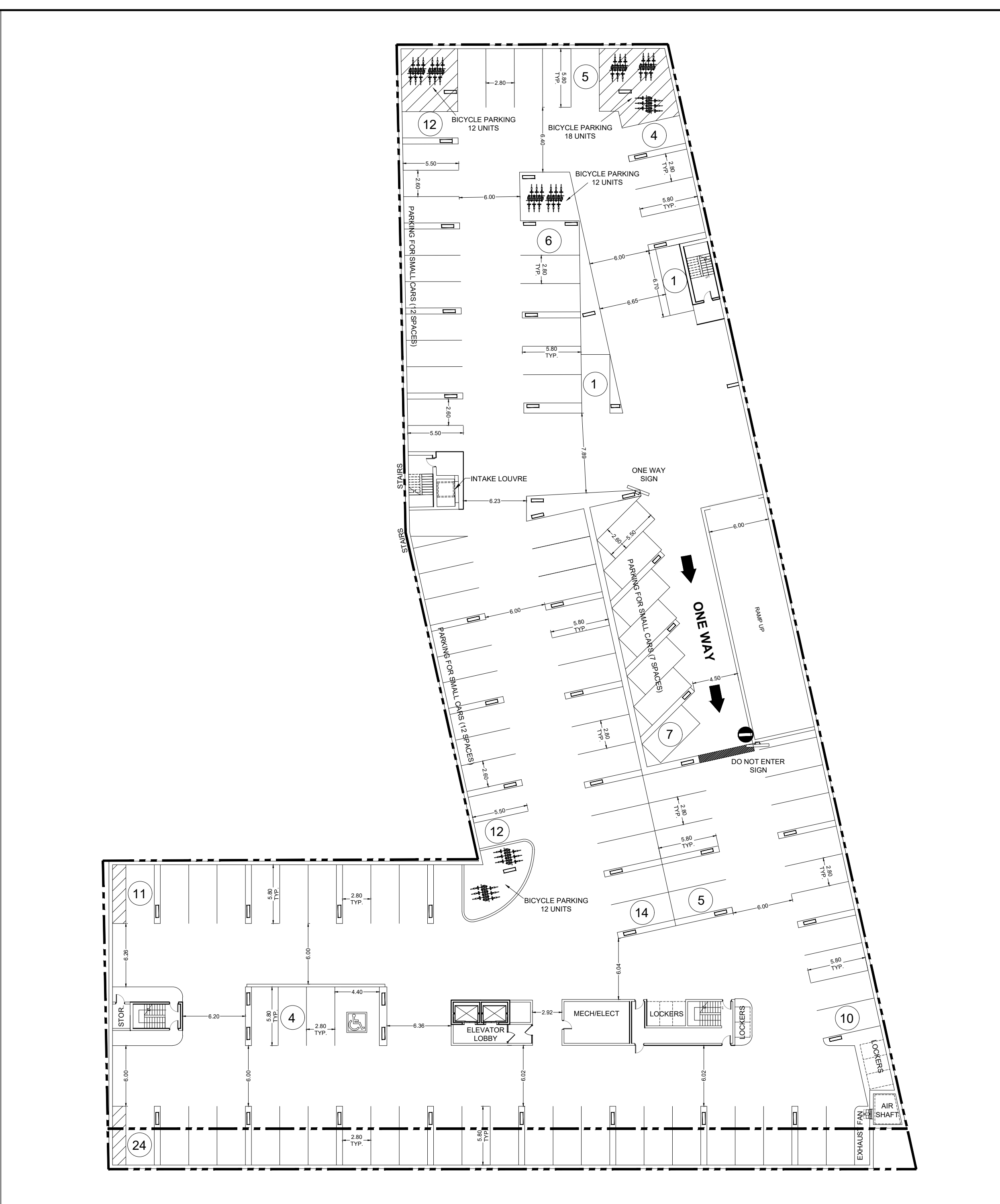
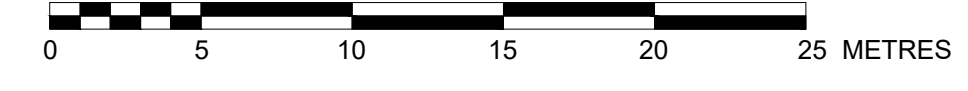
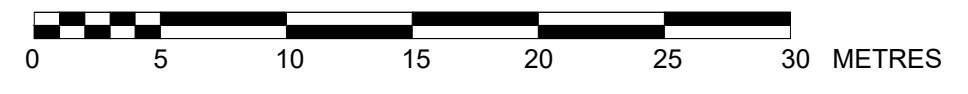


GROUND FLOOR - SCALE 1:250

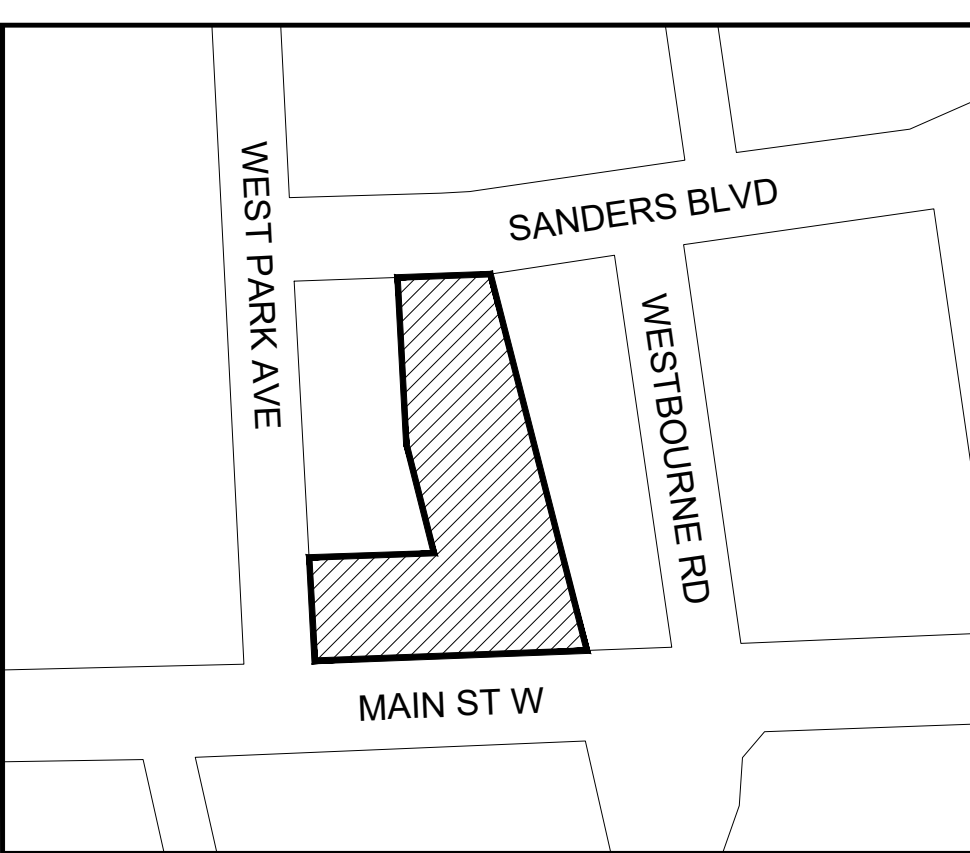


UNDERGROUND PLAN - SCALE 1:300



| DEVELOPMENT STATISTICS  |          |          |
|---|----------|----------|
| Proposed Zoning: Mixed Use Medium Density (C5-___) Zone, Modified |          |          |
| Item  | Required | Proposed |
| <b>Building Setback from a Street Line:</b>                       |          |          |
| Minimum with Residential on the Ground Floor                      |          |          |
| Building 1  | N/A      | N/A      |
| Building 2  | N/A      | N/A      |
| Building 3  | 3.00 m   | 4.70 m   |
| Maximum   |          |          |
| Building 1  | 4.50 m   | 2.20 m   |
| Building 2  | N/A      | N/A      |
| Building 3  | 4.50 m   | 4.70 m   |
| <b>Minimum Rear Yard (East)</b>                                   |          |          |
| Building 1  | 7.50 m   | 7.50 m   |
| Building 2  | 7.50 m   | 7.50 m   |
| Building 3  | 7.50 m   | 7.71 m   |
| <b>Building Height</b>  |          |          |
| Maximum   |          |          |
| Building 1  | 22.00 m  | 28.96 m  |
| Building 2  | 22.00 m  | 10.16 m  |
| Building 3  | 22.00 m  | 10.72 m  |
| <b>No. of Units</b>   |          |          |
| Building 1  | N/A      | 160      |
| Units < 50 m <sup>2</sup>   | N/A      | 40       |
| Units > 50 m <sup>2</sup>   | N/A      | 120      |
| Building 2  | N/A      | 12       |
| Building 3  | N/A      | 10       |

| Amenity Area                               |                                   |                      |                     |
|--|-----------------------------------|----------------------|---------------------|
|  | Units < 50 m <sup>2</sup>         | 4.00 m <sup>2</sup>  | 4.00 m <sup>2</sup> |
|  | Units > 50 m <sup>2</sup>         | 6.00 m <sup>2</sup>  | 4.50 m <sup>2</sup> |
| Planting Strip abutting a Residential Zone |                                   |                      |                     |
|  |                                   | 1.50 m               | 0.00 m              |
| <b>Parking Requirements</b>                |                                   |                      |                     |
| <b>Building 1</b>                          |                                   |                      |                     |
|  | Units < 50 m <sup>2</sup>         | 0.3 per unit = 12    | 12 spaces           |
|  | Units > 50 m <sup>2</sup> (1-14)  | 0.7 per unit = 9.8   | 9.8 spaces          |
|  | Units > 50 m <sup>2</sup> (15-50) | 0.85 per unit = 30.6 | 30.6 spaces         |
|  | Units > 50 m <sup>2</sup> (51+)   | 1.0 per unit = 70    | 63 spaces           |
| <b>Building 2</b>                          |                                   |                      |                     |
|  | Units > 50 m <sup>2</sup> (51+)   | 1.0 per unit = 12    | 12 spaces           |
| <b>Building 3</b>                          |                                   |                      |                     |
|  | Units > 50 m <sup>2</sup> (51+)   | 1.0 per unit = 10    | 10 spaces           |
| <b>TOTAL</b>                               |                                   |                      |                     |
|  |                                   | 134 spaces           | 127 spaces          |
| <b>Parking Stall Sizes</b>                 |                                   |                      |                     |
|  | Surface                           | 5.80 m x 3.00 m      | 5.80 m x 3.00 m     |
|  | Underground                       | 5.80 m x 2.80 m      | 5.80 m x 3.00 m     |
|  | Small Car                         | 5.50 m x 2.60 m      | 5.50 m x 2.60 m     |
| <b>No. of Small Car Spaces</b>             |                                   |                      |                     |
|  |                                   | 10% = 13.4 spaces    | 25% = 31 spaces     |



KEY MAP - N.T.S.

## CONCEPT PLAN

LOTS 1, 2 AND 3  
REGISTERED PLAN 904  
AND OF LOT 20  
REGISTRAR'S COMPILED PLAN 1475  
IN THE CITY OF HAMILTON

- LEGEND:
- SUBJECT LANDS
  - EXISTING PROPERTY LINES
  - PROPOSED BUILDING
  - EXISTING BUILDINGS
  - PROPOSED ENTRANCE
  - PROPOSED FENCE

|   |                         |    |                   |
|---|-------------------------|----|-------------------|
| DESIGN BY: Architectural Design Co Inc. | CHECKED BY: M. Johnston |    |                   |
| DRAWN BY: M. Gowans                     | DATE: August 27, 2019   |    |                   |
| DRAWING ISSUE RECORD                    |                         |    |                   |
| NO.                                     | DATE                    | BY | DESCRIPTION       |
| 1                                       | DEC. '19                | US | PER CITY COMMENTS |

NOT FOR CONSTRUCTION

PREPARED BY:

**ARCHITECTURAL DESIGN CO. INC.**  
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905-546-1087 - UrbanSolutions.info

PROJECT:

**MAIN AND SANDERS**  
1630 MAIN STREET WEST & 69 SANDERS BOULEVARD  
CITY OF HAMILTON

CLIENT: SANDERS GARDEN INC.

US FILE NUMBER: 262-17 SHEET NUMBER: 1