

MAIN STREET WEST

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)
PIN 17142-0028 (LT)

UNDERTAKING FILE No.
RE: 235 MAIN STREET WEST

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

- TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;
- TO PERFORM THE FACILITIES, WORK OR MATTERS MENTIONED IN SECTION 41(7)(c) 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 _____;
- 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 S.A.D ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,
- 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;
- ACKNOWLEDGEMENT: THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAGING, STOCKPILING OR OTHER SOIL DISTURBANCES AND THE PROPONENT IS ADVISED TO CONDUCT AN ARCHAEOLOGICAL ASSESSMENT PRIOR TO SUCH IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE THROUGH PRESERVATION OR RESOURCE REMOVAL AND DOCUMENTATION. ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCE IDENTIFIED ON-SITE, FURTHER STAGE 3 SITE-SPECIFIC ASSESSMENT AND STAGE 4 MITIGATION OF DEVELOPMENT IMPACTS MAY BE REQUIRED AS DETERMINED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT

DATED THIS _____ DAY OF _____ 20____

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

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____

LEGAL DESCRIPTION:
PART OF LOTS 1 & 5 AND ALL OF LOTS 2 & 3
BLOCK 1, RANGE 1
JAMES MILLS SURVEY
IN THE BLOCK BOUNDED BY
BETWEEN RAY ST, JACKSON ST,
QUEEN ST & MAIN ST
IN THE
CITY OF HAMILTON

BEARING NOTE:
BEARINGS ARE ASTROMONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MAIN STREET WEST AS SHOWN ON PLAN 62R-19371 AS BEING N73°53'45"W

BENCHMARK NOTE:
MONUMENT 0011965U649

CITY OF HAMILTON BENCH MARK,
HOUSE NO. 34 QUEEN STREET SOUTH, AT SOUTHWEST CORNER OF INTERSECTION OF GEORGE STREET,
PLATE IN NORTH BRICK WALL AT NORTHEAST CORNER.

ELEVATION: 112.302 metres CGVD-1928:1978

**INFORMATION TAKEN FROM SURVEY PREPARED BY:
A. T. McLaren Limited
Legal and Engineering Surveys
69 John Street South, Suite 230
Hamilton Ontario L8N 2B9
PHONE: (905) 527-8559
FAX: (905) 527-0032

NOTES ON SITE PLAN:

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT AND REAL ESTATE 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 DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m 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 PERMITS -SEWER PERMITS
-ROAD CUT PERMITS -RELOCATION OF SERVICES
-APPROACH APPROVAL PERMITS -ENCROACHMENT AGREEMENTS
-COMMITTEE OF ADJUSTMENT (IF REQUIRED)
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH S&O 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:
"m METRE BY m METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRAL ELEVATION OF THE ADJACENT STREET"
- THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, ORGANICS, RECYCLABLE MATERIAL & LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE WASTE MANAGEMENT DIVISION. RECYCLING IS MANDATORY.
- SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON SIGN BY-LAW

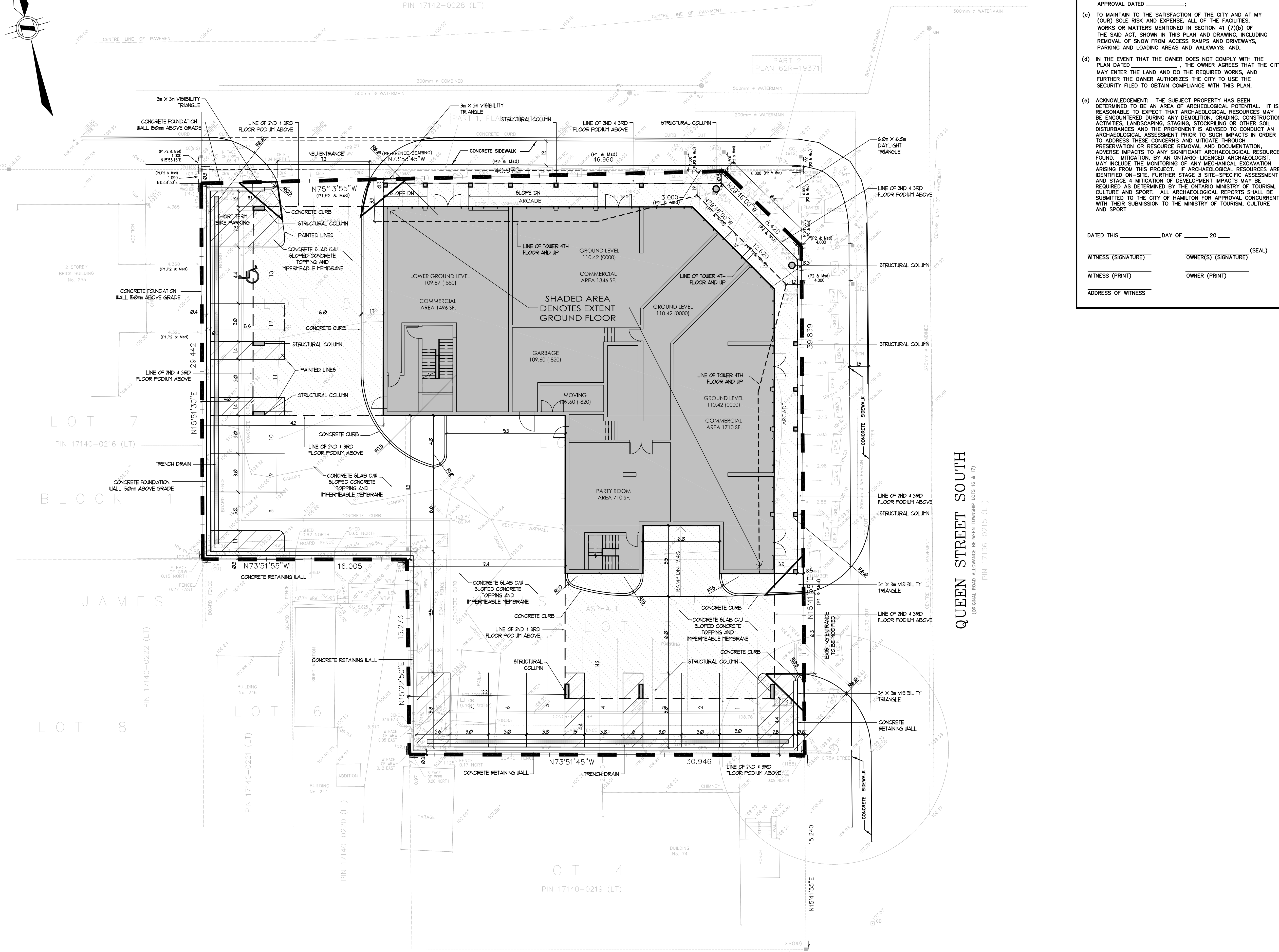
TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

SITE STATISTICS:

LOT AREA	1845.2m ²
LOT FRONTAGE	40.96m
LOT COVERAGE	1125.1m ² (60.3%)

ZONE - DOWNTOWN MIXED USE (D3) ZONE

	REQUIRED	PROVIDED
SETBACKS		
Front Yard		0.3m
Exterior Side Yard		0.3m
Interior Side Yard	7.5m Min.	4.0m
Rear Yard	7.5m Min.	4.4m
BUILDING HEIGHT		
Min. Height at Street	7.5m	12.4m
Max. Height	22m	62.3m
SUITES		
	Under 50m ² (per floor)	Over 50m ² (per floor)
2nd & 3rd Floors	2 (2 x 2 floors = 4)	10 (10 x 2 floors = 20)
4th & 18th Floors	3 (3 x 15 floors = 45)	5 (5 x 15 floors = 75)
19th Floor	5	3
Total	54	98
DENSITY	815 suites/ha	
PARKING	REQUIRED	PROVIDED
Ground Floor Retail		13 surface parking spaces (Including 1 Barrier Free Spaces)
Residential Suites	Suites under 50m ² 0.3 spaces/suite = 54 spaces/0.3 = 16.2 spaces Suites over 50m ² 1 space/suite = 98 spaces/1 = 98 spaces Total Required = 115 spaces	117 underground parking spaces (Including 3 Barrier Free Spaces) (Plus 12 Small Car parking spaces)



LINTACK ARCHITECTS
INCORPORATED

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This drawing must not be scaled. General Contractor shall verify all dimensions, columns and levels prior to commencement of all work. All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
1	ISSUED FOR OPA & ZBA	DEC 20, 2017
No.	Issue	Date

Proposed Residential Development
Main and Queen
235 Main Street West
Hamilton, Ontario

job no.
dwg. file
dwn. by RL/SB
scale 1:150
date
dwg. title
SITE PLAN