

DEVELOPMENT STATISTICS

Existing Zoning: Downtown Mixed Use (D3) Zone (154 Main Street E);

Downtown Multiple Residential (D6) Zone (49 Walnut St S)

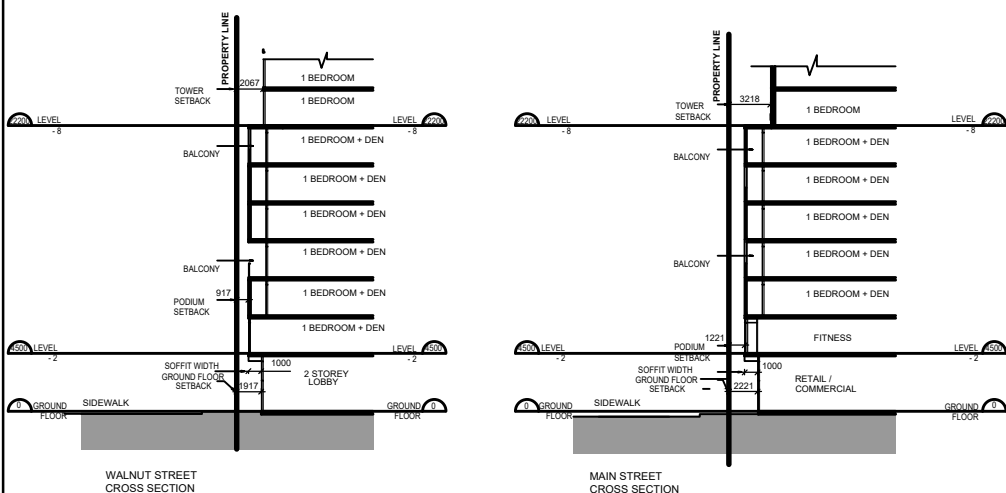
Proposed Zoning: Downtown Central Business District (D1) Zone, Modified

Item	Provided
Setback to the north property line (except where a visibility triangle is required shall be provided for a 7 storey podium)	1.2m (minimum)
	2.5m (maximum)
Setback to the north property line (for any portion of the building 8 storeys in height or greater)	3.6m (minimum)
Setback to the east property line (having bearing N20°24'44"E and N16°01'40"E for a 7 storey podium)	1.0m (minimum)
	2.7m (maximum)
Setback to the east property line (shall be provided for any portion of the building 8 storeys in height or greater)	6.0m (minimum)
Setback to the east property line (having bearing N18°18'00"E for a 7 storey podium)	0.0m
Setback to the south property line (except where a visibility triangle is required shall be provided for a 7 storey podium)	0.0m (minimum)
	4.0m (maximum)
Setback to the south property line (for any portion of the building being 8 storeys or greater)	48.0m (minimum)
Building Height	75.3m

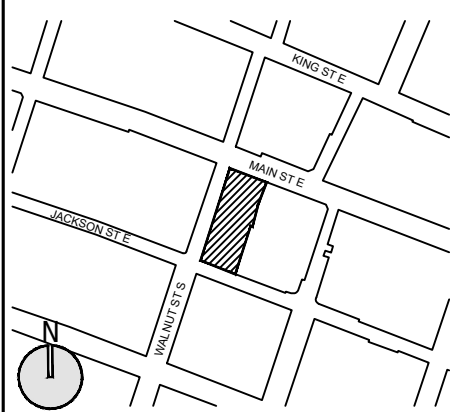
Zone Provisions: 5.2 Parking Requirements - Design Standards

Item	Provided
Parking Space size	2.6m x 5.5m (minimum)
Aisle width minimum	6.0m (minimum)
Number of Parking spaces (for units greater than 50m ² in GFA)	144 spaces
Number of Parking spaces (for units less than 50m ² in GFA)	59 spaces
No. of Units	267
Total Parking	274

SCHEDULE A - N.T.S



KEY MAP - N.T.S.



NOTES:

All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

LEGEND:

- Subject Lands
- Existing Buildings
- Entrance

PREPARED BY:

WZMH ARCHITECTS

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PROJECT:

MAIN @ WALNUT
154 Main Street East & 49 Walnut Street South
CITY OF HAMILTON

CLIENT:

VRANCOR GROUP & BROOKLYN CONTRACTING INC.

TITLE:

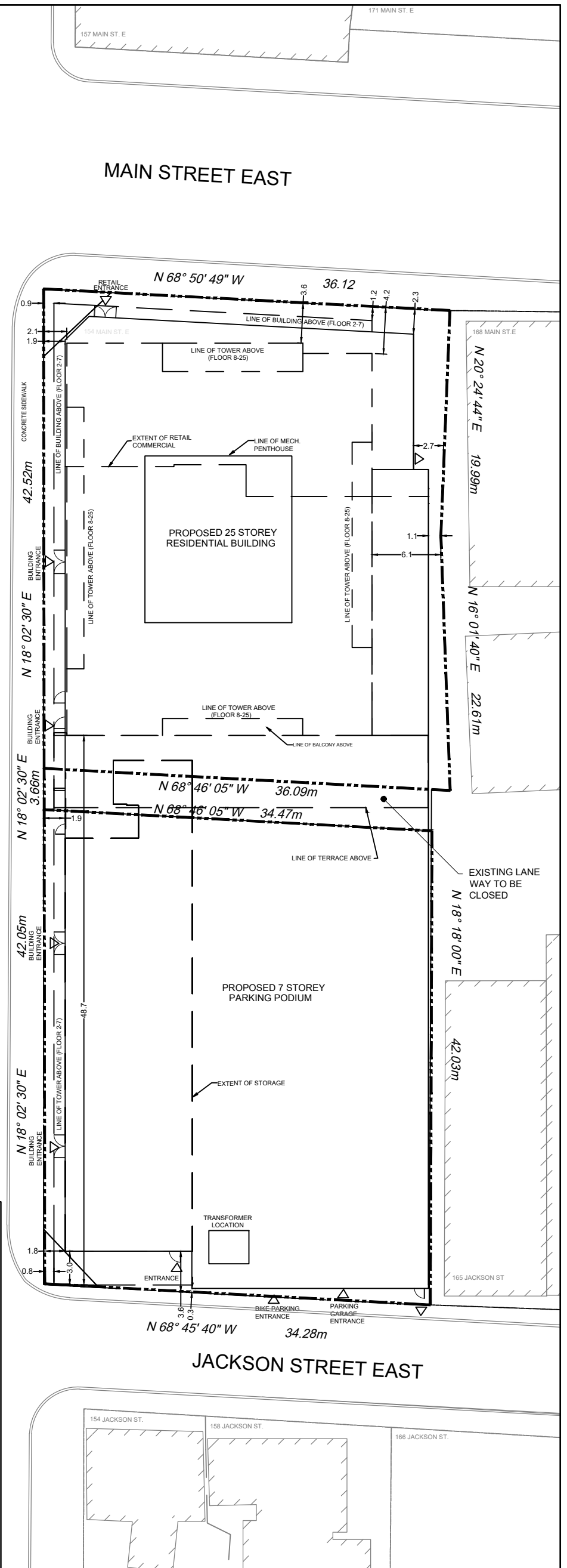
CONCEPT PLAN

U/S FILE NUMBER:

204-17

SHEET NUMBER:

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SCALE 1:400

PREPARED BY: C.AGRO

DATE: 10/10/2017