

aaa
architects

MIXED USE DEVELOPMENT
5234 VICTORIA AVE, NIAGARA FALLS, ON

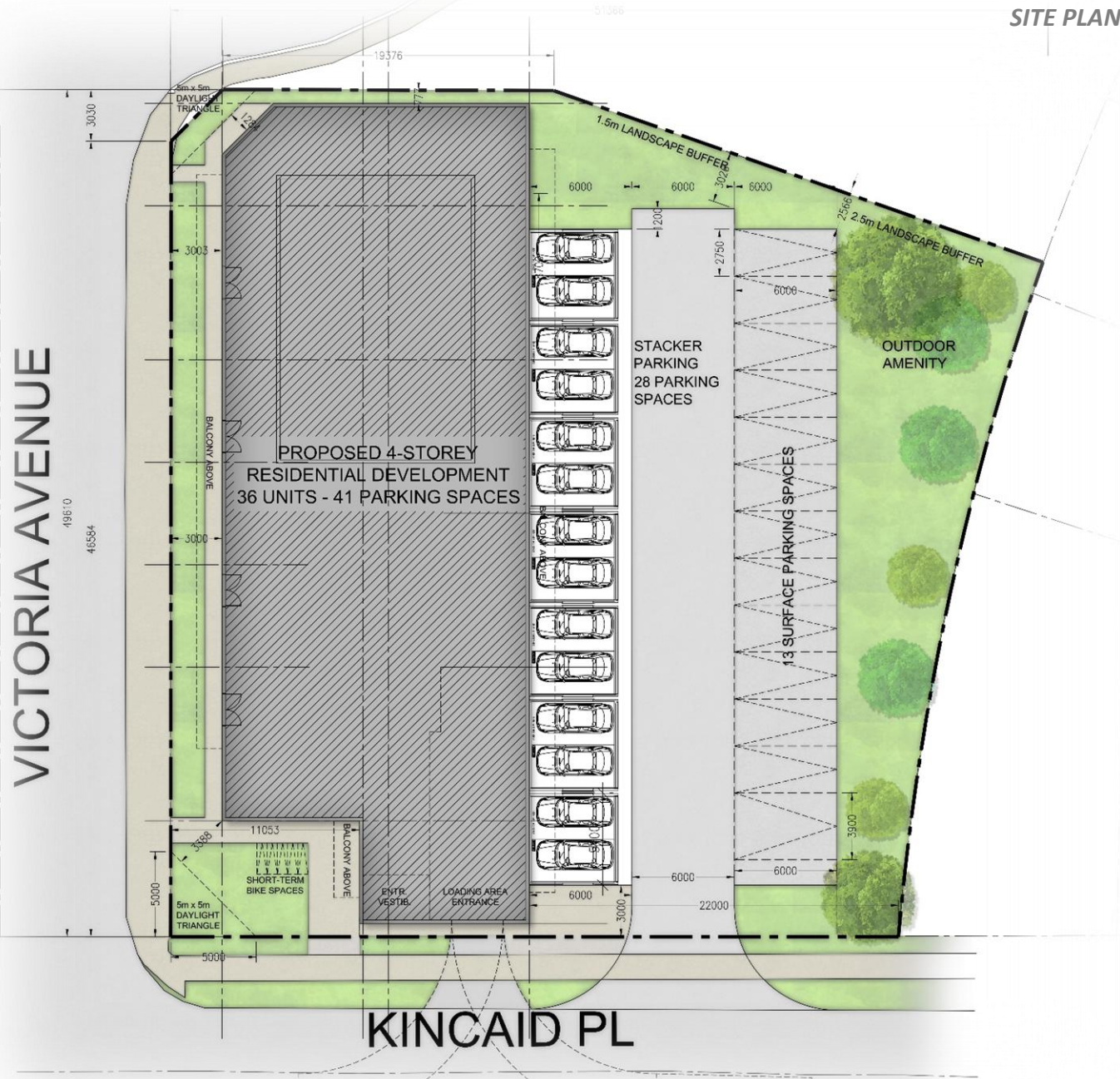
MAY 2025

SITE STATISTICS	
LEGAL DESCRIPTION	PLAN 285 LTS 156-158, PLAN 298 LTS 157A, 158A, PT LT 156A
CURRENT ZONING	GENERAL COMMERCIAL ZONE (GC)
LOT AREA	2,181 m ²
LOT FRONTAGE	50 m ²
LOT DEPTH	51.3 m
GROSS FLOOR AREA	3,246 m ²
LOT COVERAGE	36.7%
BUILDING AREA	812.2 m ²
F.S.I (FLOOR SPACE INDEX)	1.46
BUILDING HEIGHT	20 m
SETBACKS	
FRONT YARD	3.0 m
SIDE YARD	1.1 m
REAR YARD	22 m
PERCENTAGE OF RESIDENTIAL AREA	74.4 %

PARKING SPACES	REQUIRED	PROPOSED
RESIDENTIAL	1.4 PER UNIT = 51	RESIDENTIAL = 35 SPACES @ 1 SP/UNIT
RETAIL	1 SPACE / 60SQM OF RETAIL GFA = 6 SPACES	COMMERCIAL = 6 SPACES @ 1 SP/60 SQM OF RETAIL
TOTAL PARKING REQUIRED = 57		TOTAL = 41 SPACES @1.14

AMENITY (OUTDOOR + BALCONY)	REQUIRED	PROPOSED
	180 SQM	OUTDOOR + BALCONY 309.5 + 366 = 675 SQM

AREA OF LANDSCAPE	PROPOSED
	151.44 SQM (25% OF LOT AREA)



**MIXED-USE BUILDING,
NIAGARA FALLS, ON**

LEVEL 1

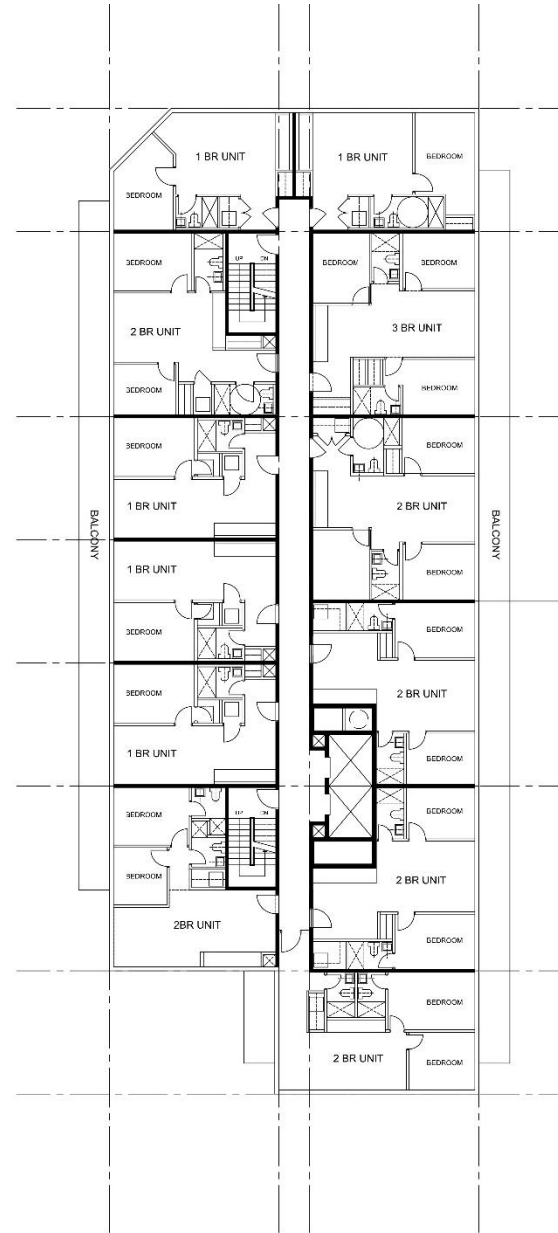
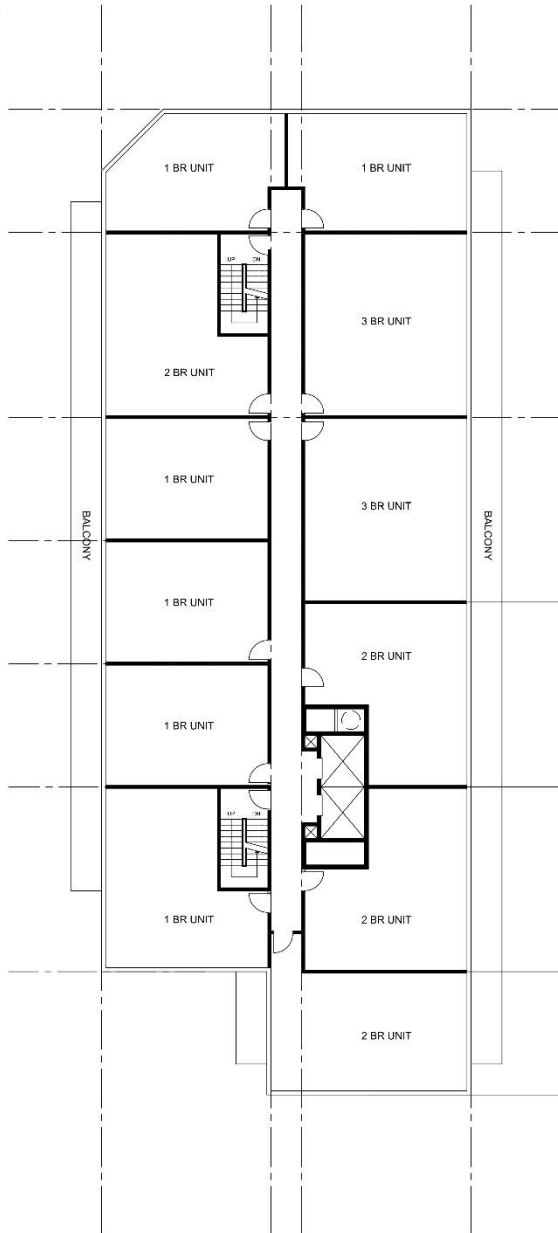
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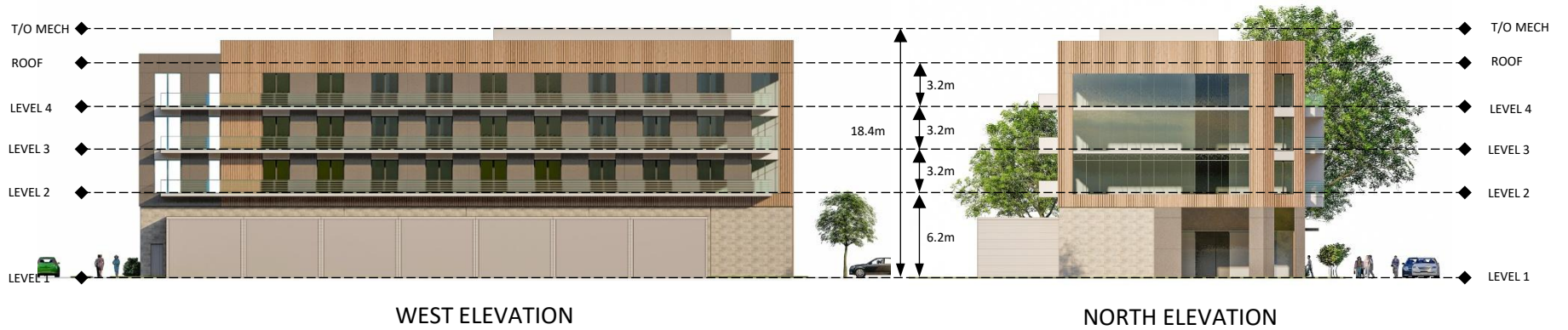
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LVL	BA	1BR	2BR	3BR	Retail	Amenity	Parking Struture	GFA	NSA	
B	-	-	-	-	-	-	-	-	-	
1	-	-	-	-	334.00	-	-	811.50	334.00	41.2%
2	-	5.00	5.00	2.00	-	-	-	811.50	694.50	85.6%
3	-	5.00	5.00	2.00	-	-	-	811.50	694.50	85.6%
4	-	5.00	5.00	2.00	-	-	-	811.50	694.50	85.6%
Totals	-	15.00	15.00	6.00	334.00	-	-	3,246.00	2,417.50	m2
	0.0%	41.7%	41.7%	16.7%	3,595	-	-	34,940.80	26,022.60	s.f



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