



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

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

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	R1 AND R2			
	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 <sup>SM</sup> (0.566 <sup>HA</sup> ) 50.65M <sup>2</sup> 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 <sup>SM</sup> 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**

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

**FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.  
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.  
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.  
All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.



Project Title

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

Drawing Title

**SITE PLAN**

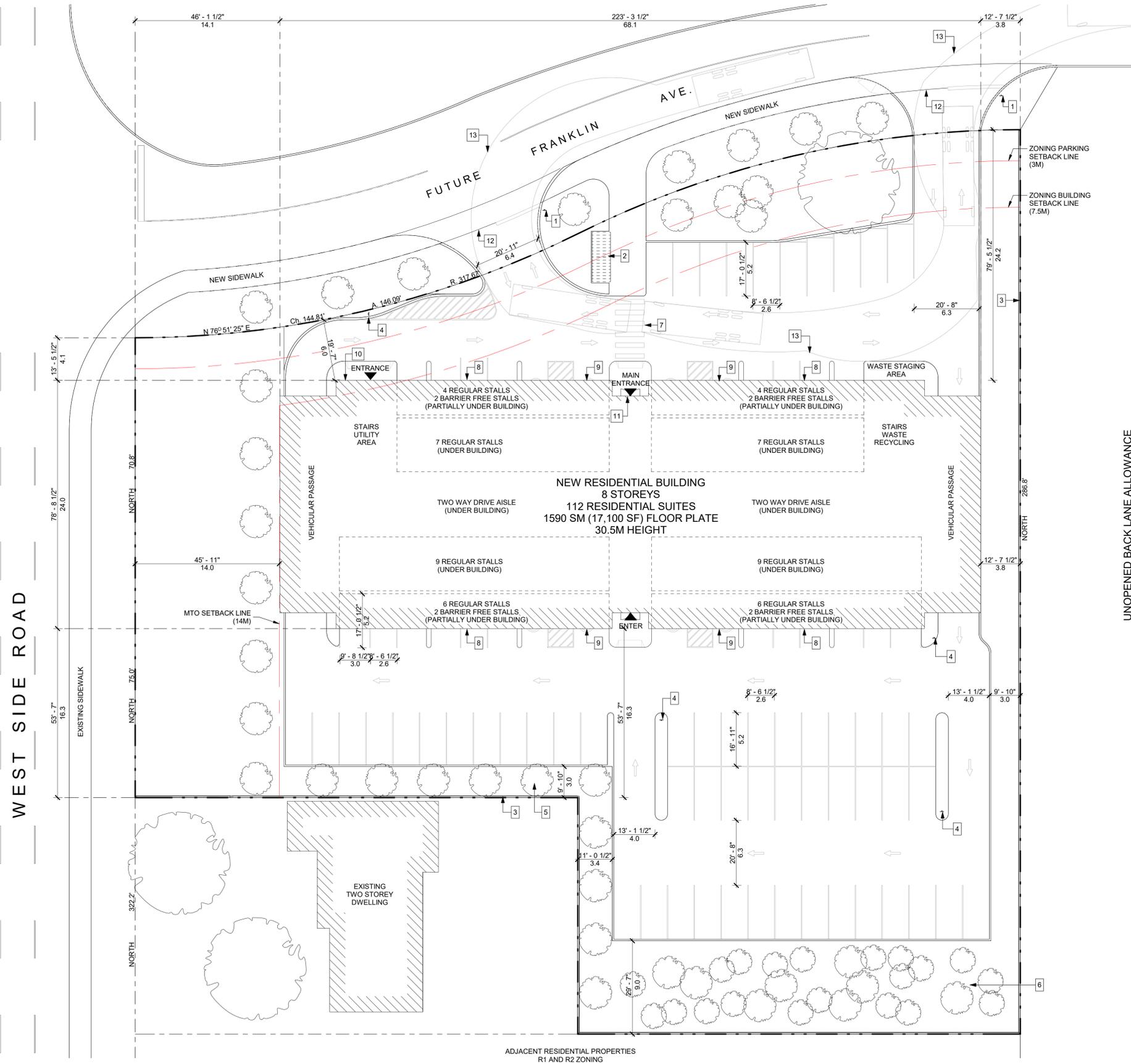
Drawn: MT, Designed by: MT

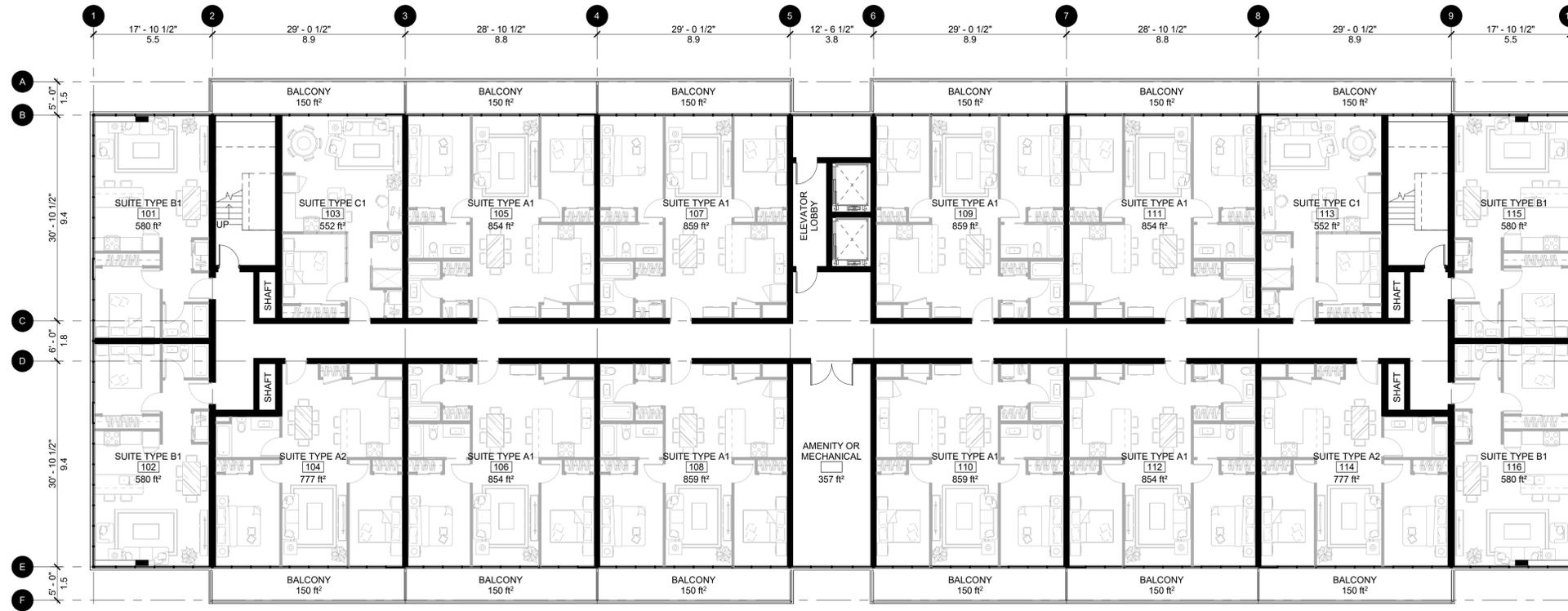
Scale: As Indicated, Date Created: 29 MAR 2023

Job Number: 22138, Issue: C

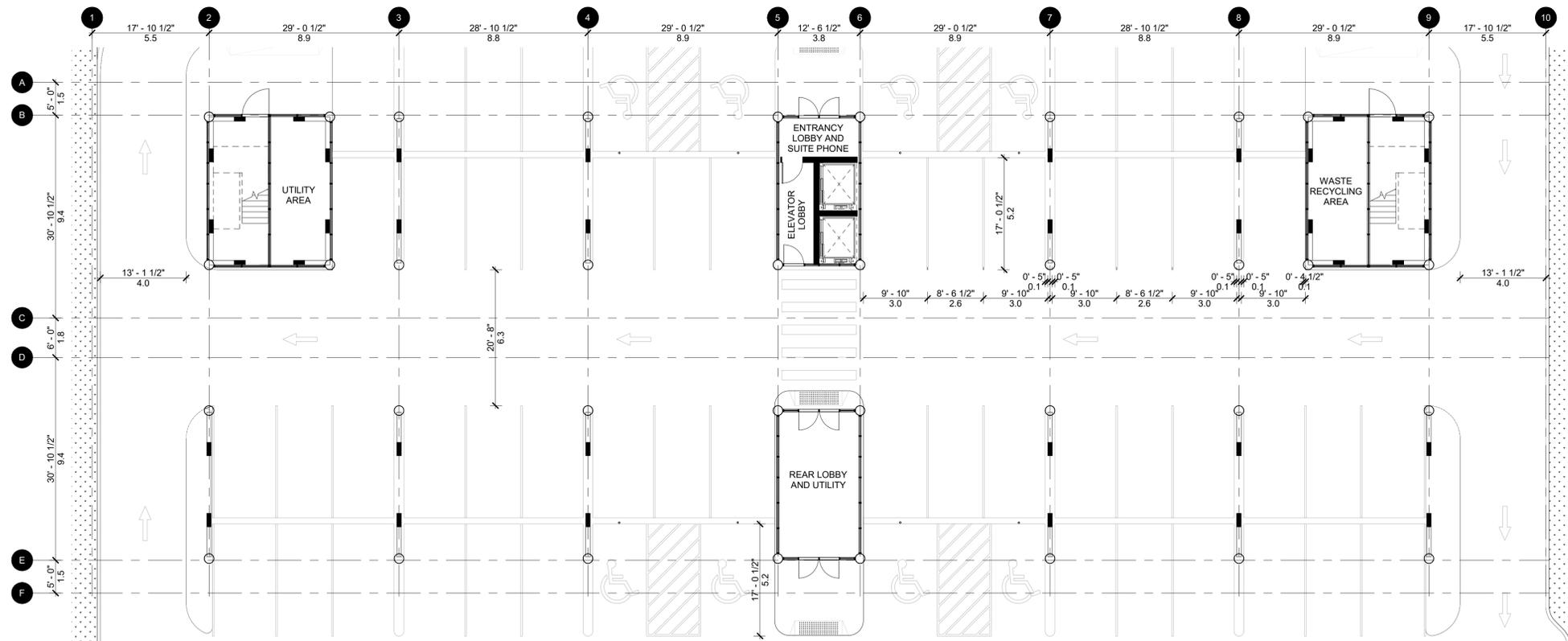
Drawing Number

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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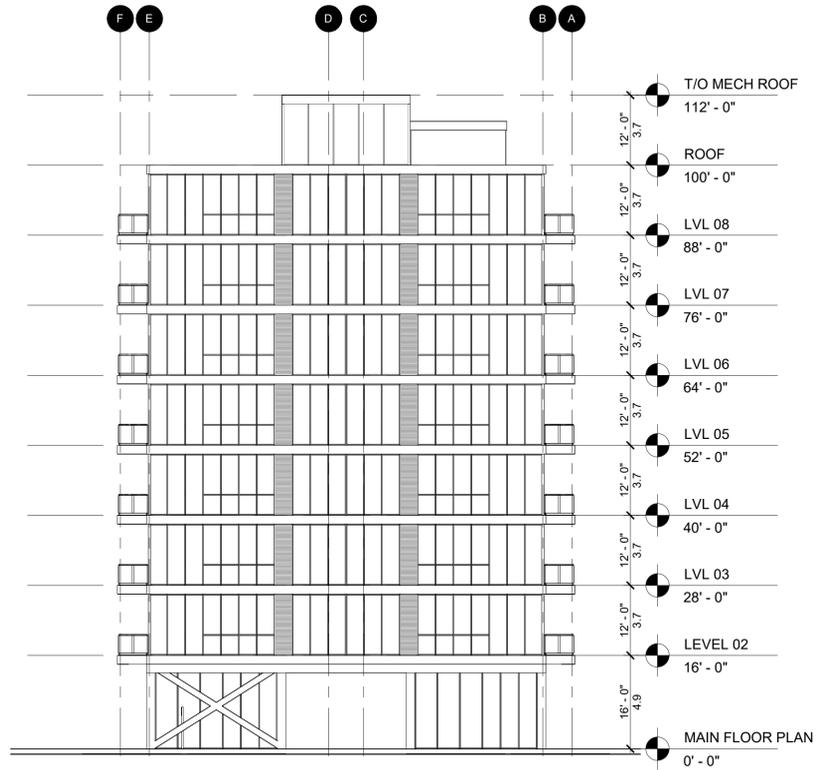
**Quartek**  
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St. Catharines, ON L2R 3M3  
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Project Title  
**WEST SIDE ROAD INFILL LOFTS**  
242 WEST SIDE ROAD  
PORT COLBORNE, ON

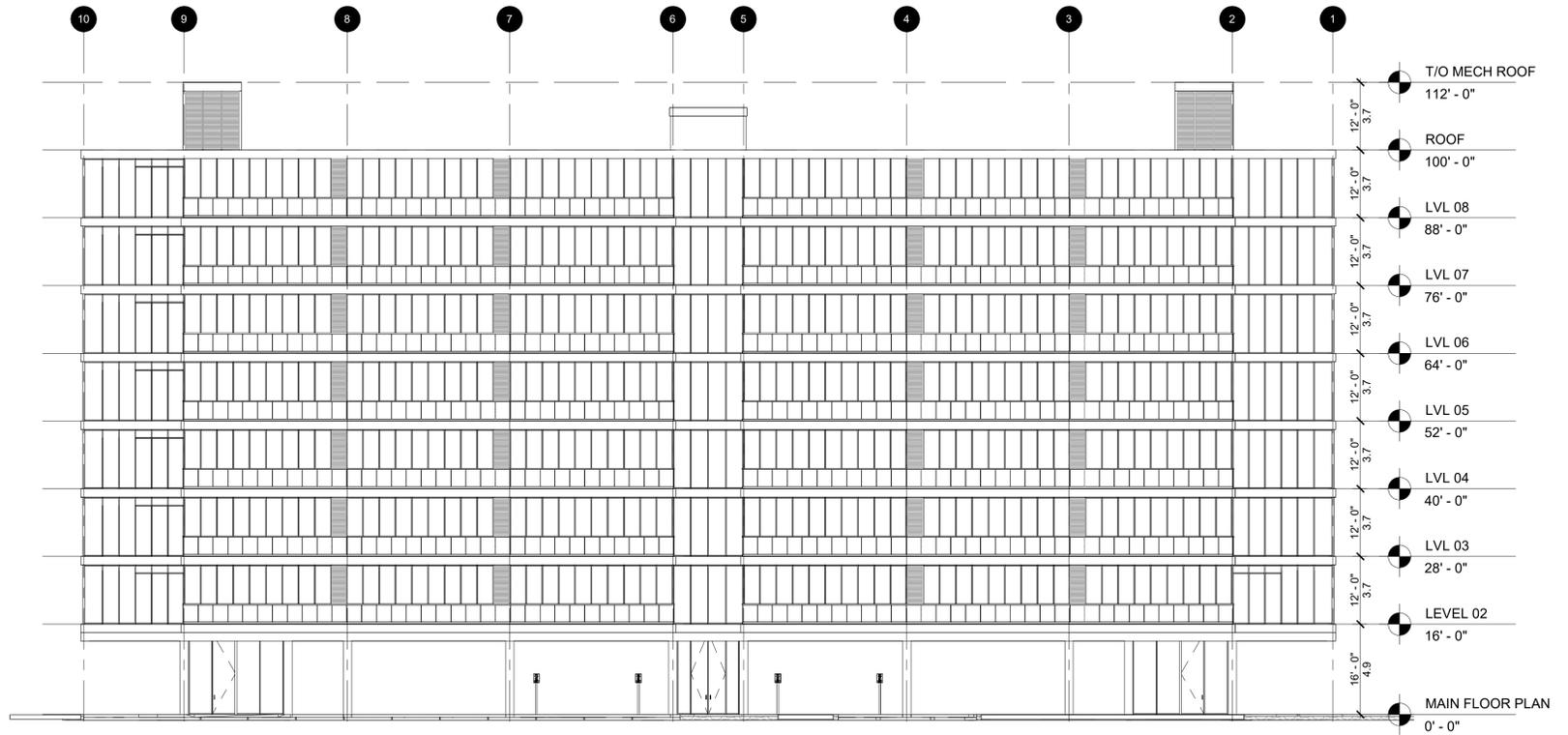
SAMPLE FLOOR PLATE

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

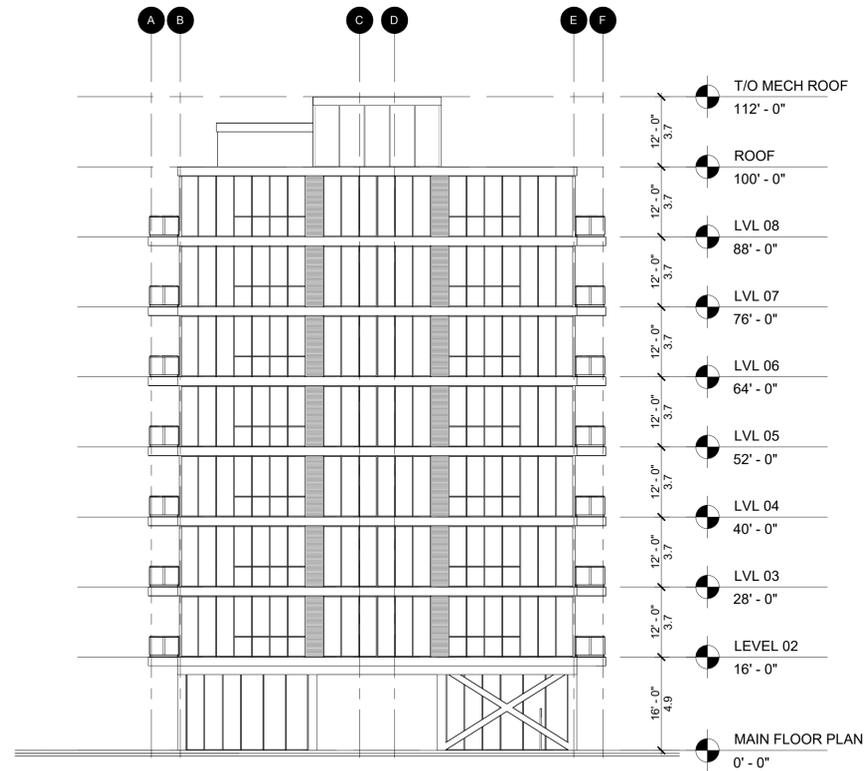
Drawing Number  
A2



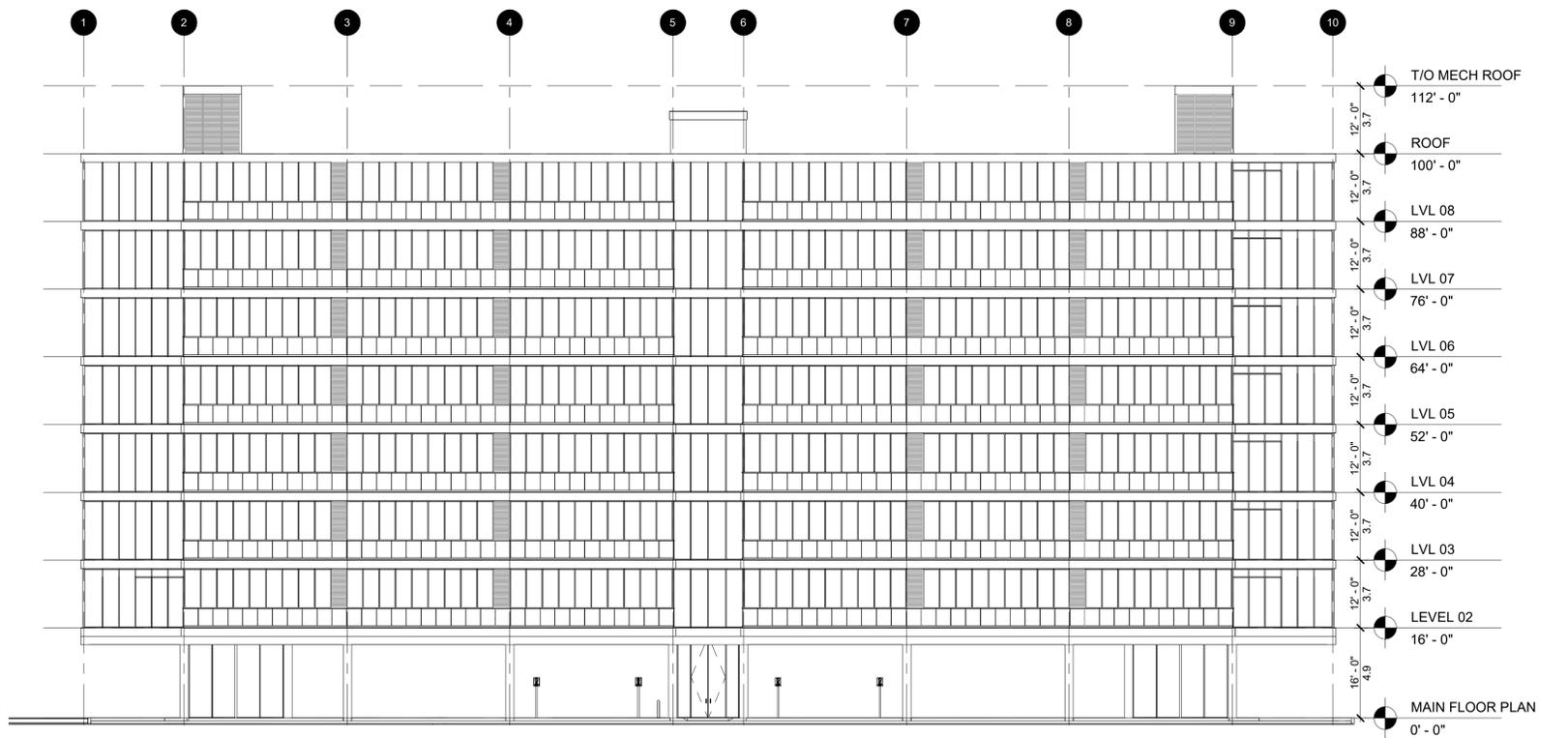
2 EAST ELEVATION  
A3 1 : 175



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
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EXTERIOR ELEVATIONS

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

