

525 STONE CHURCH ROAD EAST, HAMILTON (PROPOSED MULTIPLE DWELLING)
PROPOSED ZONE: E-2 (MULTIPLE DWELLINGS) DISTRICT OF ZONING BY-LAW NO. 6593
NOTE: REDMOND DRIVE IS DEEMED TO BE THE FRONT LOT LINE.

PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USES	MULTIPLE DWELLING	MULTIPLE DWELLING	YES
HEIGHT	8 storeys or 26.0m	8 storeys and 26.15m	NO
FRONT YARD SETBACK	Min: (height x width of building / 120) OR 3.0m, whichever is greater. Max: Need not be more than 7.5m	3.0m	NO
INTERIOR SIDE YARD SETBACK	WITH BALCONY/SUNROOM/HABITABLE WINDOW Min: (height x width of building / 120) + 3.0m OR 4.5m, whichever is greater. Max: Need not be more than 13.5m	71.4m	YES
EXTERIOR SIDE YARD SETBACK	WITH BALCONY/SUNROOM/HABITABLE WINDOW Min: (height x width of building / 120) + 3.0m Max: Need not be more than 7.5m	10.55m EXCEPT 1.2m TO HYPOTENEUSE OF DAYLIGHT TRIANGLE	NO
REAR YARD SETBACK	WITH BALCONY/SUNROOM/HABITABLE WINDOW Min: (height x width of building / 120) + 3.0m Max: Need not be more than 13.5m	88.0m	YES
LOT WIDTH	Min: 15.0m	Lot Width: ± 140.52m	YES
LOT AREA	Min: 540.0m²	Lot Area: 15,409.49 m²	YES
FLOOR AREA RATIO	Max: 1.19 x lot area 1.19 x 15,409.49 m² = 18,337.41m²	Multiple Dwelling: 7,794m² Townhouses: 52	YES
LANDSCAPED AREA	25% of total lot area = 3,852.36m²	33% (5,030.27m²)	YES
PRIOR EXISTING USES	THE FOLLOWING USES EXISTING ON THE DATE OF THE PASSING OF BY-LAW NO. 95-161 AND ANY ALTERATION, EXTENSION OR ENLARGEMENT OF THE CONTINUING USES AFTER THE PASSING OF THE BY-LAW SHALL BE PERMITTED. (i) A TOWNHOUSE DWELLING SUBJECT TO THE 70-20 DISTRICT PROVISIONS.	EXISTING TOWNHOUSES LOCATED AT 525 STONE CHURCH ROAD EAST SHALL BE DEEMED A "PRIOR EXISTING USE"	YES

REGULATION	REQUIRED	PROPOSED	CONFORMITY
MIN BUILDING SEPARATION	13.1m BETWEEN MULTIPLE DWELLING AND TOWNHOUSE	17.6m	YES

REGULATION	REQUIRED	PROPOSED	CONFORMITY
PARKING SPACE DIMENSIONS	Min width: 2.7m Min length: 6.0m	2.8m WIDE 5.8m LONG	NO
PARKING SPACES	Min (multiple dwelling): 1.25 per unit 105 x 1.25 = 132 Min (townhouse): 1.5 per unit 52 x 1.5 = 78	Multiple dwelling: 52 Townhouses: 52	NO
MIN RESIDENTIAL VISITOR PARKING	Multiple dwelling: 105 x 0.25 = 27 Townhouse: 52 x 0.2 = 10	16 Spaces	NO
MIN LOADING SPACE (MULTIPLE DWELLING > 100 UNITS)	1 SPACE: (9m x 3.7m x 4.3m) 1 SPACE: (18m x 3.7m x 4.3m)	0 Space (9m x 3.7m x 4.3m)	NO
MANEUVERING SPACE	6.0m WIDE AISLE	6.0m WIDE AISLE	YES

ZONING
1:100

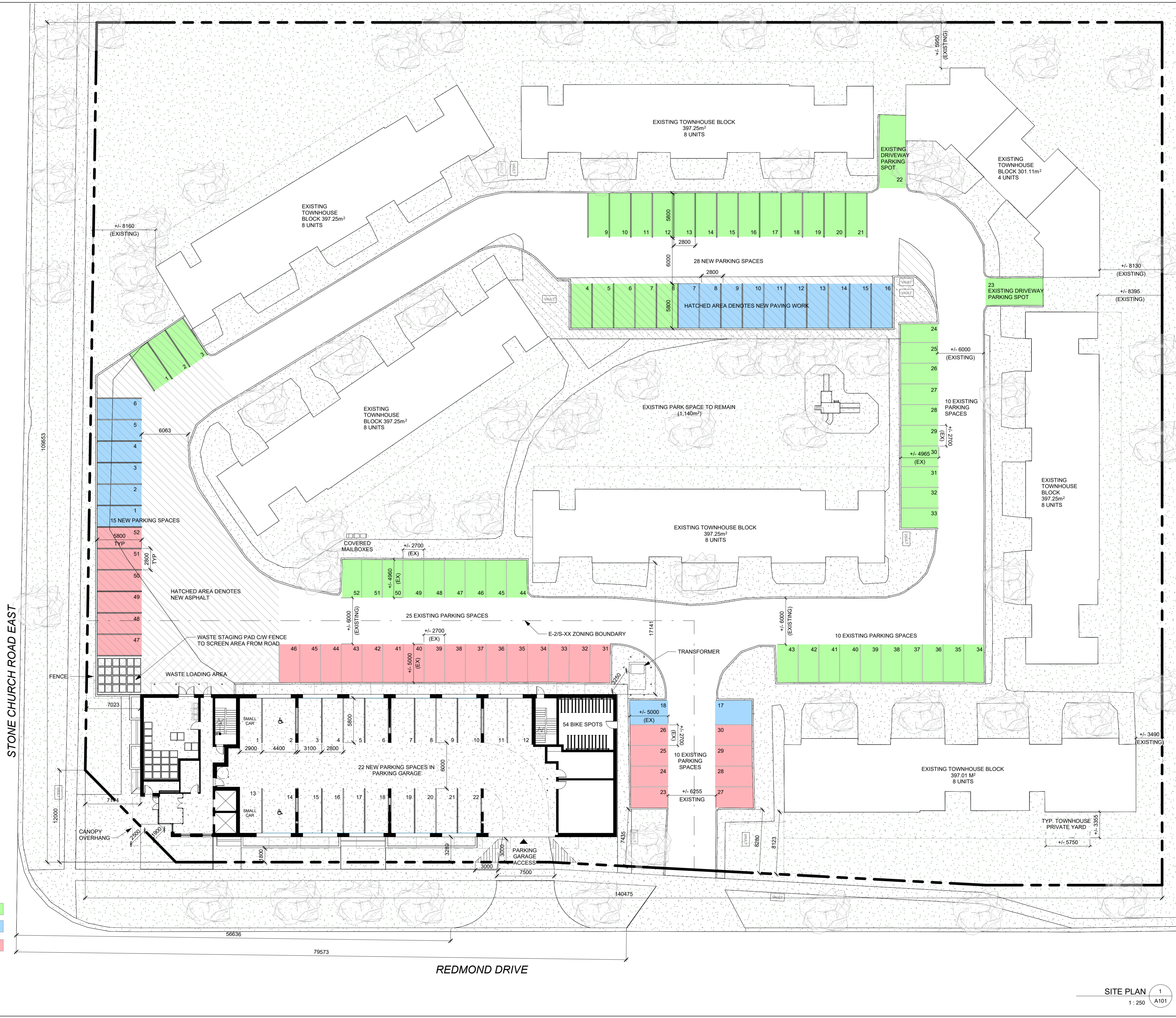
SITE STATS CHART

LOT AREA	15,400.94 m²
LANDSCAPE	5,748.73 m² (37%)
PAVING	5,650.02 m² (36%)
BUILDING COVERAGE	
MULTIPLE DWELLING	1,135.37 m² (07%)
TOWNHOUSES	2,767.51 m² (18%)
GFA	
MULTIPLE DWELLING	7,794 m²
TOWNHOUSES	4,866 m²
NUMBER OF UNITS	
PROPOSED (MULTIPLE DWELLING)	105
RETAINED (TOWNHOUSES)	52
MULTIPLE DWELLING UNIT TYPES	1 BED (49m²): 56 Units 1 BED (50m²): 14 Units 1 BED BF (50m²): 14 Units 2 BED (63m²): 14 Units 2 BED BF (70m²): 7 Units Total: 105 Units
EXISTING AMENITY	2,594.11m²
PROPOSED AMENITY	BACKYARD: 920 m² BALCONIES: 686 m² PARK: 1,140 m² Total: 2,746 m²

SITE STATS CHART
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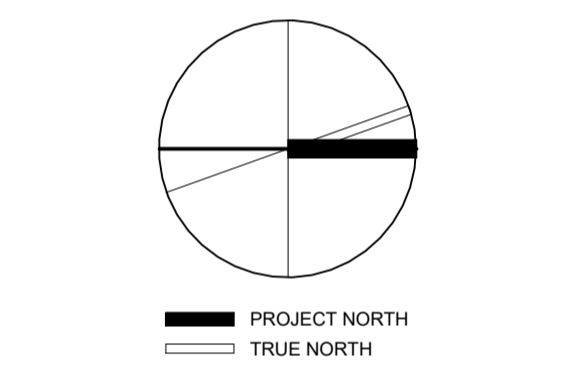
LEGEND

BUILDING ENTRY	▲	TOWNHOUSE PARKING	■
PARKING ENTRY / EXIT	△	VISITOR PARKING	■
DESIGNATED WASTE AREAS	▨	MULTIPLE DWELLING PARKING	■
PROPOSED PAVING WORK	▨	DIRECTION OF TRAFFIC	→
LANDSCAPED AREAS (EX & NEW)	▨	BARRIER FREE PARKING SPACE	♿
BALCONY OVERHANGS	▨		



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REV	DESCRIPTION	DATE
3	REISSUED FOR REZONING	23/10/2024
2	ISSUED FOR REZONING	17/09/2024
1	ISSUED FOR FORMAL CONSULTATION	07/05/2024



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PROJECT NAME:	VPCH - 525 STONECHURCH RD
PROJECT ADDRESS:	525 STONECHURCH RD HAMILTON, ON
PROJECT NO.:	24007
DRAWING TITLE:	SITE PLAN
DRAWN BY:	KW
CHECKED BY:	SG
DATE:	04/09/24
SCALE:	As indicated
DRAWING NO.:	A101

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