISTING RESTAURANT	03 - 3RD FLOOR PLAN	5096 m <sup>2</sup>	473 m <sup>2</sup>	# OF SUITES = 14	14
BUILDING D	D1	WINE PRODUCTION WAREHOUSE	01 - GROUND LEVEL	8778 m <sup>2</sup>	1,560 m <sup>2</sup>	1 PER 150 M <sup>2</sup>	10.44
				8778 m <sup>2</sup>	816 m <sup>2</sup>		
				TOTAL PARKING PROVIDED = 176 SPOTS		TOTAL PARKING REQUIRED = 130 SPOTS (INCLUDING ACCESSIBLE)	

SITE AREA SCHEDULE BUILDING CODE - BUILDING AREA						
BUILDING	LEVEL	Comments	SPRINKLER STATUS	AREA (M <sup>2</sup> )	CMC	CR:
BUILDING A	01 - GROUND LEVEL	WINE PRODUCTION	EXISTING + NONE	540 m <sup>2</sup>	3.2.2.76. GROUP F, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE, 45 MIN FLOOR RATINGS, ROOF RAINING REQUIRED	
BUILDING A	01 - GROUND LEVEL	WINE PRODUCTION	EXISTING + NONE	341 m <sup>2</sup>	3.2.2.76. GROUP F, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE, 45 MIN FLOOR RATINGS, ROOF RAINING REQUIRED	
BUILDING A	01 - GROUND LEVEL	WINE PRODUCTION / CONFERENCE SPACE	EXISTING + NONE	317 m <sup>2</sup>	3.2.2.25. GROUP A, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE, 45 MIN FLOOR RATINGS, ROOF RAINING REQUIRED	
BUILDING A	01 - GROUND LEVEL	EXISTING STORAGE	EXISTING + NONE	35 m <sup>2</sup>	3.2.2.76. GROUP F, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE, 45 MIN FLOOR RATINGS, ROOF RAINING REQUIRED	
BUILDING A	01 - GROUND LEVEL	OFFICE	EXISTING + NONE	99 m <sup>2</sup>	3.2.2.25. GROUP A, DIVISION 2, UP TO 3 STOREYS, COMBUSTIBLE, 45 MIN FLOOR RATINGS, ROOF RAINING REQUIRED	
BUILDING B	01 - GROUND LEVEL	RENOVATION OF RESIDENCE / COOKING SCHOOLS	NEW SPRINKLER SYSTEM	479 m <sup>2</sup>	3.2.2.55. GROUP C, UP TO 3 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE, 45 MIN FLOOR RATINGS	
BUILDING B	01 - GROUND LEVEL	EXISTING RESTAURANT	NEW SPRINKLER SYSTEM	236 m <sup>2</sup>	3.2.2.27. GROUP A, UP TO 2 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE	
BUILDING B	01 - GROUND LEVEL	EXISTING STORAGE	NEW SPRINKLER SYSTEM	67 m <sup>2</sup>	3.2.2.27. GROUP A, UP TO 2 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE	
BUILDING B	01 - GROUND LEVEL	EXISTING RETAIL	NEW SPRINKLER SYSTEM	384 m <sup>2</sup>	3.2.2.76. GROUP F, UP TO 2 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE, 45 MIN FLOOR RATINGS	
BUILDING C	01 - GROUND LEVEL	PROPOSED BOUTIQUE HOTEL	NEW SPRINKLER SYSTEM	1,548 m <sup>2</sup>	3.2.2.55. GROUP C, UP TO 3 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE, 45 MIN FLOOR RATINGS	
BUILDING C	01 - GROUND LEVEL	EXISTING RESTAURANT	NEW SPRINKLER SYSTEM	563 m <sup>2</sup>	3.2.2.27. GROUP A, UP TO 2 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE	
BUILDING D	01 - GROUND LEVEL	WINE PRODUCTION WAREHOUSE	EXISTING + NONE	816 m <sup>2</sup>	EXISTING BUILDING	

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**SEALS**

**PROJECT**  
STREWN WINERY  
1339 LAKESHORE ROAD,  
NIAGARA-ON-THE-LAKE, ON

**DRAWING**  
SITE PLAN

**DRAWN**  
MJD

**SCALE**  
As indicated

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**CHECKED**  
MJD

**PROJECT**  
26-1717

**DRAWING**  
A101

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