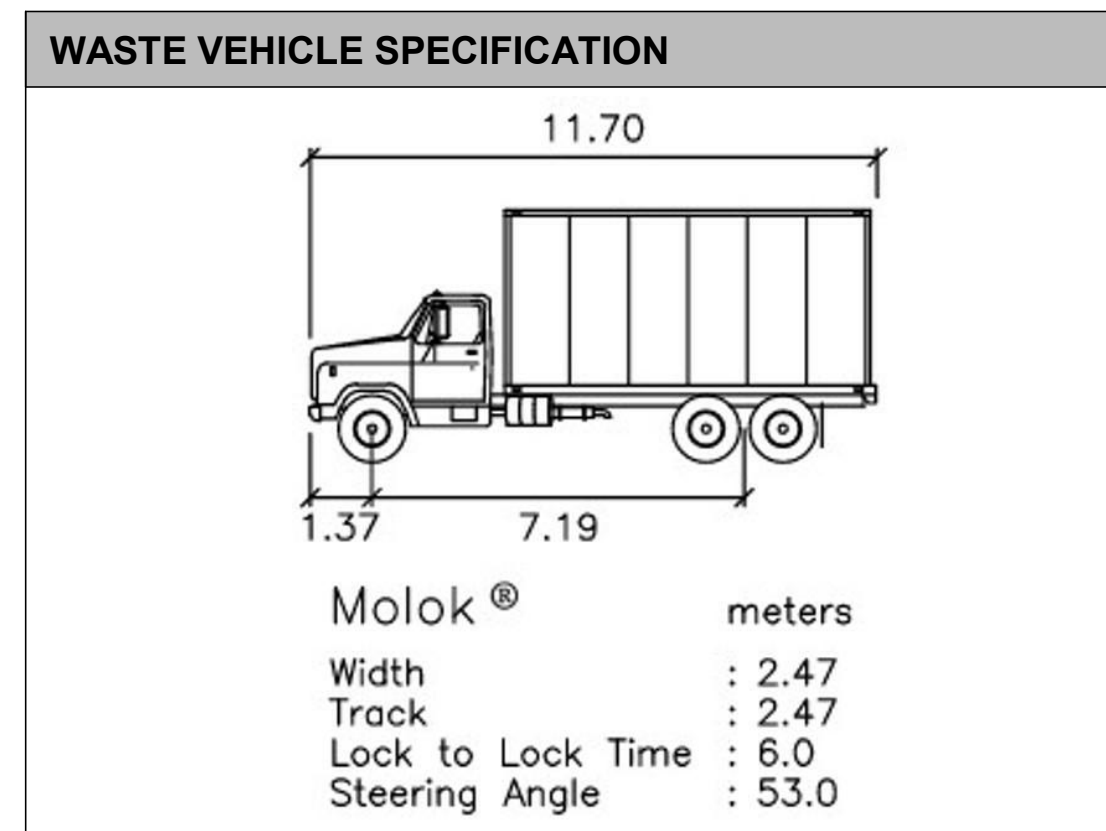
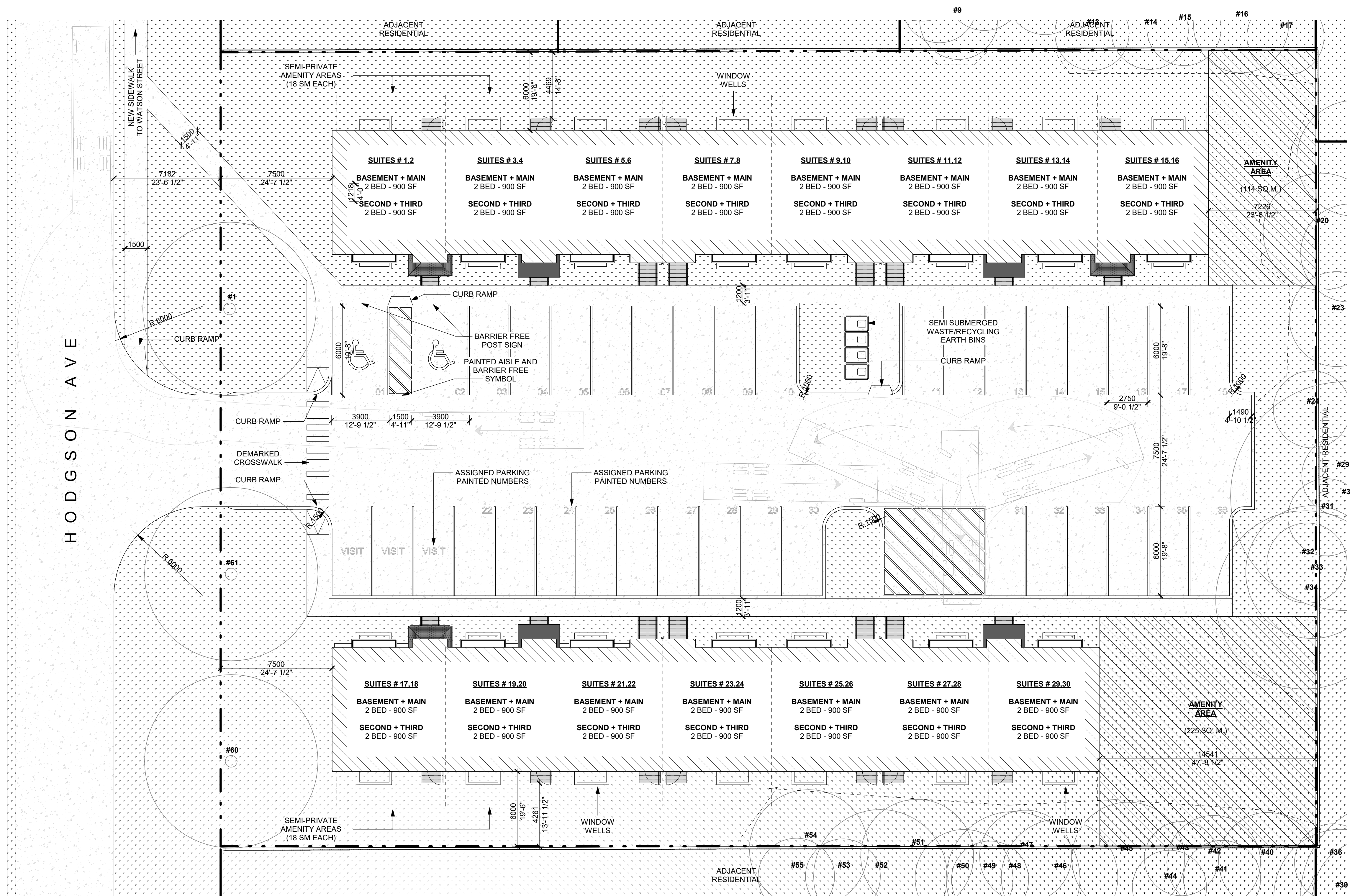




HODGSON AVE LOFTS

5372 AND 5390 HODGSON AVE
NIAGARA FALLS, ON L2H 1N3

1 SITE PLAN
A1 1: 150



ADDRESS	
CIVIC ADDRESS	5372 AND 5390 HODGSON AVENUE, NIAGARA FALLS, L2H 1N3
LEGAL DESCRIPTION	PLAN 87 LOT 64 AND 66

ZONING MATRIX	
ZONING DESIGNATION:	R1C - Residential 1C Density
BYLAW NUMBER	BYLAW 79-200
PERMITTED USES:	Stacked Townhouse Dwelling
PROPOSED ZONING	Residential Low Density, Grouped Multiple Dwelling Zone (R4 Zone) - Site-Specific (Section 7.9)

LOT AREA (MIN)	REQUIRED R4:	PROPOSED (R4 - SITE-SPECIFIC)
	200 SQ.M for each dwelling unit.	4,000 SQ.M (43,055 sq. ft.) - 30 Dwelling units
LOT FRONTAGE (MIN)	24M (78.7 ft.)	53.6M
FRONT YARD (MIN)	7.5 metres (24.61 ft.)	7.5M
REAR YARD (MIN)	10 metres (32.81 ft.) plus any applicable distance specified in section 4.27.1	7.2M and 14.5M
SIDE YARD INTERIOR (MIN)	one-half the height of the building. (5.0M)	6 M
SIDE YARD EXTERIOR (MIN)	any applicable distance 24.6 ft. specified in section 4.27.1	N/A
LOT COVERAGE (MAX)	35%	23.6% (943.4 SQ.M)
BUILDING HEIGHT (MAX)	10 metres (32.82 ft.) subject to section 4.7	10 M
NO.OF. DWELLINGS ON ONE LOT	Subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot.	30 suites in total.
PARKING ACCESS REQUIREMENTS	1.4 parking spaces for each dwelling unit. 30 suites x 1.4 parking stalls = 42 Parking stalls	36 Parking stalls inclusive of 2 accessible parking stalls. 33 Stalls (1.1 Ratio) + 3 Visitor
ACCESSORY BUILDINGS	in accordance with sections 4.13 and 4.14	N/A
MINIMUM LANDSCAPE OPEN SPACE	45 square metres for each dwelling unit. 30 units X 45 M ² = 1350 M ²	41.4% (1657.9 M ²) 55.26 sq.m for each dwelling unit
MINIMUM AMENITY SPACE FOR AN APARTMENT DWELLING UNIT OR STACKED TOWNHOUSE DWELLING UNIT.	in accordance to section 4.44. 20 SQ.M per unit. 30 dwellings x 20 = 600 SQ.M	18 SQ.M x 15 = 270 SQ.M South rear = 225 SQ.M North rear = 114 SQ.M

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY

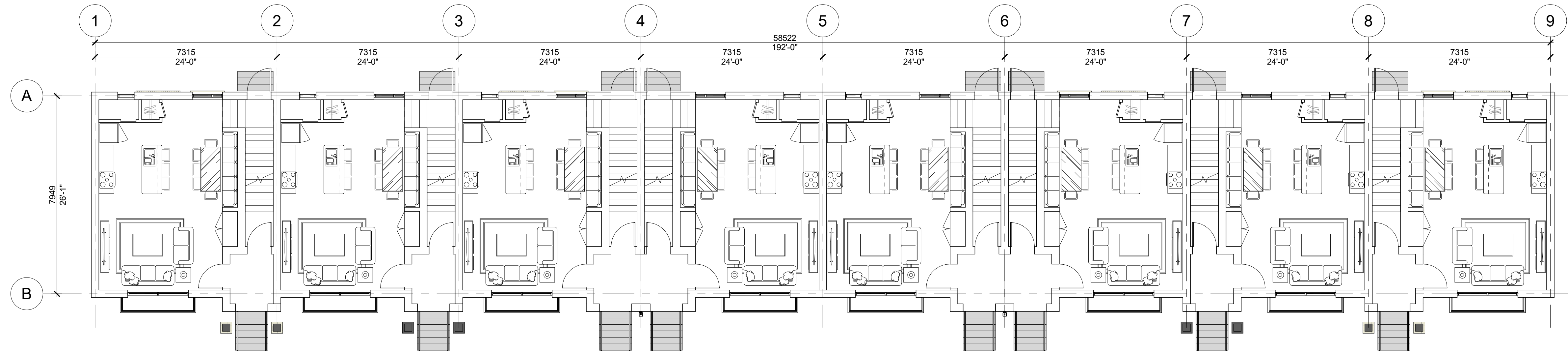
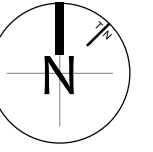
Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings 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.

Quartek
Architects • Planners
Engineers • Project Managers
T: 905.984.8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON L2R 3M3
www.quartekgroup.com

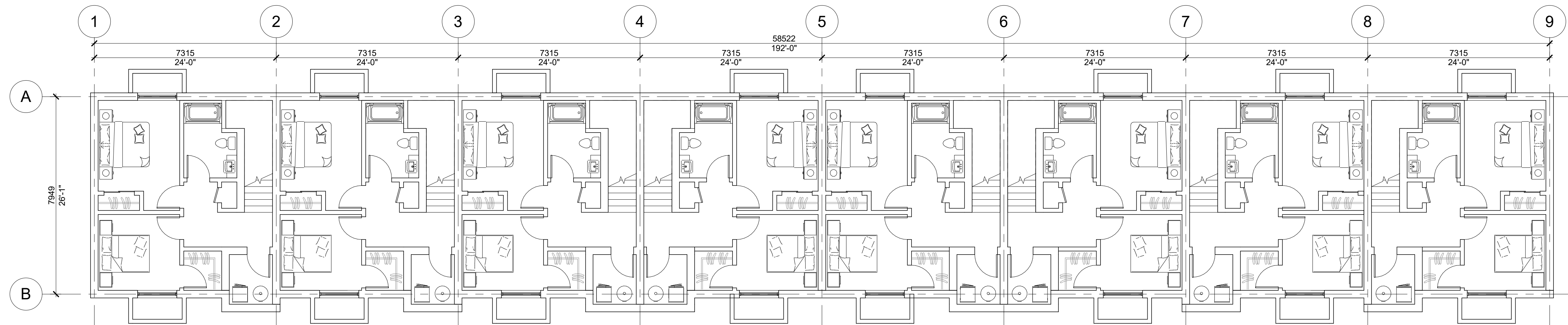
HODGSON AVE LOFTS
5372 AND 5390 HODGSON AVE
NIAGARA FALLS, ON L2H 1N3

SITE PLAN

Drawn	Designed by
MT	MT
Scale	Date Created
As indicated	AUG 2025
Job Number	Issue
22094	E
Drawing Number	



1 MAIN FLOOR
A3 1 : 100



2 BASEMENT FLOOR
A3 1 : 100

B FOR ZBA	13MAY2026 MT
A CLIENT REVIEW	5MAY2026 MT
Issue	Issued for
Seal	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.



• Architects • Planners
 • Engineers • Project Managers
 T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title

HODGSON AVE LOFTS

5372 AND 5390 HODGSON AVE
 NIAGARA FALLS, ON L2H 1N3

Drawing Title

FLOOR PLANS - LOWER SUITES

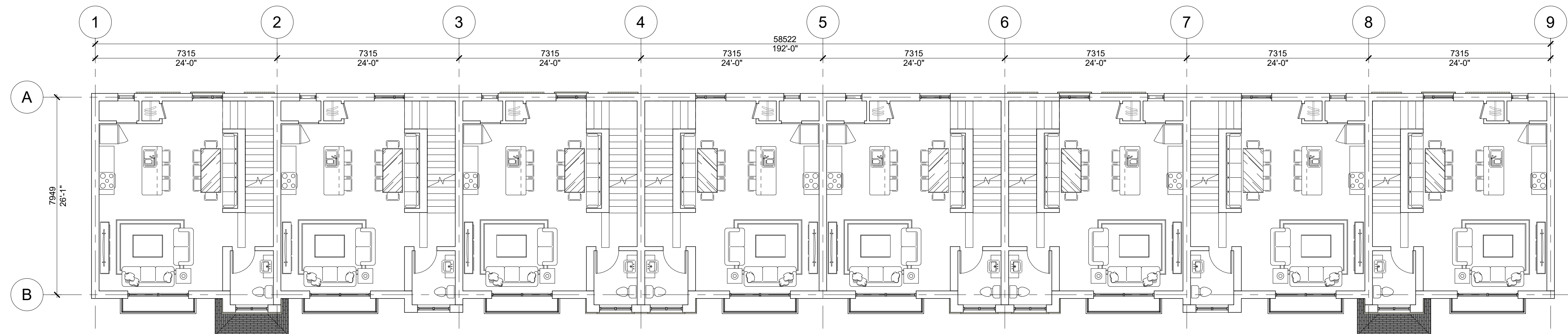
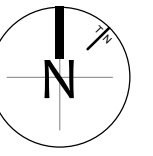
Drawn MT Designed by MT

Scale 1 : 100 Date Created 03/28/11

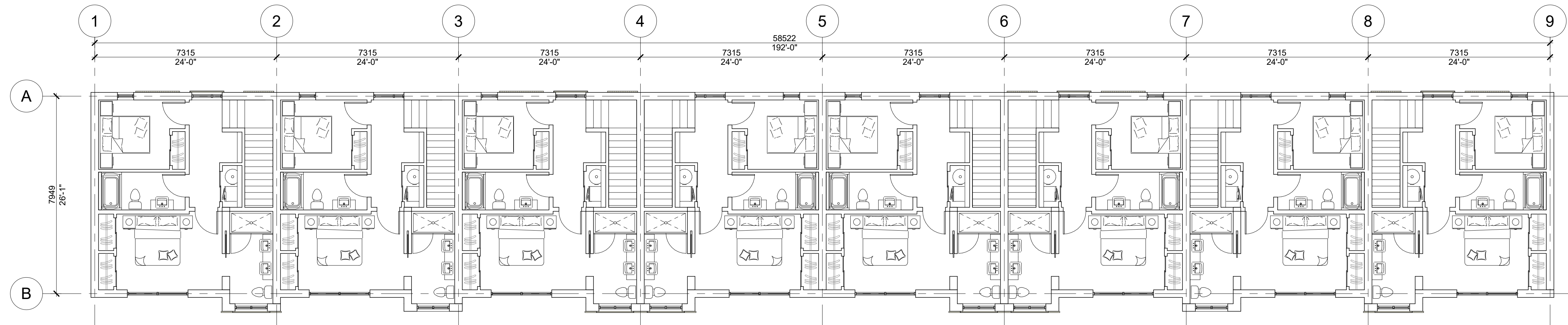
Job Number 22094 Issue B

Drawing Number

A3



2 SECOND FLOOR
A4 1 : 100



1 THIRD FLOOR
A4 1 : 100

B	FOR ZBA	13MAY2026	MT
A	CLIENT REVIEW	5MAY2026	MT
Issue	Issued for	Date	Int.

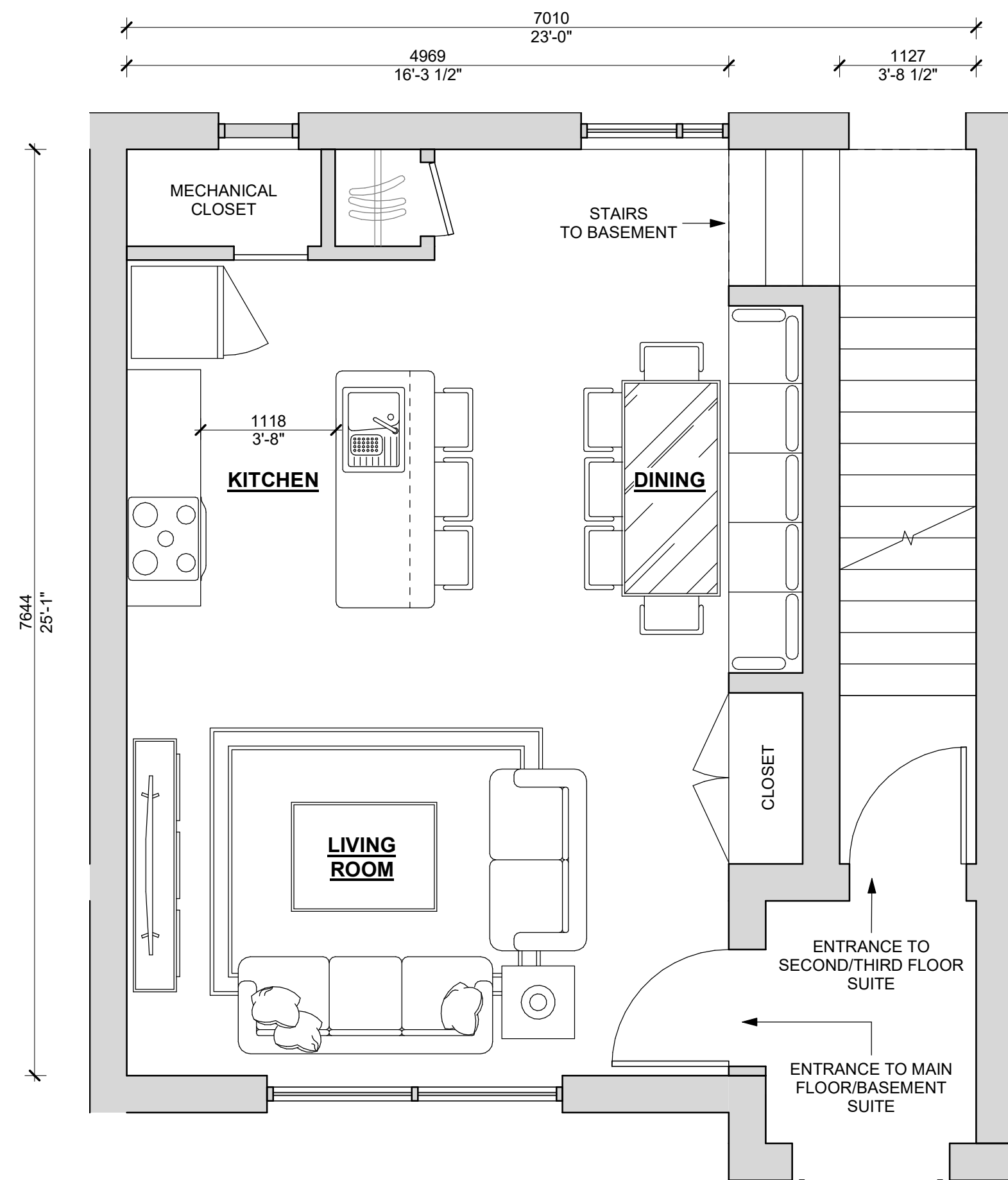
Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings 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.

Quartek
 Architects • Planners
 Engineers • Project Managers
 T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

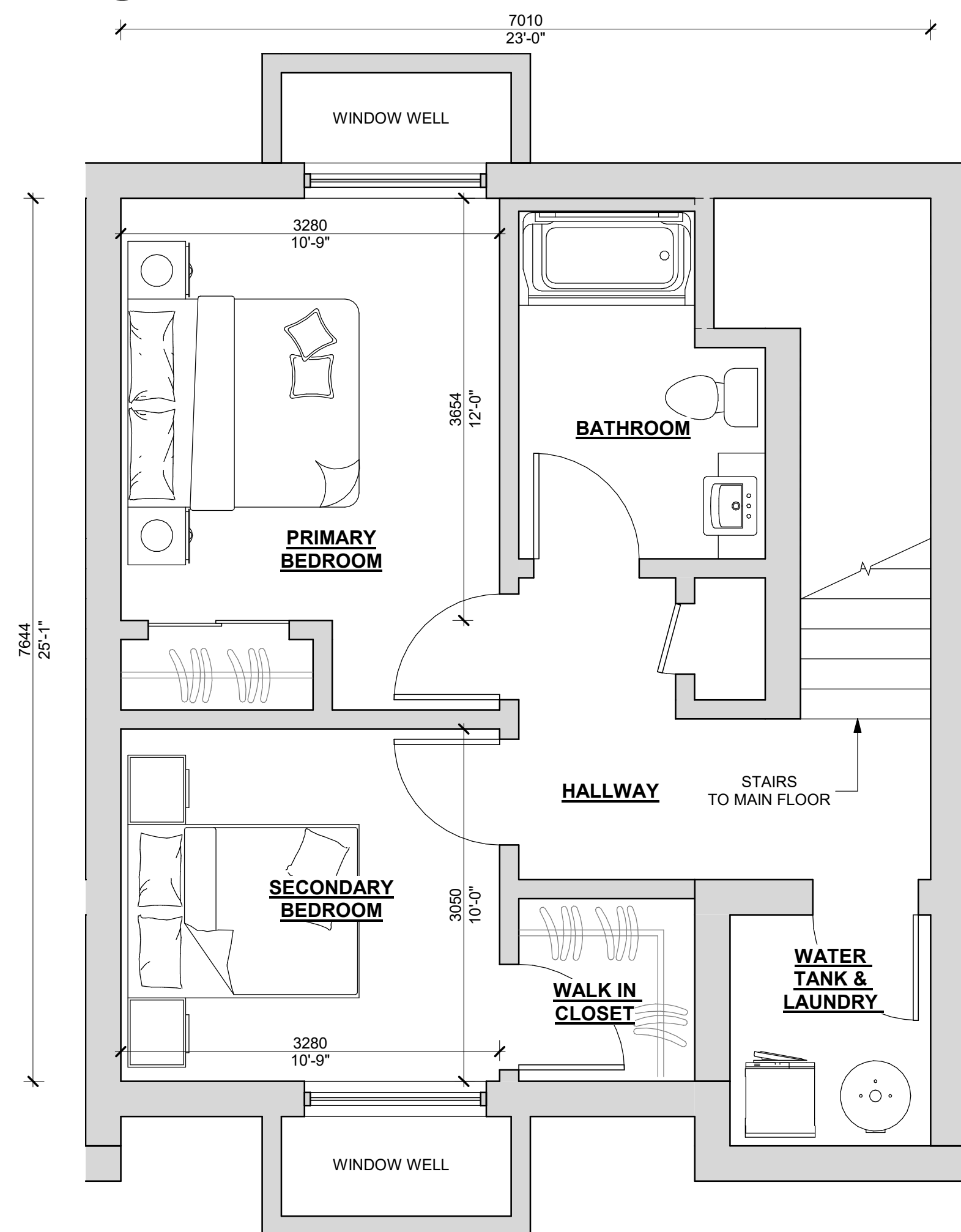
Project Title
HODGSON AVE LOFTS
 5372 AND 5390 HODGSON AVE
 NIAGARA FALLS, ON L2H 1N3

Drawing Title
FLOOR PLANS - UPPER SUITES

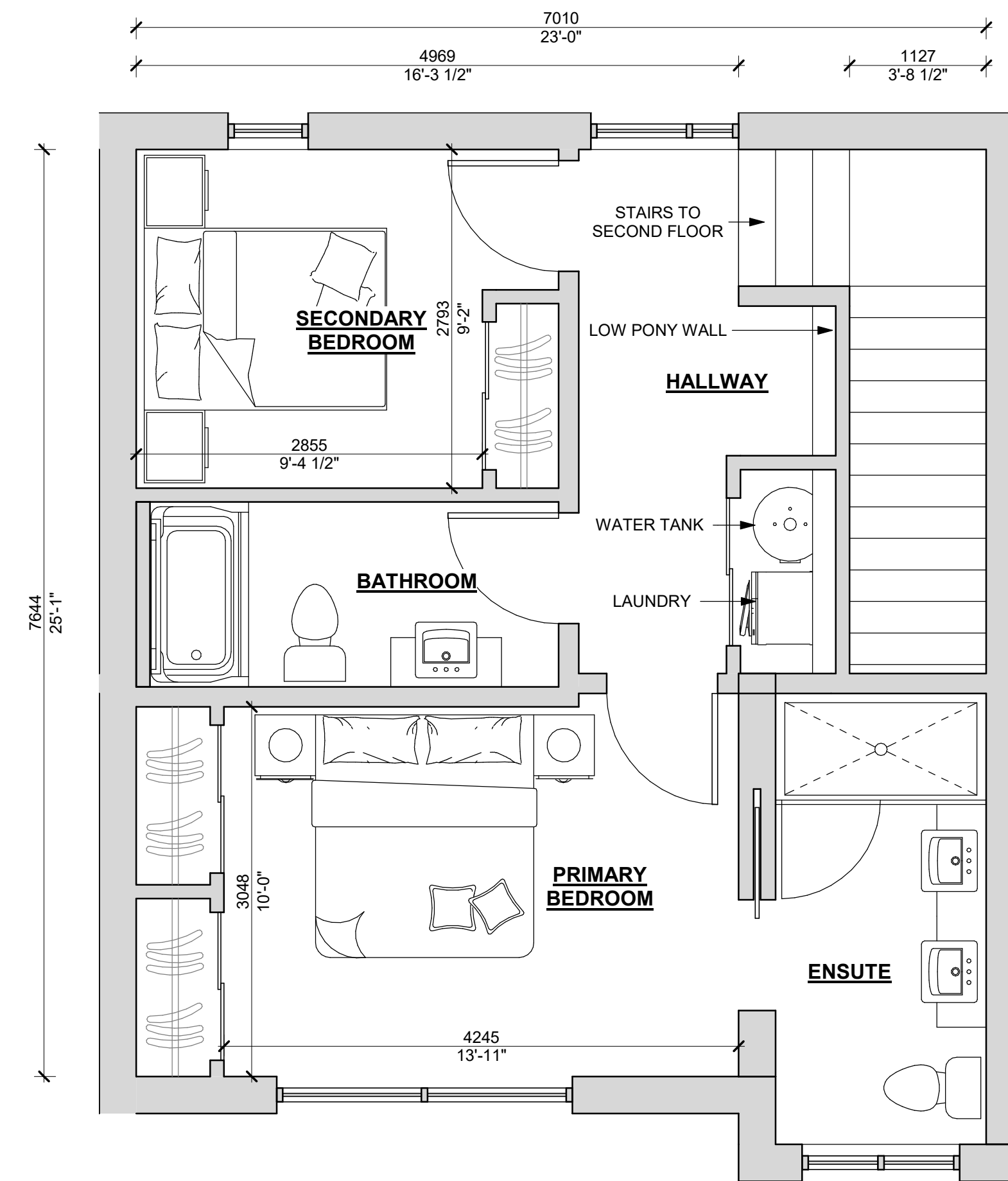
Drawn	Designed by
MT	MT
Scale	Date Created
1 : 100	03/28/11
Job Number	Issue
22094	B
Drawing Number	



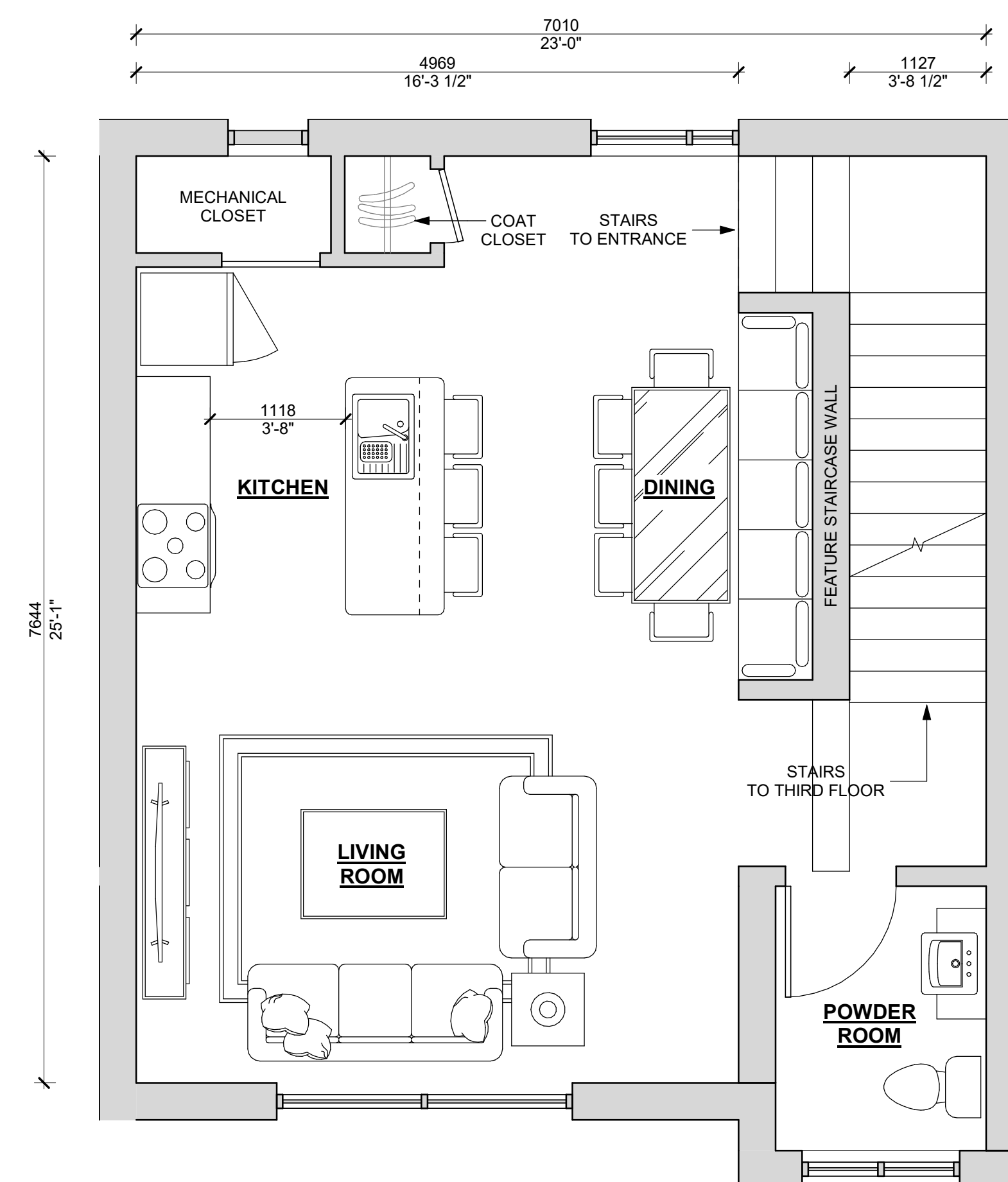
1 LOWER SUITE (MAIN FLOOR)
A6
1 : 40



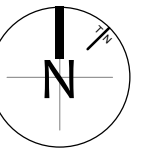
2 LOWER SUITE (BASEMENT)
A6
1 : 40



4 UPPER SUITE (3RD FLOOR)
A6
1 : 40



3 UPPER SUITE (2ND FLOOR)
A6
1 : 40



B FOR ZBA	13MAY2026	MT
A CLIENT REVIEW	5MAY2026	MT
Issue	Issued for	Date

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.

Quartek
 Architects • Planners
 Engineers • Project Managers
 T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title
HODGSON AVE LOFTS
 5372 AND 5390 HODGSON AVE
 NIAGARA FALLS, ON L2H 1N3

Drawing Title
ENLARGED SUITE PLANS

Drawn MT	Designed by MT
Scale 1 : 40	Date Created 03/28/11
Job Number 22094	Issue B
Drawing Number	