



DEVELOPMENT CONCEPT

3639 PORTAGE ROAD
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA



DRAFT
FOR DISCUSSION
PURPOSES ONLY

DEVELOPMENT STATISTICS:

Gross Site Area:	11,206 m ²
Parcel to east with existing building:	3,497 m ²
Parcel to west for development:	7,709 m ²

FSI (based on area of development parcel to west): 3.2

Total GFA: 24,694 m²

Mixed-use Building	
Ground Floor Retail	1,689 m ²
Ground Floor Residential	1,380 m ²
Floors 2-12 Residential	21,625 m ²
approx 241 units (75m ²)	

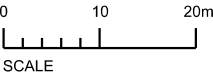
Required Parking: 405 spaces

Retail @ 1 space/25m2	67.6 spaces
Residential @ 1.4 spaces/unit	337.4 spaces

Parking Provided: 405 spaces

Underground (2 levels)	405 spaces
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- Notes:
- Property Boundaries are approximate based on available mapping and subject to confirmation by survey.
 - Not based on engineering, floodplain or grading analysis.
 - Concept assumes no road widening is required.
 - Areas and dimensions are approximate and subject to confirmation by survey.
 - Air photo from Google Earth Pro, 2017 image.



DRAWN / REVISED	
2 FEB 2018	First Draft

File Number:	8701
Drawn By:	SB
Planner:	RG
Scale:	see scale bar
CAD:	8701/concepts/C1.dgn

