

**SITE PLAN**  
SCALE: 1:200



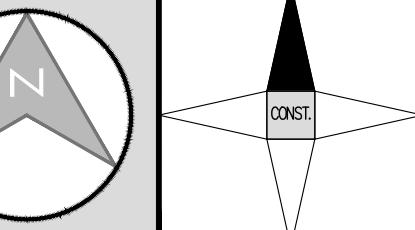
**BUILDING SECTION - STEPBACK**  
SCALE: 1:200

UNIT/PARKING NUMBERS			
	NUMBER OF UNITS:	REQUIRED	PROPOSED
6 STOREY BUILDING (6 RESIDENTIAL FLOORS)		1 PER UNIT (OVER 50m <sup>2</sup> ) 0.3 PER UNIT (UNDER 50m <sup>2</sup> )	
2 BEDROOM	13	13	13
1 BEDROOM	84	84	84
1 BED + DEN	12	12	12
STUDIOS	108	33	33
TOTAL UNITS	217	142	142
TOTAL PARKING		142 + 3 B.F.	142 + 3 B.F.

BICYCLE PARKING		
	REQUIRED	PROPOSED
TOTAL BICYCLE PARKING FOR 217 UNITS	55	55

ZONING STATISTICS		
	REQUIRED	PROPOSED
LOT AREA (MIN.)	1000 SQM.	7,705 SQM.
LOT FRONTAGE (MIN.)	40.0m	53.19m
FRONT YARD (MIN.)	3.0m	4.85m
INT. SIDE YARD (MIN.)	3.0m	6.0m
EXT. SIDE YARD (MIN.)	3.5m	N/A
REAR YARD (MIN.)	7.0m	16.1m
BUILDING HEIGHT (MAX.)	32.0m (8 STOREYS)	
LOT COVERAGE (MAX.)	50%	33%
LANDSCAPED AREA (MIN.)	15%	27%

**DRAWN:**  
S.D.  
**CHECKED:**  
J.B.  
**PROJECT:**  
2443  
**DATE:**  
Sep-25  
**DRAWING:**  
A1-1  
**REVISION:**  
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s are not to be scaled.

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## TYPICAL FLOOR PLAN (LEVEL 2)

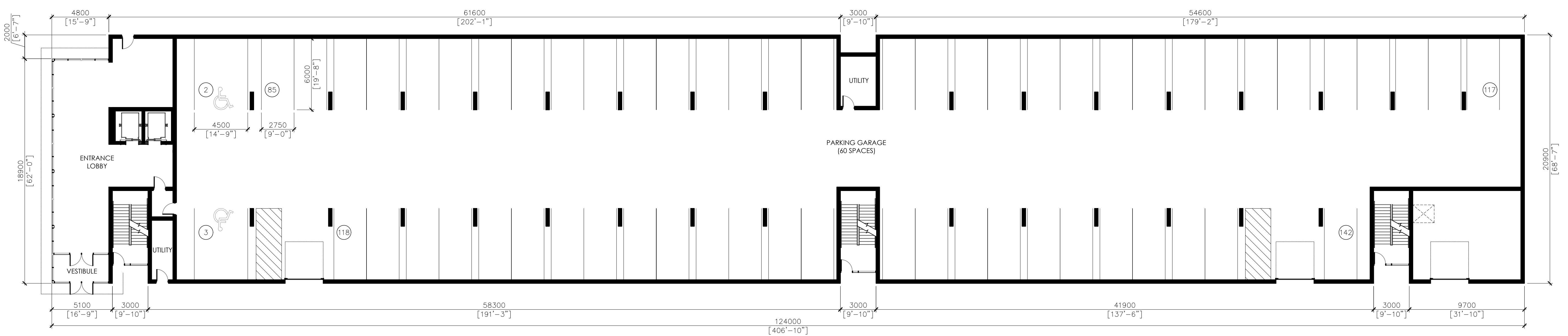
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SCALE: 1:200



6'-7" ~~15-9~~

20  
[6]



## PARKING GARAGE - GROUND LEVEL

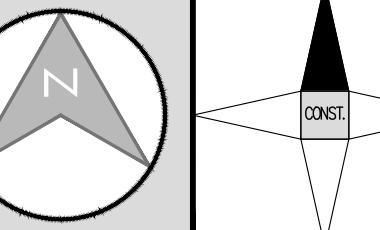
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## FLOOR PLANS - LEVEL 6-7

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VISION:

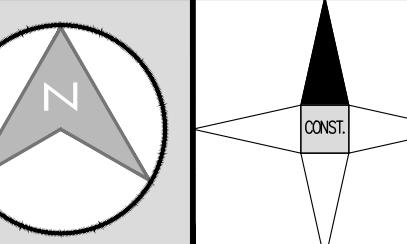
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JECT:	
E:	REVISION:

## FLOOR PLAN - LEVELS 3-5

SCALE: 1:200





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Drawings are not to be scaled.

L:



## WEST BUILDING ELEVATION

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SCALE: N.T.S

## EAST BUILDING ELEVATION

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CALE: N.T.S.



## SOUTH BUILDING ELEVATION

SCALE: N.T.S



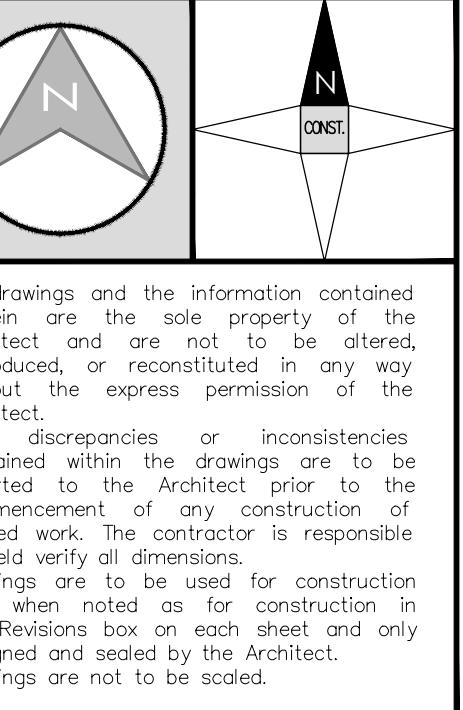
## NORTH BUILDING ELEVATION

SCALE: N.T.S

VISION:		
REVISION	DATE	BY

DRAWING TITLE:

AWN:	DRAWING:
ECKED:	
JECT:	
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SEAL:



**PROPOSED RESIDENTIAL DEVELOPMENT**

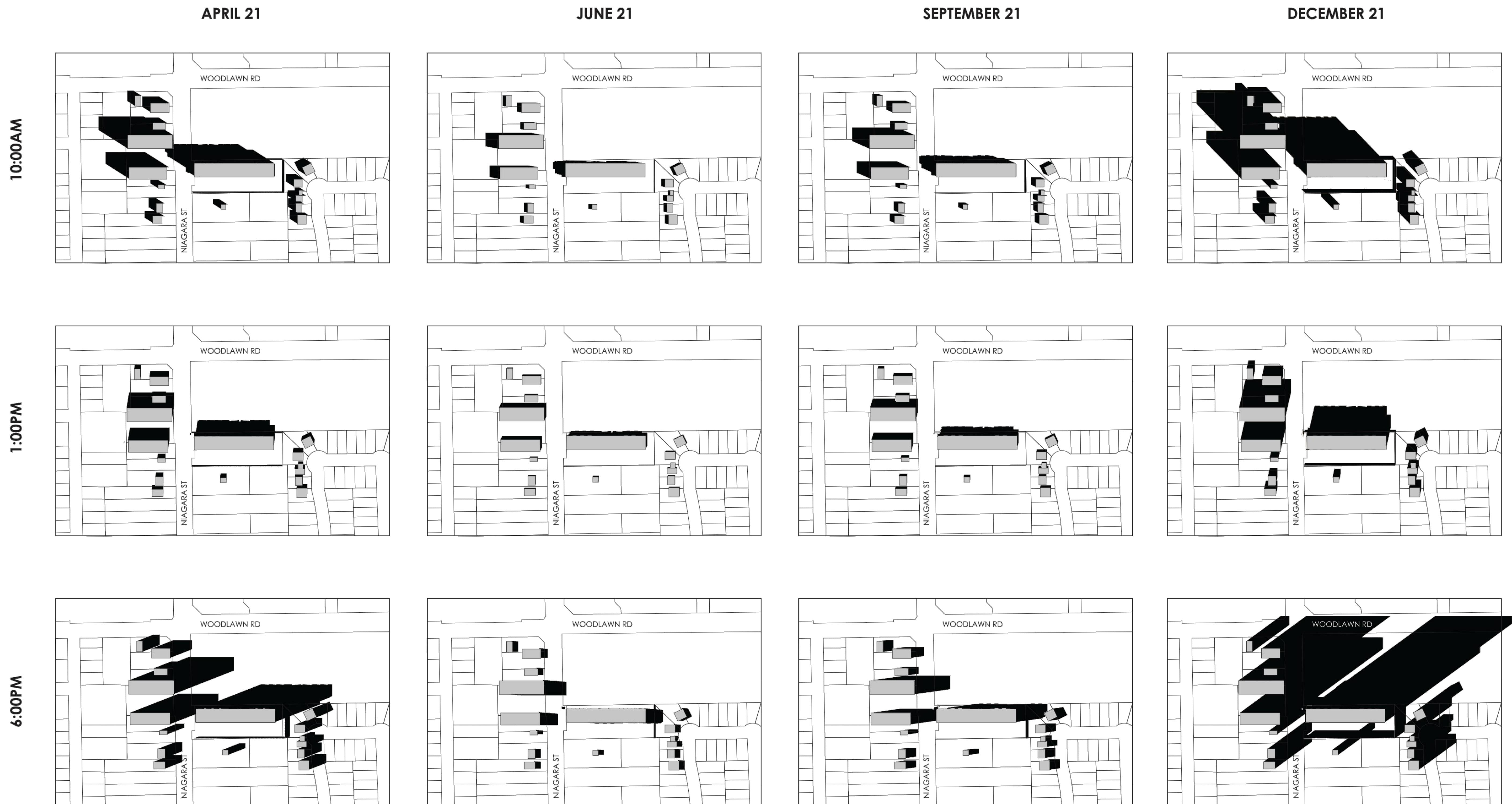
698 Niagara Street, Welland

PROJECT NAME:

REVISION:  
# REVISION DATE BY

DRAWING TITLE:  
Sun Study Analysis

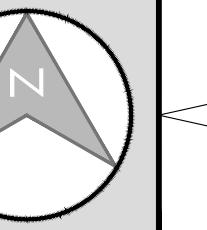
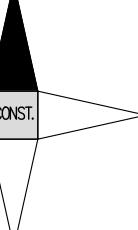
DRAWN: S.D. DRAWING: A3-2  
CHECKED: J.B.  
PROJECT: 2443  
DATE: Sep-25  
REVISION: \_\_\_\_\_





BUILDING AERIAL PERSPECTIVE  
SCALE: N.T.S.



   
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SEAL:

**ba**  
brouwer  
architecture

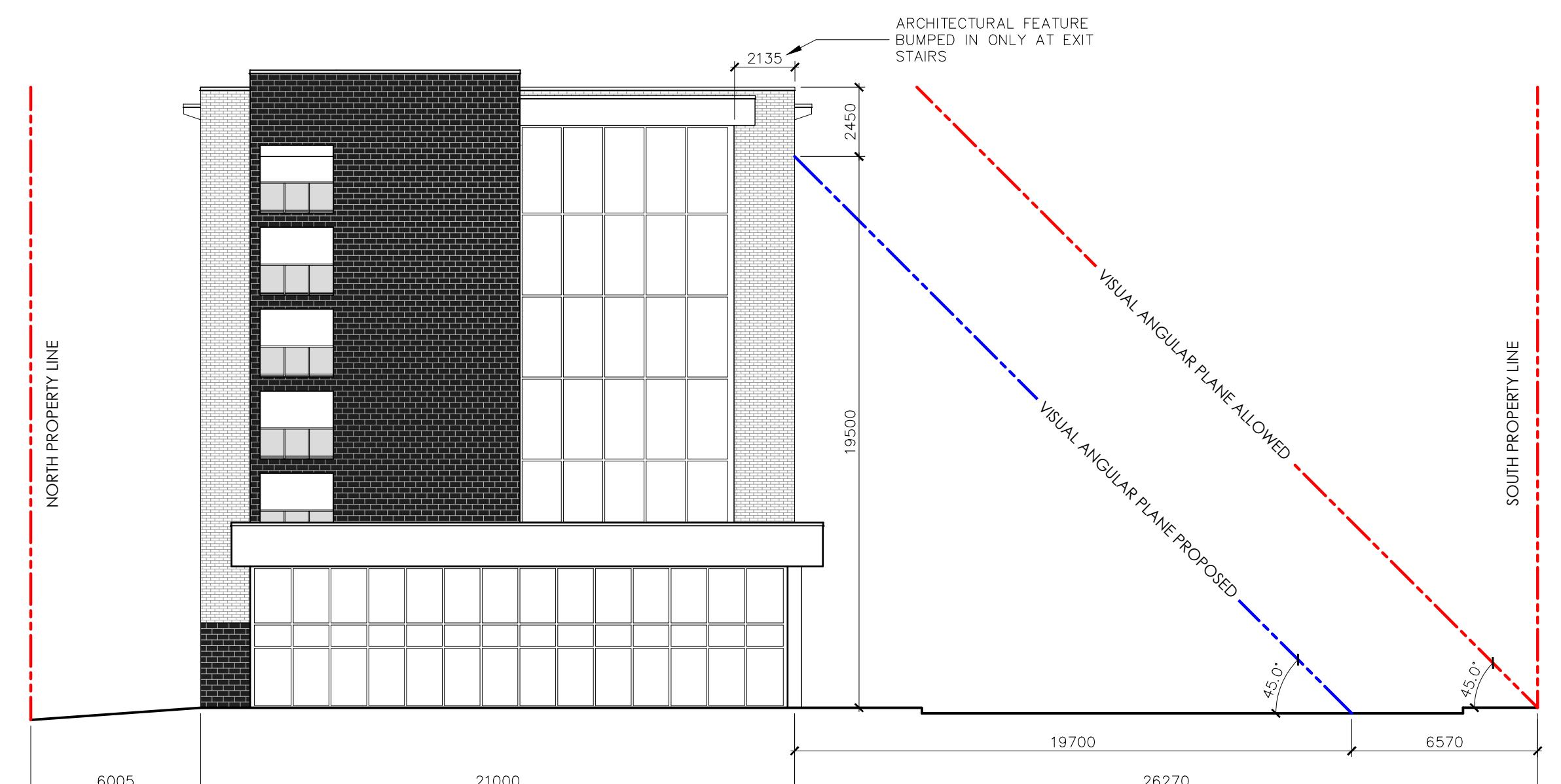


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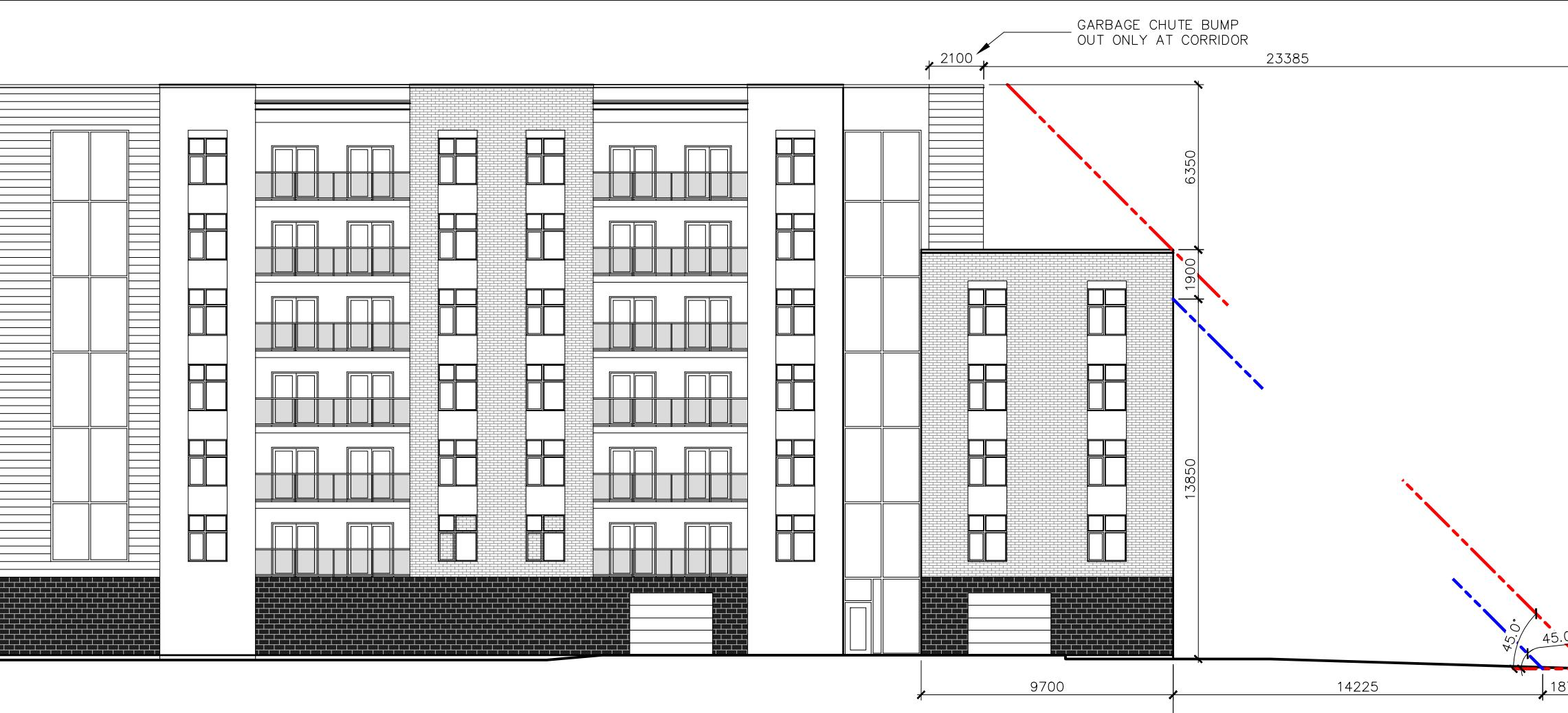
REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

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FRONT ENTRY PERSPECTIVES  
SCALE: N.T.S.



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