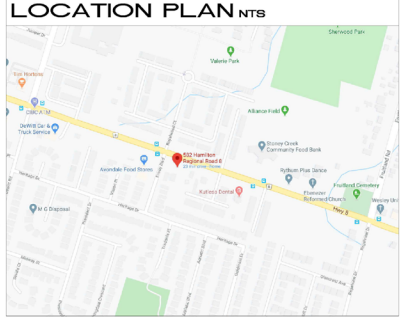
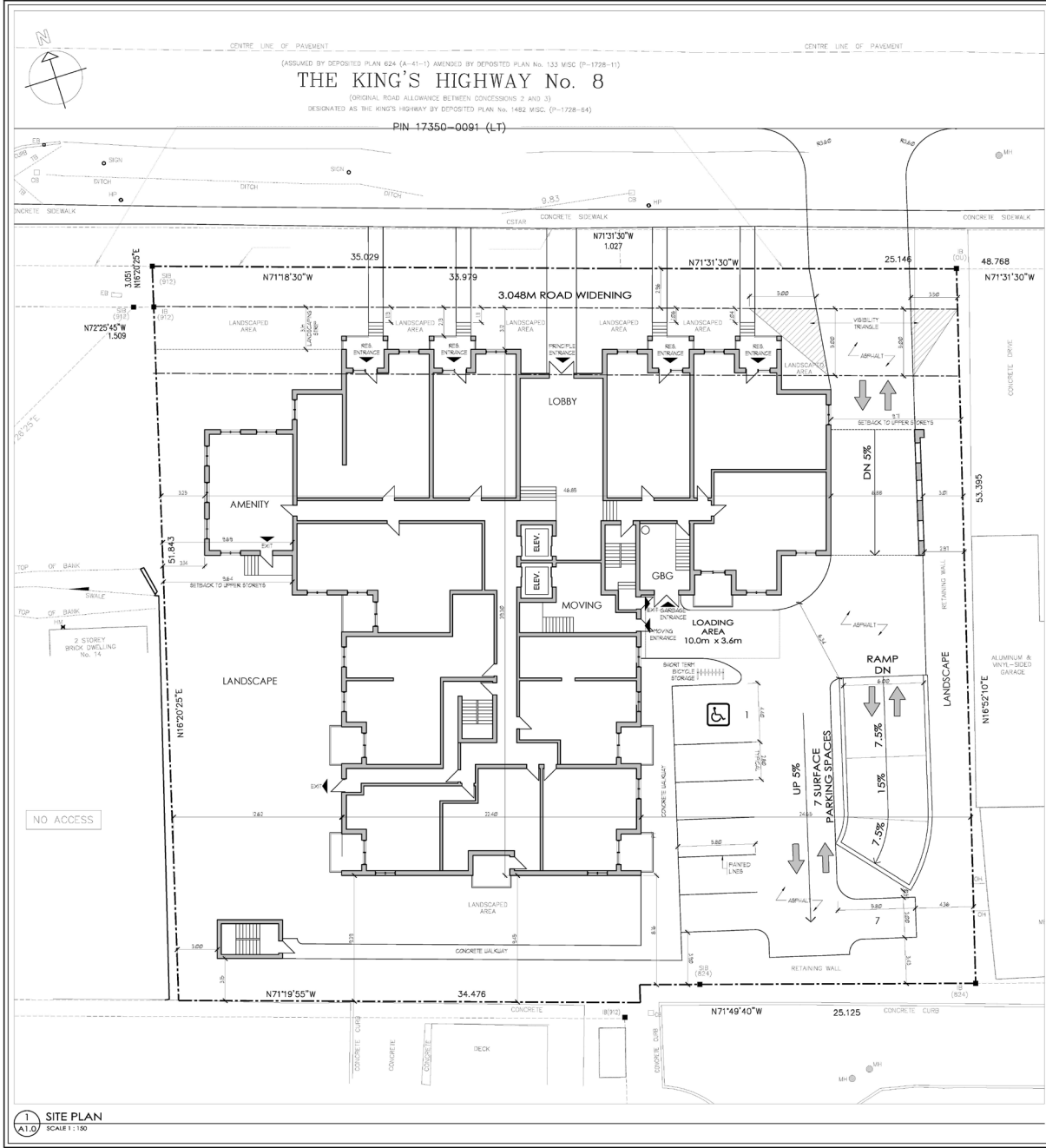


A1.0 SITE  
HONEY & MCELREATH INC. 2023.11.19



LEGAL DESCRIPTION:  
**PLAN OF TOPOGRAPHICAL SURVEY OF  
LOTS 15 & 16  
CONCESSION 3  
TOWNSHIP OF SAULTIER  
IN THE CITY OF HAMILTON**  
\*\*INFORMATION TAKEN FROM SURVEY PREPARED BY:  
A.T. McLaren Limited

392-584 Highway 8		
Stoney Creek		
Zoning: R43, modified Zoning By-Law: City of Stoney Creek, By-Law 3492-92		
Regulations	Proposed	
Number of Units	143 units/hectare	
Street Frontage	60.17m	
Lot Area (Gross)	32066 hectare (3200,57m <sup>2</sup> )	
Lot Area (Net)	30289 hectare (3008,9m <sup>2</sup> )	
Minimum Setback from Street Line	3.1m	
Minimum East Side Yard Setback	First Storey 2.97m Upper Stories 5.8m	
Minimum West Side Yard Setback	First Storey 3.14m Upper Stories 3.7m	
Minimum Rear Yard Setback	8.1	
Building Height (As Defined by Zoning By-Law 05-200)	13.21m	
Building Coverage	1270.4m <sup>2</sup> (41.4%)	
Landscape Coverage	1350.3m <sup>2</sup> (44.0%)	
Building GFA	U/G Parking 2429.7m <sup>2</sup> Ground 1179.9m <sup>2</sup>	
Parking	Required: 45 Parking Spaces (Including 2 Barrier Free) Proposed: 45 Parking Spaces (Including 2 Barrier Free)	
Residential Parking	1 50 w/ Barrier + 2 Spaces full 28 Units @ 1.6 Unit = 45 Spaces 2 80 + 188 Spaces full Units @ 1.88 Unit = 41 Spaces Total Req'd Spaces = 86	
Typical Parking Space Size	3.0m x 5.8m (surface) 2.8m x 5.8m (underground)	
Booster Area Parking Space Size	4.4m x 5.8m	
Short Term Bicycle Parking	7	
Long Term Bicycle Parking	28	
Minimum Aisle Width	4.0m	
Residential Unit Summary		
Floor	Unit Type (No. of Rooms)	No. of Units
Ground Floor	1 Bed + Den	2
	2 Bed	5
	2 Bed + Den	5
Second Floor	1 Bed	5
	1 Bed + Den	5
	2 Bed	3
Third Floor	1 Bed + Den	3
	1 Bed + Den	5
	2 Bed + Den	1
Fourth Floor	1 Bed	3
	2 Bed	6
	2 Bed + Den	2
<b>TOTAL NO. OF UNITS</b>		<b>50</b>
<b>REG. NO. OF R.F. SIZES</b>		<b>8</b>

**UNDERTAKING** FILE NO. \_\_\_\_\_ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION:

- TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWING AND NOT TO WAY THEREFROM.
- TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWINGS IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED \_\_\_\_\_.
- TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY OWN SOLE RISK AND EXPENSE ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND;
- IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED \_\_\_\_\_ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FUND TO OBTAIN COMPLIANCE WITH THIS PLAN.
- THAT THE OWNER AGREES TO AFFIX THE MUNICIPAL NUMBER (1140) OR KALL ADDRESS (1140 MAIN STREET EAST) TO THE BUILDING OR ON A SIGN THAT IS VISIBLE FROM THE STREET.
- THAT THE OWNER PROVIDE A CENTRALIZED MAIL FACILITY (FRONT LOADING LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE.
- CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPRIETOR IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD REVELY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND AND REPORT (MTCIS) SHOULD BE NOTIFIED IMMEDIATELY. IN THE EVENT THAT AN ENCOUNTERED DURING CONSTRUCTION, THE PROPRIETOR SHOULD IMMEDIATELY CONTACT BOTH THE CITY AND THE REGIONAL OR DEPUTY REGISTERAR OF THE CARETRES REGULATORY UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.328.8392).

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ (SEAL)

WITNESS (SIGNATURE) \_\_\_\_\_ OWNER(S) (SIGNATURE) \_\_\_\_\_  
WITNESS (PRINT) \_\_\_\_\_ OWNER (PRINT) \_\_\_\_\_  
ADDRESS OF WITNESS \_\_\_\_\_

**NOTES ON SITE PLAN:**

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CITY PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 2% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- 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 - ENCROACHMENT AGREEMENTS - COMMITTEE OF ADJUSTMENT (IF REQUIRED)
- ABANDONED ACCESSORIES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOIL AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:  
7.5m METRE BY 3.0m METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.76 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
- ALL SIGNS MUST COMPLY WITH SIGN BY-LAW NO. 10-197.
- THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, ORGANICS, RECYCLABLE MATERIAL & LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON. SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE WASTE MANAGEMENT DIVISION. RECYCLING IS MANDATORY.
- SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON SIGN BY-LAW.
- A MINIMUM OF 1.0M SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE AND ANY PILE, UTILITY, FIRE HYDRANT, TREE, SIGN, ETC. ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

**LINTACK ARCHITECTS**  
INCORPORATED

144 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3K3  
T: 905.522.4445 • F: 905.522.2297 • E: info@lntack.com  
www.lntack.com

This drawing must not be copied, General Contractor shall only refer to this drawing for information only. All other work shall be done in accordance with the City of Hamilton's Building By-Law.

No. Revisions	Date

Job no. 20.035

dwg. file  
dwn. by JR  
scale As Noted  
date JUN 2020  
dwg. file  
Site Plan  
dwg. A1.0

Proposed Residential Development  
Highway 8 Multi-Res  
582 & 584 Highway 8  
Stoney Creek, ON



1 NORTH ELEVATION  
SCALE 1:150



2 SOUTH ELEVATION  
SCALE 1:150

EXTERIOR FINISH LEGEND

- (A) TWO STAGE JOINT PRECAST CONCRETE EXTERIOR PANELS C/W FORMER'S STONE FINISH FINISH TO MATCH AMBICRAFT RENAISSANCE NETWORK
- (B) TWO STAGE JOINT PRECAST CONCRETE EXTERIOR PANELS C/W FORMER'S BRICK FINISH COLOUR TO MATCH RED CLAY BRICK
- (C) PRECAST CONCRETE (COLOUR TO MATCH FORMER'S STONE FINISH PANELS NUMBER)
- (D) WINDOW WALL GLAZING FRAME COLOUR TO BE SANDALWOOD GLAZING TO BE VITRO ARCHITECTURAL GLASS - SOLEKA (OR SIMILAR) NON REFLECTIVE GLASS TO BE USED TO DETER BIRD STRIKES
- (E) THERMALLY BROKEN DOUBLE GLAZED WINDOW FRAME COLOUR TO BE SANDALWOOD GLAZING TO BE VITRO ARCHITECTURAL GLASS - SOLEKA (OR SIMILAR) NON REFLECTIVE GLASS TO BE USED TO DETER BIRD STRIKES
- (F) EXTERIOR DOORS & FRAMES COLOUR TO BE SANDALWOOD
- (G) OVERHEAD GARAGE DOOR COLOUR TO BE SANDALWOOD
- (H) BALCONY
- (I) ALUMINIUM BALCONY RAILING (COLOUR TO BE SANDALWOOD)
- (J) GLASS BALCONY RAILING
- (K) SMOOTH FINISH PRECAST COLIUM
- (L) PRECAST CONCRETE STEPS

**LINTACK ARCHITECTS**  
INCORPORATED  
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3K3  
T: 905.522.2097 F: 905.522.4165 www.lintack.com

The drawings shall not be used.  
General Contractor shall verify all dimensions, quantities and materials per Government of the work.  
All notes and quantities are to be reported immediately to the Architect.

No.	Revisions	Date
03	ISSUED FOR OPA/ISA	2020.15
04	ISSUED FOR OPA/ISA	2020.15
05	ISSUED FOR OPA/ISA	2020.15
06	ISSUED FOR OPA	2020.15
	No. Issue	Date

Proposed Residential Development  
Highway 8 Multi-Res  
592 & 594 Highway 8  
Stoney Creek, ON

job no.	20.035
dwg. file	
dwgn. by	JR
scale	As Noted
date	JUN 2020
dwg. title	North & South Elevations
dwg.	A3.0

A3.1 EAW ELEV  
HIGHWAY 8 MULTI-RES\_2020.11.10



1 EAST ELEVATION  
A3.1 SCALE 1:150



2 WEST ELEVATION  
A3.1 SCALE 1:150

**EXTERIOR FINISH LEGEND**

- (A) TWO STAGE JOINT PRECAST CONCRETE EXTERIOR PANELS C/W FORMER'S STONE FINISH FINISH TO MATCH AMBICRAFT RENAISSANCE NETWORK
- (B) TWO STAGE JOINT PRECAST CONCRETE EXTERIOR PANELS C/W FORMER'S BRICK FINISH COLOUR TO MATCH RED CLAY BRICK
- (C) PRECAST CONCRETE (COLOUR TO MATCH FORMER'S STONE FINISH PANELS A/1/2/3/4)
- (D) WINDOW WALL GLAZING FRAME COLOUR TO BE SANDALWOOD GLAZING TO BE VITRO ARCHITECTURAL GLASS - SOLERA (OR SIMILAR) NON REFLECTIVE GLASS TO BE USED TO DETER BIRD STRIKES
- (E) THERMALLY BROKEN DOUBLE GLAZED WINDOW FRAME COLOUR TO BE SANDALWOOD GLAZING TO BE VITRO ARCHITECTURAL GLASS - SOLERA (OR SIMILAR) NON REFLECTIVE GLASS TO BE USED TO DETER BIRD STRIKES
- (F) EXTERIOR DOORS & FRAMES COLOUR TO BE SANDALWOOD
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- (J) GLASS BALCONY RAILING
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- (L) PRECAST CONCRETE STEPS

**LINTACK ARCHITECTS**  
INCORPORATED  
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3K3  
T: 905.522.2097 F: 905.522.6165 E: information@lintack.com  
www.lintack.com

The drawings shall not be printed.  
General Contractor shall verify all dimensions, quantities and materials prior to commencement of the work.  
All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
03	ISSUED FOR OPA/IBA	2020.11.10
02	ISSUED FOR OPA/IBA	2020.11.10
01	ISSUED FOR OPA	2020.10.26
	No. Issue	Date

Proposed Residential Development  
Highway 8 Multi-Res  
552 & 554 Highway 8  
Stoney Creek, ON

job no.	20.035
dwg. file	
dwgn. by	JR
scale	As Noted
date	JUN 2020
dwg. title	East & West Elevations
dwg.	A3.1