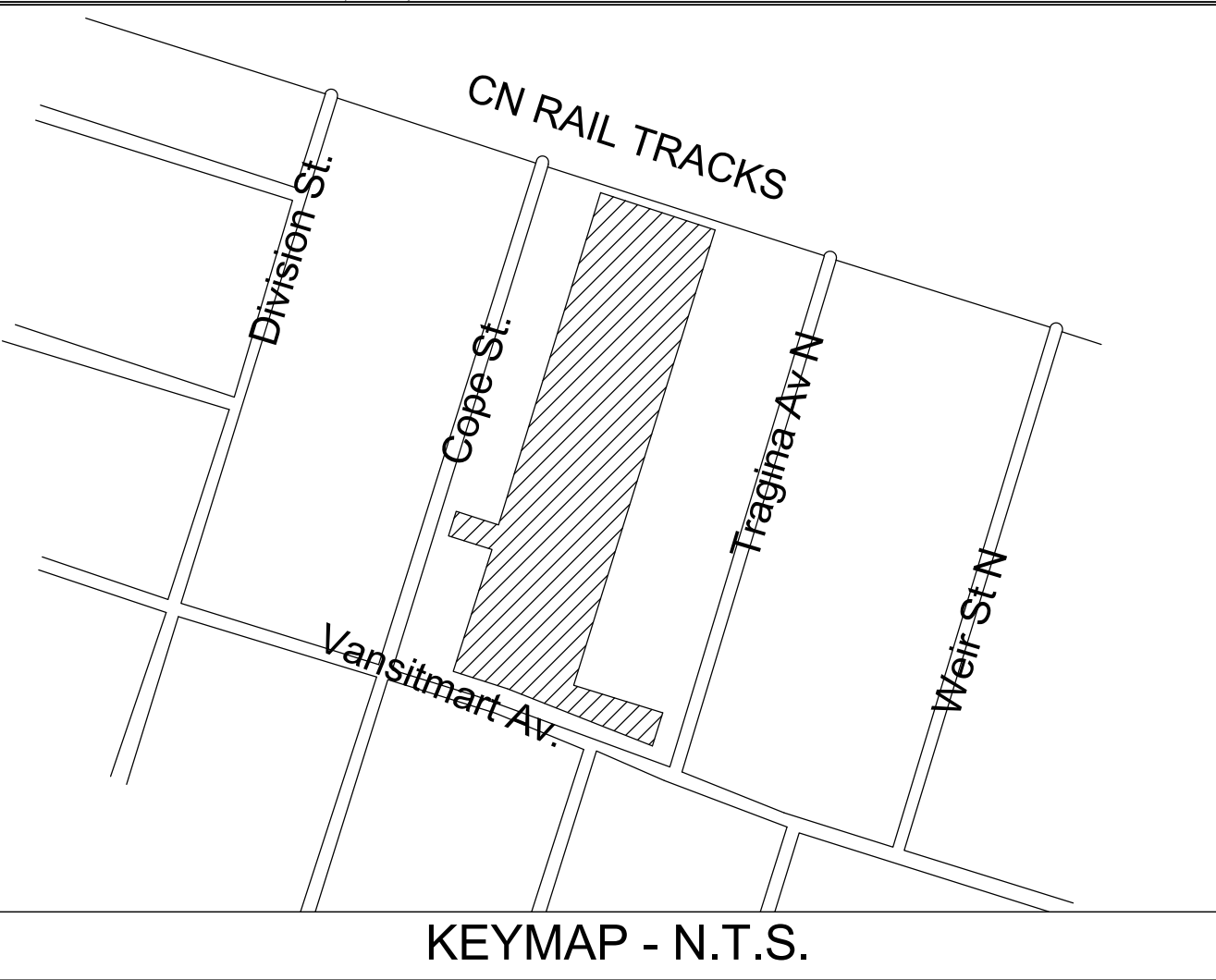
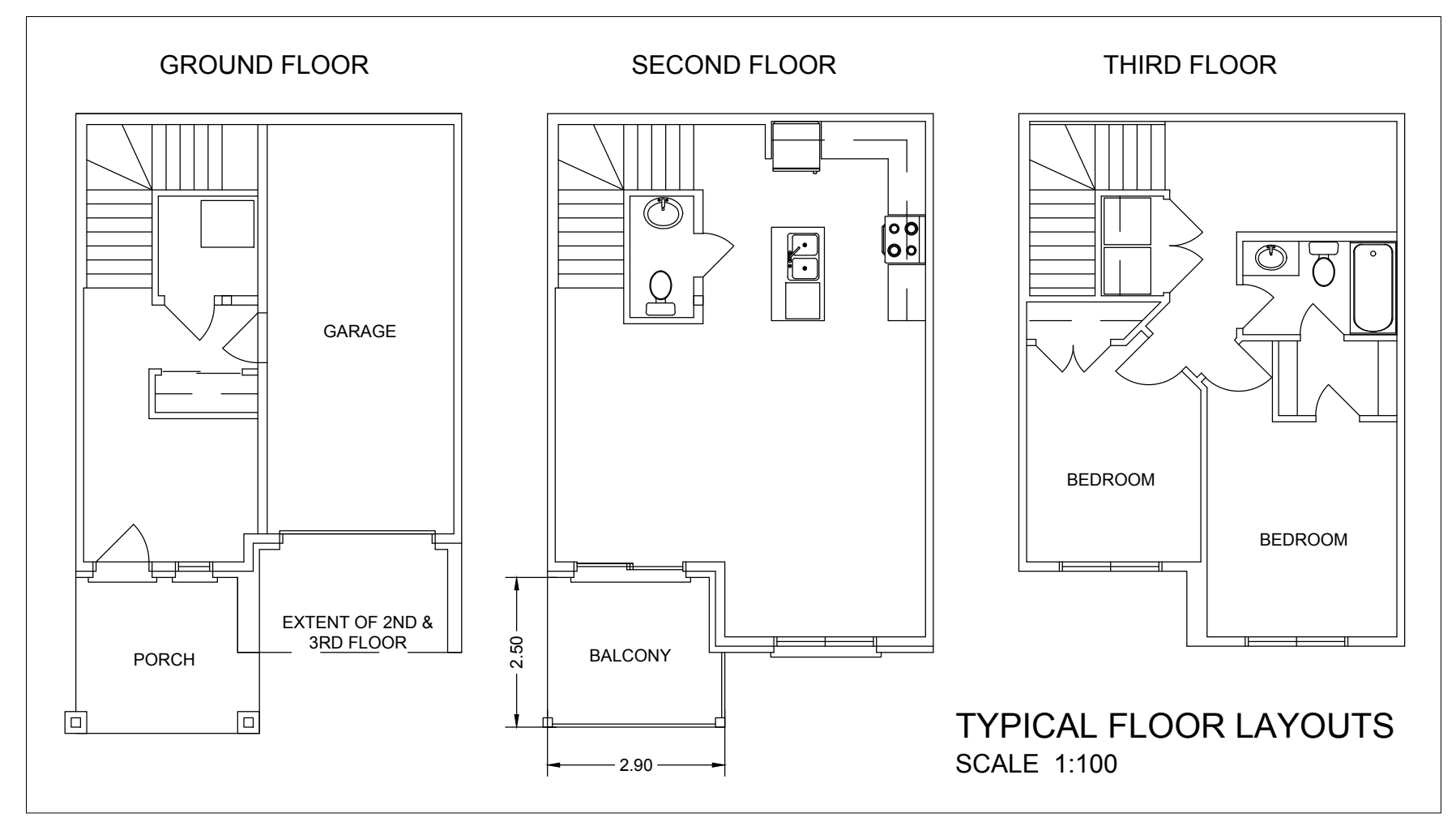


DEVELOPMENT STATISTICS	
Proposed Back to Back Townhouse Block	
Item	Proposed
Lot Area	7,997.32 m ²
Front Yard	4.38 m
Side Yard (West)	3.00 m
Side Yard (East)	9.56 m
Rear Yard	30.93 m
Max. Building Height	12.60 m
No. of Units	40
Density	50 UPH
Building Separation	16.35 m
Landscaped Area	1,938.59 m ² (24%)
Parking	
No. of Spaces per Unit	2 per unit = 80
No. of Visitor Spaces	28
Parking Stall Size	5.8 m x 3.0 m
No. of Barrier Free Spaces	1
Proposed Severed Lot A	
Item	Proposed
Lot Area	329.28 m ²
Front Yard	6.00 m
Side Yard (North)	1.25 m
Side Yard (South)	1.25 m
Rear Yard	7.50 m
Max. Building Height	11.0 m
No. of Parking Spaces	2
Proposed Severed Lot B	
Item	Proposed
Lot Area	149.64 m ²
Front Yard	1.00 m
Side Yard (North)	1.25 m
Side Yard (South)	1.25 m
Rear Yard	6.00 m
Max. Building Height	11.0 m
No. of Parking Spaces	1



CONCEPT PLAN

LEGAL DESCRIPTION:
PARTS OF LOTS 1 AND 2
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF BARTON
AND ALL OF LOT 15
 REGISTERED PLAN 737
AND ALL OF LOT 162
 REGISTERED PLAN 500
 IN THE CITY OF HAMILTON

LEGEND:

- SUBJECT LANDS
- SURROUNDING PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED ROAD WIDENING
- PROPOSED VISUAL BARRIER
- PROPOSED SEVERANCE
- PROPOSED DRIVEWAY
- PROPOSED NO. OF PARKING SPACES
- PROPOSED GARAGE DOOR
- PROPOSED MAN DOOR

SCALE 1:300

0 5 10 15 25 35 METRES

NOTES:
 - ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PREPARED BY:

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

PROJECT:

THE VANSITMART
 115 & 121 VANSITMART AVENUE
 CITY OF HAMILTON

CLIENT: 1349010 ONTARIO INC.

UIS FILE NUMBER: 167-16 SHEET NUMBER: 1

NOT FOR CONSTRUCTION

DESIGN BY: S. MCKAY CHECKED BY: S. MANCHIA
 DRAWN BY: S. MCKAY DATE: MAY 15, 2017

NO.	DATE	BY	DESCRIPTION
3	MAR '18	US	PER CITY COMMENTS
2	MAR '18	US	PER CITY COMMENTS
1	FEB '18	US	PER CITY COMMENTS

DRAWING ISSUE RECORD