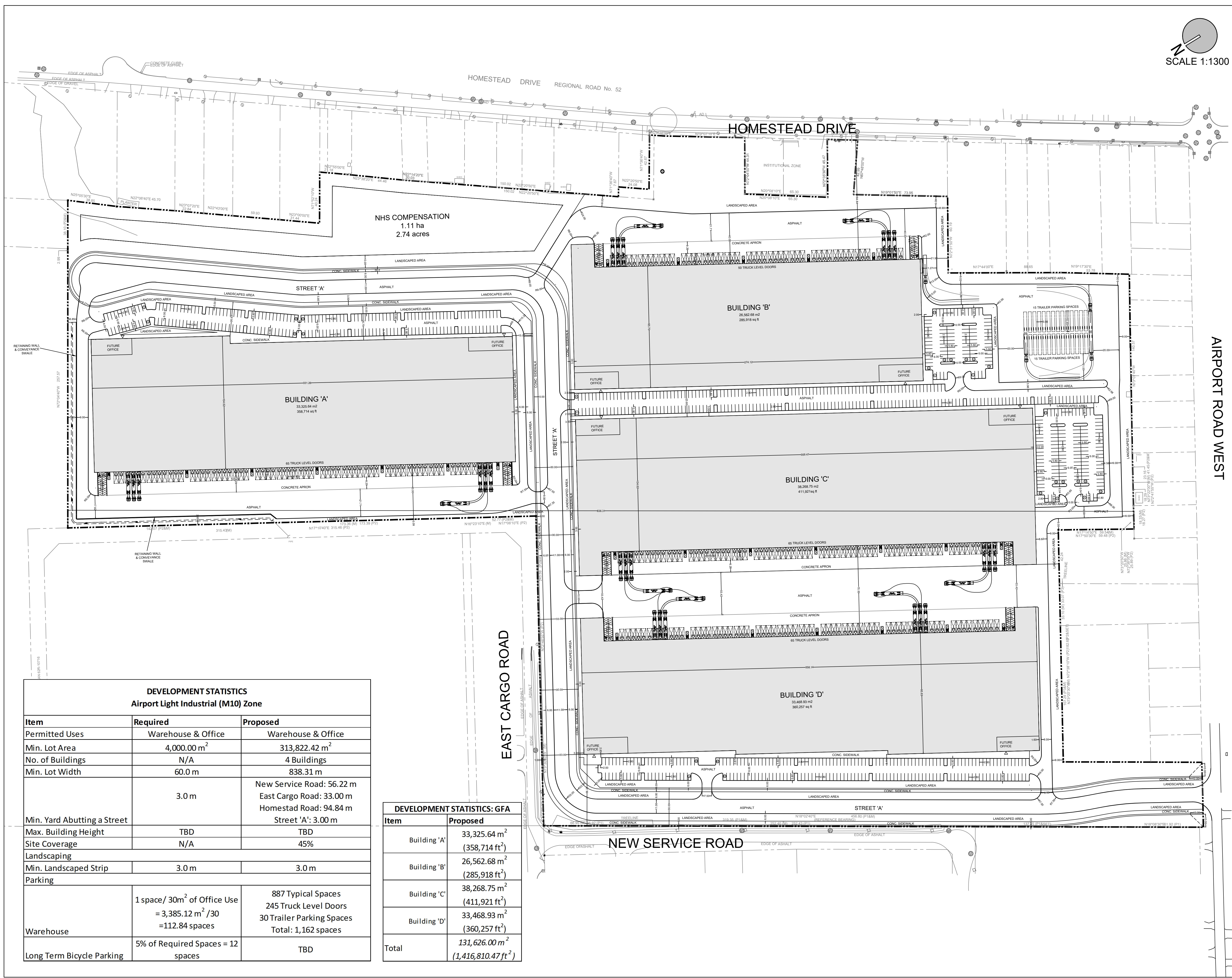


LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- PROPOSED BUILDING
- MAN DOOR
- OVERHEAD DOOR



AIRPORT ROAD WEST

EAST CARGO ROAD

DEVELOPMENT STATISTICS
Airport Light Industrial (M10) Zone

Item	Required	Proposed
Permitted Uses	Warehouse & Office	Warehouse & Office
Min. Lot Area	4,000.00 m ²	313,822.42 m ²
No. of Buildings	N/A	4 Buildings
Min. Lot Width	60.0 m	838.31 m
Min. Yard Abutting a Street	3.0 m	New Service Road: 56.22 m East Cargo Road: 33.00 m Homestead Road: 94.84 m Street 'A': 3.00 m
Max. Building Height	TBD	TBD
Site Coverage	N/A	45%
Landscaping		
Min. Landscaped Strip	3.0 m	3.0 m
Parking		
Warehouse	1 space/ 30m ² of Office Use = 3,385.12 m ² / 30 = 112.84 spaces	887 Typical Spaces 245 Truck Level Doors 30 Trailer Parking Spaces Total: 1,162 spaces
Long Term Bicycle Parking	5% of Required Spaces = 12 spaces	TBD

DEVELOPMENT STATISTICS: GFA

Item	Proposed
Building 'A'	33,325.64 m ² (358,714 ft ²)
Building 'B'	26,562.68 m ² (285,918 ft ²)
Building 'C'	38,268.75 m ² (411,921 ft ²)
Building 'D'	33,468.93 m ² (360,257 ft ²)
Total	131,626.00 m² (1,416,810.47 ft²)

DESIGN BY: S. McKay CHECKED BY: S. Manchia
DRAWN BY: L. Drennan DATE: JANUARY 16, 2023

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

PROJECT:
3054 HOMESTEAD DRIVE, 9174 & 9166 AIRPORT ROAD WEST
City of Hamilton

CLIENT:
FENGATE HOMESTEAD HOLDINGS LP

TITLE:
CONCEPT PLAN

US FILE NUMBER: 413-21 SHEET NUMBER: 1