

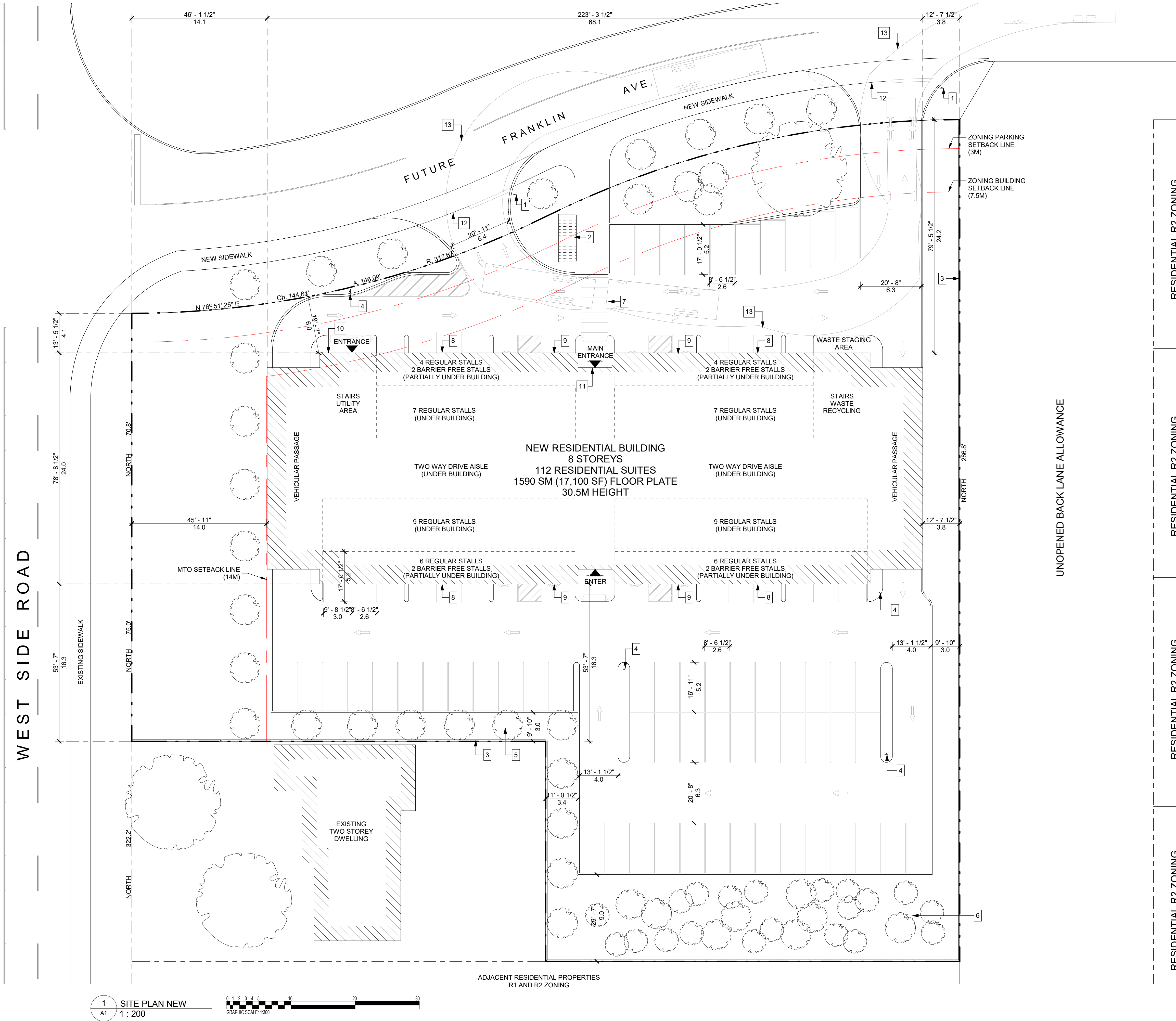


242 WEST SIDE ROAD - MULTI-FAMILY RESIDENTIAL MID-RISE

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

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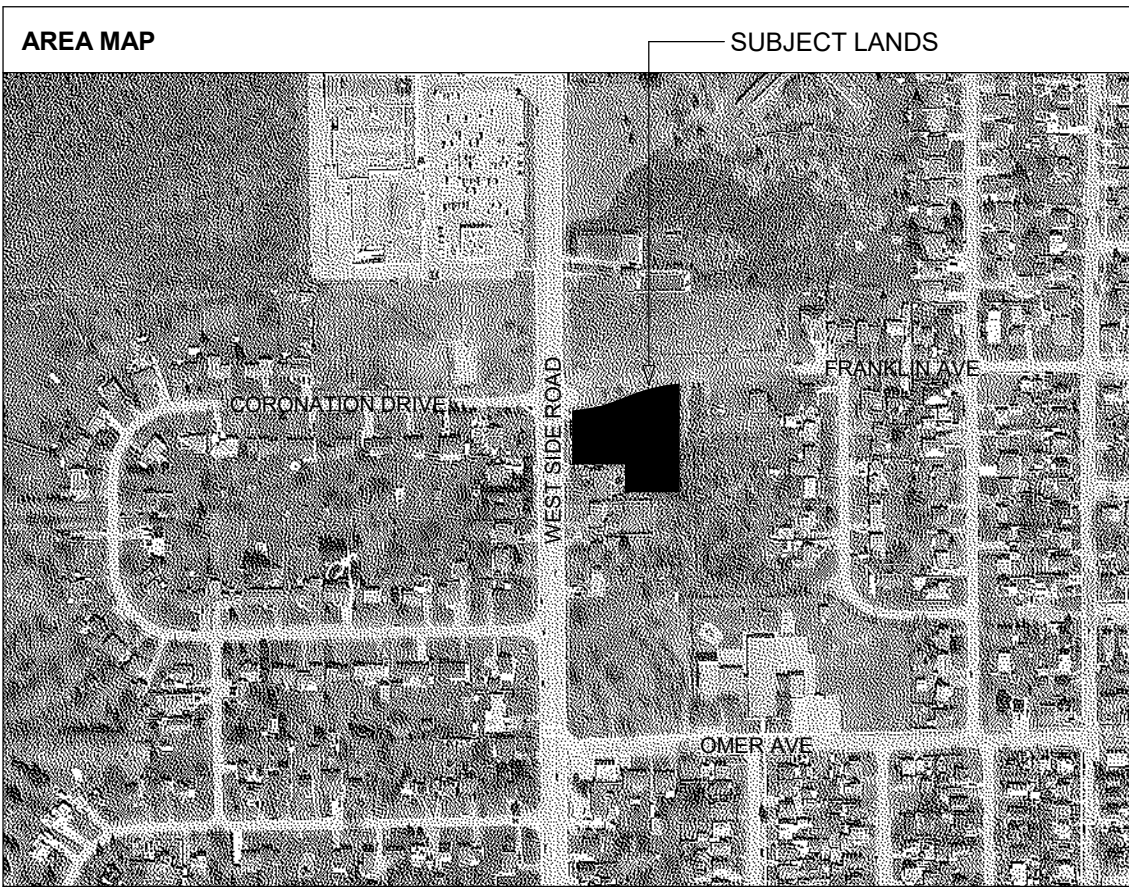
Plotted on 2024-09-04 11:13:02 AM



1 SITE PLAN NEW
1 : 200



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 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%	1885 SM 29%
MIN FLOOR AREA FOR UNIT	N/A	N/A	50 SM	51 SM (MIN UNIT)
3.11.1 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 ADJAENT 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

2025-133
Appendix E

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

Seal

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.
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www.quartekgroup.com

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

C	FOR ZBA/OPA R1	04SEP2024	MT
B	FOR ZBA/OPA	29APR2024	MT
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INFILL LOFTS

242 WEST SIDE ROAD
PORT COLBORNE, ON

Drawing Title

SAMPLE FLOOR PLATE

Drawn MT Designed by MT

Scale 1 : 125 Date Created 29 MAR 2023

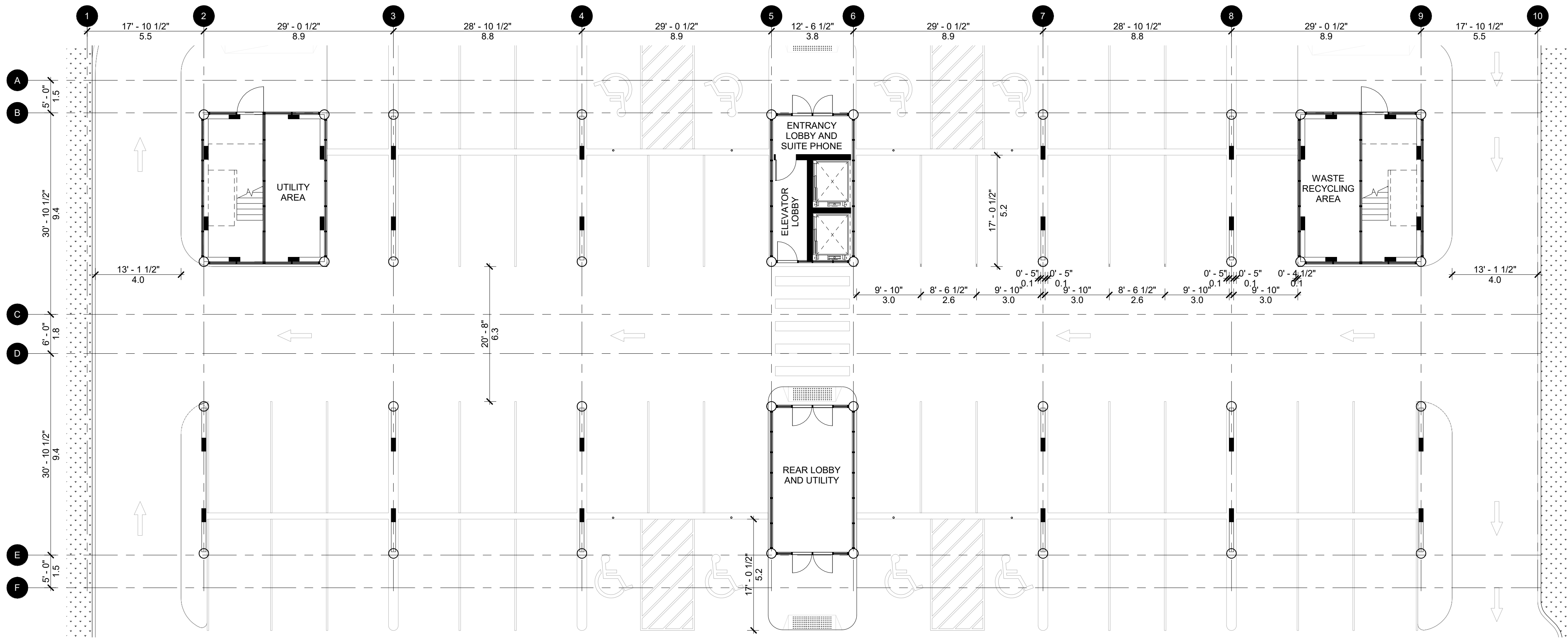
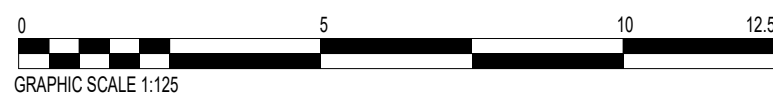
Job Number 22138 Issue C

Drawing Number

A2



1 LEVEL 02
A2 1 : 125



2 MAIN FLOOR PLAN
A2 1 : 125



C	FOR ZBA/OPA R1	04SEP2024	MT
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EXTERIOR ELEVATIONS

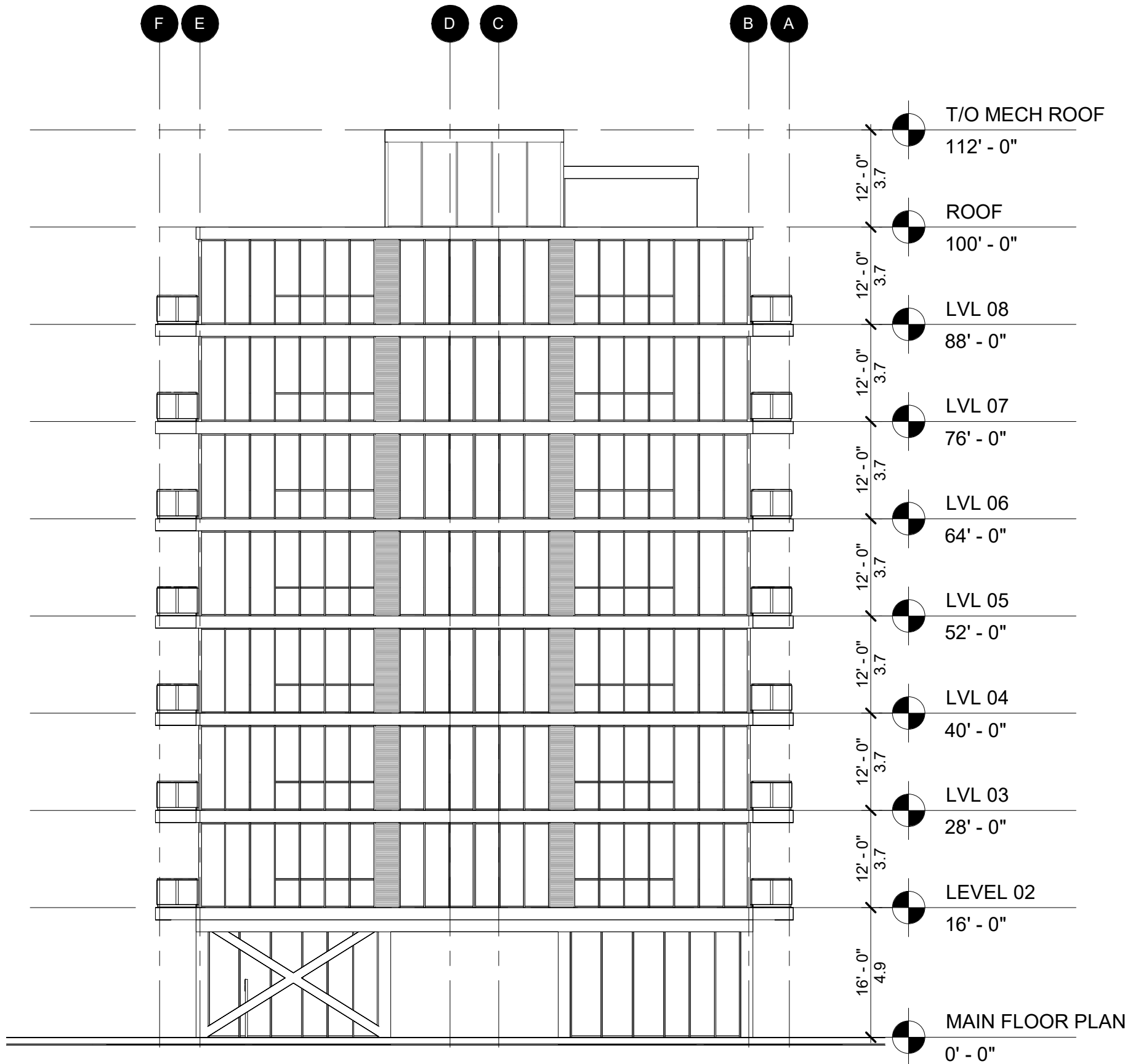
Drawn MT Designed by MT

Scale 1 : 175 Date Created 29 MAR 2023

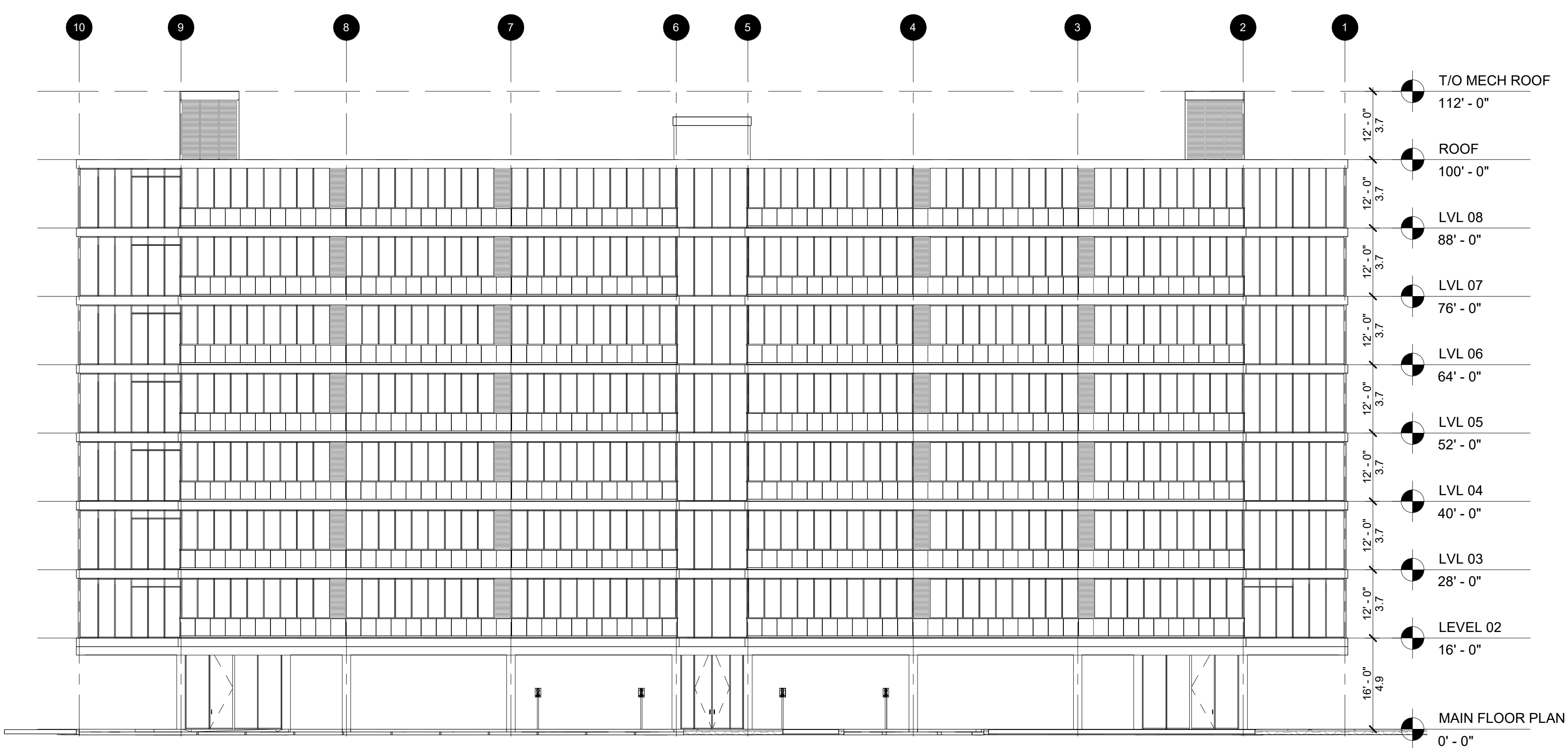
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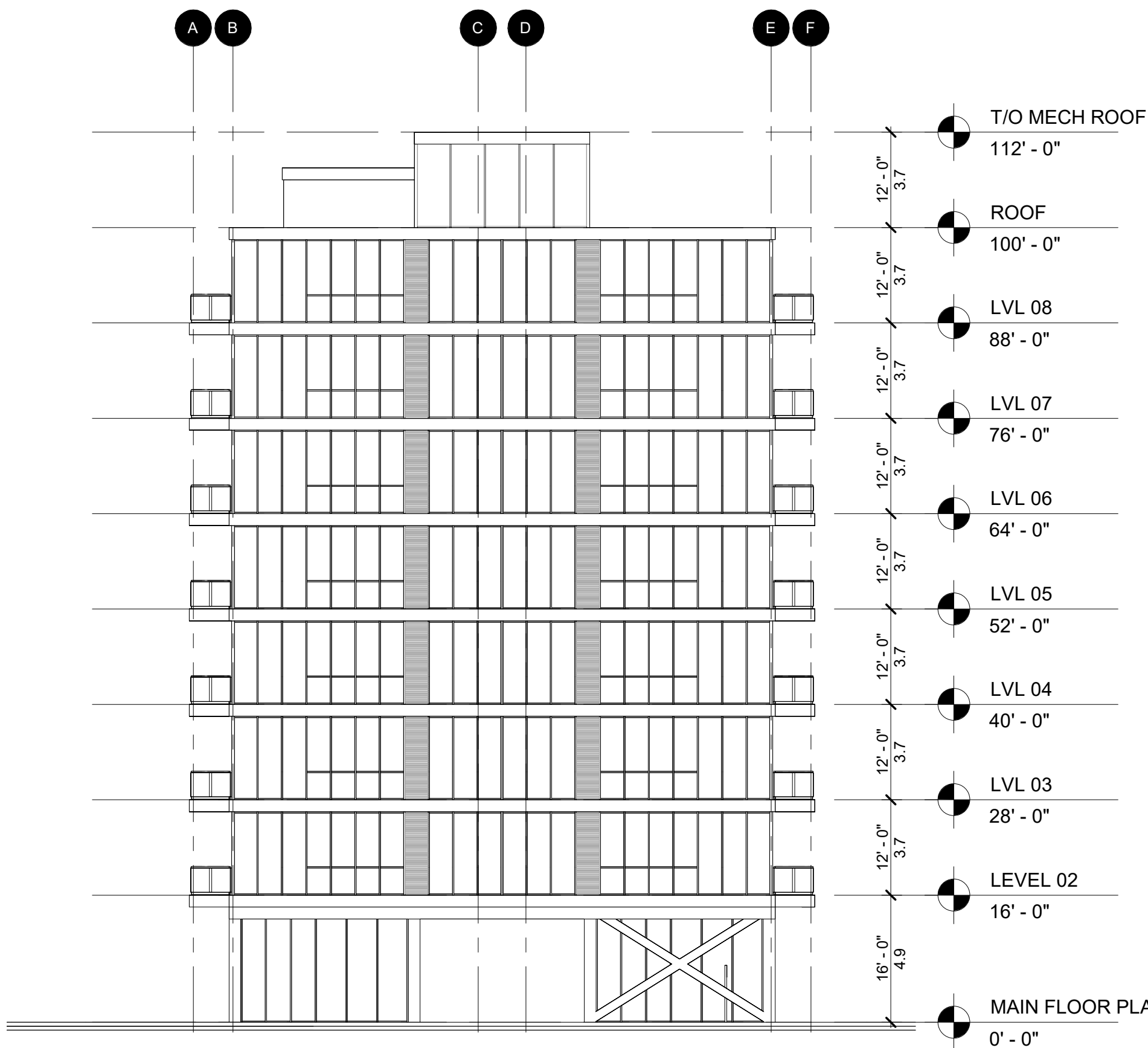
A3



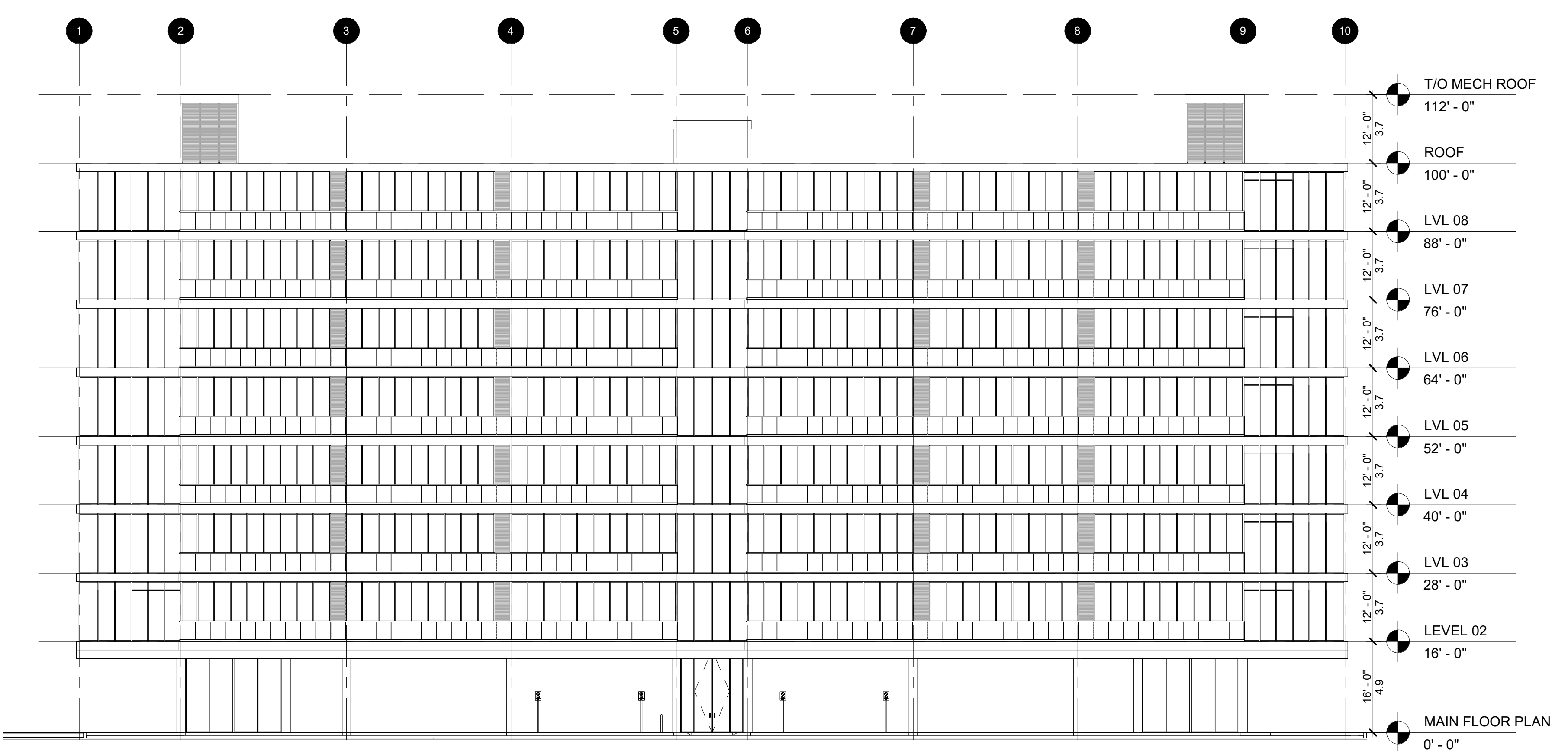
2 EAST ELEVATION
A3 1 : 175



1 NORTH ELEVATION
A3 1 : 175



4 WEST ELEVATION
A3 1 : 175



3 SOUTH ELEVATION
A3 1 : 175

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CONCEPT RENDERING - VIEW FROM CORNER OF WEST SIDE ROAD AND FRANKLIN AVE



CONCEPT RENDERING - VIEW FROM WEST SIDE ROAD LOOKING EAST



CONCEPT RENDERING - VIEW FROM FRANKLIN AVE LOOKING SOUTH

ALL CONCEPT RENDERINGS ARE PRELIMINARY AND MAY BE
SUBJECT TO CHANGE IN FUTURE STAGES OF THE PROJECT.

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RENDERINGS

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