

ZONI		TOWN OF NIAGARA COMPREHENSIVE ZO 4316-09, AS AM	NING BY-LAW		
NIAGARA ON THE LAKE - OLD TOWN COMMUNITY ZONING DISTRICT 135 QUEEN ST SECTION 7.7 - QUEEN PICTON COMMERCIAL, SITE SPECIFIC EXCEPTION 62 (QPC-62)	REQUIREMENTS	PROPOSED	ZONING CATEGORY: QUEEN PICTON COMMERCIAL, SITE SPECIFIC EXCEPTION 62 (QPC-62)	,	
178 GATE ST SECTION 7.1 - ESTABLISHED RESIDENTIAL (ER) ZO	NE		ESTABLISHED RESIDENTIAL (ER)		
MIN. LOT AREA				1	
QUEEN PICTON COMMERCIAL LOT		1584.41m²			
ESTABLISHED RESIDENTIAL LOT		442.07m²			
тот	AL	2,026.48m ²			
MIN. LOT FRONTAGE				1	
QUEEN PICTON COMMERCIAL LOT	15.33m	15.33m	Section 7.14.62.1.(a)	YES	
ESTABLISHED RESIDENTIAL LOT	AS EXISTING	13.716m	Section 7.1.2.(a)	YES	
MIN. LOT DEPTH				1	
QUEEN PICTON COMMERCIAL LOT	33.69m	65.56m	Section 7.14.62.1.(b)	YES	
ESTABLISHED RESIDENTIAL LOT	AS EXISTING	32.278m	Section 7.1.2.(a)	YES	
LOT COVERAGE (MAX.)	1	1	I.	1	
QUEEN PICTON COMMERCIAL LOT INCLUDING COVERED PATIO'S + AREAS - ZBL ITEM O	60%	TOTAL = 950.6m ² / 1584.41m ² = 59.99%	Section 7.14.62.1.(e)	YES	
ESTABLISHED RESIDENTIAL LOT	33%	96.92m ² / 442.07m ² = 21.92% (EXISTING)	Section 7.1.2.(g)	YES	
INCLUDING COVERED PORCH		, ,			
MINI FRONT VARR SETRACK	AL	(950.6m ² + 96.92m ²) / 2,026.48m ² = 51.69%			
MIN. FRONT YARD SETBACK		0.040	0 :: 774	YES	
QUEEN PICTON COMMERCIAL LOT (SOUTH)	0m	0.948m	Section 7.7.4 Section 7.1.2.(b)	LEGAL	
ESTABLISHED RESIDENTIAL LOT (WEST)	7.5m	5.73m (EXISTING)	Section 6.33	NON-COMPLIANC	
MIN. INTERIOR SIDE YARD SETBACK			I		
QUEEN PICTON COMMERCIAL LOT	ST 0.45m 1.2m 0.35m	1.285m 1.870m 1.239m	Section 7.14.62.1.(c)	YES	
WE	1.5m 0.25m	1.525m 0.915m	Section 7.14.62.1.(c)	YES	
ESTABLISHED RESIDENTIAL LOT	1.22m	3.32m (NORTH), 2.50m (SOUTH) (EXISITNG)	Section 7.1.2.(d)	YES	
MIN. REAR YARD SETBACK					
QUEEN PICTON COMMERCIAL LOT (NORTH)	7.6m 4.5m 6.0m 7.5m 5.2m 7.7m	8.437m 4.678m 8.495m 7.704m 5.210m 7.762m	Section 7.14.62.1.(c)	YES	
ESTABLISHED RESIDENTIAL LOT (EAST)	7.5m	12.38m (EXISTING)	Section 7.1.2.(c)	YES	
BUILDING HEIGHT				-	
QUEEN PICTON COMMERCIAL LOT	7.39m	7.39m	Section 7.14.62.1.(d)	YES	
ESTABLISHED RESIDENTIAL LOT	10m	<10m (EXISTING)	Section 7.1.2.(e)	YES	
LANDSCAPE BUFFER REQUIREMENTS				1	
QUEEN PICTON COMMERCIAL LOT (BUFFER STRIP ABUTTING A RESIDENTIAL ZONE)	MIN. 1.524m WIDE BUFFER STRIP ABUTTING RESIDENTIAL ZONE	1.524m WIDE BUFFER STRIP WITH CONTINUOUS 1.8m HIGH FENCE	Section 7.14.62.1.(f)	YES	
LANDSCAPE AREA REQUIREMENTS		•		-	
QUEEN PICTON COMMERCIAL LOT - ZBL ITEM M	-	633.81m² (40.01%)	Section 6.25		
ESTABLISHED RESIDENTIAL LOT	30%	345.15m² (78.04%)	Section 7.1.2.(h)	YES	
MIN. PARKING SPACES					
QUEEN PICTON COMMERCIAL LOT (BASED ON THE GROSS LEASABLE FLOOR AREA)	36 PARKING SPACES REQUIRED	IN ACCORDANCE WITH CASH IN LIEU AGREEMENT, BY-LAW 4767-14 & ZBL No. 4316-09	Section 6.39	YES	
ESTABLISHED RESIDENTIAL LOT (DWELLING, SINGLE DETACHED)	2 PARKING SPACES REQUIRED	2 PARKING SPACES EXISTING	Section 6.39 TABLE 6-5	YES	
MIN. LOADING SPACES	N/A	N/A	Section 6.27.(h) TABLE 6-2	YES	
MIN. BICYCLE PARKING SPACES	<u> </u>		1	1	
QUEEN PICTON COMMERCIAL LOT (BASED ON THE GROSS LEASABLE FLOOR AREA) RESTAURANT USE - ZBL ITEMS G+J COMMERCIAL USE - ZBL ITEMS H+K	2 PER 100m ² RESTAURANT USE (460.05m ²) = 9.2 BIKES 1 PER 200m ² COMMERCIAL USE (265.99m ²) = 1.3 BIKES	11 BICYCLE PARKING SPACES PROPOSED	Section 6.41 - TABLE 6-7	YES	

						1			1		I		1
	EDITION S.	100 17 -	ITEOT " -					NAME OF THE !]	
	FIRM NAME: NEST							NAME OF PROJECT:					
	CERTIFICATE OF I							PROPOSED COMMER					
	SAVERIO NESTICO		OAA, MRAI	С				LOCATION: 135 QUEE	:N ST + 178 GATI	E ST, NOTL, ON			
	7-3000 LANGSTAF		_										
	VAUGHAN, ONTAF	RIO L4K 4H	7										
	2012 ONTARIO BUILDI	NG CODE I	DATA MATR	IX						OBC REFERENCE	CE		
	PROJECT DESCRIPTION	N:			⊠ NEW				PART 11	PART 3	PART 9		
					ADDIT	TON			11.1 - 11.4	2.1.1	2.1.1		
		CHANG	E OF USE	ALTER	RATION TO PERMIT					9.10.1.3			
	MAJOR OCCUPANCY(S) GF	ROUP 'A', DI	V. 2 + GR	OUP 'D' + GROUP '	E'				3.1.2.1.(1)	9.10.2		
	BUILDING AREA (SM)		EXISTING	G 0	NEW	840.22	TOTAL	840.22		1.1.3.2	1.1.3.2	-	
	A. PROPOSE		REA (MEA	ASI IRED EROM EX.	TERIOR FACE OF OUTSIDE WALLS) = 9044.05 SF (840.22m ²)								
			N O.B.C N		TOOTILD I FIOM LX	remontance of oc	TOIDE W	(040.					
	B. PROPOSED BASEMENT AREA (MEASURED FROM EXTERIOR FACE OF OUTSIDE WALLS) =												
	1,790.58 SF (166.35m²)												
	C. TOTAL GROSS FLOOR AREA CALCULATION (MEASURED FROM EXTERIOR FACE OF OUTSIDE WALLS) = A + B = 10,834.63 SF (1,006.57m ²)												
	EXISTING 0	NI	EW 1,0	06.57	TOTAL 1,00	6.57				1.1.3.2	1.1.3.2	_	
	NUMBER OF STOREYS	3	ABOVE	1	BELO	W 1				3.2.1.1 + 1.1.3.2	1.1.3.2		
	HEIGHT OF BUILDING		7.672m									_	
	NUMBER OF STREETS					1 STREET				3.2.2.10 + 3.2.5.		-	
	BUILDING CLASSIFICA			+ 3.2.2.56	6 + 3.2.2.62 (MOST					3.2.2.2083	9.10.4	_	
	SPRINKLER SYSTEM PROPOSED					IRE BUILDING 3.2.2.2083 9.10.8							
						MENT ONLY				3.2.1.5			
						U OF ROOF RATING				3.2.2.17			
						REQUIRED						_	
	STANDPIPE REQUIRED)			YES	NO NO				3.2.9	N/A	_	
)	FIRE ALARM REQUIRE	D			YES	NO NO				3.2.4	9.10.17.2	_	
	WATER SERVICE / SUI	PPLY IS AD	EQUATE		YES		TBD BY SPI	RINKLER ENGINEER		3.2.5.7	N/A		
!	HIGH BUILDING				YES	⊠ NO				3.2.6	N/A	_	
3	PERMITTED CONSTRU	ICTION	СОМ	BUSTIBLE	E NON-0	COMBUSTIBLE	ВОТН			3.2.2.2083	9.10.6		
	ACTUAL CONSTRUCTI	ON	СОМ	BUSTIBLE	E NON-	COMBUSTIBLE	≤ вотн						
	RESERVED									3.2.1.1.(3) - (8)	9.10.4.1		
5	OCCUPANT LOAD BAS	ED ON			m² / Pl	ERSON	DESIGN	N OF BUILDING (SHELL P	PERMIT)	3.1.16	9.9.1.3		
	RESTAURANT	OCCUPA	NCY	<u>A2</u>	0 PERSONS								
	OFFICE / RETAIL		OCCUPA		D/E		PERSO	NS					
	PLUMBING FIXTURE	CALCULA	TION			WC'S/SEX + 0 LAV/S 0 WC + 0 LAV/SEX				3.7.4.9			
	BARRIER-FREE DESIG	N.		TILOTAU	YES							_	
,	HAZARDOUS SUBSTAI				YES	□ NO				3.8	9.5.2	_	
17	REQUIRED FIRE		ONITAL ACC	EMBLIES	FRR (HOURS)	LISTED DESIGN NO./DESCRIPTION (SB-2)			3.3.1.2+.3.3.1.19 3.2.2.2083	9.10.1.3.(4)	-		
	RESISTANCE	FLOOF		0.75	HOURS	ULC DESIGN		30111 11014 (0B-2)		3.2.1.4	9.10.9		
	RATING (FRR)	ROOF		0.73	HOURS	N/A	140.1010			3.2.1.4	3.10.3		
	To this (Fill)	MEZZA		N/A	HOURS	N/A							
			F SUPPORT			LISTED DESIGN NO./DESCRIPTION (SB-2) ULC DESIGN NO. Z806							
		FLOOF		0.75	HOURS					1			
		ROOF	-	0.73	HOURS	N/A							
		MEZZA	ANINF	N/A	HOURS	N/A							
}	SPATIAL SEPERATION					14/13	TVA			3.2.3	9.10.14	+	
•	WALL	AREA OF	1	1	PERMITTED MAX	PROPOSED o/	FRR	LISTED DESIGN	TYPE OF	CLADDING	NON-COMB.	-	
	TALL								CONST.	OLADDING			
	WEST (UNIT 1)	EBF (m²)			% OF OPENINGS		(hr)	OR DESCRIPTION INTERTEK DESIGN	NC	NC	CONST.	_	
	A2 OCČUPANĆY SOUTH (UNIT 1)	212.53m ²	0.915m		0% (0m²)	0% (0m²) (ii)	1.0 HR.	NO. JH/FCS 60-01	NC	NC		_	
	A2 OCCÙPANCÝ	51.97m ²	5.8m		100% (i)	100% (i)	0.0 HR.	N/A	C OR NC	C OR NC		_	
	EAST (UNIT 1) A2 OCCUPANCY	189.88m²	2.452m		19.6% (37.22m²)	18.8 (35.69m²) (ii)	1.0 HR.	NO. JH/FCS 60-01	C OR NC	NC			
	WEST (UNIT 2) D OR E OCCUPANCY	16.94m²	1.525m		10.1% (1.71m²)	5.19% (0.88m²)	2.0 HR.	INTERTEK DESIGN NO. JH/FCS 120-01	NC	NC			
	WEST (M/E RM & SPK RM) F2 OCCUPANCY	29.6m ²	1.525m		8.1% (2.4m²)	2.97% (0.88m²)	2.0 HR.	INTERTEK DESIGN	NC	NC		-	
	NORTH (M/E RM)				, ,	12.2% (2.65m²)	0.0 HR.	NO. JH/FCS 120-01	C OR NC	C OR NC		+	
	F2 OCCUPANCY NORTH (UNIT 3)	21.73m ²	8.437m		N/A	, ,	1.0 HR.	INTERTEK DESIGN				_	
	D OR E OCCUPANCY WEST (UNIT 3)	54.47m ²	4.678m		31.7% (17.27m²)	, ,		NO. JH/FCS 60-01	C OR NC	NC		-	
	D OR E OCCUPANCY	14.23m²	6m		N/A	0% (0m²)	0.0 HR.	N/A	C OR NC	C OR NC			
	NORTH (UNIT 4) D OR E OCCUPANCY	62.94m ²	5.210m		38.7% (24.36m²)	9.8% (6.17m²)	1.0 HR.	NO. JH/FCS 60-01	C OR NC	NC		_	
	D OR E OCCUPANCY	46.03m ²	1.285m		8% (3.68m²)	7.65% (3.52m²)	2.0 HR.	NO. JH/FCS 120-01	NC	NC			
	EAST (UNIT 5) D OR E OCCUPANCY	59.11m ²	1.239m		8% (4.73m²)	8.95% (5.29m²) (iii)	2.0 HR.	INTERTEK DESIGN NO. JH/FCS 120-01	NC	NC			
	SOUTH (GARBAGE RM) F2 OCCUPANCY	34.79m²	1.381m		8% (2.78m²)	7.59% (2.64m²)	2.0 HR.	INTERTEK DESIGN NO. JH/FCS 120-01	NC	NC			
	EAST (GARBAGE RM) F2 OCCUPANCY	22.87m ²	1.239m		8.1% (1.85m²)	3.85% (0.88m²)	2.0 HR.	INTERTEK DESIGN NO. JH/FCS 120-01	NC	NC			
ND		ı	l	1	I	(i) AS PER OBC 3.2	2.3.10.(2)	1.2. 33 .20 01	1	1	1	_ ¬ OD(\
-	NON COMBUSTIBLE	CTION			(ii) ADD 2 (TWO) 12.7mm TYPE 'X' GWB C/W 203mm METAL STUDS AT MAX 400 O/C PER OBC SB-2					3 - OBC	MATR		
					TABLE 2.3.4.A. AT NOTED 'SG (II)' LOCATIONS. (iii) ADD 2-HR FRR ULC DESIGN No. W507 AT NOTED 'SG (iii)' LOCATIONS.					N.T.S	3		
	COMBUSTIBLE CONS	IRUCTION					III C: DEG	GN No W507 AT NOTED	'SG (iii)' I OC 1	ONS			,

ELEVATION REFERENCE

DWG/DETAIL REFERENCE

SECTION/DWG REFERENCE

OWNER'S NAME **OWNER'S SIGNATURE**

CANTELL COUNTY TOWN NIAGARA-ON-THE-LAKE

LORD MAYOR

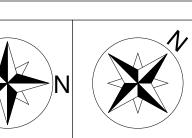
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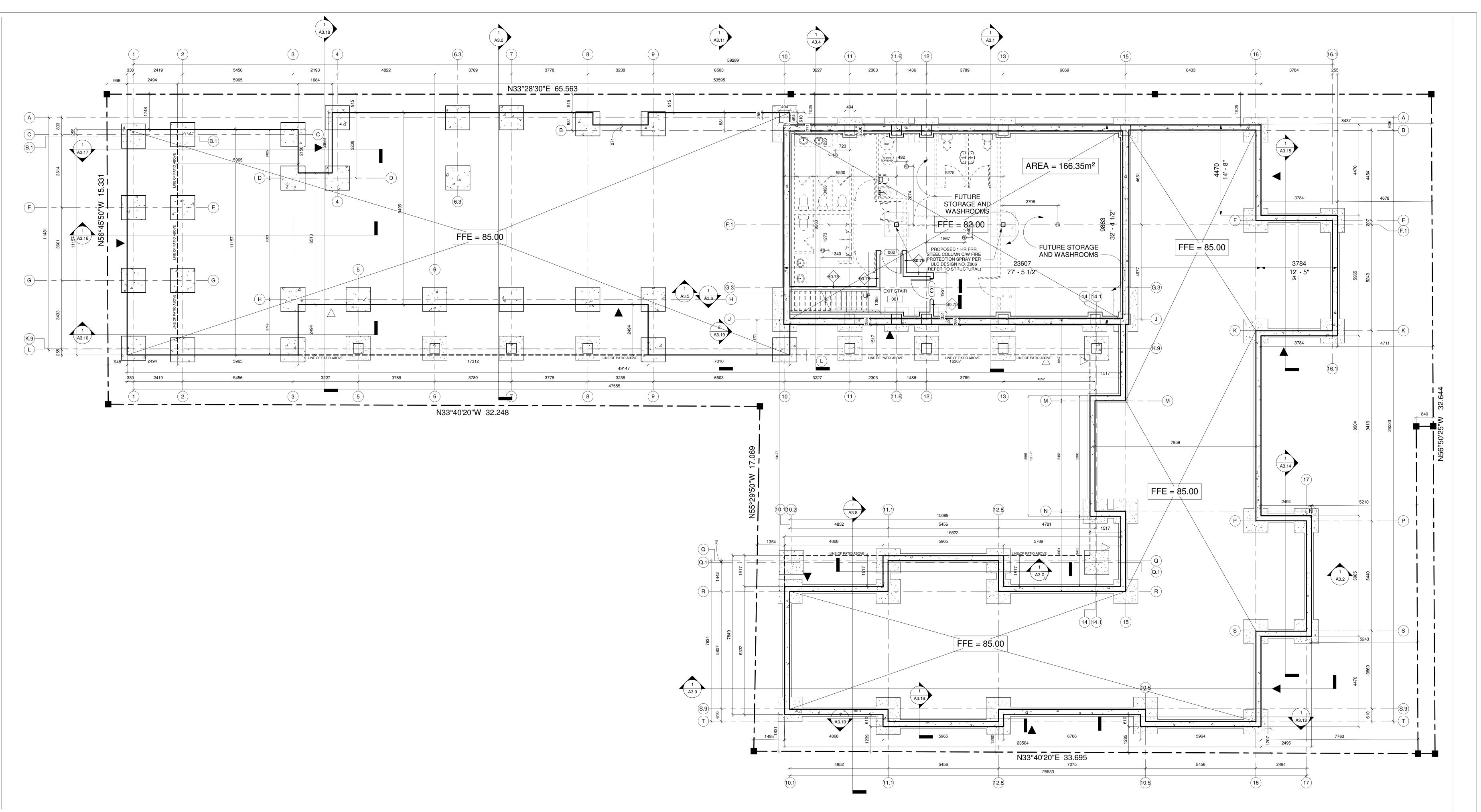
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> PROPOSED COMMERCIAL DEVELOPMENT

135 QUEEN ST + 178 GATE ST, Niagara-on-the-Lake, ON L0S 1J0

SITE PLAN & KEY PLAN & ZONING **BY-LAW MATRIX**

OBC MATRIX



1 T/O BASEMENT
1:75

OWNER'S NAME

OWNER'S SIGNATURE

TOWN
OF
NIAGARA-ON-THE-LAKE

LORD MAYOR

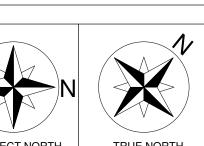
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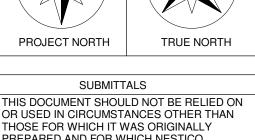
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13 2020.11.19 RE-ISSUED FOR SPA (ADDED 178 GATE ST.)

14 2020.01.25 ISSUED FOR STRUCTURAL REVIEW

15 2020.02.04 ISSUED FOR STRUCTURAL REVIEW

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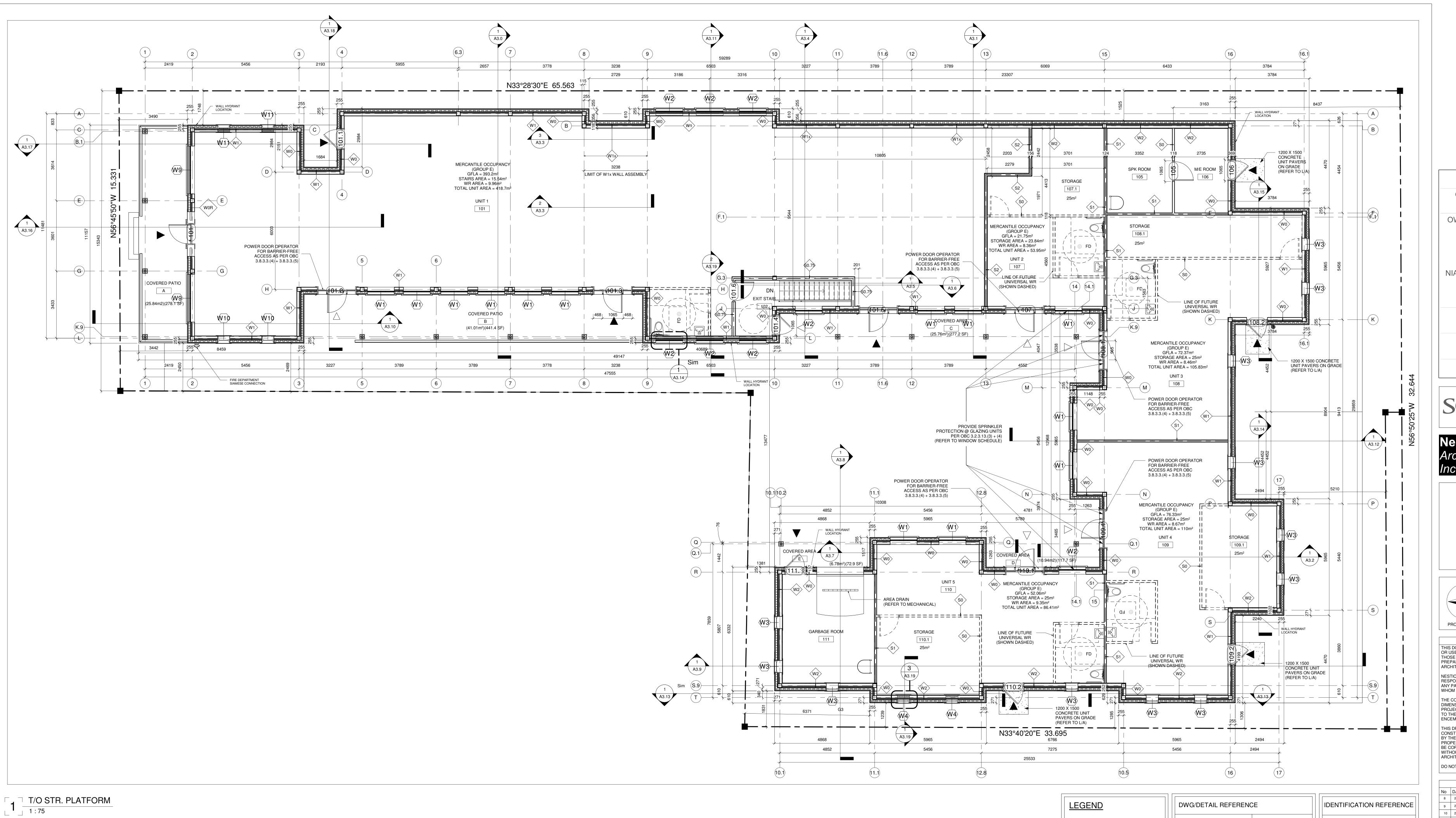
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PROPOSED COMMERCIAL DEVELOPMENT

135 QUEEN ST + 178 GATE ST, Niagara-on-the-Lake, ON L0S 1J0

BASEMENT PLAN & FOUNDATION PLAN

A1.0



<u>LEGEND</u> DWG/DETAIL REFERENCE IDENTIFICATION REFERENCE PROPERTY LINE WALL IDENTIFICATION DWG. REF. NO. DWG/DETAIL REFERENCE BARRIER - FREE DOOR IDENTIFICATION PRINCIPLE ENTRANCE DWG. ON PAGE ₹XX ROOF IDENTIFICATION EXIT LOCATION DWG. REF. NO. SECTION/DWG REFERENCE **FXX** FLOOR IDENTIFICATION FIRE HYDRANT DWG. ON PAGE Room name ROOM IDENTIFICATION SIAMESE CONNECTION (REFER TO WXX MECH.ENG.DWG's WINDOW IDENTIFICATION SCALE: ELEVATION REFERENCE

DWG. ON PAGE

O FD FLOOR DRAIN (REFER TO MECHANICAL)

OWNER'S NAME
OWNER'S SIGNATURE

TOWN
OF
NIAGARA-ON-THE-LAKE

LORD MAYOR

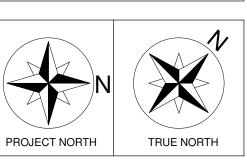
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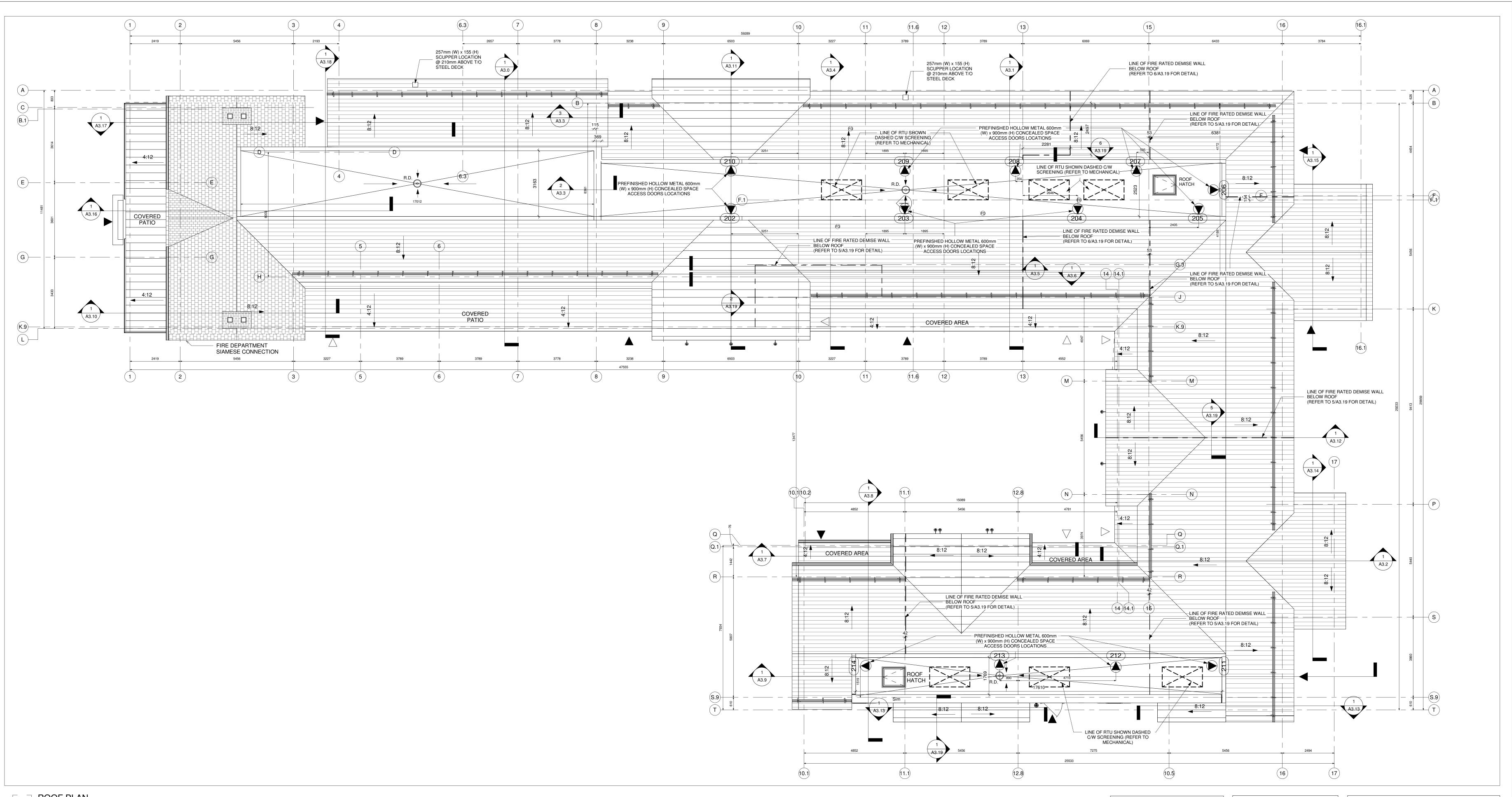
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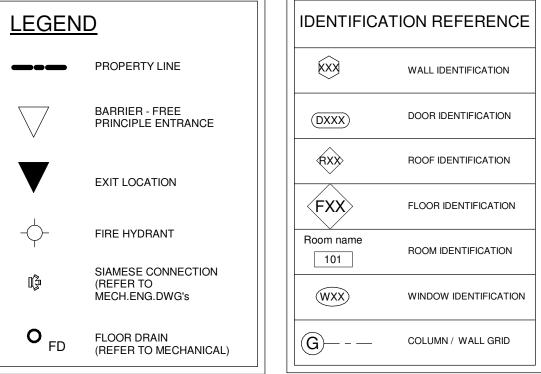
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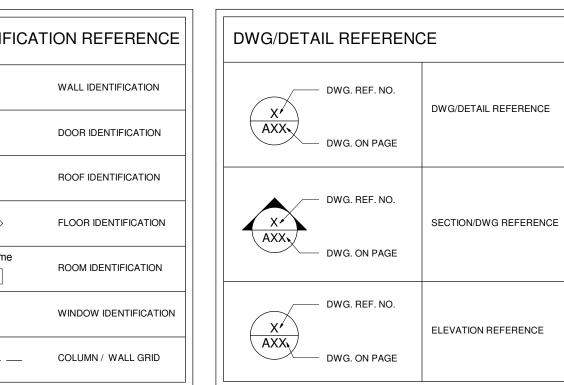
GROUND FLOOR PLAN

A1.1



1 ROOF PLAN
1:75





OWNER'S NAME

OWNER'S SIGNATURE

TOWN
OF
NIAGARA-ON-THE-LAKE

LORD MAYOR

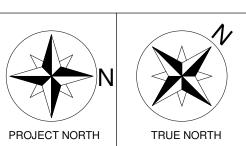
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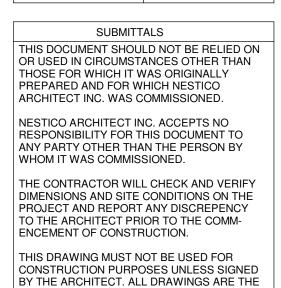
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ROOF PLAN

DRAWING No.

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A1.2

