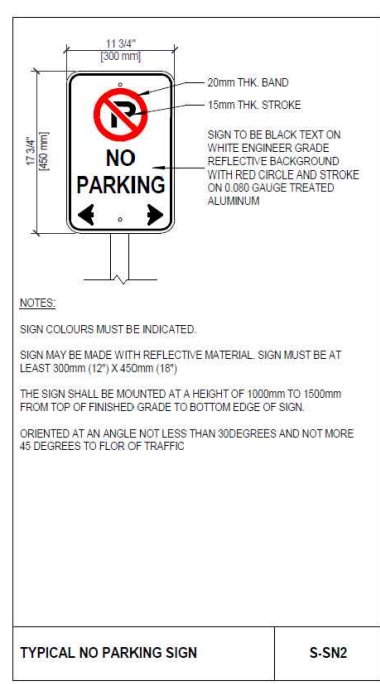
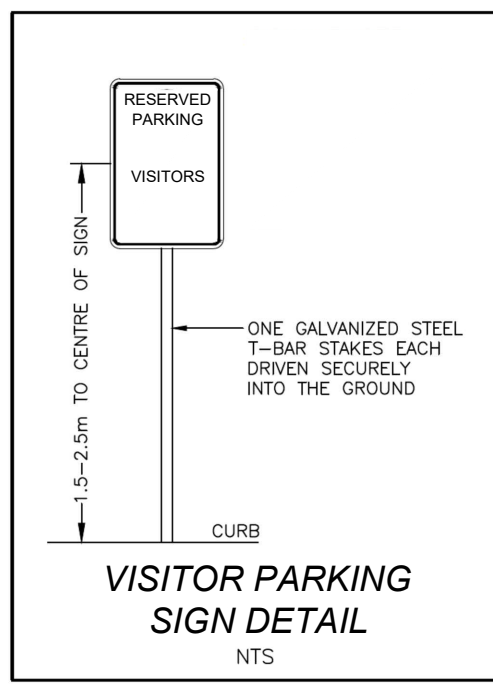
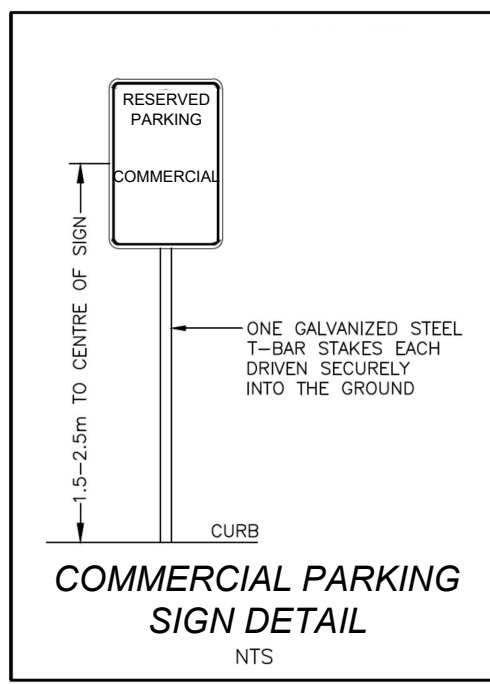




PARKING SIGNAGE TO FOLLOW
CITY OF ST. CATHARINES GUIDELINES



KEY PLAN - SITE CONTEXT
NTS

INFORMATION TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
CORPORATION PLAN No. 5
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA
PREPARED BY:
Suda & Maleszyk Surveying Inc.

OWNER'S NAME
SIGNATURE
THE CORPORATION OF
ST. CATHARINES
DIRECTOR OF PLANNING & BUILDING SERVICES
DATE: / / 20
NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

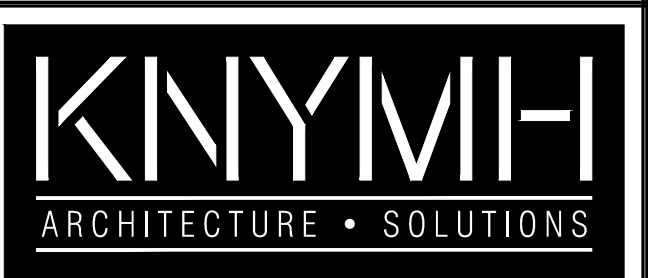
KEY TO DETAIL LOCATION
No. DETAIL NUMBER
Drawing Sheet Number

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
FOR SITE PLAN APPROVAL	20	09.10.24	AB
FOR TAX INCREMENT FINANCE PROGRAM	21	19.12.24	AB
FOR SITE PLAN APPROVAL	22	20.12.24	AB
FOR TENDER	23	31.01.25	AB
FOR BUILDING PERMIT	24	07.03.25	AB
FOR CONSTRUCTION	25	01.12.25	AB
FOR MINOR VARIANCE	26	28.07.26	JR

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
ADDENDUM 2	2	28.03.25	AB
SITE PLAN AGREEMENT	3	22.04.25	AB
BUILDING PERMIT COMMENTS	4	05.05.25	AB
ADDENDUM 3	5	17.07.25	AB
ADDENDUM 2-R1	6	31.07.25	AB
ADDENDUM 4	7	03.09.25	AB
ADDENDUM 5	8	10.09.25	AB
ADDENDUM 6	9	24.10.25	AB
RFI#38	10	05.11.25	PM
ADDENDUM 7	11	25.11.25	AB
ADDENDUM 8	12	27.11.25	AB
ADDENDUM 9	13	05.12.25	AB
SITE PLAN - WASTE COLLECTION	14	11.12.25	AB
SITE PLAN - WASTE COLLECTION	15	24.02.26	AB
SITE INSTRUCTION 1	16	11.03.26	JR
SITE INSTRUCTION 2	17	11.03.26	RC
SITE INSTRUCTION 3	18	24.03.26	JR
SITE PLAN - WASTE COLLECTION	19	23.04.26	JR
MINOR VARIANCE	20	28.07.26	JR

BUILDING PERMIT NUMBER:



KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com

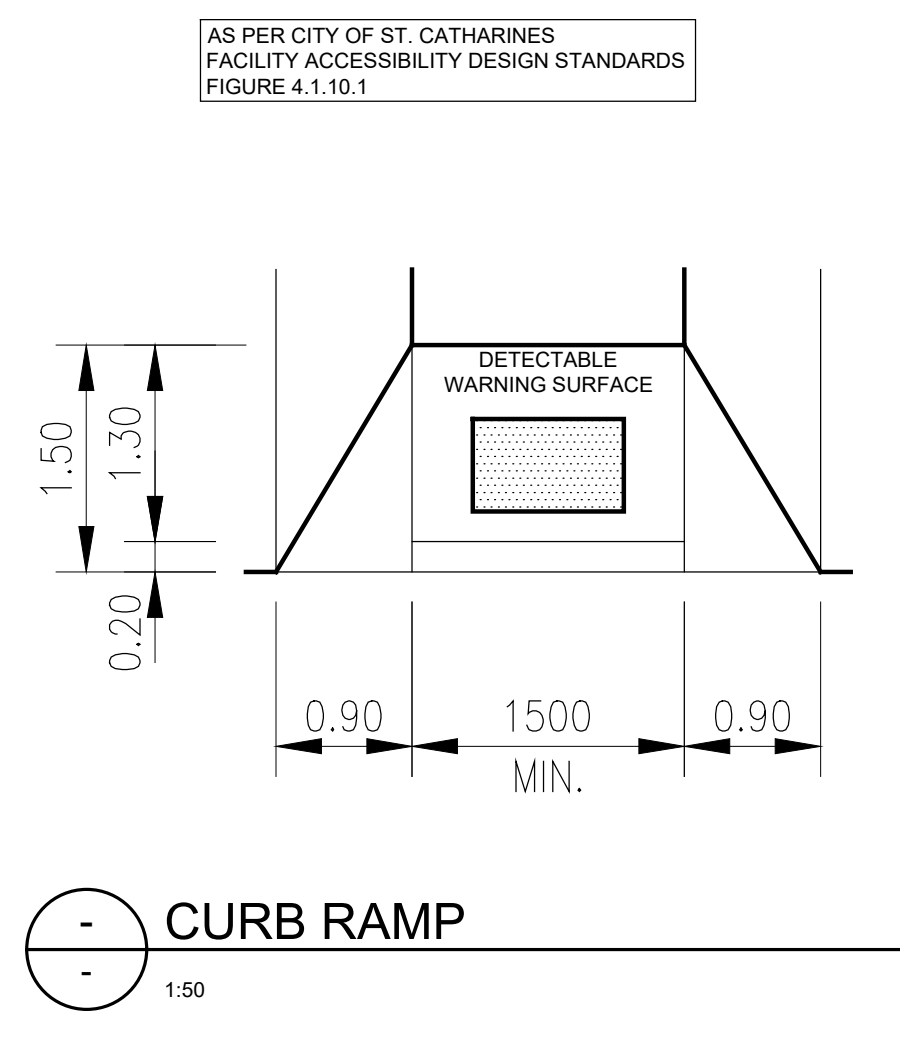
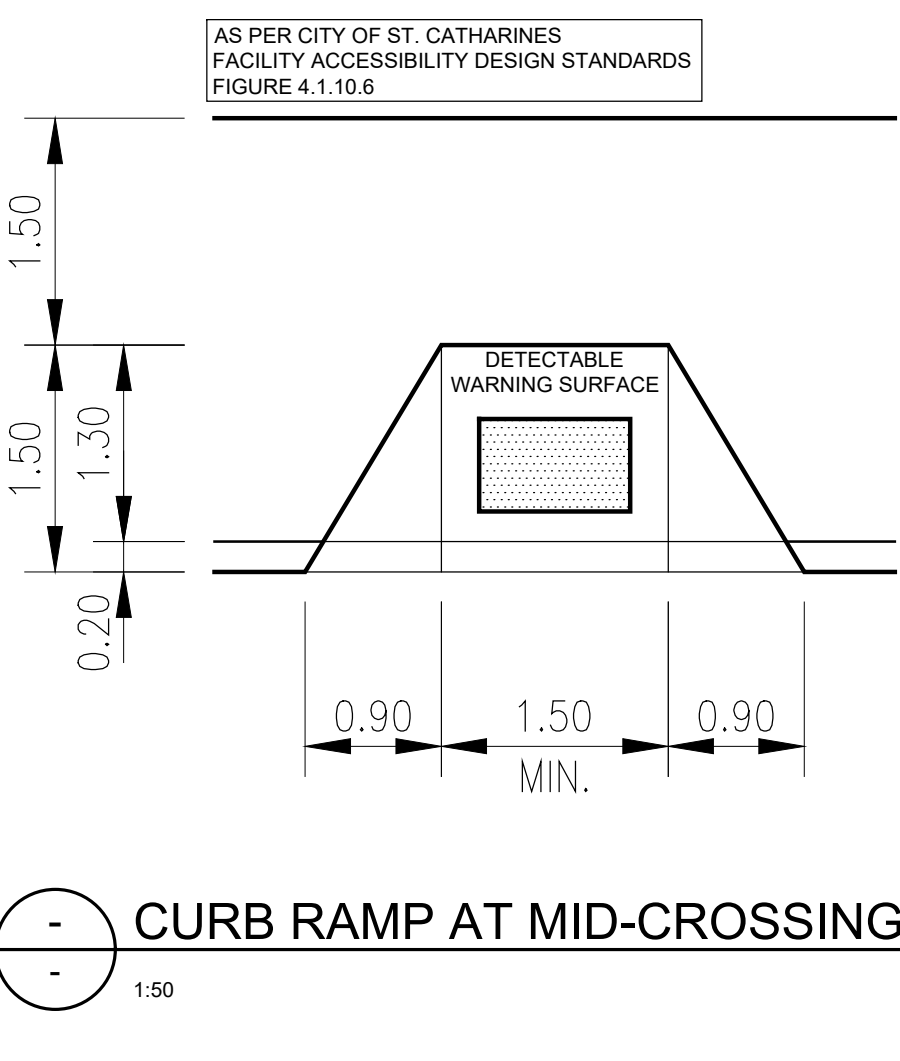
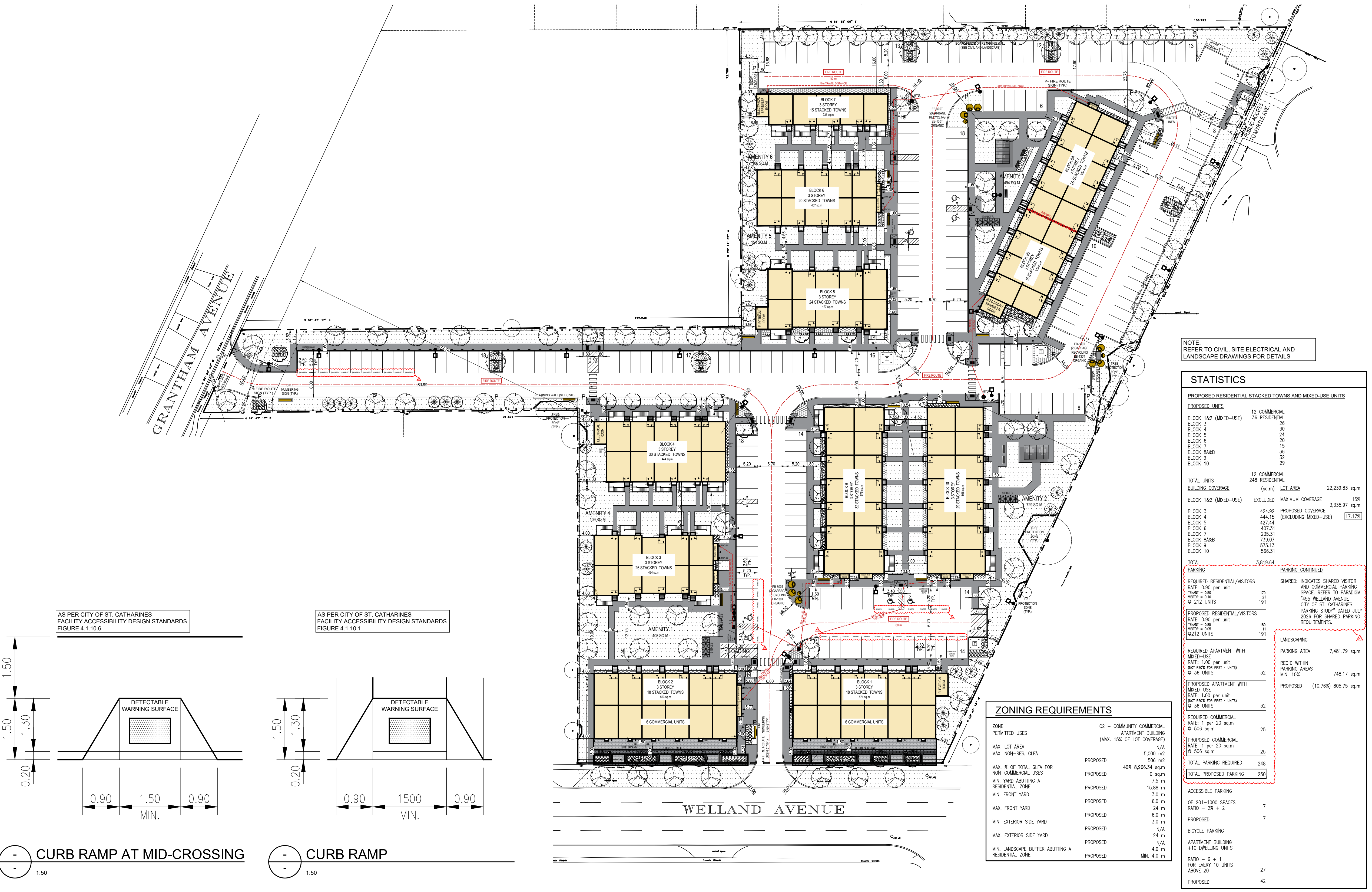


455 WELLAND STACKS
455 WELLAND
ST. CATHARINES, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
1:500
PROJECT NUMBER:
22058

DRAWN BY: CHECKED BY:
DRAWING VERSION:
PLOT DATE:
July 28, 2025
DRAWING SHEET NUMBER:
SP1



ZONING REQUIREMENTS

ZONE	PERMITTED USES	C2 - COMMUNITY COMMERCIAL
MAX. LOT AREA	N/A	5,000 m ²
MAX. NON-RES. G.L.F.A.	PROPOSED	500 m ²
MAX. % OF TOTAL G.L.F.A. FOR NON-COMMERCIAL USES	PROPOSED	40% 8,966.34 sq.m
MIN. YARD ABUTTING A RESIDENTIAL ZONE	PROPOSED	15.88 m
MIN. FRONT YARD	PROPOSED	3.0 m
MAX. FRONT YARD	PROPOSED	6.0 m
MIN. EXTERIOR SIDE YARD	PROPOSED	3.0 m
MAX. EXTERIOR SIDE YARD	PROPOSED	24 m
MIN. LANDSCAPE BUFFER ABUTTING A RESIDENTIAL ZONE	PROPOSED	N/A
	PROPOSED	4.0 m
	PROPOSED	MIN. 4.0 m

STATISTICS

PROPOSED RESIDENTIAL STACKED TOWNS AND MIXED-USE UNITS	
PROPOSED UNITS	12 COMMERCIAL 248 RESIDENTIAL
BLOCK 1&2 (MIXED-USE)	36 RESIDENTIAL
BLOCK 3	26
BLOCK 4	30
BLOCK 5	24
BLOCK 6	20
BLOCK 7	15
BLOCK 8&9	36
BLOCK 10	29
TOTAL UNITS	12 COMMERCIAL 248 RESIDENTIAL
BUILDING COVERAGE (sq.m)	LOT AREA 22,239.83 sq.m 3,335.97 sq.m
BLOCK 1&2 (MIXED-USE)	EXCLUDED MAXIMUM COVERAGE 15% PROPOSED COVERAGE 17.17%
BLOCK 3	424.92
BLOCK 4	444.15
BLOCK 5	427.44
BLOCK 6	407.31
BLOCK 7	235.31
BLOCK 8&9	739.07
BLOCK 10	575.13
TOTAL	3,819.64
PARKING	
REQUIRED RESIDENTIAL/VISITORS	
RATE: 0.90 per unit	190
SPACE = 5.80	9
# 212 UNITS	191
PROPOSED RESIDENTIAL/VISITORS	
RATE: 0.90 per unit	190
SPACE = 4.86	11
VISITOR = 0.05	11
# 212 UNITS	151
REQUIRED APARTMENT WITH MIXED-USE	
RATE: 1.00 per unit	32
(NOT REPT FOR FIRST 4 UNITS)	
# 36 UNITS	32
PROPOSED APARTMENT WITH MIXED-USE	
RATE: 1.00 per unit	32
(NOT REPT FOR FIRST 4 UNITS)	
# 36 UNITS	32
REQUIRED COMMERCIAL	
RATE: 1 per 20 sq.m	25
# 506 sq.m	
PROPOSED COMMERCIAL	
RATE: 1 per 20 sq.m	25
# 506 sq.m	
TOTAL PARKING REQUIRED	248
TOTAL PROPOSED PARKING	250
ACCESSIBLE PARKING	
OF 201-1000 SPACES	7
RATIO = 2% + 2	
PROPOSED	7
BICYCLE PARKING	
APARTMENT BUILDING +10 DWELLING UNITS	
RATIO = 6 + 1	
FOR EVERY 10 UNITS	27
ABOVE 20	
PROPOSED	42