

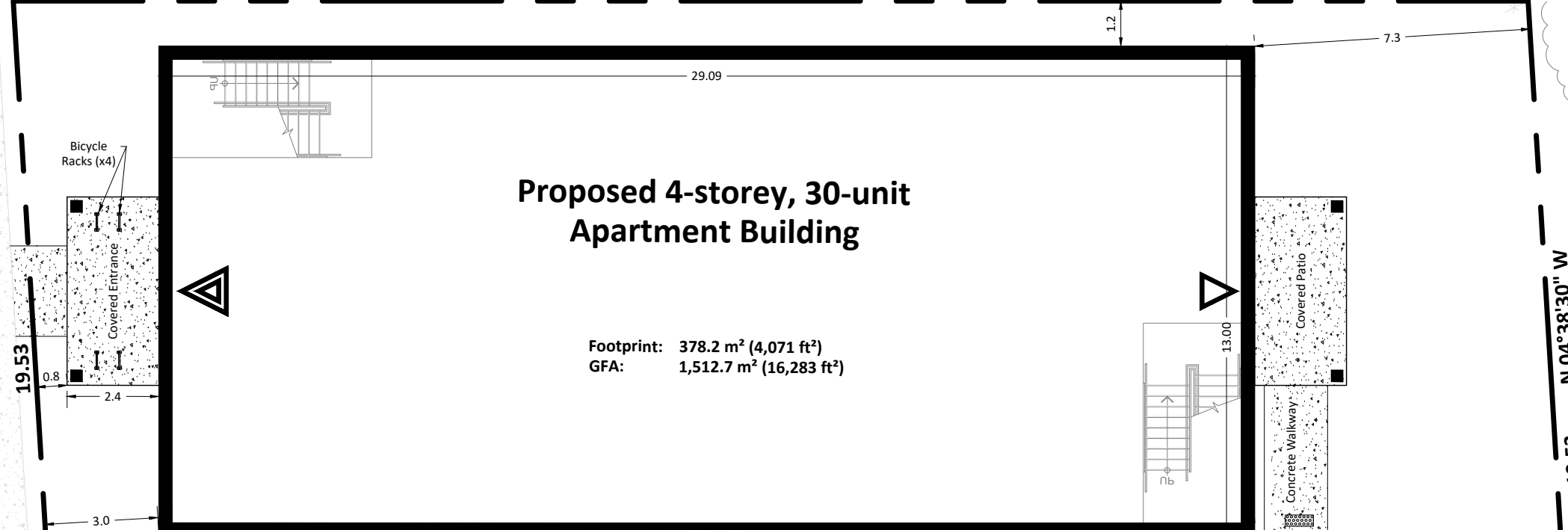
PIN 64149 - 0001 (LT) PART 1 PLAN 59R-6212

King Street

569 Ex. Apartment Building

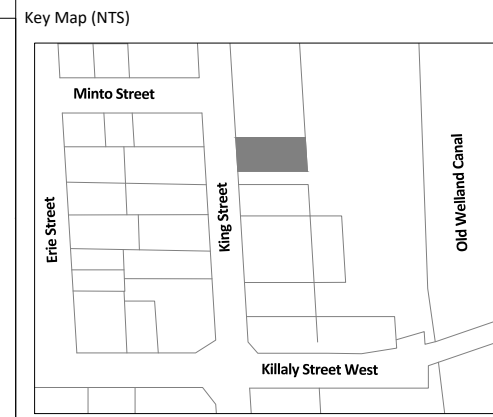
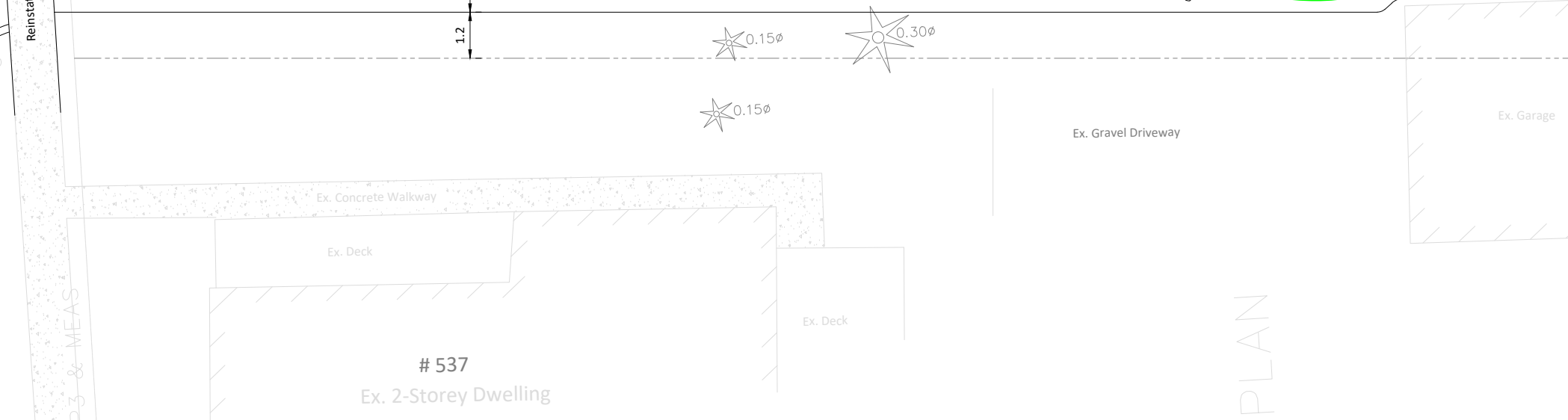
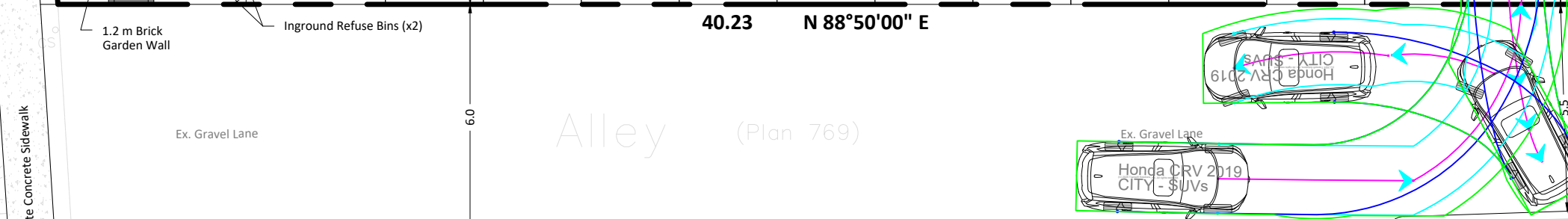
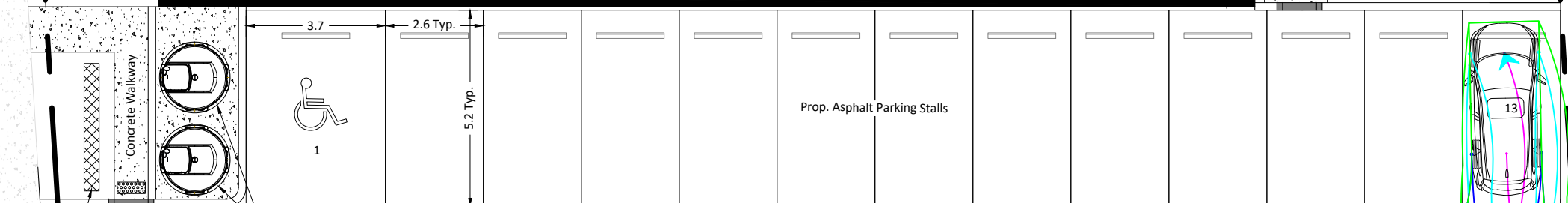
PIN 64149 - 0046 (LT)
PART 1 PLAN 59R-14013

BF 0.23 N (N88°33'30"E P3) P1 & MEAS 40.22 N 88°50'00" E BF 0.13 N, 0.05 W P1, D1 & MEAS



Proposed 4-storey, 30-unit Apartment Building

Footprint: 378.2 m² (4,071 ft²)
GFA: 1,512.7 m² (16,283 ft²)



ELEVATE LIVING
800 Niagara St, Suite E2
Welland, ON, L3C 5Z4
905-732-7227
ElevateLiving.ca

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

Legend:

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

Scale = 1:150

Land Use Stats

Zoning Regulation	Required	Proposed
Lot Area / Unit (Min.)	125 m ²	26 m ²
Lot Coverage (Max)	40 %	51.3 %
Landscaped Area (Min.)	25 %	23.1 %
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 (28 stalls)	0.4 stalls / unit (13 stalls)
Accessible Parking	1 - 25 stalls = 1 BF stall	1 stall
Total (car parking)	28 stalls	13 stalls
Bicycle Parking		
Residential Buildings of ≥ 10 units	4 stalls + 1 for every 10 units above 20 (7 stalls)	24 stalls (Min.)
Total (Bicycle parking)	7 stalls	24 stalls

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 1

Date: 2026-05-20

Dwg #: File: Rev No.:
0