



### 14. SETBACKS

	REQUIRED	PROVIDED
NORTH (INTERIOR YARD)	NIL	11.880m
SOUTH (INTERIOR YARD)	4.5m	20.995m
EAST	0m	0.35m
WEST	7.5m	0m BELOW GRADE 0.7m 2ND STOREY & ABOVE

### 15. BUILDING HEIGHT

PROPOSED RESIDENTIAL BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM G.S. GRADE OF 92.00m TO TOP OF AMENITY ROOF)	* 5 STOREY (21.280m)
PROPOSED COMMERCIAL & OFFICE BUILDING HEIGHT: (OVERALL HEIGHT MEASURED FROM G.S. GRADE OF 92.00m 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	82,947ft²	7,706m²	1.904 ac	0.771 ha
ROAD	24,024.8ft²	2,232m²	0.552 ac	0.223 ha
CONSERVATION AREA	8,077.2ft²	750.4m²	0.185 ac	0.075 ha
TOTAL	115,049.0ft²	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	-	2	-	5	-	-	7
2ND FLOOR	-	2	-	6	-	-	8
3RD FLOOR	-	2	-	6	-	-	8
4TH FLOOR	-	-	-	1	-	4	5
TOTAL	-	6	-	18	-	4	28

\* 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-RISK SPACE HAVING HEADROOM OF 2.1m OR MORE FOR ALL LEVELS ABOVE THE AT-RISK FLOOR AREA UNLESS OTHERWISE SPECIFIED;
- INTERIOR BALCONIES AND MEZZANINES;
- ENCLOSED PORCHES AND ENCLOSED VERANDAS;
- ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR, AND FLOOR AREA USED FOR MECHANICAL EQUIPMENT;
- GROUND FLOOR AREA DEVOTED TO SECONDARY USES IN MAIN BUILDING.

	NO. FLS x SQ METER (m²)	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL			
P1 UNDERGROUND		2,191m²	
GROUND FLOOR		697m²	
2ND FLOOR		903m²	
3RD-4TH FLOOR	2 FLS x 903m²	1,806m²	
5TH FLOOR (AMENITY & MECH)		*636m²	
TOTAL		*6,433m²	45%
COMMERCIAL & OFFICE			
P1 UNDERGROUND		4,176m²	
GROUND FLOOR		1,800m²	
COMMERCIAL		761m²	
RESTAURANT		745m²	
SERVICE SPACE		294m²	
2ND FLOOR (OFFICE)		1,800m²	
ROOFTOP MECH		209m²	
TOTAL		7,985m²	55%
TOTAL		14,418m²	155,194ft²

\* OF WHICH 15% IS INDOOR AMENITY AND 47% IS OUTDOOR AMENITY TERRACE

### 5. LEASABLE AREA SQ METER (m²)

	UNIT	PATIO	TOTAL
COMMERCIAL			
RESTAURANT	720m²	271m² (PATIO 1&2)	991m²
RETAIL UNIT 1	392m²	117m² (PATIO 3)	509m²
RETAIL UNIT 2	344m²	80m² (PATIO 4)	424m²
OFFICE	1,568m²	-	1,568m²
TOTAL	3,022m²	468m²	3,490m²

### 6. RESIDENTIAL NET DENSITY

RESIDENTIAL UNIT / TOTAL SITE AREA (EXCLUDING ROADS AND CONSERVATION AREA) = 28 UNITS / 0.771ha (7,706m²) = 37 UNIT/ha

### 7. PARKING

	80 (1/1m²)	40 (1/18.5m²)	56 (1/28m²)	16 (1/30m²)	28 (1 SP/UNIT)	220*
TOTAL PARKING REQUIRED:						
RESTAURANT						
COMMERCIAL						
OFFICE						
PATIO						
VISITOR						
RESIDENTIAL						
TOTAL						

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

### 8. LOCKER STORAGE

P1 UNDERGROUND = 28 (1 LOCKER/UNIT)

### 9. BICYCLE PARKING

	15 (2/100m²)	4 (1/200m²)	7 (1/250m²)	10 (2/100m²)	36
TOTAL BICYCLE PARKING REQUIRED:					
RESTAURANT					
COMMERCIAL					
OFFICE					
PATIO					
VISITOR					
RESIDENTIAL					
TOTAL					

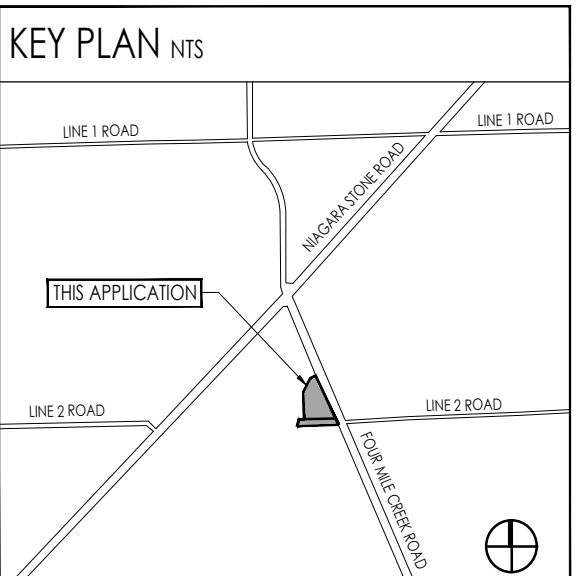
### 10. INDOOR & OUTDOOR AREA

REQUIRED AMENITY SPACE - 190m² (19,819 FT²)  
(15 (18+D) @ 10m² + 18 (2B @ 20m² + 4 (3B/3D @ 60m²))

	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL		
INDOOR AMENITY	159m²	
OUTDOOR AMENITY TERRACE	478m²	
GROUND FLOOR	42m²	
ROOFTOP AMENITY	436m²	
PLAYGROUND	73m²	
PLAZA	114m²	
RESIDENTIAL BALCONIES/PATIOS	96m²	
TOTAL AMENITY SPACE PROVIDED	1,793m²	19,300ft²
COMMERCIAL		
OUTDOOR PATIO 1	74m²	
OUTDOOR PATIO 2	197m²	
OUTDOOR PATIO 3	117m²	
OUTDOOR PATIO 4	80m²	
TOTAL	468m²	5,038ft²

### 11. COVERAGE

BUILDING	SQ. METER (m²)	SQ. FEET (ft²)	%
RESIDENTIAL	1,274m²	13,720ft²	12%
COMMERCIAL/OFFICE	1,819m²	19,640ft²	17%
LANDSCAPED AREAS	3,564m²	38,500ft²	33%
PAVED AREAS	4,031m²	43,300ft²	38%
DRIVEWAY AREAS	2,244m²	24,100ft²	21%
PARKING AREAS	1,747m²	18,700ft²	17%
TOTAL	10,688.4m²	115,049ft²	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 GEODETIC 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 GRENKIE SURVEYING LTD.**, 301 HWY NO. 8 (2ND FLOOR) - STONEY CREEK, ON L8G 1E5, TEL: (905) 662-6747

- ### 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)
  - SIAMSE 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 DRAIN
  - 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 (2600X900)
  - 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)

### GENERAL NOTES

- LOADING SPACE AND STAGING PAD TO BE LEVEL (+/- 2%) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE. MINIMUM 61mm UNCLIMBERED 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

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF ICKE | BROCHU ARCHITECTS INC. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY ICKE | BROCHU ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. ICKE | BROCHU ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CONSULTANT INFORMATION. REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE ARCHITECTURAL SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY. THIS DRAWING IS NOT TO BE SCALED.

THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTER SIGNED BY THE ARCHITECT.

ANDRE BROCHU  
DPL\_ARCH, OMA MRAIC

DATE

---

3 MAY 8, 2026 ISSUED FOR SPA AB

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

1 APRIL 10, 2025 ISSUED FOR REZONING AB

NO. DATE ISSUE BY

Issued

---

ICKE | BROCHU ARCHITECTS INC.  
517 Wellington St. W., Suite 201, Toronto, Ontario, M5V 1G1  
1.647.288.1800 | ibarchitects.net

ONTARIO ASSOCIATION OF ARCHITECTS  
MORE EXCELLENCE. BROCHU LICENCE 6471

THE RESERVE ON THE LAKE  
1544 & 1546 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: May 07, 2026