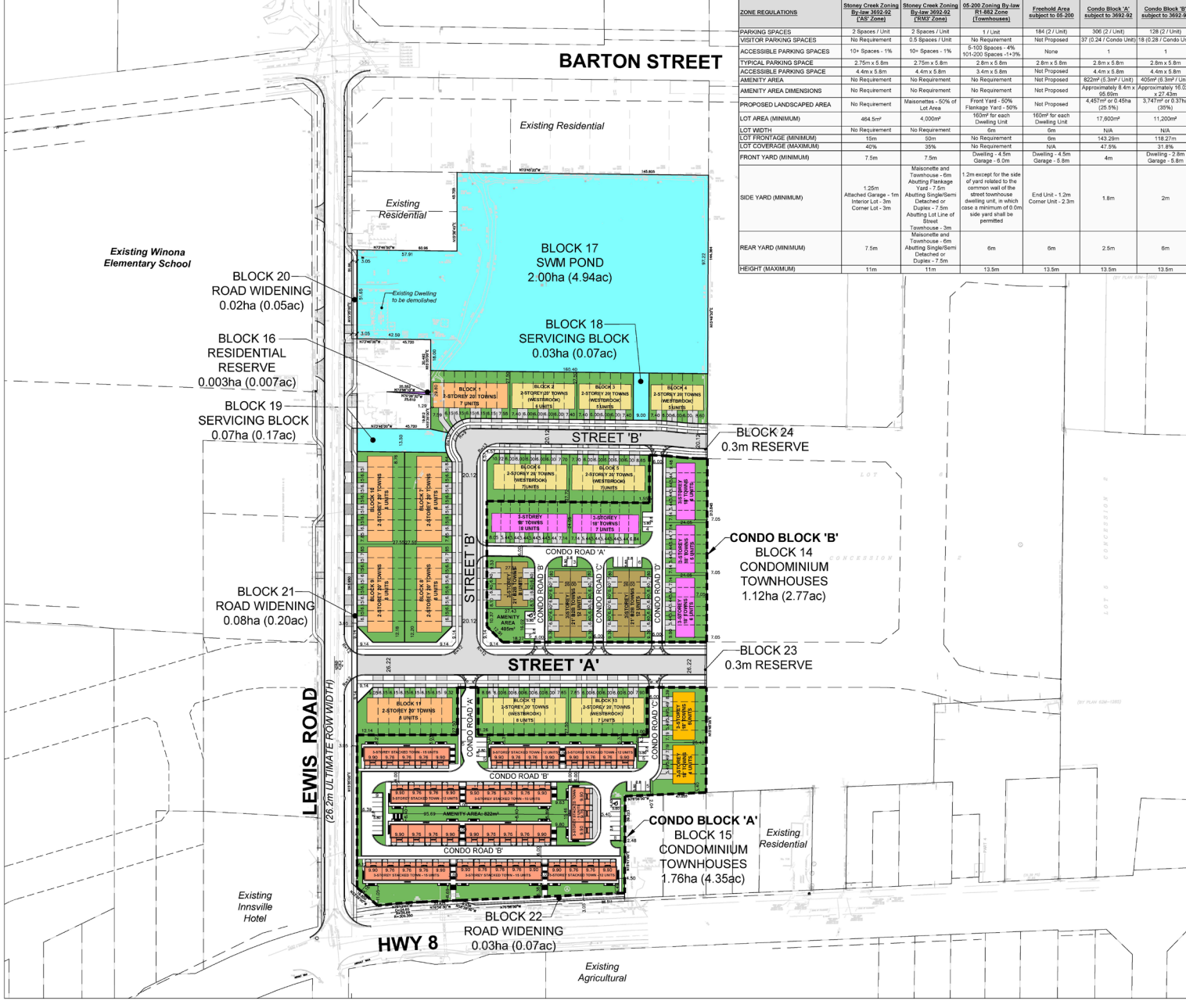
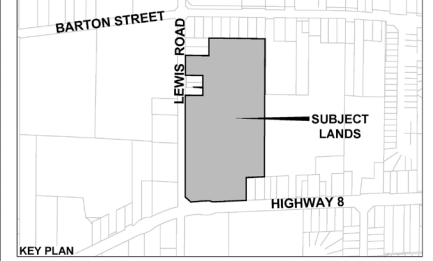


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ZONE REGULATIONS	Stoney Creek Zoning By-law 3052-95 (AS Zone)	Stoney Creek Zoning By-law 3052-95 (RMZ Zone)	05-200 Zoning By-law 51-682 Zone (Townhouses)	Freehold Area subject to 05-200	Condo Block 'A' subject to 3052-95	Condo Block 'B' subject to 3052-95
PARKING SPACES	2 Spaces / Unit	2 Spaces / Unit	1 Unit	184 (27 Units)	306 (27 Units)	128 (2 Units)
VISITOR PARKING SPACES	No Requirement	0.5 Spaces / Unit	No Requirement	Not Proposed	37 (0.24 / Condo Unit), 18 (0.28 / Condo Unit)	
ACCESSIBLE PARKING SPACES	10+ Spaces - 1%	10+ Spaces - 1%	5-100 Spaces - 4% 50+200 Spaces - 1+3%	None	1	1
TYPICAL PARKING SPACE	2.75m x 5.8m	2.75m x 5.8m	2.8m x 5.8m	2.8m x 5.8m	2.8m x 5.8m	2.8m x 5.8m
ACCESSIBLE PARKING SPACE	4.4m x 5.8m	4.4m x 5.8m	3.4m x 5.8m	Not Proposed	4.4m x 5.8m	4.4m x 5.8m
AMENITY AREA	No Requirement	No Requirement	No Requirement	Not Proposed	822m <sup>2</sup> (5.3m <sup>2</sup> / Unit)	405m <sup>2</sup> (6.3m <sup>2</sup> / Unit)
AMENITY AREA DIMENSIONS	No Requirement	No Requirement	No Requirement	Not Proposed	Approximately 4.4m x 4.4m	Approximately 3.7m x 3.7m
PROPOSED LANDSCAPED AREA	No Requirement	Massenette - 50% of Lot Area	Front Yard - 50% Flankage Yard - 50%	Not Proposed	4,457m <sup>2</sup> or 0.45ha (25.5%)	3,747m <sup>2</sup> or 0.37ha (30%)
LOT AREA (MINIMUM)	484.5m <sup>2</sup>	4,000m <sup>2</sup>	1,000m <sup>2</sup> for each Dwelling Unit	165m <sup>2</sup> for each Dwelling Unit	17,600m <sup>2</sup>	11,200m <sup>2</sup>
LOT WIDTH (MINIMUM)	No Requirement	50m	6m	6m	N/A	N/A
LOT FRONTAGE (MINIMUM)	15m	No Requirement	6m	143.2m	118.57m	
LOT COVERAGE (MAXIMUM)	45%	35%	Not Required	N/A	47.5%	31.8%
FRONT YARD (MINIMUM)	7.5m	7.5m	Dwelling - 4.5m Garage - 6.0m	Dwelling - 4.5m Garage - 6.0m	4m	Dwelling - 3.0m Garage - 6.0m
SIDE YARD (MINIMUM)	1.25m Attached Garage - 1m Isolated Lot - 3m Corner Lot - 3m	Masenne and Townhouse - 6m Abutting Flankage Yard - 7.5m Abutting Single/Semi Detached or Duplex - 7.5m Abutting Lot Line of Street	1.2m except for the side of yard related to the common wall of the street townhouse dwelling unit, in which case a minimum of 0.0m side yard shall be permitted	End Unit - 1.2m Corner Unit - 2.3m	1.8m	2m
REAR YARD (MINIMUM)	7.5m	Masenne and Townhouse - 6m Abutting Single/Semi Detached or Duplex - 7.5m	6m	6m	2.5m	6m
HEIGHT (MAXIMUM)	11m	11m	13.5m	13.5m	13.5m	13.5m



**DEVELOPMENT CONCEPT PLAN (ULTIMATE)**  
**LEWIS 286 DEVELOPMENT INC.**  
CITY FILE #

PART OF LOT 6, CONCESSION 2 SALT FLEET,  
PART 1 ON 62R18968  
CITY OF HAMILTON

**DEVELOPMENT STATISTICS**

<b>TOTAL AREA:</b>	<b>7.89ha (19.49ac)</b>
FREEHOLD RESIDENTIAL:	1.71ha (4.23ac)
CONDOMINIUM BLOCK 'A':	1.76ha (4.35ac)
CONDOMINIUM BLOCK 'B':	1.12ha (2.77ac)
RESIDENTIAL RESERVE:	0.003ha (0.01ac)
ROAD WIDENING:	0.13ha (0.32ac)
SWM POND BLOCK:	2.00ha (4.94ac)
SERVICING BLOCK:	0.10ha (0.24ac)
20.12m LOCAL R.O.W. (265m)	0.53ha (1.31ac)
26.22m COLLECTOR R.O.W. (203m)	0.54ha (1.33ac)

**UNIT TYPES**

FREEHOLD STREET TOWNHOUSE - 6.15m (20')	47 UNITS
FREEHOLD STREET TOWNHOUSE - 6.00m (20')	45 UNITS
<b>CONDO BLOCK 'A' (DENSITY = 86.9 UNITS/HA)</b>	
CONDO STREET TOWNHOUSE - 5.49m (18')	9 UNITS
STACKED TOWNHOUSE - 9.75m (32')	144 UNITS
<b>TOTAL CONDO BLOCK 'A'</b>	<b>153 UNITS</b>
<b>CONDO BLOCK 'B' (DENSITY = 57.1 UNITS/HA)</b>	
CONDO STREET TOWNHOUSE - 5.44m (18')	32 UNITS
CONDO BACK-TO-BACK TH. - 6.4m (21')	32 UNITS
<b>TOTAL CONDO BLOCK 'B'</b>	<b>64 UNITS</b>
<b>TOTAL CONDO + FREEHOLD</b>	<b>309 UNITS</b>

**CONDO BLOCK 'A'**  
VISITOR PARKING - 37 STALLS (0.24 STALLS/CONDO UNIT)  
AMENITY AREA PROVIDED - 822m<sup>2</sup> (5.3m<sup>2</sup>/ CONDO UNIT)

**CONDO BLOCK 'B'**  
VISITOR PARKING - 18 STALLS (0.28 STALLS/CONDO UNIT)  
AMENITY AREA PROVIDED - 405m<sup>2</sup> (6.3m<sup>2</sup>/ CONDO UNIT)

TYPICAL PARKING STALL 2.8m x 5.8m  
ACCESSIBLE STALL - 4.4m x 5.8m (2 PROVIDED)

**PROPOSED LANDSCAPED AREA**

FREEHOLD AREA:	7,459m <sup>2</sup> or 0.75ha
CONDO BLOCK 'A':	4,457m <sup>2</sup> or 0.45ha
CONDO BLOCK 'B':	3,747m <sup>2</sup> or 0.37ha

