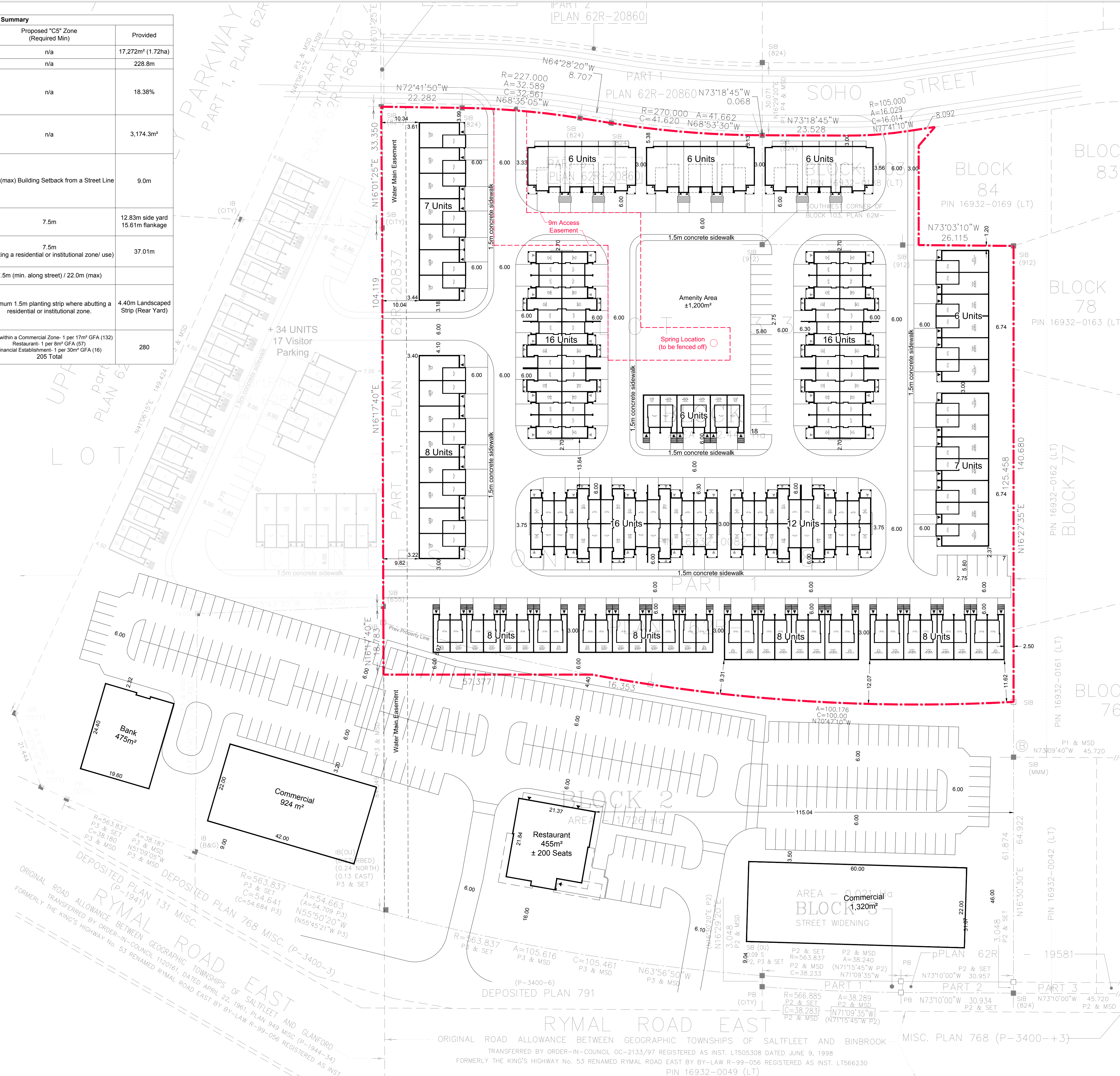


Commercial Zoning Summary			
	Existing "MUC" Zone (Required Min)	Proposed "C5" Zone (Required Min)	Provided
Lot Area	1,500m <sup>2</sup> (0.15ha)	n/a	17,272m <sup>2</sup> (1.72ha)
Frontage	30m	n/a	228.8m
Lot Coverage	30% (max)	n/a	18.38%
Gross Leasable Commercial Floor Area	7,500m <sup>2</sup> (max)	n/a	3,174.3m <sup>2</sup>
Front Yard	9.0m	4.5m (max) Building Setback from a Street Line	9.0m
Side Yard	9.0m / 12.0m for a flankage yard	7.5m	12.83m side yard 15.61m flankage
Rear Yard	9.0m	7.5m (abutting a residential or institutional zone/ use)	37.01m
Building Height	20.0m	7.5m (min. along street) / 22.0m (max)	
Landscaped Open Space	Minimum 4.0m wide landscaped strip adjacent to lot lines abutting a zone other than commercial or industrial.	Minimum 1.5m planting strip where abutting a residential or institutional zone.	4.40m Landscaped Strip (Rear Yard)
Required Parking Spaces	Shopping Centre- 1 per 20.5 GFA (110) Restaurant- 1 per 4 seats (50) Bank- 1 per 15m <sup>2</sup> GFA (32) 192 Total	Retail within a Commercial Zone- 1 per 17m <sup>2</sup> GFA (132) Restaurant- 1 per 8m <sup>2</sup> GFA (57) Financial Establishment- 1 per 30m <sup>2</sup> GFA (16) 205 Total	280



**Legal Description**  
1831 Rymal Road  
CITY OF HAMILTON



**Residential Lands 26,161m<sup>2</sup> (2.61ha)**

Residential Zoning Summary		
	Required (min)	Provided
Lot Area	4,000m <sup>2</sup> (0.04ha)	26,161m <sup>2</sup> (2.61ha)
Front Yard	7.5m	3.0m
Side Yard	6.0m, except 7.5m for a flankage yard, 7.5m abutting a zone for single detached, semi-detached or duplex dwellings and 3m where an end unit abuts a lot line of a street townhouse	1.2m
Rear Yard	6.0m, except 7.5m for a flankage yard, 7.5m abutting a zone for single, semi-detached or duplex dwellings, or a street	6.0m
Distance Between Buildings	15m	3.0m between end walls 13.64m between buildings
Units	103.2 (max. density)	144
Max. Density	40 units/ ha	55.17 units/ ha
Max. Building Height	11m	3 storeys
Max. Lot Coverage	35%	31%
Privacy Area	Min. Depth of 4.5m adjacent to dwelling	3.22m
Landscaped Open Space	50% (including privacy areas)	38%
Required Parking Spaces	360 (288 + 72 visitor) 2 per unit + 0.5 visitor per unit	313 (288 + 25 visitor) 25 visitor = 0.17 per unit

**NOTES:**  
 - All dimensions are in metres unless otherwise noted  
 - Fire route to be designated by by-law  
 - Dimensions from face of curb to face of curb

Rev. No.	Date	Issued / Revision	By
3.	Jan 23, 2019	Revisions to plan	GC
2.	July 11, 2018	Revisions to plan	GC
1.	Mar 21, 2018	For Preliminary Submission to City	GC

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**  
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3550 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp		Date	January 23, 2019
Drawn By	GC	Plan Scale	1:500 (36x24)
File No.	14196AO	Checked By	D.A.
Project	1831 RYMAL ROAD	Client	
File Name	MIDTOWN RESIDENTIAL & COMMERCIAL CONCEPT	Dwg No.	1 of 1