



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 <sup>2</sup>
Parcel to east with existing building:	3,497 m <sup>2</sup>
Parcel to west for development:	7,709 m <sup>2</sup>

FSI (based on area of development parcel to west): 1.76

Total GFA:	13,593 m <sup>2</sup>
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Mixed-use Building	
Ground Floor Retail	1,152 m <sup>2</sup>
Ground Floor Residential	894 m <sup>2</sup>
Floors 2-12 Residential	11,547 m <sup>2</sup>
approx 133 units (75m <sup>2</sup> )	

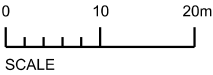
Required Parking:	232 spaces
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Retail @ 1 space/25m2	46.1 spaces
Residential @ 1.4 spaces/unit	186 spaces

Parking Provided:	240 spaces
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Underground (1 level)	200 spaces
Surface	40 spaces

- 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/C2.dgn

