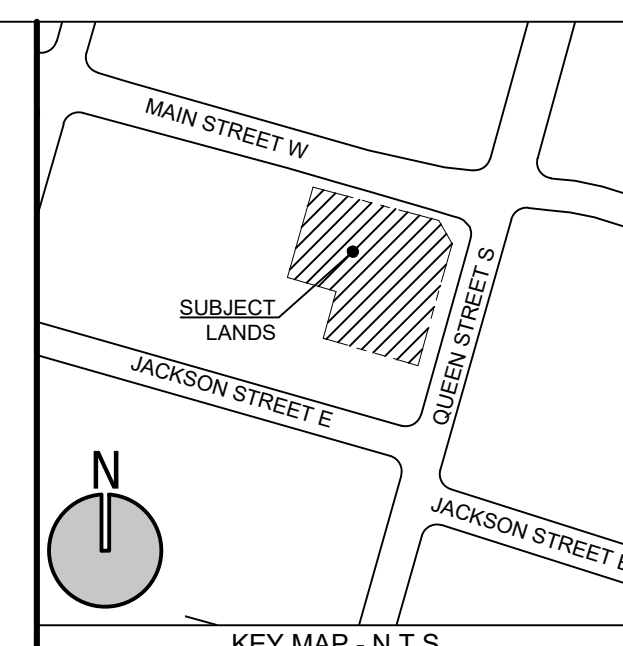
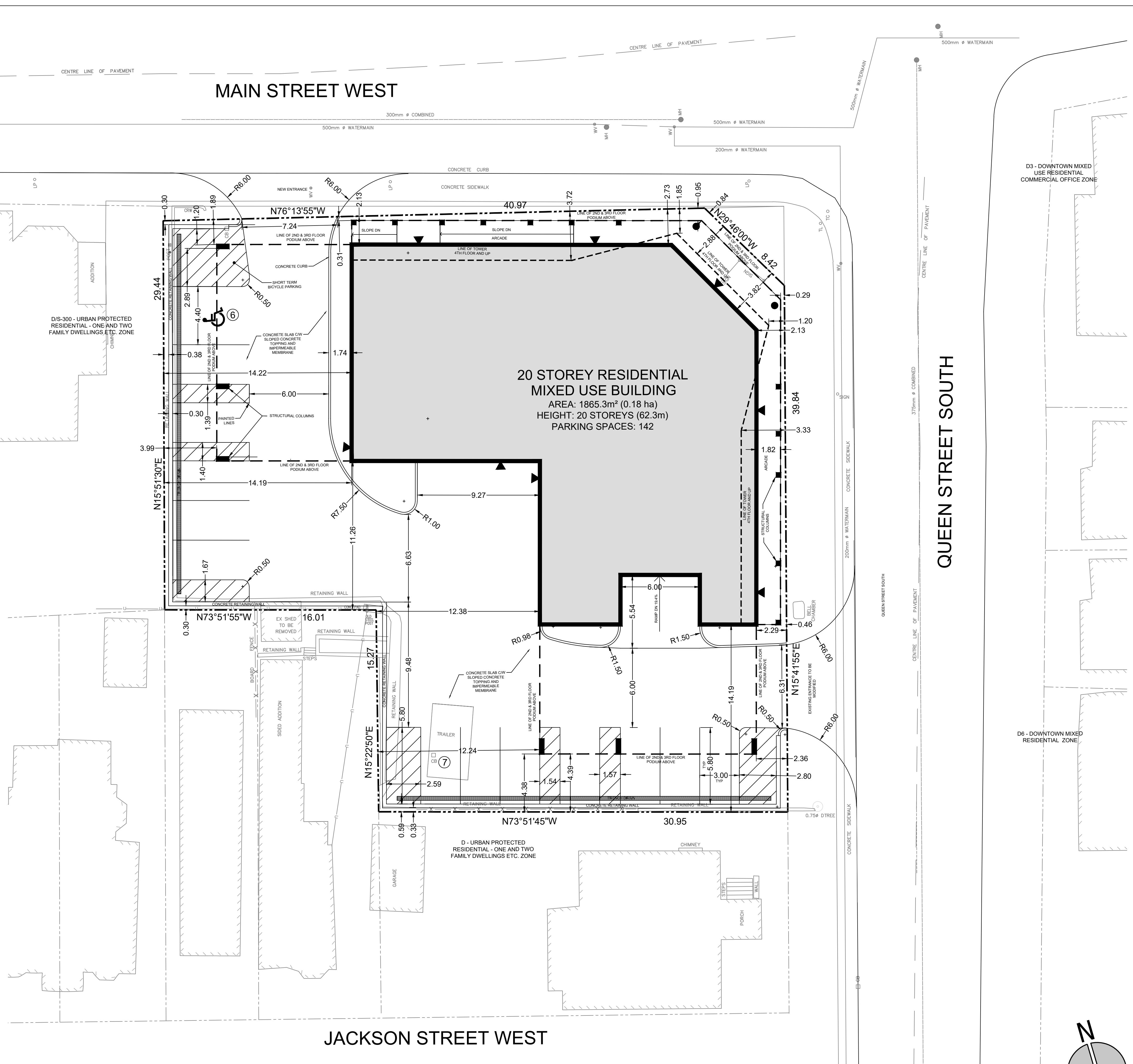


DEVELOPMENT STATISTICS			
Proposed Zoning: "E-3" Districts (High Density Multiple Dwellings)			
Item	Required	Proposed	
Lot Area	N/A	1865.2m ²	
Front Yard Setback			
Minimum	n/a	2.0 m	
Minimum for the 2nd and 3rd storey portion of the building	n/a	0.2m	
Minimum from the 4th storey and above	n/a	1.0m	
Interior Side Yard Setback			
Minimum	n/a	11.0m	
except for the 2nd and 3rd storey portion of the building	n/a	3.0m	
Exterior Side Yard Setback			
Minimum	n/a	2.0m	
Minimum for the 2nd and 3rd storey portion of the building	n/a	0.1m	
Minimum from the 4th storey and above	n/a	1.0m	
Minimum Rear Yard Setback			
Minimum	n/a	14.0m	
except for the 2nd and 3rd storey portion of the building	n/a	4.0m	
Parking Standards			
Units under 50m ²			
Minimum	n/a	0.3 spaces per unit	
Units over 50m ²			
Minimum	n/a	1 space per unit	
Standard Parking Spaces			
For surface Parking	n/a	3.0m by 5.8m	
Standard Parking Spaces for underground parking	n/a	2.8m by 5.8m	
Parking Spaces for small cars	n/a	2.8m by 5.5m	
Barrier Free Parking Spaces			
Minimum	n/a	4.4m by 5.8m	



KEY MAP - N.T.S.

LEGAL DESCRIPTION:
CONCEPT PLAN
 PART 1 - PLAN OF
 LOTS 1, 2, 3 AND 5,
 BLOCK 1, RANGE 1
 SOUTH SIDE OF MAIN STREET
 JAMES MILL'S SURVEY
 BLOCK BOUND BY MAIN STREET, QUEEN STREET,
 JACKSON STREET AND RAY STREET KNOWN AS
REGISTERED PLAN 1435
 NOW IN THE CITY OF HAMILTON
 REGIONAL MUNICIPALITY OF WENTWORTH

SCALE:
SCALE 1:150

METRIC
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:

	SUBJECT LANDS		EXISTING HYDRO POLE
	EXISTING PROPERTY LINE		EXISTING CATCH BASIN
	EXISTING BUILDING		EXISTING LIGHT POST
	PROPOSED BUILDING		EXISTING MAN HOLE
	CENTERLINE OF ROAD		
	BUILDING ENTRANCE		
	UTILITY		
	EXISTING WATER VALVE		

DESIGN BY: LINTACK CHECKED BY: M. JOHNSTON
 DRAWN BY: C. AGRO DATE: DECEMBER 11, 2017

NO.	DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD

APPROVALS

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 Planning & Land Development Consultants Inc.

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 905-546-1087 - urbansolutions.info

PROJECT:
235 MAIN STREET WEST
 CITY OF HAMILTON

CLIENT:
 MANHATTAN WEST CORPORATION

TITLE:
 CONCEPT PLAN

UIS FILE NUMBER: 164-16 SHEET NUMBER: 1

