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MIXED-USE PROJECT  
FEATURING  
CONDOMINIUMS,  
COMMERCIAL SPACES  
AND HOSPITALITY



# BEAMSVILLE RESIDENTIAL AND COMMERCIAL DEVELOPMENT

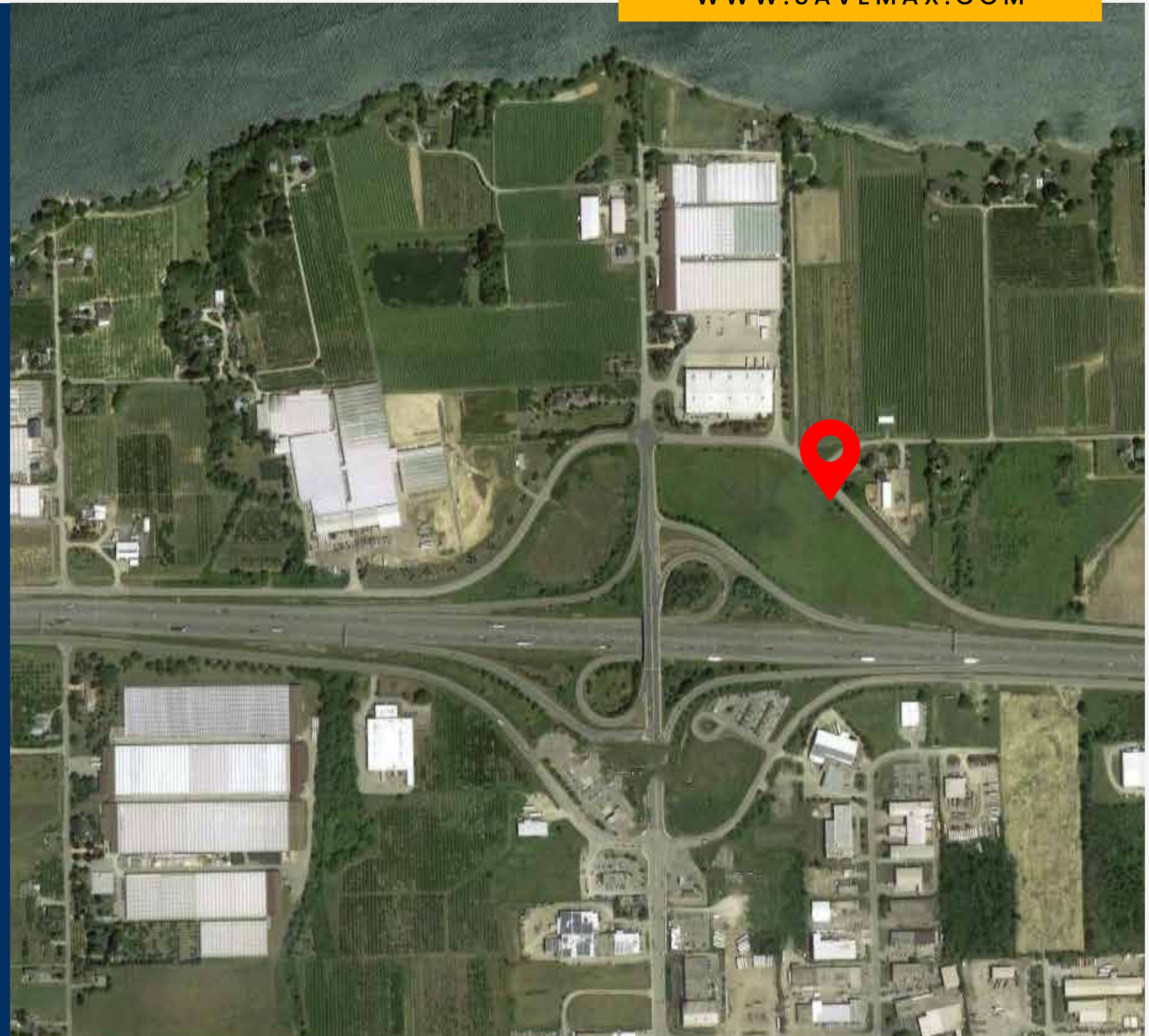
4994 NORTH SERVICE RD LINCOLN ONTARIO L0R 1B0

# LOCATION

Town of Lincoln,  
Ontario



Google Maps



# PROJECT DETAILS

**Location:** Beamsville, Ontario

**Area:** 10.08 Acres

**Buildings:**

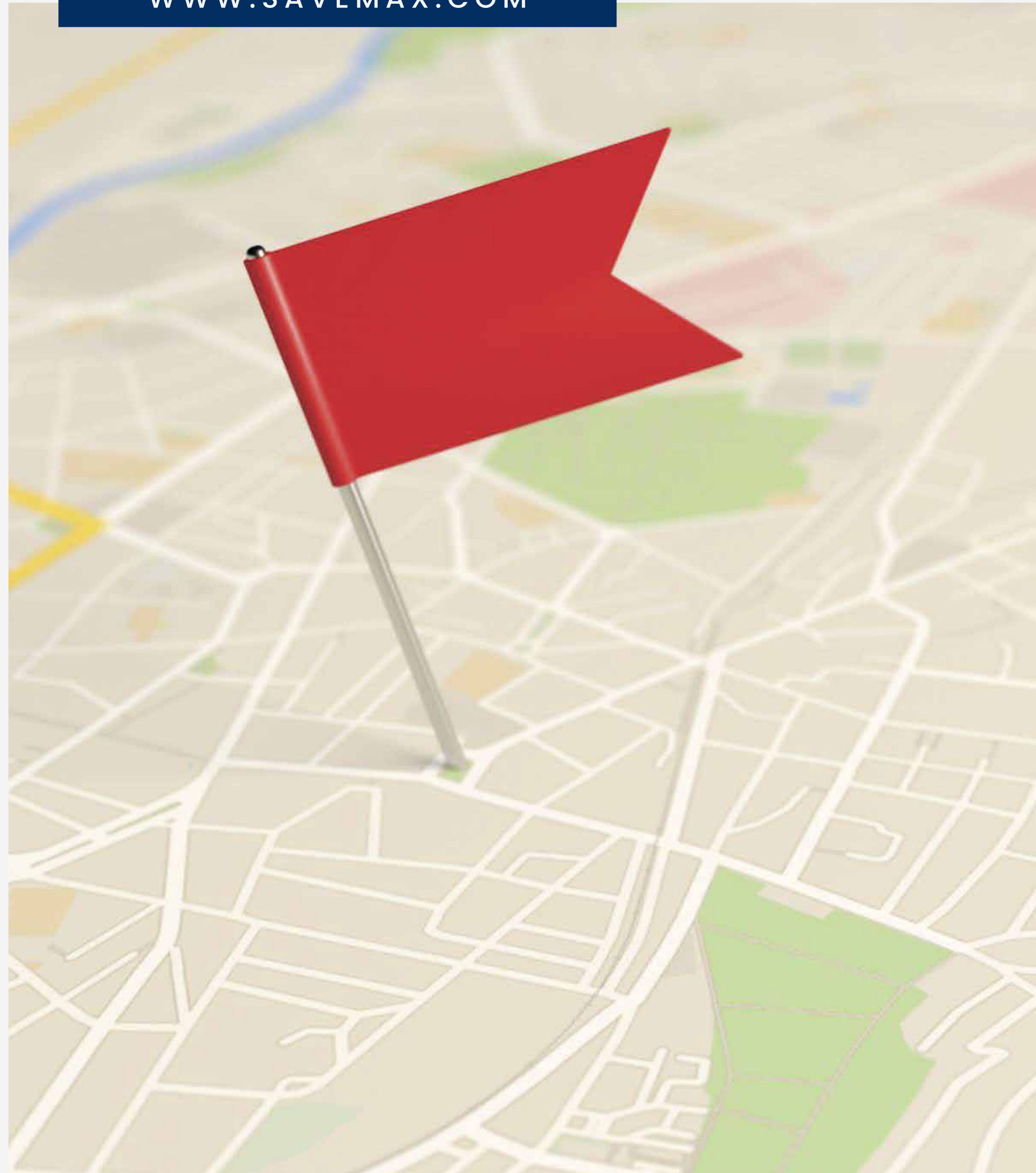
**Residential:** 400 condo units across three 9-story buildings (Buildings A, B, and D)

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

**Hospitality:** 90-room hotel

**Event Centre:** 15,000 sq. ft.

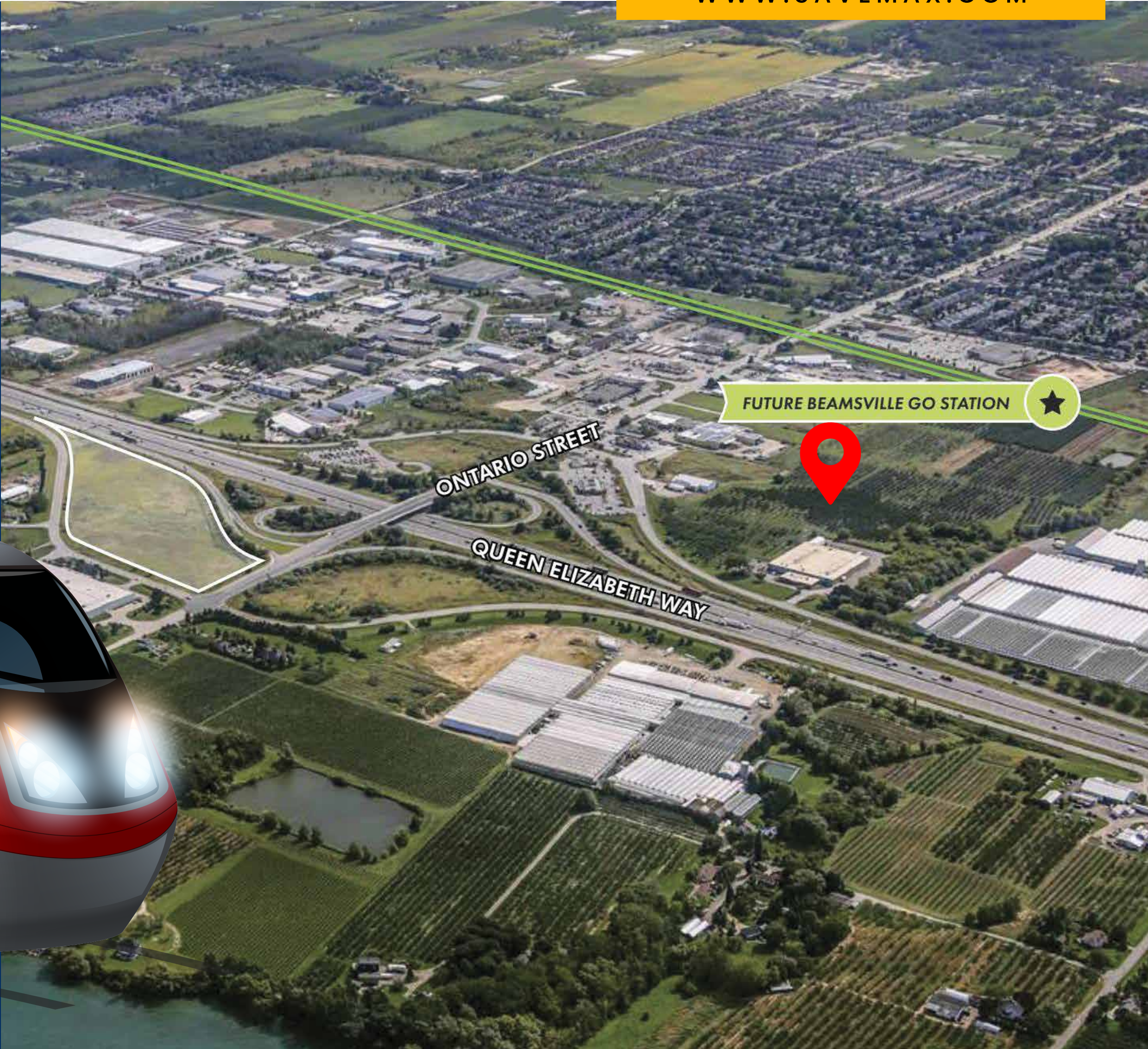




# LOCATION FEATURES

- Located on QEW Highway
- 15 minutes from Niagara Falls
- Few hundred meters from Lake Ontario
- About 600 meters from the proposed GO station
- 45 minutes from the Greater Toronto Area
- Economic growth potential with expected residential and commercial expansions due to the city's Secondary Plan

# ABOUT 600 METERS FROM FUTURE GO TRAIN STATION



# RESIDENTIAL UNITS

## **Buildings**

3 buildings, each with 9 stories

## **Ground Floor**

Dedicated to commercial use

## **Residential Units**

Approximately 400 units, with lake views available from most condos



# COMMERCIAL SPACES

Building Specs: 3-story building with 25,000 sq. ft., ideal for office spaces, retail, or leasing opportunities

Retail: Around 20,000 sq. ft. of retail space on the ground floors of the three residential buildings



# COMMERCIAL SPACES

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





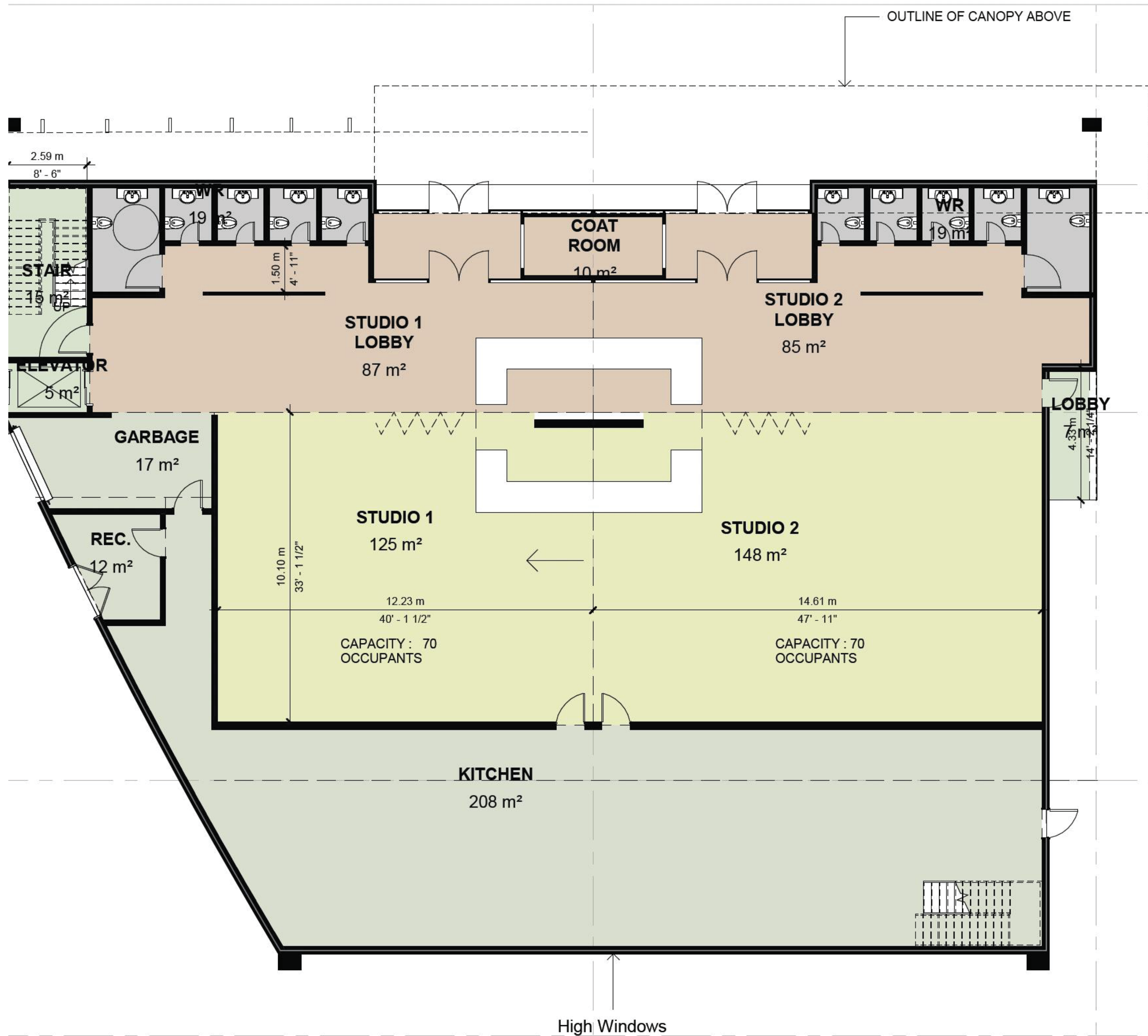


# HOSPITALITY

Hotel: 6-story brand hotel with  
90 rooms

Event Center/Banquet Hall:  
15,000 sq. ft.

# EVENT CENTRE / BANQUET HALL



# PROJECT SUMMERY STATISTICS

# 01

## SITE STATISTICS

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

# PROJECT SUMMARY STATISTICS

# 02

## BUILDINGS STATISTICS (SITE SUMMARY)

UNIT MATRIX - RESIDENTIAL (BY BUILDING)				
UNITS	AREA (ft²)	AREA (m²)	COUNT	%
<b>BUILDING A</b>				
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%
<b>BUILDING B</b>				
1BR	44002 ft²	4088 m²	70	18.0%
2BR	32845 ft²	3051 m²	37	9.5%
	76847 ft²	7139 m²	107	27.5%
<b>BUILDING D</b>				
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%	

GROSS FLOOR AREA		
LEVEL	AREA (ft²)	AREA (m²)
<b>BUILDING A</b>		
LVL 1	18133 ft²	1687 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	12710 m²
<b>BUILDING B</b>		
LVL 1	13571 ft²	1257 m²
LVL 2	11828 ft²	1096 m²
LVL 3	11828 ft²	1096 m²
LVL 4	11828 ft²	1096 m²
LVL 5	11828 ft²	1096 m²
LVL 6	11828 ft²	1096 m²
LVL 7	11828 ft²	1096 m²
LVL 8	11828 ft²	1096 m²
LVL 9	9233 ft²	856 m²
	105599 ft²	9750 m²
<b>BUILDING C</b>		
GROUND FLOOR	8067 ft²	749 m²
T/O SECOND FLOOR	8382 ft²	773 m²
T/O THIRD FLOOR	8382 ft²	773 m²
	24831 ft²	2295 m²
<b>BUILDING D</b>		
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	12140 m²
<b>EVENT CENTRE</b>		
T/O GROUND FLOOR	8418 ft²	777 m²
T/O SECOND FLOOR	8674 ft²	801 m²
	17092 ft²	1578 m²
<b>HOTEL</b>		
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	5598 m²
	477295 ft²	44270 m²

## BICYCLE PARKING

* 0.25 PER DWELLING UNIT 1/200m² AREA	$147 \times 0.25 = 37.25$ (38) $934 + 200 = 4.67$ (5) $38 + 5 = \underline{43}$	
* 0.25 PER DWELLING UNIT 1/200m² AREA	$107 \times 0.25 = 26.75$ (27) $730 + 200 = 3.65$ (4) $27 + 4 = \underline{31}$	
* 1/100m² AREA	$1658 + 0.10 = 16.6$ (17)	
* 0.25 PER DWELLING UNIT 1/200m² AREA	$133 \times 0.25 = 33.25$ (34) $820 + 200 = 4.1$ (5) $34 + 5 = \underline{39}$	
<b>TRE</b>		
1/200m² AREA	$997 + (216 \times 5) + 200 = 10.38$ (11)	
1/200m² AREA	$1588 + 200 = 15.88$ (16)	
	$11 + 16 = \underline{27}$	

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

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

**PARKING PROVIDED**

**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**

**03**

# PROJECT STATUS

**Zoning Status: Zoning  
by-law approved for  
office-commercial  
mixed-use**

**Studies completed and  
reviewed by the City and  
Region**

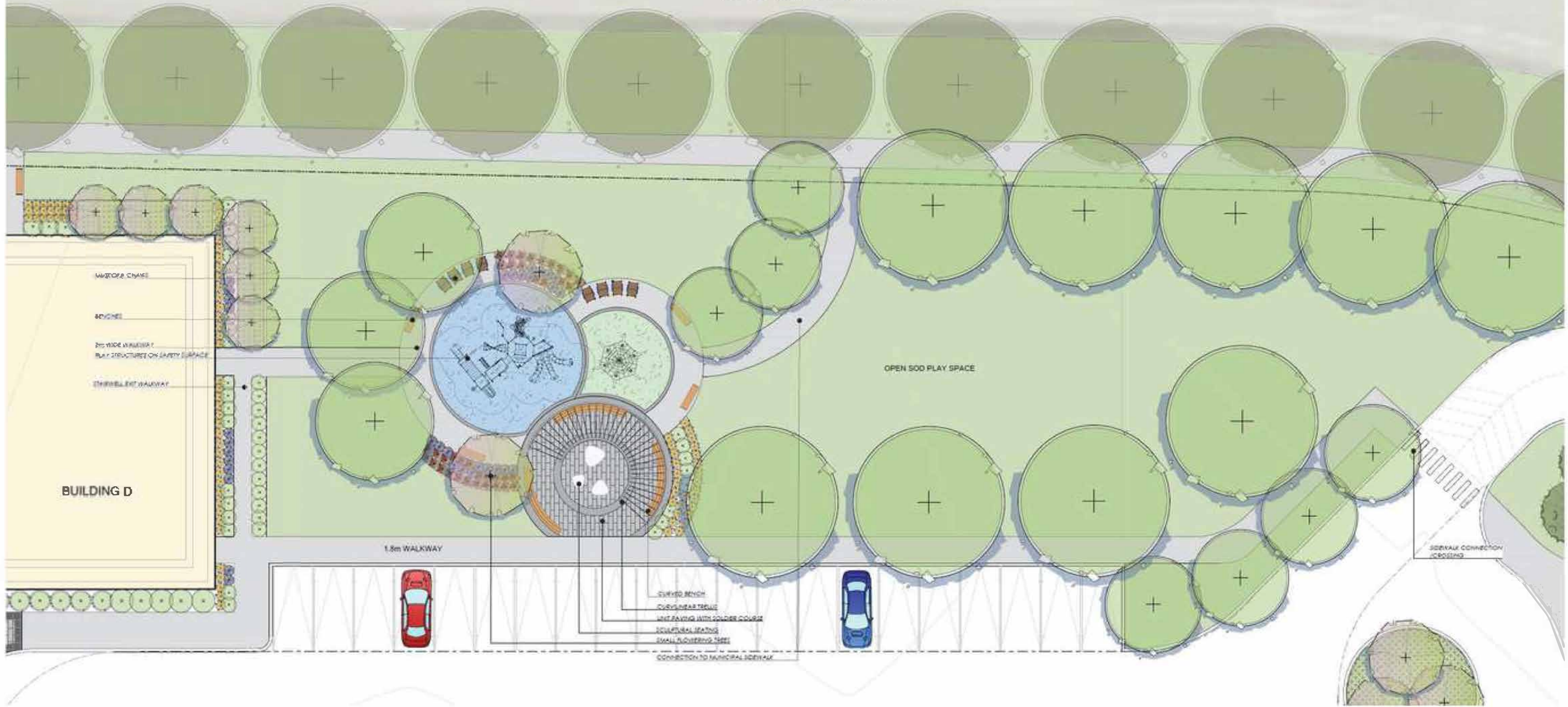
- Environmental Study  
(Phase I & II)
- Wind Study
- Traffic Study
- Noise Study
- Archaeological Study
- Geotechnical Study

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

**Formal Site Plan to be  
submitted shortly**



NORTH SERVICE ROAD



BENCH SEATING



ARC PERGOLA



MUSKOKA CHAIRS



CONCRETE PEBBLE SEATING



ARC BENCH SEATING



PLAYGROUND PRECEDENT





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