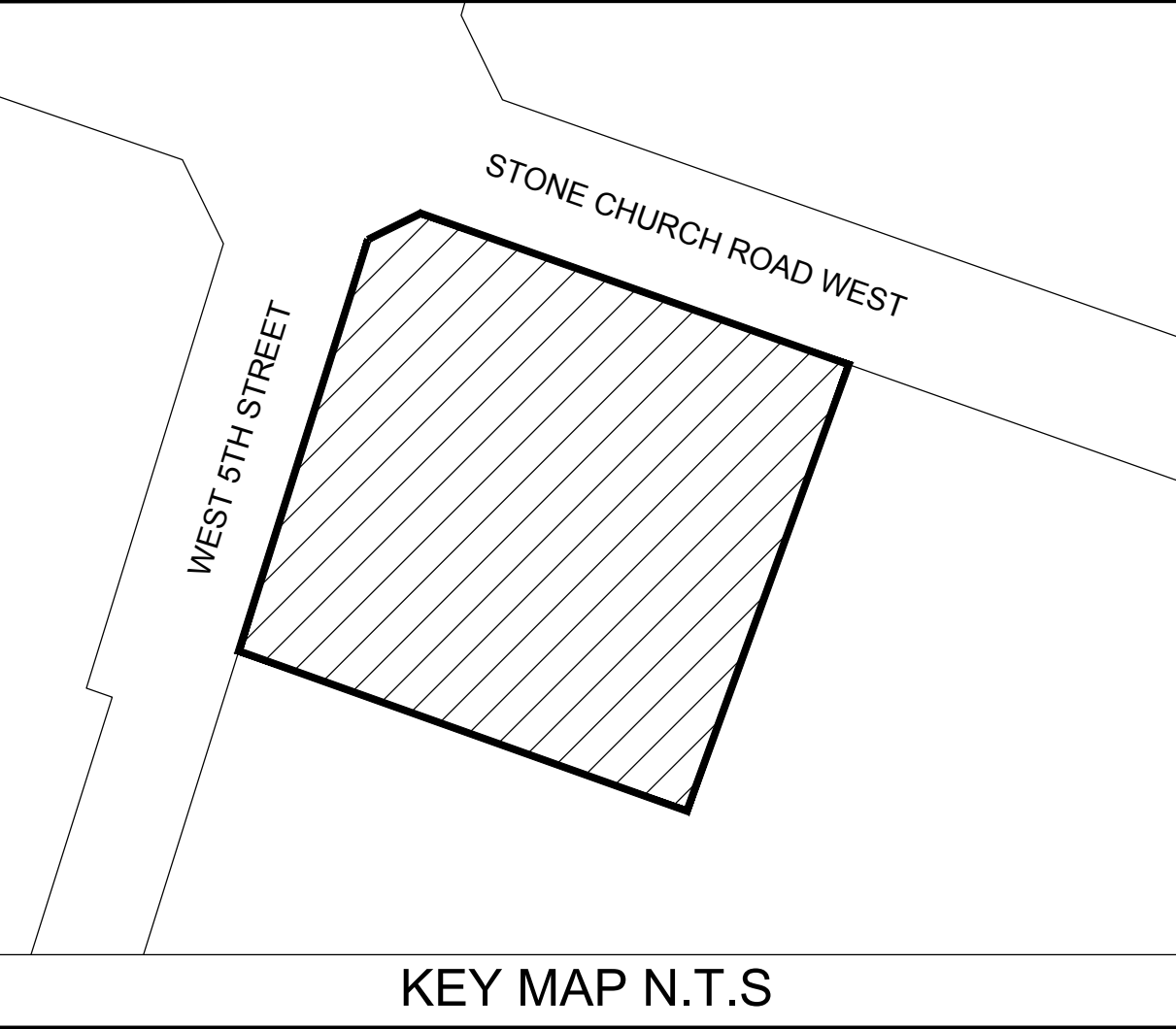
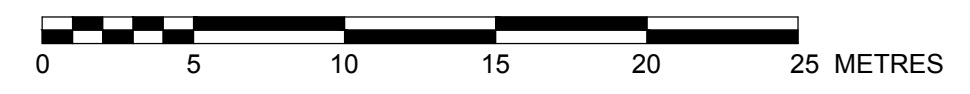


GROUND FLOOR - SCALE 1:250



- LEGEND:**
- SUBJECT LANDS
 - EXISTING PROPERTY LINES
 - PROPOSED BUILDINGS
 - EXISTING BUILDINGS
 - PROPOSED MAN DOOR

CONCEPT PLAN

LEGAL DESCRIPTION:
 PART OF LOT 15, CONCESSION 8,
 GEOGRAPHIC TOWNSHIP OF BARTON,
 CITY OF HAMILTON

URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT
 105 Main Street East, Suite 501
 Hamilton, ON L8N 1G6
 905-546-1087 - UrbanSolutions.info

PROJECT:
 73-89 STONE CHURCH ROAD WEST AND
 1029 WEST 5TH STREET
 CITY OF HAMILTON

CLIENT:
 VALERY HOMES

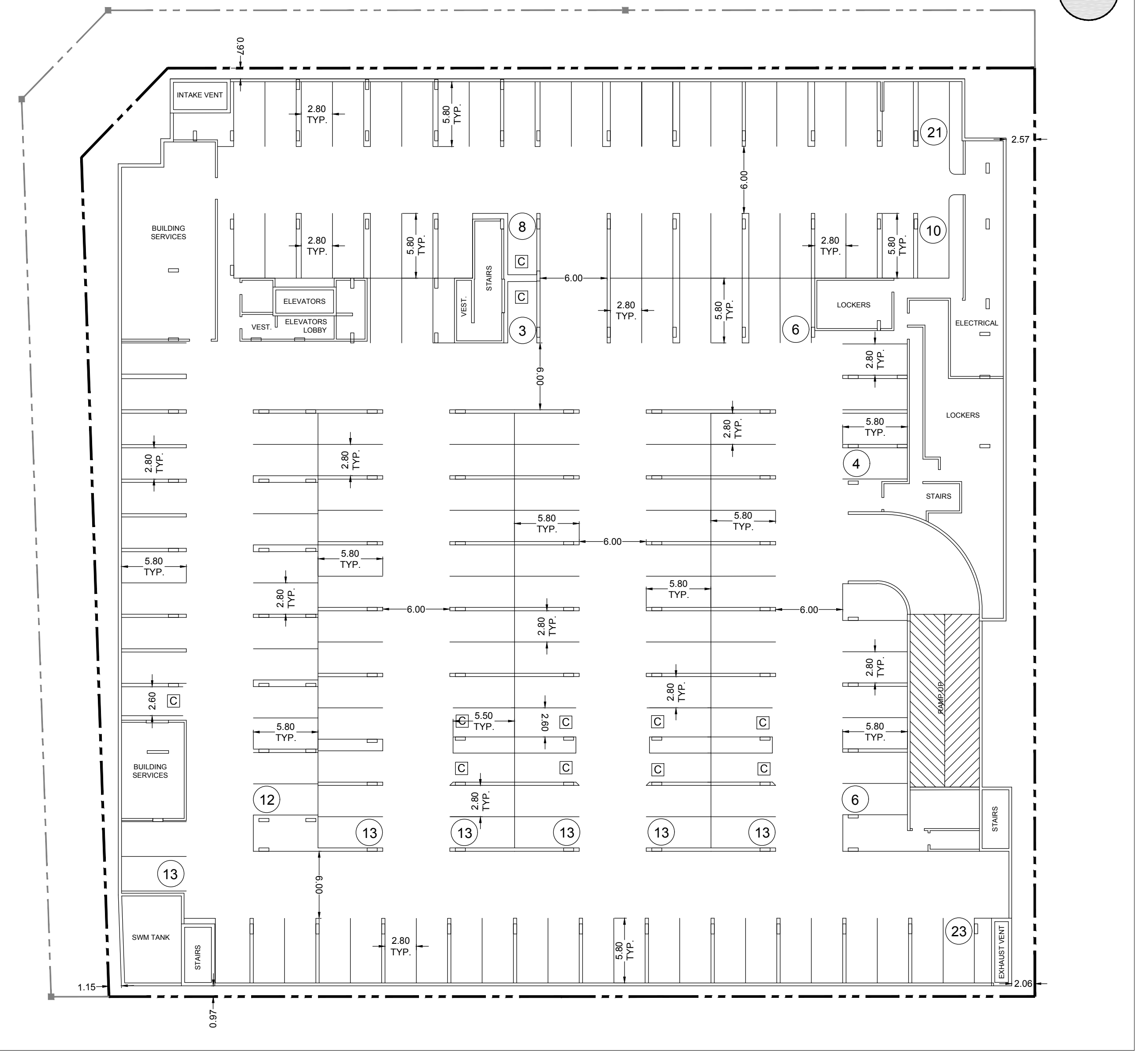
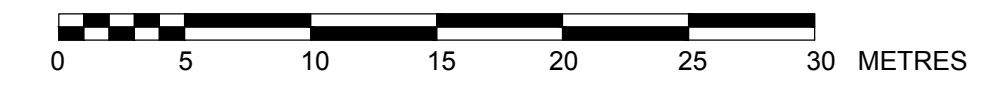
U/S FILE NUMBER: 214-17 SHEET NUMBER: 1

NOT FOR CONSTRUCTION

DESIGN BY: KNYMH ARCHITECTS CHECKED BY: S. MANCHIA
 DRAWN BY: M.GOWANS DATE: APRIL 5, 2019

NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

UNDERGROUND PLAN - SCALE 1:300



DEVELOPMENT STATISTICS		
Proposed Zoning: Multiple Dwellings ("DE-2/S-") Zone		
Item	Required	Proposed
Max. Height	8 storeys (26.0 m)	10 storeys (32.0 m)
Min. Front Yard		
Underground Parking Garage	Refer to by-law	0.97 m
Floors 1-4	Refer to by-law	2.12 m
Floors 5-10	Refer to by-law	7.02 m
Min. Flankage Yard		
Underground Parking Garage	Refer to by-law	1.15 m
Floors 1-10	Refer to by-law	1.54 m
Min. Side Yard	Refer to by-law	2.57 m
Min. Rear Yard		
Underground Parking Garage	Refer to by-law	0.97 m
Floors 1-10	Refer to by-law	15.62 m
Yard Encroachments	Various	Refer to draft by-law
Gross Floor Area Ratio	N/A	3.33
Lot Area	N/A	0.73 ha
No. of Units	N/A	237 units
Parking Spaces	297 (1.25/unit)	241 (1.0/unit)
Vistor Parking	75	4
Bicycle Parking	N/A	179 spaces