



GROUND FLOOR - SCALE 1:250

UNDERGROUND PLAN - SCALE 1:300

**CONCEPT PLAN**

LEGAL DESCRIPTION:  
PART OF LOT 15, CONCESSION 8,  
GEOGRAPHIC TOWNSHIP OF BARTON,  
CITY OF HAMILTON



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT  
105 Main Street East, Suite 401  
Hamilton, ON L8N 1G6  
905-546-1087 - UrbanSolutions.info

PROJECT:  
73-88 STONE CHURCH ROAD WEST AND  
1029 WEST 5TH STREET  
CITY OF HAMILTON

CLIENT:  
VALERY HOMES

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	2016-05-10	STYRENE/STYRENE/CONCEPT	CONCEPT PLAN
2	2016-05-10	STYRENE/STYRENE/CONCEPT	CONCEPT PLAN
3	2016-05-10	STYRENE/STYRENE/CONCEPT	CONCEPT PLAN

**DEVELOPMENT STATISTICS**

Item	Proposed	Maximum Permitted (Z-25)	7 Zones
Lot Area	6,000 sq m	6,000 sq m	6,000 sq m
Max. Height	13.10 m (43 ft 0 in)	13.10 m (43 ft 0 in)	13.10 m (43 ft 0 in)
Max. Front Yard (Stone Church Road West)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Front Yard (Other)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Rear Yard	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Side Yard	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Floor Area	6,000 sq m	6,000 sq m	6,000 sq m
Max. Floor Area (Stone Church Road West)	3,300 sq m	3,300 sq m	3,300 sq m
Max. Floor Area (Other)	2,700 sq m	2,700 sq m	2,700 sq m
Max. Floor Area (Stone Church Road West)	3,300 sq m	3,300 sq m	3,300 sq m
Max. Floor Area (Other)	2,700 sq m	2,700 sq m	2,700 sq m
Max. Floor Area (Stone Church Road West)	3,300 sq m	3,300 sq m	3,300 sq m
Max. Floor Area (Other)	2,700 sq m	2,700 sq m	2,700 sq m

Item	Proposed	Maximum Permitted (Z-25)	7 Zones
Lot Area	6,000 sq m	6,000 sq m	6,000 sq m
Max. Height	13.10 m (43 ft 0 in)	13.10 m (43 ft 0 in)	13.10 m (43 ft 0 in)
Max. Front Yard (Stone Church Road West)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Front Yard (Other)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Rear Yard	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Side Yard	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)	3.30 m (10 ft 8 in)
Max. Floor Area	6,000 sq m	6,000 sq m	6,000 sq m
Max. Floor Area (Stone Church Road West)	3,300 sq m	3,300 sq m	3,300 sq m
Max. Floor Area (Other)	2,700 sq m	2,700 sq m	2,700 sq m
Max. Floor Area (Stone Church Road West)	3,300 sq m	3,300 sq m	3,300 sq m
Max. Floor Area (Other)	2,700 sq m	2,700 sq m	2,700 sq m
Max. Floor Area (Stone Church Road West)	3,300 sq m	3,300 sq m	3,300 sq m
Max. Floor Area (Other)	2,700 sq m	2,700 sq m	2,700 sq m