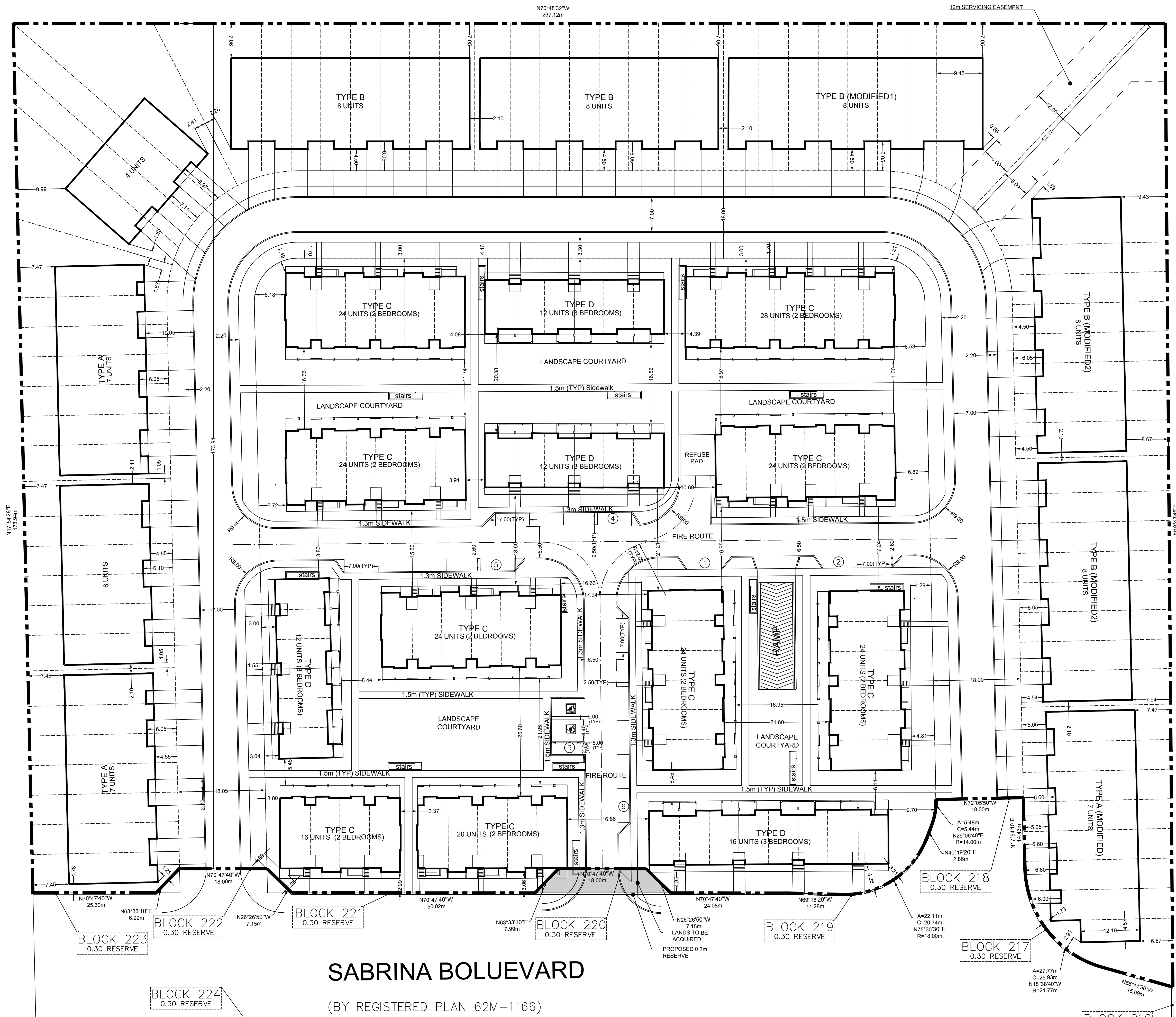
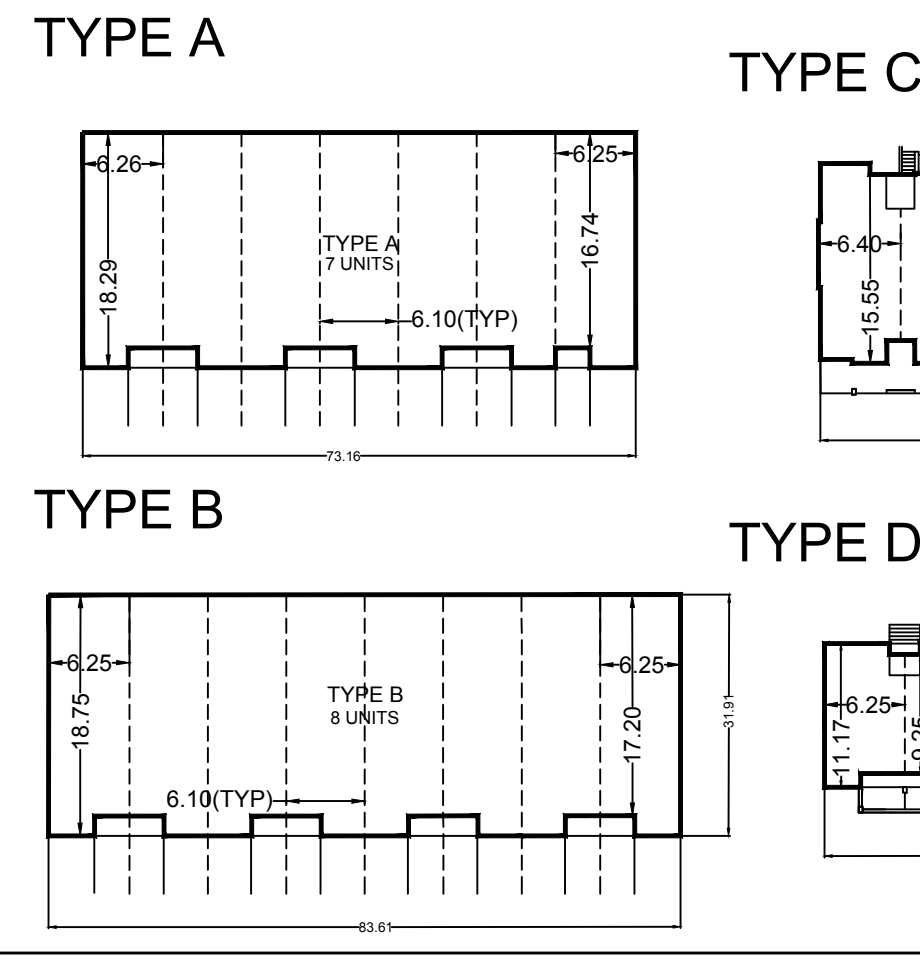


Zoning Statistics			
Section 10 E "RT-20" Districts - Townhouse - Maisonette			
Item	Required	Proposed	Site Specific Regulations Required
Permitted Residential uses	Townhouse and Maisonette dwellings	Townhouse, Maisonette and Multiple dwellings	✓
Maximum Building Height	11.0m	13.0m	✓
Area Requirements			
Yard Setback to a building	N/A	1.0m	✓
Yard Setback to a garage	N/A	6.0m	✓
Distance Between Buildings			
Minimum (between two exterior walls containing window or windows)	3.5m	2.0m	✓
Minimum (between two exterior walls, one of which contains at least one window to a habitable room)	9.0m	N/A	
Minimum (between two exterior walls each of which contains at least one window to a habitable room)	15.0m	N/A	
Distance between groups of multiple and townhouse dwellings	Half of height of the tallest building	2.0m	✓
Intensity of Use (for Townhouse and Multiple dwellings)			
Minimum Depth	30.0m	173.91m	
Minimum Area	230m <sup>2</sup>	41,940.39m <sup>2</sup>	
Minimum width	23.0m	237.12m	
Privacy Area			
Minimum screen width from a dwelling	Townhouse dwellings - 1.2m Multiple dwellings - N/A	1.2m N/A	
Minimum height of abutting screen	Townhouse dwellings - 2.0m Multiple dwellings - N/A	2.0m N/A	
Minimum Landscaped Area	40%	30.29%	✓
Parking			
Total Parking Spaces	418	616	
Standard Parking Stall Size	2.7m x 6.0m	2.8m x 5.8m	✓
Parallel Parking Size	2.5m x 6.7m	2.6m x 7.0m	
Increase of Parking Space size where abutting an obstruction	N/A	0.3m	

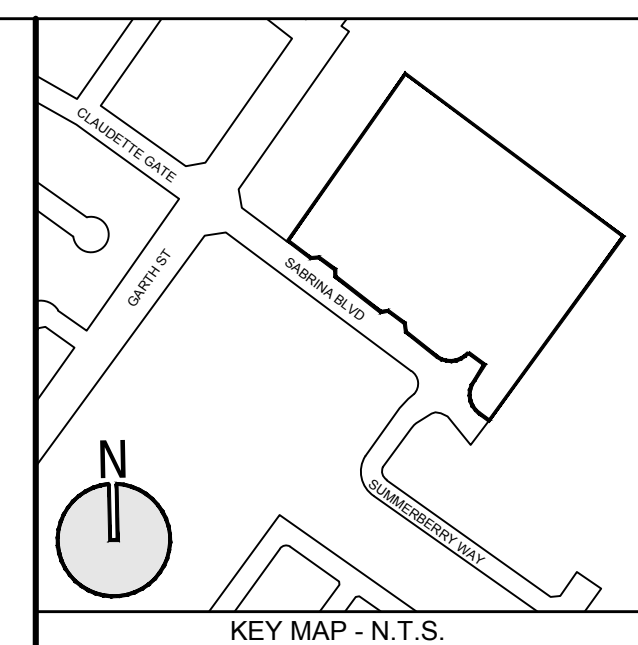
Development Statistics	
Boundary Area (Plan 62R-19029)	41,940.39m <sup>2</sup>
Total Building Area	17,797.30m <sup>2</sup>
Total Paved Surface Area	10,793.19m <sup>2</sup>
Total Landscaped Area	12,704.93m <sup>2</sup>
Servicing Easement Area	644.97m <sup>2</sup>
Number of Units	
Townhouse	71
Multiple Dwellings	260
Total	331

TYPICAL UNITS - N.T.S



SABRINA BOLUEVARD

(BY REGISTERED PLAN 62M-1166)



PART OF LOTS 17 & 18  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF BARTON  
NOW IN THE CITY OF HAMILTON

LEGEND:  
 - - - - - PROPERTY BOUNDARY  
 - - - - - PROPOSED BUILDINGS  
 [Grey Box] LANDS TO BE ACQUIRED

SCALE:  
 SCALE 1:400  
 0 5 10 20 30 METRES

METRIC  
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DESIGN BY: RN DESIGN CHECKED BY: M. JOHNSTON  
 DRAWN BY: C. AGRO DATE: MARCH 13, 2018

NO.	DATE	BY	DESCRIPTION
1	04/04/18	C.A.	AS PER CITY COMMENTS

APPROVALS



8395 JANE STREET #202,  
 VAUGHN, ON L4K 5Y2  
 905-417-5515 - www.srnarchitects.com



8395 JANE STREET #203,  
 VAUGHN, ON L4K 5Y2  
 905-738-3177 - www.rndesign.com



PROJECT:  
 EDEN PARK  
 328 SABRINA BOULEVARD  
 CITY OF HAMILTON

CLIENT:  
 SPALLACCI AND SONS LTD.

TITLE:  
 CONCEPT PLAN

US FILE NUMBER: 170-16 SHEET NUMBER: 1