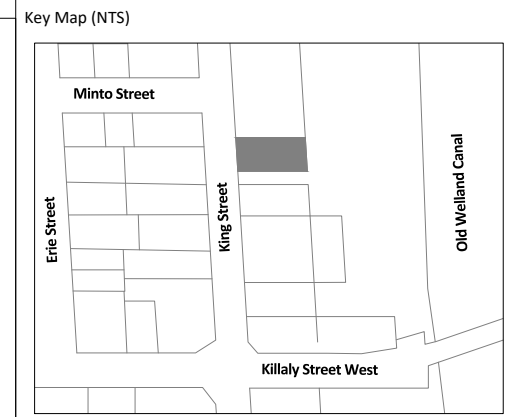
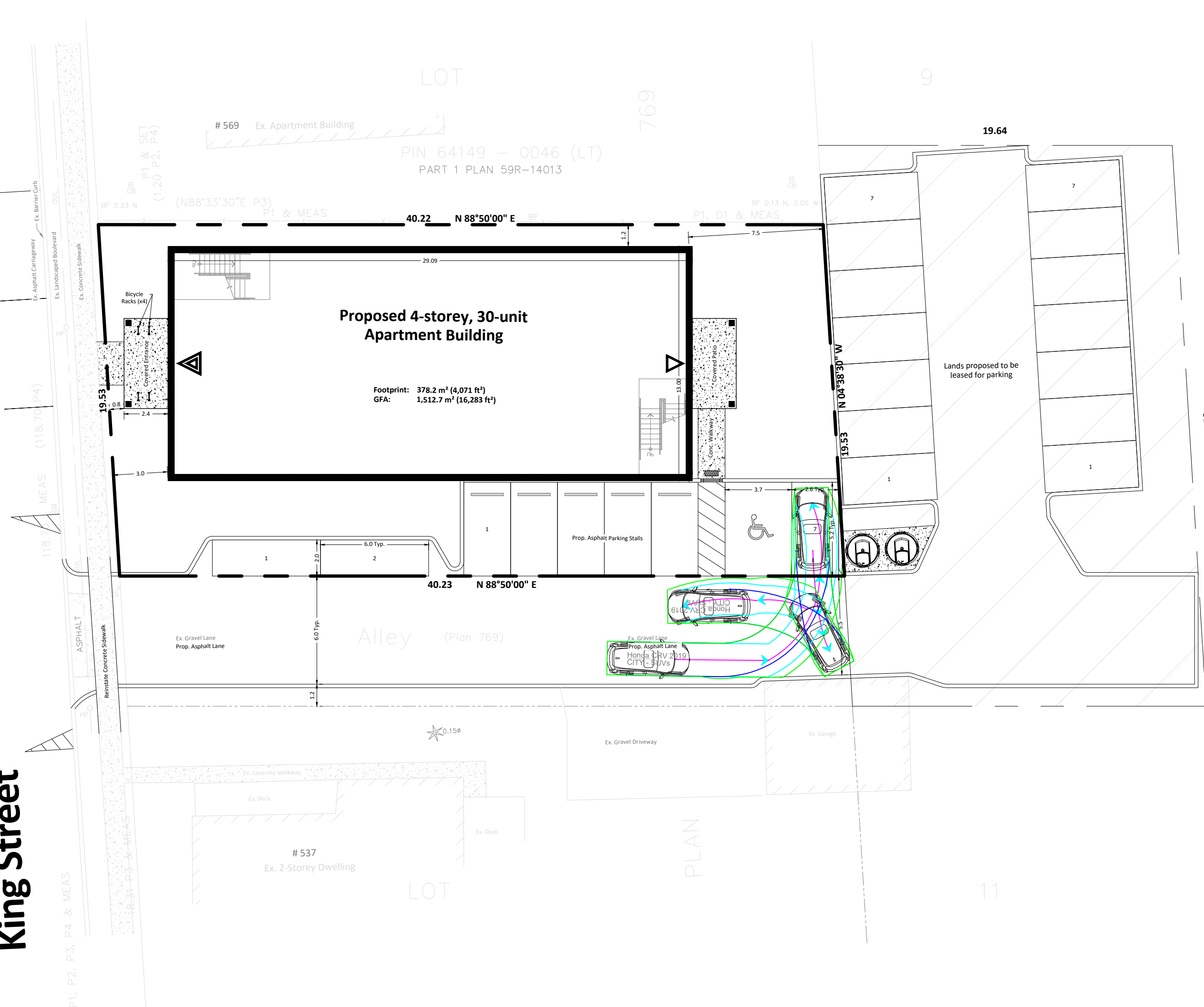


PIN 64149 - 0001 (LT) PART 1 PLAN 59R-6212

**King Street**



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**Legal Description:**

Part of Lots 9 - 10, Plan 769,  
 City of Port Colborne

**Legend:**

- Concrete
- Landscaping (unless otherwise noted)
- Tactile Warning Plate

Scale = 1:200

**Land Use Stats**

Lot Area = ± 784 m<sup>2</sup> (0.2 ac)

Zoning Regulation	Required	Proposed
Lot Area / Unit (Min.)	125 m <sup>2</sup>	26 m <sup>2</sup>
Lot Coverage (Max)	40 %	53.3 %
Landscaped Area (Min.)	25 %	30.2 %
Parking Area Landscaped Buffer to Public Street (Min.)	3 m	5 m
Parking Area Landscaped Buffer to Res. Zone (Min.)	3 m	0 m

**Parking Stats**

Regulation	Required	Proposed
Apartment Building	1.25 stalls / unit (38 stalls)	0.70 stalls / unit (23 stalls)
Accessible Parking	1 - 25 stalls = 1 BIF stall	1 stall
<b>Total (car parking)</b>	<b>38 stalls</b>	<b>23 stalls</b>
<b>Bicycle Parking</b>		
Residential Buildings of ≥ 10 units	8 stalls + 1 for every 10 units above 20 (7 stalls)	24 stalls (Min.)
<b>Total (Bicycle parking)</b>	<b>7 stalls</b>	<b>24 stalls</b>

**Preliminary**

#	Date	Revision	Initial
0	2025-10-17	Issued for ZBA Submission #1	CT
1	2026-04-30	Issued for discussion	CT
2	2026-05-20	Issued for ZBA Submission #2	CT

**Project:**

**547 King Street,  
 Port Colborne, ON**

**Dwg:**

**Concept Site Plan 2**

**Date:** 2026-05-20

**Dwg #:** File: Rev No.:  
 0