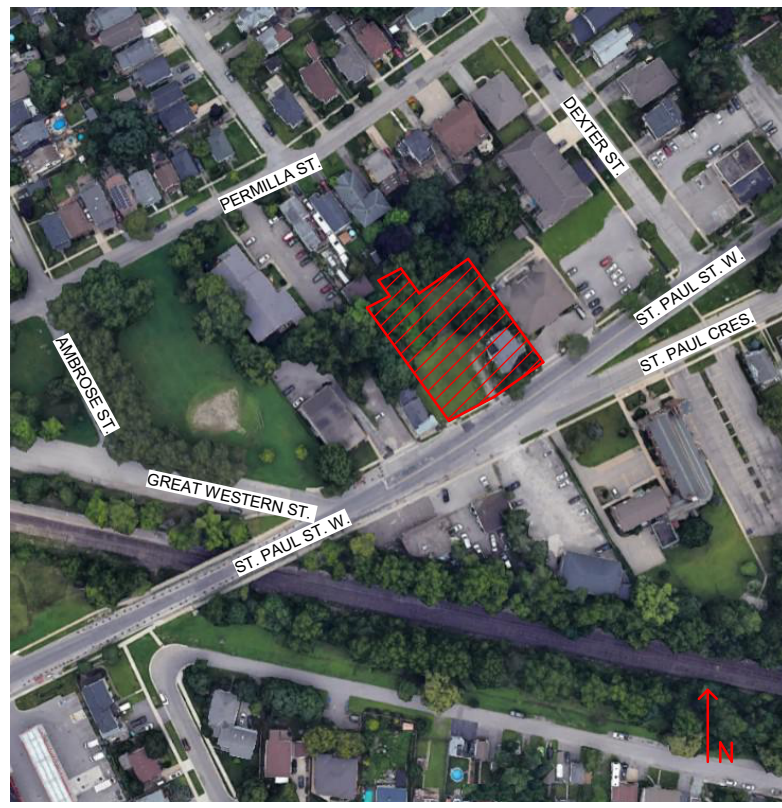
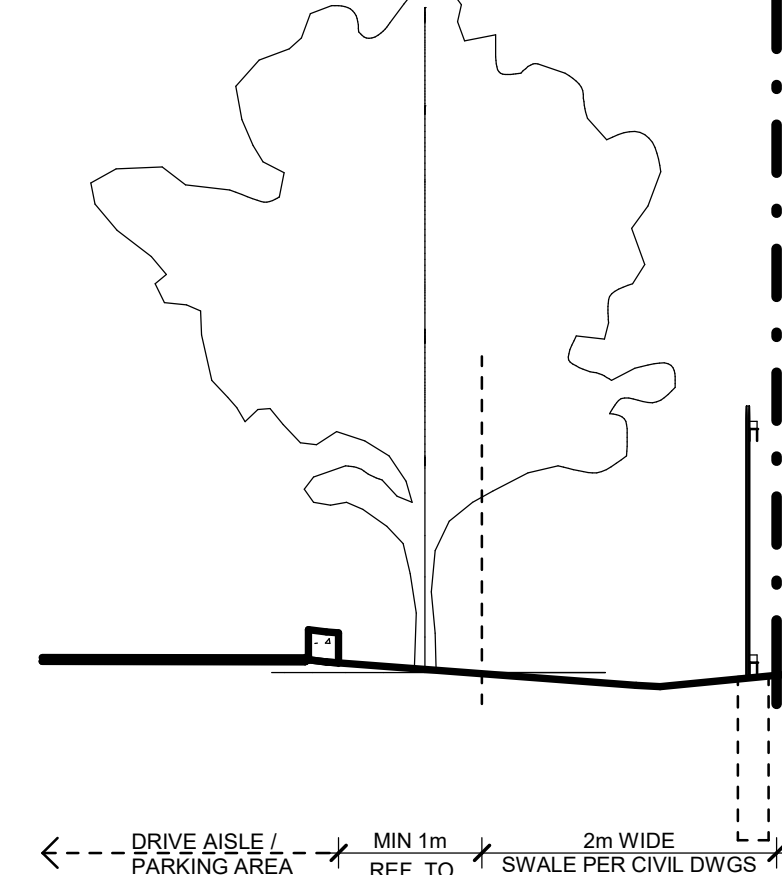
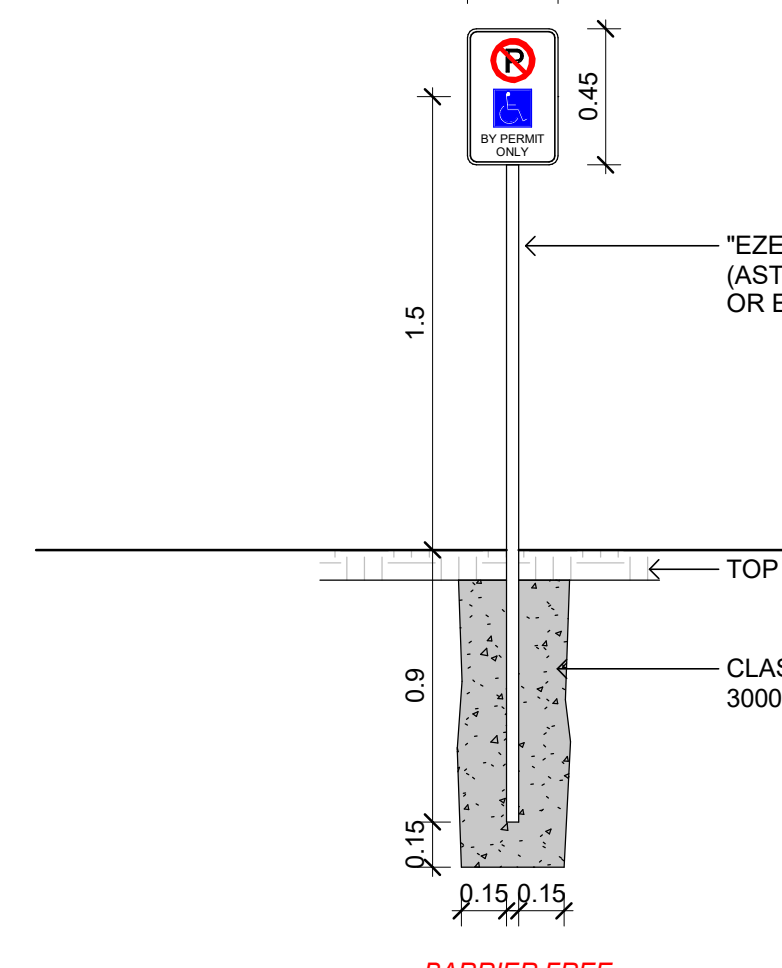




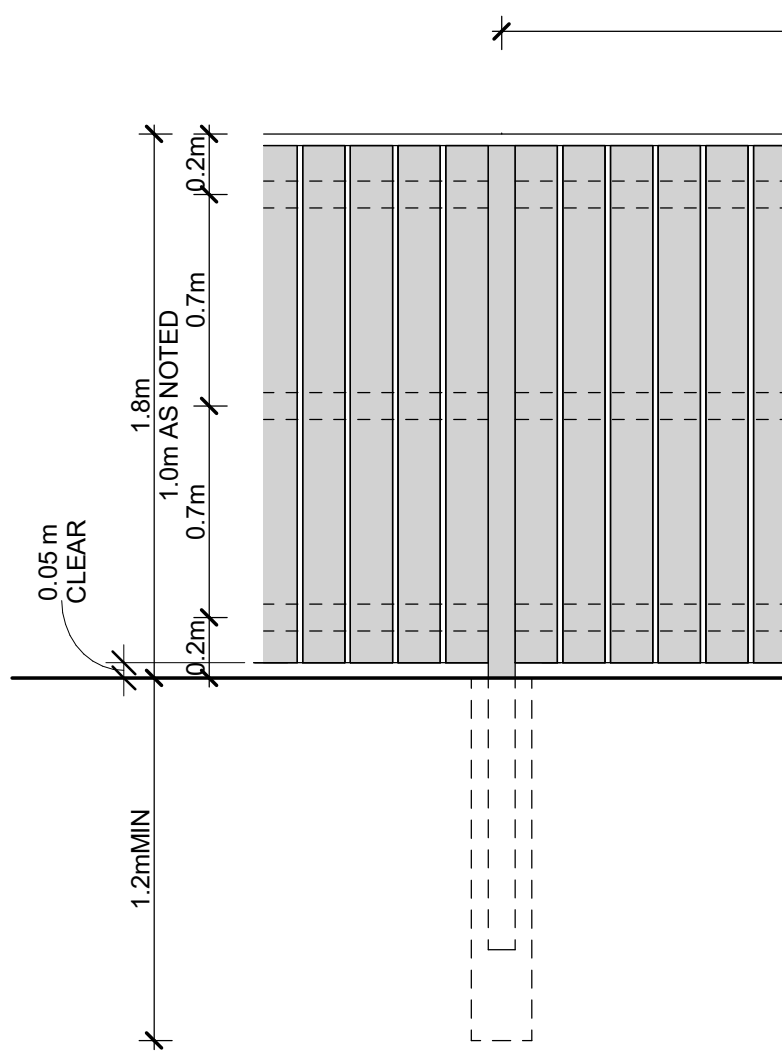
1 KEY PLAN
A1-1



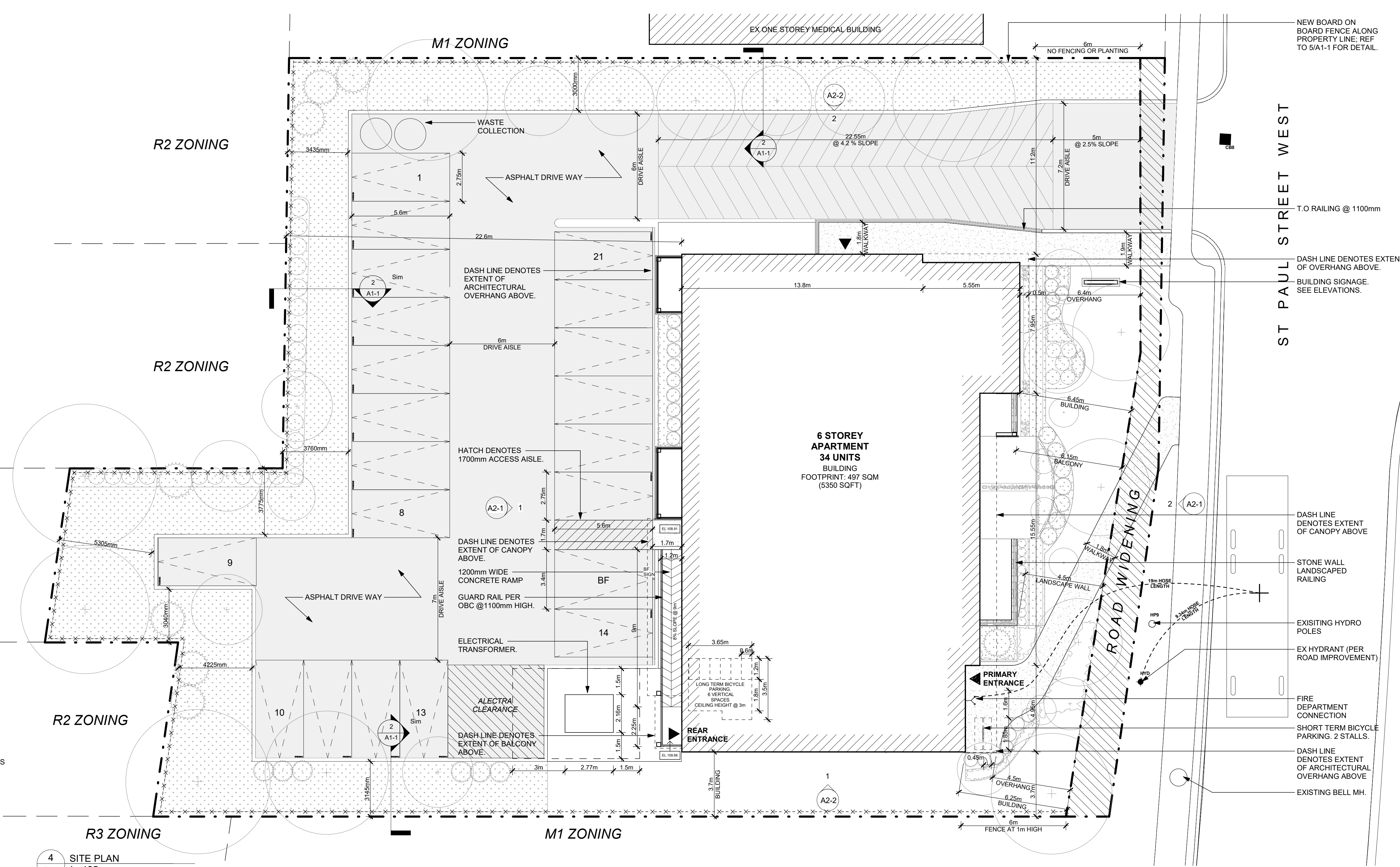
2 LANDSCAPE BUFFER SECTION
A1-1 1:50



3 DETAIL - BF SITE SIGN
A1-1 1:25

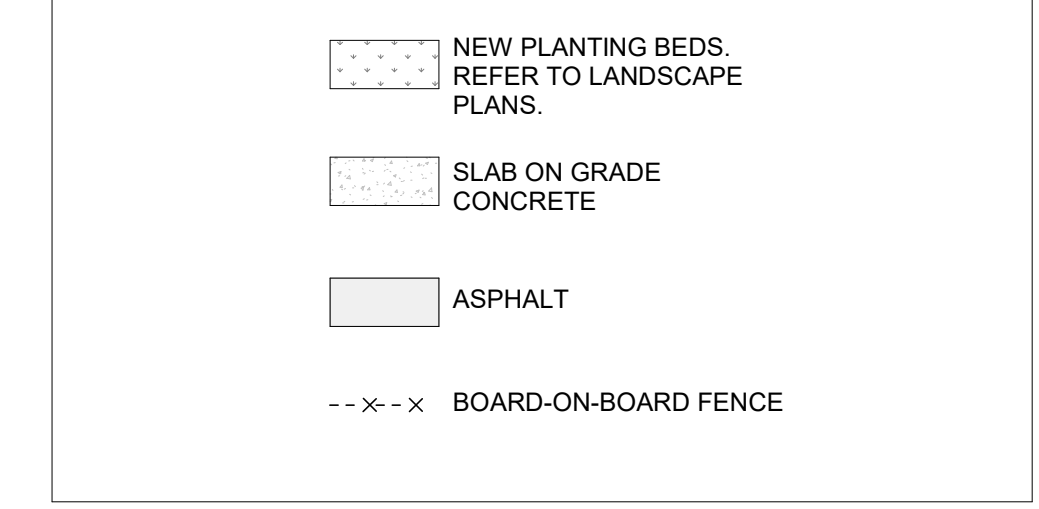


5 TYP. BOARD ON BOARD FENCE
A1-1 1:25



SITE PLAN AND BUILDING STATISTICS		
Development Proposal	6 STOREY RESIDENTIAL	
Municipal Address	90-92 ST. PAUL STREET WEST	
Legal Description	LOT 1401 & LOT 1402	
Zoning Designation	Mixed Use Zone (M1)	
	Permitted / Required	Proposed
Lot Area per Dwelling Unit (Min.)	100m ²	66.6m ²
Lot Frontage (Min.)	20m	43.4m
Front Yard (Min.)	6m	6.25m
Rear Yard (Min.)	19.1m	22.65m
Interior Side Yard (Min.)	3m	3.7m
Building Height (Max.)	20m	19.1m
Number of Parking Spaces	N/A	21
Number of Barrier Free Parking Spaces	N/A	1
ST Bicycle Parking Requirements	MIN. 2	2
LT Bicycle Parking Requirements (0.25 x Dwelling Unit)	9	14
Planting Strip Requirements	3.0 m	MIN. 3.0m
Landscaped Open Space (Min.)	20%	32%(719 m ²)

- SITE PLAN NOTES:**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND PLANNING DEPARTMENT.
 - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMITS
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - COMMITTEE OF ADJUSTMENT
 - SIGN PERMITS
 - ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
 - SIGNAGE IS NOT APPROVED THROUGH THE SITE PLAN PROCESS. ALL SIGNS MUST COMPLY WITH ST. CATHARINES SIGN BYLAW.
 - LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREET.
 - CALL BEFORE YOU DIG. ARRANGE FOR UNDERGROUND HYDRO CABLE LOCATE(S) AND GAS PIPELINES BEFORE BEGINNING CONSTRUCTION.
 - WARNING CLAUSE TYPE D WILL BE REGISTERED ON TITLE AND/OR INCLUDED IN ALL AGREEMENTS OF PURCHASE AND SALE AND/OR LEASES AND/OR DISCLOSURE STATEMENTS AND DECLARATIONS FOR THE DEVELOPMENT.
 - PROVIDE CANADIAN NATIONAL RAILWAY COMPANY WARNING CLAUSE FOR ALL UNITS.

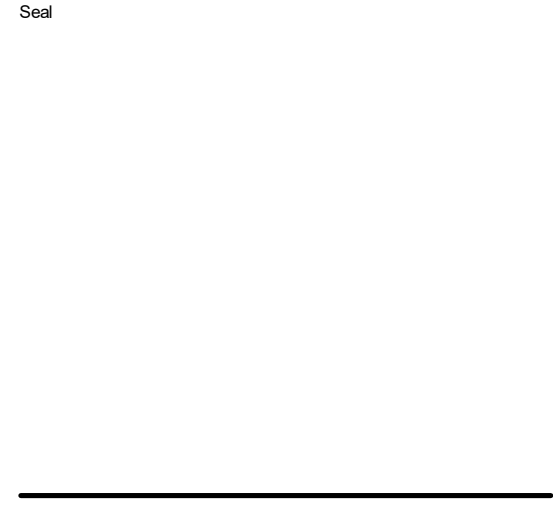


OWNER'S NAME	DATE: 20
SIGNATURE	
THE CORPORATION OF THE CITY OF ST. CATHARINES	
DIRECTOR OF PLANNING & BUILDING SERVICES	

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.

E	CLIENT REVIEW	15JUN2026	NY
D	SITE PLAN RESUBMISSION 01	05MAY2026	TH
C	MINOR VARIANCE	19FEB2026	NY
B	MINOR VARIANCE SUBMISSION	28JAN2026	TH
A	SITE PLAN SUBMISSION	11JUL2025	NY
	Issue	Date	Int.

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.



Drawn	Designed by
TH	NY
Scale	Date Created
As indicated	26JUN2024
Job Number	Issue
21070	E
Drawing Number	