



**Notes:**

Area: 0.8414 ha  
 Length: 171.47 m  
 Depth: 181.54 m

Duplex Stacked Townhouse Blocks: 1  
 Triplex Stacked Townhouse Blocks: 20  
 Total Stacked Dwellings: 62

Detached Dwellings lots: 2

Townhouse Condominium:  
 Area: 0.7838 ha  
 Landscaping: 0.2457 ha 31.3%  
 Private Parking (1 unit): 52  
 Private Parking (0.50 unit): 54  
 Bike Share Pad: 4

Parking Space Dimensions: 5.6m x 2.6m  
 Sidewalk Width: 1.3m

1st Floor Rear Yard: 5.47m  
 2nd/3rd Floor Rear Yard: 7.00m  
 Total Parking On-site: 86 spaces

These units will not have a garage, and only a single private parking space per unit.

All the homebased uses of the north end site are a minimum 13m adult to meet City waste removal requirements.

**Architect:** Eric Canton (President)  
**VIRTUAL CREATIONS**  
 17 King Street East, Unit 205, Dundas Ontario, L9H 1B7  
 www.vcre.com ont@vcre.com

**Applicant and Owner:**  
 134910 Ontario Inc.  
 121 Vansitmat Avenue  
 Hamilton, ON

**Planner/Agent:**  
 Liam Doherty  
 LDM CONSULTING Planning & Design  
 905-548-1837  
 2180 Dunawater Drive, Burlington, ON, L7P 4M4  
 liam@lmdconsulting.ca

**Project:**  
 Kemp Construction  
 121 Vansitmat Avenue

**Drawing:**  
 Concept Plan  
 Preliminary

City File #: FC-15-056  
 City CPA File: City Zoning File:  
 Date: April 11, 2016  
 Scale: 1:400

Scale: 1:200