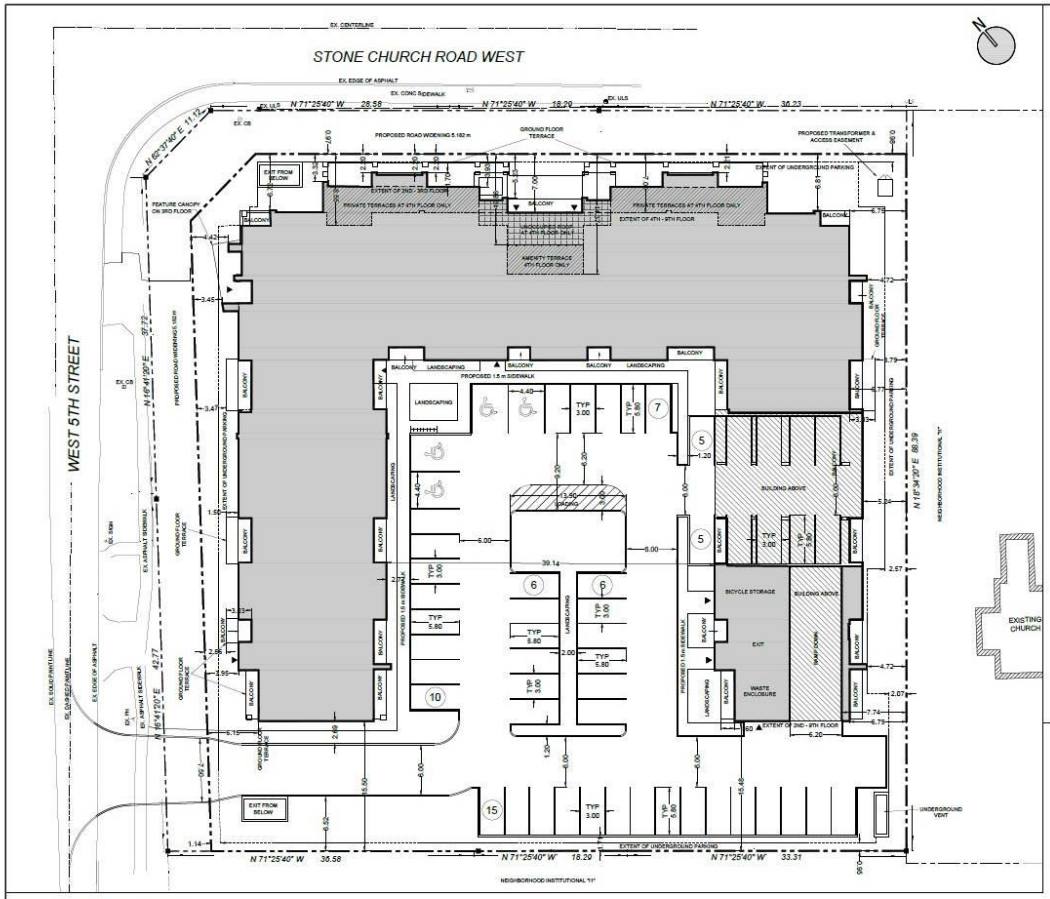
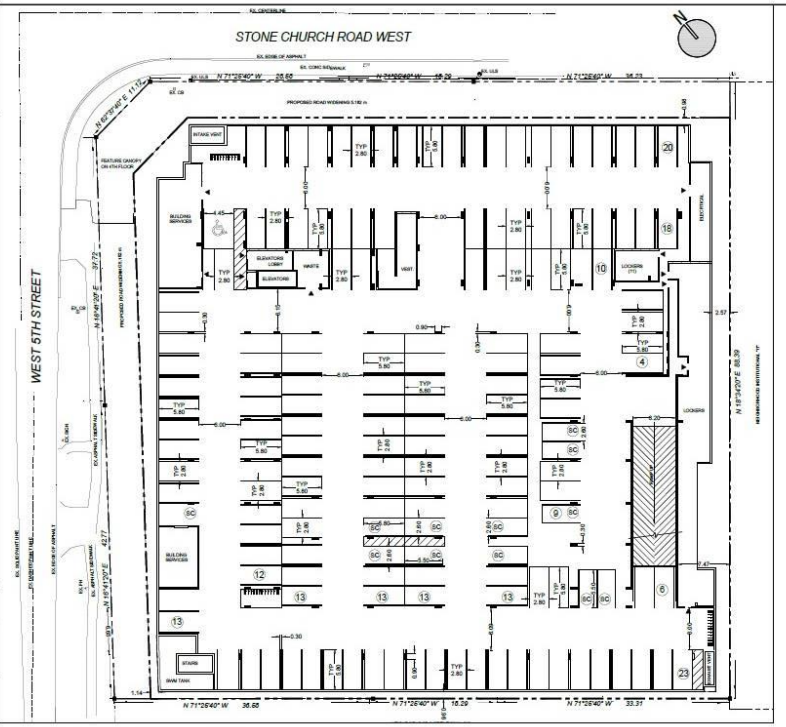


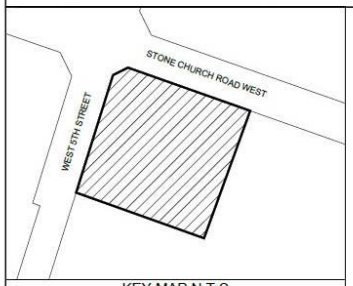
GROUND FLOOR - SCALE 1:250

0 5 10 15 20 25 METRES



UNDERGROUND PLAN - SCALE 1:300

0 5 10 15 20 25 30 METRES



KEY MAP N.T.S

LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- PROPOSED MAN DOOR
- SC SMALL CAR PARKING SPACE

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 501
Hamilton, ON L8N 1G6
905-546-1087 - UrbanSolutions.info

PROJECT:
73-89 STONE CHURCH ROAD WEST AND
1029 WEST 5TH STREET
CITY OF HAMILTON

CLIENT:
VALERY HOMES

U/S FILE NUMBER: 214-17
SHEET NUMBER: 1

NOT FOR CONSTRUCTION

DESIGN BY: KNYMH ARCHITECTS	CHECKED BY: D. MANCHIA
DRAWN BY: M.GOWANS	DATE: APRIL 5, 2019

NO.	DATE	BY	DESCRIPTION
2	JUNE '20	L.D	9 STOREY REVISED CONCEPT
1	NOV. '19	M.G	PER CITY COMMENTS

DRAWING ISSUE RECORD

DEVELOPMENT STATISTCS
Proposed Zoning: Multiple Dwellings ("DE-2/S- ") Zone

Item	Required	Proposed
Lot Area		
Before R.O.W Widening	N/A	0.788 ha
After R.O.W Widening	N/A	0.698 ha
Max. Height	8 storeys (26.0 m)	9 storeys (27.8 m)
Min. Front Yard (Stone Church Road West)		
Underground Parking Garage	Refer to by-law	0.97 m
Floor 1	Refer to by-law	2.20 m
Floors 2-3	Refer to by-law	3.32 m
Floors 4-9	Refer to by-law	6.72 m
Min. Flankage Yard (West 5th Street)		
Underground Parking Garage	Refer to by-law	1.14 m
Floors 1-9	Refer to by-law	0.93 m
Min. Interior Side Yard	Refer to by-law	7.22 m
Underground Parking Garage	Refer to by-law	2.57 m
Floor 1	Refer to by-law	3.45 m
Floors 2-9	Refer to by-law	3.95 m
Min. Rear Yard		
Underground Parking Garage	Refer to by-law	0.96 m
Floors 1-9	Refer to by-law	15.5 m
Landscaped Area	N/A	20.40%
Yard Encroachments	Various	Refer to draft by-law
No. of Units	N/A	216 units
Parking Spaces	297 (1.25/unit)	267 (1.0/ unit)
Vistor Parking	75	0
Bicycle Parking	N/A	92 spaces