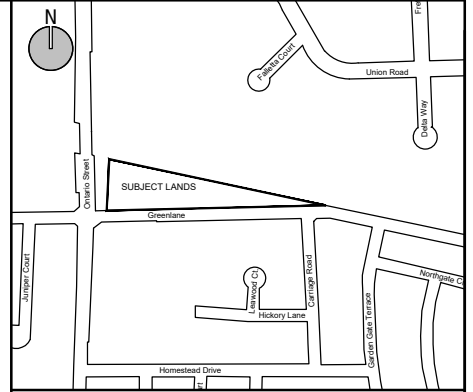
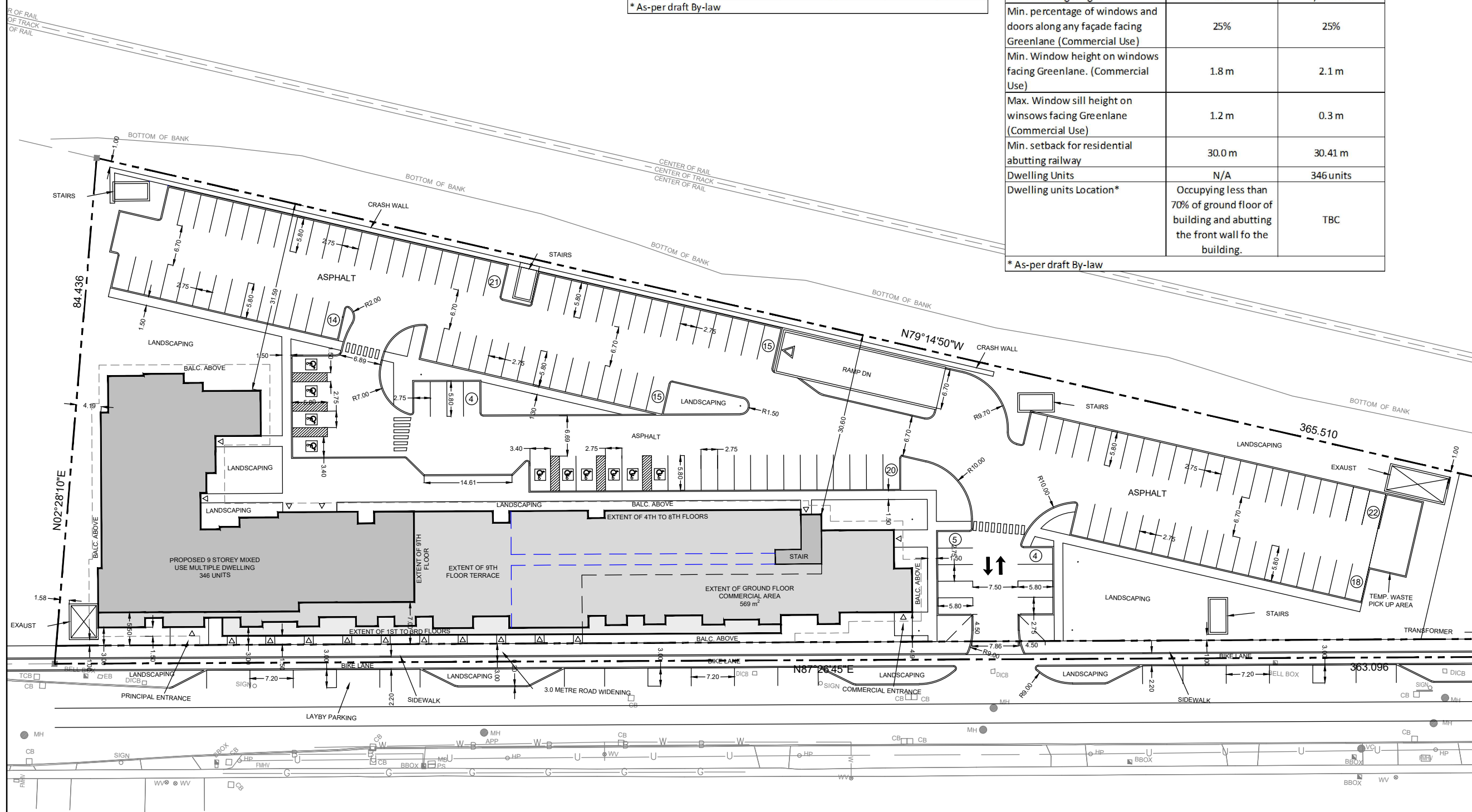


DEVELOPMENT STATISTICS		
Zoning: General Commercial (GC) Zone		
Item	Required	Proposed
Min. Amenity Area*	4 m <sup>2</sup> per unit = 1,384 m <sup>2</sup>	1,888.00 m <sup>2</sup>
Min. Dwelling Unit Area		
Bachelor	45.0 m <sup>2</sup>	N/A
One Bedroom*	45.0 m <sup>2</sup>	46.4 m <sup>2</sup>
Two Bedrooms or more*	60.0 m <sup>2</sup>	70.3 m <sup>2</sup>
Residential Apartment Parking*	1.25 space per dwelling unit = 433 spaces	433 spaces
Commercial Parking*	1 space per 41 m <sup>2</sup> of gross floor area = 14 spaces	14 spaces
Accessibility Parking (Commercial & Apartment)*	10 spaces	10 spaces
Total Parking*	447 spaces	447 spaces

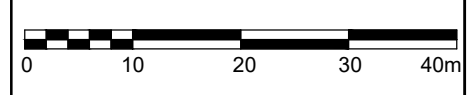
\* As-per draft By-law

DEVELOPMENT STATISTICS		
Zoning: General Commercial (GC) Zone		
Item	Required	Proposed
Permitted Use*	Apartment Dwelling & Commercial	Apartment Dwelling & Commercial
Min. Lot Frontage	20.0 m	350.12 m
Min. Lot Area	1,000.0 m <sup>2</sup>	14,202.16 m <sup>2</sup>
Min. Front Yard (Greenlane)*	1.5 m	1.5 m
Min. Exterior Side Yard	3.0 m	N/A
Min. Interior Side Yard	0 m	4.19 m
Min. Rear Yard	7.5 m	30.60 m
Max. Front and Exterior Side Yard*	N/A	N/A
Min. Landscaped Open Space	20%	33.16%
Max. Lot Coverage	40%	20.08%
Max. Building Height*	30 m	+/- 28.0 m
Min. percentage of windows and doors along any façade facing Greenlane (Commercial Use)	25%	25%
Min. Window height on windows facing Greenlane. (Commercial Use)	1.8 m	2.1 m
Max. Window sill height on windows facing Greenlane (Commercial Use)	1.2 m	0.3 m
Min. setback for residential abutting railway	30.0 m	30.41 m
Dwelling Units	N/A	346 units
Dwelling units Location*	Occupying less than 70% of ground floor of building and abutting the front wall fo the building.	TBC

\* As-per draft By-law



KEY MAP - N.T.S.



LEGEND:

	SUBJECT LANDS
	EXISTING PROPERTY LINES
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	NO. OF PARKING SPACES

**NOT FOR CONSTRUCTION**  
ISSUED FOR REVIEW & COMMENTS ONLY

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

DESIGN BY: S. MCKAY	CHECKED BY: M. JOHNSTON
DRAWN BY: L. DRENNAN	DATE: DEC, 22 2021

**URBANSOLUTIONS**  
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1  
HAMILTON, ON L8L 0C8  
905-546-1087 - urbansolutions.info

PROJECT:  
**GREENLANE & ONTARIO STREET**  
TOWN OF LINCOLN

CLIENT:  
**GREENLANE JOINT VENTURE INC.**  
C/O PETER DESANTIS SR.

TITLE:  
**CONCEPT PLAN**

U/S FILE NUMBER: 364-20	SHEET NUMBER: 1
----------------------------	--------------------