



DEVELOPMENT STATISTICS

Item	Required (as per draft By-Law)	Proposed
Lot Area	3451.43 m ²	3451.43 m ²
Min. Setback from Sidewalk	3.75 m	3.58 m
Min. Side Yard	7.5 m	N/A
Min. Front Yard	7.5 m	8.54 m
Min. Gross Floor Area for Office	2,500.0 m ²	707.80 m ²
Min. Gross Floor Area for Commercial	2,500.0 m ²	707.30 m ²
Max. Height	25.0 m	7 storeys (22.4 m)
Max. Floor Area	2,500.0 m ²	707.80 m ²
Max. Floor Area for Commercial	2,500.0 m ²	707.30 m ²
Max. Floor Area for Residential	0 m	3.49 m
Office	11,307 m ² in excess of 450 m ² = 15 spaces	10 spaces
Commercial	11,307 m ² in excess of 450 m ² = 11 spaces	12 spaces
Residential	Units Greater than 90 m ² : 1.14 ÷ 0.71 unit = 1.6 spaces Units 50 - 90 m ² : 0.05 unit = 30.6 spaces Units 15 - 50 m ² : 0.11 unit = 13 spaces Units Less than 15 m ² : 0.2 unit = 4.8 spaces Total: 50 spaces	64 spaces
Street Free Parking	3 spaces	3 spaces
Total Parking	64 spaces	66 spaces
Short Term Bicycle Parking	16 spaces	16 spaces
Long Term Bicycle Parking	91 spaces	90 spaces

Item	No. Units
2nd Floor	12 residential units
3rd Floor	10 residential units
4th Floor	43 residential units
Total Residential	75 units
Units Greater than 100m ²	83 units
Units Less than 100 m ²	35 units
Total Commercial	3 units
Total Office Units	3 units

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DESIGNED BY: INCLUSIVE DESIGN CHECKED BY: W. JOHNSON

DRAWN BY: L. GERRARD DATE: July 24, 2020

URBAN SOLUTIONS
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PROJECT:
BARTON AND WELLINGTON
CITY OF HAMILTON

CLIENT:
467052 ONTARIO LTD
C/O STEVEN JOYCE

TITLE:
CONCEPT PLAN

US FILE NUMBER: 2381-17 SHEET NUMBER: 1

