



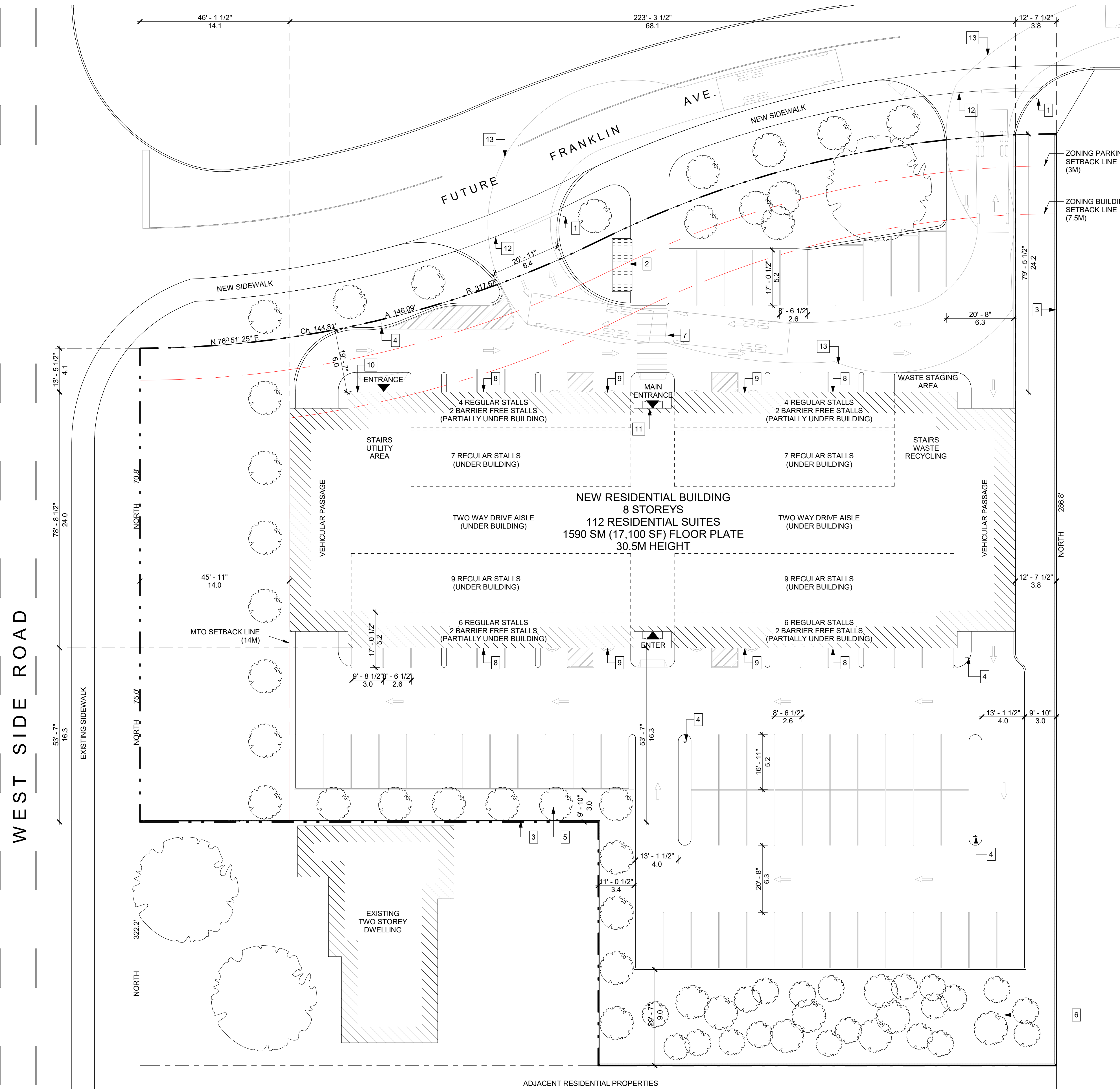
242 WEST SIDE ROAD - MULTI-FAMILY RESIDENTIAL MID-RISE

04 SEPTEMBER 2024 - ISSUED FOR ZONING BYLAW AND OFFICIAL PLAN AMENDMENT APPLICATION REV2

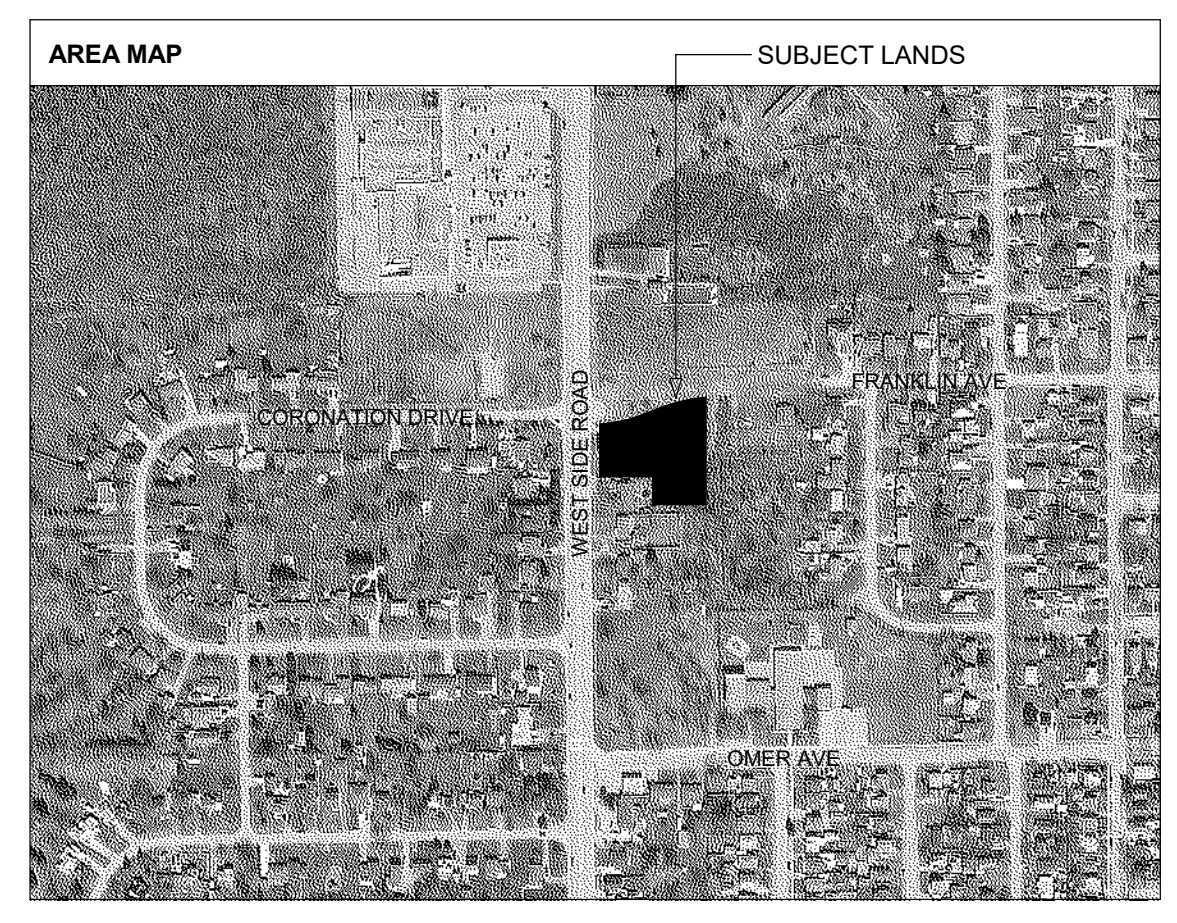
Report 2024-201
Appendix A

I:\192_168_0_2\Athena - Files\Projects\2022 Projects\22135 242 West Side Rd\Drawings\Architectural\Corner Lot Concept - 18MAY2023.rvt

WEST SIDE ROAD



CIVIC ADDRESS
 242 WEST SIDE ROAD
 PORT COLBORNE, ONTARIO
 L3K 5K9



PARKING SUMMARY

	REQUIRED	PROPOSED
RESIDENTIAL SUITES	112 X 1.25 = 140 STALLS	116 STALLS
BARRIER FREE	4 ACCESSIBLE PARKING STALLS	8 ACCESSIBLE PARKING STALLS
BICYCLE PARKING STALLS	10 STALLS	10 STALLS

ZONING MATRIX

EXISTING ZONING	RESIDENTIAL R2 ZONING			
	REQUIRED R1 (EXISTING)	REQUIRED R2 (EXISTING)	REQUIRED R4 APARTMENT (FOR REF)	PROPOSED (SITE SPECIFIC)
MIN LOT FRONTAGE	15 M	12 M	18 M	18 M
MIN LOT FRONTAGE - CORNER	17 M	15 M	N/A	14M
MIN LOT AREA	0.05 HA	0.04 HA	125 SM / UNIT	5667 SM (0.566 ^{HA}) 50.65M ² UNIT
MIN FRONT YARD	6.5 M	6.5 M	9 M	14 M
MIN INTERIOR SIDE YARD	1.5 M	1 M	3 M	16 M
MIN CORNER SIDE YARD	3.5 M	3.5 M	7.5 M	4.11 M
MIN REAR YARD	7 M	6 M	6 M	3.85 M
MAX LOT COVERAGE	40%	50%	40%	28%
MAX HEIGHT	11 M	11 M	20 M	30.5 M
MIN LANDSCAPE AREA	25%	25%	25%	1685 SM 29%
MIN FLOOR AREA FOR UNIT	N/A	N/A	50 SM	51 SM (MIN UNIT)
3.11 MIN LANDSCAPE BUFFER FOR A PARKING AREA WITH 100 OR GREATER PARKING SPACES ABUTTING A PUBLIC ROAD	6M	6M	6M	3M
3. OBSTRUCTION PROJECTING INTO SIDE OF PARKING STALLS	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	PERMITTED UP TO 0.2M ON ONE OR BOTH SIDES OF STALL

- KEYNOTES**
- NEW STOP SIGN FOR VEHICULAR TRAFFIC
 - NEW BICYCLE RACK. 16 STALLS TOTAL. 0.3M X 1.8M STALL SIZE SHOWN.
 - NEW 6'-0" (1.83M) HIGH FENCE, TRANSITION TO 3'-3" (1M) HIGH AT FRONT YARD
 - NEW NO ENTRY SIGN FOR VEHICULAR TRAFFIC
 - NEW TALL INDIGENOUS TREES ADJACENT TO NEIGHBORING FOR PRIVACY
 - PORTION OF NATURAL FOLIAGE ADJACENT TO SOUTH PROPERTY LINE TO REMAIN UNDISTURBED
 - HATCHED AREA DELINEATING NEW PEDESTRIAN CROSSING
 - PARKING STALLS NEAR BUILDING PARTIALLY COVERED BY BY OVERHANGING BUILDING
 - BARRIER FREE PARKING STALLS PARTIALLY COVERED BY BY OVERHANGING BUILDING. BARRIER FREE PARKING SIGNAGE PER ZONING.
 - FIRE DEPARTMENT CONNECTION AND FIREFIGHTING ACCESS TO STAIRS
 - RESIDENTIAL FRONT ENTRANCE AND FIRE FIGHTER ANNUNCIATOR PANEL IN LOBBY
 - NEW/REHABILITATED SIDEWALK EXTENDS CONTINUOUSLY OVER DRIVEWAY
 - NIAGARA REGION WASTE COLLECTION TRUCK SWEEP PATH

C FOR ZBA/OPA R1	04SEP2024	MT
B FOR ZBA/OPA	29APR2024	MT
A FOR ZBA/OPA COORD	01APR2024	MT
Issue	Issued for	Date

FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

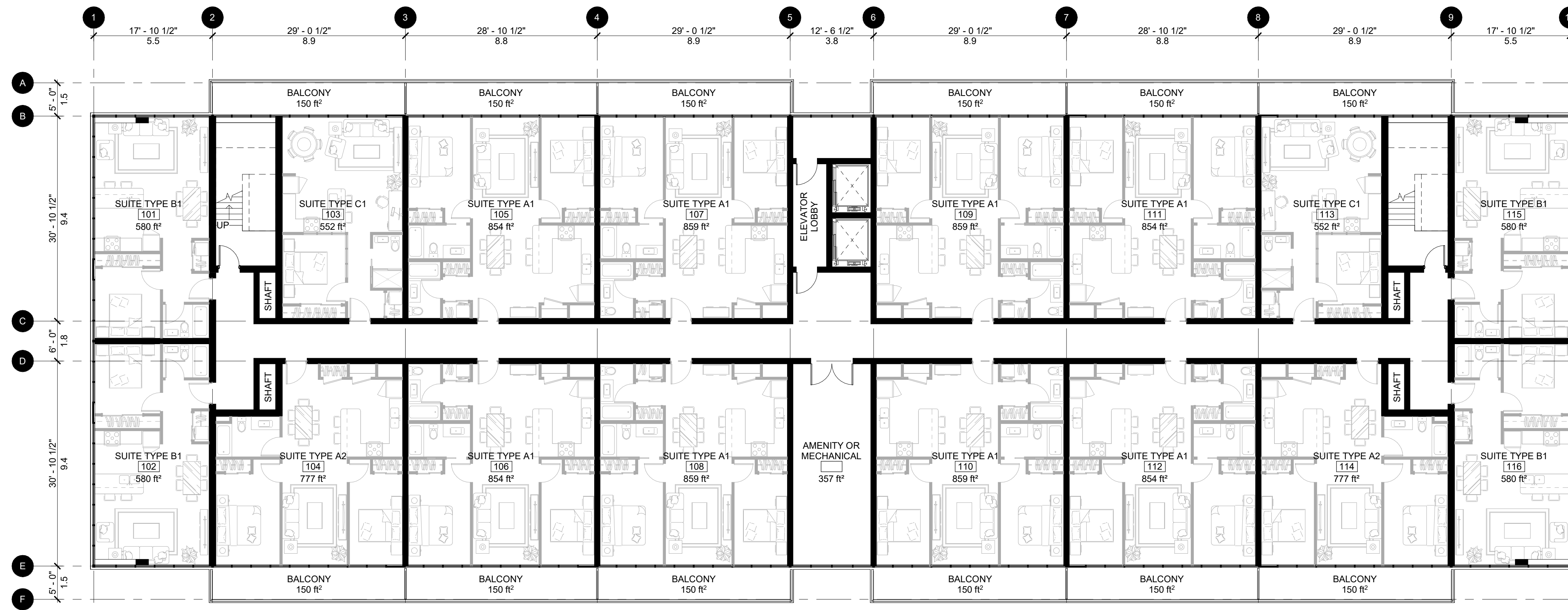
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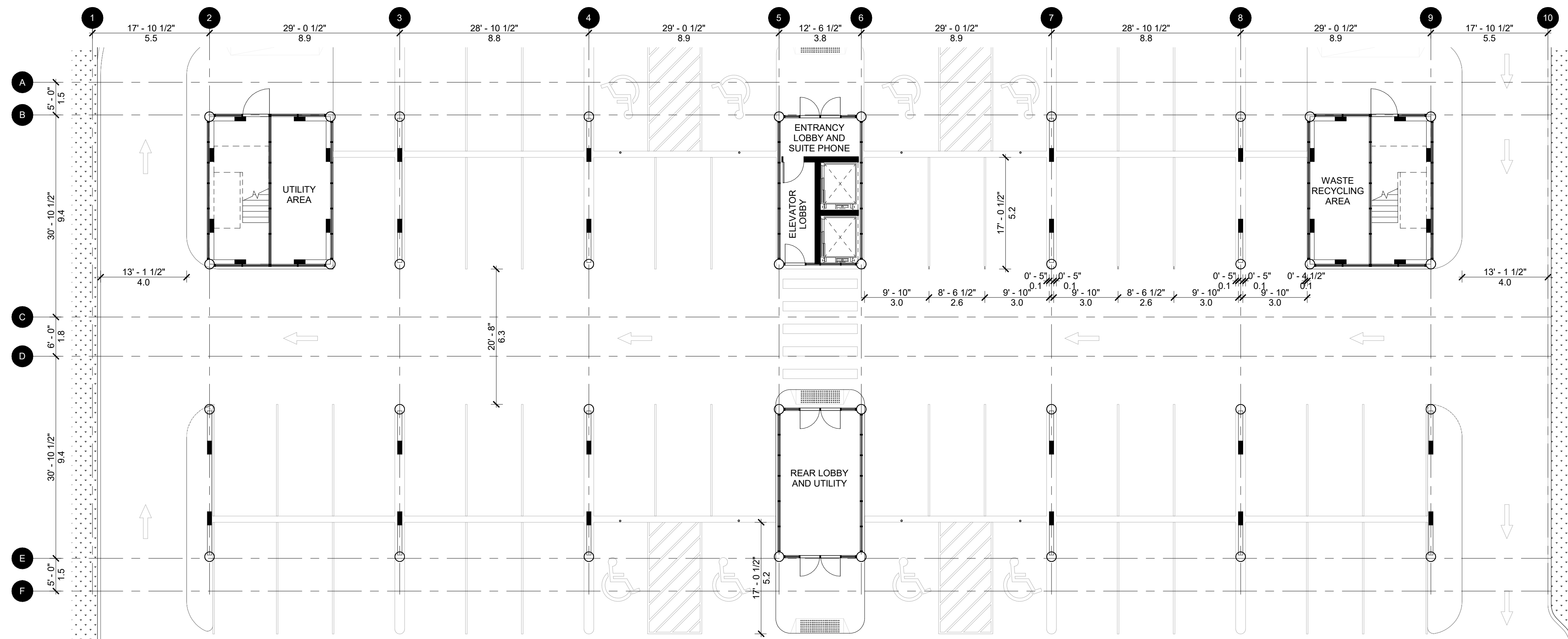
Project Title
WEST SIDE ROAD INFILL LOFTS
 242 WEST SIDE ROAD
 PORT COLBORNE, ON

Drawing Title
SITE PLAN

Drawn	Designed by
MT	MT
Scale	Date Created
As Indicated	29 MAR 2023
Job Number	Issue
22138	C
Drawing Number	
	A1



1 LEVEL 02
A2 1:125



2 MAIN FLOOR PLAN
A2 1:125



C	FOR ZBA/OPA R1	04SEP2024	MT
B	FOR ZBA/OPA	29APR2024	MT
A	FOR ZBA/OPA COORD	01APR2024	MT
Issue	Issued for	Date	INT

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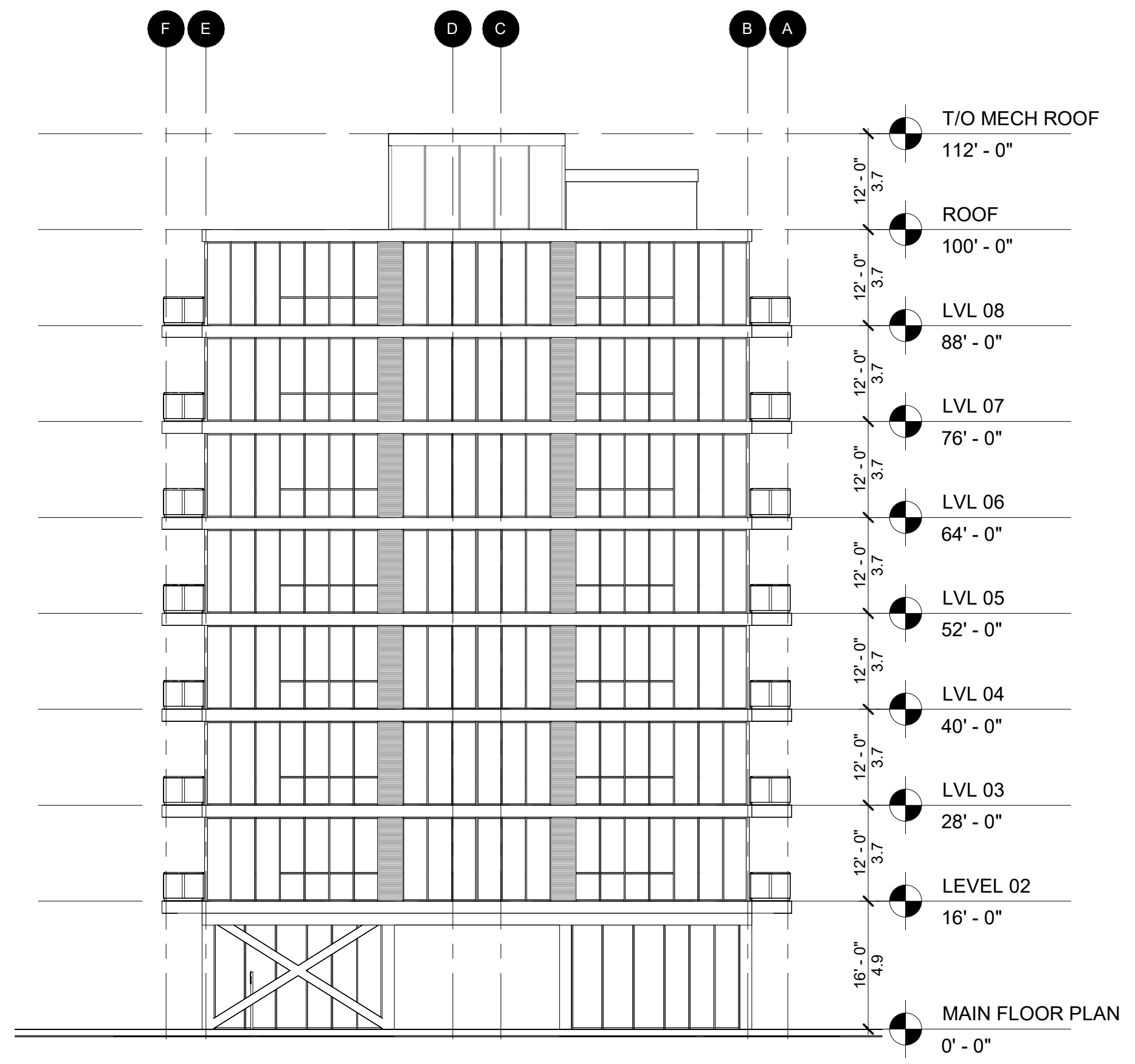
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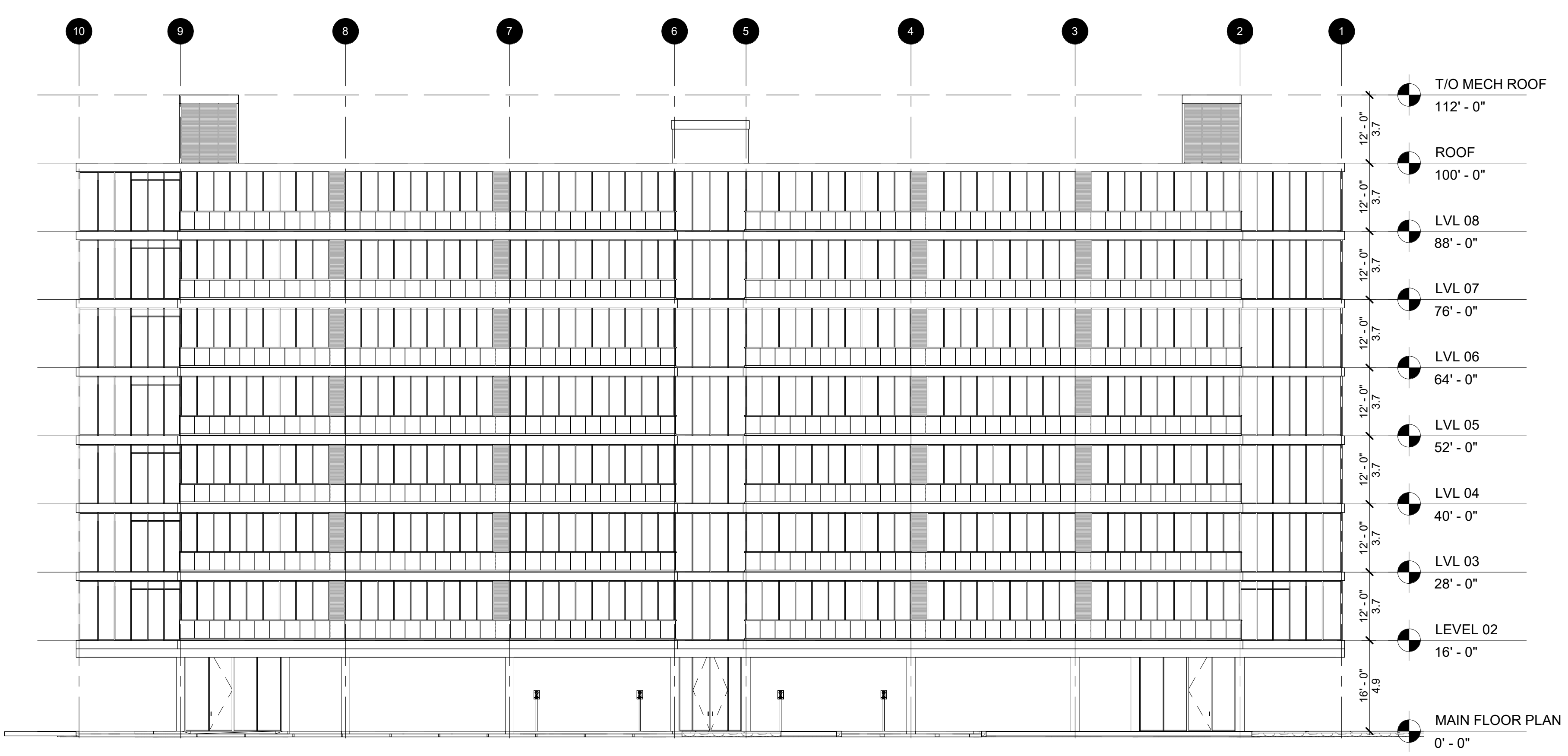
SAMPLE FLOOR PLATE

Drawn	Designed by
MT	MT
Scale	Date Created
1:125	29 MAR 2023
Job Number	Issue
22138	C
Drawing Number	
	A2

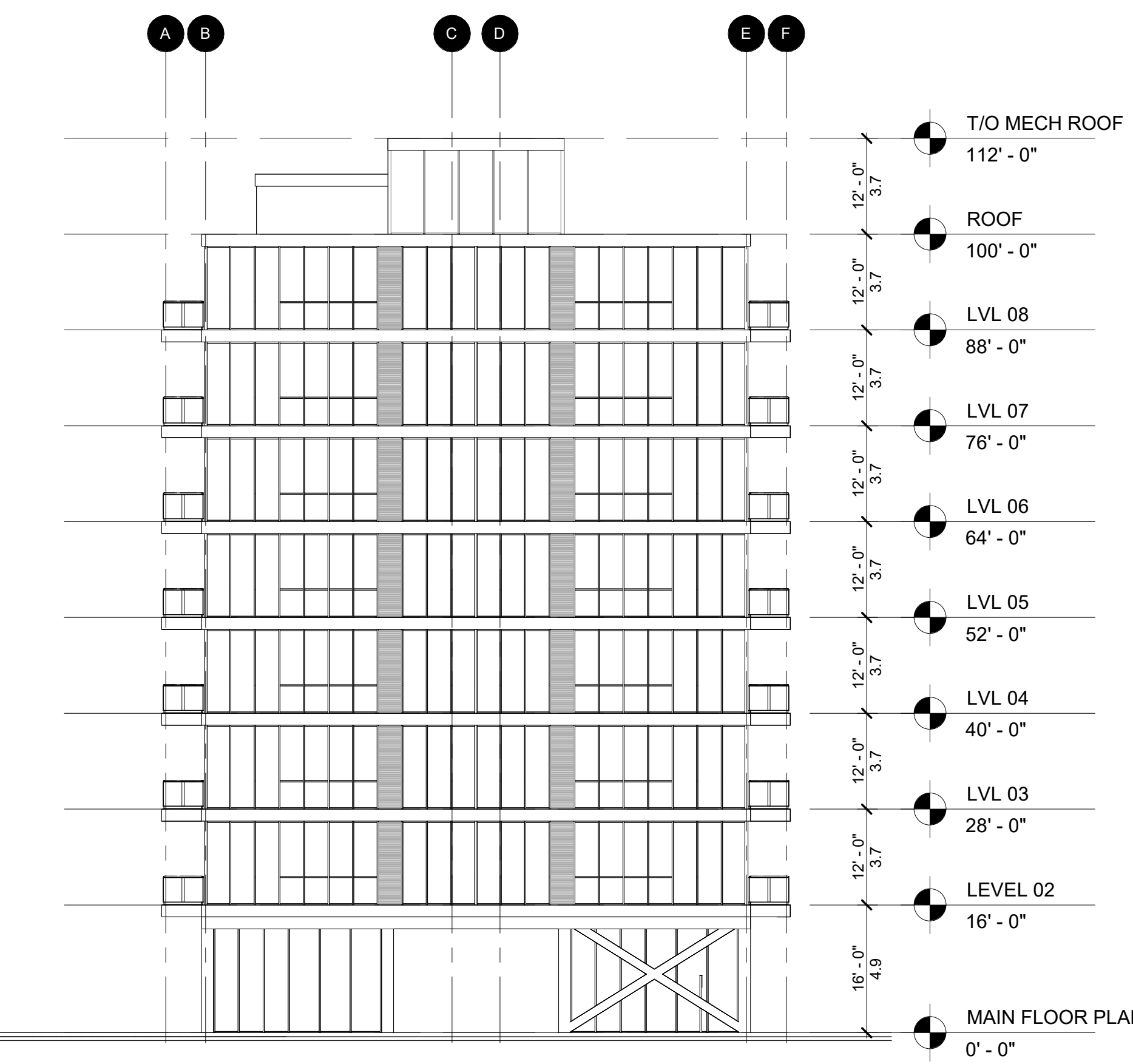
I:\192_168_0_2\Athena - Files\Projects\2022 Projects\22138 242 West Side Rd\Drawings\Architectural\Corner Lot Concept - 18MAY2023.rvt



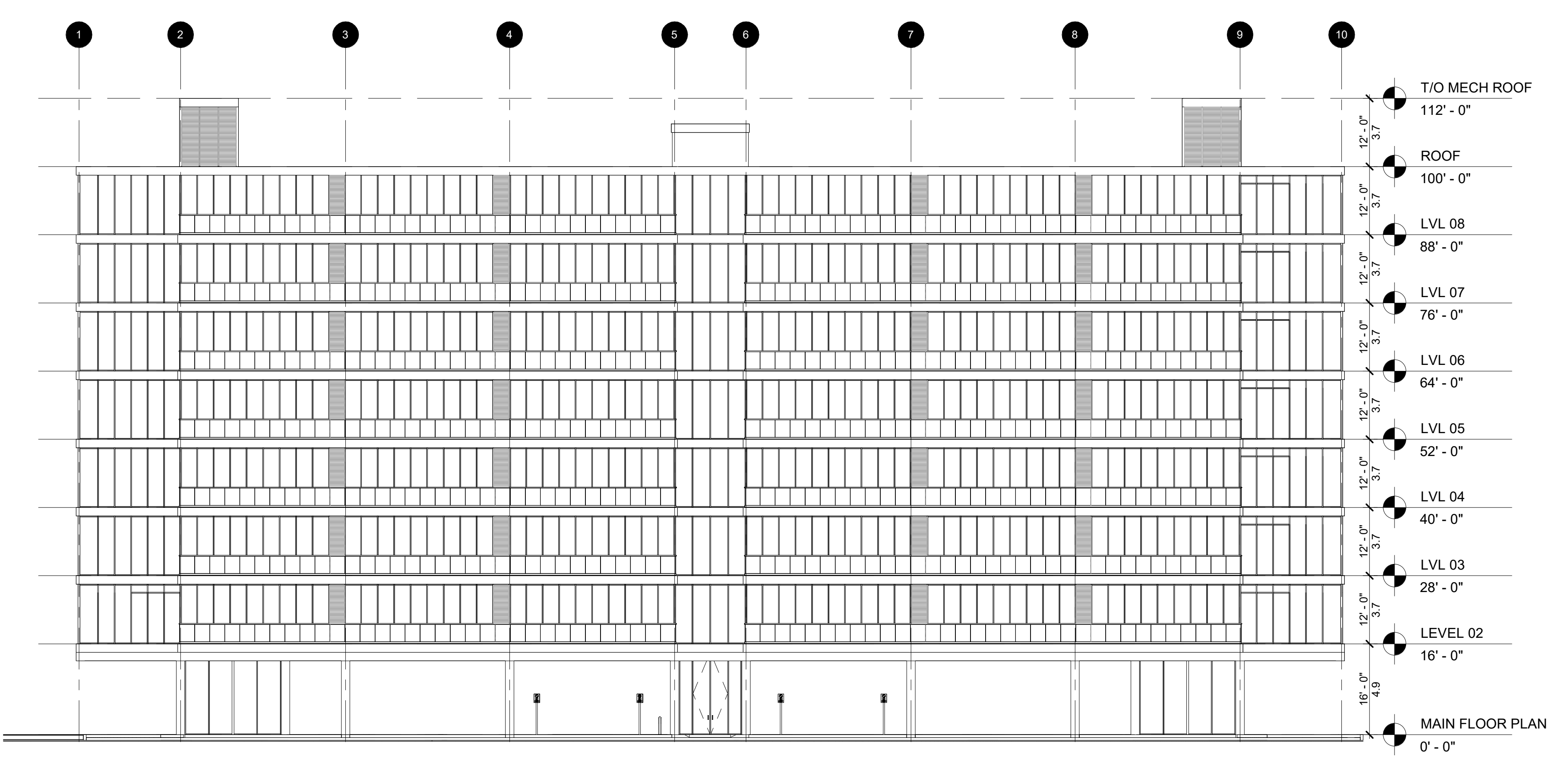
2 EAST ELEVATION
A3 1 : 175



1 NORTH ELEVATION
A3 1 : 175



4 WEST ELEVATION
A3 1 : 175



3 SOUTH ELEVATION
A3 1 : 175

C	FOR ZBA/OPA R1	04SEP2024	MT
B	FOR ZBA/OPA	29APR2024	MT
A	FOR ZBA/OPA COORD	01APR2024	MT
	Issue	Issued for	Date

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Project Title

WEST SIDE ROAD INFILL LOFTS
 242 WEST SIDE ROAD
 PORT COLBORNE, ON

EXTERIOR ELEVATIONS

Drawn	Designed by
MT	MT
Scale	Date Created
1 : 175	29 MAR 2023
Job Number	Issue
22138	C
Drawing Number	
	A3

