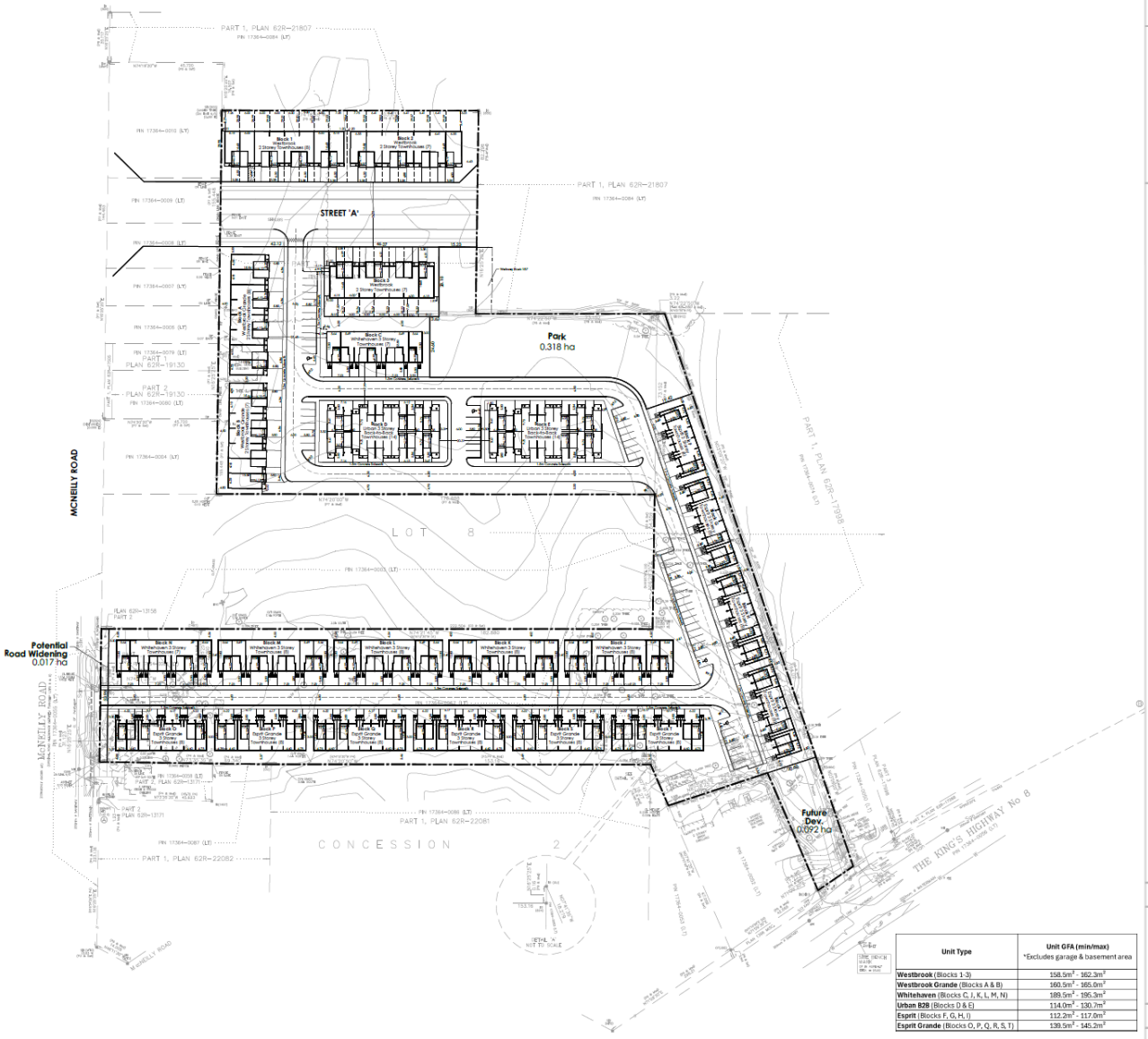
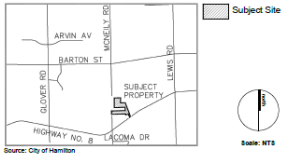


Unit Type	Unit GFA (min/max) *Excludes garage & basement area
Westbrook (Blocks 1-3)	158.5m² - 162.3m²
Westbrook Grande (Blocks A & B)	160.5m² - 165.0m²
Whitehaven (Blocks C, J, K, L, M, N)	189.5m² - 195.3m²
Urban B2B (Blocks D & E)	114.0m² - 130.7m²
Esprit (Blocks F, G, H, I)	112.2m² - 117.0m²
Esprit Grande (Blocks O, P, Q, R, S, T)	139.5m² - 145.2m²

Legal Description

PART OF LOT 8 CONCESSION 2;
GEOGRAPHIC TOWNSHIP OF SALTFLEET IN THE
CITY OF HAMILTON

Key Plan



Source: City of Hamilton

Zoning Summary: Multiple Residential (RM3) Zoning By-law 3962-92		
	Required	Provided
Total Units	-	187
Lot Area (min)	4,000 m² (0.4 ha)	30,196m² (3.019ha)
Lot Frontage (min)	30.0 m	*42.12 m
Front Yard (min)	7.5 m	*5.0 m
Side Yard (min)	6.0 m 7.5 m Flankage Yard 7.5 m Abutting a zone for single-detached, semi-detached or duplex 3.0 m End unit abutting a lot line of a street townhouse	*3.0 m (Blk. N + O) *3.0 m Flankage Yard (Blk. N + O) *2.02 m Abutting a zone for single-detached, semi-detached or duplex (Blk. B) 6.0 m end unit abutting a lot line of a street townhouse (Blk. C)
Rear Yard (min)	6.0 m 7.5 m Abutting a zone for single, semi-detached, duplex or street	*2.02m (Blk. B)
Distance Between Buildings (min)	15.0 m 3.0 m between end walls 9.0 m between end wall & rear wall	17.99 m (Blk. C & D) *2.4 m between end walls 9.0 m between end wall & rear wall
Density (max)	40 units per hectare	*62 units per hectare
Building Height (max)	11.0 m	*12.8 m
Lot Coverage (max)	35%	33.2%
Landscape Open Space (min)	50%	*36.0%
Parking Spaces	2 spaces/ unit	334 Spaces (2 spaces/ unit) (187 Garage Spaces + 147 Driveway Spaces)
Visitor Parking Spaces	0.5 spaces/ unit	*0.35 spaces/ unit (66)
Accessible Parking Spaces	4 Accessible Parking Spaces (1% of 334)	4 Accessible Parking Spaces
Garage Parking Space Dimensions (min)	3.0 m x 6.0 m	3.0 m x 6.0 m (min)

*Special Provision Requested

Multiple Block Area:

Building Coverage	(10,020.2 m²)	33.2%
Landscaped Area	(11,113.1 m²)	36.8%
Asphalt Area	(9,058.7 m²)	30.0%
Total	(30,196.0 m²)	100.0%

Zoning Summary: Street Towns (R1) Zoning By-law 05-200		
	Required	Provided
Total Units	-	22
Lot Area (min)	180 m²	*169 m²
Unit Width (min)	6.0 m	6.0 m
Front Yard (min)	6.0 m	6.0 m
Side Yard (min)	1.2 m	1.21 m (Blk. 1)
Flankage Yard (min)	3.0 m	6.43 m (Blk. 2)
Rear Yard (min)	7.5 m	7.5 m
Building Height (max)	10.5 m	*12.8 m
Front Yard Landscaped Area (min)	50%	*44 % (min)
Driveway % of Lot Width (max)	66%	67% (max)
Parking Spaces	1 space/ unit	22 Spaces (1 space/ unit) (Garage Space)
Garage Parking Space Dimensions (min)	3.0 m x 6.0 m	3.0 m x 6.0 m (min)

*Special Provision Requested

Notes:
- All dimensions are in metres unless otherwise noted.
- Property boundary & topographic survey base provided by A.T. McLaren Ltd. February, 2024.
- Adjacent parcel fabric and existing features approximate.
- Fire route to be designated by by-law.
- Dimensions from face of curb to face of curb.
- C.S.W.= Concrete Sidewalk
- RC Denotes flush curb.

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

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp: THE CITY OF HAMILTON Plans and drawings are approved pursuant to Section 41 of the Planning Act Date of Approval Anita Fabac Manager, Development Planning Planning & Economic Development Department	Date: May 22, 2024 Drawn By: GCJB Plan Scale: 1:750 (36x24) File No.: 11172B
Project: BUCCI LANDS	Checked By: D.A.
Client: LOSANI HOMES 430 McNeilly Road Stoney Creek, ON. L8E 5E3 P: 905.561.1700	Other
File Name: CONCEPT PLAN K:\11172B - Bucci Lands Stoney Creek\SP\SP_May22_2024.dwg	Dwg No.: 1 of 1