

# LOT 175 PORTAGE ROAD

NIAGARA FALLS, ONTARIO

ISSUED FOR OPA / REZONING

2022-07-06

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**SHEET LIST**

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LOT 175 PORTAGE ROAD, CITY OF NIAGARA FALLS,  
ONTARIO

SHEET TITLE

**COVER PAGE**

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**STATISTICS PER BY-LAW 79-200**

LEVEL	TOTAL LEVELS	FLOOR AREA (M2)							PARKING	BIKE			UNIT MIX						
		AMENITY(M2)			GFA (M2)					RES. VEHICLE PARKING	SHORT TERM BIKE	LONG TERM BIKE	STUDIO	1B	2B	3B	TOTAL		
INDOOR AMENITY	OUTDOOR AMENITY	BALCONY/TERRACE	GFA DEDUCTION /LEVEL	RES. SALEABLE	RES. NON-SALEABLE*	TOTAL GFA	GCA (M2)												
<b>BELOW GRADE</b>																			
UG 1	1	-	-	-	10,630	-	-	10,630	277	-	-	-	-	-	-	-	-		
UG 2	1	-	-	-	10,646	-	-	10,646	286	-	-	-	-	-	-	-	-		
<b>SUB-TOTAL</b>		-	-	-	<b>21,276</b>	-	-	<b>21,276</b>	<b>563</b>	-	-	-	-	-	-	-	-		
<b>PODIUM</b>																			
LEVEL 1	1	1,391	648	-	3,191	-	3,228	3,228	7,810	80	-	-	-	-	-	-	-		
LEVEL 1 MEZZ	1	642	-	-	2,927	-	1,490	1,490	5,059	75	-	-	-	-	-	-	-		
<b>SUB-TOTAL</b>		<b>2,033</b>	<b>648</b>	-	<b>6,118</b>	-	<b>4,718</b>	<b>4,718</b>	<b>12,869</b>	<b>155</b>	-	-	-	-	-	-	-		
<b>TOWER A</b>																			
LEVEL 2	1	-	-	-	2,486	-	1,363	1,363	3,849	61	-	-	-	-	-	-	0		
LEVEL 3	1	541	1,418	141	646	734	1,380	1,380	1,380	-	-	-	5	4	-	-	9		
LEVEL 4	1	-	-	208	961	220	1,181	1,181	-	-	-	-	9	6	-	-	15		
LEVEL 5	1	-	-	181	821	206	1,027	1,027	-	-	-	-	8	5	-	-	13		
LEVEL 6	1	-	-	107	634	110	744	744	-	-	-	-	2	2	-	-	11		
TYP. TOWER				47	643	110	-	-	-	-	-	-	2	6	3	-	11		
LEVEL 7-35	29	-	-	1,363	18,647	3,190	21,837	21,837	-	-	-	-	58	174	87	-	319		
LEVEL MPH	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0		
<b>SUB-TOTAL</b>		<b>541</b>	<b>1,418</b>	<b>2,000</b>	<b>2,486</b>	<b>21,709</b>	<b>5,823</b>	<b>27,532</b>	<b>30,018</b>	<b>61</b>	-	-	<b>60</b>	<b>203</b>	<b>104</b>	-	<b>367</b>		
<b>TOWER B</b>																			
LEVEL 2	1	472	557	14	192	596	788	788	-	-	-	-	2	1	-	-	3		
LEVEL 3	1	-	-	82	616	110	726	726	-	-	-	-	4	5	2	-	11		
LEVEL 4	1	-	-	47	643	110	753	753	-	-	-	-	2	6	3	-	11		
LEVEL 5	1	-	-	47	643	110	753	753	-	-	-	-	2	6	3	-	11		
LEVEL 6	1	-	-	47	643	110	753	753	-	-	-	-	2	6	3	-	11		
TYP. TOWER				47	643	110	-	-	-	-	-	-	2	6	3	-	11		
LEVEL 7-25	19	-	-	893	12,217	2,090	14,307	14,307	-	-	-	-	38	114	57	-	209		
LEVEL MPH	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0		
<b>SUB-TOTAL</b>		<b>472</b>	<b>557</b>	<b>1,130</b>	<b>-</b>	<b>14,954</b>	<b>3,126</b>	<b>18,080</b>	<b>18,080</b>	<b>-</b>	-	-	<b>48</b>	<b>139</b>	<b>69</b>	-	<b>256</b>		
<b>TOTALS</b>		<b>3,046</b>	<b>2,623</b>	<b>3,130</b>	<b>29,880</b>	<b>36,663</b>	<b>13,667</b>	<b>50,330</b>	<b>82,243</b>	<b>779</b>	-	-	<b>108</b>	<b>342</b>	<b>173</b>	-	<b>623</b>		
													17%	55%	28%	0%			

\*RESIDENTIAL NON-SALEABLE GFA INCLUDES INDOOR AMENITY AREA

PROJECT SUMMARY		
	AREA (M2)	FSI***
LOT AREA	12,425	
ROAD WIDENING	398	
TOTAL SITE AREA	12,823	
TOTAL GFA	50,330	4.05
DEVELOPMENT DETAILS		
	AREA (M2)	%
BUILDING COVERAGE	7810	63%
LANDSCAPE AREA**	4832	39%
TOTAL BUILDING SIZE	82,243	
BUILDING HEIGHTS		
	STOREYS	HEIGHT (M)*
BUILDING A	35	115.88
BUILDING B	25	83.78

\*BUILDING HEIGHT MEASURED FROM THE ESTABLISHED GRADE  
 \*\*LANDSCAPE AREA EXCLUSIVE OF THE FUTURE ROAD WIDENING  
 \*\*\*FSI IS EXCLUSIVE OF FUTURE ROAD WIDENING

VEHICLE PARKING		
	RATE / UNIT	COUNT
ZONING REQUIRED	1.4	872
PROPOSED PROVIDED*	1.25	779
PARKING TYPES		
BARRIER FREE PARKING	-	17
EVSE	0.2	156

\*REFER TO TRANSPORTATION IMPACT STUDY REPORT

BICYCLE STORAGE		
FLOOR	SHORT TERM	LONG TERM
UNDERGROUND LEVEL 1	-	81
GROUND FLOOR	33	48
SECOND FLOOR	-	202
<b>TOTAL</b>	<b>33</b>	<b>331</b>
RATE (PER UNIT)	0.05	0.53

AMENITY		
	RATE / UNIT	AREA (M2)
INDOOR AMENITY	4.9	3,046
OUTDOOR AMENITY	4.2	2,623
BALCONY/TERRACE	5.0	3,130

**City of Niagara Falls By-law 79-200**

"FLOOR AREA" means, subject to clauses a and b, the aggregate of the horizontal areas of each floor in a building measured to the centre of party walls and to the outside of other walls;

a) in the case of a dwelling or a dwelling unit, the following shall be excluded in calculating the floor area: any private garage, breezeway, unenclosed sunroom, porch, veranda, balcony, basement, cellar and unfinished attic;

b) the floor area of a dwelling unit means the aggregate of the horizontal areas of each floor contained within the dwelling unit measured to the centre of party walls and to the outside of other

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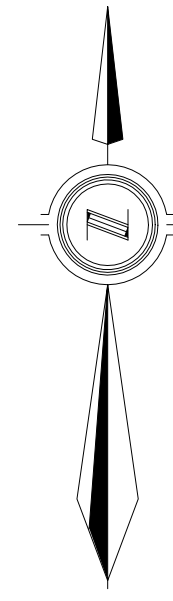
LOT 175 PORTAGE ROAD, CITY OF NIAGARA FALLS,  
 ONTARIO

SHEET TITLE

STATISTICS

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**SURVEY**

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**CONTEXT PLAN**

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**A0.03**




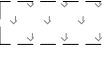

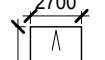

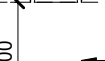
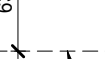

1 CONTEXT PLAN  
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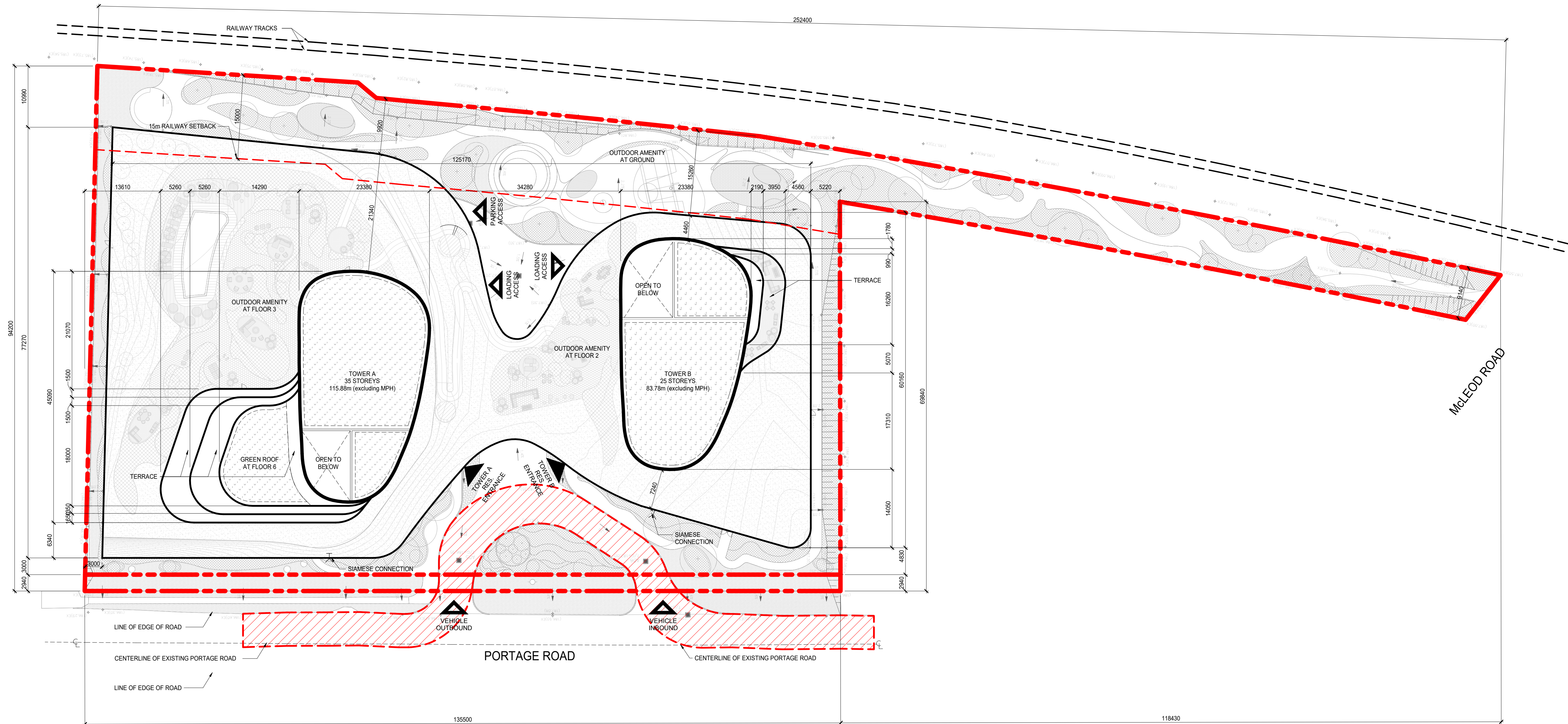


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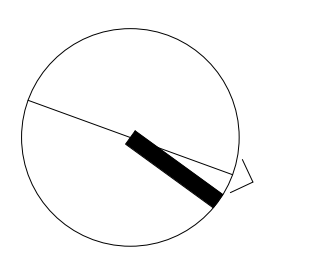
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-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 79-200-4-19 TABLE 2
-  ACCESSIBLE PARKING



1 SITE PLAN  
A0.04 1:400

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**SITE PLAN**

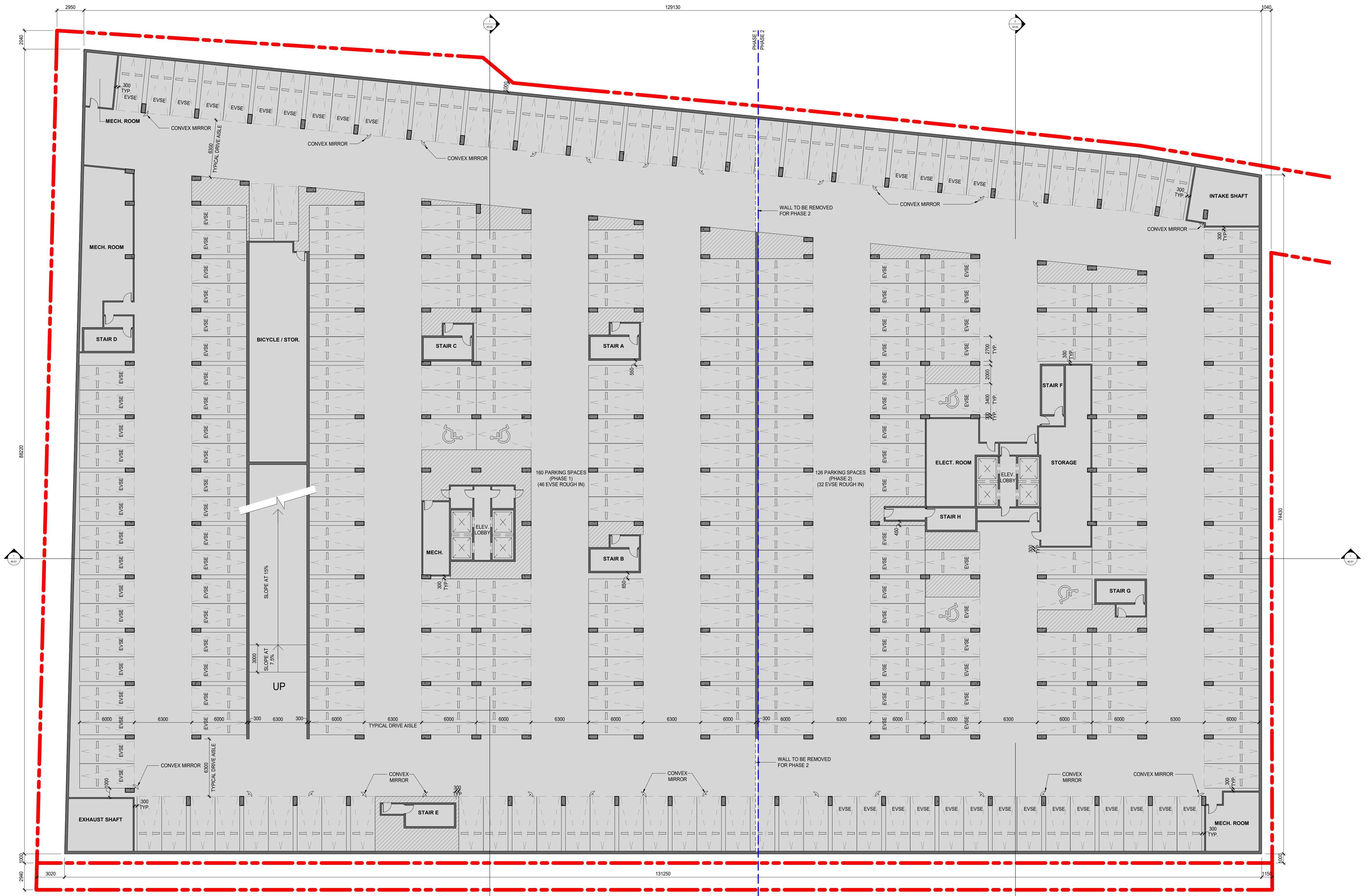
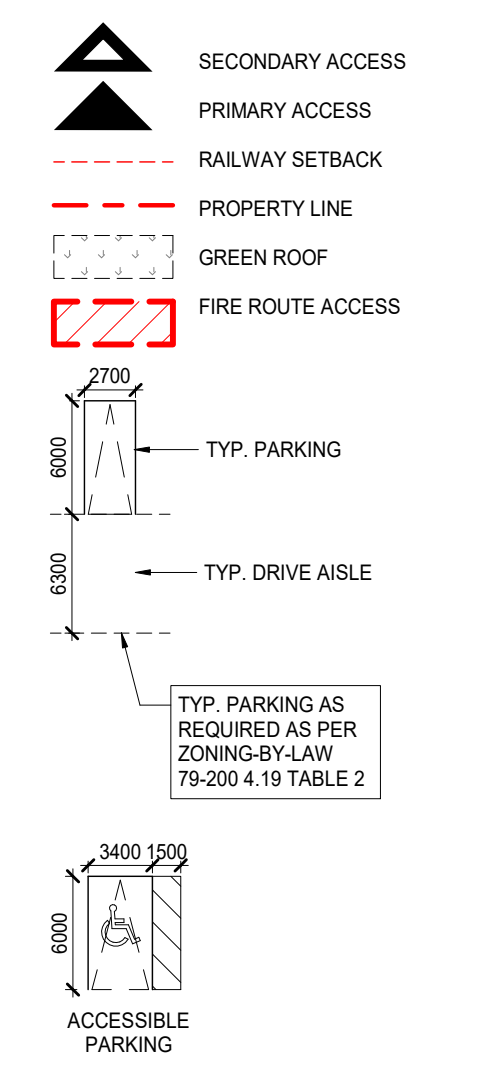
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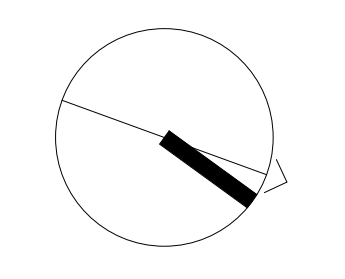
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**UNDERGROUND 2 FLOOR  
PLAN**

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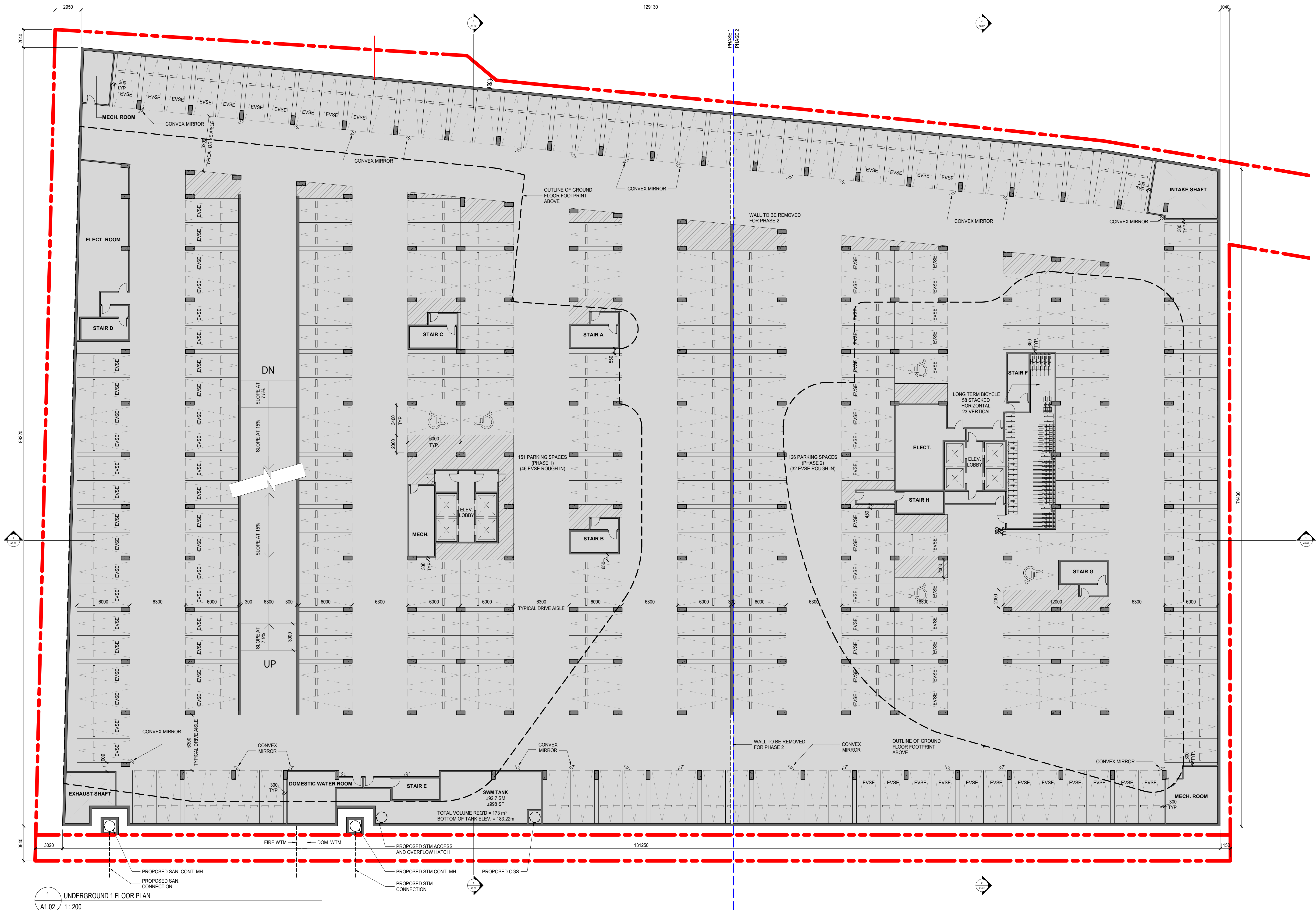
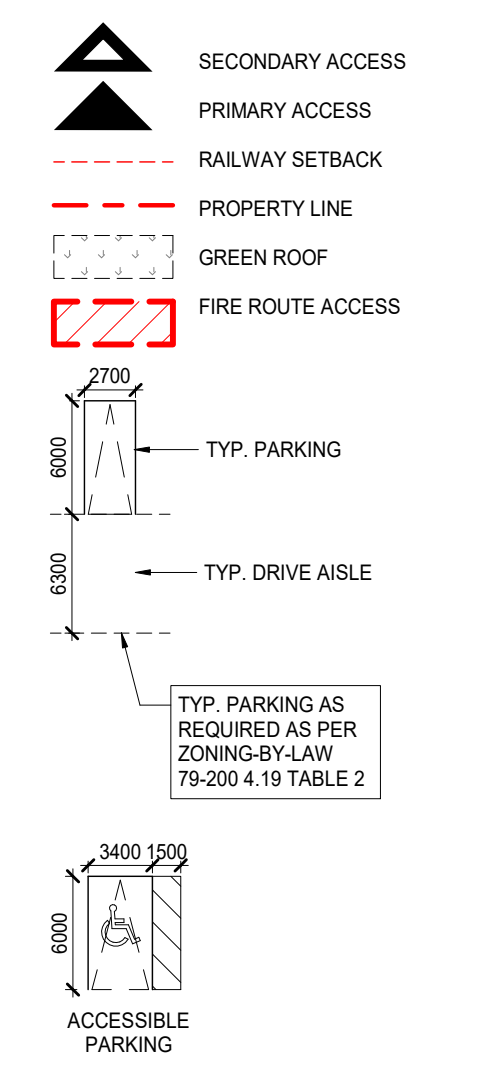
**A1.01**

1 UNDERGROUND 2 FLOOR PLAN  
A1.01 1: 200



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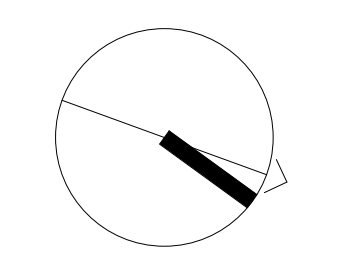
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1 UNDERGROUND 1 FLOOR PLAN  
A1.02 1:200

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**UNDERGROUND 1 FLOOR  
PLAN**

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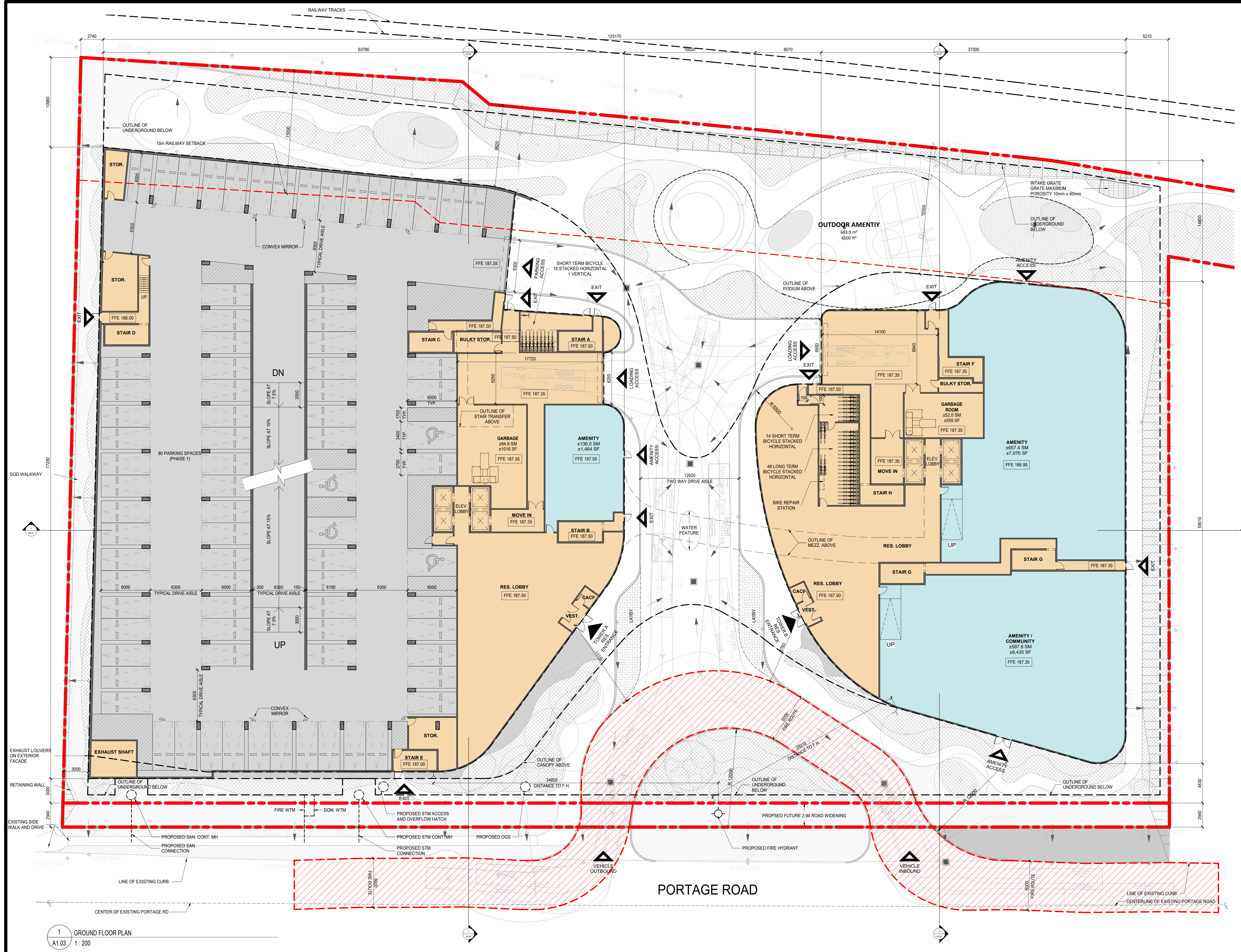
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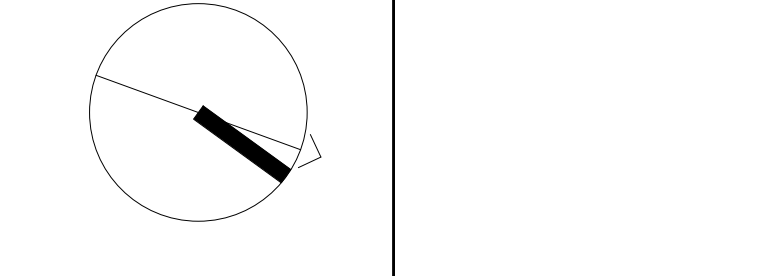
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- SECONDARY ACCESS
- PRIMARY ACCESS
- RAILWAY SETBACK
- PROPERTY LINE
- GREEN ROOF
- FIRE ROUTE ACCESS
- TYP. PARKING
- TYP. DRIVE AISLE
- TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 79-2004.19 TABLE 2
- ACCESSIBLE PARKING



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**GROUND FLOOR PLAN**

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**A1.03**




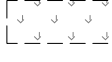




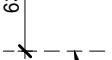

1 GROUND FLOOR PLAN  
A1.03  
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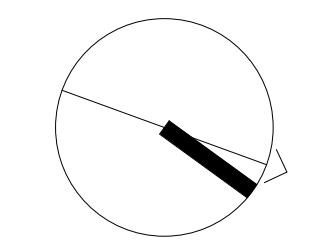
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-  TYP. PARKING AS REQUIRED BY LAW PER ZONING BY-LAW 79-2004.19 TABLE 2
-  ACCESSIBLE PARKING

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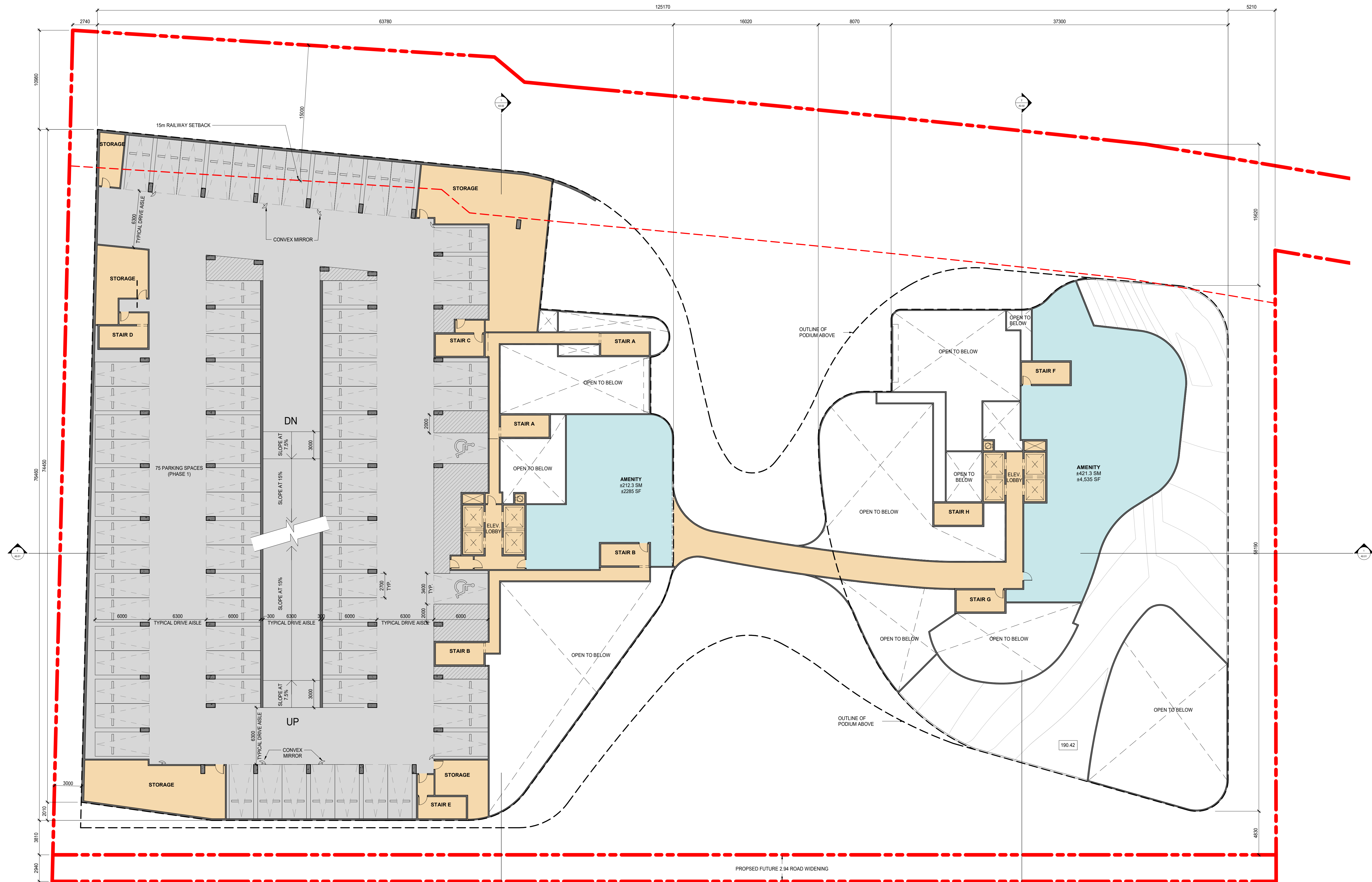
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**FLOOR 1 MEZZANINE**

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**A1.04**

PLOT DATE: 2022-08-03 11:54:10 AM






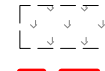

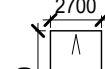
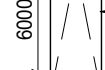

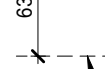

1 FLOOR 1 MEZZANINE  
A1.04 1:200



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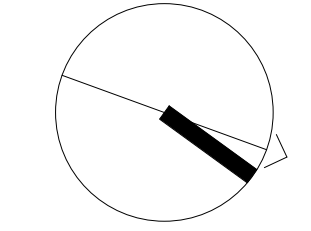
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**PRELIMINARY**

-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS PER ZONING-BY-LAW 78-200-4.19 TABLE 2
-  ACCESSIBLE PARKING

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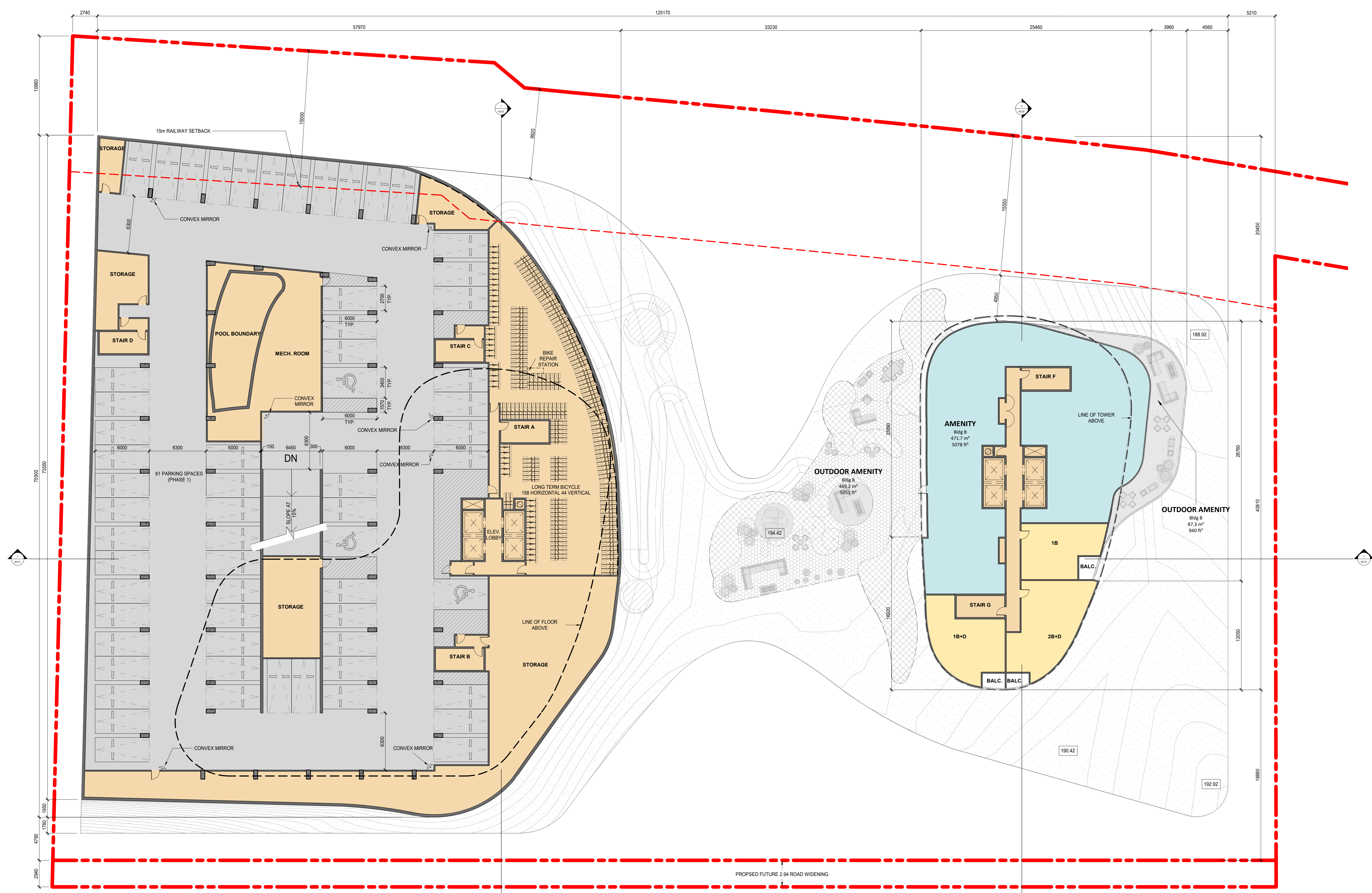
SHEET TITLE

**FLOOR 2**

DRAWN BY: TW  
CHECKED BY: KL  
PROJECT START DATE: 21-10-01  
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SHEET NUMBER

**A1.05**

PLOT DATE: 2022-08-03 12:11:14 PM








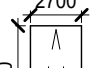




1 FLOOR 2  
A1.05 1: 200

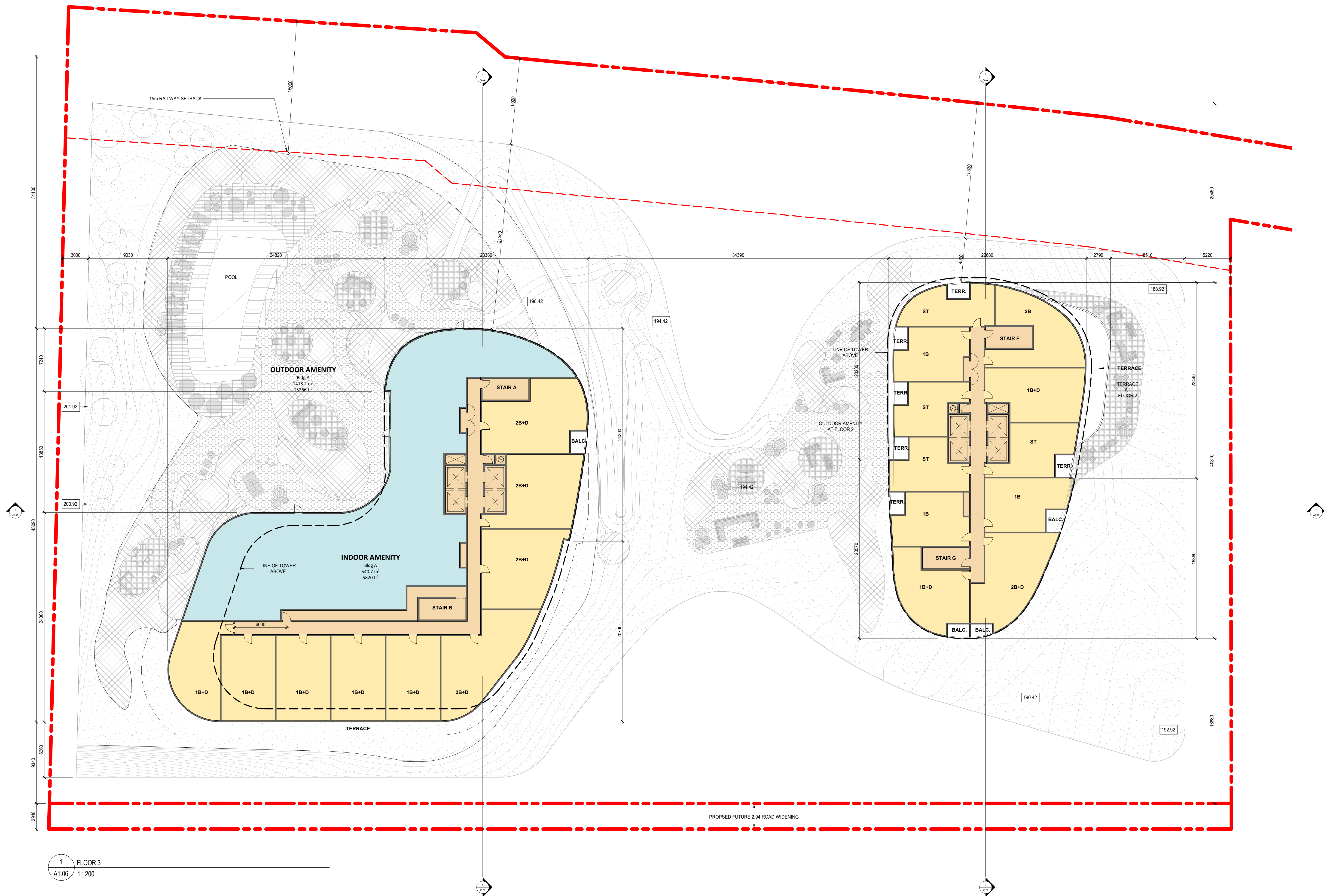


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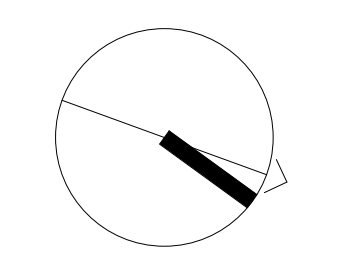
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-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 78-2004.19 TABLE 2
-  ACCESSIBLE PARKING



1 FLOOR 3  
A1.06 1:200

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**FLOOR 3**

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PROJECT START DATE: 21-10-01  
PROJECT NO.: 21140  
SHEET NUMBER




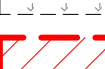






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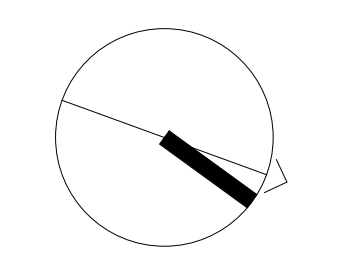
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-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING BY-LAW 79-2004.19 TABLE 2
-  ACCESSIBLE PARKING

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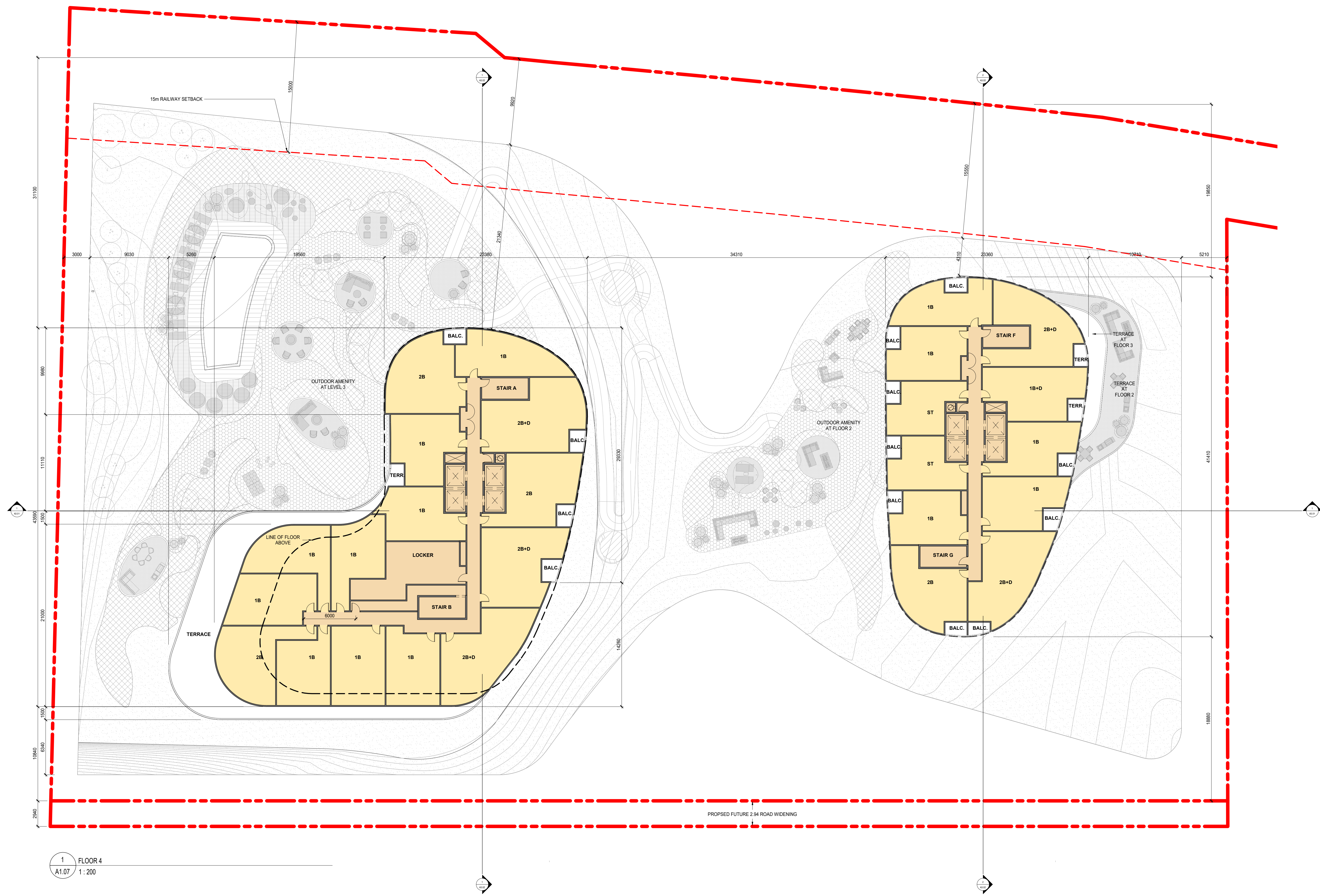
SHEET TITLE

**FLOOR 4**

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PROJECT NO.:	21140
SHEET NUMBER	

**A1.07**

PLOT DATE: 2022-07-26 8:40:36 PM






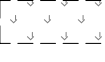

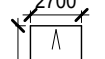

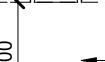
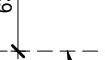

1 FLOOR 4  
A1.07 1:200

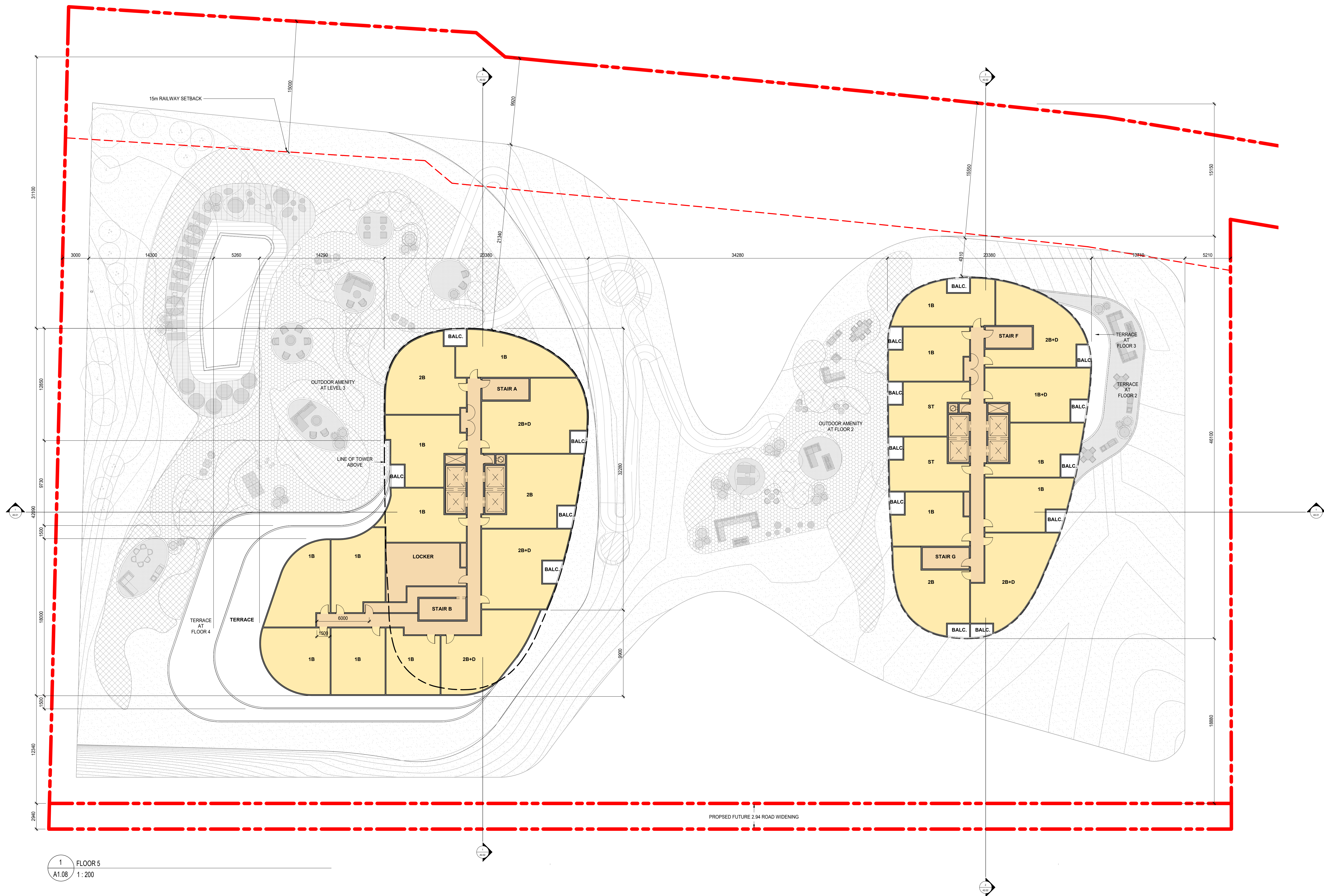


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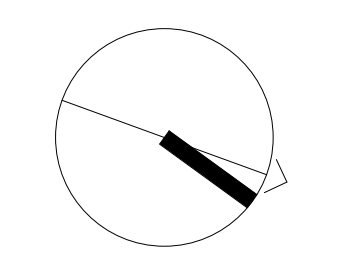
**PRELIMINARY**

-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING BY-LAW 79-2004.19 TABLE 2
-  ACCESSIBLE PARKING



1 FLOOR 5  
A1.08 1:200

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SHEET TITLE

FLOOR 5

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PROJECT NO.: 21140  
SHEET NUMBER




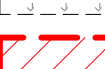






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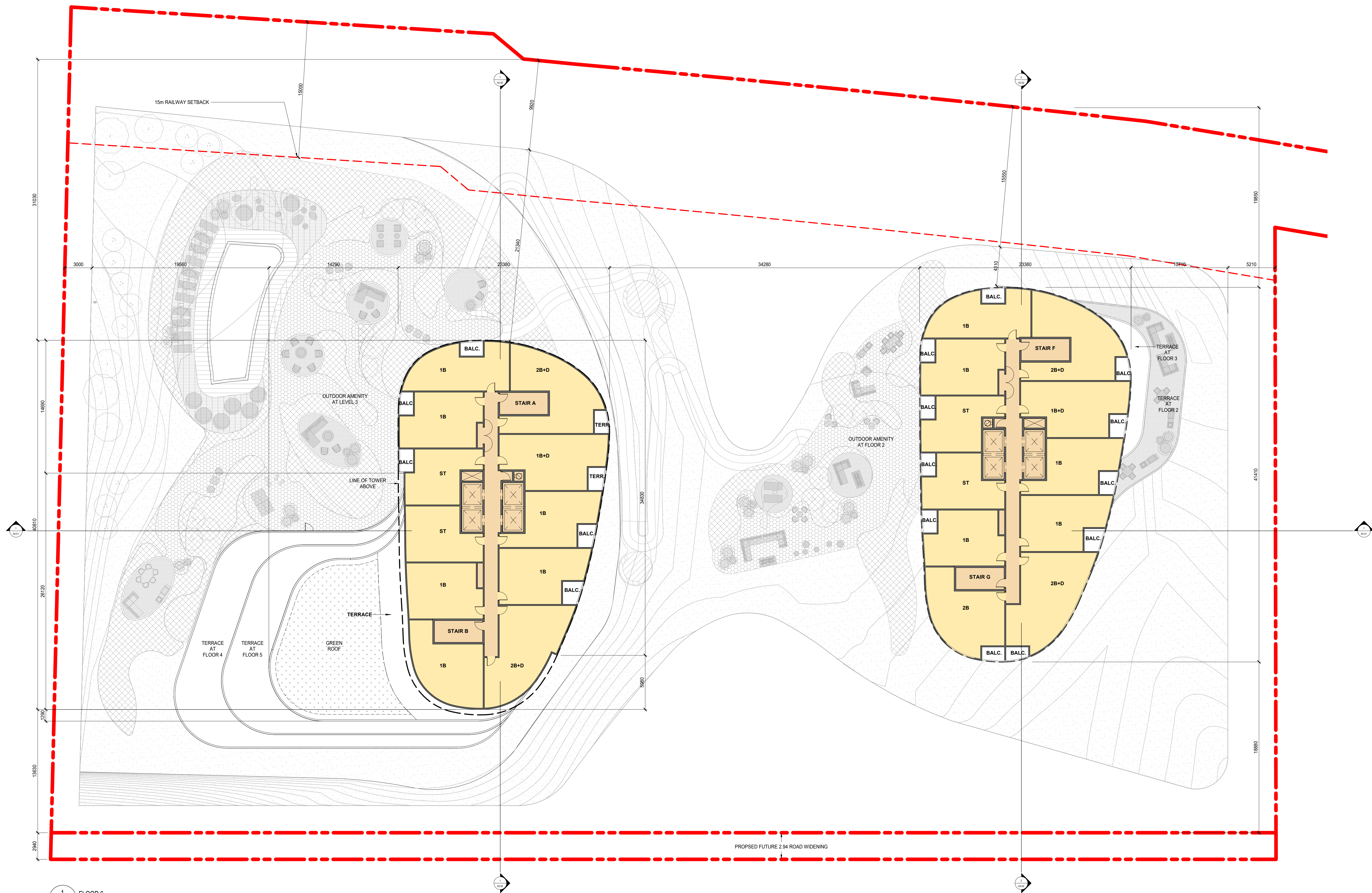


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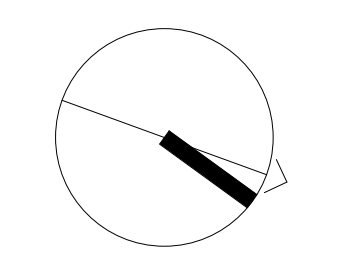
**PRELIMINARY**

-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 79-200-4-19 TABLE 2
-  ACCESSIBLE PARKING



1 FLOOR 6  
A1.09 1:200

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SHEET TITLE

**FLOOR 6**

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PROJECT NO.:	21140
SHEET NUMBER	

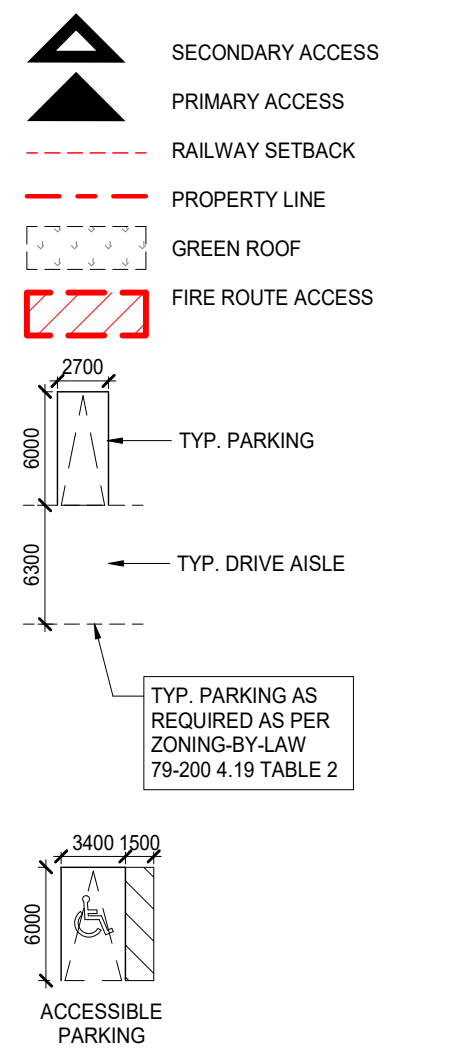
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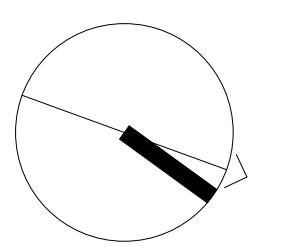
**PRELIMINARY**



**29 STORY TOWER**  
# UNIT: 324

**25 STORY TOWER**  
# UNIT: 276

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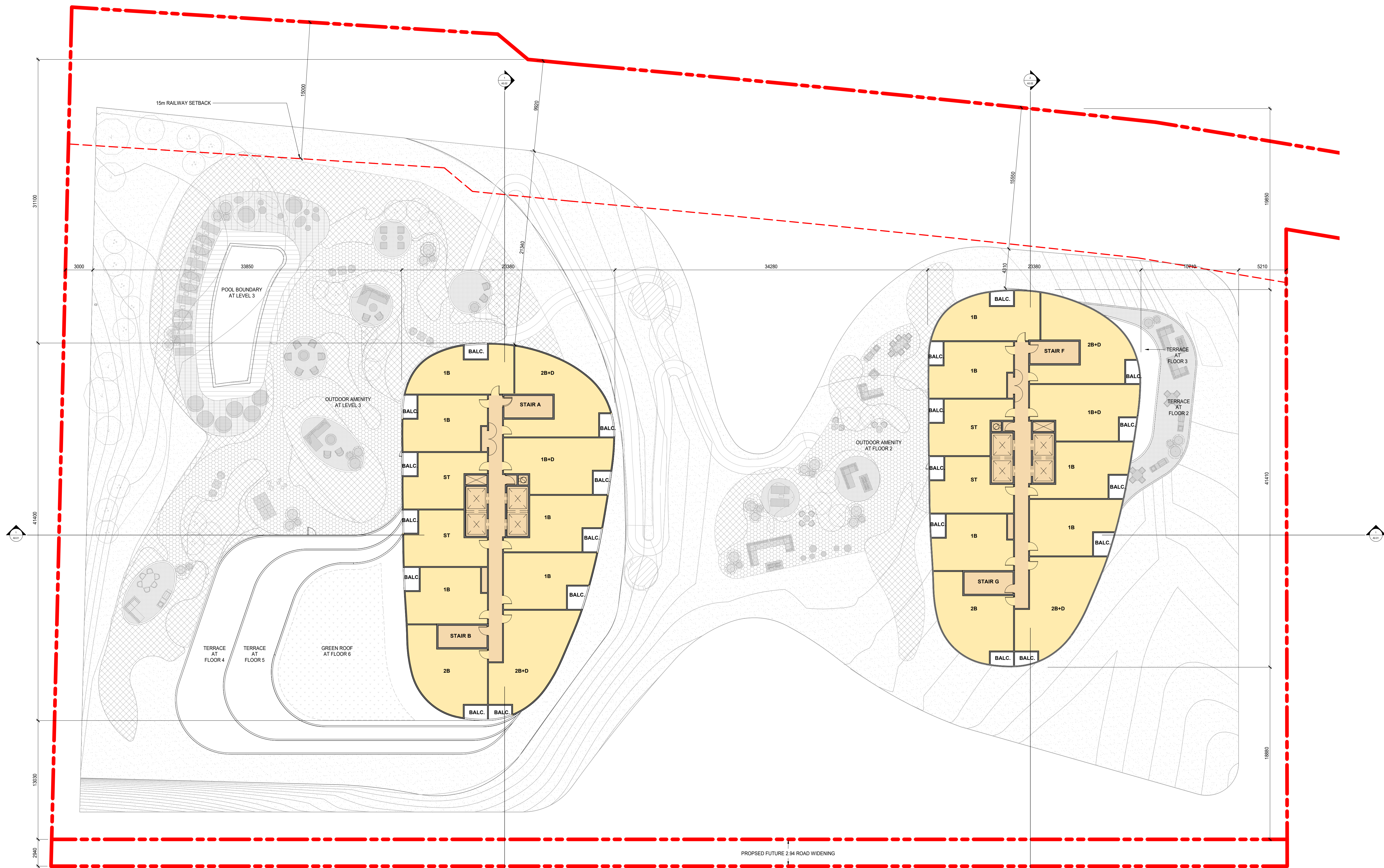
SHEET TITLE

TYPICAL TOWER FLOOR PLAN

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PROJECT NO.: 21140  
SHEET NUMBER

**A1.10**

PLOT DATE: 2022-07-26 8:42:09 PM



1 TYPICAL TOWER FLOOR PLAN  
A1.10 1:200



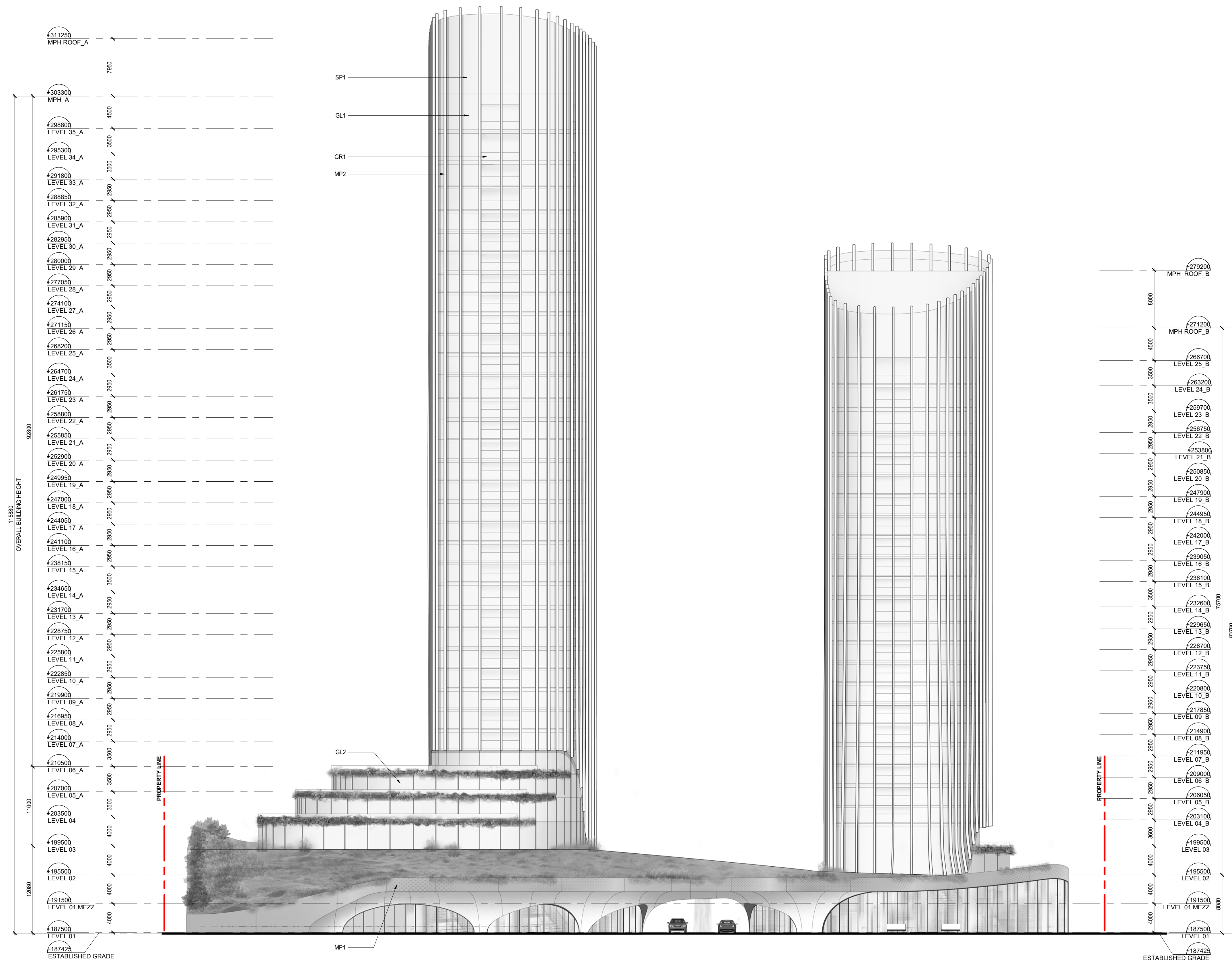
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**MATERIAL LEGEND**

- GL1 VISION GLAZING
- GL2 VISION GLAZING
- GR1 GLAZING RAILING
- SP1 SPANDREL GLAZING
- MP1 METAL PANEL
- MP2 METAL MULLION



1 EAST ELEVATION  
A2.01 1:300

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SHEET TITLE

**ELEVATION**

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PROJECT NO.:	21140
SHEET NUMBER	

**A2.01**



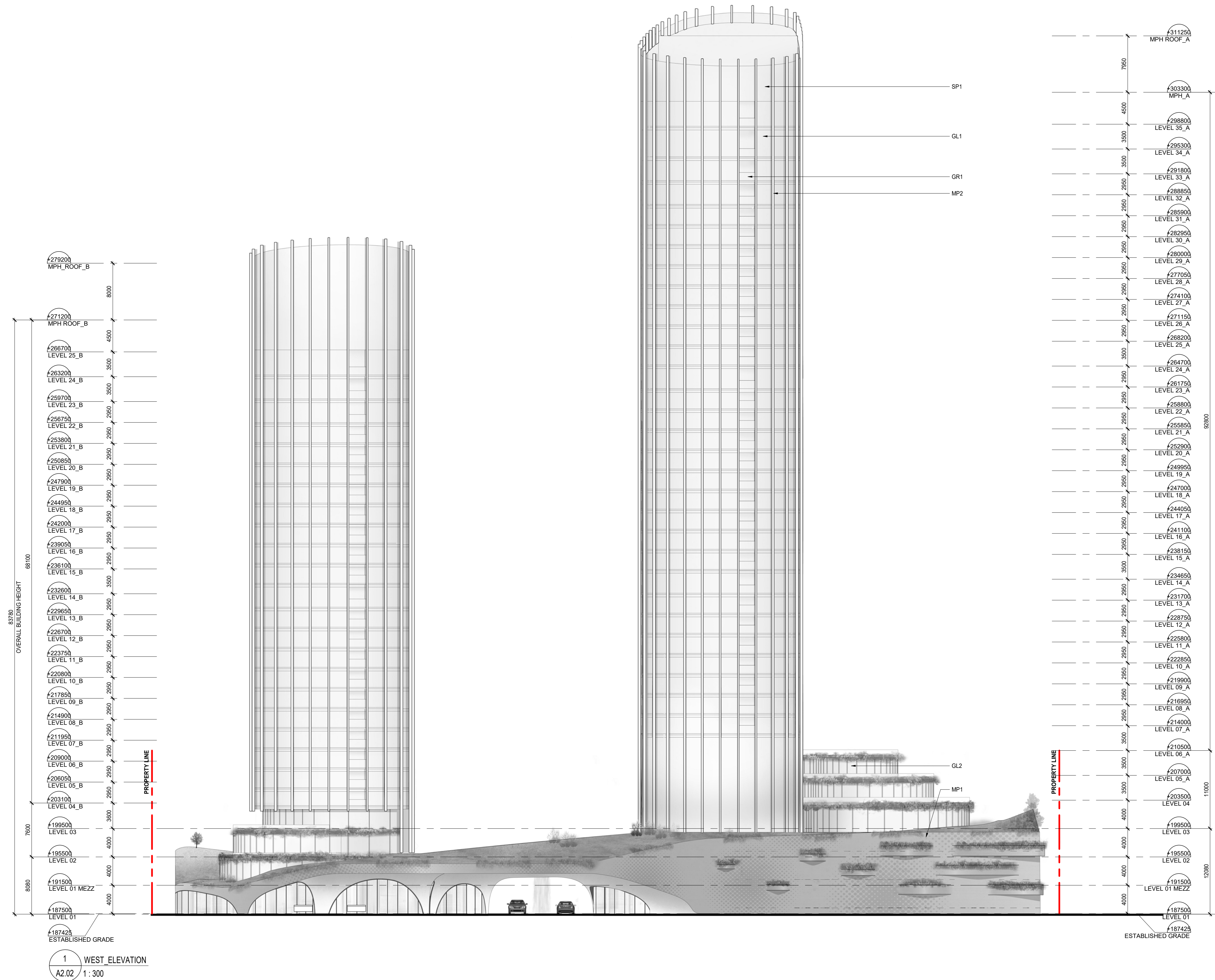
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**PRELIMINARY**

**MATERIAL LEGEND**

- GL1 VISION GLAZING
- GL2 VISION GLAZING
- GR1 GLAZING RAILING
- SP1 SPANDREL GLAZING
- MP1 METAL PANEL
- MP2 METAL MULLION



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**ELEVATION**

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SHEET NUMBER

**A2.02**



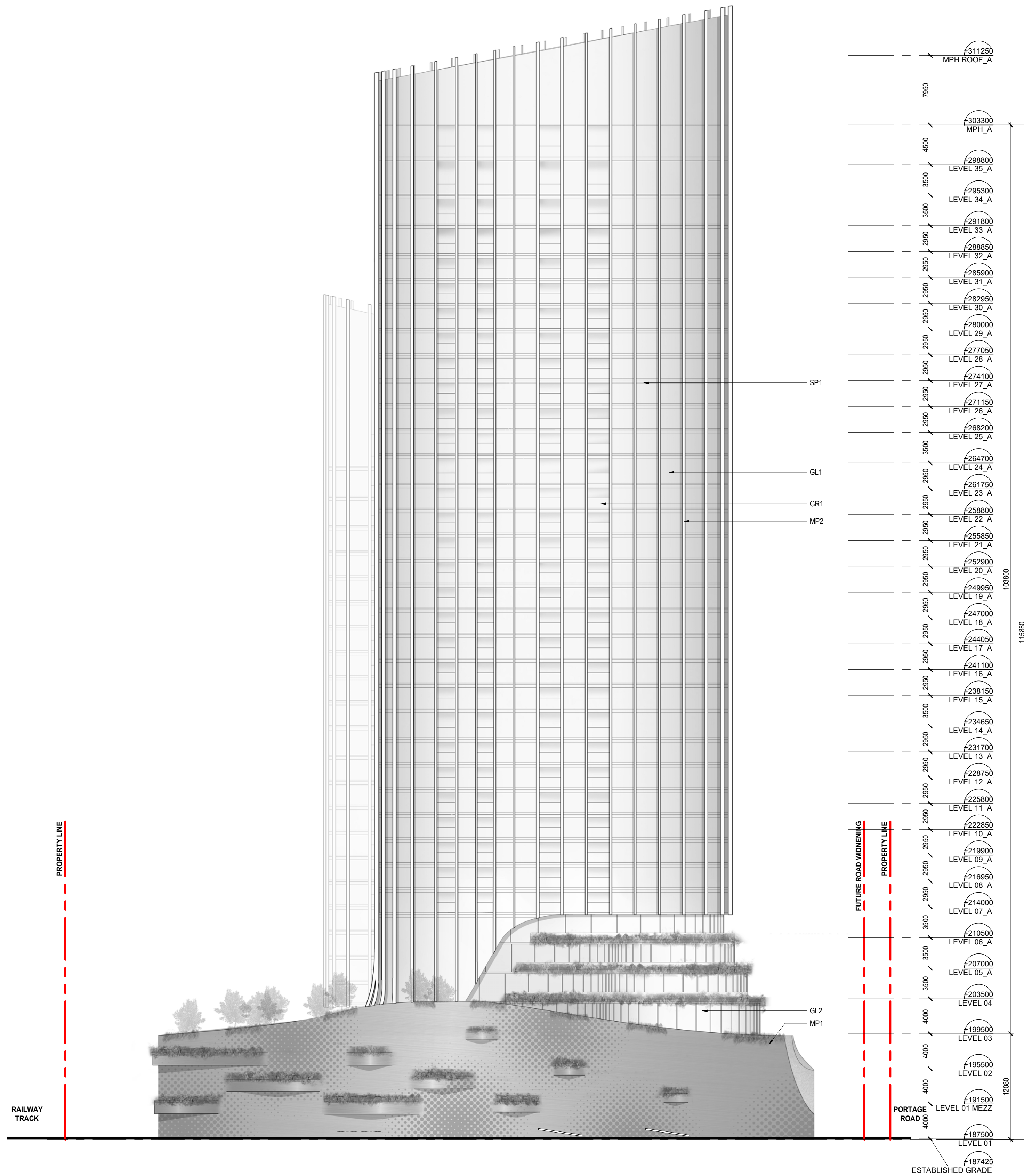
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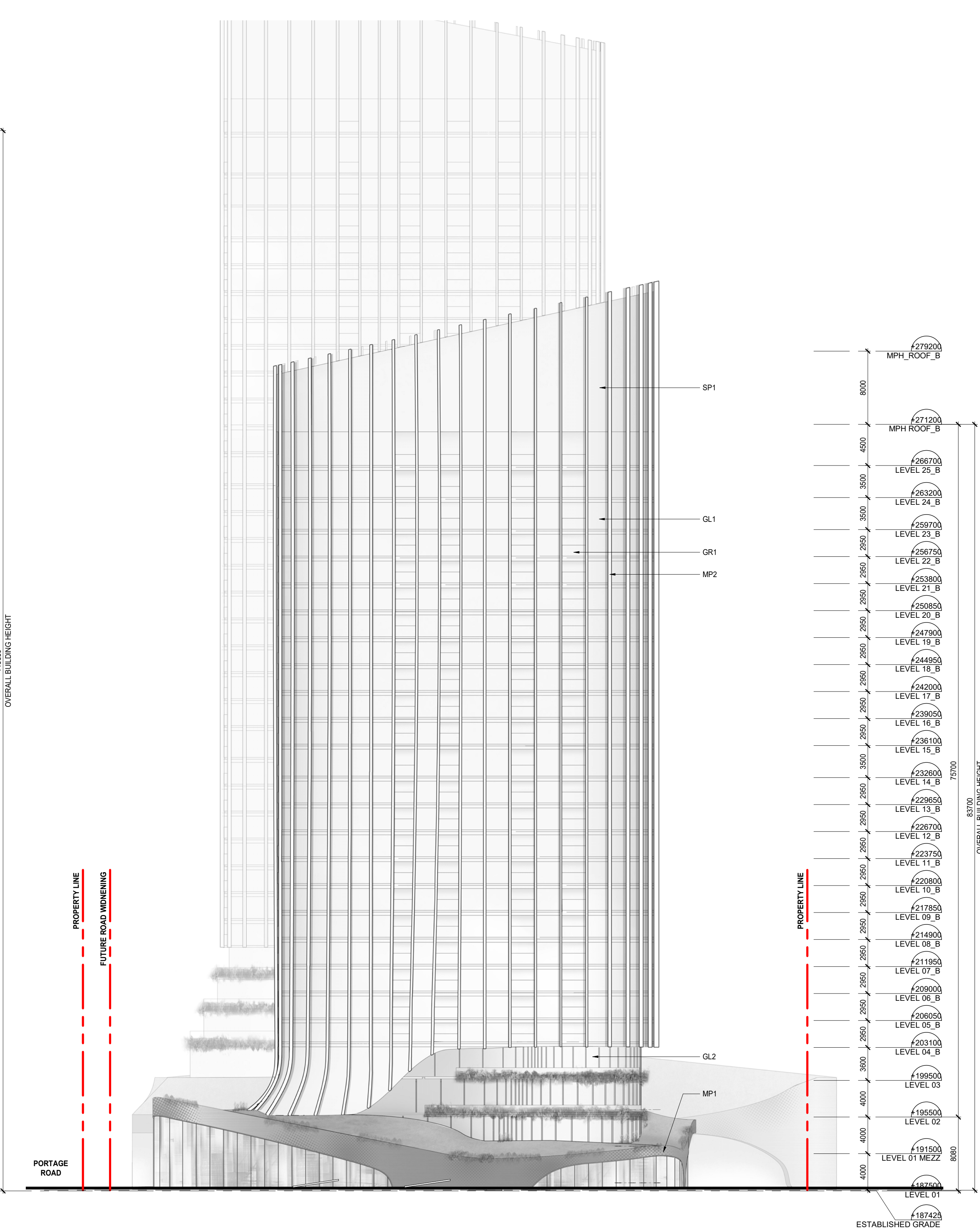
**PRELIMINARY**

**MATERIAL LEGEND**

- GL1 VISION GLAZING
- GL2 VISION GLAZING
- GR1 GLAZING RAILING
- SP1 SPANDREL GLAZING
- MP1 METAL PANEL
- MP2 METAL MULLION



1 NORTH ELEVATION  
A2.03 1:300



2 SOUTH ELEVATION  
A2.03 1:300

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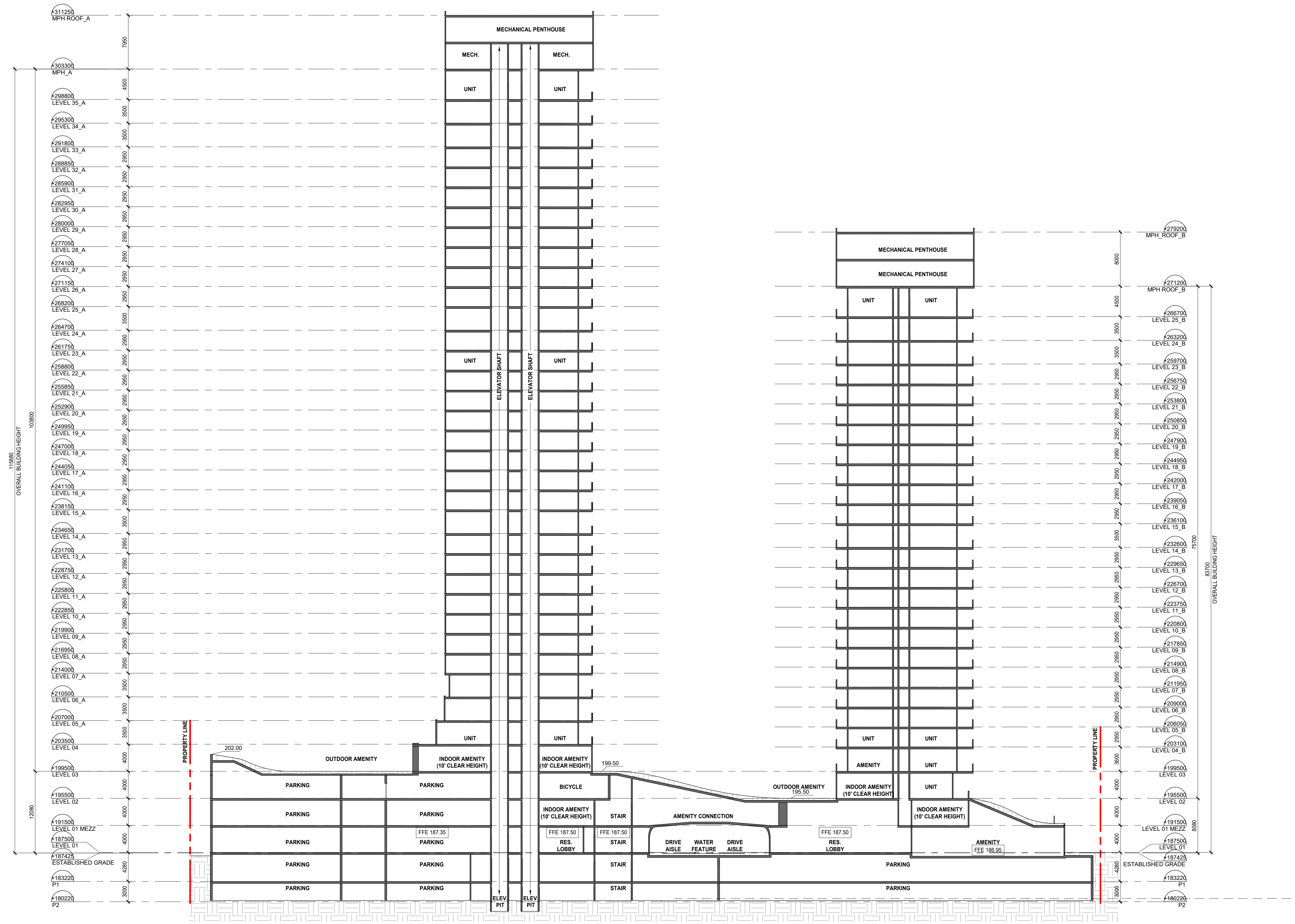
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1 EW SECTION  
A3.01 1:300

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SHEET TITLE

**SECTION**

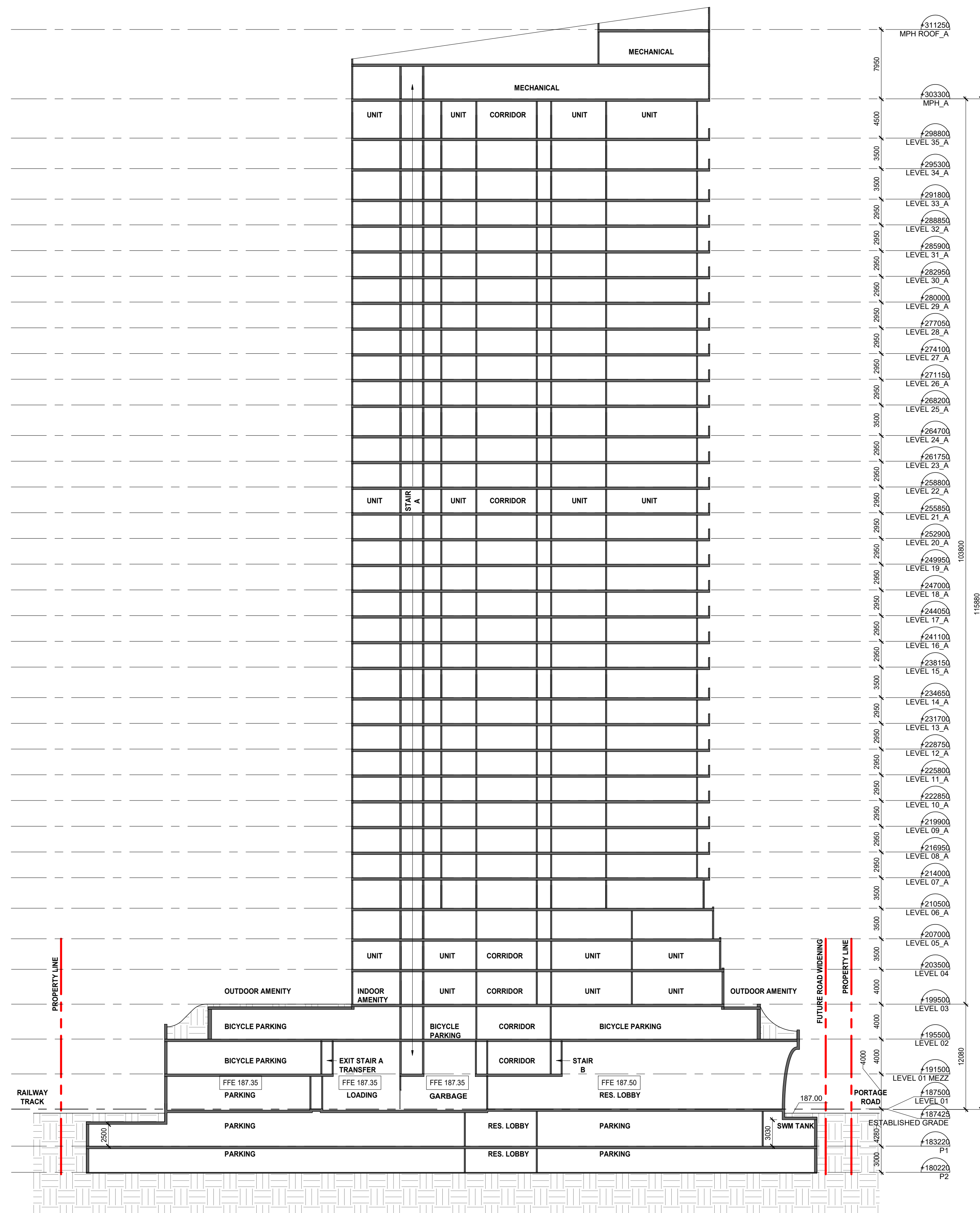
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**A3.01**

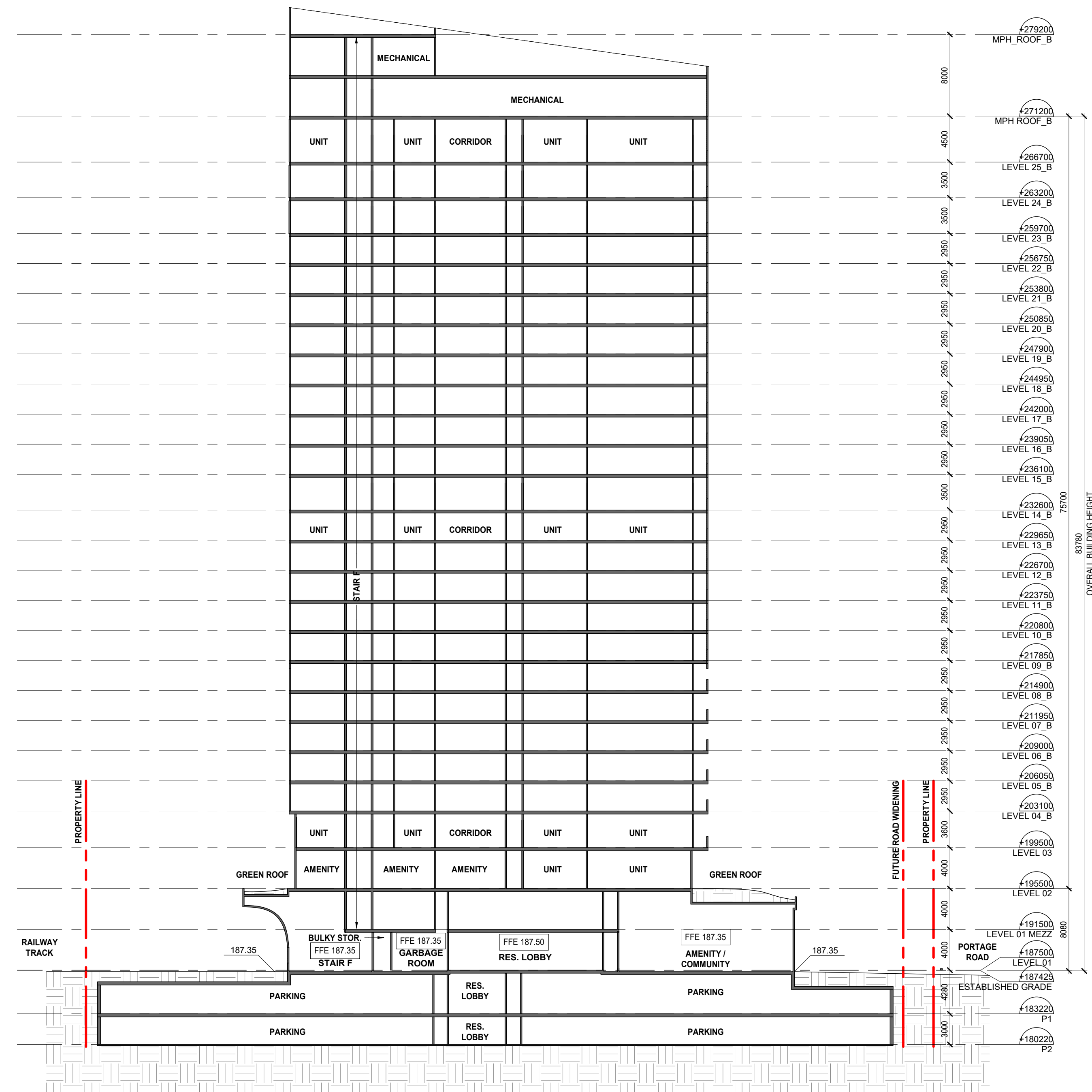


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1 NS SECTION AT TOWER A  
A3.02 1:300



2 NS SECTION AT TOWER B  
A3.02 1:300

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**A3.02**





AERIAL VIEW TOWARD NIAGARA FALLS (RENDERING CONCEPT)

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**A4.01**





AERIAL VIEW FROM THE EAST (RENDERING CONCEPT)

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**A4.02**



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PEDESTRIAN VIEW ALONG PORTAGE ROAD (RENDERING CONCEPT)

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**A4.03**



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PEDESTRIAN VIEW AT MAIN ENTRANCE (RENDERING CONCEPT)

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**A4.04**



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PODIUM OUTDOOR AMENITY (RENDERING CONCEPT)

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SHEET TITLE

**RENDERING**

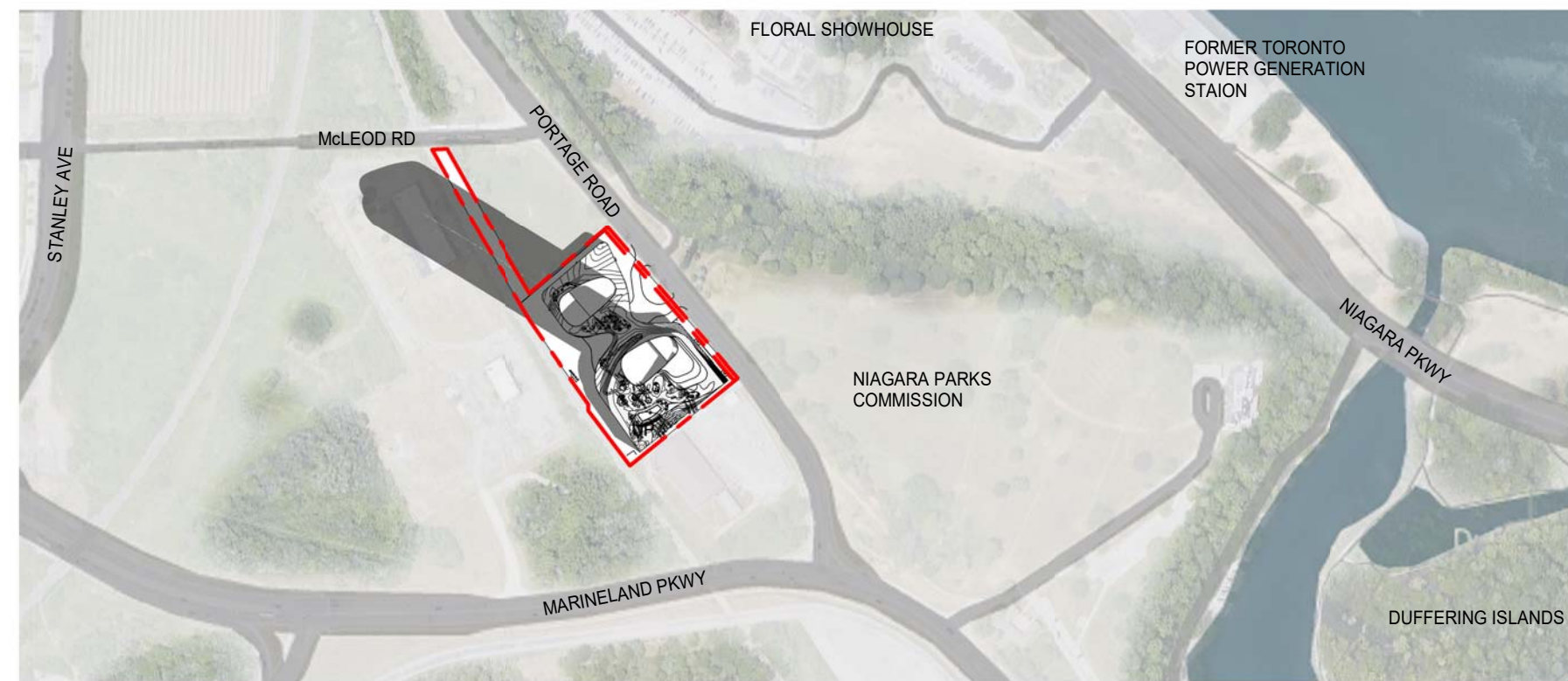
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CHECKED BY:	Checker
PROJECT START DATE:	21-10-01
PROJECT NO.:	21140
SHEET NUMBER	

**A4.05**



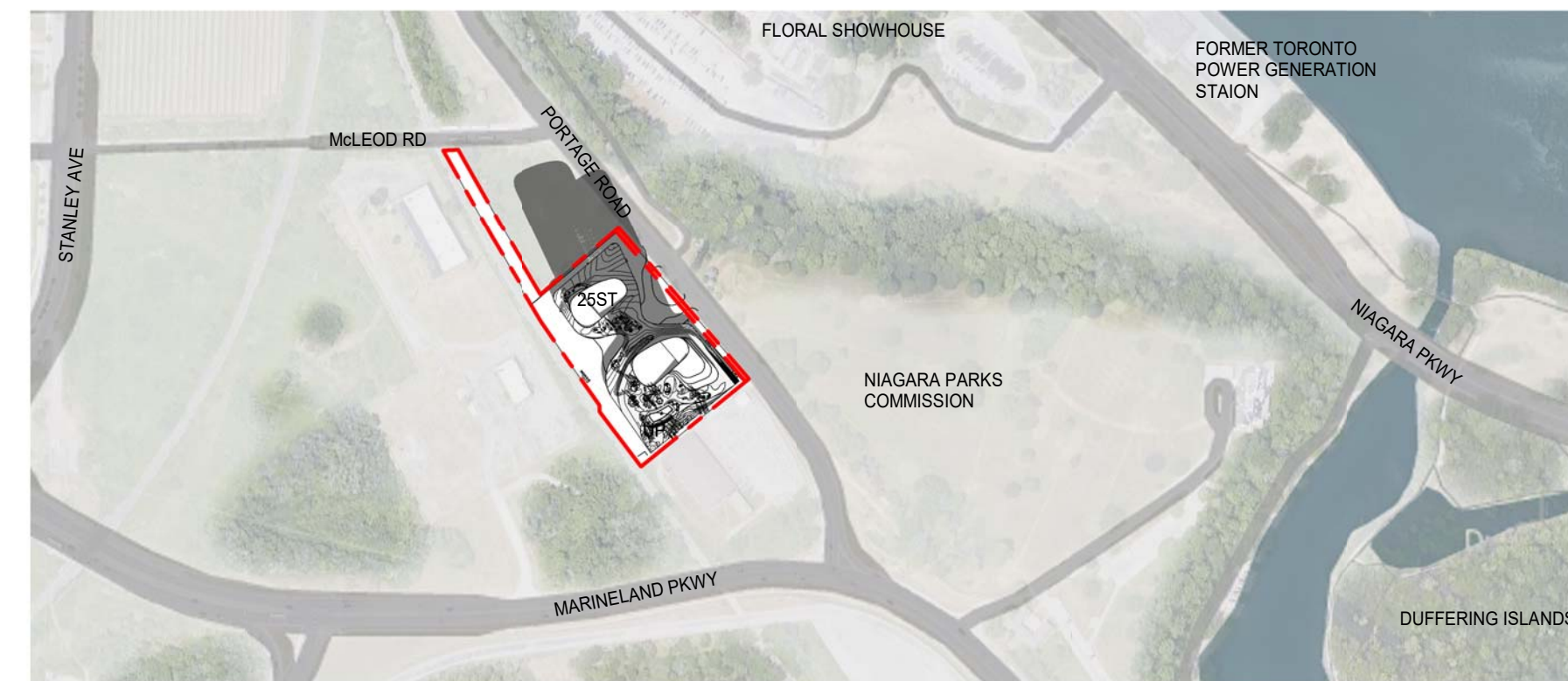
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CONSTRUCTION**

**PRELIMINARY**



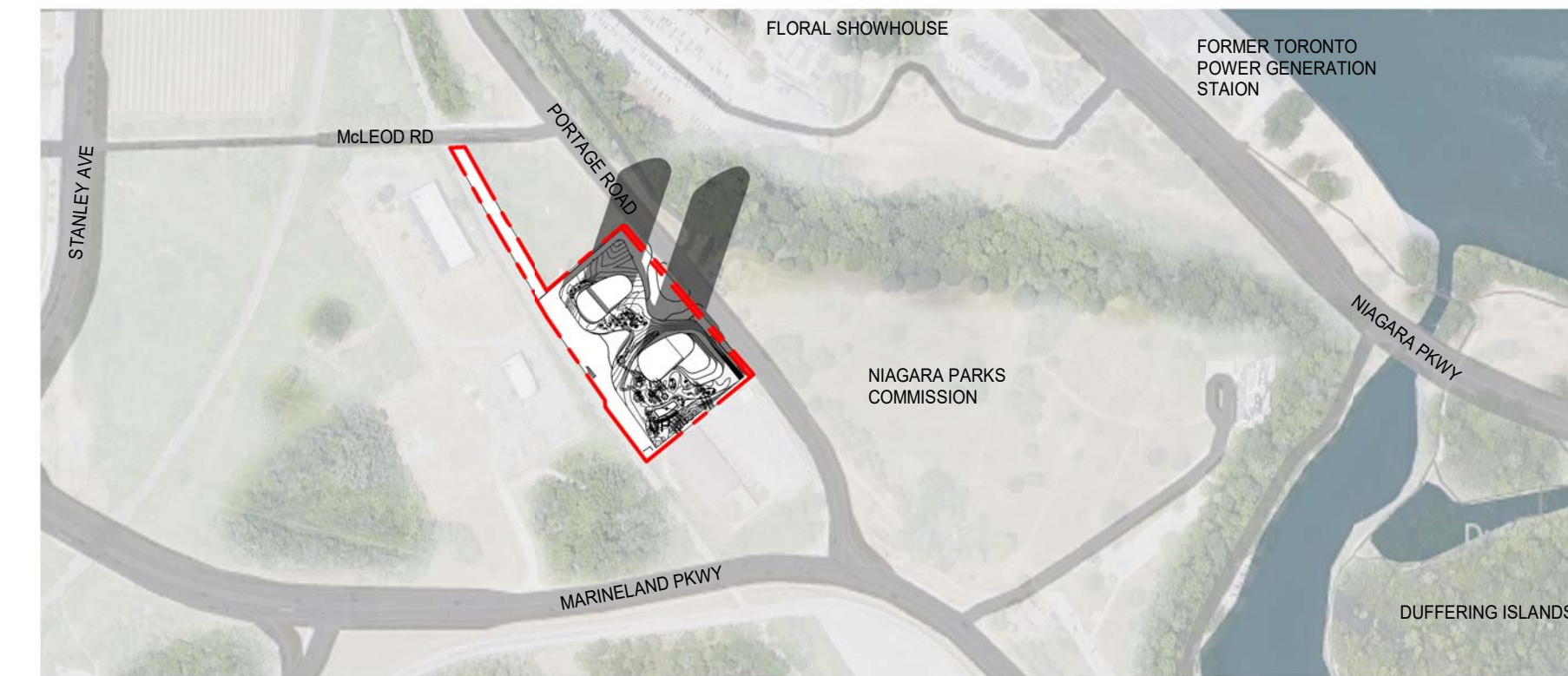
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SEPTEMBER 21



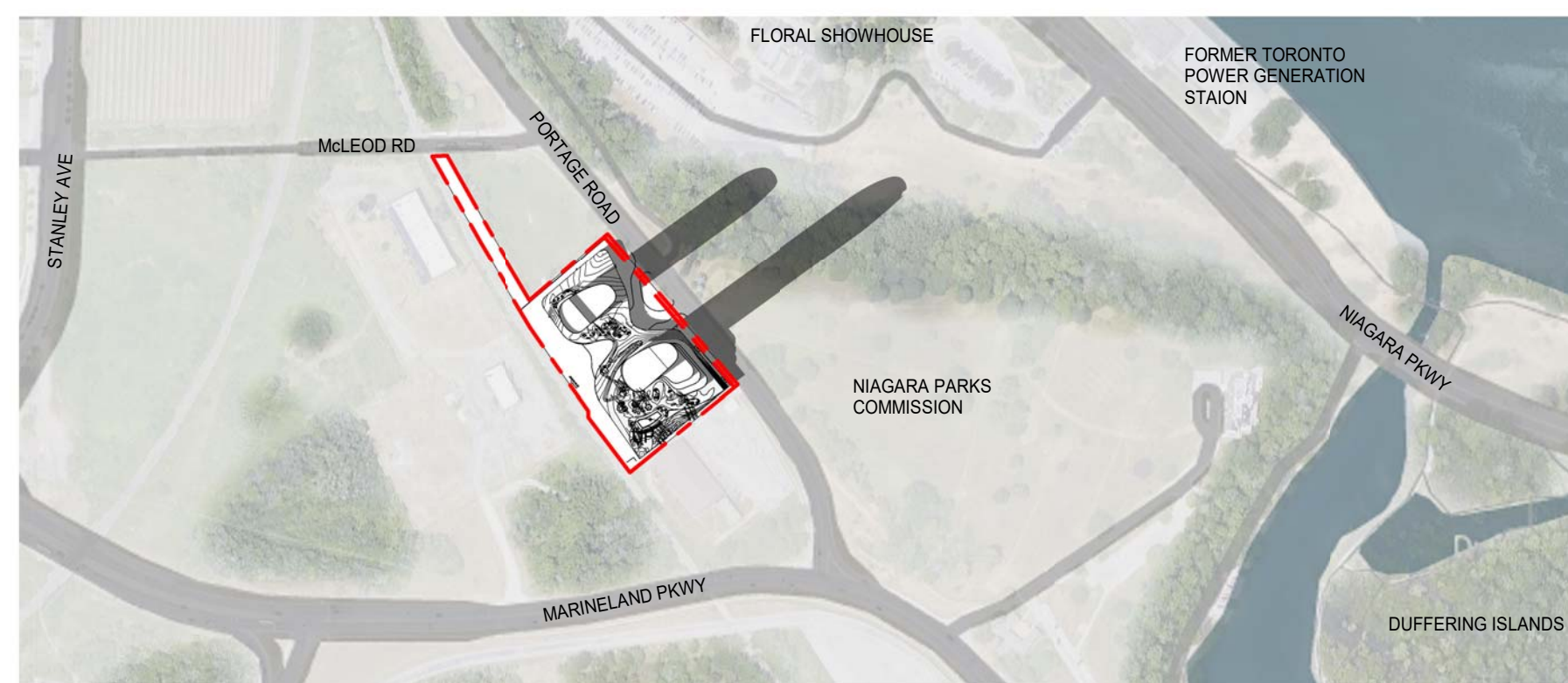
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SEPTEMBER 21



2:00 p.m.  
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SEPTEMBER 21

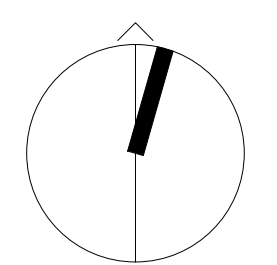


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SEPTEMBER 21

- NEW SHADOW BY PROPOSED BUILDING
- PROPERTY LINE


Revision	Date
1	ISSUED FOR OPA/REZONING 2022-07-06



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**RUDANCO INC.**

**PORTAGE RD**

LOT 175 PORTAGE ROAD, CITY OF NIAGARA FALLS,  
ONTARIO

SHEET TITLE

SHADOW STUDY

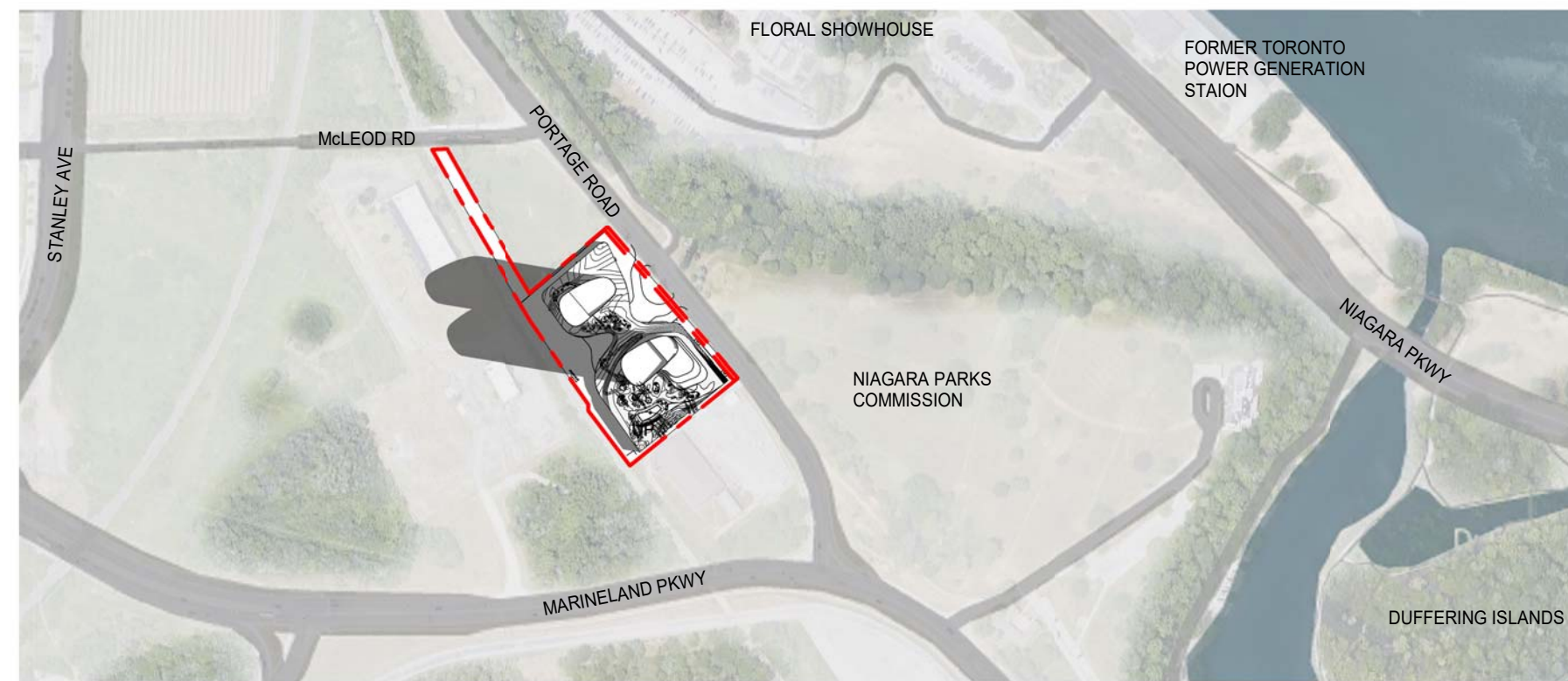
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PROJECT START DATE:	21-10-01
PROJECT NO.:	21140
SHEET NUMBER	

**A5.01**



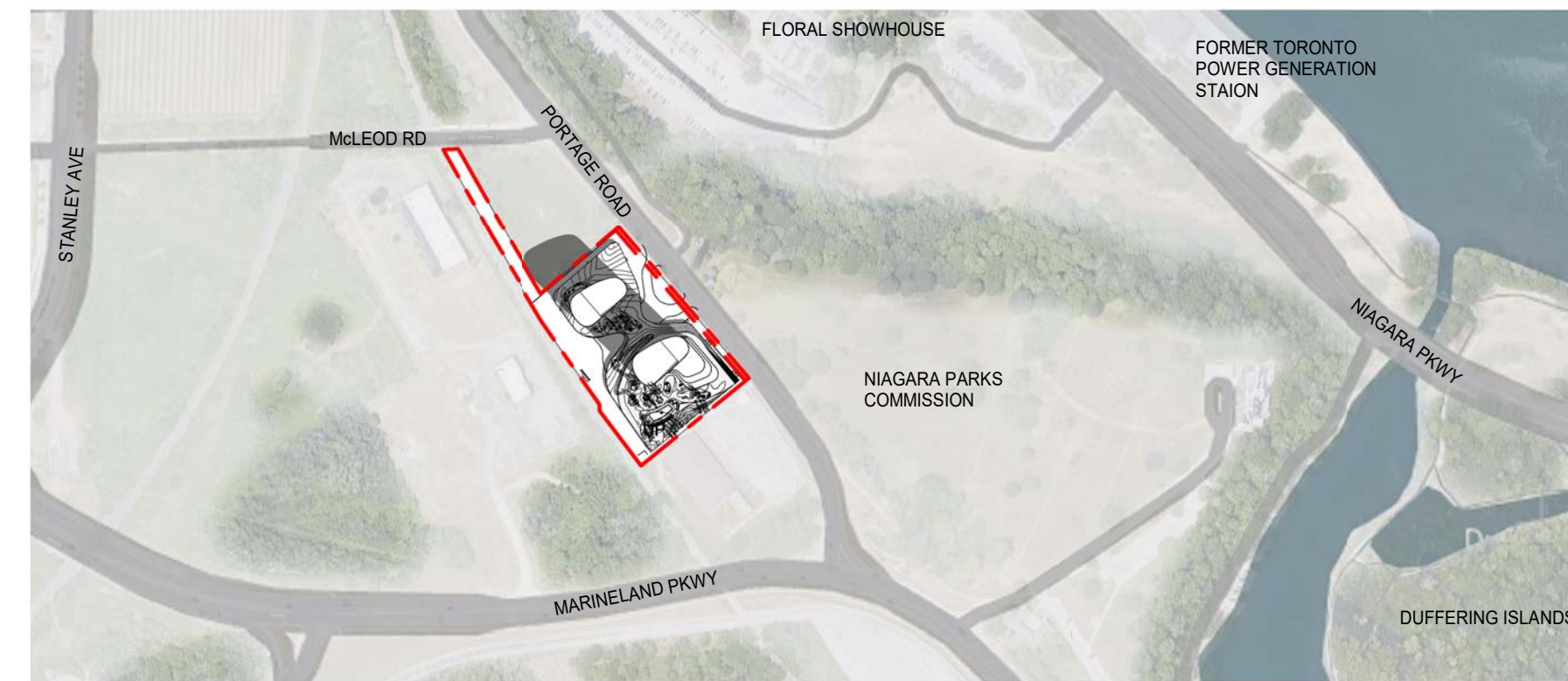
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**PRELIMINARY**



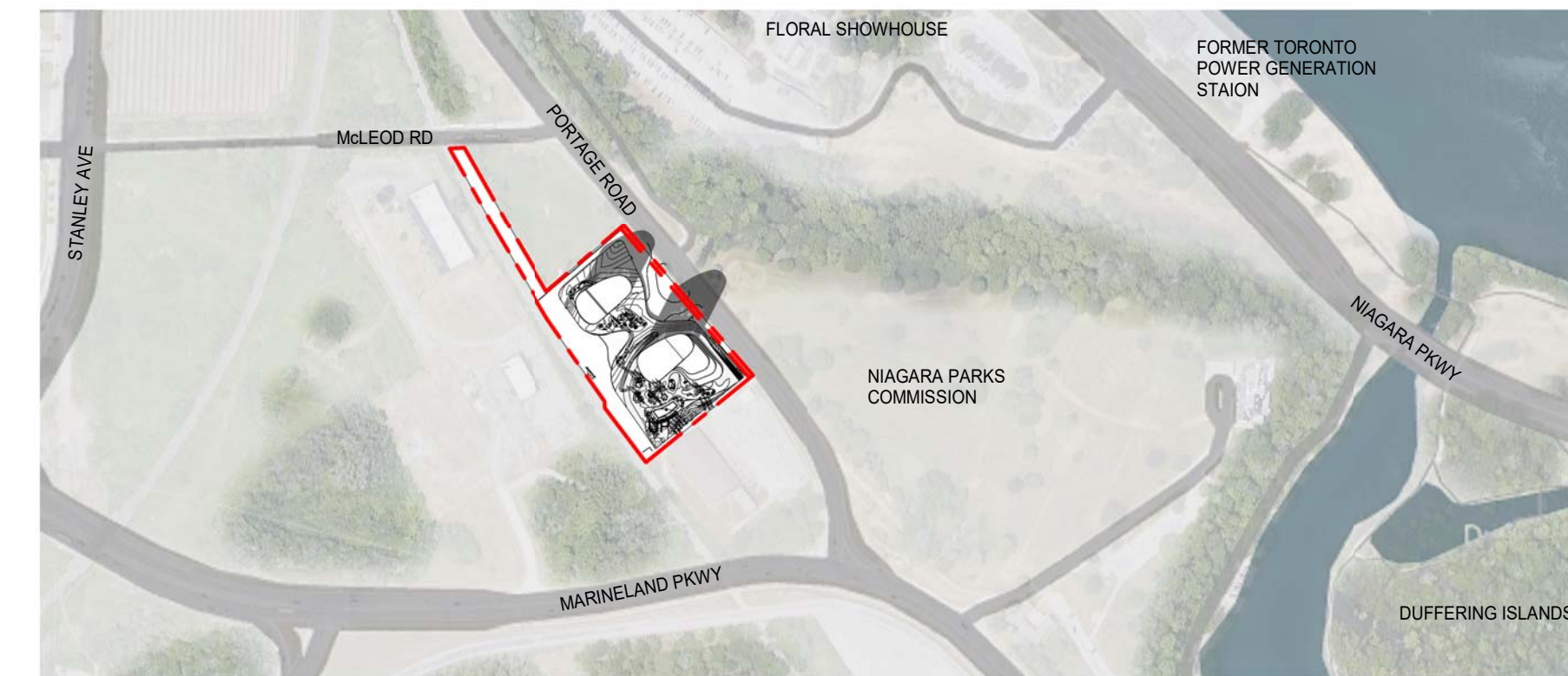
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JUNE 21



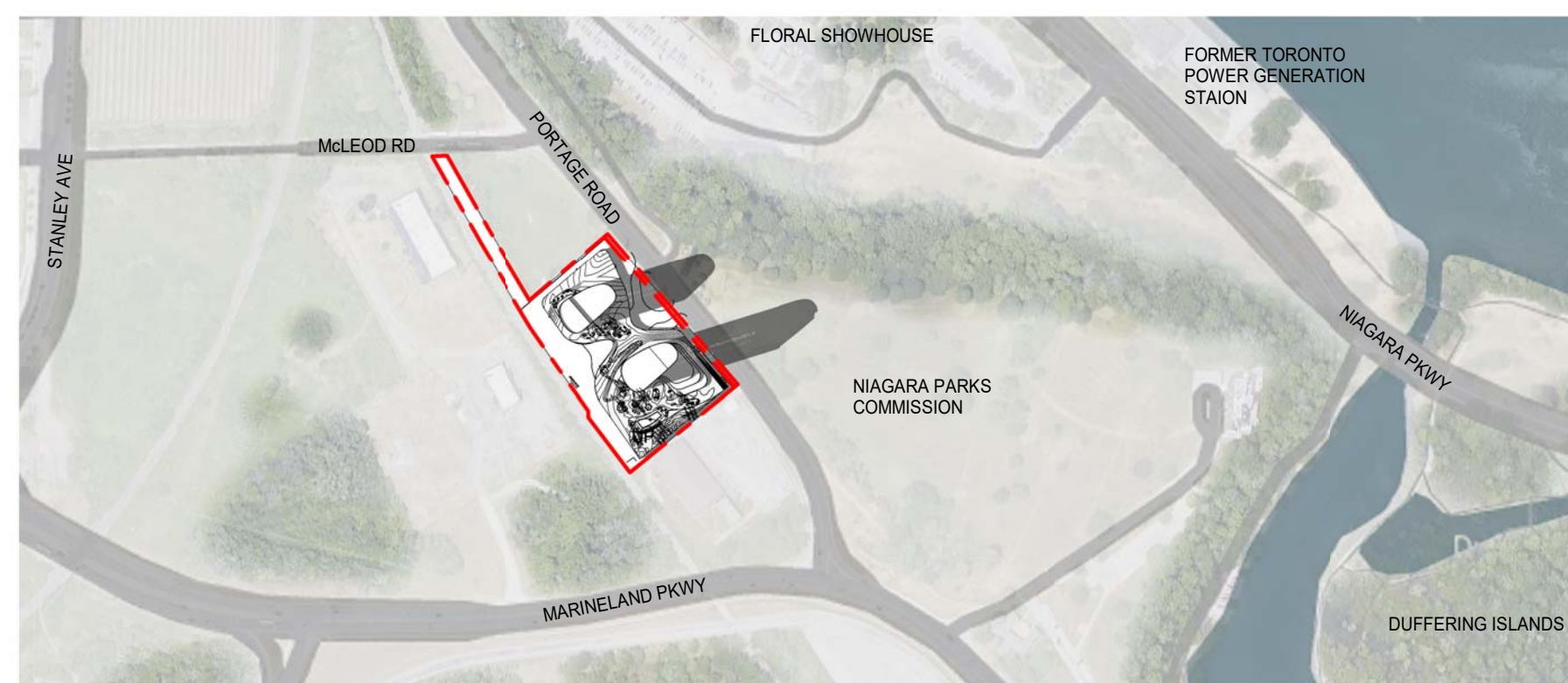
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JUNE 21



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JUNE 21

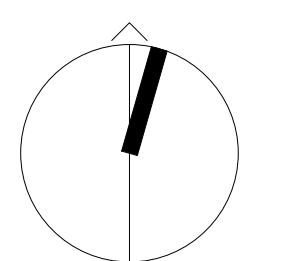


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JUNE 21

- NEW SHADOW BY PROPOSED BUILDING
- PROPERTY LINE

Revision	Date
1	ISSUED FOR OPA/REZONING 2022-07-06



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RUDANCO INC.

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ONTARIO

SHEET TITLE

SHADOW STUDY

DRAWN BY:	TW
CHECKED BY:	KL
PROJECT START DATE:	21-10-01
PROJECT NO.:	21140
SHEET NUMBER	

**A5.02**