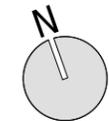


CUMBERLAND AVENUE

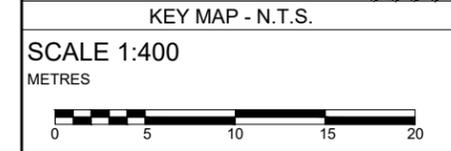
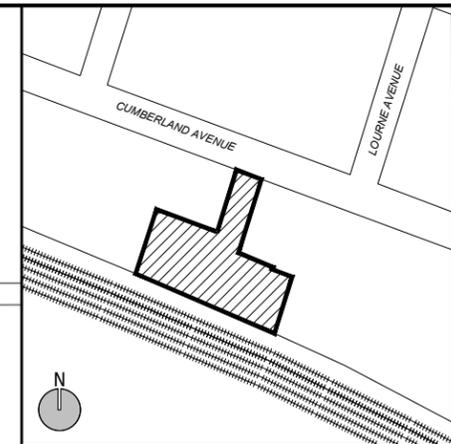


SCALE 1:400



Development Statistics Proposed Zoning "RT-20/S-___" (Townhouse - Maisonette), Modified		
Item	Required	Proposed
Gross Lot Area	N/A	3073.50 m ²
Min. Lot Area*	230 m ²	37.0 m ²
Min. Lot Depth*	30.0 m	22.11 m
Max. Lot Coverage	N/A	23%
Landscaped Area*	40%	32%
Max. Building Height*	3 Storeys (11m)	3.5 Storeys
Min. Front Yard	6.0 m	6.0 m
Min. Rear Yard	6.0 m	7.27 m
Min. Side Yard*	3.0 m	1.33 m
Min. Distance Between Buildings*	3.5 m	2.78 m
Total Units	N/A	13 units
Max. Continuous Dwellings	8 Dwellings	7 Dwellings
Distance abutting a street	N/A	48.63 m
Distance abutting Residential Lands	N/A	0.35 m
Distance abutting Industrial Lands	N/A	0.38 m
Distance abutting Railway tracks	N/A	7.27 m
Parking		
Residents	1.5 spaces per Class A dwelling unit (23 spaces)	2 spaces per dwelling unit (26 spaces)
Visitor	0.30 of a space per Class A dwelling unit (5 spaces)	0.54 spaces per dwelling unit (7 spaces)
Total	28 spaces	33 spaces

* Does not conform to "RT-20" District



LEGEND:
 - - - - - SUBJECT LANDS
 [Hatched Box] EXISTING BUILDING
 [Solid Box] PROPOSED BUILDING

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENTS ONLY

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

DESIGN BY: S. ERICKSON CHECKED BY: M. JOHNSTON
 DRAWN BY: S. ERICKSON DATE: JUNE 1, 2022

URBAN SOLUTIONS
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 HAMILTON, ON L8L 0C8
 905-546-1087 - urbansolutions.info

PROJECT:
 338 & 338 1/2 CUMBERLAND AVENUE
 CITY OF HAMILTON

CLIENT:
 2115616 ONTARIO INC.

TITLE:
 CONCEPT PLAN

U/S FILE NUMBER: 349-20 SHEET NUMBER: 1