

ZONING CHART
HAMILTON ZONING BY-LAW 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE

PROVISION	REQUIRED	PROPOSED
MIN LOT AREA	190.0m ² PER UNIT	125.4m ²
MIN UNIT WIDTH	6.0m	5.5m
MIN SETBACK FROM FRONT LOT LINE	4.0m	5.85m
MIN SETBACK FROM A SIDE LOT LINE	1.2m	2.64m
MIN SETBACK FROM A FLANKAGE LOT LINE	3.0m	4.0m
MIN SETBACK FROM THE REAR LOT LINE	7.5m	6.5m
MAX BUILDING HEIGHT	10.5m	11.94m
MIN LANDSCAPED AREA		
FRONT YARD	50%	45%
FLANKAGE YARD	50%	100%
PARKING		
MIN PARKING SPACES	12	17
STREET TOWNHOUSES (1 PER UNIT)	12	12
VISITOR	N/A	5
ACCESSIBLE PARKING	1	1
MIN ACCESSIBLE PARKING SPACE SIZE	5.8m x 3.4m	5.8m x 3.4m
MIN ACCESSIBLE	1.5m	1.5m
MIN STANDARD PARKING SPACE SIZE	5.8m x 2.8m	5.8m x 2.8m



REVISIONS

REV.	DESCRIPTION	DATE	INIT.

C	ZBA COMMENTS RESPONSE	17-FEB-2026	HN
B	ZBA SUBMISSION	02-DEC-2025	HN
A	ZBA SUBMISSION	11-JUN-2024	HN

DISCLAIMER
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF LANDWISE AND IS PROTECTED UNDER COPYRIGHT. ANY DISCREPANCIES SHALL BE REPORTED TO LANDWISE PRIOR TO THE START OF CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

LEGEND

- SUBJECT PROPERTY LINE
- PROPOSED FENCING

PROJECT TITLE
974 & 980
UPPER PARADISE ROAD
HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
1122 WILSON STREET WEST, SUITE 200 P. 905-574-1990
ANCASTER ONTARIO, L9G 3K9 W. LANDWISE.CA

DRAWING TITLE
CONCEPTUAL SITE PLAN

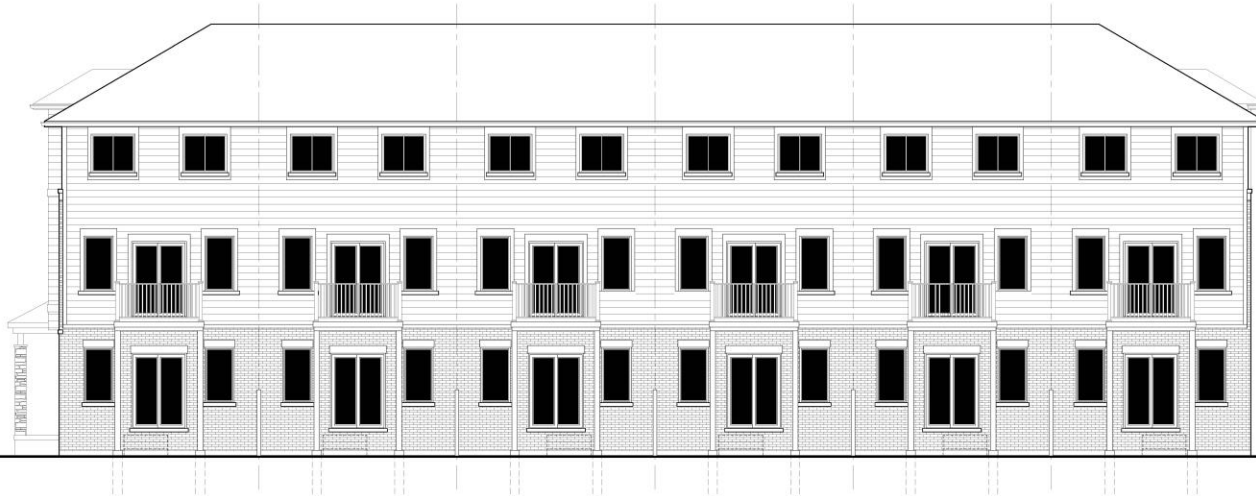
PRINT DATE	17-FEB-2026	DRAWN BY	JS
REVISION	C	DESIGNED BY	JS
SCALE	1:250	DRAWING NUMBER	CSP1-1

- DESIGN NOTES:**
- PLEASE NOTE THAT THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 - DIMENSIONS AND LOT LINES ARE BASED ON AERIAL PHOTOGRAPHY. DESIGN AND VALUES SUBJECT TO CHANGE UPON COMPLETION OF TOPOGRAPHIC AND LEGAL SURVEY.
 - ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
 - DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
 - PLAN IS SUBJECT TO ZONING BY-LAW AMENDMENT. PROPOSAL IS NOT PERMITTED AS OF RIGHT.
 - ALL PERMITTED YARD ENCROACHMENTS, INCLUDING EAVES, PORCHES, BALCONIES, WILL BE IN COMPLIANCE WITH SECTION 4.6 OF THE HAMILTON ZONING BY-LAW 05-200.
 - WHERE AN ATTACHED GARAGE IS PROVIDED FOR A STREET TOWNHOUSE DWELLING, THE FINISHED FLOOR LEVEL OF THE GARAGE SHALL BE A MINIMUM OF 0.3m ABOVE GRADE.
 - AS PER SECTION 5.6.7 OF THE PROPOSED HAMILTON ZONING BY-LAW 05-200, CHARGERS ARE ALLOWED TO ENCROACH WITHIN REQUIRED LANDSCAPING FEATURES AND PLANTING STRIP WITHOUT REDUCTION OF THAT FEATURE'S PROVISION. APPLICANT NOTES THAT THIS PROVISION IS ACKNOWLEDGED BUT NOT YET FINAL AND BINDING.

Plotted by: Hy Nguyen; 17-FEB-2026; 2:33PM



TYPICAL FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL SIDE w/ PORCH

GENERAL NOTES:
 1. DOOR AND WINDOW LOCATIONS, DIMENSIONS, SIZES AND FINISHING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.
 2. CONFIRM EXISTING ELEVATIONS SHOWN WITH EXISTING PLAN.
 3. FINISHING SIZE SHOWN FOR ALL EXTERIOR WINDOWS. ACTUAL SIZE & HDY REFER TO MANUFACTURER'S SPECIFICATIONS.
 4. ALL MATERIALS INDICATED IN THE EXTERIOR MATERIALS SCHEDULE DO NOT NECESSARILY APPEAR IN THE ELEVATIONS PROPOSED FOR THIS PROJECT.
 5. ALL FINISH ELEVATIONS INDICATED ON THESE PLANS AT GROUND FLOOR, BALCONIES AND ROOF TOP TERRACES SHALL BE MINIMUM 1.8M HIGH.



CONDOMINIUM TOWNHOMES
 974-880 UPPER PARADISE
 ELEVATIONS

DATE: MARCH '23	SCALE: 3/4" = 1'-0"
PROJECT NO: F23-006	DATE: 03/23/23

3000 SHEPPARD AVENUE EAST, BERRINGTON, ONTARIO, CANADA L3R 9V7
 TEL: (905) 477-7533 FAX: (905) 477-7549
 E: info@fabianiarchitect.com