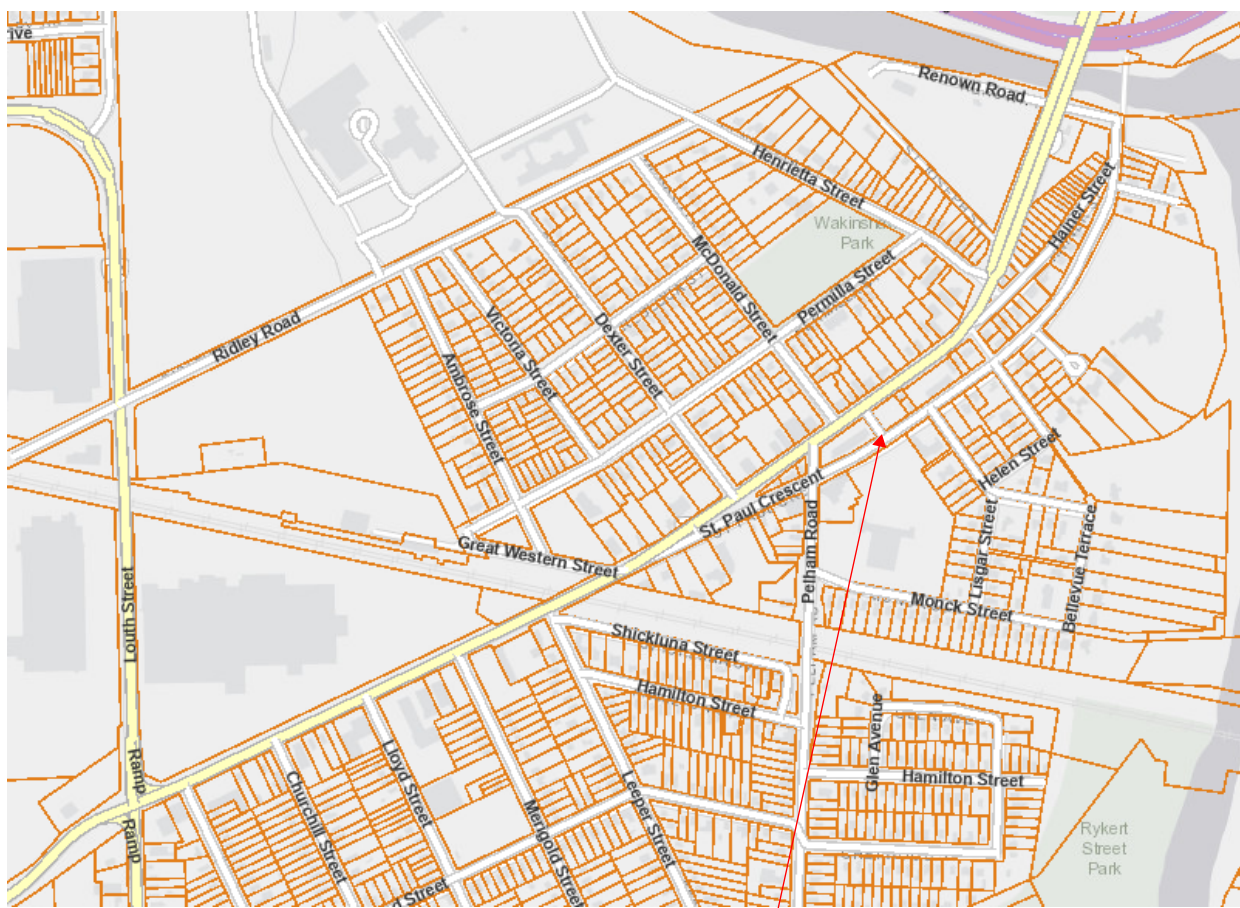




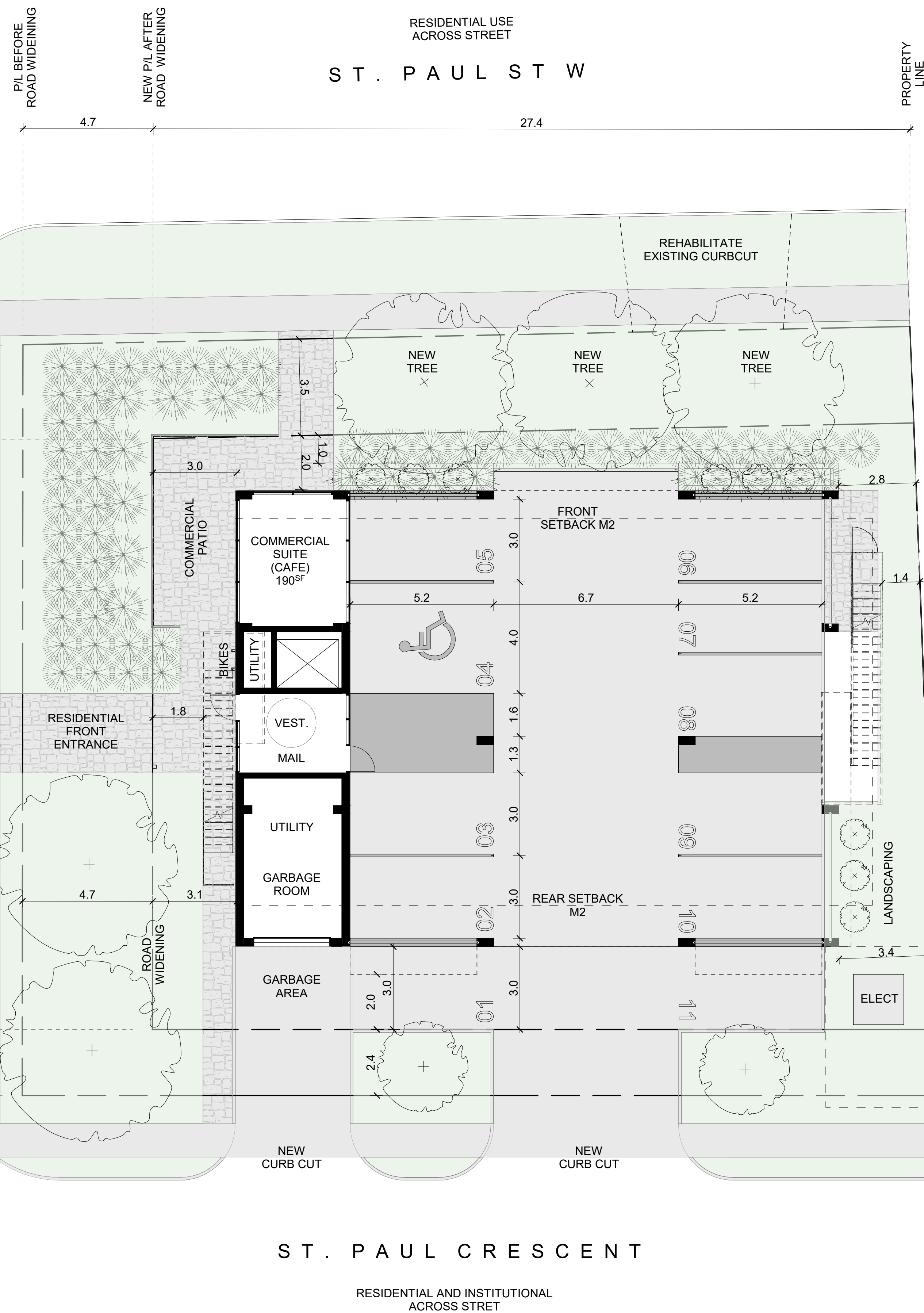
47 ST PAUL ST W - MIXED-USE DEVELOPMENT

11 SEPT 2022 - ISSUED FOR ZONING BYLAW AMENDMENT

KEY MAP

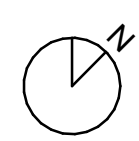


SUBJECT LANDS



ST. PAUL CRESCENT

RESIDENTIAL AND INSTITUTIONAL ACROSS STREET



1 SITE PLAN
A-1 1:100



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 SUITES	16 STALLS
PROVIDED STALLS		
16 SUITES x 0.688 STALLS/SUITE =	16 SUITES	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	2 metres from building
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	3 metres from building
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	3 metres from building 1.8 metres from stairs
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	263 units/ha
Section 2.10: Permitted Encroachments		
Cantilever	0.6 metres into front and rear yard and no greater than 25% of the total wall façade Front yard - 4.4 metres (5m - 0.6) Rear yard - 5.9 metres (6.5 - 0.6)	50% of total wall façade Front yard - 1 metre Rear yard - 2 metre

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

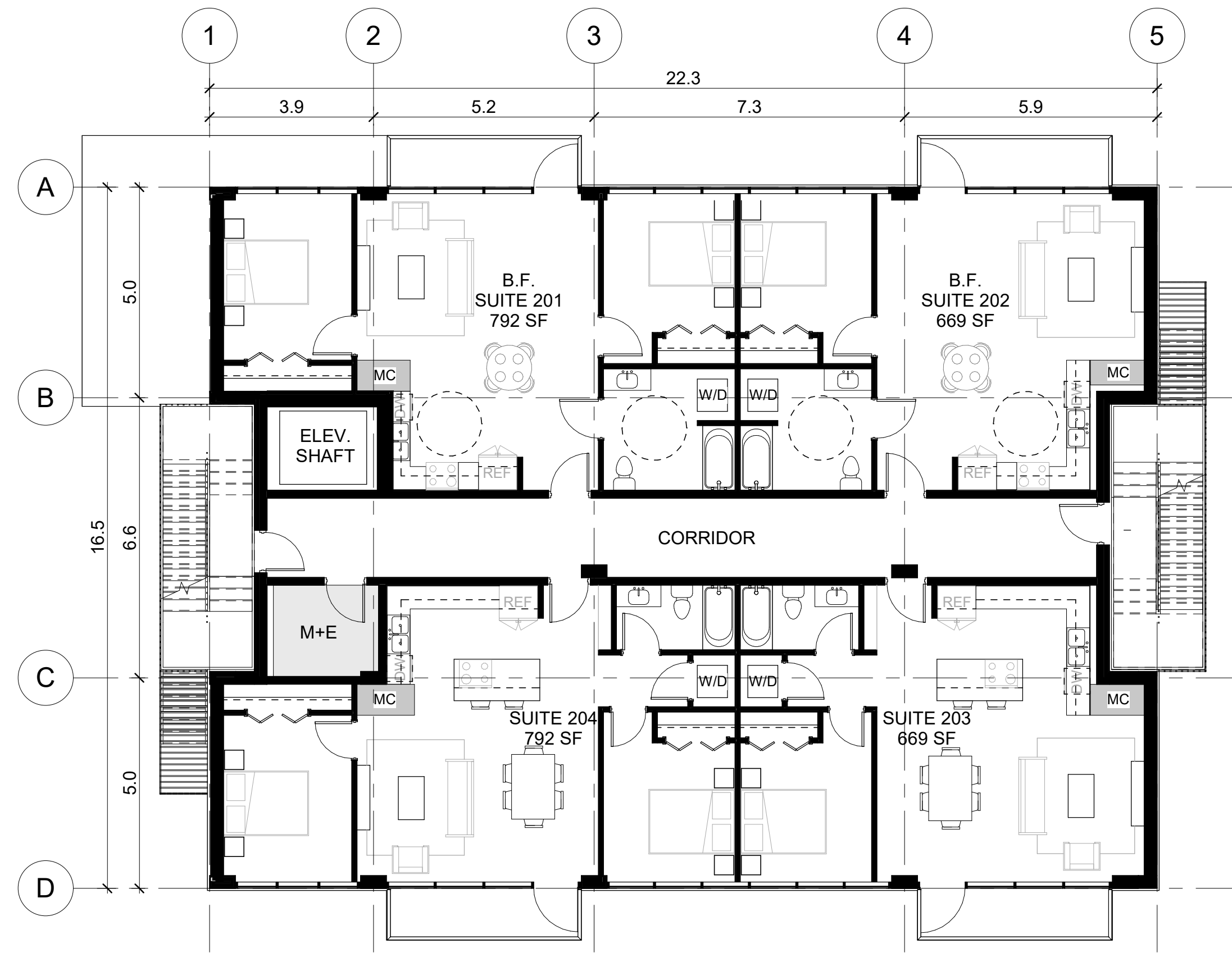
NOT FOR CONSTRUCTION

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.

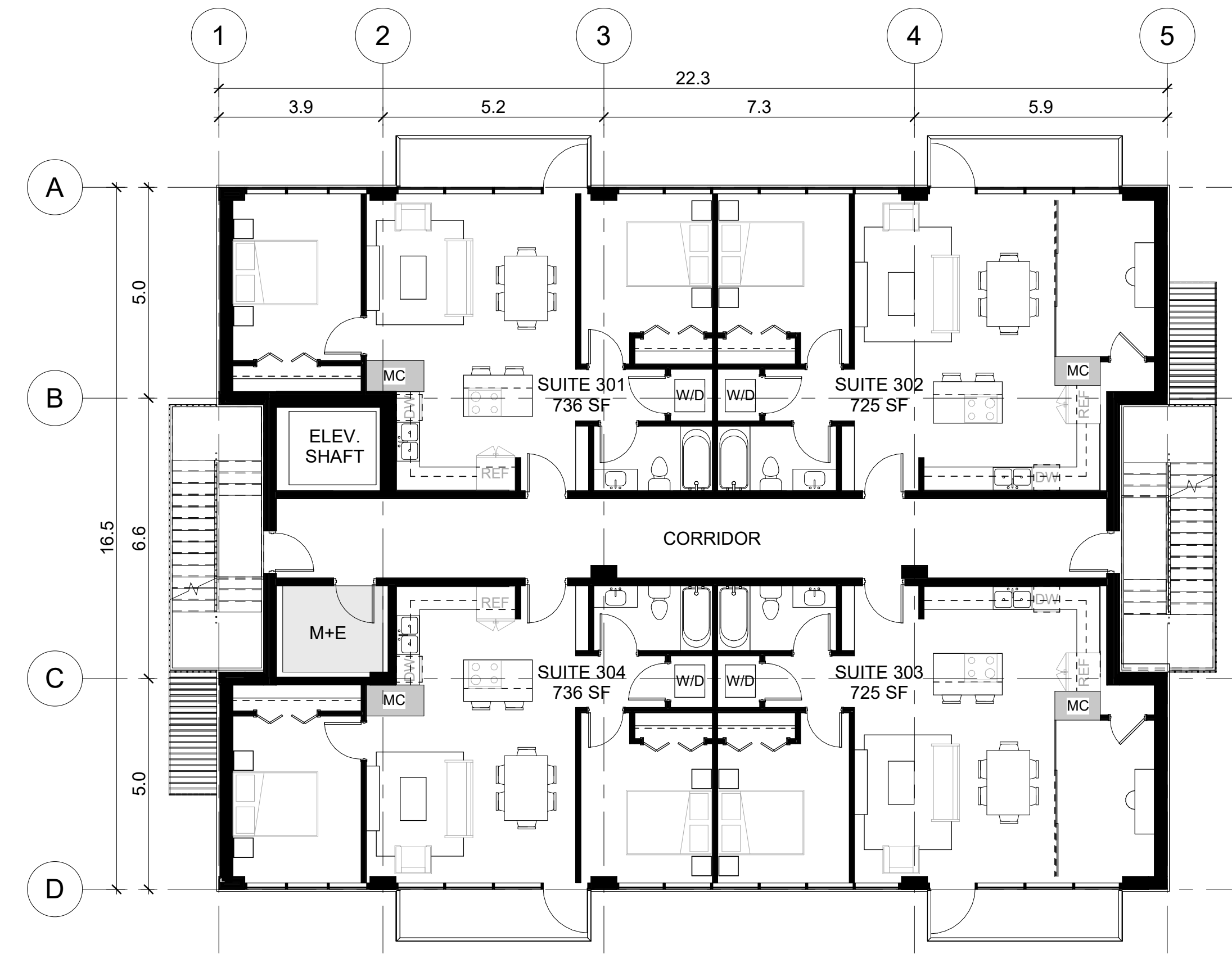
Project Title
ST PAUL ST. MIXED-USE DEVELOPMENT
49 ST PAUL ST - ST. CATHARINES

Drawing Title
SITE PLAN

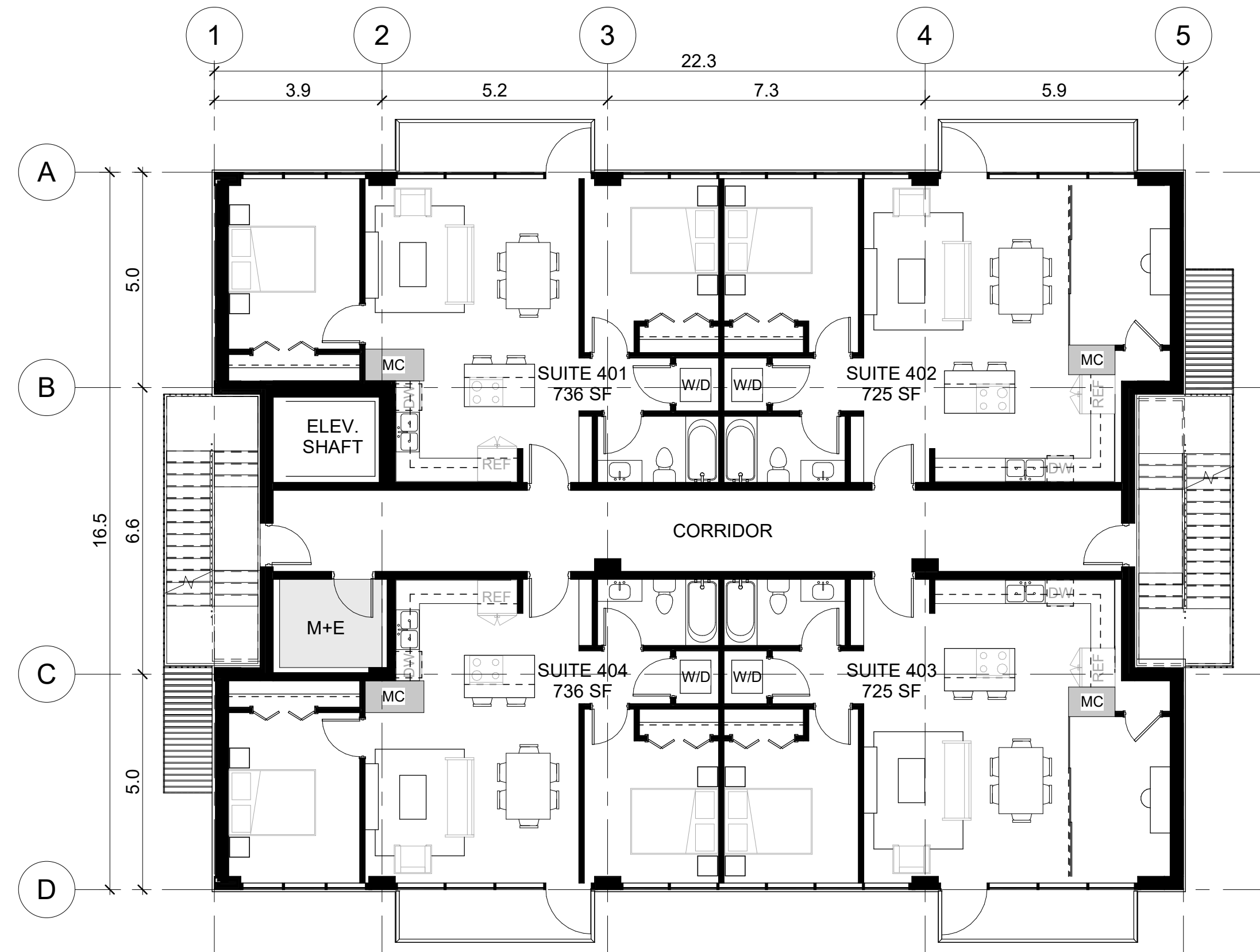
Drawn	Designed by
MT	MT
Scale	Date Created
1:100	18 NOV 2021
Job Number	Issue
21142	B
Drawing Number	
A-1	



1 LVL 2
A-2 1 : 100



2 LVL 3
A-2 1 : 100



3 LVL 4
A-2 1 : 100



4 LVL 5
A-2 1 : 100

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

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 L2R 3M3
 www.quartekgroup.com

Project Title
ST PAUL ST. MIXED-USE DEVELOPMENT

49 ST PAUL ST - ST. CATHARINES

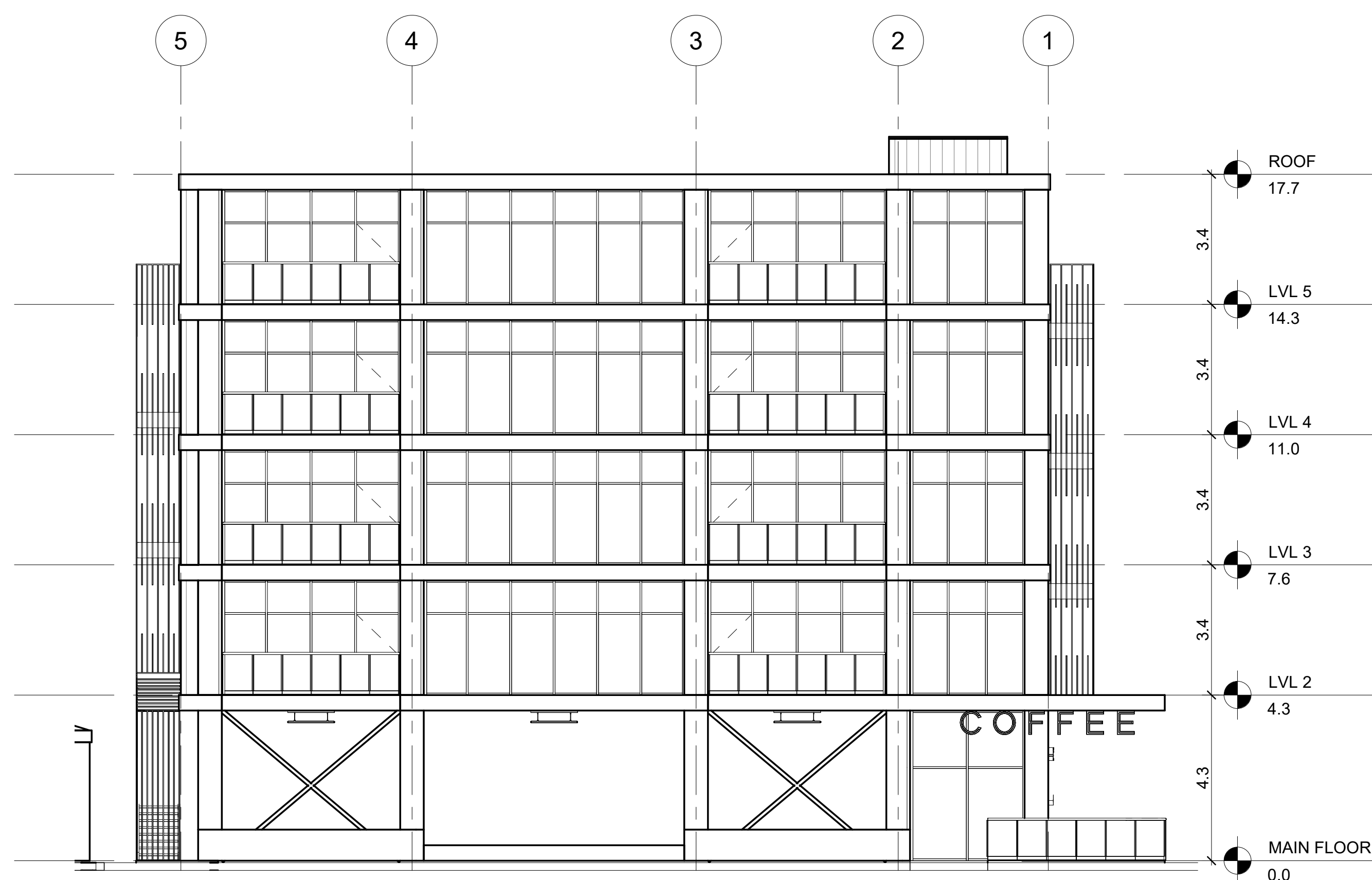
Drawing Title
RESIDENTIAL LEVELS

Drawn: MT / JS Designed by: JS

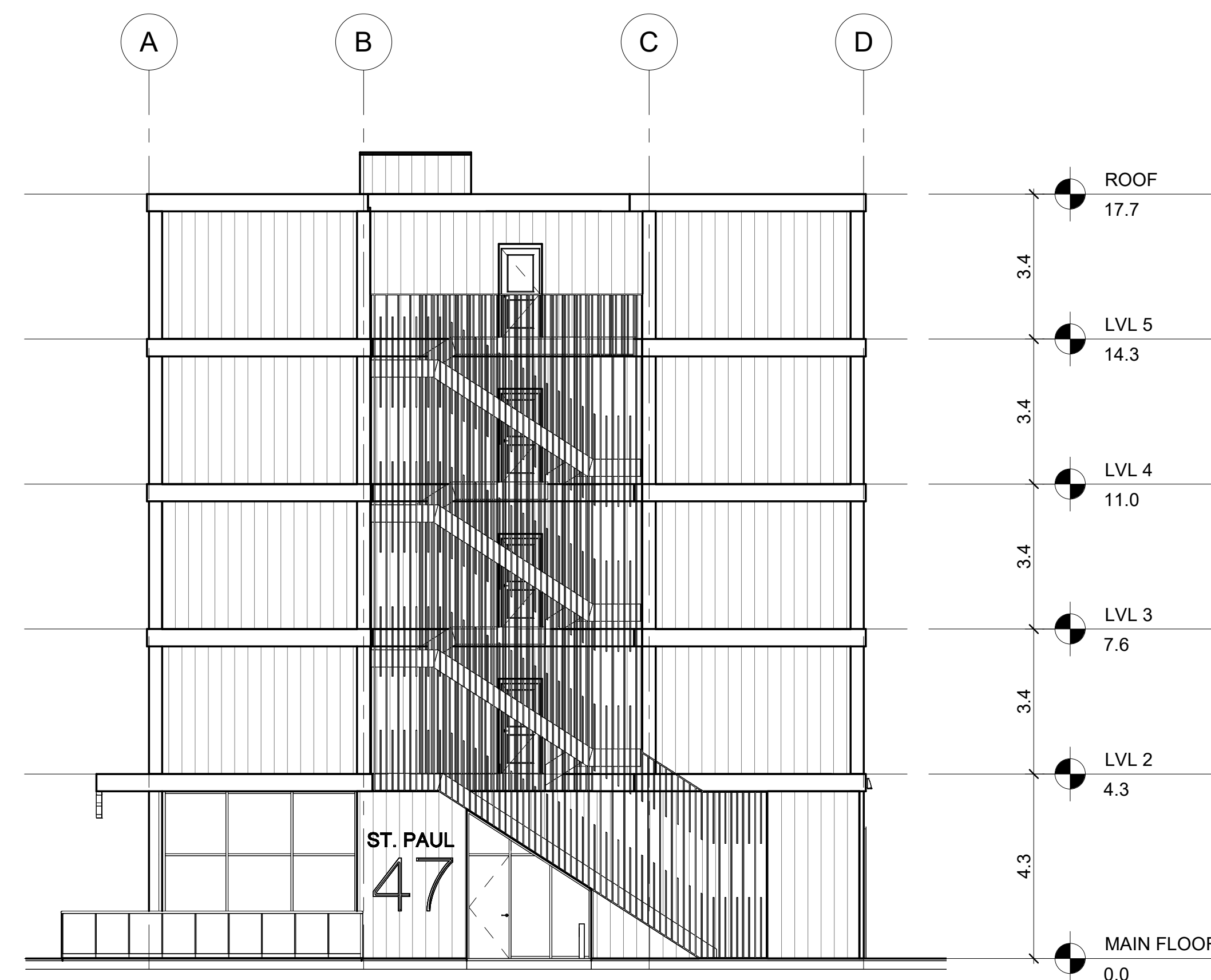
Scale: 1 : 100 Date Created: 18 NOV 2021

Job Number: 21142 Issue: B

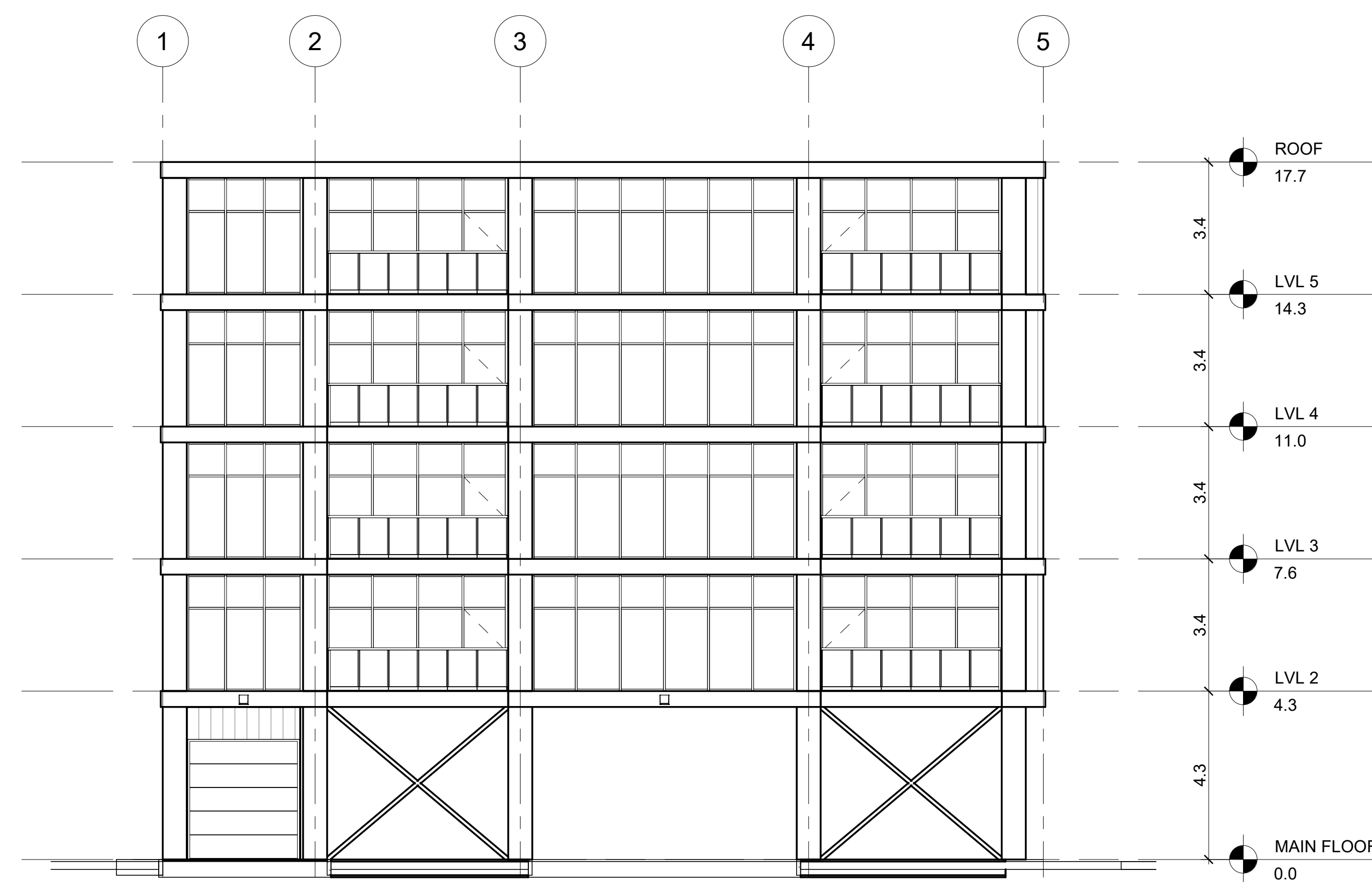
Drawing Number: A-2



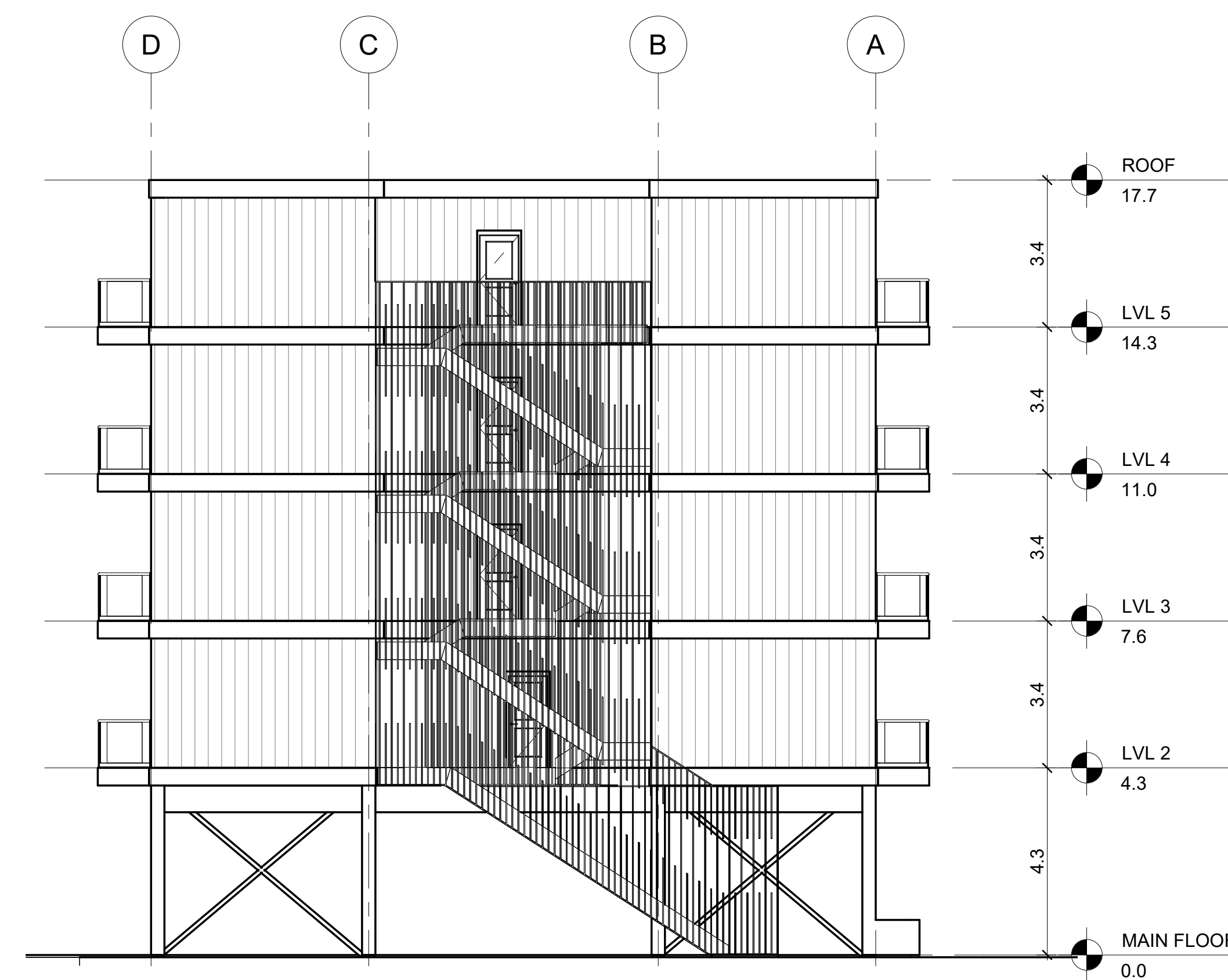
1 NORTH ELEVATION
A-3 1: 100



2 WEST ELEVATION
A-3 1: 100



3 SOUTH ELEVATION
A-3 1: 100



4 EAST ELEVATION
A-3 1: 100

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

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, L2R 3M3
 www.quartekgroup.com

Project Title

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

49 ST PAUL ST - ST. CATHARINES

Drawing Title

ELEVATIONS

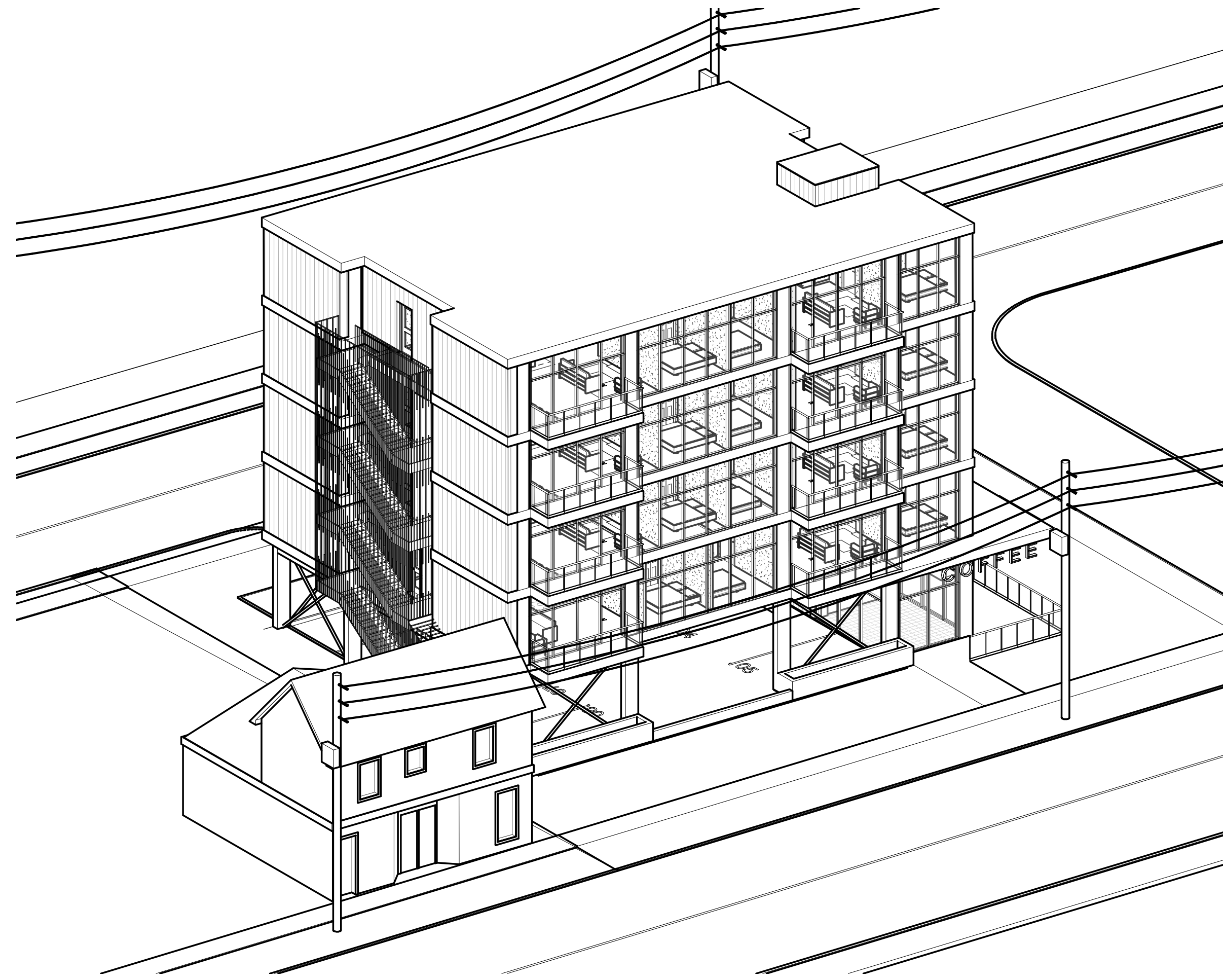
Drawn	Author	Designed by	Designer

Scale	Date Created
1 : 100	18 NOV 2021

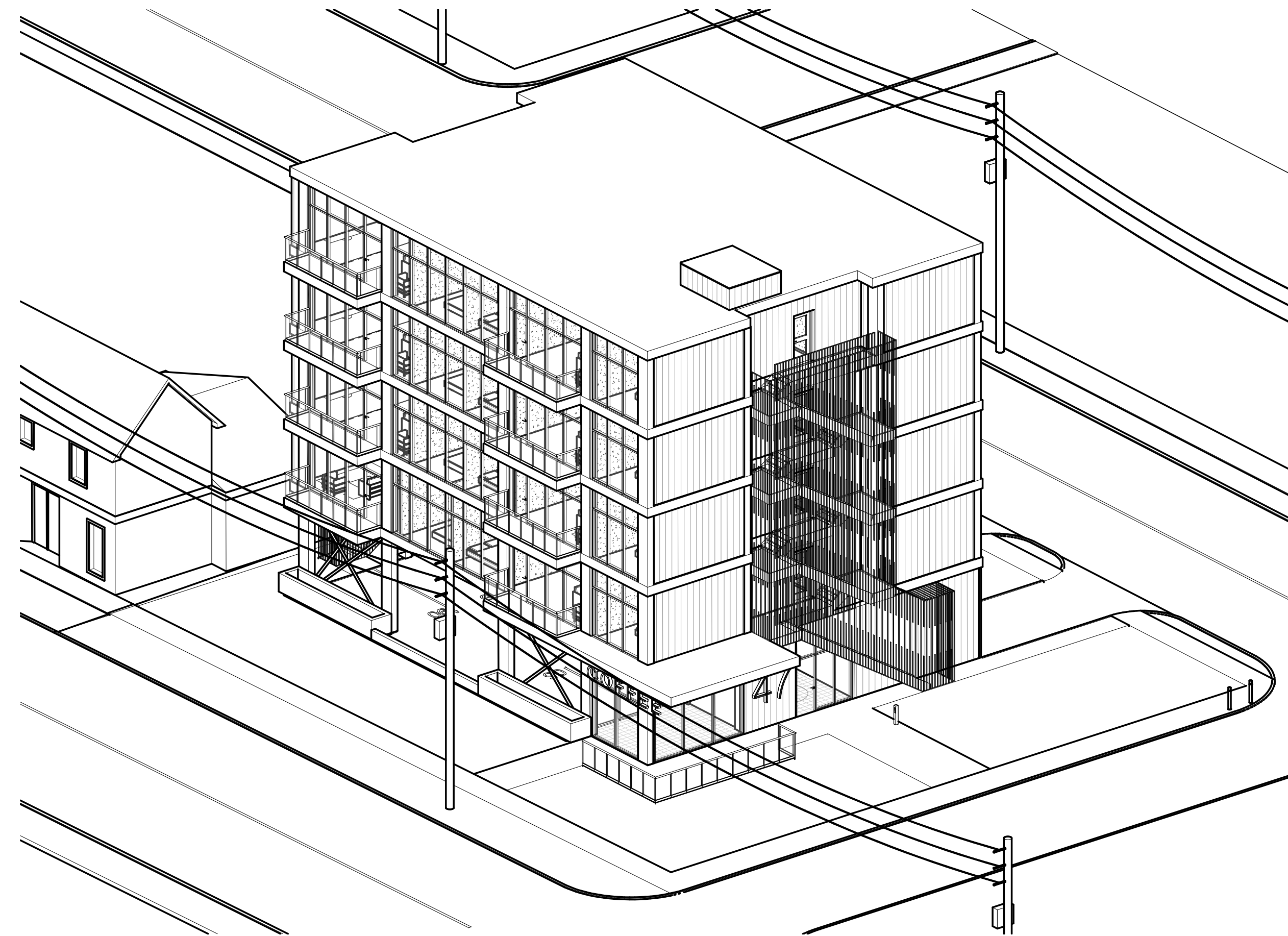
Job Number	Issue
21142	B

Drawing Number

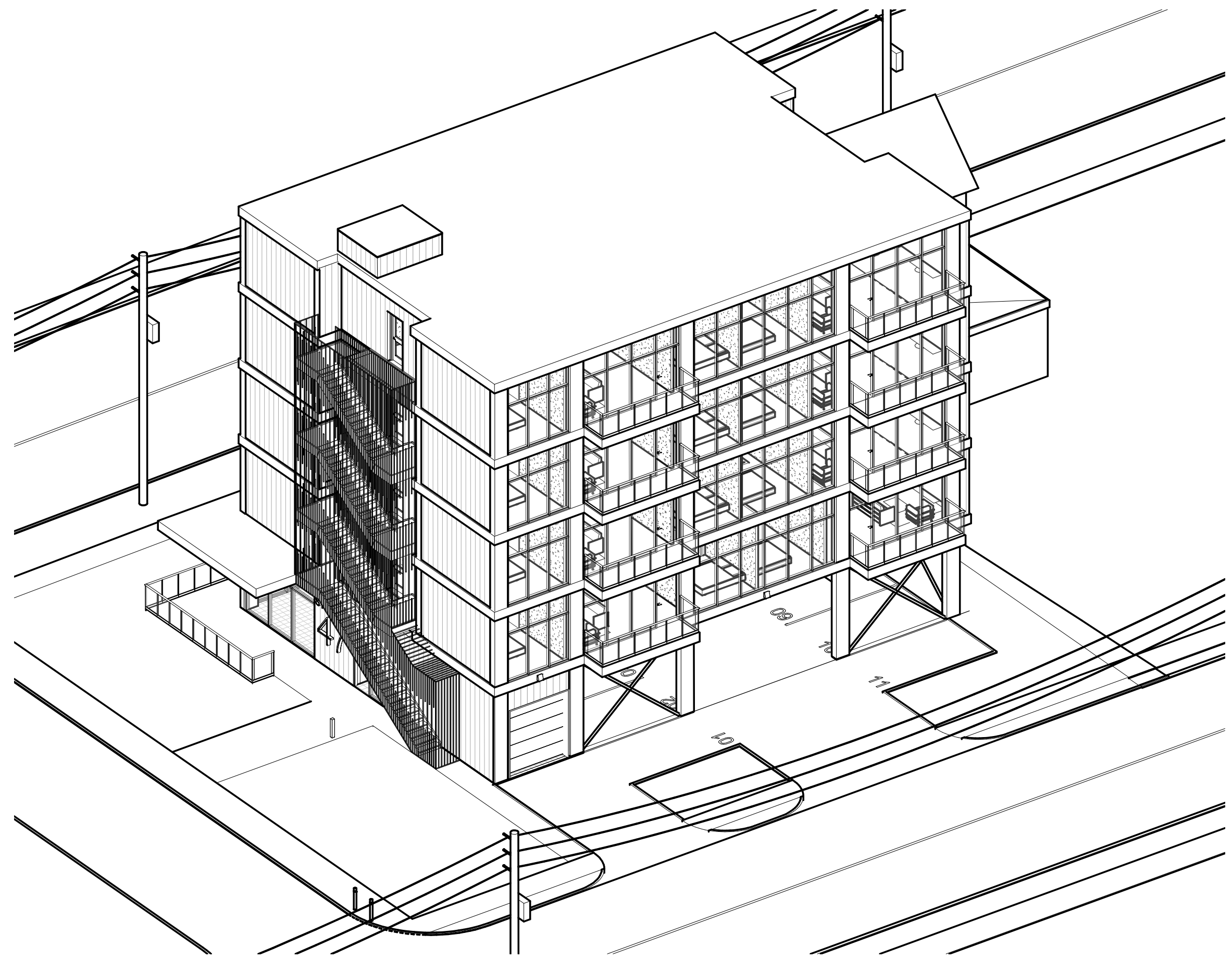
A-3



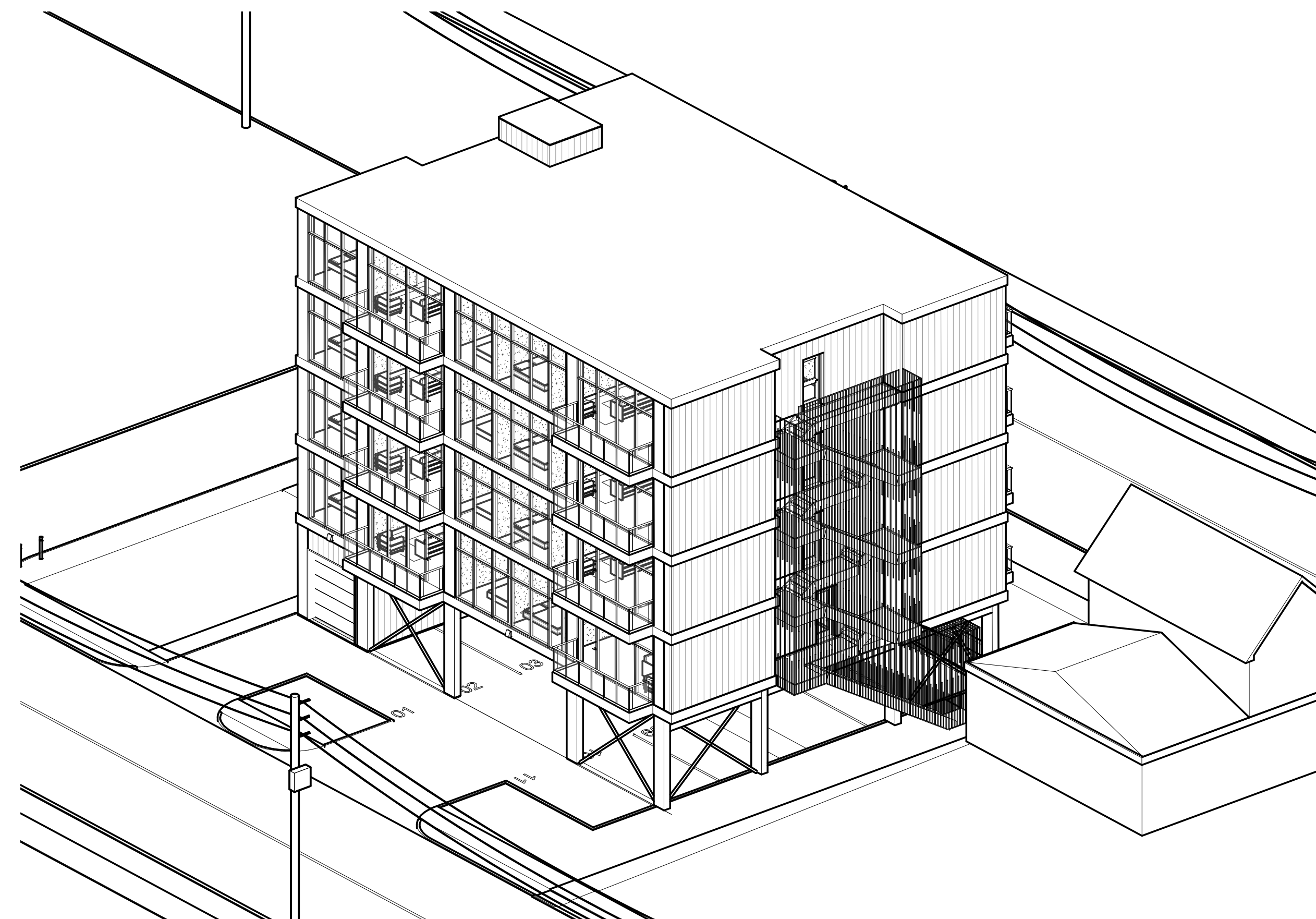
1 AXONOMETRIC VIEW 1
A-4



2 AXONOMETRIC VIEW 2
A-4



3 AXONOMETRIC VIEW 3
A-4



4 AXONOMETRIC VIEW 4
A-4

P:\2021 Projects\21142 47 St Paul W. Frank\Drawings\21142 St Paul St Site Layout 05APR2022.rvt

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

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, L2R 3M3
www.quartekgroup.com

Project Title	
ST PAUL ST. MIXED-USE DEVELOPMENT	
49 ST PAUL ST - ST. CATHARINES	
Drawing Title	
3D AXONOMETRICS	
Drawn	Designed by
Author	Designer
Scale	Date Created
	18 NOV 2021
Job Number	Issue
21142	B
Drawing Number	
A-4	

