



### SITE PLAN

All of Lots 172, 173, 178, 179, 189, 190, 195 and 196  
George Hamilton Survey  
(Registered Plan 1431)  
City of Hamilton

211 John Street South  
CORKTOWN

#### SITE DATA

SITE STATISTICS	
Lot Area (existing)	5,959m <sup>2</sup>
Net Lot Area	5,907m <sup>2</sup>
No. of Units	792
• Tower A (Phase 1)	416
• Tower B (Phase 2)	376
<b>Total</b>	<b>792 units</b>
Commercial	2,157 m <sup>2</sup>
• Residential	351
• Commercial	85
<b>Total</b>	<b>436</b>

#### LEGEND

- PRIVATE COMMON AMENITY SPACE
- ACCESS POINT
- PHASING
- DAYLIGHT TRIANGLE

REGULATIONS	CS (Mixed Use Medium Density) Required	Proposed	Comply ✓/X
<b>Section 10.5.1 PERMITTED USES</b>			
Multiple Dwelling	Permitted	Permitted	
Commercial Uses	Permitted	Permitted	
<b>Section 10.5.1.1 RESTRICTED USES</b>			
Restricted Uses within a Building	The finished floor elevation of any dwelling unit shall be a minimum of 0.9m above grade	Townhouses .67m below avg. grade	X
<b>Section 10.5.3 REGULATIONS</b>			

a) Building Setback from a Street Line	i) Minimum 3m for a building with residential units on the ground floor facing a street; ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access;	North: 0m East: 0m South: 0m West: 0m  North: 4.32m East: 4.32m South: 5.7m West: 6.18m	X																	
b) Min. Rear Yard	7.5m	0m (at daylight triangle)	X																	
c) Building Height	i) Minimum 7.5m façade height for any portion of a building along a street line	North: 9.25m East: 9.25m South: 9.25m West: 5.8m	X																	
	ii) Maximum 22m;																			
	iii) In addition to Section 10.5.3 d) i) and notwithstanding Section 10.5.3 d) ii), any building height above 11m may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5.3 b) and c) when abutting a Residential or Institutional Zone to a maximum of 22m.	Tower A: 113.5m Tower B: 104.5m	X																	
g) Built Form for New Development	i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.	Screened from view																		
	ii) Corner lots: min. combined width of ground floor façade facing the front lot line and flankage lot line shall be ≥ 50% of the measurement of all lot lines abutting a street.	60%																		
h) Min. Amenity Area for Multiple Dwellings	i) 4.0 m <sup>2</sup> / dwelling unit less than 50 square metres; = 22 Units x 4m <sup>2</sup> = 88m <sup>2</sup>	14,678.24m <sup>2</sup> (18.5m <sup>2</sup> /unit)	X																	
	ii) 6.0 m <sup>2</sup> / dwelling unit more than 50 square metres. = 770 Units x 6m <sup>2</sup> = 4,620m <sup>2</sup> Total Required Minimum Amenity Area: 4,708m <sup>2</sup>																			
<b>Section 5 PARKING</b>																				
5.2 b) i) Parking Staff Size	2.8m x 5.8m	2.8m x 5.8m																		
5.2 b) ii)	Width = 2.8 + 3m where parking stall obstructed by a wall, column or other obstruction.																			
5.6 c) i) Residential	i) Multiple Dwelling Units less than 50m <sup>2</sup> (0.3 / unit) = 89 Units x 0.3 = 26.7 spaces	351 spaces (Average 0.44/unit)	X																	
	ii) Dwelling Units greater than 50m <sup>2</sup>																			
	<table border="1"> <thead> <tr> <th>Units</th> <th>Min</th> <th>Max</th> <th>Req'd</th> </tr> </thead> <tbody> <tr> <td>1-14</td> <td>0.7/unit</td> <td>1.24</td> <td>9.8</td> </tr> <tr> <td>15-50</td> <td>0.85/unit</td> <td>1.25</td> <td>29.75</td> </tr> <tr> <td>51+</td> <td>1.0/unit</td> <td>1.25</td> <td>85.5</td> </tr> <tr> <td><b>TOTAL</b></td> <td></td> <td></td> <td><b>652.3</b></td> </tr> </tbody> </table>			Units	Min	Max	Req'd	1-14	0.7/unit	1.24	9.8	15-50	0.85/unit	1.25	29.75	51+	1.0/unit	1.25	85.5	<b>TOTAL</b>
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51+	1.0/unit	1.25	85.5																	
<b>TOTAL</b>			<b>652.3</b>																	
Total Parking Required for 792 units = 693 + 89 = 782 (Average 1.1/unit)																				
5.6 c) iv) Commercial (Retail)	iii) 1/17 m <sup>2</sup> where GFA is between 450m <sup>2</sup> and 4,000 m <sup>2</sup> Total Commercial GFA = 2,157m <sup>2</sup> = 2157 - 450 (1707.34m <sup>2</sup> ) = 1707.34 + 17 = 100 spaces	85 spaces	X																	

NOTES:  
1. Base drawing prepared by CORE Architects Inc. (Site Plan A103: June 15, 2018).

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REVISIONS	

Date: June 28, 2018    Drawn By: RT    Dwg. File Name: sp17228a.dwg  
Scale: 1: 250    Project No.: 17228