

LAND USE - AREA TABLE

	2117 - 224p	October 26, 2023
Industrial Block	Block 1	14.114 ha±
Environmental Protection Block	Block 2	3.348
Wetland Compensation Block	Block 3	1.197
Environmental Buffer Blocks	Blocks 4, 5	3.770
Future Development Block	Block 6	0.238
Road Widening	Block 7	0.038
Total		22.705 ha±

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0)		
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF OREGON 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	XXX XXX.XX	4 XXX XXX.XX
ORP (B)	XXX XXX.XX	4 XXX XXX.XX
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND

- Subject Property
- Staked Wetland - July, 2023
- Staked Wetland - March, 2023

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geoidic Datum.

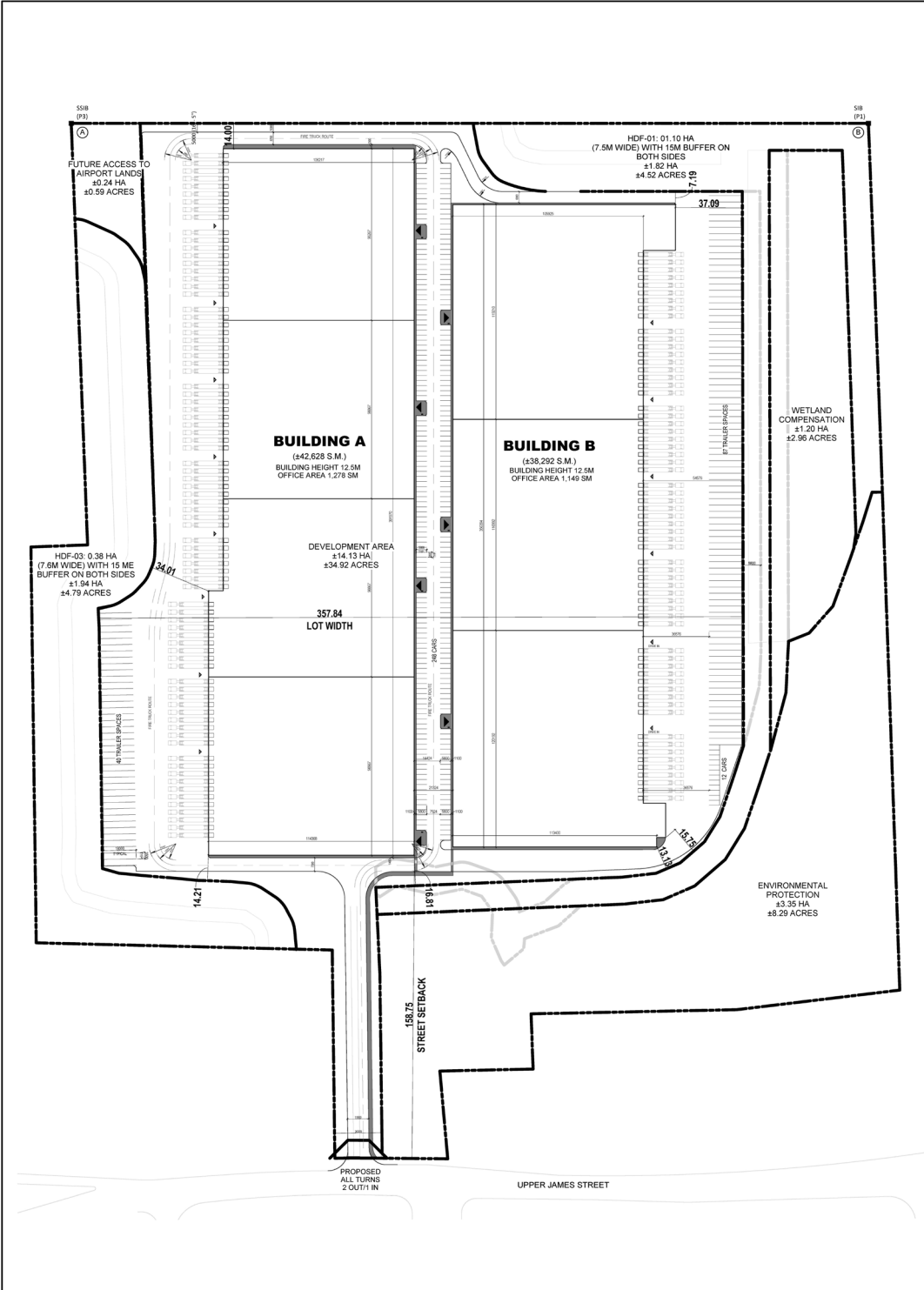
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, I - As Shown on Plan
C. This represents the Applicant's entire holding of undeveloped land in the vicinity.
D. Industrial Block, Environmental Protection, Wetland Compensation, Environmental Buffer, Future Development, Road Widening.
H. Municipal Flood water to be provided
I. Clay loam soil
K. Municipal Sanitary & Storm sewers to be provided.

DRAFT PLAN OF PROPOSED SUBDIVISION PART OF LOT 5 CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF GLANFORD) CITY OF HAMILTON

Scale: 1:1200 Date: October 26, 2023 Drawing Number: 2117 - 224p





KEY PLAN
RIS

ZONING COMPLIANCE CHART

PROPOSED ZONE:

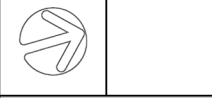
AIRPORT PRESTIGE BUSINESS (M11) ZONE	REQUIRED	PROVIDED
MINIMUM LOT AREA	4000.0 SM	141,316.23 SM
MINIMUM LOT WIDTH	NA	357.84 M
YARD ABUTTING STREET	(MIN) 6.0M - (MAX) 27.0M	167.85 M
MINIMUM SIDE YARD	6.0M (ABUTTING RES., INST.)	15.75 M -37.09 M
MINIMUM REAR YARD	6.0M (ABUTTING RES., INST.)	14.00 M
MAXIMUM BUILDING HEIGHT	15.0M MAX (ABUTTING RES., INST.)	12.5 M
MAXIMUM OFFICE USE PER INDIVIDUAL BUILDING	30000SM	1278.84 SM
MINIMUM LANDSCAPED AREA	15% TOTAL LOT AREA (21,197 SM)	5.55%
PARKING (WAREHOUSE)	81 CARS (1 FOR EACH 30.0SM OF OFFICE GFA)	260 CARS

STATISTICS

DEVELOPABLE SITE AREA	±14.13 HA
ENVIRONMENTAL PROTECTION	±3.35 HA
WETLAND COMPENSATION	±1.20 HA
HDF-01	±1.82 HA
FUTURE AIRPORT ACCESS	±0.24 HA
HDF-03	±1.94 HA
BUILDING A	±42,627 SM
BUILDING B	±38,292 SM
GROSS FLOOR AREA	±80,919 SM
PARKING PROVIDED	260 CARS
TRAILER PARKING	127 SPACES
LOADING BAYS	144 BAYS
BICYCLE PARKING	35 SPACES
COVERAGE	57.26%
LANDSCAPE: HARD	2,071 SM
LANDSCAPE: SOFT	5,775 SM
LANDSCAPE TOTAL	7,846 SM (5.55%)
PARKING DIM (2.8M x 5.5M)	
TRAILER SPACE DIM (3.5M x 18M)	
MIN. DRIVE AISLE (7524mm)	

NO.	DESCRIPTION	DATE	BY
1	DESIGN FOR CONSTRUCTION	2024-12-18	AK
2	REVISION FOR CONSTRUCTION	2024-12-18	AK
3	REVISIONS WITH KOSHAL CORRECTIONS FROM CLIENT	2024-12-18	AK

Architects must check and verify all dimensions on the job and report any discrepancies to the building authority promptly after work.
This drawing is intended for a specific purpose and for any other purpose is not permitted.
Approval of this drawing is not intended to constitute a contract between the parties.
This drawing shall remain the property of the architect.



ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
887 HERRING STREET, TORONTO, ONTARIO, CANADA, M5Y 2G5
TEL: 416-773-3968

SITE PLAN

RCG - UPPER JAMES INDUSTRIAL

HAMILTON, ON

For: **RICE COMMERCIAL GROUP**

DATE:	22.22.21
BY:	AK
SCALE:	AS SHOWN
PROJECT:	SP09