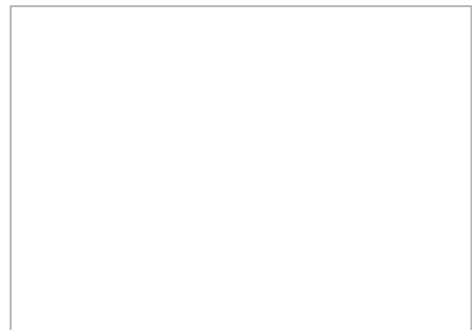


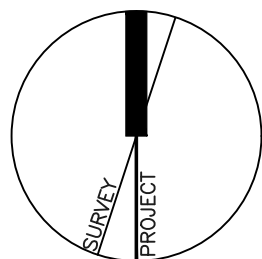


INVIZIJ ARCHITECTS INC  
185 YOUNG STREET, HAMILTON, ON L8N 1V9  
T: 905 525 9000 | F: 905 523 7600 | [info@invizij.ca](mailto:info@invizij.ca)




E	OWNER REVIEW	DEC 13/21
D	OWNER REVIEW	MAY 6/21
C	OWNER REVIEW	FEB 19/21
B	OWNER REVIEW	FEB 17/21
A	OWNER REVIEW	FEB 11/21

REV.	DESCRIPTION	DATE
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

PROJECT NAME:  
  
STEVEN STREET  
HOUSING CO-OP

PROJECT ADDRESS:  
  
16 STEVEN STREET,  
HAMILTON, ONTARIO

PROJECT NO.:  
  
20-004

DRAWING TITLE:  
  
SITE PLAN

PLOT DATE: 12-Jan-22

DRWN.: MS

CHKD.: EC

DATE: JANUARY

SCALE: 1:100

DRAWING NO.:

A1.0

Zoning By-law No. 6593 "DE-3" (Multiple Dwellings) District (Proposed Zoning)			
Provision	Required	Proposed	Conformity
Permitted Use 10C.(1).(vi)	Multiple Dwelling, with not more than 3 lodgers in each Class A unit	Multiple Dwelling, with not more than 3 lodgers in each Class A unit.	Yes
Max. Building Height 10C.(3)	3-storeys	3 storeys	Yes
Min. Front Yard (Multiple Dwelling) 10C.(3).(i).(b)	1/120 of building height X building width, but no such front yard shall have a depth less than 4.5m and more than 7.5m	0.0m*	No
Min. Side Yard (Multiple Dwelling) 10C.(3).(ii).(b)	1/120 of building height X building width less 1.5m up to 9.0m but plus 3.0m where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5m and more than 13.5m.	0.0m*	No
Min. Rear Yard (Multiple Dwelling) 10C.(3).(iii).(b)	1/120 of building height X building width less 1.5m up to 9.0m but plus 3.0m where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5m and more than 13.5m.	0.0m*	No
Intensity of Use (Multiple Dwelling) 10C.(4).(iv)	Min. Lot Width: 21.0m Min. Lot Area: 630m <sup>2</sup>	Lot Width-25.79m* Lot Area-473.1sqm(includes lands merged)	No (lot area)
Floor Area Ratio 10C.(5)	0.90	0.74	Yes
Landscaped Area 10C.(6)	25%	0m*	No
Parking (Multiple Dwelling) 18A.Table 2	1.25 spaces/unit (includes 0.25 visitor parking spaces)  1.25 X 15 units = 19 spaces	2 spaces	No
Loading Space	1 Loading Space 4.0m X 9.0m	0 spaces	No
(*) Existing Condition			

