



1 CONTEXT PLAN
 SP-0.1 Scale: 1:2000

1. Legal Description

LOT 9 AND 10 NORTH SIDE OF LUNDY'S LANE, WEST OF PORTAGE ROAD
 REGISTERED PLAN NO. 653 CITY OF NIAGARA FALLS

2. Site

| 1-1 Site Areas | | | |
|--------------------|----------------|-------------------|--------|
| | m ² | sq.ft. | |
| | 3,178.32 | 34,211.15 | |
| 1-2. Lot Coverage | | | |
| | Site Area | Ground Floor Area | % |
| Total Lot Coverage | 3,178.32 | 1,102.23 | 34.68 |
| 1-3. F.S.I | | | |
| | Site Area | G.F.A | % |
| | 3,178.32 | 8,548.58 | 268.97 |

3. GFA (City Wide By-Law 569-2013)

| 3-1 Proposed Residential GFA | | | |
|--------------------------------------|-----------------|------------------|--|
| Levels | m ² | sq.ft. | |
| P2 | 59.42 | 639.59 | |
| P1 | 59.42 | 639.59 | |
| LEVEL 1 | 643.89 | 6,930.77 | |
| LEVEL Mezzanine | 286.92 | 3,088.38 | |
| LEVEL 2 | 980.47 | 10,553.69 | |
| LEVEL 3 | 1,046.71 | 11,266.69 | |
| LEVEL 4 | 1,016.13 | 10,937.53 | |
| LEVEL 5 | 963.88 | 10,375.12 | |
| LEVEL 6 | 924.86 | 9,955.11 | |
| LEVEL 7 | 858.94 | 9,245.55 | |
| LEVEL 8 | 803.86 | 8,652.68 | |
| LEVEL 9 | 748.41 | 8,055.82 | |
| LEVEL 10 | 668.22 | 7,192.66 | |
| Indoor Amenity Exemption | -108.76 | -1,170.68 | |
| Total Residential GFA | 8,952.37 | 96,362.51 | |
| 3-2. Proposed Retail GFA | | | |
| | m ² | sq.ft. | |
| LEVEL1 (Retail Leasable and Service) | 293.82 | 3,162.65 | |
| Total Retail GFA | 293.82 | 3,162.65 | |
| 3-3. Proposed Total GFA | | | |
| | m ² | sq.ft. | |
| Total Residential GFA | 8,952.37 | 96,362.51 | |
| Total Retail GFA | 293.82 | 3,162.65 | |
| | 9,246.19 | 99,525.16 | |

4. Amenity Area

| 4-1 Indoor Amenity Area Proposed | | | |
|-----------------------------------|----------------|----------|--|
| | m ² | sq.ft. | |
| LEVEL1 | 108.76 | 1,170.68 | |
| 4-2 Outdoor Amenity Area Proposed | | | |
| | m ² | sq.ft. | |
| LEVEL1 | 447.19 | 4,813.51 | |

5. UNIT COUNT

| | STUDIO | 1B+D | 2B+D | TOTAL |
|--------------|-----------|-----------|----------|------------|
| LEVEL 2 | 8 | 10 | | 18 |
| LEVEL 3 | 8 | 10 | 1 | 19 |
| LEVEL 4 | 8 | 10 | 1 | 19 |
| LEVEL 5 | 8 | 7 | 2 | 17 |
| LEVEL 6 | 8 | 6 | 2 | 16 |
| LEVEL 7 | 7 | 7 | 1 | 15 |
| LEVEL 8 | 8 | 4 | 2 | 14 |
| LEVEL 9 | 6 | 7 | | 13 |
| LEVEL 10 | 9 | 4 | | 13 |
| TOTAL | 70 | 65 | 9 | 144 |
| | 49% | 45% | 6% | 100% |

6. Parking

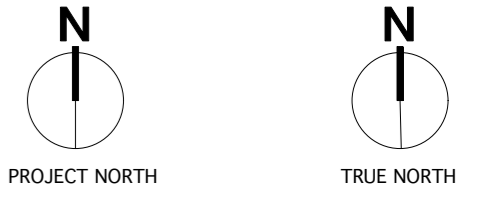
| 6-1 Parking Required(Policy Area 4) | | | |
|---|----------------------------|--------------------------------|----------------|
| | SQM /No. of Units | Parking Ratio | Parking Spaces |
| Retail | 293.82 | 1/25 m ² | 12 |
| Visitors & Residents | 144 x | unit x 1.40 | 202 |
| Total Parking Required (Policy Area 4) | | | 214 |
| 6-2 Parking Proposed | | | |
| | Residents | Retail | Parking Spaces |
| P1 | 68 | | 68 |
| P2 | 73 | | 73 |
| LEVEL1 | 6 | 12 | 18 |
| Total Parking Proposed | 147 (1.02 per unit) | 12 (1/25 m²) | 159 |
| 6-3 Accessible Parking Space Included Above | | | |
| | | | Parking Spaces |
| P1 | | | 2 |
| P2 | | | 2 |
| LEVEL1 | | | 2 |
| Total | | | 6 |

7. Bicycle Parking

| 7-1. City Wide Zone 2 Bicycle Parking Required | | | |
|--|-------------------|------------------------|----------------|
| | SQM /No. of Units | Parking Ratio | Bicycle Spaces |
| Retail | 293.82 | 1 / 500 m ² | 1 |
| Residents - Long Term | 144 x | 0.50 / unit | 72 |
| Residents - Short Term | 144 | 6 | 6 |
| Total City Wide Zone 2 Bicycle Parking Required | | | 79 |
| 7-2. Bicycle Parking Proposed | | | |
| | Long Term | Short Term | Bicycle Spaces |
| MEZZANINE | 70 | | 72 |
| LEVEL1 | | 8 | 8 |
| Total Bicycle Parking Proposed | 70 | 8 | 80 |

8. Coverage

| | m ² | sq.ft. | % |
|----------------------|-----------------|------------------|------------|
| Building Coverage | 937.71 | 10,093.43 | 29.50 |
| Paved Areas | 775.37 | 8,346.01 | 24.40 |
| Landscaped Areas | 1,465.24 | 15,771.71 | 46.10 |
| Net Site Area | 3,178.32 | 34,211.15 | 100 |



| DATE | ISSUED FOR |
|------------|------------|
| 2024.02.23 | ZA/OPA |
| 2024.09.16 | ZA/OPA |

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 TORONTO, ONTARIO
 CANADA, M2R 3W4
 T. 416 223 6400

PROJECT
6179 LUNDY'S LANE
 NIAGARA FALLS, ON

DRAWING TITLE
CONTEXT PLAN & STATISTICS

DRAWING NO.
SP-0.1