



LEGEND

- APARTMENTS
- OPEN SPACE
- FRONT LOADED TOWNS
- STACKED TOWNS
- BACK-TO-BACK TOWNS
- PHASE 1
- PHASE 2
- PHASE 3
- SUBJECT PROPERTY BOUNDARY
- LOT FABRIC
- UNDERGROUND PARKING EXTENT

SITE INFORMATION		
TOTAL SITE AREA	109,762m ² (11.0ha)	
HEIGHT	Apartment	10 Storeys
	Towns	3 Storeys
PARKING PROVIDED	Apartment	1.1 spaces per unit
	Front Loaded Towns	2.0 spaces per unit
	Stacked Towns	1.0 spaces per unit
	Back-to-Back	2.0 spaces per unit
OPEN SPACE	5005m ² (4.5%)	

DEVELOPMENT STATISTICS			
TYPOLGY	UNITS	GFA m ²	
Apartment	660 units (220 per apt. block)	14,146	
Front Loaded Towns	91 units	19,656	
Stacked Towns	81 units	11,664	
Back-to-Back	146 units	26,280	
TOTAL	978 units	71,746	
Density (units per ha)	88.9% units per hectare		
PARKING		REQUIRED	PROVIDED
Apartment	925 spaces (1.4 spaces/unit)	726 spaces (1.1 spaces/unit)	
Towns	555 spaces	555 spaces	

- NOTES**
- Assumes all apartment typologies are 10-storeys with a stepback above the 8th storey. Typical residential floor height of 3.0m.
 - For the purpose of this concept, an average of 64.25m² (691.5ft²) unit size is used to calculate approximate total number of apartment units with a 90% efficiency.
 - Assumes all townhouse typologies are 3-storeys. 216m²/unit for front loaded towns, 144m² for stacked towns and 180m² for back-to-back towns.
 - Assumes 1.5 units per 6.0m wide module for stacked towns or 3-unit typologies (12.0m).
 - The base plan (lot lines, roads/R.O.Ws, context) is based on the a survey plan provided by the client. All dimensions are approximate and need to be confirmed by a legal survey.

WILLOUGHBY DRIVE

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FOTENN
Planning + Design

CONCEPT

P1