



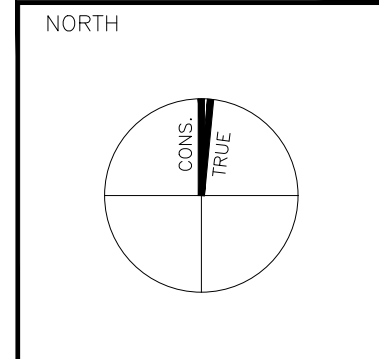
KEY PLAN _ SCALE: NTS



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5500 MARINELAND PARKWAY
NIAGARA FALLS, ON

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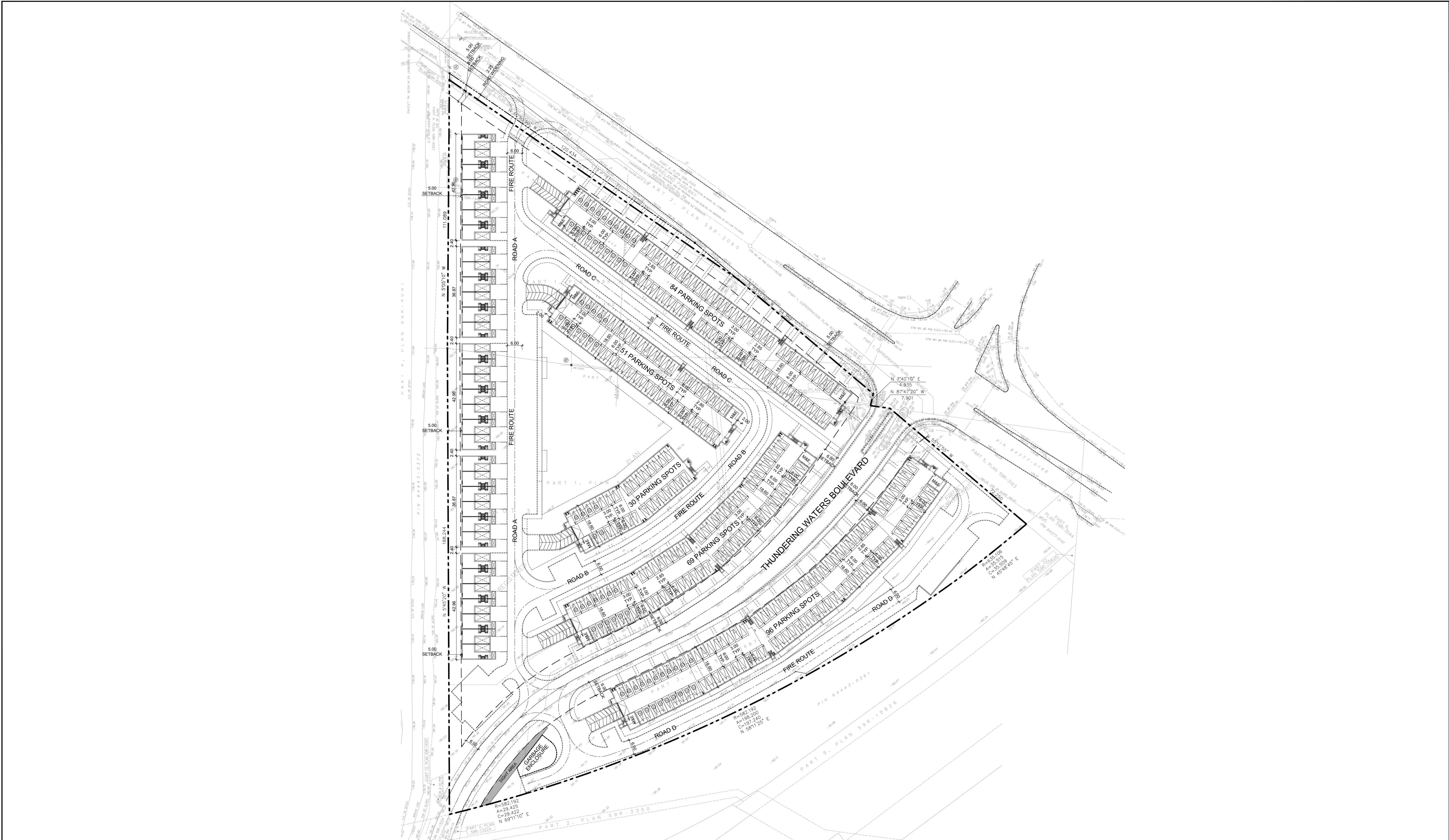
DRAWING TITLE
SITE PLAN

Scale: 1/700
Date: AUG.29, 2023
Project No. 19109

Drawn by: RK
Checked by: RE
Drawing No. A101

813-4789 YONGE ST. TORONTO
M2N 0S3 ICONARCHITECTS CA
T:416-224-0505 F:416-224-0504

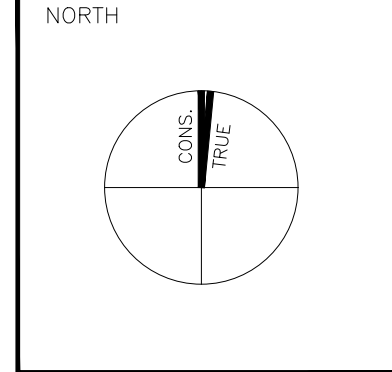




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DRAWING TITLE
UG FLOOR PLAN

Scale:
1/700

Date:
AUG.29, 2023

Project No.
19109

Drawn by:
RK

Checked by:
RE

Drawing No.
A102

813-4789 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS CA
T:416-224-0505 F:416-224-0504

ICON
ARCHITECTS

North Parcel Stats				
5500 Marineland Parkway, Niagara Falls, ON				
Residential Development				
	m2	ft2	ha	Acre
Gross Site Area*	25,902.20	278,811		
Right of Way (Thundering Waters Blvd.)*	0	0		
Road Widening (Marineland Parkway)	294.80	3,173		
Net Site Area*	25,607.40	275,638	2.56	6.33
Total GFA	21,512.0	231,555		
Total Units	216			
Total FSI	0.84			
Net Density				
Unit per hectare	84.35			
Unit per acre	34.14			
Lot Coverage	38.99%			
Building Area	9,985.40	107,483		
Building Height	Refer to residential breakdown table below			
Landscaped Area	9,928.30	106,868	39%	
Paved Area	5,182.70	55,787		

*Area calculated as per boundaries shown on the sketch showing topographic information of 6000 Marineland Parkway, City of Niagara Falls, Regional Municipality of Niagara. Legal description: part of lots 1 & 3, registered plan no. 4 (being parts 1, 2 & 3 on plan 59-13487). Prepared by Matthews, Cameron, Heywood - Kerry T. Howe Surveying Ltd., dated October 30, 2018. Dwg ref. No. 17-16-524-00.

UNIT COUNT	
Regular Townhouses (TH)	33
Stacked Townhouses (STH)	183
Total Units	216

RESIDENTIAL BREAKDOWN (BLOCK)							
Type	Block #	Number of Units	Units				Building Height
			1B0	2B0	3B0	4B0	
20' REGULAR TOWNHOUSES	BLOCK 1	7			7		7.96 M
	BLOCK 2	6			6		8.08 M
	BLOCK 3	7			7		7.94 M
	BLOCK 4	6			6		8.09 M
	BLOCK 5	7			7		8.20 M
	Subtotal	33	0	0	33	0	
STACKED TOWNHOUSES	BLOCK 6	12		12			13.80 M
	BLOCK 7	12		12			13.75 M
	BLOCK 8	9		9			13.78 M
	BLOCK 9	15	2	13			13.78 M
	BLOCK 10	15	2	13			13.85 M
	BLOCK 11	16	2	14			13.40 M
	BLOCK 12	16	2	14			13.25 M
	BLOCK 13	16	2	14			13.40 M
	BLOCK 14	16	2	14			13.68 M
	BLOCK 15	14	4	10			13.85 M
	BLOCK 16	14	4	10			13.68 M
	BLOCK 17	14	4	10			13.48 M
	BLOCK 18	14	4	10			13.50 M
	Subtotal	183	28	155	33	0	
	Total	216					

Parking required			
Unit type	number of units	ratio	req
Regular Townhouses	33	1	33
Stacked Townhouses	183	1	183
Visitors	216	0.4	86
Total parking required			302

Parking Provided			
	m2	ft2	Provided
Regular Townhouses	613.8	6606.9	33
UG-Block 6 & 7	984.4	10596.1	24
UG-Block 8, 9 & 10	1593.6	17155.5	39
UG-Block 11, 12, 13 & 14	2978.8	32241.4	74
UG-Block 15, 16, 17 & 18	2208.1	23768.0	56
Visitors (at grade)			42
Visitors (Underground)			51
Total parking provided	7,977.70	85,871.96	309

RESIDENTIAL BREAKDOWN (UNITS)												
Type	Basement		Ground				2nd		GFA per unit		Units	Total GFA
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		
20' (Middle Unit)	54.2	583.4	53.0	570.5	70.5	758.9	123.50	1,329.35	23	2,840.50	30,575.14	
20' (End Unit)	56.0	602.8	54.7	588.8	72.3	778.2	127.00	1,367.03	10	1,270.00	13,676.28	
Total	110.2	1186.2	107.7	1159.3	142.8	1537.1			33	4,110.50	44,245.42	

STACKED TOWNHOUSES															
Type	Unit	Ground		2nd		Roof		GFA		Modules	Units	Common areas		Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2			m2	ft2		
Middle Unit (3 units/ module)	1	78.4	843.9					78.4	843.9					1,489.60	
	2	5.6	60.3	44.8	482.2	51.1	550.0	13.8	148.5	115.3	1241.1			2,190.70	
	3	4.7	50.6	46.4	499.4	36.8	396.1	14.1	151.8	102.5	1103.3			1,881.00	
Total	88.7	954.8	89.4	962.3	87.0	936.5	27.6	297.1	292.7	3150.6	2	6	3.7	40.2	585.40
End Unit (3 units/ module)	1	79.9	860.0					79.9	860.0					1,799.00	
	2	5.6	60.3	45.4	488.7	52.4	564.0	14.1	151.8	117.5	1264.8			2,077.40	
	3	5.2	56.0	46.4	499.4	36.8	396.1	14.1	151.8	102.5	1103.3			1,881.00	
Total	90.7	976.3	91.8	988.1	89.2	960.1	28.2	302.5	299.9	3228.1	10	30	4.1	40.2	2,999.00
Middle Unit (4 units/ module)	1	48.6	523.1					48.6	523.1					1,011.70	
	2	52.5	565.1					52.5	565.1					1,110.10	
	3	5.8	62.4	56.2	604.9	45.2	486.5	12.1	130.2	119.3	1284.1			1,593.00	
	4	7.6	82.9	53.0	570.5	43.8	471.5	12.1	130.2	116.5	1255.1			1,461.00	
Total	114.5	1233.6	109.2	1175.4	89.0	956.0	24.2	260.5	336.9	3627.5	10	40	3.5	38.3	3,369.00
Total Stacked Townhouses											22	76		6,953.40	

NOTES: Basement and garage areas are not included in the total GFA for the above units. Porch, balcony, deck areas and common areas are not included in the GFA above.

STACKED TOWNHOUSES														
Type	Block #	Number of Units	Basement		Ground		2nd		Roof		Total GFA (incl. basmt)		Units	Total GFA
			m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		
20' REGULAR TOWNHOUSES	BLOCK 1	7	383.0	4,122.6	374.4	4,030.0	497.1	5,350.8			497.1	5,350.8	7	9,380.6
	BLOCK 2	6	328.8	3,539.2	321.4	3,459.5	426.6	4,591.9			426.6	4,591.9	6	8,051.5
	BLOCK 3	7	383.0	4,122.6	374.4	4,030.0	497.1	5,350.8			497.1	5,350.8	7	9,380.6
	BLOCK 4	6	328.8	3,539.2	321.4	3,459.5	426.6	4,591.9			426.6	4,591.9	6	8,051.5
	BLOCK 5	7	383.0	4,122.6	374.4	4,030.0	497.1	5,350.8			497.1	5,350.8	7	9,380.6
	Subtotal	33	1,806.6	19,446.1	1,766.0	19,009.1	2,344.5	25,236.0			2,344.5	25,236.0	33	41,110.5
STACKED TOWNHOUSES	BLOCK 6	12			358.8	3,862.1	362.4	3,900.9	352.4	3,793.2	111.6	1,201.3	1,185.2	12,757.5
	BLOCK 7	12			358.8	3,862.1	362.4	3,900.9	352.4	3,793.2	111.6	1,201.3	1,185.2	12,757.5
	BLOCK 8	9			270.1	2,907.4	273.0	2,938.6	265.4	2,856.8	84.0	904.2	892.5	9,606.1
	BLOCK 9	15			447.5	4,816.9	451.8	4,863.2	439.4	4,729.7	139.2	1,498.3	1,477.9	15,908.1
	BLOCK 10	15			447.5	4,816.9	451.8	4,863.2	439.4	4,729.7	139.2	1,498.3	1,477.9	15,908.1
	BLOCK 11	16			473.3	5,094.6	471.6	5,076.3	441.4	4,751.2	135.8	1,461.8	1,522.1	16,383.9
	BLOCK 12	16			473.3	5,094.6	471.6	5,076.3	441.4	4,751.2	135.8	1,461.8	1,522.1	16,383.9
	BLOCK 13	16			473.3	5,094.6	471.6	5,076.3	441.4	4,751.2	135.8	1,461.8	1,522.1	16,383.9
	BLOCK 14	16			473.3	5,094.6	471.6	5,076.3	441.4	4,751.2	135.8	1,461.8	1,522.1	16,383.9
	BLOCK 15	14			410.4	4,417.5	402.0	4,327.1	356.4	3,836.3	104.8	1,128.1	1,273.6	13,709.0
	BLOCK 16	14			410.4	4,417.5	402.0	4,327.1	356.4	3,836.3	104.8	1,128.1	1,273.6	13,709.0
	BLOCK 17	14			410.4	4,417.5	402.0	4,327.1	356.4	3,836.3	104.8	1,128.1	1,273.6	13,709.0
	BLOCK 18	14			410.4	4,417.5	402.0	4,327.1	356.4	3,836.3	104.8	1,128.1	1,273.6	13,709.0
	Subtotal	183	0.0	0.0	5,417.5	58,314.0	5,395.8	58,080.0	5,040.2	54,252.3	1,548.0	16,662.7	17,401.5	187,309.7
Total	216	1,806.6	19,446.1	1,766.0	19,009.1	7,740.3	83,316.6	5,040.2	54,252.3	1,548.0	16,662.7	21,512.0	231,555.2	

NOTES: Basement and garage areas are not included in the total GFA for the above units.

Ancillary Building		m2	
Garbage Enclosure	54	581.25	

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