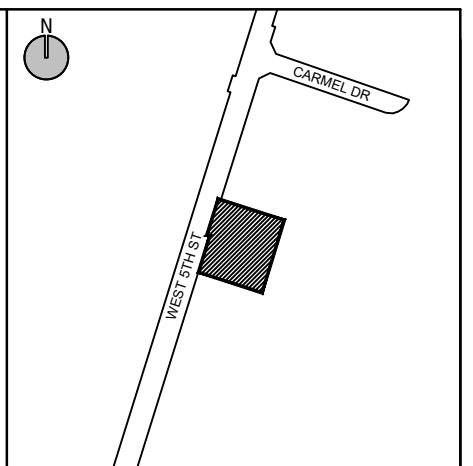


SITE BENCH MARK  
MANHOLE  
ELEV. = 227.91

WEST 5th STREET  
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 & 19)

PART 1, PLAN 62R-14601  
SUBJECT TO LANE EASEMENT AS IN INST. L7007574, L7008043 & W611600

DEVELOPMENT STATISTICS		
Proposed Zone: "E-3/S-" (High Density Multiple Dwellings)		
Item	Required (as per draft By-law)	Proposed
Min. Lot Area	1,350.0 m <sup>2</sup>	5,1240.55 m <sup>2</sup> (0.51 ha)
Min. Lot Width	30.0 m	76.39
No. Units	N/A	215
Max. Density	N/A	421.57 UPH
Max. Building Height	10 storeys 35.0 m	10 storeys 33.10 m
Min. Front Yard (West 5th Street)	3.0 m	3.29 m
Min. Side Yard	20.0 m (Northerly) 6.0 m (Southerly)	20.75 (Northerly) 6.04 m (Southerly)
Min. Rear Yard	7.40 m	7.40 m
Min. Landscaped Area	25%	1,303.33 m <sup>2</sup> (25.43%)
Parking		
Residential	1.0/ unit = 215 spaces	1.0 / unit = 215 spaces
Visitor	0.07 spaces/ unit = 15.05 spaces	0.07 spaces/ unit = 17 spaces
Barrier Free	2 + 2% of required spaces = 6.6 spaces	8 spaces
Total	230.05 spaces	24 Ground Level 208 Underground Total: 232 spaces
Parking Dimensions		
TYP Space	2.8 m X 5.8 m	2.8 m X 5.8 m
Barrier Free Space	4.40 m X 5.8 m	4.40 m X 5.8 m



KEY MAP - N.T.S.  
SCALE 1:400  
IN METRES  
0 5 10 20

LEGEND:  
 - - - - - SUBJECT LANDS  
 [ ] PROPOSED BUILDING  
 --- EXTENTS OF FLOORS ABOVE  
 - - - - - BALCONY EXTENTS  
 ▲ DOOR

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: KNYMH CHECKED BY: M.JOHNSTON  
 DRAWN BY: L.DRENNAN DATE: JUNE 26, 2022

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

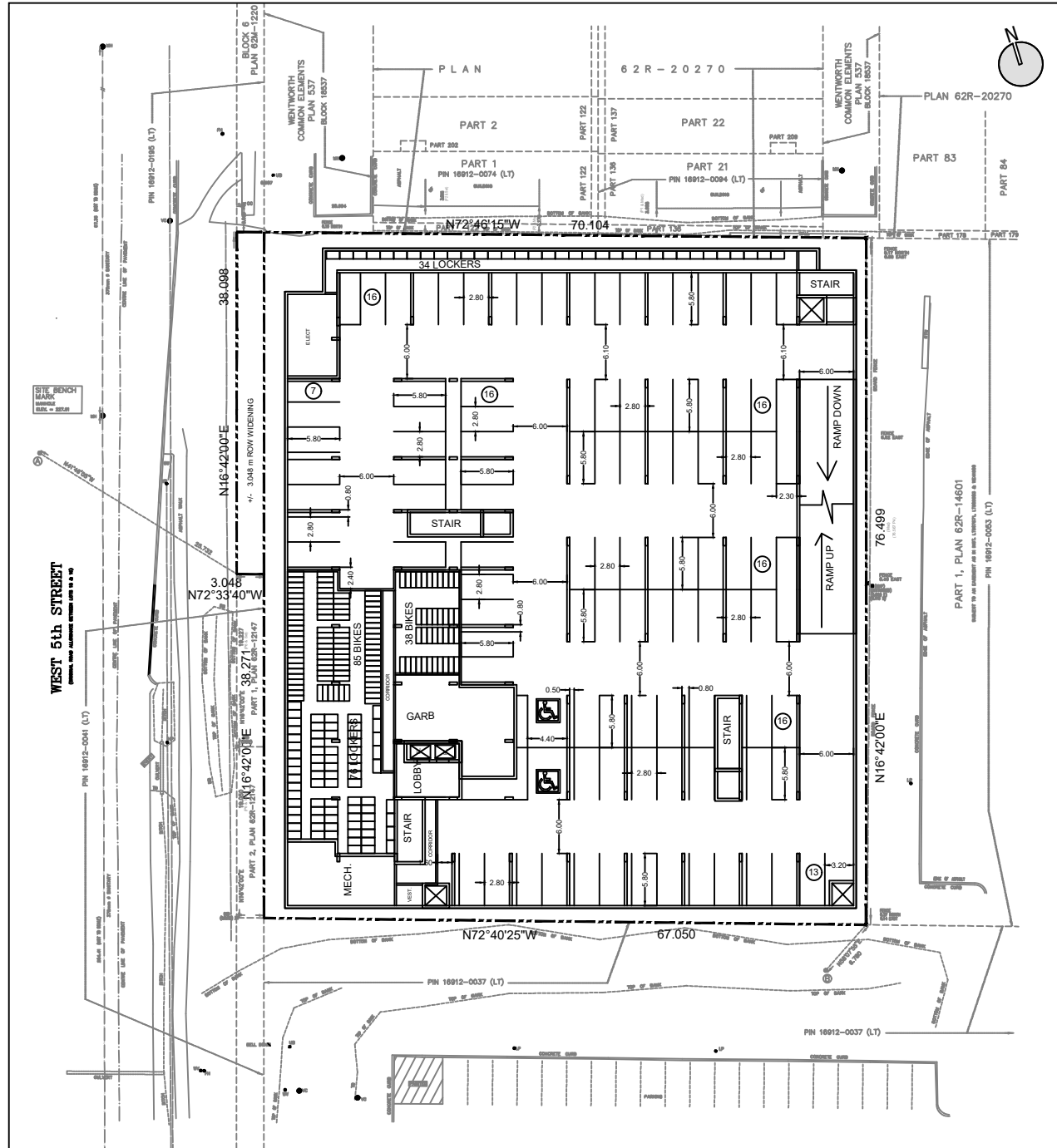
PROJECT:  
1177, 1183 & 1187 WEST 5TH STREET  
CITY OF HAMILTON

CLIENT:  
VALVASORI PROPERTIES

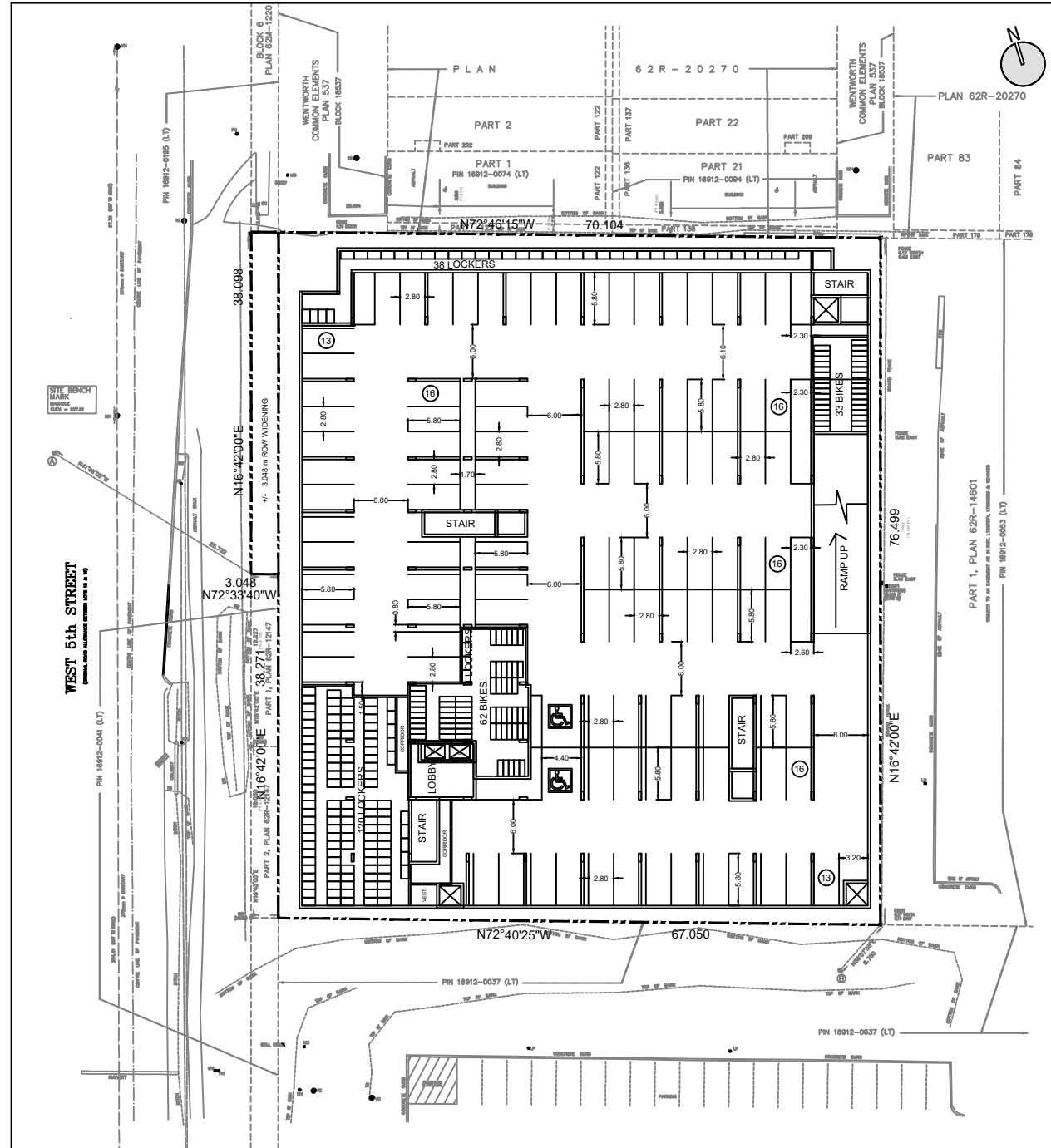
TITLE:  
CONCEPT PLAN

U/S FILE NUMBER: 380-20 SHEET NUMBER: 1

# Underground Level 1

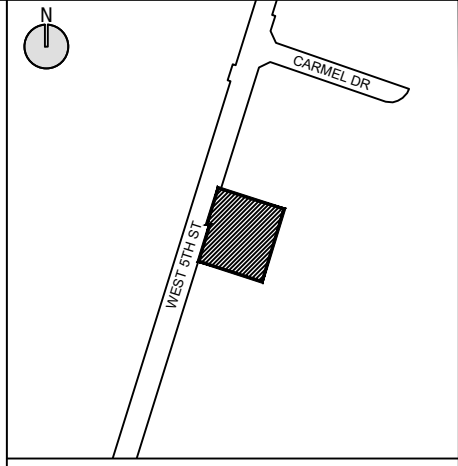


# Underground Level 2



DEVELOPMENT STATISTICS		
Proposed Zone: "E-3/S-" (High Density Multiple Dwellings) District		
Item	Required (as per draft By-law)	Proposed
Min. Lot Area	1,350.0 m <sup>2</sup>	5,124.55 m <sup>2</sup> (0.51 ha)
Min. Lot Width	30.0 m	76.39
No. Units	N/A	215
Max. Density	N/A	421.57 UPH
Max. Building Height	10 storeys 35.0 m	10 storeys 33.10 m
Min. Front Yard (West 5th Street)	3.0 m	3.29 m
Min. Side Yard	20.0 m (Northerly) 6.0 m (Southerly)	20.75 (Northerly) 6.04 m (Southerly)
Min. Rear Yard	7.40 m	7.40 m
Min. Landscaped Area	25%	1,303.33 m <sup>2</sup> (25.43 %)

Parking			
Residential	1.0 / unit = 215 spaces	1.0 / unit = 215 spaces	
Visitor	0.07 spaces / unit = 15.05 spaces	0.07 spaces / unit = 17 spaces	
Barrier Free	2 + 2% of required spaces = 6.6 spaces	8 spaces	
<b>Total</b>	<b>230.05 spaces</b>	<b>24 Ground Level 208 Underground Total: 232 spaces</b>	
Parking Dimensions			
TYP Space	2.8 m X 5.8 m	2.8 m X 5.8 m	
Barrier Free Space	4.40 m X 5.8 m	4.40 m X 5.8 m	



KEY MAP - N.T.S.

SCALE 1:700  
IN METRES



LEGEND:

- SUBJECT LANDS
- PROPOSED BUILDING
- EXTENTS OF FLOORS ABOVE
- BALCONY EXTENTS
- DOOR

**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: KNYMH      CHECKED BY: M. JOHNSTON

DRAWN BY: S. ERICKSON      DATE: JUNE 29, 2022



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1  
HAMILTON, ON L8L 0C8  
905-546-1087 - urbansolutions.info

PROJECT:  
**1177, 1183 & 1187 WEST 5TH STREET**  
CITY OF HAMILTON

CLIENT:  
**VALVASORI PROPERTIES**

TITLE:  
**CONCEPT PLAN**

U/S FILE NUMBER:  
380-20

SHEET NUMBER:  
2