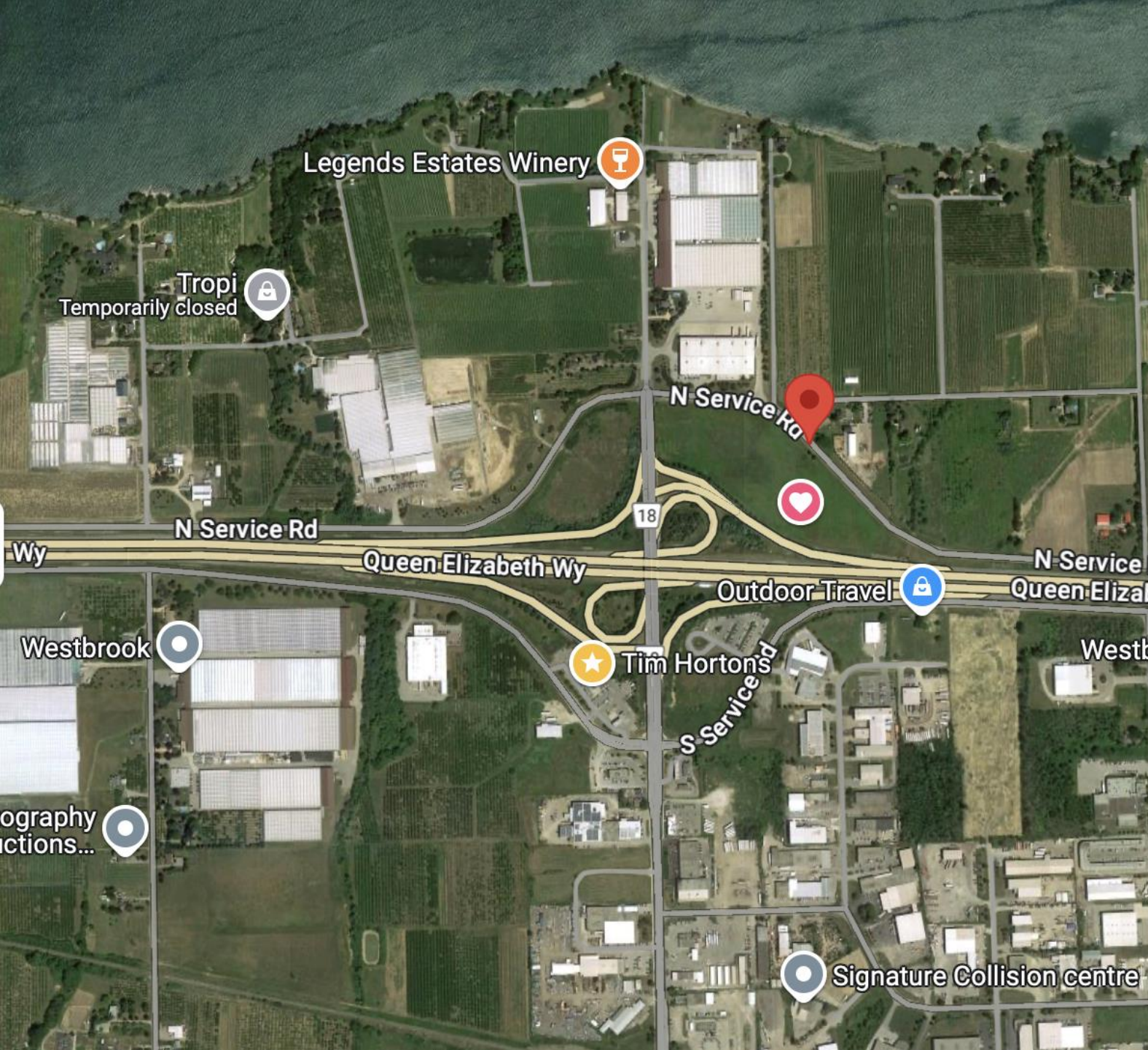


BEAMSVILLE RESIDENTIAL & COMMERCIAL DEVELOPME NT

Mixed-Use Project
Featuring
Condominiums,
Commercial Spaces,
and Hospitality



TOWN OF LINCOLN, ONTARIO

[HTTPS://MAPS.AP
P.GOO.GL/KKALC
MQRQ4SR5VS7](https://maps.app.p.google.com/kkalc-mqrq4sr5vs7)



Location: Beamsville,
Ontario

Area: 10.08 Acres

400 Condo units
across 3 buildings (9-
story, A, B and D)

25,000 sq. ft.
commercial building (
Building C)

90-room hotel

15,000 sq. ft. Event
Centre

A map of a city street grid with a red flag pin. A black rectangular box with a white border is overlaid on the map, containing the text 'LOCATION FEATURES' in white, bold, uppercase letters.

LOCATION FEATURES

Right on QEW Highway

15 Minutes from Niagara Falls

Few hundred meters from Lake Ontario

About 600 Meters from Proposed Go station

45 minutes from Greater Toronto Area

Economic growth potential in the region

Future residential and commercial expansions due to inclusion in City's Secondary Plan



About 600 Meters
from Future GO
Train station



Residential Units

3 Buildings: 9 stories each

Ground floor: Commercial use

Residential Units: About

400 Units with lake views from
most condos



COMMERCIAL SPACES

- 3-story building with 25,000 sq. ft.
- Ideal for office space, retail, or leasing opportunities

COMMERCIAL SPACES

About 20000, Retail space on the ground floors of three residential buildings

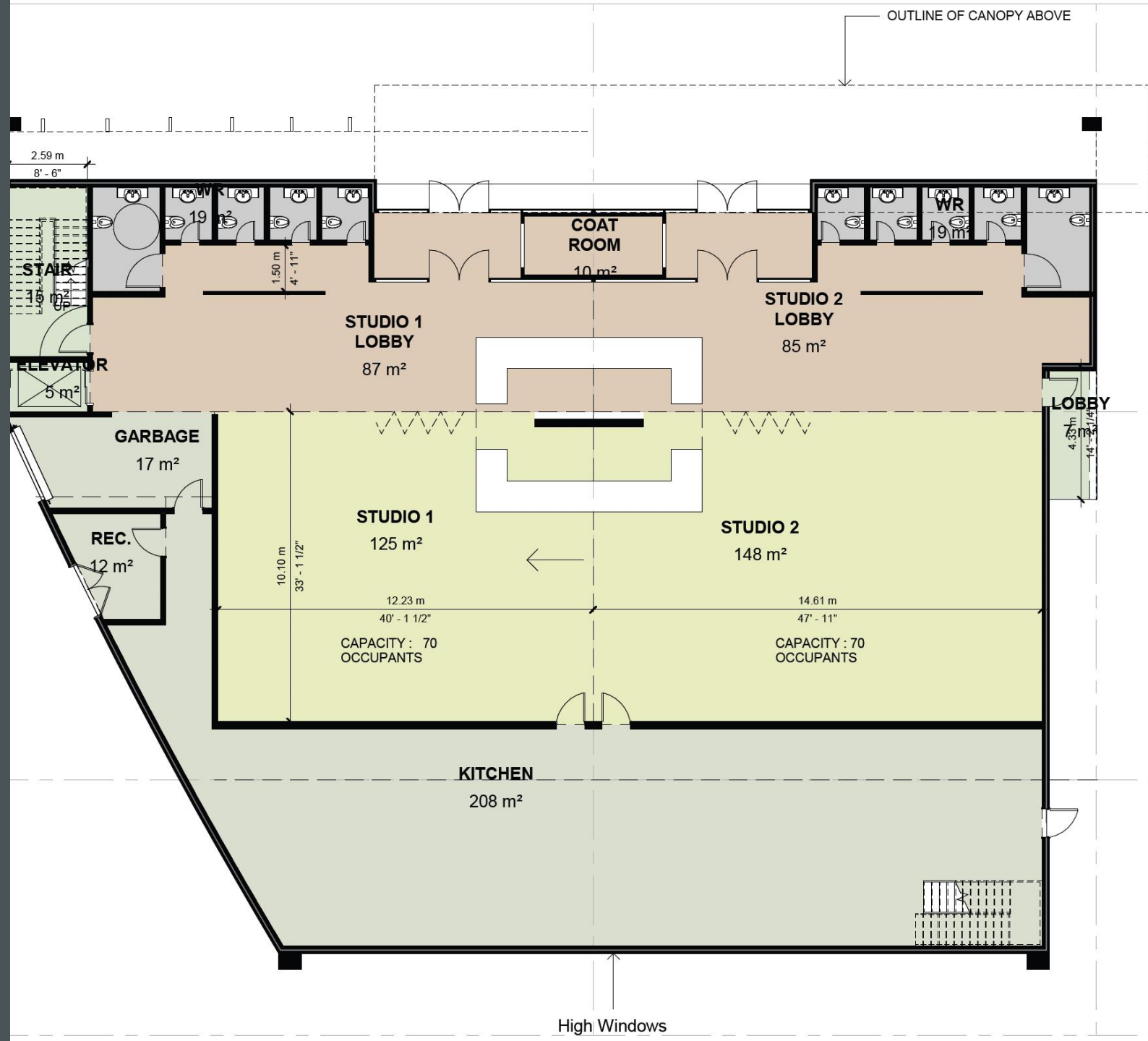




HOSPITALITY

- Brand Hotel 6 Stories , with 90 Rooms
- Event Center / Banquet Hall 15000 Sqft

- Event Centre / Banquet Hall



Project Summery Statistics 1

SITE STATISTICS			
DESCRIPTION	AREA (m ²)	AREA (ft ²)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL BUILDING FOOTPRINT	773.37 m ²	8,324 ft ²	1.9%
CONFERENCE CENTRE BUILDING FOOTPRINT	787.79 m ²	8,480 ft ²	1.9%
HOTEL BUILDING FOOTPRINT	1,001.44 m ²	10,779 ft ²	2.5%
RESIDENTIAL BUILDING FOOTPRINT	4,587.13 m ²	49,376 ft ²	11.3%
STAIR (ACCESS TO UNDERGROUND)	96.90 m ²	1,043 ft ²	0.2%
	7,246.64 m ²	78,002 ft ²	17.8%
HARD LANDSCAPE			
ASPHALT	12,919.52 m ²	139,065 ft ²	31.7%
CURB	471.15 m ²	5,071 ft ²	1.2%
ENHANCED PAVING	1,938.70 m ²	20,868 ft ²	4.8%
SIDEWALK	3,330.10 m ²	35,845 ft ²	8.2%
	18,659.48 m ²	200,849 ft ²	45.8%
SOFT LANDSCAPE			
LANDSCAPING	10,051.91 m ²	108,198 ft ²	24.7%
PLANTING	1,746.87 m ²	18,803 ft ²	4.3%
SWM POND	3,063.51 m ²	32,975 ft ²	7.5%
	14,862.30 m ²	159,976 ft ²	36.5%
OVERALL SITE	40,777.52 m²	438,926 ft²	100.0%

PARKING SCHEDULE - AT GRADE

TYPE	COUNT
ACCESSIBLE - TYPE A - 5.9m x 6.0m	4
ACCESSIBLE - TYPE B - 5.9m x 6.0m	3
PARALLEL - 7.0m x 2.75m	6
TYPICAL PARKING	312
	325

PARKING SCHEDULE - BELOW GRADE

TYPE	COUNT
ACCESSIBLE - TYPE A - 5.9m x 6.0m	5
ACCESSIBLE - TYPE B - 5.9m x 6.0m	5
PARALLEL - 7.0m x 2.75m	6
TYPICAL PARKING	453
	469

PARKING SCHEDULE - MTO

TYPE	COUNT
MTO ZONE	17
	17

PARKING SCHEDULE - ALL

TYPE	COUNT
ACCESSIBLE - TYPE A - 5.9m x 6.0m	9
ACCESSIBLE - TYPE B - 5.9m x 6.0m	8

Project Summery
Statistics 2

BUILDINGS STATISTICS (SITE SUMMARY)

Project Summery Statistics 3

UNIT MATRIX - RESIDENTIAL (BY BUILDING)

UNITS	AREA (ft²)	AREA (m²)	COUNT	%
BUILDING A				
1BR	69349 ft²	6443 m²	112	28.8%
2BR	31036 ft²	2883 m²	35	9.0%
3BR	2890 ft²	268 m²	2	0.5%
	103274 ft²	9594 m²	149	38.3%
BUILDING B				
1BR	44002 ft²	4088 m²	70	18.0%
2BR	32845 ft²	3051 m²	37	9.5%
	76847 ft²	7139 m²	107	27.5%
BUILDING D				
1BR	58972 ft²	5479 m²	96	24.7%
2BR	37540 ft²	3488 m²	37	9.5%
	96513 ft²	8966 m²	133	34.2%
Grand total: 389	276633 ft²	25700 m²	389	100.0%

UNIT MATRIX - RESIDENTIAL (BY UNIT TYPE)

UNITS	COUNT	%
1BR	278	71.5%
2BR	109	28.0%
3BR	2	0.5%
Grand total: 389	389	100.0%

BICYCLE PARKING

0.25 PER DWELLING UNIT 147 x 0.25 = 37.25 (38)
1/200m² AREA 934 ÷ 200 = 4.67 (5)

$$38 + 5 = \underline{43}$$

0.25 PER DWELLING UNIT 107 x 0.25 = 26.75 (27)
1/200m² AREA 730 ÷ 200 = 3.65 (4)

$$27 + 4 = \underline{31}$$

1/100m² AREA 1658 ÷ 0.10 = 16.6 (17)

0.25 PER DWELLING UNIT 133 x 0.25 = 33.25 (34)
1/200m² AREA 820 ÷ 200 = 4.1 (5)

$$34 + 5 = \underline{39}$$

TRE

1/200m² AREA 997 + (216 x 5) ÷ 200 = 10.38 (11)
1/200m² AREA 1588 ÷ 200 = 15.88 (16)

$$11 + 16 = \underline{27}$$

OWN OF LICOLN ZONING (2022), COMMERCIAL BIKE PARKING
EXACT NUMBER TBD BASED ON FINAL FUNCTION.
EXCLUDES HOTEL SUITES.

BIKE PARKING

BUILDING	COUNT
BUILDING A	
GRADE	5
LVL 1	38
	43
BUILDING B	
GRADE	4
LVL 1	12
U/G PARKING	15
	31
BUILDING C	
GRADE	9
U/G PARKING	8
	17
BUILDING D	
GRADE	5
LVL 1	34
	39
HOTEL & EVENT CENTRE	
GRADE	28
	28
TOTAL BIKE PARKING	158

GROSS FLOOR AREA

LEVEL	AREA (ft²)	AREA (m²)
BUILDING A		
LVL 1	18133 ft²	1684 m²
LVL 2	15654 ft²	1447 m²
LVL 3	15654 ft²	1447 m²
LVL 4	15654 ft²	1447 m²
LVL 5	15654 ft²	1447 m²
LVL 6	15654 ft²	1447 m²
LVL 7	15654 ft²	1447 m²
LVL 8	15654 ft²	1447 m²
LVL 9	10472 ft²	967 m²
	138180 ft²	12727 m²
BUILDING B		
LVL 1	13571 ft²	1255 m²
LVL 2	11828 ft²	1095 m²
LVL 3	11828 ft²	1095 m²
LVL 4	11828 ft²	1095 m²
LVL 5	11828 ft²	1095 m²
LVL 6	11828 ft²	1095 m²
LVL 7	11828 ft²	1095 m²
LVL 8	11828 ft²	1095 m²
LVL 9	9233 ft²	856 m²
	105599 ft²	9753 m²
BUILDING C		
GROUND FLOOR	8067 ft²	749 m²
T/O SECOND FLOOR	8382 ft²	774 m²
T/O THIRD FLOOR	8382 ft²	774 m²
	24831 ft²	2297 m²
BUILDING D		
LVL 1	17680 ft²	1634 m²
LVL 2	15001 ft²	1394 m²
LVL 3	15001 ft²	1394 m²
LVL 4	15001 ft²	1394 m²
LVL 5	15001 ft²	1394 m²
LVL 6	15001 ft²	1394 m²
LVL 7	15001 ft²	1394 m²
LVL 8	15001 ft²	1394 m²
LVL 9	8441 ft²	779 m²
	131127 ft²	12177 m²
EVENT CENTRE		
T/O GROUND FLOOR	8418 ft²	777 m²
T/O SECOND FLOOR	8674 ft²	802 m²
	17092 ft²	1579 m²
HOTEL		
LEVEL 1	10728 ft²	992 m²
LEVEL 2	9948 ft²	919 m²
LEVEL 3	9948 ft²	919 m²
LEVEL 4	9948 ft²	919 m²
LEVEL 5	9948 ft²	919 m²
LEVEL 6	9948 ft²	919 m²
	60466 ft²	5607 m²
	477295 ft²	44277 m²

PROJECT STATUS

Zoning by-law approved for Office commercial Mixed-Use

Studies completed and reviewed by the City and Region

- Environmental Study Phase I & II
- Wind Study
- Traffic study
- Noise Study
- Archeological study
- Geotech

Site plan already examined by the City and the Region during Zoning by-Law amendment application

Formal Site Plan to be submitted shortly