

PRELIMINARY SITE STATS		DC - Downtown Commercial Zoning Proposed		
	HECTARES	ft²	m²	%
LOT AREA				
Lot - Private Property	0.2562	27582.35	2,562.5	100.0%
LOT FRONTAGE				
	Required	18.00 m		
	Existing	20.12 m		
LOT COVERAGE				
Permitted	Lot Coverage no maximum			
Proposed				
Building (Includes Projections)		23942.4	2,224.3	86.8%
Canopy		598.5	55.6	2.2%
	Total	24540.9	2279.9	89.0%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)				
	Minimum	6895.6	640.6	25.0%
	Proposed	2986.5	277.5	10.8%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)				
	Proposed	54.9	5.1	0.2%
BUILDING HEIGHT				
	Permitted	26.0 m	85.3 ft	
	Proposed	8 Storey	25.7 m	85.0 ft
PARKING STATS				
PARKING REQUIRED				
	Residential	1.25 per unit		126.25
	Commercial /Retail	1 per 20 m2		6.58
	Total			132.83
	BF Required			6 Spaces
	Loading Required			1 Space
	Bike Required			15.1
PARKING PROVIDED				
	Covered on-site parking			51
	Exclusive parking leased area			21
	Reconfigured and expanded parking			61
	Total			133
	BF Provided			6 Spaces
	Loading Provided			0 Spaces
	Bike Provided			14 Spaces
BUILDING STATS				
	Commercial	1st FLOOR	131.58 sq.m	1416.32 sq.ft
	Residential	1 BED	1+ BED	2 BED
	1st FLOOR 0	0	0	0
	2nd FLOOR 16	7	2	7
	3rd FLOOR 16	7	2	7
	4th FLOOR 16	7	2	7
	5th FLOOR 16	7	2	7
	6th FLOOR 13	4	1	8
	7th FLOOR 13	4	1	8
	8th FLOOR 11	4	0	7
	Total Units 101	40	10	51

SITE PLAN

1" = 20'-0"

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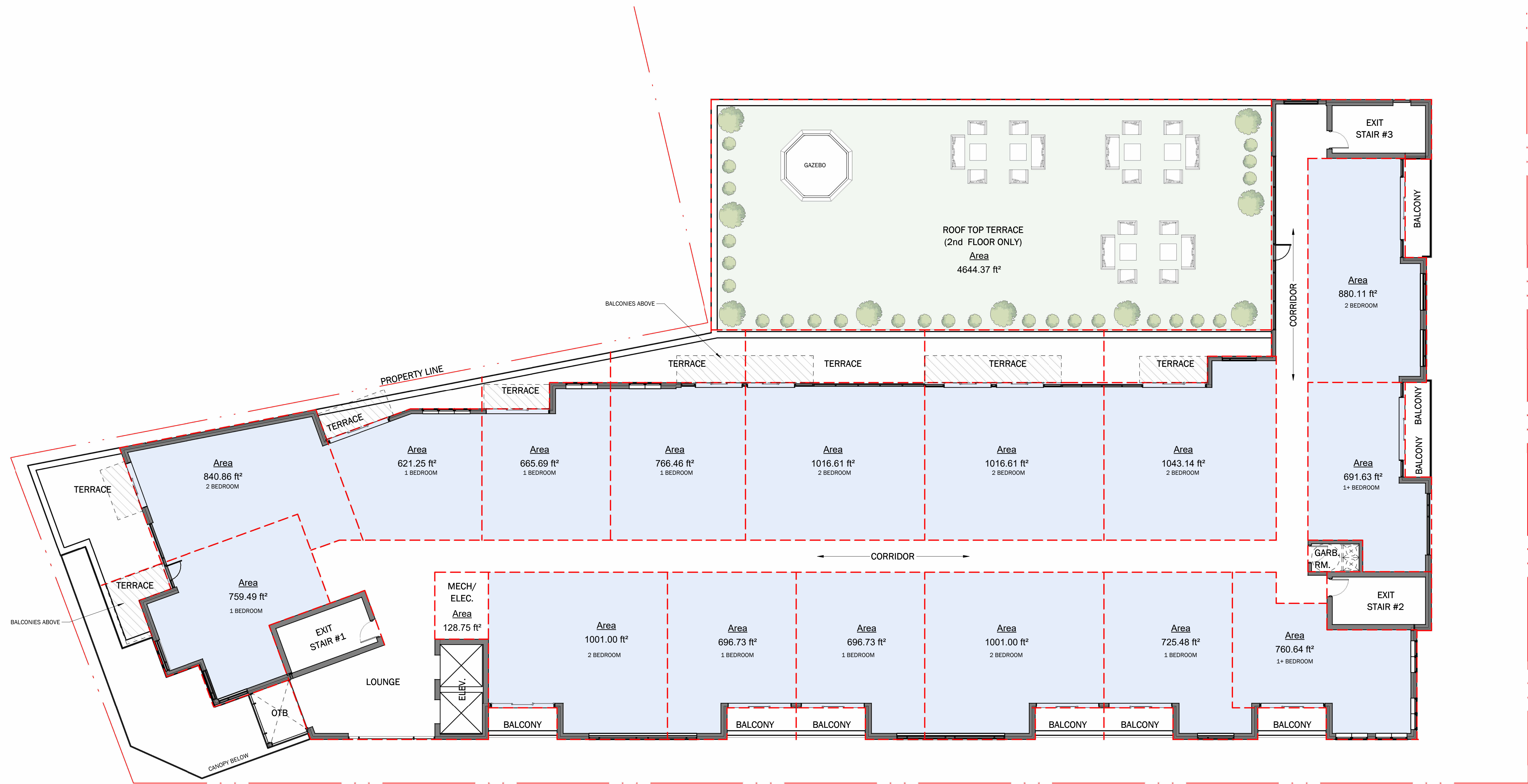
NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON L3K 2L6

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SITE PLAN

DWG. No.
.SP1
SCALE: AS SHOWN
DATE: MARCH 2023
PROJECT No.: 2023-144



$$1'' = 10^1 - 0''$$

1 BED	7 UNITS
1+ BED	2 UNITS
<u>2 BED</u>	<u>7 UNITS</u>
TOTAL	16 UNITS

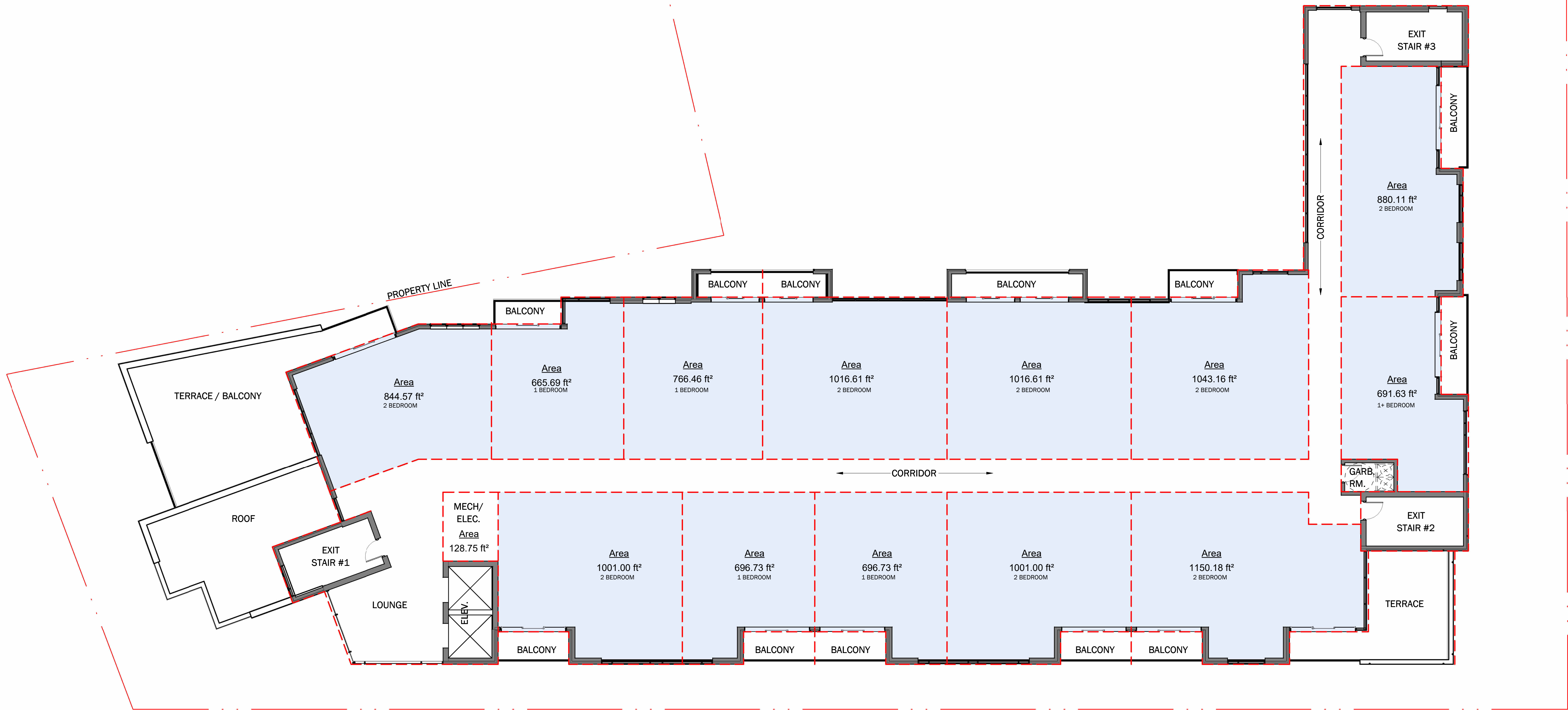
NORTH PORT ISLAND HEIGHTS

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DWG. No.

A2

SCALE: AS SHOWN
DATE: MARCH 2023
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6TH - 7TH FLOOR PLATES

1" = 10'-0"

14,773 S.F +/-

1 BED	4 UNITS
1+ BED	1 UNITS
2 BED	8 UNITS
TOTAL	13 UNITS

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
L3K 2L6

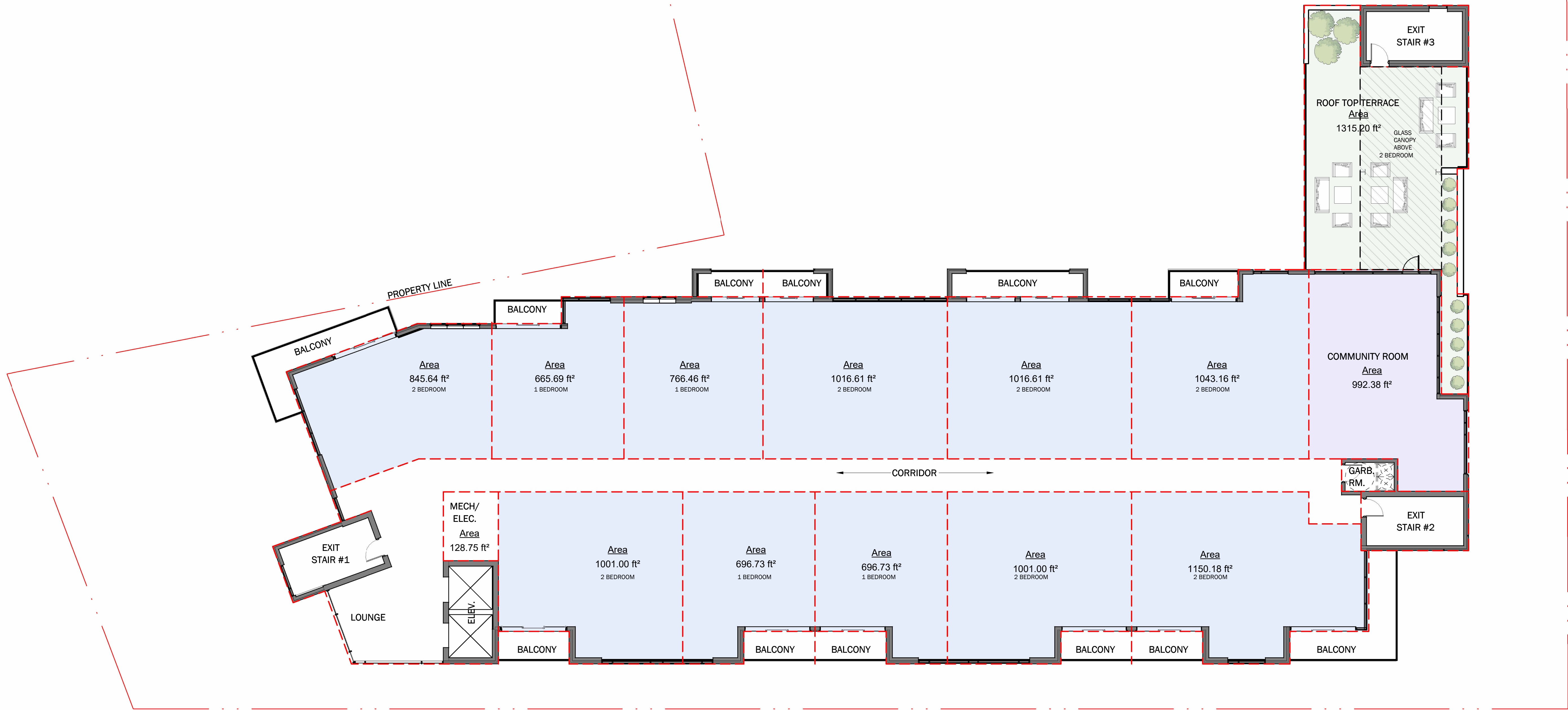
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6TH - 7TH FLOOR
PLATES

DWG. No.

A3

SCALE: AS SHOWN
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8TH FLOOR

1" = 10'-0"

13,385 S.F +/-

1 BED	4 UNITS
2 BED	7 UNITS
TOTAL	11 UNITS

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
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8TH FLOOR PLATE

DWG. No.

A4

SCALE: AS SHOWN
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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W. & 179 MELLANBY AVE, PORT COLBORNE, ON
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MELLANBY AVE.
ELEVATION

DWG. No.
A5

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T/O ROOF	85'-0"	1'-0"	(0.30 m)
8TH CEILING	84'-0"	10'-0"	(3.05 m)
8TH FLOOR	74'-0"	10'-0"	(3.05 m)
7TH FLOOR	64'-0"	10'-0"	(3.05 m)
6TH FLOOR	54'-0"	10'-0"	(3.05 m)
5TH FLOOR	44'-0"	10'-0"	(3.05 m)
4TH FLOOR	34'-0"	10'-0"	(3.05 m)
3RD FLOOR	24'-0"	10'-0"	(3.05 m)
2ND FLOOR	14'-0"	10'-0"	(3.05 m)
1ST FLOOR	0'-0"	14'-0"	(4.27 m)



EAST (LOCKVIEW PARK) ELEVATION

1" = 10'-0"

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NORTH PORT ISLAND HEIGHTS

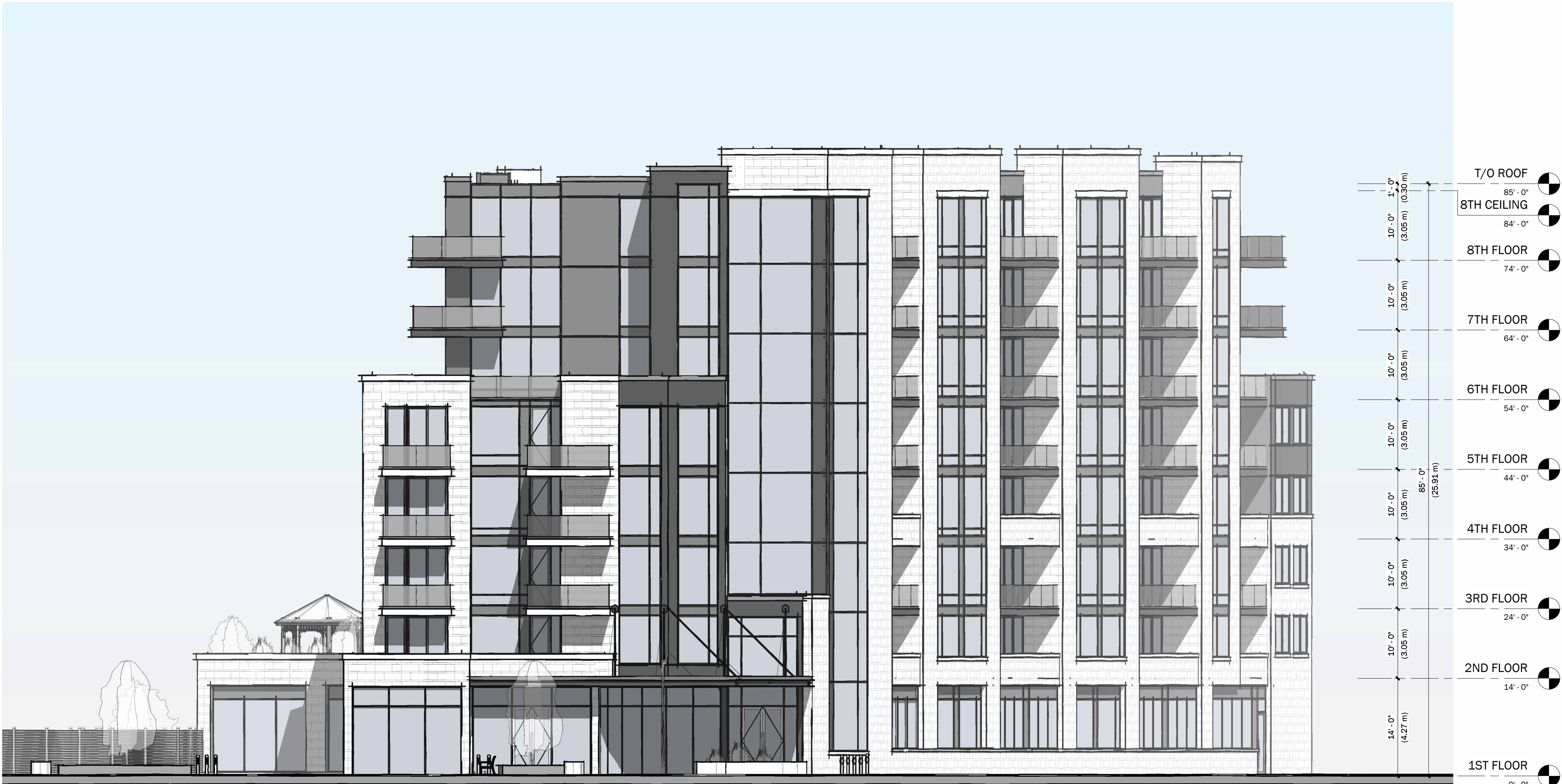
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L3K 2L6

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SIDE ELEVATION

DWG. No.
A6

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NORTH (MAIN ST) ELEVATION

1" = 10'-0"

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
L3K 2L6

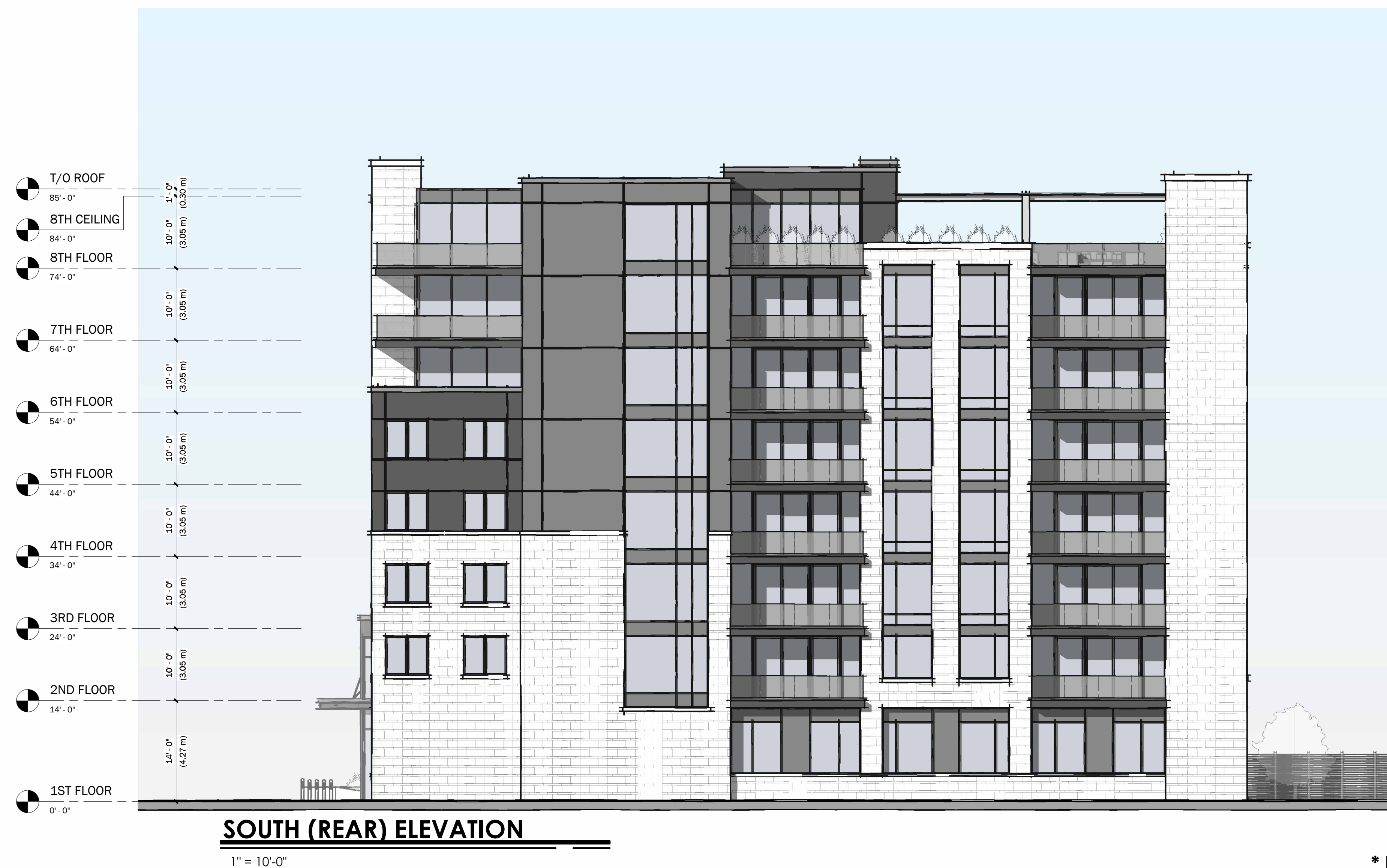
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MAIN STREET
ELEVATION

DWG. No.

A7

SCALE: AS SHOWN
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PROJECT No.: 2023-144



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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
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REAR ELEVATION

DWG. No.
A8

SCALE: AS SHOWN
DATE: MARCH 2023
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