

MIXED USE MEDIUM DENSITY- (C5) ZONE			
SECTION 10.5 OF THE CITY OF HAMILTON COMPREHENSIVE ZONING BY-LAW 05-200			
PROPOSED 49 UNIT SUPPORTIVE/AFFORDABLE HOUSING DEVELOPMENT			
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USES 10.5a.1)	DWELLING UNITS	DWELLING UNITS	YES
MAX. BUILDING SETBACK FROM A STREET LINE 10.5a.3)	3.0m FOR THE FIRST STOREY, EXCEPT WHERE A VISIBILITY TRIANGLE IS REQUIRED FOR A DRIVEWAY SETBACK	2.0m	YES
MIN. REAR YARD 10.5a.3.b)	7.5m	9.0m	YES
MIN. SIDE YARD 10.5a.3.c)	7.5m ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE OR LOT CONTAINING A RESIDENTIAL USE	EAST= 5.35m WEST=1.5m	NO
MIN. FAÇADE HEIGHT 10.5a.3.d)	7.5m FOR ANY PORTION OF A BUILDING ALONG A STREET LINE	10m	YES
MAX. BUILDING HEIGHT	ANY BUILDING HEIGHT ABOVE 11.0m MAY BE EQUIVALENTLY INCREASED AS THE YARD INCREASES BEYOND THE MINIMUM YARD REQUIREMENTS WHEN ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE TO A MAX OF 22.0m	10m	YES
GFA	-	TOTAL GFA=2,358m²	
MIN. PLANTING STRIP WIDTH ABUTTING A RESIDENTIAL ZONE OR INSTITUTIONAL ZONE	1.5m	5.35m, 1.5m adjacent to 263 Britania Ave.	YES
AMENITY			
MIN. AMENITY AREA	49 UNITS X 4m² = 196 m²	INDOOR AMENITY AREA = 0m² OUTDOOR AMENITY AREA = 205m²	YES
SITE			
SITE AREA	-	1,583m²	-
BUILDING			
NEW BUILDING	-	876.0m²	-
LANDSCAPE			
LANDSCAPE AREA	-	393.0m²	-
HARDSCAPE			
HARDSCAPE AREA	-	314.0m²	-
PARKING – SECTION 5			
RENTAL APARTMENT - WHERE THERE ARE MORE THAN 12 DWELLING UNITS	NO PARKING SPACES ARE REQUIRED FOR RESIDENTS	4 SPACES	YES
	2 VISITOR PARKING SPACES, PLUS 0.05 VISITOR PARKING SPACES ARE REQUIRED PER UNIT	5 SPACES	YES
MIN. PARKING SPACE SIZE	2.8m x 5.8m	2.8m x 5.8m	YES
MIN. BARRIER FREE PARKING SPACES	WHERE 1-49 PARKING SPACES ARE REQUIRED, MIN 1 BARRIER FREE SPACE REQUIRED	1 SPACE PROVIDED	YES
MIN. BARRIER FREE PARKING SPACE SIZE	2.4m x 5.8m + MIN. 1.5 m WIDE ACCESSIBILITY AISLE + 0.3m/OBSTRUCTED SIDE	3.9m X 5.8m	YES
MIN. BIKE PARKING	SHORTERM = 0.1 X 49 UNITS = 4.9 --- 4 LONGTERM = 0.7 X 49 UNITS = 34.3 --- 34	38 SPACES PROVIDED	YES