



DEVELOPMENT STATISTICS		
Existing Zoning: Neighbourhood Development "ND"		
Proposed Zoning: Multiple Residential "RM3- "		
Item	Required	Proposed
Min. Lot Area	4,000.00 m ²	5,653.72 m ² (after Daylight Triangle & R.O.W Widening)
Min. Lot Frontage	50.00 m	55.63 m
Min. Front Yard*	7.50 m	1.50 m
Min. Side Yard*	7.50 m	1.50 m
Min. Flankage Yard*	7.50 m	1.50 m
Min. Rear Yard	6.00 m	6.00 m
Min. Distance Between Buildings	15.00 m	19.47 m
End Walls	3.00 m	N/A
End Wall and Rear Wall	9.00 m	N/A
No. of Units	N/A	25 units
Max. Density*	40 UPH	44.22 UPH
Max. Building Height	11.00 m	10.13 m
Max. Lot Coverage*	35% (2,051.96 m ²)	39.63% (2,240.96 m ²)
Privacy Area	4.5 m in depth	4.5 m
Min. Landscaped Area*	50% (2,931.37 m ²)	33.33% (11884.71 m ²)
Min. Landscaped Strip*		
Abutting a Daylight Triangle	4.50 m	4.27 m
Abutting a Street	4.50 m	1.50 m
Parking Requirements		
Resident	2.00 per unit = 50 spaces	2.00 per unit = 50 spaces
Visitor*	0.50 per unit = 12.5 spaces	0.48 per unit = 12 spaces
Parking Setback to Lot Line	3.00 m	3.05 m

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION
 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)	BY
	1		

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

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NHDG TOWNHOMES
 250-256 FIRST ROAD, HAMILTON ONTARIO

DRAWING SHEET TITLE:
SITE PLAN OPTION 2

DRAWING SCALE: 1:200
 PROJECT NUMBER: 21307

DRAWN BY: CHECKED BY:
 DRAWING VERSION: 001
 PLOT DATE: May 12, 2021
 DRAWING SHEET NUMBER: SP2

TIMES/DATE: 2021-05-12 10:51 PM FILEPATH: C:\2021\21307 - NHDG - 250-256 First Road.ctb Drawing: 03_Schematic_Drawing121307 - 2021-05-12 10:51 PM User:

1 ?
 A? 1/4" = 1'-0"

BENCHMARK:
 MONUMENT 0011965U156

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