

ANYTIME FITNESS – NIAGARA FALLS

7190 MORRISON STREET, NIAGARA FALLS, ON

ADAPTIVE REUSE: COMMERCIAL UNIT TO FULL-SERVICE FITNESS CLUB



6,911.68
SQ.FT.



FULL-SERVICE
FITNESS CLUB



CONSTRUCTION
ONGOING



RECOVERY
+ SAUNA



24/7
OPERATION



NIAGARA FALLS
LOCATION

PROJECT OVERVIEW

- CLIENT:**
Anytime Fitness
- ARCHITECT:**
ECO-ARCH CONSULTANTS INC.
- PROJECT SIZE:**
6,911.68 Sq.ft.
- PROJECT TYPE:**
Adaptive Reuse –
Fitness Facility Conversion
- LOCATION:**
Niagara Falls, Ontario
- STATUS:**
Construction Ongoing

PROJECT HIGHLIGHTS

- ✓ Building Permit Approved
- ✓ Construction Ongoing
- ✓ Commercial-to-Fitness Conversion
- ✓ Full Mechanical Coordination
- ✓ Universal Accessibility
- ✓ Recovery & Wellness Facilities
- ✓ Sauna Amenities
- ✓ Modern Member Experience
- ✓ 24/7 Operations

CONSTRUCTION IN PROGRESS



FUTURE FITNESS FACILITY



FACILITY PROGRAM

- CARDIO AREA**
715 Sq.ft.
- FREE WEIGHT AREA**
2,836 Sq.ft.
- RTREWEIGHT AREA**
968 Sq.ft.
- RECOVERY AREA**
Recovery & Wellness
Amenities
- FUNCTIONAL AREA**
660 Sq.ft.
- SAUNA FACILITIES**
Sauna Rooms
for Recovery
- SAUNA FACILITIES**
868 Sq.ft.
- CHANGE ROOMS
& SHOWERS**
- COACHING OFFICE**
- 24/7 MEMBER ACCESS**

CODE & COMPLIANCE FOCUS

- LIFE SAFETY**
 - Fire Separations
 - Exit Design
 - Occupant Load Analysis
- ACCESSIBILITY**
 - Barrier-Free Access
 - Universal Washrooms
 - Accessible Routes
- BUILDING SYSTEMS**
 - HVAC Upgrades
 - Ventilation Coordination
 - Electrical Infrastructure
- OPERATIONS**
 - 24/7 Access Control
 - Security Integration
 - Equipment & Space Planning

PROJECT DELIVERY & TECHNICAL INTEGRATION

- ARCHITECTURAL COORDINATION**
 - Existing Building Assessment
 - Fitness Planning & Space Optimization
 - Construction Documentation
 - Permit Applications & Approvals
 - Code Compliance & Life Safety
- BUILDING SYSTEMS INTEGRATION**
 - HVAC System Upgrades
 - Electrical System Coordination
 - Plumbing & Drainage Integration
 - Fire Protection & Life Safety
 - Ventilation & Air Quality

- OPERATIONAL PLANNING**
 - Strength Training Zones
 - Free Weight & Plate Loaded Areas
 - Functional Training Spaces
 - Recovery & Sauna Amenities
 - Member Circulation & Flow

- SUSTAINABILITY APPROACH**
 - Adaptive Reuse of Existing Structure
 - Reduced Construction Waste
 - LED Lighting Integration
 - Energy Efficient Mechanical Systems
 - Durable & Sustainable Materials

PROJECT VALUE

Transforming an underutilized commercial space into a modern wellness destination featuring strength training, functional fitness, recovery amenities, and 24/7 accessibility while meeting all applicable building code and life safety requirements.



ECO-ARCH
CONSULTANTS INC.
SUSTAINABLE ARCHITECTURE & INTERIORS

PRINCIPAL ARCHITECT
VISHU SOOD
OAA, AIBC, AIA, NCARB, ARB, RIBA

647-982-7225
416-566-8636

ecoarch@yahoo.com
www.eco-archinc.com

SERVICES

- ✓ ARCHITECTURAL DESIGN
- ✓ BUILDING PERMIT APPROVALS
- ✓ CONSTRUCTION DOCUMENTS
- ✓ INTERIOR DESIGN
- ✓ LEED CONSULTANCY
- ✓ BUILDING CODE ANALYSIS