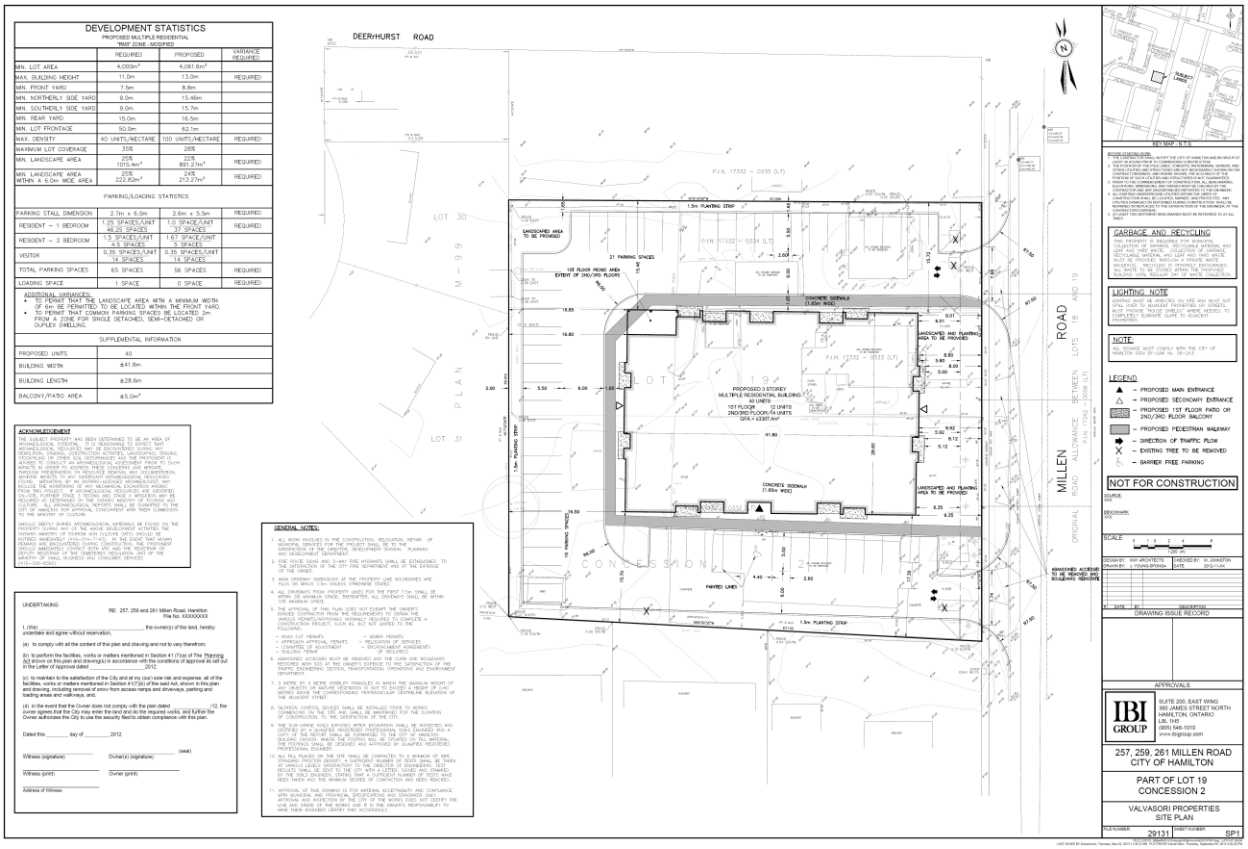
DEVELOPMENT STATISTICS
PROPOSED MULTIPLE RESIDENTIAL
"RM3" ZONE - MODIFIED
REQUIRED
PROPOSED
VARIANCE REQUIRED
MIN. LOT AREA
4,000m²
4,081.6m²
MAX. BUILDING HEIGHT
11.0m
13.0m
REQUIRED
MIN. FRONT YARD
7.5m
8.8m
MIN. NORTHERLY SIDE YARD
9.0m
15.46m
MIN. SOUTHERLY SIDE YARD
9.0m
15.7m
MIN. REAR YARD
15.0m
16.5m
MIN. LOT FRONTAGE
50.0m
62.1m
MAX. DENSITY
40 UNITS/HECTARE
100 UNITS/HECTARE
REQUIRED
MAXIMUM LOT COVERAGE
35%
28%
MIN. LANDSCAPE AREA
25% 1015.4m²
21% 891.27m²
REQUIRED
MIN. LANDSCAPE AREA WITHIN A 6.0m WIDE AREA
25% 222.82m²
24% 213.27m²
REQUIRED
PARKING/LOADING STATISTICS
PARKING STALL DIMENSION
2.7m x 6.0m
2.6m x 5.5m
REQUIRED
RESIDENT – 1 BEDROOM
1.25 SPACES/UNIT 46.25 SPACES
1.0 SPACE/UNIT 37 SPACES
REQUIRED
RESIDENT – 2 BEDROOM
1.5 SPACES/UNIT 4.5 SPACES
1.67 SPACE/UNIT 5 SPACES
VISITOR
0.35 SPACES/UNIT 14 SPACES
0.35 SPACES/UNIT 14 SPACES
TOTAL PARKING SPACES
65 SPACES
56 SPACES
REQUIRED
LOADING SPACE
1 SPACE
0 SPACE
REQUIRED
ADDITIONAL VARIANCES:
TO PERMIT THE LANDSCAPE AREA WITH A MINIMUM WIDTH OF 1m TO BE PERMITTED TO BE LOCATED WITHIN THE FRONT YARD.
TO PERMIT THAT COMMON PARKING SPACES BE LOCATED 2m FROM A ZONE FOR SINGLE DETACHED, SEMI-DETACHED OR DUPLEX DWELLING.
SUPPLEMENTAL INFORMATION
PROPOSED UNITS
40
BUILDING WIDTH
±41.8m
BUILDING LENGTH
±28.6m
BALCONY/PATIO AREA
±5.0m²
ACKNOWLEDGEMENT
UNDERTAKING
RE: 257, 259 and 261 Millen Road, Hamilton
File No. XXXXXXXX
GENERAL NOTES:
DEER/HURST ROAD
MILLEN ROAD
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 18 AND 19
CONCESSION 2
LOT 19
LOT 30
LOT 31
PLAN M-99
P.I.N. 17332 - 0335 (LT)
P.I.N. 17332 - 0334 (LT)
P.I.N. 17332 - 0333 (LT)
PROPOSED 3 STOREY MULTIPLE RESIDENTIAL BUILDING 40 UNITS
1ST FLOOR 12 UNITS
2ND/3RD FLOOR 14 UNITS
GFA = 4387.4m²
21 PARKING SPACES
16 PARKING SPACES
1.5m PLANTING STRIP
7.5m PLANTING STRIP
LANDSCAPED AREA TO BE PROVIDED
CONCRETE SIDEWALK (1.65m WIDE)
CONCRETE RODWALK (1.65m WIDE)
PAINTED LINES
ABANDONED ACCESSES TO BE REMOVED AND BUILDING REINSTATED
KEY MAP
SETBACK LISTS
GARBAGE AND RECYCLING
LIGHTING NOTE
NOTE:
LEGEND
PROPOSED MAIN ENTRANCE
PROPOSED SECONDARY ENTRANCE
PROPOSED 1ST FLOOR PATIO OR 2ND/3RD FLOOR BALCONY
PROPOSED PEDESTRIAN WALKWAY
DIRECTION OF TRAFFIC FLOW
EXISTING TREE TO BE REMOVED
BARRIER FREE PARKING
NOT FOR CONSTRUCTION
SCALE
DRAWING ISSUE RECORD
APPROVALS
IBI GROUP
SUITE 200, EAST WING
360 JAMES STREET NORTH
HAMILTON, ONTARIO
L8L 1H5
(905) 546-1010
www.ibigroup.com
257, 259, 261 MILLEN ROAD
CITY OF HAMILTON
PART OF LOT 19
CONCESSION 2
VALVASORI PROPERTIES
SITE PLAN
29131
SP1