

ZONING SKETCH
 PLAN OF SURVEY OF:
THE SAM RYCKMAN LOT
 MISC. LOT, 71/100 ACRE
 E/S JOHN ST (COTTAGE LOT)
 PART OF MISC. LOT 30 3/100 ACRE
 PART OF MISC. LOT 1 18/100 ACRE
 N & S OF JOLLEY CUT/ARKLEDUN AVE.
R.J. HAMILTON SURVEY
 REGISTERED PLAN 1431
 IN THE CITY OF HAMILTON

SCALE 1:250
 0 5 10 15 20 25 METRES
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:**
- SUBJECT LANDS
 - - - EXISTING PROPERTY LINES
 - ▨ EXISTING BUILDINGS
 - EX. MH EXISTING MANHOLE
 - EX. LS EXISTING LIGHT STANDARD
 - EX. TLS EXISTING TRAFFIC LIGHT STANDARD
 - EX. WW EXISTING WATER VALVE
 - EX. HP EXISTING HYDRO POLE
 - EX. EHH EXISTING ELECTRICAL HAND HOLE
 - EX. UB EXISTING UTILITY BOX

DESIGN BY: SRN Architects	CHECKED BY: S. Marchia		
DRAWN BY: M. GOWANS	DATE: AUGUST 26, 2019		
NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

NOT FOR CONSTRUCTION

PREPARED BY:

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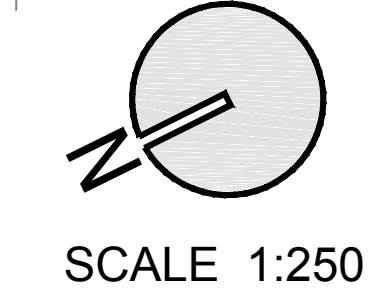
PROJECT:
METRO CONDOMINIUMS
 299-307 JOHN STREET SOUTH & 97 ST. JOSEPH'S DRIVE
 CITY OF HAMILTON

CLIENT:
SPALLACI & SONS LIMITED

U/S FILE NUMBER: 171-16 SHEET NUMBER: 1

DEVELOPMENT STATISTICS		
Proposed Zoning: Mixed Use Medium Density "C5"		
Item	Required	Proposed
Lot Area	N/A	8,500 m ²
Lot Width	N/A	± 65 m
Max. Building Setback to a Street line	4.5 m	Varies
Min. Rear Yard	7.5 m	1.25 m
Max. Building Height		
Podium	22.00 m	134.44 M.A.S.L
North Tower	22.00 m	194.30 M.A.S.L
East Tower	22.00 m	194.30 M.A.S.L
South Tower	22.00 m	194.30 M.A.S.L

Item	Required	Proposed
No. of Residential Units		
Units under 50 m ²	N/A	117 units
Units over 50 m ²	N/A	606 units
TOTAL	N/A	723 units
No. of Parking Spaces		
Units under 50 m ²	34.8 spaces (0.3 per unit)	34.8 spaces
Units over 50 m ²	606 spaces (1 per unit)	670 spaces
TOTAL	640 spaces	705 spaces
Gross Floor Area		
Residential	N/A	56,921 m ²
Commercial	N/A	1,587 m ²
Amenity Area	N/A	12,678.92 m ²
Min. Distance Between Towers	N/A	18.0 m



SCALE 1:250