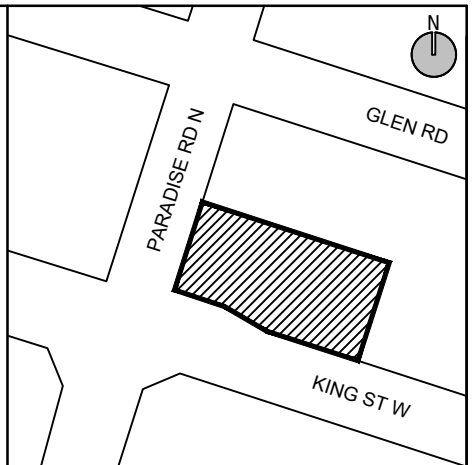


DEVELOPMENT STATISTICS		
Existing Zoning: Mixed Use Medium Density (C5,570)		
Proposed Zoning: Mixed Use Medium Density (C5,___)		
Item	Required	Proposed
Site Area	N/A	1,606.63 m ²
Building Setback to a Street		
Maximum	4.50 m	0.39 m
Min. Rear Yard*	7.5 m	7.43 m
Min. Interior Side Yard*	7.5 m	3.30 m
Building Height		
Façade Height along a Street	Min. 7.50 m	12.35 m
Max. Height	22.00 m	19.25 m
Amenity Area per unit	6.00 m ² per unit	9.69 m ² per unit
Planting Strip		
Abutting a Residential Zone*	1.50 m	1.38 m
Parking Requirements (Residential)*		
Units 1-3	0.3 per unit = 0.9	18 spaces (0.6 spaces per unit)
Units 4-14	0.7 per unit = 7.7	
Units 15-30	0.85 per unit = 13.6	
Parking Requirements (Commercial)		
Units < 450 m ²	0 spaces	2 spaces
Barrier Free Parking	1 space	1 space
Total Parking Required	22 spaces	20 spaces
Bicycle Parking		
Short Term	5 spaces	10 spaces
Long Term	15 spaces	79 spaces
Total Bicycle Parking	20 spaces	89 spaces
Total Units	n/a	30 suites
Total Beds	n/a	120 beds



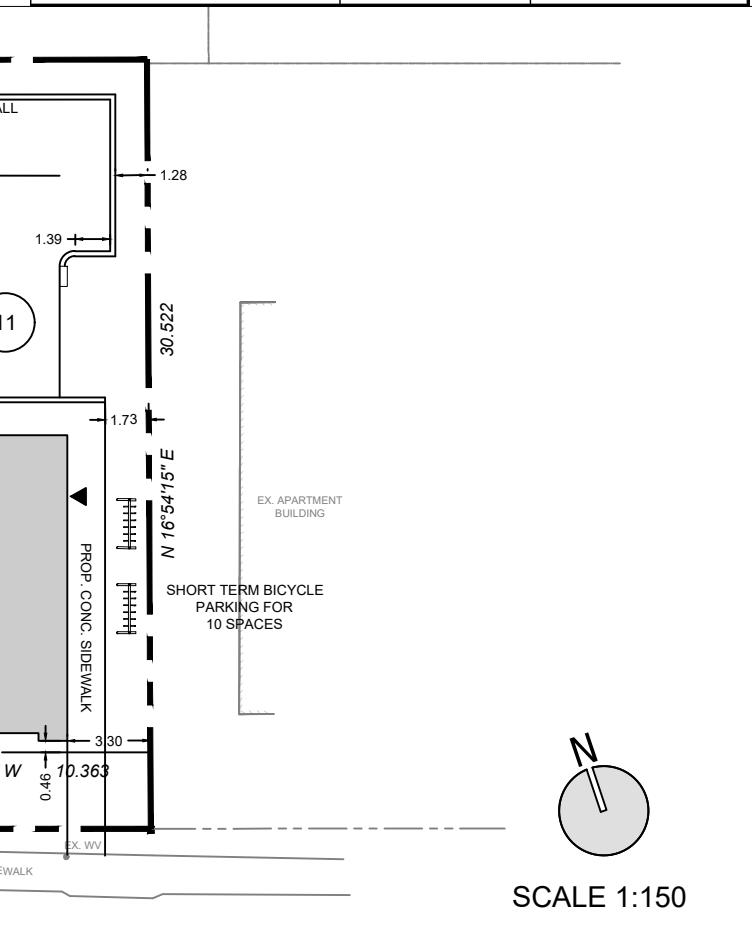
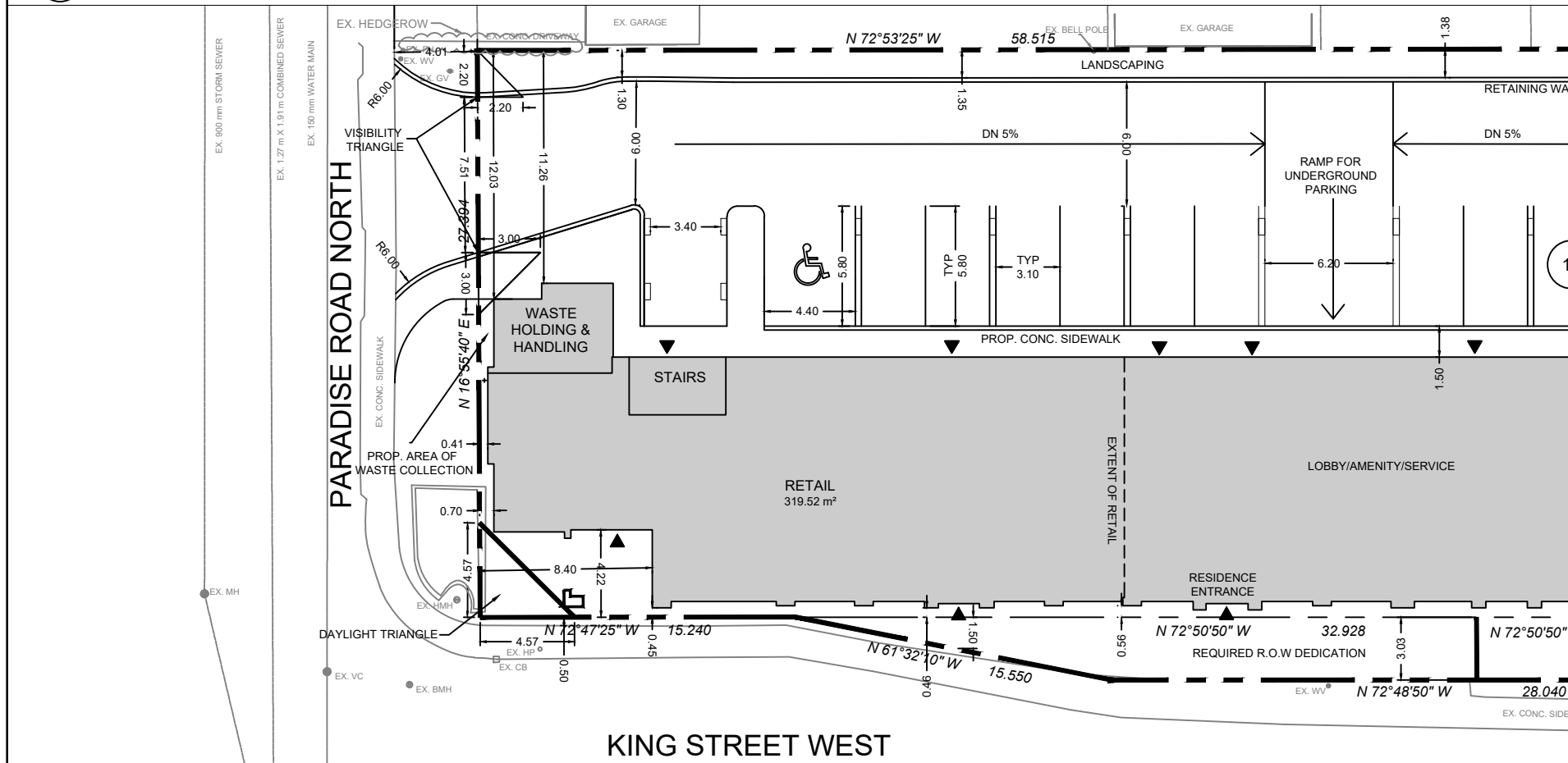
KEY MAP - N.T.S.

SCALE: 1:150 METRES

LEGEND:

- SUBJECT LANDS
- ▨ PROPOSED BUILDINGS
- LIMIT OF BUILDING ABOVE
- SUPPORT COLUMNS

1 Concept Plan



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: LINTACK CHECKED BY: M. JOHNSTON
DRAWN BY: LDRENNAN DATE: MARCH 23, 2020

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
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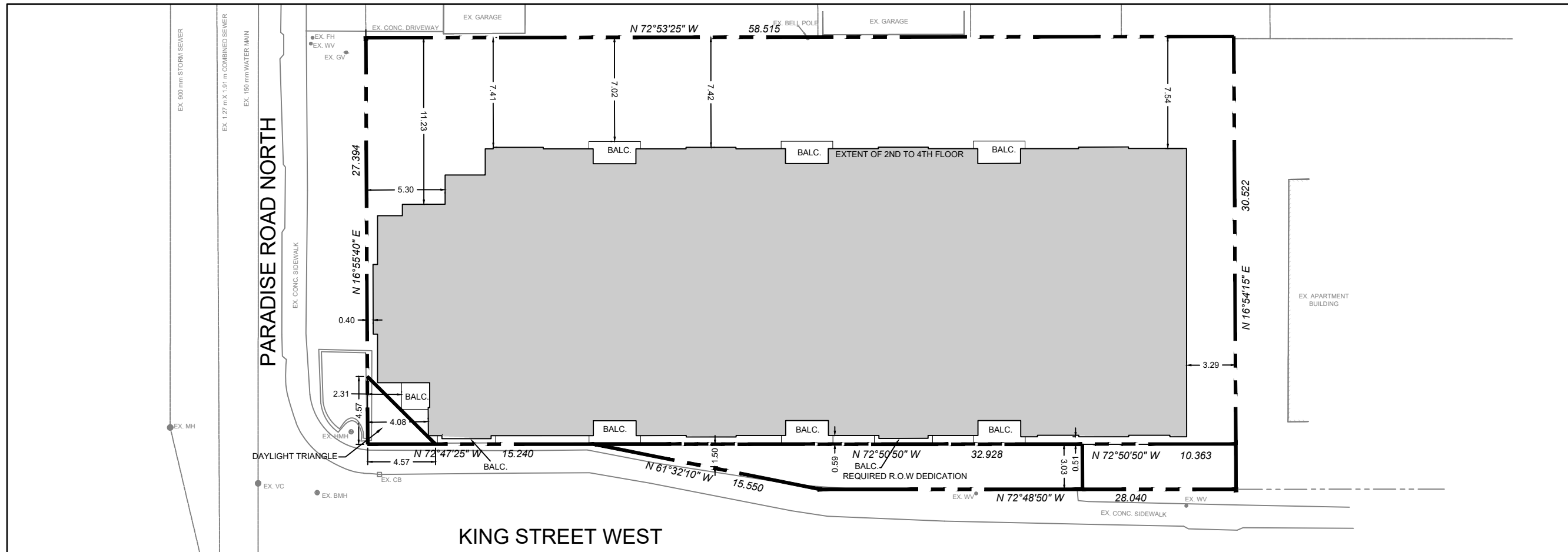
PROJECT:
804 & 816 KING STREET WEST
CITY OF HAMILTON

CLIENT:
GATEWAY DEVELOPMENT GROUP INC

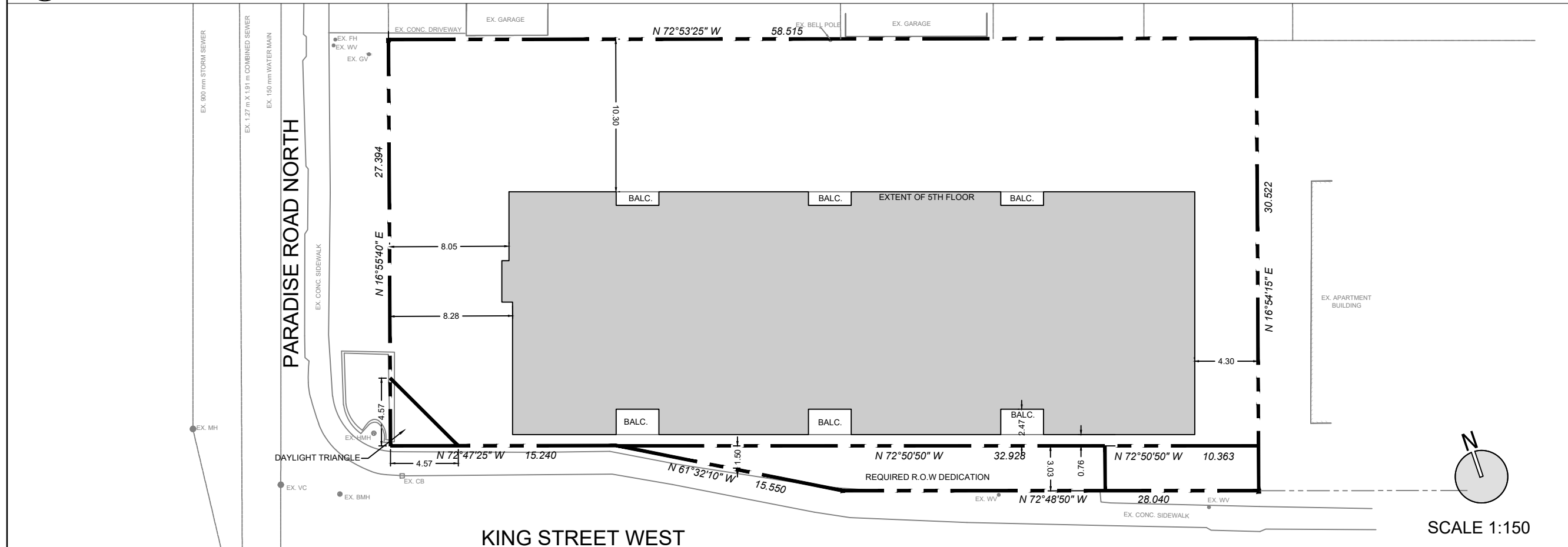
TITLE:
CONCEPT PLAN

2 Ground Floor

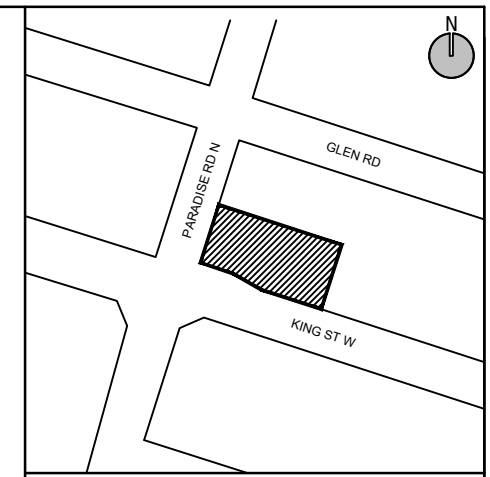
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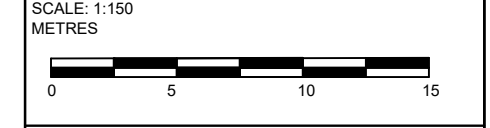
3 Second - Fourth Floor



4 Fifth Floor



KEY MAP - N.T.S.



- LEGEND:
- SUBJECT LANDS
 - PROPOSED BUILDINGS
 - LIMIT OF BUILDING ABOVE
 - SUPPORT COLUMNS

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DESIGN BY: LINTACK	CHECKED BY: M. JOHNSTON
DRAWN BY: L.DRENNAN	DATE: MARCH 23, 2020



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
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PROJECT:
804 & 816 KING STREET WEST
CITY OF HAMILTON

CLIENT:
GATEWAY DEVELOPMENT GROUP INC

TITLE:
CONCEPT PLAN

U/S FILE NUMBER: 267-18	SHEET NUMBER: 2
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SCALE 1:150

