

PART OF
LOT 12 AND LOT 20
REGISTERED PLAN No. 340
BEING IN THE
CITY OF HAMILTON

SITE STATISTICS

ZONE	D18-488 D18-822 (MIMM PROTECTED RESIDENTIAL)
LOT AREA	2201.46 Sq.M.
COVERAGE (PROPOSED)	1248 Sq.M.
GROSS FLOOR AREA (EXISTING)	2958 Sq.M.
GROSS FLOOR AREA (PERMITTED)	110 Sq.M.
LANDSCAPED AREA (PROPOSED)	693 Sq.M.
LANDSCAPED AREA (PERMITTED)	110 Sq.M.
OUTDOOR AMENITY AREA (PROP.)	582 Sq.M.
PAVED AREA	- Sq.M.
PARKING SPACES (PROPOSED)	5 SPACES
(INCLUDES 1 BARRIER FREE SPACE)	
PARKING SPACES (REQUIRED)	5 SPACES
SHORT TERM BICYCLE SPACES (PROPOSED)	5
LONG TERM BICYCLE SPACE (PROPOSED)	30
TOTAL NUMBER OF UNITS/APARTMENTS	39
1 BEDROOM	33
2 BEDROOM	6

"DE-2" DISTRICTS (MULTIPLE DWELLINGS)
(Former City of Hamilton Zoning By-law 6593)

	DE2- Site Specific	Provided	Conforms?
10 B.(1) Permitted Use	Multiple Dwelling	Multiple Dwelling	Yes
10 B.(2)(i) Maximum Height	8 storeys or 26 metres	2 storeys	Yes
10B.(3)(b) Front Yard Depth	0 Metres	0 metres	Yes
10.B.(3)(iv) Side Yard Depth	0 Metres	0 metres (north)	Yes
10.B.(3)(iii) Rear Yard	6 metres	6 metres	Yes
Setback			
10.B.(4)(iv) Min Lot Width/ Area	21 metres lot width 450m ² lot area	28.3 metres 2201.45m ²	Yes
11.(5) Floor Area Ratio	FAR 1.08	FAR 1.08 2,356m ²	Yes
11.(6) Landscaped Area	5% of lot Area = 110 m ²	693 m ²	Yes

PARKING & LOADING REQUIREMENTS (Section 18A)

	5 SPACES	5 SPACES	Yes
18A.(1)(a) Resident Parking	5 SPACES	5 SPACES	Yes
Section 18A.(1)(b) Visitor Parking	0 Spaces	0 Spaces	Yes
Total Parking	5 SPACES	5 SPACES	Yes
18A.(1)(c) Loading Spaces	0	0	Yes
18A.(1)(f) Manoeuvring Space	6 metres	6 metres	Yes
18A.(7) Parking Space Size	2.8 metres by 5.8 metres	2.8m x 5.8m	Yes
18A.(11)(b) Distance Parking to Residential lot boundary	0.15 metres	0.2m	Yes

YARD ENCROACHMENTS, Section 7.12

	Max 1.5 metres	0.53 metres	Yes
Eaves and Gutters	Max 1.5 metres	0.53 metres	Yes
Unenclosed Porches	Max 2.7 metres	2.7 metres	Yes

LINTACK ARCHITECTS INCORPORATED

241-1005 STIRTON STREET, SUITE 107, HAMILTON, ONTARIO L8N 2Y2
TEL: (905) 571-2020 FAX: (905) 571-2021
www.lintack.com

ONARIO ASSOCIATION
REGISTERED ARCHITECT
No. 12345

PROPOSED APARTMENT CONVERSION OF
72-78 STIRTON AVENUE
DV TRILLIUM GROUP

72-78 STIRTON AVENUE
HAMILTON, ONTARIO

job no.	23.047
dwg. file	DESIGN
dwg. by	JD
scale	1:150 (METRIC)
date	JULY 2023
dwg. file	SITE PLAN
dwg.	A1.0



LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3K3
T: 905.572.6163 • F: 905.572.6164 • E: info@lintackarch.com
www.lintack.com



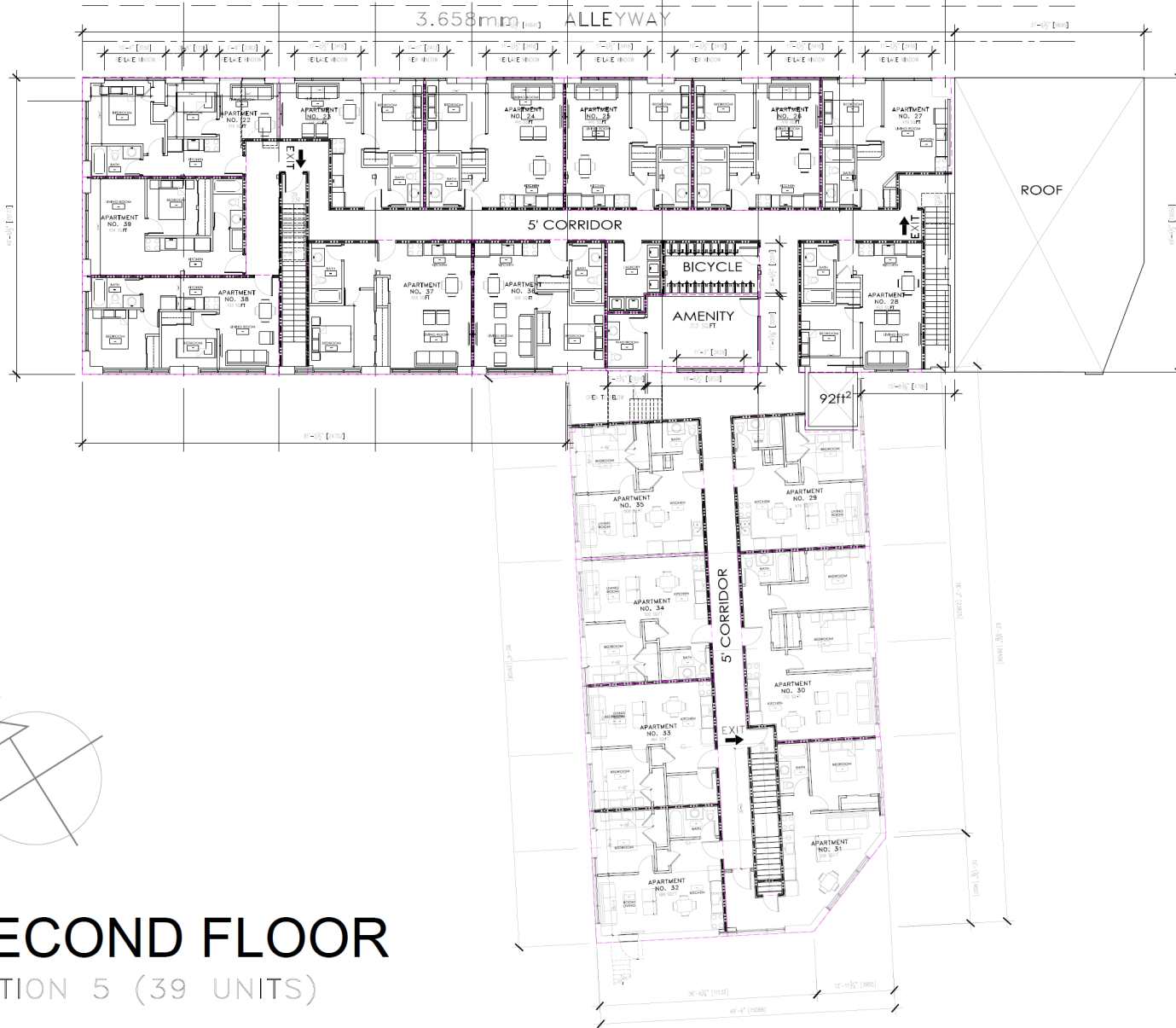
This drawing shall not be used for construction without the written consent of the architect. All errors and omissions are the responsibility of the architect.

No.	Revisions	Date

PROPOSED APARTMENT CONVERSION OF
72-78 STIRTON AVENUE
DV TRILLIUM GROUP
72-78 STIRTON AVENUE
HAMILTON, ONTARIO

job no.	23.047
dwg. file	DESIGN
dwn. by	JD
scale	1/8" = 1'-0"
date	JULY 2023
dwg. title	SECOND FLOOR PLAN

dwg. A2.2



SECOND FLOOR
OPTION 5 (39 UNITS)

NOT TO BE USED
FOR CONSTRUCTION

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3K3
TEL: 519.241.1111 • FAX: 519.241.1112
WWW.LINTACK.COM



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No.	Revisions	Date

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72-78 STIRTON AVENUE
HAMILTON, ONTARIO

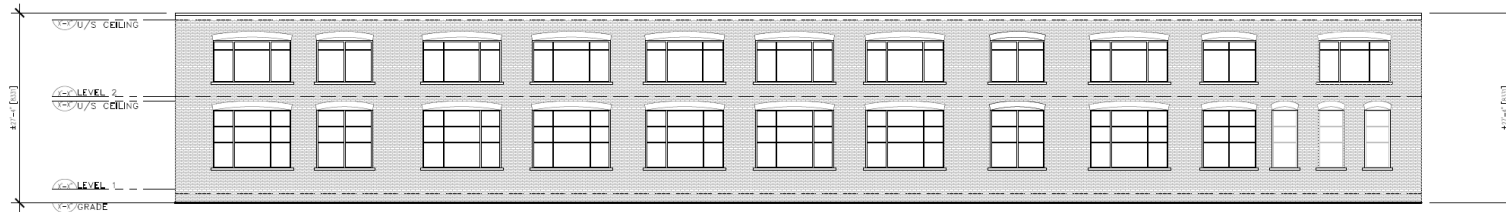
Job no.	23.047
dwg. file	DESIGN
dwn. by	JD
scale	1/8" = 1'-0"
date	JULY 2023
dwg. file	GROUND FLOOR PLAN
dwg.	A2.2



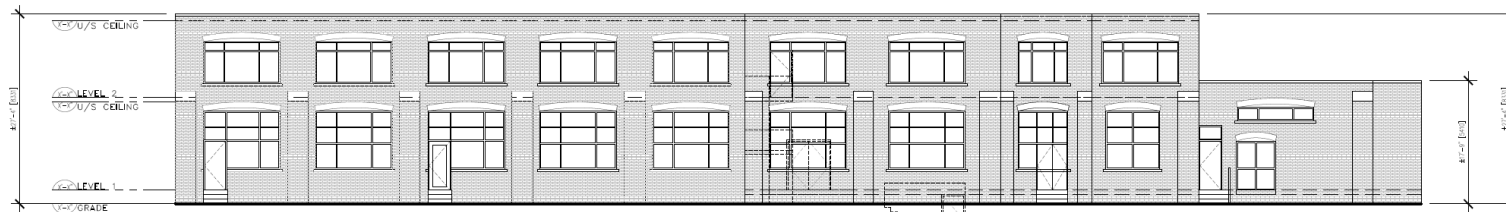
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS ARE SHOWN FOR INFORMATION ONLY. ALL WINDOW OPENS AND EXTERIOR DIMENSIONS MUST BE CONFIRMED ON SITE

NOT TO BE USED FOR CONSTRUCTION

LINTACK ARCHITECTS
INCORPORATED
21 KING ST. E. #100
MILTON, ONTARIO L9T 9W7
TEL: 905.876.1111
WWW.LINTACKARCHITECTS.COM

SCALE: FOR PERMANENT CONSULTATION



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job no. 23.047
dwg. file DESIGN
dwn. by JD
scale 1/8" = 1'-0"
date JULY 2023
dwg. title ELEVATIONS

dwg. A3.1