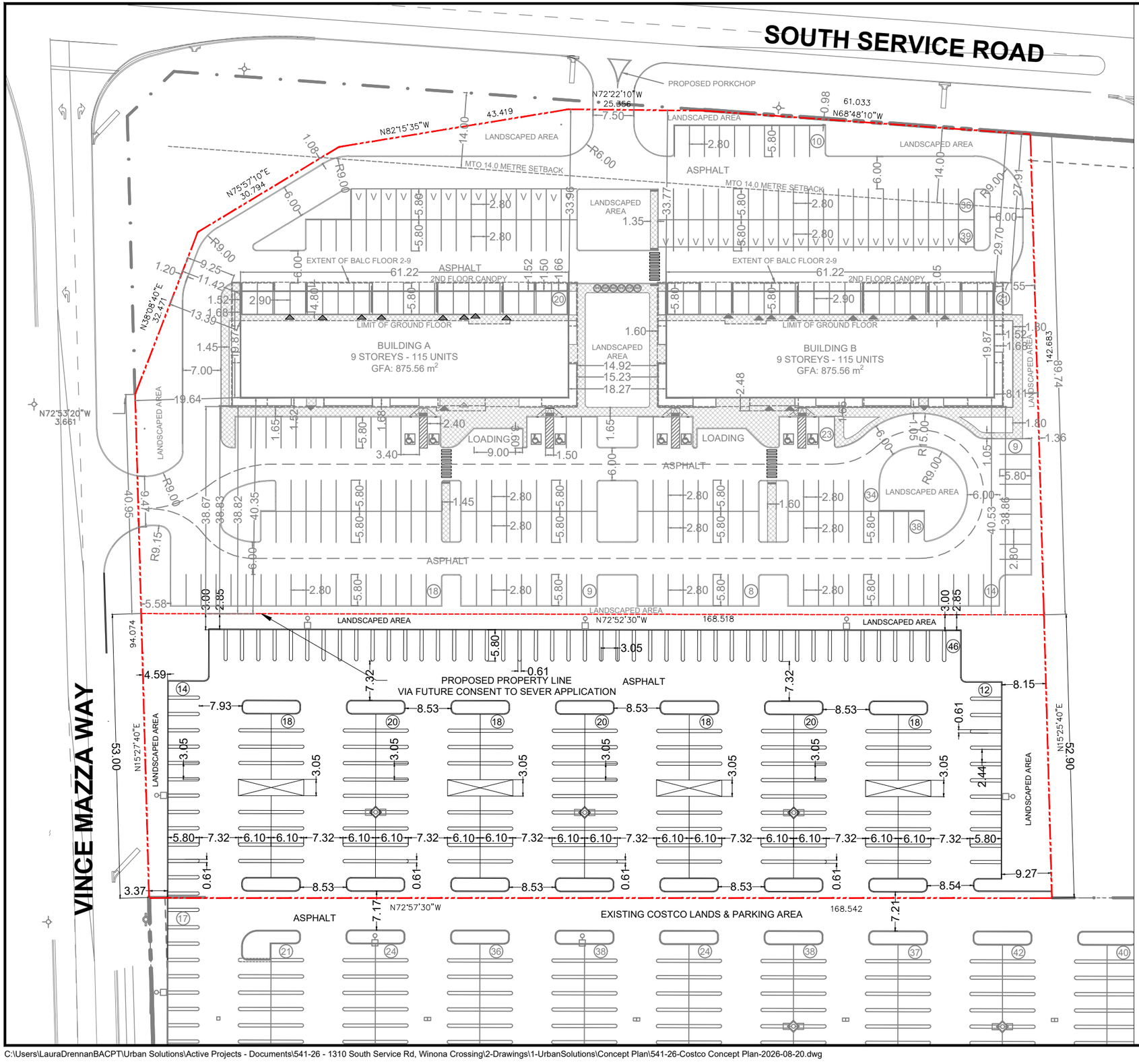
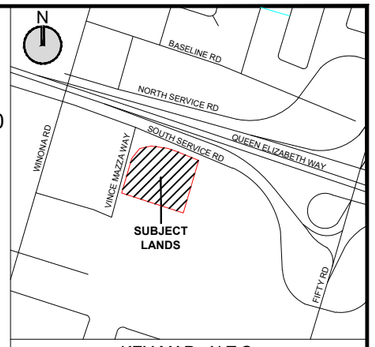


SCALE 1:750



KEY MAP - N.T.S.

SCALE 1:750
METRES

0 10 20 30 40

LEGEND

- SUBJECT LANDS
- FUTURE SEVERANCE LINE
- PROPOSED BUILDING
- EXTENT OF BALCONY ON FLOOR 2-9
- EXTENT OF 2ND FLOOR CANOPY
- EXTENT OF 1ST FLOOR
- GROUND FLOOR PATIO
- MOLOCK GARBAGE

Development Statistics		
Item	**Required**	**Proposed**
New Proposed Parking Spaces	N/A	204 spaces
Existing Costco Parking Spaces	N/A	668 spaces
Total Existing & Proposed Parking Spaces	N/A	872 spaces
Existing Costco Building Footprint	N/A	14,417.19 m²
Lot Area	N/A	8,928.20 m²

Development Statistics District Commercial (C6) Zone		
Item	**Required**	**Proposed**
Min. Setback from Street Line	1.5 m	N/A
Min. Rear Yard	6.0 m	N/A
Min. Interor Side Yard	1.5 m	N/A
Max. Building Height	14.0 m	N/A

Development Statistics Section 5: Parking		
Item	**Required**	**Proposed**
Vehicle Parking Spaces	0 spaces as per 5.1.1 b)	204 spaces
Accessibility Parking Spaces	2 spaces + 2% of total number of spaces provided =872 x 0.02 =20 spaces required	20 spaces
Location of Parking	On same lot or in compliance with Section 5.6.1	In compliance with Section 5.6.1
Parking Space Dimensions	2.8 m x 5.8 m	3.05 m x 5.8 m
Accessible Parking Space Dimensions	3.4 m x 5.8 m	N/A
Lighting Standards	Not considered an obstruction	N/A
Min. Drive Aisle Width	6.0 m	7.32 m
Parking Space & Drive Aisle Location	3.0 m from street line	3.0 m
Min. Planting Strip	3.0 m from street line and parking/drive aisle	3.0 m
Min. Landscape Area & Parking Island Requirements	10% of parking lot area (10% of 7,665.36 m² =766.53 m²)	Landscaped area/ Islands = 1,601.26 m²
Min. Landscape Island Size	10 m²	24.17 m²
Parking Surface Material	Asphalt	Asphalt

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: BIM/WSP	CHECKED BY: M. JOHNSTON
DRAWN BY: L. DRENNAN	DATE: AUGUST 20, 2026

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
1310 SOUTH SERVICE RD, WINONA CROSSING
CITY OF HAMILTON

TITLE:
CONCEPT PLAN

U/S FILE NUMBER:	SHEET NUMBER:
541-26	1

C:\Users\LauraDrennanBACPT\Urban Solutions\Active Projects - Documents\541-26 - 1310 South Service Rd, Winona Crossing\2-Drawings\1-UrbanSolutions\Concept Plan\541-26-Costco Concept Plan-2026-08-20.dwg