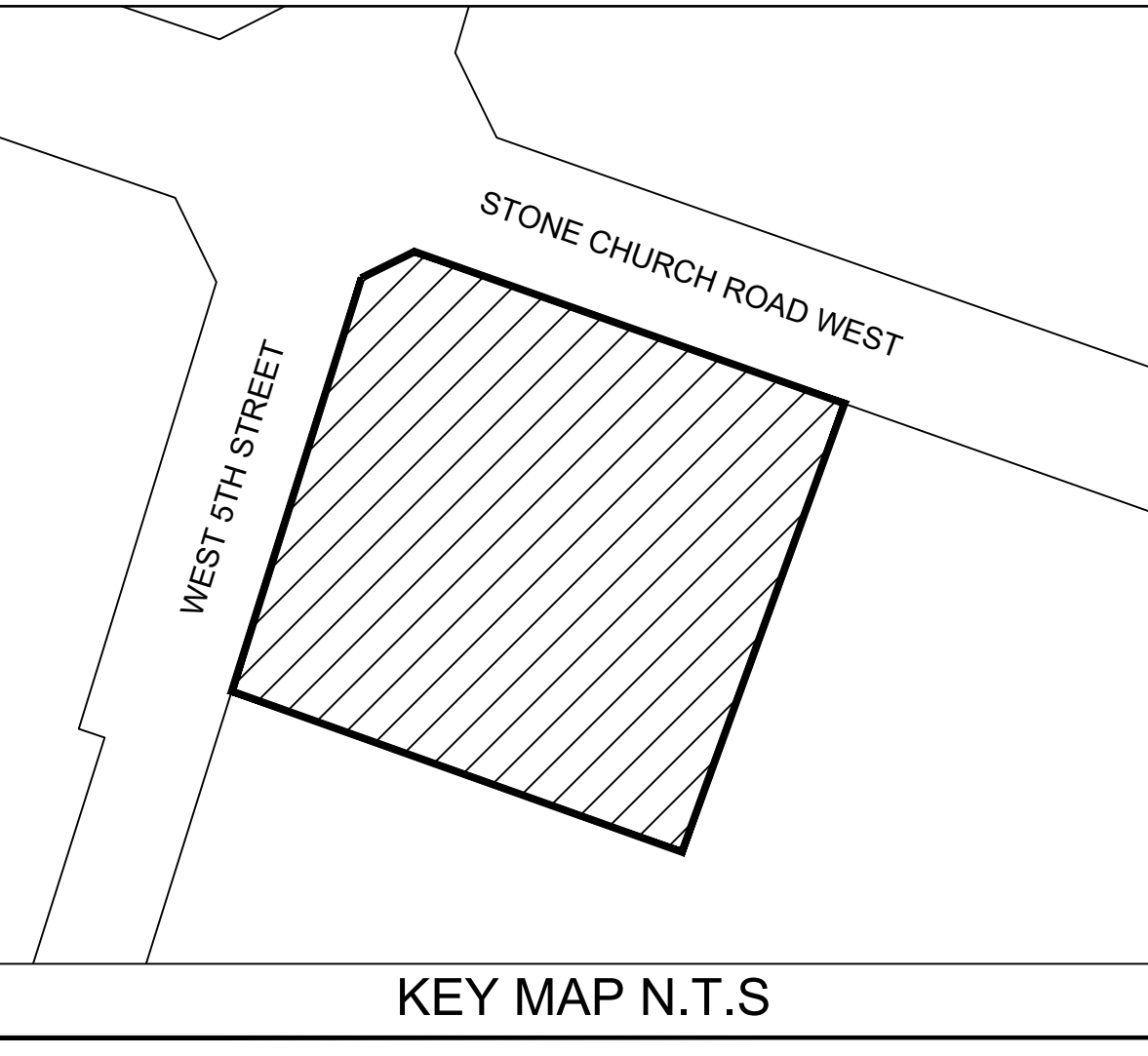


SECOND - FOURTH FLOOR

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

U/S 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
1	NOV. '19	M.G	PER CITY COMMENTS

DRAWING ISSUE RECORD

DEVELOPMENT STATISTICS		
Proposed Zoning: Multiple Dwellings ("DE-2/S-") Zone		
Item	Required	Proposed
<b>Lot Area</b>		
Before R.O.W Widening	N/A	0.788 ha
After R.O.W Widening	N/A	0.698 ha
<b>Max. Height</b>	8 storeys (26.0 m)	10 storeys (32.0 m)
<b>Min. Front Yard</b>		
Underground Parking Garage	Refer to by-law	0.97 m
Floors 1-4	Refer to by-law	2.13 m
Floors 5-10	Refer to by-law	7.02 m
<b>Min. Flankage Yard</b>		
Underground Parking Garage	Refer to by-law	1.14 m
Floors 1-10	Refer to by-law	0.93 m
<b>Min. Interior Side Yard</b>		
Underground Parking Garage	Refer to by-law	2.57 m
Floors 1-10	Refer to by-law	7.22 m
<b>Min. Rear Yard</b>		
Underground Parking Garage	Refer to by-law	0.96 m
Floors 1-10	Refer to by-law	15.51 m