

SCALE 1:200

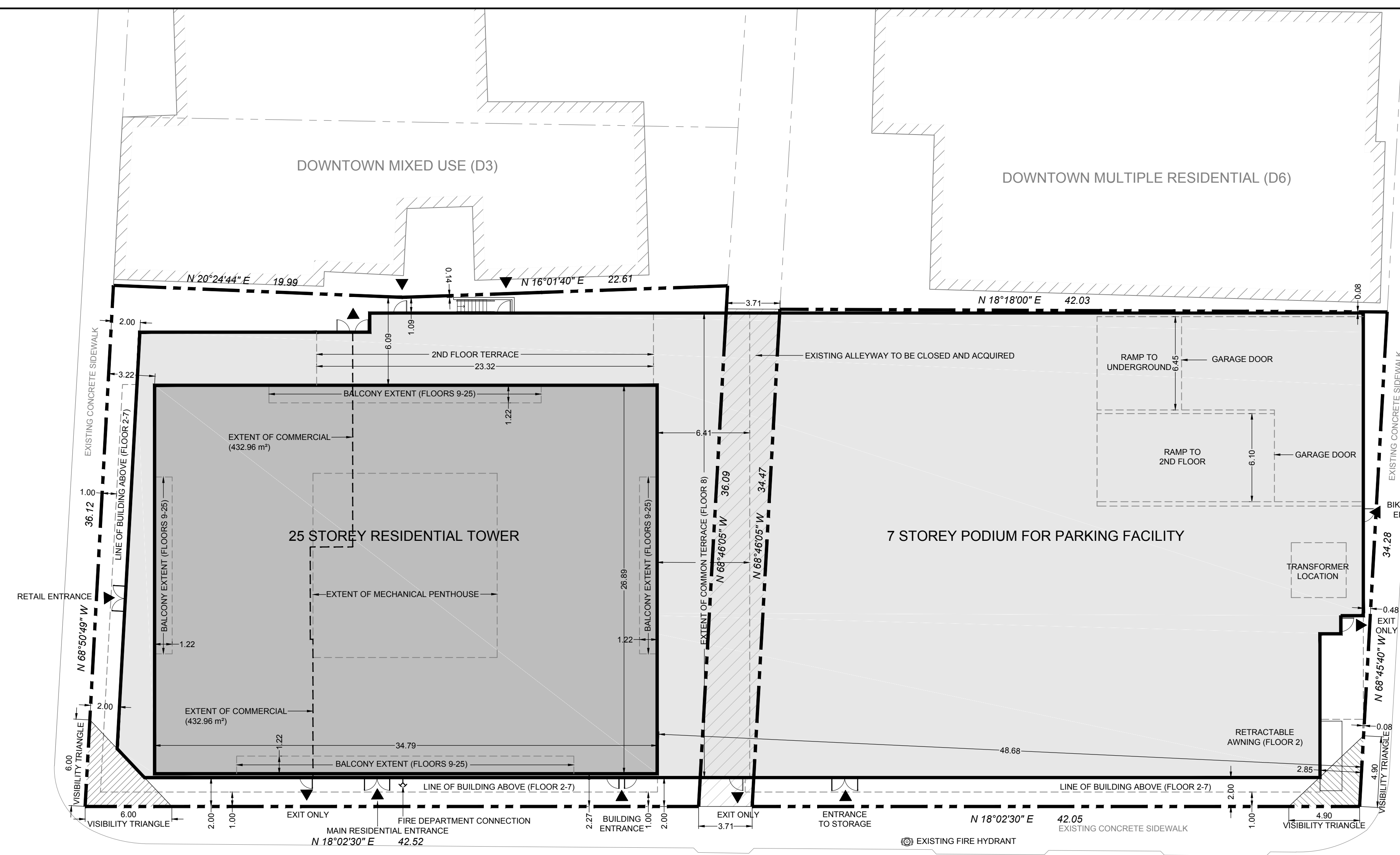
DOWNTOWN MIXED USE (D3)

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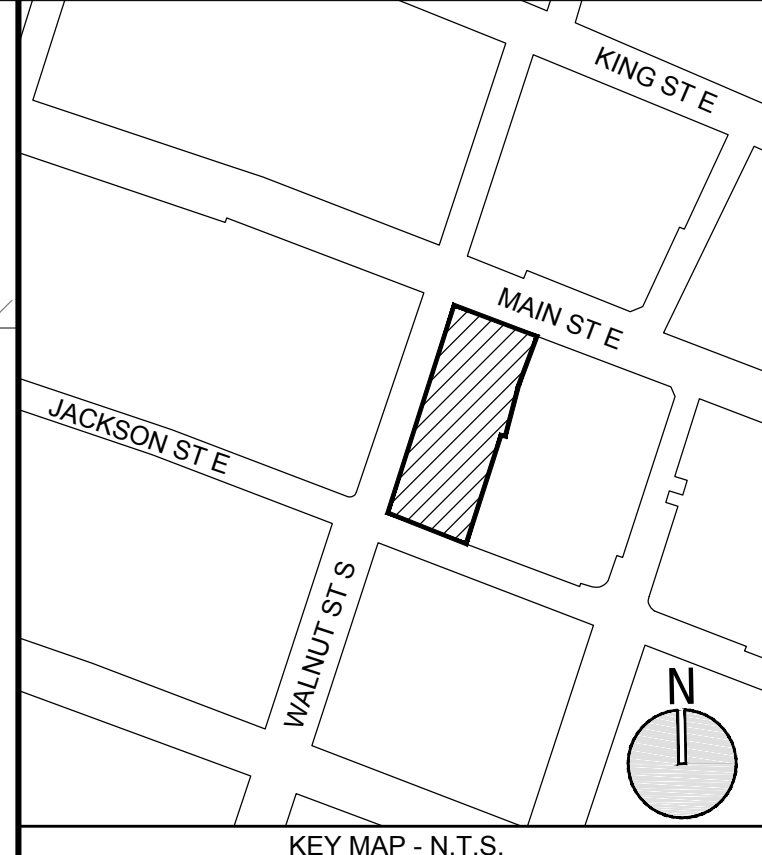
DOWNTOWN MIXED USE (D3)

MAIN STREET EAST

JACKSON STREET EAST



WALNUT STREET SOUTH



# SITE PLAN

LEGAL DESCRIPTION:  
SURVEYOR'S REAL PROPERTY REPORT - PART 1  
PLAN OF  
LOT 4 AND PART OF LOT 5  
(SOUTH SIDE OF MAIN STREET)  
LOT 4 AND PART OF LOT 5  
(NORTH SIDE OF JACKSON STREET)  
REGISTERED PLAN 48  
CITY OF HAMILTON

SCALE 1:200  
0 5 10 15 METRES  
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- SUBJECT LANDS
- PROPOSED BUILDING
- EXISTING BUILDINGS
- BUILDING ENTRANCE/EXIT
- EXISTING FIREHYDRANT
- PROPOSED SIAMESE CONNECTION

DESIGN BY: SRM Architects Inc. CHECKED BY: S. Manthia  
DRAWN BY: S. McKay DATE: Dec 12, 2017

NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

NOT FOR CONSTRUCTION

STAMP

APPROVALS

279 King Street West, #200  
Kitchener, ON N2G 1Z6  
519-885-5600 -  
srmarchitects.ca



105 Main Street East, Suite 501  
Hamilton, ON L8N 1G6  
905-546-1087 - UrbanSolutions.info

PROJECT: MAIN AND WALNUT

154 Main Street East & 49 Walnut Street South  
City of Hamilton

CLIENT: 1970703 Ontario Inc.

US FILE NUMBER: 248-17 SHEET NUMBER: 1

### UNDERTAKING

RE: 154 MAIN STREET EAST & 49 WALNUT STREET SOUTH

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 \_\_\_\_\_

### 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: "METRE BY \_\_\_\_\_ 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."
- THIS PROPERTY IS INELIGIBLE FOR THE COLLECTION OF GARBAGE, RECYCLING, ORGANICS, BULK WASTE AND/OR LEAF AND YARD WASTE BY THE CITY OF HAMILTON. COLLECTION OF WASTE SHALL BE PROVIDED THROUGH A PRIVATE WASTE HAULER(S). RECYCLING AND ORGANICS DIVERSION IS STRONGLY ENCOURAGED.
- ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.
- ALL FENCES MUST COMPLY WITH HAMILTON FENCE BY-LAW NO. 10-142.

### DEVELOPMENT STATISTICS

Proposed Zoning: Downtown Central Business District (D1, \_\_\_)

Item	Required	Proposed
Lot Area	N/A	3086.55 m <sup>2</sup>
Building Setback - North (Floors 1-7)		
Minimum	1.2 m	1.0 m
Maximum	2.5 m	2.0 m
Building Setback - North (Floors 8+)		
Minimum	3.6 m	3.22 m
Building Setback - East (Floors 1-7)		
Minimum to N20°24'44"E	1.0 m	1.09 m
Minimum to N16°01'40"E	1.0 m	1.09 m
Minimum to N18°18'00"E	0.0 m	0.08 m
Maximum to N20°24'44"E	2.7 m	N/A
Maximum to N16°01'40"E	2.7 m	N/A
Building Setback - East (Floors 8+)		
Minimum	6.0 m	6.09 m
Building Setback - South (Floors 1-7)		
Minimum	0.0 m	0.08 m
Maximum	4.0 m	2.85 m
Building Setback - South (Floors 8+)		
Minimum	48.0 m	48.68 m

Item	Required	Proposed
Building Setback - West (Floors 1-7)		
Minimum	0.9 m	1.0 m
Maximum	1.9 m	2.0 m
Building Setback - West (Floors 8+)		
Minimum	2.1 m	2.27 m
Maximum Building Height	75.3 m	75.3 m
Gross Floor Area (including Parking)	N/A	36,123.26 m <sup>2</sup>
No. of Units		
Units < 50 m <sup>2</sup>	N/A	66
Units > 50 m <sup>2</sup>	N/A	201
TOTAL	N/A	267
No. of Parking Spaces		
Units < 50 m <sup>2</sup>	0.3 per unit = 20	20
Units > 50 m <sup>2</sup>	1.0 per unit = 201	201
Visitor Parking	N/A	44
Barrier Free Parking	7	7
TOTAL	N/A	272