

OVERALL DEVELOPMENT STATISTICS	
LOT AREA	0.348 ha
UNITS	79 Total: 28 @ <50m <sup>2</sup> , 51 @ >50m <sup>2</sup>
DENSITY	227 UNITS/ha
HEIGHT (MAX)	7 STOREYS (24.4m)
GFA (ALL AREA ABOVE GRADE EXCEPT PARKING)	7,708.2 m <sup>2</sup>
PARKING	86 SPACES (64 UNDERGROUND, 22 AT GRADE) 61 REQUIRED

**COMMERCIAL SUMMARY**

**LEVEL 1: COMMERCIAL RETAIL**

- COMMERCIAL 1 (NORTH WEST OPTION): 3826.5 SF / 355.5 M2
- COMMERCIAL 2 (NORTH EAST): 2320 SF / 215.8M2
- COMMERCIAL 3 (SOUTH EAST): 2518.7 SF / 234M2

**LEVEL 2: COMMERCIAL OFFICE**

- COMMERCIAL 1: 2357 SF / 219 M2
- COMMERCIAL 2 : 3120 SF / 289.8M2
- COMMERCIAL 3: 2723 SF / 253M2

"E" (MULTIPLE DWELLINGS) DISTRICT (HAMILTON ZONING BY-LAW NO. 6593)	REQUIRED	PROPOSED	COMPLIANCE
11.(1)(iii)	PERMITTED USES	MIXED USE	
11.(2)(ii)	HEIGHT (MAX)	7 STOREYS (24.4m)	
11.(3)(i)b	FRONT YARD	MIN REQUIRED IS 7.5m BASED ON CALCULATIONS BELOW	OM
11.(3)(ii)b	SIDE YARD		OM
11.(3)(iii)b	REAR YARD		OM
11(4)(iii)	LOT AREA (MIN)	±1,300M <sup>2</sup>	
11(4)(iii)	LOT FRONTAGE (MIN)	35M	
11.(5)	FLOOR AREA RATIO	SHALL BE GREATER THAN LOT AREA X1.7=2,199M <sup>2</sup>	??
11.(6)	LANDSCAPE AREA (MIN)	7%	

PARKING			
18a. TABLES 1 AND 2	1.25+0.25 VISITORS/1BDRM UNIT	UNITS LESS THAN 50m <sup>2</sup> = 0.33 x 28 = 10 UNITS MORE THAN 50m <sup>2</sup> = 1.00 x 51 = 51 COMMERCIAL (ALL UNITS LESS THAN 450m <sup>2</sup> ) = TOTAL PARKING SPACES= 61	86 SPACES
18a.(7)	DIMENSIONS		2.8M X 5.8M
18a.(8)	BF DIMENSIONS		4.4m X 5.8m

LOADING			
18a. TABLE 3	GREATER THAN 30-100	1 LOADING SPACE	1 LOADING SPACE
18a. TABLE 3	DIMENSIONS	LENGTH:12.85m/WIDTH:6.0m/HEIGHT:3.8m	12.85m/6.0m/3.8m

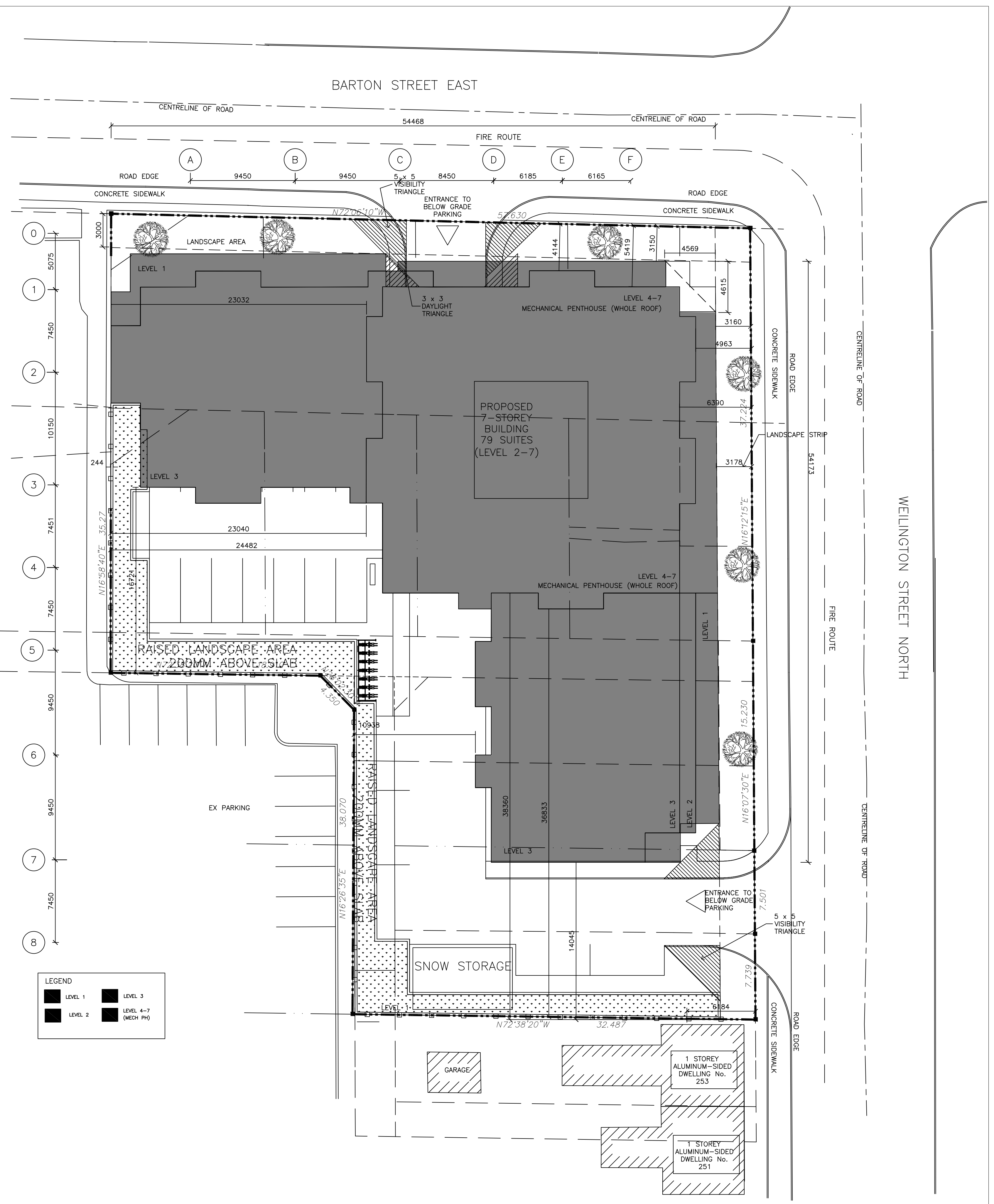
**CALCULATIONS:**

**FRONT YARD:**  
 HEIGHT X WIDTH (OF BUILDING)/120= MINIMUM FRONT YARD SETBACK, BUT SHALL BE MINIMUM OF 3.0M AND MAXIMUM OF 7.5M.  
 =23.4 X 54.4/120=10.608m  
 =THEREFORE MINIMUM FRONT YARD SETBACK SHALL BE 7.5M

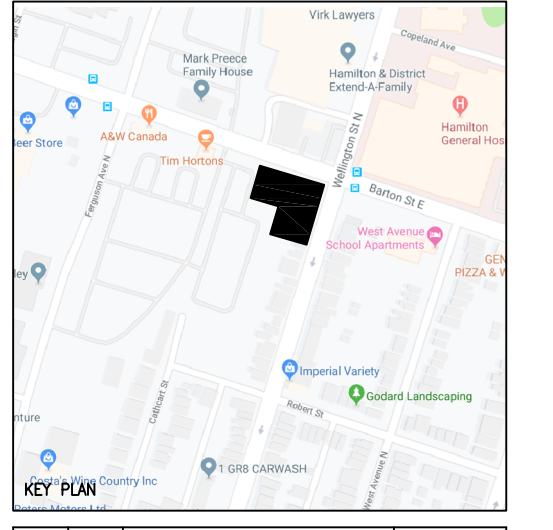
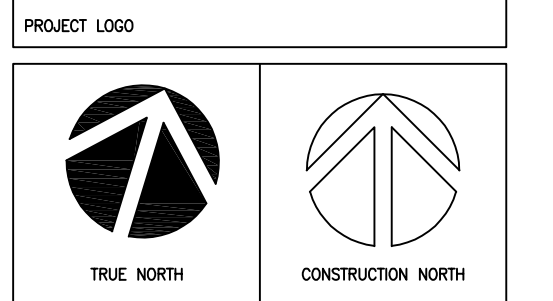
**SIDE YARD:**  
 [HEIGHT X LENGTH (OF BUILDING) / 120]+3=MINIMUM SIDE YARD SETBACK, BUT SHALL BE A MINIMUM OF 4.5M AND A MAXIMUM OF 13.5M  
 =(23.4 X 33.77/120)+3 =11.26M+3=14.26  
 =THEREFORE MINIMUM SIDE YARD SETBACK SHALL BE 13.5M

**REAR YARD:**  
 [HEIGHT X WIDTH (OF BUILDING)/120]+3=MINIMUM SIDE YARD SETBACK, BUT SHALL A MAXIMUM OF 13.5M  
 =423.4 X34 /120=11.33M+3=14.33  
 =THEREFORE MINIMUM SIDE YARD SETBACK SHALL BE 13.5M

**SITE STATISTICS**  
 NTS A4001



**SITE PLAN**  
 1:200 A4001



ISSUE NO.	REV. NO.	DESCRIPTION	DATE (YY/MM/DD)
2		SUBMIT FOR ZBA / OPA	20/12/18
1		SUBMIT FOR COORDINATION	19/08/20

REVISIONS:

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE.

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SEAL

CONSULTANTS:

**PROJECT:**  
 BARTON & WELLINGTON

**BARTON STREET EAST**

**DRAWING TITLE:**  
 SITE PLAN

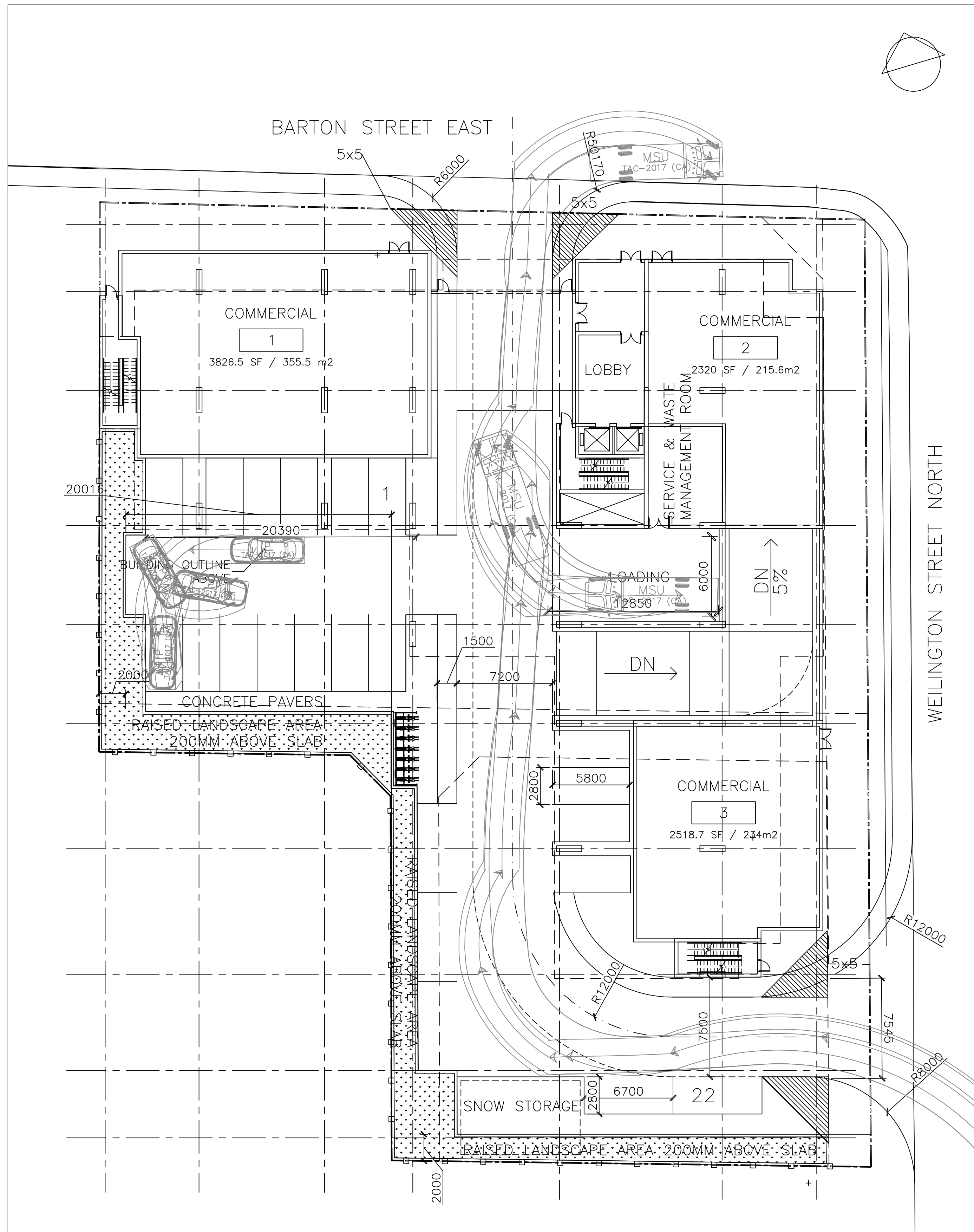
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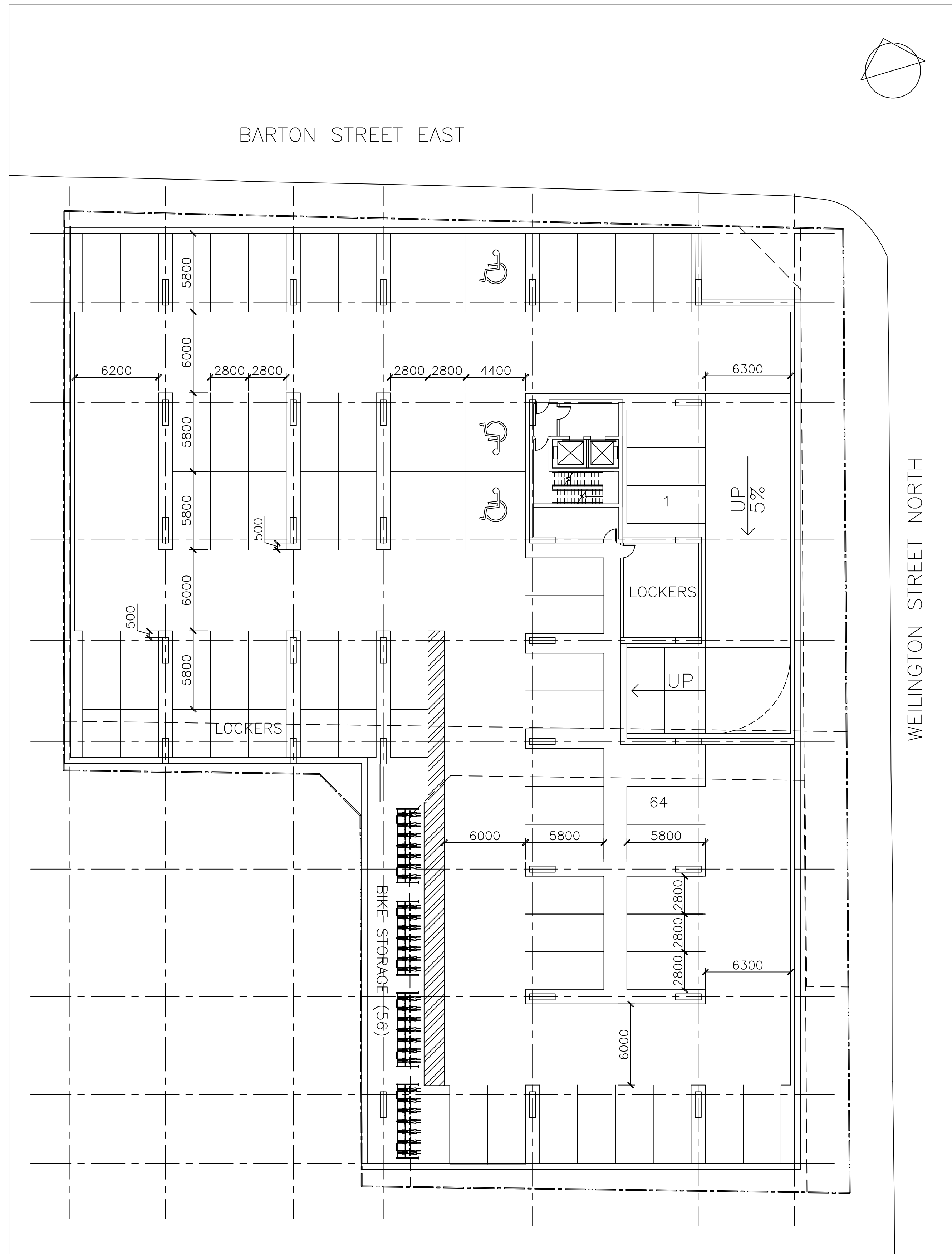
**PROJECT NO.:** 18100

**DRAWING NO.:** A4001



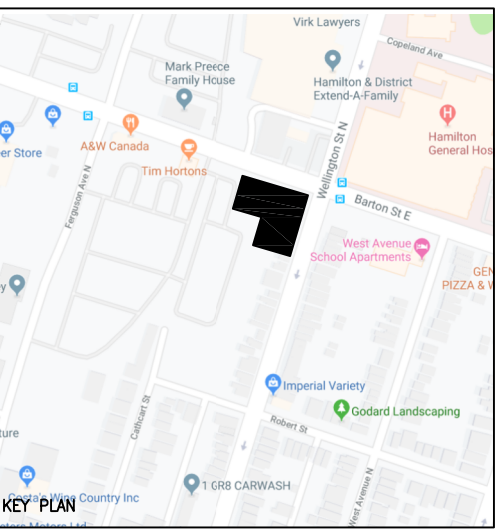
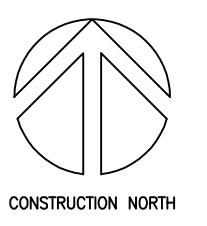


GROUND FLOOR 2  
1:200 ADD01



BASEMENT PLAN 1  
1:200 ADD01

PROJECT LOGO



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PROJECT:  
**BARTON & WELLINGTON**  
  
**BARTON STREET EAST**

DRAWING TITLE:  
**PLANS**

DRAWN BY: SF DATE DRAWN (YY/MM/DD): 19/08/28  
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PROJECT NO. 18100

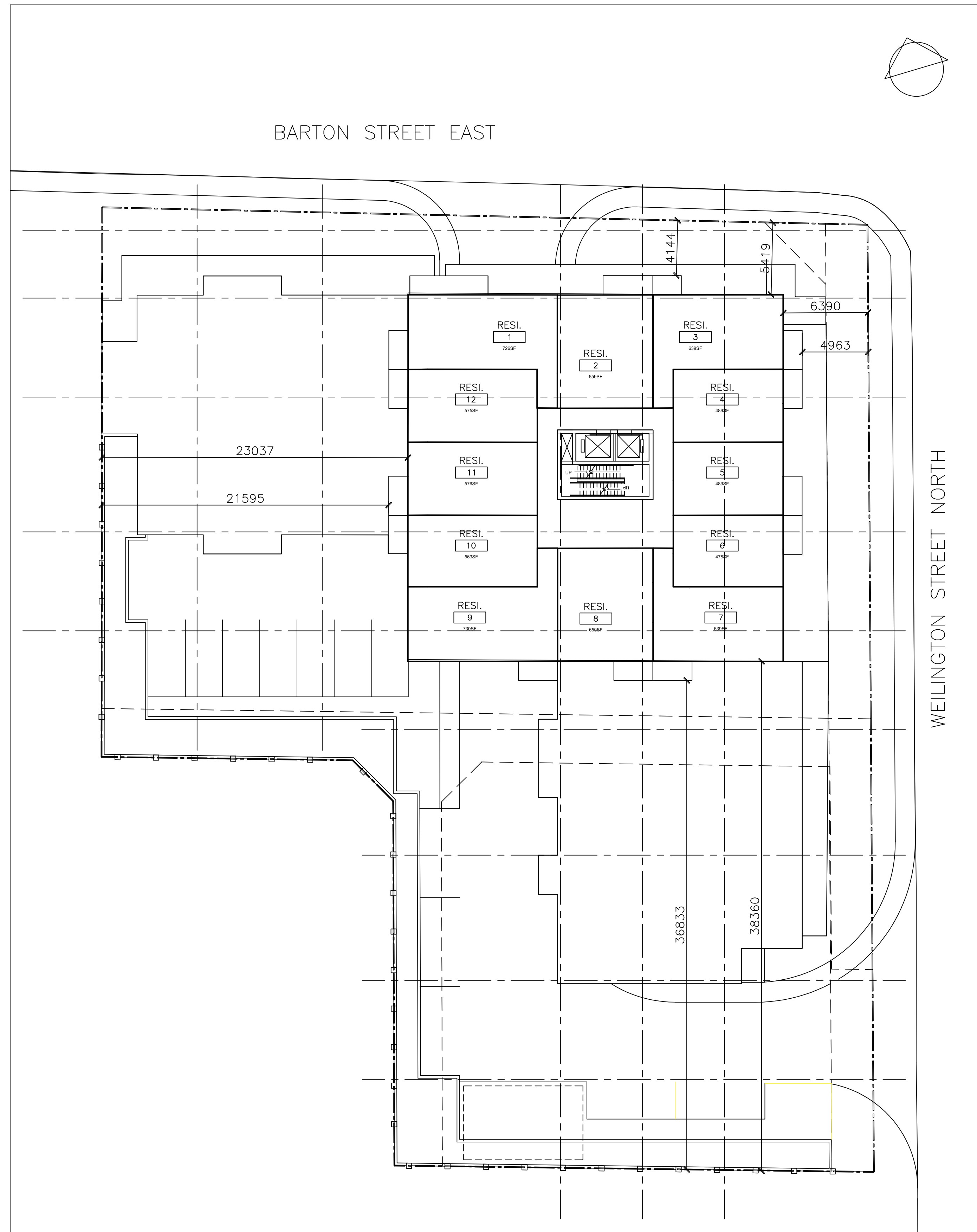
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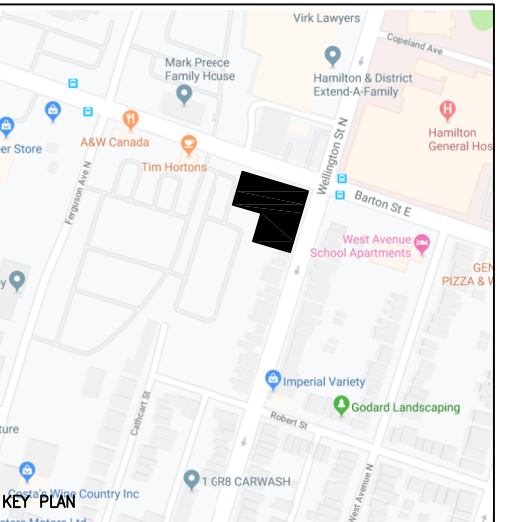
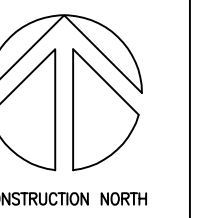
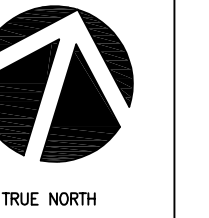




FLOOR 4-7  
1:200

2  
ADD01

PROJECT LOGO



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CONSULTANTS:

PROJECT:  
**BARTON & WELLINGTON**

**BARTON STREET EAST**

DRAWING TITLE:  
**PLANS**

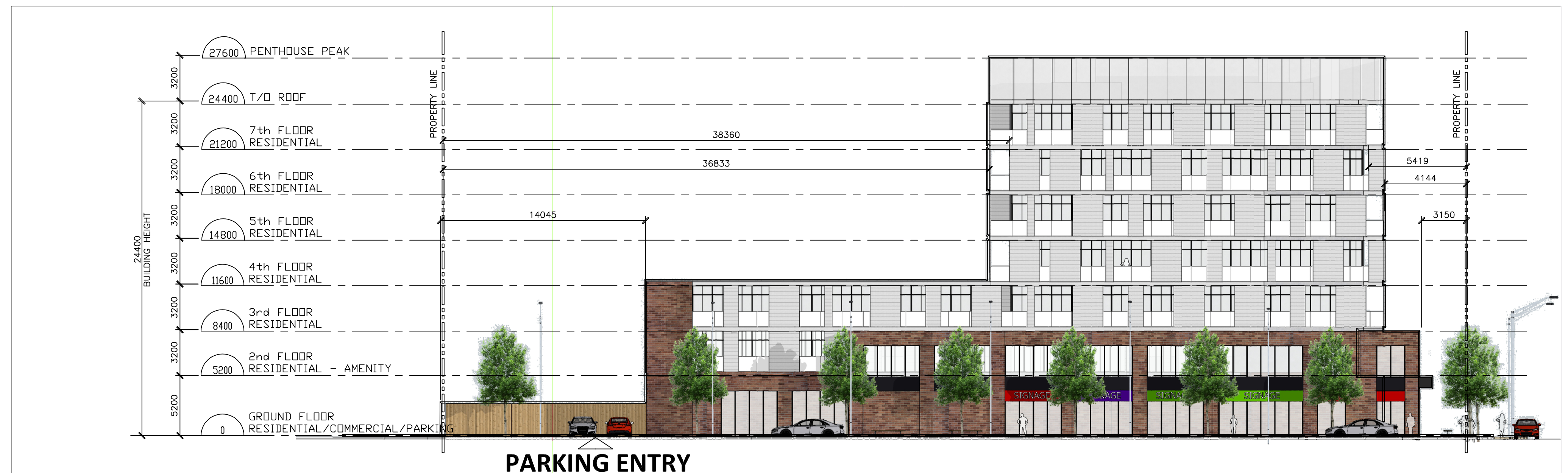
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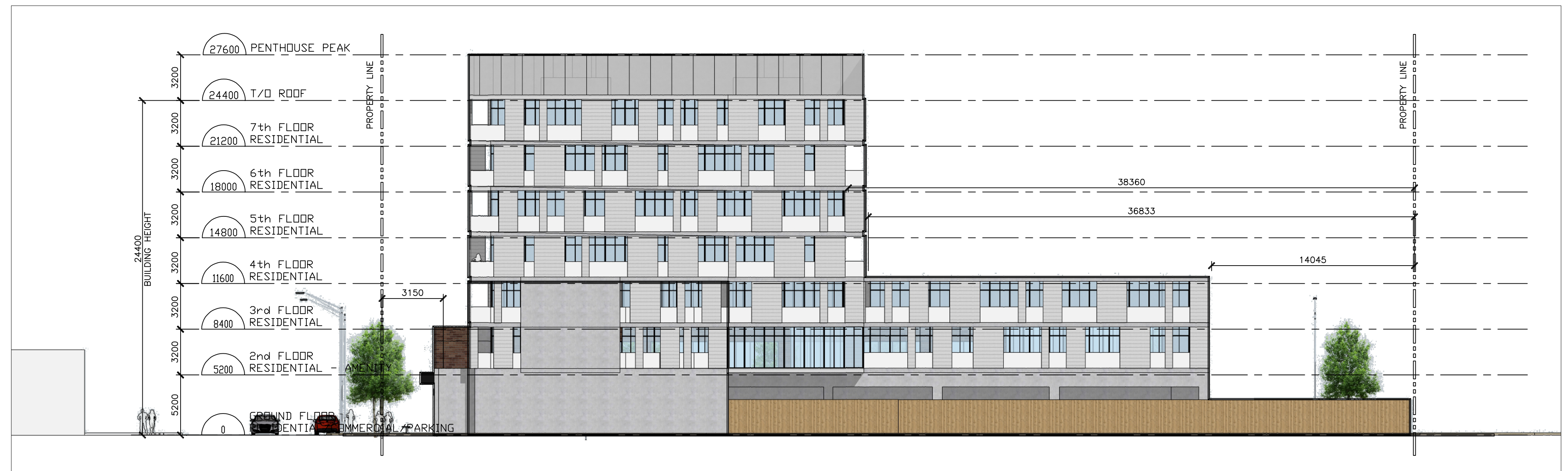
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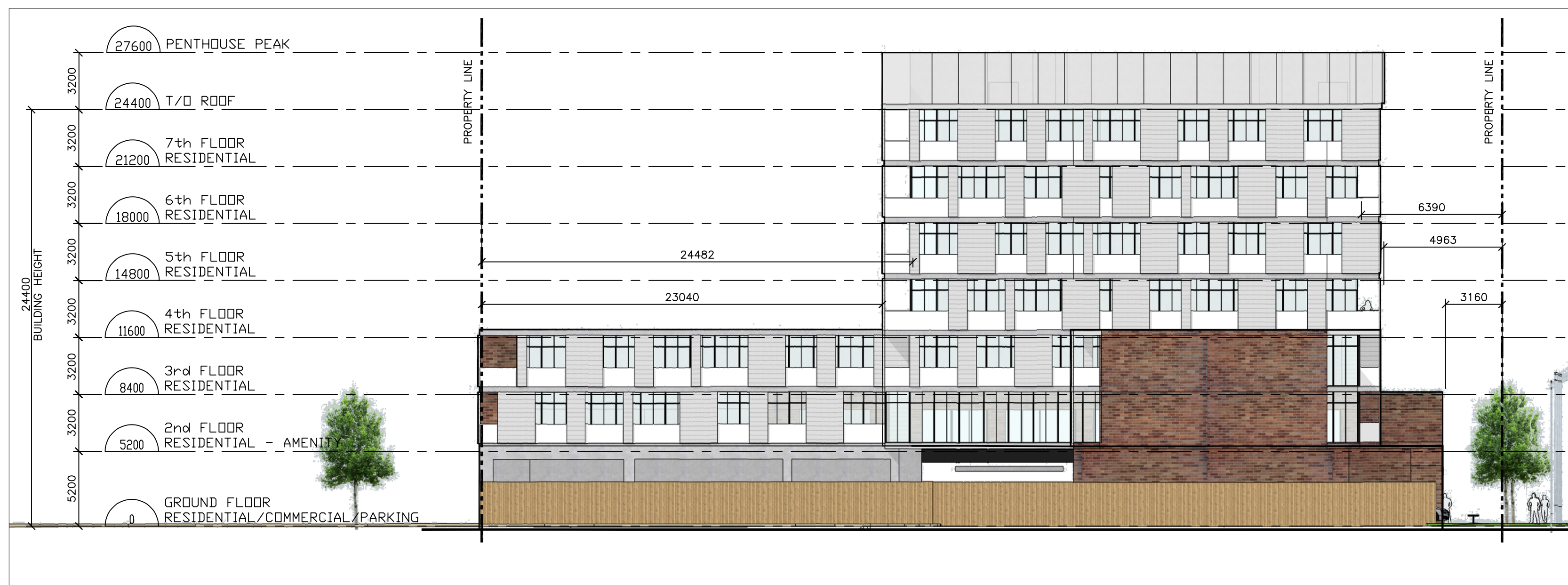




EAST ELEVATION  
1:200 AA002



WEST ELEVATION  
1:200 AA002

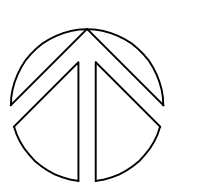
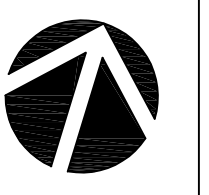


SOUTH ELEVATION  
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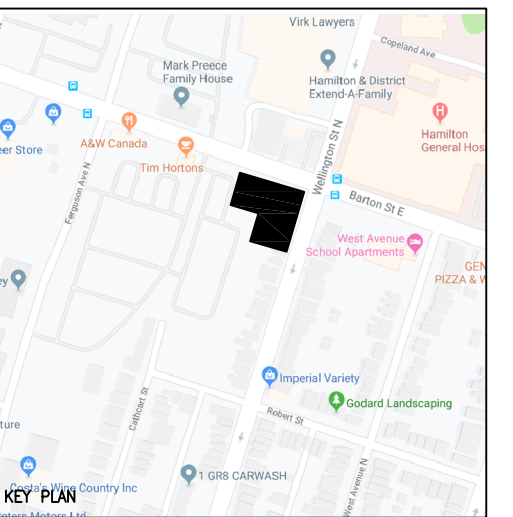


NORTH ELEVATION  
1:200 AA002

PROJECT LOGO



TRUE NORTH CONSTRUCTION NORTH



KEY PLAN

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SCALE: 1:200

DATE: 18/04/20

PROJECT:

BARTON & WELLINGTON

CONSULTANTS:

BARTON STREET EAST

DRAWING TITLE:

SITE PLAN

DRAWN BY: SF DATE DRAWN (YY/MM/DD): 18/04/20

CHECKED BY: AA SCALE: AS NOTED

PROJECT NO. 18100

DRAWING NO. AA002