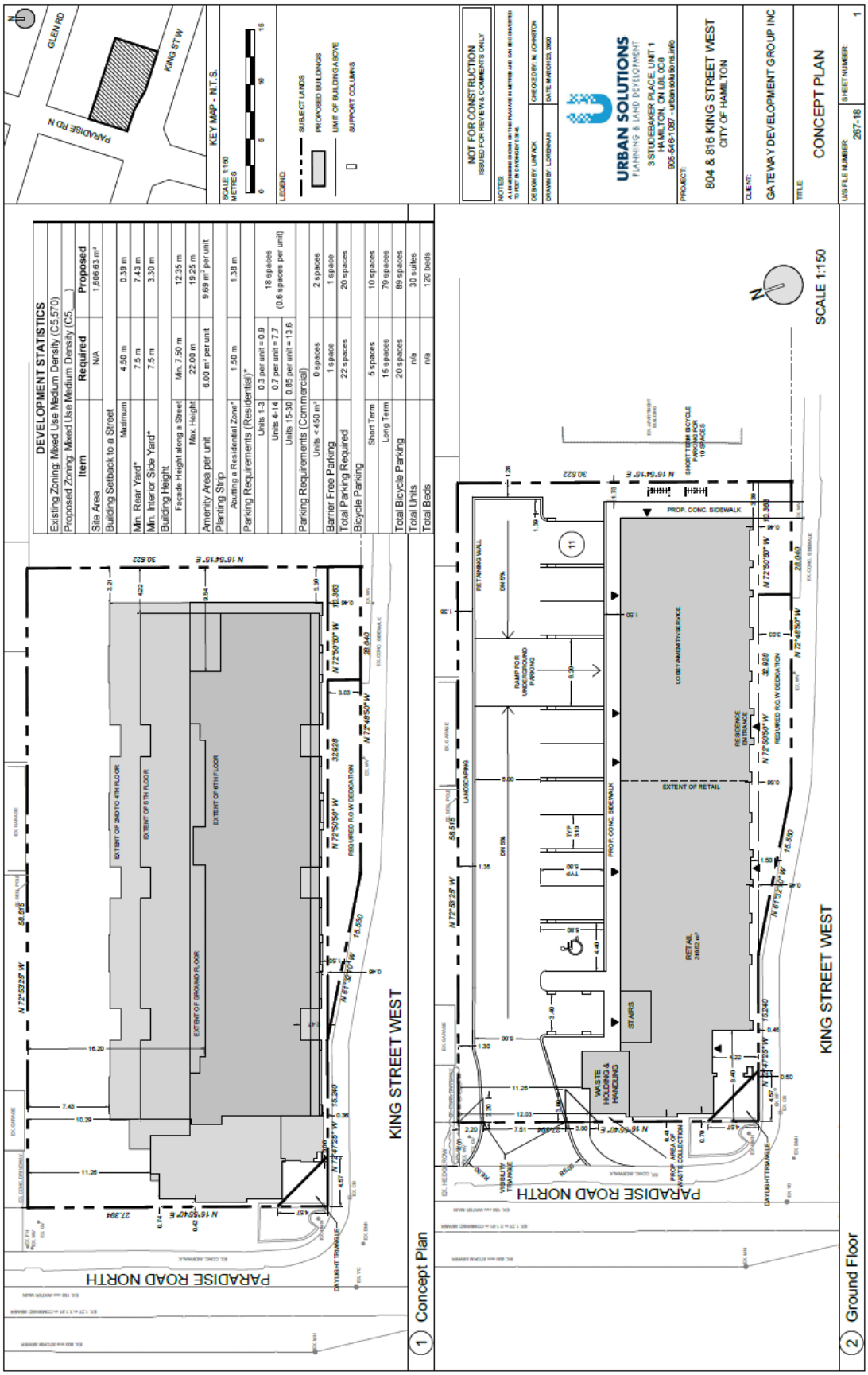
KEY MAP - N.T.S.
GLEN RD
KING ST W
PARADISE RD N
SCALE 1:150
METRES
LEGEND:
SUBJECT LANDS
PROPOSED BUILDINGS
LIMIT OF BUILDING ABOVE
SUPPORT COLUMNS
NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY
NOTES:
DESIGN BY: LIM JACK
CHECKED BY: M. JOHNSTON
DRAWN BY: LORENNAN
DATE: MARCH 23, 2020
URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info
PROJECT:
804 & 816 KING STREET WEST
CITY OF HAMILTON
CLIENT:
GATEWAY DEVELOPMENT GROUP INC
TITLE:
CONCEPT PLAN
U/S FILE NUMBER:
267-18
SHEET NUMBER:
1
DEVELOPMENT STATISTICS
Existing Zoning: Mixed Use Medium Density (C5,570)
Proposed Zoning: Mixed Use Medium Density (C5,)
Item | Required | Proposed
Site Area | N/A | 1,606.63 m²
Building Setback to a Street | Maximum | 4.50 m | 0.39 m
Min. Rear Yard* | 7.5 m | 7.43 m
Min. Interior Side Yard* | 7.5 m | 3.30 m
Building Height | Façade Height along a Street | Min. 7.50 m | 12.35 m
Max. Height | 22.00 m | 19.25 m
Amenity Area per unit | 6.00 m² per unit | 9.69 m² per unit
Planting Strip | Abutting a Residential Zone* | 1.50 m | 1.38 m
Parking Requirements (Residential)* | Units 1-3 | 0.3 per unit = 0.9 | 18 spaces (0.6 spaces per unit)
Units 4-14 | 0.7 per unit = 7.7
Units 15-30 | 0.85 per unit = 13.6
Parking Requirements (Commercial) | Units < 450 m² | 0 spaces | 2 spaces
Barrier Free Parking | 1 space | 1 space
Total Parking Required | 22 spaces | 20 spaces
Bicycle Parking | Short Term | 5 spaces | 10 spaces
Long Term | 15 spaces | 79 spaces
Total Bicycle Parking | 20 spaces | 89 spaces
Total Units | n/a | 30 suites
Total Beds | n/a | 120 beds
EXTENT OF 2ND TO 4TH FLOOR
EXTENT OF 5TH FLOOR
EXTENT OF 6TH FLOOR
EXTENT OF GROUND FLOOR
KING STREET WEST
PARADISE ROAD NORTH
DAYLIGHT TRIANGLE
1 Concept Plan
RETAINING WALL
RAMP FOR UNDERGROUND PARKING
LOBBY/AMENITY/SERVICE
RESIDENCE ENTRANCE
EXTENT OF RETAIL
RETAIL
STAIRS
WASTE HOLDING & HANDLING
PROP. CONC. SIDEWALK
SHORT TERM BICYCLE PARKING FOR 10 SPACES
VISIBILITY TRIANGLE
PROP. AREA FOR WASTE COLLECTION
2 Ground Floor

KEY MAP - N.T.S.
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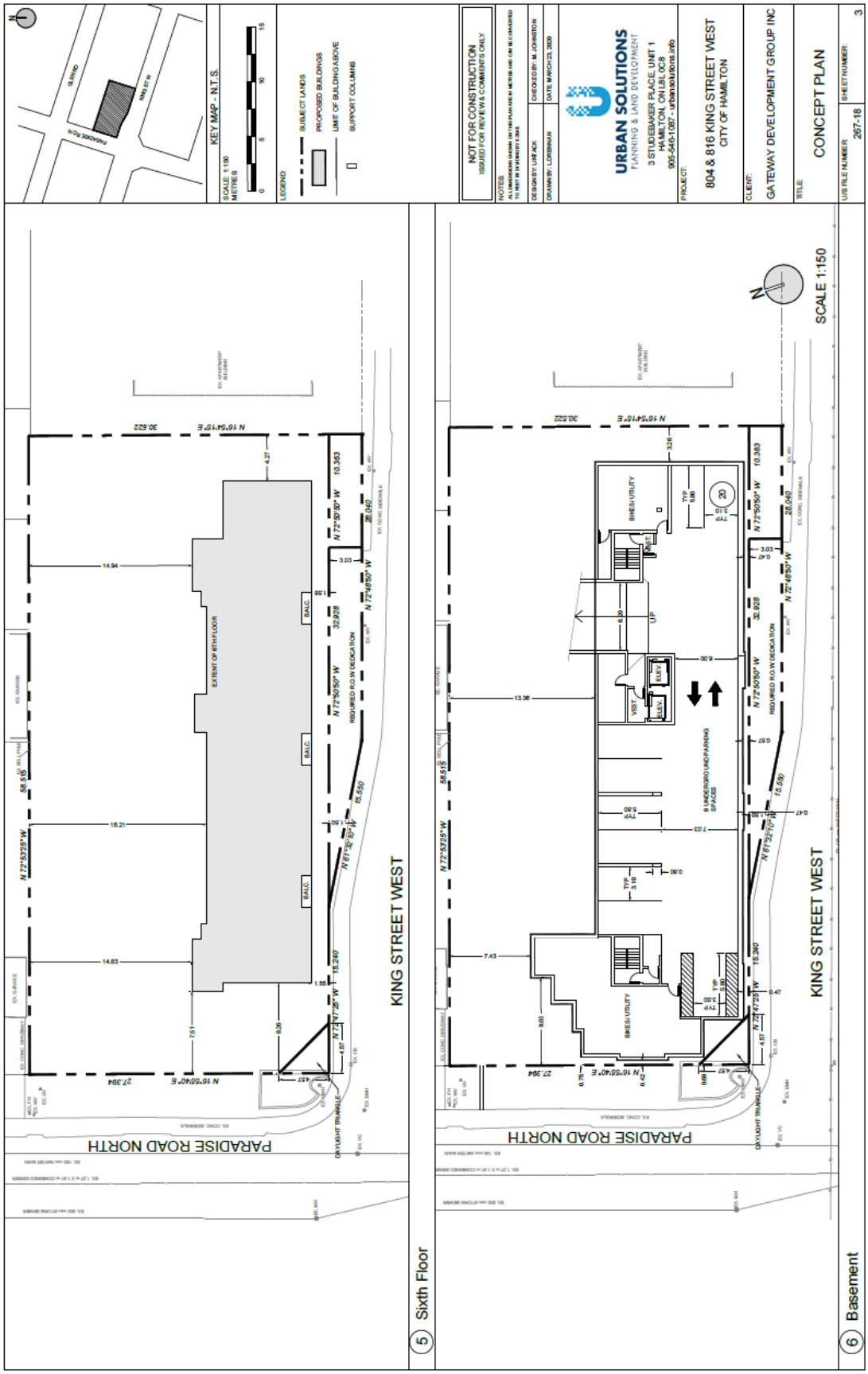
SHEET NUMBER:
2
267-18
KING STREET WEST
PARADISE ROAD NORTH
SCALE 1:150
3 Second - Fourth Floor
4 Fifth Floor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SHEET NUMBER:
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267-18
KING STREET WEST
PARADISE ROAD NORTH
EXTENT OF 6TH FLOOR
REQUIRED R.O.W. DEDICATION
DAYLIGHT TRIANGLE
SCALE 1:150
9 UNDERGROUND PARKING SPACES
BIKES/UTILITY
ELEV.
5 Sixth Floor
6 Basement

SIGNAGE
SIGNAGE
SIGNAGE
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PROPOSED:
KING & PARADISE STUDENT RESIDENCE
KING STREET WEST
HAMILTON, ONTARIO
SCALE:
NTS
DATE:
SEP 2019
LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209 • E: information@lintack.com
www.lintack.com
SOUTH ELEVATION
JOB No.
18.008
DWG. No.
A-7

PROPOSED:
KING & PARADISE STUDENT RESIDENCE

KING STREET WEST
HAMILTON, ONTARIO

SCALE: NTS

DATE: SEP 2019

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209 • E: information@lintack.com
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EAST ELEVATION

JOB No. 18.008

DWG. No. A-8

PROPOSED:
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KING STREET WEST
HAMILTON, ONTARIO

SCALE: NTS

DATE: SEP 2019

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6166 • F: 905.522.2209 • E: information@lintack.com
www.lintack.com

NORTH ELEVATION

JOB No. 18.008

DWG. No. A-9

PROPOSED:
KING & PARADISE STUDENT RESIDENCE

KING STREET WEST
HAMILTON, ONTARIO

SCALE: NTS

DATE: SEP 2019

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2705 • E: information@lintack.com
www.lintack.com

WEST ELEVATION

JOB No. 18.008

DWG. No. A-10