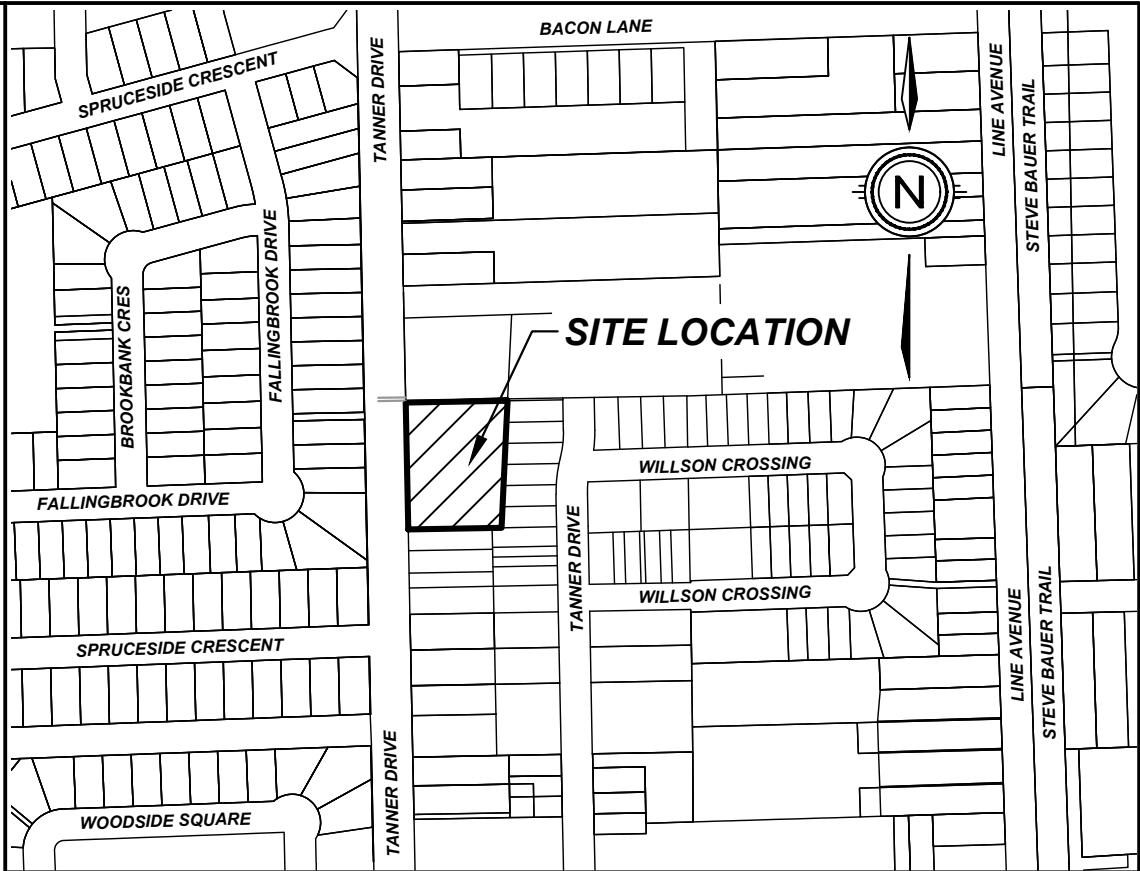
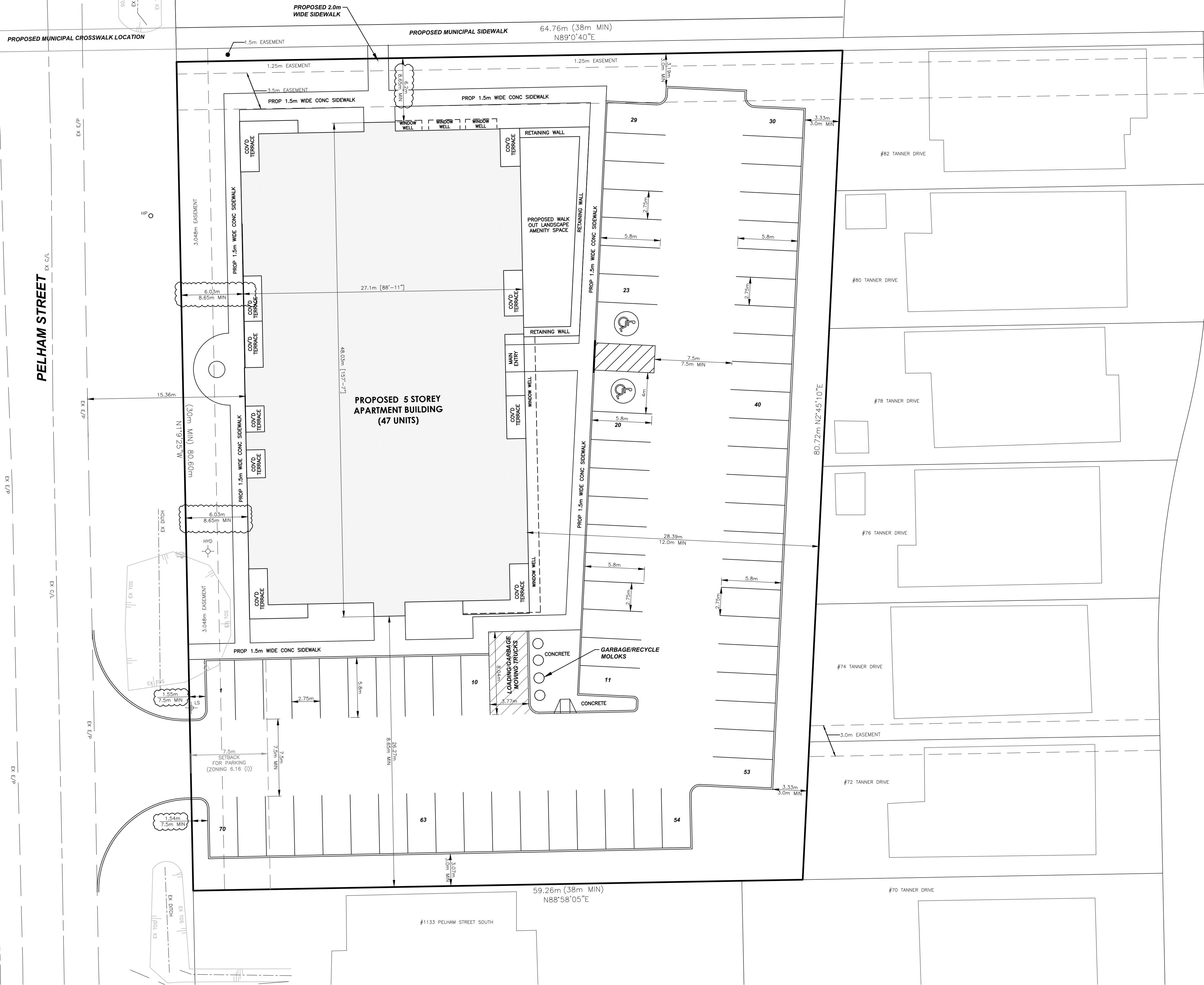
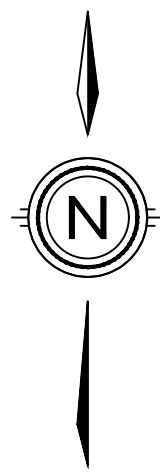


1145 PELHAM STREET
TOWN OF PELHAM



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

BLOCK 13, REGISTERED PLAN 59M-405
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (47 units)	0.127	25.40
ROADWAY/PARKING	0.201	40.20
LANDSCAPE	0.172	34.40
TOTAL	0.500	100.00
DENSITY	94 un/ha	

ZONING-RM2

	REQUIRED	PROVIDED
MINIMUM LOT AREA	150m ² /UNIT	106.30m ² /UN
MINIMUM LOT FRONTAGE	30.0m MIN	80.60m
MINIMUM LOT DEPTH	38.0m MIN	59.26m
MAXIMUM DENSITY	65 un/ha	94 un/ha
MAXIMUM LOT COVERAGE	30.00%	25.40%
MINIMUM FRONT YARD	8.65m MIN	6.03m
MINIMUM REAR YARD	12.0m MIN	28.39m
MINIMUM INTERIOR YARD	8.65m MIN	6.20m
MINIMUM EXTERIOR YARD	8.65m MIN	N/A
MINIMUM LANDSCAPE AREA	35.00%	34.40%
MAXIMUM BUILDING HEIGHT	5 STOREYS	5 STOREYS

GENERAL PROVISION – PARKING AREA LOCATION ON LOT (APARTMENT DWELLING)

6.16 (i) – ALL YARDS PROVIDED THAT NO PART OF ANY PARKING AREA, OTHER THAN A DRIVEWAY, IS LOCATED CLOSER THAN 7.5m (24.61 ft) TO ANY STREET LINE AND NO CLOSER THAN 3.0m (9.84 ft) TO ANY SIDE LOT LINE OR REAR LOT LINE.

REQUIRED – 7.5m	PROVIDED – 1.54m
REQUIRED – 3.0m	PROVIDED – 3.07m

PARKING STATISTICS

REQUIRED (EXCLUDING CAR WASH)

1.0 SPACE PER UNIT + 1 SPACE FOR EVERY TWO UNITS FOR VISITOR PARKING
= 47 X 1.5 = 70.5 SPACES

PROVIDED

70 PARKING SPACES INCLUDING 2 ACCESSIBLE SPOTS

0	ISSUED FOR REVIEW	2022-07-13	TA
#	REVISION	DATE	INIT



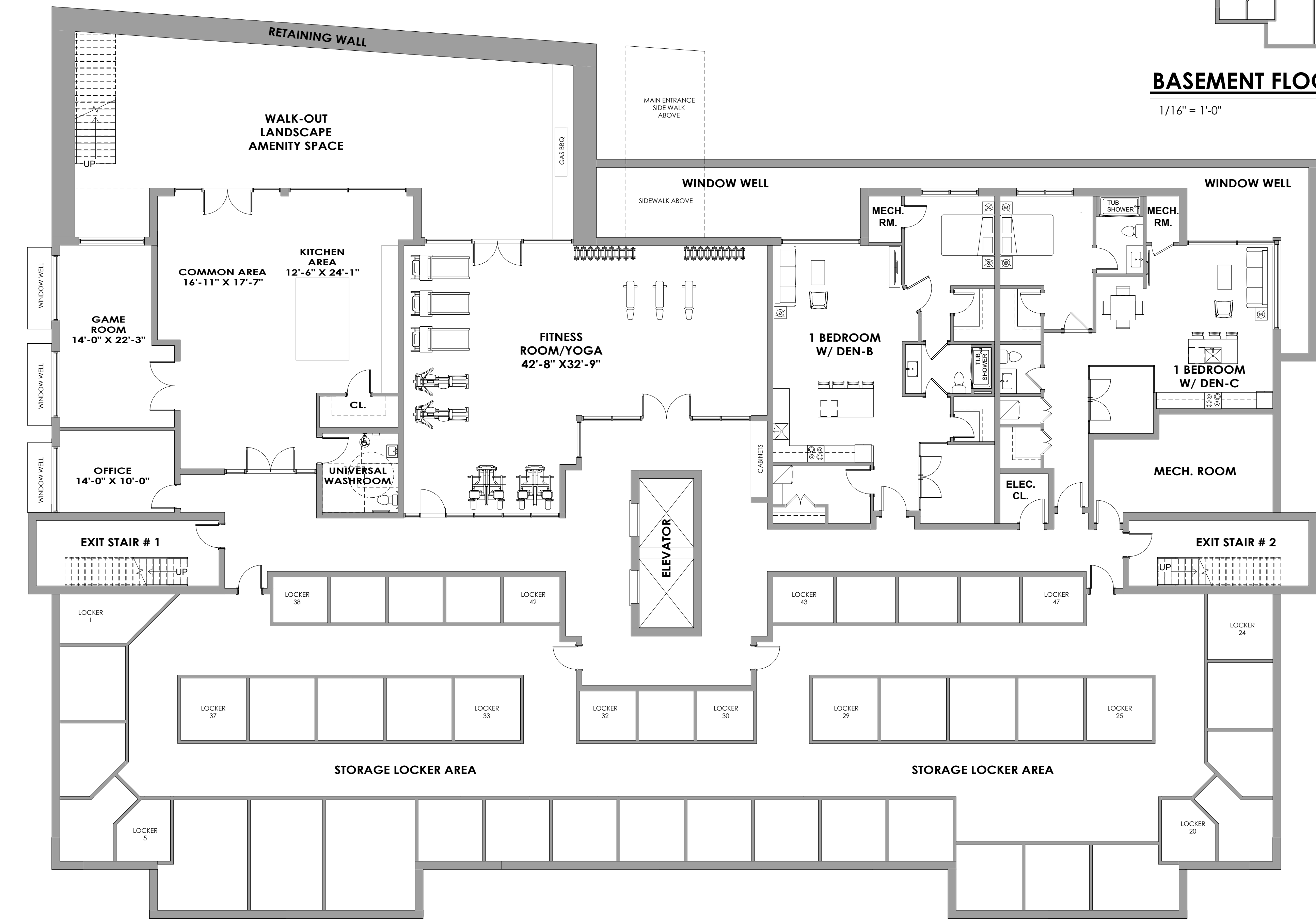
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1145 PELHAM STREET SITE PLAN	DATE	JULY 13, 2022
	PRINTED	JULY 15, 2022
	SCALE	1:200
DWG No.	REV	
21135-SP	0	

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO

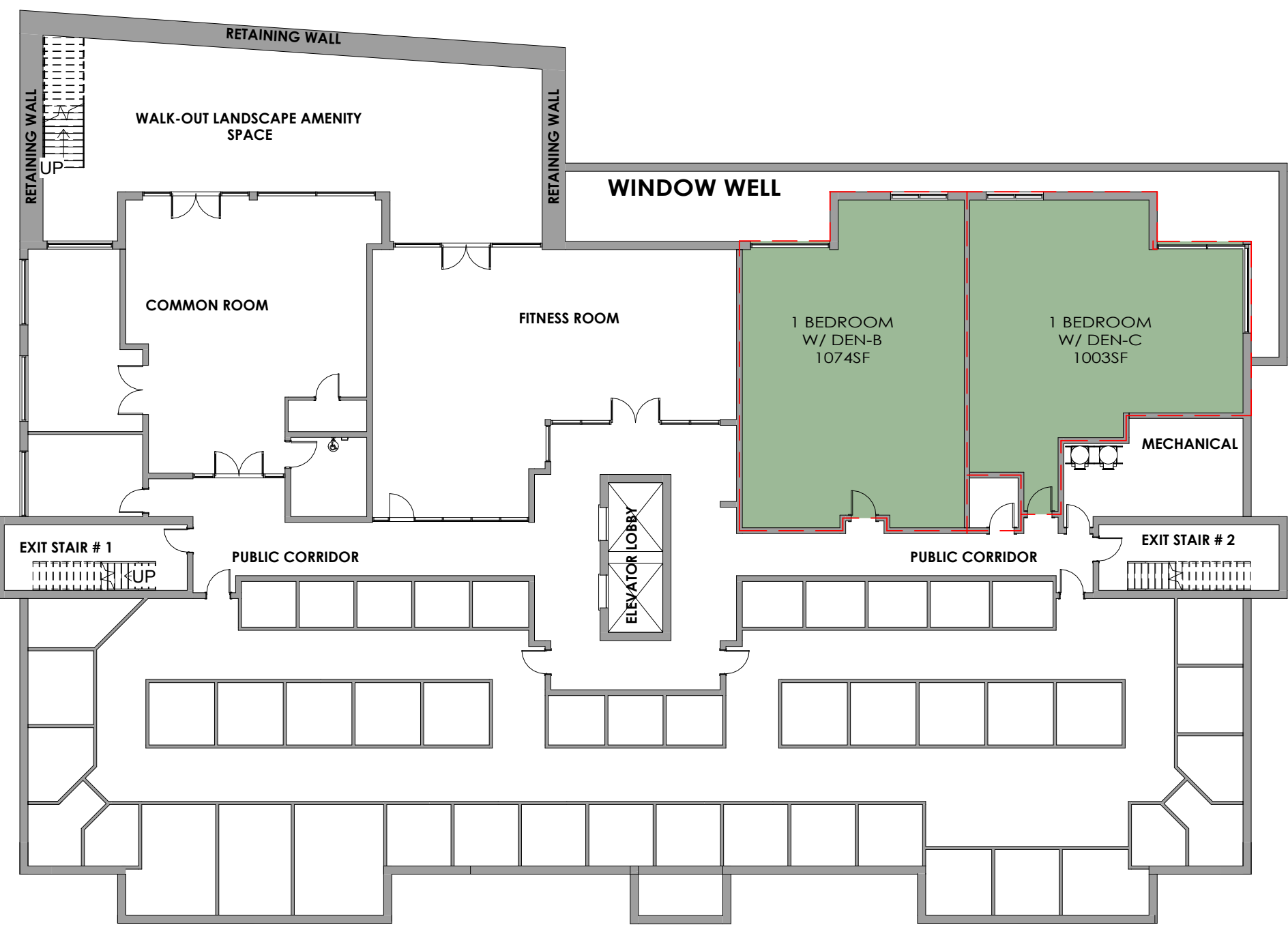
TABLE OF CONTENTS

- A1 BASEMENT FLOOR PLATE
- A2 MAIN FLOOR PLATE
- A3 SECOND - FOURTH FLOOR PLATE
- A4 ROOFTOP TERRACE FLOOR PLATE
- A5 SUITE PLANS-1
- A6 SUITE PLANS-2
- A7 SUITE PLANS-3
- A8 FRONT ELEVATION
- SS1 SHADOW STUDY- WINTER SOLSTICE AND SPRING EQUINOX
- SS2 SHADOW STUDY- SUMMER SOLSTICE & FALL EQUINOX
- SS3 SHADOW STUDY



BASEMENT FLOOR AREA PLAN

1/16" = 1'-0"



BASEMENT FLOOR AREA PLAN

1/16" = 1'-0"

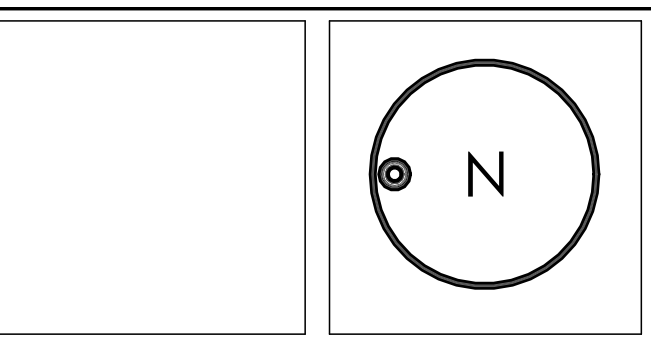
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3	04-26-2022	CONCEPT R2	SVP
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5	07-12-2022	SHADOW STUDY	IC

COMMISSION:

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO



SHEET TITLE:

BASEMENT FLOOR
PLATE

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR/CL/SVP

CHECKED BY: MDA/JMR

DATE: NOVEMBER 2021

SCALE: AS SHOWN

PROJECT No.: 2021-234S

A1

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

BASEMENT FLOOR PLATE

1/8" = 1'-0"

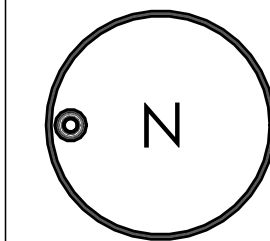
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COMMISSION:

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO



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architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

MAIN FLOOR PLATE

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR/CL/SVP

CHECKED BY: MDA/JMR

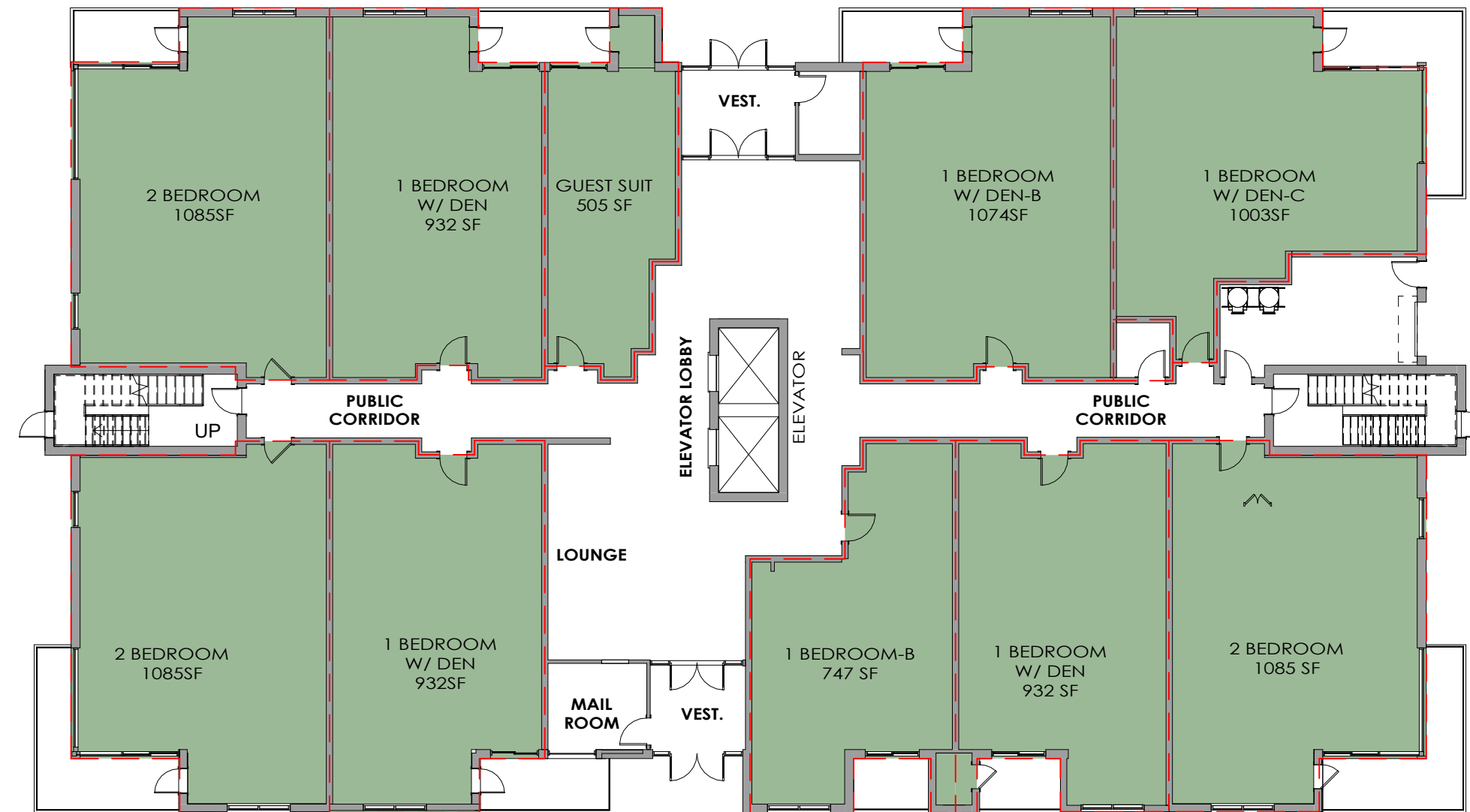
DATE: NOVEMBER 2021

SCALE: AS SHOWN

PROJECT No.: 2021-234S

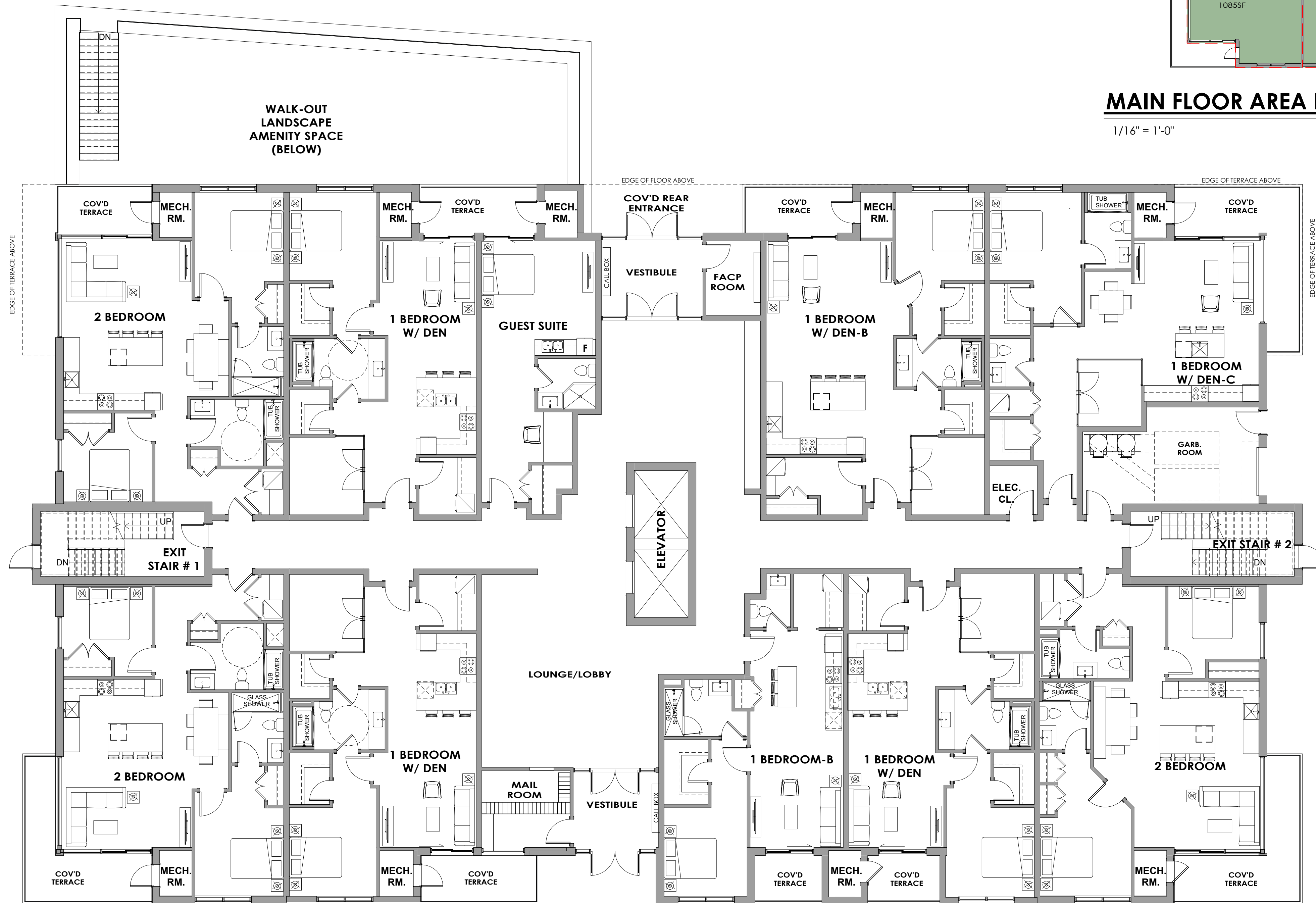
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A2



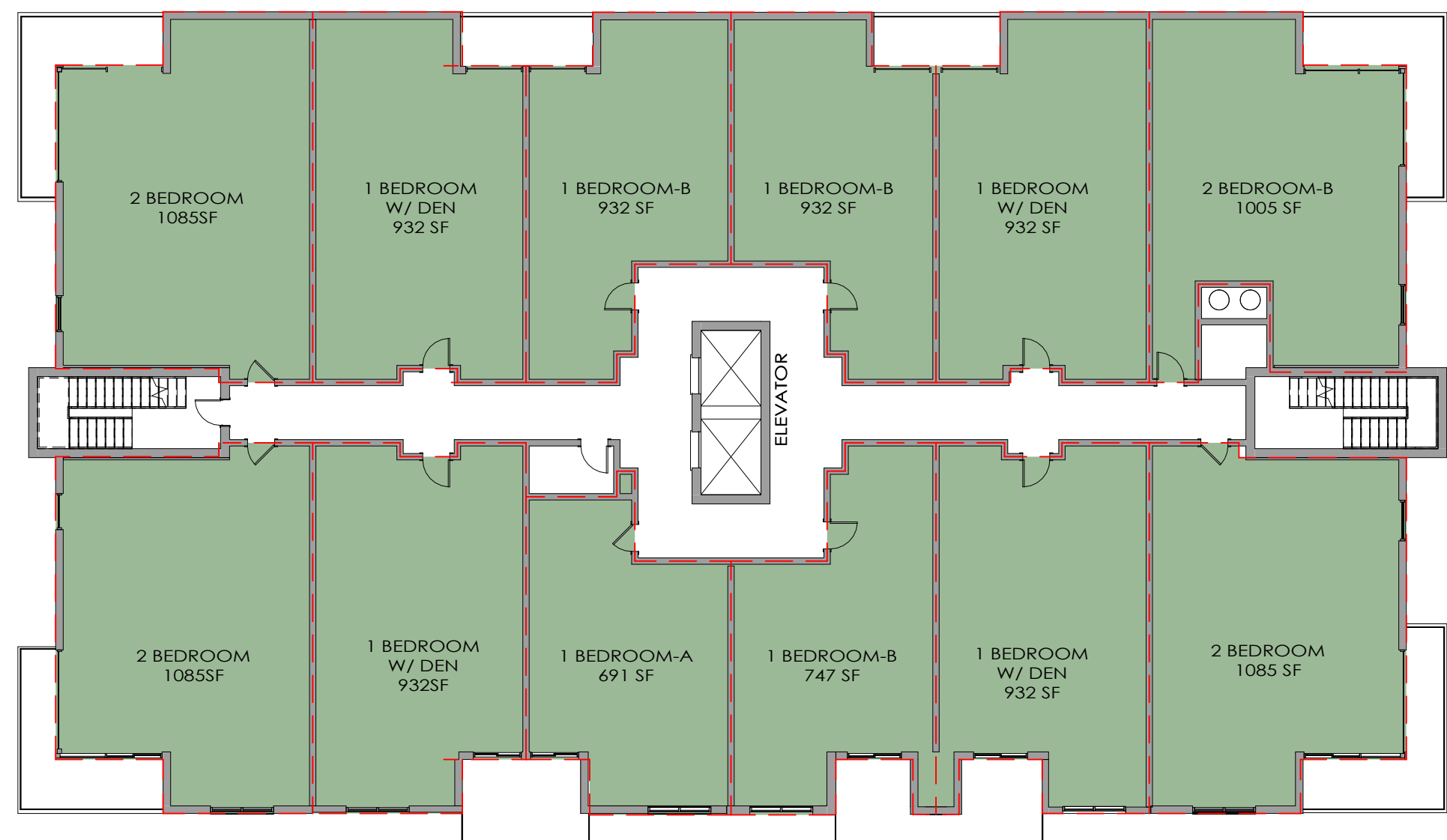
MAIN FLOOR AREA PLAN

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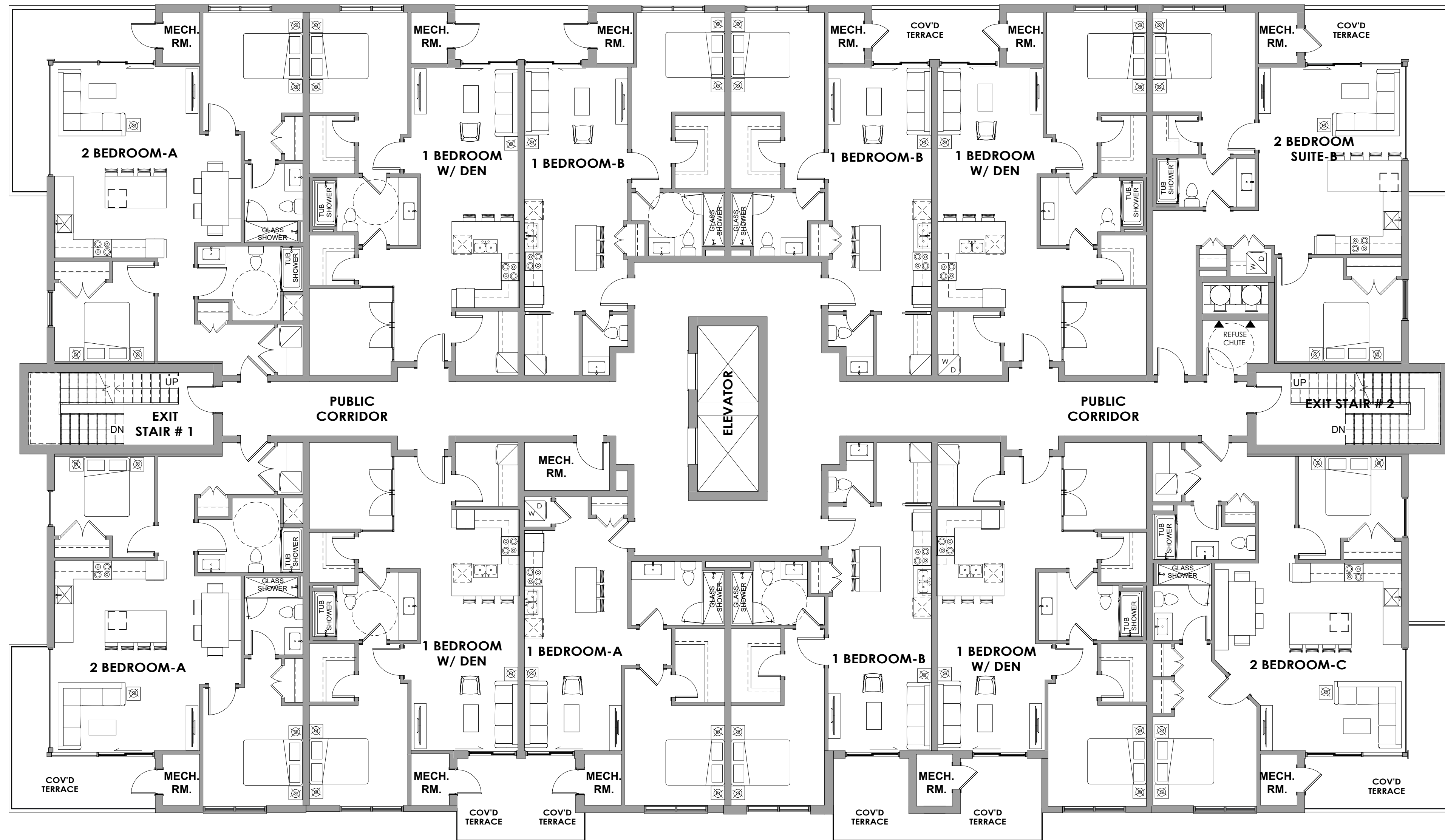
MAIN FLOOR PLATE

1/8" = 1'-0"



SECOND - FOURTH AREA PLAN

1/16" = 1'-0"



SECOND - FOURTH FLOOR PLATE

1/8" = 1'-0"

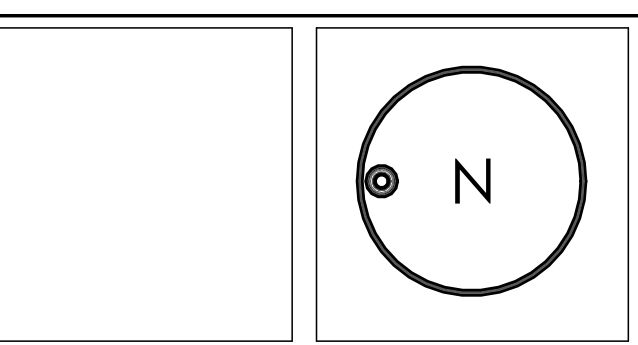
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5	07-12-2022	SHADOW STUDY	IC

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SHEET TITLE:

**SECOND - FOURTH
FLOOR PLATE**

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR/CL/SVP

CHECKED BY: MDA/JMR

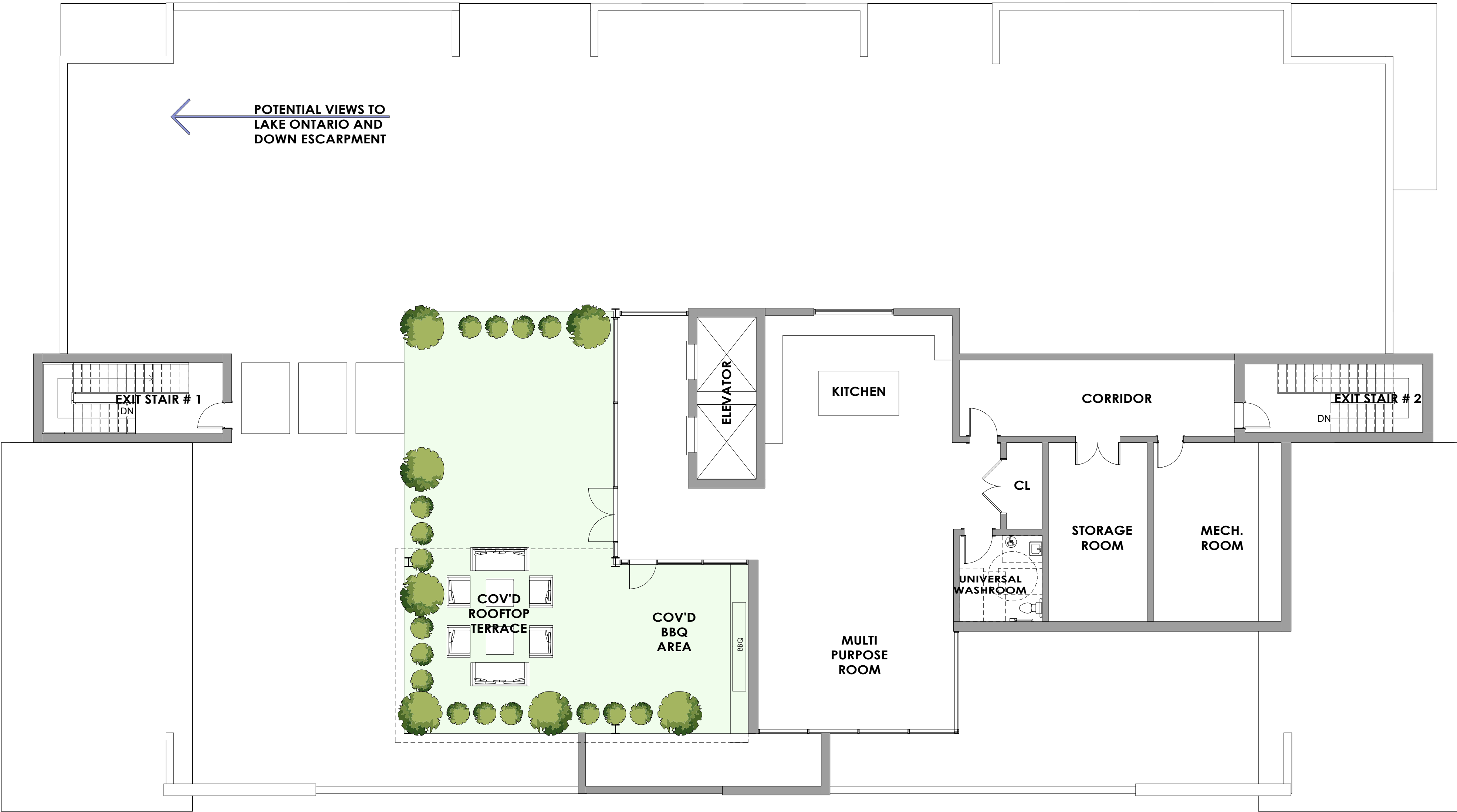
DATE: NOVEMBER 2021

SCALE: AS SHOWN

PROJECT No.: 2021-234S

DWG. No.

A3



ROOFTOP TERRACE FLOOR

1/8" = 1'-0"

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

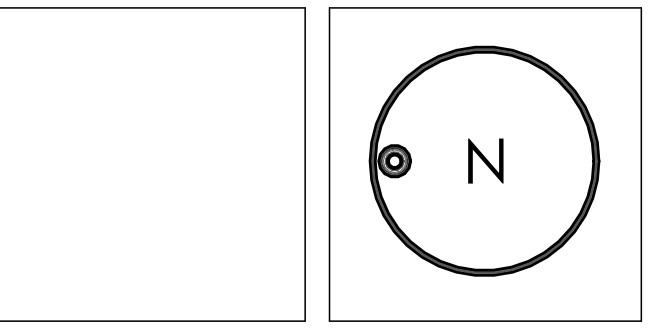
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5	07-12-2022	SHADOW STUDY	IC

COMMISSION:

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO



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Architectural Office:

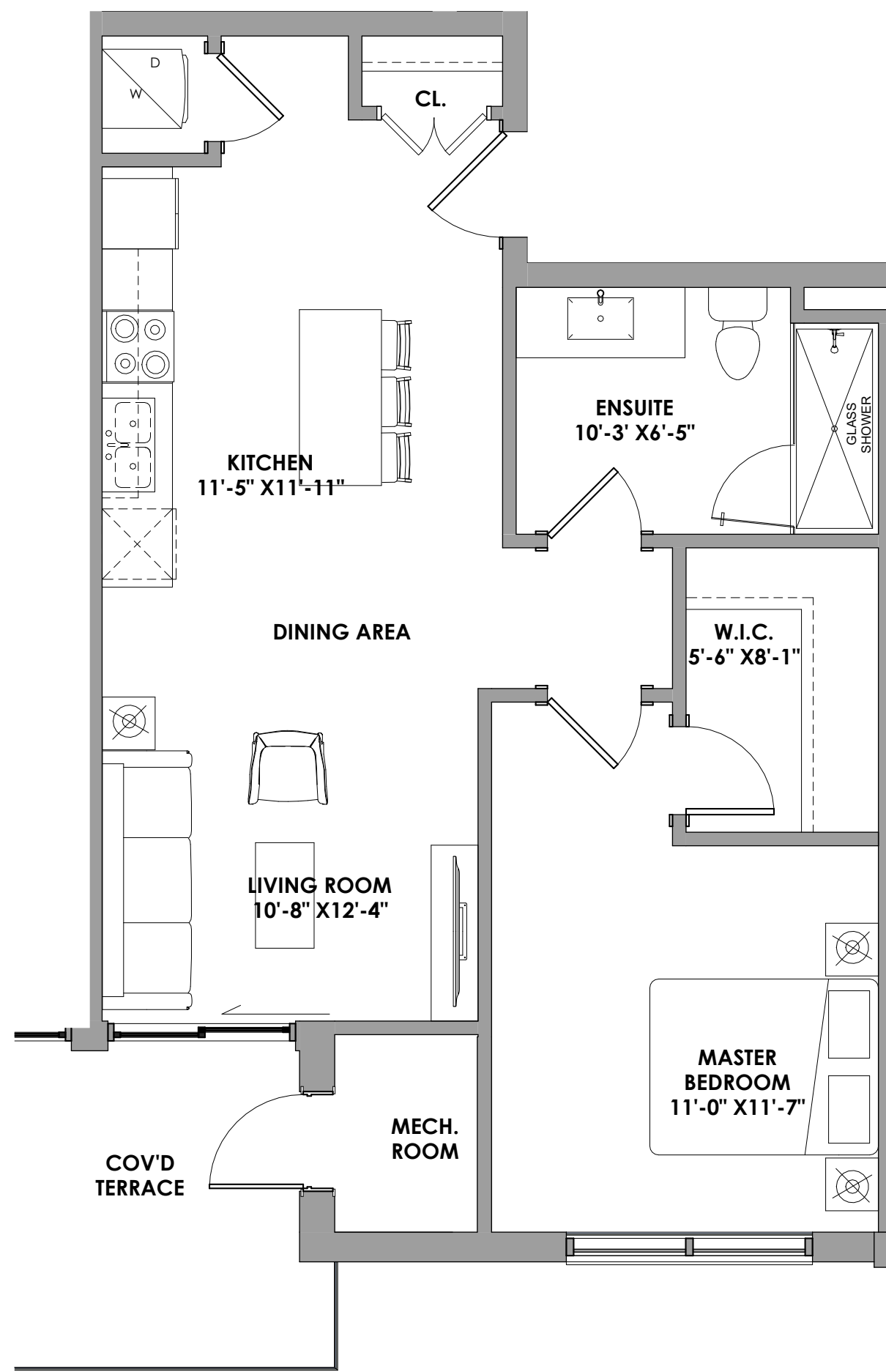
280 Glendale Ave. St. Catharines, ON, L2T 2L3

905 984 5545

SHEET TITLE:

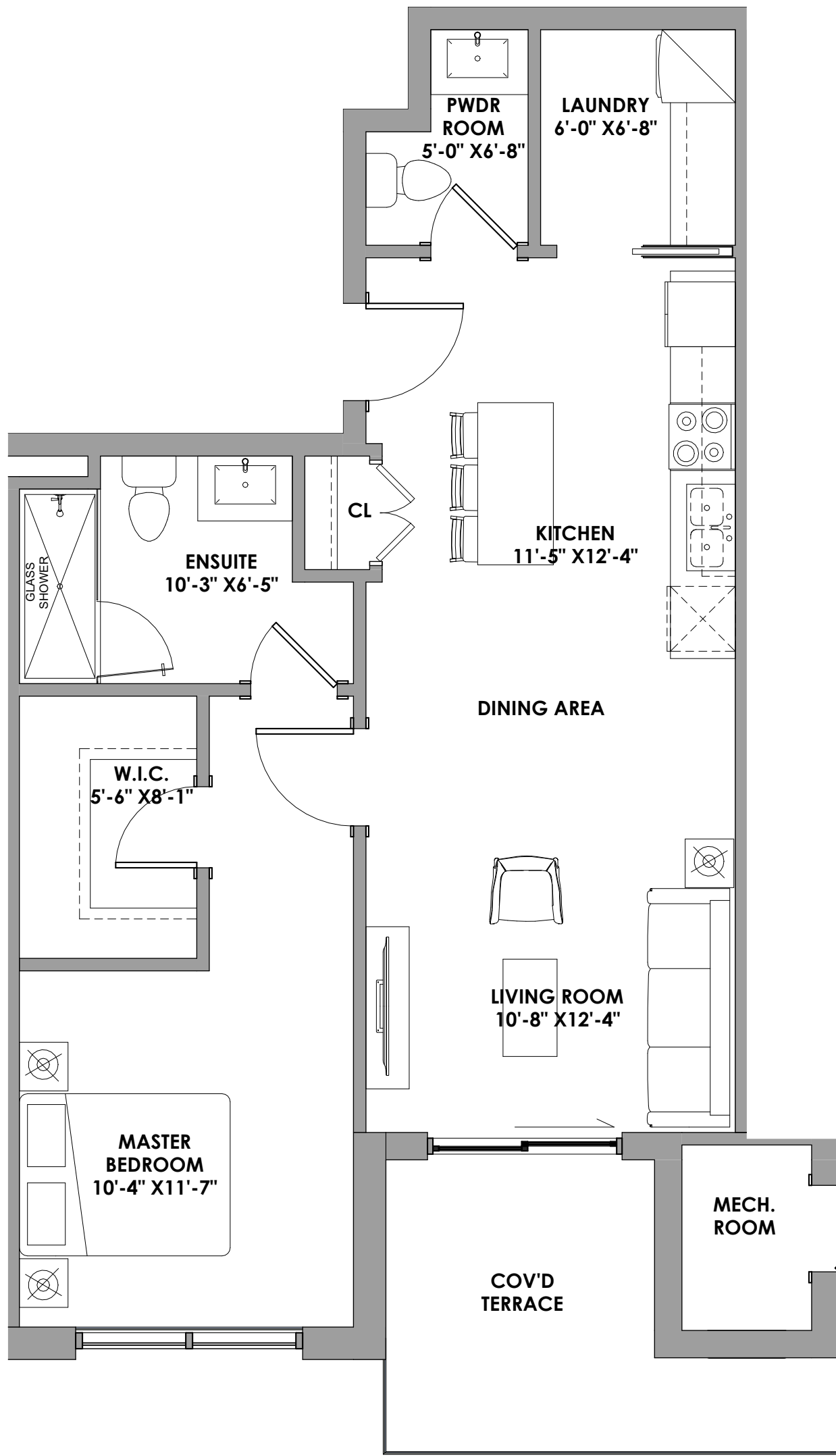
ROOFTOP TERRACE
FLOOR PLATE

Issued for Re-Zoning		
Issued for Site Plan Agreement:		
Issued for Permit:		
Issued for Tender:		
Issued for Construction:		
DRAWN BY:	JMR/CL/SVP	DWG. No. A4
CHECKED BY:	MDAJMR	
DATE:	NOVEMBER 2021	
SCALE:	AS SHOWN	
PROJECT No.:	2021-234S	



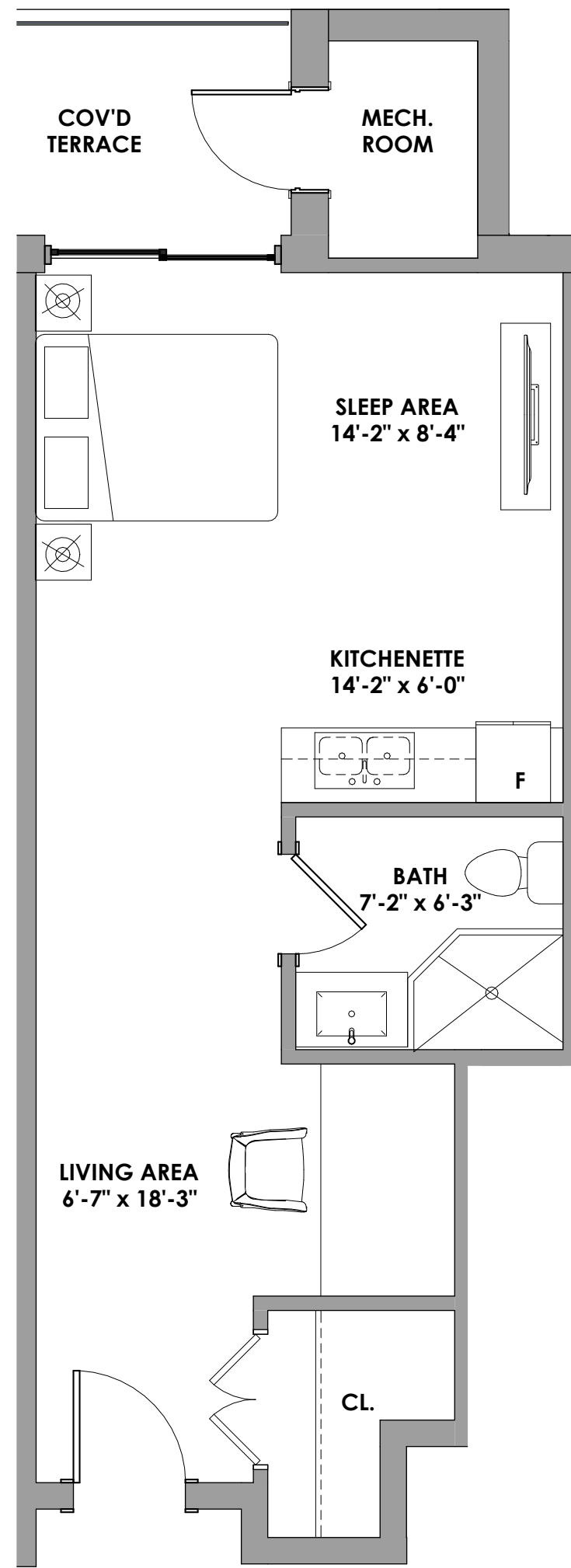
1 BEDROOM SUITE-A

1/4" = 1'-0"



1 BEDROOM SUITE-B

1/4" = 1'-0"



GUEST SUITE

1/4" = 1'-0"

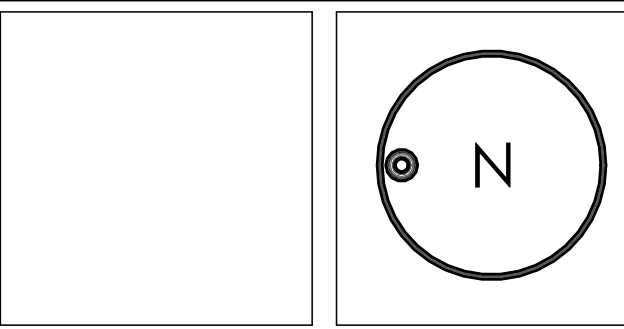
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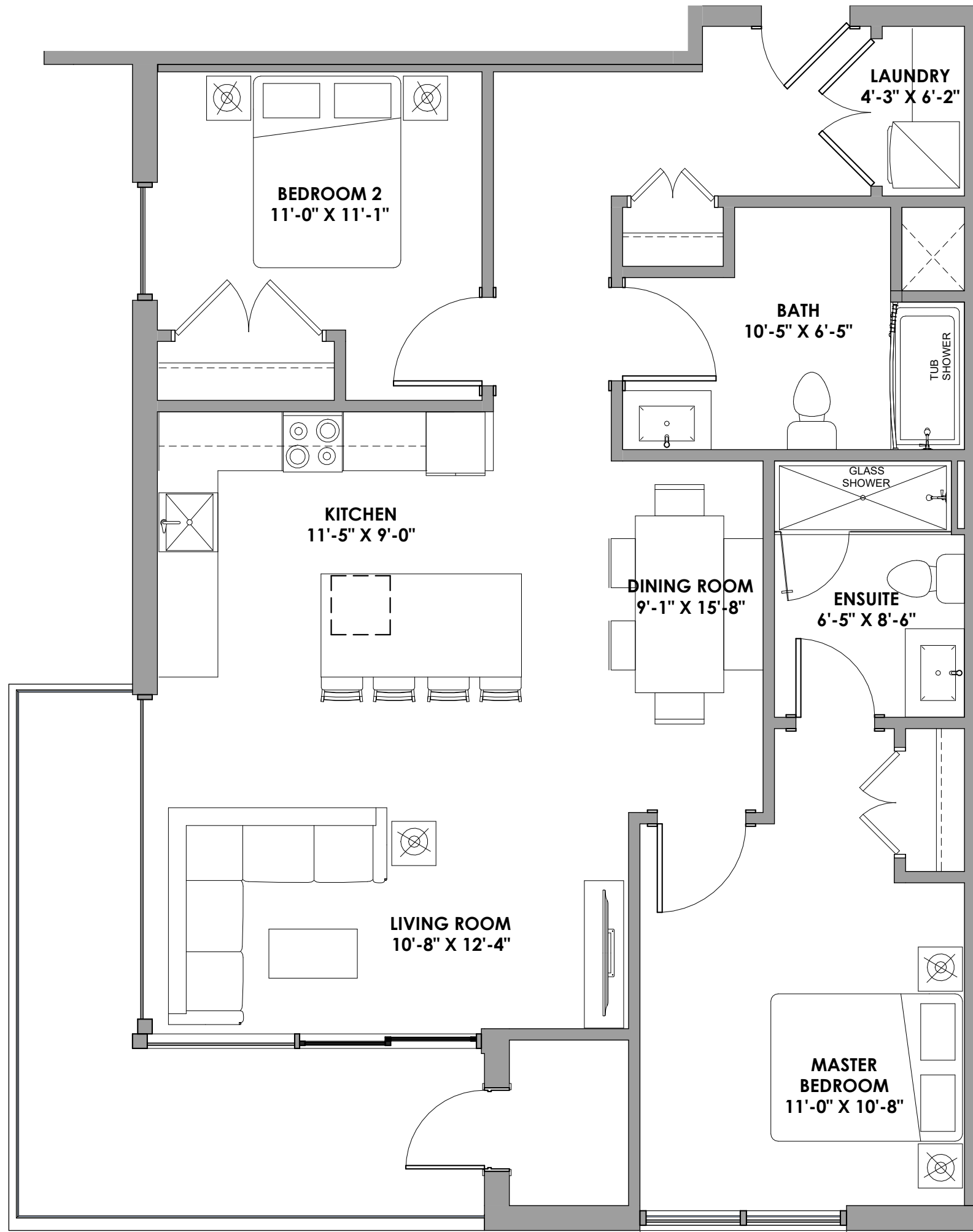
STUDIO INC.

Architectural Office:
280 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

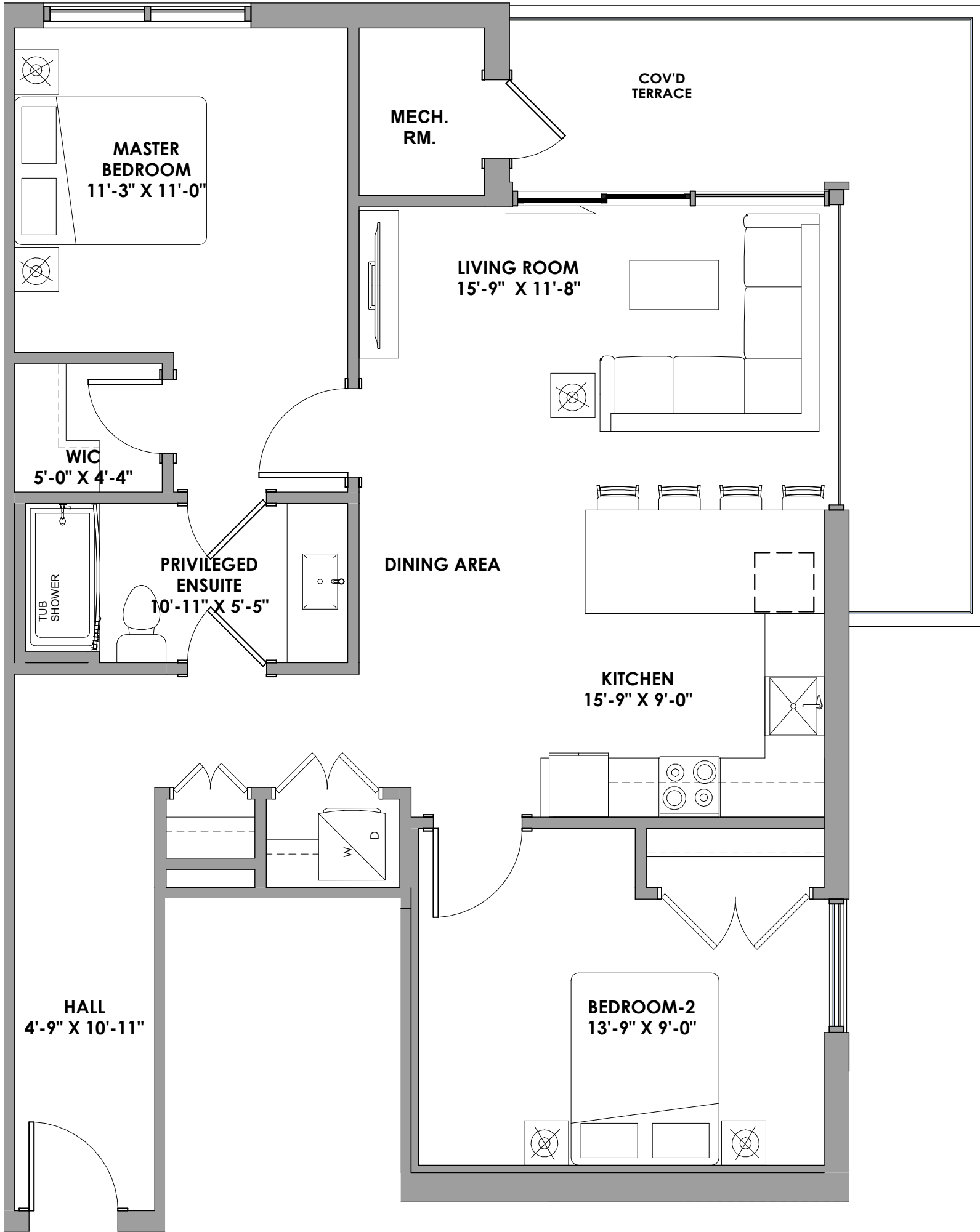
SUITE PLANS-1

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Issued for Site Plan Agreement:		
Issued for Permit:		
Issued for Tender:		
Issued for Construction:		
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CHECKED BY:	MDA/JMR	
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SCALE:	AS SHOWN	
PROJECT No.:	2021-234S	



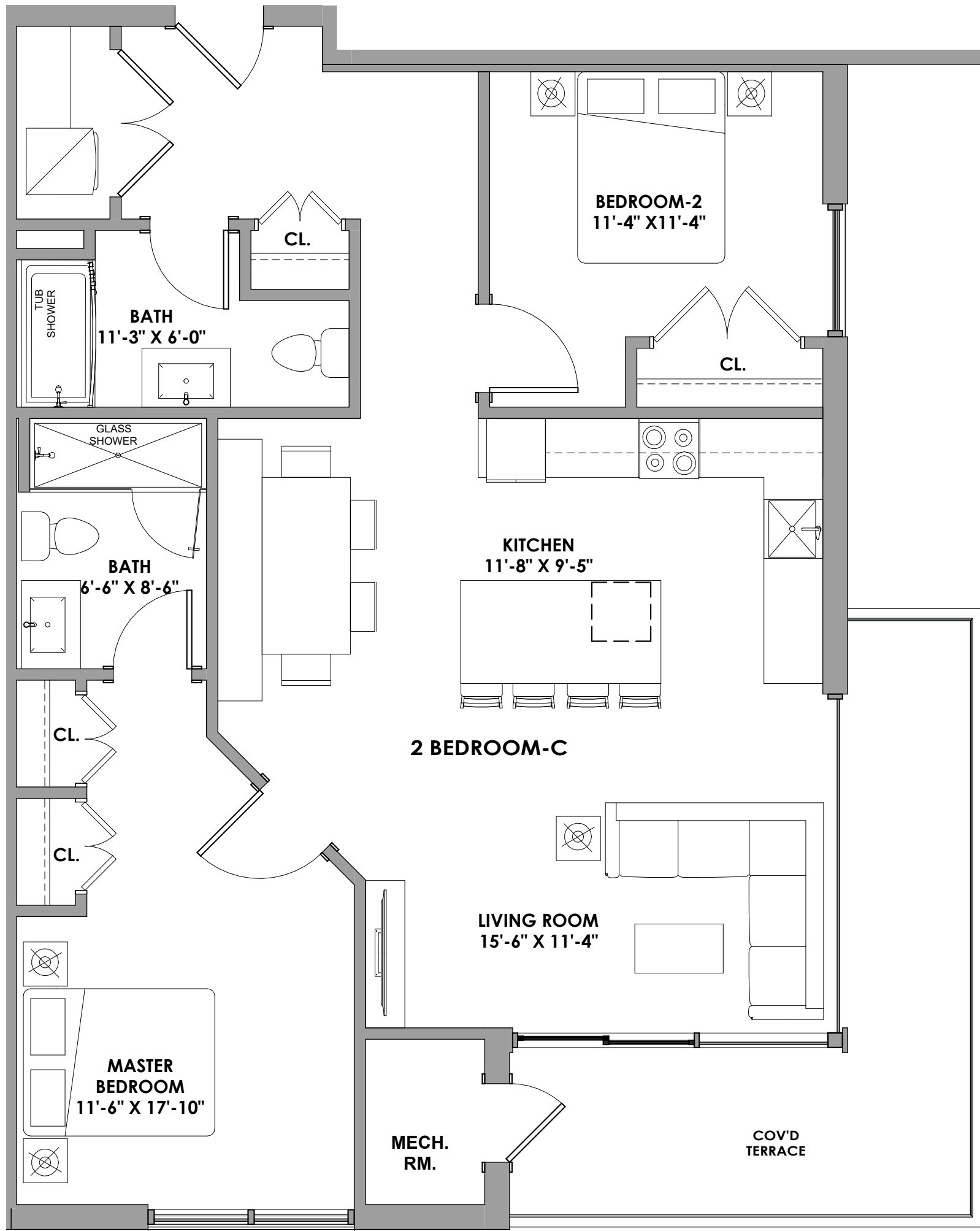
2 BEDROOM SUITE -A

1/4" = 1'-0"



2 BEDROOM SUITE-B

1/4" = 1'-0"



2 BEDROOM SUITE-C

1/4" = 1'-0"

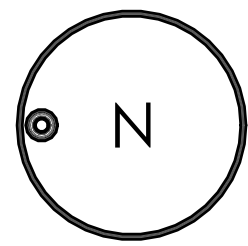
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5	07-12-2022	SHADOW STUDY	IC

COMMISSION:

THE THOMAS BUILDING

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280 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SUITE PLANS-3

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR/CL/SVP

CHECKED BY: MDA/JMR

DATE: NOVEMBER 2021

SCALE: AS SHOWN

PROJECT No.: 2021-234S

DWG. No.

A7



FRONT (PELHAM STREET) ELEVATION

1/8" = 1'-0"



FRONT PERSPECTIVE

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

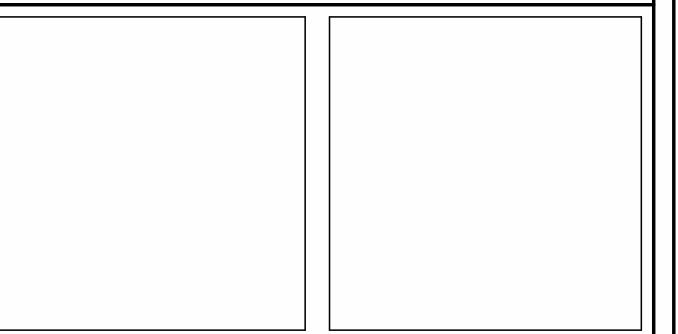
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905 984 5545

SHEET TITLE:

FRONT ELEVATION

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR/CL/SVP

CHECKED BY: MDA/JMR

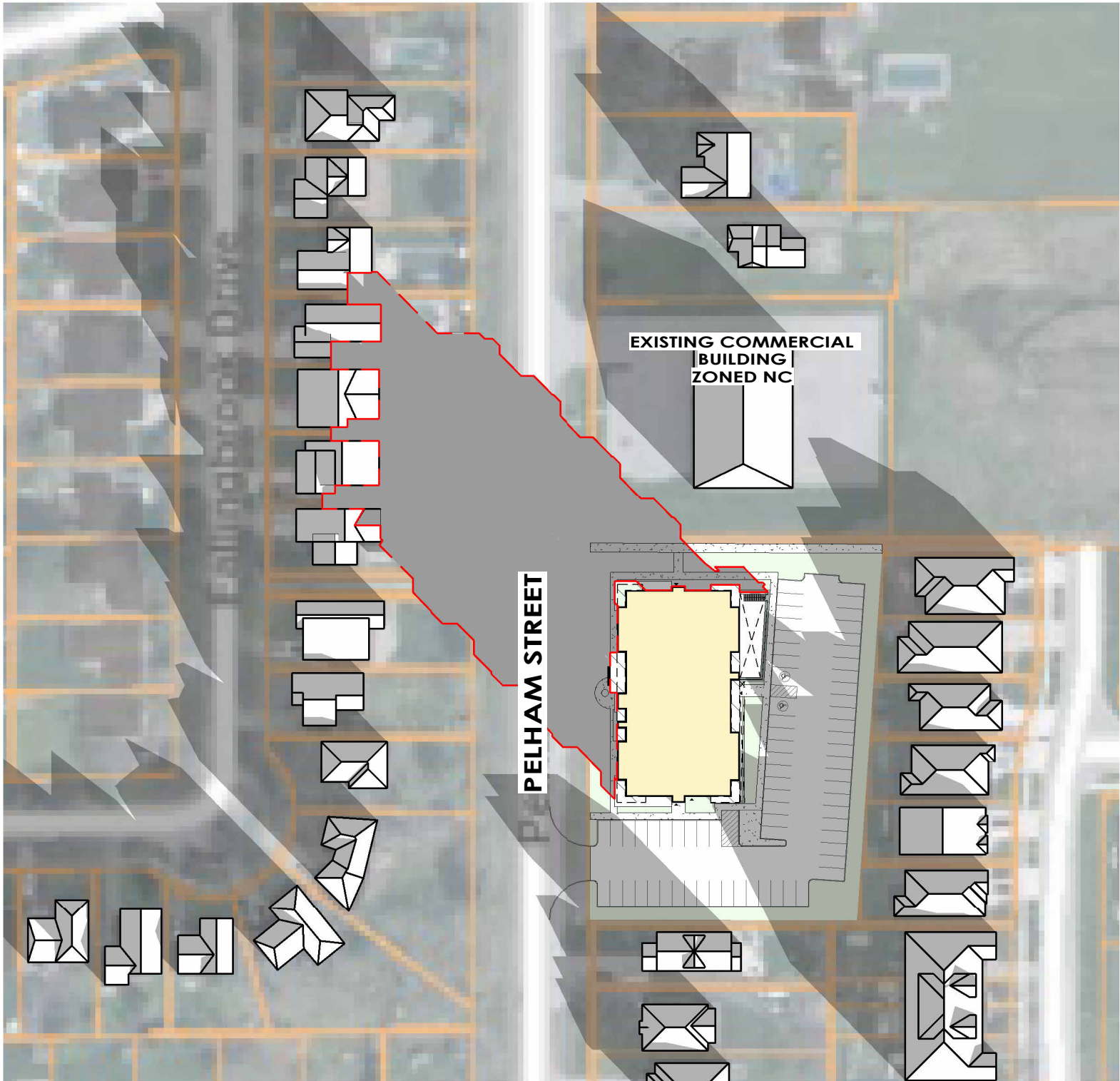
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SCALE: AS SHOWN

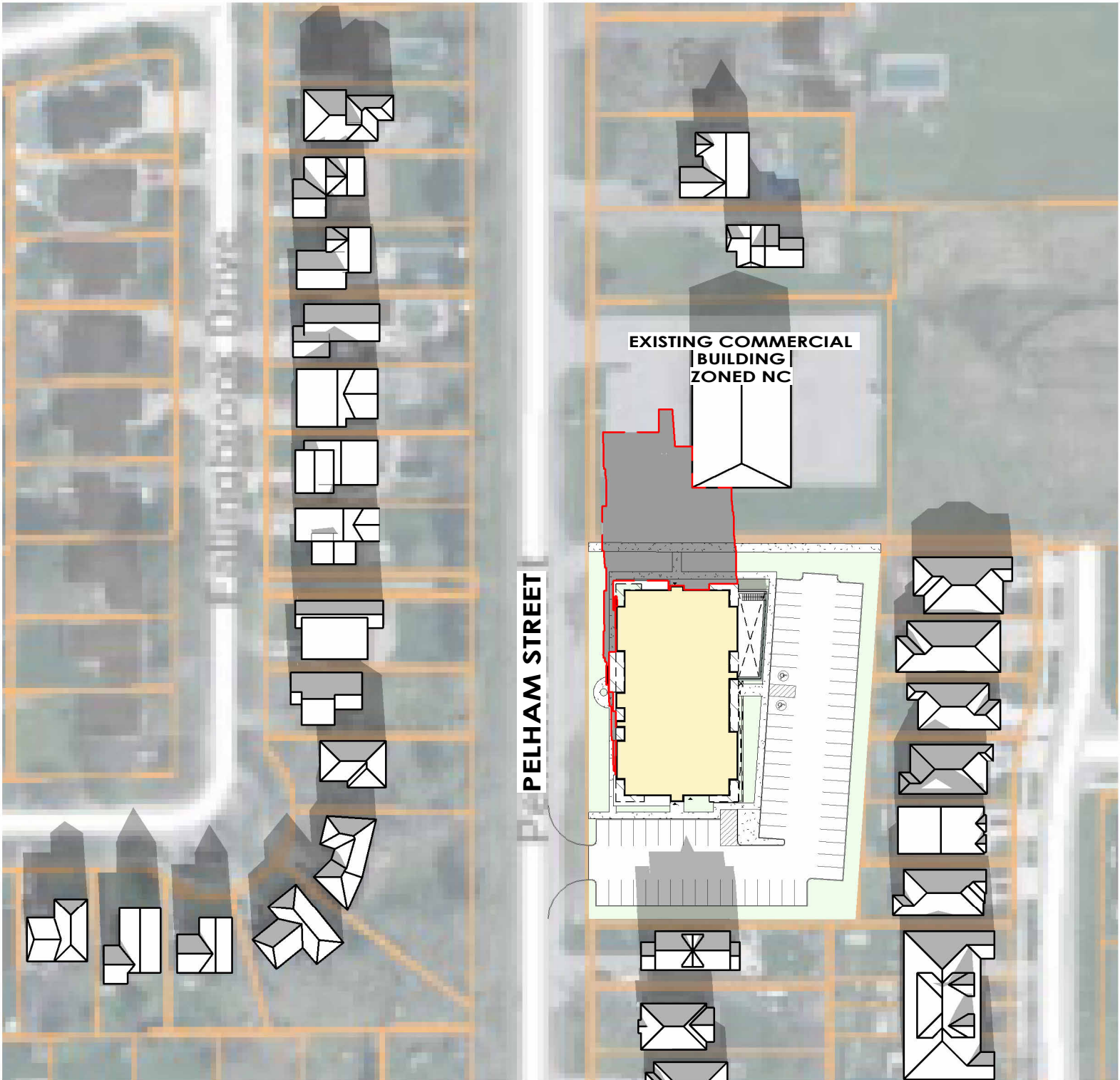
PROJECT No.: 2021-234S

DWG. No.

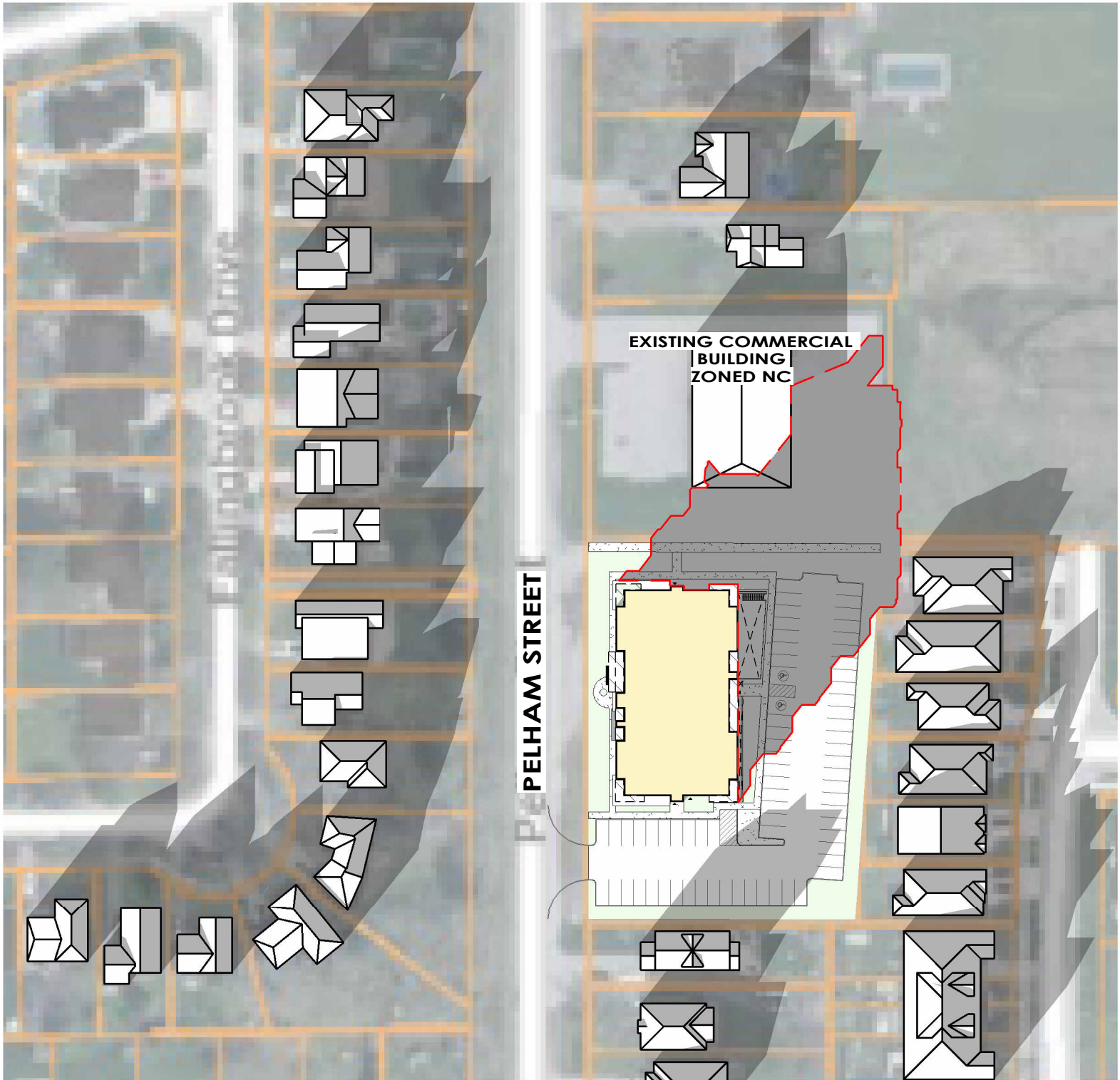
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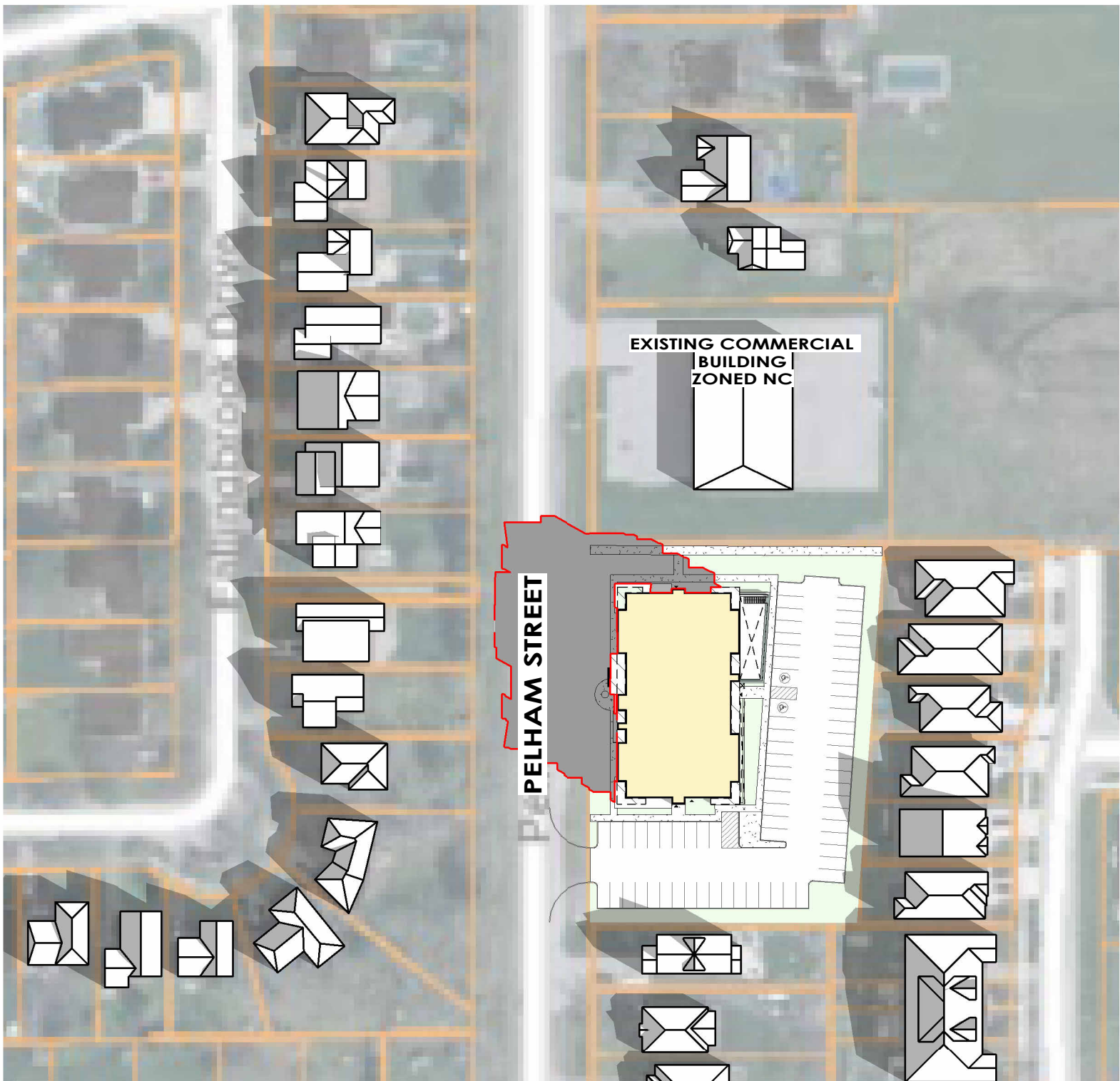
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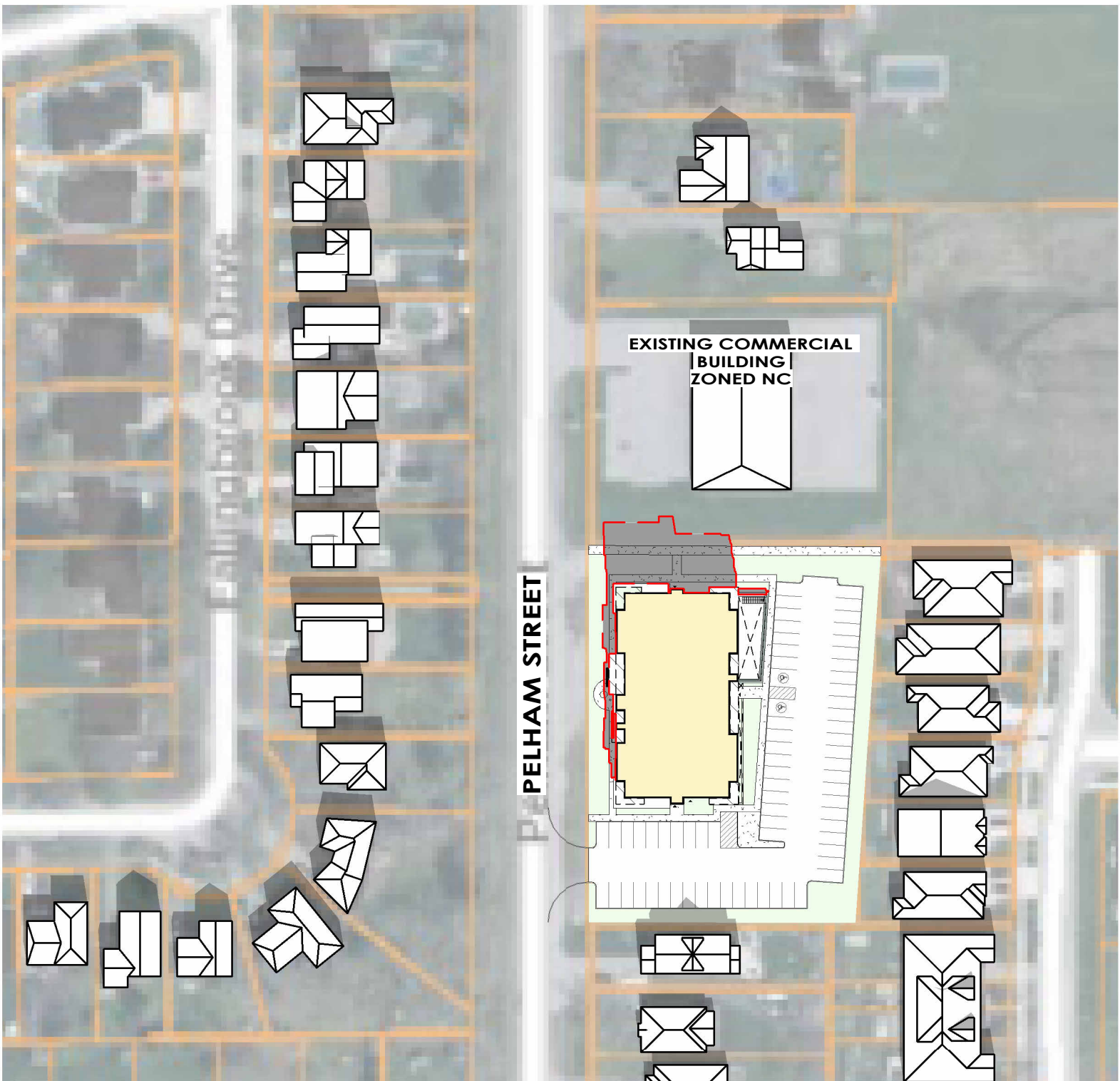
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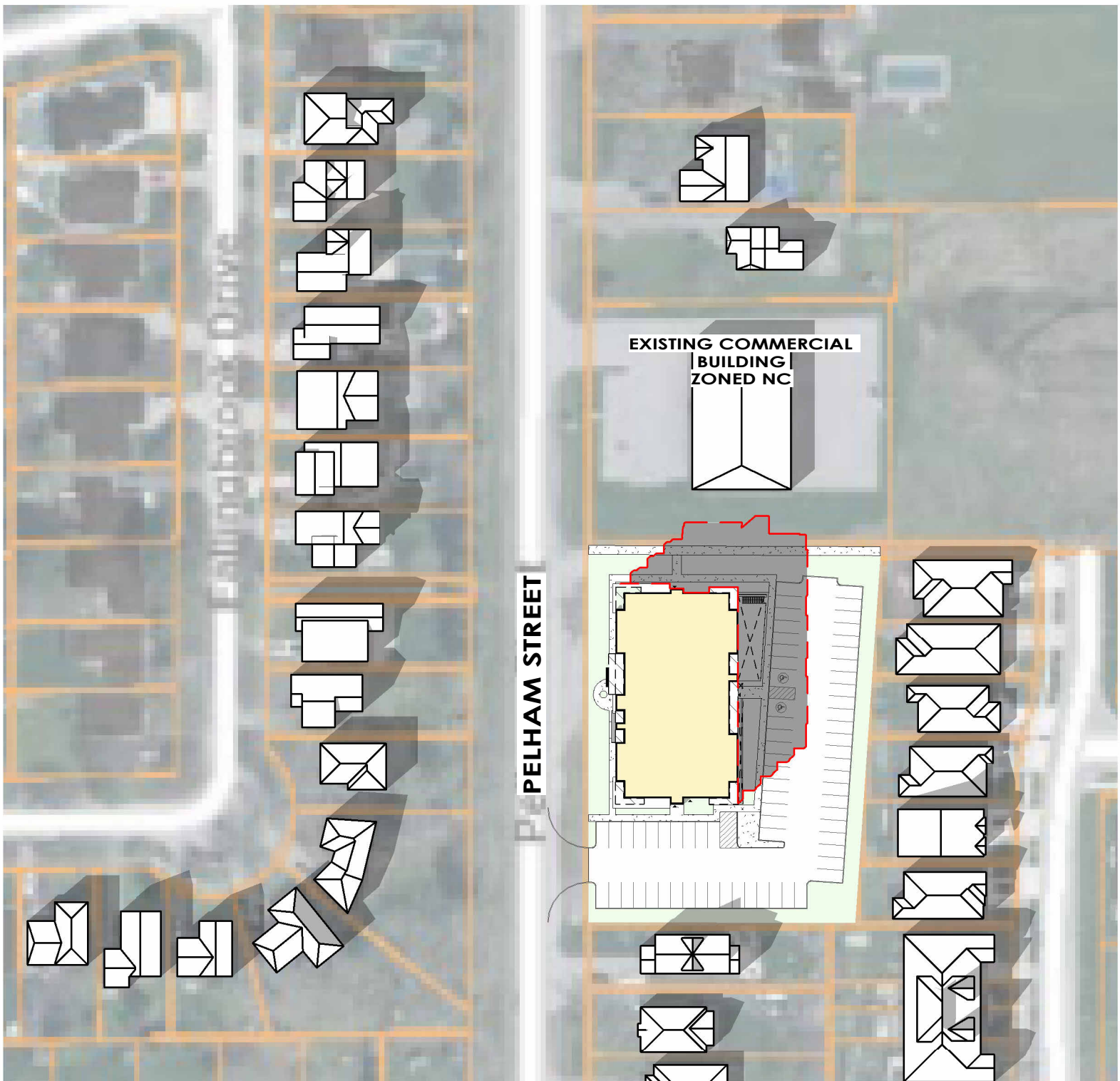
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MARCH 20 9AM



MARCH 20 12PM



MARCH 20 3PM

LEGEND

- PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT
- PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT SHADOW
- EXISTING BUILDINGS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

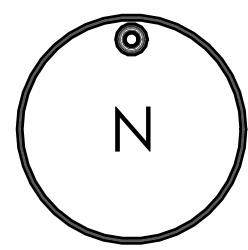
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COMMISSION:

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO

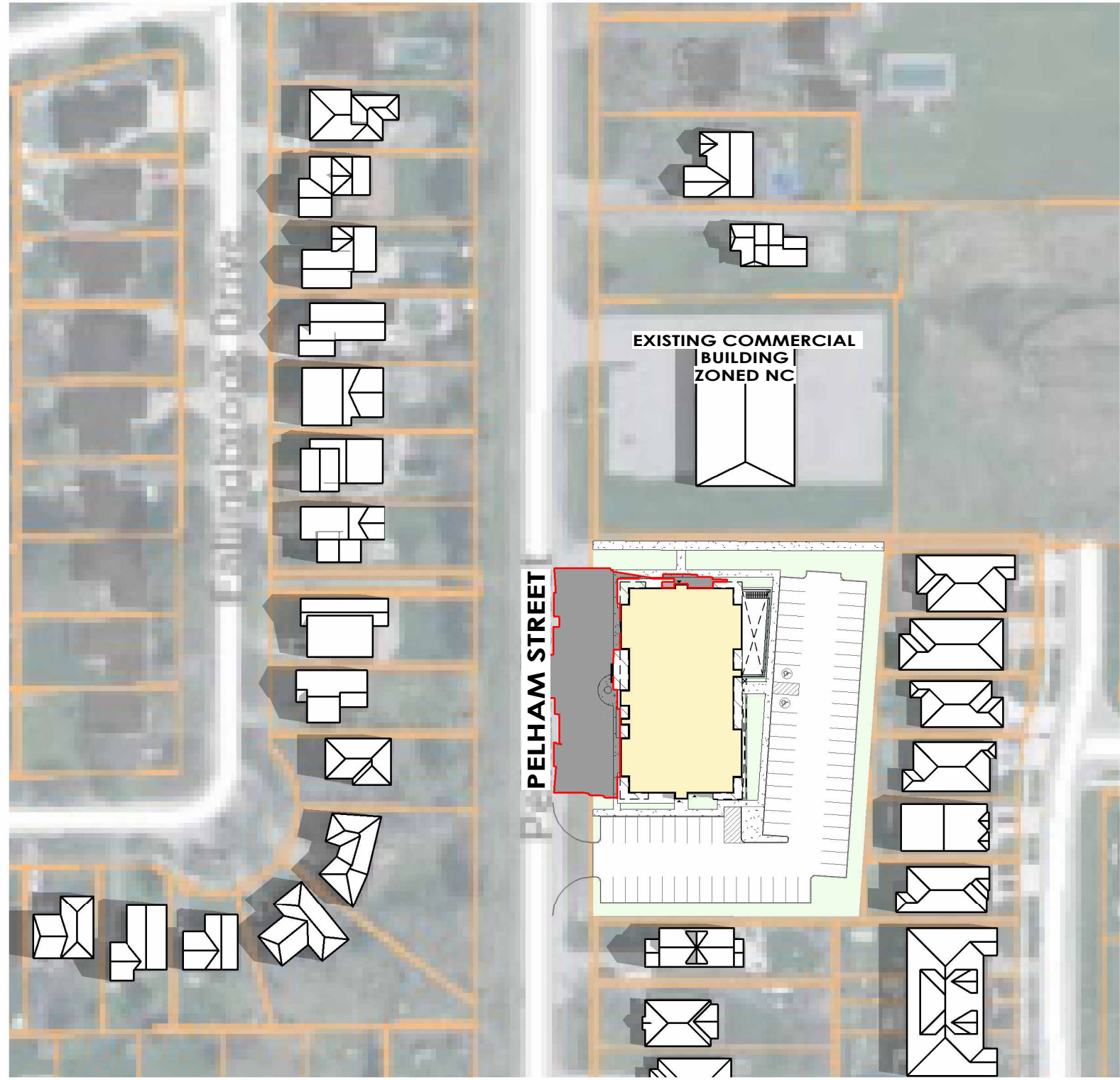


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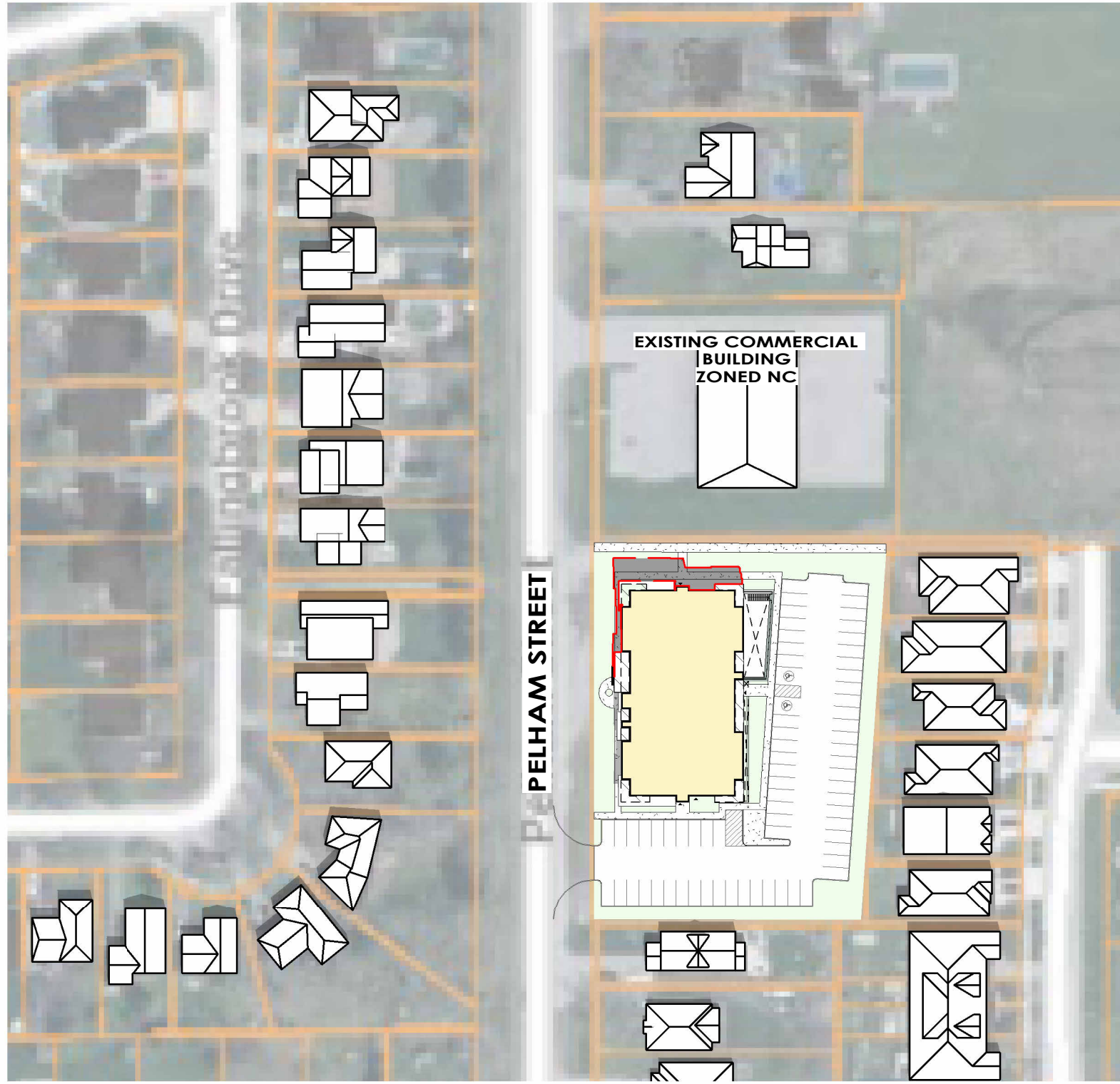
Architectural Office:
280 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:
SHADOW STUDY-
WINTER SOLSTICE
AND SPRING
EQUINOX

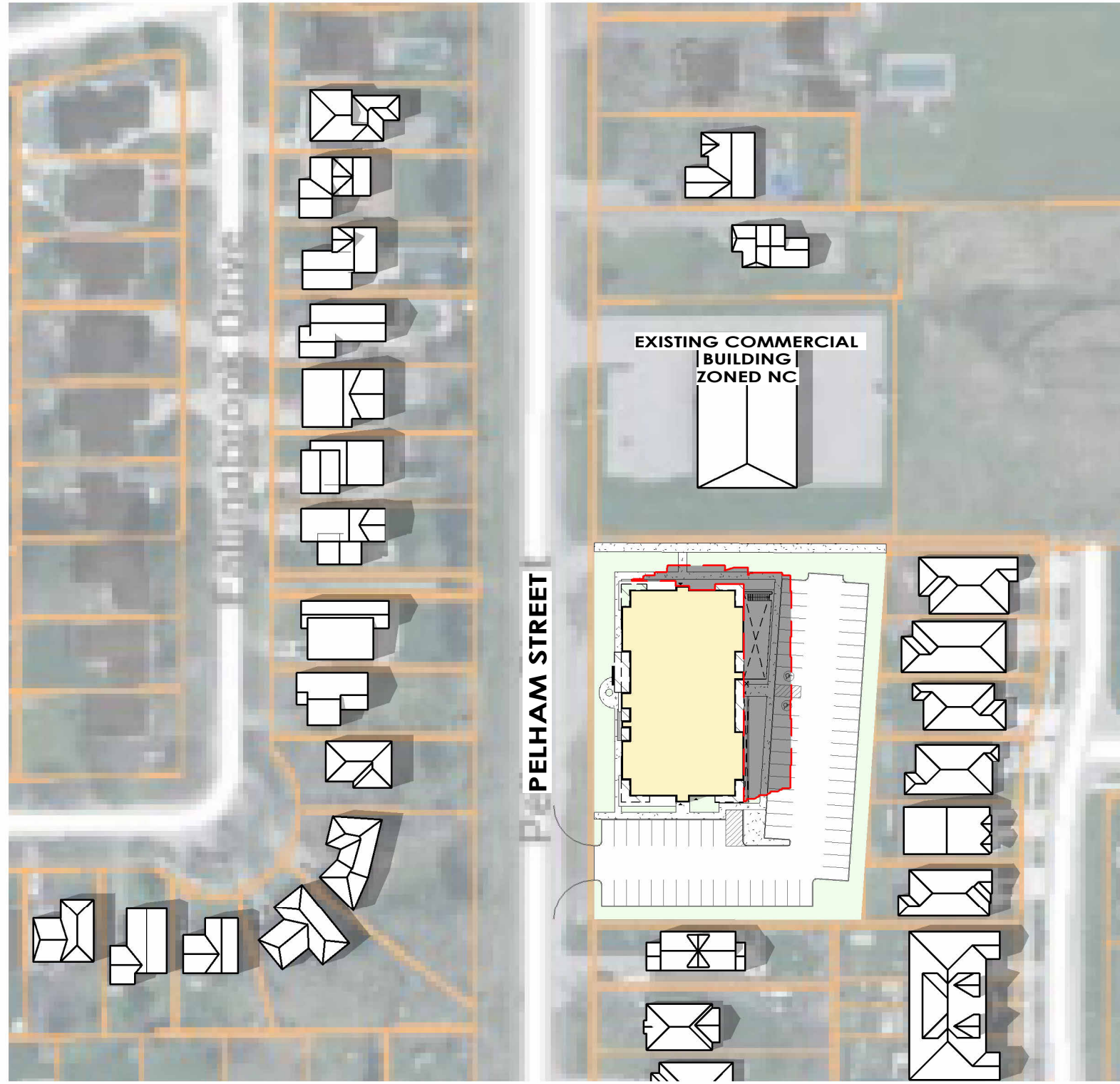
Issued for Re-Zoning		
Issued for Site Plan Agreement:		
Issued for Permit:		
Issued for Tender:		
Issued for Construction:		
DRAWN BY:	JMR/CL/SVP	DWG. No.
CHECKED BY:	MDA/JMR	SS1
DATE:	NOVEMBER 2021	
SCALE:	AS SHOWN	
PROJECT No.:	2021-234S	



JUNE 21 9AM

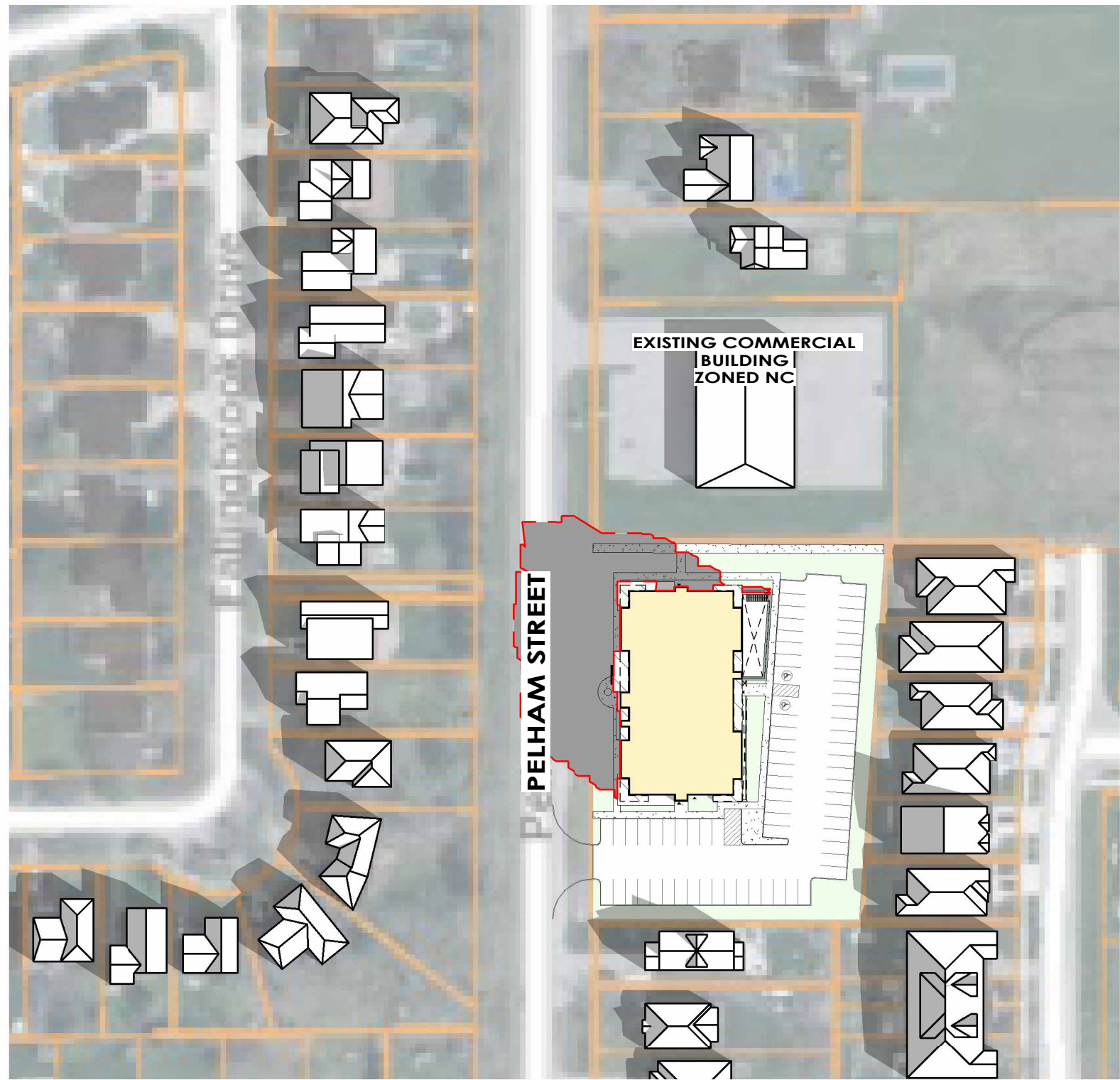


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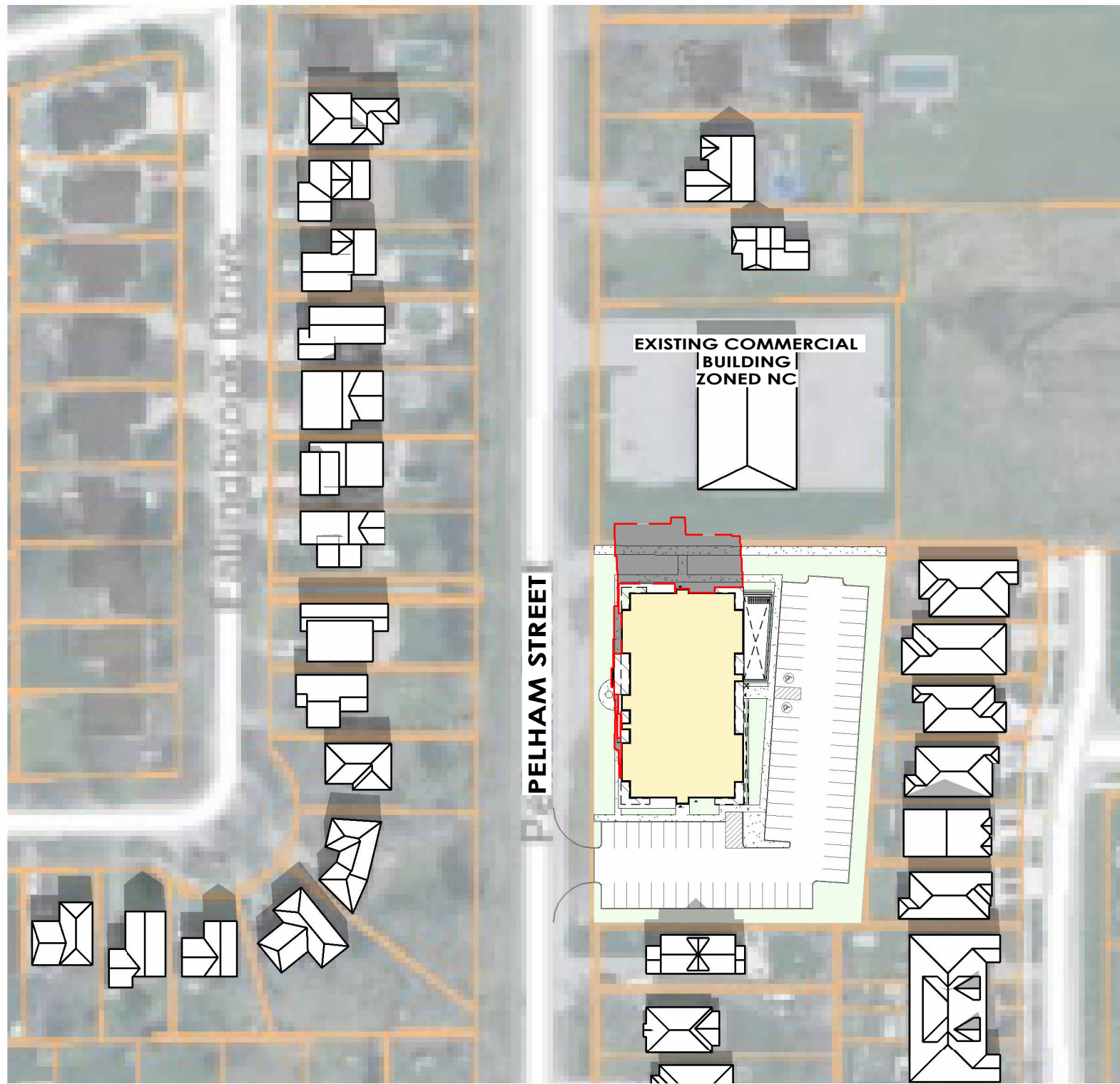


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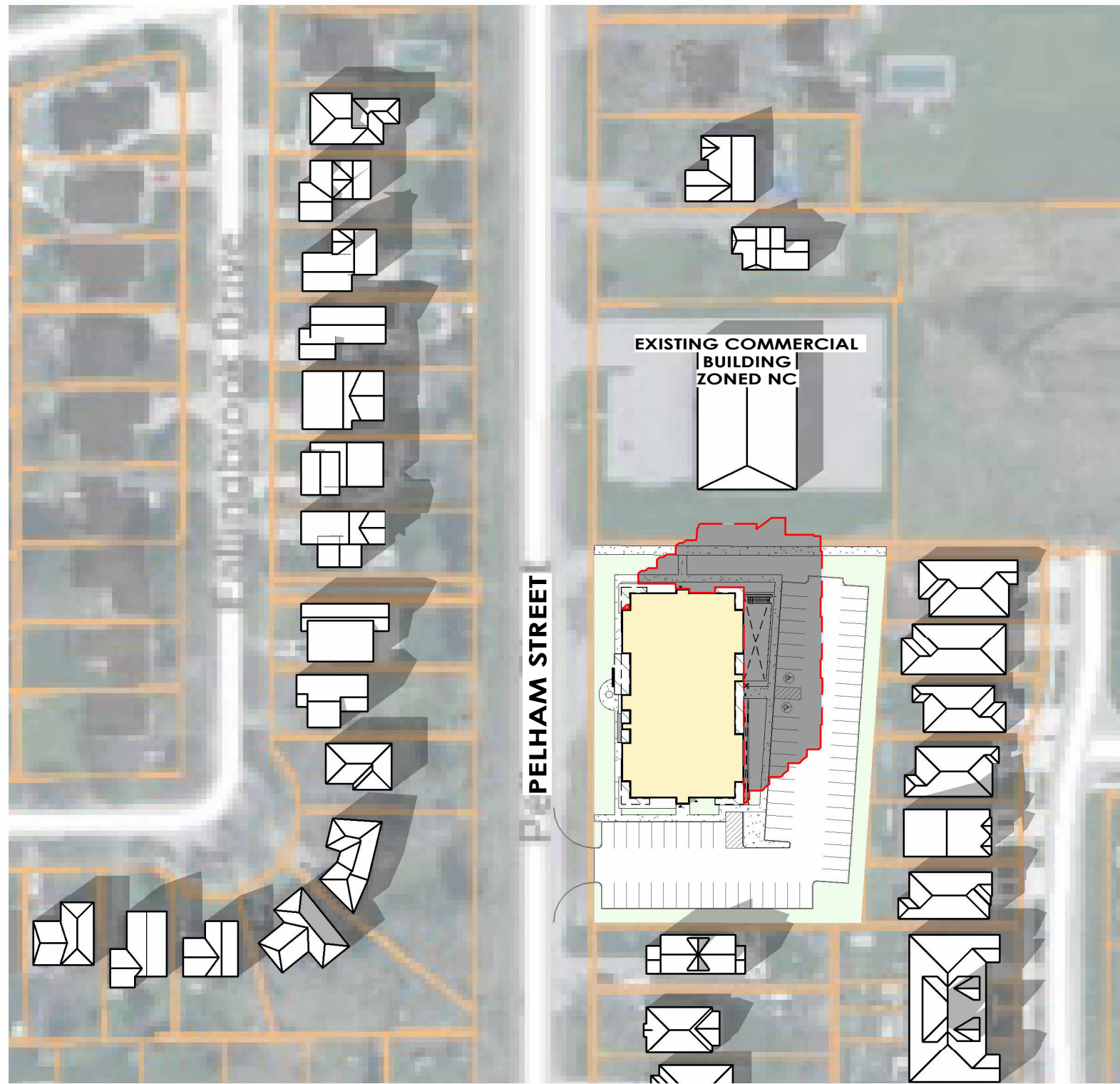
SEE PAGE SS3 FOR JUNE 21 6 PM



SEPT 22 9AM



SEPT 22 12PM



SEPT 22 3PM

SEE PAGE SS3 FOR SEPT 22 6 PM

LEGEND		
	PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT	
	PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT SHADOW	
	EXISTING BUILDINGS	

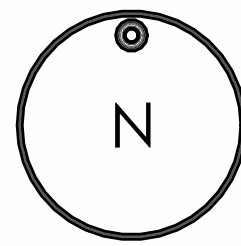
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COMMISSION:

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SHADOW STUDY-
SUMMER SOLSTICE &
FALL EQUINOX

Issued for Re-Zoning

Issued for Site Plan Agreement:

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DATE: NOVEMBER 2021

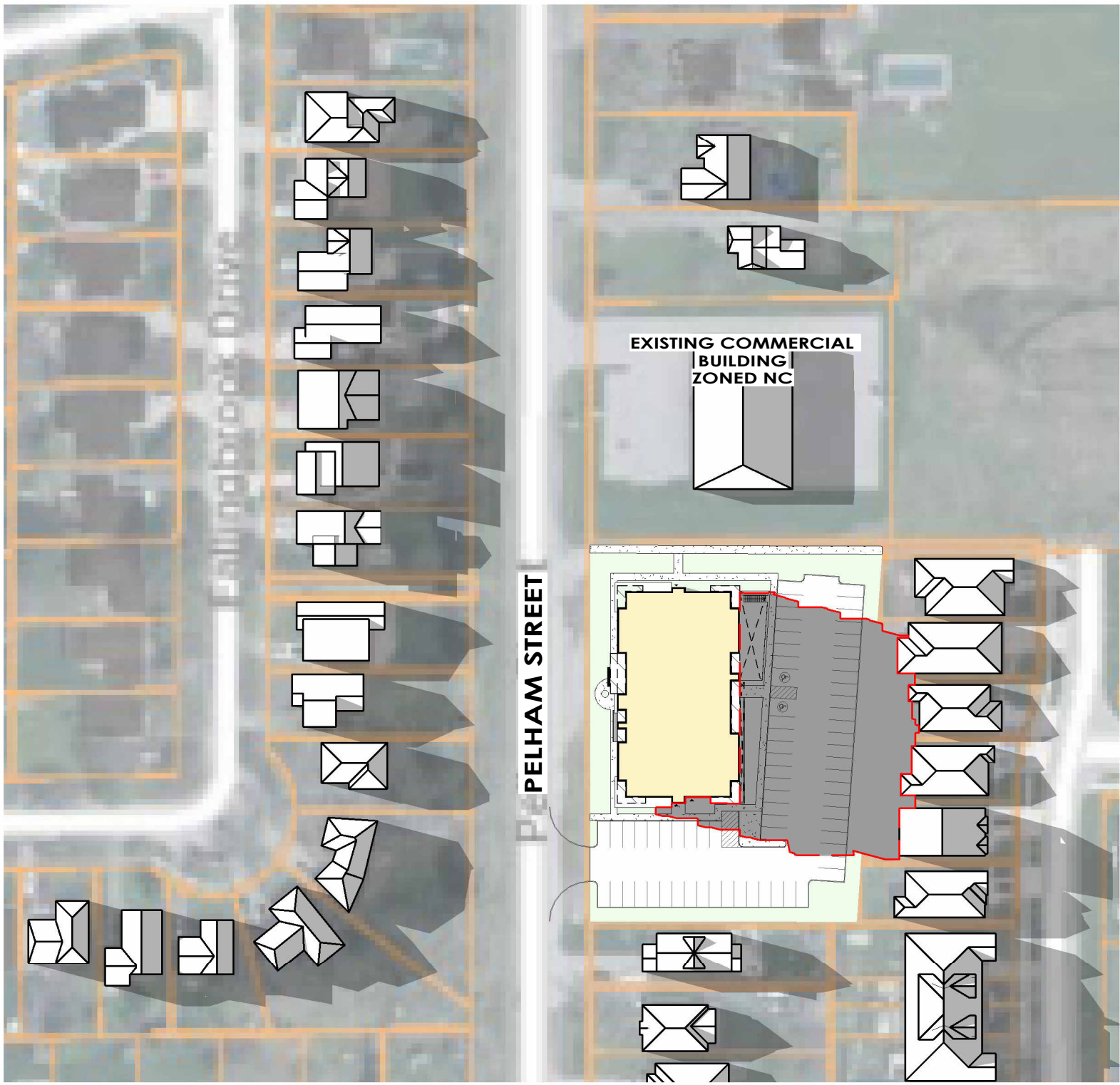
SCALE: AS SHOWN

PROJECT No.: 2021-234S

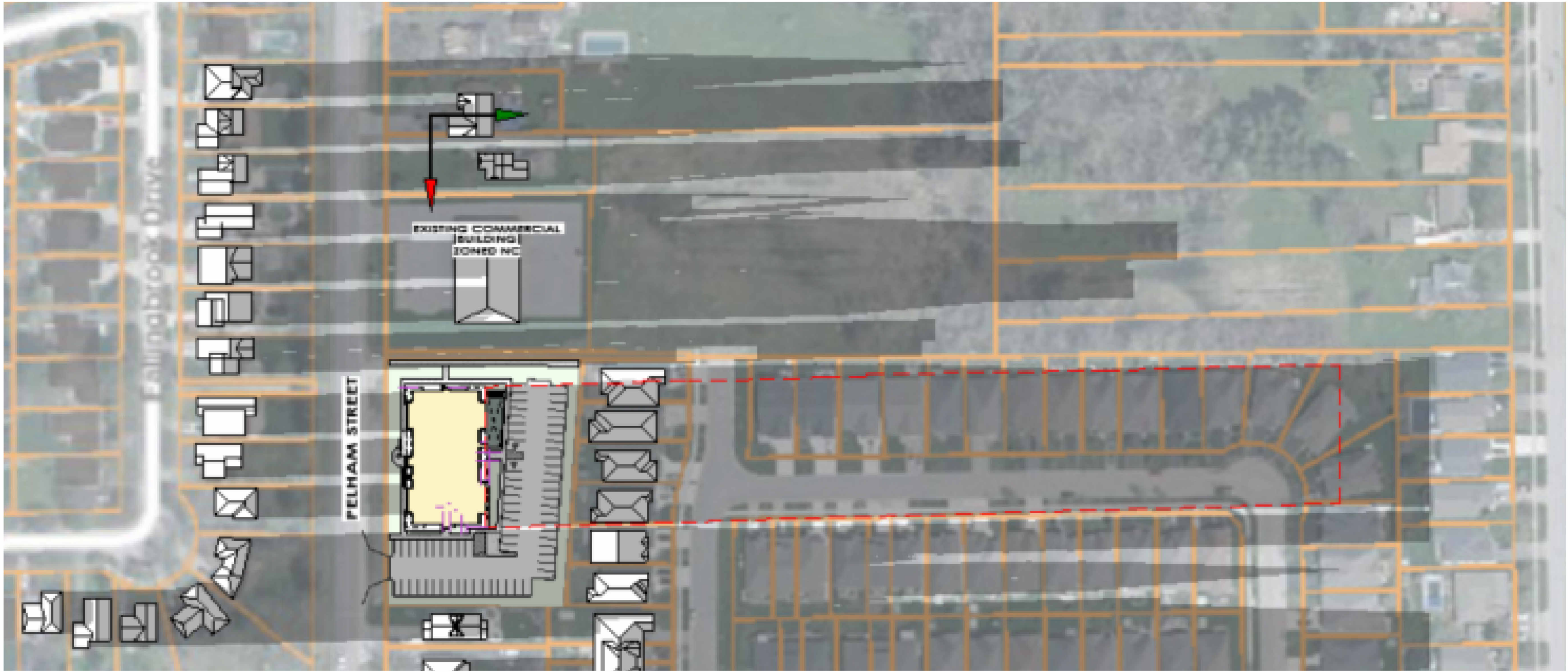
DWG. No.

SS2

PRELIMINARY FOR DISCUSSION PURPOSES ONLY



JUNE 21 6PM



SEPT 22 6PM

LEGEND	
	PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT
	PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT SHADOW
	EXISTING BUILDINGS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

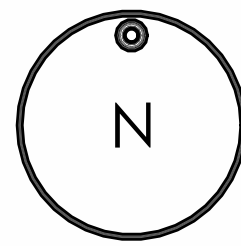
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:
1	01-20-2022	CONCEPT	SMA/SVP
2	03-25-2022	CONCEPT R1	SVP
3	04-26-2022	CONCEPT R2	SVP
4	05-04-2022	SHADOW STUDY	IC
5	07-12-2022	SHADOW STUDY	IC

COMMISSION:

THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO



A · C · K
architects
STUDIO INC.

Architectural Office:
280 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SHADOW STUDY

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: JMR/CL/SVP

CHECKED BY: MDA/JMR

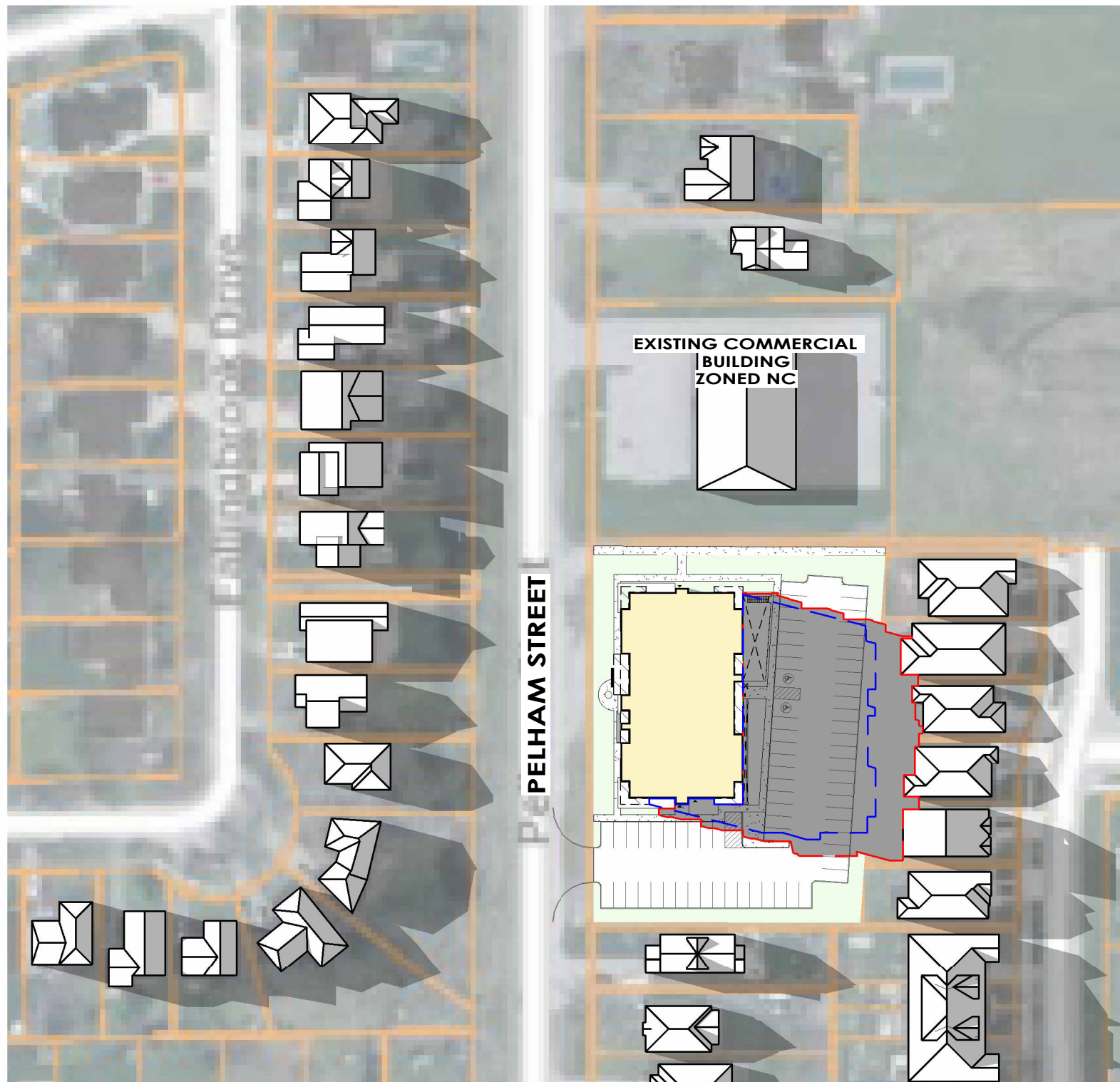
DATE: NOVEMBER 2021

SCALE: AS SHOWN

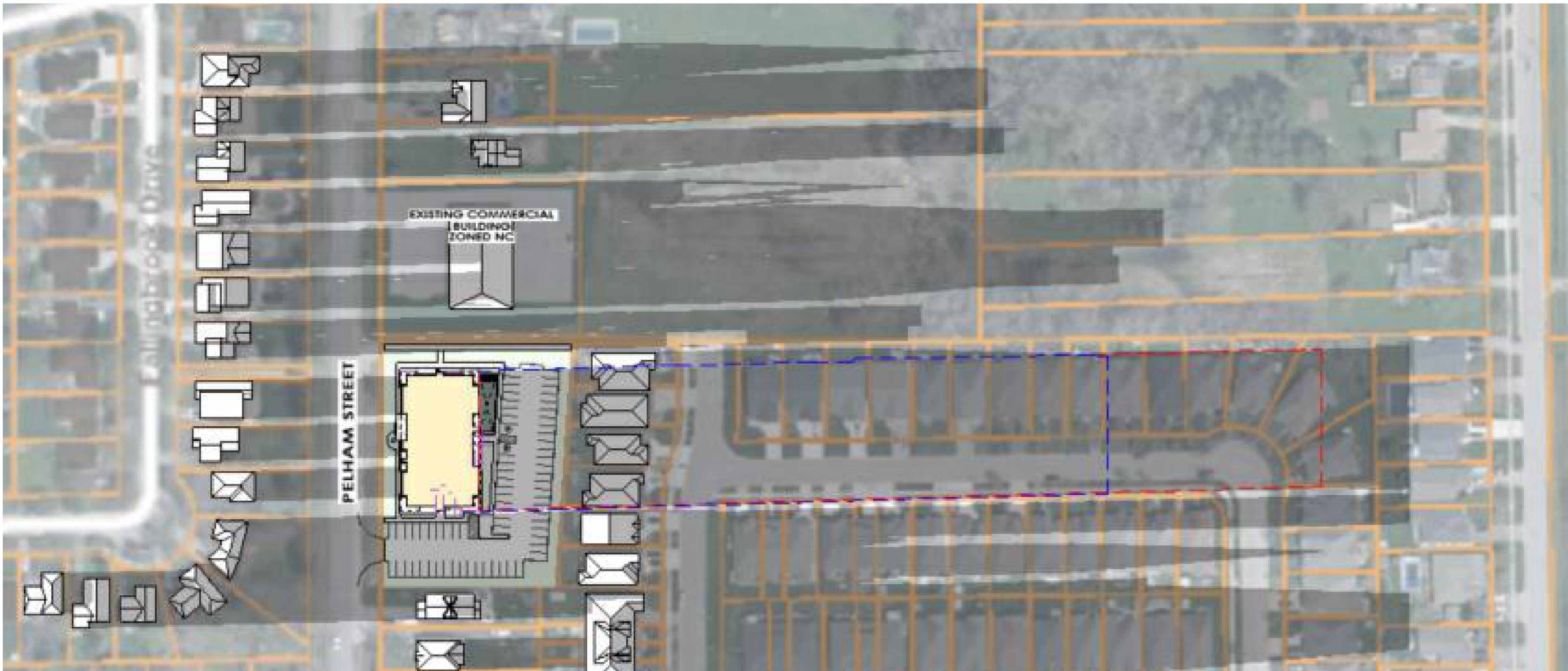
PROJECT No.: 2021-234S

DWG. No.

SS3



JUNE 21 6PM



SEPT 22 6PM

LEGEND	
■	PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT
---	PROPOSED 5 STOREY RESIDENTIAL DEVELOPMENT SHADOW
---	AS OF RIGHT 3 STOREY RESIDENTIAL DEVELOPMENT SHADOW
□	EXISTING BUILDINGS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

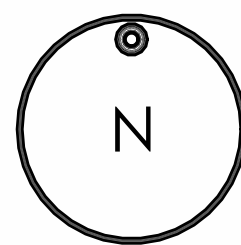
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6	07-12-2022	SHADOW STUDY	SVP

COMMISSION:

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CHECKED BY: MDA/JMR

DATE: NOVEMBER 2021

SCALE: AS SHOWN

PROJECT No.: 2021-234S

DWG. No.

SS3