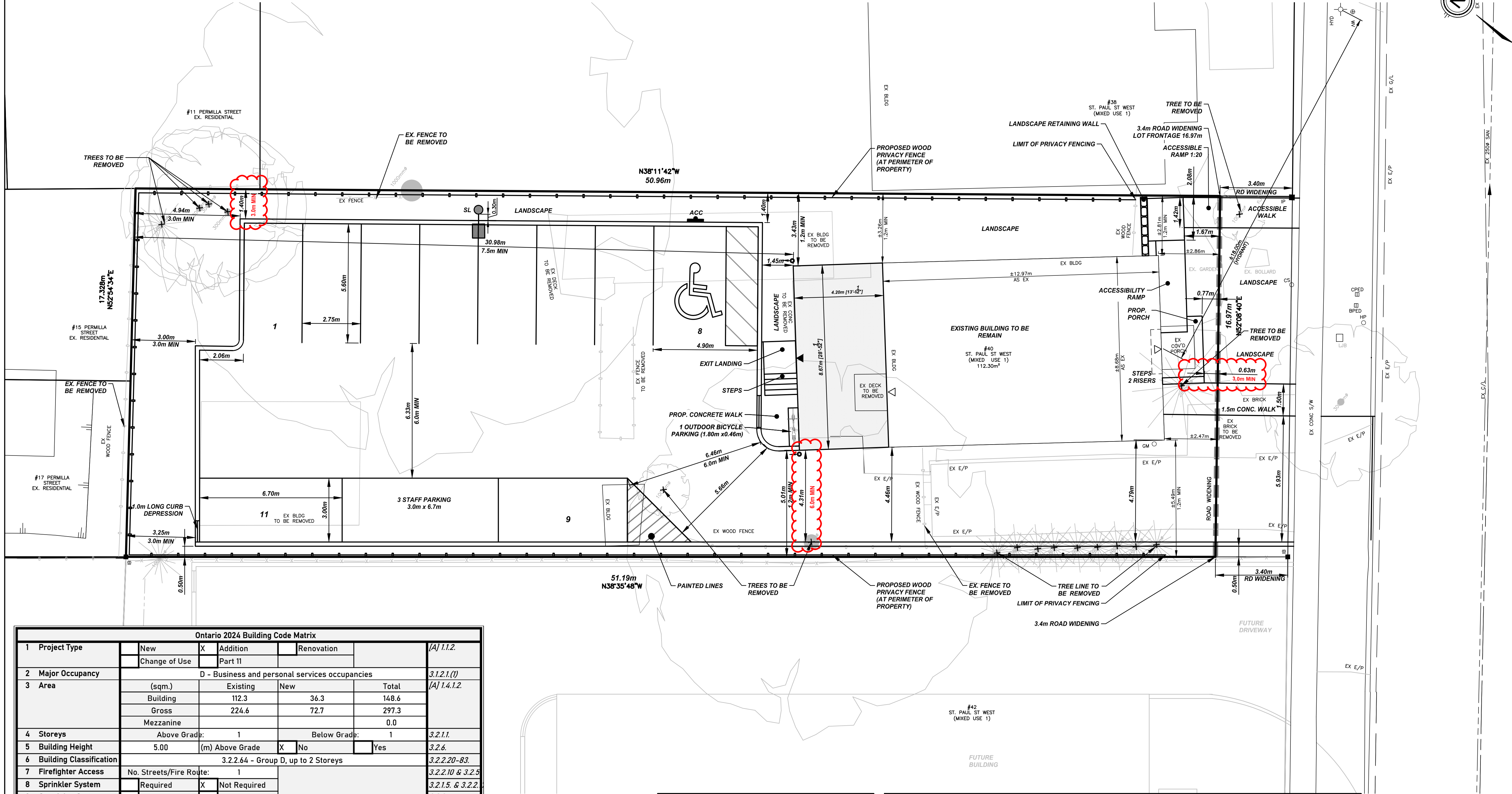
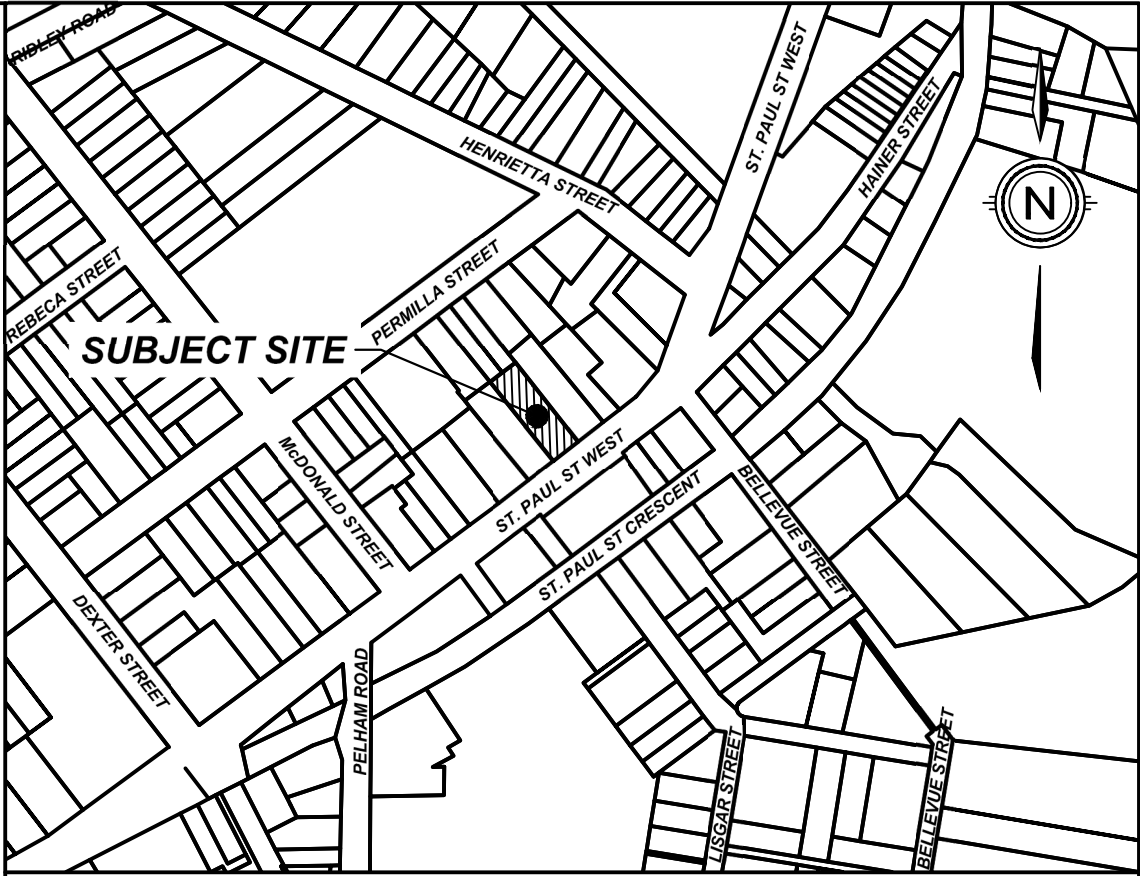
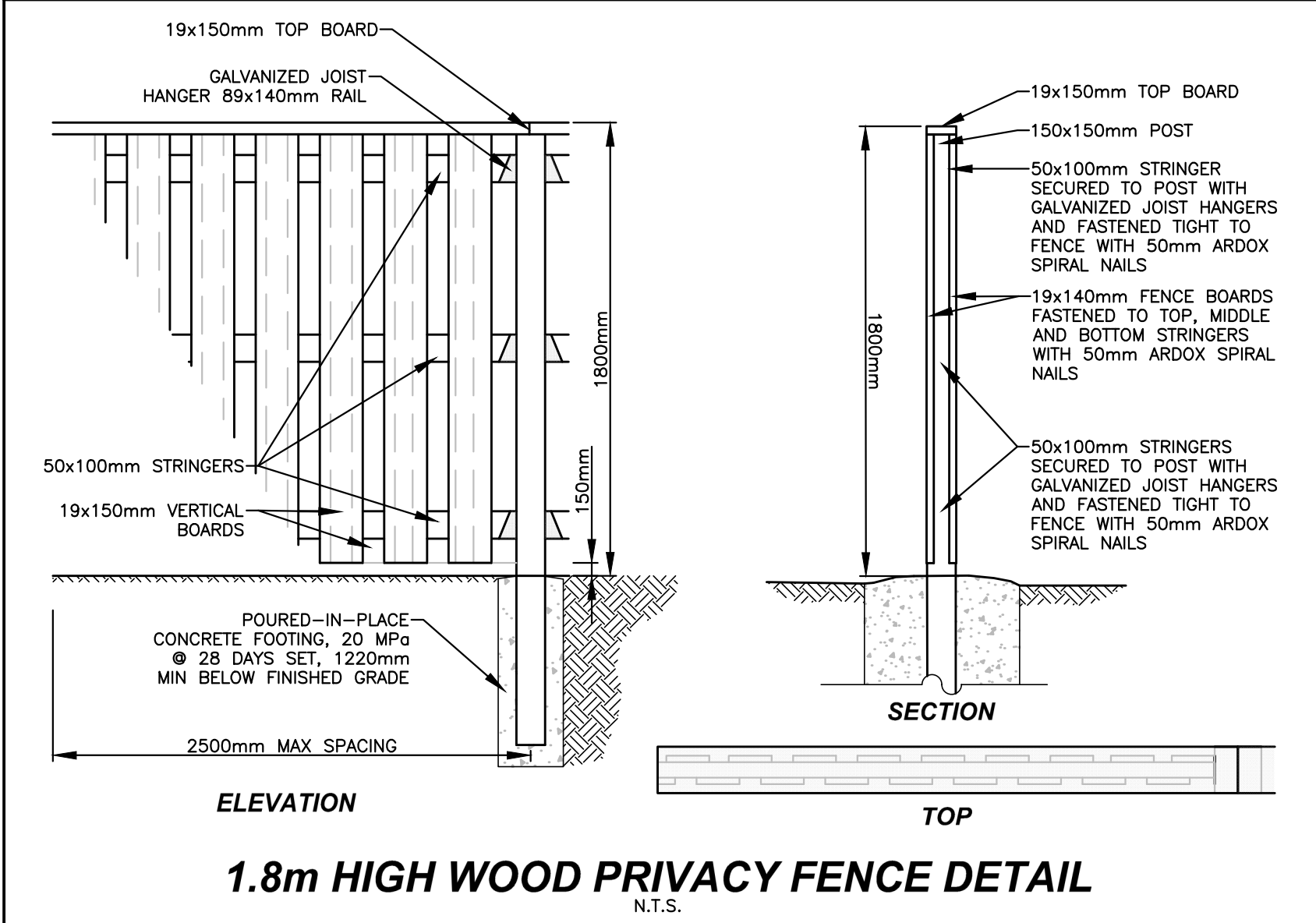
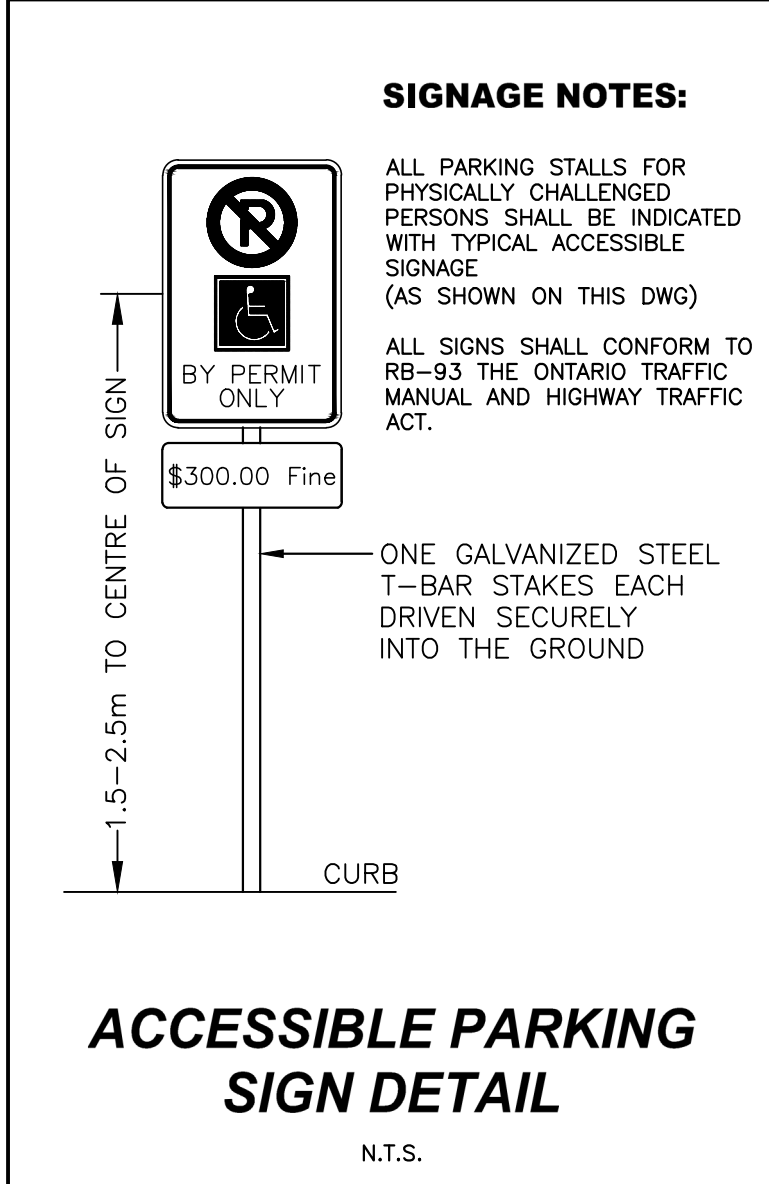


40 ST. PAUL STREET WEST

ST. CATHARINES



Ontario 2024 Building Code Matrix					
1 Project Type	New	X	Addition	Renovation	[A] 1.1.2.
	Change of Use		Part 11		
2 Major Occupancy	D - Business and personal services occupancies				3.1.2.1.(i)
3 Area	(sqm.)	Existing	New	Total	[A] 1.4.1.2.
	Building	112.3	36.3	148.6	
	Gross	224.6	72.7	297.3	
	Mezzanine			0.0	
4 Storeys	Above Grade:	1	Below Grade:	1	3.2.1.1.
5 Building Height	5.00 (m)	Above Grade	X	No	3.2.6.
6 Building Classification	3.2.2.64 - Group D, up to 2 Storeys				3.2.2.20-83.
7 Firefighter Access	No. Streets/Fire Route:	1			3.2.2.10 & 3.2.5.
8 Sprinkler System	Required	X	Not Required		3.2.1.5. & 3.2.2.
9 Standpipe System	Required	X	Not Required		3.2.9.
Water Supply	X	Adequate	Inadequate		
10 Fire Alarm System	Required	X	Not Required		3.2.4.
11 Construction Type	Restriction:	X	Combustible	X	Non-Combustible
	Actual:	X	Combustible		Non-Combustible
	Heavy Timber:	Yes	X	No	Combustible
12 Occupant Load	Floor Level/Area	Occupancy Type	Occupant Load	Posted	3.1.17.
			18	18	
		Total	18	18	
13 Plumbing Fixtures	Male		Female	2	Unisex
14 Barrier Free	X	Yes	No		3.7.4.
15 Hazardous Substances	X	No	Yes		3.8.
16 Required F.R.R.	Horizontal Assembly	Rating	Supporting Assembly	Construction	3.3.1.2.
	Floors	45 MIN.	45 MIN.	Combustible	3.2.2.20-83.
	Roof				
	Mezzanine				
17 Spatial Separation	Building Face	EBF Area (sqm.)	Limiting Distance (m)	F.R.R.	3.2.3.
	North	34.9	31.0		
	South	34.9	6.3	45 MIN.	
	East	87.6	2.8	1 HR.	
	West	87.6	5.1	45 MIN.	
	Building Face (Cont.)	Permitted Openings (%)	Actual Openings (%)	Cladding	
	North	100%	12%	Combustible	
	South	69%	22%	Non-Combustible	
	East	12%	11%	Non-Combustible	
	West	26%	12%	Non-Combustible	



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

LOT 1313 CORPORATION PLAN No. 2 IN THE
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

PARKING		
	REQUIRED	PROVIDED
3.12.2 Non residential uses—Office	Min. 1 Parking Space Per '28m ² of gross leasable floor area or as otherwise noted (±152.16m ² =6 parking spaces)	11 parking spaces
Bicycle parking spaces required		
3.15.1 Required residential Bicycle parking. Minimum number of bicycle parking spaces	1 Space per 1000m ² GLFA (±152.16m ² =1 bicycle space)	1 space

LAND USE SCHEDULE

AREA	m ²	% COVERAGE
EXISTING BUILDING	112.30	12.82%
PROPOSED BUILDING	36.30	4.15%
DRIVEWAY	479.87	54.80%
LANDSCAPE (25% MIN)	247.25	28.23%
TOTAL	875.72	100.00%
TOTAL COVERAGE AREA		148.6m ² /16.97%

EXISTING LOT AREA: 933.37m ²		
LESS ROAD WIDENING ALLOWANCE: -57.65m ²		
REVISED LOT AREA= 875.72m ²		
0	ISSUED FOR REVIEW	2025-12-22
#	REVISION	DATE



UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE	DRAFTING	A.M.
	DATE	JUNE 16, 2026
	PRINTED	JUNE 16, 2026
	SCALE	1:100
DWG No.	REV	
25128-SP	0	