



1 Proposed Site Plan  
PR1 1:400



3D VIEW LOOKING SOUTH EAST

**SITE STATISTICS**

	Area ft <sup>2</sup>	Area m <sup>2</sup>
Lot Area	908,503 ft <sup>2</sup>	84,400 m <sup>2</sup>
Development Area	79,014.85 ft <sup>2</sup>	7552.95 m <sup>2</sup>
Proposed Building Area	27,674.92 ft <sup>2</sup>	2571 m <sup>2</sup>
Proposed Building Coverage	+/- 35.02%	

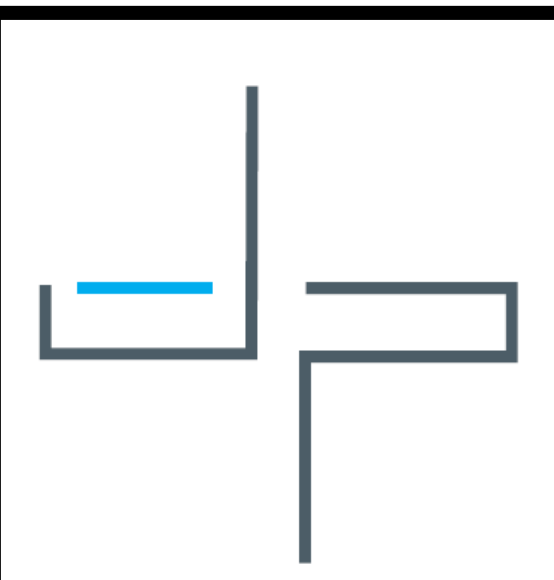
**ZONING MATRIX**

REGULATIONS	TC	SUBJECT LANDS
Min Lot Frontage	6 m	64.34 m
Min Front Yard	0 m	5.49 m
Min Interior Side Yard	3m abutting Res. or open space	7.0 m
Min Exterior Side Yard	7.5 m	N/A
Min Rear Yard	10m	291.15 m
Max Lot Coverage	70 %	+/- 35.02 %
Max Building Height	12 m (8 Storeys)	29 m (9 storeys)
Min Landscaped Area	55% of the Lot Area	2097.63 m <sup>2</sup> = 27.8%
Parking and Access Requirements	In accordance with 4.19.1	71 Spaces + 3 Barrier Free
Bicycle Storage and parking	In accordance with 4.39	26 Long-term spaces 12 Short-term spaces
Loading Spaces	In accordance with 4.20.1 2 + 1 per 9300m <sup>2</sup> > 9300m <sup>2</sup> = 4 spaces	2 loading spaces provided

**2 - 9 STOREY BUILDINGS** 25 UNITS /BUILDING 50 UNITS TOTAL

BUILDING 1			BUILDING 2		
<b>GND. FLR.</b>	LOBBY	1725 SFT	<b>GND. FLR.</b>	LOBBY	1128 SFT
	UNIT 1	3494 SFT		UNIT 1	2029 SFT
	UNIT 2	3462 SFT		UNIT 2	2029 SFT
	UNIT 3	2507 SFT		UNIT 3	2699 SFT
	UNIT 4	2507 SFT		UNIT 4	3128 SFT
<b>FLR. 2 &amp; 3</b>	UNIT 1	7446 SFT	<b>FLR. 2&amp;3</b>	UNIT 1	2586 SFT
	UNIT 2	3026SFT		UNIT 2	2058 SFT
	UNIT 3	2507SFT		UNIT 3	6216 SFT
<b>FLR. 4-6</b>	UNIT 1	5727 SFT	<b>FLR. 4-6</b>	UNIT 1	2181 SFT
	UNIT 2	2686 SFT		UNIT 2	1685 SFT
	UNIT 3	2199 SFT		UNIT 3	4275 SFT
<b>FLR. 7-9</b>	UNIT 1	4042 SFT	<b>FLR. 7-9</b>	UNIT 1	3625 SFT
	UNIT 2	4554 SFT		UNIT 2	3069 SFT
<b>Building 1 GFA</b>	112,447.77 SFT (10,446.74 m <sup>2</sup> )		<b>Building 2 GFA</b>	91,860.07 SFT (8,534.08 m <sup>2</sup> )	

Note: Site Information Based on Plan of Survey Part of Township Lots 141,148 & 157 Geographic Township of Stamford By J.D. Barnes Limited Dated February 15, 2022



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CERTIFICATE OF PRACTICE : # 4053

1000462328 Ontario Limited ( Anthony Menechella )

7230 Lundy's Lane Niagara Falls, ON

No.	Description	Date
B	Re-issued For Pre-Con	2023-1-10
C	Issued For Discussion	2023-04-17
D	Issued For Discussion	2023-04-27
E	Issued For Discussion	2024-01-31
F	revised 7th floor terrace dimension	2024-02-29
G	Revised Project Information	2024-05-15

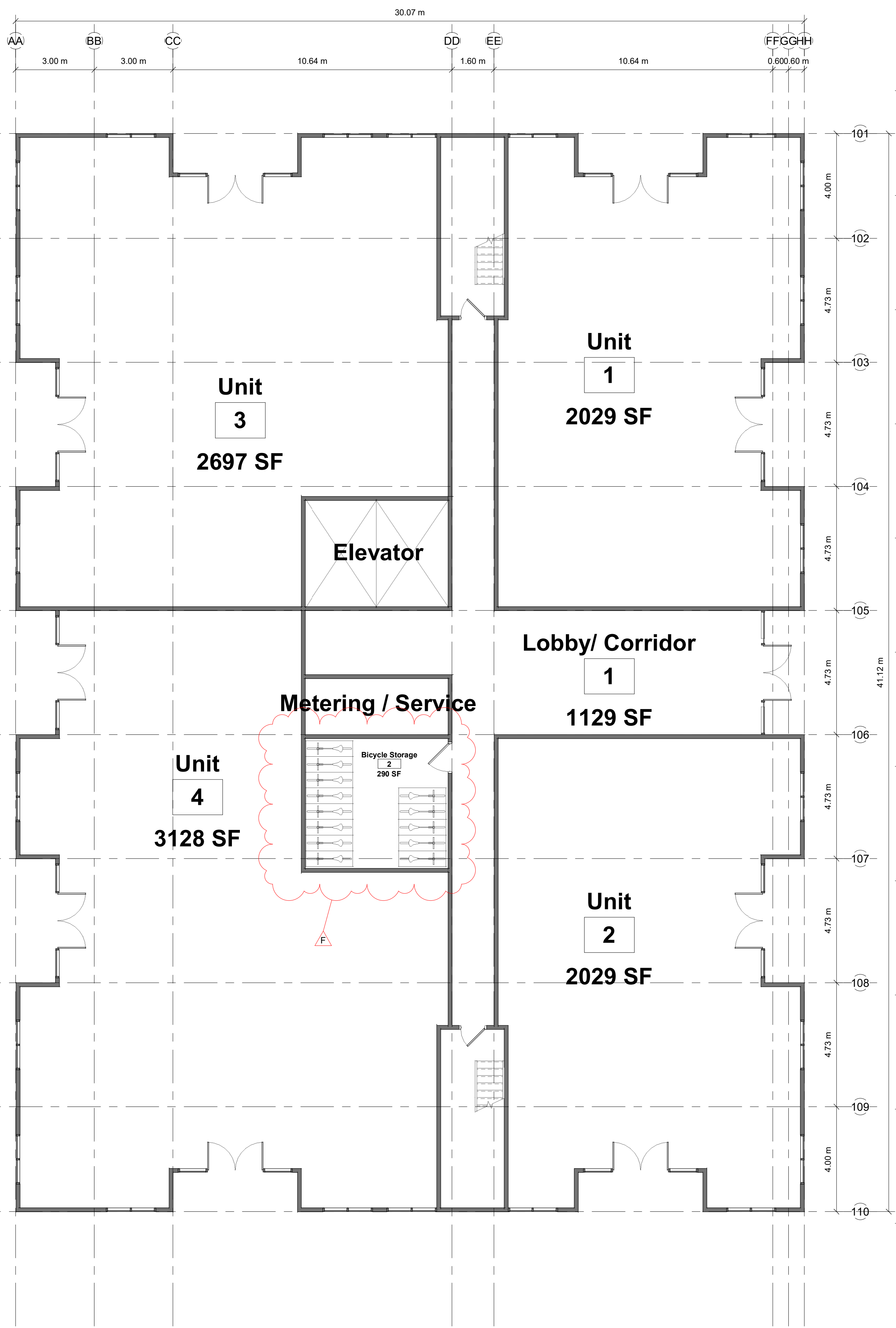
Planning

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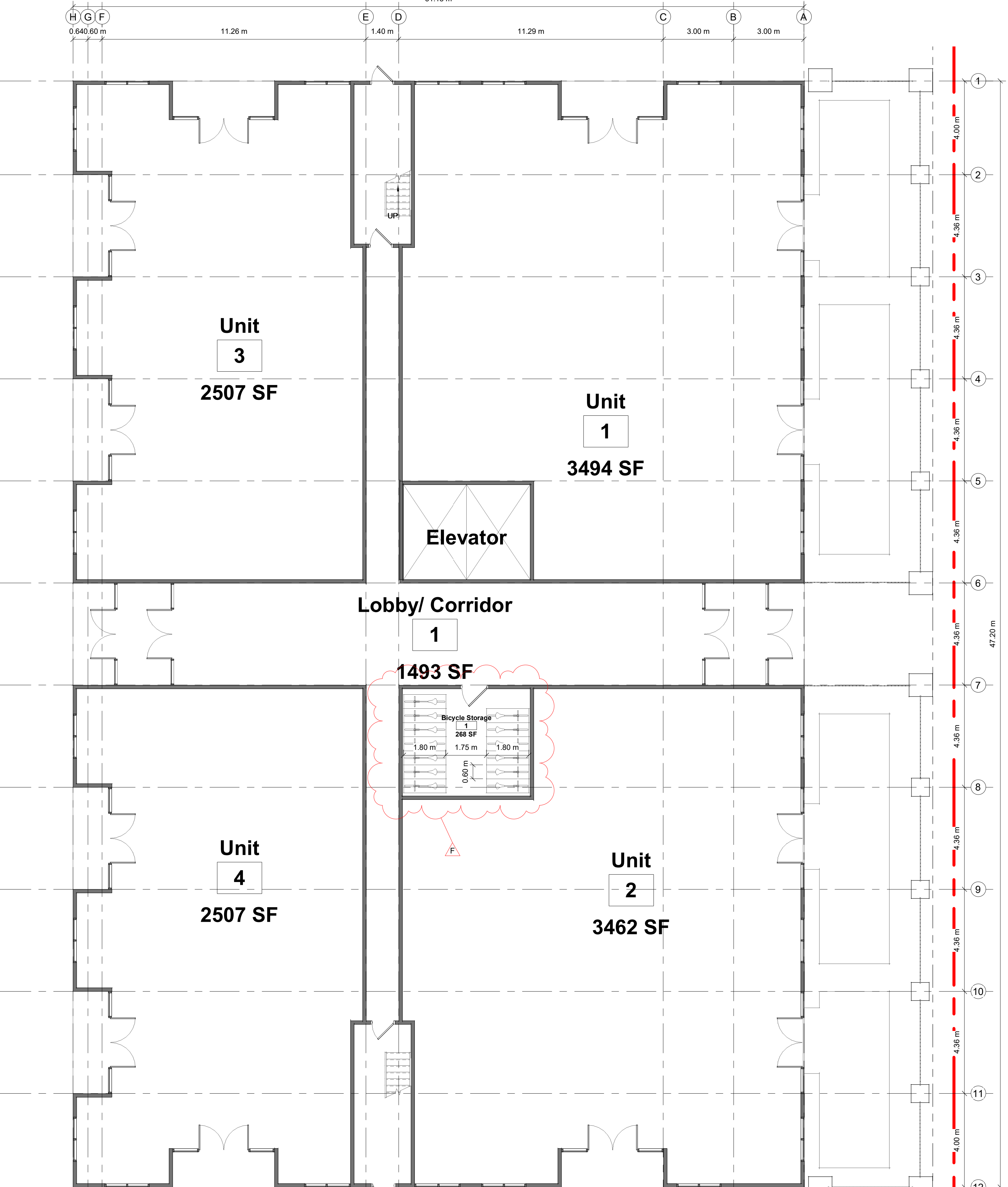
Proposed Site Plan

DRAWN BY: J.D.B.	DATE: 2024-05-15
SCALE: As indicated	P.L.# 5:22:27
	JOB #: 22105
SHEET NO:	PR1

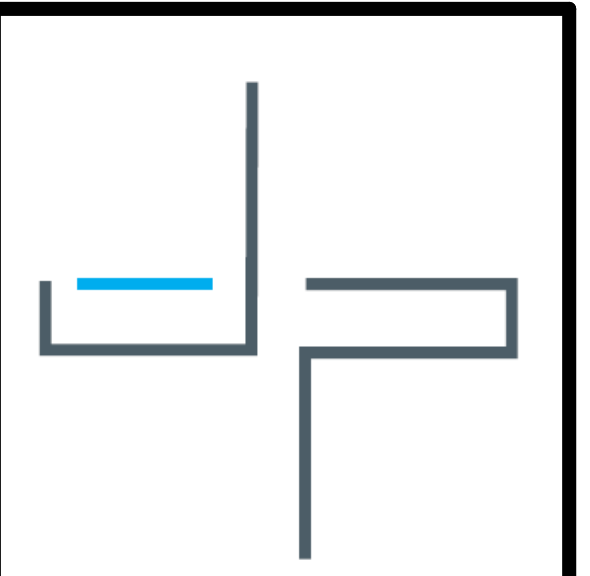




1 GROUND FLOOR LEVEL - BLDG 2  
PR2 1:100



2 GROUND FLOOR LEVEL - BLDG 1  
PR2 1:100



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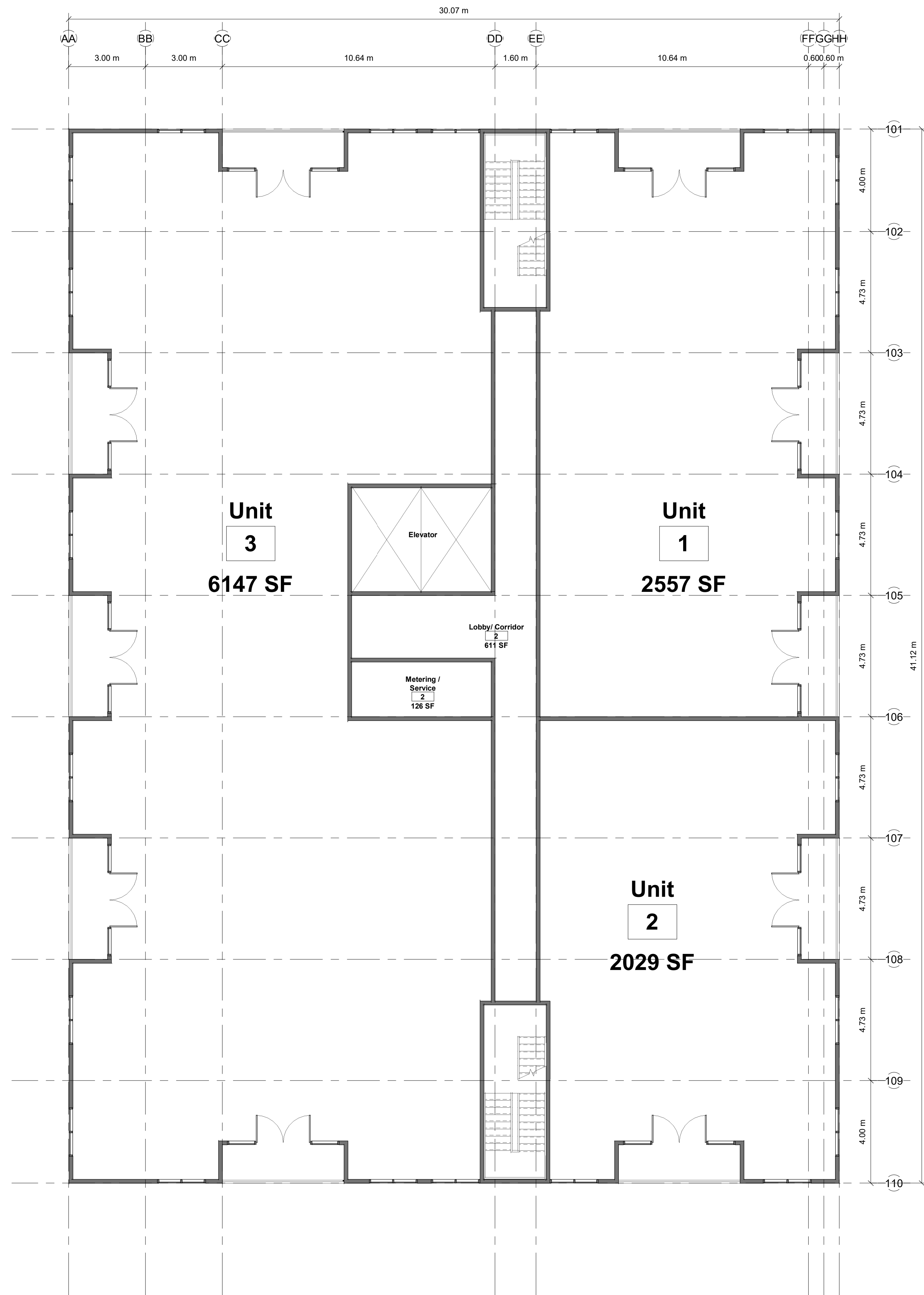
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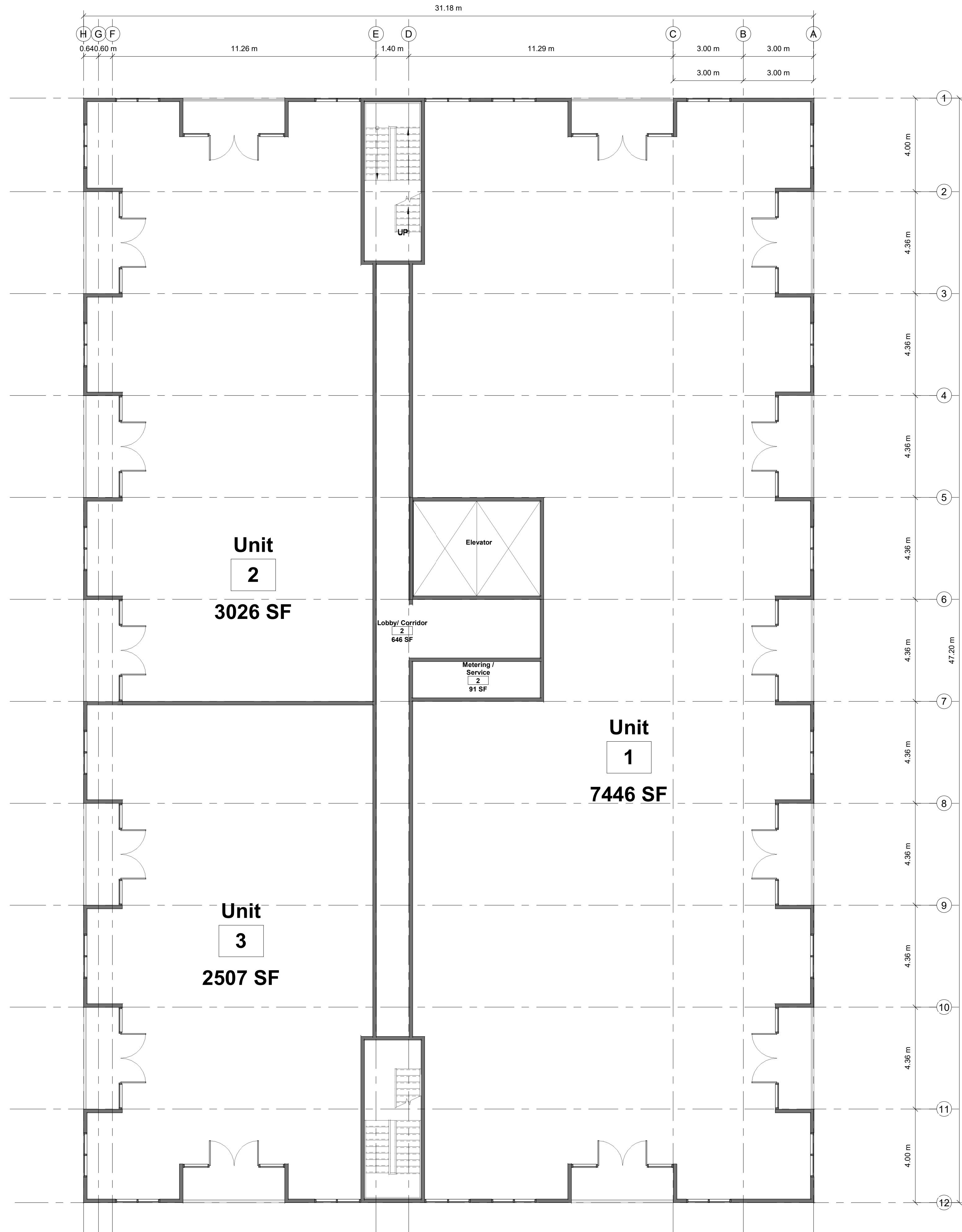
Planning

SHEET TITLE:  
Proposed Plan - Ground Floor

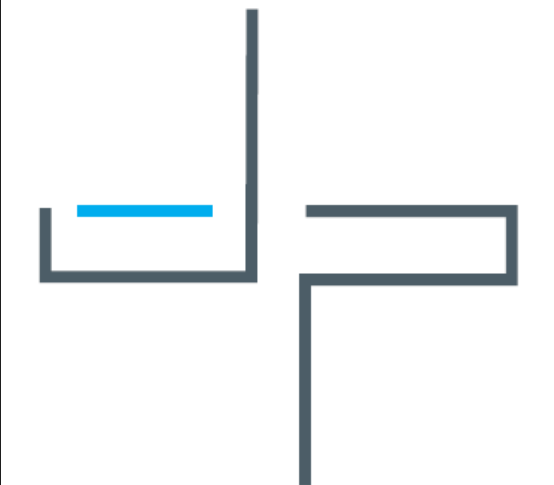
DRAWN BY: *Author* DATE: 2024-05-15  
SCALE: 1:100 JOB #: 22105  
SHEET NO. PR2



2 SECOND FLOOR LEVEL - BLDG 2  
PR2a 1:100



1 SECOND FLOOR LEVEL BLDG 1  
PR2a 1:100



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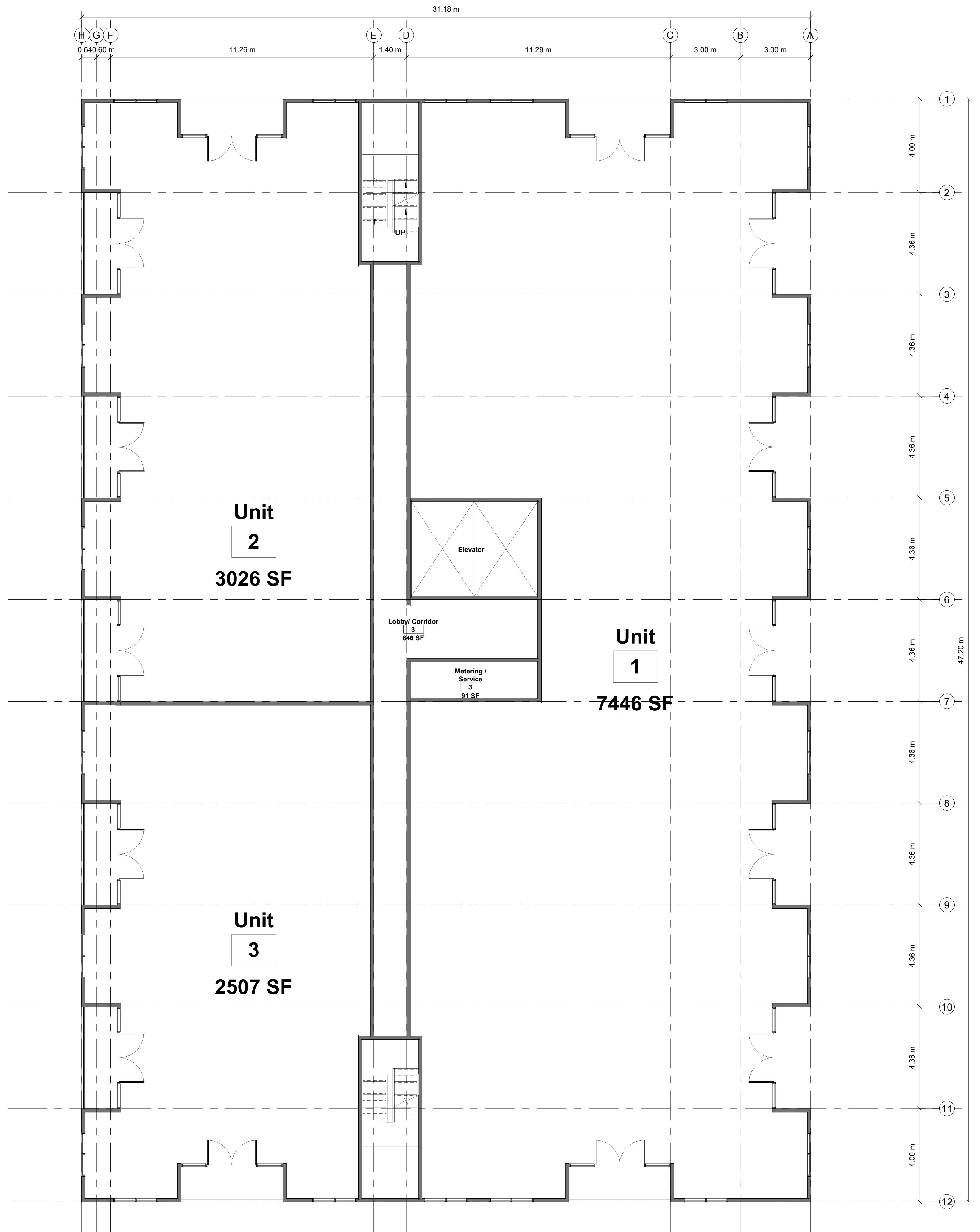
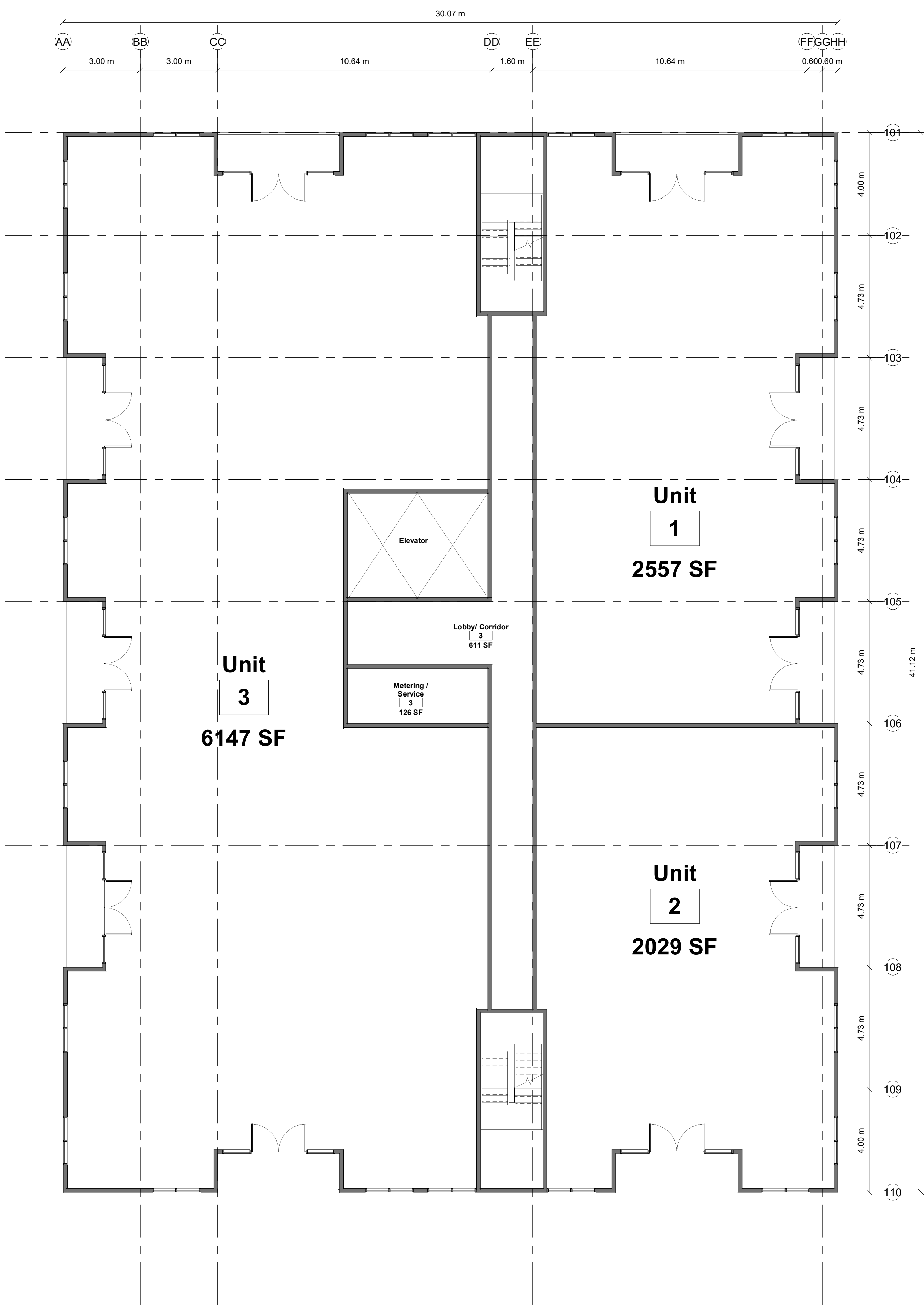
Planning

SHEET TITLE:

Proposed Plan - Second Floor

DRAWN BY: *Author* DATE: 2024-05-15  
SCALE: 1:100 JOB #: 22105

SHEET NO. PR2a

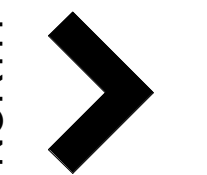


2 THIRD FLOOR LEVEL - BLDG 2  
PR2b 1:100

1 THIRD FLOOR LEVEL - BLDG 1  
PR2b 1:100



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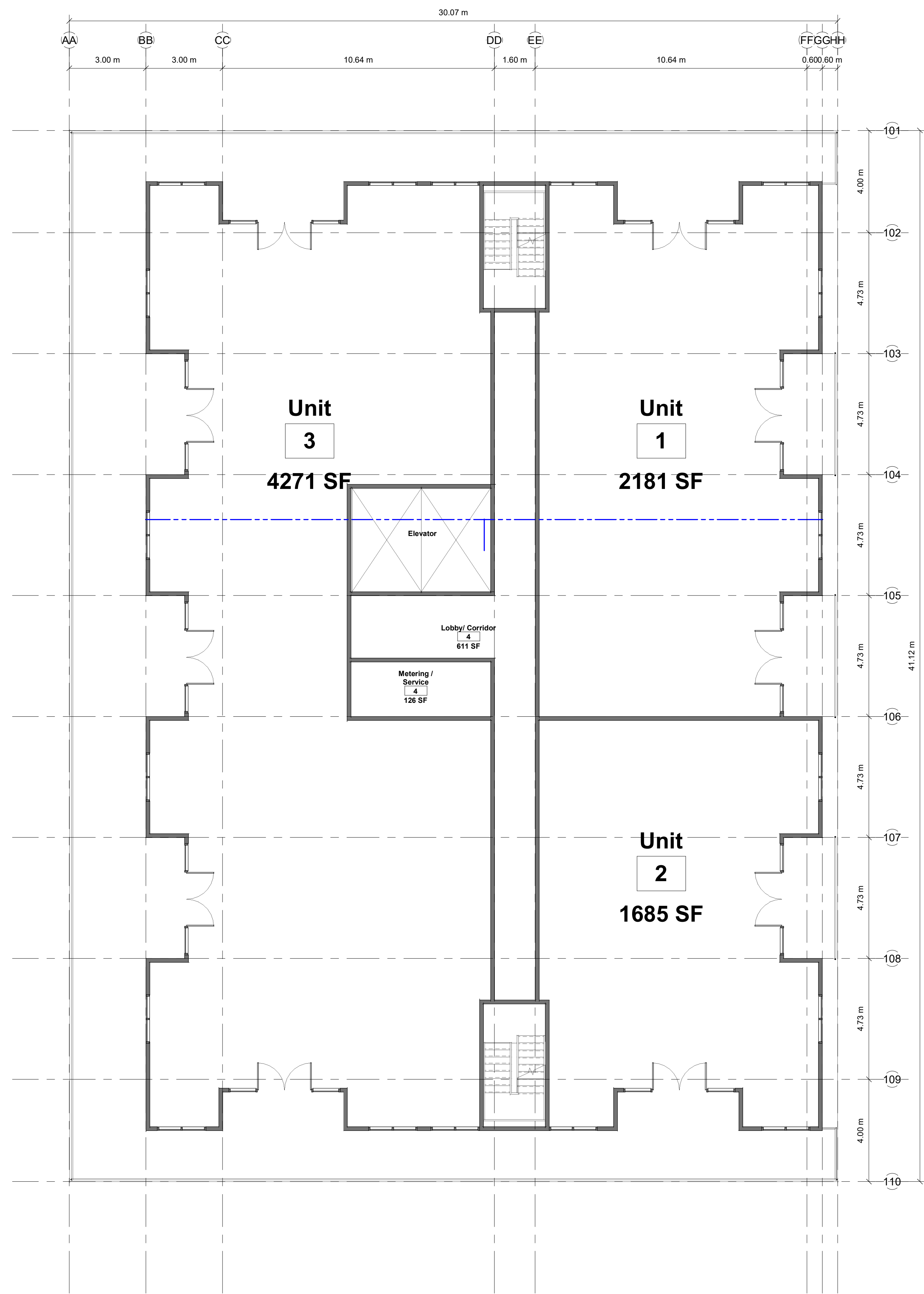
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Proposed Plan - 3rd Floor

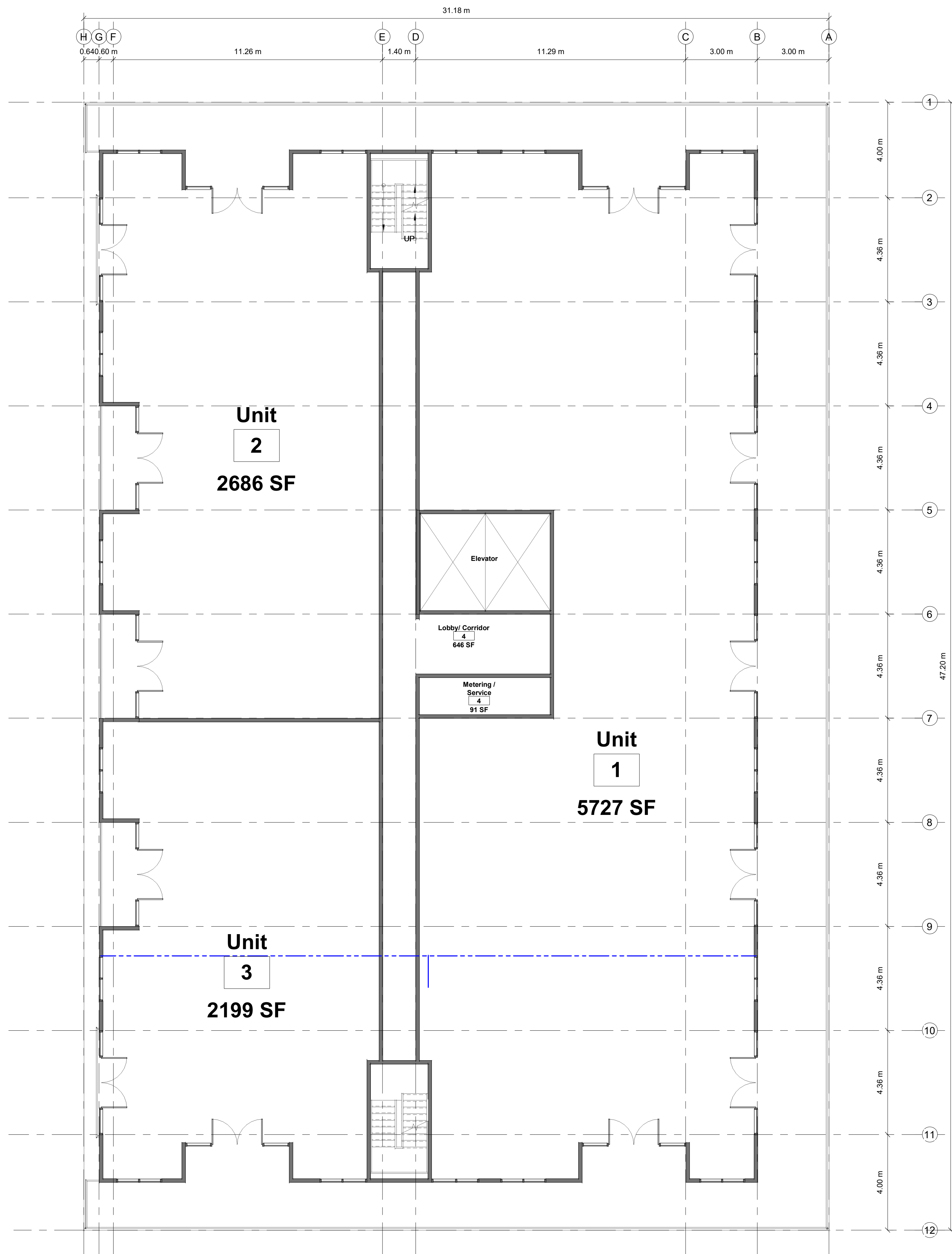
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SHEET NO. PR2b

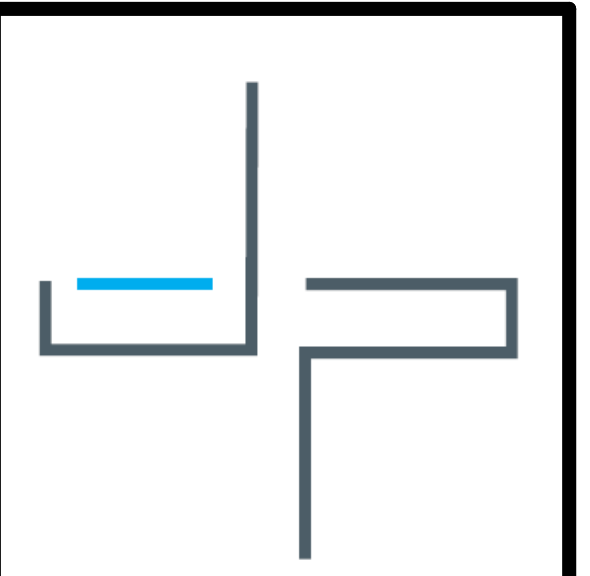




2 FOURTH FLOOR LEVEL - BLDG 2  
PR2c 1:100



1 FOURTH FLOOR LEVEL - BLDG 1  
PR2c 1:100



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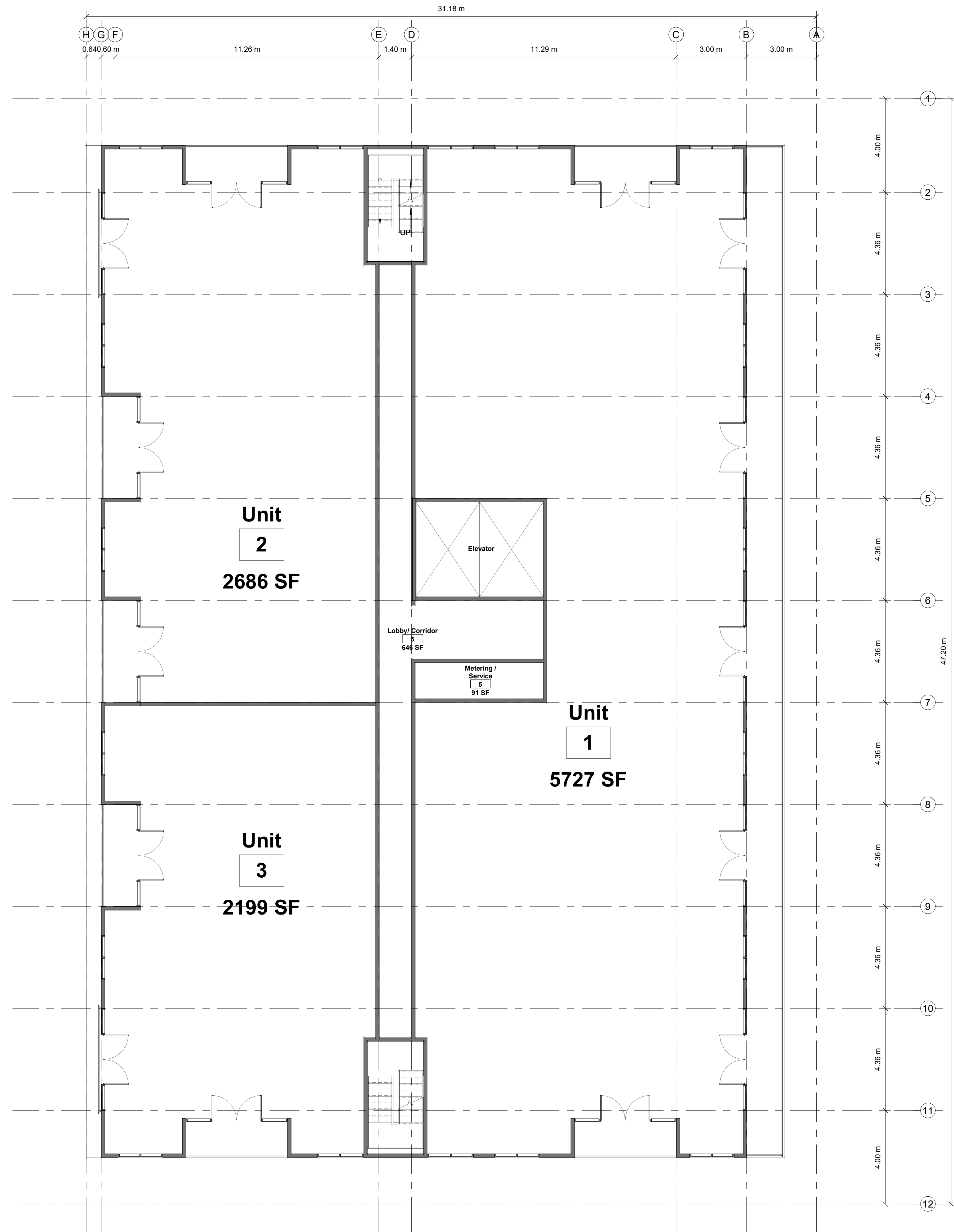
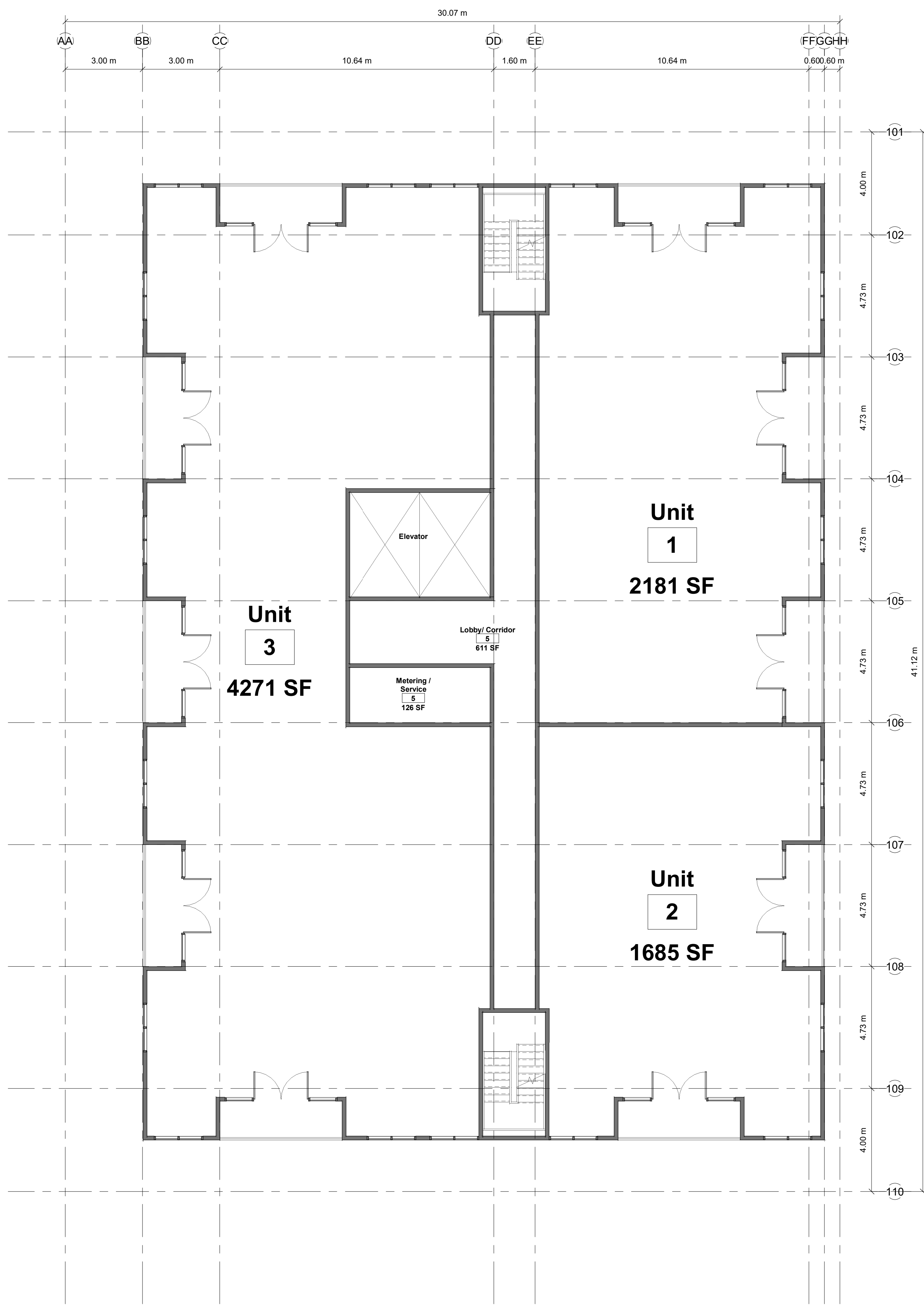
Planning

SHEET TITLE:  
Proposed Plans - 4th Floor

DRAWN BY: *Author* DATE: 2024-05-15  
SCALE: 1:100 JOB #: 22105

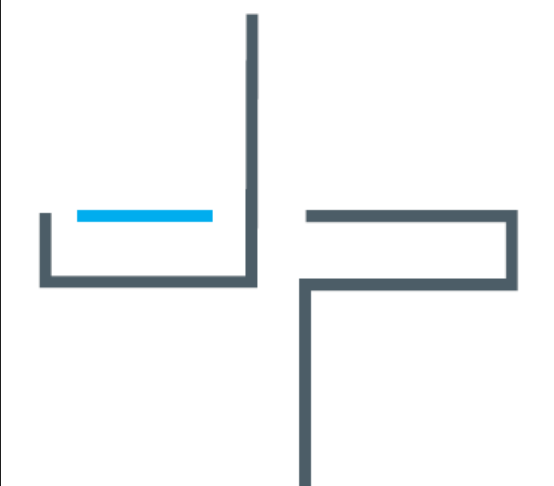
SHEET NO.: PR2c





2 FIFTH FLOOR LEVEL - BLDG 2  
PR2d 1:100

1 FIFTH FLOOR LEVEL - BLDG 1  
PR2d 1:100



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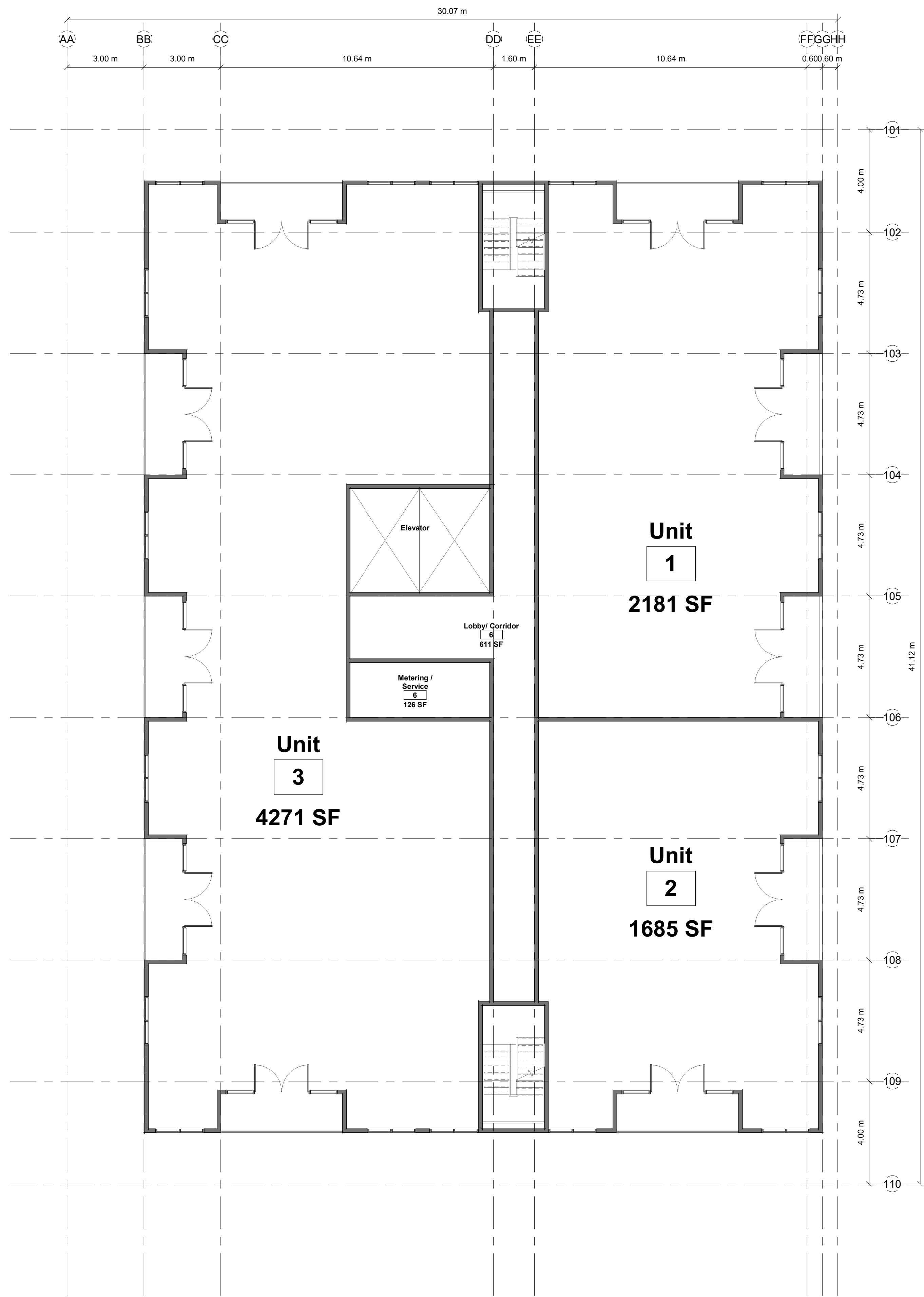
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Proposed Plans - 5th Floor

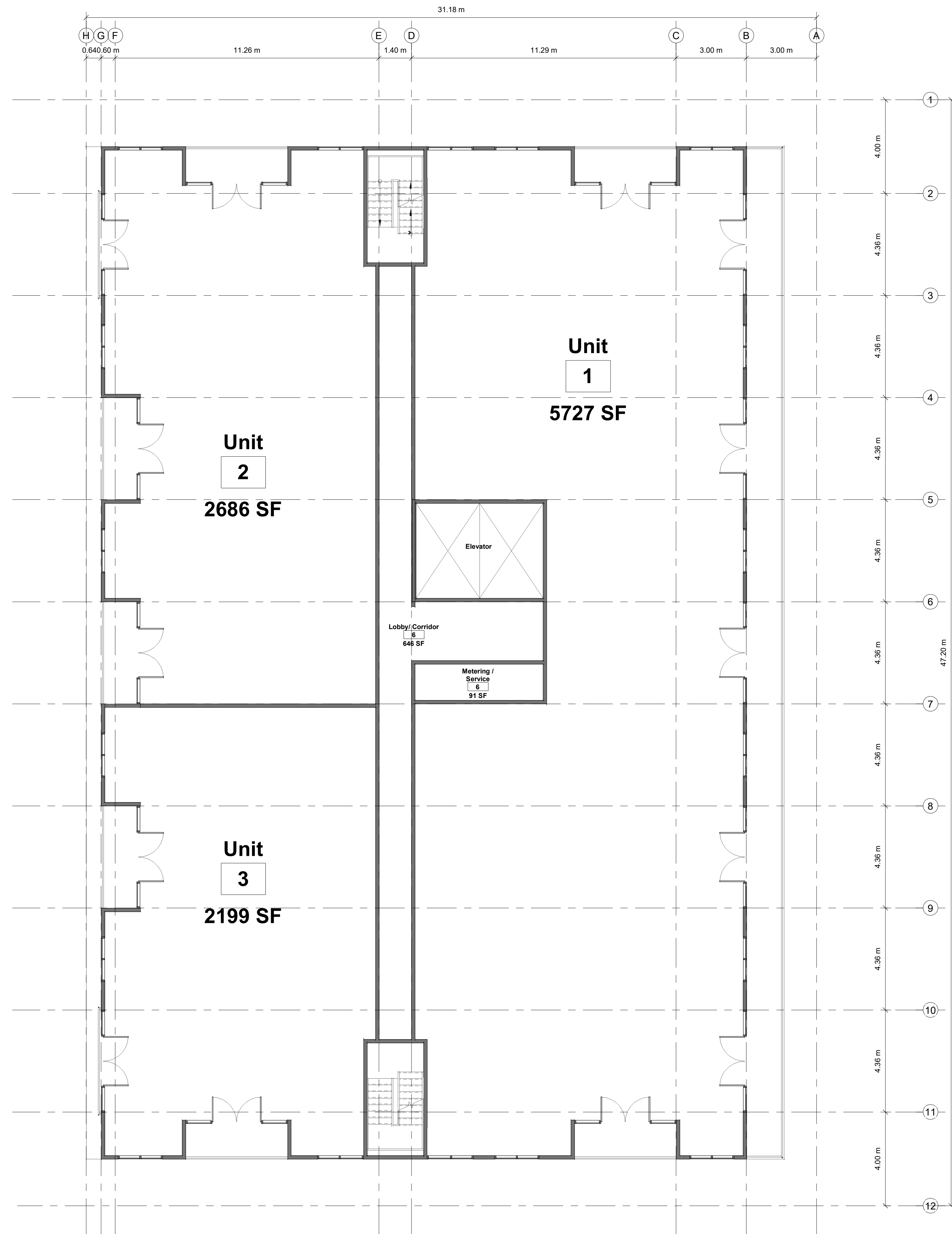
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SHEET NO. PR2d





2 SIXTH FLOOR LEVEL - BLDG 2  
PR2e 1:100



1 SIXTH FLOOR LEVEL - BLDG 1  
PR2e 1:100



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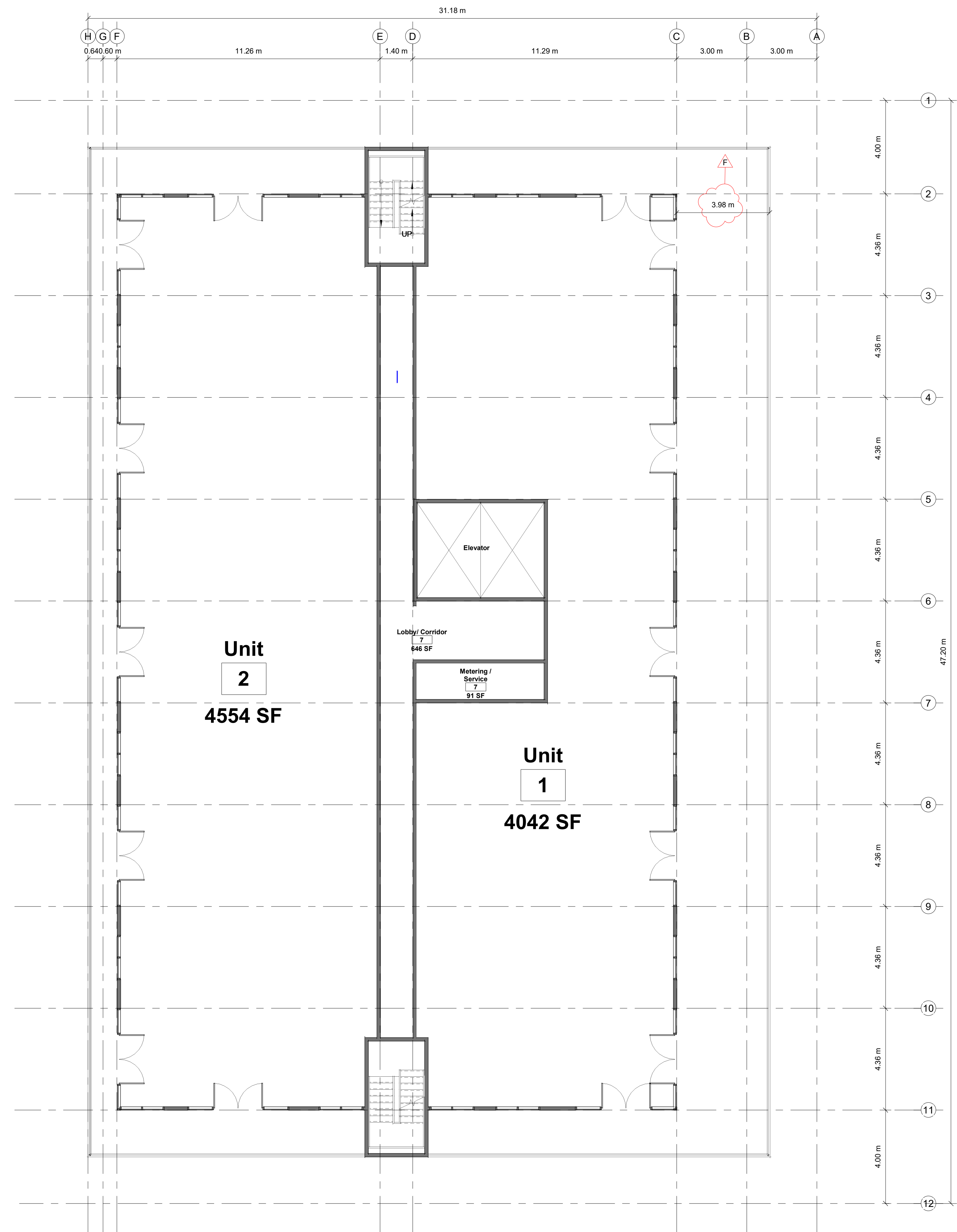
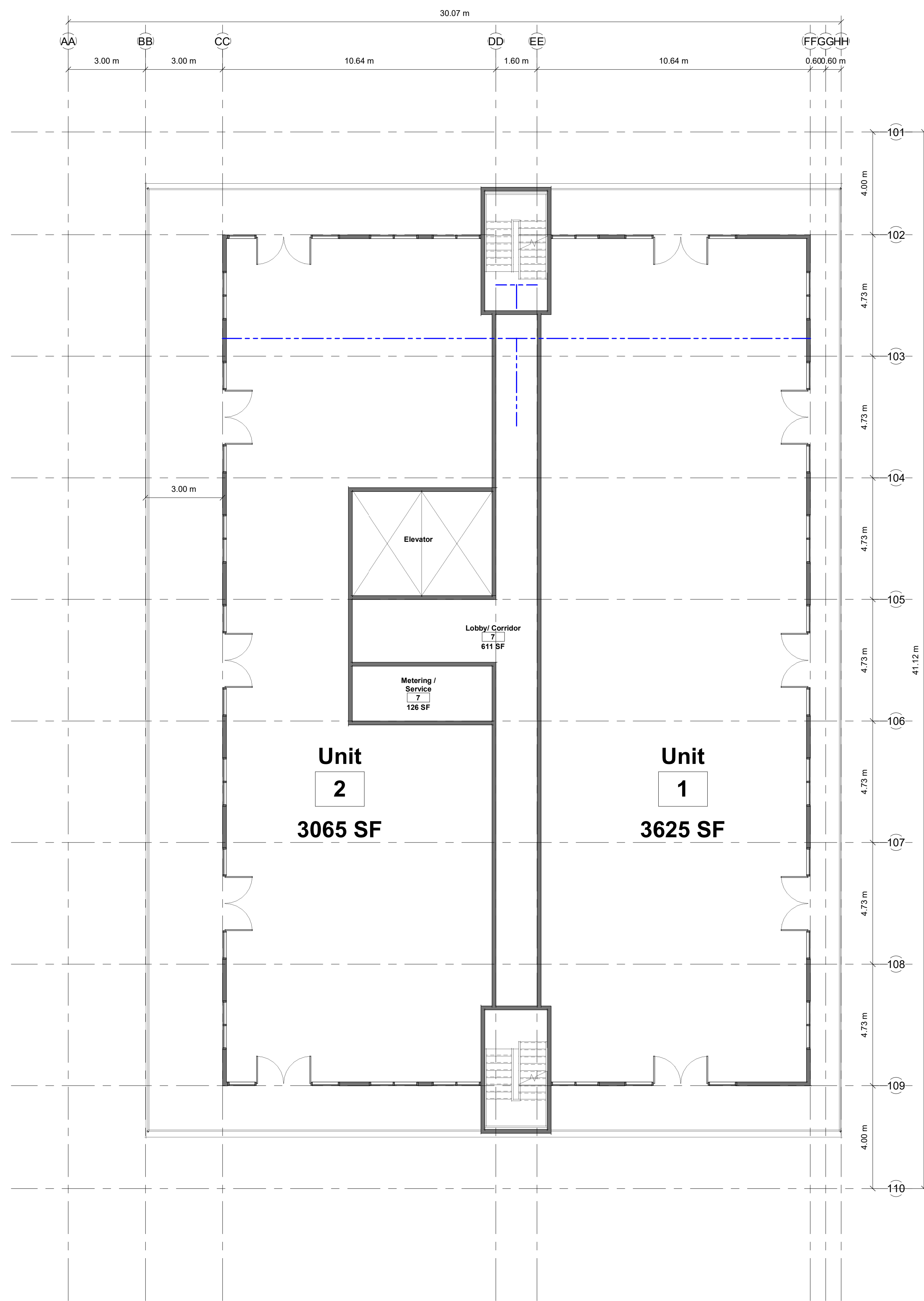
SHEET TITLE:

Proposed Plans - 6th  
Floor

DRAWN BY: *Author* DATE: 2024-05-15  
SCALE: 1:100 JOB #: 22105

SHEET NO. PR2e





2 SEVENTH FLOOR LEVEL - BLDG 2  
PR2f 1:100

1 SEVENTH FLOOR LEVEL - BLDG 1  
PR2f 1:100



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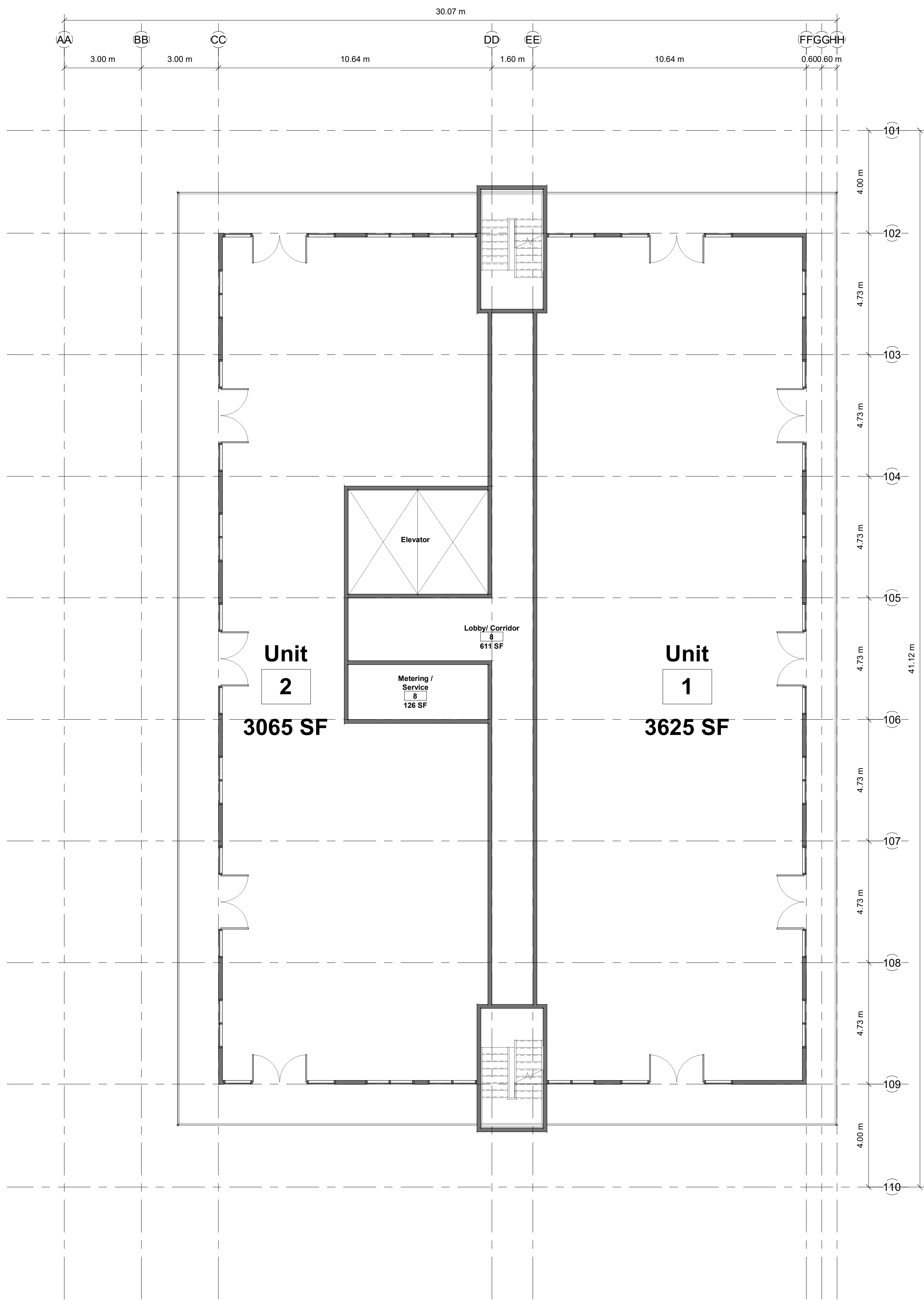
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Proposed Plans - 7th  
Floor

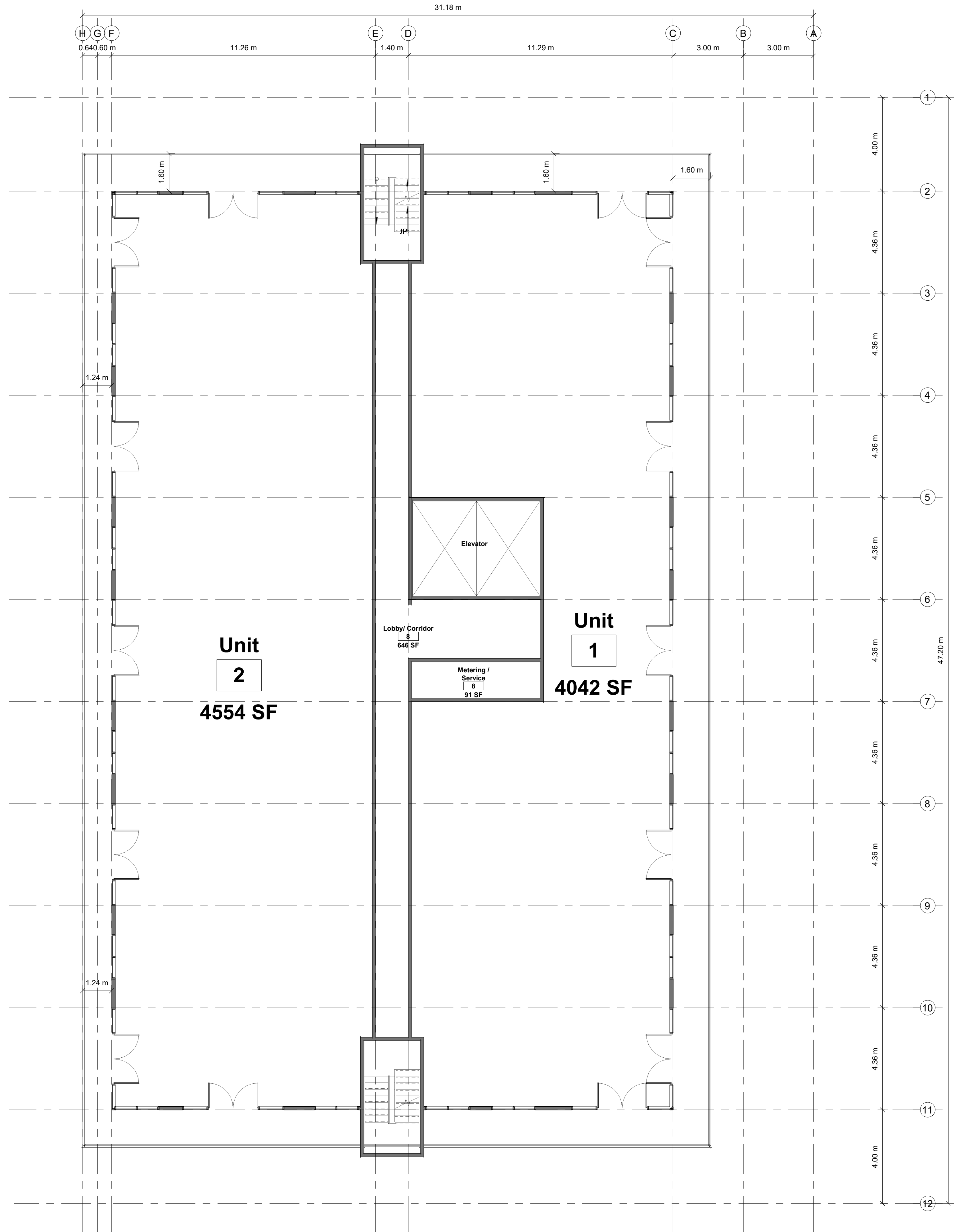
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SCALE: 1:100 JOB #: 22105

SHEET NO. PR2f





2 EIGHTH FLOOR LEVEL - BLDG 2  
PR2g 1:100



1 EIGHTH FLOOR LEVEL - BLDG 1  
PR2g 1:100



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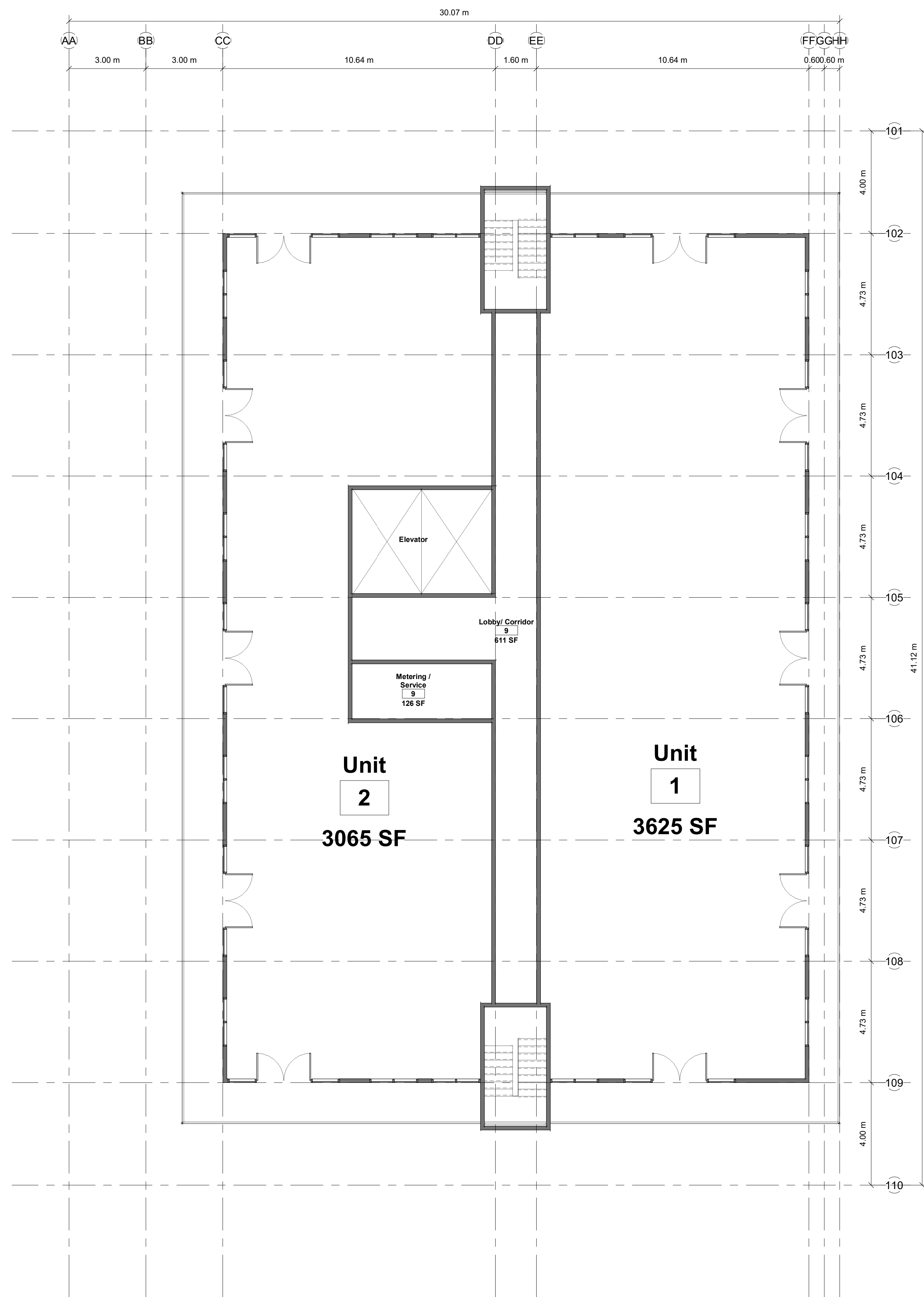
Planning

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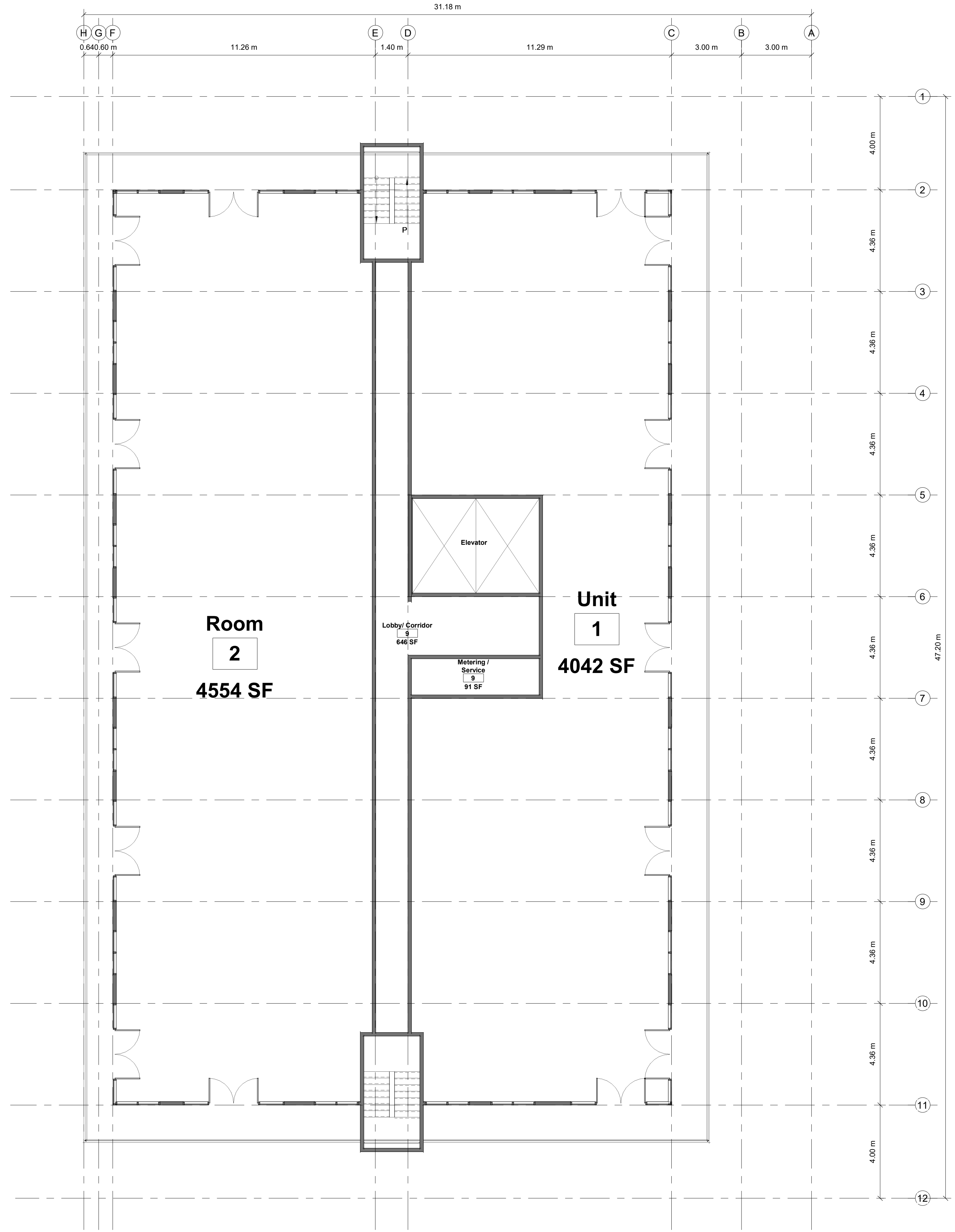
Proposed Plans - 8th Floor

DRAWN BY: *Author* DATE: 2024-05-15  
SCALE: 1:100 JOB #: 22105

SHEET NO. PR2g



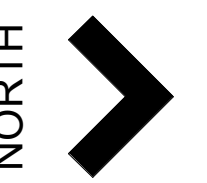
2 NINTH FLOOR LEVEL - BLDG 2  
PR2h 1:100



1 NINTH FLOOR LEVEL - BLDG 1  
PR2h 1:100



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Planning

SHEET TITLE:  
Proposed Plans - 9th Floor

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SHEET NO.: PR2h





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6 3D PERSPECTIVE FROM LUNDY'S LANE ENTRANCE  
 PR5



3 Elevation South (Front)  
 PR5 1:192



4 Elevation West (Left Side)  
 PR5 1:192



5 Elevation East (Right Side)  
 PR5 1:192



2 Elevation North (Rear -Lundy's Lane)  
 PR5 1:192

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SHEET TITLE:

Proposed Elevations-  
 Building -1

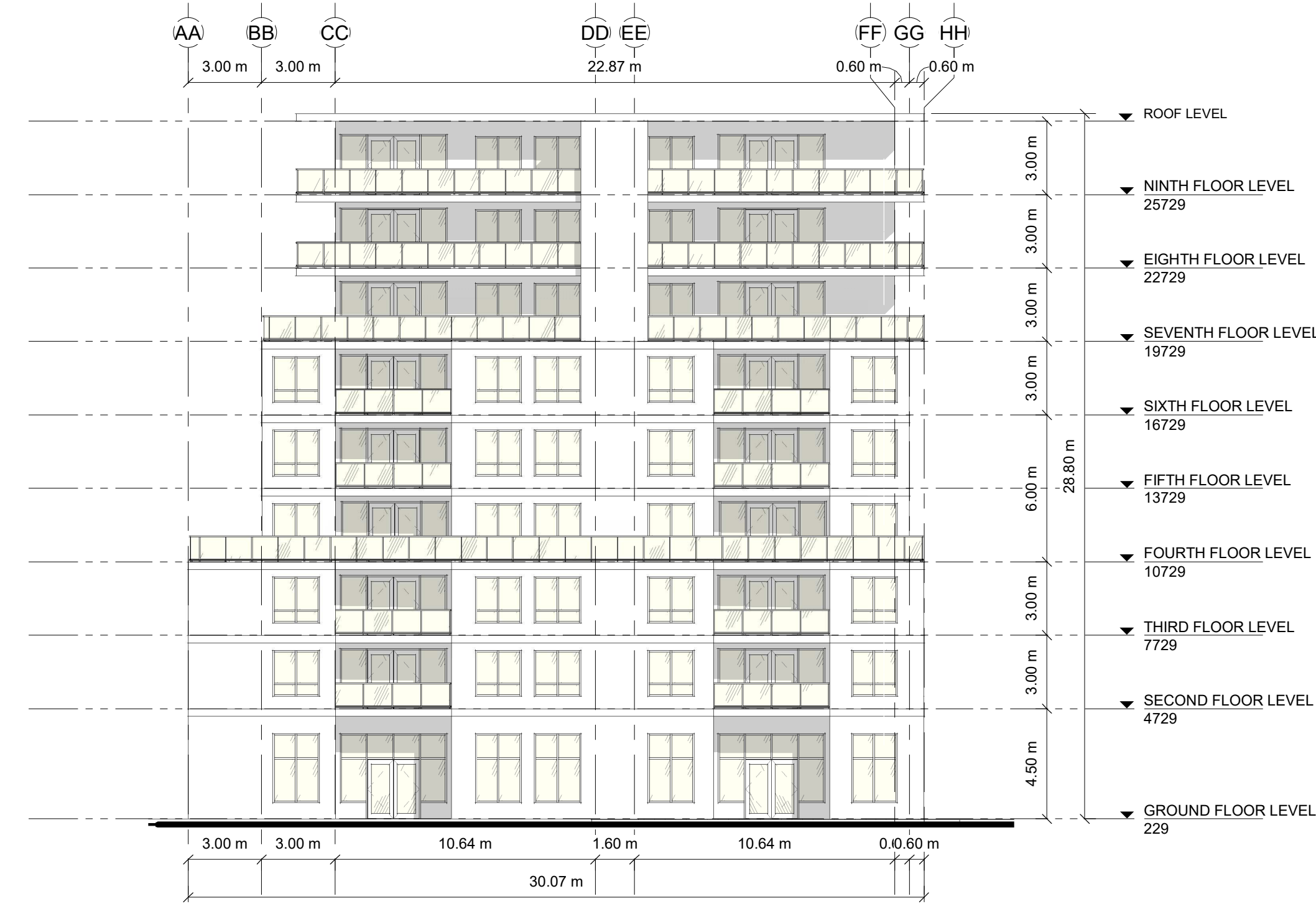
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SHEET NO. PR5





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2 Elevation East (Left Side)  
 PR6 1:192



5 Elevation North (Front)  
 PR6 1:192



3 Elevation South (Rear)  
 PR6 1:192



4 Elevation West (Right Side)  
 PR6 1:192

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SHEET TITLE:

Proposed Elevations Building -2

DRAWN BY: J.P.R. DATE: 2024-05-15  
 SCALE: 1:192 JOB #: 5-23-31-22105

SHEET NO. PR6