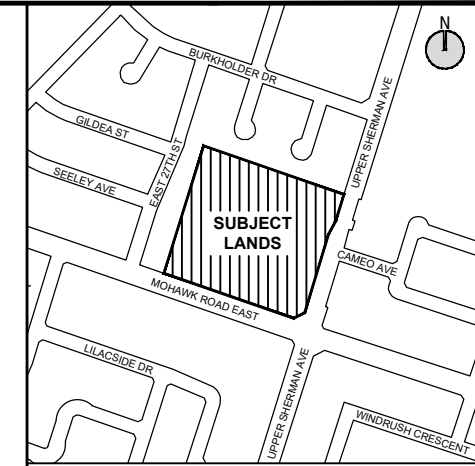
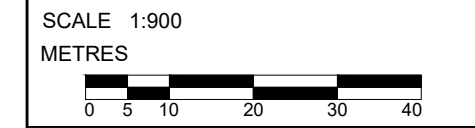


"C" DISTRICT  
URBAN PROTECTED RESIDENTIAL, ETC.)

SCALE 1:900



KEY MAP - N.T.S.



- LEGEND
- SUBJECT LANDS
  - PROPOSED BUILDINGS
  - FIRE HYDRANT
  - BUILDING ENTRANCE

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: G+C ARCHITECTS      CHECKED BY: M. JOHNSTON  
DRAWN BY: S. ERICKSON      DATE: AUGUST 29, 2022

DEVELOPMENT STATISTICS (By-law No. 05-200)		
Existing Zoning: District commercial (C6)		
Proposed Zoning: Mixed Use Medium Density (C5,_) Zone, Modified		
Item	Required	Proposed
Unit Total	N/A	1995
Total Density (Units Per Hectare)	N/A	473 UPH
Min. Lot Area	N/A	39,037 m <sup>2</sup>
Min. Setback from a Street Line	3.0 m	2.5 m
Min. Rear Yard	7.5 m	7.5 m
Min. Interior Side Yard	7.5 m	7.0 m
Max Building Height	6 storeys (22.0 m)	25 storeys (79.8 m)
Min. Landscaped Area	N/A	14,104 m <sup>2</sup> (36%)
Min. Amenity Area for Multiple Dwellings	4.0 m <sup>2</sup> per unit ≤50 m <sup>2</sup>	8,878 m <sup>2</sup>
	6.0 m <sup>2</sup> per unit >50 m <sup>2</sup>	(4.0 m <sup>2</sup> per unit)
Parking	1995 spaces (1.0 / unit)	1995 spaces (1.0 / unit)

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

PROJECT:  
**499 MOHAWK ROAD EAST**  
CITY OF HAMILTON

CLIENT:  
**NEW HORIZON DEVELOPMENT GROUP**

TITLE:  
**ZONING BY-LAW AMENDMENT SKETCH**

U/S FILE NUMBER: 412-21      SHEET NUMBER: 1

