

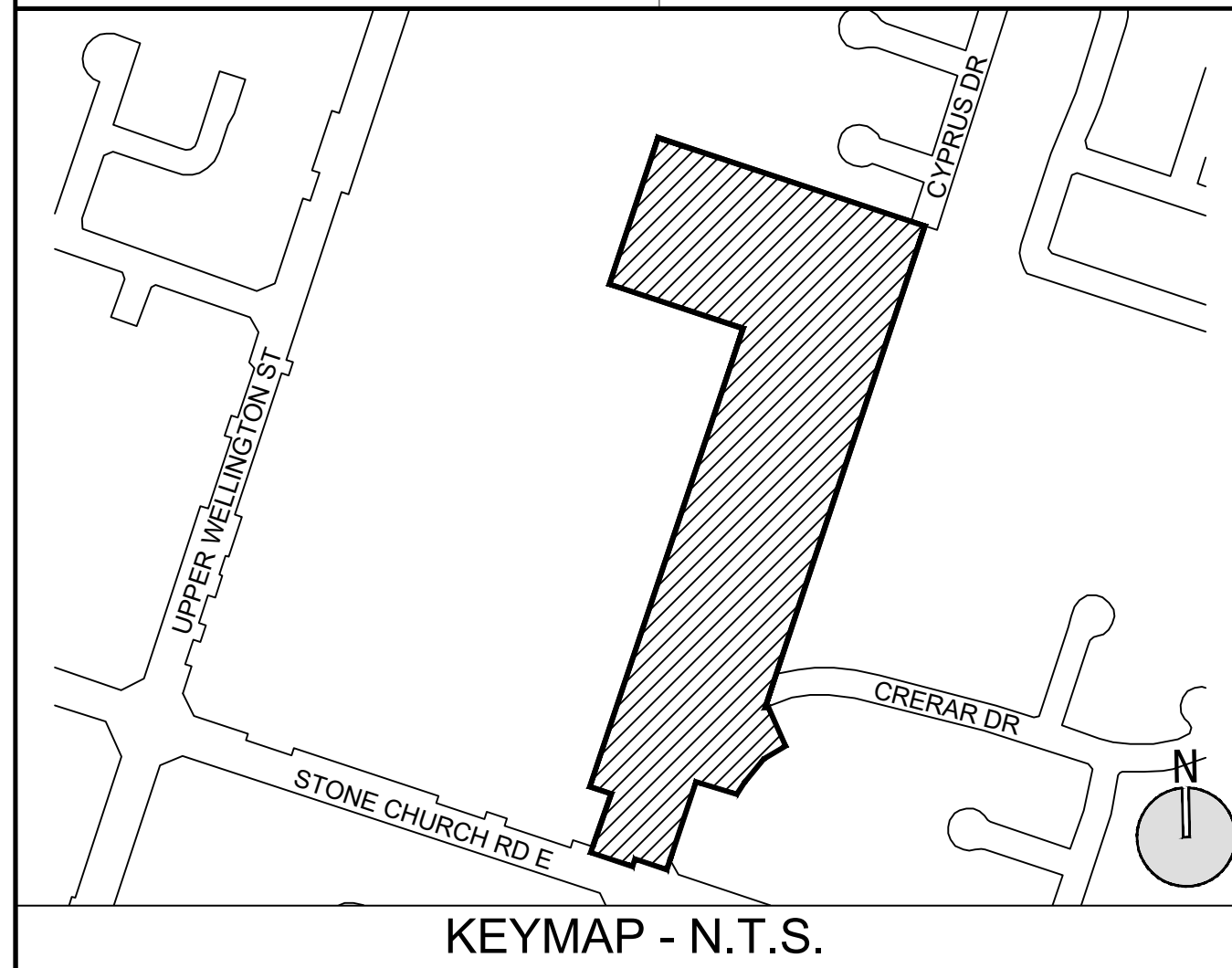
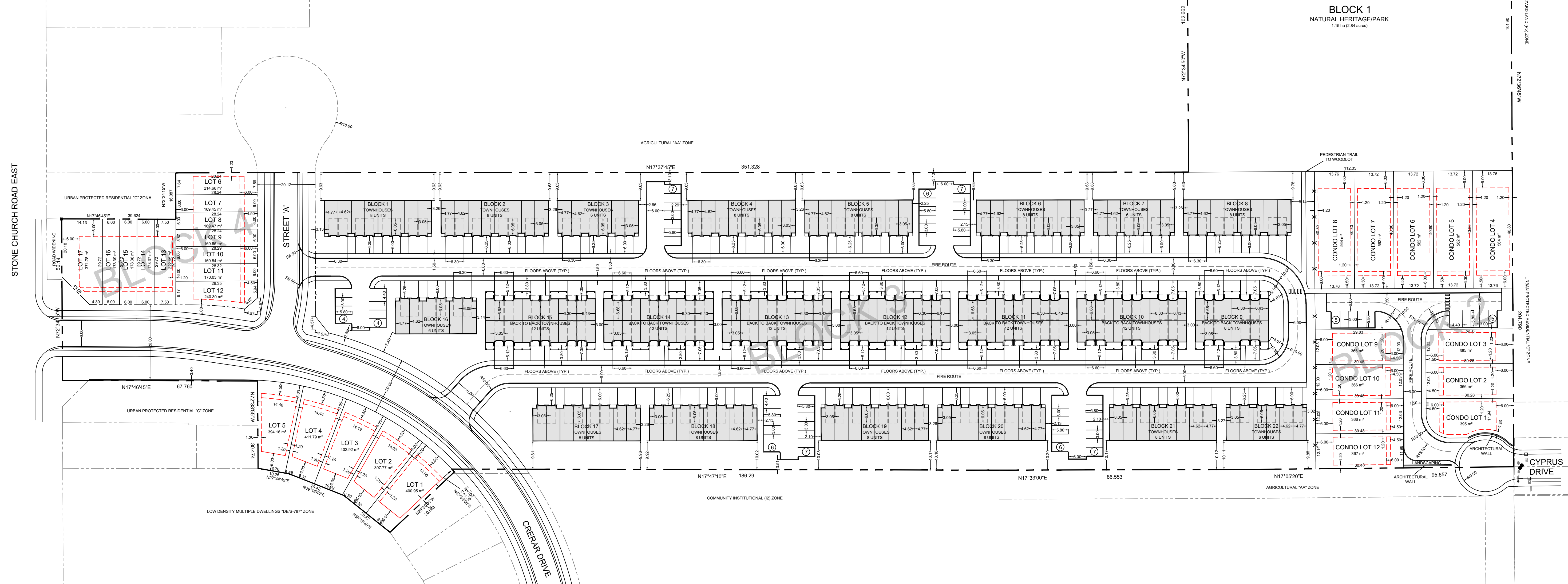
SCALE 1:700

DEVELOPMENT STATISTICS (Lots)	
Item	Proposed
Lot Area	
Single Detached Dwellings	
Lot 1	400 m ²
Lot 2	397 m ²
Lot 3	402 m ²
Lot 4	411 m ²
Lot 5	394 m ²
Street Townhouse Dwellings	
Lot 6	214 m ²
Lot 7	169 m ²
Lot 8	169 m ²
Lot 9	169 m ²
Lot 10	169 m ²
Lot 11	170 m ²
Lot 12	240 m ²
Lot 13	222 m ²
Lot 14	178 m ²
Lot 15	178 m ²
Lot 16	178 m ²
Lot 17	371 m ²
Min. Lot Frontage	
Single Detached	14.00 m
Townhouse	6.00 m
Density (Lots)	38.08 UPH

DEVELOPMENT STATISTICS (Condo Block Towns)	
Item	Proposed
Block Area	33,542.34 m ²
No. of Units	
Townhouses	112 Units
Back to Back Townhouses	80 Units
TOTAL	192 Units
Density	57.24 UPH
Maximum Building Height	13.0 m (3 storeys)
Parking Spaces	
Residents	1.25 Per Unit = 240
Visitor	54 (3 Barrier Free)
TOTAL	294 spaces
Parking Ratio	1.53 Per Unit

DEVELOPMENT STATISTICS (Condo Block Singles)	
Item	Proposed
Block Area	6,893.31 m ²
No. of Units	
Single Detached Dwellings	12 Units
Density	17.40 UPH
Maximum Building Height	11.00 m (2.5 storeys)
Parking Spaces	
Residents	2 Per Unit = 24
Visitor	10 (1 Barrier Free)
TOTAL	34
Parking Ratio	2.83 Per Unit

DEVELOPMENT STATISTICS (Overall)	
Item	Proposed
Site Area	
Lots	4,459.54 m ²
Natural Heritage Block	11,487.74 m ²
Condominium Block (Towns)	33,542.34 m ²
Condominium Block (Singles)	6,893.31 m ²
Crerar Drive & Cyprus Drive R.O.W.	3,877.21 m ²
Street 'A' R.O.W.	1,047.20 m ²
TOTAL	61,250.26 m²
Total No. of Units	221 units
Net Density (Overall)	36.08 UPH



CONCEPT PLAN

LEGAL DESCRIPTION:
PARTS OF LOTS 11 AND 12
 CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF BARTON
 IN THE CITY OF HAMILTON

SCALE 1:700

- LEGEND:**
- SUBJECT LANDS
 - PROPOSED PROPERTY LINES
 - EXISTING PROPERTY LINES
 - PROPOSED BUILDING
 - PROPOSED BUILDING ENVELOPES

PREPARED BY:

URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT

3 Studebaker Place, Unit 1
 Hamilton, ON L8L 0C8
 905-546-1087 - UrbanSolutions.info

PROJECT:			
LAVITA ESTATES			
313 STONE CHURCH ROAD EAST			
CITY OF HAMILTON			
CLIENT:			
DICENZO CONSTRUCTION COMPANY LIMITED			
U/S FILE NUMBER:		SHEET NUMBER:	
281-18		1	
NOT FOR CONSTRUCTION			
DESIGN BY: S. McKAY		CHECKED BY: S. MANCHIA	
DRAWN BY: S. McKAY		DATE: January 21, 2019	
6	NOV. '20	US	FOR UHOPA/ZBA SUBMISSION
5	MAR. '20	US	PER CLIENT/CITY COMMENTS
4	JAN. '20	US	PER CLIENT COMMENTS
3	DEC. '19	US	PER CITY COMMENTS
2	DEC. '19	US	PER CITY COMMENTS
1	AUG. '19	US	PER CITY COMMENTS
NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			