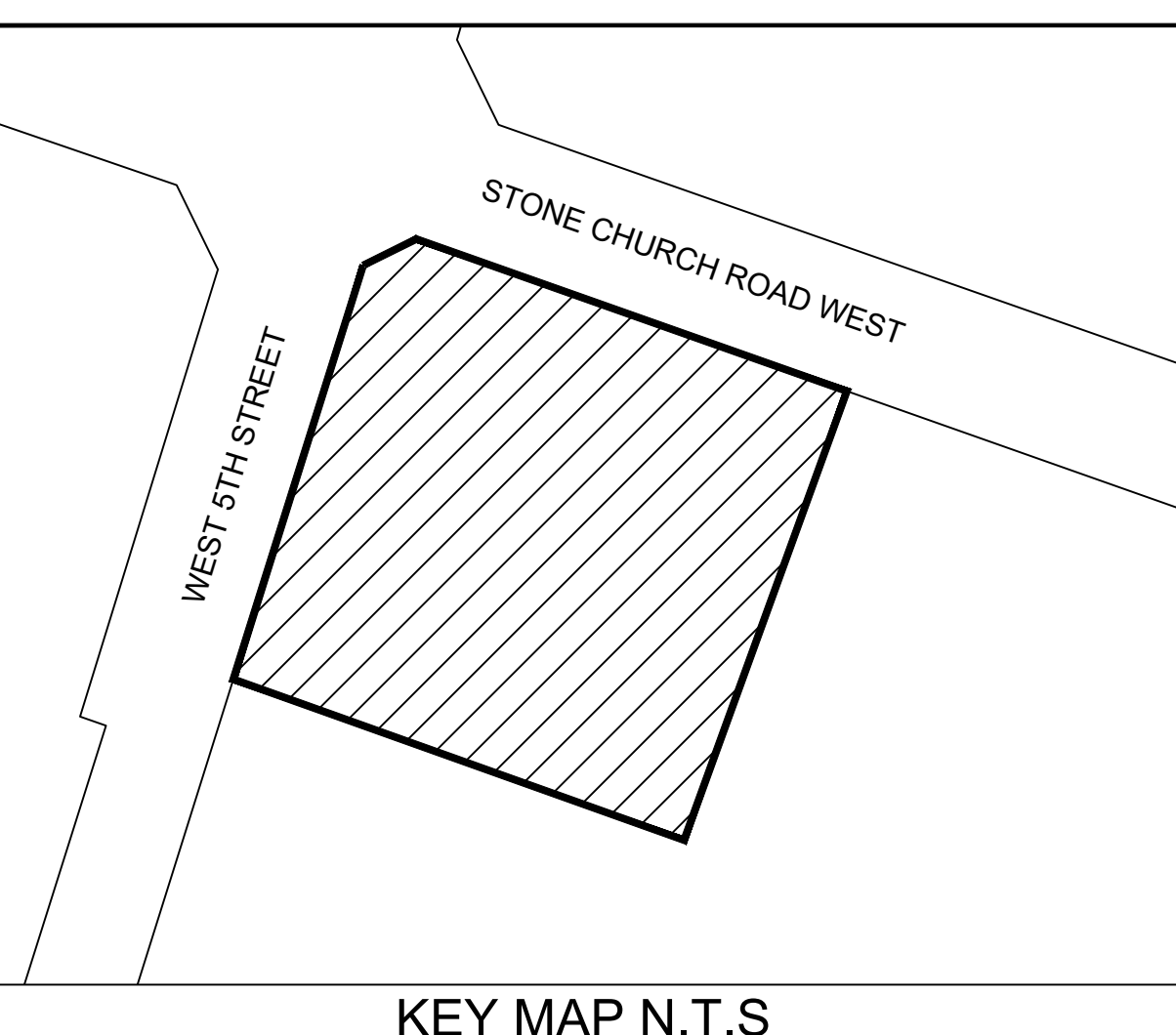
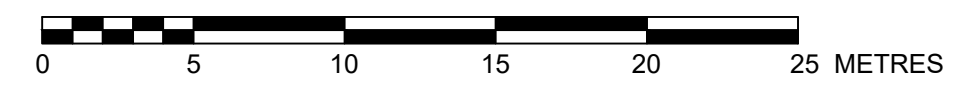
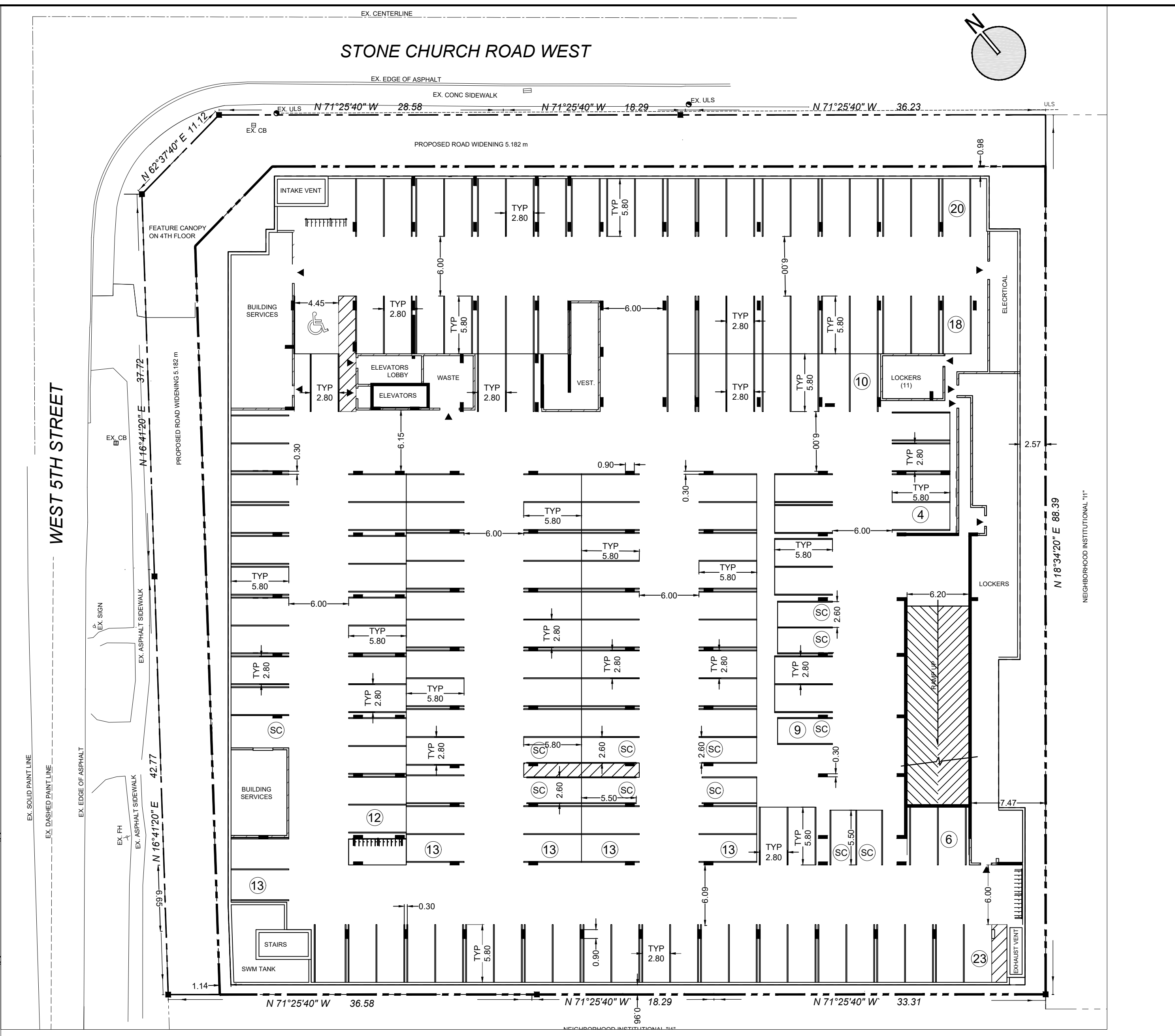


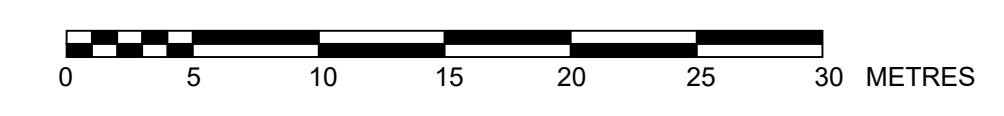
GROUND FLOOR - SCALE 1:250



- LEGEND:**
- SUBJECT LANDS
  - EXISTING PROPERTY LINES
  - PROPOSED BUILDINGS
  - EXISTING BUILDINGS
  - PROPOSED MAN DOOR
  - SMALL CAR PARKING SPACE



UNDERGROUND PLAN - SCALE 1:300



## CONCEPT PLAN

LEGAL DESCRIPTION:  
 PART OF LOT 15, CONCESSION 8,  
 GEOGRAPHIC TOWNSHIP OF BARTON,  
 CITY OF HAMILTON



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: 1

**NOT FOR CONSTRUCTION**

DESIGN BY: KNYMH ARCHITECTS	CHECKED BY: S. MANCHIA		
DRAWN BY: M.GOWANS	DATE: APRIL 5, 2019		
NO.	DATE	BY	DESCRIPTION
2	JUNE '20	L.D	9 STOREY REVISED CONCEPT
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)	9 storeys (27.8 m)
<b>Min. Front Yard (Stone Church Road West)</b>		
Underground Parking Garage	Refer to by-law	0.97 m
Floor 1	Refer to by-law	2.20 m
Floors 2-3	Refer to by-law	3.32 m
Floors 4-9	Refer to by-law	6.72 m
<b>Min. Flankage Yard (West 5th Street)</b>		
Underground Parking Garage	Refer to by-law	1.14 m
Floors 1-9	Refer to by-law	0.93 m
<b>Min. Interior Side Yard</b>		
Underground Parking Garage	Refer to by-law	2.57 m
Floor 1	Refer to by-law	3.45 m
Floors 2-9	Refer to by-law	3.95 m
<b>Min. Rear Yard</b>		
Underground Parking Garage	Refer to by-law	0.96 m
Floors 1-9	Refer to by-law	15.5 m
<b>Landscaped Area</b>	N/A	20.40%
<b>Yard Encroachments</b>		
	Various	Refer to draft by-law
<b>No. of Units</b>	N/A	216 units
<b>Parking Spaces</b>	297 (1.25/unit)	267 (1.0/unit)
	Visitor Parking	75
	Bicycle Parking	N/A
		92 spaces