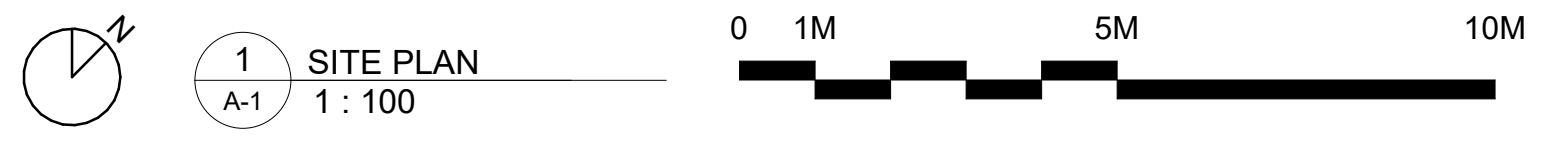
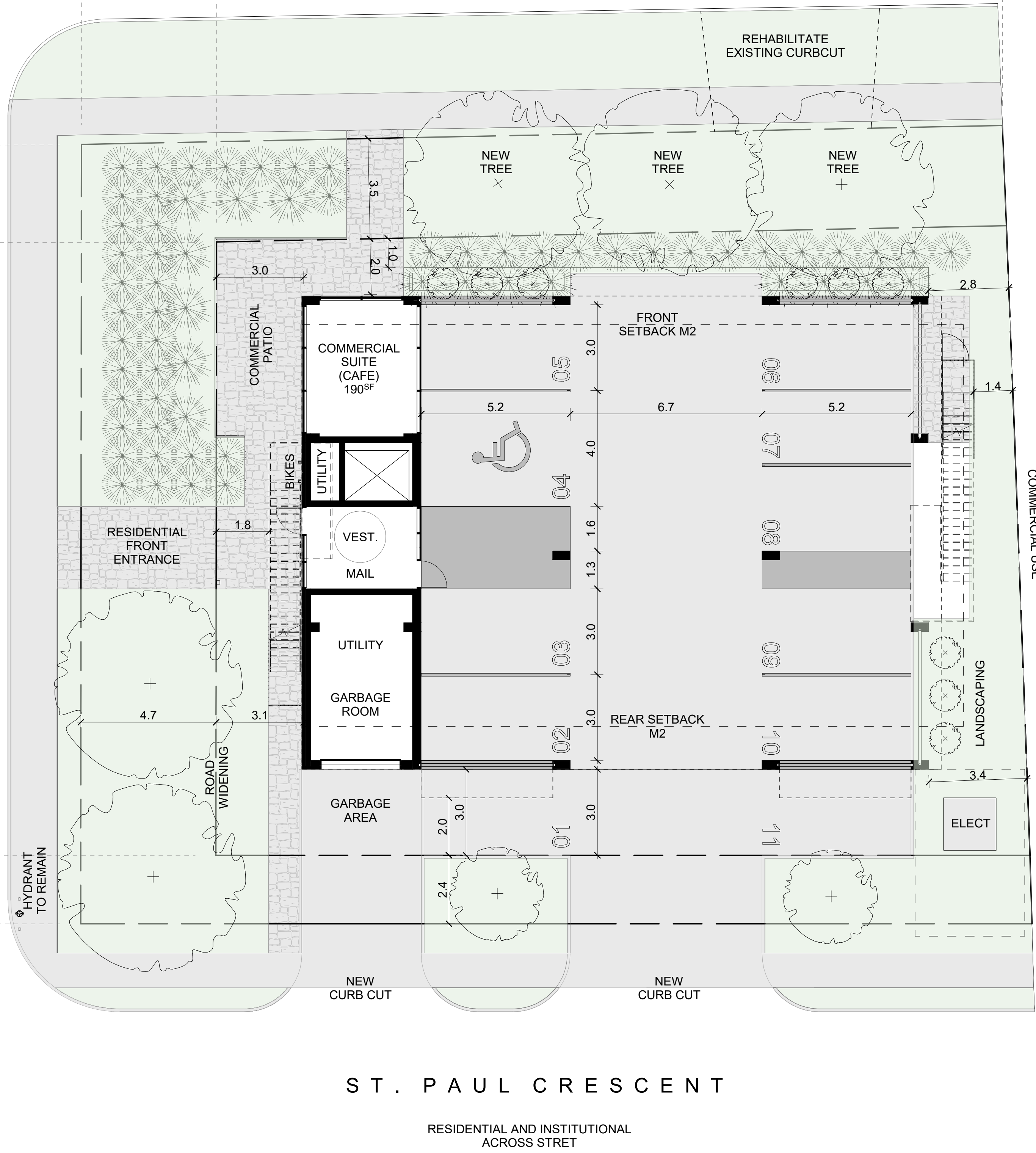
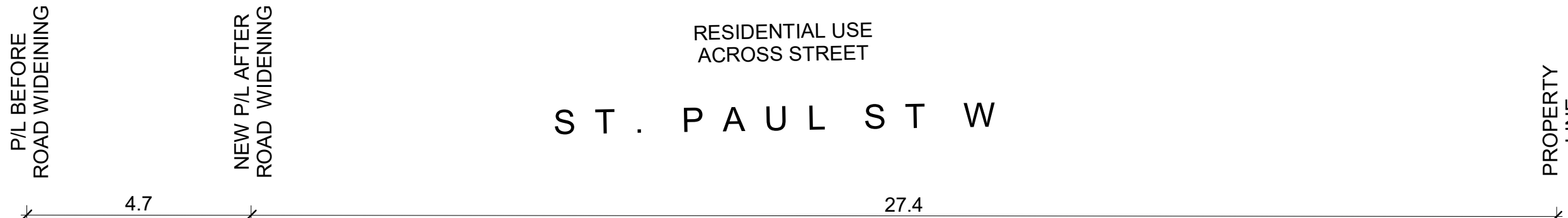
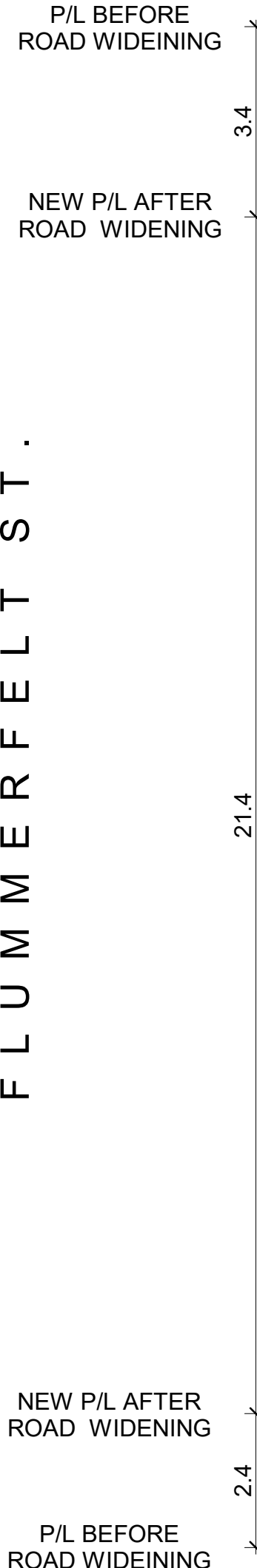


SUBJECT LANDS

COMMERCIAL USE  
ACROSS STREET

F L U M M E R F E L T S T .



**CIVIC ADDRESS**  
49 ST. PAUL ST.  
ST. CATHARINES, ON  
L2S 2C3

**PARKING SUMMARY**

LOWER LEVEL	
REGULAR	10
BARRIER FREE	1
TOTAL STALLS	11
REQUIRED STALLS	
16 SUITES x 1.00 STALLS/SUITE =	16 STALLS
PROVIDED STALLS	
16 SUITES x 0.688 STALLS/SUITE =	11 STALLS

**BUILDING STOREYS**

LEVEL 1	PARKING / COMMERCIAL SUITE
LEVEL 2	4 RESIDENTIAL SUITES
LEVEL 3	4 RESIDENTIAL SUITES
LEVEL 4	4 RESIDENTIAL SUITES
LEVEL 5	4 RESIDENTIAL SUITES

**LOT STATISTICS**

LOT AREA PRIOR TO ROAD WIDENINGS	0.0901 HA
NEW LOT AREA	0.0608 HA
BUILDING FOOTPRINT	386 SQM

M2 Zone	Required	Proposed
Maximum lot area	4000 square metres	Comply – 608 square metres
Maximum lot frontage	30 metres	Comply – 27.4 metres
Minimum front yard	3 metres for portion of portion of building less than 14 metres in height	
	5m for portion of building 14 metres in height or greater	<b>2 metres from building</b>
Minimum rear yard depth	4.5 metres for portion of building up to 14 metres in height / additional 0.5 metres for each additional 1 metre in building height	
	18 metres proposed building height (4 metres x 0.5 = 2 metres) 6.5 metres rear yard	<b>3 metres from building</b>
Minimum interior side yard	1.2 metres	Comply – 2.8 metres from building 1.4 metres from stairwell
Minimum exterior side yard	3 metres for portion of portion of building less than 14 metres in height	
	5m for portion of building 14 metres in height or greater	<b>3 metres from building 1.8 metres from stairs</b>
Maximum total non-residential GLFA on a lot	50% of the residential floor area on the lot (to a maximum of 930 square metres)	Comply – 17.65 square metres
Maximum residential density	198 units/ha	<b>263 units/ha</b>
<b>Section 2.10: Permitted Encroachments</b>		
Cantilever	0.6 metres into front and rear yard and no greater than 25% of the total wall façade	<b>50% of total wall façade</b>
	Front yard – 4.4 metres (5m – 0.6)	<b>Front yard - 1 metre</b>
	Rear yard – 5.9 metres (6.5 – 0.6)	<b>Rear yard - 2 metre</b>

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B ZBA	11 OCT 2022	MT
A PRE-CON	25 NOV 2021	MT
Issue	Issued for	Date

Seal

**NOT FOR CONSTRUCTION**

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.  
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.  
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.  
All drawings and related documents remain the property of Quartek Group Inc. all drawings are protected under copyright and under contract.

**Quartek**  
Architects • Planners  
Engineers • Project Managers  
T: 905 984 8676  
89 - 91 St. Paul Street, Suite 100,  
St. Catharines, ON, L2S 3M3  
www.quartekgroup.com

Project Title

**ST PAUL ST. MIXED-USE DEVELOPMENT**

49 ST PAUL ST - ST. CATHARINES

Drawing Title

**SITE PLAN**

Drawn \_\_\_\_\_ Designed by \_\_\_\_\_

Scale \_\_\_\_\_ Date Created \_\_\_\_\_

1 : 100 18 NOV 2021

Job Number \_\_\_\_\_ Issue \_\_\_\_\_

21142 B

Drawing Number \_\_\_\_\_