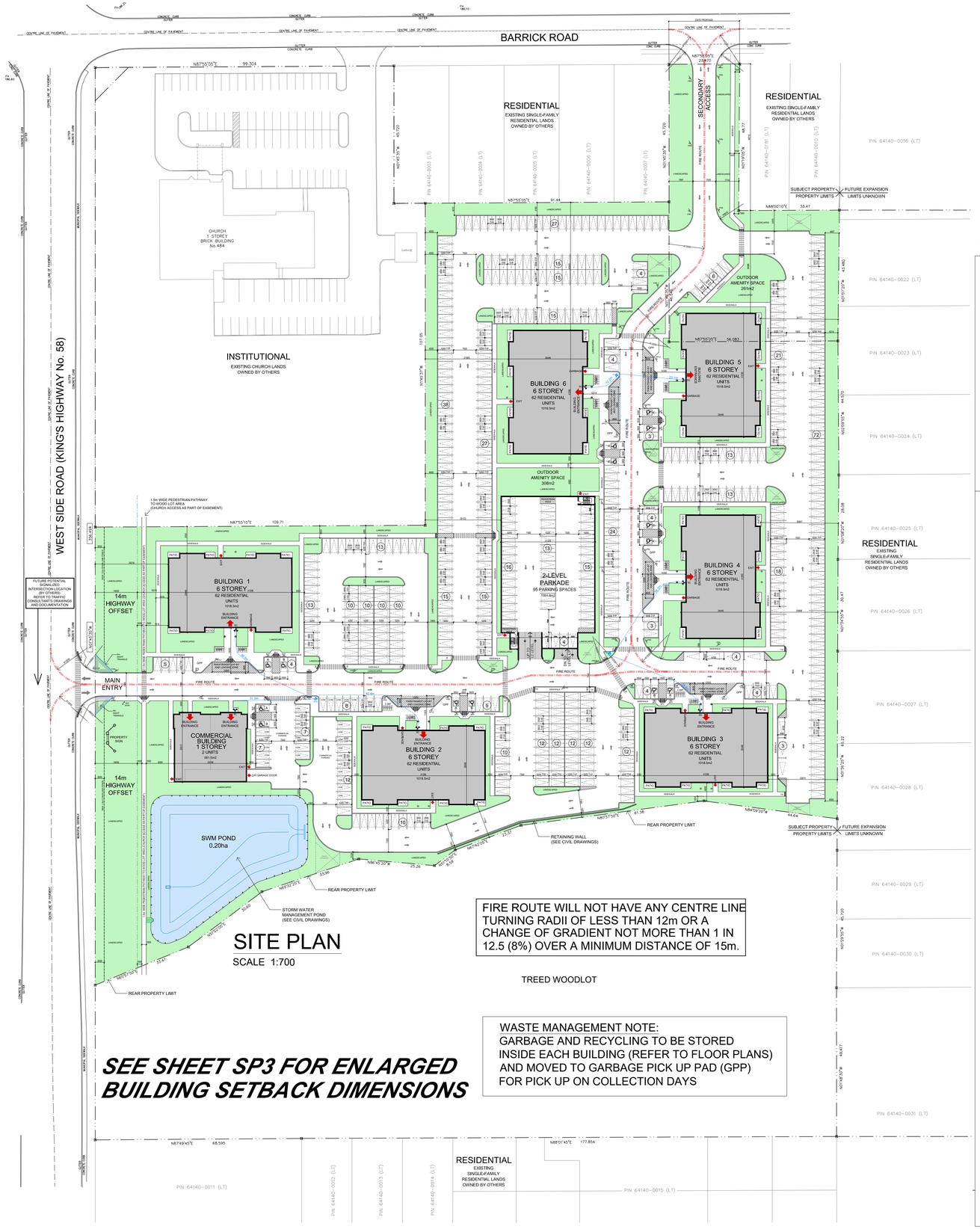
LEGEND

GPP	GARBAGE PICK-UP PAD. GARBAGE TO BE STORED INDOORS AND MOVED TO GPP ON COLLECTION DAY.
BFC	BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE (DETAIL ATTACHED)
A/I, A/E	AIR INTAKE OR AIR EXHAUST AREAWAY WITH METAL GRATE FROM U/G PARKING STRUCTURE BELOW. CONFIRM LOCATION WITH MECHANICAL DWGS.
S.C.	SIAMESE CONNECTION (FIRE DEPARTMENT)
BFP	BARRIER-FREE PARKING SPACE SIGN
V	PARKING SPACE ("V" FOR VISITOR SPACE)
A	BARRIER-FREE PARKING SPACE & TYPE (A OR B)
STOP	"STOP" SIGN
APLZ	"ACCESSIBLE PASSENGER LOADING ZONE" SIGN
STBS	SHORT TERM BICYCLE STORAGE AREA
FRS	FIRE ROUTE SIGN AS PER CITY OF PORT COLBORNE
TAI	TACTILE ATTENTION INDICATOR
	FIRE ROUTE
FH	UNOBSTRUCTED LENGTH FROM F.H. TO S.C. (45m MAX)
	FIRE HYDRANT
AD	AREA DRAIN
LD	LANDSCAPE DRAIN

LOT / PROPERTY LIMITS INFORMATION PER PLAN OF SURVEY BY A.T. McLAREN LIMITED



SITE PLAN
SCALE 1:700

FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE TURNING RADII OF LESS THAN 12m OR A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15m.

WASTE MANAGEMENT NOTE:
GARBAGE AND RECYCLING TO BE STORED INSIDE EACH BUILDING (REFER TO FLOOR PLANS) AND MOVED TO GARBAGE PICK UP PAD (GPP) FOR PICK UP ON COLLECTION DAYS

SEE SHEET SP3 FOR ENLARGED BUILDING SETBACK DIMENSIONS



SITE DATA (SITE MATRIX)

	REQ'D/MAX./MIN.	PROPOSED
ZONING	R4 (PROVISIONS)	R4 (RESIDENTIAL)
LOT AREA	43,051.9m2 (4.30 ha)	43,051.9m2 (4.30 ha)
LOT FRONTAGE	18.0m (MIN)	23.470m BARRICK
FRONT YARD SETBACK	9.0m (MIN)	34.07m
EXTERIOR SIDEYARD SETBACK	15.0m (MIN)	24.22m
REAR YARD SETBACK	6.0m (MIN)	6.0m
INTERIOR SIDEYARD SETBACK	3.0m (MIN)	8.78m
LANDSCAPED OPEN SPACE	25% (MIN)	25% (10,657.4m2)
BUILDING COVERAGE	30% (MAX)	19% (8,224.3m2)
HEIGHT (GRADE TO ROOF SLAB)	20m (MAX)	19.25m

RESIDENTIAL ACCOMMODATION DATA:
6 - 6 STOREY APARTMENT BUILDINGS — 62 UNITS/BUILDING

DEVELOPMENT TOTAL — 372 UNITS

SUITE BREAKDOWN
62 SUITES PER BUILDING:
31 1-BEDROOM SUITES PER BUILDING:
(SMALLEST UNIT @ 50m2)
(LARGEST UNIT @ 94.4m2)

31 2-BEDROOM SUITES PER BUILDING:
(SMALLEST UNIT @ 106.4m2)
(LARGEST UNIT @ 115.6m2)

INTERIOR AMENITY AREAS (BASEMENT LEVEL PER BUILDING):

FITNESS ROOM	36.0m2
RECREATION ROOM	68.5m2
TOTAL INTERIOR AMENITY AREA PER BUILDING	104.5m2

ANCILLARY SPACES (BASEMENT LEVEL PER BUILDING):

BICYCLE STORAGE ROOM	124.3m2
TENANT STORAGE LOCKER ROOMS	305.3m2
TOTAL ANCILLARY SPACES AREA PER BUILDING	429.6m2
GRAND TOTAL INTERIOR AMENITY AREA	627.0m2
GRAND TOTAL ANCILLARY SPACES AREA	2,577.6m2

PARKING REQUIRED:
RESIDENTIAL

372 x1.1 SPACES/UNIT	409 SPACES
TOTAL REQUIRED PARKING	409 SPACES

NON-RESIDENTIAL (COMMERCIAL)

1 PER 20m2 GFA	28.075 SPACES
TOTAL REQUIRED PARKING	29 SPACES

PARKING PROVIDED:
RESIDENTIAL

2-LEVEL PARKADE	95 SPACES
SURFACE LEVEL	534 SPACES
TOTAL PROVIDED PARKING (1.7 SPACES/UNIT)	629 SPACES

NON-RESIDENTIAL (COMMERCIAL)

SURFACE LEVEL	29 SPACES
TOTAL PROVIDED PARKING	29 SPACES

ACCESSIBLE PARKING:
RESIDENTIAL: 409 REQUIRED PARKING SPACES
12 ACCESSIBLE SPACES PROVIDED

NON-RESIDENTIAL: 29 REQUIRED PARKING SPACES
2 ACCESSIBLE SPACES PROVIDED

BICYCLE PARKING:
RESIDENTIAL:
10 SHORT-TERM BICYCLE SPACES/BUILDING
(BIKE RACKS AT BUILDING ENTRANCES) — 60 SPACES

52 LONG-TERM TENANT BICYCLE SPACES IN EACH BUILDING HAVE BEEN PROVIDED IN DESIGNATED BICYCLE STORAGE ROOMS

NON-RESIDENTIAL (COMMERCIAL)
1 SPACE PER 1000m2 GROSS FLOOR AREA
(COMMERCIAL BLDG. 561.5m2) — 0 SPACES

COVERAGE:
BUILDING AREA: (GROUND FLOOR AREA)

BUILDING 1	1018.5 m2
BUILDING 2	1018.5 m2
BUILDING 3	1018.5 m2
BUILDING 4	1018.5 m2
BUILDING 5	1018.5 m2
BUILDING 6	1018.5 m2
COMMERCIAL BUILDING	561.5 m2
PARKADE	1551.8 m2
TOTAL COVERAGE AREA	8224.3 m2 (19.0%)

N

NORTH

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ELEVATION SYMBOL
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B – LOCATION SHEET
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11	MAY 12 2026	RESUBMITTED TO CLIENT
12	JUN 11 2026	REVISED PER CLIENT/CONSULTANT COMMENTS RESUBMITTED FOR SPA SUBMISSION
13	JUL 1 2026	FLIPPED BLDG 1 & PARKING LOT SUBMITTED FOR CLIENT REVIEW
14	AUG 4 2026	REVISED PER CITY COMMENTS RESUBMITTED FOR SPA SUBMISSION
15	SEP 18 2026	REVISED PER CITY COMMENTS RESUBMITTED FOR SPA SUBMISSION

ONTARIO ASSOCIATION OF ARCHITECTS
WASILE KATSIOS
LICENCE
5010

NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED

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MKA Architect Inc.
www.marshkatsiosarchitect.ca
200 QUEENS AVE, SUITE 103, LONDON, ONTARIO N6A1J3
TEL: 519 432-2020 marshvk@rogers.com

PROJECT
MULTI BUILDING RESIDENTIAL APARTMENT COMPLEX
434 & 484 BARRICK RD., PORT COLBORNE, ON.

CLIENT
DUNSIRE PROPERTIES INC.
29 HARRIET ST.
HAMILTON, ONTARIO L8R 2E5

DRAWING TITLE
● SITE PLAN

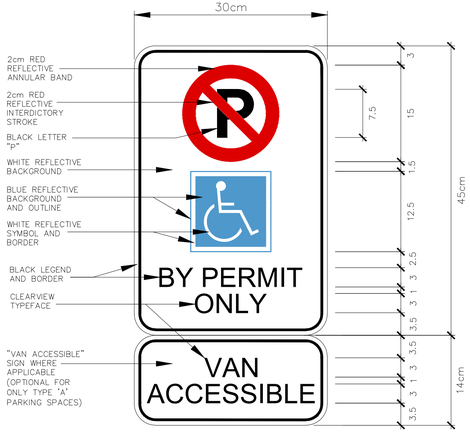
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SCALE	AS SHOWN	DRAWING NO.	SP1
DATE	OCT 31, 2025		
DRAWN	O.M.		
CHECKED	B.K.		
SITE PLAN APPLICATION No.			
PRINTED/PLOTTED			

ACCESSIBLE PARKING SIGN
HIGHWAY TRAFFIC ACT, REGULATION 581

PRESCRIBED SIGNS FOR PARKING SPACES UNDER
THE *HIGHWAY TRAFFIC ACT*, REGULATION 581
PRESCRIBED SIGNS FOR PARKING SPACES DESIGNATED UNDER A
MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES

NOT TO SCALE
DIMENSIONS SHOWN IN CENTIMETRES

PLATE DETAIL

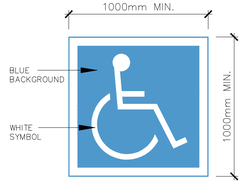


(30cm X 45cm MIN.)

NOTE: SIGN ON A POST TO BE AT LEAST 1.5m ABOVE GRADE AND NOT MORE THAN 2.5m WHEN MEASURING FROM GRADE TO THE CENTRE OF THE SIGN.

INTERNATIONAL SYMBOL OF ACCESS
(OPTIONAL ON SURFACE OF THE PARKING SPACE)

NOT TO SCALE DIMENSIONS SHOWN IN MILLIMETRES



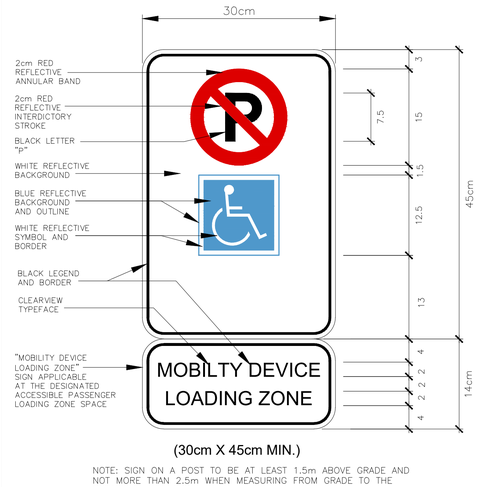
BARRIER-FREE CIRCULATION

NOTE:
SIDEWALKS DESIGNED TO ACHIEVE THE FOLLOWING:

- PROVIDE BARRIER-FREE WALKWAYS BETWEEN ALL BARRIER-FREE ENTRANCES, BARRIER-FREE PARKING, PASSENGER LOADING AREAS, MUNICIPAL SIDEWALKS AND OUTDOOR AMENITIES I.E. SEATING AREAS, PLAYGROUNDS, PARKS.
- BE A MINIMUM OF 1.1m WIDE AND PROVIDE SUFFICIENT ADDITIONAL SPACE TO ACCOMMODATE EXPECTED SITE FURNISHINGS, EQUIPMENT AND SIGNAGE SO AS NOT TO RESTRICT THE REQUIRED CLEAR PATH OF TRAVEL.
- WHERE TWO SIDEWALKS MEET, THEY SHALL MEET AT THE SAME GRADE (I.E. NO STEPS).
- A CONTINUOUS SLOPE SHALL NOT BE GREATER THAN 5% WITH A CROSS-SLOPE BETWEEN 1% AND 2%.
- SLOPES GREATER THAN 5% MUST BE DESIGNED AS A RAMP IN ACCORDANCE TO 2024 OBC 3.8.3.4.
- PROVIDE NON-SLIP, NON-GLARE SURFACES FOR SIDEWALKS. DO NOT INCLUDE EXPOSED AGGREGATES OR RIDGES WHICH ALLOW WATER OR ICE ACCUMULATION. POURED IN PLACE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL (PREFERRED) OR ASPHALT.
- PROVIDE TEXTURED SURFACE AT KEY LOCATIONS (SIDEWALK EDGES, ROAD INTERSECTIONS) TO INDICATE CHANGES IN THE PATH OF TRAVEL.
- FLUSH CURBS ARE REQUIRED AT ALL INTERSECTING ROADWAYS.
- WHERE BARRIER-FREE PARKING SPACES OR LOADING ZONES ARE PROVIDED NOT IMMEDIATELY ADJACENT TO A MAIN ENTRANCE, FLUSH CURBS MUST BE PROVIDED ALONG THE BARRIER-FREE PATH OF TRAVEL.
- EXTERIOR RAMPS AT BARRIER-FREE ENTRANCES SHALL HAVE A LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY OF AT LEAST 1.7m x 1.7m, SO THAT THE LEVEL AREA EXTENDS AT LEAST 0.6m BEYOND THE LATCH SIDE OF THE DOOR OPENING, EXCEPT THAT WHERE THE DOOR OPENS AWAY FROM THE RAMP, THE AREA EXTENDING BEYOND THE LATCH SIDE OF THE DOOR MAY BE REDUCED TO 0.3m
- ALL BARRIER-FREE (DEPRESSED) CURBS AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE TO LOCAL MUNICIPAL AND/OR REGIONAL GUIDELINES AND STANDARDS.

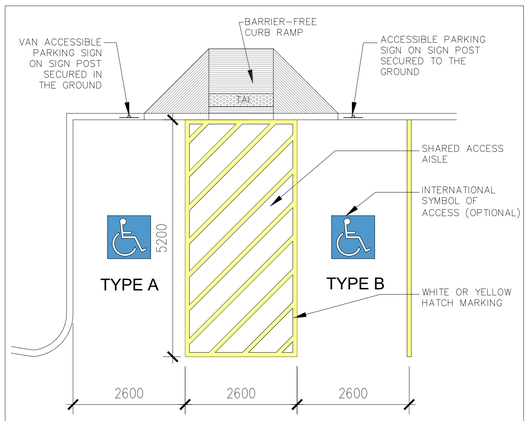
ACCESSIBLE PASSENGER LOADING ZONE SIGN

NOT TO SCALE
DIMENSIONS SHOWN IN CENTIMETRES



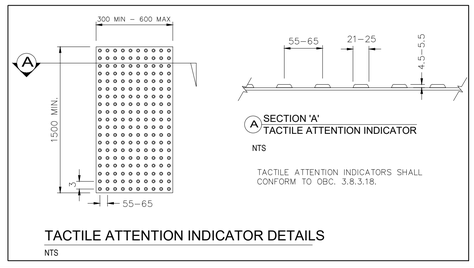
(30cm X 45cm MIN.)

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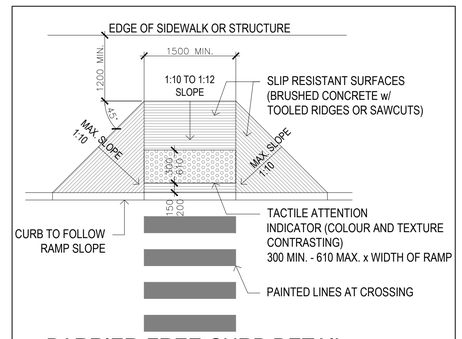
SIDE BY SIDE PARKING SPACES FOR PERSONS WITH DISABILITIES TYPE 'A' SPACE - VAN ACCESSIBLE AND TYPE 'B' SPACE (LOCATED AT SURFACE LEVEL)

PER THE CITY OF PORT COLBORNE
COMPREHENSIVE ZONING BY-LAW 6575/30/18
NOT TO SCALE



TACTILE ATTENTION INDICATOR DETAILS

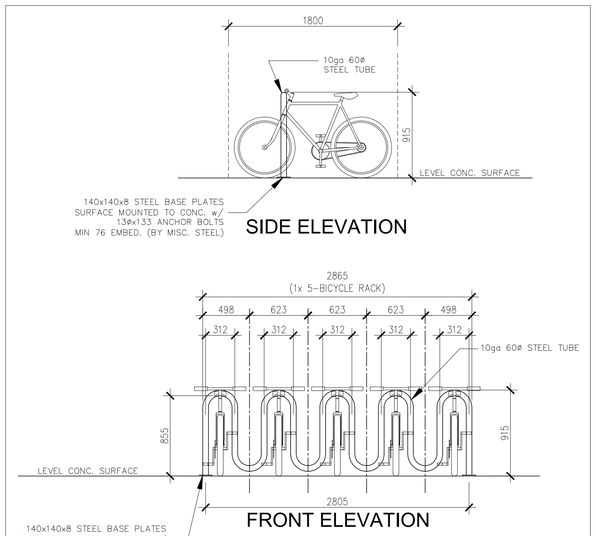
NTS



BARRIER-FREE CURB DETAIL

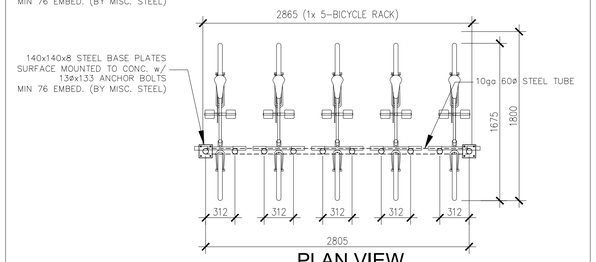
N.T.S.

NOTE: BARRIER-FREE CURBS TO CONFORM TO OBC 3.8.3.2 . (2) (3)
TACTILE ATTENTION INDICATORS TO CONFORM TO O.B.C. 3.8.3.18.

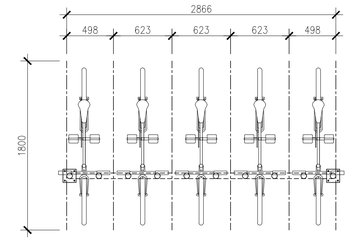


SIDE ELEVATION

FRONT ELEVATION



PLAN VIEW



BICYCLE PARKING SPACING - PLAN VIEW

SHORT-TERM BICYCLE PARKING - ROLLING RACK

SCALE 1:50 GRAINGER CANADA "MADRAX" SYSTEM OR EQUIVALENT



LEGEND

GPP	GARBAGE PICK-UP PAD. GARBAGE TO BE STORED INDOORS AND MOVED TO GPP ON COLLECTION DAY.
BFC	BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE (DETAIL ATTACHED)
A/I, A/E	AIR INTAKE OR AIR EXHAUST AREAWAY WITH METAL GRATE FROM U/G PARKING STRUCTURE BELOW. CONFIRM LOCATION WITH MECHANICAL DWGS.
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STBS	SHORT TERM BICYCLE STORAGE AREA
FRS	FIRE ROUTE SIGN AS PER CITY OF PORT COLBORNE
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	FIRE ROUTE
	UNOBSTRUCTED LENGTH FROM F.H. TO S.C. (45m MAX)
FH	FIRE HYDRANT
AD	AREA DRAIN
LD	LANDSCAPE DRAIN

FIRE ROUTE SIGN DETAILS

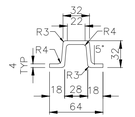
N.T.S. DIMENSIONS SHOWN IN MILLIMETRES

FIRE ROUTE SIGN PLATE DETAIL

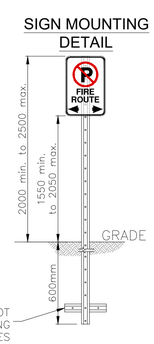


COLOUR		SIZING
Sign Plate	Aluminum	300mm wide 450mm high 0.063 thick
Front Background	Reflective white w/ black border	
Rear Background	Unfinished	
"P"	Black	101.6mm
Circle w/ Slash	Red	190.5mm
"FIRE ROUTE"	Black	44.5mm
Enforced Wording	Black	19.1mm

SIGN POST DETAIL



SIGN MOUNTING DETAIL



AS PER CITY OF PORT COLBORNE

FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE TURNING RADII OF LESS THAN 12m OR A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15m.

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N
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C – DETAIL SHEET

ELEVATION SYMBOL



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MARSH KATSIOS
MKA Architect Inc.
www.marshkatsiosarchitect.ca
200 QUEENS AVE, SUITE 103, LONDON, ONTARIO N6A1J3
TEL: 519 432-2020 marshvk@rogers.com

PROJECT

MULTI BUILDING RESIDENTIAL APARTMENT COMPLEX

434 & 484 BARRICK RD., PORT COLBORNE, ON.

CLIENT

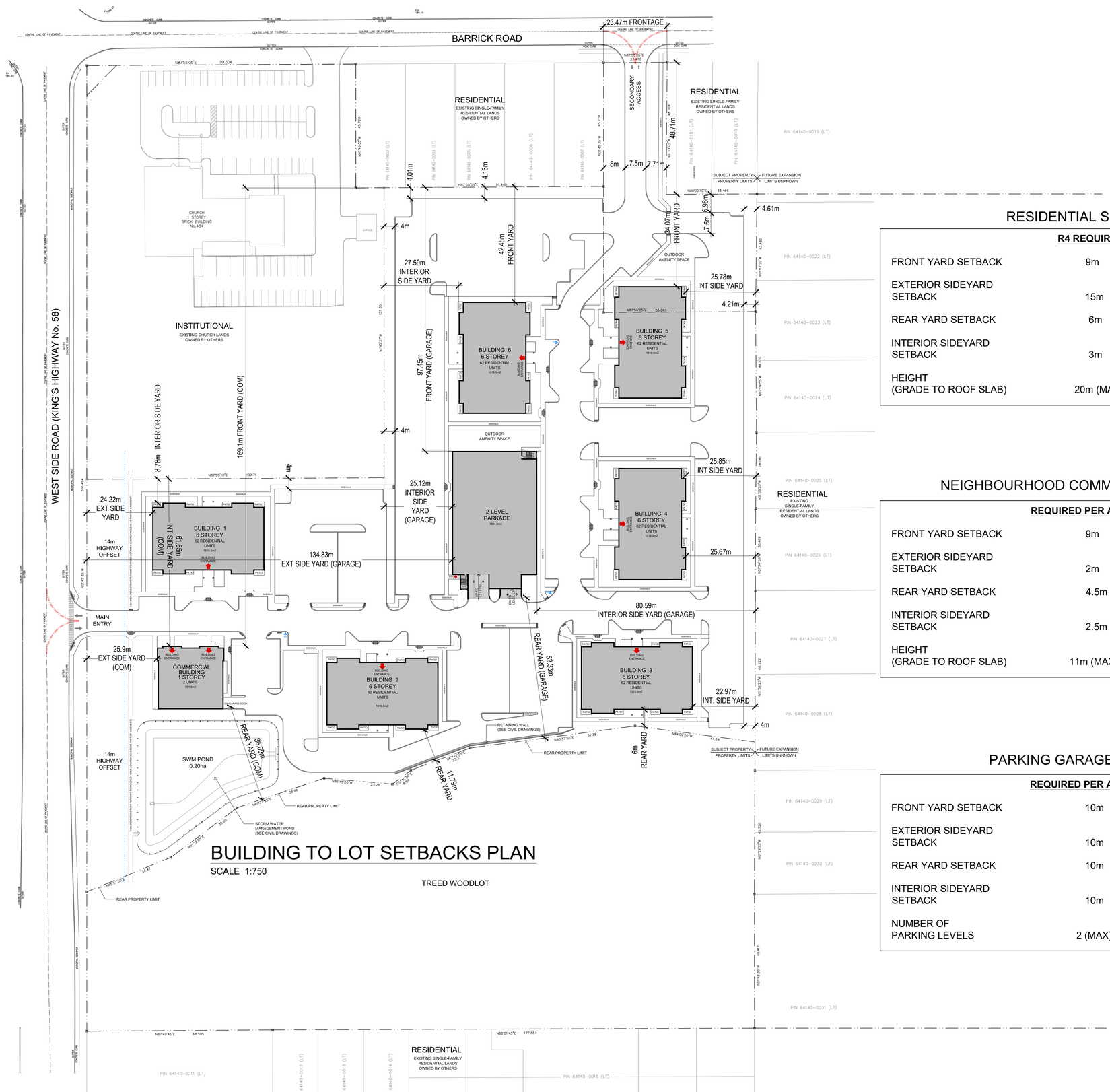
DUNSIRE
PROPERTIES INC.

29 HARRIET ST.
HAMILTON, ONTARIO L8R 2E5

DRAWING TITLE

● SITE DETAILS, SITE NOTES.

FILE	W:\OSCAR'S COMP\DUNSIRE\ PORT COLBORNE\BARRICK	PROJ. NO.	25-2455
SCALE	AS SHOWN	DRAWING NO.	SP2
DATE	OCT 31, 2025		
DRAWN	O.M.		
CHECKED	B.K.		
SITE PLAN APPLICATION No.			
PRINTED/PLOTTED			



BUILDING TO LOT SETBACKS PLAN

SCALE 1:750



RESIDENTIAL SETBACKS

	R4 REQUIRED MIN.	PROPOSED
FRONT YARD SETBACK	9m	34.07m
EXTERIOR SIDEYARD SETBACK	15m	24.22m
REAR YARD SETBACK	6m	6m
INTERIOR SIDEYARD SETBACK	3m	8.78m
HEIGHT (GRADE TO ROOF SLAB)	20m (MAX)	19.25m

NEIGHBOURHOOD COMMERCIAL SETBACKS

	REQUIRED PER AMENDMENT	PROPOSED
FRONT YARD SETBACK	9m	169.1m
EXTERIOR SIDEYARD SETBACK	2m	25.9m
REAR YARD SETBACK	4.5m	36.09m
INTERIOR SIDEYARD SETBACK	2.5m	61.65m
HEIGHT (GRADE TO ROOF SLAB)	11m (MAX)	3.5m

PARKING GARAGE SETBACKS

	REQUIRED PER AMENDMENT	PROPOSED
FRONT YARD SETBACK	10m	97.45m
EXTERIOR SIDEYARD SETBACK	10m	134.83m
REAR YARD SETBACK	10m	52.33m
INTERIOR SIDEYARD SETBACK	10m	25.12m
NUMBER OF PARKING LEVELS	2 (MAX)	2

N

NORTH

GENERAL NOTES

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ONTARIO ASSOCIATION OF ARCHITECTS
VASILE KATSIOS
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marshvk@rogers.com

PROJECT

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CLIENT

DUNSIRE PROPERTIES INC.

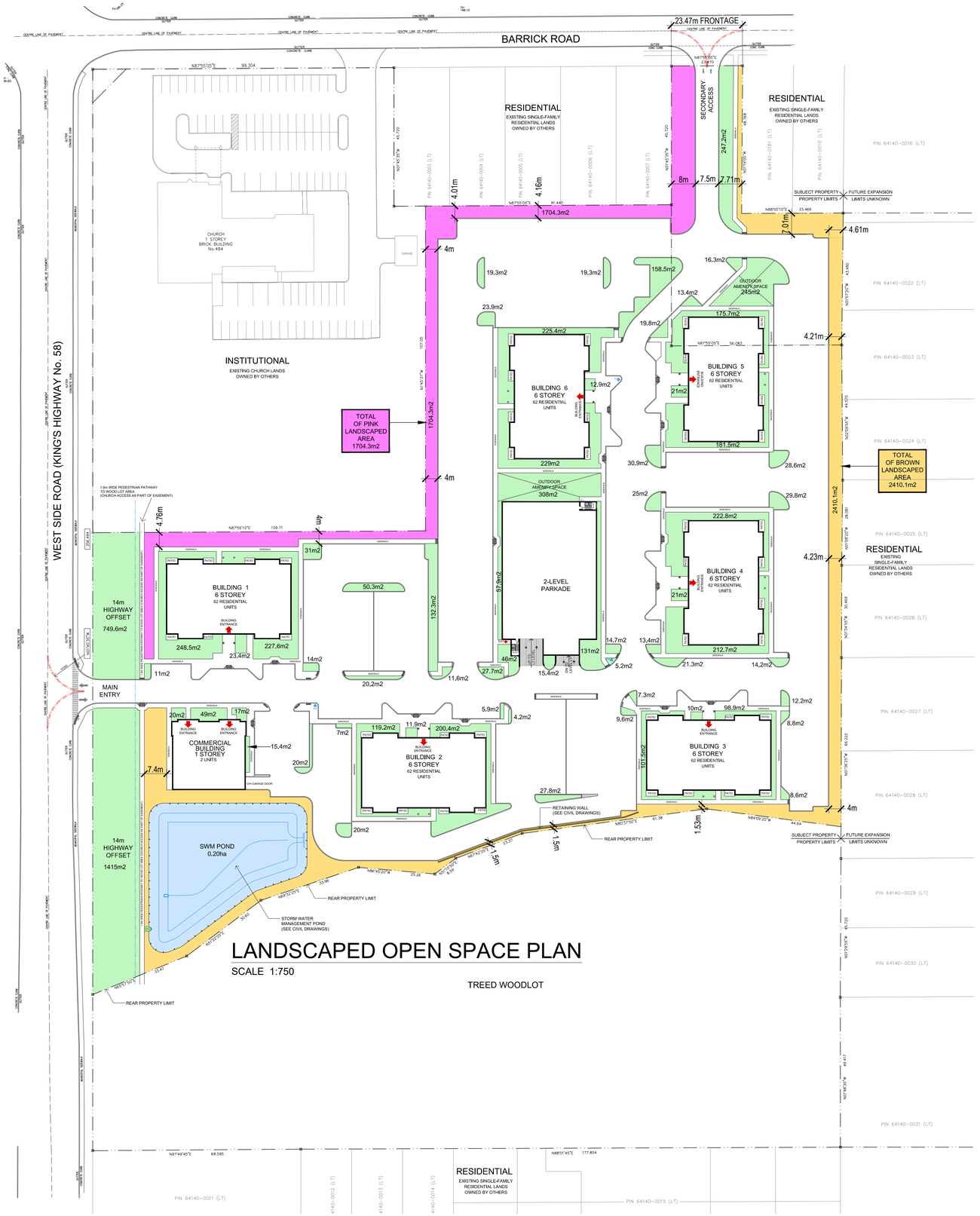
29 HARRIET ST.
HAMILTON, ONTARIO L8R 2E5

DRAWING TITLE

● BUILDING TO LOT SETBACKS PLAN

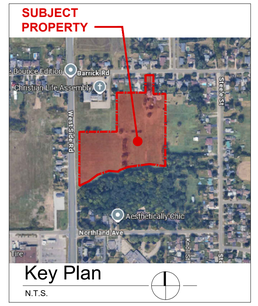
FILE	W:\OSCAR'S COMP\DUNSIRE\PORT COLBORNE\BARRICK	PROJ. NO.	25-2455
SCALE	AS SHOWN	DRAWING NO.	SP3
DATE	OCT 31, 2025		
DRAWN	O.M.		
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SITE PLAN APPLICATION No.			

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LANDSCAPED OPEN SPACE PLAN

SCALE 1:750



LEGEND

NOTE:
ALL COLOURED AREAS SHOWN ARE LANDSCAPED AREAS.
COLOUR VARIATIONS HAVE BEEN UTILIZED TO PROVIDE VISUAL CONTRAST OF LARGER LANDSCAPED AREAS FROM THE SMALLER LANDSCAPED AREAS.

6,542.8m2	LANDSCAPED AREA (TYPICAL ELEMENTS) 6,542.8m2 TOTAL
2,410.1m2	LANDSCAPED AREA (LARGE AREA 1) 2,410.1m2 TOTAL
1704.3m2	LANDSCAPED AREA (LARGE AREA 2) 1,704.3m2

TOTAL LANDSCAPED OPEN SPACE AREA = 10, 657.2m2
LOT AREA = 43,051.9m2
LANDSCAPED OPEN SPACE PERCENTAGE = 25%

N
NORTH

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HAMILTON, ONTARIO L8R 2E5

DRAWING TITLE

● LANDSCAPED OPEN SPACE AREA CALCULATION PLAN

FILE	W:\OSCAR'S COMP\DUNSIRE\ PORT COLBORNE\BARRICK	PROJ. NO.	25-2455
SCALE	AS SHOWN	DRAWING NO.	SP4
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PARKING ZONES LANDSCAPED OPEN SPACE PLAN

SCALE 1:500



LEGEND

NOTE:
SURFACE PARKING ZONES ARE OUTLINED IN DASHED LINES AND SHADED IN WITH DIFFERENT COLOUR SHADES ONLY TO PROVIDE VISUAL CONTRAST BETWEEN ZONES WHEN REQUIRED.

PARKADE PARKING NOT INCLUDED.

ZONE G
2129m2
237m2
11.1%

- PARKING ZONE
- AREA OF PARKING ZONE
- LANDSCAPED AREA WITHIN PARKING ZONE
- LANDSCAPED PERCENTAGE VS. PARKING

TOTAL AREA OF ALL PARKING ZONES = 23,032.9m2
TOTAL AREA OF LANDSCAPED AREAS = 5,964.5m2
LANDSCAPED PERCENTAGE OF PARKING ZONES = 25.8%

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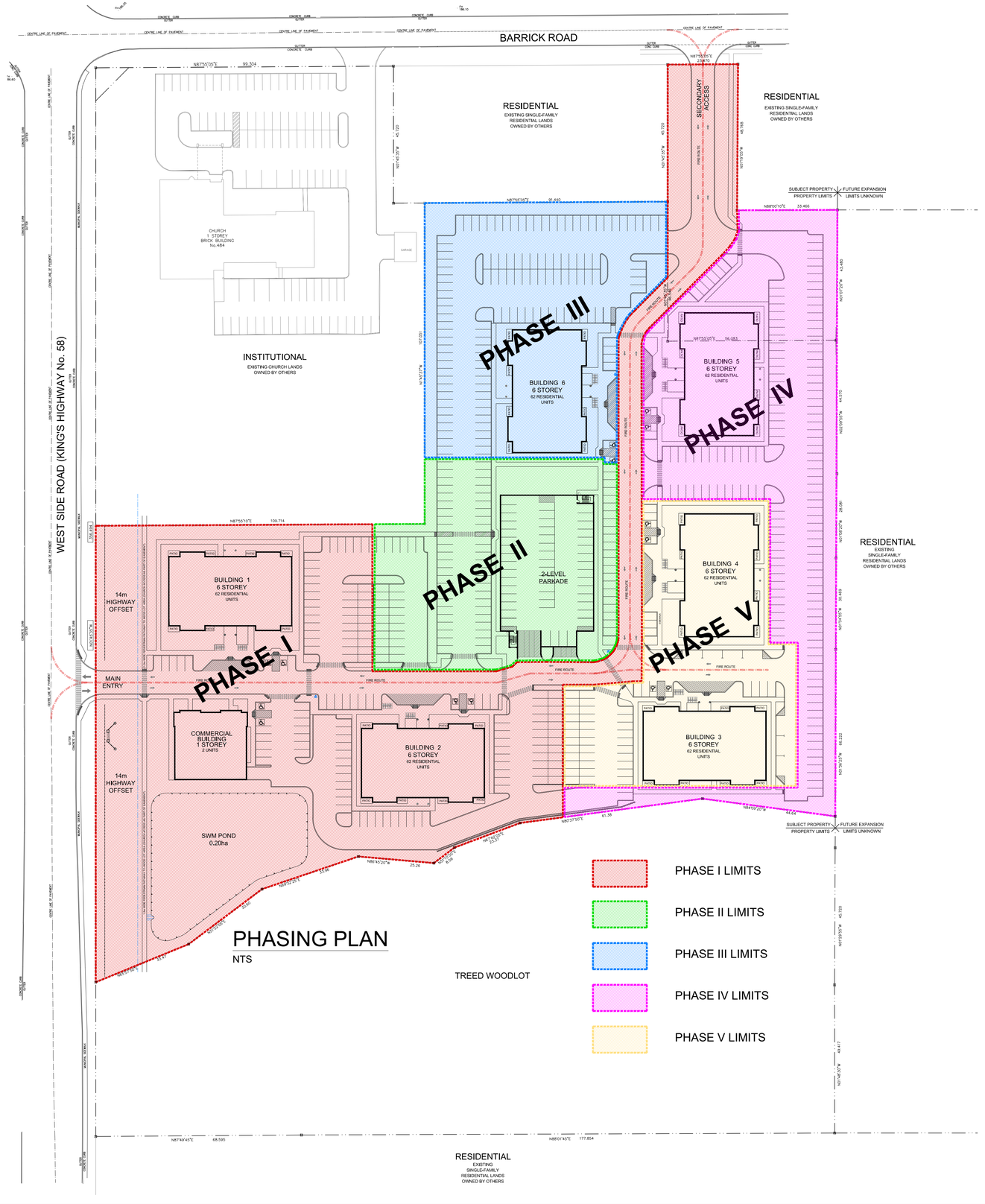
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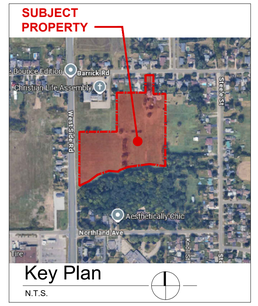
● PARKING ZONES
LANDSCAPED OPEN SPACE
CALCULATION PLAN

FILE	W:\OSCAR'S COMP\DUNSIRE\PORT COLBORNE\BARRICK	PROJ. NO.	25-2455
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PHASING PLAN

NTS



LEGEND

GPP	GARBAGE PICK-UP PAD. GARBAGE TO BE STORED INDOORS AND MOVED TO GPP ON COLLECTION DAY.
BFC	BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE (DETAIL ATTACHED)
A/I, A/E	AIR INTAKE OR AIR EXHAUST AREAWAY WITH METAL GRATE FROM U/G PARKING STRUCTURE BELOW. CONFIRM LOCATION WITH MECHANICAL DWGS.
S.C.	SIAMESE CONNECTION (FIRE DEPARTMENT)
BFP	BARRIER-FREE PARKING SPACE SIGN
V	PARKING SPACE ("V" FOR VISITOR SPACE)
A	BARRIER-FREE PARKING SPACE & TYPE (A OR B)
STOP	"STOP" SIGN
APL2	"ACCESSIBLE PASSENGER LOADING ZONE" SIGN
STBS	SHORT TERM BICYCLE STORAGE AREA
FRS	FIRE ROUTE SIGN AS PER CITY OF PORT COLBORNE EMERGENCY SERVICES POLICY
TAI	TACTILE ATTENTION INDICATOR
FIRE ROUTE	FIRE ROUTE
	UNOBSTRUCTED LENGTH FROM F.H. TO S.C. (45m MAX)
FH	FIRE HYDRANT
AD	AREA DRAIN
LD	LANDSCAPE DRAIN
	PHASE I LIMITS
	PHASE II LIMITS
	PHASE III LIMITS
	PHASE IV LIMITS
	PHASE V LIMITS

N

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16	OCT 21 2026	EXTENDED PHASE IV TO S/E LOT LIMITS RESUBMITTED FOR SPA SUBMISSION

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● CONSTRUCTION PHASING PLAN

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DATE	OCT 31, 2025		
DRAWN	O.M.		
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SITE PLAN APPLICATION No.			

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