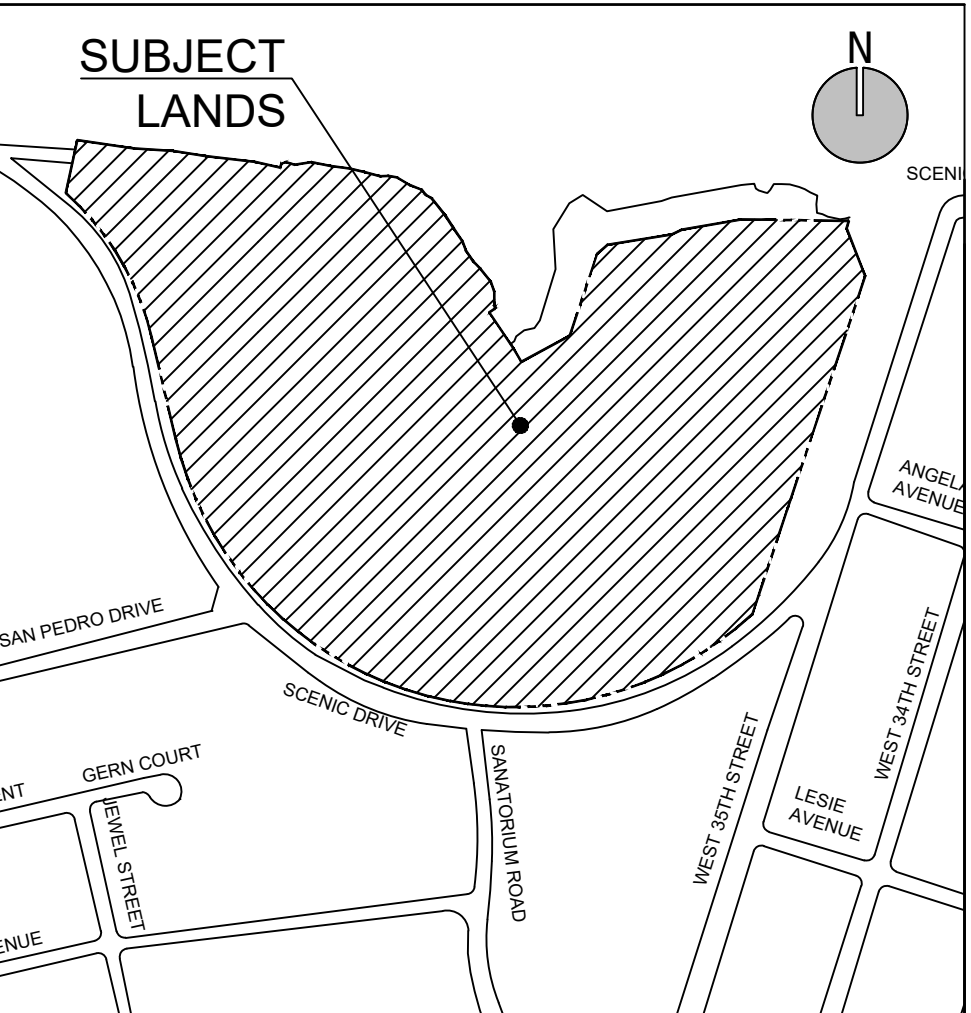




Development Statistics		
East Side		
"DE/S-____" (Low Density Multiple Dwellings)		
Item	Required (as per draft By-law)	Proposed
Permitted Uses	Multiple Dwellings	Multiple Dwellings
Min. Lot Area	2.75 ha	2.85 ha
Max. Height	8 storeys (36.0 m)	8 storeys (35.0 m)
Min. Front Yard (Scenic Drive)- Multiple Dwellings	3.75 m	3.99 m
Min. Front Yard (Scenic Drive)- Underground Parking	0.0 m	0.0 m
Min. Setback to Conservation/Hazard Lands (P5) Zone for Multiple Dwellings	5.65 m	5.78 m
Min. Setback to Conservation/Hazard Lands (P5) Zone for Multiple Dwellings	5.65 m	5.78 m
Min. Setback to Conservation/Hazard Lands (P5) Zone for Existing Buildings	4.50 m	4.7 m
Max. No. of units	370 units	370 units

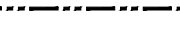
KEY MAP - N.T.S.

SCALE: 1:500

0 25 50 75 125

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

LEGEND:

-  SUBJECT LANDS
-  EXISTING PROPERTY LINE
-  EXISTING BUILDING
-  ESA LIMIT
-  TREE REPLANTING LIMIT
-  DC
-  DEPRESSED CURB

NOTES:
FOR DISCUSSION AND FORMAL CONSULTATION
PURPOSES ONLY.

DESIGN BY: KNYMH	CHECKED BY: S.MANCHIA
DRAWN BY: L. DRENNAN	DATE: AUGUST 24, 2020



2140 KING STREET EAST
HAMILTON, ON L8K 1W6
905-547-5056 - VALERYHOMES.COM



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
55-546-1087 - URBANSOLUTIONS.INFO

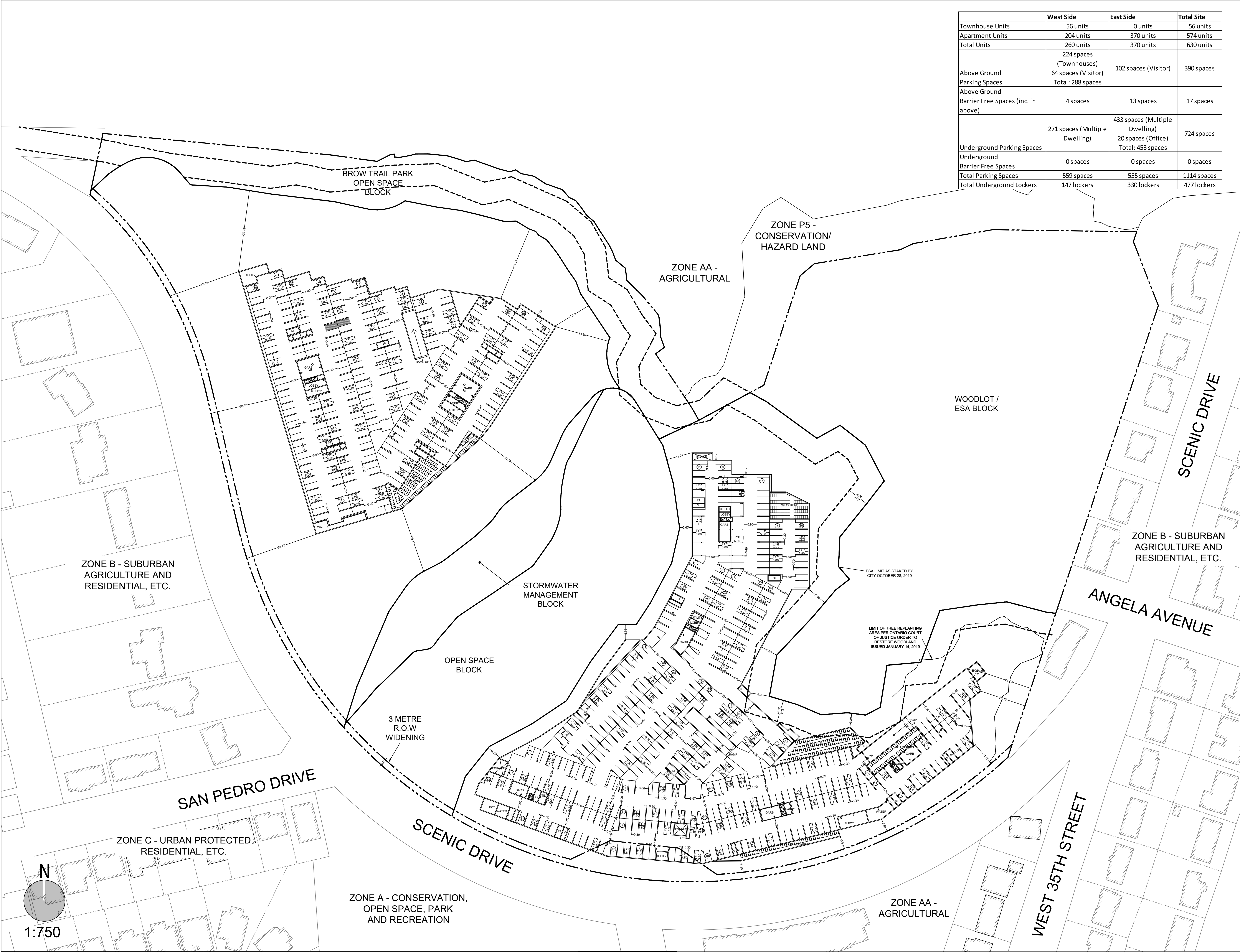
KNYMH
ARCHITECTURE • SOLUTIONS

1006 SKYVIEW DRIVE, SUITE 100
BURLINGTON, ON L7P 0V1
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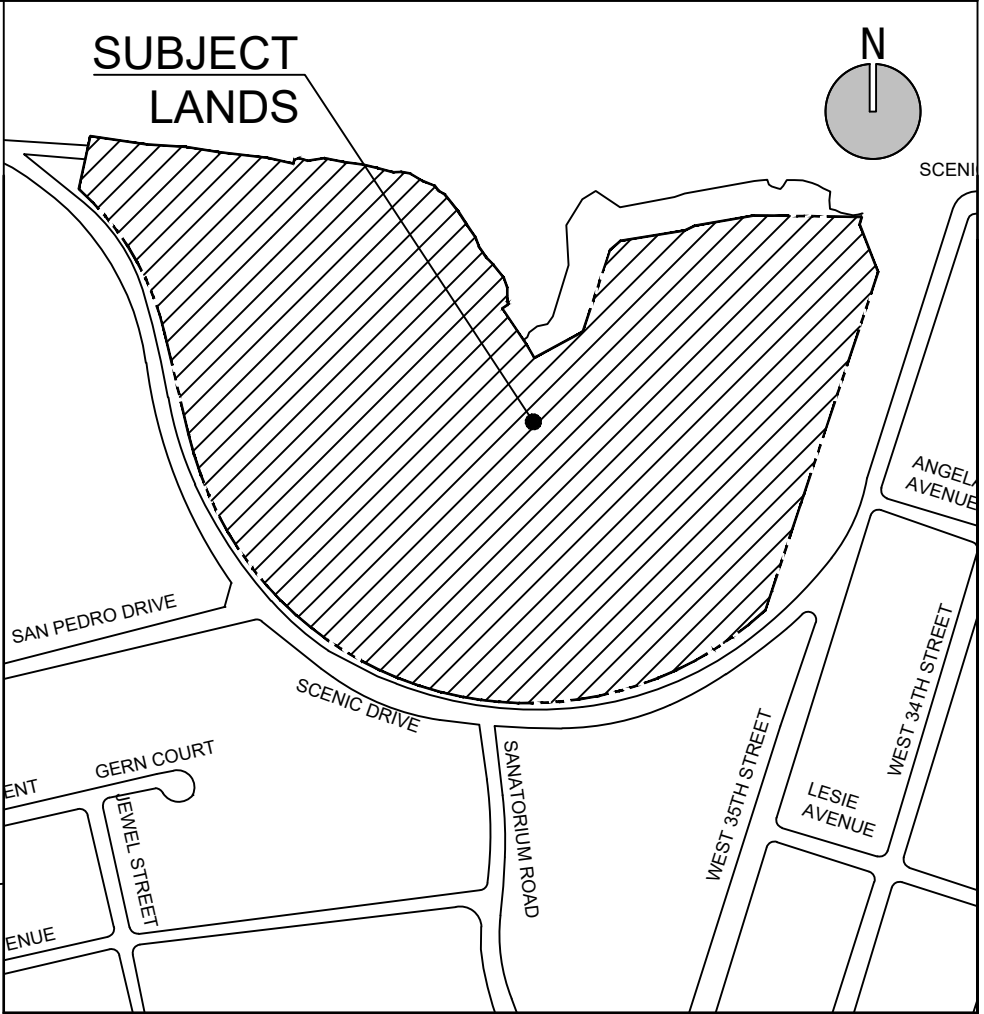
PROJECT: THE BROWLANDS
801, 820, 828, 885, 865 & 870
SCENIC DRIVE
CITY OF HAMILTON

CONCEPT PLAN

U/S FILE NUMBER: 154-16	SHEET NUMBER: 1
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	West Side	East Side	Total Site
Townhouse Units	56 units	0 units	56 units
Apartment Units	204 units	370 units	574 units
Total Units	260 units	370 units	630 units
Above Ground Parking Spaces	224 spaces (Townhouses) 64 spaces (Visitor) Total: 288 spaces	102 spaces (Visitor)	390 spaces
Above Ground Barrier Free Spaces (inc. in above)	4 spaces	13 spaces	17 spaces
Underground Parking Spaces	271 spaces (Multiple Dwelling)	433 spaces (Multiple Dwelling) 20 spaces (Office) Total: 453 spaces	724 spaces
Underground Barrier Free Spaces	0 spaces	0 spaces	0 spaces
Total Parking Spaces	559 spaces	555 spaces	1114 spaces
Total Underground Lockers	147 lockers	330 lockers	477 lockers



KEY MAP - N.T.S.

SCALE: 750

0 25 50 75 125

METRIC

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

LEGEND:

SUBJECT LANDS

EXISTING PROPERTY LINE

▨

EXISTING BUILDING

ESA LIMIT

TREE REPLANTING LIMIT

DC

DEPRESSED CURB

NOTES:

FOR DISCUSSION AND FORMAL CONSULTATION PURPOSES ONLY.

DESIGN BY: KNYMH

CHECKED BY: S.MANCHIA

DRAWN BY: L. DRENNAN

DATE: AUGUST 24, 2020

VALERY HOMES

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HAMILTON, ON L8K 1W6
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URBANSOLUTIONS

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BURLINGTON, ON L7P 0V1
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PROJECT:

THE BROWLANDS

801, 820, 828, 885, 865 & 870

SCENIC DRIVE

CITY OF HAMILTON

TITLE:

CONCEPT PLAN

U/S FILE NUMBER:

154-16

SHEET NUMBER:

2