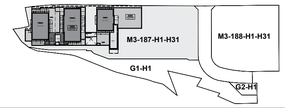


NOTE:
LOT LINES THROUGH THE PROPOSED PODIUMS AND UNDERGROUND PARKING AREAS WILL NEED TO COMPLY WITH FIRE SEPARATION REQUIREMENTS OUTLINED IN THE ONTARIO BUILDING CODE

SHEET SIZE: A1 609.6mm X 914.4mm

KEYPLAN



LEGAL INFORMATION

ALL OF LOTS 3473 TO 3487, LOTS 3490 & 3491, & 3494 TO 3504

PART OF LOT 3488, LOT 3492, LOTS 3506 TO 3510, LOTS 3490 TO 3493, & VINE STREET CORPORATION PLAN No. 2

IN THE CITY OF ST. CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

LEGEND

- PROPERTY LINE
- PROPOSED NEW PROPERTY LINE
- SUBDIVISION LINE
- LTSTOS LINE
- TOP OF BANK
- 2M SETBACK FROM TOP OF BANK
- DEVELOPMENT SETBACK/ EROSION ACCESS
- EXISTING EASEMENT
- PHASING LINE
- PROPOSED SANITARY LINE
- 0.3m RESERVE BEHIND ROAD WIDENING
- PROPOSED CONCRETE CURB
- ASPHALT PAVING
- CONCRETE PAD OR SIDEWALK
- OPEN LAWN
- RIVER PEBBLE MULCH (REFER TO LANDSCAPE DRAWINGS)
- PLANTING (REFER TO LANDSCAPE DRAWINGS)
- NEW BUILDING AREA (FOOTPRINT)
- PROPOSED COMMERCIAL PARKING SIGN (30x45) cm, SUPPORT: STEEL
- PROPOSED COMPACT VEHICLE PARKING SIGN (30x45) cm, SUPPORT: STEEL
- PROPOSED ACCESSIBLE PARKING SIGN RB-93 (30x45) cm, SUPPORT: STEEL
- PROPOSED FIRE ROUTE SIGN S-5 (30x45) cm, SUPPORT: STEEL
- PROPOSED VISITOR PARKING SIGN (30x45) cm, SUPPORT: STEEL
- CONVEX MIRROR
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCES
- EGRESS FROM THE BUILDING
- EXISTING SANITARY SEWER
- MECHANICAL VENTS
- PROPOSED FIRE HYDRANT (REFER TO MECHANICAL DRAWINGS)
- SIAMESE CONNECTION (REFER TO MECHANICAL DRAWINGS)
- EXISTING FIRE HYDRANT
- LIGHTING FIXTURES (REFER TO LIGHTING DRAWINGS)
- PARKING COUNT BUBBLE
- PROPOSED STOP SIGN RA-1 (60x60) cm, SUPPORT: STEEL
- PROPOSED SHORT-TERM BIKE PARKING (0.46m x 1.80m)
- PROPOSED LONG-TERM BIKE PARKING (0.46m x 1.80m)
- LOCKER STORAGE
- REQUIRED CLEARANCE
- TRANSFORMER BASE
- GROUNDING GRID
- PROPOSED DECIDUOUS TREE (REFER TO LANDSCAPE DRAWINGS)
- EXISTING TREE, TO ME PRESERVED (REFER TO LANDSCAPE DRAWINGS)
- PROPOSED TREE PRESERVATION FENCE

ZONING STATISTICS (PH 1, 2 & 3)

	REQUIRED	PROPOSAL	COMPLIANCE
ZONING	M3-187-H1-H31	M3-187-H1-H31	
LOT FRONTAGE (max.)	270 m	257.36 m	YES
LOT AREA (max.)	20,000 m²	19,927.3 m²	YES
FRONT YARD SETBACK (min.)	Up to 22m height: 3m Above 22m height: 5m	Up to 22m height: 3.0 m Above 22m height: 5.5 m	YES
YARD ABUTTING A G1 ZONE (min.)	6 m	2.9 m	NO
REAR YARD SETBACK (min.)	6 m	2.9 m	NO
EXTERIOR SIDE YARD SETBACKS (min.)	2.5 m	85.8 m	YES
YARD ABUTTING A RESIDENTIAL ZONE (min.)	4.0 m	4.0 m	YES
BUILDING HEIGHT (max.)	198 m	193.2 m (24 Storey)	YES
PHYSICAL SEPARATION (min.)	Above 22m height: 22.4m	Above 22m height: 22.02m	NO
TOWER FLOOR PLATE SIZE (max.)	Above 22m height: 1,250 m²	Above 22m height: 1,350.78m²	NO
FLOOR PLATE WIDTH (max.)	Above 22m height: 26 m	Above 22m height: 27.0 m	NO
EXTERIOR SIDE YARD AND REAR YARD SETBACK FOR A PLATFORM STRUCTURE (min.)	0 m	0 m	YES
INTERIOR SIDE YARD SETBACK FOR A PLATFORM STRUCTURE (min.)	2 m	2.1 m	YES
FRONT YARD SETBACK FOR A PLATFORM STRUCTURE (min.)	Above 22m height: 4.0m	3.7 m	NO

PARKING REQUIREMENTS

TOTAL PARKING COUNT (PHASE 1,2 &3)	**716 spaces (0.85/unit)**	**999 spaces (1.19/unit)**	YES
- Residential = 0.8 spaces per unit	0.8 * 842= 674 spaces	925 spaces	
- Visitor = 0.05 spaces per unit	0.05 * 842= 42 spaces	42 spaces	
- Accessible parking= 3% of required	716 * 3%= 22 spaces	22 spaces	
- Tandem spaces	N/A	44 spaces	
- Compact Vehicle	N/A	24 spaces	
- Electric Vehicle =	18	18 spaces	
- Commercial Spaces = 1 space / 20m²	14	14 spaces	
PHASE 1	**256 spaces (0.85/unit)**	**319 spaces (1.06/unit)**	YES
- Residential = 0.8 spaces per unit	0.8 * 301= 241 spaces	295 spaces	
- Visitor = 0.05 spaces per unit	0.05 * 301= 15 spaces	15 spaces	
- Accessible parking= 3% of required	256 * 3%= 8 spaces	8 spaces	
- Tandem spaces	N/A	7 spaces	
- Compact Vehicle	N/A	10 spaces	
- Electric Vehicle =	6	6 spaces	
- Commercial Spaces = 1 space / 20m²	3	3 spaces	
PHASE 2	**240 spaces (0.85/unit)**	**274 spaces (0.97/unit)**	YES
- Residential = 0.8 spaces per unit	0.8 * 282= 226 spaces	249 spaces	
- Visitor = 0.05 spaces per unit	0.05 * 282= 14 spaces	14 spaces	
- Accessible parking= 3% of required	240 * 3%= 7 spaces	7 spaces	
- Tandem spaces	N/A	9 spaces	
- Compact Vehicle	N/A	14 spaces	
- Electric Vehicle =	6	6 spaces	
- Commercial Spaces = 1 space / 20m²	5	5 spaces	
PHASE 3	**220 spaces (0.85/unit)**	**406 spaces (1.57/unit)**	YES
- Residential = 0.8 spaces per unit	0.8 * 259= 207 spaces	381 spaces	
- Visitor = 0.05 spaces per unit	0.05 * 259= 13 spaces	13 spaces	
- Accessible parking= 3% of required	220 * 3%= 7 spaces	7 spaces	
- Tandem spaces	N/A	28 spaces	
- Compact Vehicle	N/A	0 spaces	
- Electric Vehicle =	6	6 spaces	
- Commercial Spaces = 1 space / 20m²	6	6 spaces	
PARKING SPACES DIMENSIONS (min.)			
- Standard parking space:	2.75 m x 5.60 m	2.75 m x 5.60 m	YES
- Space obstructed on one side:	3.00 m x 5.60 m	3.0 m x 5.60 m	YES
- Space obstructed on two side:	3.30 m x 5.60 m	2.30 m x 5.60 m	YES
- Compact vehicle:	N/A	2.575 m x 5.60 m	
- Accessible parking space:	3.40 m x 5.60 m	3.40 m x 5.60 m	YES
- Accessible aisle:	1.5 m	1.5 m	YES
- Bike parking (Short & Long-term):	1.8 m x 0.46 m	1.8 m x 0.46 m	YES
BICYCLE PARKING SPACES (min.)	**251 spaces**	**251 spaces**	
- Short-term = 0.10 Spaces/Unit for first 250 units + 0.02 spaces/unit for each additional unit	40 spaces	40 spaces	YES
- Long-term = 0.25 Spaces/Unit	211 spaces	211 spaces (78 doubles, 55 singles) At-Grade= 140 Above Grade= 71	YES
PHASE 1	**92 spaces**	**79 spaces**	
- Short-term =	17 spaces	25 spaces	
- Long-term =	75 spaces	54 spaces (27 doubles)	NO
PHASE 2	**88 spaces**	**132 spaces**	YES
- Short-term =	17 spaces	9 spaces	
- Long-term =	71 spaces	123 spaces (34 doubles, 55 singles)	
PHASE 3	**71 spaces**	**40 spaces**	YES
- Short-term =	6 spaces	6 spaces	
- Long-term =	65 spaces	34 spaces (17 doubles)	

TRUE NORTH

CONSTRUCTION NORTH

vive DEVELOPMENT

OWNER'S NAME

SIGNATURE
THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE

NOTE: THE DIMENSIONAL AREAS AND INFORMATION ON THIS PLAN ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE AT THE FINAL SURVEY. PROVIDING THE EXTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL BYLAW ZONING PROVISIONS COMPLIED WITH. FUTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

no.	revisions	date	init.
0	ISSUED FOR SITE PLAN APPROVAL	2026-11-11	KR

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date plotted 2026-11-11 plot scale 1:1

ONTARIO ASSOCIATION OF ARCHITECTS
November 2nd, 2026
KYLE J. REINDERS
LICENCE
8474

drawn AC
designed KR
reviewed KR
date 2026-11-11
scale 1:350

project
142 QUEENSTON STREET
ST. CATHARINES, ON

drawing
ARCHITECTURAL SITE PLAN

REINDERS + ASSOCIATES
ARCHITECTURE . ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

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