

WATERFRONT DEVELOPMENT OPPORTUNITY

162 Niagara Blvd. Fort Erie

PROPOSED DEVELOPMENT PLAN - 154 UNITS

EXECUTIVE SUMMARY



PRESENTED BY:



Gold Park Realty Inc.
Brokerage

J.D. SHAH, P. Eng.
Broker of Record

Direct: (416) 543 6147
Toll Free: 1 800 724 5901
Email: jdshah47@gmail.com

RIVER VIEW



NIAGARA BLVD. VIEW



SITE STATISTICS

162 Niagara Blvd. Fort Erie

Present Zoning

CMU-614 OS			
Height	5 STORIES	16m	(Permitted)
	9 Stories	26.9	(Proposed)
	(Includes Penthouse / Rooftop Amenity)		
	26.90 m	=	88.25 ft
	Including Mechanical Penthouse		
	2 Stories Below Grade		

Official Plan

Mixed - Use Area
South End Secondary Plan Area

Site Statistics

Total Lot Area	6,403.9 m ²	=	68,931 ft ²
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Unit Count (Approximate: Mix may vary)

One Bedroom	21	14%
One Bedroom + Den	98	64%
Two Bedroom	7	5%
Two Bedroom + Den	7	5%
Three Bedroom	21	14%
Total	154	Residential Suites

Salable Retail

Gross Area	474 m ²	=	5,100 ft ²
Retail Terrace *	265 m ²	=	2,856 ft ²

Saleable Residential Area

Gross Area Floors 2-5	13,282 m ²	=	142,969 ft ²
Lobby, Stairs, Support - Ground Floor	270 m ²	=	2,902 ft ²
Covered Parking *	1,585 m ²	=	17,065 ft ²
Penthouse	409 m ²	=	4,397 ft ²

Total GFA

Gross Area *	14,434 m ²	=	155,368 ft ²
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* Exclusive of Retail Terrace or Covered Parking

Parking	(Required - 1 per unit)	154 Spaces Required		
		Typical	Type A HC	Type B HC
At Grade		36	2	1
B1 Level		99	2	1
B2 Level		85	2	1
Total		220	6	3

Density

Proposed FSI 2.33
On area of Lot less Trail Dedication

Unit Summary (Typical Floor)

1 Bed	3 Suites	14%
51.0 m ²	= 549 ft ²	
54.6 m ²	= 588 ft ²	
56.7 m ²	= 610 ft ²	
1 Bed + Den (2BR)	14 Suites	64%
68.9 m ²	= 742 ft ²	
69.3 m ²	= 746 ft ²	
78.3 m ²	= 843 ft ²	
79.3 m ²	= 854 ft ²	
79.3 m ²	= 854 ft ²	
79.7 m ²	= 858 ft ²	
80.6 m ²	= 868 ft ²	
80.6 m ²	= 868 ft ²	
80.6 m ²	= 868 ft ²	
82.6 m ²	= 889 ft ²	
82.6 m ²	= 889 ft ²	
82.6 m ²	= 889 ft ²	
82.6 m ²	= 889 ft ²	
84.3 m ²	= 907 ft ²	
2 Bed	1 Suites	5%
87.1 m ²	= 938 ft ²	
2 Bed + Den -	1 Suites	5%
104.2 m ²	= 1,122 ft ²	
3 Bedroom	3 Suites	14%
114.6 m ²	= 1,234 ft ²	
118.4 m ²	= 1,274 ft ²	
119.1 m ²	= 1,282 ft ²	

Net Salable Residential - Floors 2-8

7,268.0 m ²	=	78,232 ft ²
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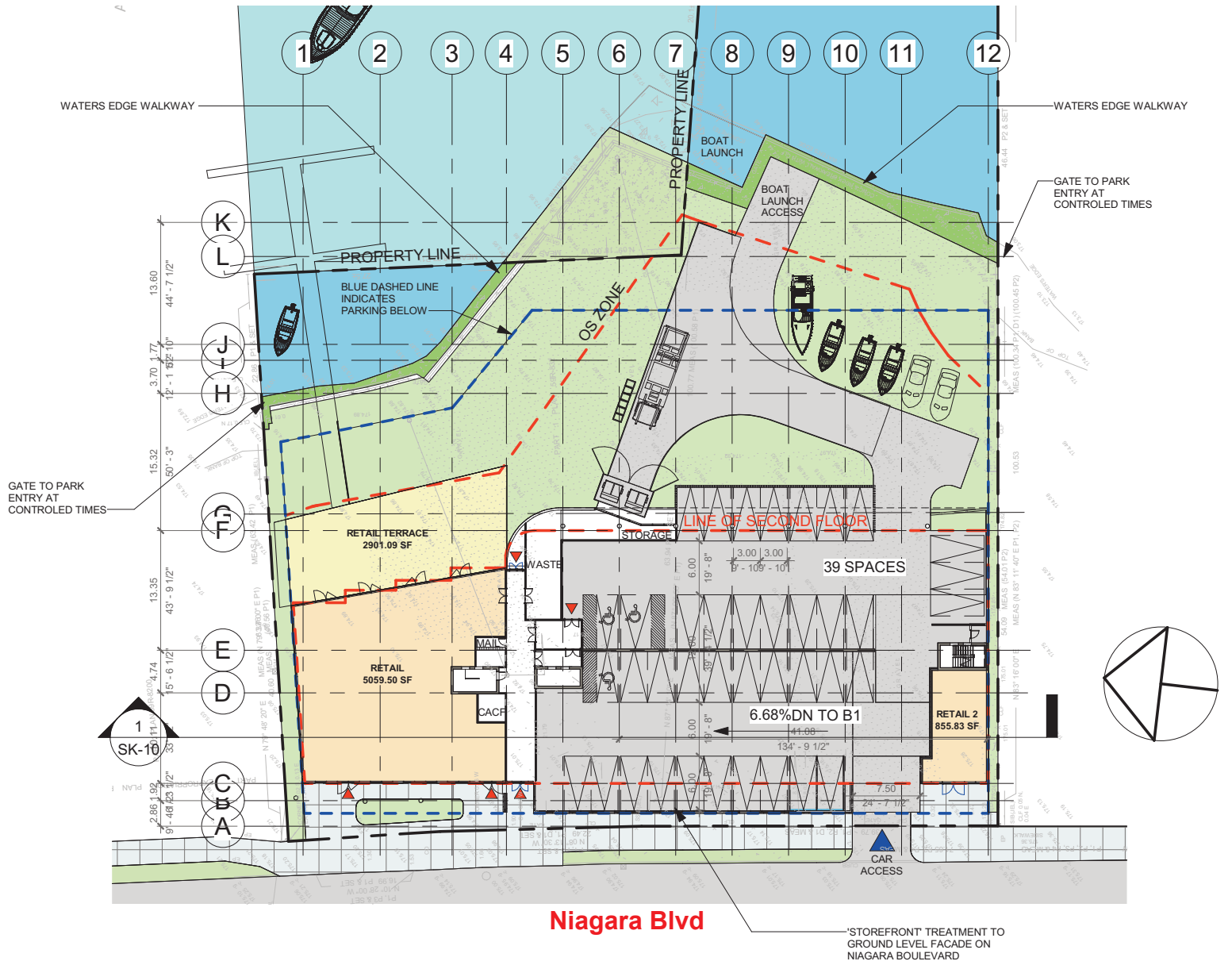
Balconies & Terraces

Floor 2	470.0 m ²	=	5,059 ft ²
Floor 3	236.0 m ²	=	2,540 ft ²
Balconies Floor 4-8	170.0 m ²	=	1,830 ft ²
Rooftop Terrace	348.0 m ²	=	3,746 ft ²

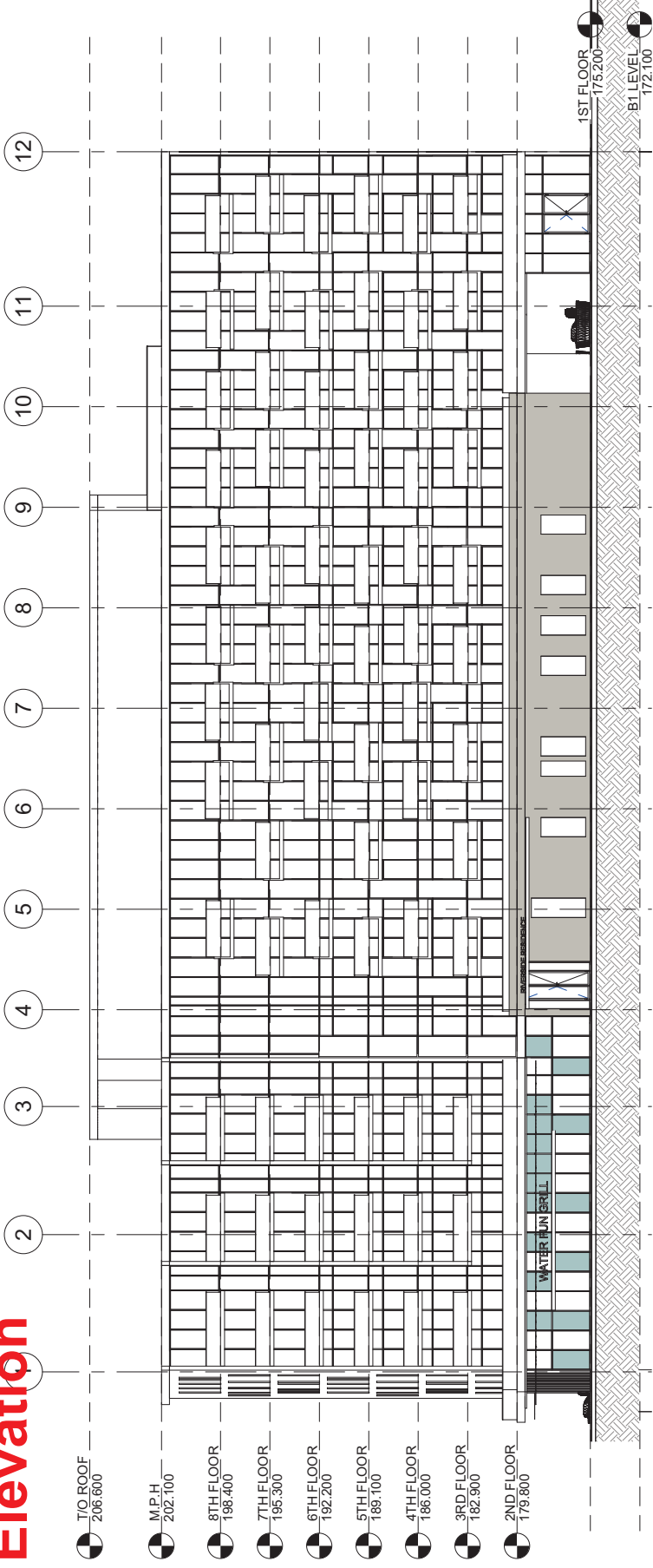
Height

Ground Floor	4.60 m*
Floors 2-8	3.10 m
Eighth Floor	3.70 m
Building Height	26.90 m
Mechanical Penthouse / Amenity	4.50 m*
Total Height	31.40 m

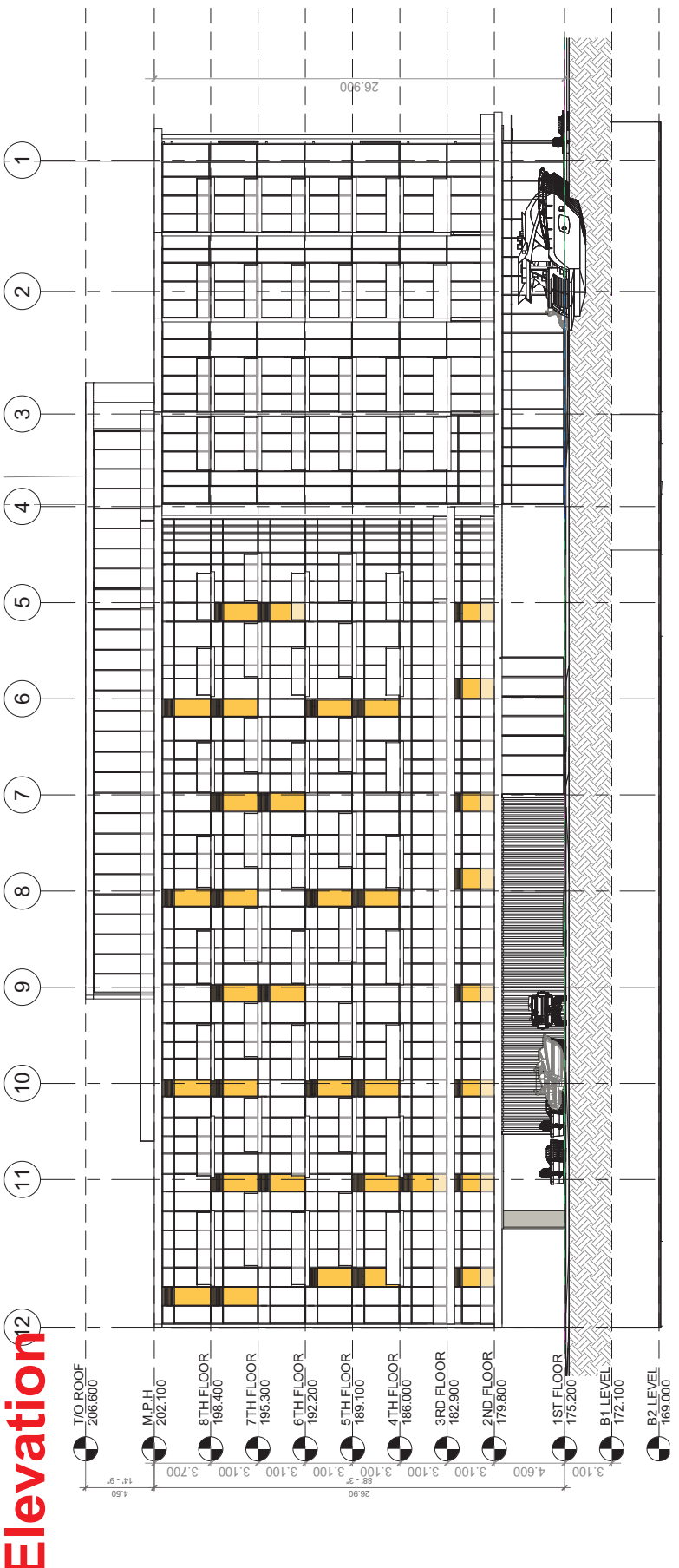
Site and Ground Floor Plan



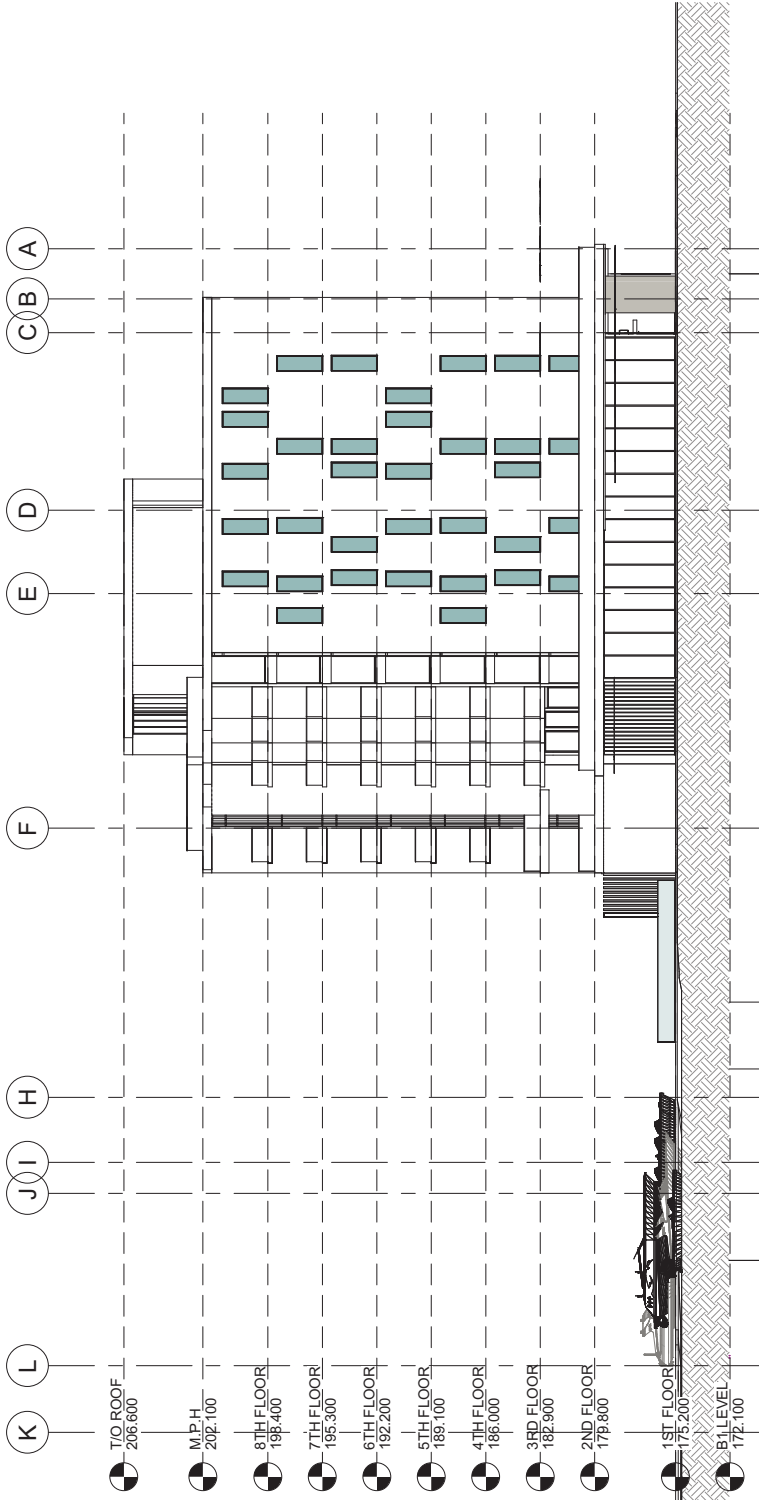
West Elevation



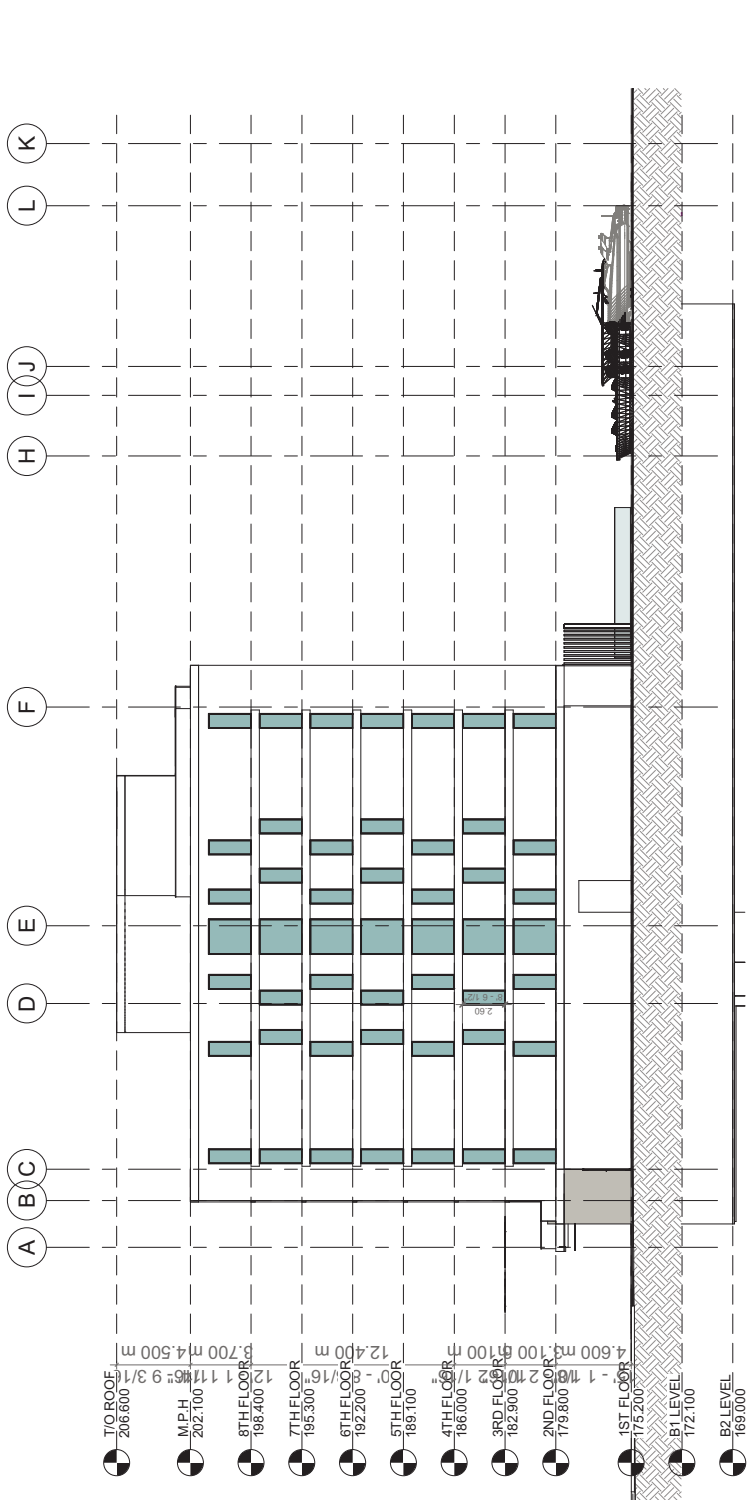
East Elevation



North Elevation



South Elevation



Existing Building

