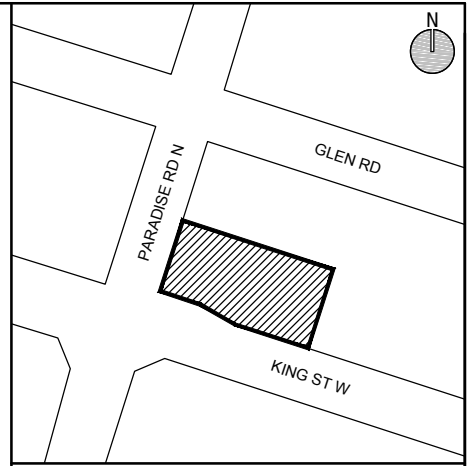
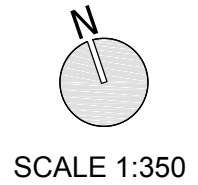
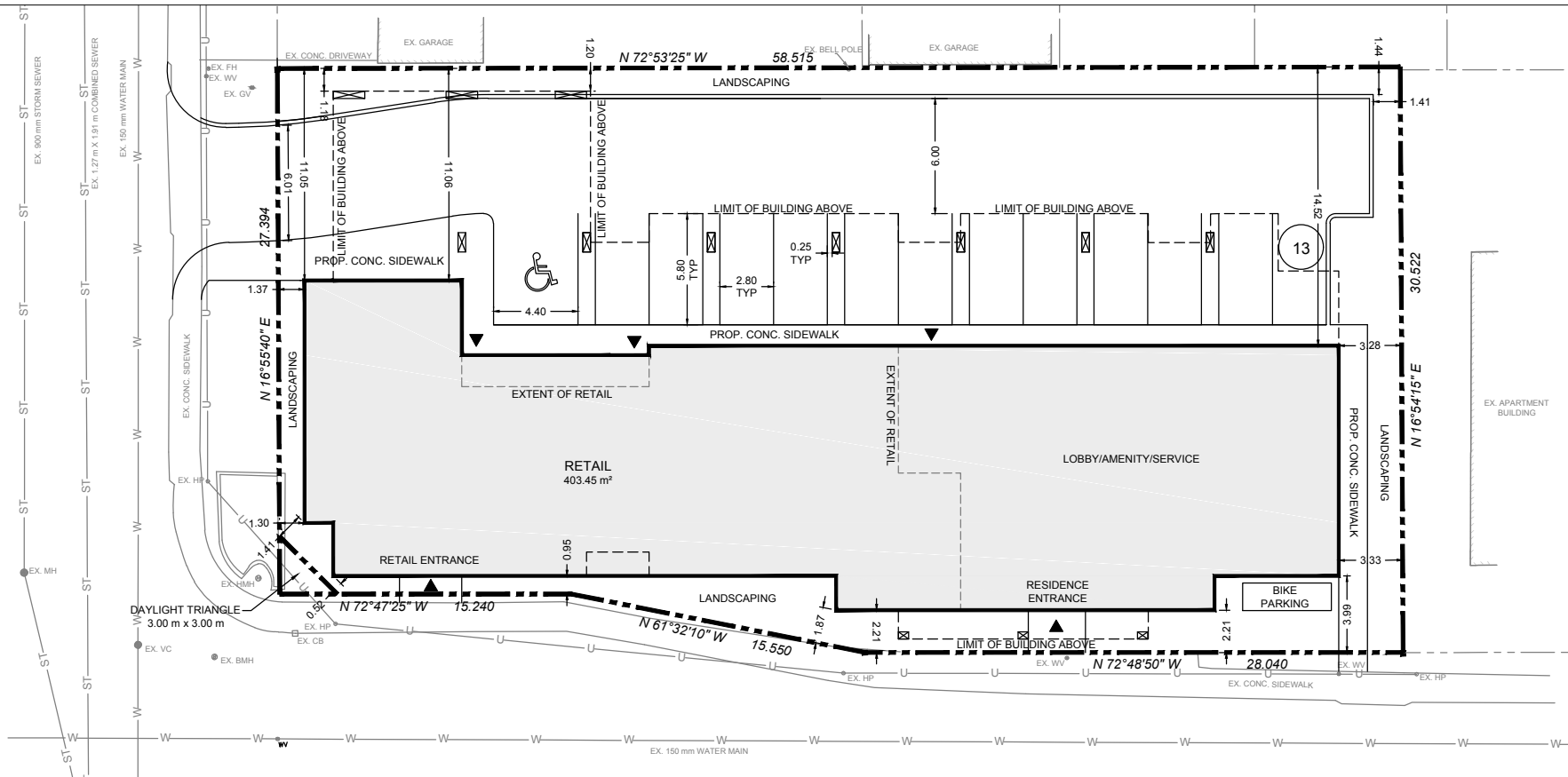


GROUND FLOOR PLAN



KEY MAP - N.T.S.

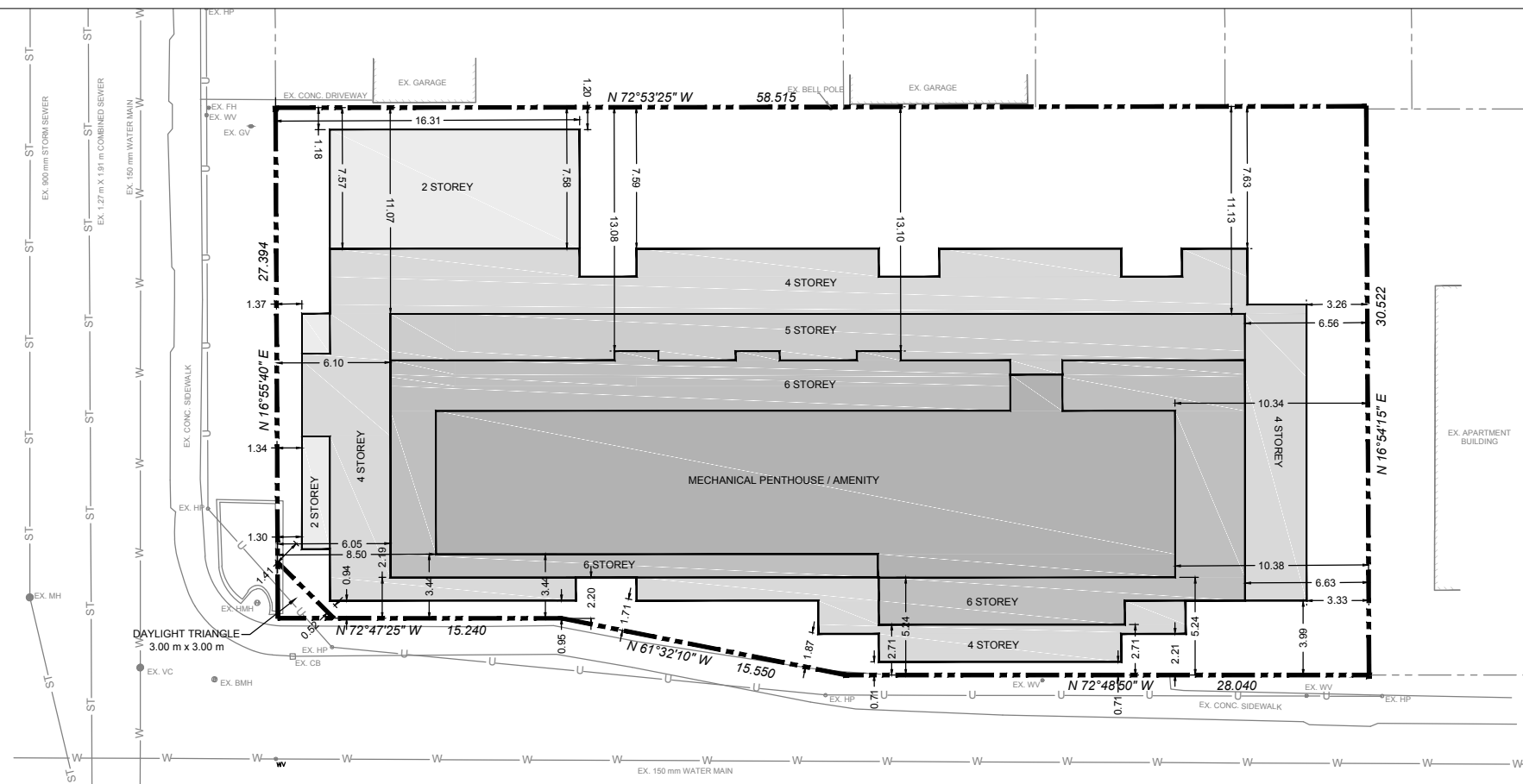
SCALE 1:350
METRES

0 5 10 15

LEGEND:

- SUBJECT LANDS
- █ PROPOSED BUILDINGS
- - - LIMIT OF BUILDING ABOVE
- ⊠ SUPPORT COLUMNS

BUILDING SETBACKS



DEVELOPMENT STATISTICS		
Existing Zoning: Mixed Use Medium Density (C5,570)		
Proposed Zoning: Mixed Use Medium Density (C5,___)		
Item	Required	Proposed
Site Area	N/A	1,709 m ²
Building Setback to a Street		
Maximum	4.50 m	0.52 m - 3.99 m
Min. Rear Yard*		
Floors 1-4	7.50 m	3.26 m
Floors 5-6	7.50 m	6.56 m
Min. Interior Side Yard*		
Floors 1-2	7.50 m	1.18 m
Floors 3-6	7.50 m	7.57 m
Building Height*		
Façade Height along a Street	Min. 7.50 m	12.10 m
Max. Height	11.00 m	19.60 m
No. of Units	N/A	30 units
Amenity Area per unit	6.00 m ² per unit	466 m ² = 15.5 m ² per unit
Planting Strip*		
Abutting a Residential Zone	1.50 m	1.18 m
Parking Requirements (Units > 50 m ²)*		
Units 1-3	0.3 per unit = 0.9	0.43 per unit = 1.29
Units 4-14	0.7 per unit = 7.7	0.43 per unit = 4.73
Units 15-30	0.85 per unit = 13.6	0.43 per unit = 6.88
Parking Requirements (Commercial)		
Units < 450 m ²	0 spaces	0 spaces
Total Parking Required*	23 spaces	13 spaces
Bicycle Parking		
Short Term	5 spaces	5 spaces
Long Term	N/A	26 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: S. MCKAY DATE: DEC 06, 2018

105 MAIN STREET EAST, SUITE 501
HAMILTON, ON L8N 1G6
905-546-1087 - urbansolutions.info

PROJECT:
804 & 816 KING STREET WEST
CITY OF HAMILTON

CLIENT:
869237 ONTARIO INC.

TITLE:
CONCEPT PLAN

U/S FILE NUMBER: 267-18 SHEET NUMBER: 1