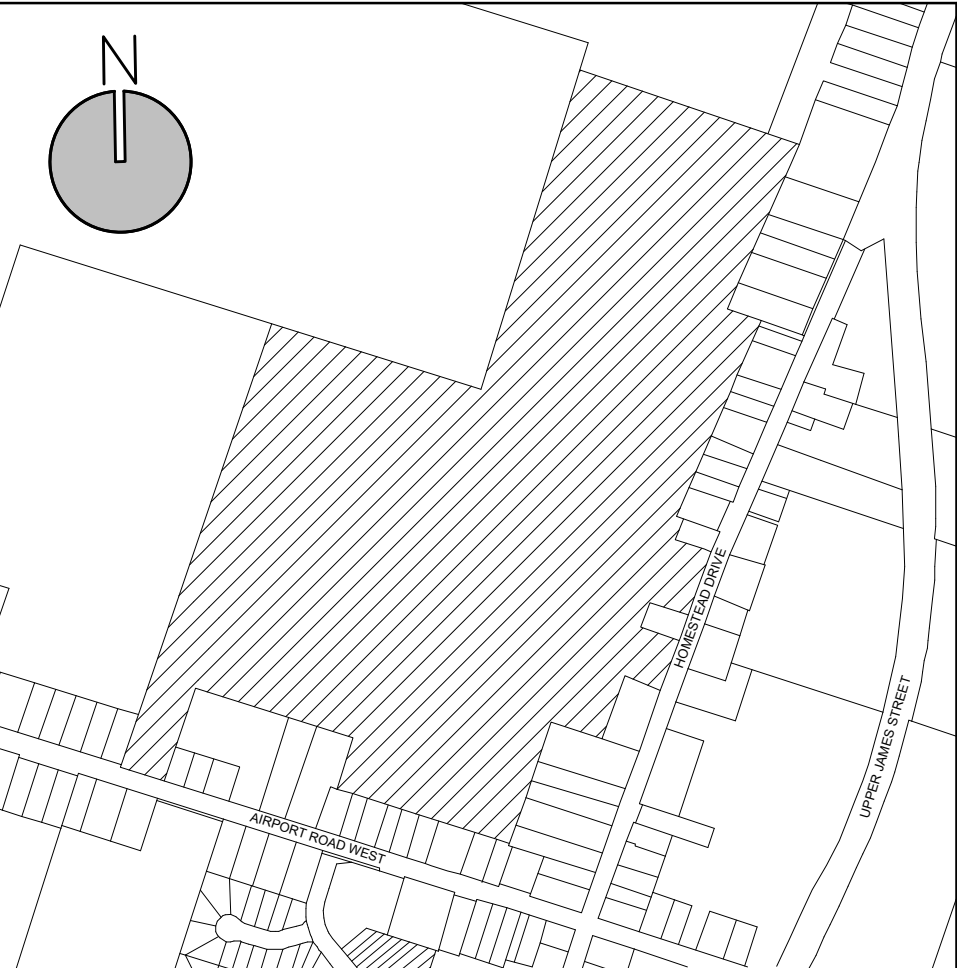
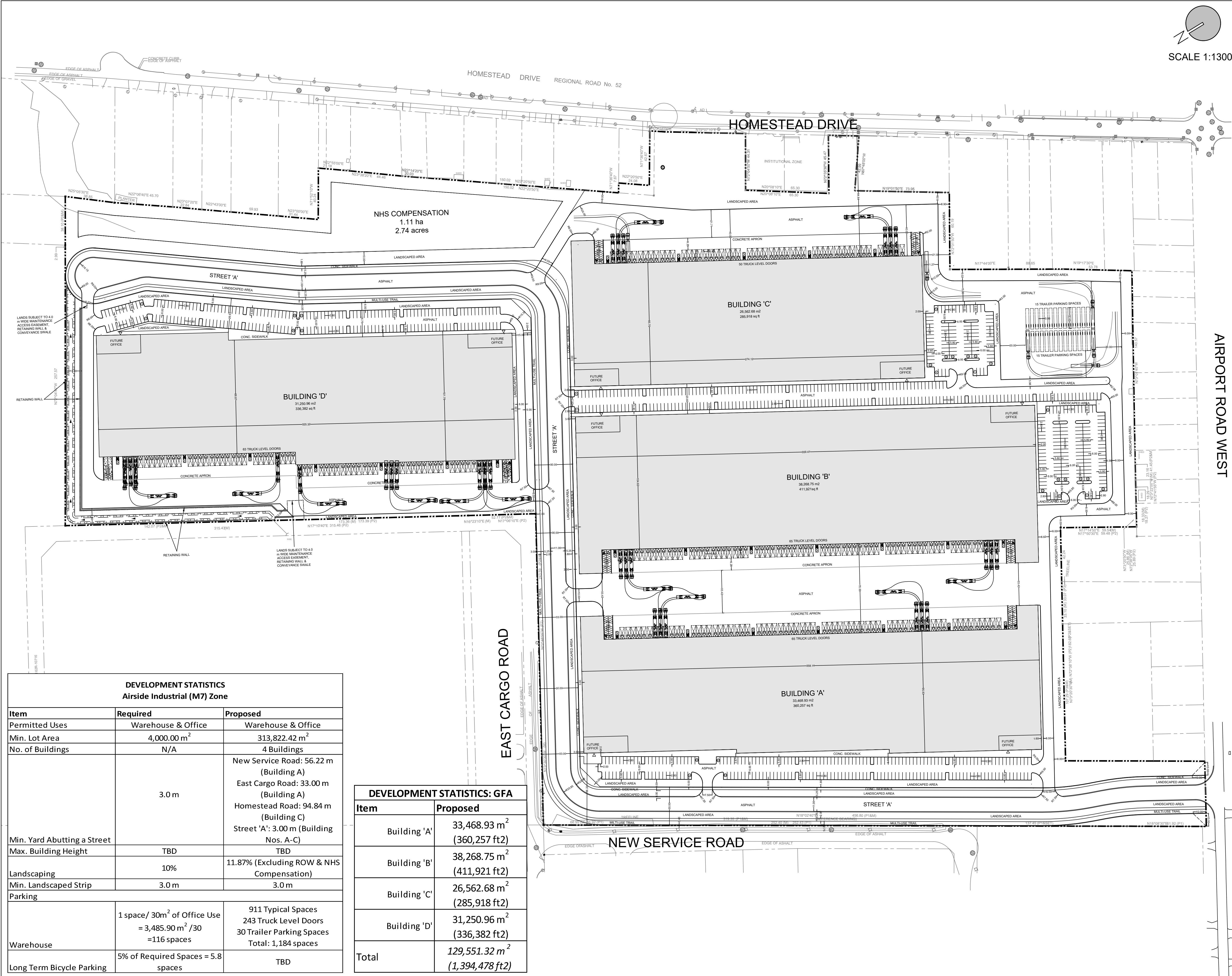
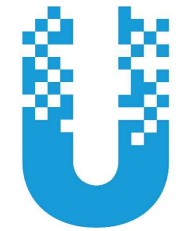


LEGEND:

	SUBJECT LANDS
	EXISTING PROPERTY LINES
	PROPOSED BUILDING
	MAN DOOR
	OVERHEAD DOOR

DESIGN BY: S. McKay	CHECKED BY: S. Manchia
DRAWN BY: L. Drennan	DATE: JULY 28, 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

U/S FILE NUMBER:	SHEET NUMBER:
413-21	1

DEVELOPMENT STATISTICS Airside Industrial (M7) 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
	3.0 m	New Service Road: 56.22 m (Building A) East Cargo Road: 33.00 m (Building A) Homestead Road: 94.84 m (Building C) Street 'A': 3.00 m (Building Nos. A-C)
Min. Yard Abutting a Street	TBD	TBD
Max. Building Height	10%	11.87% (Excluding ROW & NHS Compensation)
Landscaping	3.0 m	3.0 m
Min. Landscaped Strip		
Parking		
Warehouse	1 space/ 30m ² of Office Use = 3,485.90 m ² /30 =116 spaces	911 Typical Spaces 243 Truck Level Doors 30 Trailer Parking Spaces Total: 1,184 spaces
Long Term Bicycle Parking	5% of Required Spaces = 5.8 spaces	TBD

DEVELOPMENT STATISTICS: GFA	
Item	Proposed
Building 'A'	33,468.93 m ² (360,257 ft ²)
Building 'B'	38,268.75 m ² (411,921 ft ²)
Building 'C'	26,562.68 m ² (285,918 ft ²)
Building 'D'	31,250.96 m ² (336,382 ft ²)
Total	129,551.32 m ² (1,394,478 ft ²)