

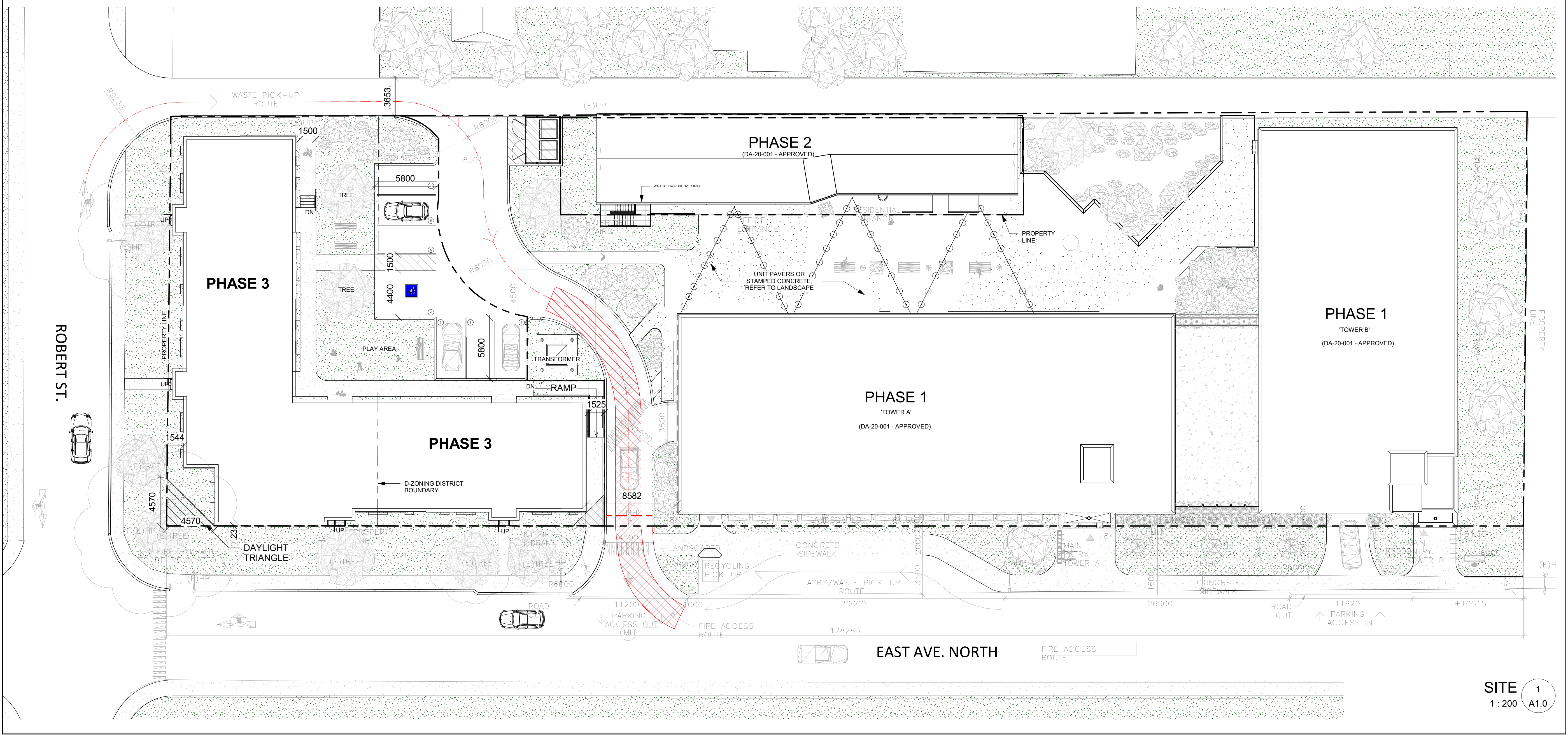
SITE STATISTICS		
	AREA(M <sup>2</sup> )	PERCENTAGE
SITE AREA (PHASES 1, 2 & 3)	4,972m <sup>2</sup>	100%
SITE AREA (PHASE 1 & 2)	3,706m <sup>2</sup>	74.54%
SITE AREA (PHASE 3)	1,266m <sup>2</sup>	25.46%
BUILDING COVERAGE		
• PHASE 1	1,737.9m <sup>2</sup>	34.95%
• PHASE 2	313.0m <sup>2</sup>	6.30%
• PHASE 3 (PROPOSED)	674.1m <sup>2</sup>	13.56%
LANDSCAPE		
• PHASES 1 & 2	920m <sup>2</sup>	18.50%
• PHASE 3 (PROPOSED)	348m <sup>2</sup>	7%
PAVING		
• PHASES 1 & 2	979m <sup>2</sup>	19.69%
• PHASE 3 (PROPOSED)		
UNIT COUNT		
PHASE 1	95	
PHASE 2	13	
PHASE 3 (PROPOSED)	31	
PARKING		
PHASE 1	29	
PHASE 2	4	
PHASE 3 (PROPOSED)	13	
BARRIER-FREE (TOTAL)	4	
BICYCLE PARKING		
LONG TERM (PHASES 1 & 2)	22	
SHORT TERM (PHASES 1 & 2)	12	

ROYAL OAK - PHASE 3 PROPOSED ZONING: MULTIPLE DWELLINGS, LODGES, CLUBS, ETC., "E-XX" DISTRICT, MODIFIED. (SECTION 9 OF THE ZONING BY-LAW NO. 695)			
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
PERMITTED USE	MULTIPLE DWELLING (INCL. GROUPS OF MULTIPLE DWELLING)	MULTIPLE DWELLING (INCL. GROUPS OF MULTIPLE DWELLING)	YES
MAX. BUILDING HEIGHT	26m 8 STOREYS	12.2M 4 STOREYS (INCL. BASEMENT)	YES
MIN. FRONT YARD SETBACK	3.0m	EAST AVE N IS THE FRONT YARD 0.0m	NO
MIN. NORTH SIDE YARD	6.0m	88.4m	YES
MIN. SOUTH SIDE YARD	3.0m	0.15m	NO
MIN. REAR YARD	3.0m	1.9m	NO
MIN. LOT WIDTH	15.0m	127.8m	YES
MIN. LOT AREA	630.0m <sup>2</sup>	4,952.7m <sup>2</sup>	YES
MAX. FLOOR AREA RATIO	1.7 x 4,952.7m <sup>2</sup> = 8,419.59m <sup>2</sup>	PHASE 1=6,327m <sup>2</sup> PHASE 2= 938m <sup>2</sup> PHASE 3 = 674.1m <sup>2</sup> TOTAL = 7,939.1m <sup>2</sup>	YES
LANDSCAPED AREA	25% x 4,952.7m <sup>2</sup> = 1,238.2m <sup>2</sup>	PHASES 1 & 2 = 968.3m <sup>2</sup> PHASE 3 = 347.64m <sup>2</sup> = 1,315.94m <sup>2</sup> (26.57%)	YES
SECTION 18 BUILDING SEPARATION	1/2 OF THE TALLEST BUILDING AT PHASE 1 TOWER 'A' 6.8m -> 6.2m BETWEEN BUILDING IS REQUIRED AS PER 12.2 OBC	8.6m	YES

PARKING-SECTION 18A			
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
MIN. PARKING SPACES (PHASE 3)	1.25 SPACES/UNIT = 39 SPACES (INCL. 7 VISITOR)	0.3 SPACES/UNIT = 10 SPACES	NO
PARKING SPACE SIZE (PHASES 3)	2.7m x 6.0m	2.8m x 5.8m	NO
MIN. LOADING (PHASE 3)	1 SPACE	0 SPACES	NO
MIN. MANEUVERING SPACE SIZE	6.0m	6.0m	YES
ENCROACHMENT - SECTION 14			
PROVISIONS	REQUIRED	PROPOSED	CONFORMITY
MAX. EAVE/GUTTER ENCROACHMENT INTO REQUIRED FRONT YARD	1.5m	N/A	N/A
MAX. EAVE/GUTTER ENCROACHMENT INTO REQUIRED REAR YARD	1.5m	N/A	N/A
MAX. EAVE/GUTTER ENCROACHMENT INTO REQUIRED SIDE YARD	3.1m	N/A	N/A
MAX. TERRACE ENCROACHMENT INTO REQUIRED SIDE YARD	0.5m	N/A	N/A
MAX. TERRACE ENCROACHMENT INTO REQUIRED FRONT YARD	1.5m	N/A	N/A

SITE STATISTICS 3  
1 : 200 A1.0

ZONING CHART 2  
A1.0



ISSUED	DESCRIPTION	DATE
A	ISSUED OPAZPA	MAY 31 2021
	REV. DESCRIPTION	DATE

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PROJECT NAME:	ROYAL OAK - PHASE 3
PROJECT ADDRESS:	315 ROBERT STREET HAMILTON, ON
PROJECT NO.:	21-011
DRAWING TITLE:	CONCEPTUAL SITE PLAN
DRAWN BY:	CA
CHECKED BY:	EC
DATE:	03/18/21
SCALE:	1 : 200
DRAWING NO.:	A1.0

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