

Client / Owner:

Rankin Construction Inc.
20 Corporate Park Drive, 100-101
St. Catharines ON . L2S 3W2 . Canada
www.rankinconstruction.ca
905 . 468 . 1111

Architect:

architects—Alliance
317 Adelaide Street West, 2nd Flr
Toronto ON . M5V 1P9 . Canada
www.architectsalliance.com
416 . 593 . 6500

Contractor

Rankin Construction Inc.
20 Corporate Park Drive, 100-101
St. Catharines ON . L2S 3W2 . Canada
www.rankinconstruction.ca
905 . 468 . 1111

Civil Engineer

Upper Canada Consultants
30 Hannover Drive, Unit #3
St.Catharines ON . L2W 1A3 . Canada
www.ucc.com
905 . 688 . 9400

Structural Engineer

Honeycomb Group
98 Northcote Avenue
Toronto ON . M6J 3K3 . Canada
www.honeycombgroup.ca

Mechanical Engineer

Apollo Engineering
13310 S W Bay Shore Drive
Traverse City MI . 49684 . USA
www.apolloengineering.com
231 . 932 . 0800

Electrical Engineer

Apollo Engineering
13310 S W Bay Shore Drive
Traverse City MI . 49684 . USA
www.apolloengineering.com
231 . 932 . 0800

Landscape Architect

NAK Design Strategies
421 Roncesvalles Avenue
Toronto ON . M6R 2N1 . Canada
www.nakdesignstrategies.com
416 . 340 . 8700

Project

The Locks (Rankin Construction)

Address

16 Lock Street
Port Dalhousie, St Catherines, ON

Submission

Date

January 13, 2025

SITE PLAN APPLICATION

DRAWING LIST

NO.	DRAWING	SCALE	NO.	DRAWING	SCALE
A-1 - Information			A-5 - Shadows		
A-1.0	COVER		A-5.1	MARCH 21 - 9AM	1:400
A-1.1	RENDERINGS		A-5.2	MARCH 21 - 10AM	1:400
A-1.2	PROJECT SUMMARY + SITE STATISTICS	1:750	A-5.3	MARCH 21 - 11AM	1:400
A-1.3	SURVEY		A-5.4	MARCH 21 - 12PM	1:400
A-1.4	SITE PLAN	1:250, 1:200	A-5.5	MARCH 21 - 1PM	1:400
A-1.4a	SITE PLAN_GROUND PLAN	1:200	A-5.6	MARCH 21 - 2PM	1:400
A-1.5	PARKING, STORAGE, LEGENDS	1:35	A-5.7	MARCH 21 - 3PM	1:400
A-2 - Plans			A-5.8	MARCH 21 - 4PM	1:400
A-2.1	LEVEL P3	1:200	A-5.9	MARCH 21 - 5PM	1:400
A-2.2	LEVEL P2	1:200	A-5.10	MARCH 21 - 6PM	1:400
A-2.3	LEVEL P1	1:200	A-5.11	JUNE 21 - 9AM	1:400
A-2.4	LEVEL LOWER 2	1:200	A-5.12	JUNE 21 - 10AM	1:400
A-2.5	LEVEL LOWER 1	1:200	A-5.13	JUNE 21 - 11AM	1:400
A-2.6	GROUND FLOOR	1:200	A-5.14	JUNE 21 - 12PM	1:400
A-2.7	LEVEL 2	1:200	A-5.15	JUNE 21 - 1PM	1:400
A-2.8	LEVEL 3	1:200	A-5.16	JUNE 21 - 2PM	1:400
A-2.9	LEVEL 4	1:200	A-5.17	JUNE 21 - 3PM	1:400
A-2.10	LEVEL 5	1:200	A-5.18	JUNE 21 - 4PM	1:400
A-2.11	LEVEL 6	1:200	A-5.19	JUNE 21 - 5PM	1:400
A-2.12	LEVEL 7	1:200	A-5.20	JUNE 21 - 6PM	1:400
A-2.13	LEVEL 8	1:200	A-5.21	SEPT 21 - 9AM	1:400
A-2.14	LEVEL 9	1:200	A-5.22	SEPT 21 - 10AM	1:400
A-2.15	LEVEL 10	1:200	A-5.23	SEPT 21 - 11AM	1:400
A-2.16	LEVEL 11	1:200	A-5.24	SEPT 21 - 12PM	1:400
A-2.17	ROOF PLAN	1:200	A-5.25	SEPT 21 - 1PM	1:400
A-3 - Elevations			A-5.26	SEPT 21 - 2PM	1:400
A-3.1	SURFACE TREATMENT AND MATERIALS	1:50	A-5.27	SEPT 21 - 3PM	1:400
A-3.2	NORTH ELEVATION	1:200	A-5.28	SEPT 21 - 4PM	1:400
A-3.3	EAST ELEVATION	1:200	A-5.29	SEPT 21 - 5PM	1:400
A-3.4	SOUTH ELEVATION	1:200	A-5.30	SEPT 21 - 6PM	1:400
A-3.5	WEST ELEVATION	1:200	A-5.31	DEC 21 - 9AM	1:400
A-3.6	BUILDING E & F EAST ENLARGED ELEVATION FROM STREET WITH NO NAME	1:100	A-5.32	DEC 21 - 10AM	1:400
A-3.7	BUILDING C EAST ENLARGED ELEVATION FROM EAST COURTYARD	1:75	A-5.33	DEC 21 - 11AM	1:400
A-3.8	BUILDING P WEST ENLARGED ELEVATION FROM EAST COURTYARD	1:100	A-5.34	DEC 21 - 12PM	1:400
A-3.9	BUILDING G NORTH ENLARGED ELEVATION FROM HOGAN'S ALLEY	1:75	A-5.35	DEC 21 - 1PM	1:400
A-3.10	HOGAN'S ALLEY NORTH ELEVATION	1:150	A-5.36	DEC 21 - 2PM	1:400
A-3.11	WEST COURT WEST ELEVATION	1:150	A-5.37	DEC 21 - 3PM	1:400
A-3.12	WEST COURT WEST ELEVATION	1:150	A-5.38	DEC 21 - 4PM	1:400
A-3.13	NORTH POP NORTH ELEVATION	1:150	A-5.39	DEC 21 - 5PM	1:400
A-3.14	NORTH POP SOUTH ELEVATION	1:150	A-5.40	DEC 21 - 6PM	1:400
A-3.15	BUILDING G ENLARGED EAST RETAIL ELEVATION FROM STREET WITH NO NAME	1:75			
A-3.16	BUILDING G ENLARGED SOUTH RETAIL ELEVATION FROM STREET WITH NO NAME	1:75			
A-3.17	BUILDING C ENLARGED SOUTH RETAIL ELEVATION FROM HOGAN'S ALLEY	1:75			
A-3.18	BUILDING A ENLARGED WEST RETAIL ELEVATION FROM LOCK STREET	1:75			
A-3.19	BUILDING A ENLARGED NORTH RETAIL ELEVATION FROM MAIN STREET	1:75			
A-4 - Sections					
A-4.1	SECTION A + B	1:200			
A-4.2	SECTION C	1:200			
A-4.3	SECTION D	1:200			
A-4.4	SECTION E	1:200			
A-4.5	SECTION F	1:200			
A-4.6	SECTION G	1:200			



¹ All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

CONTEXT PLAN
SCALE: 1:750

Municipal Address:	Port Dalhousie, St. Catharines
Lot Area:	5,396 sq m (57,591 sq ft)
Lot Coverage:	3,077 sq m = 57%
Established Grade:	+83.0m

Port Dalhousie, St. Catharines
5,396 sq m (57,579 sq ft)

Lot Coverage: 3,077 sq m = 57%

Established Grade: + 83.0m

Totals (sq ft)	438,781	3,875	1,954	13,252	4,241	238,710	438,781
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* GFA /GLFA definitions according to the City of St. Catherine's Zoning By-law No. 2013-283

* GFA /GLFA definitions according to the City of St. Catherine's Zoning By-law No. 2013-283

* According to the Draft Zoning By-law Amendment

* According to City of St. Catherine's Zoning By-law No. 2013-283

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Req. Barrier
Free
Provided

1.25 per unit; 1 per townhouse
1 per 20 sq m of retail; 1 per 28 sq m of office

31%	56%	5%	8%	100%
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1

6 spaces + 1 for every 10 dwellings over 20
1 space 1000 sq m of retail

OWNER'S NAME

SIGNATURE

THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: _____/_____/20____

NOTE: THE DIMENSIONS, AREA AND LOCATION SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE A SLIGHTY ALTERED IN THE FINAL DESIGN. PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SPECIFIC, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

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16 Lock Street .
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Scale: 1:750

Project No: 21921

13 JANUARY 2025

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02	SPA #2	13 JAN 2025

The Locks Inc.
OWNER'S NAME

SIGNATURE

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THE CITY OF ST. CATHERINES

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DATE: _____, 20____

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The Locks (Rankin Construction)
The Locks Inc

16 Lock Street .
Port Dalhousie, St Catherines . ON . L2N 5B5

NORTH ELEVATION

Scale: 1:200

Project No: 21921

13 JANUARY 2025

A-3.2



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EAST ELEVATION

Scale: 1:200

Project No: 21921

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A-3.3





BUILDING G

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[illegible]

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SOUTH ELEVATION

Scale: 1:200

Project No: 21921

13 JANUARY 2025

A-3.4

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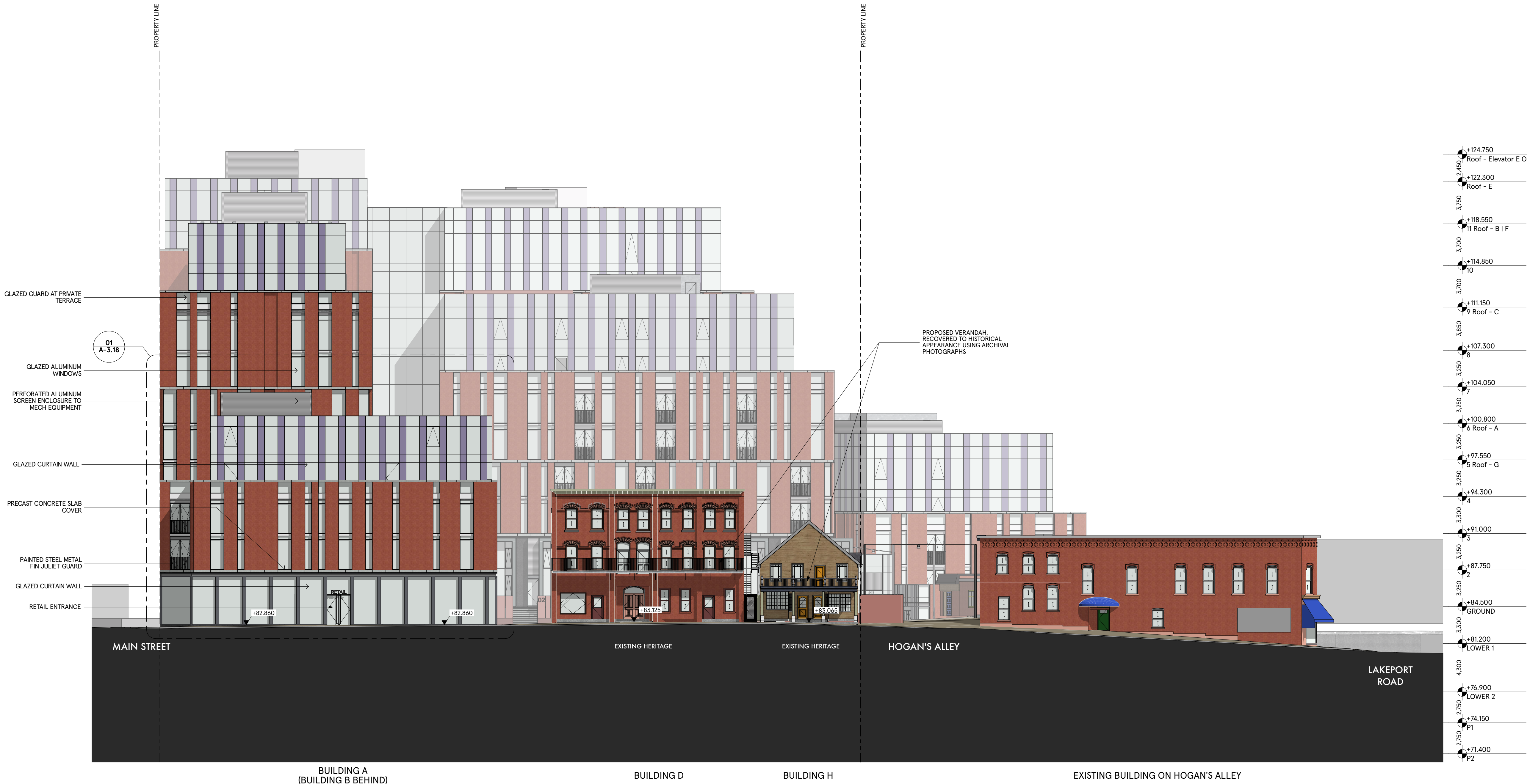
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Scale: 1:200

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A-3.5





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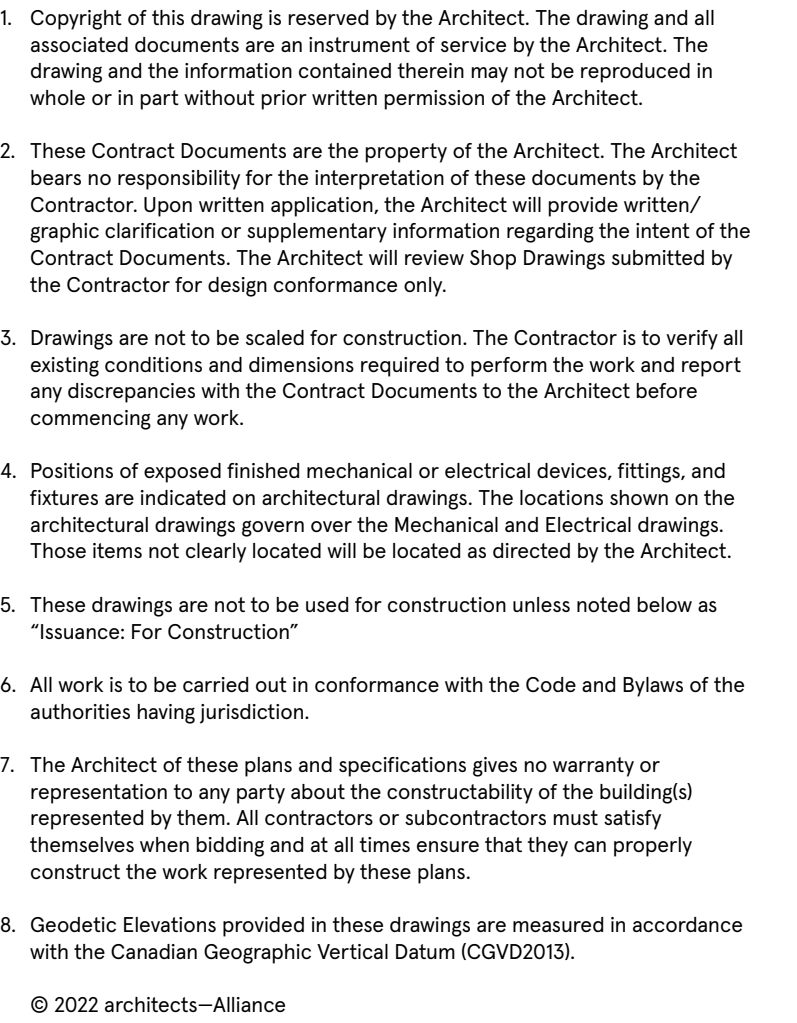
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Project No: 21921

13 JANUARY 2025



A-3.7



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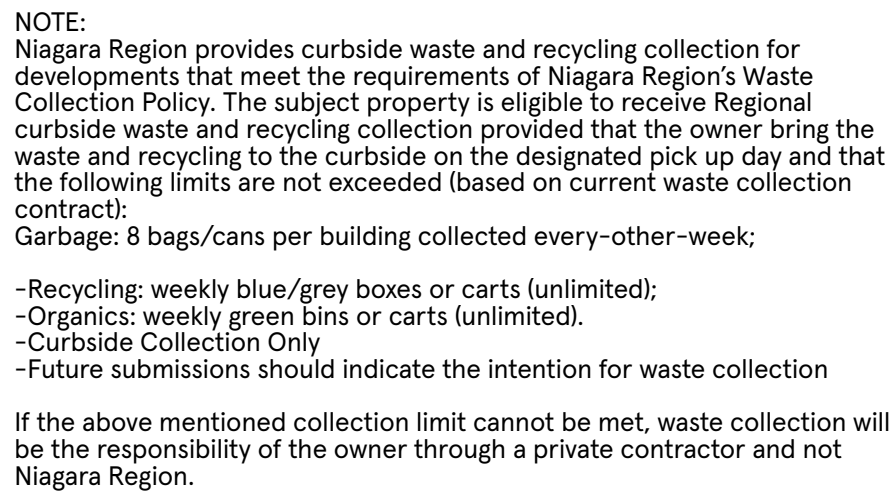
16 Lock Street .
Port Dalhousie, St Catherines . ON . L2N 5B5

BUILDING F WEST ENLARGED
ELEVATION FROM EAST COURTYARD

Scale: 1:100

Project No: 21921

13 JANUARY 2025



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|----|------------|-------------|
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| 02 | SPA #2 | 13 JAN 2025 |

Hogans Alley:
 Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464;
 Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

a—A

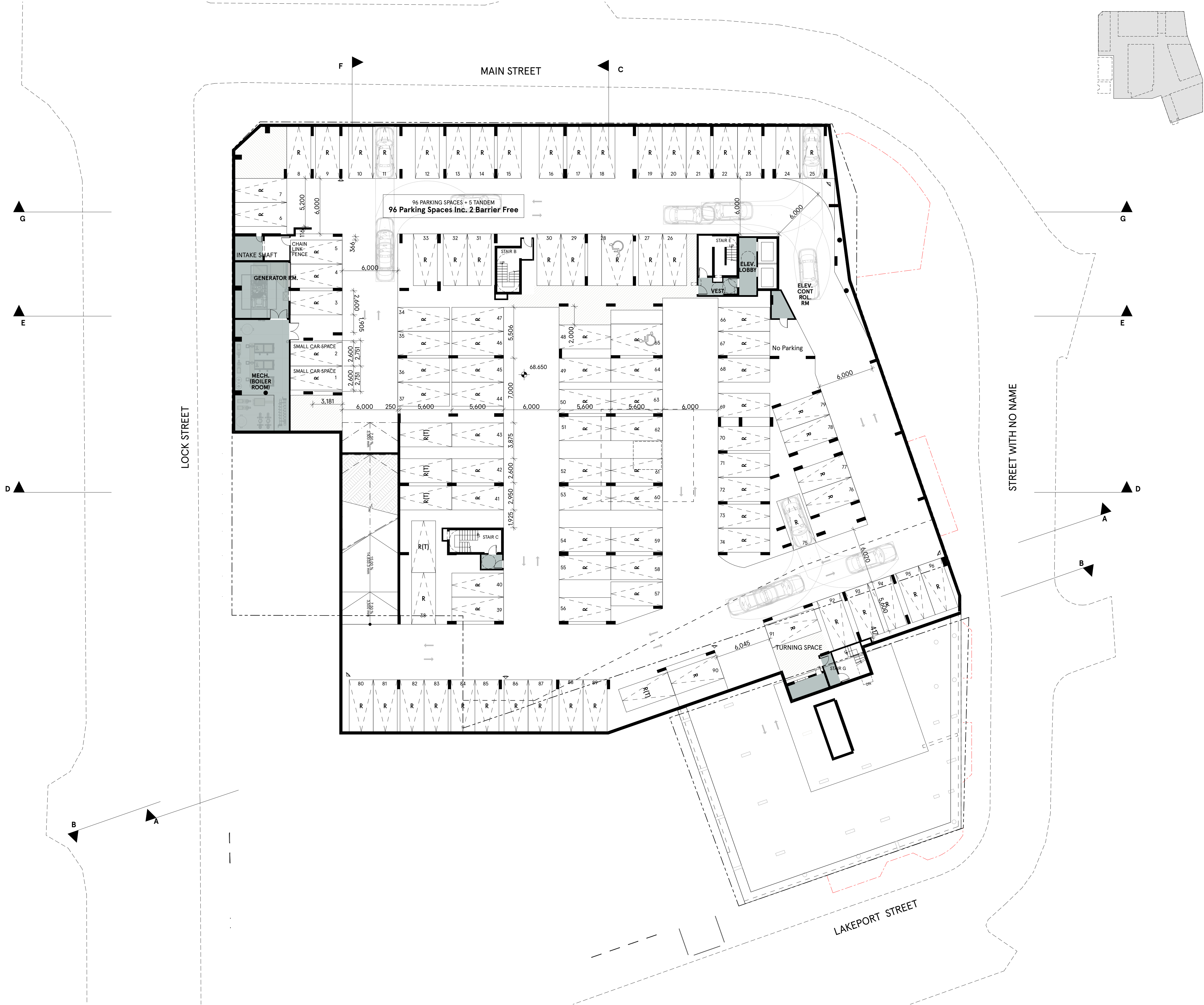
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Legal description of subject lands:

16 Lock St:
Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham
Subject To An Easement As In Ro662213 Subject To An Easement
As In Ro662214 City Of St. Catharines

12 Lakeport Rd:
Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783
Grantham;st. Catharines

Hogans Alley:
Firstly: Hogans Alley Rcp 696 Grantham Pt 1,5, 15 30r6464;
Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

The Locks Inc.
OWNER'S NAME
SIGNATURE
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING & BUILDING SERVICES
DATE: 20
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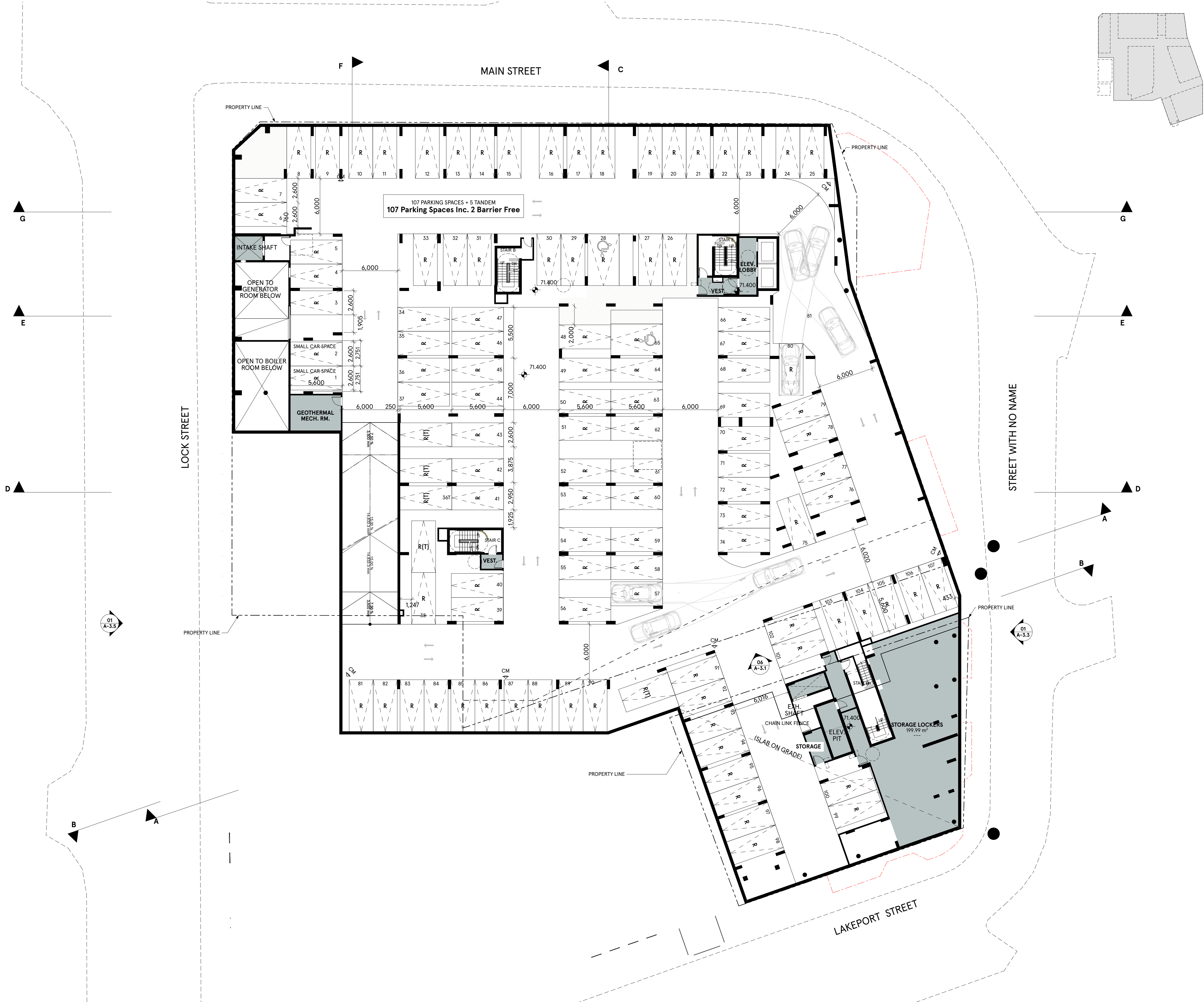
LEVEL P3

Scale: 1:200

Project No: 21921

13 JANUARY 2025

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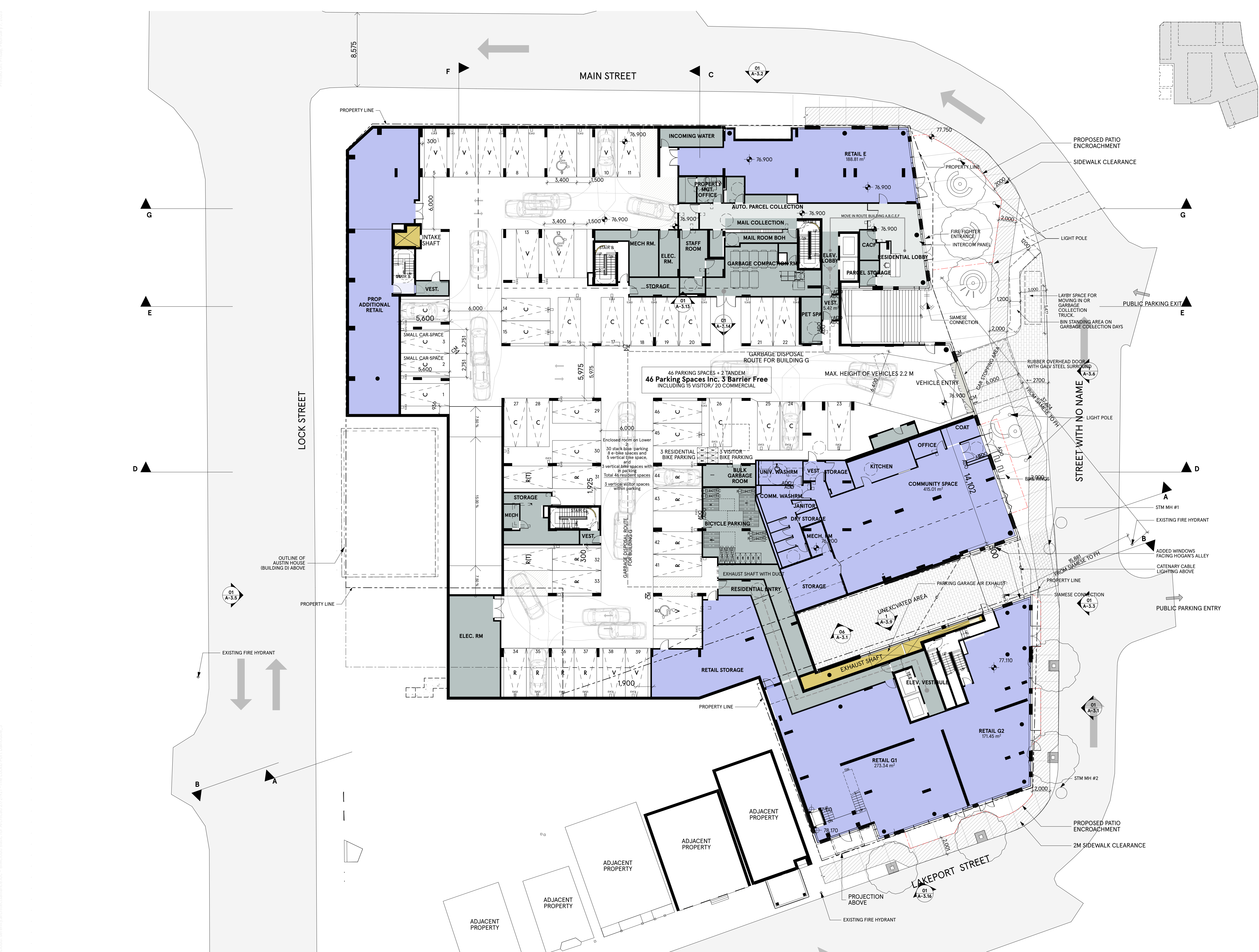
LEVEL P2

Scale: 1:200

Project No: 21921

13 JANUARY 2025

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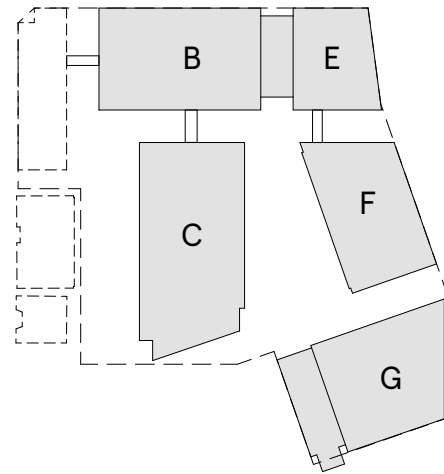
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Port Dalhousie, St Catherines . ON . L2N 5B5

LEVEL LOWER 2

Scale: 1:200

Project No: 21921

13 JANUARY 2025



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Subject To An Easement As In Ro662213 Subject To An Easement
As In Ro662214 City Of St. Catharines

12 Lakeport Rd:
Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783
Grantham;st. Catharines

Hogans Alley:
 Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464;
 Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

<p align="center">The Locks Inc.</p> <p align="center">OWNER'S NAME</p>	
<p align="center">SIGNATURE</p> <p align="center">THE CORPORATION OF THE CITY OF ST. CATHERINES</p>	
<p align="center">DIRECTOR OF PLANNING & BUILDING SERVICES</p>	
<p>DATE:</p>	<p align="center">20</p>
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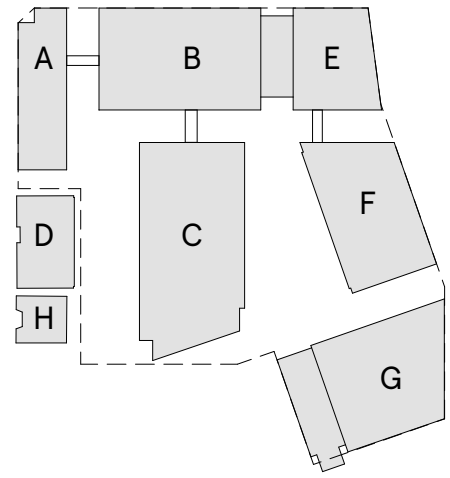
LEVEL LOWER 1

Scale: 1:200

Project No: 21921

13 JANUARY 2025

A-2.5



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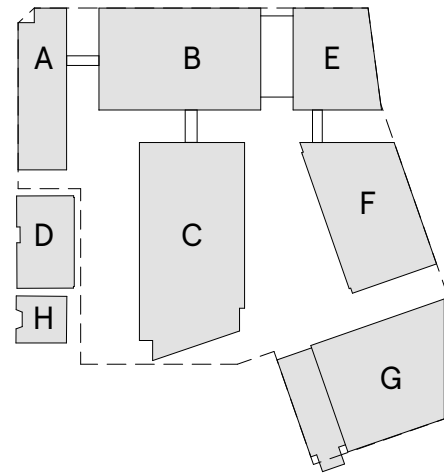
GROUND FLOOR

Scale: 1:200

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OWNER'S NAME

SIGNATURE

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DATE: _____, 20____

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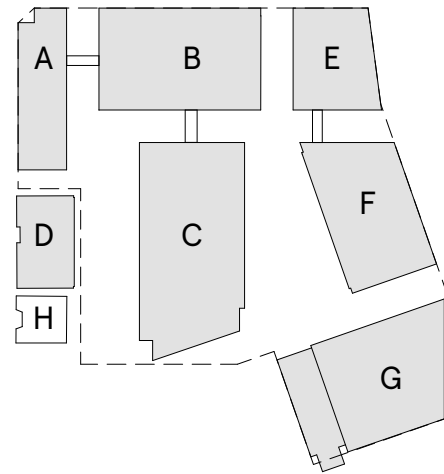
LEVEL 2

Scale: 1:200

Project No: 21921

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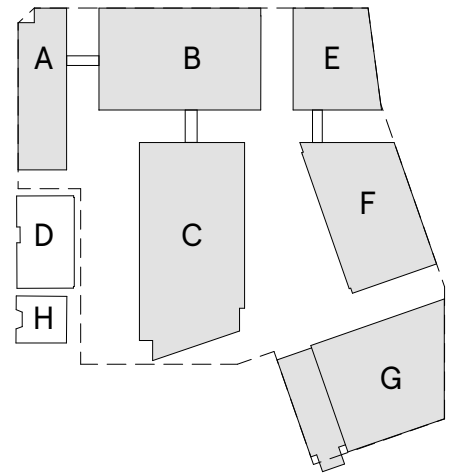
LEVEL 3

Scale: 1:200

Project No: 21921

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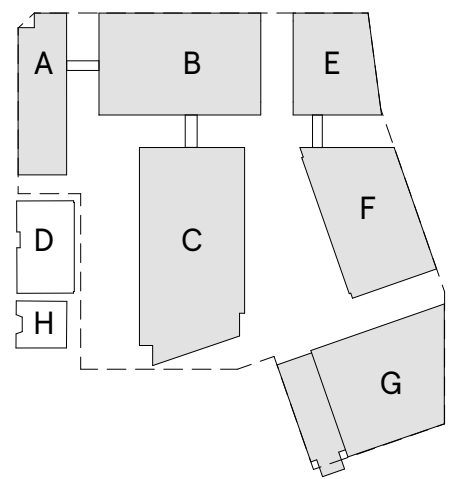
LEVEL 4

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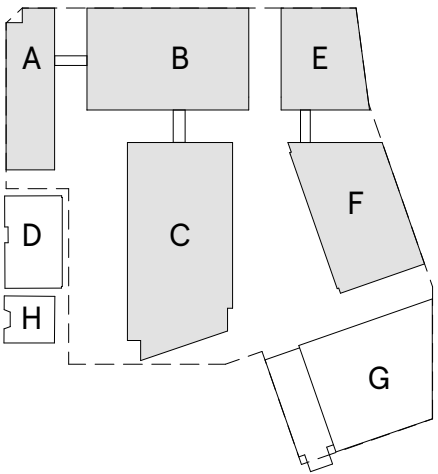
LEVEL 5

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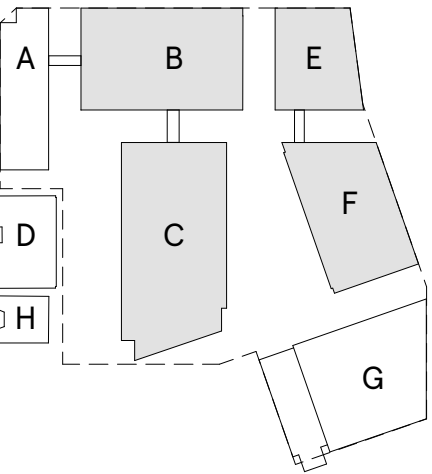
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LEVEL 6

Scale: 1:200

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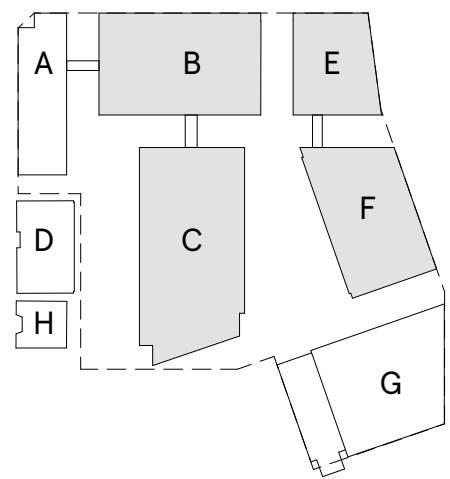
LEVEL 7

Scale: 1:200

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Legal description of subject lands:

16 Lock St:

Lts 3, 4 & 5 Rcp696 Grantham; Lts 6, 7 & 16 Rcp 696 Grantham
Subject To An Easement As In Ro662213 Subject To An Easement
As In Ro662214 City Of St. Catharines

12 Lakeport Rd:

Lt 14 Rcp 696 S/t Ro497010; Pt Lt 13 Rcp 696, Pt 2 30r11783
Grantham;st. Catharines

Hogans Alley:

Firstly: Hogans Alley Rcp 696 Grantham Pt 1, 5, 15 30r6464;
Secondly: Lt 2 Rcp 696 Grantham; St. Catharines

<p align="center">The Locks Inc.</p> <p align="center">OWNER'S NAME</p>	
<p align="center">SIGNATURE</p> <p align="center">THE CORPORATION OF THE CITY OF ST. CATHERINES</p>	
<p align="center">DIRECTOR OF PLANNING & BUILDING SERVICES</p>	
<p>DATE:</p>	<p align="center">20</p>
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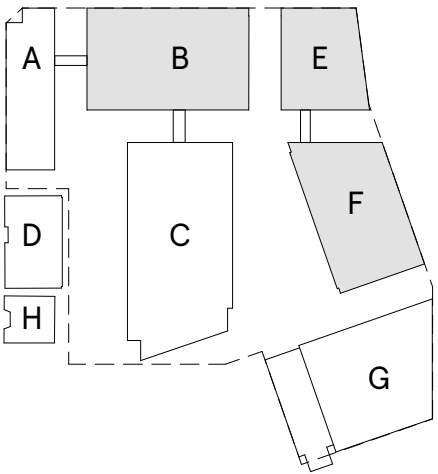
LEVEL 8

Scale: 1:200

Project No: 21921

13 JANUARY 2025

A-2.13



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The Locks Inc.
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SIGNATURE

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DATE: _____/_____/_____**20**
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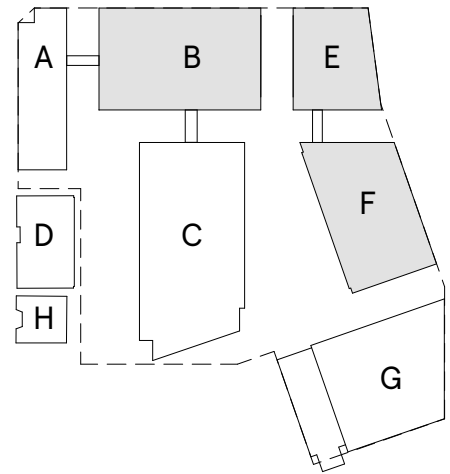
LEVEL 9

Scale: 1:200

Project No: 21921

13 JANUARY 2025

A-2.14



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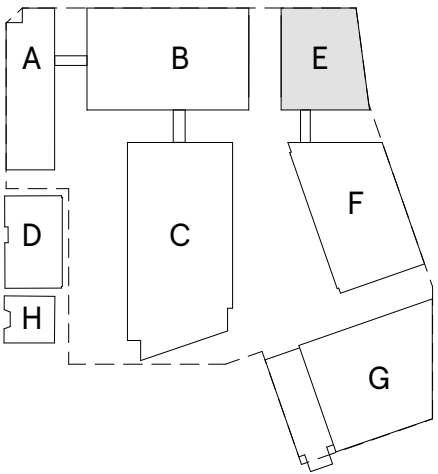
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LEVEL 10

Scale: 1:200

Project No: 21921

13 JANUARY 2025



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OWNER'S NAME

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LEVEL 11

Scale: 1:200

Project No: 21921

13 JANUARY 2025

A-2.16

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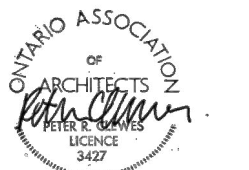
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ROOF PLAN

Scale: 1:200

Project No: 21921

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