









Compliance Chart for Hamilton Zoning By-law No. 05-200 TOC1				
Policy	Item	Requirement	Proposed	Comply X / ✓
Section 11.1 – Transit Oriented Corridor Mixed Use Medium Density “TOC1” Zone				
11.1.1	Permitted Uses	Retail Multiple Dwelling Restaurant Office [...]	Multiple dwelling Retail	✓
11.1.1.1	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).	✓
			Dwelling units on ground floor in multiple dwelling (back to back/stacked).	X
11.1.3 (a)	Building Setback from a Street Line	i. Maximum 4.5 metres, except where a visibility triangle is required for a driveway access. 1. Notwithstanding Section i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.	North (Malton Dr): 4.29m	✓
			East (Upper James St): 0.44m	✓
			South (Alderson Dr): Apartment: 4.18m	✓
			South (Alderson Dr): Back to back/stacked: 6.59m	X
11.1.3 (c)	Minimum Interior Side Yard	i. 7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.	12 storey - +7.5m	✓
			3 storey – 9.02m and 8.2m	✓
11.1.3 (d)	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	✓
		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: 35.5m Prov: 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	✓

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		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.		
		iv. In addition to Subsection 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.	81% (206.83m)	✓
		v. Notwithstanding ii) and iii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.	7.5m at entrances Two driveways	X
		vi. No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line or flankage lot line.	None located between façade and lot line.	✓
		vii. All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.	Apartment: Principal Entrance face the street/accessible from sidewalk	✓
			Back to back/stacked – Principal Entrances do not face the street	X

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11.1.3 (h)	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: i. An area of 4.0 square metres for each dwelling unit less than 50 square metres; ii. An area of 6.0 square metres for each dwelling unit more than 50 square metres;	<i>Planting strips should not be included in this calculation.</i>		
			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
			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	✓
5.7.5	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	✓
		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	✓