



GENERAL NOTES

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR AND CHIEF PLANNER OF THE PLANNING DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE 7.5 M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
 3 METRE BY 3 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
- ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.
- ALL FENCES MUST COMPLY WITH HAMILTON FENCE BY-LAW NO. 10-142.

UNDERTAKING

RE: 43-51 KING STREET EAST

I, (WE) _____ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(a) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(b) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

(c) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

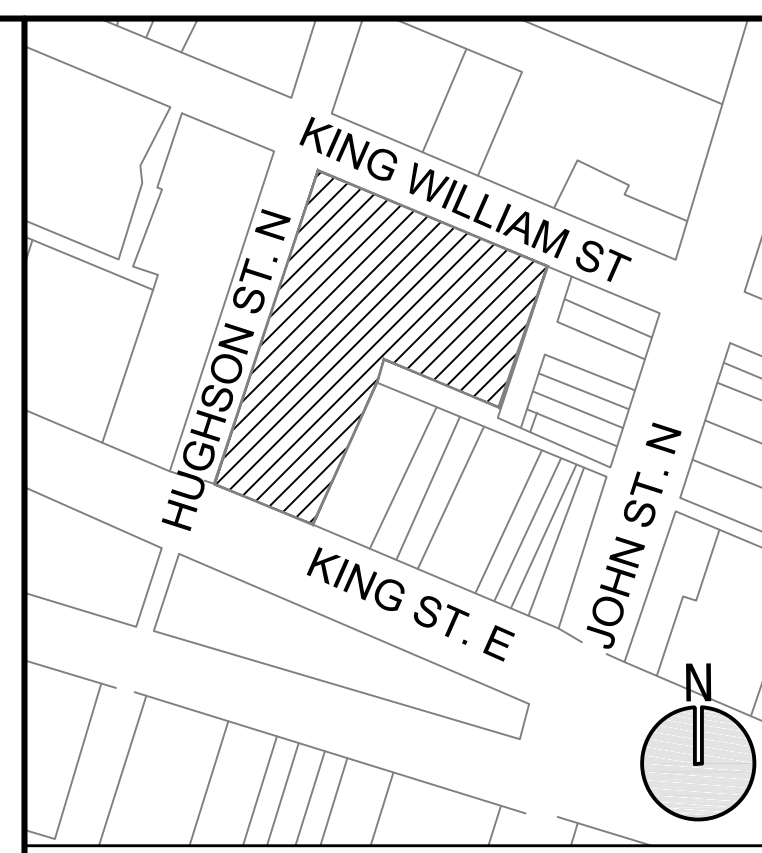
(d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

DATED THIS _____ DAY OF _____ 20 _____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____ (SEAL)

WITNESS (PRINT) _____ OWNER (PRINT) _____

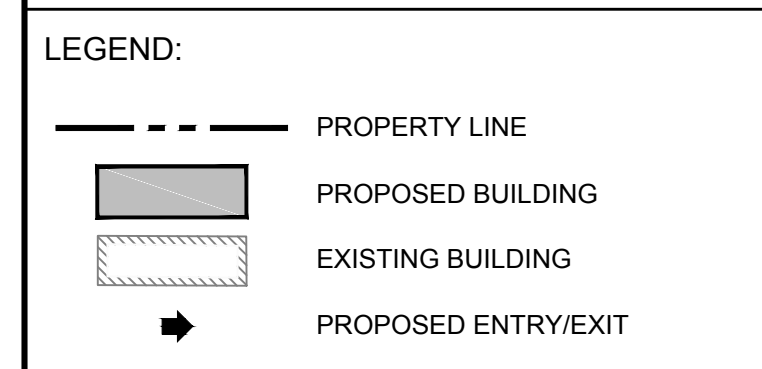
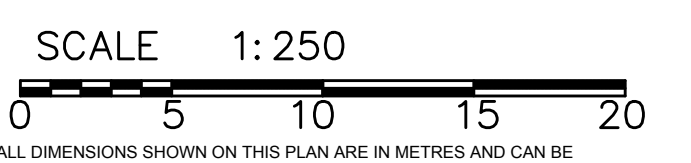
ADDRESS OF WITNESS _____



SITE PLAN

LOT 5 AND PART OF LOT 6 NORTH SIDE OF KING STREET BETWEEN HUGHSON AND JOHN STREET AND LOT 28 AND PART OF LOTS 26 & 27 SOUTH SIDE OF KING WILLIAM STREET BETWEEN HUGHSON AND JOHN STREET AND PART OF ALLEYWAY BETWEEN HUGHSON, KING WILLIAM, JOHN & KING

ALL IN NATHANIEL HUGHSON SURVEY IN THE CITY OF HAMILTON



DESIGN BY: GC ARCHITECTS	CHECKED BY: K. RAUSCHER		
DRAWN BY: M.LU	DATE: DECEMBER 20, 2017		
NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

DOWNTOWN PRIME RETAIL STREETS (D2, 626, H18) Development Statistics

Item	Required	Proposed
Lot Area (m ²)	N/A	3,922.91
Building Area (m ²)		
Total Residential for Tower A	N/A	23,269.15
Total Residential for Tower B	N/A	23,735.75
Total Retail Area	N/A	1,192.20
Total Unit Count	N/A	525
Setbacks Building A (North Tower) (m)		
Min. Distance from King William Street	6	6
Min. Distance from East Property Line	3	3
Min. Distance from South Property Line	12	12
Min. Distance from Hughson Street North (above fourth storey)	6.5	6.94
Min. Distance from Hughson Street North (above sixth storey)	23	23.08
Max. Building Height (m)	94	92.36
Setbacks Building B (South Tower) (m)		
Min. Distance from King Street East	4	4.05
Min. Distance from East Property Line	4.5	4.78
Min. Distance from Hughson Street (above fourth storey)	4.5	4.5
Min. Distance from King William Street (above sixth storey)	41	41.36
Min. Distance from Hughson Street North	4.5	4.5
Max. Building Height (m)	94	92.36
Minimum Tower Separation (m)	16	16.22
Parking		
Total Barrier-free Count	10	15
Total Parking Count (Including Barrier-free)	389	393
Min. Parking Space Dimension (m)	2.6 x 5.5	2.6 x 5.6
Min. Barrier-free Parking Space Dimension (m)	4.4 x 5.5	4.4 x 5.6
Total Bikes (2 Bikes Stacked)	483	484

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

STAMP	
APPROVALS	

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LiUNA!

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 Hamilton, ON L8M 1G6
 905-546-1087 - UrbanSolutions.info

PROJECT: **KING AT HUGHSON**
43-51 KING STREET EAST
CITY OF HAMILTON

CLIENT: **HI-RISE DEVELOPMENT ADVISORS INC.**

TITLE: **SITE PLAN**

U/S FILE NUMBER: 247-17 SHEET NUMBER: 1

1:250