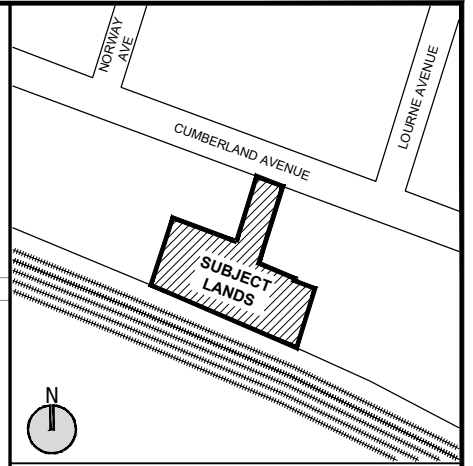
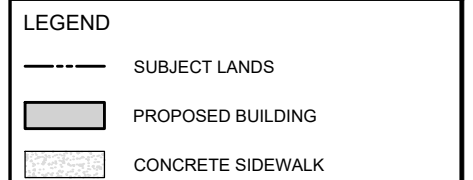


CUMBERLAND AVENUE

SCALE 1:400



KEY MAP - N.T.S.
SCALE 1:400
METRES



LEGEND
 - - - - - SUBJECT LANDS
 [Solid Grey] PROPOSED BUILDING
 [Hatched] CONCRETE SIDEWALK

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: S. MCKAY
DRAWN BY: S. ERICKSON DATE: MAY 8, 2023

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
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

Development Statistics		
Proposed Zoning "RT-20/S-___" (Townhouse - Maisonette), Modified		
Item	Required	Proposed
Gross Lot Area	N/A	3072.63 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 Storeys
Min. Front Yard	6.0 m	6.0 m
Min. Rear Yard	6.0 m	7.24 m
Min. Side Yard*	3.0 m	1.33 m
Min. Distance Between Buildings*	3.5 m	3.00 m
Total Units	N/A	12 units
Max. Continuous Dwellings	8 Dwellings	6 Dwellings
Distance abutting a street	N/A	48.62 m
Distance abutting Residential Lands	N/A	1.03 m
Distance abutting Industrial Lands	N/A	0.38 m
Distance abutting Railway tracks	N/A	7.24 m
Parking		
Residents	1.5 spaces per Class A dwelling unit (18 spaces)	2 spaces per dwelling unit (24 spaces)
Visitor	0.30 of a space per Class A dwelling unit (4 spaces)	0.58 spaces per dwelling unit (7 spaces)
Total	22 spaces	31 spaces

* Does not conform to "RT-20" District

