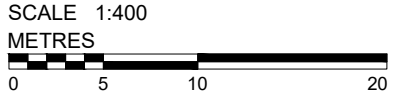
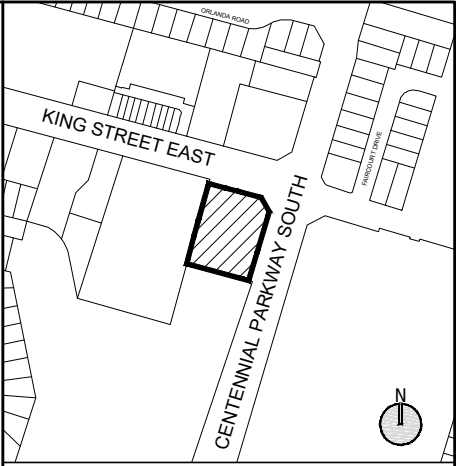
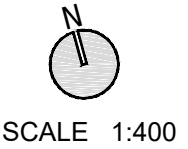


KING STREET EAST



LEGEND

- SUBJECT LANDS
- EXTENT OF 1ST FLOOR
- EXTENT OF 2ND FLOOR
- AMENITY AREA
- PRIVATE AMENITY AREA

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: RAW DESIGN CHECKED BY: M. JOHNSTON
DRAWN BY: S. ERICKSON DATE: DECEMBER 16, 2021

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
2900 KING STREET EAST
CITY OF HAMILTON

CLIENT:
CAMARRO DEVELOPMENTS INC.

TITLE:
BUILDING EXTENTS
SITE PLAN

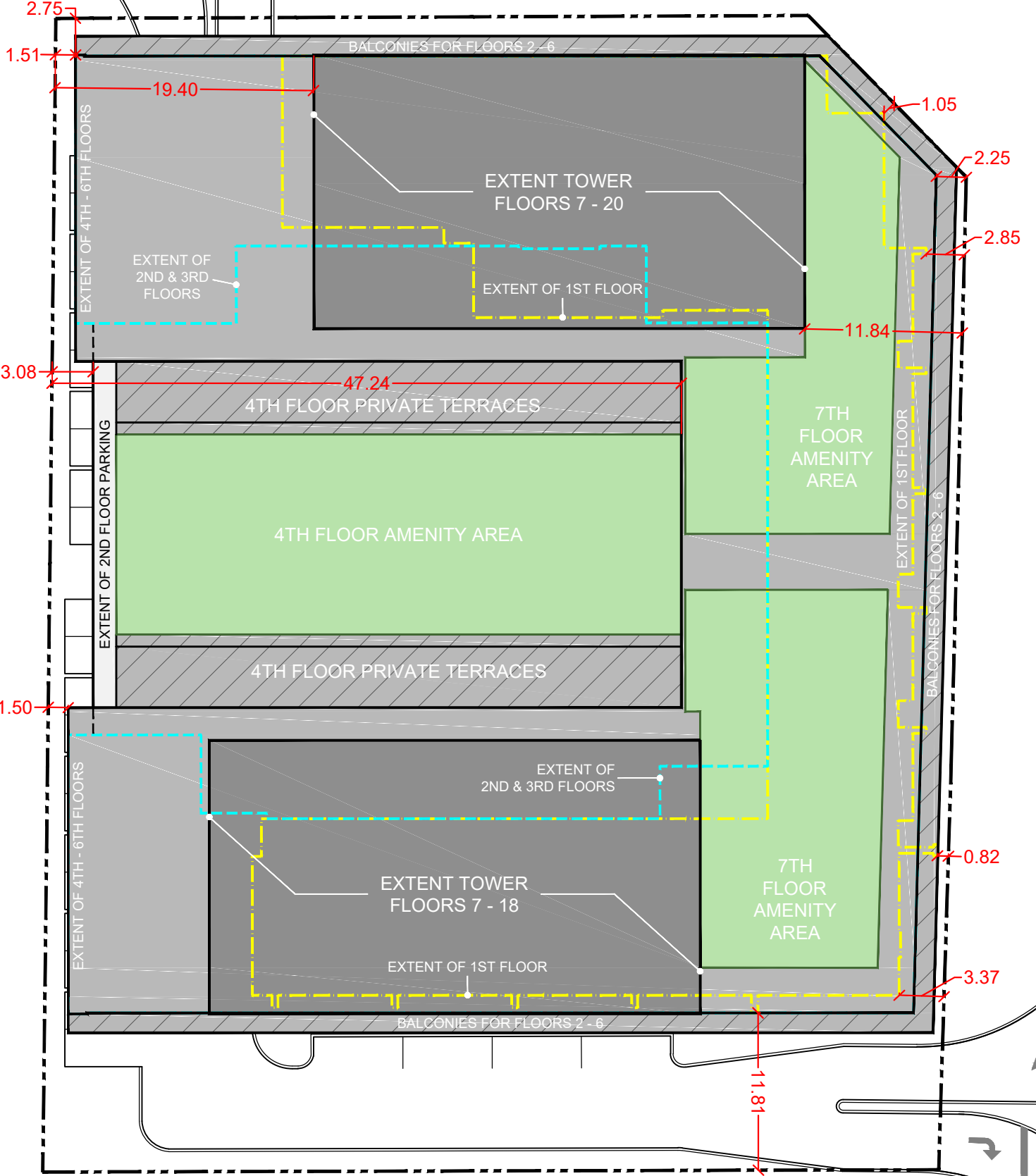
U/S FILE NUMBER: 381-20 SHEET NUMBER: 1

Development Statistics
Proposed Zoning "C5-..." Mixed Use Medium Density

Item	Required	Proposed
Maximum Lot Area	N/A	5819.85 m ² (0.58 ha)
Maximum Height	22.0 m	63.70 m
Min. Rear Yard Setback	7.5 m	12.00 m
Maximum Total Gross Floor Area for Commercial Uses	10,000 m ²	356 m ²
Building Setback from a Street Line	3.0 m	0.80 m
Min. Amenity Area		
Unit Greater than 50 m ²	6.0 m ²	3.0 m ²
Unit Less than 50 m ²	4.0 m ²	3.0 m ²
Indoor Amenity Area	N/A	472 m ²
Outdoor Amenity Area	N/A	1372 m ²
Parking		
Commerical	0 where a use is less than 450 m ² in GFA (0 spaces)	0 spaces
Resident	Units Greater than 50m² 1-14 = 0.7/unit = 10 spaces 15-50 = 0.85/unit = 31 spaces 51+ = 1/unit = 179 spaces Total: 220 spaces Units Less than 50m² 0.3/unit = 101 spaces	326 spaces
Visitor	N/A	85 spaces
Barrier Free Parking	8 spaces	11 spaces
Total Parking	329 spaces	422 spaces
Short Term Bicycle Parking	5 spaces	20 spaces
Long Term Bicycle Parking	0.5 per dwelling = 282 spaces	288 spaces

Item	No. Units
1st Floor	9
2nd Floor	39
3rd Floor	39
4th Floor	53
5th Floor	57
6th Floor	55
South Tower (7th-18th Floor)	144
North Tower (7th-20th Floor)	168
Total Residential Units: 564	
Units Greater than 50 m ²	230
Units Less than 50 m ²	334

"P4" ZONE
(STONEY CREEK MUNICIPAL CEMETARY)



"RT-10" ZONE