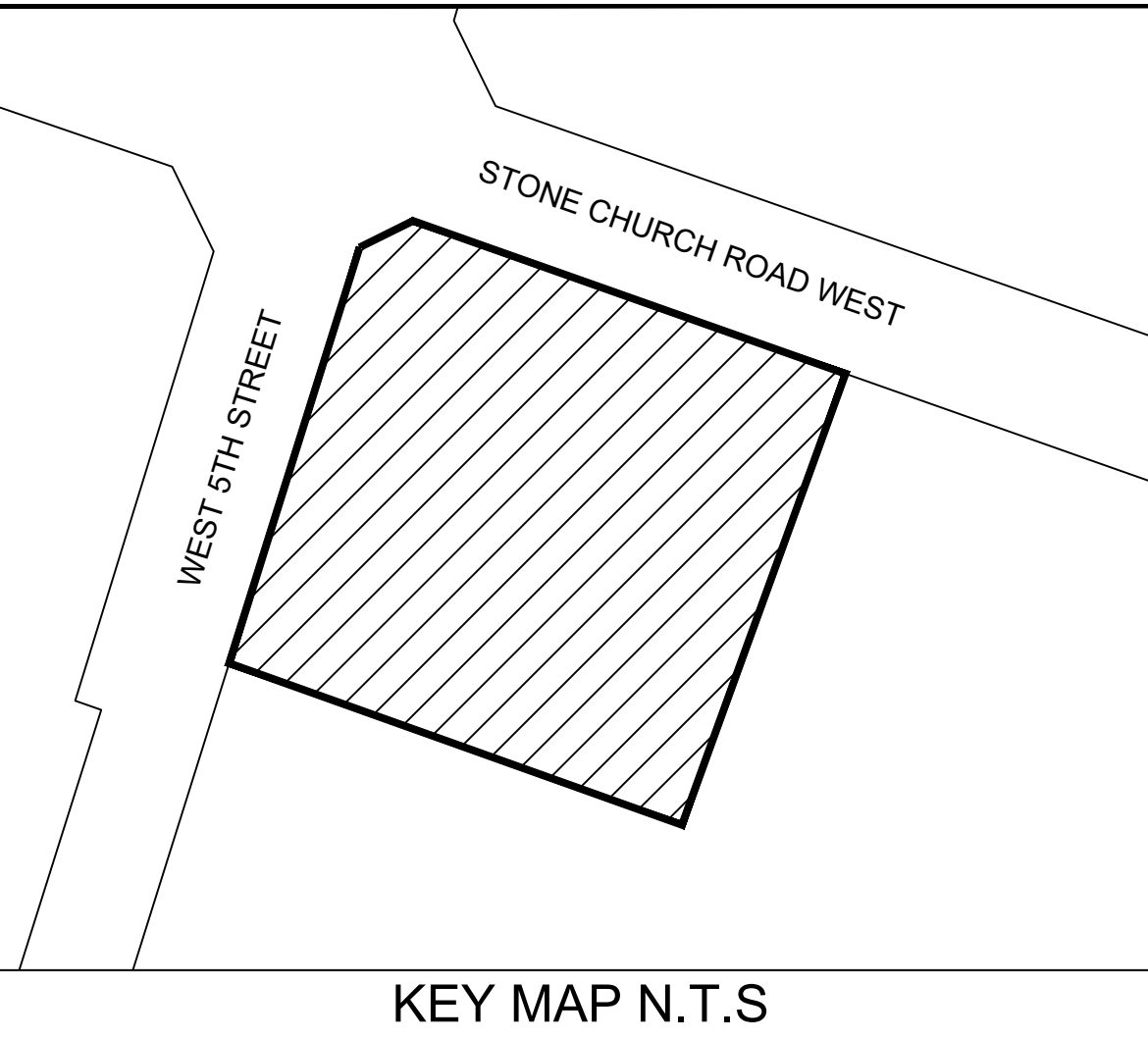
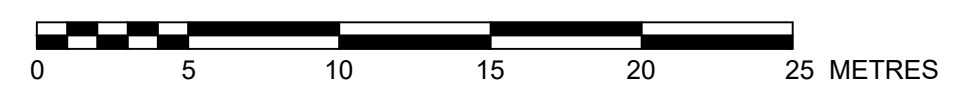


GROUND FLOOR - SCALE 1:250



LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED MAN DOOR
- SMALL CAR PARKING SPACE

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

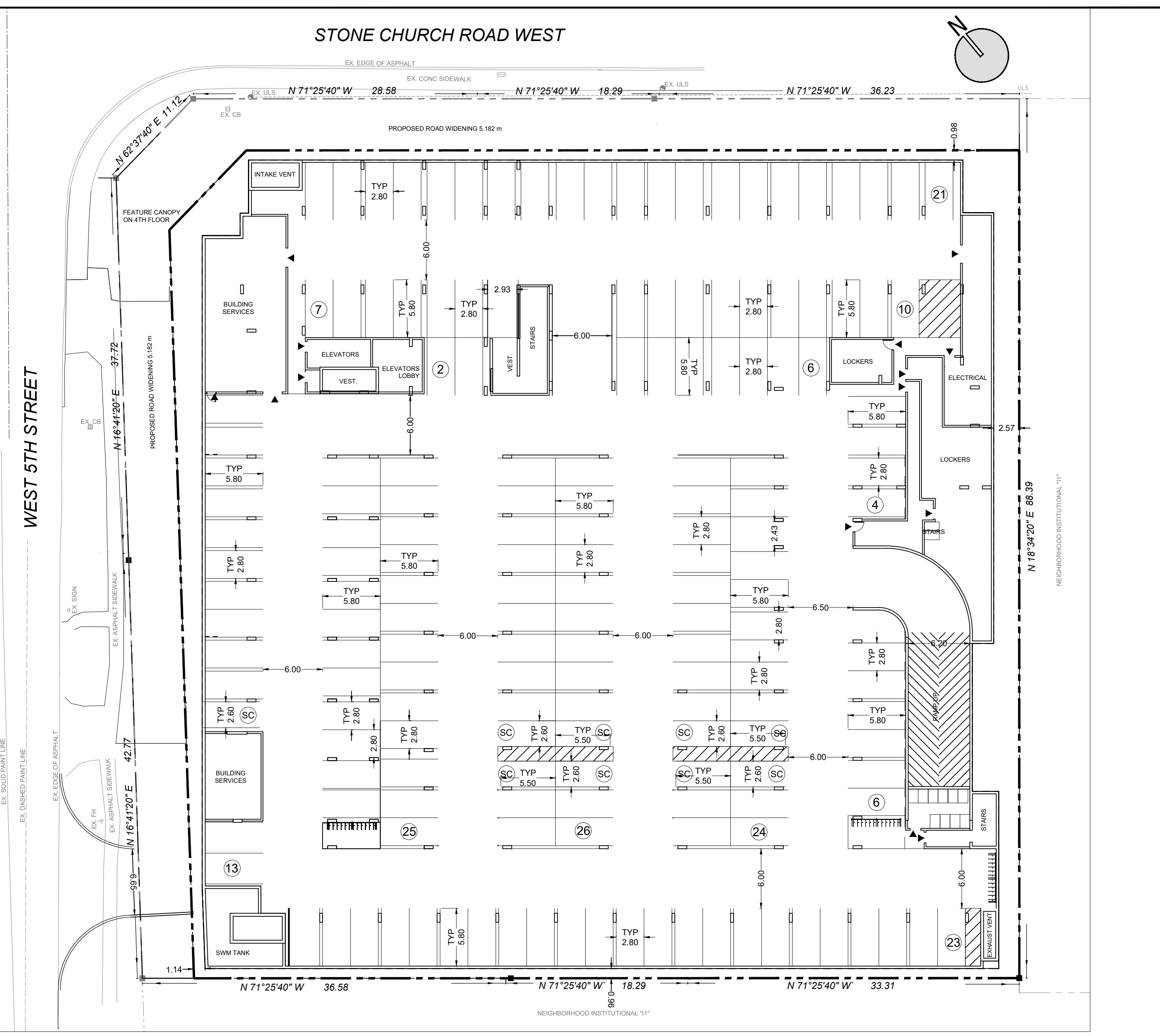
U/S FILE NUMBER: 214-17 SHEET NUMBER: 1

NOT FOR CONSTRUCTION

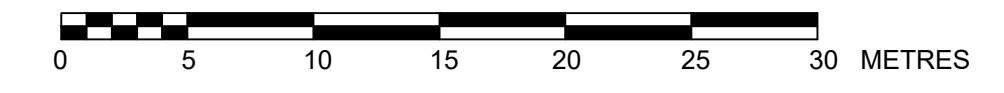
DESIGN BY: KNYMH ARCHITECTS CHECKED BY: S. MANCHIA
DRAWN BY: M.GOWANS DATE: APRIL 5, 2019

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|-------------------|
| 1 | NOV. '19 | M.G | PER CITY COMMENTS |

DRAWING ISSUE RECORD



UNDERGROUND PLAN - SCALE 1:300



| DEVELOPMENT STATISTICS | | |
|--|--------------------|-----------------------|
| Proposed Zoning: Multiple Dwellings ("DE-2/S-") Zone | | |
| Item | Required | Proposed |
| Lot Area | | |
| Before R.O.W Widening | N/A | 0.788 ha |
| After R.O.W Widening | N/A | 0.698 ha |
| 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 | 2.13 m |
| Floors 5-10 | Refer to by-law | 7.02 m |
| Min. Flankage Yard | | |
| Underground Parking Garage | Refer to by-law | 1.14 m |
| Floors 1-10 | Refer to by-law | 0.93 m |
| Min. Interior Side Yard | | |
| Underground Parking Garage | Refer to by-law | 2.57 m |
| Floors 1-10 | Refer to by-law | 7.22 m |
| Min. Rear Yard | | |
| Underground Parking Garage | Refer to by-law | 0.96 m |
| Floors 1-10 | Refer to by-law | 15.51 m |
| Landscaped Area | N/A | 24% |
| Yard Encroachments | Various | Refer to draft by-law |
| Gross Floor Area Ratio | N/A | 3.35 |
| No. of Units | N/A | 226 units |
| Parking Spaces | | |
| Vistor Parking | 75 | 0 |
| Bicycle Parking | N/A | 85 spaces |