

Urban Hamilton Official Plan	Secondary Corridor, Schedule E
Zoning	Neighbourhoods, Schedule E-1 By-law No. 05-200, designation C3 Community Commercial Zone

Proposed Site Area 2,999 sq.m. 32,277 sq.ft.

Floor	Units							GFA				Parking (excluded)		Indoor Amenity		Outdoor Amenity		
	Studio	1B	1B+D	2B	2B+D	3B	Total	Retail	Residential	Exclusions	TOTAL	m2	sf	m2	sf	m2	sf	
P2														2,873	30,929			
P1														2,873	30,929			
1				6			6		807	8,685	5	54	802	8,632	1,149	12,366		
2		15		3			18		1,206	12,983	5	54	1,201	12,930	849	9,135	23	245
3		15		2		1	18		1,206	12,983	5	54	1,201	12,930	849	9,135	25	273
4		20		3		1	24		1,613	17,364	5	54	1,608	17,311			181	1,945
5		21		3		2	26		1,613	17,364	5	54	1,608	17,311				
6		21		3		2	26		1,613	17,364	5	54	1,608	17,311				
7		10		2			12		754	8,118	5	54	749	8,064			399	4,296
8		10		2			12		754	8,118	5	54	749	8,064				
9		10		2			12		754	8,118	5	54	749	8,064				
10		10		2			12		754	8,118	5	54	749	8,064				
11		10		2			12		754	8,118	5	54	749	8,064				
12		10		2			12		754	8,118	5	54	749	8,064				
13		10		2			12		754	8,118	5	54	749	8,064				
14		10		2			12		754	8,118	5	54	749	8,064				
15		10		2			12		754	8,118	5	54	749	8,064				
16		10		2			12		754	8,118	5	54	749	8,064				
17		10		2			12		754	8,118	5	54	749	8,064				
18		10		2			12		754	8,118	5	54	749	8,064				
Totals	0	212	0	44	0	6	262	0	17,109	184,163	90	969	17,019	183,194	8,593	92,494	229	2464
Unit Distribution Targets	0%	81%	0%	17%	0%	2%	100%											

Amenity Space	Required	Provided	
Indoor	524 m2	229 m2	4sq.m./unit required (assuming 50% indoor/outdoor ratio)
Outdoor	524 m2	594 m2	
Total	1048 m2	823 m2	

Unit Density	Required	Provided	
Units per hectare	200	874	
FSI	C3 Zone min. not listed	5.68	
Net Saleable Area	Retail	0.0 m2	0.0 sf GFA - waste - shared receiving
Net Saleable Area	Residential	14,460.2 m2	155,650 sf GFA - common area
Avg unit size		55.2 m2	594 sf

Parking Required			For all zones except downtown zones
Residential	1.00 per unit GFA > 50sm	119	119 total units over 50sm
	0.30 per unit GFA < 50sm	43	143 total units under 50sm
Visitors	0.15 per unit	39	
Retail	0.00 per m2	0	0 where retail use is <450sm
Total		201	

Parking Provided	Floor	Retail	Visitor	Resident	Car share	
	3			25		
	2			25		
	1			33		
	P1			78		
	P2			78		
Total		0	0	239	0	239
						0.91 sp/unit
	Proposed parking includes 6 accessible spaces* per 05-200 (6 required)					*where 201-1000 parking spaces required, minimum 2 spaces + 2% of total required parking spaces (rounded down)

Bike Parking Required		short term	long term	
Multiple dwelling	5	131		5 short term spaces required, 0.5 long term spaces/unit required
Commercial	0	0		0 short term spaces required if <450sm, 0 long term spaces required if <450sm
Total	5	131	136	

Bike Parking Provided	Floor	short term	long term
	1	10	0
	P1	0	48
	P2	0	48
Total		10	96

17090
King and Centennial, Hamilton
Preliminary Site Stats
13 May 2021

Phase 1 North Tower (20 storeys)

Urban Hamilton Official Plan	Secondary Corridor, Schedule E
Zoning	Neighbourhoods, Schedule E-1 By-law No. 05-200, designation C3 Community Commercial Zone

Proposed Site Area 2,821 sq.m. 30,368 sq.ft.

Floor	Units							GFA				Parking (excluded)		Indoor Amenity		Outdoor Amenity					
	Studio	1B	1B+D	2B	2B+D	3B	Total	Retail m2	Residential sf	Exclusions m2	GFA TOTAL sf	m2	sf	m2	sf	m2	sf				
P2																					
P1																					
1				3			3	356	3,832	659	7,098	5	54	1,010	10,876	1,377	14,817	54	576		
2		18		3			21			1,338	14,402	5	56	1,333	14,346	1,052	11,319				
3		18		3			21			1,338	14,402	5	56	1,333	14,346	1,128	12,142	21	225		
4		26		3			29			1,767	19,023	5	56	1,762	18,967			169	1,819	442	4,758
5		26		5			31			1,767	19,023	5	56	1,762	18,967						
6		22		7			29			1,767	19,023	5	56	1,762	18,967						
7		10		2			12			754	8,120	5	56	749	8,064					336	3,613
8		10		2			12			754	8,120	5	56	749	8,064						
9		10		2			12			754	8,120	5	56	749	8,064						
10		10		2			12			754	8,120	5	56	749	8,064						
11		10		2			12			754	8,120	5	56	749	8,064						
12		10		2			12			754	8,120	5	56	749	8,064						
13		10		2			12			754	8,120	5	56	749	8,064						
14		10		2			12			754	8,120	5	56	749	8,064						
15		10		2			12			754	8,120	5	56	749	8,064						
16		10		2			12			754	8,120	5	56	749	8,064						
17		10		2			12			754	8,120	5	56	749	8,064						
18		10		2			12			754	8,120	5	56	749	8,064						
19		10		2			12			754	8,120	5	56	749	8,064						
20		10		2			12			754	8,120	5	56	749	8,064						
Totals	0	250	0	52	0	0	302	356	3,832	19,199	206,655	104	1,117	19,451	209,370	8,956	96,398	243	2620	778	8371
Unit Distribution	0%	83%	0%	17%	0%	0%	100%														
Targets	5%	45%	15%	25%	10%																

Amenity Space	Required	Provided
Indoor	604 m2	243 m2
Outdoor	604 m2	778 m2
Total	1208 m2	1021 m2

4sq.m./unit required (assuming 50% indoor/outdoor ratio)

Unit Density	Required	Provided
Units per hectare	200	1070
FSI	C3 Zone min. not listed in by-law	6.89
Net Saleable Area	Retail	297.3 m2
Net Saleable Area	Residential	16,138.9 m2
Avg unit size		53.4 m2

3,200 sf GFA - waste - shared receiving
173,719 sf GFA - common area
575 sf

Parking Required	Residential	Visitors	Retail	Total
Residential	1.00 per unit GFA > 50sm			113
	0.30 per unit GFA < 50sm			57
Visitors	0.15 per unit			45
Retail	0.00 per m2			0
Total				215

For all zones except downtown zones
113 total units over 50sm
189 total units under 50sm
0 where retail use is <450sm

Parking Provided	Floor	Retail	Visitor	Resident	Car share
	3			29	
	2			23	
	1			19	
	P1			53	
	P2			59	
Total		0	0	183	0
					0.61 sp/unit

Proposed parking includes 5 accessible spaces* per O5-200 (6 required)
*where 201-1000 parking spaces required, minimum 2 spaces + 2% of total required parking spaces (rounded down)

Bike Parking Required	Multiple dwelling	Commercial	Total
short term	5	0	5
long term	151	0	151
Total	5	0	156

5 short term spaces required, 0.5 long term spaces/unit required
0 short term spaces required if <450sm, 0 long term spaces required if <450sm

Bike Parking Provided	Floor	short term	long term
	1	10	0
	P1	0	96
	P2	0	96
Total		10	192



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Preliminary Site Stats
19 October 2021

Grand Total

Urban Hamilton Official Plan	Secondary Corridor, Schedule E
Zoning	Neighbourhoods, Schedule E-1 By-law No. 05-200, designation C3 Community Commercial Zone

Proposed Total Site Area **5,820 sq.m.** 62,645 sq.ft.

Units							Retail		Residential		Exclusions		GFA		Parking (excluded)		Indoor Amenity		Outdoor Amenity		
	Studio	1B	1B+D	2B	2B+D	3B	Total	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
Phase 1		250		52		0	302	356	3,832	19,199	206,655	104	1,117	19,451	209,370	8,956	96,398	243	2,620	778	8,371
Phase 2		212		44		6	262	0	0	17,109	184,163	90	969	17,019	183,194	8,593	92,494	229	2,464	594	6,398
Totals	0	462	0	96	0	6	564	356	3,832	36,308	390,818	194	2,086	36,470	392,564	17,549	188,893	472	5,084	1,372	14,769
Unit Distribution	0%	82%	0%	17%	0%	1%	100%														
Targets	5%	45%	15%	25%	10%																

Amenity Space	Required	Provided
Indoor	1128 m2	472 m2
Outdoor	1128 m2	1,372 m2
Total	2,256 m2	1,844 m2

Unit Density	Required	Provided
Units per hectare	200	969
FSI	C3 Zone min. not listed	6.27
Net Saleable Area Retail		297.3 m2
Net Saleable Area Residential		30,599.1 m2
Avg unit size		54.3 m2

3,200 sf
329,369 sf
584.0 sf

All Phase Parking Required		
Residential	1.00 per unit GFA > 50sm	232
	0.30 per unit GFA < 50sm	100
Visitors	0.15 per unit	85
Retail	0.00 per m2	0
Total		416

232 total units over 50sm
332 total units under 50sm

0 where retail use is <450sm

All Phase Parking Provided	Floor	Retail	Visitor	Resident	Car share
	3			54	
	2			48	
	1			52	
	P1			131	
	P2			137	
Total		0	0	422	0
				0.75	sp/unit
	Proposed parking includes 11 accessible spaces* per 05-200 (10 required)				

*where 201-1000 parking spaces required, minimum 2 spaces + 2% of total required parking spaces (rounded down)

All Phase Bike Parking Required	short term	long term
Multiple dwelling	10	282
Commercial	0	0
Total	10	282

5 short term spaces required, 0.5 long term spaces/unit required
0 short term spaces required if <450sm, 0 long term spaces required if <450sm

All Phase Bike Parking Provided	short term	long term
1	20	0
P1	0	144
P2	0	144
Total	20	288

PROPOSED RESIDENTIAL DEVELOPMENT, 2 TOWERS (18 & 20 STOREYS) + PODIUM (6 STOREYS) + MECH. PENTHOUSE KING AND CENTENNIAL, HAMILTON, ON

CLIENT:

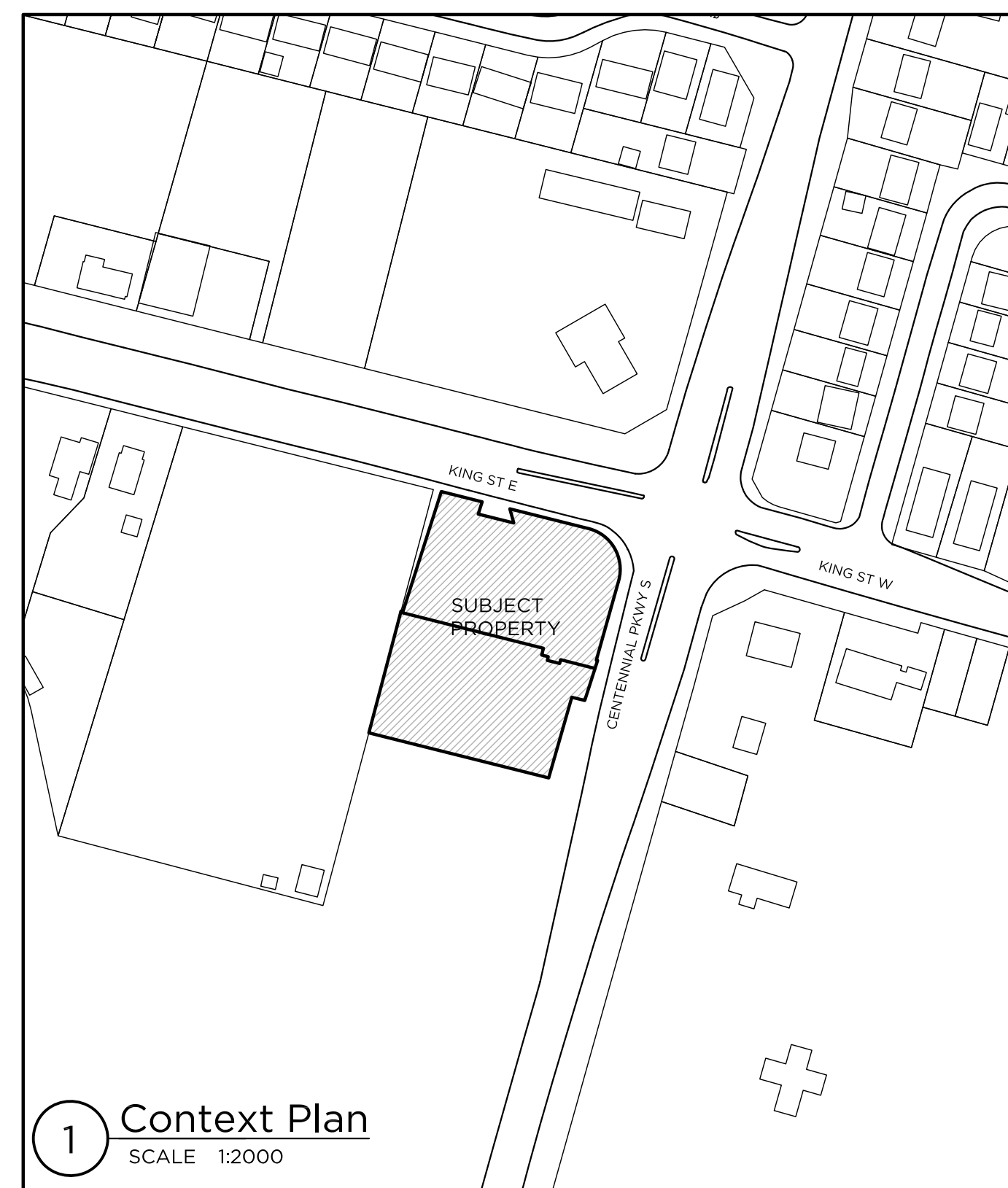


25 Main Street West, unit 1702
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t 905.928.1033

PROJECT: 17090
DATE: JUNE 21, 2021
ISSUED FOR: CLIENT REVIEW

ARCHITECTURAL DRAWINGS

- A001 COVER SHEET
- A101 P1 PARKING PLAN
- A102 P2 PARKING PLAN
- A201 GROUND FLOOR / SITE PLAN
- A202 2ND FLOOR PLAN
- A203 3RD FLOOR PLAN
- A204 4TH FLOOR PLAN
- A205 5TH FLOOR PLAN
- A206 6TH FLOOR PLAN
- A207 7TH FLOOR PLAN + PODIUM ROOF PLAN
- A208 TYPICAL TOWER FLOOR PLANS
- A401 SOUTH ELEVATION
- A402 EAST ELEVATION
- A403 NORTH ELEVATION
- A404 WEST ELEVATION
- A501 BUILDING SECTION
- A502 BUILDING SECTION
- A503 BUILDING SECTION



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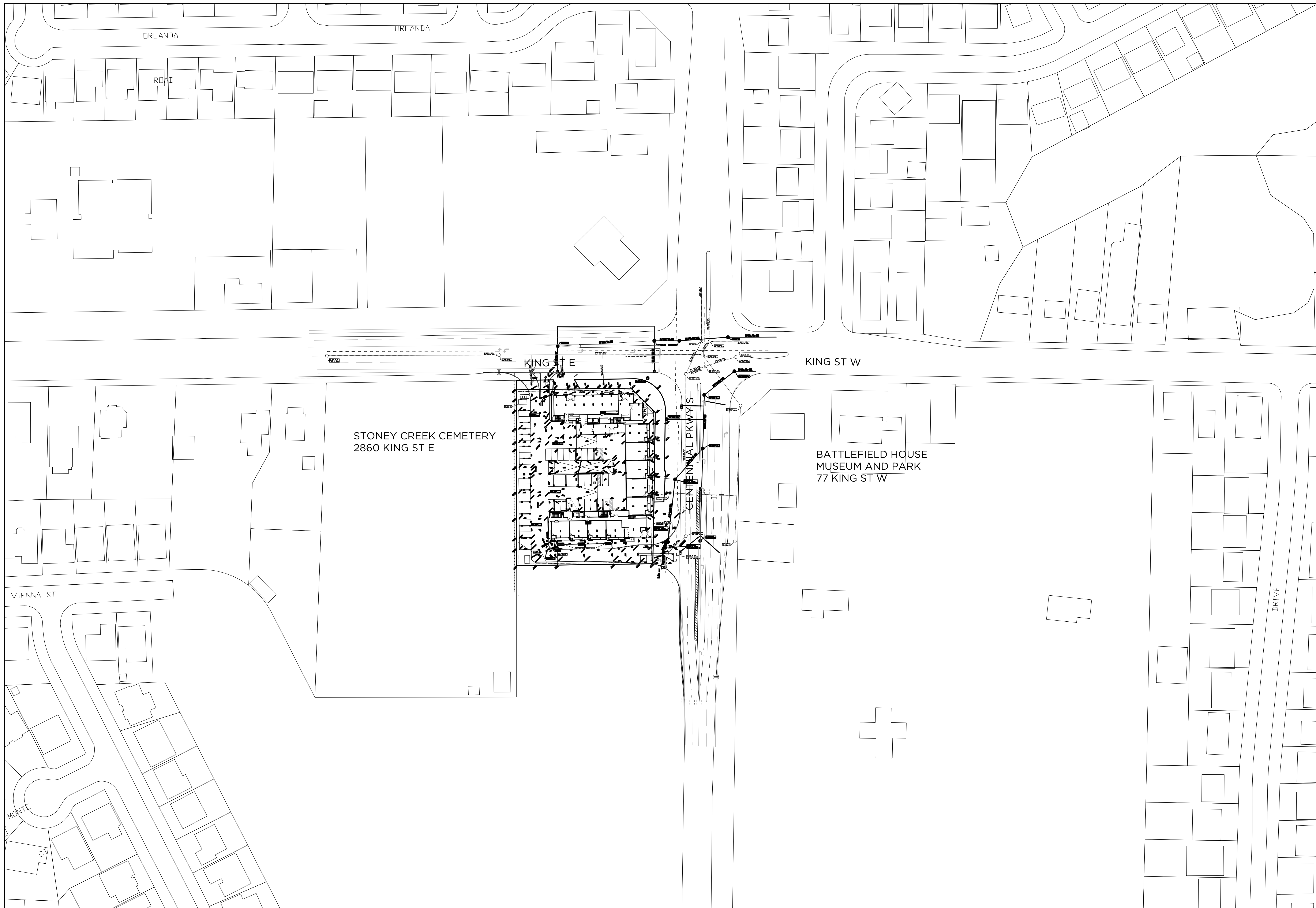
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COVER

A001



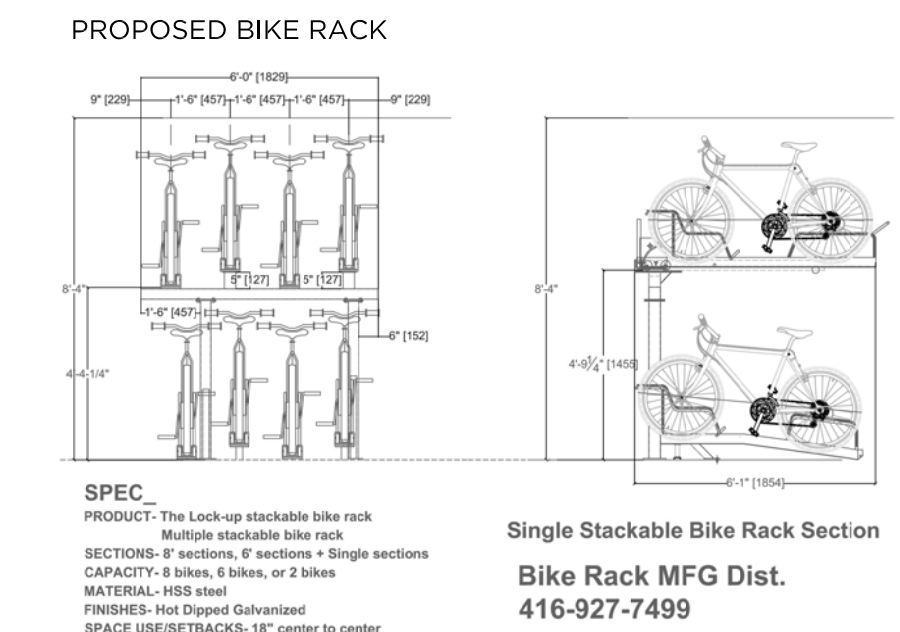
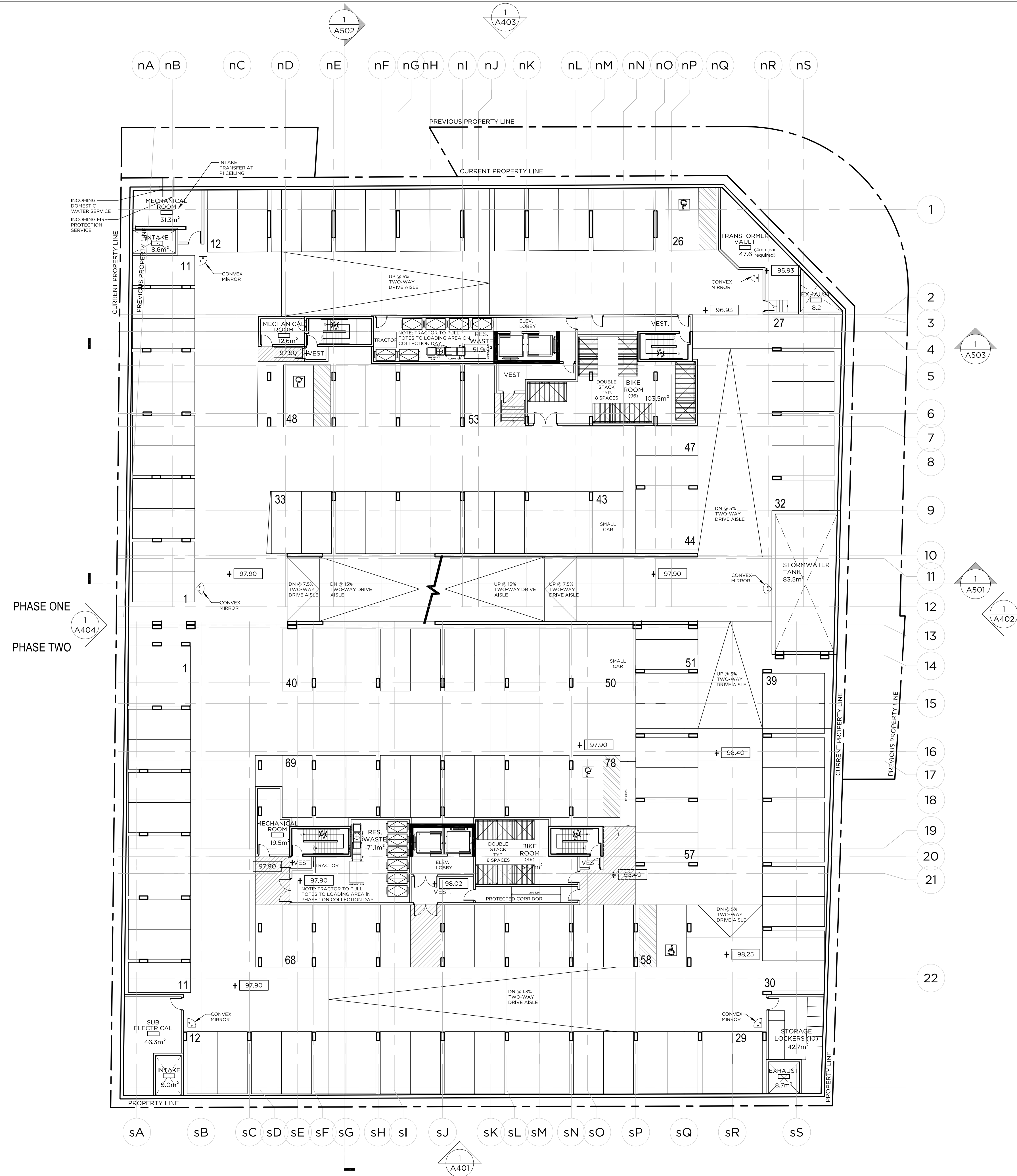
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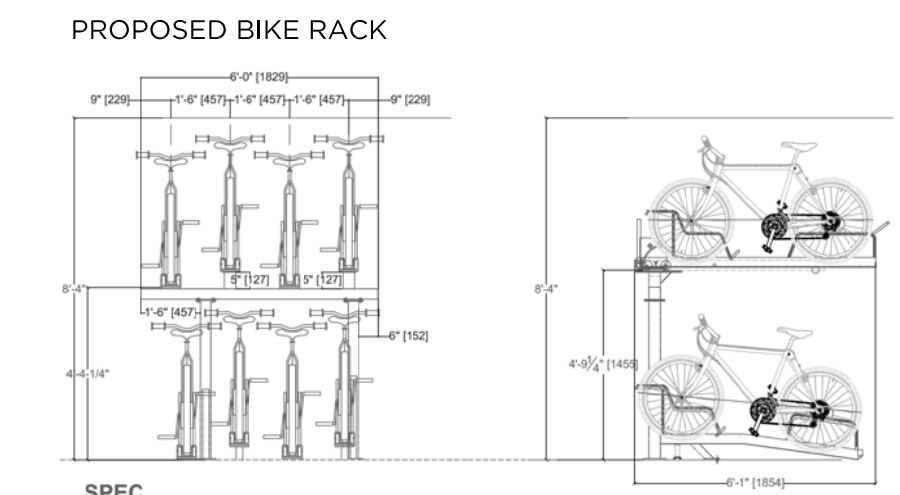
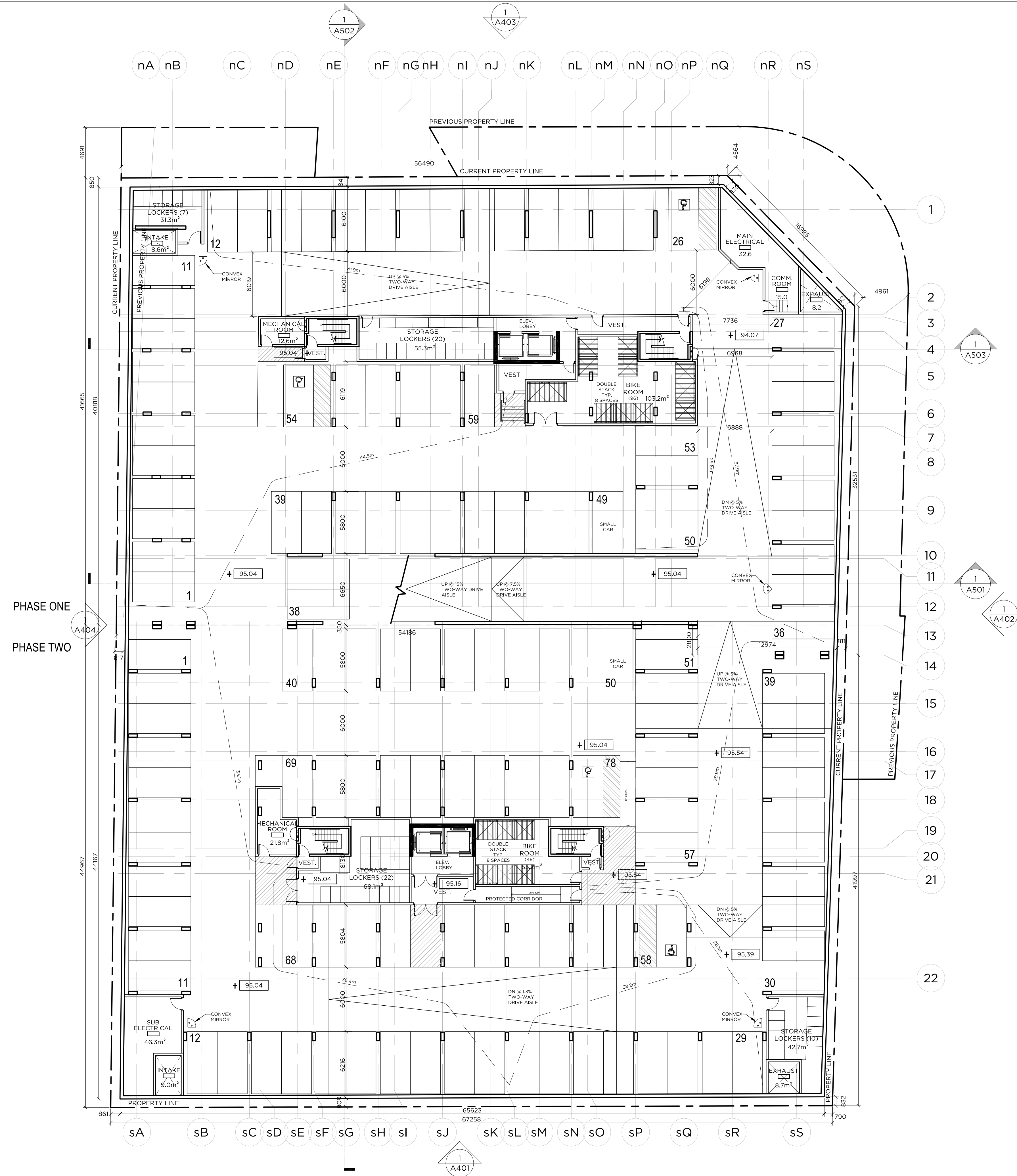
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P1 PARKING PLAN
1:200
A101



SPEC
 PRODUCT: The Lock-up stackable bike rack
 Multiple Stackable Bike Rack
 SECTIONS: D-section, F-section + Single sections
 CAPACITY: 6 bikes, 8 bikes, or 2 bikes
 MATERIAL: HSS steel
 FINISHES: Hot Dip Galvanized
 SPACE USE/SETBACKS: 18" center to center

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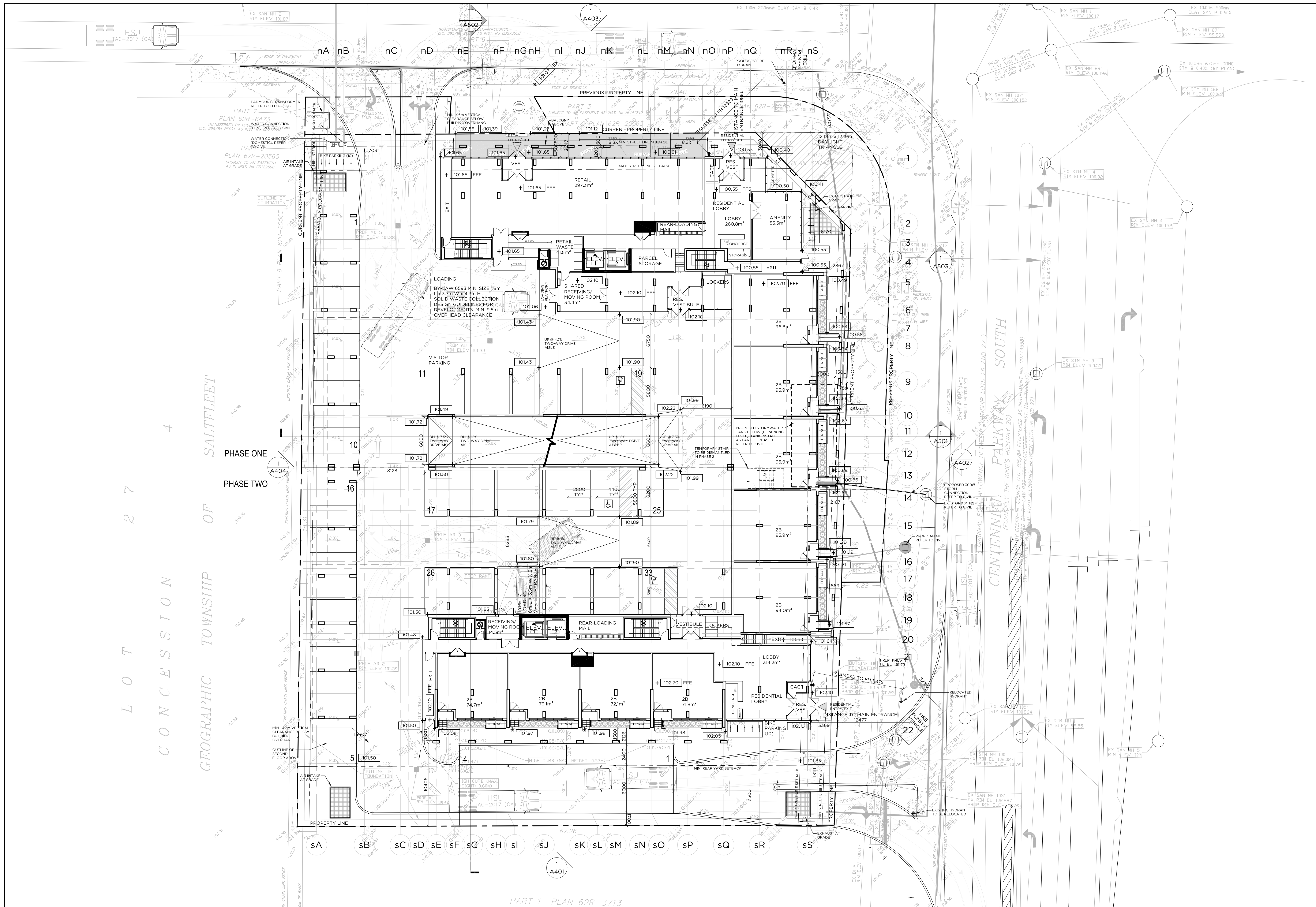
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P2 PARKING PLAN

1:200

A102



PART 1 PLAN 62R-3713

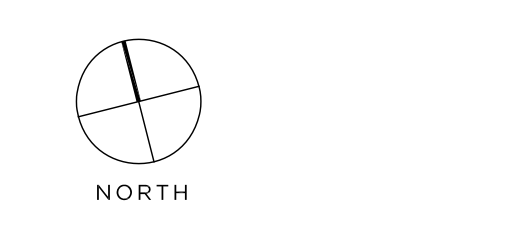
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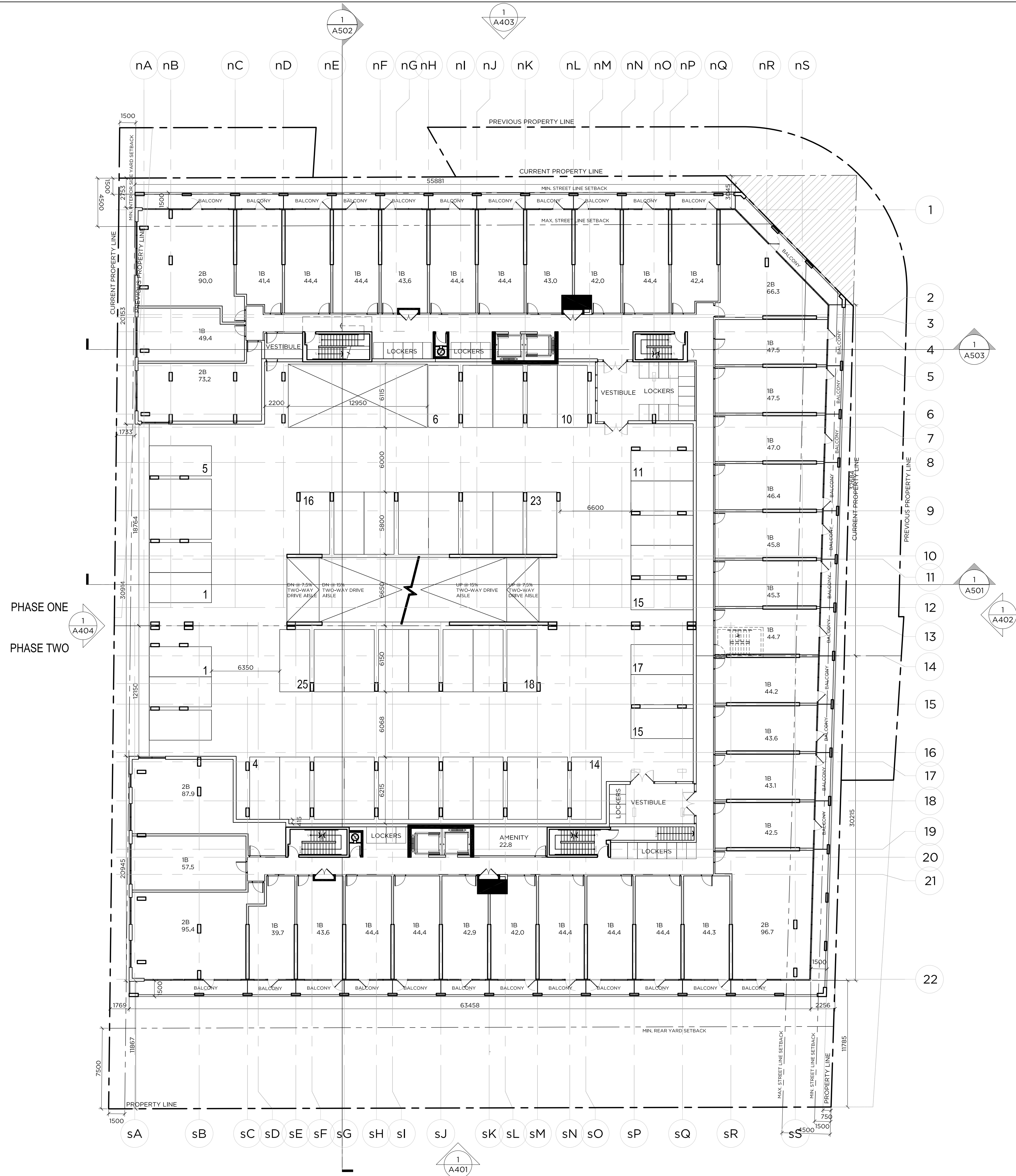
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GROUND
 FLOOR PLAN
 1:200

A201



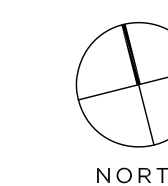
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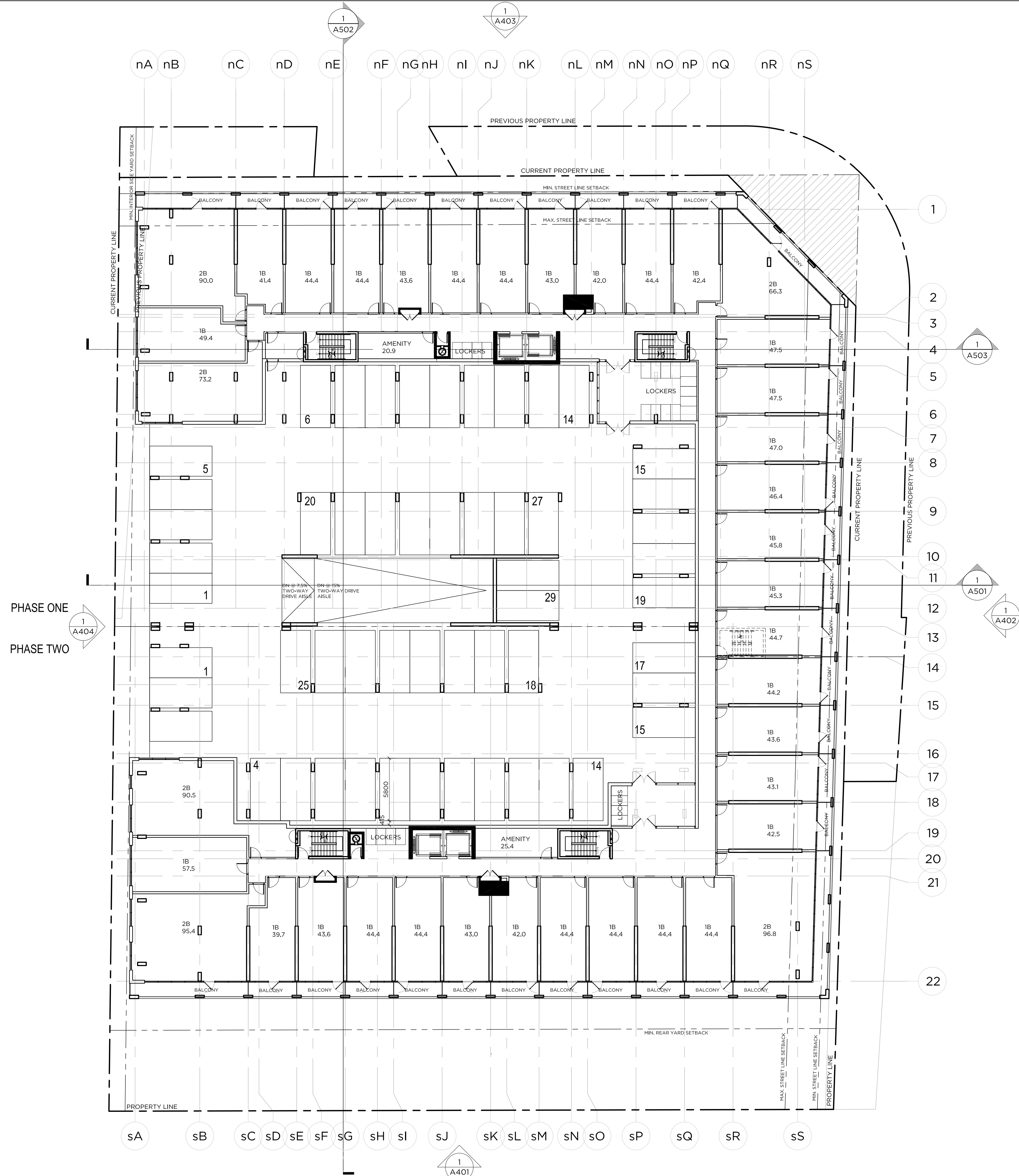
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2ND FLOOR PLAN

1:200

A202



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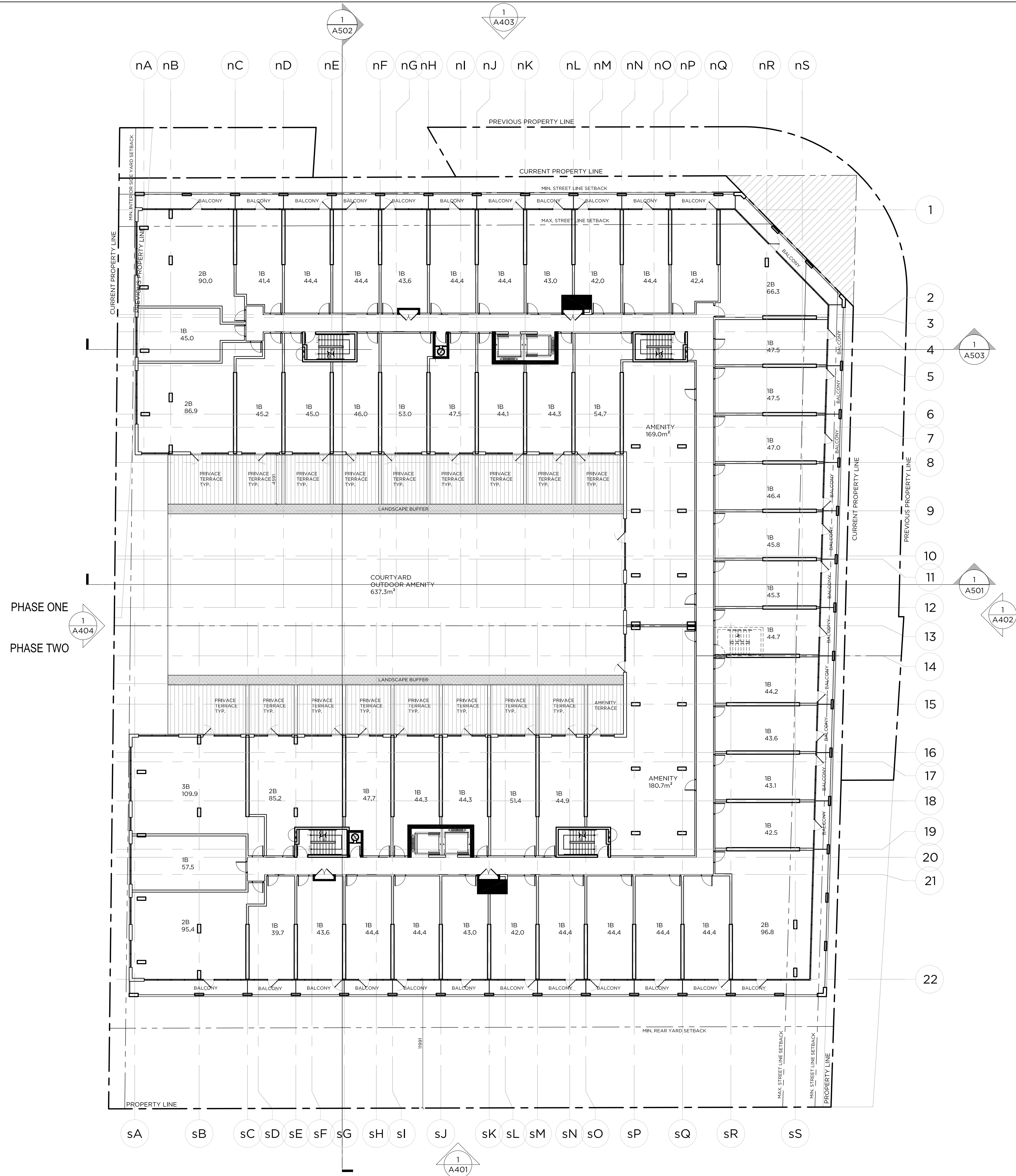
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3RD FLOOR PLAN

1:200

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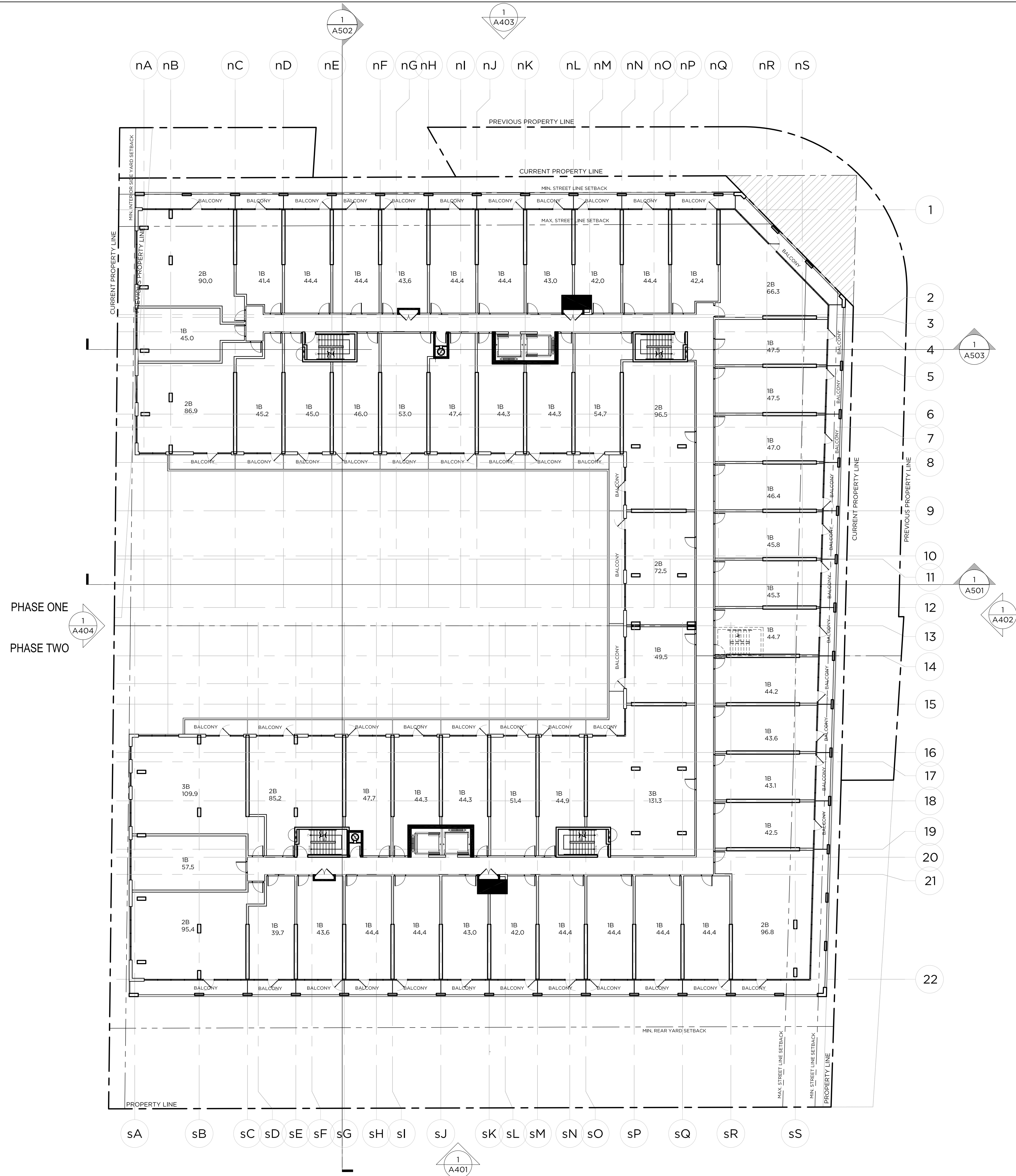
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4TH FLOOR PLAN

1:200

A204



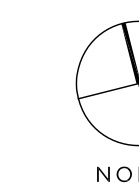
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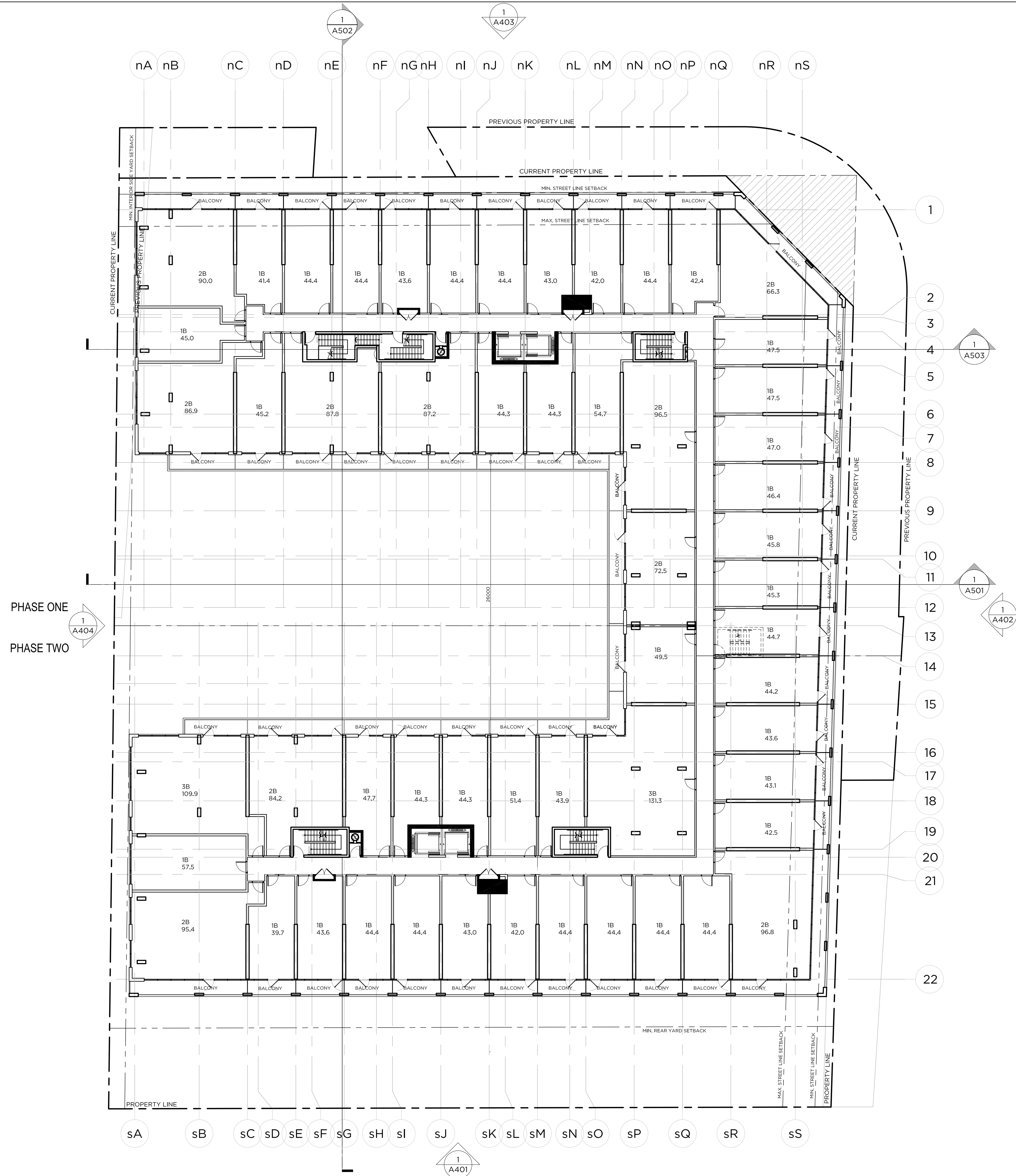
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5TH FLOOR PLAN

1:200

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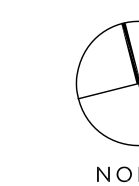
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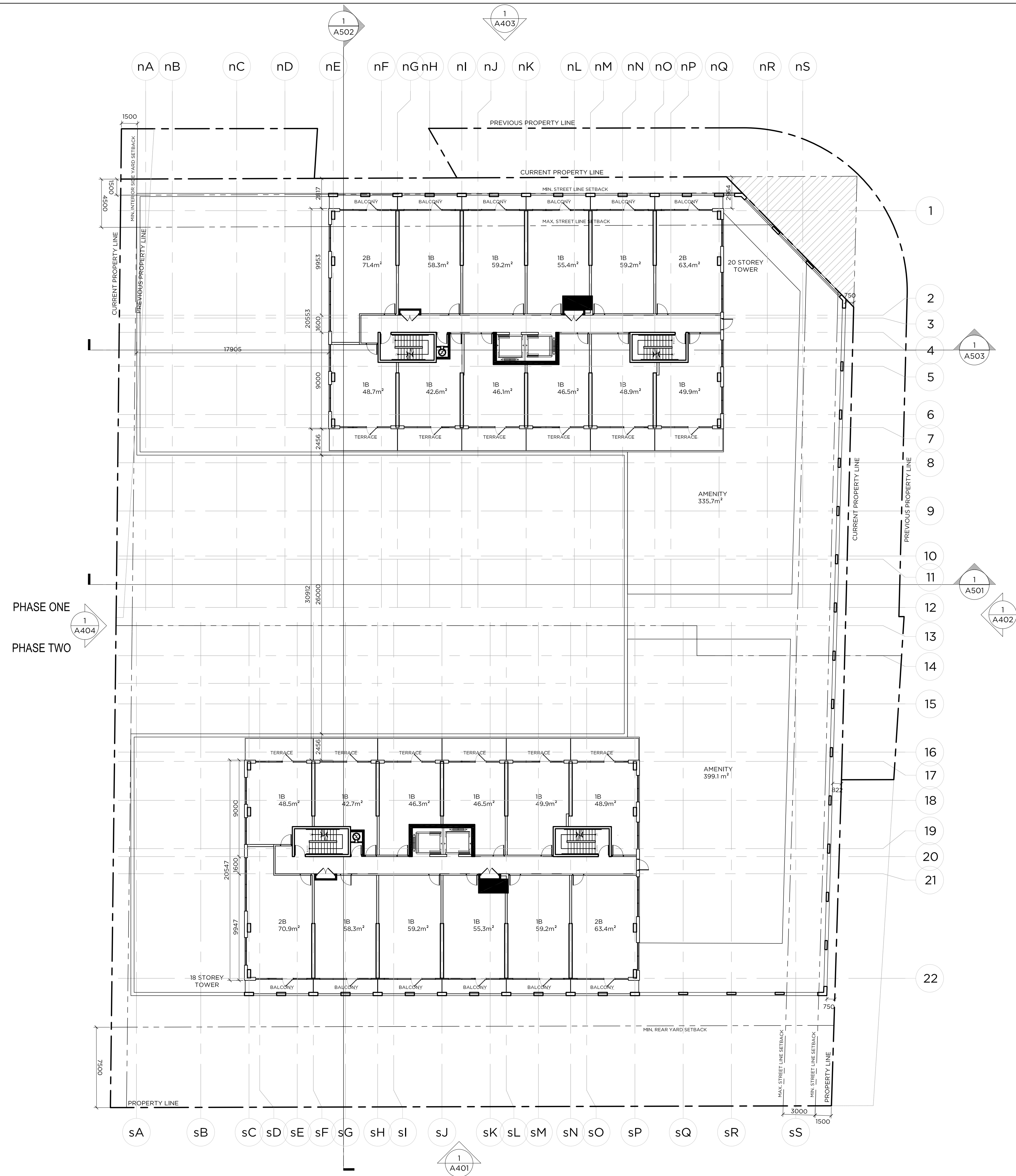
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6TH FLOOR PLAN

1:200

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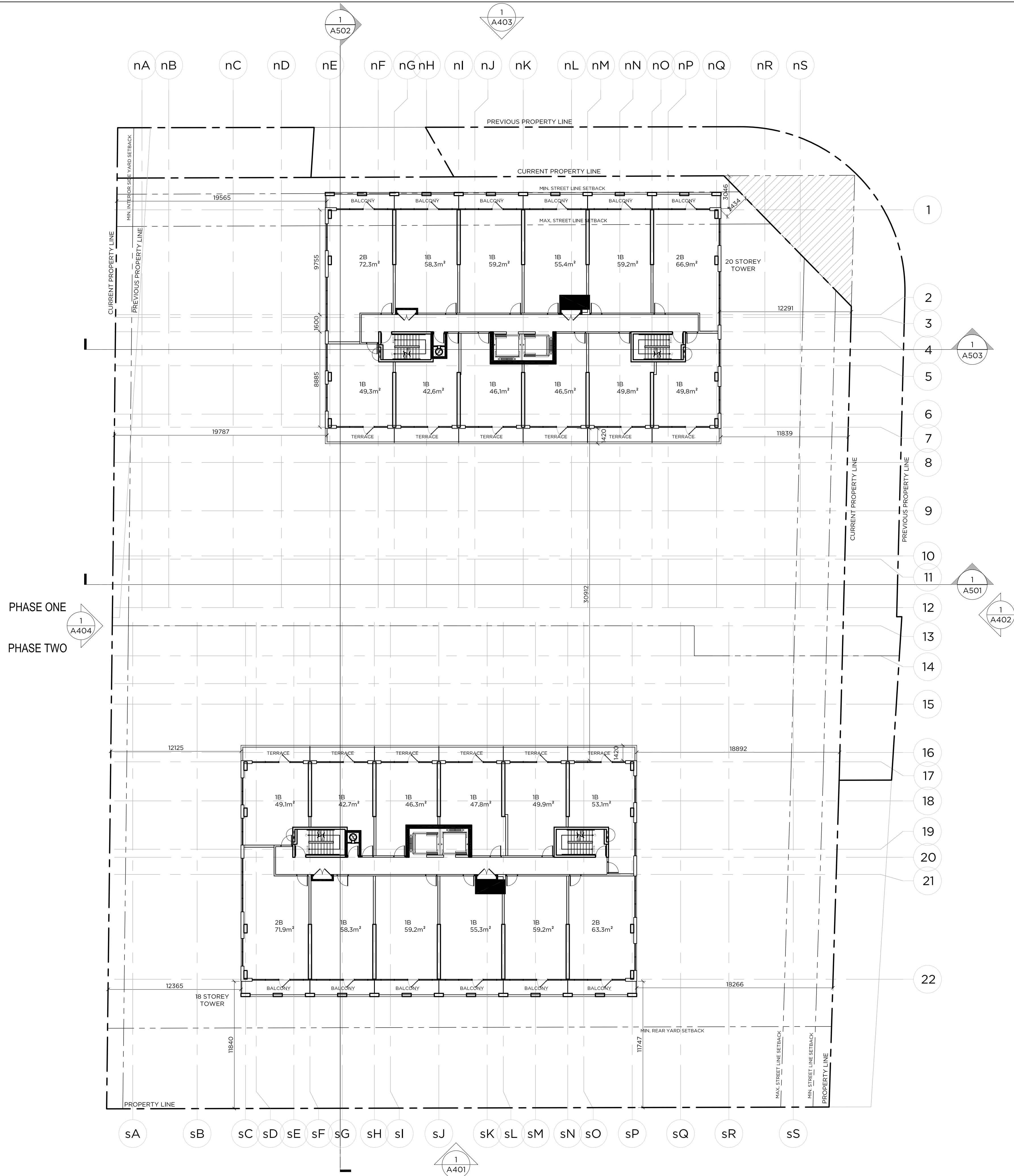
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7TH FLOOR PLAN &
PODIUM ROOF PLAN
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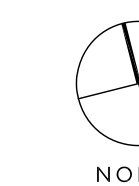
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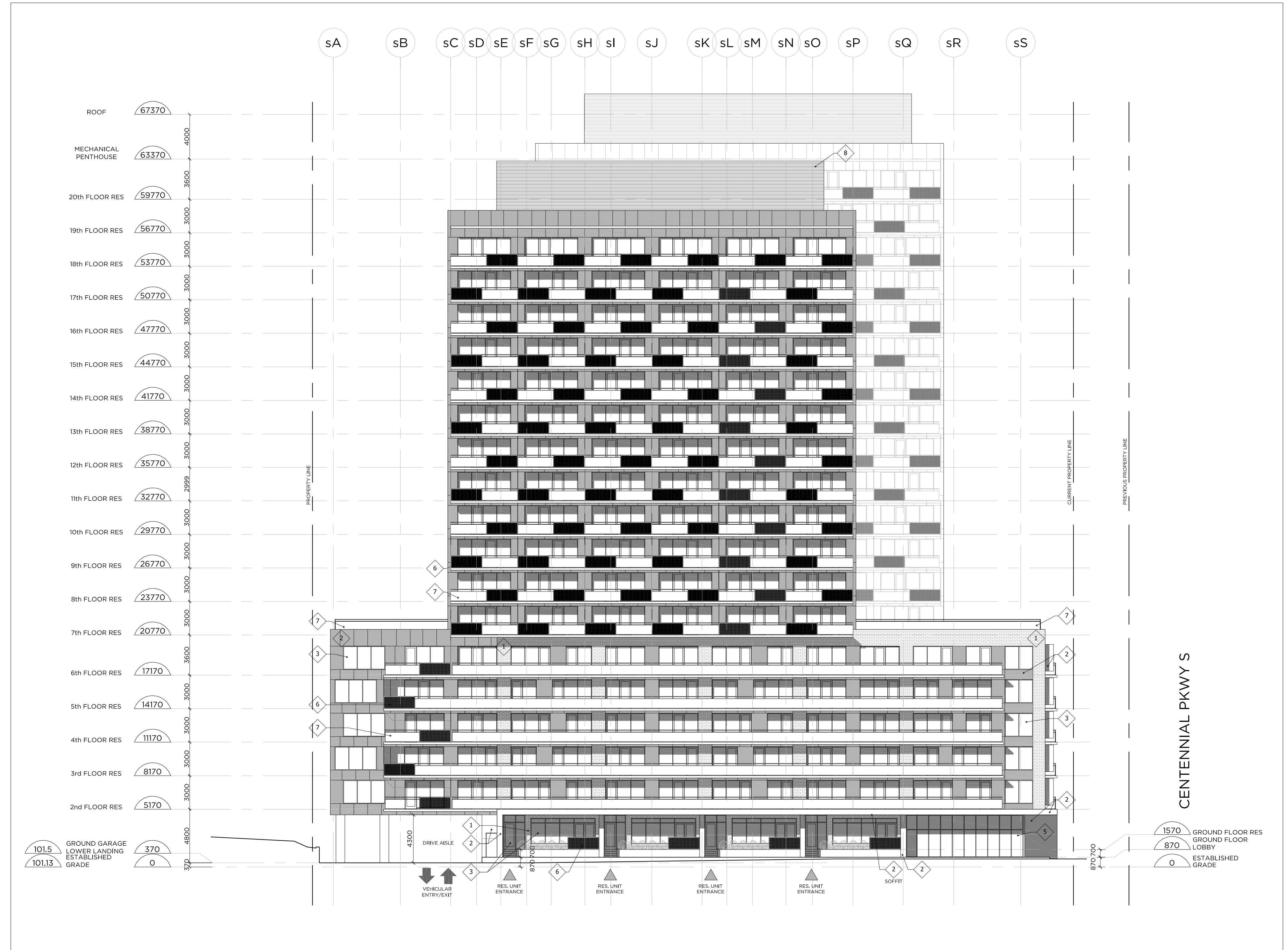
TYP. TOWER PLANS

1:200

A208

MATERIAL LEGEND

- 1 BRICK
- 2 PRE-FINISHED METAL PANEL
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL
- 5 STOREFRONT GLAZING
- 6 ARCHITECTURAL SCREEN
- 7 GLASS GUARD
- 8 LOUVERED SCREEN



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REVISION RECORD

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RAW
 405-317 ADELAIDE STREET WEST
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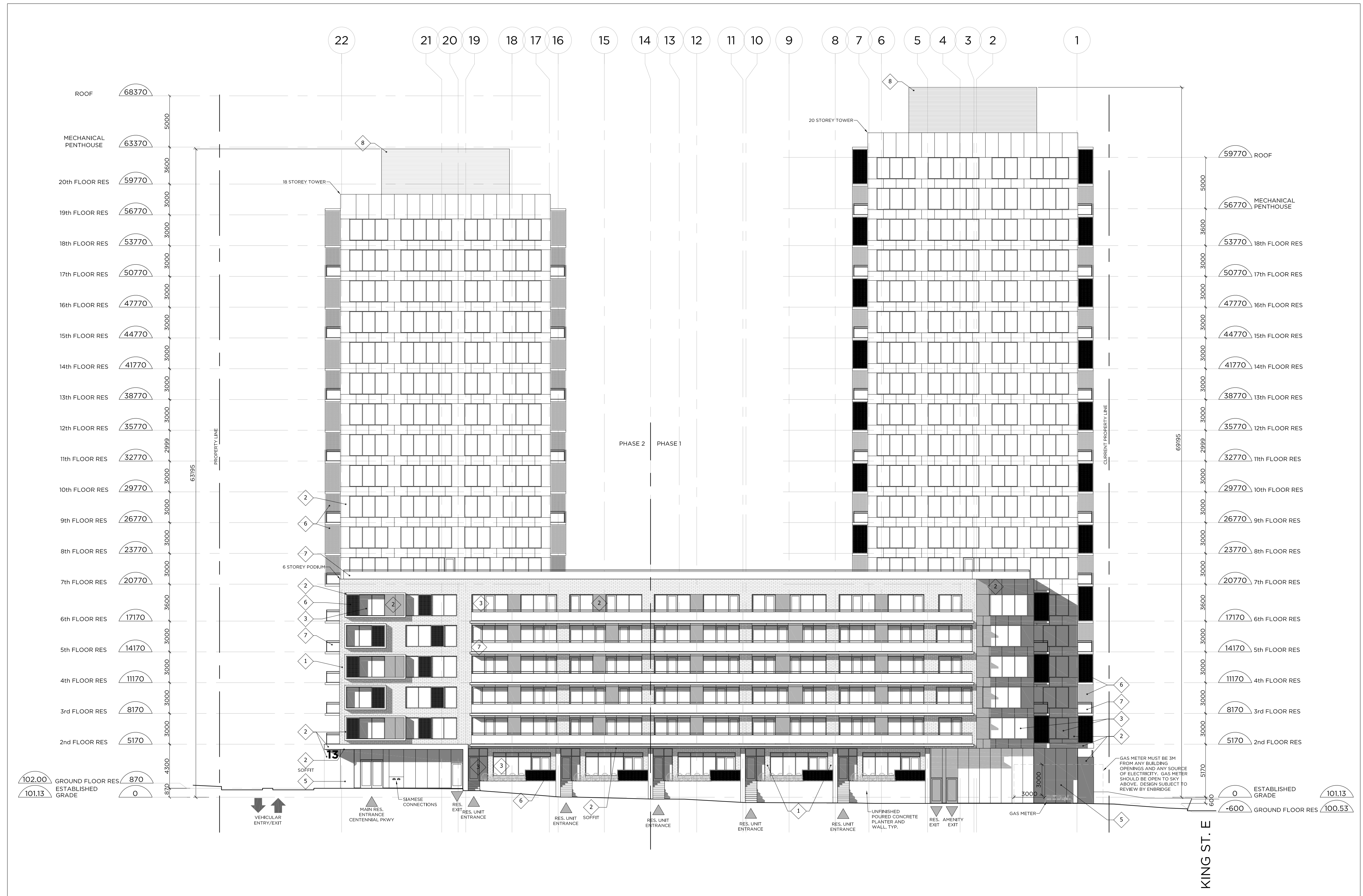
17090
 KING & CENTENNIAL
 HAMILTON, ON

CAMARRO
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SOUTH
 ELEVATION
 1:200
A401

MATERIAL LEGEND

- 1 BRICK
- 2 PRE-FINISHED METAL PANEL
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL
- 5 STOREFRONT GLAZING
- 6 ARCHITECTURAL SCREEN
- 7 GLASS GUARD
- 8 LOUVERED SCREEN



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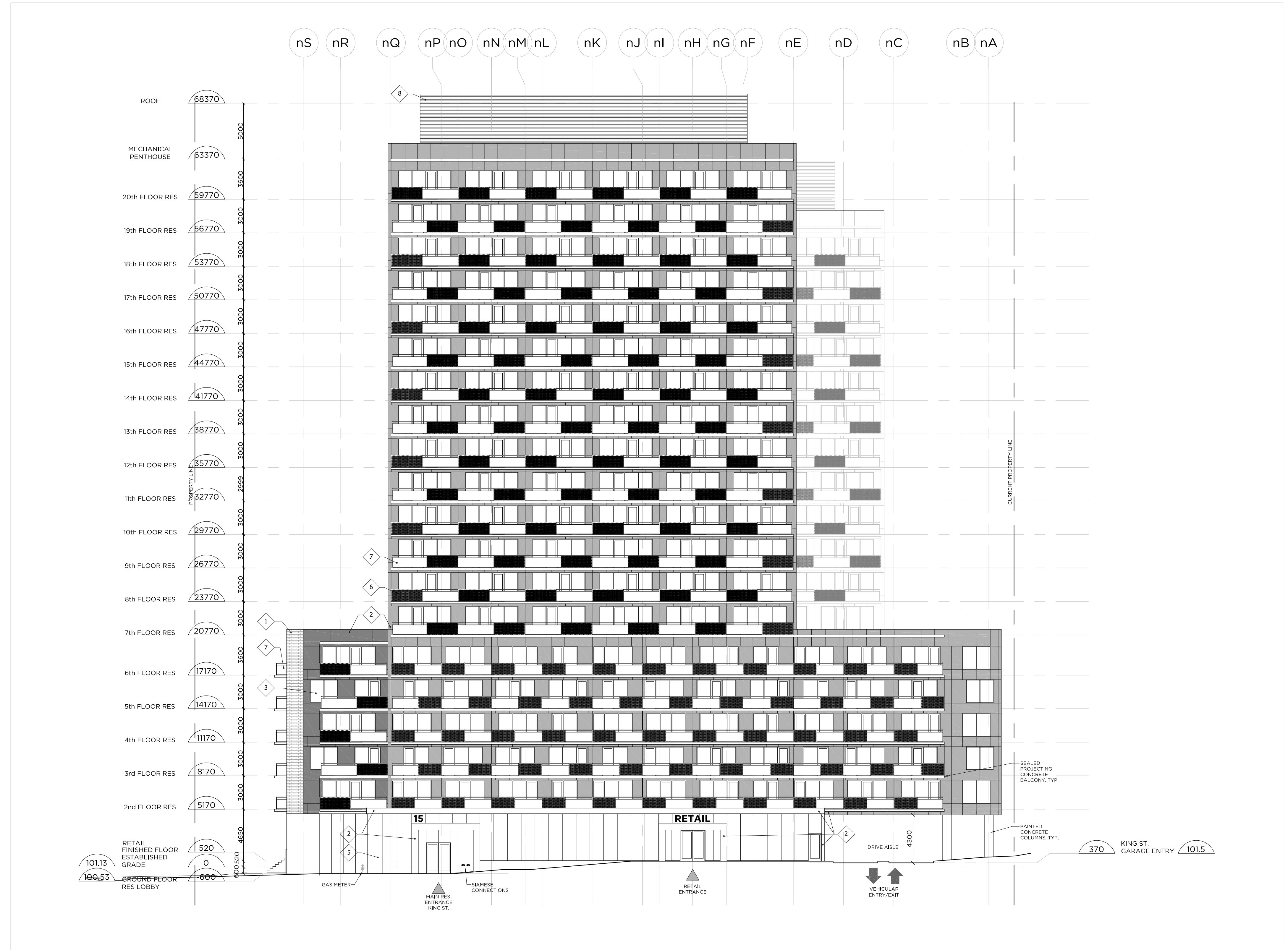
EAST
ELEVATION

1:200

A402

MATERIAL LEGEND

- 1 BRICK
- 2 PRE-FINISHED METAL PANEL
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL
- 5 STOREFRONT GLAZING
- 6 ARCHITECTURAL SCREEN
- 7 GLASS GUARD
- 8 LOUVERED SCREEN



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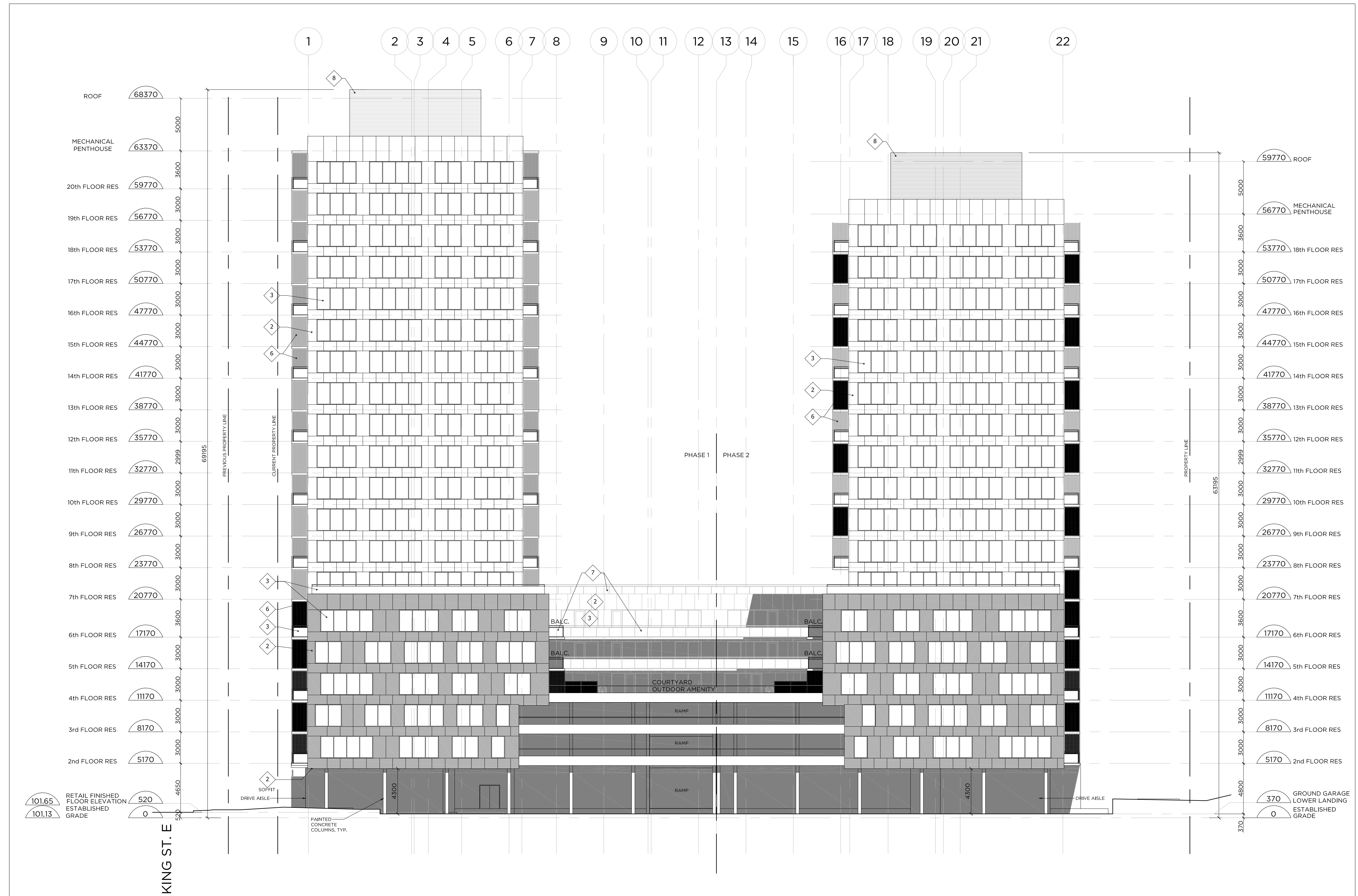
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CAMARRO
 DEVELOPMENTS INC.

NORTH
 ELEVATION
 1:200
A403

MATERIAL LEGEND

- 1 BRICK
- 2 PRE-FINISHED METAL PANEL
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL
- 5 STOREFRONT GLAZING
- 6 ARCHITECTURAL SCREEN
- 7 GLASS GUARD
- 8 LOUVERED SCREEN



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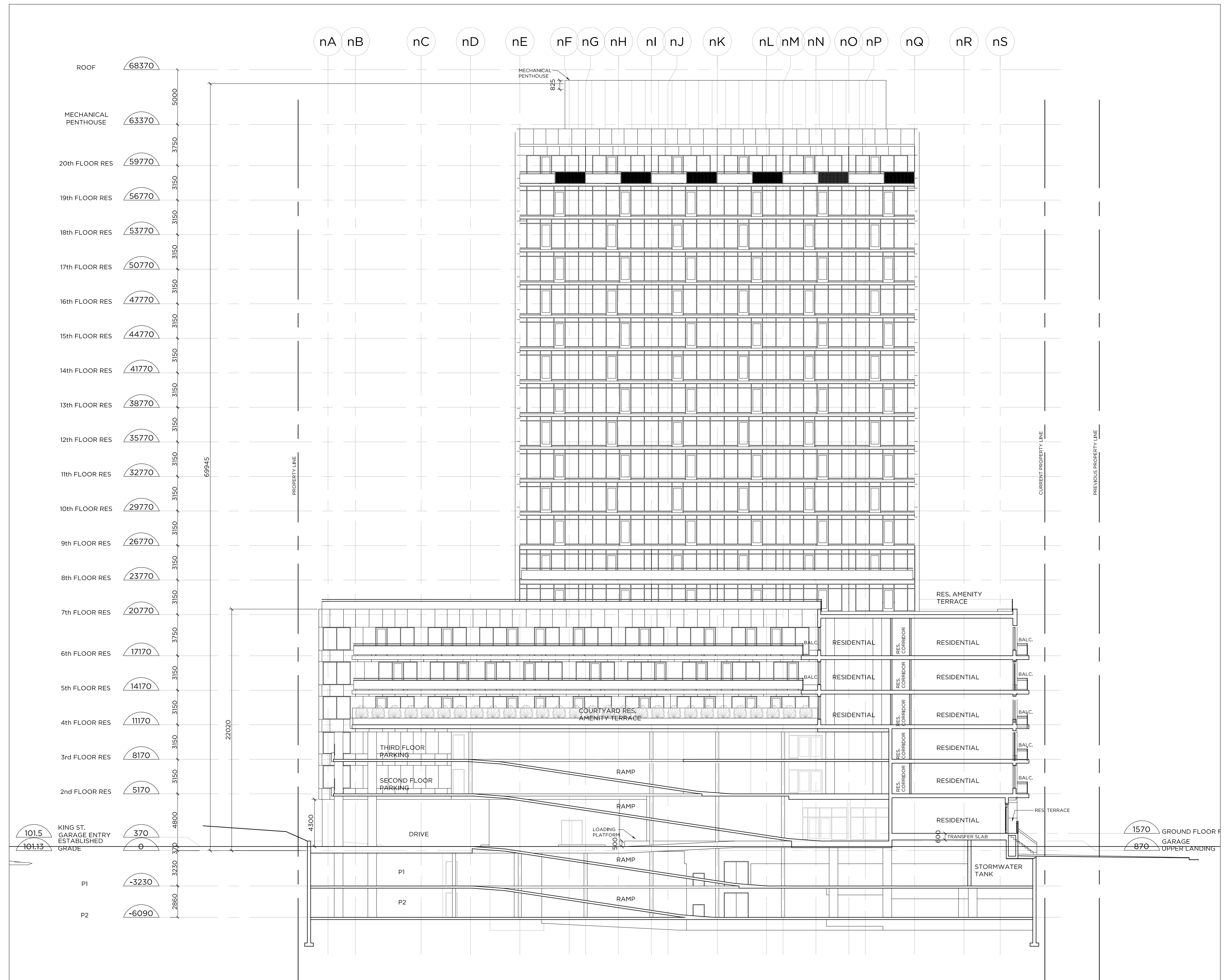
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WEST
ELEVATION

1:200

A404



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REVISION RECORD

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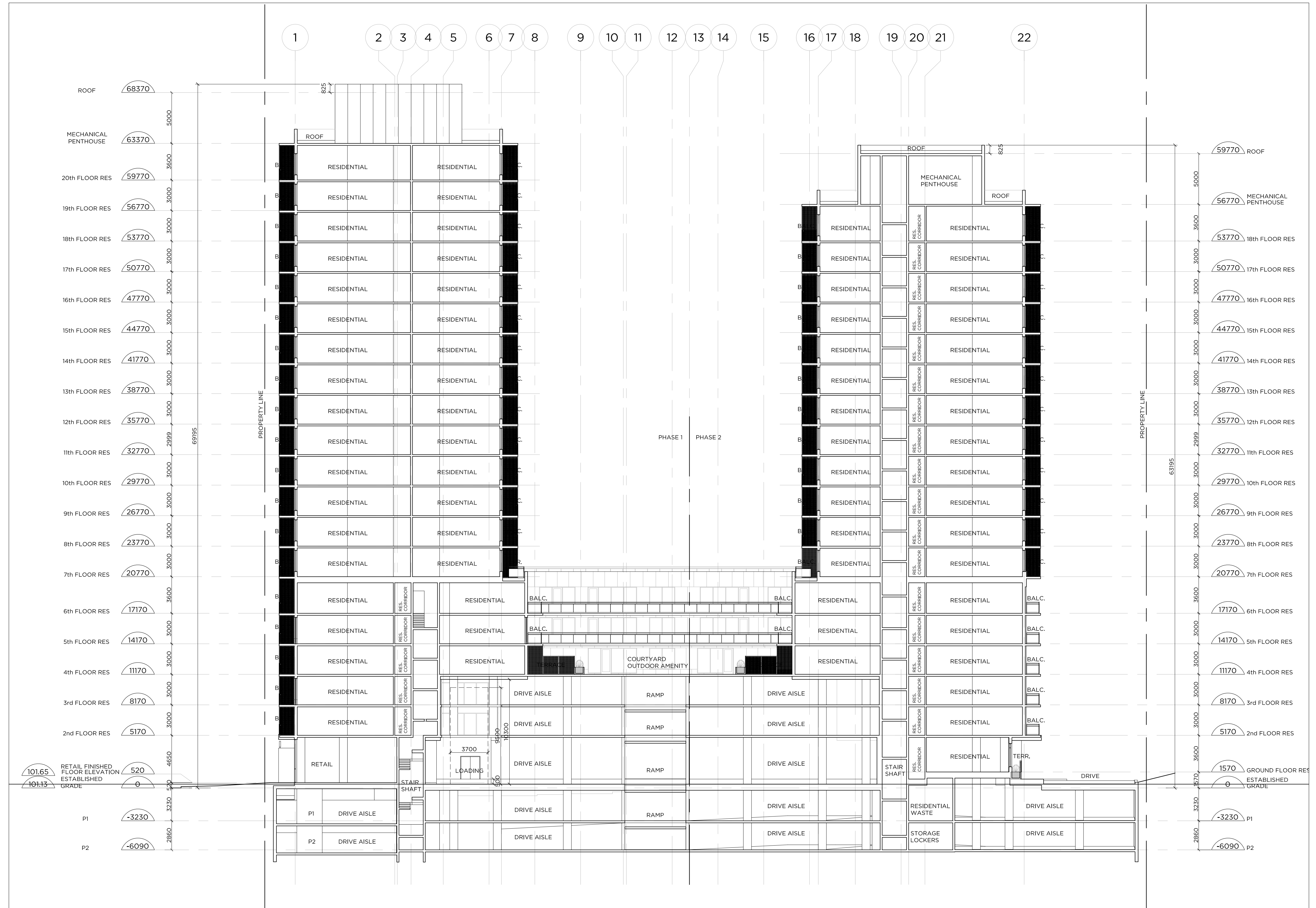
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BUILDING
 SECTIONS

1:200

A501



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REVISION RECORD

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KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

BUILDING
SECTIONS

1:200

A502



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ISSUED RECORD

REVISION RECORD



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HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

BUILDING
SECTIONS
1:200
A503