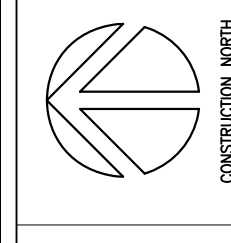



PROJECT LOGO



CONSTRUCTION NORTH



NET PLAN


NO.	DATE	DESCRIPTION	BY
3	17.08.09	RE-ISSUED FOR ZBA	17.08.09
2	17.08.15	RE-ISSUED FOR ZBA	17.08.15
1	16.12.09	RE-ISSUED FOR ZBA	16.12.09
1	16.08.16	ISSUED FOR ZBA	16.08.16

REVISIONS:

REVISIONS MUST BE INDICATED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE.

ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

DO NOT SCALE THE DRAWINGS.



ASSOCIATION OF ARCHITECTS OF ONTARIO

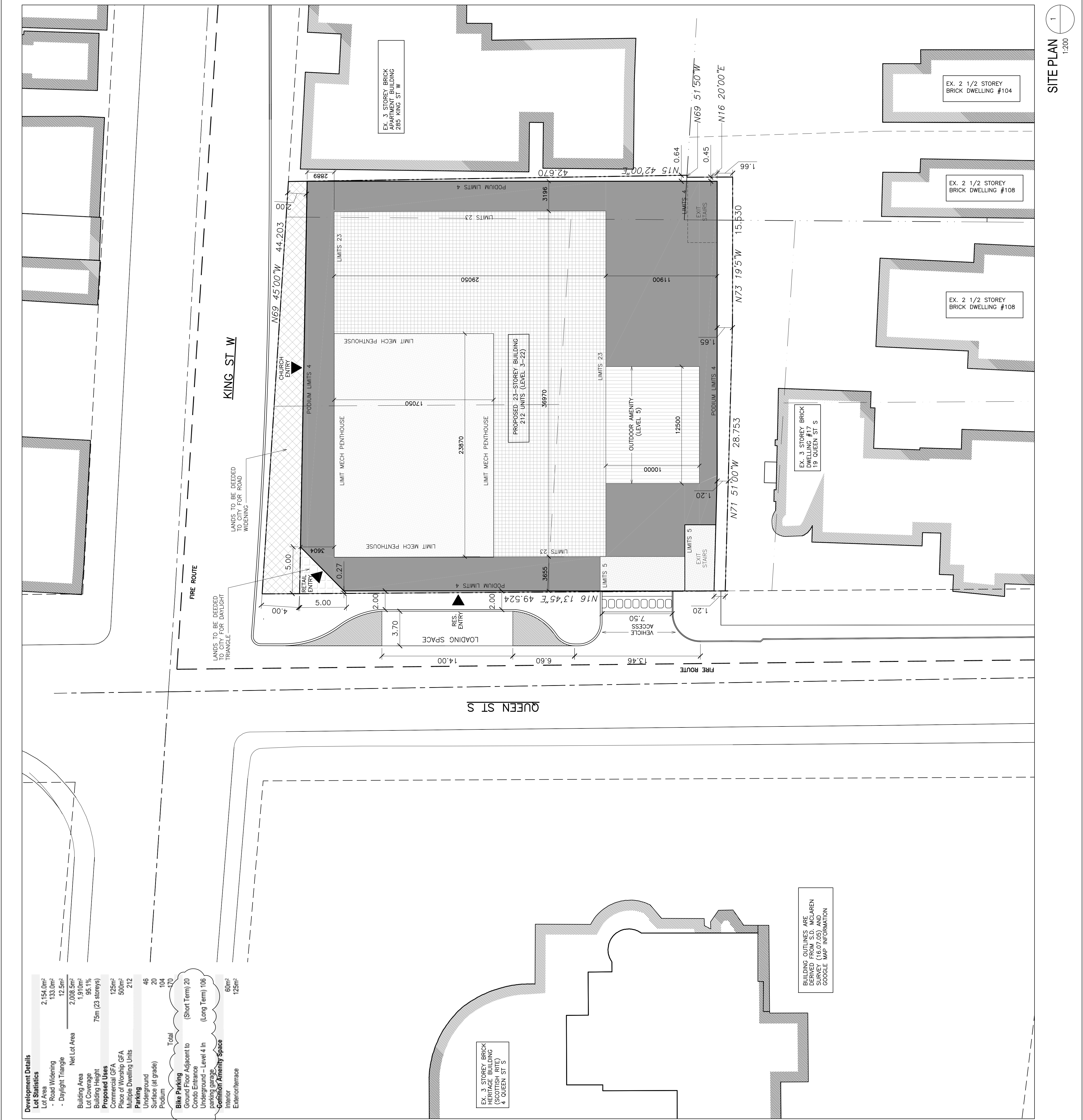
DR. M. HAUSER

ARCHITECTS

15 QUEEN STREET SOUTH, HAMILTON, ON

TEL: (905) 525-5700

FAX: (905) 525-5066



Development Details

Lot Statistics

- Lot Area: 2,154.0m²
- Road Widening: 133.0m²
- Daylight Triangle: 12.5m²
- Net Lot Area: 2,008.5m²
- Building Footprint: 95.1%
- Building Height: 75m (23 storeys)
- Commercial GFA: 125m²
- Place of Worship GFA: 500m²
- Multiple Dwelling Units: 212
- Parking: 46
- Underground: 20
- Surface (at grade): 104
- Podium: 170

Bike Parking

- Ground Floor Adjacent: (Short Term) 20
- Condo Entrance: (Long Term) 106
- Level 4 in parking garage: 60m²
- Interior: 125m²
- Exterior/terrace: 60m²

Table 1: Compliance with Code Requirements

Code Reference	Provided	Compliance (Y/N)
6.2.3 a)	0 to King St W, 0 to 0.27m to Queen St S, 0 to 0.27m to Queen St S	Y
6.2.3 b)	0	Y
6.2.3 c) i)	8m to the portion of a building providing access driveway to garage for any portion of a building along a street line	Y
6.2.3 c) ii)	22 m per Figure F	Y
6.2.3 c) iii)	Enclosed within mechanical penthouse above 22 nd storey	Y
6.2.3 d)	75% of front lot line	Y
6.2.3 e) i)	Min 60% (Window/door frames, clear glazed transoms/sideglazing, doors with min. 50% clear glazing, and sills up to 0.5m in height permitted in the calculation of clear glazing area. Signage and decorative glazing shall not be included)	Y
6.2.3 e) ii)	71.7% King St W	Y
6.2.3 e) iii)	58.7% Queen St W	Y
6.2.3 e) iv)	55.6% King St W, 69.2% Queen St S	Y
6.2.3 e) v)	55.6% King St W, 69.2% Queen St S	Y
6.2.3 e) vi)	Ground Floor: 4.5 m, 2 nd & 3 rd Storey: 3.2 m	Y
6.2.3 f)	Combination of 4+ brick, concrete panels, stone cladding for the first 3 storeys, Residential uses only permitted above the ground floor	Y
6.2.3 g)	3m (min) from street line	Y
6.2.3 h)	Standard: 2.6m x 5.5m, Barrier Free: 4.4m x 5.5m	Y
6.2.3 i)	Where 100 or more spaces are required, minimum 2 spaces plus 1 for every additional 100 required spaces. 2 + 1 = 3	Y
6.2.3 j)	0.75 per unit, or 0.3 per unit for units ≥ 50m ² GFA, 212 x 0.8 = 169	Y
6.2.3 k)	None Required	Y
6.2.3 l)	None Required	Y
6.2.3 m)	Long-term spaces located within secure garage, Short-term spaces located within at-grade bike parking area	Y

FLOOR/LEVEL	GFA (m ²)	GFA (sq ft)	Floors	Units	Parking
Underground	2,021	21,754	1		46
Level 1 - Mixed Use	1,910	20,559	1		20
• Parking					
• Commercial	125	1,345			
• Place of Worship	500	5,328			
Level 2 - Parking	1,910	20,559	1		44
Levels 3-4	3,820	41,118	2		60
• Parking					
• Units	1,074	11,560	1	0	
Level 5					
• Units	185	1,991		10	
• Common Amenity Space	18,258	196,527		17	187
Levels 6-22	1,074	11,560	1		7
Level 23					
Mechanical Penthouse	358	3,854			
TOTAL	30,425	327,491	24	212	170