

Current Concept

MSA
MICHAEL SPAZIANI ARCHITECT INC.
6 Helene Street North, Suite 100
Port Credit, Mississauga, ON, L5G 3S2
T 905 891 0691 F 905 891 0514

NOTE:
Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.

**235 Main St. West at Queen St. South
Hamilton, Ontario**

BELMONT EQUITY
PARTNERS

Site Concept

March 10, 2020

Maximum Height 190.00 Top of building (Escarpment)



South Elevation - Jackson St.

East Elevation- Queen St. South

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235 Main St. West at Queen St.
Hamilton, Ontario

BELMONT EQUITY
PARTNERS

Concept Elevations

March 03, 2020

Maximum Height 190.00 Top of building (Escarpment)

Mech

23

22

21

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19

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17

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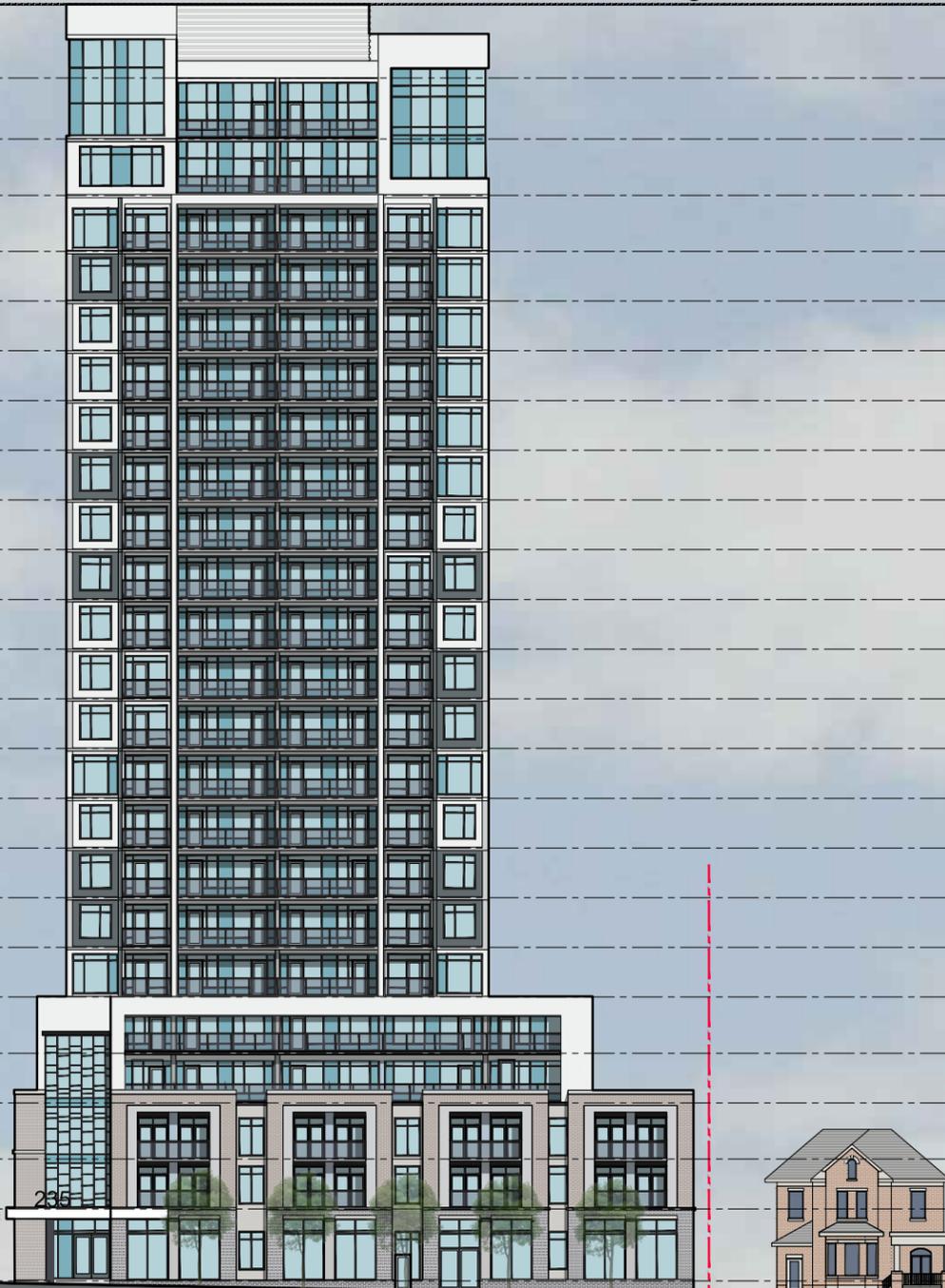
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3

2

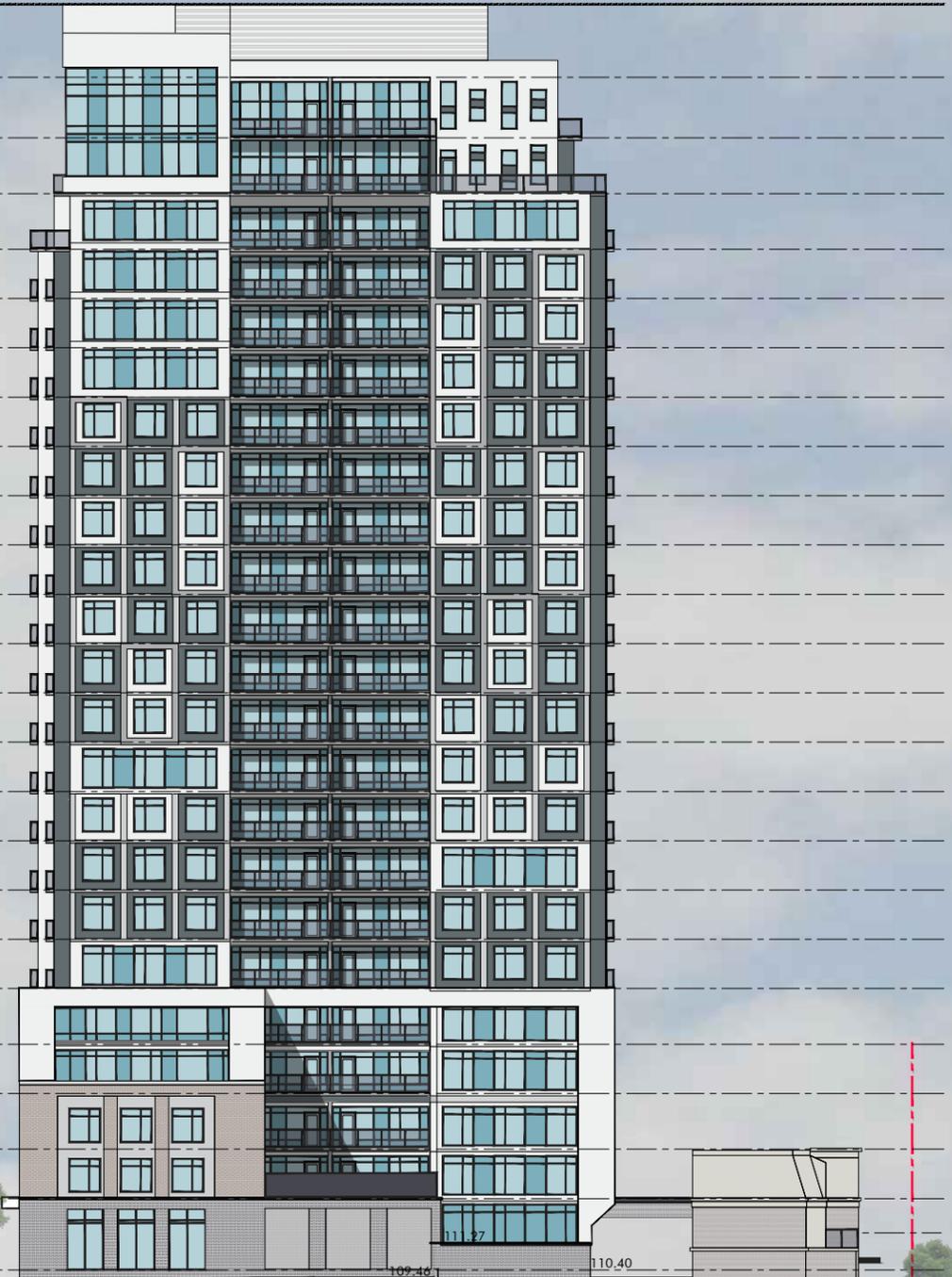
1

110.40



North Elevation - Main St. West

110.40



West Elevation

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Concept Elevations

March 03, 2020



235

North Elevation - Main St. West

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March 03, 2020



East Elevation- Queen St. South

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March 03, 2020



South Elevation - Jackson St. West

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235 Main St. West at Queen St. South
Hamilton, Ontario

BELMONT EQUITY
PARTNERS

Concept Townhouse
Elevation

March 03, 2020



8:50am



9:50am

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



10:50am

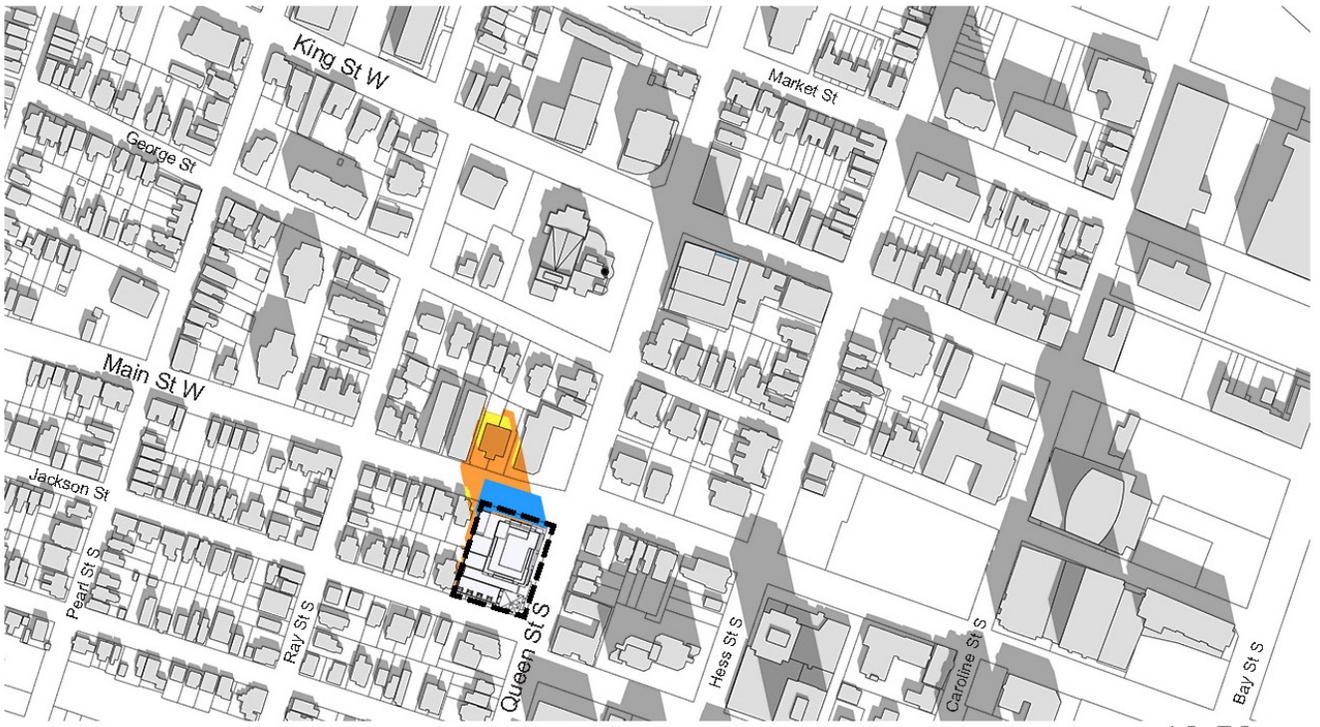


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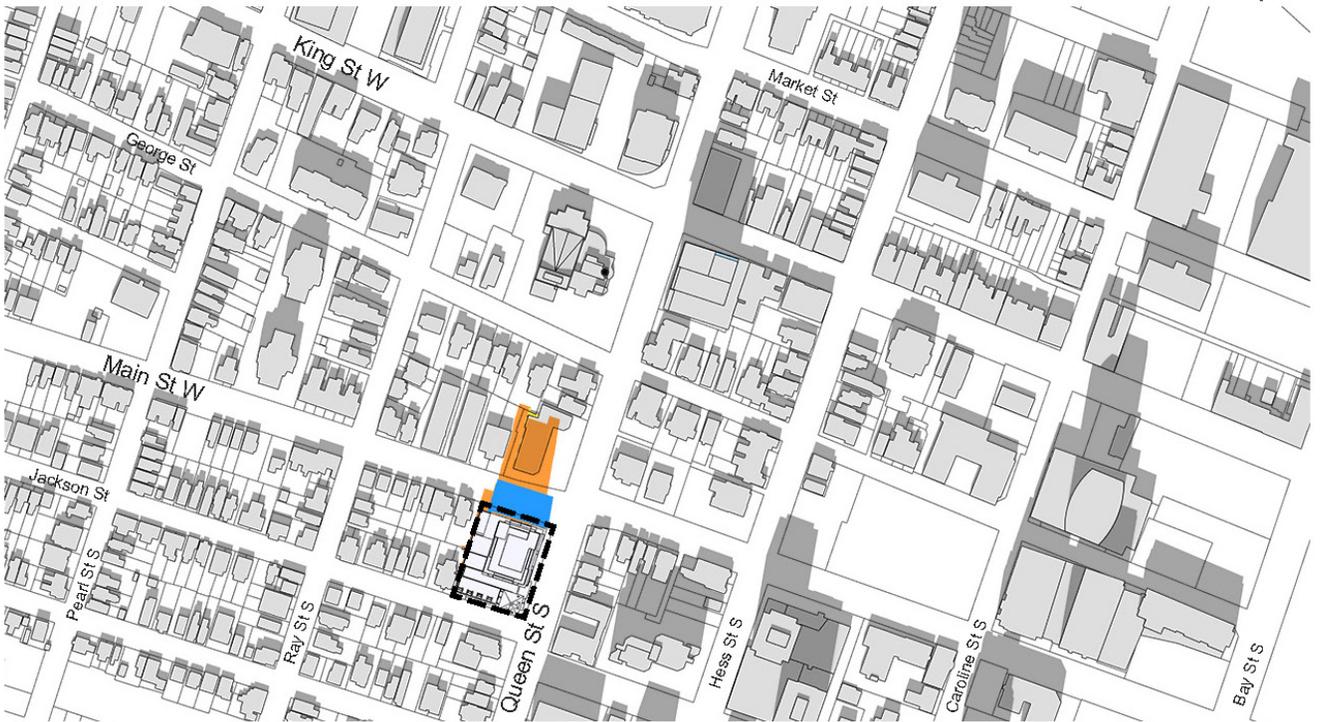
- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



12:50pm

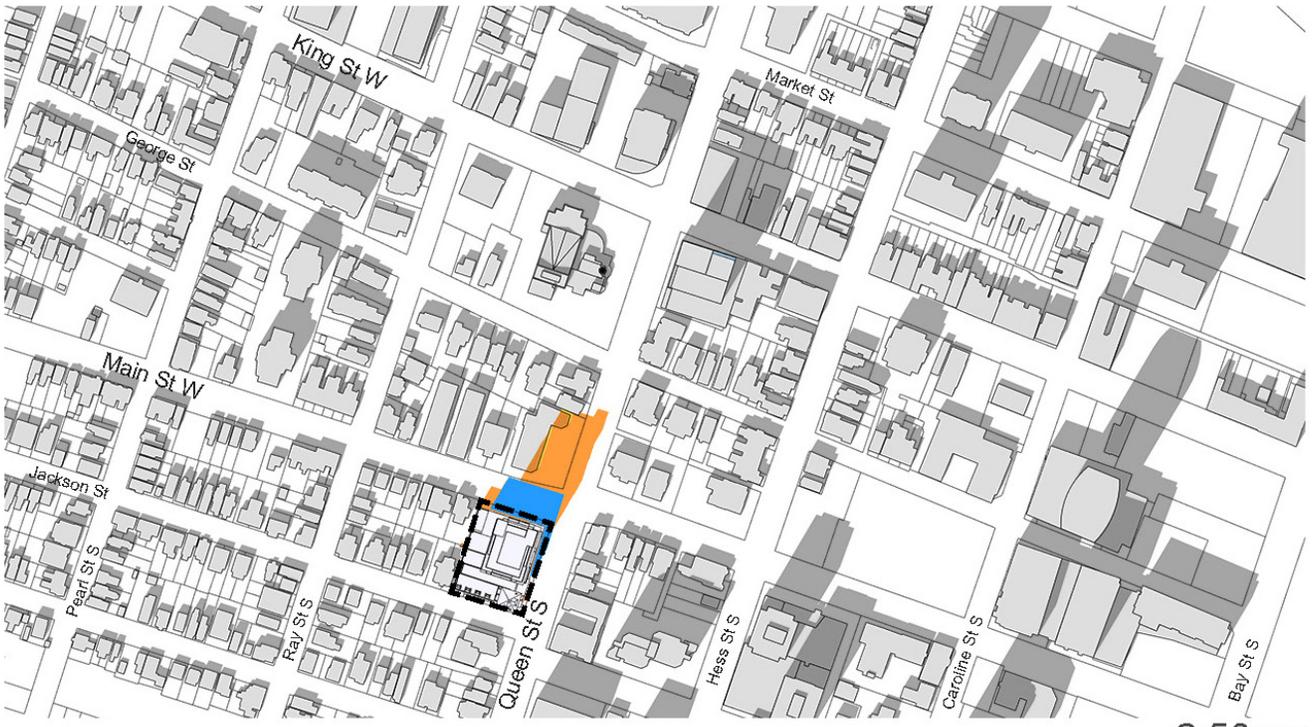


1:50pm

-  EXISTING SHADOWS
-  NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
-  NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



2:50pm



3:50pm

-  EXISTING SHADOWS
-  NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
-  NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



4:50pm

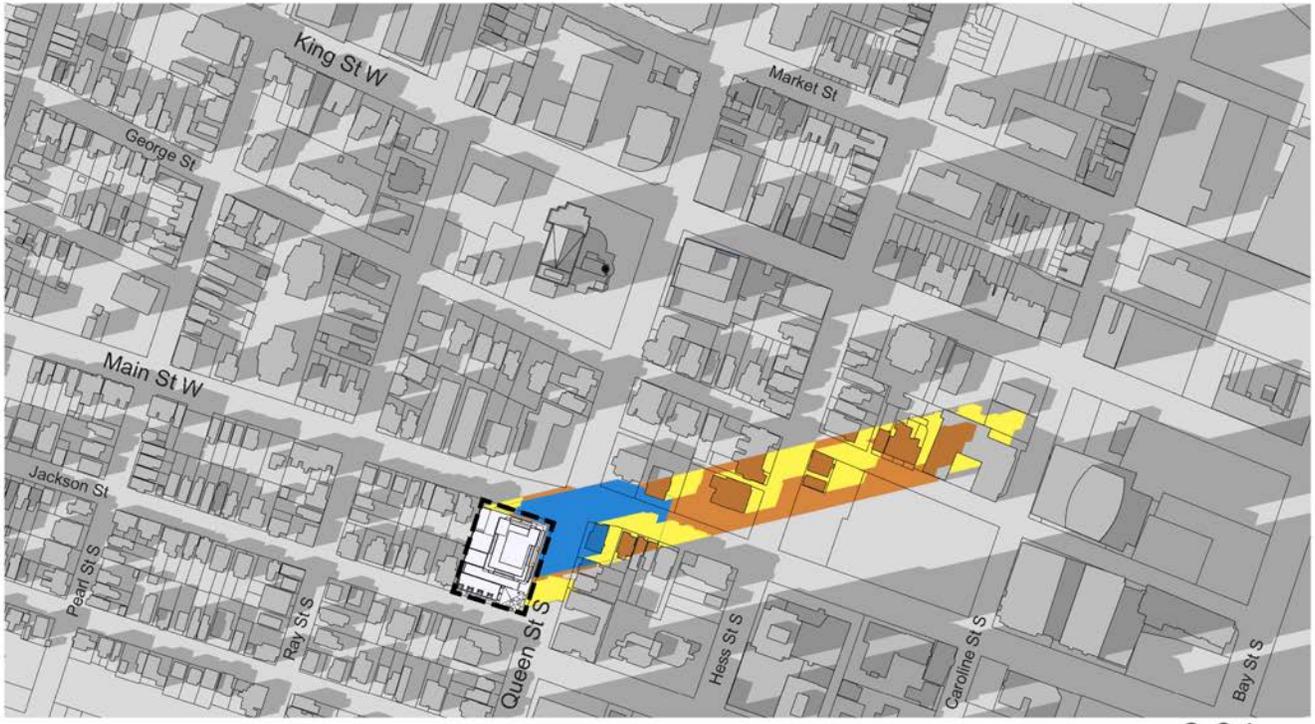


5:50pm

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm

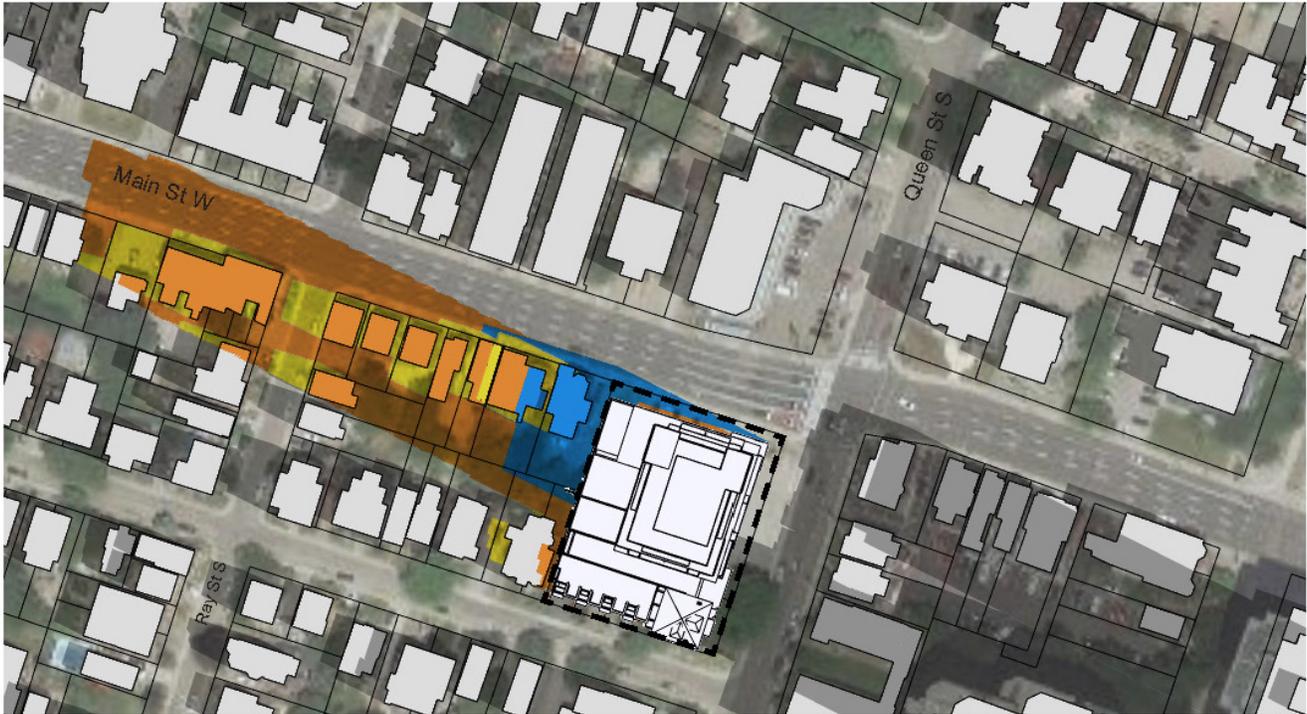


6:04pm

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm

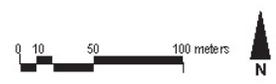


9:50am



10:50am

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



11:50am



12:50pm

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



1:50pm



2:50pm

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm

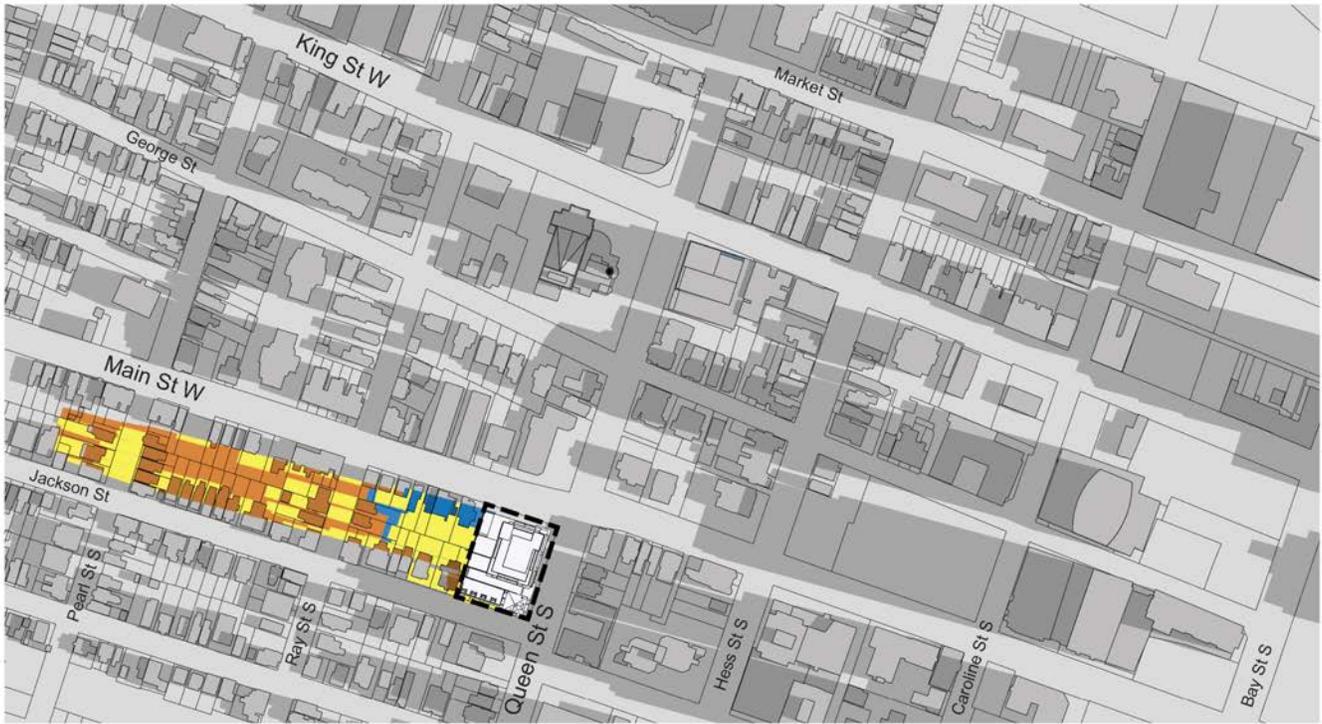


3:50pm

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING



MARCH 21
Sunrise - 7:20am
Sunset - 7:34pm



8:36am



9:36am

- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING

SEPTEMBER 21

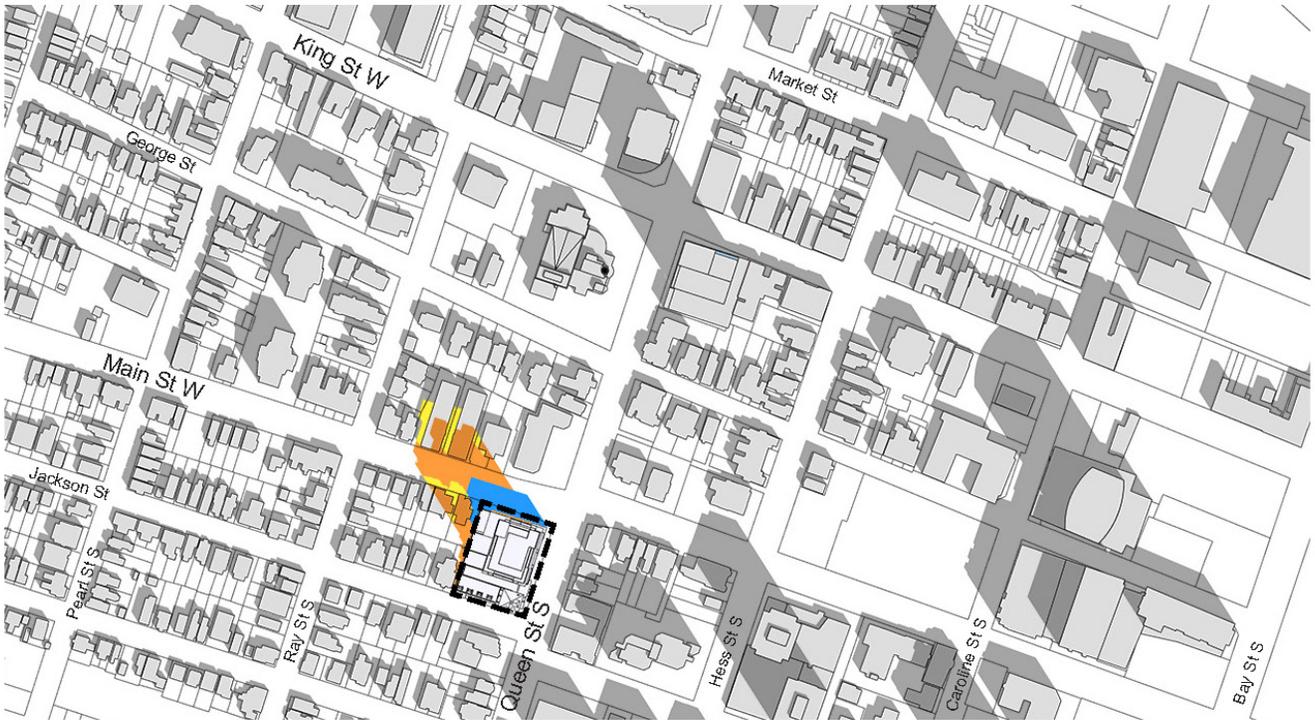
Sunrise - 7:06am

Sunset - 7:18pm





10:36am

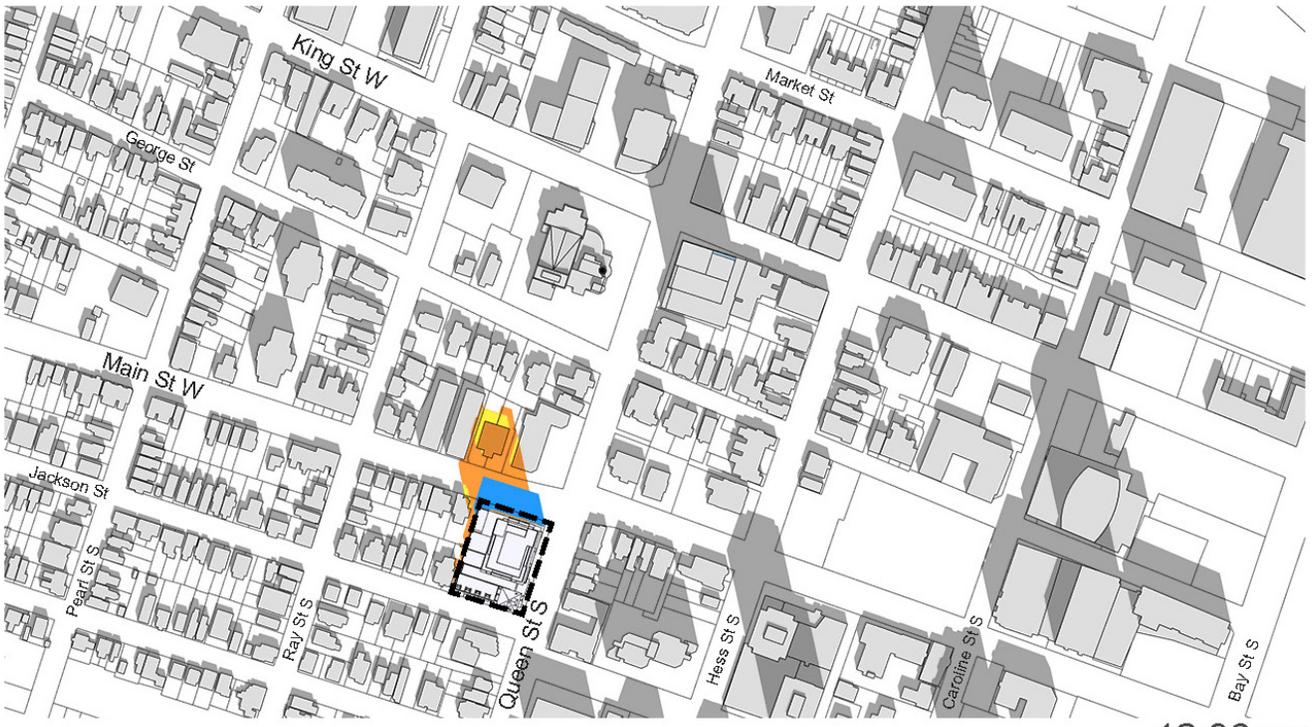


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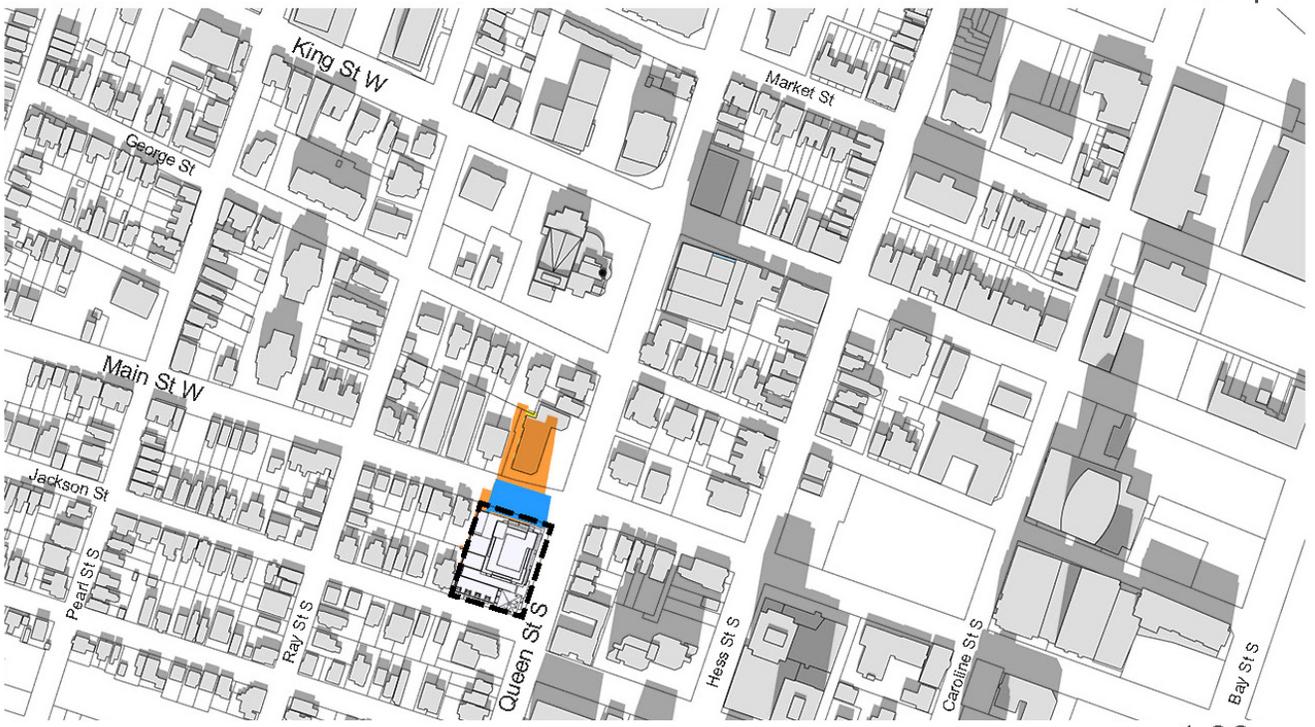
-  EXISTING SHADOWS
-  NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
-  NEW NET SHADOWS WITH PROPOSED BUILDING

SEPTEMBER 21
Sunrise - 7:06am
Sunset - 7:18pm





12:36pm



1:36pm

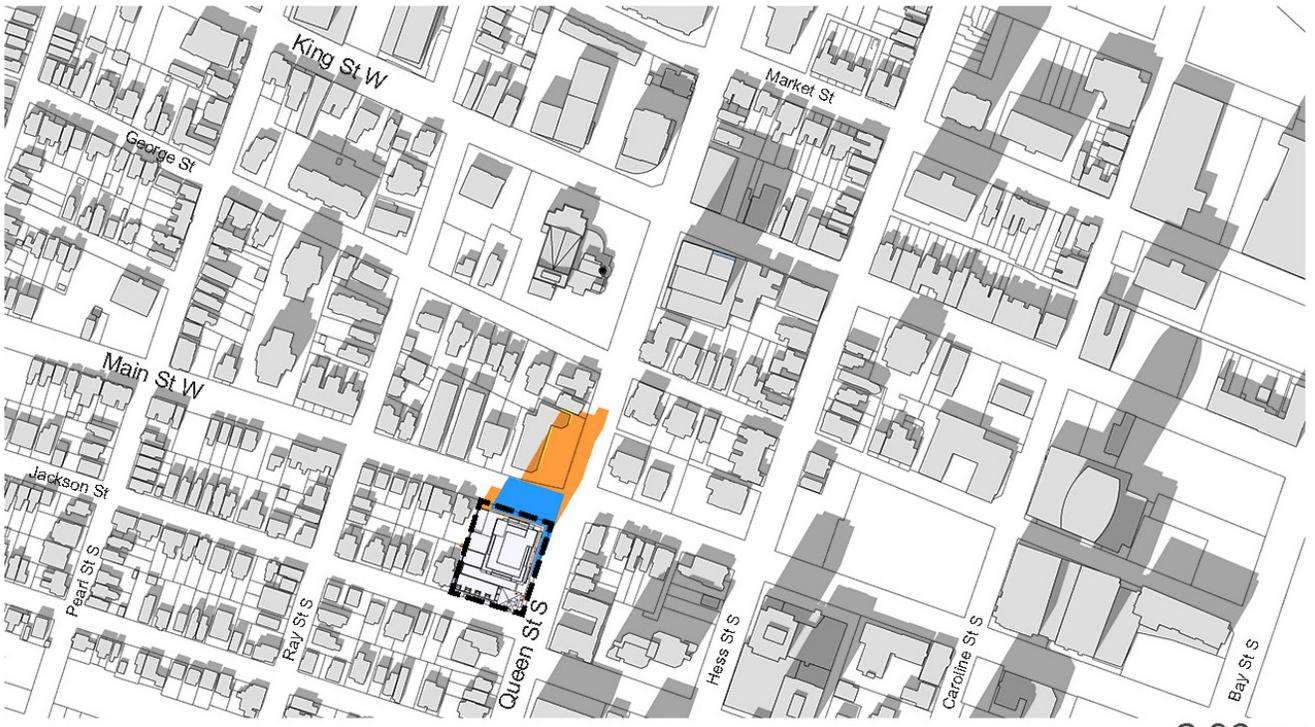
-  EXISTING SHADOWS
-  NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
-  NEW NET SHADOWS WITH PROPOSED BUILDING

SEPTEMBER 21

Sunrise - 7:06am

Sunset - 7:18pm





2:36pm



3:36pm

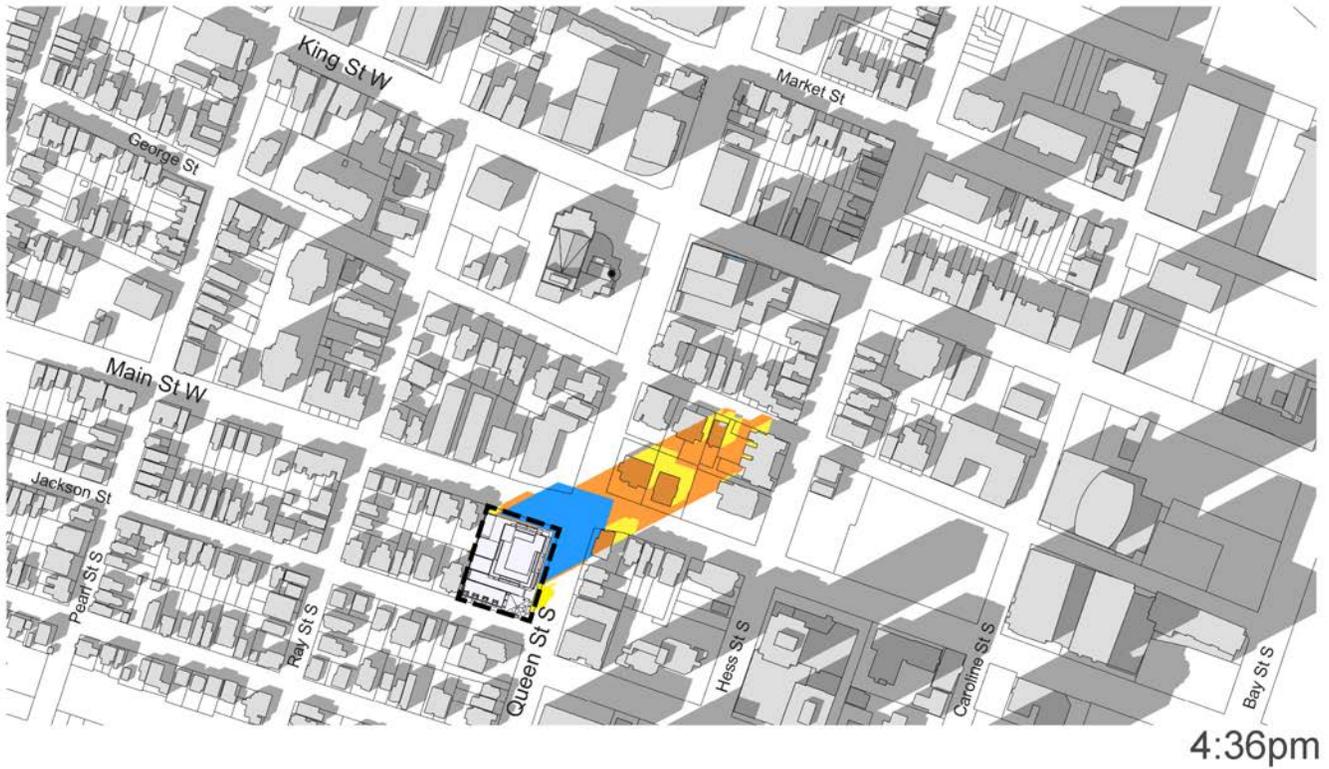
- EXISTING SHADOWS
- NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
- NEW NET SHADOWS WITH PROPOSED BUILDING

SEPTEMBER 21

Sunrise - 7:06am

Sunset - 7:18pm





4:36pm

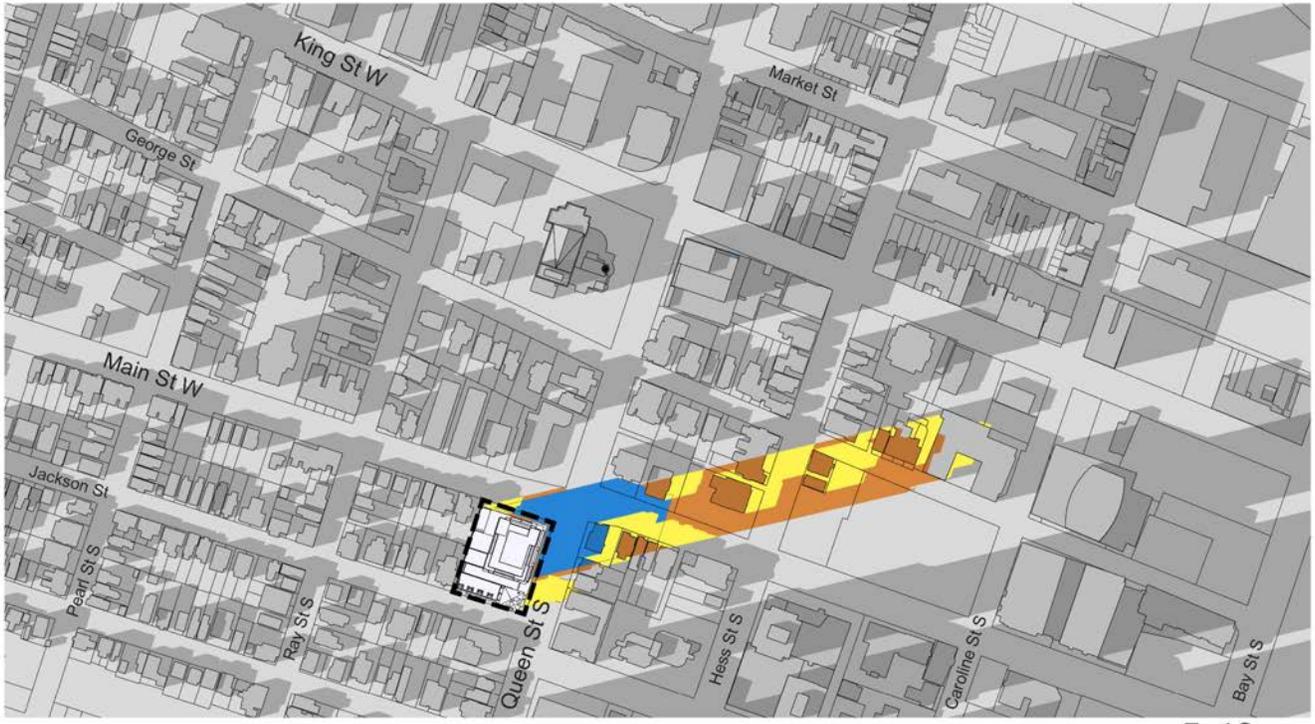


5:36pm

-  EXISTING SHADOWS
-  NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
-  NEW NET SHADOWS WITH PROPOSED BUILDING



SEPTEMBER 21
Sunrise - 7:06am
Sunset - 7:18pm



5:48pm

-  EXISTING SHADOWS
-  NEW NET SHADOWS WITH AS-OF-RIGHT ZONING
-  NEW NET SHADOWS WITH PROPOSED BUILDING

SEPTEMBER 21
Sunrise - 7:06am
Sunset - 7:18pm

