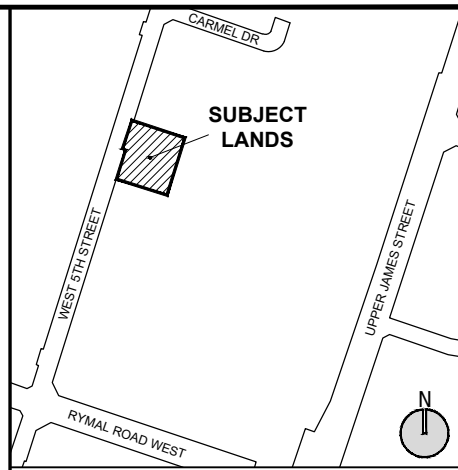
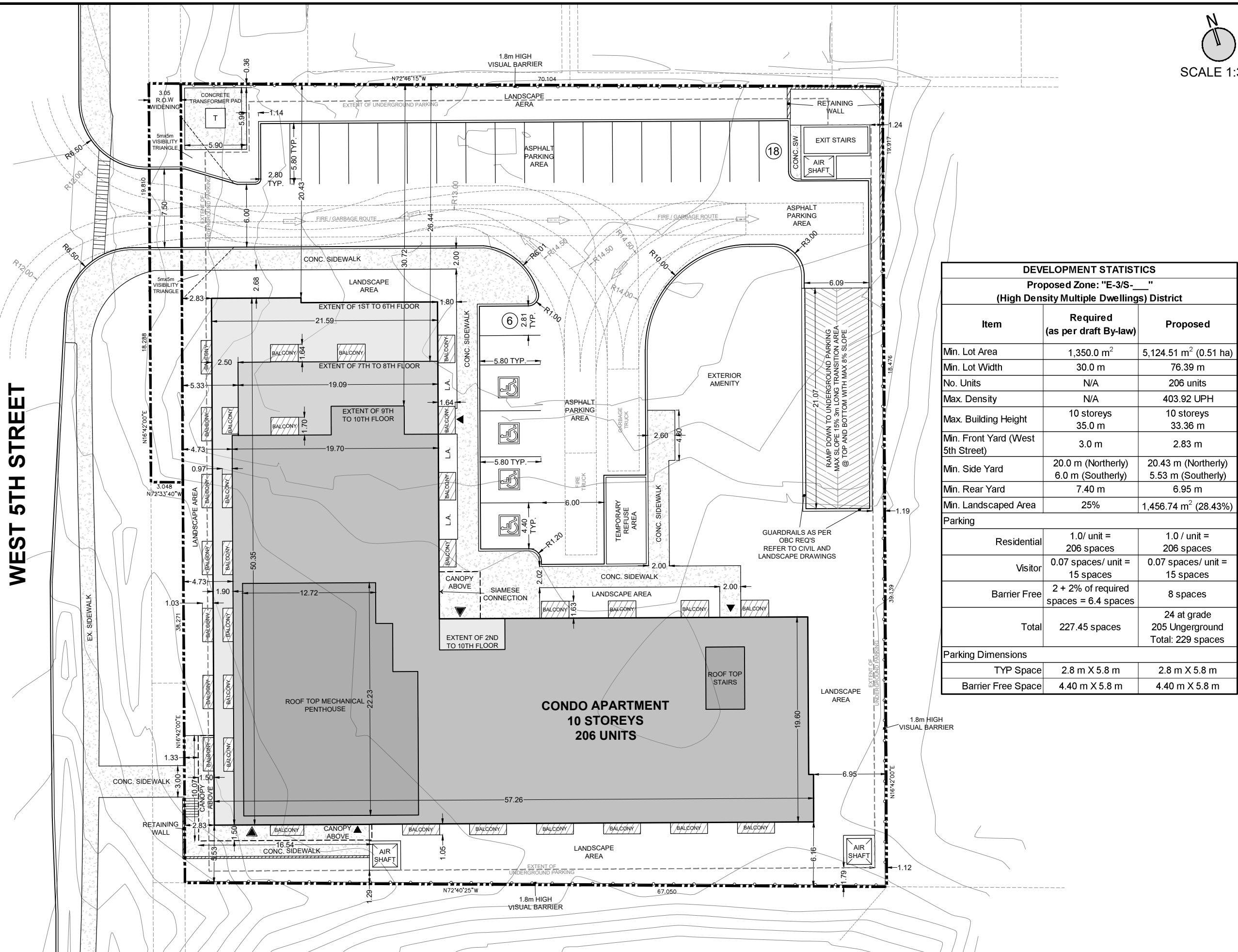


WEST 5TH STREET

SCALE 1:350



KEY MAP - N.T.S.

SCALE 1:350  
METRES

LEGEND

- SUBJECT LANDS
- EXTENT OF U/G PARKING
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PRINCIPAL / MAIN ENTRANCE
- ENTRANCE / EXIT
- VISUAL BARRIER

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 INC.      CHECKED BY: S. MCKAY  
DRAWN BY: S. ERICKSON      DATE: MARCH 8, 2023

**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT  
3 STUDEBAKER PLACE, SUITE 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

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>	5,124.51 m <sup>2</sup> (0.51 ha)
Min. Lot Width	30.0 m	76.39 m
No. Units	N/A	206 units
Max. Density	N/A	403.92 UPH
Max. Building Height	10 storeys 35.0 m	10 storeys 33.36 m
Min. Front Yard (West 5th Street)	3.0 m	2.83 m
Min. Side Yard	20.0 m (Northerly) 6.0 m (Southerly)	20.43 m (Northerly) 5.53 m (Southerly)
Min. Rear Yard	7.40 m	6.95 m
Min. Landscaped Area	25%	1,456.74 m <sup>2</sup> (28.43%)
Parking		
Residential	1.0/ unit = 206 spaces	1.0 / unit = 206 spaces
Visitor	0.07 spaces/ unit = 15 spaces	0.07 spaces/ unit = 15 spaces
Barrier Free	2 + 2% of required spaces = 6.4 spaces	8 spaces
Total	227.45 spaces	24 at grade 205 Ungerground Total: 229 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