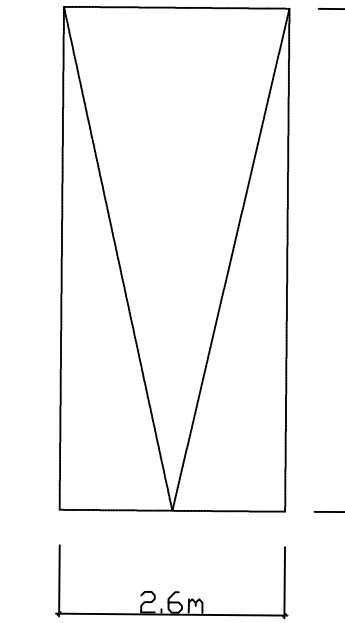


Concept No. 2

LIMIT OF WETLANDS AS STAKED BY SAVANTA INC, OCT 10, 2013

Minimum Driveway / Garage Parking Size:



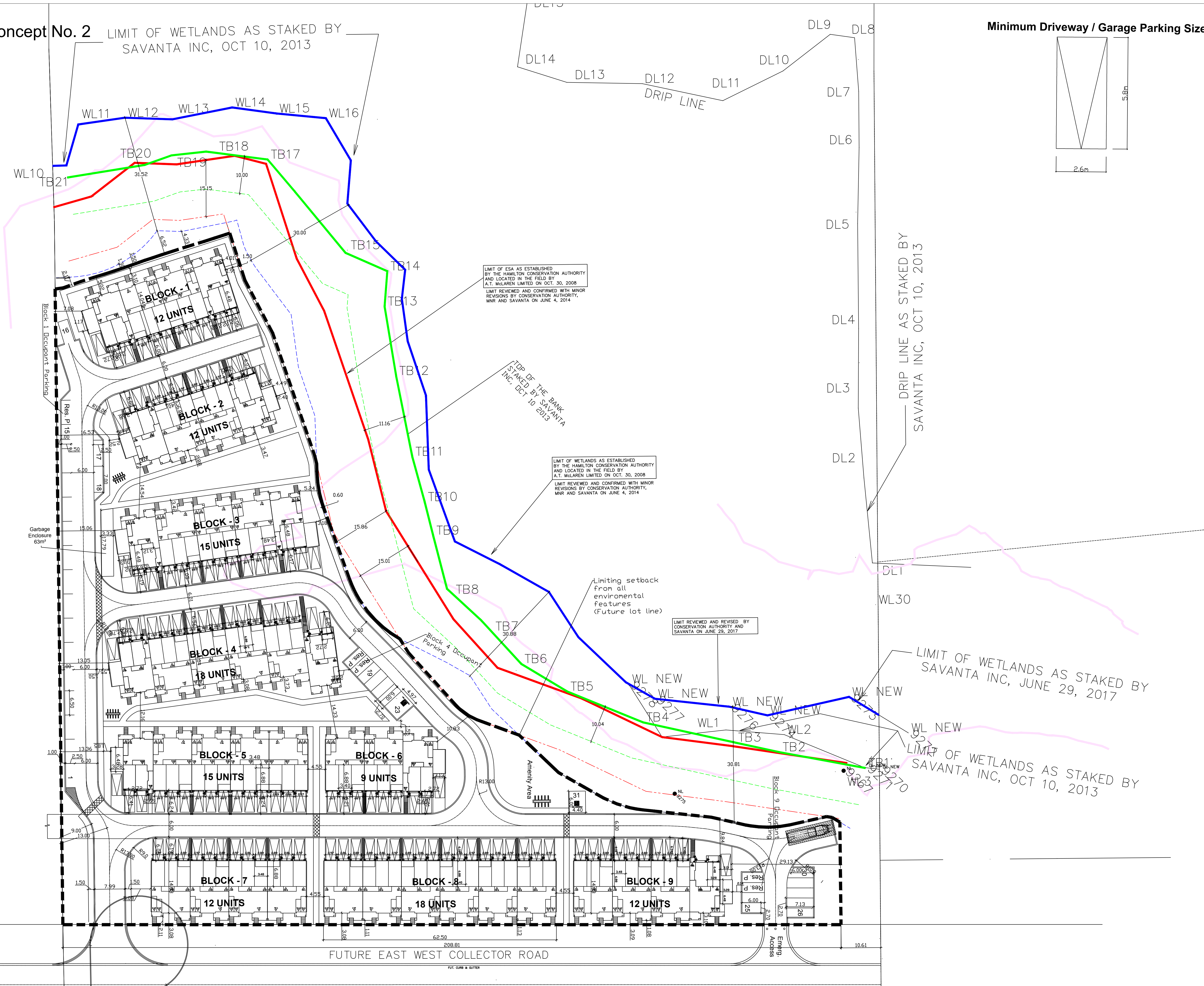
Kaleidoscope Phase 3
157 Parkside Drive
Hamilton, Ontario

LEGEND

- Property Boundary
- Wetland
- Limit of ESA
- Top of Bank
- 15m Buffer to ESA
- 10m Buffer to Top of Bank
- 30m Buffer Wetland
- Bike Rack (10 spaces per rack)

SITE STATISTICS

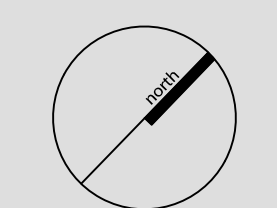
SITE AREA = 1.85 Ha 4.57ac (NET)
 STACKED TOWNS - 123 UNITS
 DENSITY = 123 UNITS/1.85ha (66.5 UPH)
 VISITOR PARKING REQUIRED: 123 X 0.25 = 31
 RES. PARKING: 123 X 2 = 246 (includes 4 remote spaces)



Data Source: Jan 10 2018 RN Concept Design

DATE: April 9, 2018

SCALE: 1 : 400



N:\15226\C\2018\March\17074-SP-100.dwg_dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Kaleidoscope Phase 3
157 Parkside Drive Hamilton,
Ontario

LEGEND

- Property Boundary
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- Limit of ESA
- Top of Bank
- 15m Buffer to ESA
- 10m Buffer to Top of Bank
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SITE STATISTICS
 SITE AREA = 1.85 Ha 4.57Ac (NET)
 STACKED TOWNS - 123 UNITS
 DENSITY = 123 UNITS/1.85ha (66.5 UPH)
 VISITOR PARKING REQUIRED: 123 X 0.25 = 31
 RES. PARKING: 123 X 2 = 246 (includes 5 remote spaces)



DATE: January 16, 2019

SCALE: 1:450

N:\15226\C\2018\March\17074-SP-100.dwg_2019-1-15.dwg

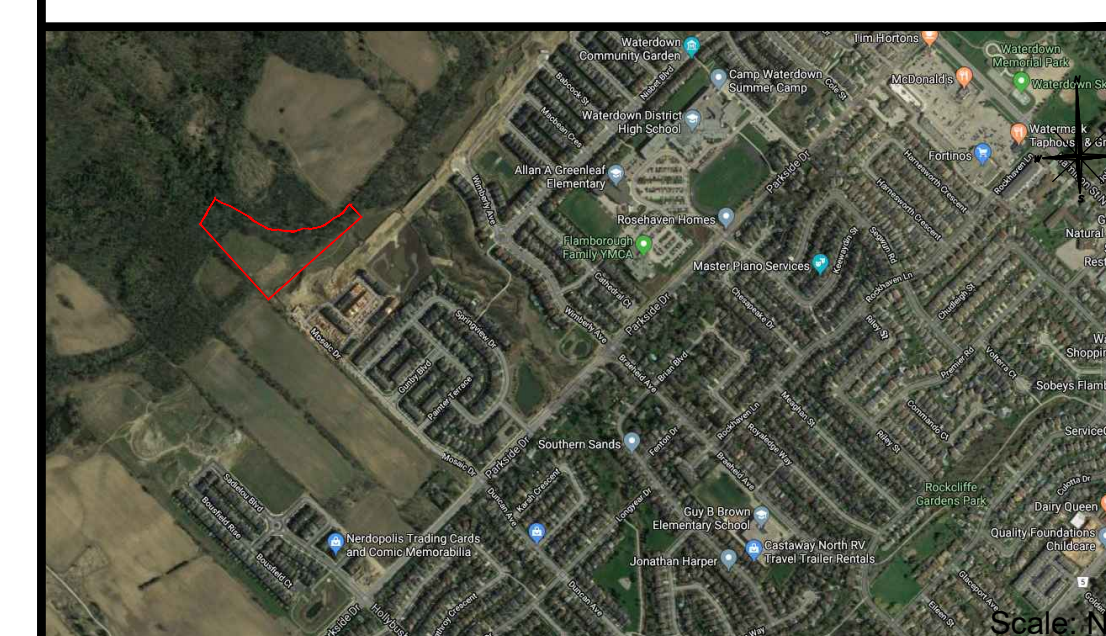
Data Source: 17074-SP-100

PARKING STATISTICS	
Townhouse/Apartment	1.5 parking spaces per dwelling unit and 0.25 parking spaces per dwelling unit for visitors.
Barrier free parking	As per Zoning Requirements 3 barrier free spaces are required for units 61-100 with 1 additional for every 30 units to a maximum of 12 barrier free spaces.
REQUIRED PARKING	
Phase 3 Parking (Townhouses)	147
Barrier Free Parking Spaces	5
Phase 4 Parking (Apartments)	196
Barrier Free Parking Spaces	7
Total Required	343
PROPOSED PARKING	
Phase 3 Parking (Townhouses)	193
Phase 4 Parking (Apartments)	196
Total Proposed	389

SITE STATISTICS	
Total Site Area	18,551.92m ² (1.85 Ha/ 4.57 Ac)
Phase 3 Area	12,921.18m ² (1.29 Ha/ 3.19 Ac)
Phase 4 Area	5,630.73m ² (0.56 Ha/ 1.39 Ac)
Total Stacked Townhouses (Phase 3)	84
Total Apartment Units (Phase 4)	112
Total Units	196
Density	196 Units/1.85ha (105.9 UPH)
Phase 3 Density	84 Units/1.29ha (65.1 UPH)
Phase 4 Density	112 Units/0.56ha (200.0 UPH)
Apartment GFA	11,786.5m ²
Parking Garage GFA	6,772.8m ²
Building Coverage	6,079.35 m ² (32.77%)
Total Pavement	5,940.93 m ² (32.02%)
Total Landscape	6,531.64 m ² (35.21%)

ZONING MATRIX (By-Law No. 90-145-Z)	
Existing Zoning: Agricultural (A) Zone	
Proposed Zoning: Medium Density Residential (R6)	
Street Townhouses:	
Lot Area (min)	210m ²
Lot Frontage	6.5m
Building Height (max)	11.0m
Lot Coverage (max)	40%
Front Yard (min)	7.5m
Rear Yard (min)	7.5m
Interior Side Yard (min)	3.0m
Exterior Side Yard (min)	7.5m
Apartment Buildings:	
Lot Area (min)	2,000m ²
Lot Frontage	30.0m
Building Height (max)	11.0m
Lot Coverage (max)	30%
Front Yard (min)	7.5m
Rear Yard (min)	7.5m
Interior Side Yard (min)	3.0m
Exterior Side Yard (min)	7.5m
Landscaped Open Space (min)	30%
Density (max)	49 units/ha
Parking Space:	2.6m x 5.8m
Barrier Free Parking:	4.4m x 5.8m
Building Height	12.0m

KEY MAP



LEGEND

- Property Boundary
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Notes:

This drawing is drawn in metric. 1 metre is equal to 3.28 feet. Multiply by 3.28 to convert to feet.
1 level parking structure = 140 parking spaces

CONCEPTUAL SITE PLAN

8 Storey Building with Parkade

Project:

KALEIDOSCOPE PHASE 3
157 Parkside Drive
Hamilton, ON

Date:
Jan 29, 2020

Scale:
Scale 1:40

Drawn By:
HA

Checked By:
NW

Project Number:

Drawing Number:
SP - 3B



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