

60 HENDERSON ST.
PORT HOPE, ON.

COUNTY OF NORTHTUMBERLAND

ALL TOPOGRAPHICAL INFO SHOWN ON THIS PLAN IS DERIVED FROM TPOD PLAN PREPARED IN THE OFFICES OF SYLVESTER & BROWN LAND SURVEYING, 2021

PORT HOPE SITE STATS:
LOT AREA = 18,218 SQM (4.5 AC)

PARKING:
APARTMENT BLDG = 98 SPACES
TOWNHOUSES = 56 SPACES

MID-RISE RESIDENTIAL BUILDING INFO:
4 STOREY
13.5M BDG HGT.
2148 SQM BDG AREA
7223 SQM GFA
74 UNITS PER HA.
11.8% LOT COVERAGE

UNIT MIX:
-- 2 BEDRM UNITS = 40 (52%)
-- 1 BEDROOM UNITS = 34 (48%)
TOTAL UNIT COUNT = 74

5 UNIT TOWNHOUSE BLOCK COUNT: = 4
(8.8% LOT COVERAGE)
-- BLOCK AREA = 402 SQM
-- 2 BEDROOM UNITS = 12
-- 1 BEDROOM UNITS = 8
TOTAL = 20

4 UNIT TOWNHOUSE BLOCK COUNT: = 4
(6.8% LOT COVERAGE)
-- BLOCK AREA = 312 SQM
-- 2 BEDROOM UNITS = 8
-- 1 BEDROOM UNITS = 8
TOTAL = 16

TOTAL TOWNHOUSE UNIT COUNT = 36
(TOTAL TOWNHOUSE LOT COVERAGE = 15.6%)
TOWNHOUSE UNIT BREAK-DOWN:
1) 20 TWO BEDROOM UNITS (55%)
2) 16 ONE BEDROOM UNITS (45%)

TOTAL TOWNHOUSE LOT COVERAGE = 15.6%

ZONING MATRIX:	ZONING	PERMITTED USES	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM INTERIOR SIDE YARD	MINIMUM EXTERIOR SIDE YARD	MAXIMUM BUILDING HEIGHT	PARKING
APARTMENT BLDG (REQUIRED)	APARTMENT BLDG. (PROPOSED)	RESIDENTIAL APARTMENT, STREET TOWNHOUSE, SENIOR DWELLINGS, SENIOR CITIZEN HOME	1 ha	60 m	7.5m	7.5m	7.5m	7.5m	N/A	Apartment 1.25/unit + 0.25/unit visitor parking
TOWNHOUSE (REQUIRED)	TOWNHOUSE (PROPOSED)	ADD THE FOLLOWING: APARTMENT, TOWNHOUSE, SENIORS	1.8 ha	192.58m	21.93m	more than 7.5m	more than 7.5m	2m	11m	Townhouse 2/unit
TOWNHOUSE (PROPOSED)	TOWNHOUSE (PROPOSED)		180 sqm/unit	6 m/unit	6.0m	6.05m	6.05m	3m	4m	1.55 spaces per dwelling unit = 56
AMENDMENT REQUESTED	AMENDMENT REQUESTED		-1 BD UNIT = 136.5 sqm -2 BD UNIT = 226 sqm	5.18 m 8.58 m	6.0m	6.05m	6.05m	N/A	-	AMENDMENT REQUESTED
AMENDMENT REQUESTED	AMENDMENT REQUESTED				6.0m	6.05m	6.05m	N/A	-	AMENDMENT REQUESTED
AMENDMENT REQUESTED	AMENDMENT REQUESTED				6.0m	6.05m	6.05m	N/A	-	AMENDMENT REQUESTED
AMENDMENT REQUESTED	AMENDMENT REQUESTED				6.0m	6.05m	6.05m	N/A	-	AMENDMENT REQUESTED



DEVELOPER INFORMATION:
NLGC Inc.
2962 Camp Road, Ottawa, ON, K0A 1L0

OWNER INFORMATION:

ARCHITECT'S INFORMATION:

REVISIONS	ISSUED FOR CONCEPTUAL REVIEW	DATE
1	ISSUED FOR CONCEPTUAL REVIEW	FEB1921
2	ADJUSTED PER SURVEY	AUG521
3	ZONING MATRIX ADDED	JAN2722
4	ZONING MATRIX REVISED	APR422
5	ZONING MATRIX EXPANDED	AUG322
6		
7		
8		
9		

PROJECT:
WELLINGS OF PORT HOPE

ISSUE DATE:
FEB2021

DRAWING NO:
A101

DRAWING:
PROPOSED SITE PLAN

SCALE:
1:400

DRAWN BY:
M.W.

PROJECT NO:
1926