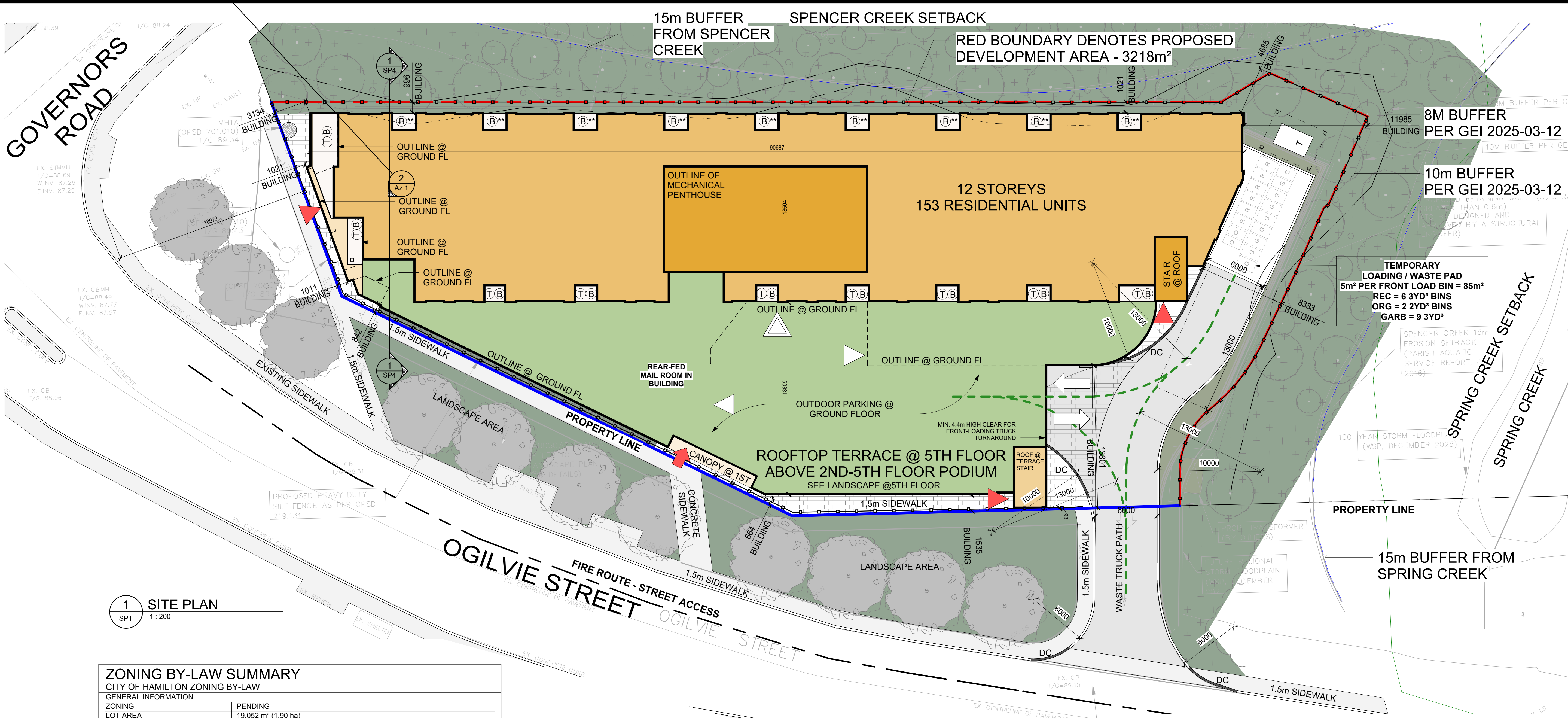




1 SITE PLAN
SP1 1:200

ZONING BY-LAW SUMMARY

CITY OF HAMILTON ZONING BY-LAW

GENERAL INFORMATION

ZONING	PENDING
LOT AREA	19,052 m ² (1.90 ha)
CREEK BLOCK AREA & LAND DEDICATED TO CONSERVATION AUTHORITY	15,846.6 m ² (1.58 ha)
DEVELOPABLE AREA	3,205.4 m ²

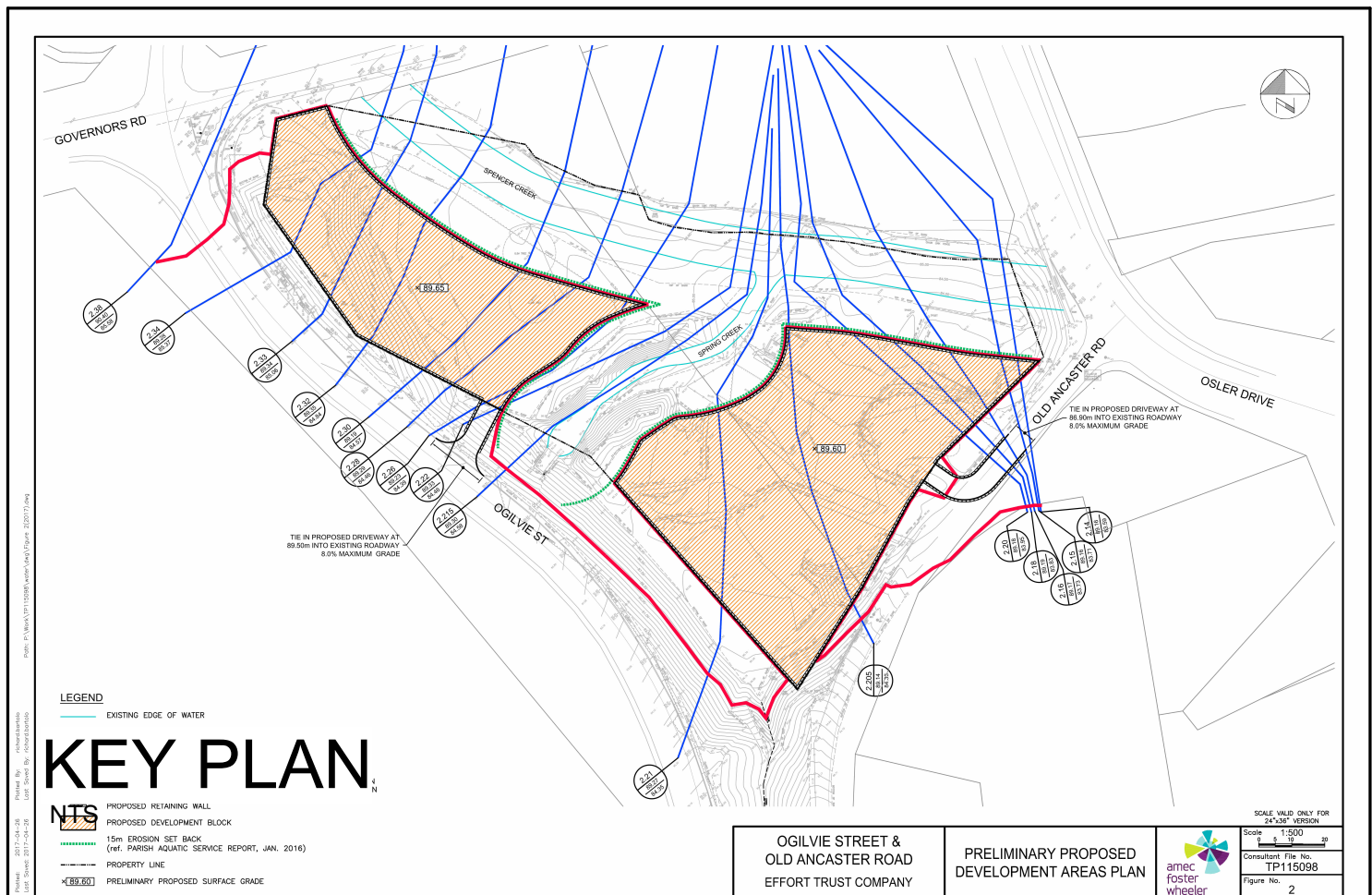
	REQUIRED (RMZ)	PROPOSED (RMZ)
MINIMUM PARKING SPACES 0.5 SPACES/UNIT: 0.5*153 = 77 0.15 VISITOR SPACES / UNIT: 0.15*153= 23 BF: 1 SPACE + 3% OF REQ'D SPACES: 1+(0.03*181) = 7	77 TENANT 23 VISITOR 7 BF	158 TENANT 23 VISITOR 7 BF
MIN. LOADING SPACES - NO MIN. LOADING SPACES	0	0
MIN. BICYCLE PARKING SPACES 0.1 SHORT-TERM SPACES / UNIT: (0.1*153 = 16) + 0.7 LONG-TERM SPACES / UNIT: (0.7*153 = 108)	16 108	16 108
MIN. FRONT YARD SETBACK	7.5 m	SEE DWGS
MIN. SIDE YARD SETBACK	4.5 m	SEE DWGS
MIN. REAR YARD SETBACK	7.5 m	SEE DWGS
MIN. LANDSCAPING (30% OF SITE AREA)		242.2 m ² (DEVELOPABLE AREA)
NATURALIZED AREA (REMAINDER OF PROPERTY)		15,846.6 m ² (NATURAL AREA)
MAX. HEIGHT	10.5 m	12 STOREY - 39.5 m
MIN. AMENITY AREA 4.0 m ² / UNIT UNDER 50 m ² (4.0*0 = 0) 6.0 m ² / UNIT OVER 50 m ² (6.0*153 = 918 m ²)	918 m ²	932 m ² EXTERIOR 254 m ² INTERIOR
MIN. 2-BEDROOM+ UNITS	25%	93%

STORAGE LOCKERS			
Level	Locker Width	Locker Length	Count
2nd FLOOR	900	1500	35
3rd FLOOR	900	1500	117
STORAGE LOCKERS			
			152

LONG-TERM VERTICAL BIKE LOCKERS			
Level	Locker Width	Locker Length	Count
1st FLOOR	600	500	9
2nd FLOOR	600	500	9
3rd FLOOR	600	500	9
4th FLOOR	600	500	9
LONG-TERM BIKE LOCKERS			
			108

SHORT-TERM VERTICAL BIKE LOCKERS			
Level	Locker Width	Locker Length	Count
1st FLOOR	450	1500	16
SHORT-TERM BIKE LOCKERS			
			16

01 ADD TAGGED TREES LOCATION	FEB 06, 2025	MN
ORIGINAL	DEC 23, 2024	MN
No. DESCRIPTION	DATE	BY
REVISIONS		
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A.T. McLaren Limited LEGAL AND ENGINEERING SURVEYS 69 JOHN STREET SOUTH, SUITE 230 HAMILTON, ONTARIO, L8N 2B9 PHONE (905) 527-8859 FAX (905) 527-0032		
Drawn	Checked	Crew
MN	DC	DW
Scale		Dwg.No.
1:200		37944



SUITE BREAKDOWN						AREA BREAKDOWN	
Level	1BR+D	2BR	2BR+D	3BR+D	TOTAL UNITS	TOTAL GROSS FLOOR AREA	COMMON FLOOR AREA
12th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
11th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
10th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
9th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
8th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
7th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
6th FLOOR	1	13	3	1	18	1,477 m ²	203 m ²
5th FLOOR	1	14	3	0	18	1,497 m ²	248 m ²
4th FLOOR	2	0	6	1	9	1,109 m ²	289 m ²
3rd FLOOR	0	0	0	0	0	191 m ²	191 m ²
2nd FLOOR	0	0	0	0	0	404 m ²	404 m ²
1st FLOOR	0	0	0	0	0	623 m ²	623 m ²
TOTAL	10	105	30	8	153	14,167 m ²	3,174 m ²

RESIDENTIAL SUITE AREA	
12th FLOOR	1,275 m ²
11th FLOOR	1,275 m ²
10th FLOOR	1,275 m ²
9th FLOOR	1,275 m ²
8th FLOOR	1,275 m ²
7th FLOOR	1,275 m ²
6th FLOOR	1,275 m ²
5th FLOOR	1,275 m ²
4th FLOOR	820 m ²
3rd FLOOR	0 m ²
2nd FLOOR	0 m ²
1st FLOOR	0 m ²
TOTAL	10,993 m ²

PARKING SCHEDULE		
Level	Parking Space Type	Count
Tenant		
1st FLOOR	Barrier-Free	6
1st FLOOR	Standard	12
2nd FLOOR	Standard	50
3rd FLOOR	Standard	53
4th FLOOR	Standard	37
Total Tenant Parking Spaces		158
Visitor		
1st FLOOR	Barrier-Free	1
1st FLOOR	Standard	22
Total Visitor Parking Spaces		23
Grand total		181

SITE PLAN LEGEND

"PRINCIPAL ENTRANCE" AS PER ONTARIO BUILDING CODE AND FIRE ACCESS/FIRE CODE	BALCONY FROM 6TH FLOOR TO 12TH FLOOR	FIRE ROUTE (SEE A200)
RETAIL UNITS ENTRANCE	SITE TRAFFIC CONTROL SIGNAGE: Pavement markings and signage are to be implemented as per the Traffic Control/Pavement Marking Plans	TERRACE RAILING (SEE LANDSCAPE DRAWINGS)
BLDG EXITS	STOP SIGN (Ra-11)	SURFACE PAINTED SYMBOL OF ACCESSIBILITY
SECONDARY DOORS AND SERVICE DOORS	NO PARKING (Rb-51L)	HYDRANT (SEE CIVIL DWG.)
EXCLUSIVE USE DOOR	ACCESSIBLE PARKING SIGN (SN-1)	FIRE DEPARTMENT CONNECTION
PARKING GARAGE ENTRY	FIRE ACCESS ROUTE (SN-2)	STREETLIGHT (SEE ELEC. DWG.)
TERRACE AT 5TH FLOOR (EXCLUSIVE USE)	LOADING SPACE SIGN (SN-3)	WALL MT. EXT. LIGHT (SEE ELEC. DWG.)
BALCONY FROM 3RD FLOOR TO 4TH FLOOR	VISITOR PARKING ONLY (SN-5)	GROUND EXT. LIGHT (SEE ELEC. DWG.)
BALCONY FROM 5TH FLOOR TO 12TH FLOOR	AREA DRAIN (SEE CIVIL DRAWINGS)	TRANSFORMER (SEE ELEC. DWG.)
	DEPRESSED CURB (SEE CIVIL DRAWINGS)	
	WASTE TRUCK PATH (SEE A200)	

SITE HATCH KEY

PV UNIT PAVING, SEE LANDSCAPE PLANS	LANDSCAPE AREA, SEE LANDSCAPE PLANS
CSW PEDESTRIAN NETWORK (CONC. SIDEWALK)	ROOFTOP TERRACE, SEE LANDSCAPE PLANS
PUBLIC PATHWAYS (MATERIAL AS NOTED)	CONCRETE, SEE LANDSCAPE PLANS
LINE PAINTING PEDESTRIAN CROSSING	RETAINING WALL, SEE LANDSCAPE PLANS
LOADING/LAY-BY	LOWEST BUILDING FOOTPRINT
LINE PAINTING	2ND LOWEST BUILDING FOOTPRINT
GROUND FLOOR PATIOS (PRIVATE USE ARE FOR ADJACENT SUITE)	3RD LOWEST BUILDING FOOTPRINT
WASTE AREA AT GRADE	4TH LOWEST BUILDING FOOTPRINT
LIGHT DUTY ASPHALT	MECHANICAL ROOF BUILDING FOOTPRINT
HEAVY DUTY ASPHALT	COMMERCIAL AREA AT GRADE

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KEY TO DETAIL LOCATION			
No.	DETAIL NUMBER	No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
OPA & ZBA	1	2026.02.09	KNYMH
DEVELOPMENT AREA	2	2026.05.22	KNYMH

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EFFORT GROUP

SANDYFORD
1 OLD ANCASTER ROAD
DUNDAS, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE: As indicated	PROJECT NUMBER: 18080
DRAWN BY: Author	CHECKED BY: Checker
DRAWING VERSION:	DRAWING SHEET NUMBER: SP1
PLOT DATE: FEBRUARY 09, 2026	

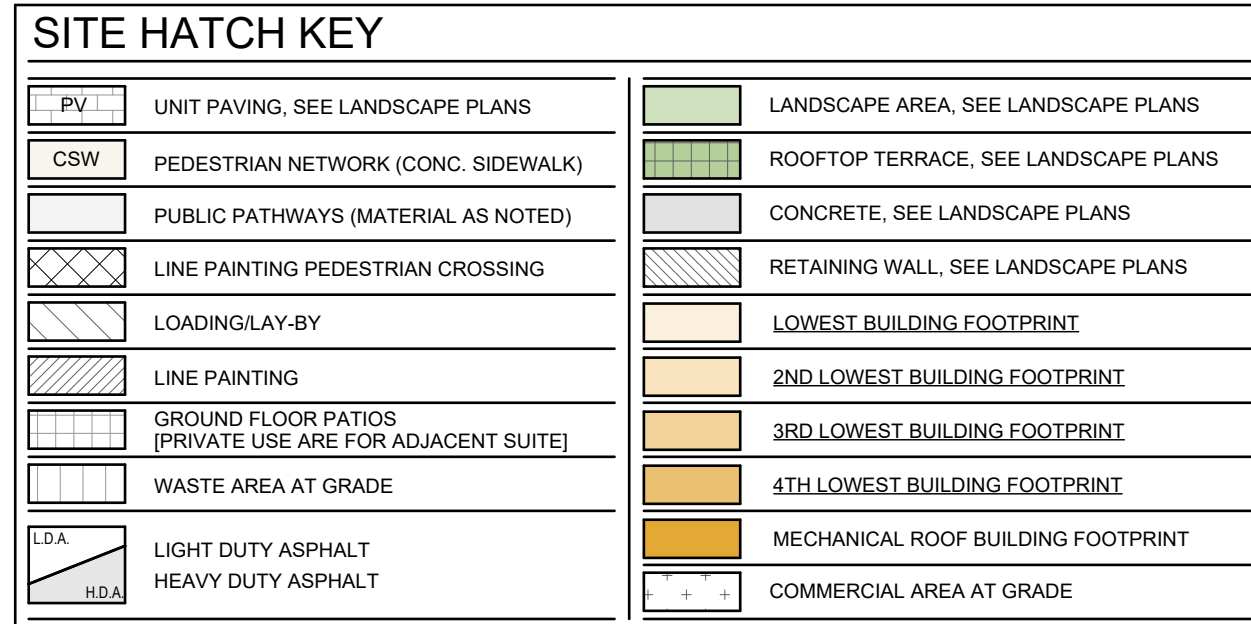


LOT DATE:
FEBRUARY 09, 2026

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DRAWING VERSION:		
PLOT DATE: FEBRUARY 09, 2026		

1 SECTION 1-1
SP4 1 : 200



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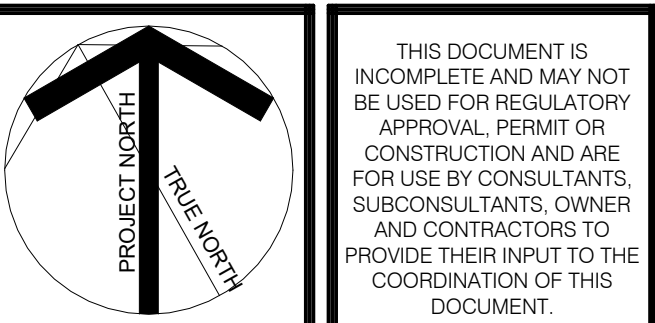
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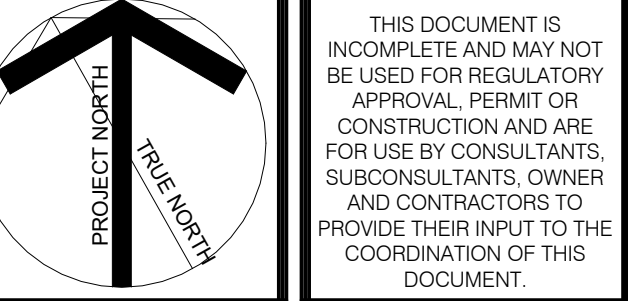
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3rd FLOOR OVERALL

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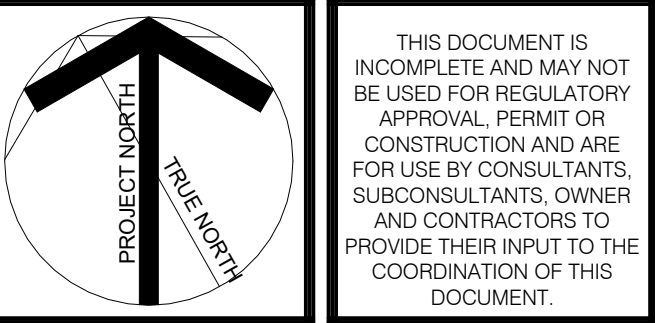
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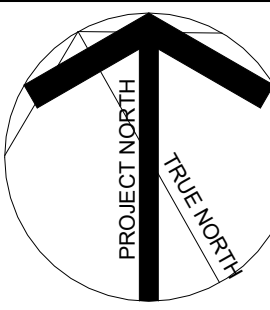
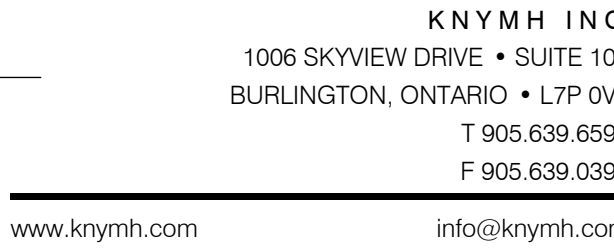
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OVERALL

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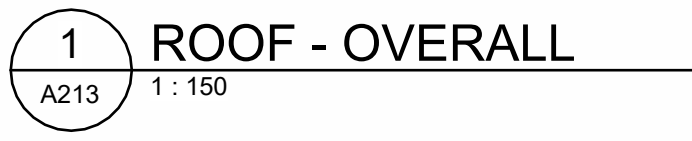
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