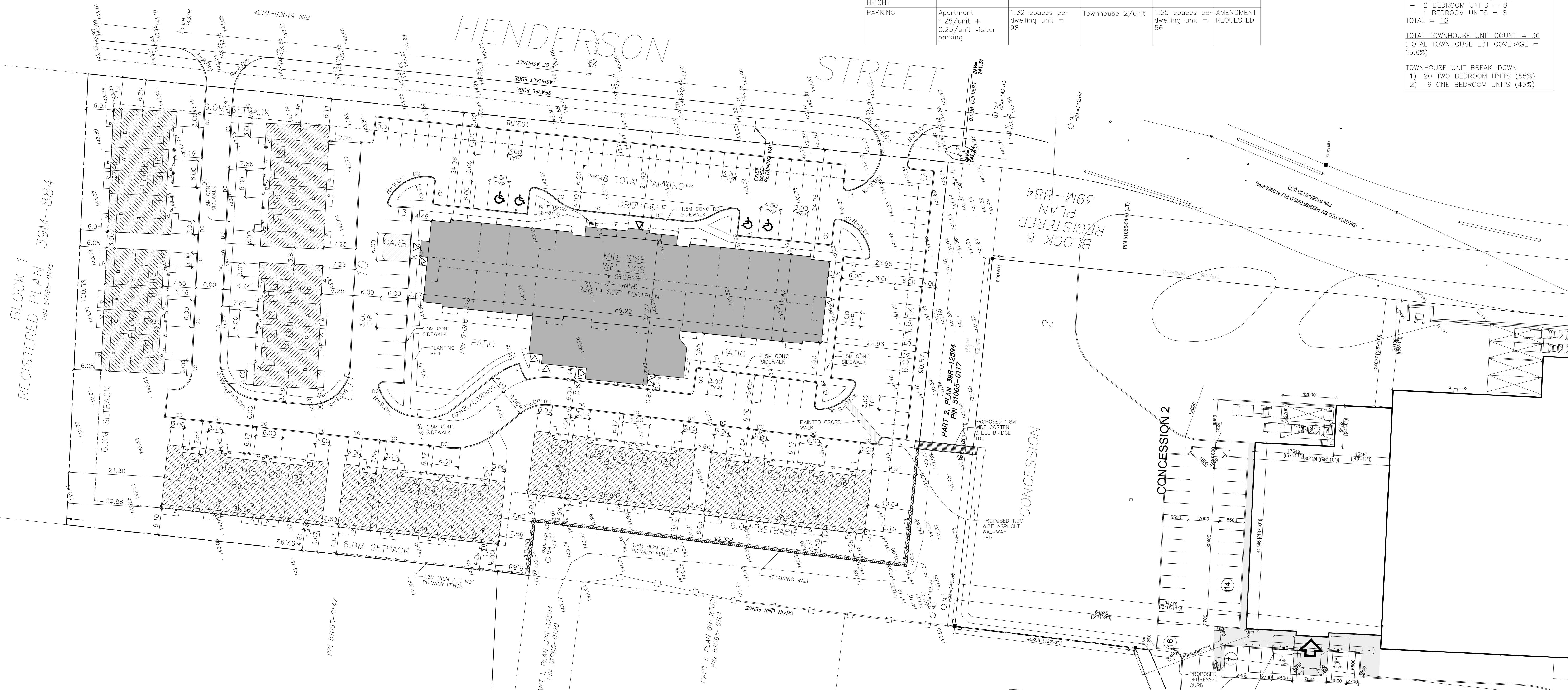


BLOCK 1
REGISTERED PLAN 39M-884
PIN 51065-0125



ZONING MATRIX:					
ZONING	APARTMENT BLDG (REQUIRED)	APARTMENT BLDG. (PROPOSED)	TOWNHOUSE (REQUIRED)	TOWNHOUSE (PROPOSED)	COMPLIANCE
PERMITTED USES	RESIDENTIAL APARTMENT, STREET TOWNHOUSE DWELLINGS, SENIOR CITIZEN HOME	ADD THE FOLLOWING: APARTMENT BUILDING, SENIORS	-	-	AMENDMENT REQUESTED
MINIMUM LOT AREA	1 Ho	1.8 ha	180 sqm/unit	-1 BD UNIT = 136.5 sqm -2 BD UNIT = 226 sqm	AMENDMENT REQUESTED
MINIMUM LOT FRONTAGE	60 m	192.58m	6 m/unit	-1 BD UNIT = 5.18 m -2 BD UNIT = 8.58 m	AMENDMENT REQUESTED
MINIMUM FRONT YARD	7.5m	21.93m	6.0m	6.0m	-
MINIMUM REAR YARD	7.5m	more than 7.5m	7.5m	6.05m	AMENDMENT REQUESTED
MINIMUM INTERIOR SIDE YARD	7.5m	more than 7.5m	2m	6.05m	-
MINIMUM EXTERIOR SIDE YARD	7.5m	N/A	3m	N/A	-
MAXIMUM BUILDING HEIGHT	N/A	15.6m	11m	4m	-
PARKING	Apartment 1.25/unit + 0.25/unit visitor parking	1.32 spaces per dwelling unit = 98	Townhouse 2/unit	1.55 spaces per dwelling unit = 56	AMENDMENT REQUESTED

80 HENDERSON ST. PORT HOPE, ON.
COUNTY OF NORTHUMBERLAND

ALL TOPOGRAPHICAL INFO SHOWN ON THIS PLAN IS DERIVED FROM TOPD 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
- 15.6M 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%)



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

OWNER INFORMATION:

ARCHITECT'S INFORMATION:

REVISIONS		
1	ISSUED FOR CONCEPTUAL REVIEW	FEB12/21
2	ADJUSTED PER SURVEY	AUG5/21
3	ZONING MATRIX ADDED	JAN27/22
4	ZONING MATRIX REVISED	APR4/22
5	ZONING MATRIX EXPANDED	AUG3/22
6	PEDESTRIAN CONNECTION ADDED	OCT20/22
7	ZONING MATRIX - REV'D BUILDING HEIGHT	NOV9/22
8	COORDINATION REVS	NOV11/22
9	PROP'D PED. CONNECTION REV PER CHOICE	DEC8/22
10	PRIV FENCE & BIKE RACK ADDED	MAR24/23

PROJECT:
WELLINGS OF PORT HOPE

DRAWING:
PROPOSED SITE PLAN

ISSUE DATE:
FEB2021

SCALE:
1:400

DRAWN BY:
M.W.

PROJECT NO.:
1926

DRAWING NO.:
A101