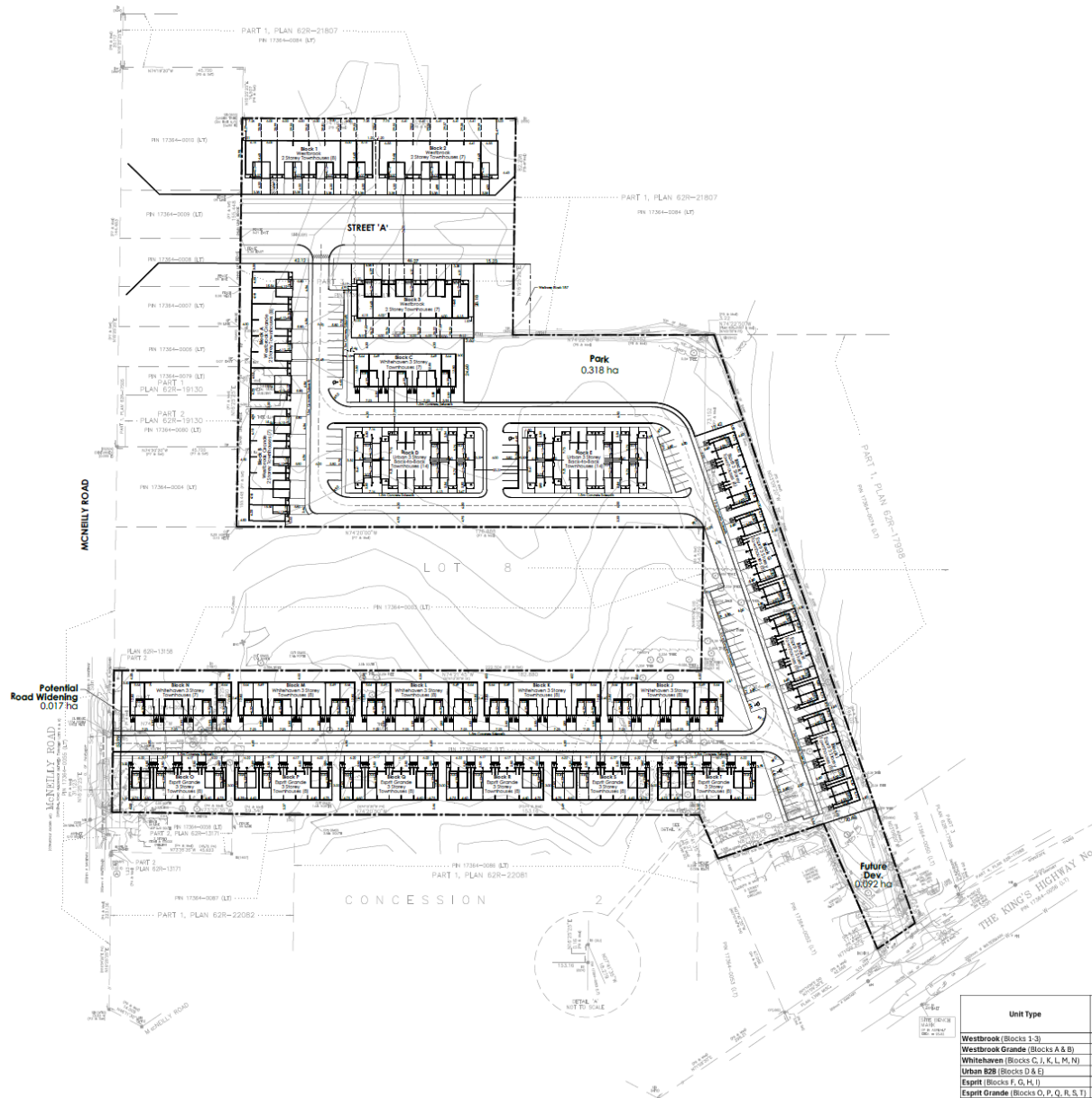


# Appendix "C" to Report PED25035

## Page 1 of 1



Unit Type	Unit GFA (min/max) *Excludes garage & basement area
Westbrook (Blocks 1-3)	158.5m <sup>2</sup> - 182.3m <sup>2</sup>
Westbrook Grande (Blocks A & B)	160.5m <sup>2</sup> - 165.0m <sup>2</sup>
Whitehaven (Blocks C, J, K, L, M, N)	189.5m <sup>2</sup> - 195.3m <sup>2</sup>
Urban 828 (Blocks D & E)	114.0m <sup>2</sup> - 130.7m <sup>2</sup>
Esprit (Blocks F, G, H, I)	112.2m <sup>2</sup> - 117.8m <sup>2</sup>
Esprit Grande (Blocks O, P, Q, R, S, T)	139.5m <sup>2</sup> - 145.2m <sup>2</sup>

### Legal Description

PART OF LOT 8 CONCESSION 2:  
GEOGRAPHIC TOWNSHIP OF SALT FLEET IN THE  
CITY OF HAMILTON

### Key Plan



Zoning Summary: Multiple Residential (RM) Zoning By-law 5982-82		
	Required	Proposed
Use Code	4.000 (R) 4.1 (a)	30.1867 (1) (1) (a)
Lot Area (m <sup>2</sup> )	4,000.00	742.00
Lot Coverage (m <sup>2</sup> )	8.00	742.00
Front Yard (m)	1.5	7.5
Side Yard (m)	6.0	7.5 (in Bldg. N + O) 10.0 (in Package Yard Bldg. N + O)
Back Yard (m)	7.5 m (including zone for single-detached, semi-detached or duplex) 3.0 m (end unit abutting a lot line of a street frontage)	10.0 (in Abutting zone for single-detached, semi-detached or duplex) 6.0 m (end unit abutting a lot line of a street frontage) (Bldg. C)
Front Yard (m)	6.0	10.0 (in Bldg. N)
Back Yard (m)	3.0 m (including zone for single, semi-detached, duplex or street)	10.0 (in Bldg. C, D)
Distance Between Buildings (m)	0.6	1.7 (in Bldg. C, D)
Setback (m)	3.0 m between end walls 4.0 m between end walls and roof	1.4 m between end walls and roof
Building Height (m)	11.0	12.0
Lot Coverage (m <sup>2</sup> )	8.0	742.00
Landscaping Area (m <sup>2</sup> )	50%	742.00
Parking Spaces	2 spaces/unit	134 Spaces (1 required unit) (100 garage spaces + 34 common spaces)
Garage Parking Spaces (Dimensional Area)	3.0 m x 6.0 m	100 spaces and 300

**Multiple Block Area**  
 Building Coverage (10,000.2 m<sup>2</sup>) 33.2%  
 Landscaped Area (11,118.1 m<sup>2</sup>) 36.8%  
 Asphalt Area (3,058.7 m<sup>2</sup>) 30.0%  
 Total (30,176.9 m<sup>2</sup>) 100.0%

Zoning Summary: Street Towns (R1) Zoning By-law 66-200		
	Required	Proposed
Use Code	2.0	2.0
Lot Area (m <sup>2</sup> )	180.00	180.00
Lot Coverage (m <sup>2</sup> )	8.00	8.00
Front Yard (m)	4.0	4.0
Side Yard (m)	3.0	3.0
Package Yard (m)	3.0	6.43 (in Bldg. D)
Back Yard (m)	7.5	12.0
Building Height (m)	10.5	12.0
Lot Area (m <sup>2</sup> )	180.00	180.00
Landscaping Area (m <sup>2</sup> )	50%	742.00
Openway % of Lot (Area) (m <sup>2</sup> )	50%	90.00
Parking Spaces	1 space/unit	22 Spaces (1 required unit)
Garage Parking Spaces (Dimensional Area)	3.0 m x 6.0 m	100 spaces and 300

- Notes:**
- All dimensions are in metres unless otherwise noted.
  - Property boundaries & topographic survey have been provided by A.T. McLean Ltd. February 2024.
  - Adjacent parcel fabric and existing features approximate.
  - File notes to be designated by owner.
  - Dimensions from face of curb to face of curb.
  - C-2.0 m Concrete Sidewalk
  - FC Denotes Flush curb.

1 May 22, 2024 For Plan Submission GCUJB

Rev. No.	Date	Issued / Revision	By
1	May 22, 2024	For Plan Submission	GCUJB

Approval Stamp THE CITY OF HAMILTON Date May 22, 2024

Plans and drawings are approved pursuant to Section 41 of the Planning Act

Date of Approval

Plan Scale 1:750 (B1x24)

File No. 11172B

Project BUCCI LANDS Checked By D.A.

Client LOSANI HOMES Other

File Name CONCEPT PLAN Dwg No. 1 of 1

430 McNelly Road Stoney Creek, ON L8E 5E3 P: 905.561.1700

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