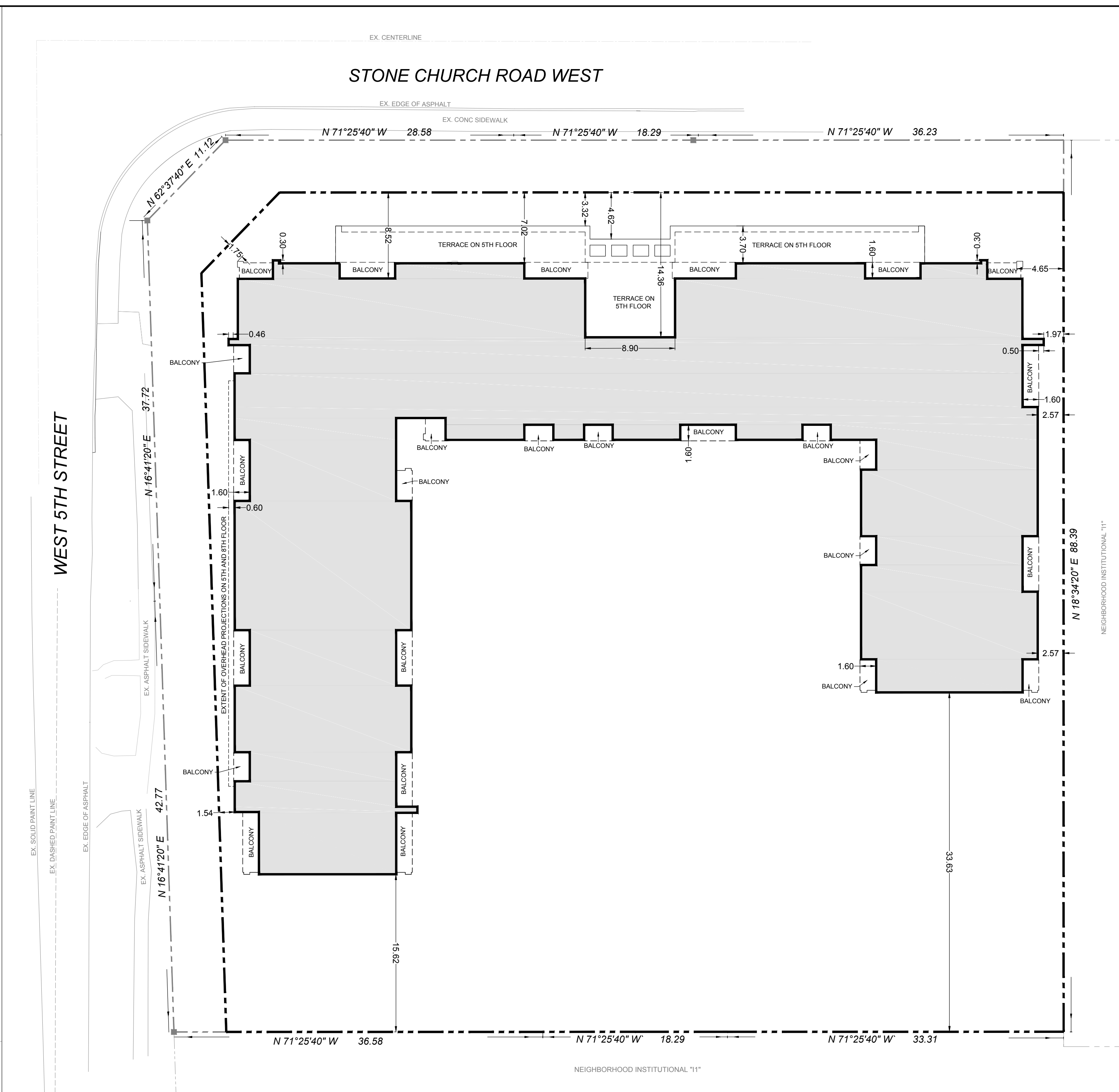
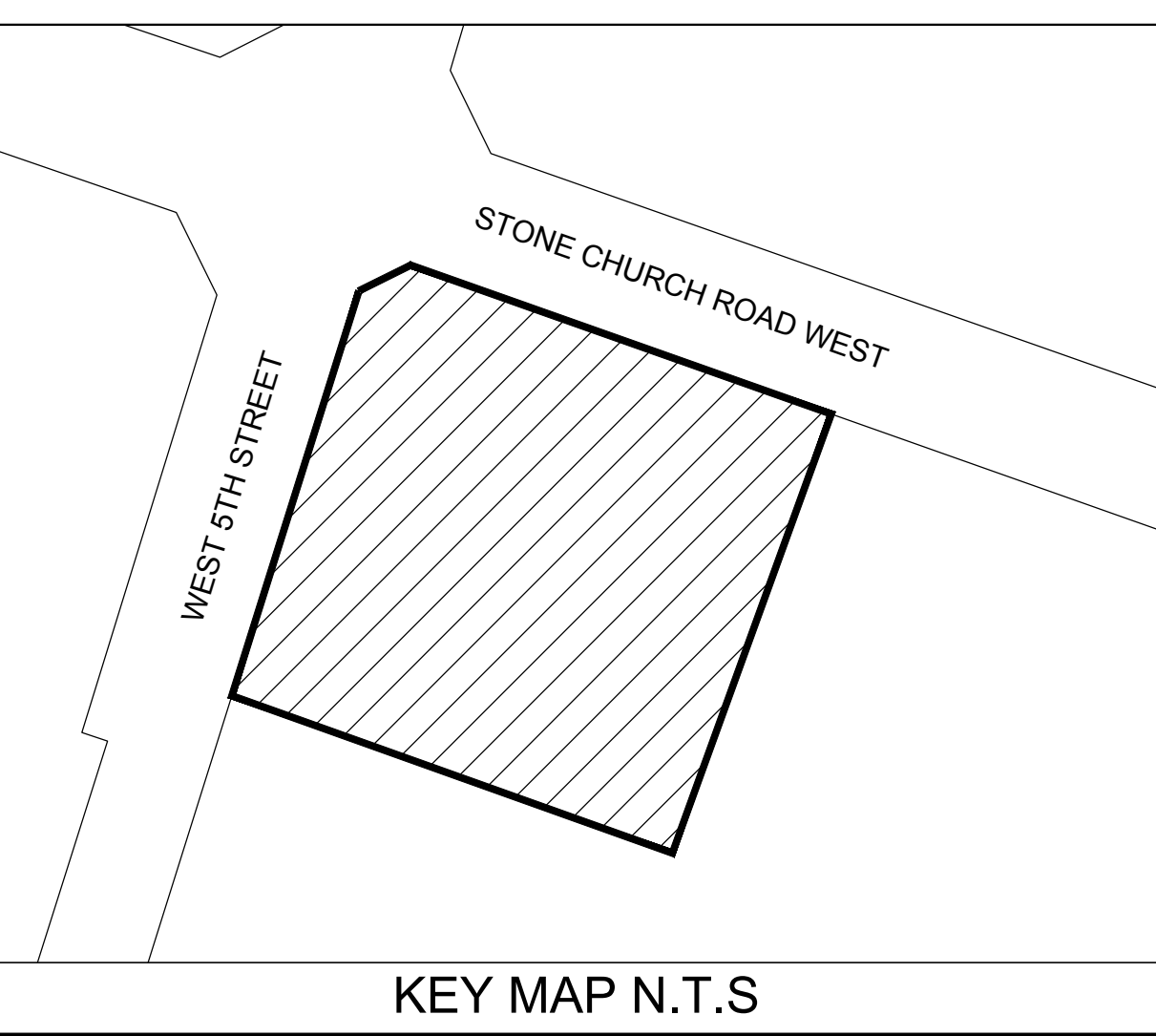


SECOND - FOURTH FLOOR



FIFTH - TENTH FLOOR



LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED MAN DOOR

SCALE 1:250
METRES

CONCEPT PLAN

LEGAL DESCRIPTION:
PART OF LOT 15, CONCESSION 8,
GEOGRAPHIC TOWNSHIP OF BARTON,
CITY OF HAMILTON



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

105 Main Street East, Suite 501
Hamilton, ON L8N 1G6
905-546-1087 - UrbanSolutions.info

PROJECT:
**73-89 STONE CHURCH ROAD WEST AND
1029 WEST 5TH STREET
CITY OF HAMILTON**

CLIENT:
VALERY HOMES

UIS FILE NUMBER: 214-17 SHEET NUMBER: 2

NOT FOR CONSTRUCTION

DESIGN BY: KNYMH ARCHITECTS CHECKED BY: S. MANCHIA
DRAWN BY: M.GOWANS DATE: APRIL 5, 2019

NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

DEVELOPMENT STATISTICS		
Proposed Zoning: Multiple Dwellings ("DE-2/S-") Zone		
Item	Required	Proposed
Max. Height	8 storeys (26.0 m)	10 storeys (32.0 m)
Min. Front Yard		
Underground Parking Garage	Refer to by-law	0.97 m
Floors 1-4	Refer to by-law	2.12 m
Floors 5-10	Refer to by-law	7.02 m
Min. Flankage Yard		
Underground Parking Garage	Refer to by-law	1.15 m
Floors 1-10	Refer to by-law	1.54 m
Min. Side Yard	Refer to by-law	2.57 m
Min. Rear Yard		
Underground Parking Garage	Refer to by-law	0.97 m
Floors 1-10	Refer to by-law	15.62 m