

LEGEND

- SINGLE FAMILY DWELLINGS
- STACKED TRI PLEX TOWNHOUSES (3 STOREY - 3 UNITS)
- SEMI DETACHED DWELLINGS
- FREE-HOLD TOWNHOUSES
- 6-10 STOREY MID-RISE BUILDINGS
- STACKED DUPLEX TOWNHOUSES
- STACKED DUPLEX SEMI
- PUBLIC OPEN SPACE
- LANDSCAPING / LANDSCAPED BLVD
- SIDEWALKS
- MUNICIPAL LOCAL ROADWAY
- PRIVATE ROADWAY
- FIRETRUCK ROUTE
- PROPERTY LINE OUTLINING DEVELOPMENT
- BOUNDARY LINE BETWEEN CONFIRM AND POTENTIAL DEVELOPMENT
- PROPOSED PROPERTY LINES OF INDIVIDUAL LOTS

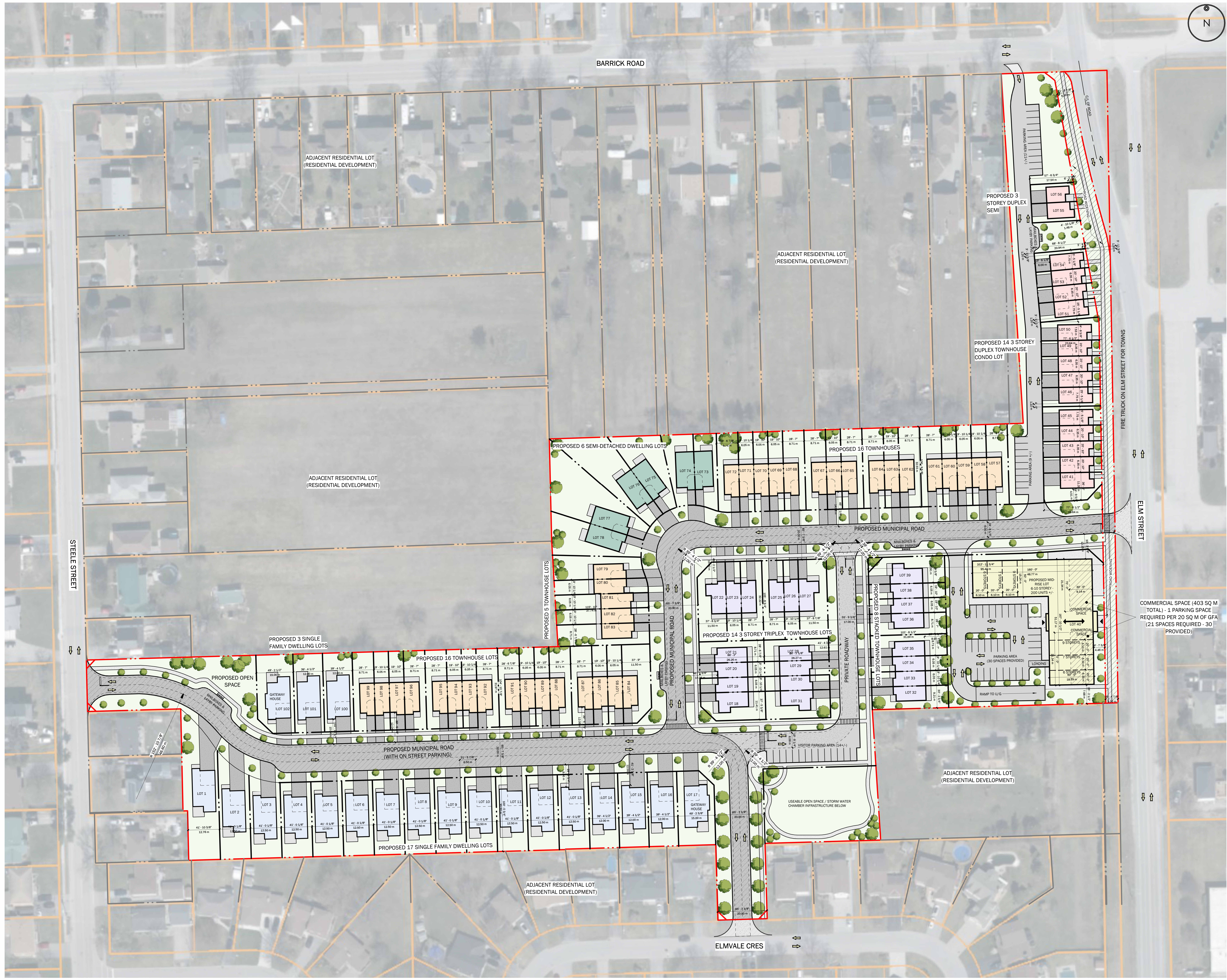
PROPOSED LOTS
 20 SINGLE FAMILY DWELLINGS
 6 SEMI DETACHED DWELLING
 14 STACKED DUPLEX TOWNHOUSES
 2 STACKED DUPLEX SEMI
 22 STACKED TRI PLEX TOWNHOUSES
 37 FREE-HOLD TOWNHOUSES
 1 MID-RISE RESIDENTIAL LOTS
 102 TOTAL LOTS

PROPOSED MID-RISE UNITS
 LOT 40 - 6-10 STOREYS 200 UNITS +/-

AREA BREAKDOWN
 TOTAL DEVELOPMENT AREA- 535,386.76 SQ.FT +/- (RED OUTLINE)
 (EXCL ROAD WIDENING)

AREA OF RESIDENTIAL LOTS - 342,818.77 SQ.FT +/- (64.0%)
 AREA OF ROADS (ASPHALT) - 84,487.90 SQ.FT +/- (15.8%)
 AREA OF SIDEWALKS/BLVDS - 87,716.53 SQ.FT +/- (16.4%)
 AREA OF 'OPEN SPACE' - 20,363.56 SQ.FT +/- (3.8%)

LOCAL ROADWAYS (5.3.7.1 OFFICIAL PLAN)
 20M RIGHT-OF-WAY MINIMUM
 ROADWAY SURFACE TO BE 7.5 METERS IN WIDTH WITH
 ADDITIONAL 2.5 METER WIDTH ON EACH SIDE WHERE PARKING IS
 PERMITTED, SEPARATE SIDEWALK OF AT LEAST 1.5 M IN WIDTH
 ON AT LEAST ONE SIDE FOR STREETS GREATER THAN 150 METERS
 IN LENGTH.



SITE PLAN - CONCEPT

1 : 500

* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

ELM STREET DEVELOPMENT

ELM ST / BARRICK RD / STEEL ST, PORT COLBORN, ON, L3K

A · C · K
 architects
 STUDIO INC.

SITE PLAN -
 NO FUTURE
 CONNECTION

DWG No.
SP1

SCALE: AS SHOWN
 DATE: MAY 2024
 PROJECT No.: 2023-172