

# 222 GATE STREET

## TOWN OF NIAGARA-ON-THE-LAKE



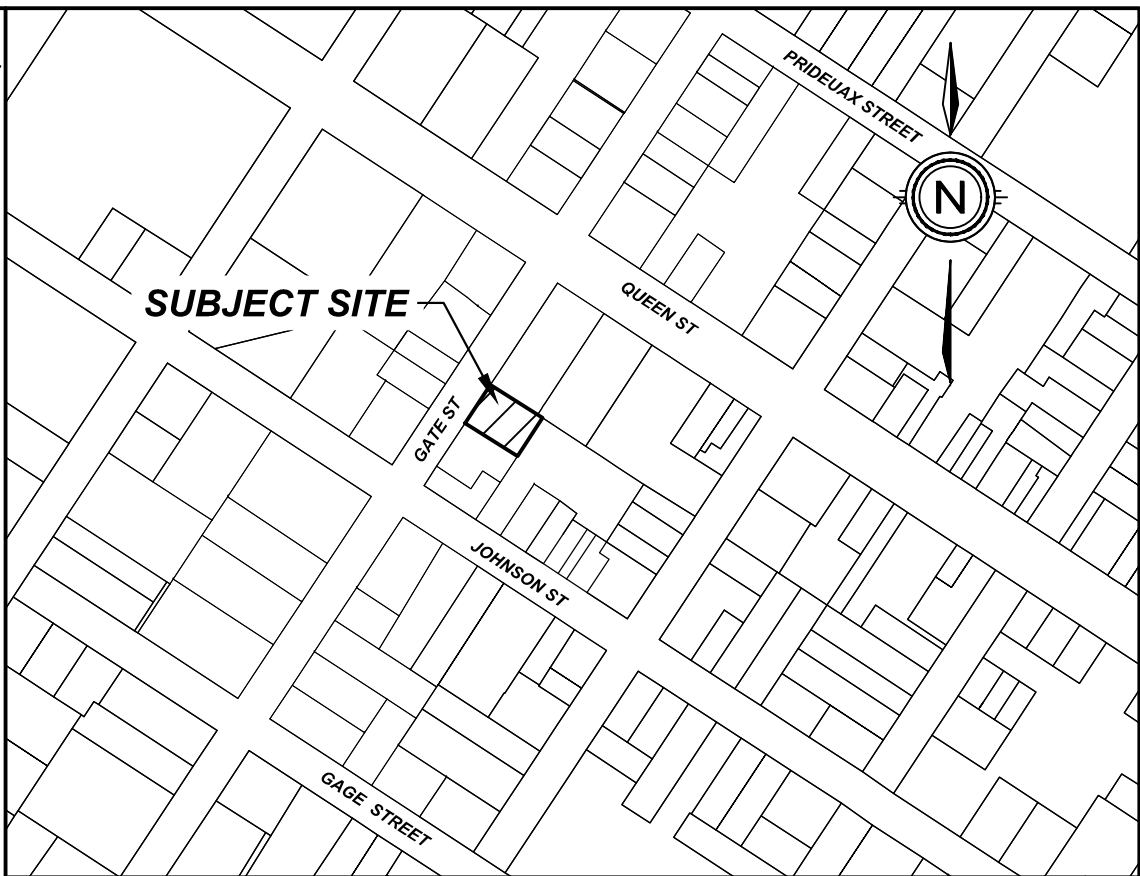
**PRIDEAUX ST / QUEEN ST**  
**SCALE 1:500**



**JOHNSON ST / GAGE ST**  
**SCALE 1:500**



**QUEEN ST / JOHNSON ST**  
**SCALE 1:300**



| KEY PLAN<br>N.T.S.                                                                                                                                                                           |                            |              |               |                      |                |                   |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------|---------------|----------------------|----------------|-------------------|-----------------|
| STREETSCAPE ANALYSIS                                                                                                                                                                         |                            |              |               |                      |                |                   |                 |
| LEGAL DESCRIPTION                                                                                                                                                                            |                            |              |               |                      |                |                   |                 |
| PLAN 86, PART OF LOT 99 RP 30R3361;<br>PART 1                                                                                                                                                |                            |              |               |                      |                |                   |                 |
| TOWN OF NIAGARA-ON-THE-LAKE<br>REGIONAL MUNICIPALITY OF NIAGARA                                                                                                                              |                            |              |               |                      |                |                   |                 |
| PROPERTY                                                                                                                                                                                     | LOT AREA (m <sup>2</sup> ) | LOT COV. (%) | LOT FRONT (m) | LANDSCAPE (%)        | FRONT YARD (m) | INTERIOR YARD (m) |                 |
| PRIDEAUX ST/QUEEN ST                                                                                                                                                                         |                            |              |               |                      |                |                   |                 |
| 156 GATE ST                                                                                                                                                                                  | 421.89                     | 31.25        | 13.10         | 40.52                | 6.66           | 0.28              |                 |
| 160 GATE ST                                                                                                                                                                                  | 366.93                     | 30.88        | 11.25         | 33.98                | 4.03           | 0.55              |                 |
| 166 GATE ST                                                                                                                                                                                  | 638.08                     | 37.34        | 19.81         | 24.93                | 3.50           | 3.12              |                 |
| 172 GATE ST                                                                                                                                                                                  | 585.51                     | 39.29        | 18.22         | 54.44                | 1.77           | 1.04              |                 |
| 178 GATE ST                                                                                                                                                                                  | 442.49                     | 24.10        | 13.71         | 59.05                | 5.32           | 1.63              |                 |
| 184 GATE ST                                                                                                                                                                                  | 579.80                     | 25.90        | 18.01         | 62.66                | 3.31           | 2.84              |                 |
| 137 QUEEN ST                                                                                                                                                                                 | 1089.48                    | 27.14        | 32.18         | 28.29                | 2.80           | 5.83              |                 |
| 155 GATE ST                                                                                                                                                                                  | 1047.64                    | 27.24        | 32.58         | 55.86                | 5.87           | 4.09              |                 |
| 169 GATE ST                                                                                                                                                                                  | 977.36                     | 27.54        | 30.48         | 59.79                | 9.49           | 7.75              |                 |
| 177 GATE ST                                                                                                                                                                                  | 727.82                     | 33.33        | 22.75         | 50.17                | 8.05           | 4.75              |                 |
| 185 GATE ST                                                                                                                                                                                  | 586.99                     | 21.64        | 18.28         | 53.93                | 3.78           | 4.94              |                 |
| 157 QUEEN ST                                                                                                                                                                                 | 740.80                     | 35.19        | 23.04         | 42.11                | 17.92          | 1.34              |                 |
| TOTAL                                                                                                                                                                                        | 8565.63                    | 360.84       | 253.41        | 565.73               | 72.50          | 38.16             |                 |
| AVERAGE                                                                                                                                                                                      | 683.73                     | 30.07        | 21.12         | 47.14                | 6.04           | 3.18              |                 |
| QUEEN ST/JOHNSON ST                                                                                                                                                                          |                            |              |               |                      |                |                   |                 |
| 142 QUEEN ST                                                                                                                                                                                 | 1889.92                    | 32.04        | 29.33         | 19.65                | 12.21          | 1.09              |                 |
| 222 GATE ST                                                                                                                                                                                  | 796.51                     | 63.92        | 24.38         | 24.18                | 3.80           | 1.50              |                 |
| 240 GATE ST                                                                                                                                                                                  | 776.97                     | 16.74        | 27.28         | 77.62                | 1.81           | 6.63              |                 |
| 135 JOHNSON ST                                                                                                                                                                               | 524.56                     | 34.73        | 32.76         | 62.94                | 0              | 0                 |                 |
| 154 QUEEN ST                                                                                                                                                                                 | 1004.07                    | 19.18        | 31.04         | 76.59                | 3.01           | 2.22              |                 |
| 223 GATE ST                                                                                                                                                                                  | 989.86                     | 23.27        | 30.48         | 67.22                | 1.59           | 3.37              |                 |
| NO ADDRESS                                                                                                                                                                                   | 421.86                     | 0            | 12.97         | —                    | —              | —                 |                 |
| 233 GATE ST                                                                                                                                                                                  | 517.75                     | 19.77        | 15.84         | 77.46                | 2.08           | 0.65              |                 |
| 243 GATE ST                                                                                                                                                                                  | 964.55                     | 9.68         | 35.36         | 87.69                | 0.38           | 11.87             |                 |
| TOTAL                                                                                                                                                                                        | 7886.05                    | 219.33       | 239.44        | 493.35               | 24.88          | 27.33             |                 |
| AVERAGE                                                                                                                                                                                      | 876.23                     | 24.37        | 26.60         | 61.67                | 3.11           | 3.42              |                 |
| JOHNSON ST/QUEEN ST                                                                                                                                                                          |                            |              |               |                      |                |                   |                 |
| 144 JOHNSON ST                                                                                                                                                                               | 1158.17                    | 16.59        | 24.95         | 80.53                | 2.01           | 0.66              |                 |
| 270 GATE ST                                                                                                                                                                                  | 566.24                     | 26.81        | 20.77         | 64.10                | 7.74           | 1.28              |                 |
| 278 GATE ST                                                                                                                                                                                  | 1271.56                    | 13.28        | 19.78         | 73.48                | 13.11          | 3.36              |                 |
| 282 GATE ST                                                                                                                                                                                  | 978.00                     | 15.87        | 21.33         | 78.90                | 9.25           | 1.35              |                 |
| 292 GATE ST                                                                                                                                                                                  | 978.86                     | 30.58        | 21.33         | 66.38                | 9.50           | 3.63              |                 |
| 164 JOHNSON ST                                                                                                                                                                               | 2665.55                    | 12.09        | 63.39         | 84.63                | 9.26           | 22.40             |                 |
| 275 GATE ST                                                                                                                                                                                  | 1545.33                    | 0            | 24.42         | —                    | —              | —                 |                 |
| 279 GATE ST                                                                                                                                                                                  | 1740.09                    | 13.94        | 27.20         | 68.34                | 9.02           | 8.17              |                 |
| 289 GATE ST                                                                                                                                                                                  | 2170.03                    | 8.85         | 34.21         | 82.05                | 11.54          | 2.01              |                 |
| TOTAL                                                                                                                                                                                        | 13073.83                   | 138.01       | 257.38        | 598.41               | 71.43          | 5.36              |                 |
| AVERAGE                                                                                                                                                                                      | 1452.65                    | 27.60        | 28.60         | 74.80                | 8.93           | 5.36              |                 |
| LAND USE SCHEDULE                                                                                                                                                                            |                            |              |               |                      |                |                   |                 |
| AREA                                                                                                                                                                                         | m <sup>2</sup>             |              |               | % COVERAGE           |                |                   |                 |
| BUILDING                                                                                                                                                                                     | 509.10                     |              |               | 63.92%               |                |                   |                 |
| ROAD/DRIVEWAY/PARKING                                                                                                                                                                        | 0                          |              |               | 0.00%                |                |                   |                 |
| LANDSCAPING                                                                                                                                                                                  | 192.63                     |              |               | 24.18%               |                |                   |                 |
| TERRACE                                                                                                                                                                                      | 94.78                      |              |               | 11.90%               |                |                   |                 |
| TOTAL                                                                                                                                                                                        | 796.51                     |              |               | 100.00%              |                |                   |                 |
| UNITS (HOTEL ROOMS)                                                                                                                                                                          |                            |              |               | 18                   |                |                   |                 |
| DEVELOPABLE AREA                                                                                                                                                                             |                            |              |               | 796.51m <sup>2</sup> |                |                   |                 |
| DENSITY (UNITS/DEVELOPABLE AREA)                                                                                                                                                             |                            |              |               | 225.99u/Ha.          |                |                   |                 |
| <div><div></div><div><div>UPPER CANADA<br/>CONSULTANTS</div><div>ENGINEERS / PLANNERS</div></div></div> |                            |              |               |                      |                |                   |                 |
| DRAWING TITLE                                                                                                                                                                                |                            |              | DRAFTING      |                      |                |                   | N.D.            |
|                                                                                                                                                                                              |                            |              | DATE          |                      |                |                   | JANUARY 9, 2025 |
|                                                                                                                                                                                              |                            |              | PRINTED       |                      |                |                   | JANUARY 9, 2025 |
|                                                                                                                                                                                              |                            |              | SCALE         |                      |                |                   | AS NOTED        |
|                                                                                                                                                                                              |                            |              | DWG No.       |                      |                |                   | 24035-SSA       |
| STREETSCAPE ANALYSIS                                                                                                                                                                         |                            |              |               |                      |                |                   |                 |