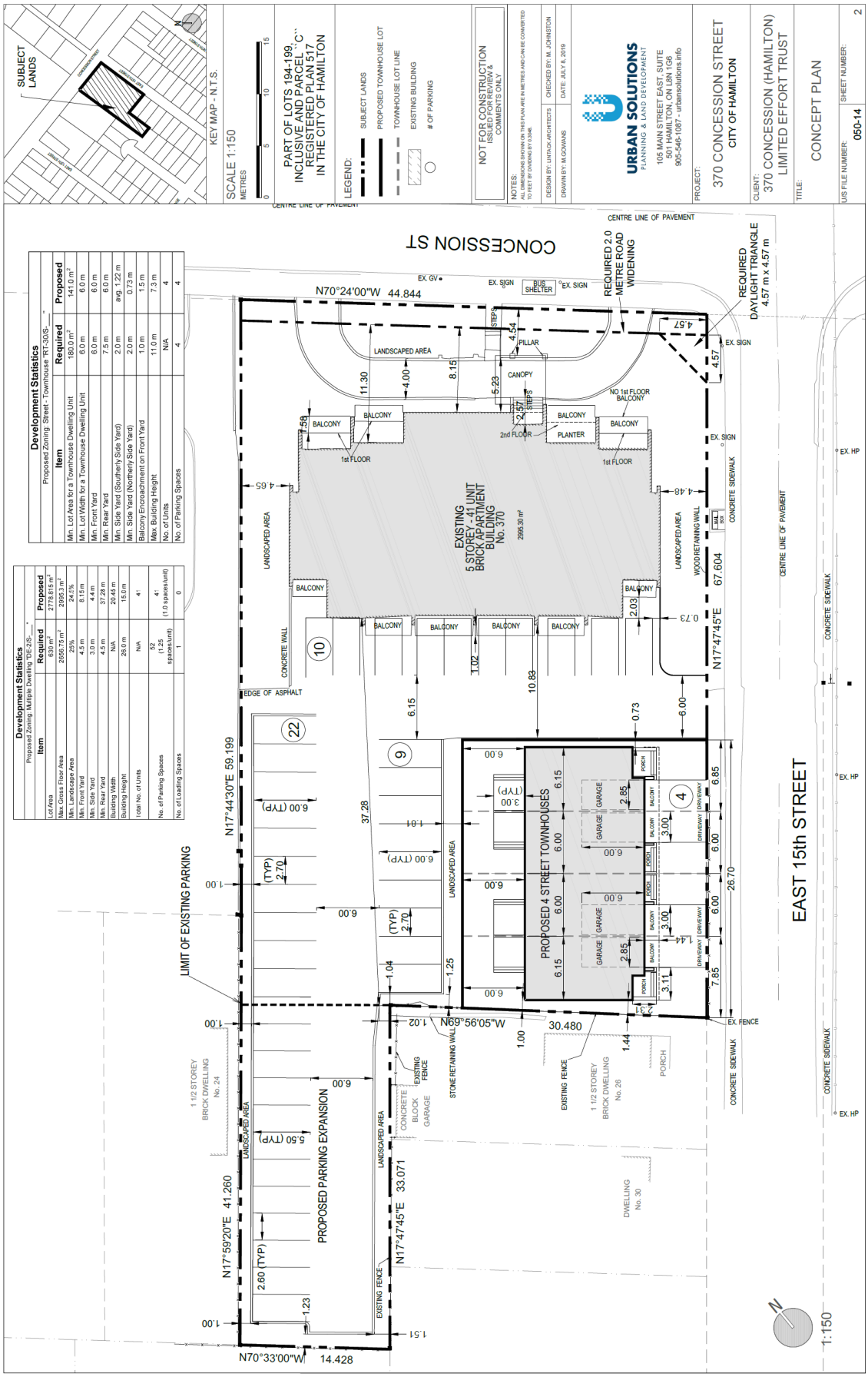
SUBJECT LANDS
KEY MAP - N.T.S.
SCALE 1:150
METRES
PART OF LOTS 194-199, INCLUSIVE AND PARCEL "C" REGISTERED PLAN 517 IN THE CITY OF HAMILTON
LEGEND:
SUBJECT LANDS
PROPOSED TOWNHOUSE LOT
TOWNHOUSE LOT LINE
EXISTING BUILDING
OF PARKING
NOT FOR CONSTRUCTION ISSUED FOR REVIEW & COMMENTS ONLY
NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DESIGN BY: LINTAGA ARCHITECTS
CHECKED BY: M. JOHNSTON
DRAWN BY: M.GOUVARIS
DATE: JULY 8, 2019
URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
105 MAIN STREET EAST, SUITE 501 HAMILTON, ON L8N 1G6
905-546-1087 - urbansolutions.info
PROJECT:
370 CONCESSION STREET
CITY OF HAMILTON
CLIENT:
370 CONCESSION (HAMILTON) LIMITED EFFORT TRUST
TITLE:
CONCEPT PLAN
U/S FILE NUMBER: 050-14
SHEET NUMBER: 2
Development Statistics
Proposed Zoning Multiple Dwelling "DE-2/S-__"
Item | Required | Proposed
Lot Area | 630 m² | 2778.815 m²
Max. Gross Floor Area | 2656.75 m² | 2995.3 m²
Min. Landscape Area | 25% | 24.5%
Min. Front Yard | 4.5 m | 8.15 m
Min. Side Yard | 3.0 m | 4.4 m
Min. Rear Yard | 4.5 m | 37.28 m
Building Width | N/A | 20.45 m
Building Height | 26.0 m | 15.0 m
Total No. of Units | N/A | 4
No. of Parking Spaces | 52 (1.25 spaces/unit) | 4 (1.0 spaces/unit)
No. of Loading Spaces | 1 | 0
Development Statistics
Proposed Zoning Street - Townhouse "RT-30/S-__"
Item | Required | Proposed
Min. Lot Area for a Townhouse Dwelling Unit | 180.0 m² | 141.0 m²
Min. Lot Width for a Townhouse Dwelling Unit | 6.0 m | 6.0 m
Min. Front Yard | 6.0 m | 6.0 m
Min. Rear Yard | 7.5 m | 6.0 m
Min. Side Yard (Southerly Side Yard) | 2.0 m | avg. 1.22 m
Min. Side Yard (Northerly Side Yard) | 2.0 m | 0.73 m
Balcony Encroachment on Front Yard | 1.0 m | 1.5 m
Max. Building Height | 11.0 m | 7.3 m
No. of Units | N/A | 4
No. of Parking Spaces | 4 | 4
CONCESSION ST
CENTRE LINE OF PAVEMENT
REQUIRED 2.0 METRE ROAD WIDENING
REQUIRED DAYLIGHT TRIANGLE 4.57 m x 4.57 m
N70°24'00"W 44.844
EXISTING 5 STOREY - 41 UNIT BRICK APARTMENT BUILDING No. 370
2995.30 m²
PROPOSED 4 STREET TOWNHOUSES
EAST 15th STREET
N17°44'30"E 59.199
N17°47'45"E 67.604
N69°56'05"W 30.480
N17°59'20"E 41.260
N17°47'45"E 33.071
N70°33'00"W 14.428
LIMIT OF EXISTING PARKING
PROPOSED PARKING EXPANSION
1 1/2 STOREY BRICK DWELLING No. 24
1 1/2 STOREY BRICK DWELLING No. 26
DWELLING No. 30
1:150