

Name of Practice: Raimondo + Associates Architects Inc. 4687 Queen Street, Niagara Falls ON		Reference 1.1.2.4 [A]
Name of Project: 5190 Stanley Ave		
Project Location: 5190 Stanley Ave, Niagara Falls, ON L2E 5A4		
Item Ontario Building Code Data Matrix - Part 9		
9.01	Project Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition & Renovation Description: Group C + Group E	9.10.2
9.02	Major Occupancy(s) Classification: Group C + Group E	9.10.2.3
9.03	Superimposed Major Occupancies: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	1.4.1.2 [A]
9.04	Description: Building footprint Area Existing: 209 MP New: 209 MP Total: 418 MP	1.4.1.2 [A]
9.05	Gross Area (m ²): Description: Ground Floor 2nd Floor Existing: 209 MP New: 209 MP Total: 418 MP	1.4.1.2 [A]
9.06	Mezzanine Area (m ²): Description: Existing: 304 MP New: 304 MP Total: 608 MP	9.10.4.1
9.07	Building Height: Stores Above Grade: 2 Stores Below Grade: 0 Meters Above Grade: 7.3 M	1.4.1.2 [A] & 9.10.4
9.08	Number of Streets / Fire Fighter Access: 2 Street(s)	9.10.20
9.09	Sprinkler System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Provided: <input type="checkbox"/> Entire Building <input type="checkbox"/> Select Compartments <input type="checkbox"/> Select Floor Areas <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> None	9.10.8.2.4, & 3.2.4.8 (4)
9.10	Fire Alarm System: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Type Provided: <input checked="" type="checkbox"/> Single Stage <input type="checkbox"/> Two Stage <input type="checkbox"/> None	9.10.18
9.11	Water Service / Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.31.3
9.12	Construction Type: Restriction: <input type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-Combustible Required <input type="checkbox"/> Encapsulated Mass Timber Actual: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Combination of Combustible and Non-combustible <input type="checkbox"/> Encapsulated Mass Timber <input type="checkbox"/> Combination of Encapsulated Mass Timber and Non-combustible Heavy Timber Construction: <input type="checkbox"/> No <input type="checkbox"/> Yes	9.10.6, 3.1.5, & 3.1.4.7
9.13	Post-disaster Building: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.1.4, [A] 1.1.2.2 (2) & Part 4
9.14	Occupant Load: Floor Level / Area Occupancy Type Based On Occupant Load (Persons) Posted Limit Required	9.9.1.3, Table 3.1.17.1
9.15	Barrier-Free Design: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Explanation:	9.5.2 & 3.8
9.16	Hazardous Substances: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Explanation:	9.10.1.3
9.17	Required Fire Resistance Rating (FRR): Horizontal Assemblies Rating (FRR) Supporting Assembly (H) Noncombustible in lieu of rating? Floors Over Basement Floors Mezzanine Roof	9.10.8 and 9.10.11
9.18a	Spatial Separation: Wall EBF Area (m ²) L.D. (m ²) LH or HL Req. FRR (H) % Unprotected Openings Permitted % Unprotected Openings Provided	9.10.14, 9.10.15
9.18b	Cladding Type North West South East	
9.19a	Plumbing Fixture Requirements: Ratio: Male/Female = 50/50 Except as noted otherwise Floor Lvl./Area Occ. Load OBC Ref. W/C Req. W/C Provided	9.31 & 3.7.4
9.19b	Floor Lvl./Area BIF/WIC Req. BIF/WIC Prov. Univ W/R Req. Univ W/R Prov.	
9.20	Energy Efficiency: Compliance Path: <input type="checkbox"/> SB-10 Prescriptive (Div.4) <input type="checkbox"/> SB-10 Performance (Div.2) <input type="checkbox"/> SB-10 Prescriptive (Div.2) Residential Compliance Option: <input type="checkbox"/> SB-12 Prescriptive Compliance Packages <input type="checkbox"/> SB-12 Performance Compliance <input type="checkbox"/> SB-12 Other: Energy Star for New Homes <input type="checkbox"/> EnerGuide for New Houses Project Design Conditions: Climatic Zone: Fenestration: Gross Above Grade Wall or Roof Area (m ²) Gross Fenestration Area (m ²) Fenestration Ratio Vertical (W+D) Skylights Space Heating Fuel: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electricity <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel <input type="checkbox"/> Earth Energy Heating Equipment Efficiency: <input type="checkbox"/> ≥92% AFUE <input type="checkbox"/> ≥84% - 92% AFUE Other Conditions: <input type="checkbox"/> ICF Basement <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> Walk-out Basement <input type="checkbox"/> Slab-on-Ground <input type="checkbox"/> Log/Post & Beam <input type="checkbox"/> Blow-in Ins. Above Grade Wall <input type="checkbox"/> Spray-applied Foam Insulation Above Grade Wall <input type="checkbox"/> Drain Water Heat Recovery Unit Provided Compliance Package: Is there more than 1 dwelling unit per building? <input type="checkbox"/> No <input type="checkbox"/> Yes Option Implemented: Notes: Notes:	12.2.1.2
9.21	Sound Transmission Design: Is there more than 1 dwelling unit per building? <input type="checkbox"/> No <input type="checkbox"/> Yes Option Implemented: Notes: Notes:	5.8.1.2, 5.8.1.4, & 9.11.1.4
Notes: --		

Property Identification
PART OF LOT --, CONCESSION --,
GEOGRAPHIC TOWNSHIP OF --
in the
TOWN OF ----
REGIONAL MUNICIPALITY OF ----

Key Name

Zoning By-Law Requirements GC
GC ZONE

	As Per Zoning By-law Number 2667 PERMITTED	PROPOSED
MINIMUM FRONT YARD DEPTH FROM THE MCRAE STREET CENTRELINE	10m	26.19m
REAR YARD DEPTH	10m	3m
INTERIOR SIDE YARD SETBACK	3m	0.44m
MINIMUM EXTERIOR SIDE YARD DEPTH FROM THE STANLEY AVENUE CENTRELINE	13.10m	39.53m
MAXIMUM LOT COVERAGE	70%	16.56%
MINIMUM PARKING	15	15
MINIMUM LOADING SPACE	1	1

Footer

Site Statistics

Area Name	Area M ²	Area FT ²	% of Total Area
Proposed Sidewalk	156.02	1,679.43	7.78%
Proposed landscape	240.80	2,591.99	12.00%
Proposed Hardscape	1,277.34	13,749.14	63.66%
Proposed Building	209.10	2,250.70	10.42%
Existing building	123.18	1,325.92	6.14%
Lot Area Totals	2,006.44	21,597.18	100.00%

Floor Areas

Name	Area
Existing retail Area	123.182 m ²
Ground Floor leasable Gross Floor Area	187.134 m ²
Residential Area	103.304 m ²

PARKING REQUIREMENT

Retail:
1 Parking space per every 25 sqm
187.134 sqm / 25sqm = 7.48

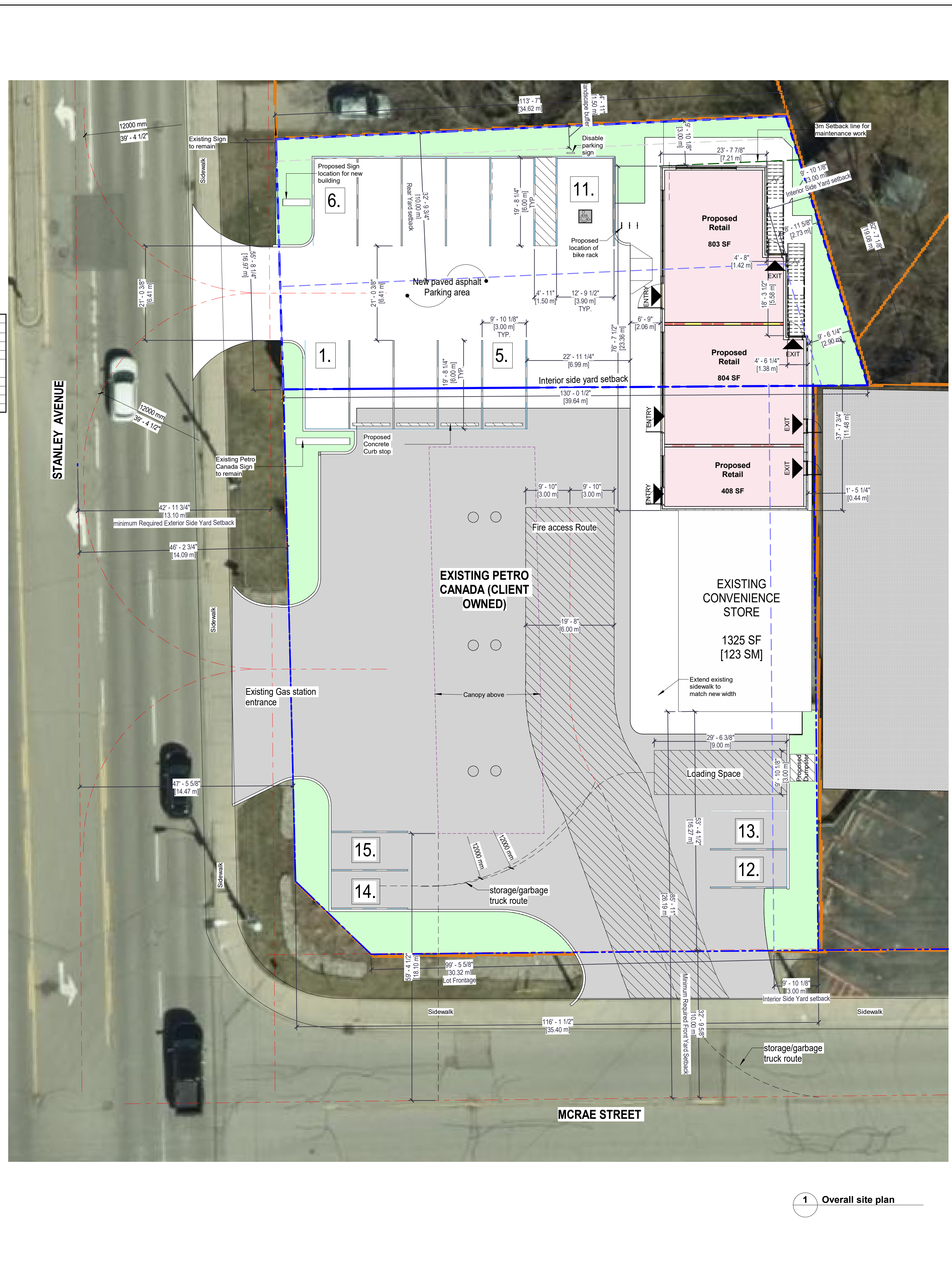
Existing Retail:
123 sqm / 25 sqm = 4.92

Dwelling:
1.4 Parking space for each unit
1.4 x 2 units = 2.8

Total with proposed area
7.48 + 2.80 = 10.28 spaces

Total with Existing Gas station
7.48 + 2.80 + 4.92 = 15.2 round to 15 spaces

loading space req 300sqm and above: 1 space



1 Overall site plan

Issued for Precon
1 May 08, 2025
2 Nov 17, 2025
3 Nov 26, 2025
4 Dec 17, 2025

Revision 1
Revision 2
Revision 3

RAIMONDO
+ ASSOCIATES
ARCHITECTS INC.

CLIENT NAME
Wang

PROJECT NAME
5190 Stanley Avenue

PROJECT ADDRESS
5190 Stanley Ave, Niagara Falls, ON L2E 5A4

SHEET NAME
Overall site plan and Ground Floor plan

DRAWN BY: AL

DATE: 2026-02-06 4:09:39 PM

SCALE: As Indicated

PROJECT NO.: 24-102

CHECKED: ER

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SHEET #

A1-001

REV.#

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