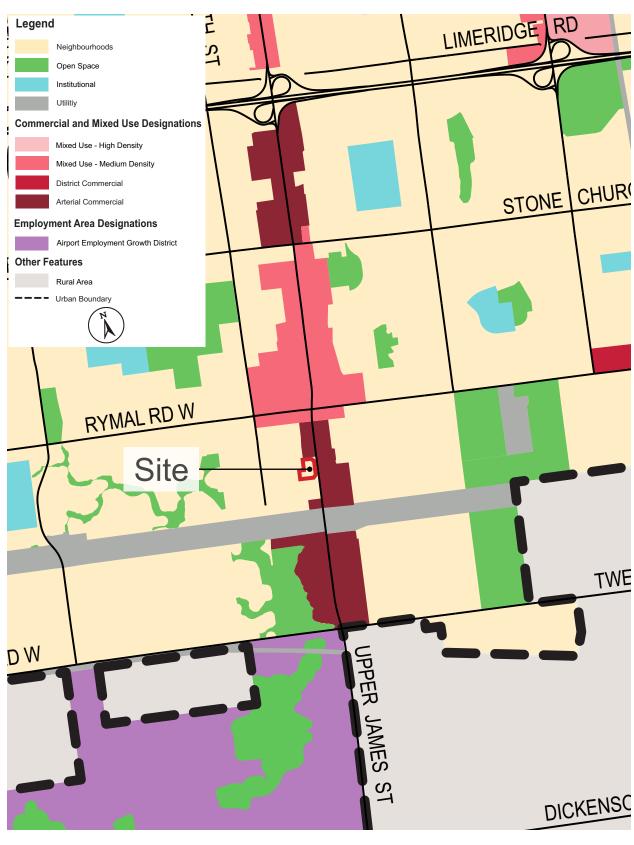




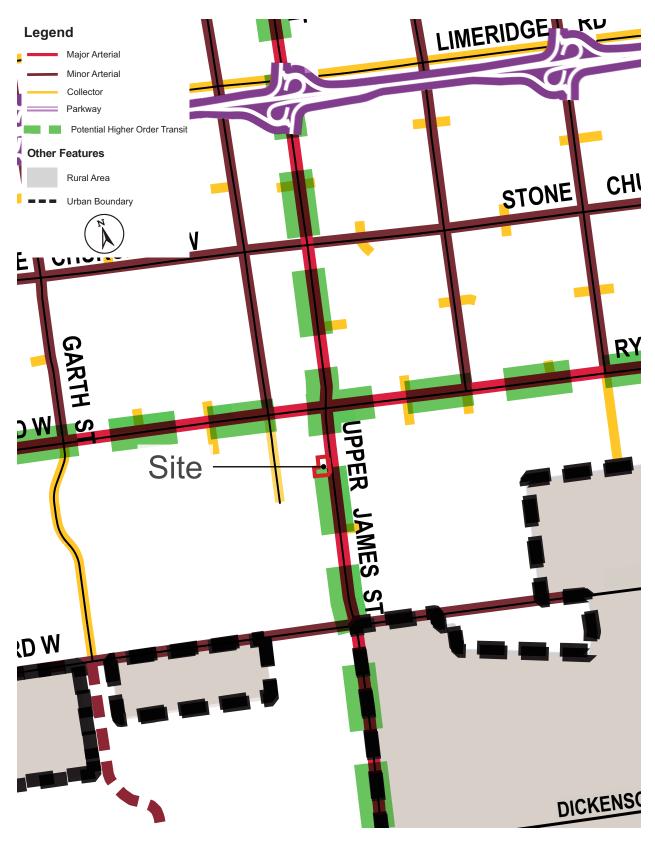
Urban Structure





Land Use Designation

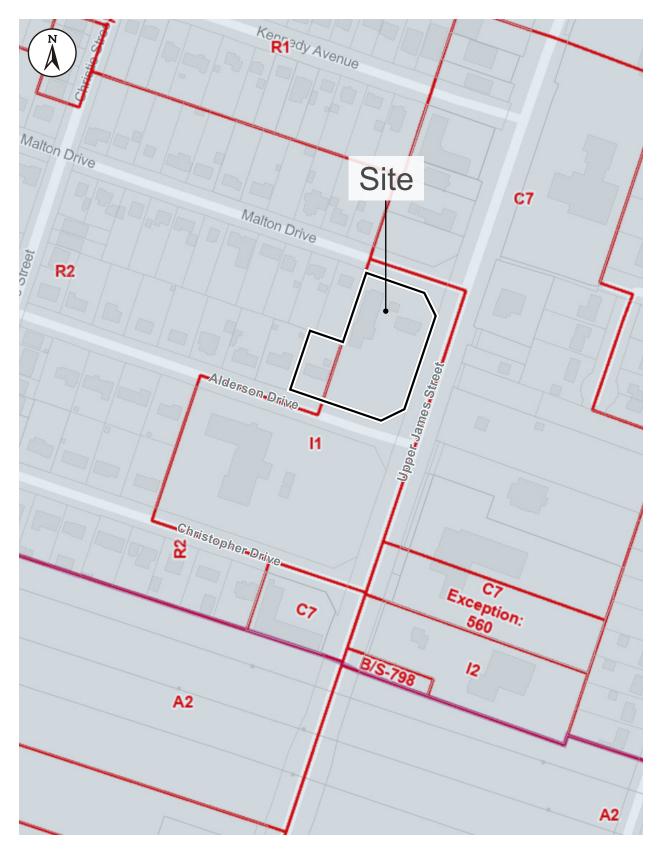
Source: City of Hamilton Urban Hamilton Official Plan - Schedule E-1, Urban Land Use Designations (2013)





Transportation Designations

Source: City of Hamilton Urban Hamilton Official Plan - Schedule C, Functional Road Classification / Appendix B, Major Transportation Facilities and Routes (2013)





1694 Upper James St & 18 Alderson Dr, Hamilton Royal Living Development Group Project #25050



| Compliance Chart for Hamilton Zoning By-law No. 05-200 TOC1 | | | | | | |
|---|--|---|--|--------------|--|--|
| Policy | Item | Requirement | Proposed | Comply X / ✓ | | |
| Section 1 | I.1 – Transit Oriented | Corridor Mixed Use Medium Dens | sity "TOC1" Zone | | | |
| 11.1.1 | Permitted Uses | Retail Multiple Dwelling Restaurant Office [] | Multiple dwelling Retail | ✓ | | |
| | Restricted Uses | i. Restriction of Uses within a building: 1.The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade | No dwelling units on ground floor in multiple dwelling (apartment). | ✓ | | |
| 11.1.1.1 | | | Dwelling units on ground floor in multiple dwelling (back to back/stacked). | X | | |
| | Building Setback from a Street Line | i.Maximum 4.5 metres, except where a visibility triangle is | North (Malton Dr): 4.29m | ✓ | | |
| 11.1.3 | | required for a driveway access. 1. Notwithstanding Section i) above, a minimum | East (Upper James St): 0.44m | ✓ | | |
| (a) | | settorn above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage. | South (Alderson Dr): Apartment: 4.18m | ✓ | | |
| | | | South (Alderson Dr): Back to back/stacked: 6.59m | X | | |
| | Minimum Interior Side Yard | i.7.5 metres abutting a Single Detached Dwelling, Semi- | 12 storey - +7.5m | ✓ | | |
| 11.1.3 (c) | | Detached Dwelling, and Street Townhouse. | 3 storey – 9.02m and 8.2m | ✓ | | |
| | Building Height | i. Minimum 11.0 metres; | Apartment: 39m | ✓ | | |
| | | | Back to back/stacked: 11m | √ | | |
| | | ii. Maximum 22.0 metres | Apartment: 39m | X | | |
| | | | Back to back/stacked: 11m | ✓ | | |
| 11.1.3 (d) | | iii. In addition to Subsection i) and notwithstanding Subsection ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Subsection 11.1.3. b) and c), when abutting a Residential or Institution | Apartment: Required setbacks from western property line: 7storeys:19.9m, Prov: 21.8m 9storeys: 26.2m, Prov: 27.8 12storeys:Req:35.5mProv:36.2 | √ | | |
| | | | Back to back/stacked: N/A | N/A | | |
| 11.1.3 (g) | Built Form for New Development | i. Rooftop mechanical equipment shall be located and/or screened from view of any abutting street. | Rooftop mechanical equipment is screened | √ | | |

Compliance Chart for Hamilton Zoning By-law No. 05-200 TOC1 Comply **Policy** Item Requirement **Proposed** XIV iii. For a corner lot the minimum combined width of the ground floor façade facing a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting the street. 81% iv. In addition to Subsection (206.83m) 11.1.3 g) ii) and iii), the minimum width of the ground floor façade facing a street line shall exclude access driveways and any required yards within a lot line abutting a street. v. Notwithstanding ii) and iii) above, a maximum of one 7.5m at entrances driveway with a maximum width Two driveways X of 6.0 metres shall be permitted for ingress and egress. vi. No parking, stacking lanes, or aisles shall be located between the required building façade and None located between façade and lot line. the front lot line or flankage lot vii. All principal entrances shall Apartment: Principal Entrance face the **V** face the street and be street/accessible from sidewalk accessible from the building Back to back/stacked – Principal Entrances do façade with direct access from X not face the street the public sidewalk.

| Compliance Chart for Hamilton Zoning By-law No. 05-200 TOC1 | | | | | | | | |
|---|---|---|--|--|---------------------------------------|--|--|--|
| Policy | ltem | Requirement | | Proposed | Comply X / ✓ | | | |
| | Minimum Amenity Area for Dwelling Units and Multiple Dwellings | On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided: | calculation. | | , , , , , , , , , , , , , , , , , , , | | | |
| | | i.An area of 4.0 square metres for each dwelling unit less than 50 square metres; i.An area of 6.0 square metres for each dwelling unit more than 50 square metres; | | | | | | |
| | | | Units < 50m ² | Bldg A: 43 Bldg B: 44 Bldg C: 0 | | | | |
| | | | Units < 50m ² x 4m ² | Bldg A:172sqm Bldg B:176sqm Bldg C: | | | | |
| | | | Units > 50 m ² | Bldg A: 99 Bldg B:115 Bldg C: 24 | | | | |
| | | | Units > 50 m ² x 6m ² | Bldg A: 594sqm Bldg B: 690sqm Bldg C: 144sqm | | | | |
| 11.1.3 (h) | | | Total Required Amenity (m²) | Bldg A:766sqm Bldg B:866sqm Bldg C:144sqm | | | | |
| | | | Amenity Area (Balcony) | Bldg A: 771sqm Bldg B: 678sqm Bldg C: 133sqm | | | | |
| | | | Amenity Area (Indoor) | Bldg A: 212sqm Bldg B: 178sqm Bldg C: 0sqm | | | | |
| | | | Amenity Area (Outdoor) | Bldg A: 882sqm Bldg B: 827sqm Bldg C: 68sqm | | | | |
| | | | Total Provided Amenity (m2) | Bldg A: 1,865sqm Bldg B: 1,683sqm Bldg C: 201sqm | | | | |
| | | | Difference | Bldg A: +1,099sqm Bldg B: +817sqm Bldg C: +57sqm | | | | |
| 11.1.3 (i) | Visual Barrier | i. A visual barrier shall be required along any lot line abutting a Downtown D5 Zone, Institutional Zone or Residential Zone in accordance with the requirements of Section 4.19 of this Bylaw. | Visual barrier provided along the western property line. | | ✓ | | | |

| | Parking | | | | | | |
|------------------------|---|--|--|-----------------|--|--|--|
| Policy | Item | 05-200 By-law (PRA 2) | Proposed | Comply X / √ | | | |
| 5.7.1 a), 5.7.2 a), | Minimum & Maximum | Minimum Residential: 0.5 spaces / unit (325 units x 0.5 spaces = 162 tenant spaces required) Minimum Visitor: 0.15 spaces / unit (325 units x 0.15 spaces = 48 visitor spaces required) Maximum: 1.25/unit inclusive of resident and visitor (325 units x 1.25 spaces = 406 [48 visitor and 358 tenant]) Minimum Residential: 210 spaces Maximum Residential: 406 spaces | 315 total spaces provided: 49 visitor 266 tenant (ratio: 0.81/unit, 0.15/visitor) | ✓ | | | |
| | | Commercial - Retail: 5.5 spaces / 100 sq.m between 450 sq.m and 4,000 sq.m (543 sq.m. of commercial space – 450 sq.m = 93 sq.m / 100 sq.m. = 0.93 sq.m x 5.5 spaces = 5 spaces required) | Not provided exclusively. To be provided with res visitors | X | | | |
| 5.7.3 b) | Barrier Free | Between 201 - 1000 spaces Minimum 2 spaces + 2% of the total number of parking spaces required as per Section 5.7.3(c) (2% of 315 provided spaces = 6.3 + 2 = 9 spaces required) | 11 provided | √ | | | |
| | Bicycle Parking, Short and Long-Term | Short-Term Residential: 0.1 spaces / unit (0.1 spaces x 325 units = 32 spaces required) Commercial: 0.2 spaces / 100 sq.m of GFA (543 sq.m. / 100 sq.m. = 5.43 x 0.2 = 1 space required) | 34 ST spaces | √ | | | |
| 5.7.5 | | Long-Term Residential: 0.7 spaces / unit (0.7 spaces x 325 units = 228 spaces required) Commercial: 0.15 spaces / 100 sq.m of GFA (543 sq.m. / 100 sq.m. = 5.43 x 0.15 = 0 spaces required) | 236 LT spaces | √ | | | |