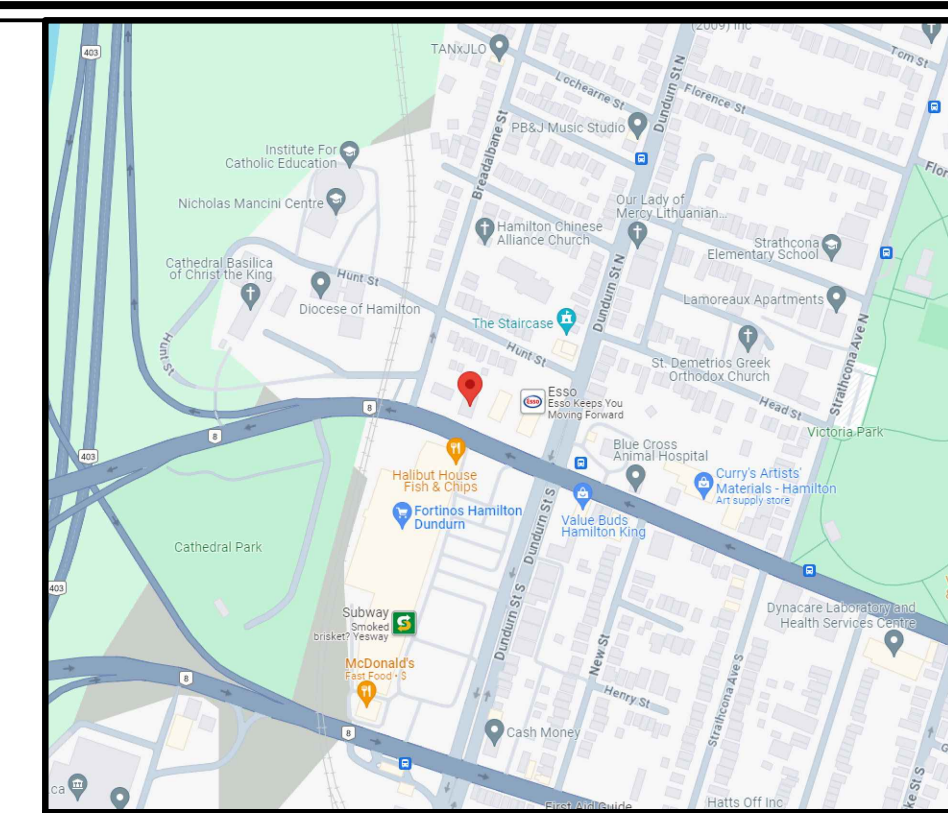


676 King Street West		
Hamilton		
Zone: Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone		
Zoning By-Law: City of Hamilton, By-Law 05-200		
Regulations	Required	Proposed
Number of Units	72	72
Street Frontage	51.45	51.45
Lot Area	1,425.1 hectare (1,425.1m ²)	1,425.1m ²
Minimum Setback from King Street	3.0m	4.75m
Min. Setback from Breadalbane St.	3.0m	1.15m
Minimum North Side Yard Setback	0.0m	0.0m
Minimum East Yard Setback	0.0m	3.09
Max. Setback from King St. W	4.5m	9.69m
Max. Setback from Breadalbane St	4.5m	3.0m
Building Height	26.3	8 Storeys
Building Coverage	831.4m ² (58.3%)	831.4m ²
Landscape Coverage	527.8m ² (37.0%)	527.8m ²
Building GFA		U/G Parking 1,097.7
		Interstitial 159.7
		Ground 693.8
		Second 795.6
		Third 692.7
		Fourth 692.7
		Fifth 692.7
		Sixth 692.7
		Seventh 621.1
		Eighth 400.9
		Total 6,539.7
Parking	Required	Proposed
Residential Parking	Units <50m = .3 Spaces/unit 52 Units @ 0.3/unit = 15.6 Spaces Units 1-14 >50m = 0.7/unit 14 Units @ 0.7/unit = 9.8 Spaces Units 14-20 >50m = 0.85/unit 6 Units @ 0.85/unit = 5.1 Spaces Total Req'd Spaces = 30	26 Parking Spaces (Including 1 Barrier Free)
Typical Parking Space Size	2.8m x 5.8m min (surface)	2.8m x 5.8m min (surface)
Minimum Number of Barrier Free Parking Spaces	1	1
Barrier-Free Parking Space Size	4.4m x 5.8m	4.4m x 5.8m
Short Term Bicycle Parking	5	5
Long Term Bicycle Parking	0.5 space/dwelling	36
Minimum Aisle width	6.0m	6.0m

Floor	Unit Type (No. of Rooms)	No. of Units
Ground Floor	1 Bed	2
	2 Bed + Den	1
Second Floor	1 Bed	7
	2 Bed + Den	3
	3 Bed + Den	1
Third Floor	1 Bed	9
	2 Bed	2
Fourth Floor	1 Bed	9
	2 Bed	2
Fifth Floor	1 Bed	9
	2 Bed	2
Sixth Floor	1 Bed	9
	2 Bed	2
Seventh Floor	1 Bed	6
	2 Bed + Den	1
Eighth Floor	1 Bed	5
TOTAL NO. OF SUITES		72
REQ. NO. OF B.F. SUITES		11



KEY PLAN:

UNDERTAKING FILE No. _____

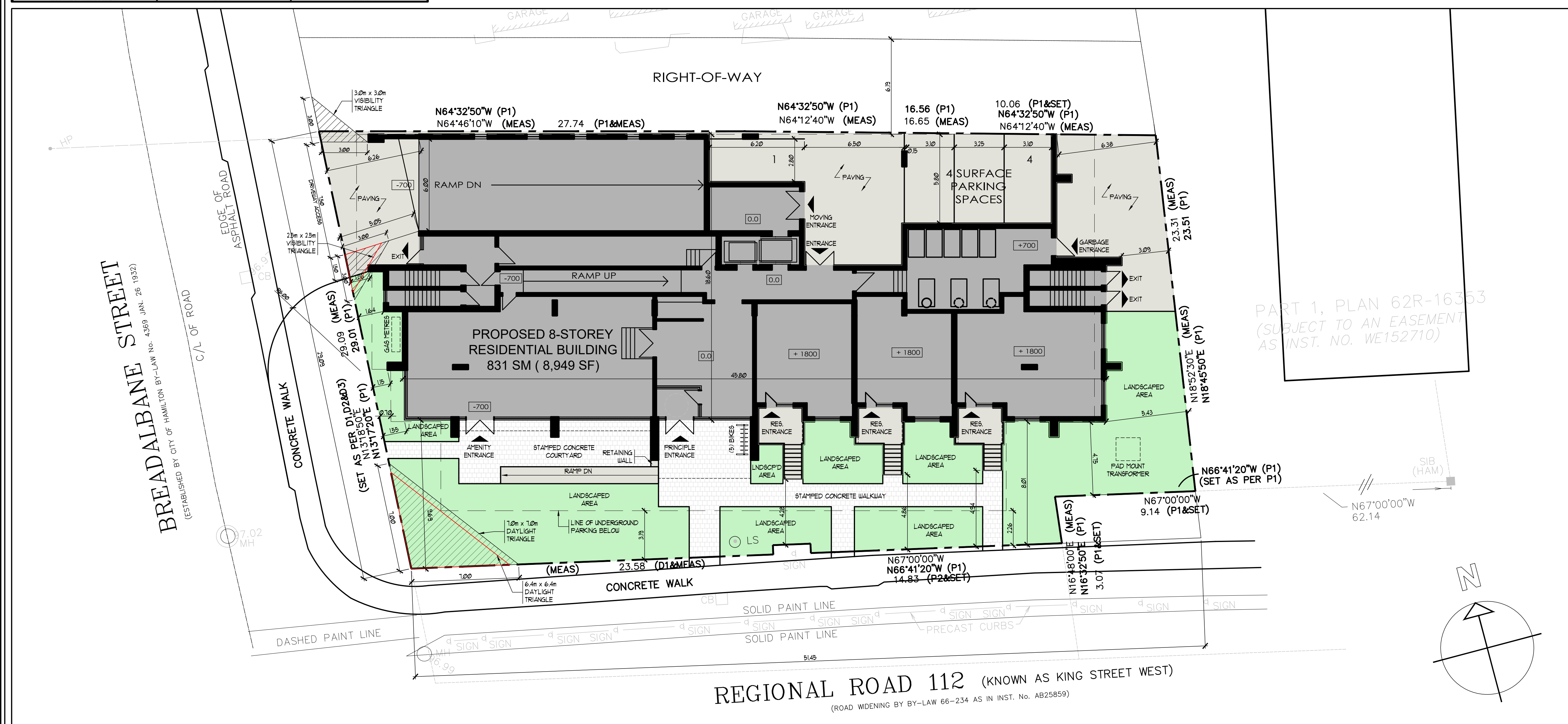
RE: 676 KING STREET WEST, HAMILTON FILE NO. _____

I, (WE) _____ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

- TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT VARY THEREFROM;
 - TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;
 - TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS;
 - IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
 - THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER (417) OR FULL ADDRESS (417 HWY NO. 8) TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, NEAR THE ENTRANCE IN A MANNER THAT IS VISIBLE FROM THE STREET;
 - THAT THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING OF THE CITY OF HAMILTON AND CANADA POST:
- INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX.
 - THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
 - THAT THE OWNER FURTHER AGREES TO:
 - WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATIONS WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURBS, BOULEVARDS AND SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE SUBDIVISION.
 - INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAIL BOXES.
 - IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVING DRAWINGS. SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE PLAN SUBMISSION.
 - DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS.
 - MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.
 - ENBRIDGE GAS INC. DOES HAVE SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY BE AFFECTED BY THE PROPOSED SITE PLAN. SHOULD THE PROPOSED SITE PLAN IMPACT THESE SERVICES, IT MAY BE NECESSARY TO TERMINATE THE GAS SERVICE AND RELOCATE THE LINE ACCORDING TO THE NEW PROPERTY BOUNDARIES. ANY SERVICE RELOCATION REQUIRED WOULD BE AT THE COST OF THE OWNER.
- DATED THIS _____ DAY OF _____ 20____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____
 WITNESS (PRINT) _____ OWNER (PRINT) _____
 ADDRESS OF WITNESS _____

- SITE PLAN NOTES:**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 - MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
 - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
 - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMIT
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - COMMITTEE OF ADJUSTMENT
 - ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING DEPARTMENT.
 - FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
 - 5.0 METRE BY 5.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBSTACLE OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
 - PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW NO. 10-197.
 - LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
 - CANADA POST'S MULTI-UNIT POLICY, WHICH REQUIRES THAT THE OWNER/DEVELOPER PROVIDE THE CENTRALIZED MAIL FACILITY (LOOK BOX ASSEMBLY) AT THEIR OWN EXPENSE (LESS THAN 100 UNITS WILL REQUIRE A FRONT LOADING LOOK BOX ASSEMBLY & MORE THAN 100 UNITS WILL REQUIRE A REAR LOADING LOOK BOX ASSEMBLY WHICH WILL REQUIRE A MAIL ROOM) WILL BE IN EFFECT FOR BUILDINGS AND COMPLEXES WITH A COMMON LOBBY, COMMON INDOOR OR SHELTERED SPACE.
 - PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.
 - IF THE DEVELOPMENT IS NOT DESIGNED ACCORDING TO SPECIFICATIONS IDENTIFIED HEREIN, THE OWNER MUST:
 - ARRANGE A PRIVATE WASTE HAULER FOR THE REMOVAL OF ALL WASTE MATERIALS.
 - AS PART OF THE PURCHASE AND SALE AGREEMENT THE DEVELOPER, OWNER, PROPERTY MANAGER OR AGENT FOR THE DEVELOPMENT MUST DISCLOSE IN WRITING TO A PROSPECTIVE BUYER OF A UNIT WITHIN THE DEVELOPMENT THAT THE PROPERTY IS NOT SERVICEABLE FOR MUNICIPAL WASTE COLLECTION.



1 SITE PLAN
 SCALE 1:150

LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
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FOR SITE PLAN APPROVAL

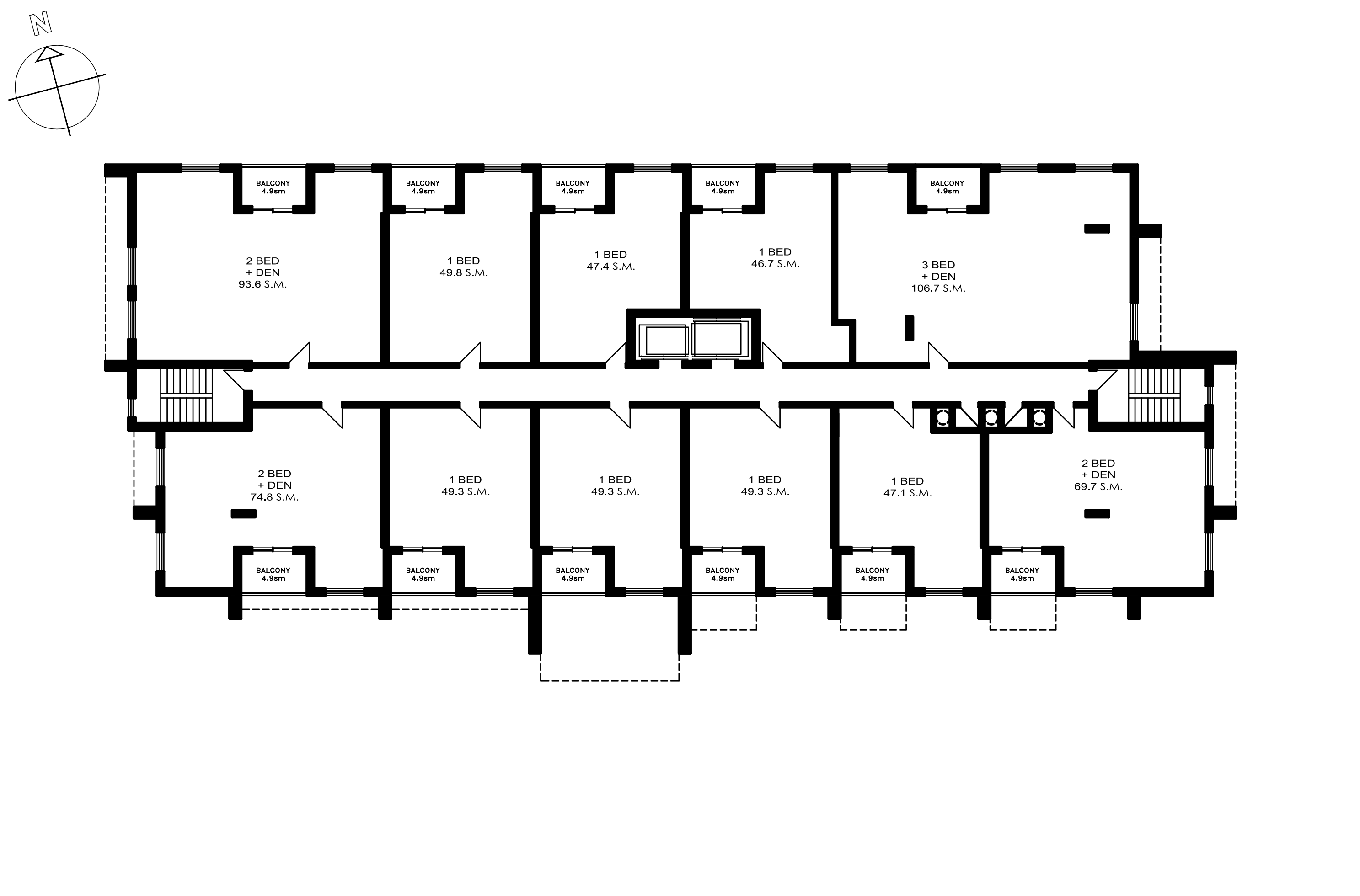
This drawing must not be scaled.
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No.	Revisions	Date
01	ISSUED FOR SPA	2024
No.	Issue	Date

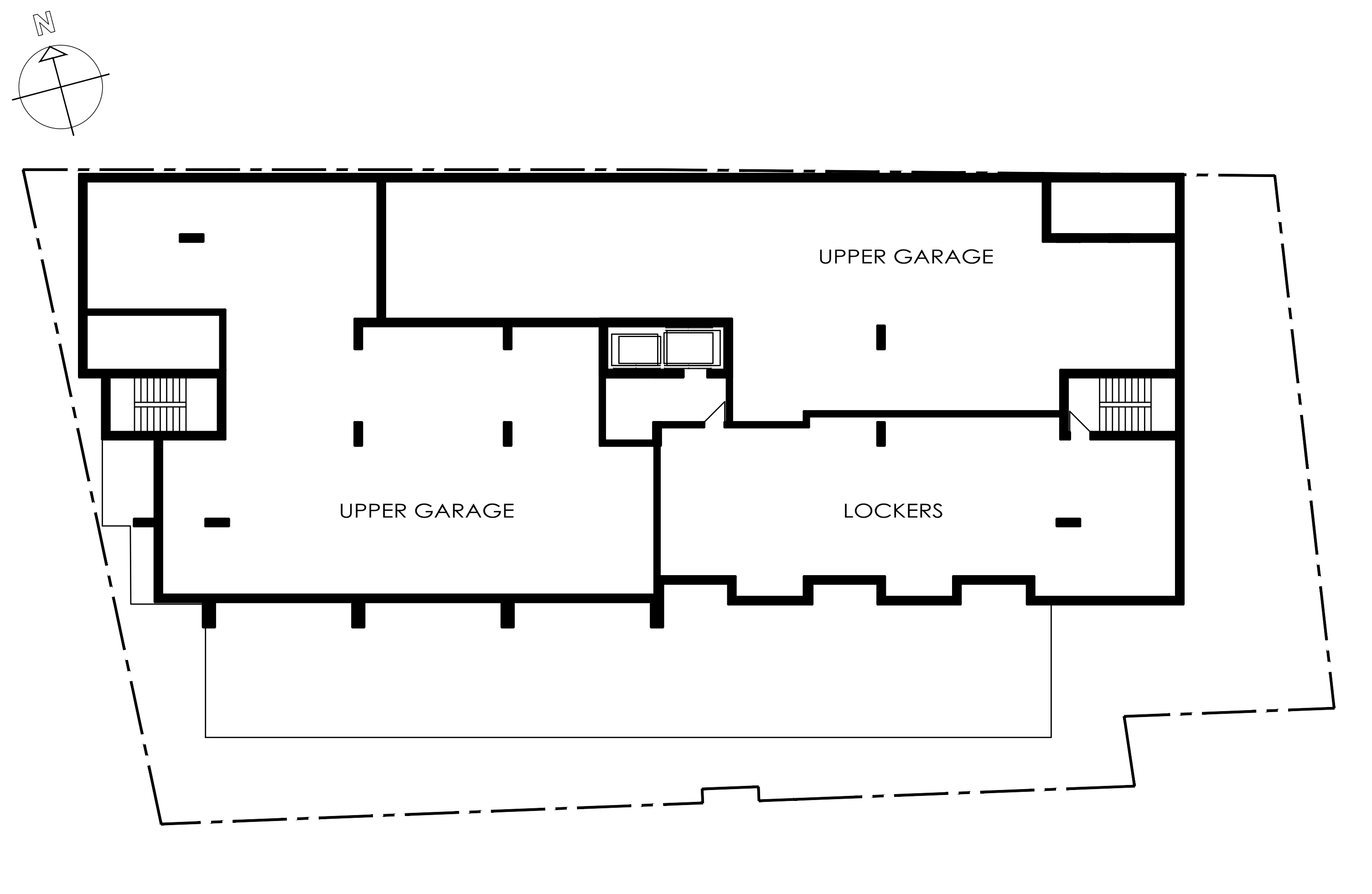
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THE HARDWICK
 676 KING STREET WEST
 HAMILTON, ONTARIO

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dwn. by	RL/JR
scale	1:150
date	DECEMBER 2023
dwg. title	
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dwg.	A1.0

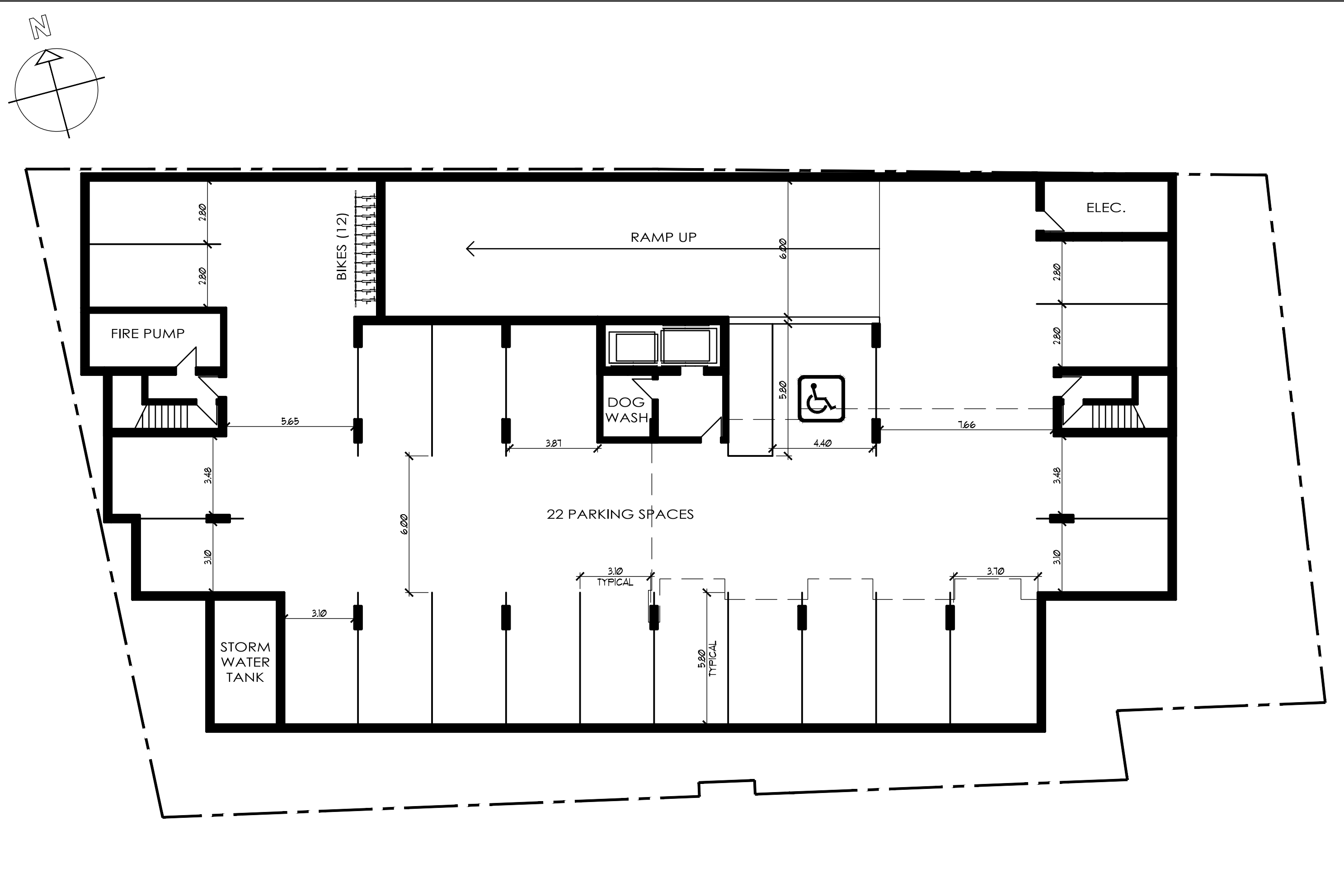
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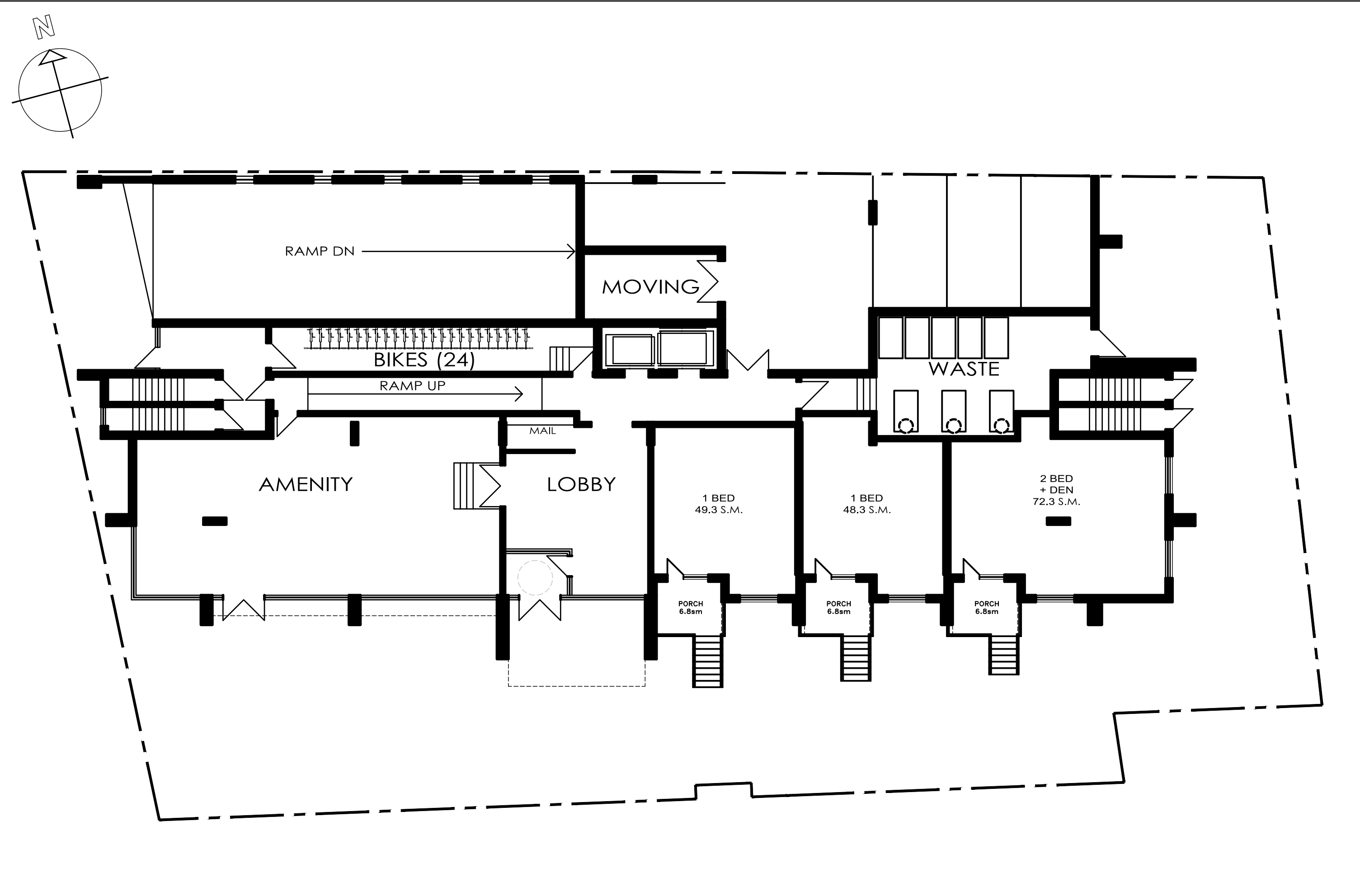
4 FIRST FLOOR PLAN
SCALE 1:125



2 INTERSTITIAL FLOOR PLAN
SCALE 1:125



3 PARKING LEVEL FLOOR PLAN
SCALE 1:125



1 FIRST FLOOR PLAN
SCALE 1:125

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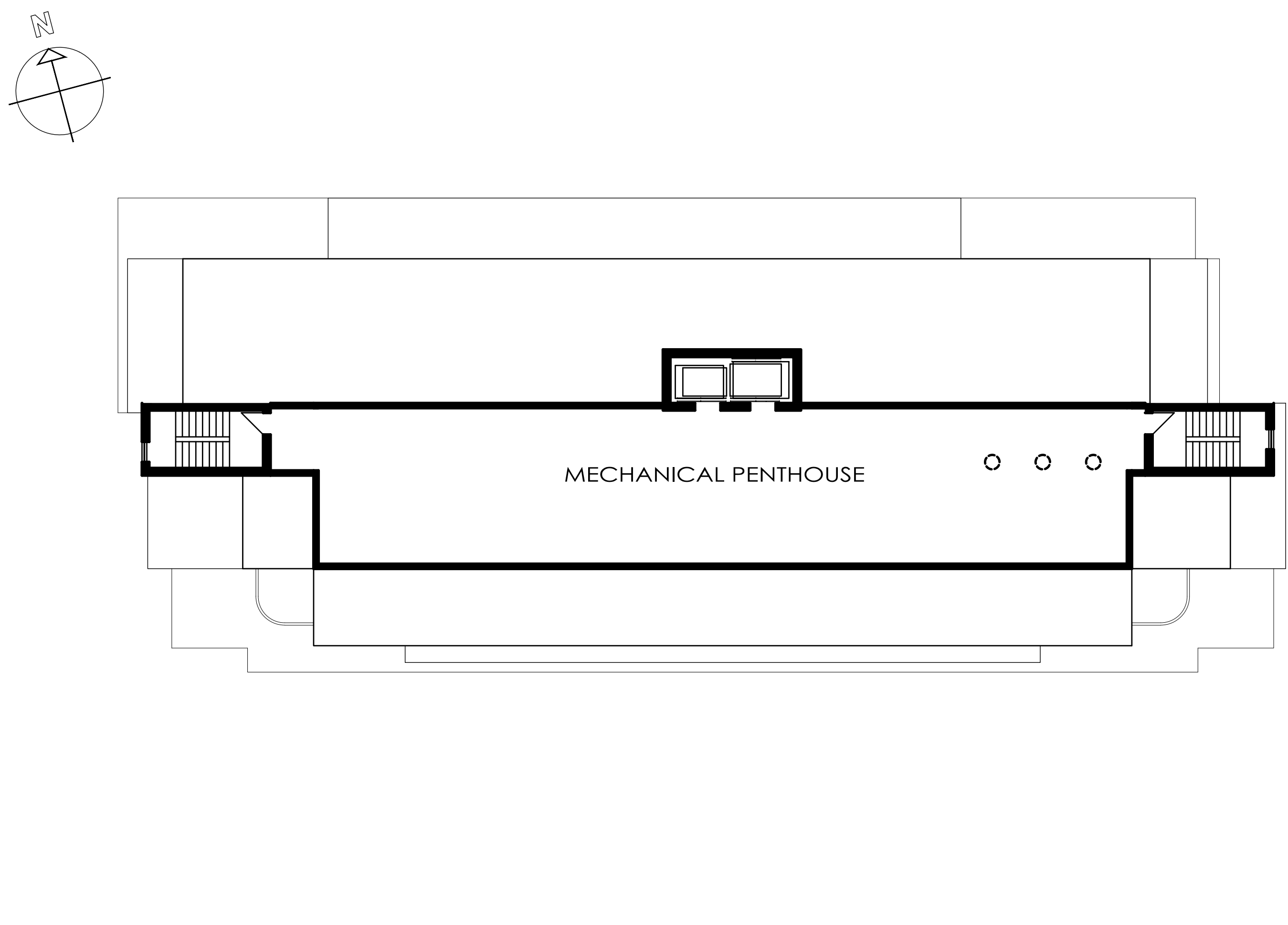
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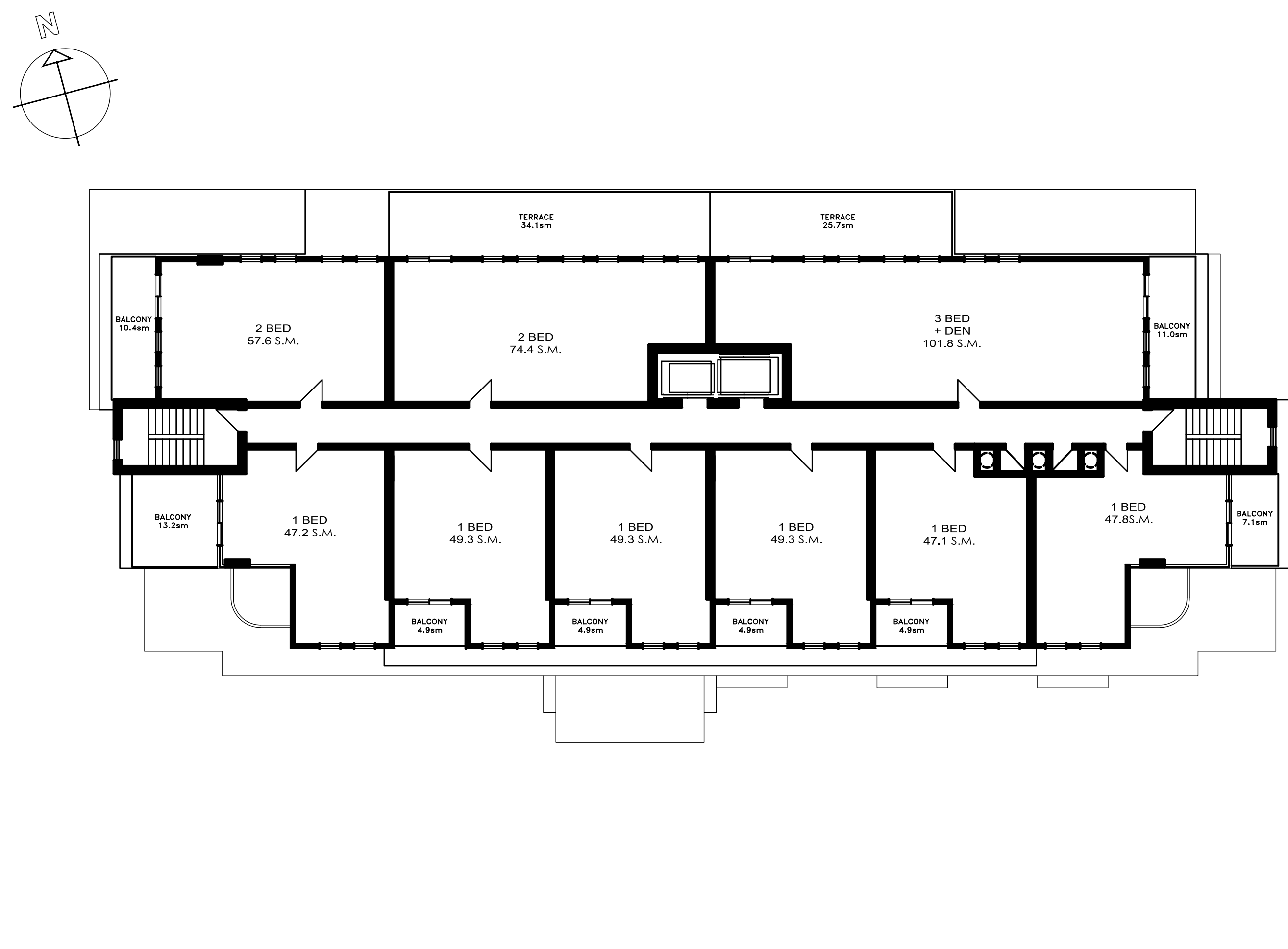
No.	Revisions	Date
01	ISSUED FOR SPA	XXX #/ 2024
No.	Issue	Date

PROPOSED DEVELOPMENT:
THE HARDWICK
676 KING STREET WEST
HAMILTON, ONTARIO

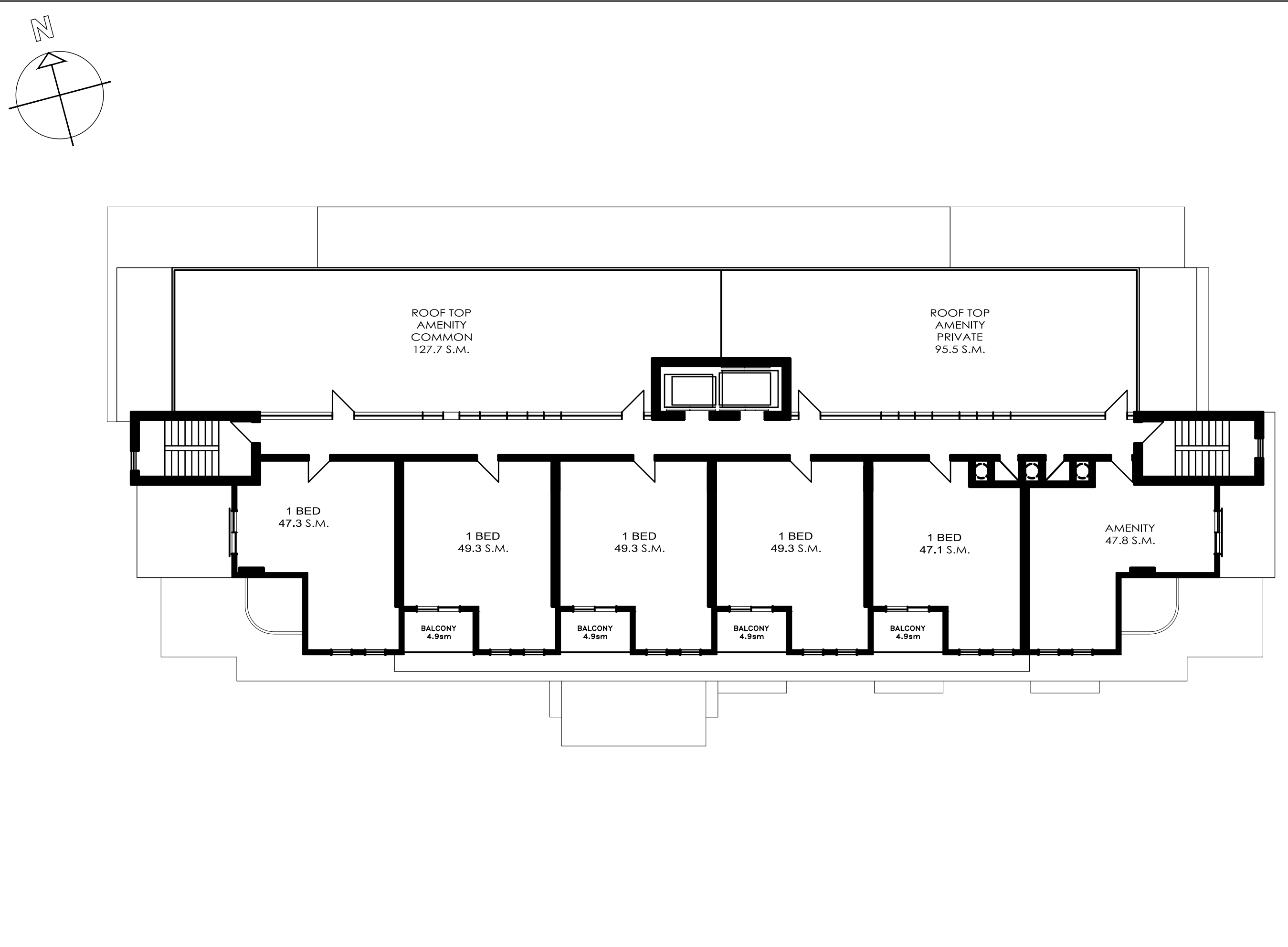
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dwn. by	RL/JR
scale	1:150
date	DECEMBER 2023
dwg. title	
FLOOR PLANS	
dwg.	A2.0



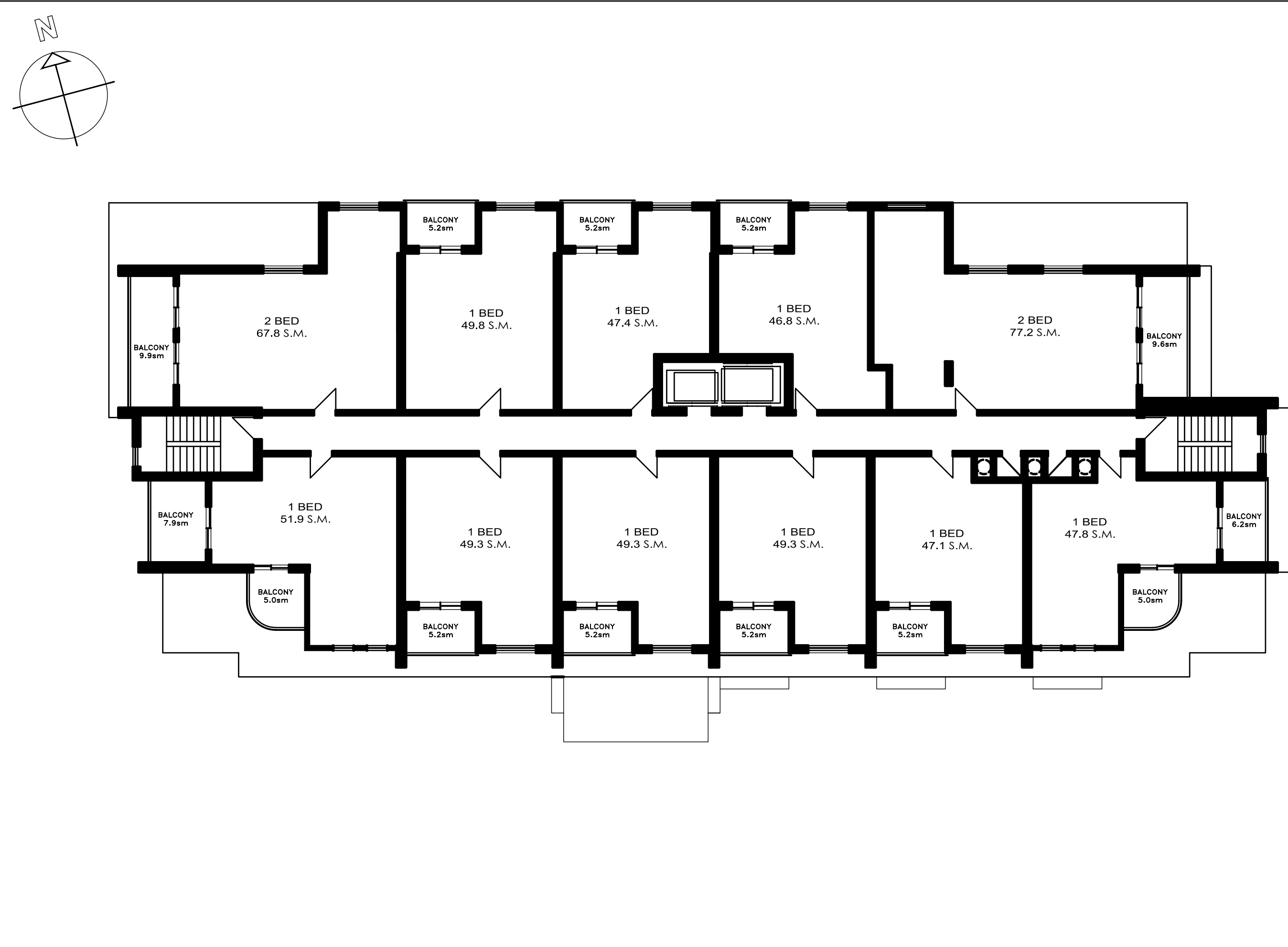
4 MECHANICAL PENTHOUSE FLOOR PLAN
SCALE 1:125



2 SEVENTH FLOOR PLAN
SCALE 1:125



3 EIGHTH FLOOR PLAN
SCALE 1:125



1 THIRD-SIXTH FLOOR PLAN
SCALE 1:125

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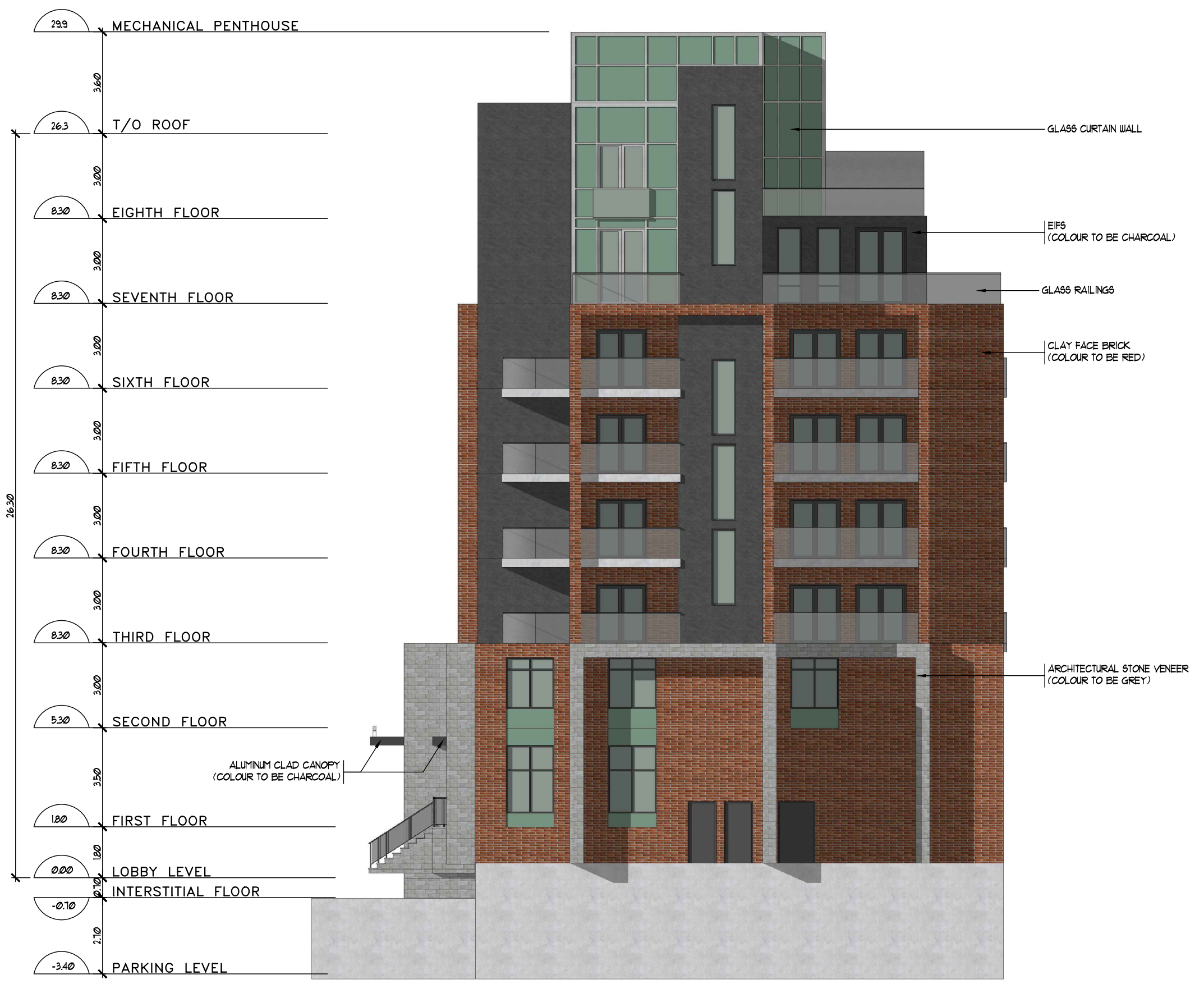
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No.	Issue	Date

PROPOSED DEVELOPMENT:
THE HARDWICK
676 KING STREET WEST
HAMILTON, ONTARIO

job no.	22.116
dwg. file	
dwn. by	RL/JR
scale	1:150
date	DECEMBER 2023
dwg. title	FLOOR PLANS
dwg.	A2.1



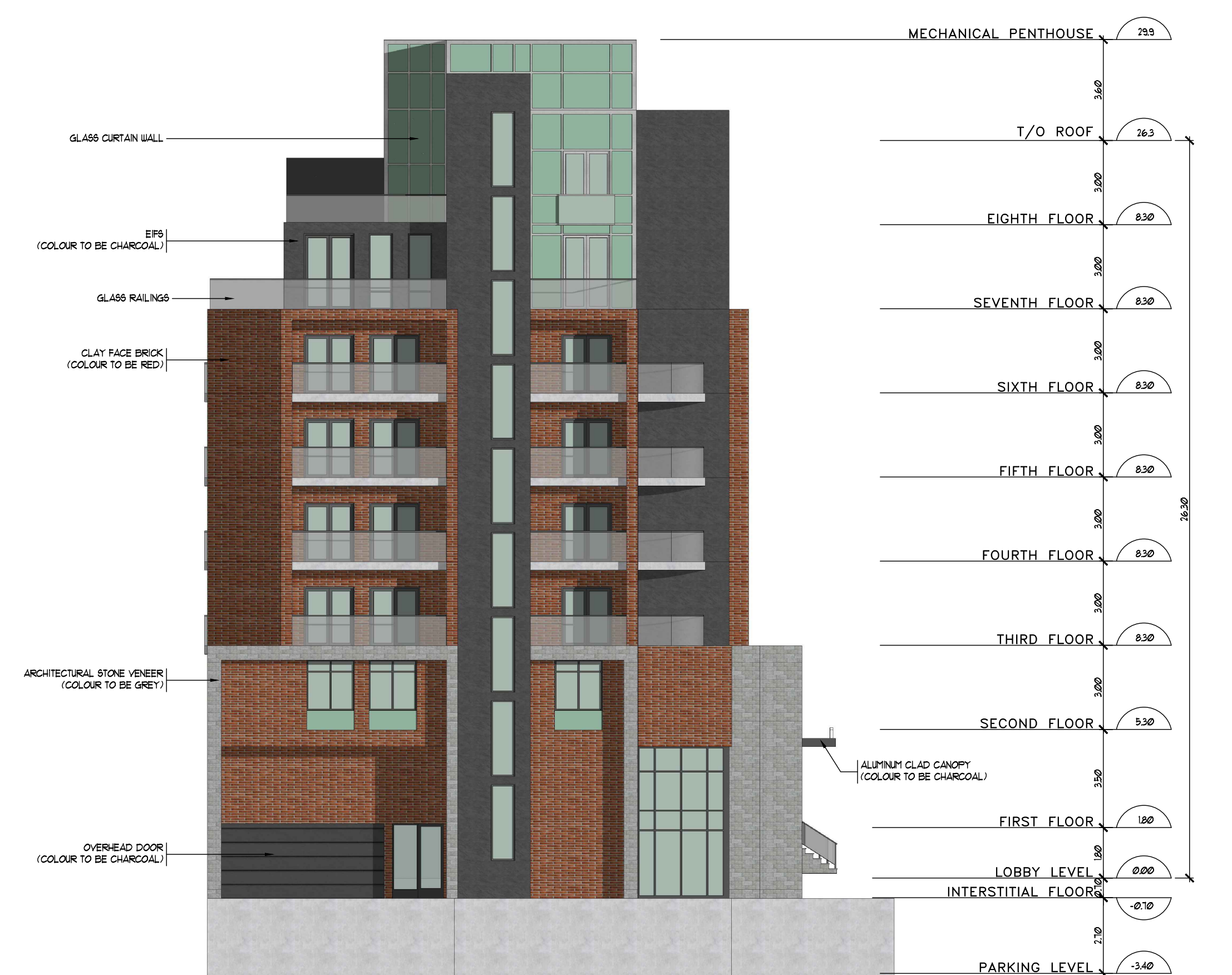
4 NORTH ELEVATION
A3.0 SCALE 1:125



2 EAST ELEVATION
A3.0 SCALE 1:125



3 SOUTH ELEVATION
A3.0 SCALE 1:125



1 WEST ELEVATION
A3.0 SCALE 1:125

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01	ISSUED FOR SPA	XXX #11 2024
No.	Issue	Date

PROPOSED DEVELOPMENT:
THE HARDWICK
676 KING STREET WEST
HAMILTON, ONTARIO

job no.	22.116
dwg. file	
dwn. by	RL/JR
scale	1:150
date	DECEMBER 2023
dwg. title	

FLOOR PLANS

dwg. A2.1

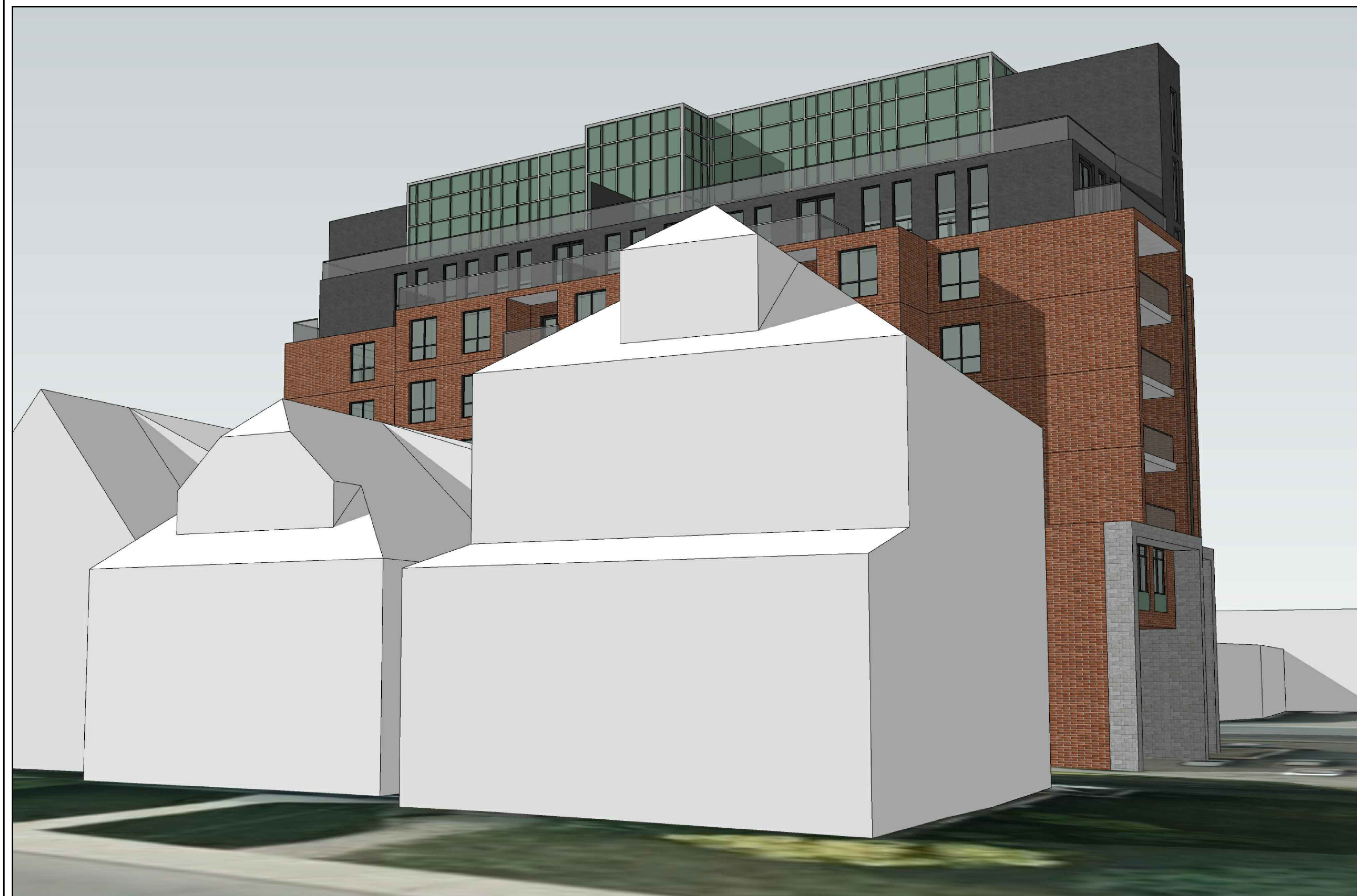
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4 VIEW FROM SOUTH EAST
A4.0 N.T.S.



2 AERIAL VIEW FROM SOUTH EAST
A4.0 N.T.S.



3 VIEW FROM SOUTH EAST
A4.0 N.T.S.



1 AERIAL VIEW FROM SOUTH WEST
A4.0 N.T.S.

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FOR SITE PLAN
APPROVAL

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No.	Revisions	Date
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PROPOSED DEVELOPMENT:
THE HARDWICK
676 KING STREET WEST
HAMILTON, ONTARIO

job no.	22.116
dwg. file	
dwn. by	RL/JR
scale	1: 150
date	DECEMBER 2023
dwg. title	PERSPECTIVES
dwg.	A4.0