

SCALE 1:200

DOWNTOWN MIXED USE (D3)

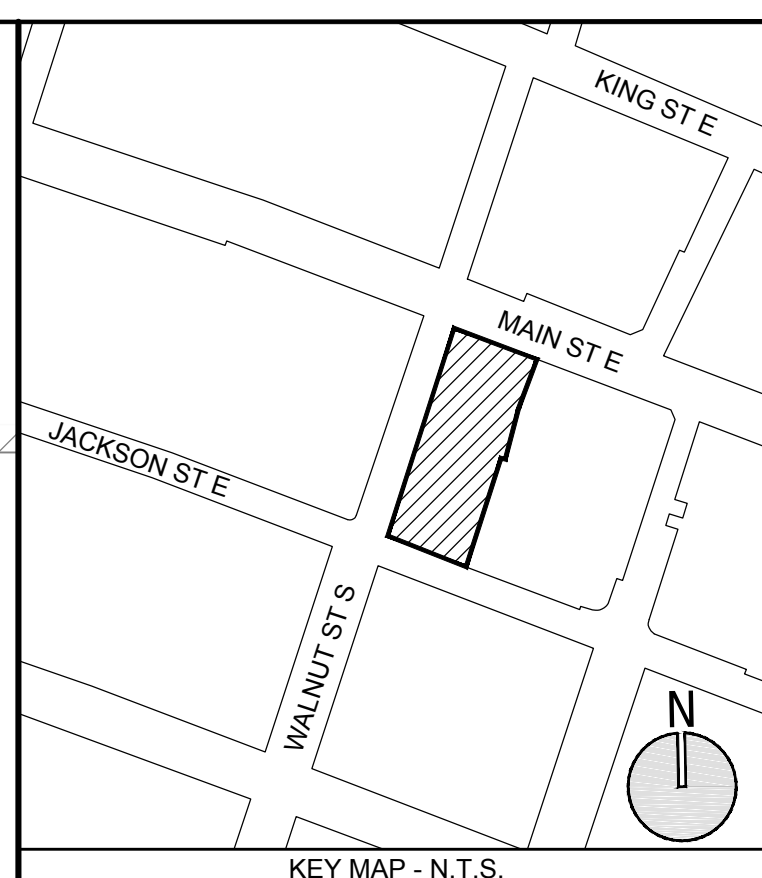
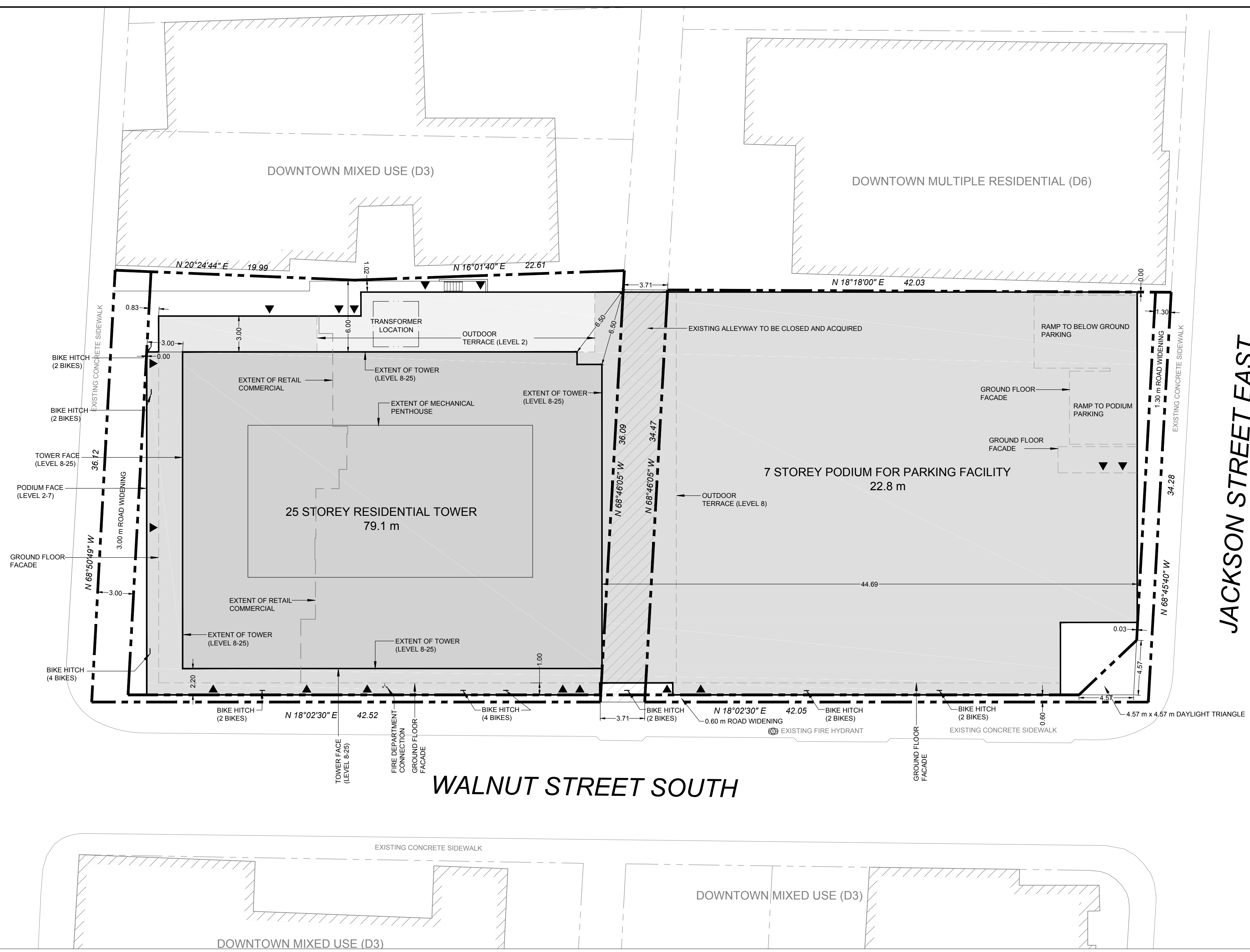
DOWNTOWN MIXED USE (D3)

DOWNTOWN MIXED USE (D3)

MAIN STREET EAST

JACKSON STREET EAST

WALNUT STREET SOUTH



SITE PLAN
 SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
LOT 4 AND PART OF LOT 5
 (SOUTH SIDE OF MAIN STREET)
LOT 4 AND PART OF LOT 5
 (NORTH SIDE OF JACKSON STREET)
 REGISTERED PLAN 48
 CITY OF HAMILTON

SCALE 1:200
 0 5 10 15 METRES
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- SUBJECT LANDS
- PROPOSED BUILDING
- EXISTING BUILDINGS
- BUILDING ENTRANCE/EXIT
- EXISTING FIREHYDRANT
- PROPOSED SIAMESE CONNECTION

DESIGN BY: SRM Architects Inc. CHECKED BY: S. Mandha
 DRAWN BY: S. McKay DATE: Dec 12, 2017

NO.	DATE	BY	DESCRIPTION
1	OCT. '18	US	PER CITY COMMENTS

NOT FOR CONSTRUCTION

STAMP

APPROVALS

279 King Street West, #200
 Kitchener, ON N2G 1Z6
 519-885-5600 -
 srmarchitects.ca

UrbanSolutions
 Planning & Land Development Consultants Inc.

105 Main Street East, Suite 501
 Hamilton, ON L8N 1G6
 905-546-1087 - UrbanSolutions.info

PROJECT:
MAIN AND WALNUT
 154 Main Street East & 49 Walnut Street South
 City of Hamilton

CLIENT:
 1970703 Ontario Inc.

US FILE NUMBER: 248-17 SHEET NUMBER: 1

UNDERTAKING

RE: 154 MAIN STREET EAST & 49 WALNUT STREET SOUTH

I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(a) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(b) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

(c) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

(d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

DATED THIS _____ DAY OF _____ 20____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____ (SEAL)

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____

GENERAL NOTES

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR AND CHIEF PLANNER OF THE PLANNING DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE 7.5 M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "METRE BY _____ METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- THIS PROPERTY IS INELIGIBLE FOR THE COLLECTION OF GARBAGE, RECYCLING, ORGANICS, BULK WASTE AND/OR LEAF AND YARD WASTE BY THE CITY OF HAMILTON. COLLECTION OF WASTE SHALL BE PROVIDED THROUGH A PRIVATE WASTE HAULER(S). RECYCLING AND ORGANICS DIVERSION IS STRONGLY ENCOURAGED.
- ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.
- ALL FENCES MUST COMPLY WITH HAMILTON FENCE BY-LAW NO. 10-142.

DEVELOPMENT STATISTICS

Zoning: Downtown Central Business District (D1, 702, H17)

Item	Required	Proposed
Max. Building Setback to a Street		
1st Floor	2.00 m	1.00 m
2nd - 3rd Floor	1.00 m	0.00 m
Max. Building Height	80.00 m	79.10 m
Min. Building Setback above 7th Storey		
Main Street Building Base Façade	3.00 m	3.00 m
Walnut Street Building Base Façade	2.20 m	2.20 m
Jackson Street Building Base Façade	44.60 m	44.69 m
Easterly Side Building Base Façade	3.00 m	3.00 m
No. of Units		
Units > 50 m ²	N/A	201
Units < 50 m ²	N/A	71
Parking Stall Size	2.70 m x 6.00 m	2.70 m x 6.00 m
Parking Spaces	223 spaces	242 spaces
Bicycle Parking		
Long Term	134 spaces	134 spaces
Short Term	12 spaces	20 spaces