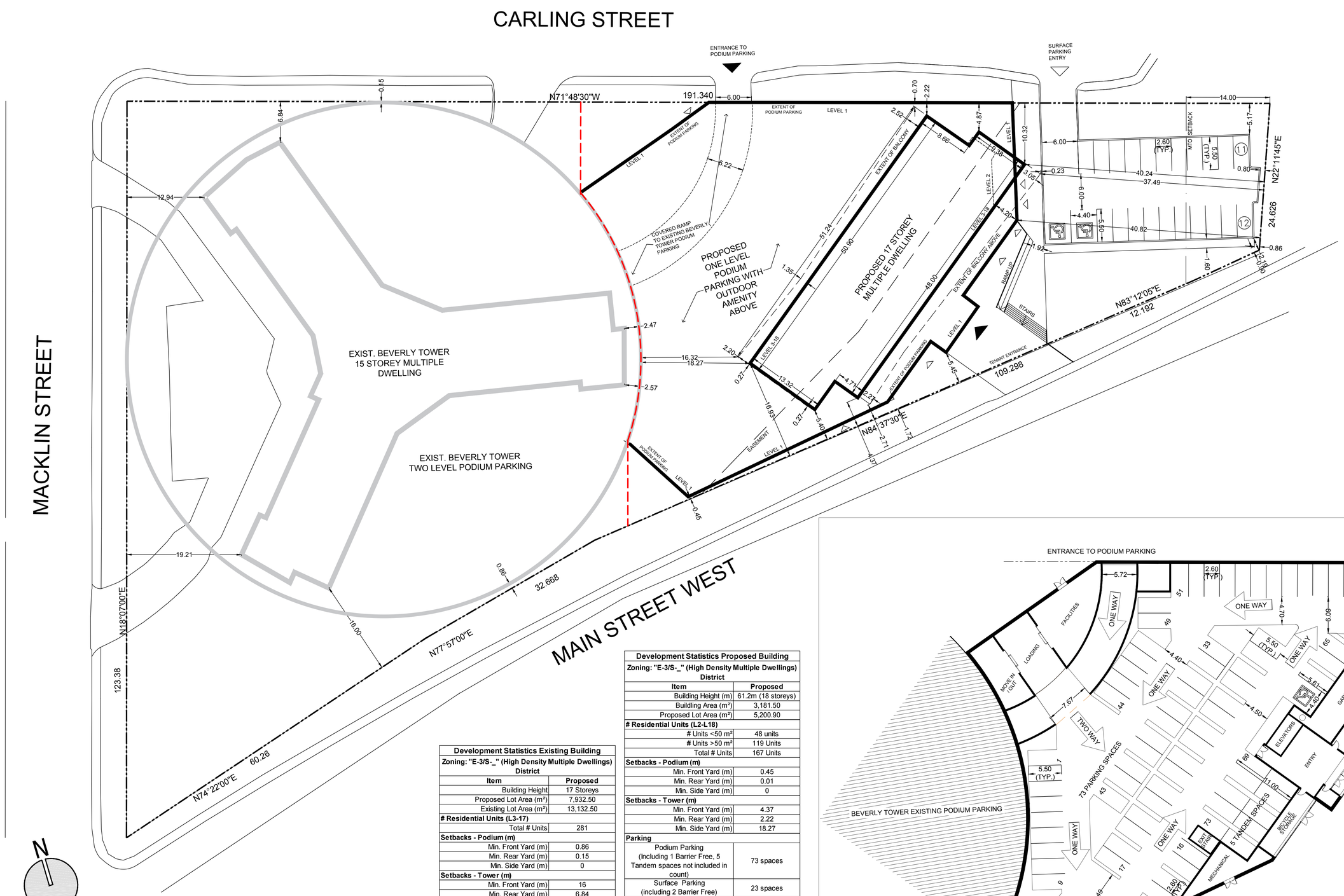
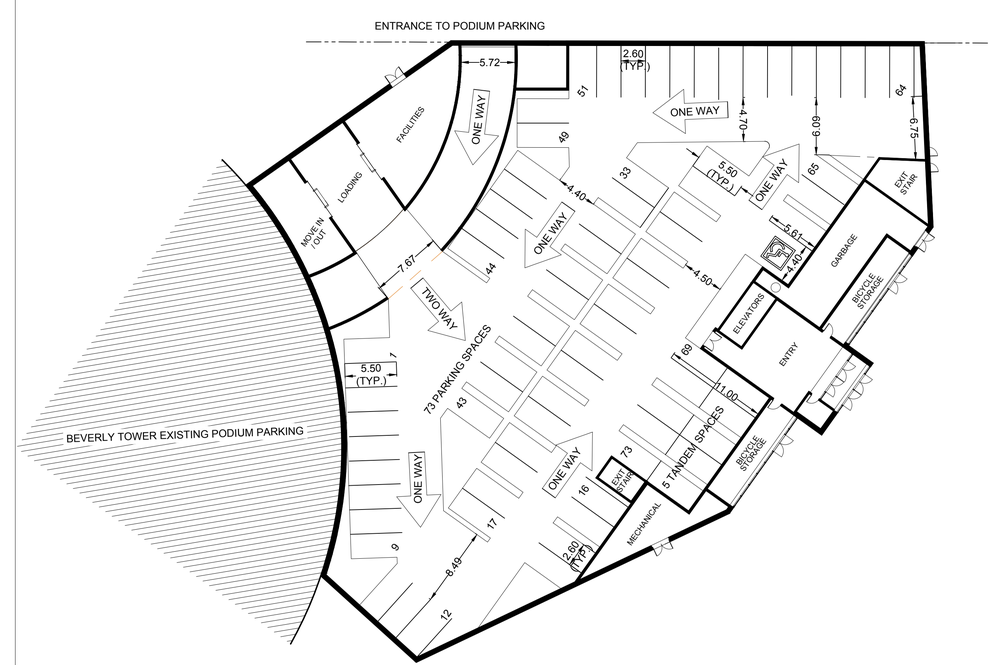


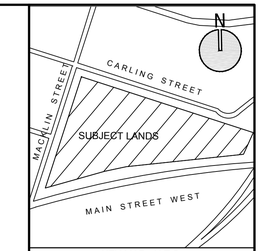


Podium Parking Plan

*Note: Scale & Orientation of Parking Plan same as Concept

Development Statistics Existing Building	
Zoning: "E-3/S-_" (High Density Multiple Dwellings) District	
Item	**Proposed**
Building Height	17 Storeys
Proposed Lot Area (m²)	7,932.50
Existing Lot Area (m²)	13,132.50
# Residential Units (L3-17)	
Total # Units	281
Setbacks - Podium (m)	
Min. Front Yard (m)	0.86
Min. Rear Yard (m)	0.15
Min. Side Yard (m)	0
Setbacks - Tower (m)	
Min. Front Yard (m)	16
Min. Rear Yard (m)	6.84
Min. Side Yard (m)	2.47
Parking	
Podium Parking	299 spaces
Landscaped Area %	23.70%
Lot Width (m)	99

Development Statistics Proposed Building	
Zoning: "E-3/S-_" (High Density Multiple Dwellings) District	
Item	**Proposed**
Building Height (m)	61.2m (18 storeys)
Buildling Area (m²)	3,181.50
Proposed Lot Area (m²)	5,200.90
# Residential Units (L2-L18)	
# Units <50 m²	48 units
# Units >50 m²	119 Units
Total # Units	167 Units
Setbacks - Podium (m)	
Min. Front Yard (m)	0.45
Min. Rear Yard (m)	0.01
Min. Side Yard (m)	0
Setbacks - Tower (m)	
Min. Front Yard (m)	4.37
Min. Rear Yard (m)	2.22
Min. Side Yard (m)	18.27
Parking	
Podium Parking (Including 1 Barrier Free, 5 Tandem spaces not included in count)	73 spaces
Surface Parking (including 2 Barrier Free)	23 spaces
Gross Floor Area (m²)	
Podium	3,181
Tower	14,754
Landscaped Area %	16.30%
Lot Width (m)	115.4



KEY MAP - N.T.S.

NOTES:

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

LEGEND:

- Property Lines
- Proposed Building Footprint
- Proposed Building - (Balcony Extents)
- MTO Setback
- Existing Building
- Easement Line
- Proposed Zone Boundary

SCALE: 1:300

DESIGN BY: MSA	CHECKED BY: M. JOHNSTON
DRAWN BY: M. LU	DATE: MARCH 2017

NO.	DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD

APPROVALS

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PROJECT:
BEVERLY TOWERS
644 Main Street West
CITY OF HAMILTON

CLIENT:
Main Carling Investments Ltd.

TITLE:
Concept Plan

U/S FILE NUMBER: 071-15

SHEET NUMBER: 1