

DEVELOPMENT STATISTICS				
	SM	SF	ACRES	%
GROSS SITE AREA	6,095.0	65,606	1.506	100%
ROAD WIDENING AREA	787.3	8,474	0.195	13%
NET SITE AREA	5,307.7	57,132	1.312	87%
LANDSCAPING - SOFT	1,001.1	10,775	0.247	18.9%
LANDSCAPING - WALKWAYS	433.2	4,663	0.107	8.2%
LANDSCAPING - HARD	50.4	542	0.012	0.9%
TOTAL LANDSCAPE OPEN SPACE	1,484.6	15,980	0.367	28.0%
ASPHALT AREA	1,079.9	11,624	0.267	20.3%
MISC (CURBS ETC.)	34.4	370	0.009	0.6%
PARKING DECK	1,424.6	15,334	0.352	26.8%
GROUND FLOOR BLDG	1,284.2	13,823	0.317	24.2%
LOT COVERAGE	2,708.8	29,157	0.669	51.0%
BLDG GROSS FLOOR AREA (GFA) *OBC	8,365.2	90,042		

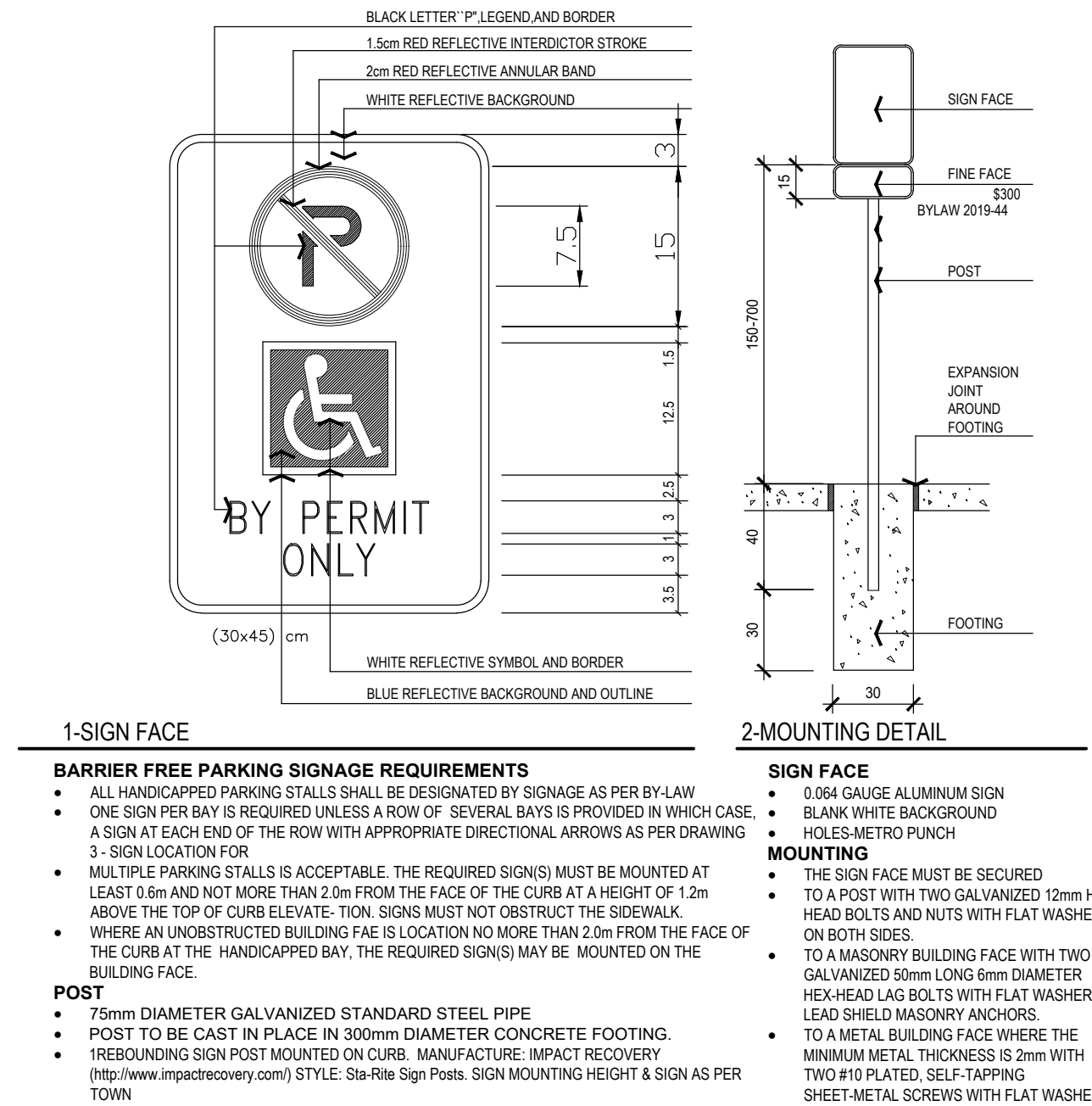
PARKING CALCULATIONS ZONING BY-LAW NO. 657/30/18			
USES	#	REQ'D	TOTAL
APARTMENT BUILDING - UNITS	95.0	1.25 SPACES PER DWELLING UNIT	119
COMMERCIAL SPACE - SQUARE METERS (SM)	326.0	1 SPACE PER 205M GFA	17
TOTAL PARKING REQUIRED			136
PARKING DECK SEMI BELOW GRADE			43
AT GRADE PARKING / START OF PARKING DECK			50
AT SECOND LEVEL PARKING			39
TOTAL ON SITE PARKING			132
PARKING DEFICIT			4

LOADING SPACES CALCULATIONS ZONING BY-LAW NO. 657/30/18			
USES	#	REQ'D	PROV.
		N/A	1
			-

ACCESSIBLE PARKING CALCULATIONS ZONING BY-LAW NO. 657/30/18			
USES	#	REQ'D	PROV.
101-150	6	6	YES

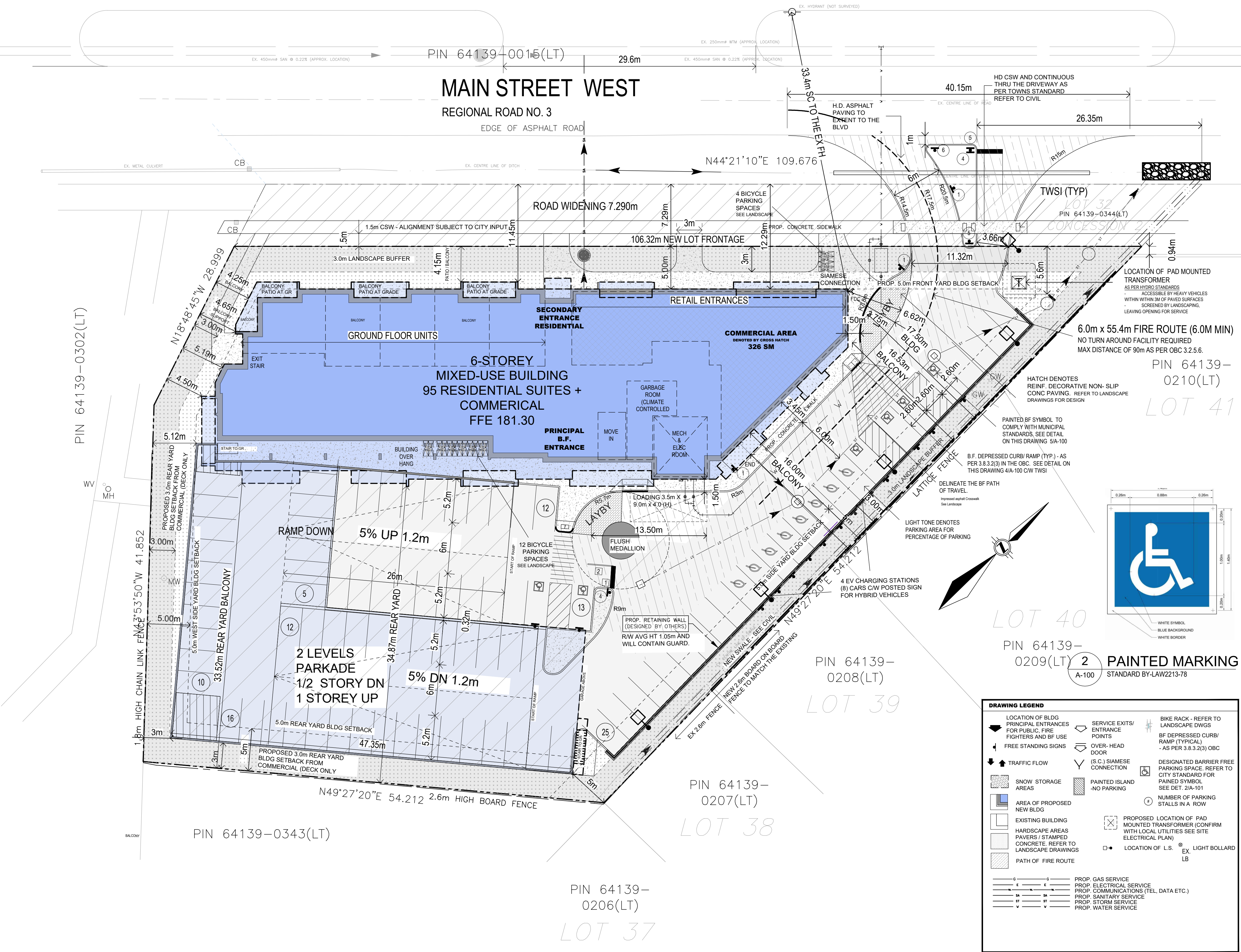
BICYCLE PARKING CALCULATIONS ZONING BY-LAW NO. 657/30/18			
USES	#	REQ'D	TOTAL
APARTMENT BUILDING	95.0	6 SPACES + 1 FOR EVERY ADDITIONAL 10 UNITS ABOVE 20	14
COMERCAL SPACE	310.0	1 SPACE PER 1000SM GFA	1
TOTAL BICYCLE PARKING REQUIRED			15
TOTAL ON SITE BICYCLE PARKING			16

ZONING INFORMATION - ZONING BY-LAW NO. 657/30/18				
ZONED: HC - HIGHWAY COMMERCIAL ZONE				
PERMITTED USES				
APARTMENT BUILDING				
COMMERCIAL				
ZONE REQUIREMENTS 24.3				
	REQUIRED	BLDG	PARKING	STRUCTURE
MIN LOT FRONTAGE (AFTER DEDICATION)	15.0		106.3	
MIN LOT AREA (AFTER DEDICATION)	0.5HA		0.531	
MIN FRONT YARD	9.0M	NEW PL 4.15m		N/A
MIN INTERIOR SIDE YARD (WEST)	1.2M	5.15m BLDG 4.25 BALCONY	3	
MIN INTERIOR SIDE YARD (EAST) - RESIDENTIAL		17.5m BLDG 16.0 BALCONY	5	
7.5m OR HALF OF THE HEIGHT OF THE RESIDENTIAL				
MIN REAR YARD	4.5m	33.52	3	
MAX BUILDING HEIGHT - AVG GRADE TO PARAPET	11M	20M	4.5	
LANDSCAPE BUFFER PROVISIONS 3.1.1	REQ'D (M)	PROV.		
LOT LINE NOT ABUTTING A PUBLIC ROAD	3	4.15		
Lot Line Abutting a Residential, Institutional or Public and Park Zone	4			
LANDSCAPE OPEN SPACE WITH IN A PARKING AREA (100 OR MORE SPACES)	REQ'D (M)	PROV.		
PARKING SPACES + DRIVE AISLE + PARKING DECK (SEE TONE AREA)	10%		2,376.7	0%
LANDSCAPE AREA (ISLANDS)				
PARKING STANDARDS	REQ	PROV.		
PARKING STALL (3.2)		2.6 x 5.2		
PARKING STALL OBSTRUCTED ON ONE SIDE (3.2)		2.6 x 5.3		
ACCESSIBLE PARKING STALL (3.2)		2.6 x 5.4		
ACCESSIBLE AISLE (SHARED) (3.2)		2.6		
BICYCLE PARKING (3.13)		1.8 x 0.3		
LOADING STALL DIMENSION (3.10)		3.5 x 9.0 x 4.0		
DRIVEWAY (2-WAY TRAFFIC) (3.7)	7.5	6.0		



1 BARRIER FREE SIGN DETAIL
A-100 N.T.S.

Port Colborne Mixed-use														
FL	HEIGHT	COMMERCIAL	AMENITIES	1B+D	2B	2B+D	1B BF	2B BF	TOTAL	FLOOR PLATE				
	FT									SQFT	SQM			
1	13.78	4.20	3,509	326.0	3,115	289.4			4	13,823	1,284.2			
2	9.68	2.95							18	15,244	1,416.2			
3	9.68	2.95							18	15,244	1,416.2			
4	9.68	2.95							18	15,244	1,416.2			
5	9.68	2.95							18	15,244	1,416.2			
6	11.15	3.4							18	15,244	1,416.2			
PARP	1.97	0.60	TOTAL	TOTAL					44	21	15	10	5	TOTAL
T	65.62	20.00	3,509	326.0	3,115	289.4	46.3%	22.1%	15.8%	15.8%	95	90,042	8,365.2	



KEY PLAN
NTS

ABBREVIATIONS	
C.D.	- CURB DEPRESSION
F.H.	- FIRE HYDRANT
G.F.A.	- GROSS FLOOR AREA
H.D.	- HEAVY DUTY PAVING
L.D.	- LIGHT DUTY PAVING
L.S.	- LIGHT STANDARD
BF	- BARRIER FREE
BFFE	- BASEMENT FFE
FFE	- FINISHED FLOOR ELEVATION
T.B.D.	- TO BE DETERMINED
T.B.R.	- TO BE REMOVED
SM	- SQUARE METERS
SF	- SQUARE FEET
PROV.	- PROVIDED
REQ'D	- REQUIRED
BS	- BUS SHELTER
EX	- EXISTING
F.R.S.	- FIRE ROUTE SIGN
B	- BOLLARD
FYSB	- FRONT YARD SETBACK
ISYSB	- INTERIOR SIDE YARD SETBACK
FYSB	- REAR YARD BUILDING SETBACK

CREDIT NOTES:

BASE INFORMATION PROVIDED BY DAVID B SEALES SURVEYING LTD. FILE DATED MAY 17, 2018 REFERENCE 93-0-18

SAPLYS ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION.

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
- A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
- THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
- RECURRING SIGN POST MOUNTED ON CURB MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com) STYLE: 5th Rite Sign Post. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.

1	DB	SPA 1ST SUBMISSION	23-07-31
ISSUE	BY	DESCRIPTION	DATE (DD-MM-YY)
GENERAL NOTES:			
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.			
DEVELOPMENT CONSULTANT:			
Saplys Architects Inc. 1444 Conwell Rd. Unit 7 OAKVILLE, ONTARIO, L4J 7W4 Phone: 905.337.7249 www.apidevelopmentconsultants.com			
ARCHITECT:			
Saplys Architects Inc. 60 St Clair Ave East TORONTO, ONTARIO, M4T 1N5 SUITE 806			
OWNERS:			
Build Up Development Co. 1101 Queen Street West TORONTO, ONTARIO			

PROJECT NORTH	
PROJECT	
MIXED-USE DEVELOPMENT	
650 MAIN STREET WEST, PORT COLBORNE, ON	
DRAWING TITLE	
Site Plan	
BY	CHECKED / ISSUED FOR
PROJECT NO.	SEE ABOVE TABLE
SHEET NO.	
SCALE	1:250
A-100	