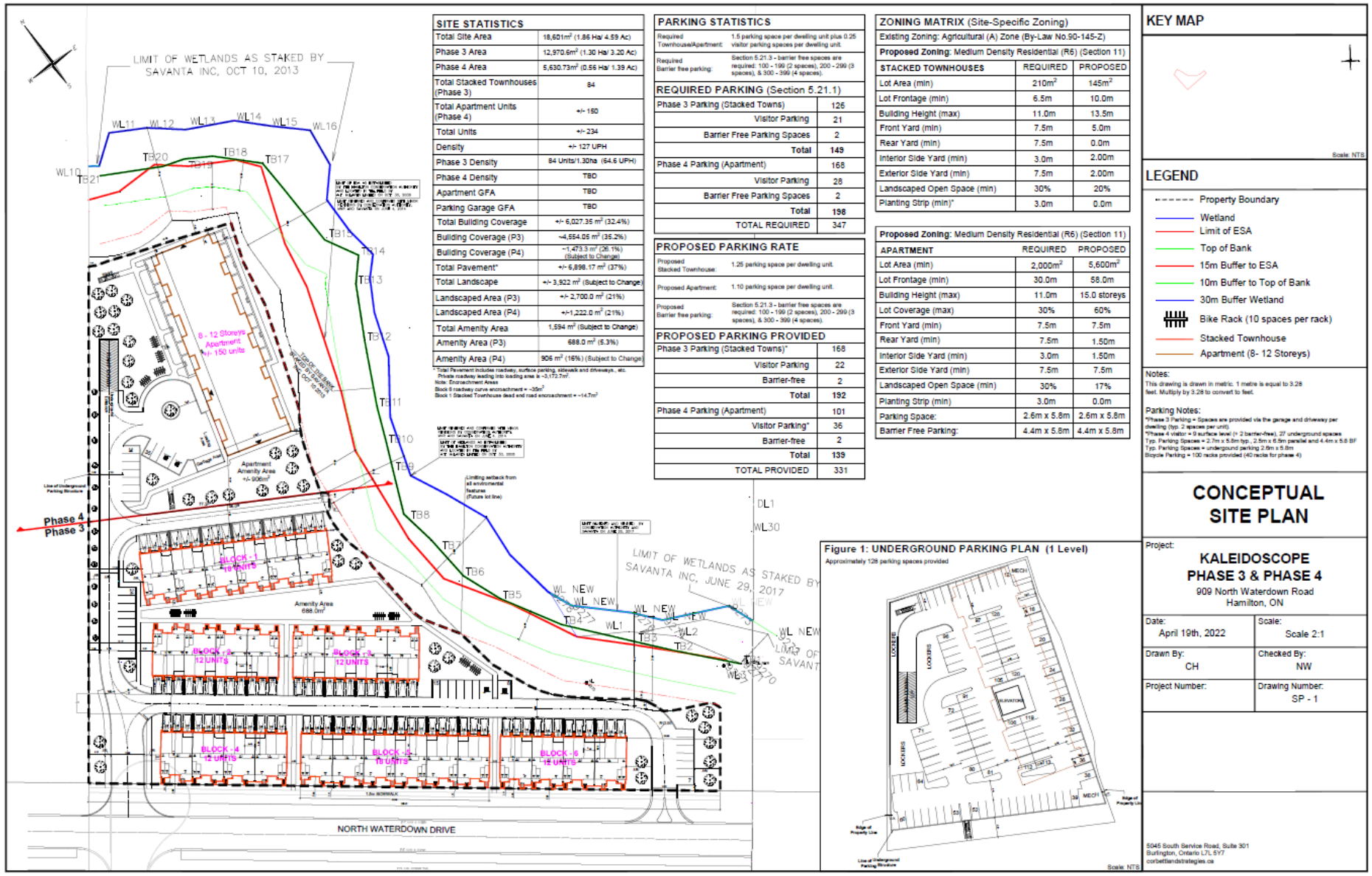

SITE STATISTICS	
Total Site Area	18,601m² (1.86 Ha/ 4.59 Ac)
Phase 3 Area	12,970.6m² (1.30 Ha/ 3.20 Ac)
Phase 4 Area	5,630.73m² (0.56 Ha/ 1.39 Ac)
Total Stacked Townhouses (Phase 3)	84
Total Apartment Units (Phase 4)	+/- 150
Total Units	+/- 234
Density	+/- 127 UPH
Phase 3 Density	84 Units/1.30ha (64.6 UPH)
Phase 4 Density	TBD
Apartment GFA	TBD
Parking Garage GFA	TBD
Total Building Coverage	+/- 6,027.35 m² (32.4%)
Building Coverage (P3)	~4,554.05 m² (35.2%)
Building Coverage (P4)	~1,473.3 m² (26.1%) (Subject to Change)
Total Pavement*	+/- 6,898.17 m² (37%)
Total Landscape	+/- 3,922 m² (Subject to Change)
Landscaped Area (P3)	+/- 2,700.0 m² (21%)
Landscaped Area (P4)	+/-1,222.0 m² (21%)
Total Amenity Area	1,594 m² (Subject to Change)
Amenity Area (P3)	688.0 m² (5.3%)
Amenity Area (P4)	906 m² (16%) (Subject to Change

* Total Pavement includes roadway, surface parking, sidewalk and driveways., etc.
Private roadway leading into loading area is ~3,172.7m².
Note: Encroachment Areas
Block 6 roadway curve encroachment = ~35m²
Block 1 Stacked Townhouse dead end road encroachment = ~14.7m²

PARKING STATISTICS	
Required Townhouse/Apartment:	1.5 parking space per dwelling unit plus 0.25 visitor parking spaces per dwelling unit.
Required Barrier free parking:	Section 5.21.3 - barrier free spaces are required: 100 - 199 (2 spaces), 200 - 299 (3 spaces), & 300 - 399 (4 spaces).

REQUIRED PARKING (Section 5.21.1)	
Phase 3 Parking (Stacked Towns)	126
Visitor Parking	21
Barrier Free Parking Spaces	2
Total	**149**
Phase 4 Parking (Apartment)	168
Visitor Parking	28
Barrier Free Parking Spaces	2
Total	**198**
TOTAL REQUIRED	347

PROPOSED PARKING RATE	
Proposed Stacked Townhouse:	1.25 parking space per dwelling unit.
Proposed Apartment:	1.10 parking space per dwelling unit.
Proposed Barrier free parking:	Section 5.21.3 - barrier free spaces are required: 100 - 199 (2 spaces), 200 - 299 (3 spaces), & 300 - 399 (4 spaces).

PROPOSED PARKING PROVIDED	
Phase 3 Parking (Stacked Towns)*	168
Visitor Parking	22
Barrier-free	2
Total	**192**
Phase 4 Parking (Apartment)	101
Visitor Parking*	36
Barrier-free	2
Total	**139**
TOTAL PROVIDED	331

ZONING MATRIX (Site-Specific Zoning)		
Existing Zoning: Agricultural (A) Zone (By-Law No.90-145-Z)		
Proposed Zoning: Medium Density Residential (R6) (Section 11)		
STACKED TOWNHOUSES	REQUIRED	PROPOSED
Lot Area (min)	210m²	145m²
Lot Frontage (min)	6.5m	10.0m
Building Height (max)	11.0m	13.5m
Front Yard (min)	7.5m	5.0m
Rear Yard (min)	7.5m	0.0m
Interior Side Yard (min)	3.0m	2.00m
Exterior Side Yard (min)	7.5m	2.00m
Landscaped Open Space (min)	30%	20%
Planting Strip (min)*	3.0m	0.0m

Proposed Zoning: Medium Density Residential (R6) (Section 11)		
APARTMENT	REQUIRED	PROPOSED
Lot Area (min)	2,000m²	5,600m²
Lot Frontage (min)	30.0m	58.0m
Building Height (max)	11.0m	15.0 storeys
Lot Coverage (max)	30%	60%
Front Yard (min)	7.5m	7.5m
Rear Yard (min)	7.5m	1.50m
Interior Side Yard (min)	3.0m	1.50m
Exterior Side Yard (min)	7.5m	7.5m
Landscaped Open Space (min)	30%	17%
Planting Strip (min)	3.0m	0.0m
Parking Space:	2.6m x 5.8m	2.6m x 5.8m
Barrier Free Parking:	4.4m x 5.8m	4.4m x 5.8m

Figure 1: UNDERGROUND PARKING PLAN (1 Level)
Approximately 126 parking spaces provided

KEY MAP

LEGEND

- Property Boundary
- Wetland
- Limit of ESA
- Top of Bank
- 15m Buffer to ESA
- 10m Buffer to Top of Bank
- 30m Buffer Wetland
- Bike Rack (10 spaces per rack)
- Stacked Townhouse
- Apartment (8- 12 Storeys)

Notes:
This drawing is drawn in metric. 1 metre is equal to 3.28 feet. Multiply by 3.28 to convert to feet.

Parking Notes:
*Phase 3 Parking = Spaces are provided via the garage and driveway per dwelling (typ. 2 spaces per unit).
*Phase 4 visitor = 9 surface level (= 2 barrier-free), 27 underground spaces
Typ. Parking Spaces = 2.7m x 5.8m typ., 2.5m x 6.5m parallel and 4.4m x 5.8 BF
Typ. Parking Spaces = underground parking 2.6m x 5.8m
Bicycle Parking = 100 racks provided (40 racks for phase 4)

CONCEPTUAL SITE PLAN

Project:
KALEIDOSCOPE
PHASE 3 & PHASE 4
909 North Waterdown Road
Hamilton, ON

Date:	Scale:
April 19th, 2022	Scale 2:1
Drawn By: CH	Checked By: NW
Project Number:	Drawing Number: SP - 1

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