


# CONCEPT PLAN

1400 Limeridge Rd E  
City of Hamilton

 Subject Lands 11,684m<sup>2</sup> (1.16ha)

Proposed Zoning: Townhouse with Special Provisions (RT-20-xx)		
	Permitted/Required	Provided
Lot Area	230m <sup>2</sup>	11,684m <sup>2</sup>
Lot Depth	30.0m	150.9m
Lot Width	23.0m	80.7m
Frontage	23.0m	80.7m
Units	n/a	Existing: 36 Proposed: 10 Total: 46
Density	n/a	39.37 upha
Building height	11.0m	8.36m
Area Requirement (where a yard abuts a street)	6.0m	9.26m (Limeridge Road E)
Area Requirement (yard abutting any other lot)	3.0m, except where there are windows to a habitable room facing the yard, 6.0m	4.35m
Distance Between Buildings (distance of two exterior walls containing no windows)	3.5m	6.83m
Distance Between Building (distance of two exterior walls, one of which contains at least one window to a habitable room)	9.0m	6.83m
Distance Between Buildings (distance between two exterior walls each of which contains at least one window to a habitable room)	15.0m	6.83m
Privacy Area for Each Unit that is screened on two sides	1.2m, and not more than 2m in height	x
Privacy Area Depth	2.5m	x
Landscapes Area	40.0%	65.9%
Number of Attached Units (max.)	16 units	12 units
Loading spaces	1	0
Parking	Residential: 1.5 spaces per unit (69 spaces)	54 (existing)
	Visitor: 0.3 spaces per unit (14 spaces)	
	Total: 63	

Building Coverage (2,061.8 m<sup>2</sup>) 17.6%  
 Landscaped Area (7,699.6 m<sup>2</sup>) 65.9%  
 'Hard Surface' Area (1,922.6 m<sup>2</sup>) 16.5%  
 Total (11,684 m<sup>2</sup>) 100.0%

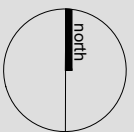
NOTES:  
 - All dimensions are in metres unless otherwise noted.  
 - Boundary and topographical survey information provided by A.T. McLaren Ltd., Land Surveyor.

DATE: September, 2023

FILE: 20348F

SCALE 1:750

DRAWN: GC



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