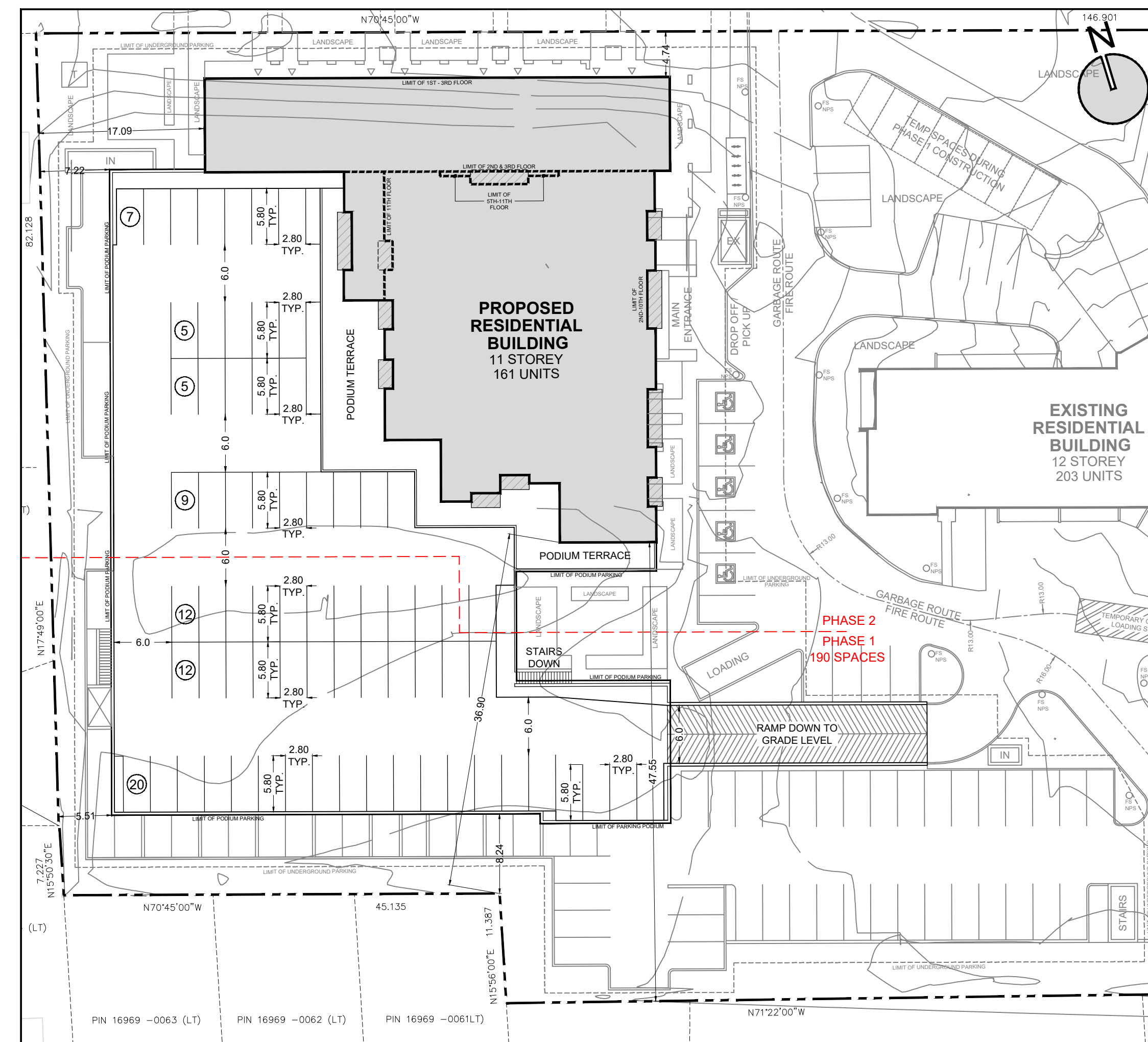


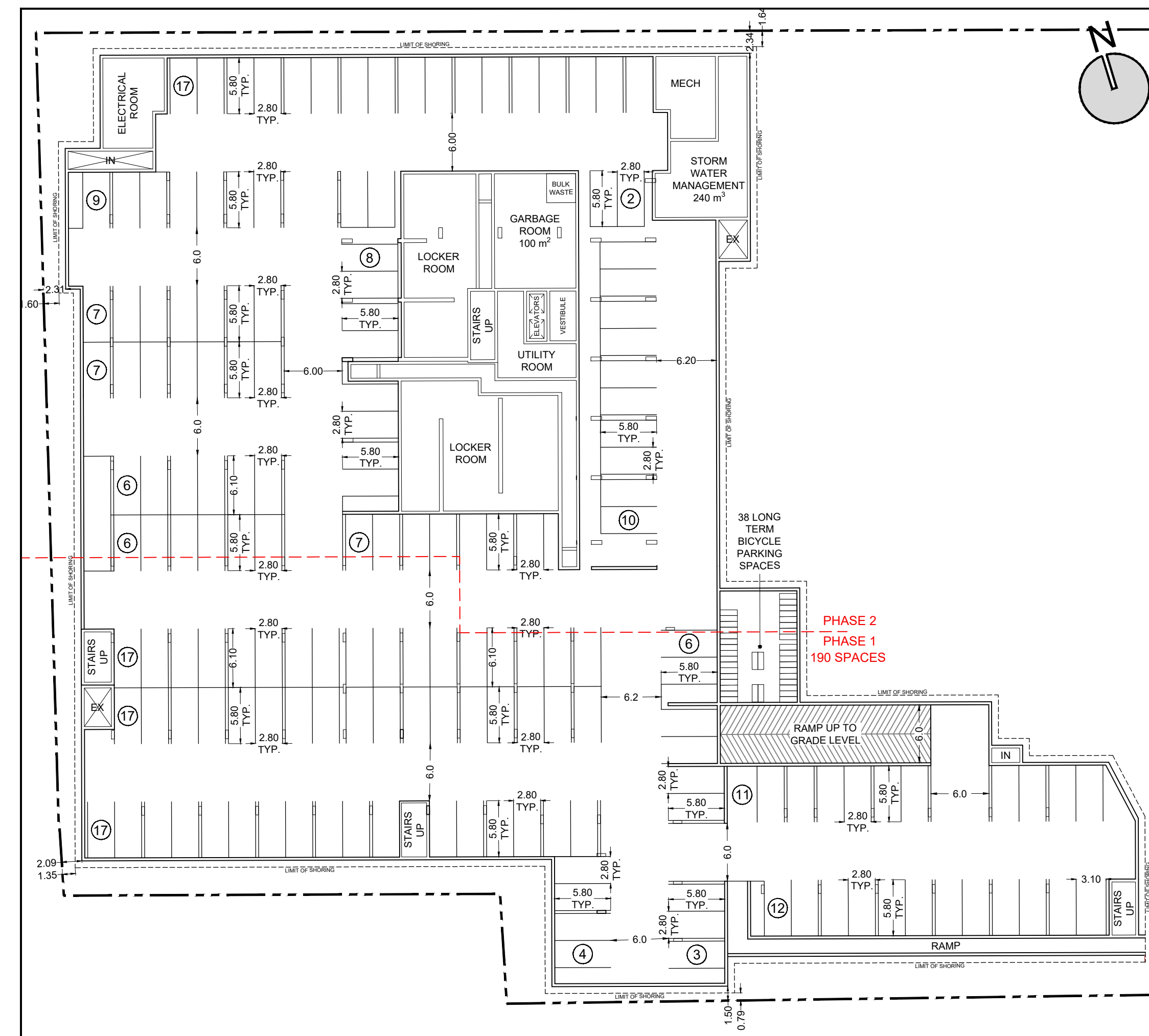
AT GRADE SITE PLAN - SCALE 1:400

DEVELOPMENT STATISTICS

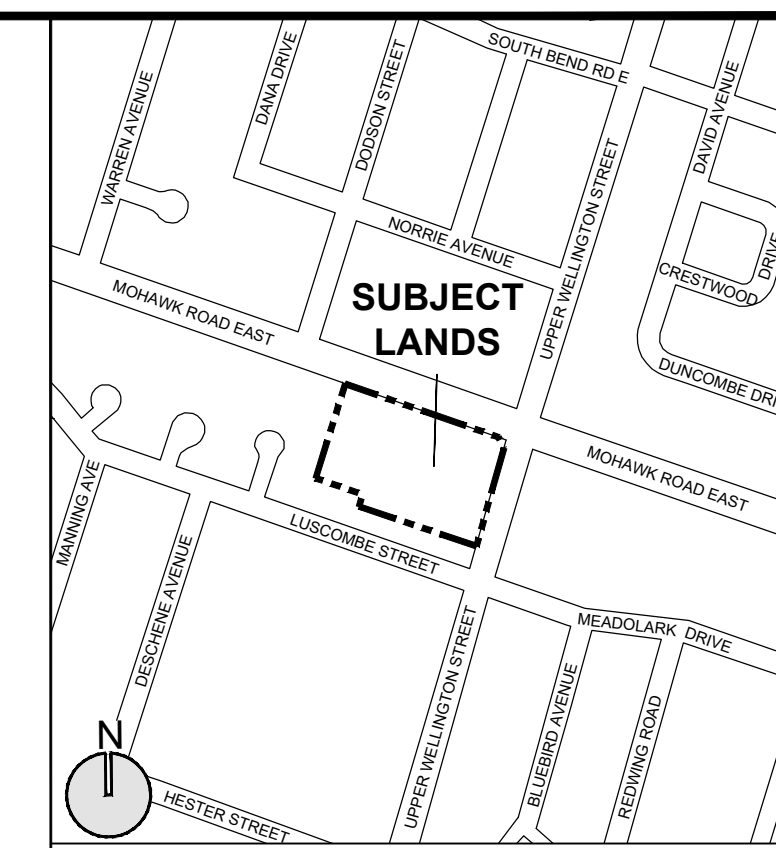
Item	Required (TOC3,_)	Proposed (TOC3,_)
Existing Zoning: "E-2/S-6" Multiple Dwellings (By-law No. 6593)		
Proposed Zoning: Transit Oriented Corridor Multiple Residential (TOC3,_) (By-law No. 05-200)		
Units	N/A	364 Units
Lot Area (min.)	360.0 m ²	14,544.92 m ²
Height (max.)	Min: 11.0 m Max: 22.0 m	12 storeys (Existing Residential Building)
Lot Width	N/A	143.35 m
Building Setback from a Streetline (Mohawk Rd)	Min: 3.0 m Max: 4.5 m	2.94 m (Proposed Residential Building) 10.63 m (Existing Residential Building)
Min. Interior Side Yard	7.5 m	3.04 m to proposed parking podium stairwell entrance 17.09 m to Proposed Residential Building
Building Setback from a Streetline (Upper Wellington St)	Min: 3.0 m Max: 4.5 m	82.26 m (Proposed Residential Building) 5.96 m (Existing Residential Building)
Min. Rear Yard (South)	7.5 m	8.24 m to proposed parking podium 17.06 m to Existing Residential Building
Landscaped Open Space (min.)	10%	28%
Parking	351 spaces min.	Surface Parking = 145 spaces Podium Parking = 70 spaces U/G Parking = 166 spaces TOTAL = 381 spaces (1.05 / unit)



PODIUM PARKING - SCALE 1:400

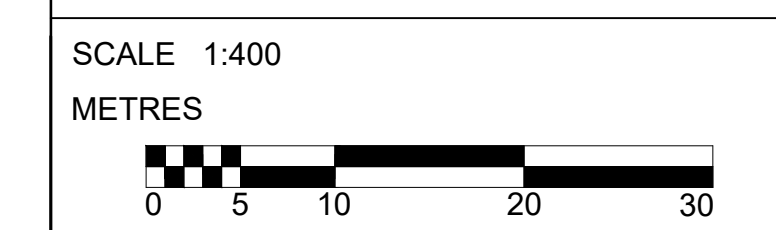


UNDERGROUND PARKING - SCALE 1:400



PRELIMINARY SITE PLAN

LEGAL DESCRIPTION:
PART OF
LOT 25
REGISTERED PLAN 900
AND OF PART OF
LOT 13
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BARTON
IN THE CITY OF HAMILTON



- LEGEND:**
- SUBJECT LANDS
 - ▨ PROPOSED BUILDING
 - ▭ EXISTING BUILDING
 - - - LIMIT OF UNDERGROUND PARKING
 - ▭ CONCRETE WALKWAY
 - ▭ PAVERS
 - ▲ PRINCIPAL ENTRANCE
 - ▲ ENTRANCE / EXIT
 - ▭ PATIO
 - ▭ TRANSFORMER
 - ▭ EX EXHAUST
 - ▭ IN INTAKE
 - FIRE ROUTE / NO PARKING SIGN

DESIGN BY: KNYMH ARCHITECTURE	CHECKED BY: M. JOHNSTON		
DRAWN BY: S. ERICKSON	DATE: JUNE 9, 2023		
NO.	DATE	BY	DESCRIPTION
2	09/06/23	SE	REVISED FOR 1ST RESUBMISSION
1	25/07/22	SE	ISSUED FOR OPA/ZBA SUBMISSION

DRAWING ISSUE RECORD

NOT FOR CONSTRUCTION

STAMP

APPROVALS

PREPARED BY:

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HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
**WELLINGTON SQUARE
REDEVELOPMENT PHASE 2**
150 MOHAWK ROAD EAST
CITY OF HAMILTON

CLIENT:
EFFORT TRUST

U/S FILE NUMBER: 191-17 SHEET NUMBER: 1