

# Appendix "E" to Report PED24099

## Page 1 of 2



### KEY PLAN

### DETAILS OF DEVELOPMENT

DATA	REQUIRED	REQUIRED	PROVIDED
ZONING	C3	C5	C5
GROSS LOT AREA (m <sup>2</sup> )			5280
AREA OF ROW(m <sup>2</sup> )			261
NET LOT AREA (m <sup>2</sup> )			5019
BUILDING AREA (m <sup>2</sup> )			2087
BUILDING COVERAGE(%)			41.5
GFA (m <sup>2</sup> )			15279
FY (m)	W 1.5	MAX 4.5	1.5
RY (m)	E 7.5	7.5	15.5
INT. SY (m)	S 3.0	7.5	16
EX. SY (m)	N 1.5	MAX 4.5	1.5
BUILDING HEIGHT (m)	14	22	29
PLANTING STRIP (m)	1.5	1.5	1.5
LANDSCAPED AREA (m <sup>2</sup> )	528	528	1356
PARKING LA AREA (%)			
LA AREA ASSOCIATED WITH SURFACE PARKING 350m <sup>2</sup> SURFACE PAVED AREA 156m <sup>2</sup>	10	10	19.8
AMENITY AREA (m <sup>2</sup> )			
LA AREA ASSOCIATED WITH SURFACE PARKING 350m <sup>2</sup> SURFACE PAVED AREA 156m <sup>2</sup>	N/A	734	COMMON-IN 2791 COMMON-OUT 89 PATIO 195 BALCON 94 TOTAL 1169
PARKING REQUIRED RETIREMENT HOME 1 SPACE / 3 PERSONS	64	64	53
DAY NURSERY (250m <sup>2</sup> ) 1725m <sup>2</sup>	2	2	2
COMMERCIAL RETAIL WITHIN COMMERCIAL & MIXED USE ZONE (450m <sup>2</sup> ) < 450 0	0	0	0
TOTAL	66	66	55
No. OF BARRIER FREE SPACES OF TOTAL 4% OF TOTAL	3	3	3
LONG TERM BIKE PKG 0.5/DWELLING UNIT COMMERCIAL 2 PER UNIT 450-AREA-15,000	97	97	99
GARBAGE ENCLOSURE		INDOOR	

### LEGAL DESCRIPTION:

PART 1 OF BLOCK 112, REGISTERED PLAN 626-1980  
LEGAL INFORMATION PROVIDED BY A.T. MOLAREN  
LIMITED (DATED MARCH 2016)

### FLOOR AREAS

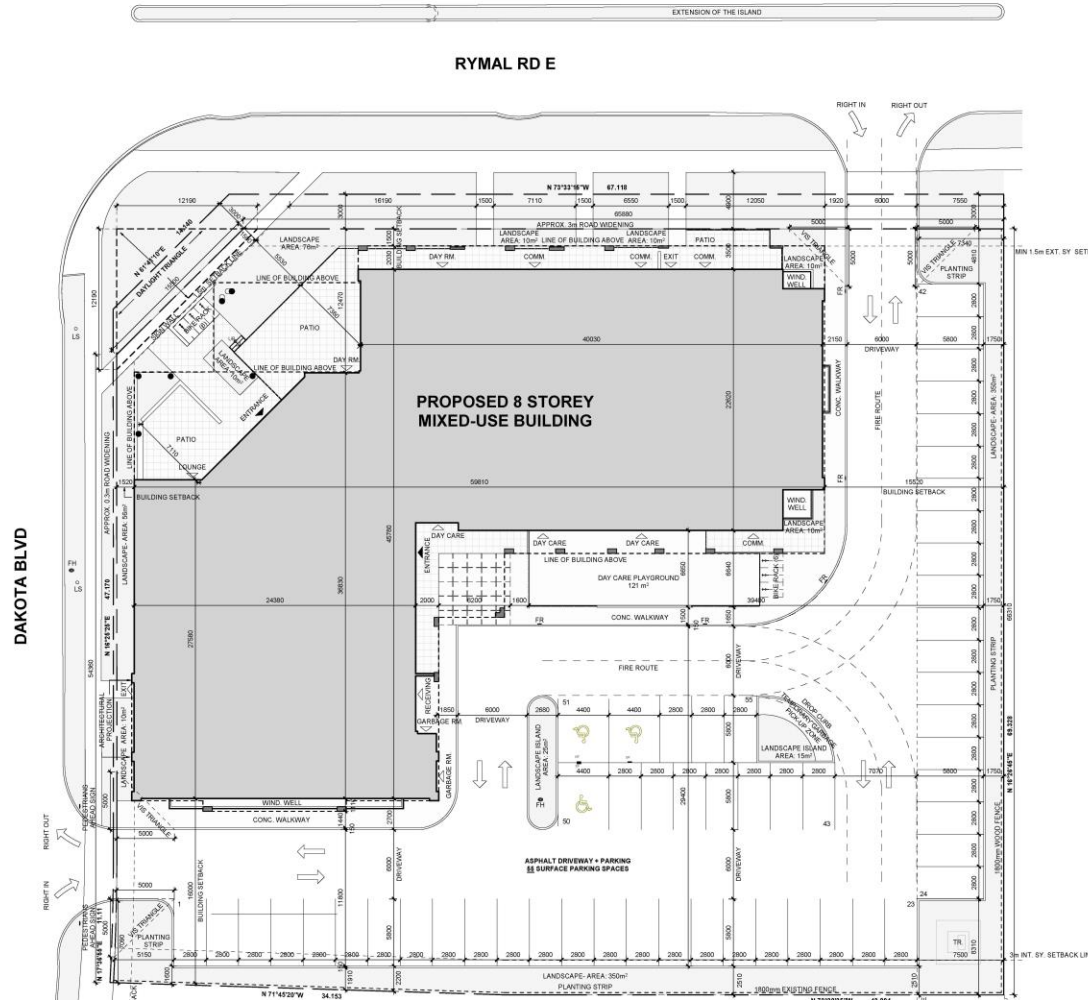
FLOOR	AREA (m <sup>2</sup> )
BASEMENT	1805
GROUND FLOOR	1802
2ND FLOOR	1714
3RD FLOOR	1717
4TH FLOOR	1717
5TH FLOOR	1717
6TH FLOOR	1717
7TH FLOOR	1915
8TH FLOOR	1915
GROSS FLOOR AREA	15279

### SITE PLAN NOTES:

- All work involved in the construction, relocation, repair or replacement of the project shall be to the satisfaction of the Engineer of Planning and Civil (Permit), Planning and Economic Development Department.
- Fire Alarm, Smoke and 3-Way Fire Hydrants shall be installed to the satisfaction of the City Fire Department.
- The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
  - Building permit
  - Sewer and water permits
  - Road cut permits
  - Relocation of services
  - Approach approval permits
  - Construction agreement
  - Committee of Adjustment (if required)
- Abandoned accessways must be removed and the north and boulevard notations with seal at the owner's expense to the satisfaction of the Corridor Management Section, Public Works Department.
- All signs must comply with Sign By-Law.

### LEGEND

- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCES & EXITS
- B.F. PARKING SYMBOL
- B.F. PARKING SIGN
- FIRE ROUTE SIGN
- VISITOR PARKING SPACE
- LINE OF BUILDING ABOVE
- LINE OF BUILDING SETBACKS
- VEHICLE MOVEMENT LINE



1 SITE PLAN  
A1.1 SCALE: 1:200

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.  
THESE DOCUMENTS ARE COPYRIGHTED INSTRUMENTS OF SERVICE AND PROPERTY OF THE ARCHITECT.  
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### REVISIONS:

NO.	DATE	ISSUED
1	2021.12.13	ISSUED FOR ZBA - PRECON
2	2022.12.22	ISSUED FOR DRP
3	2023.01.19	ISSUED FOR PUBLIC CONSULTATION
4	2023.06.23	ISSUED FOR ZBA - PRECON
5	2023.09.23	ISSUED FOR ZBA - PRECON
6	2023.09.25	REISSUED FOR ZOR
7	2023.11.16	ISSUED FOR ZBA

PROJECT:  
**RETIREMENT HOME**  
1866 RYMAL RD. E  
HAMILTON, ON  
1685487 ONTARIO INC.

DRAWING TITLE:

SITE PLAN

DATE: 2023.11.16

SCALE: As indicated

DRAWN: BM

STATUS: ZBA

JOB NO: 2126

A1.1

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## Page 2 of 2

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5	2023.08.23	ISSUED FOR ZCR
6	2023.09.25	REISSUED FOR ZCR
7	2024.02.12	ISSUED FOR ZBA

ELEVATION SCHEDULE	
CE-1	RESIDUAL BRICK - RESIDENCY BRICKS
CE-2	RESIDUAL BRICK - LIGHT GREY HORN PATTERNS
CE-3	RESIDUAL BRICK - MEDIUM GREY-HORN PATTERNS
CE-4	RESIDUAL BRICK - DARK GREY
CE-5	RESIDUAL BRICK - LIGHT GREY
CE-6	RESIDUAL BRICK - LIGHT GREY
CE-7	RESIDUAL BRICK - LIGHT GREY
CE-8	RESIDUAL BRICK - LIGHT GREY
CE-9	RESIDUAL BRICK - LIGHT GREY
CE-10	RESIDUAL BRICK - LIGHT GREY
CE-11	RESIDUAL BRICK - LIGHT GREY
CE-12	RESIDUAL BRICK - LIGHT GREY
CE-13	RESIDUAL BRICK - LIGHT GREY
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CE-98	RESIDUAL BRICK - LIGHT GREY
CE-99	RESIDUAL BRICK - LIGHT GREY
CE-100	RESIDUAL BRICK - LIGHT GREY



1 NORTH ELEVATION (RYMAL RD E)  
A3.1 SCALE: 1:200



2 WEST ELEVATION (DAKOTA BLVD)  
A3.1 SCALE: 1:200



3 SOUTH ELEVATION  
A3.1 SCALE: 1:200



4 EAST ELEVATION  
A3.1 SCALE: 1:200



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