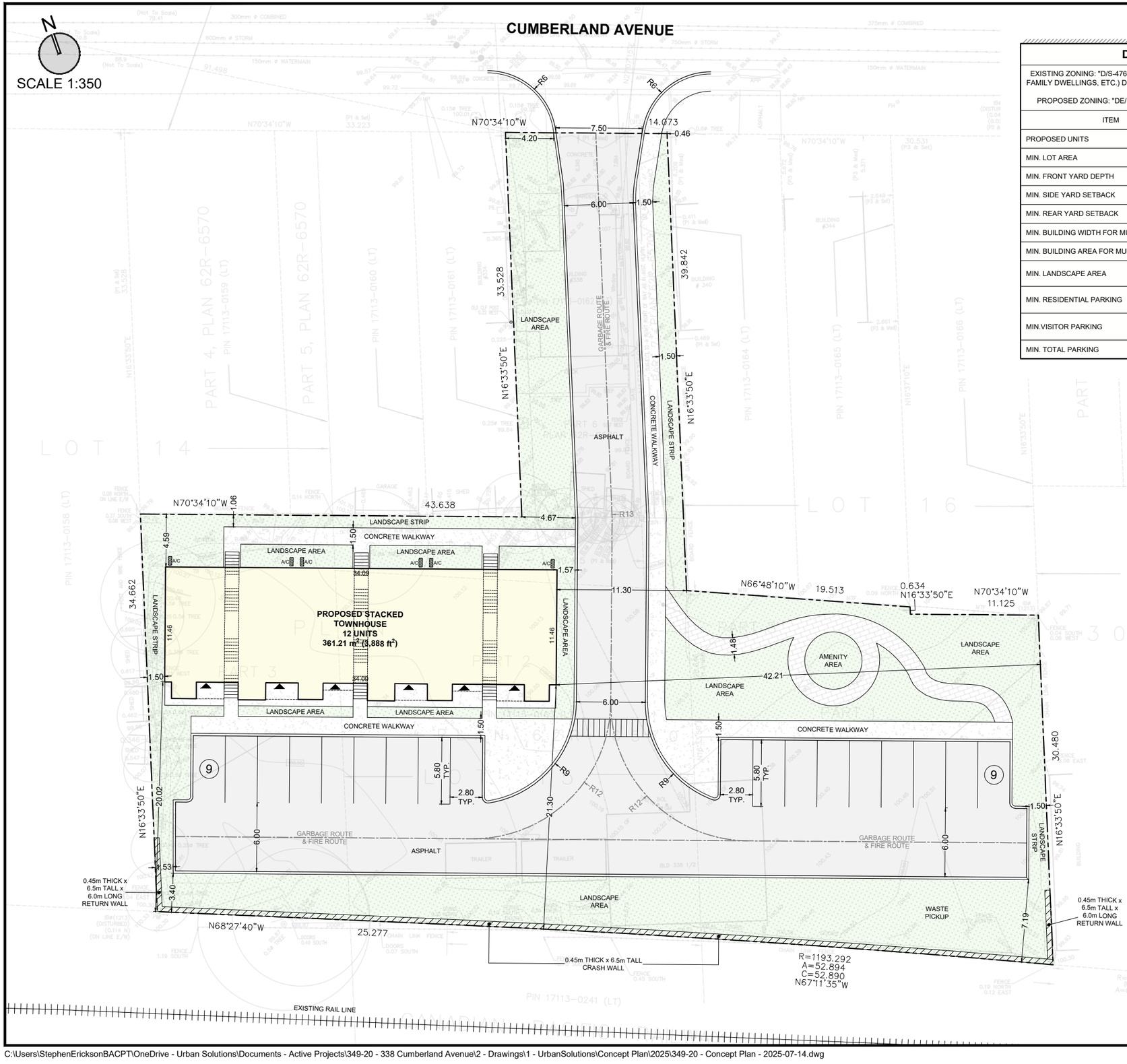
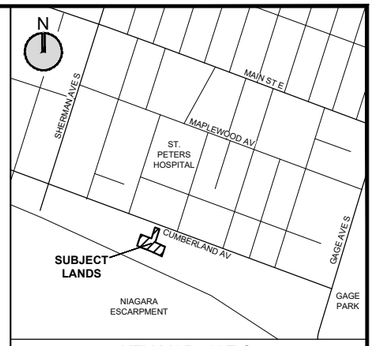


DEVELOPMENT STATISTICS

EXISTING ZONING: "D/S-476" AND "D/S-1822" (URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS, ETC.) DISTRICT, MODIFIED & "JJ" (RESTRICTED LIGHT INDUSTRIAL) DISTRICT

PROPOSED ZONING: "DE/S-___" (LOW DENSITY MULTIPLE DWELLINGS) DISTRICT, MODIFIED

ITEM	REQUIRED	PROPOSED
PROPOSED UNITS	N/A	12
MIN. LOT AREA	N/A	3072.63 m^2
MIN. FRONT YARD DEPTH	6.0 m	4.59 m
MIN. SIDE YARD SETBACK	3.0 m	1.50 m
MIN. REAR YARD SETBACK	7.5 m	20.02 m
MIN. BUILDING WIDTH FOR MULTIPLE DWELLING	27.0 m	34.09 m
MIN. BUILDING AREA FOR MULTIPLE DWELLING	140.0 m^2	361.21 m^2
MIN. LANDSCAPE AREA	25% of Lot Area = 768.16 m^2	1121.65 m^2
MIN. RESIDENTIAL PARKING	1.25 spaces per unit = 15 spaces	15 spaces
MIN.VISITOR PARKING	0.25 spaces per unit = 3 spaces	3 spaces
MIN. TOTAL PARKING	18 spaces	18 spaces



KEY MAP - N.T.S.

SCALE 1:350

METRES

0 5 10 15

LEGEND

- SUBJECT LANDS
- PROPOSED BUILDING
- ASPHALT DRIVEWAY
- CONCRETE
- PAVER WALKWAY
- LANDSCAPE AREA
- GROUND FLOOR UNIT ENTRANCE

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: JULY 14, 2025

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
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PROJECT:

338 & 338 ½
CUMBERLAND AVENUE
CITY OF HAMILTON

TITLE:

CONCEPT PLAN

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

C:\Users\StephenEricksonBACPT\OneDrive - Urban Solutions\Documents - Active Projects\349-20 - 338 Cumberland Avenue\2 - Drawings\1 - UrbanSolutions\Concept Plan\2025\349-20 - Concept Plan - 2025-07-14.dwg