



## BINBROOK ROAD

## BINHAVEN BOULEVARD

## GOWLAND DRIVE

\*Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).\*

ZONING INFORMATION & SITE STATISTICS		
	REQUIREMENT (RM2-217)	PROVIDED
SITE AREA	N/A	8405.43 m <sup>2</sup> / 2.08 ac / 0.84 ha
DWELLING UNITS	N/A	72 UNITS (2 BEDROOMS)
MAX. DENSITY	N/A	34.66 UNITS/ACRE (85.71 ha)
MIN. LOT FRONTAGE	30 m	90.09 m
MIN. LOT AREA	700 m <sup>2</sup>	8405.43 m <sup>2</sup>
BUILDING AREA	N/A	2149.55 m <sup>2</sup>
PARKING AREA	N/A	3566.80 m <sup>2</sup>
AMENITY AREA	5.0 SM / UNIT = 360 m <sup>2</sup>	7.70 SM / UNIT = 554.45 m <sup>2</sup>
LANDSCAPE AREA	N/A	2134.63 m <sup>2</sup>
MIN. LANDSCAPE AREA	25% (EXCLUDES AMENITY AREA)	25.39%
MAX. LOT COVERAGE	N/A	25.57%
MIN. FRONT YARD	3.0 m	3.0 m
MIN. SIDE YARD	3.0 m	3.0 m
MIN. REAR YARD	3.0 m	3.0 m
MAX. HEIGHT	6 STOREYS	3.5 STOREYS (15 m)
MIN. LANDSCAPE STRIP	3.0 m	3.0 m
PARKING SPACES	1 / UNIT = 72 0.5 VISITOR = 36 TOTAL = 108	1 / UNIT = 72 VISITOR = 72 TOTAL = 108
BARRIER FREE PARKING	1 SPACE PER 50 = 3 SPACES REQUIRED	3 SPACES
PARKING SIZE	2.60m X 5.5m	2.60m X 5.5m
BICYCLE PARKING		40 SPACES

## LEGEND


## ONE RISER DESIGNS GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ONE RISER DESIGNS PRIOR TO COMMENCEMENT OF WORK.
2. ONE RISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. ALL CONSTRUCTED EVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. ONE RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ONE RISER DESIGNS. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ONE RISER DESIGNS.

DESIGNED BY	FILE NO.	DATE
JAN ROBERTSON	DA-18-220	27816
REGISTERED PROFESSIONAL ENGINEER		32026

NO.	REVISIONS	DATE	BY
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

## ONE RISER DESIGNS

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CONCORD, ONTARIO  
L4K 3N3  
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FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

## EMPIRE

STACKED TOWNHOUSE  
PROPOSED SITE PLAN

3435 BINBROOK ROAD  
BINBROOK, ONTARIO

DATE	MS	DATE	MS
1/2020		1/2020	
19-20		19-20	

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