



179-189 CATHARINE ST. NORTH
HAMILTON, ONTARIO

2020-11-25	Reissued for OPA and ZBLA Application
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RESIDENTIAL DEVELOPMENT
PROPOSAL[illegible]

DETAILS OF DEVELOPMENT

PROVIDER	REQUIRED	PROVIDED
<p>SIDE YARD (sq ft)</p> <p>Block A = 20.63m x 14.1m = 290.65 sq ft</p> <p>Block B = 1.7m x 3.2m</p>	<p>Block A OVER 4.0m = 290.65 sq ft</p>	<p>Block A = 24m Block = 336 sq ft Block C = 1.2m</p>
<p>REAR YARD (sq ft)</p> <p>Block A = 20.63m x 14.1m = 290.65 sq ft</p> <p>Block B = 1.7m x 3.2m</p> <p>Block C = 20.63m x 3.2m = 66.02 sq ft</p> <p>Block D = 1.7m x 3.2m</p>	<p>Block A OVER 4.0m = 290.65 sq ft</p> <p>Block B = 1.7m x 3.2m = 5.44 sq ft</p>	<p>Block A = 24m Block = 336 sq ft Block C = 1.2m</p>
<p>LANDSCAPE AREA (sq ft)</p> <p>Block A = 15.5m x 14.1m = 218.55 sq ft</p> <p>Block B = 22.65m x 3.2m = 72.48 sq ft</p> <p>Block A, B, C have slopes of 1:10 and 1:12 and are not suitable for landscaping (side yard)</p>	<p>Block A = 218.55 sq ft</p> <p>Block B = 72.48 sq ft</p>	<p>Block A = 24m Block = 336 sq ft Block C = 1.2m</p>

PROVIDER	REQUIRED	PROVIDED
MANUFACTURING TECHNIQUE (%)	25.0	27.3
PERCENTAGE OF MANUFACTURING AREA DETACHED (%)	50.0	48.3
PERCENTAGE OF BUILDING AREA DETACHED (%)		
FLOOR AREA (104)	MM2 170	1.31
BUILDING AREA NEW		10004
BUILDING AREA DETACHED		1631
BUILDING AREA TOTAL (10)		12004
BUILDING COVERAGE		44.2
PERCENTAGE OF BUILDING AREA DETACHED (%)		30.49
EXISTING BUILDING AREA (%)		20.83
EXISTING BUILDING AREA (%)		44.67
PERCENTAGE OF BUILDING AREA DETACHED (%)		41.43
NUMBER OF DAYS	8	3.5

OPA AND ZBLA APPLICATION
FILE NUMBER

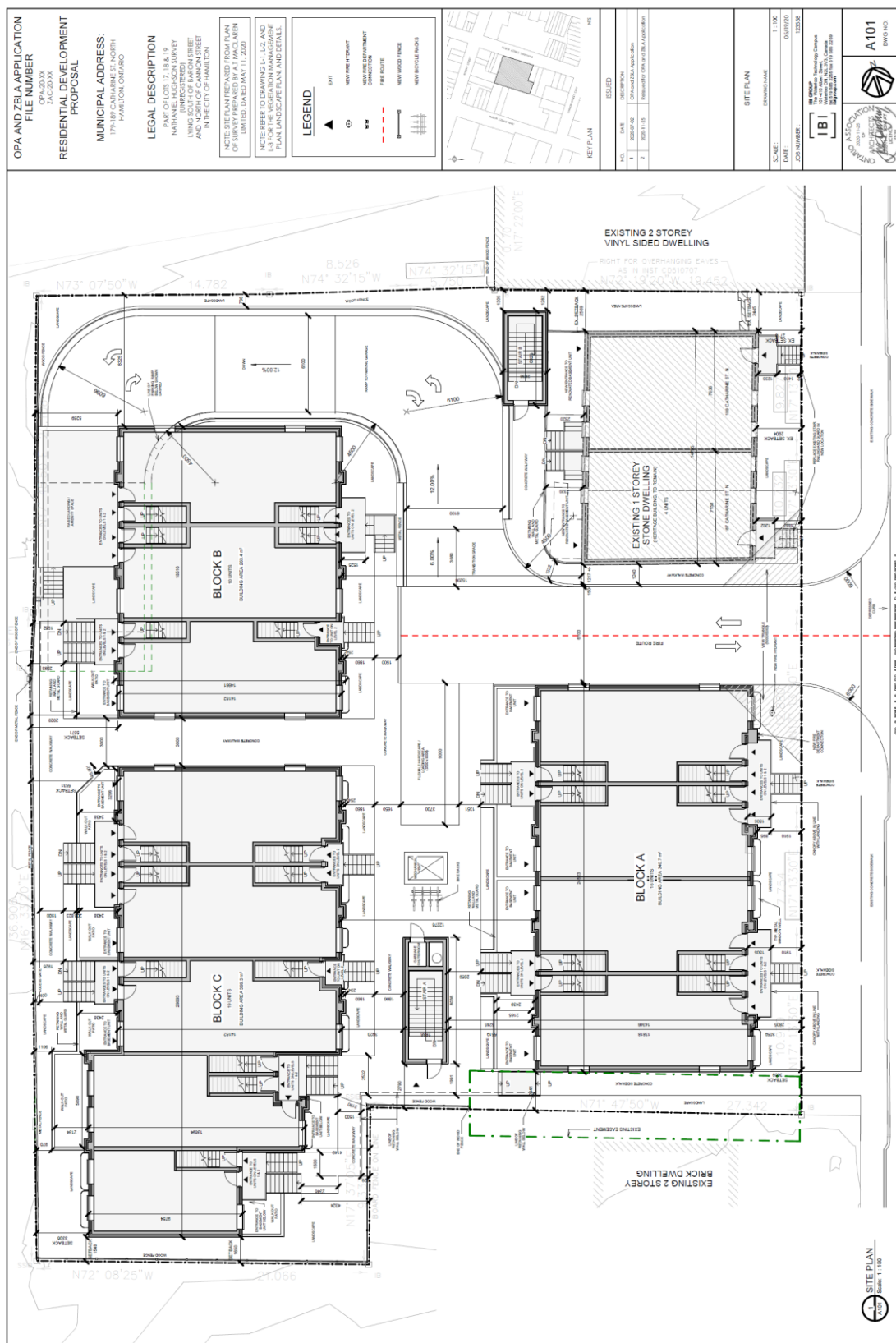
OPA-20-XX
ZAC-20-XX

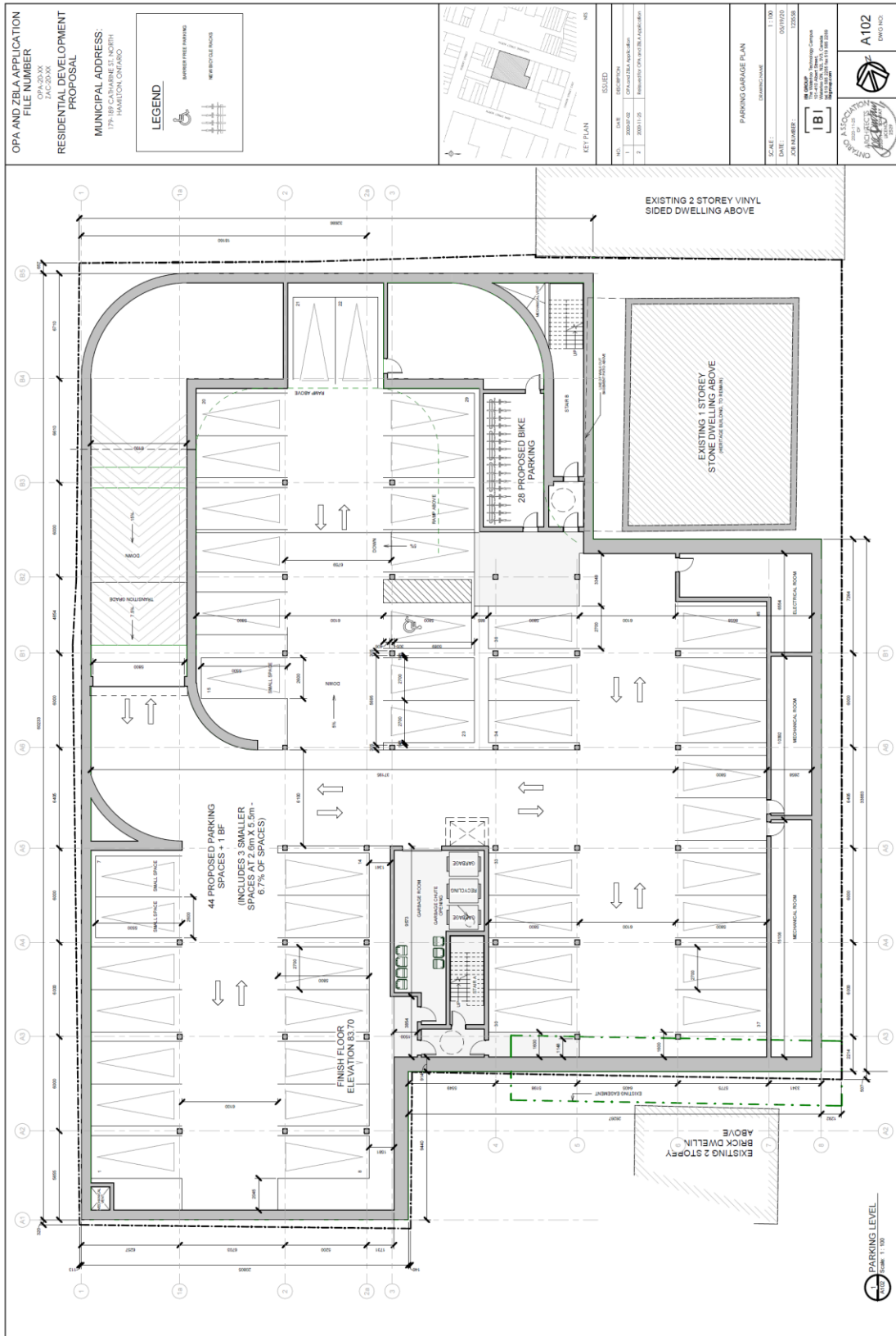
ARCHITECTURAL DRAWING LIST

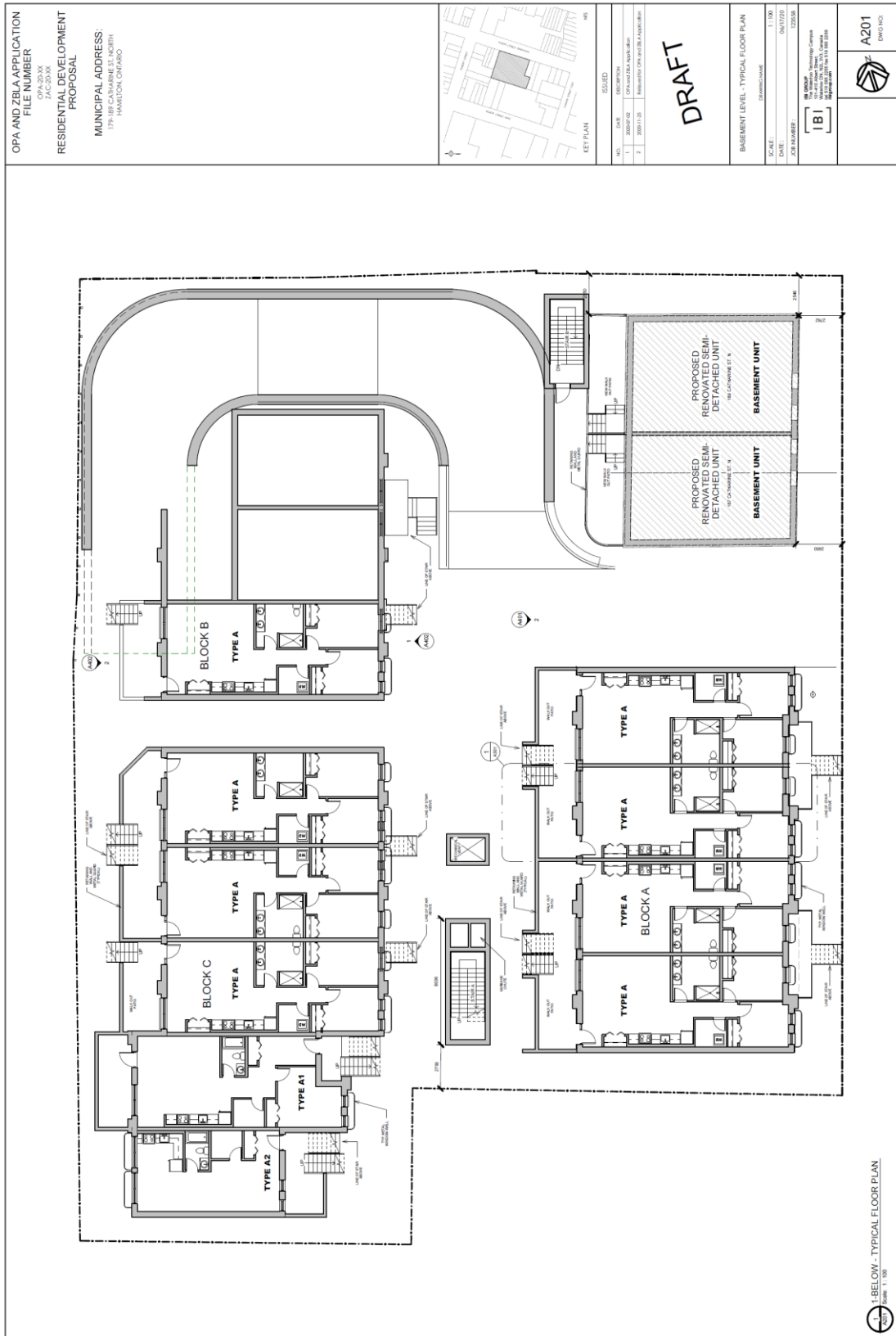
PROVIDOR	REQUIRED	PROVIDED
NEW TRUCKS		43
REMOVED AND RENEWED		4
REMOVED AND DETACHED		4
TOTAL		4
PARKING SPACES		
1. Look for the City A "B" (from our City A "B" form) on the parking lot	40	40
# of stalls x 1 (space) + # of spaces		40
PARKING SPACE (MINIMUM) (IN)	2.7m x 6.0m	2.7m x 6.0m
PARKING SPACE (MAXIMUM) (IN)	2.7m x 6.0m	2.7m x 6.0m
MANEUVERING SPACE (IN) for parking at 90° angle	6.0	6.0
LOADING SPACE	1	1
LOADING SPACE	3.7 x 6.0	3.7 x 6.0

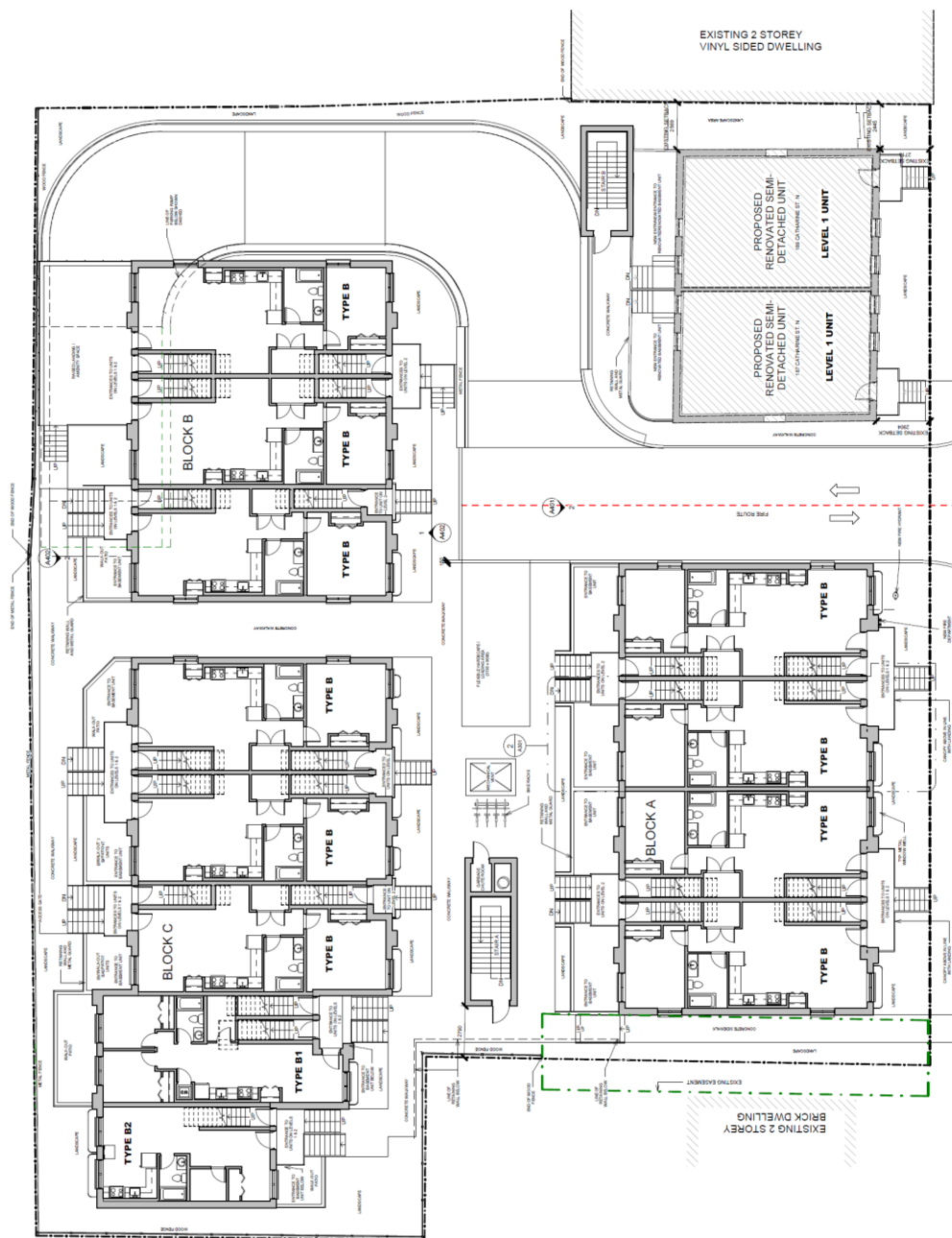
A000	COVER PAGE
A101	SITE PLAN
A102	PARKING GARAGE
A201	BASEMENT LEVEL
A202	LEVEL 1 - TYPICAL
A203	LEVEL 2 - TYPICAL
A204	LEVEL 3 - TYPICAL
A205	ROOF LEVEL
A301	UNIT PLANS
A302	UNIT PLANS
A401	ELEVATIONS
A402	ELEVATIONS
A501	3D VIEWS

COVER PAGE
A000
DRAWING NAME
DWG NO:
IBS GROUP
The Valley Technology Campus
101-410 Albert Street,
Vancouver BC V6Z 3V3, Canada
Tel: 619 666 2266 Fax: 619 666 2269









1 LEVEL 1 - TYPICAL FLOOR PLAN

