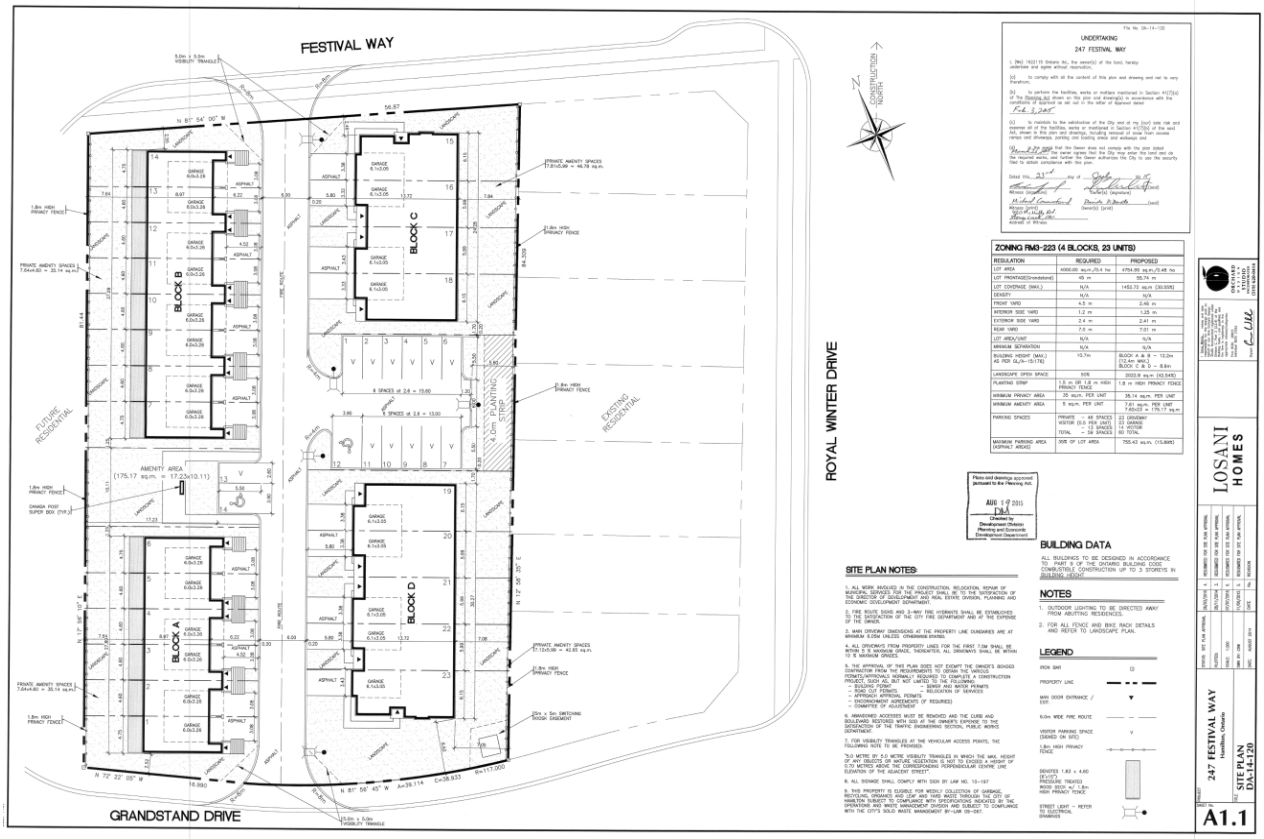
FESTIVAL WAY
GRANDSTAND DRIVE
ROYAL WINTER DRIVE
BLOCK A
BLOCK B
BLOCK C
BLOCK D
AMENITY AREA
(175.17 sq.m. = 17.23x10.11)
4.0m PLANTING STRIP
FUTURE RESIDENTIAL
EXISTING RESIDENTIAL
1.8m HIGH PRIVACY FENCE
CANADA POST SUPER BOX (TYP.)
PRIVATE AMENITY SPACES
7.64x4.60 = 35.14 sq.m.
PRIVATE AMENITY SPACES
11.12x3.09 = 43.83 sq.m.
PRIVATE AMENITY SPACES 11.12x4.09 = 45.76 sq.m.
8 SPACES at 2.6 = 15.60
5 SPACES at 2.6 = 13.00
FIRE ROUTE
CONSTRUCTION NORTH
UNDERTAKING
247 FESTIVAL WAY
ZONING RM3-223 (4 BLOCKS, 23 UNITS)
REGULATION | REQUIRED | PROPOSED
LOT AREA | 4000.00 sq.m./0.4 ha | 4754.99 sq.m./0.48 ha
LOT FRONTAGE(Grandstand) | 45 m | 56.74 m
LOT COVERAGE (MAX.) | N/A | 1452.72 sq.m. (30.55%)
DENSITY | N/A | N/A
FRONT YARD | 4.5 m | 2.46 m
INTERIOR SIDE YARD | 1.2 m | 1.25 m
EXTERIOR SIDE YARD | 2.4 m | 2.41 m
REAR YARD | 7.0 m | 7.01 m
LOT AREA/UNIT | N/A | N/A
MINIMUM SEPARATION | N/A | N/A
BUILDING HEIGHT (MAX.) 45 PER GL/A—0.17H) | 10.7m | BLOCK A & B – 12.2m (12.4m MAX.) BLOCK C & D – 9.6m
LANDSCAPE OPEN SPACE | 50% | 3333.8 sq.m. (42.84%)
PLANTING STRIP | 1.5 m OR 1.8 m HIGH PRIVACY FENCE | 1.8 m HIGH PRIVACY FENCE
MINIMUM PRIVACY AREA | 20 sq.m. PER UNIT | 38.14 sq.m. PER UNIT
MINIMUM AMENITY AREA | 5 sq.m. PER UNIT | 7.61 sq.m. PER UNIT 7.62x23 = 175.17 sq.m.
PARKING SPACES | PRIVATE – 46 SPACES VISITOR (0.5 PER UNIT) – 12 SPACES TOTAL – 58 SPACES | 23 DRIVEWAY 23 GARAGE 12 VISITOR 60 TOTAL
MAXIMUM PARKING AREA (ASPHALT AREAS) | 50% OF LOT AREA | 755.43 sq.m. (15.89%)
Plans and drawings approved pursuant to the Planning Act
AUG 19 2015
Director, Development Division (Planning and Economic Development Department)
SITE PLAN NOTES
1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT AND REAL ESTATE DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE DUNDARVE ARE AT MINIMUM 9.00M UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5M SHALL BE CONSTRUCTED OF ASPHALT, CONCRETE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10 M MINIMUM GRADE.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
- BUILDING PERMITS – SEWER AND WATER PERMITS
- ROAD CUT PERMITS – RELOCATION OF SERVICES
- ENCROACHMENT AGREEMENTS (IF REQUIRED)
- COMMITTEE OF ADJUSTMENT
6. ANY EXISTING ACCESSES MUST BE REMOVED AND THE CURB AND SIDEWALK RESTORED TO THE SATISFACTION OF THE DIRECTOR AND TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
"4.0 METRE BY 9.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAX. HEIGHT OF ANY OBJECTS OR NATURE RESISTANCE IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRE LINE ELEVATION OF THE ADJACENT STREET."
8. ALL SIGNAGE SHALL COMPLY WITH SIGN BY LAW NO. 10-197
9. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE OPERATIONS AND WASTE MANAGEMENT DIVISION AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067.
BUILDING DATA
ALL BUILDINGS TO BE DESIGNED IN ACCORDANCE TO PART 9 OF THE ONTARIO BUILDING CODE COMBUSTIBLE CONSTRUCTION UP TO 3 STOREYS IN BUILDING HEIGHT
NOTES
1. OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ABUTTING RESIDENCES.
2. FOR ALL FENCE AND BIKE RACK DETAILS AND REFER TO LANDSCAPE PLAN.
LEGEND
IRON BAR
PROPERTY LINE
MAIN DOOR ENTRANCE / EXIT
6.0m WIDE FIRE ROUTE
VISITOR PARKING SPACE (MARKED ON SITE)
1.8m HIGH PRIVACY FENCE
DENOTES 1.83 x 4.60 m (6'x15') PRESSURE TREATED WOOD DECK w/ 1.8m HIGH PRIVACY FENCE
STREET LIGHT – REFER TO ELECTRICAL DRAWINGS
LOSANI HOMES
247 FESTIVAL WAY
Hamilton, Ontario
SITE PLAN
DA-14-120
A1.1