City of Hamilton
COMMITTEE OF ADJUSTMENT
AGENDA

Meeting #: 24-14
Date: August 6, 2024
Time: 1:00 p.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Jamila Sheffield, Secretary Treasurer (905) 546-2424 ext. 4144
cofa@hamilton.ca

Pages

1. **Previously Tabled**

2. **East Development**

   2.1 1:15 p.m.A-24:1531382 Barton Street East, Hamilton (Ward 4) 5

   Agent S. Petrie
   Owner Z. & G. Boyar

   2.2 1:20 p.m.A-24:1601049 Beach Boulevard, Hamilton (Ward 5) 17

   Agent K. Booth
   Owner T. Anstice

3. **West Development**

   3.1 1:25 p.m.A-24:152197 Paradise Road North, Hamilton (Ward 1) 35

   Applicant J. Bognar
   Owner Javin Properties Inc.

   3.2 1:30 p.m.A-24:1541107 Main Street West, Hamilton (Ward 1) 57

   Applicant Up Consulting Ltd. – D. Gailbraith
   Owner 1107 Main Street Inc.

3.3	1:35 p.m.HM/A-24:0272 Holmes Avenue, Hamilton (Ward 1) Agent Miko Urban Consulting Inc. – P. Chee Owner P. & S. Seguro	101
3.4	1:40 p.m.B-24:18137 Peter Street, Hamilton (Ward 1) Agent Jansen Consulting – J. Jansen & A. Talukder Owner A. McAllister, B. Fleming, J. Legare	129
3.5	1:45 p.m.A-24:1561414 & 1416 King Street East, Hamilton (Ward 3) Agent Urban Belief Inc. Owner 1604146 Ontario Inc.	151
3.6	1:50 p.m.A-24:16183 & 85 Sanford Avenue South, Hamilton (Ward 3) Agent E. Porter Owner W. Szucsko	207
3.7	1:55 p.m.A-24:163393 Rymal Road West, Hamilton (Ward 8) Agent Baiocco Construction Corp. – S. Yong-Lee Owner Zest Communities Inc. – R. Baiocco	225
3.8	B R E A K	
3.9	2:15 p.m.A-24:1592 Field Road, Ancaster (Ward 12) Agent D. Thring Owner C. MacDonald	237
3.10	2:20 p.m.A-24:157768 Field Road, Ancaster (Ward 12) Applicant H. Dehaan OwnerA. Koudys	253
3.11	2:25 p.m.A-24:1512460 Concession 6 West, Flamborough (Ward 12) Applicant D. Pennings Owners D. & M. Wulff	265
3.12	2:30 p.m.A-24:16416 McKay Road, Dundas (Ward 13) Applicant J. Lensink Owner L. Cole	277

3.13 2:35 p.m.A-24:1589 Meldrum Avenue, Flamborough (Ward 13) 293

Owners A. & I. Bauer

3.14 2:40 p.m.A-24:1623 Cora Road, Flamborough (Ward 13) 307

Agent J. Bognar
Owner E. & A. Steffler

3.15 2:45 p.m.A-24:155566 Hwy 6, Flamborough (Ward 15) 321

Agent Arcadis Professional Services (Canada) Inc. – I. Ilagan
Owner West Waterdown Industrial Limited

4. Closed

5. Adjournment

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:153**	**SUBJECT PROPERTY:**	1382 Barton Street East, Hamilton
ZONE:	Low Density Multiple Dwellings (DE)	**ZONING BY-LAW:**	Zoning By-law former City of Hamilton 6593

APPLICANTS: Owner: Zofia Pomagiel-Boyar & Gerry Boyar
Agent: Sherry Petrie

The following variances are requested:

1. To permit the use of two dwelling units in the same building as a commercial use.

2. To permit 0 parking spaces per dwelling unit instead of 1 parking space per dwelling unit required.

PURPOSE & EFFECT: To conduct internal renovations on the second storey of a existing mixed use building to create 2 dwelling units.

Notes:

i) Please note the recognized and existing use is a commercial unit on the ground floor and a dwelling unit on the second floor.

ii) Please note the by-law does not have a parking requirement breakdown for a dwelling unit in conjunction with a commercial use, for this review we are using the parking required for a two-family dwelling.

iii) Additional variance may be required.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

A-24:153

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:15 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:153, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:153

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

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Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

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To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

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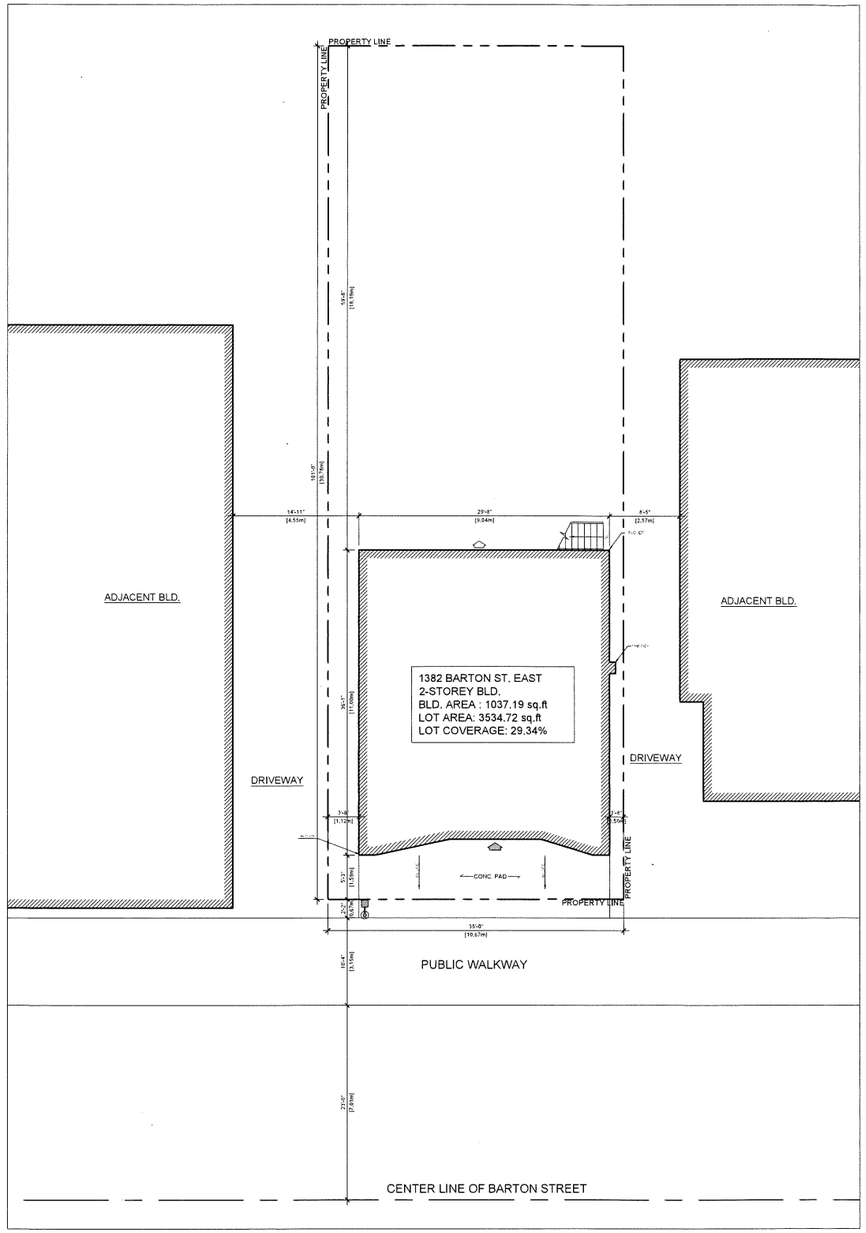


1 SITE PLAN
Scale: 1/8"=1'-0"

SITE STATISTICS	
ZONE CODE	DE
ZONING DESCRIPTION	LOW DENSITY MULTIPLE DWELLINGS
PARENT BYLAW NO.	6593 FORMER HAMILTON
LOT AREA	3534.72 sq.ft/328.38m²
BLD AREA	1037.19 sq.ft/96.35m²
FRONTAGE	10.66 m (EXISTING)
DEPTH	30.78 m (EXISTING)

SITE PLAN LEGEND

- PROPERTY LINE
- MAIN ENTRANCE/EXIT
- SECOND ENTRANCE/EXIT
- NAME — AREA NAME
- LIGHT POLE

ARCHITECT / ENGINEER

Another project by RR designs
R&R DESIGNS INC.
92 Stapleton Ave.
Hamilton, ON, L8H 3N6
Tel: (905) 547 8668
Richie Khanna
richie@r-rdesigns.net
www.r-rdesigns.net

NOTES

1. CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS.
3. THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED , ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

N

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT #. RR23-OT05

DRAWN BY: N.D
REVIEWED BY: R.K
DATE: JUN , 2023

PROJECT NAME

1382 BARTON ST.

ADDRESS:

1382 BARTON ST. EAST, HAMILTON, ON L8H 2W5

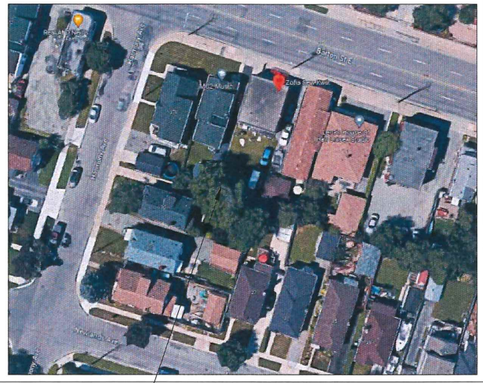
SHEET NAME

SITE PLAN

SHEET NO. **SP1.01**

1382 BARTON STREET EAST, HAMILTON, ON L8H2W5

KEY MAP



KEY IMAGE

STORE FRONT

SCOPE OF WORK

		REVISIONS
		A
		23/09/19
ARCHITECTURAL/ INTERIOR		
A0.01	COVER PAGE	●
A0.02	GENERAL NOTES	●
SP1.01	SITE PLAN	●
A1.01	EXISTING FLOOR PLANS	●
A2.01	PROPOSED SECOND FLOOR PLAN	●
A3.01	PROPOSED SECOND FLOOR REFLECTED CEILING PLAN	●

SHEET INDEX

ARCHITECT / ENGINEER

Another project by RR designs
Architectural services | Residential & Commercial

R&R DESIGNS INC.
92 Stapleton Ave.
Hamilton,ON, L8H 3N6
Tel: (905) 547 8668
Richie Khanna
richie@r-rdesigns.net
www.r-rdesigns.net

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NO.	DESCRIPTION	DATE

PROJECT #. RR23-OT05

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REVIEWED BY: R.K
DATE: JUN , 2023

PROJECT NAME

1382 BARTON ST.

ADDRESS:

1382 BARTON ST. EAST, HAMILTON, ON L8H 2W5

SHEET NAME

COVER PAGE

SHEET NO. A1.01

Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]
Registered Owners(s)	ZOFIA POMAGIEL-BOYAR GERRY BOYAR	
Applicant(s)		
Agent or Solicitor	SHERRY PETRIE	

1.2 Primary contact ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☑ Owner ☑ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☑ Cheque ☐ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1382 BARTON STREET EAST, HAMILTON, L8H 2W5		
Assessment Roll Number			
Former Municipality	HAMILTON		
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

1.) Existing commercial unit (Basement & Ground floor) remain as is. Except fire separations on Common Staircase.
2.) Extent of relief is for 3 Setbacks (front & both side yards) from property line to the existing building that do not comply with the by-law.
2.) Zero(0) parking space has been requested to allow for multiple dwelling instead of required three (3) parking spaces.

☑ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The existing building cannot comply with the current zoning by-law due to non-conforming side yard setbacks and parking conditions.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
10.67 m	30.78m	328.39 Sq. m	To be confirmed by City

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Existing Commercial unit	1.59m	17.17m	0.91m, 0.51m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Proposed Multiple Dwelling	1.59m	17.17m	0.91m, 0,51m	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Existing Commercial unit	~96.3m²	~195.72m²	2	Existing to remain

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Proposed Multiple Dwelling	~96.3m²	~195.72m²	2	Existing to remain

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- [x] publicly owned and operated sanitary sewage
- [ ] system privately owned and operated individual
- [ ] septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- [ ] provincial highway
- [ ] municipal road, seasonally maintained
- [x] municipal road, maintained all year
- [ ] right of way
- [ ] other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

COMMERICAL RETAIL SHOP WITH TWO ABOVE DWELLING UNITS

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

COMMERICAL RETAIL SHOP

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

DEC 18, 2014

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

COMMERCIAL RETAIL SHOP

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

COMMERCIAL RETAIL SHOP

7.4 Length of time the existing uses of the subject property have continued:

DEC 18, 2014

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOOD

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? DH

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

- [ ] Yes
- [x] No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1- commercial retail shop

8.2 Number of Dwelling Units Proposed: 3

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

Hamilton

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:160**	**SUBJECT PROPERTY:**	1049 Beach Blvd, Hamilton
ZONE:	Urban Protected Residential, Etc. (C/S-1435 C/S-1822)	**ZONING BY-LAW:**	Zoning By-law former City of Hamilton 6593, as Amended 99-169 & 22-195

APPLICANTS: Owner: Tim Anstice
Agent: Kevin Booth

The following variances are requested:

1. A minimum rear yard width of 2.35 metres shall be provided to any building or structure, except the principal dwelling instead of the minimum required rear yard width of 4.5 metres.

PURPOSE & EFFECT: To permit an Accessory Structure within the Rear Yard of an existing Single-Family Dwelling.

Notes:

i. Please be advised that insufficient information has been provided to determine the purpose and form of the proposed “Pool Equipment Pad”. Please note, should the proposed pad be more than 0.15 metres in height, the “Pool Equipment Pad” shall be considered a structure and subject to the minimum required setback of 2.35 metres as requested.

ii. Please note, as per Section 2.a) of Site Specific S-1435, the minimum required rear yard width of 4.5 metre is only application to buildings and structure, including accessory buildings but does not include the principal dwelling. The principal dwelling is subject to the minimum requirements of the “C” District for a minimum rear yard width of 7.5 metres.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

A-24:160

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:20 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
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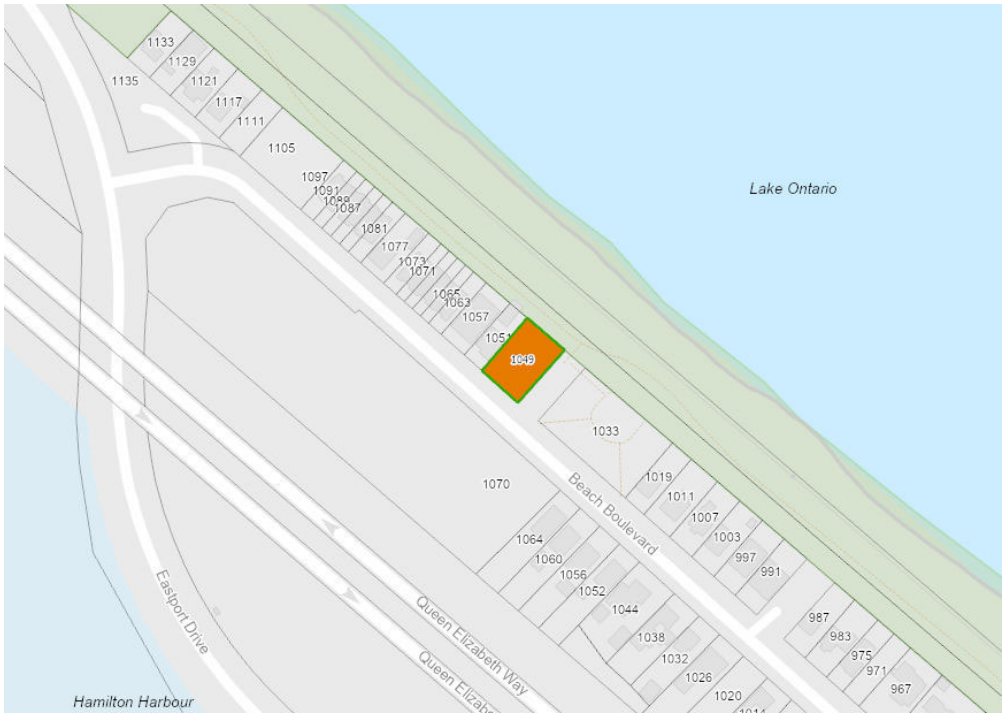
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:160, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:160



Subject Lands

DATED: July 18, 2024

_____

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Secretary-Treasurer
Committee of Adjustment

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LEGEND

STM DENOTES STORM	HYPW DENOTES HYDRO POLE WOOD
EM DENOTES ELECTRIC METER	MH DENOTES MANHOLE
DSILL DENOTES DOOR SILL	OHW DENOTES OVERHEAD WIRES
—→— DENOTES DOWNSPOUT	ULS DENOTES UTILITY LIGHT STANDARD
—→— DENOTES DIRECTION OF DRAINAGE	GM DENOTES GAS METER
XXX.XX DENOTES EXISTING ELEVATIONS	CB DENOTES CATCH BASIN
(XXX.XX) DENOTES PROPOSED ELEVATIONS	HP DENOTES HIGH POINT

BENCHMARK NOTE

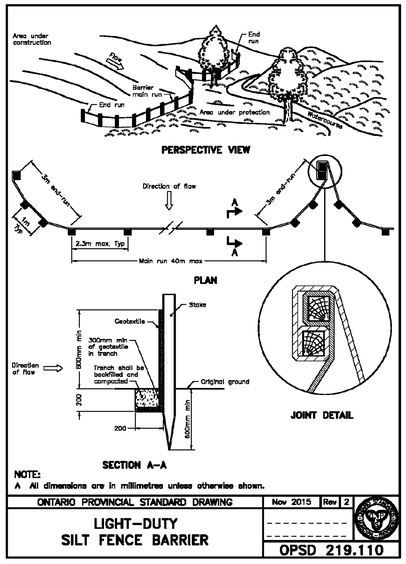
CITY OF HAMILTON B.M. # 0011965313OH — ELEVATION 76.809 METRES (CGVD 1928 :1978 ADJUSTMENT)

HAMILTON–WENTWORTH CONCRETE PIER AT SOUTHEAST SIDE OF BURLINGTON CANAL, AT NORTHEAST SIDE OF LIFT BRIDGE, TABLET IN TOP OF AND AT THE CORNER OF A CONCRETE WALL, 7.6 METRES SOUTHEAST OF WOODEN EDGE OF PIER, 8.5 METRES SOUTHWEST OF HYDRO POLE, 0.42 METRES ABOVE TOP OF PIER.

CITY OF HAMILTON ZONING BY–LAW 6593
ZONING REGULATION – C/S–1435

ZONE	REQUIRED	PROVIDED	
LOT WIDTH	12.0 m (min)	27.92 m	
LOT AREA	360.0 sq.m. (min)	1083.7 sq.m.	
FRONT YARD	6.0 m (min)	7.38 m	
REAR YARD	7.5 m (min)	18.22 m	
SIDE YARD	1.5 m (min)	1.62 m	(NORTH)
	1.7 m (min)	1.74 m	(SOUTH)
BUILDING AREA		164.37 sq.m.	(EXISTING STRUCTURES)
		290.1 sq.m.	(PROPOSED STRUCTURES)
		387.19 sq.m.	(TOTAL AREA)
LOT COVERAGE	N/A	35.7%	
BUILDING HEIGHT	11.0 m (max)	7.44 m	
DWELLING DEPTH		13.61 m	

PROPOSED DWELLING = 2.5 STOREYS



NOTE:
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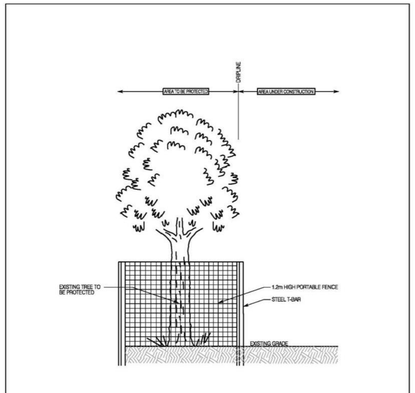
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev	2
LIGHT–DUTY SILT FENCE BARRIER			
		OPSD 219.110	

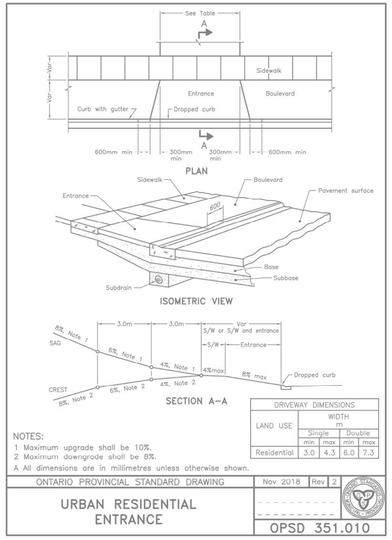


NOTE:
TREE PRESERVATION ZONE SIGN TO BE INSTALLED AS REQUIRED.

City of Hamilton
Public Works Department

TREE PRESERVATION FENCE

DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED (N.T.S.)	DATE: June 2013	REV No.		HAMILTON STD No. F1



DRIVEWAY DIMENSIONS				
LAND USE	WIDTH m			
	Single		Double	
	min	max	min	max
Residential	3.0	4.3	6.0	7.3

NOTES:
1 Maximum upgrade shall be 10%.
2 Maximum downgrade shall be 8%.
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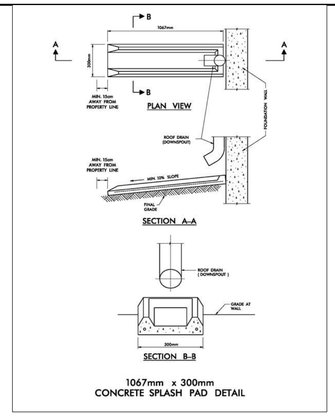
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev	2
URBAN RESIDENTIAL ENTRANCE			
		OPSD 351.010	



1067mm x 300mm
CONCRETE SPLASH PAD DETAIL

SHADE LEGEND

DENOTES EXTENT OF SECOND STOREY

DENOTES EXTENT OF SECOND STOREY TERRACE

UNDERTAKING

RE: 1049 BEACH BOULEVARD FILE No. DAB–19–171

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(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT VARY THEREFROM;

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DATED THIS _____ DAY OF _____, 20____

_____ WITNESS (SIGNATURE)

_____ OWNER(S) (SIGNATURE)

NOTE:

1. ALL WORKS 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.

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3. DUE TO THE PROXIMITY TO LAKE ONTARIO, BIRDS MAY BE USING THE TREES ON SITE FOR NESTING. THE OWNER/CONTRACTOR SHOULD BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE OWNER/CONTRACTOR SHOULD MAKE EVERY EFFORT TO AVOID TREE REMOVAL DURING THE PERIOD OF MARCH 31st TO AUGUST 31st.
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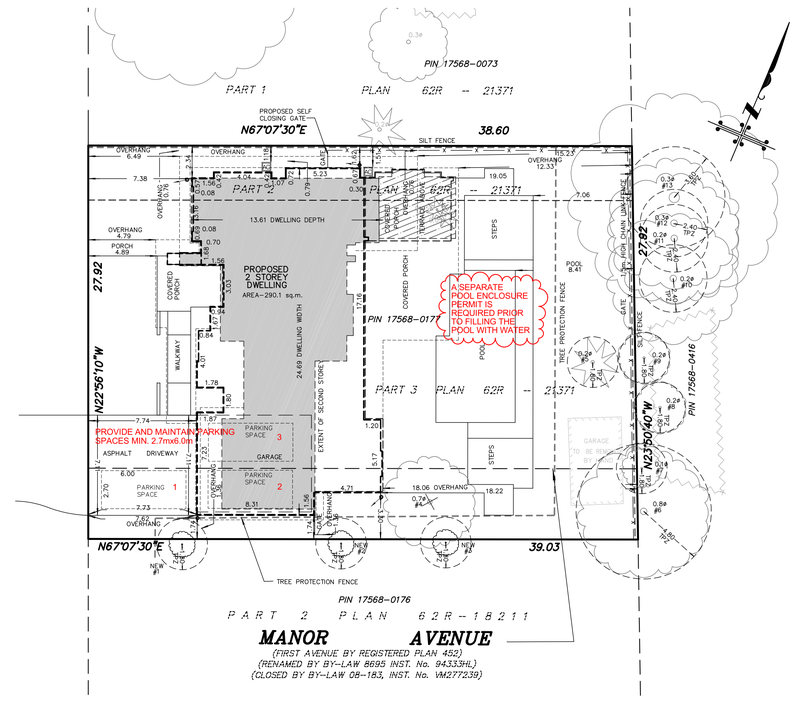
SITE PLAN
SCALE 1: 200



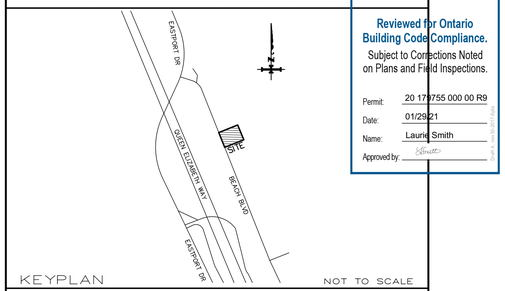
SITE PLAN
SCALE 1: 200

1049 BEACH BOULEVARD
SITE PLAN FOR BUILDING PERMIT

Hamilton
Building Division

Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.

Permit: 20 179755 000 00 R9
Date: 01/29/21
Name: Laurie Smith
Approved by: (Signature)



PART OF BURLINGTON BEACH EAST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND PART OF MANOR AVENUE
(FIRST AVENUE BY REGISTERED PLAN 452) (RENAMED BY BY–LAW 8695 INST. No. 94333HL) (CLOSED BY BY–LAW 08–183, INST. No. WM277239)

BEING IN THE

CITY OF HAMILTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
© 2020
"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

– PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY.
– BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT.
– EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SURVEY REAL PROPERTY REPORT ISSUED BY MMP LIMITED, DRAWING No. 18–317, DATED JANUARY 10, 2019.
– LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS.
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– LOT DIMENSIONS ARE AS SHOWN FROM SURVEY RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY
– PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
– THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
– ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
– UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
– THE OWNER IS TO BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE MIGRATORY BIRDS CONVENTION ACT IS IMPLEMENTED BY ENVIRONMENT CANADA. IT IS ADVISED THAT VEGETATION REMOVAL BE AVOIDED BETWEEN THE PERID OF MARCH 31st TO AUGUST 31st
– SEVERAL TREES MAY REQUIRE SPECAL MITIGATING CONSTRUCTION PRACTICES IF ADEQUATE PRESERVATION DISTANCES CANNOT BE PROVIDED. THESE MEASURES INCLUDE HYDROVAC EXCAVATION. AT MINIMUM, A CERTIFIED ARBORIST IS TO BE ON SITE
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CAUTION

– THIS IS *NOT* AN ORIGINAL COPY UNLESS EMBOSSED.
– THIS IS *NOT* A PLAN OF SURVEY AND SHALL *NOT* BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

CERTIFICATION NOTE:

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS.

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2.5 STOREY DWELLING LOCATED AT 1049 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES.

PROPOSED BUILDING SETBACKS AS SHOWN.

PROPOSED BUILDING HEIGHT AS SHOWN.

PROPOSED LOT COVERAGE AS SHOWN.

PROPOSED BUILDING SITE STATISTICS AS SHOWN.

DECEMBER 14, 2020
DATE

ROY C. MAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
11	NOVEMBER 9, 2020	REMOVED 1 PARKING SPACE AS PER CITY COMMENTS
10	JUNE 23, 2020	REQUIRED MINIMUM TPZ ADDED
9	JUNE 15, 2020	REVISED PER CITY COMMENTS
8	MAY 14, 2020	REVISED PER CITY COMMENTS
7	MAY 6, 2020	REVISED SITE PLAN
6	APRIL 21, 2020	REVISED PER CITY COMMENTS
5	JANUARY 31, 2020	REVISED PER CITY AND ARCHITECTURAL COMMENTS
4	JANUARY 14, 2020	REVISED PER CITY COMMENTS
3	NOVEMBER 27, 2019	UNDERGROUND SERVICES ADDED
2	OCTOBER 3, 2019	REMOVE PROPOSED ROAD WIDENING
1	AUGUST 6, 2019	SITE PLAN COMPLETED

STAMP

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

halton@mmplimited.com
mmplimited.com

CAD FILE: E:\(62) Hamilton–Wentworth\(TWP) SALTFLEET\BURLINGTON BEACH\18–317\18–317–1\18–317–1–SP.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. NO.
A.R.	D.R.	18–317–1–SP	1/2

LEGEND

STM DENOTES STORM	HYPW DENOTES HYDRO POLE WOOD
EM DENOTES ELECTRIC METER	MH DENOTES MANHOLE
DSILL DENOTES DOOR SILL	OHW DENOTES OVERHEAD WIRES
—•— DENOTES DOWNSPOUT	ULS DENOTES UTILITY LIGHT STANDARD
——► DENOTES DIRECTION OF DRAINAGE	GM DENOTES GAS METER
XXX.XX DENOTES EXISTING ELEVATIONS	CB DENOTES CATCH BASIN
(XXX.XX) DENOTES PROPOSED ELEVATIONS	HP DENOTES HIGH POINT

BENCHMARK NOTE

CITY OF HAMILTON B.M. # 0011965313OH — ELEVATION 76.809 METRES (CGVD 1928 :1978 ADJUSTMENT)

HAMILTON–WENTWORTH CONCRETE PIER AT SOUTHEAST SIDE OF BURLINGTON CANAL, AT NORTHEAST SIDE OF LIFT BRIDGE, TABLET IN TOP OF AND AT THE CORNER OF A CONCRETE WALL. 7.6 METRES SOUTHEAST OF WOODEN EDGE OF PIER, 8.5 METRES SOUTHWEST OF HYDRO POLE, 0.42 METRES ABOVE TOP OF PIER.

CITY OF HAMILTON ZONING BY–LAW 6593
ZONING REGULATION – C/S–1435

ZONE	REQUIRED	PROVIDED	
LOT WIDTH	12.0 m (min)	27.92 m	
LOT AREA	360.0 sq.m. (min)	1083.7 sq.m.	
FRONT YARD	6.0 m (min)	7.38 m	
REAR YARD	7.5 m (min)	18.22 m	
SIDE YARD	1.5 m (min)	1.62 m	(NORTH)
	1.7 m (min)	1.74 m	(SOUTH)
BUILDING AREA		164.37 sq.m.	(EXISTING STRUCTURES)
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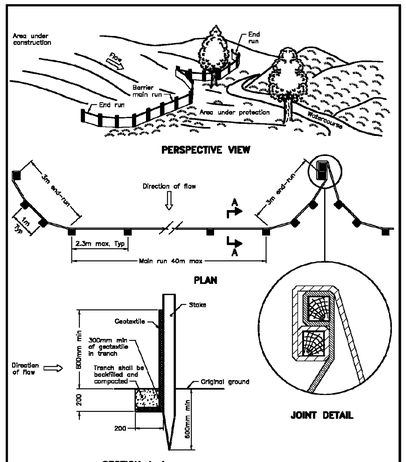

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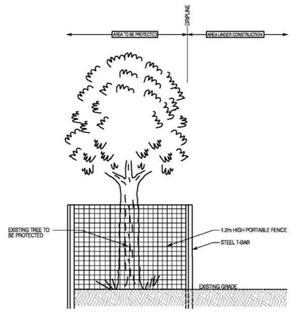
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT–DUTY SILT FENCE BARRIER		OPSD 219.110



NOTE:
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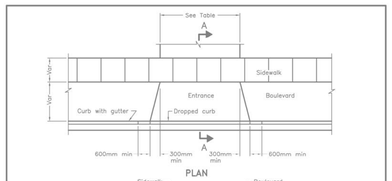
City of Hamilton
Public Works Department

TREE PRESERVATION FENCE

DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED (N.T.S.)	DATE June 2013	REV No		HAMILTON STD No F1



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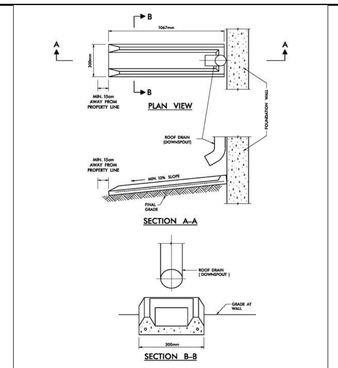
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 2
URBAN RESIDENTIAL ENTRANCE		OPSD 351.010

DRIVEWAY DIMENSIONS				
LAND USE	WIDTH m			
	Single		Double	
	min	max	min	max
Residential	3.0	4.3	6.0	7.3



1067mm x 300mm
CONCRETE SPLASH PAD DETAIL

SHADE LEGEND

DENOTES EXTENT OF SECOND STOREY

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_____ WITNESS (SIGNATURE)

_____ OWNER(S) (SIGNATURE)

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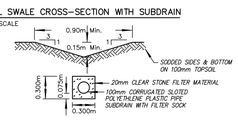
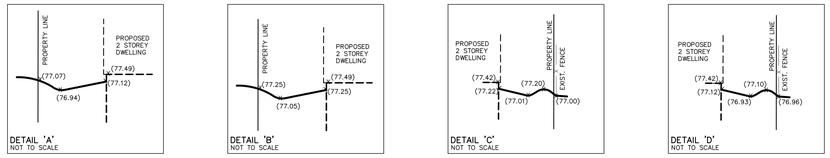
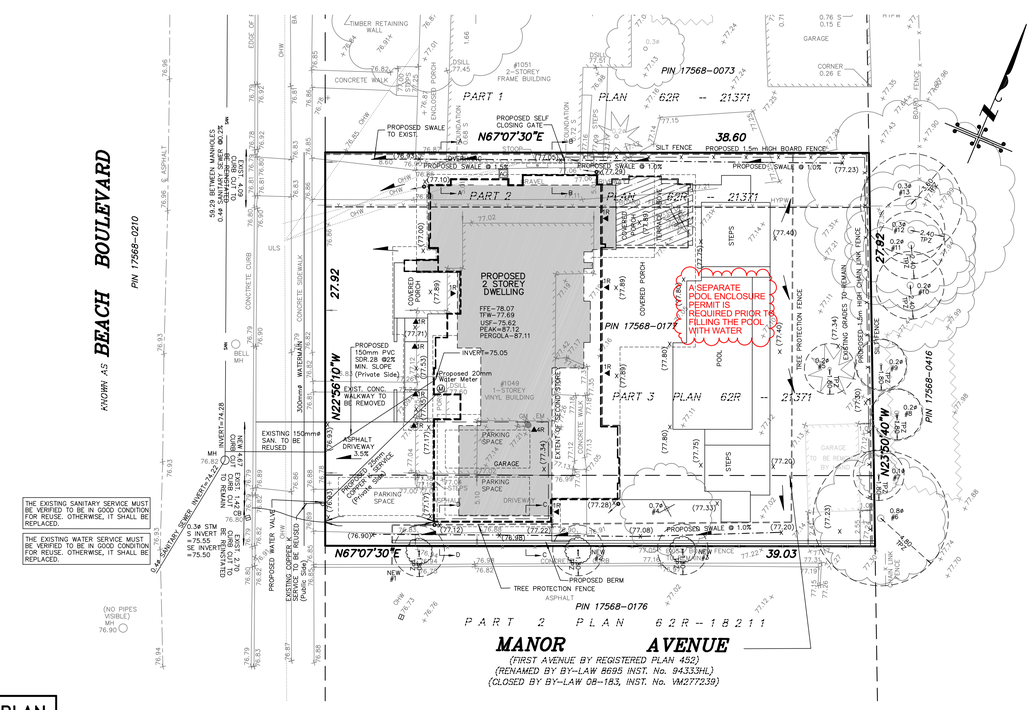
5. EXISTING SHED AT THE REAR OF THE PROPERTY IS TO BE REMOVED BY HAND TO ENSURE THAT EXISTING TREES AND THEIR ROOTS ARE NOT IMPACTED.

TYPICAL SWALE CROSS–SECTION WITH SUBDRAIN

NOT TO SCALE







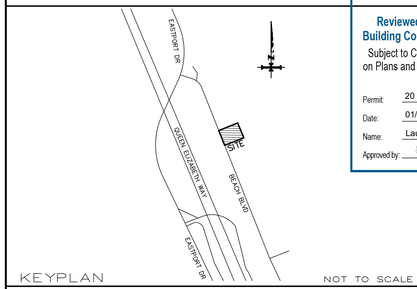
GRADING AND SERVICING PLAN
SCALE 1: 200

1049 BEACH BOULEVARD
GRADING PLAN FOR BUILDING PERMIT

Hamilton Building Division

Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.

Permit: 20 179755 000 00 R9
Date: 01/29/21
Name: Laurie Smith
Approved by: (Signature)



PART OF BURLINGTON BEACH
EAST SIDE OF BEACH BOULEVARD
(UNREGISTERED)
AND PART OF MANOR AVENUE
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BEING IN THE
CITY OF HAMILTON
SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
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– UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
– THE OWNER IS TO BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE MIGRATORY BIRDS CNVENTION ACT IS IMPLEMENTED BY ENVIRONMENT CANADA. IT IS ADVISED THAT VEGETATION REMOVAL BE AVOIDED BETWEEN THE PERID OF MARCH 31st TO AUGUST 31st
– SEVERAL TREES MAY REQUIRE SPECAL MITIGATING CONSTRUCTION PRACTICES IF ADEQUATE PRESERVATION DISTANCES CANNOT BE PROVIDED. THESE MEASURES INCLUDE HYDROVAC EXCAVATION. AT MINIMUM, A CERTIFIED ARBORIST IS TO BE ON SITE

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CERTIFICATION NOTE:

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS.

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2.5 STOREY DWELLING LOCATED AT 1049 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES.

PROPOSED BUILDING SETBACKS AS SHOWN.

PROPOSED BUILDING HEIGHT AS SHOWN.

PROPOSED LOT COVERAGE AS SHOWN.

PROPOSED BUILDING SITE STATISTICS AS SHOWN.

DECEMBER 14, 2020
DATE

ROY C. MANO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
12	DECEMBER 14, 2020	REVISED SANITARY SERVICE
11	NOVEMBER 9, 2020	REMOVED 1 PARKING SPACE AS PER CITY COMMENTS
10	JUNE 23, 2020	REQUIRED MINIMUM TPZ ADDED
9	JUNE 15, 2020	REVISED PER CITY COMMENTS
8	MAY 14, 2020	REVISED PER CITY COMMENTS
7	MAY 6, 2020	REVISED SITE PLAN
6	APRIL 21, 2020	REVISED PER CITY COMMENTS
5	JANUARY 31, 2020	REVISED PER CITY AND ARCHITECTURAL COMMENTS
4	JANUARY 14, 2020	REVISED PER CITY COMMENTS
3	NOVEMBER 27, 2019	UNDERGROUND SERVICES ADDED
2	OCTOBER 3, 2019	REMOVE PROPOSED ROAD WIDENING
1	AUGUST 6, 2019	SITE PLAN COMPLETED

STAMP

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

halton@mmplimited.com
mmplimited.com

CAD FILE: E:\(62) Hamilton–Wentworth\(TWP) SALTFLEET\BURLINGTON BEACH\18–317\18–317–1\18–317–1–SP.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. NO.
A.R.	D.R.	18–317–1–SP	2/2

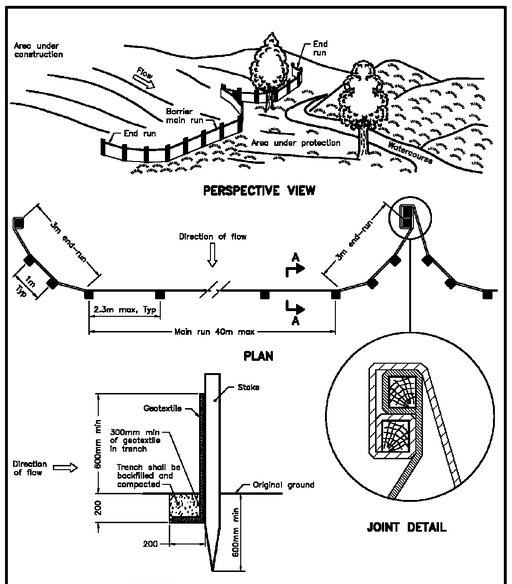
LEGEND

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
TPZ DENOTES TREE PROTECTION ZONE
DENOTES SILT FENCE
DENOTES TREE PROTECTION BARRIER
DENOTES TREE PROTECTION ZONE

CITY OF HAMILTON ZONING BY-LAW 6593
ZONING REGULATION – C/S-1435

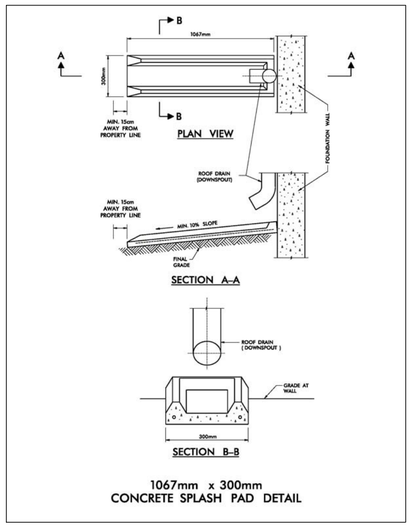
ZONE	REQUIRED	PROVIDED	
LOT WIDTH	12.0 m (min)	27.92 m	
LOT AREA	360.0 sq.m. (min)	1083.7 sq.m.	
FRONT YARD	N/A	N/A	
REAR YARD	4.5m (min)	2.35 m	
SIDE YARD	1.7 m (min)	14.24 m	(NORTH)
		3.48 m	(SOUTH)
BUILDING AREA		387.19 sq.m.	(EXISTING STRUCTURES)
		26.32 sq.m.	(PROPOSED CABANA)
		413.51 sq.m.	(TOTAL AREA)
LOT COVERAGE	N/A	38.2%	(TOTAL AREA)
		2.4%	(PROPOSED CABANA)
BUILDING HEIGHT	11.0 m (max)	2.87 m	
CABANA WIDTH		10.16 m	

PROPOSED DWELLING = 1 STOREY CABANA

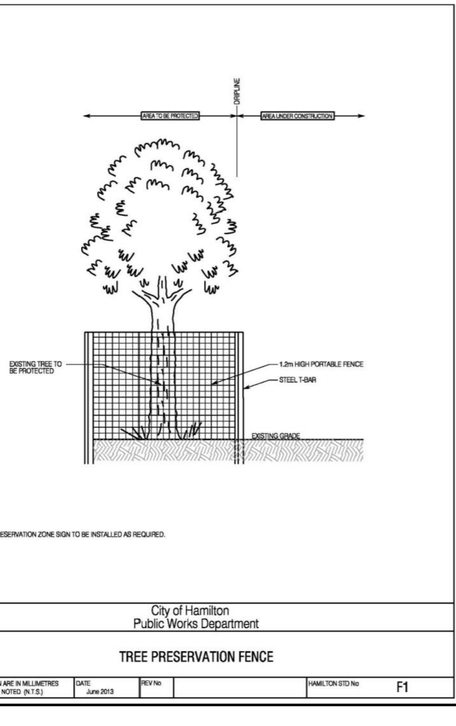


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER		
		OPSD 219.110



1067mm x 300mm
CONCRETE SPLASH PAD DETAIL

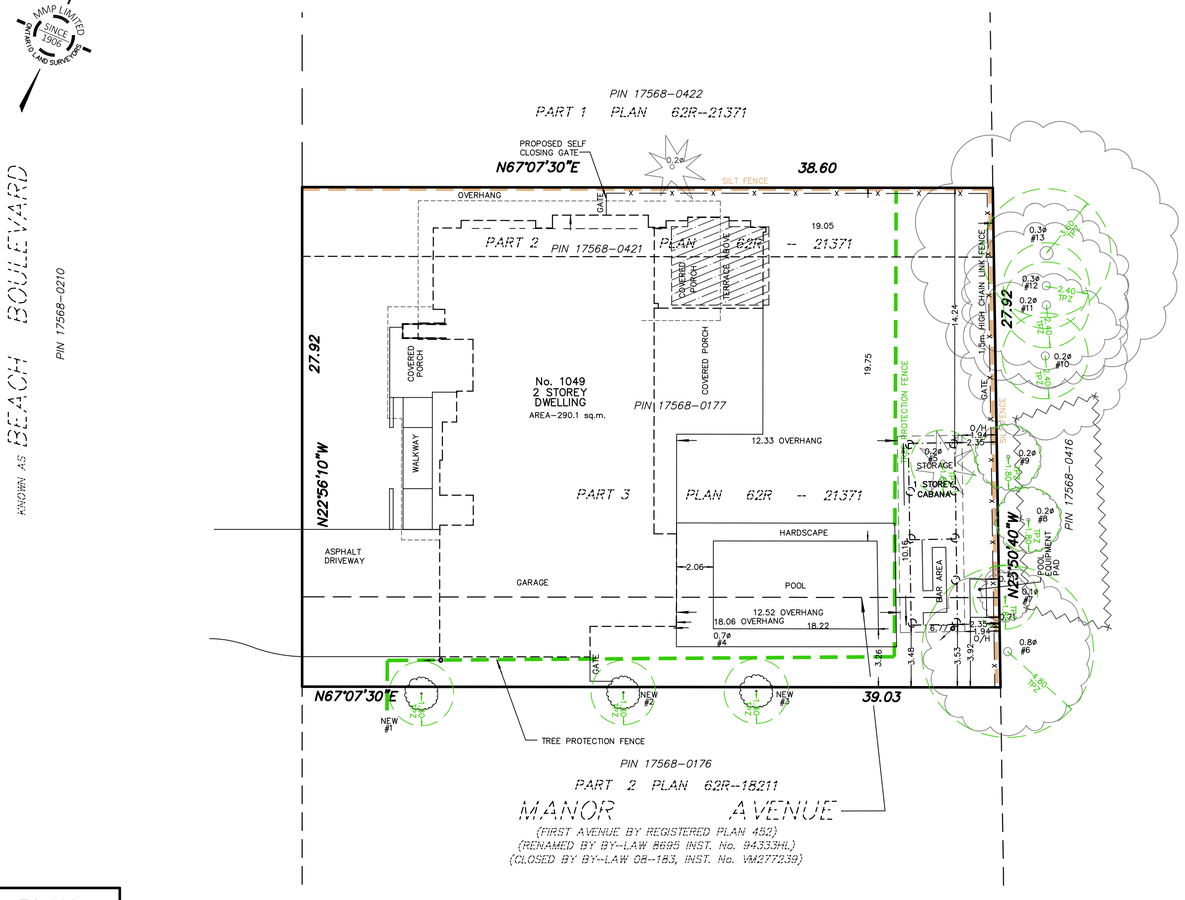


NOTE:
TREE PRESERVATION ZONE SIGN TO BE INSTALLED AS REQUIRED.

City of Hamilton
Public Works Department

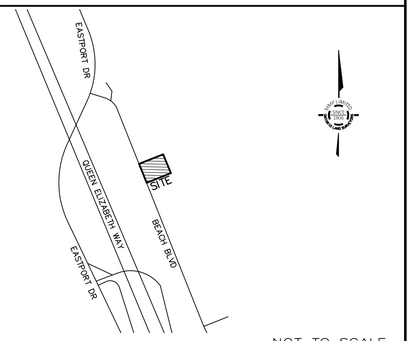
TREE PRESERVATION FENCE

DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED (N.T.S.)	DATE: June 2013	REV No		HAMILTON STD No	F1



SITE PLAN
SCALE 1:200

1049 BEACH BOULEVARD
SITE PLAN FOR BUILDING PERMIT



GEOGRAPHIC LOCATION NOTE

PART OF BURLINGTON BEACH
EAST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND PART OF MANOR AVENUE
(FIRST AVENUE BY REGISTERED PLAN 452) (RENAMED BY BY-LAW 8695 INST. No. 94333HL)
(CLOSED BY BY-LAW 08-183, INST. No. VM277239)

IN THE

CITY OF HAMILTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2024

METRIC *DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*
COLOUR *THE ORIGINAL SIGNED PRINT OF THIS SITE PLAN CONTAINS COLOUR*

NOTES
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- LOT DIMENSIONS ARE AS SHOWN FROM SURVEY RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
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CERTIFICATION NOTE
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WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 1 STOREY CABANA LOCATED AT 1049 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES

PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED BUILDING HEIGHT AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN

JUNE 4, 2024
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
2	JUNE 3, 2024	REVISED PER CITY COMMENTS
1	MAY 14, 2024	SITE PLAN COMPLETED

ASSOCIATION OF ONTARIO LAND SURVEYORS
ROY C. MAYO
1756

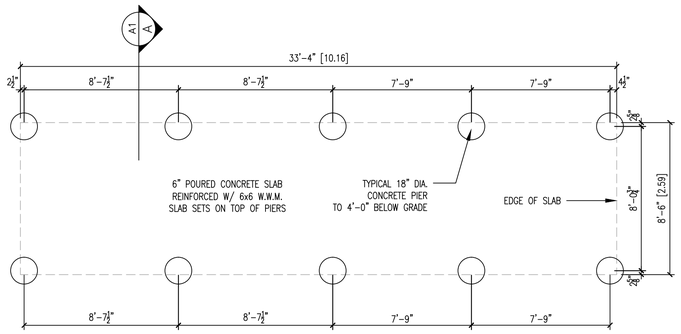
MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

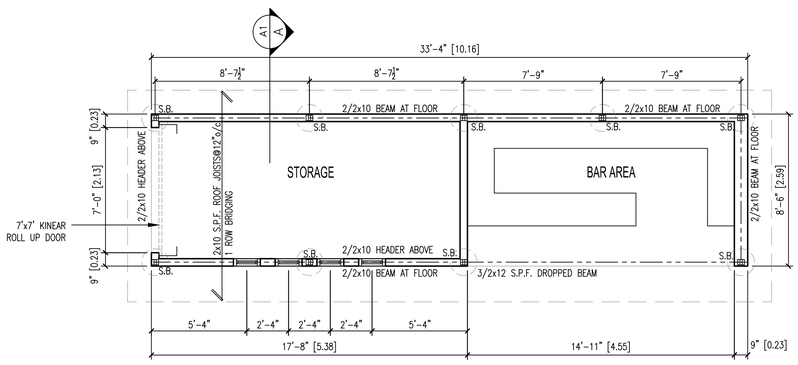
halton@mmplimited.com
mmplimited.com

CAD FILE: E:\(62) Hamilton-Wentworth\(TWP) SALTFLEET\BURLINGTON BEACH\21-093\SP1\21-093-SP1.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
A.R.		21-093-SP1	1/2

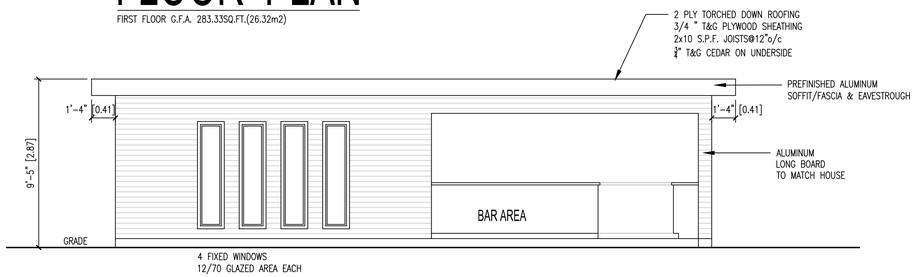


PIER PLAN



FLOOR PLAN

FIRST FLOOR G.F.A. 283.33SQ.FT.(26.32m2)



FRONT ELEVATION

SYMBOL LEGEND

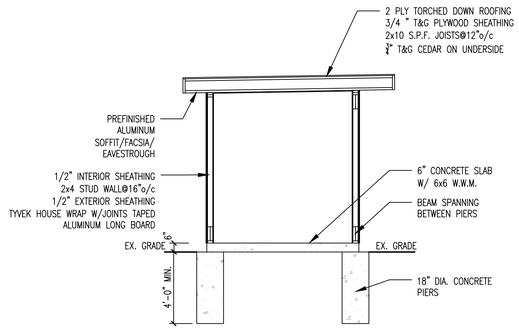
S.B.	PROVIDE SOLID BLOCKING DOWN TO FOUNDATION WALL
BP	BEAM POCKET
P.L.×	POINT LOAD FROM ABOVE
STL. POST	3.5" STEEL POST W/ 3.5x3.5 TOP PLATE AND 5.5x5.5 BASE PLATE FIXED FROM UNDERSIDE OF ANGLE TO FOOTING
EF	EXHAUST FAN REFER TO HVAC DESIGN
HB	EXTERIOR HOSE BIB W/BACKFLOW

CONSTRUCTION NOTES

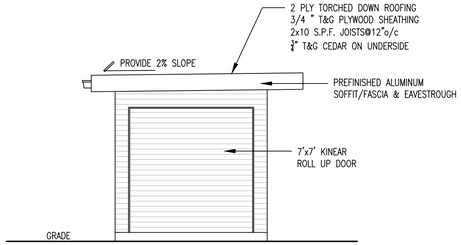
ALL WASHROOMS, LAUNDRY AND RANGE TO HAVE EXHAUST FANS
PROVIDE IN WALL BLOCKING IN ENSUITE BATH FOR FUTURE INSTALLATION OF GRAB BARS

GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROOF SLOPES AND OVERHANGS PRIOR TO ORDERING TRUSSES ETC.

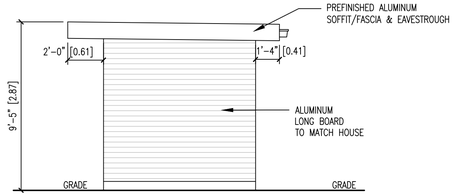
ALL FOOTINGS TO BE MINIMUM 4'-0" BELOW FINAL GRADE
ALL FOOTINGS TO BE PLACED ON UNDISTURBED SOIL
ALL DIMENSIONS ARE TO FINISHED MATERIAL



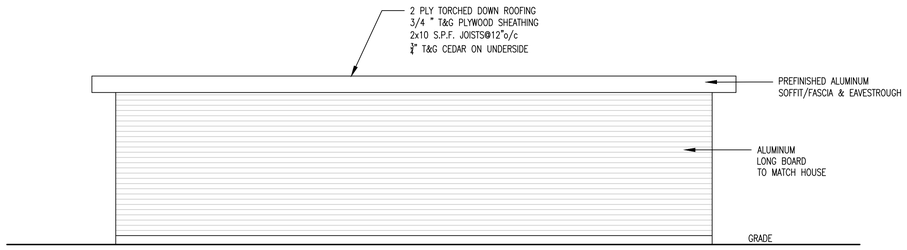
CROSS SECTION A



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ALL CONSTRUCTION TO CONFORM TO ONTARIO BUILDING CODE
CONTRACTOR, OWNER TO VERIFY ALL SIZES PRIOR TO ORDERING MATERIAL, DO NOT SCALE PLANS.

ALL WINDOW SIZES ARE GLAZING AREA ONLY WINDOW MANUFACTURER TO SIZE RSO BASED ON THIS

ALL DOOR SIZES SHOWN ARE SLAB SIZES ADD 2" OVERALL FOR RSO

FLOOR ENGINEERING, LVL SIZING, TRUSS LAYOUTS, HVAC AND ANY SPECIAL ENGINEERING DO NOT FORM PART OF THIS PACKAGE AND MUST BE OBTAINED SEPARATELY.

CONSULTANTS

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
QUALIFICATION INFORMATION
Required unless design is exempt under DIV. C 3.2.5.1 of the building code
Richard Weatherston — 24787
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
Required unless design is exempt under DIV. C 3.2.4.1 of the building code
R.G. CAD SERVICE INC. — 29747
FIRM NAME — BCIN

R.G.CAD SERVICE INC.
228 GREEN RD. STONEY CREEK
PHONE (905) 664-8061

OWNER

TIM ANSTICE

PROPOSED CABANA
1049 BEACH BLVD.
HAMILTON, ONTARIO

jordanriley GROUP
905 379-6560
www.jordanrileygroup.com

MARK	DATE	DESCRIPTION
	MAR.12/24	PRELIMINARY PLAN

PROJECT NO:	-----
CAD DWG FILE:	BEACH CABANA.DWG
DRAWN BY:	KEVIN BOOTH
CHK'D BY:	RICHARD WEATHERSTON
COPYRIGHT:	

SHEET TITLE

CABANA PLAN

SCALE: 1/4" = 1'-0"

A1

SHEET 1 OF 1

June 6, 2024

City of Hamilton

Committee of Adjustments

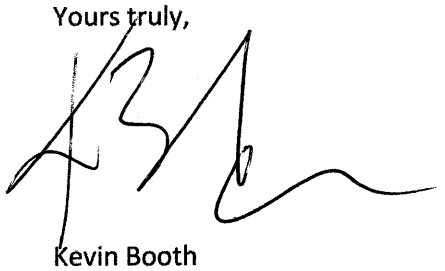
Cover Letter and Justification

I am writing this letter on behalf of my client whom is wishing to complete his new construction project at 1049 Beach Boulevard. Part of this project was the construction of a new single family residence and the current application before the Committee is to allow the construction of a small pool cabana which will facilitate the ability to have storage for pool and outdoor furniture together with an area for covered entertaining near the pool.

We feel that this proposal meets with the general intent of the Zoning By-Law as the previous home originally on this property had a rather larger structure in this location as an accessory building for cars, several properties along the street with backyards facing the Lake also have accessory structure close to rear lot lines as well. We have designed the cabana with a flat roof at a height well below the current allowable height as well to allow for the structure to not seem over powering with respect to massing and sight lines.

I trust this brief outline will satisfy any concerns and I look forward to any discussion you would like to have regarding our application.

Yours truly,



Kevin Booth

Jordan Riley Group Inc.

Kevin

From: "Jeff Tweedle" <jtweedle@conservationhamilton.ca>
Date: June 19, 2024 5:46 PM
To: <kevin@jordanrileygroup.com>
Attach: 2024_LOP Application_Fillable.pdf
Subject: RE: 1049 Beach Boulevard

Good afternoon Kevin,

Hamilton Conservation Authority (HCA) staff have received your inquiry regarding the proposed accessory structure (cabana) at 1049 Beach Boulevard, Hamilton. I have reviewed the following items which were included in your email:

- Site Plan, prepared by MMP, dated June 3, 2024
- Cabana Plan, prepared by Jordan Riley Group, dated March 12, 2024

The subject property is regulated by HCA pursuant to the *Conservation Authorities Act* and *Ontario Regulation 41/24* due to the proximity of the shoreline of Lake Ontario and the associated flooding and dynamic beach hazards. Based on my review of the submitted materials the proposed accessory structure (cabana) is located outside the dynamic beach hazard, but within the area regulated by HCA. As such, a Letter of Permission (LOP) from HCA will be required for the proposed works. I have attached the LOP application form to this email which can be completed and submitted to me via email or mail. The plans submitted in your previous email are sufficient and should be submitted with the completed application form as supporting materials. There is a $256.51 (includes HST) fee for the LOP application which can be paid directly to HCA via cheque, e-transfer, or credit card. Please advise of your selected method of payment. If paying by credit card please provide a daytime phone number which HCA staff can call to collect payment information.

Outside of the regulatory requirements, I can provide some additional information relating to development of properties on the Hamilton Beach Strip area, which is provided for information only. According to HCA policy, the flood elevation on Lake Ontario, including wave uprush, is 78.5m. Though waves are unlikely to reach as far inland as most of the buildings along Beach Blvd, waves may overtop the pedestrian trail along the beach and may pond in rear yards if the elevation is below that of the trail. HCA staff generally recommend that all openings in the foundation (doors and windows) be constructed above the elevation of the pedestrian trail.
The Beach Blvd area is associated with a shallow aquifer that is influenced by lake level fluctuations. HCA staff recommend the hydrostatic pressure that can result from the shallow aquifer be assessed and foundations or any other excavations be designed accordingly to withstand the hydrostatic pressure. In addition, some locations within the Hamilton Beach Strip neighbourhood are susceptible to storm water infrastructure flooding (storm sewers with insufficient capacity that cannot handle larger rain events). Infrastructure flooding and flooding due to high groundwater are beyond the mandate of the HCA, and therefore we do not regulate this type of flooding.

Please let me know if you have any questions regarding the information provided above.

Regards,

Jeff Tweedle
Conservation Planner
Hamilton Conservation Authority
Phone: 905-525-2181 Ext. 164

The contents of this e-mail and any attachments are intended for the named recipient(s). This e-mail may contain information that is privileged and confidential. If you have received this message in error or are not the named recipient(s), please notify the sender and permanently delete this message without reviewing, copying, forwarding, disclosing or otherwise using it or any part of it in any form whatsoever. Thank you.

From: Kevin <kevin@jordanrileygroup.com>
Sent: Monday, June 10, 2024 10:37 AM
To: Nature <nature@conservationhamilton.ca>
Subject: 1049 Beach Boulevard

Good morning we are in the process of applying to Build a small accessory structure at above mentioned address and have been informed by the City of Hamilton that it falls under Conservation Approval. Can you have a look at our proposal and let me know if you foresee any issues and then what our proper approval process would be. Thank You

Kevin Booth
Jordan Riley Group Inc.
905 379-6560

Kevin

From: "Boucetta, Alexandra (MTO)" <Alexandra.Boucetta@ontario.ca>
Date: May 31, 2024 9:35 AM
To: "Kevin" <kevin@jordanrileygroup.com>
Subject: RE: Proposed Pool cabana 1049 Beach Boulevard Hamilton Ontario

Morning Kevin,

Thank you for your email. I have briefly reviewed the provided drawings and see no issues. Please submit a Building and Land Use (BLU) permit application through the link below. Ensure to upload a Site Plan, Architectural Drawings, and a Grading Plan if there will be any changes to grading.
HCMS - Apply for a permit - Application for Building and Land Use permit (gov.on.ca)

Thank you,

Alexandra Boucetta
Corridor Management Officer | Corridor Management, Central Region West | Operations Division
Ministry of Transportation | Ontario Public Service
416-816-4719 | alexandra.boucetta@ontario.ca

Ontario

Taking pride in strengthening Ontario, its places and its people

From: Kevin <kevin@jordanrileygroup.com>
Sent: Friday, May 31, 2024 8:37 AM
To: Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Subject: Proposed Pool cabana 1049 Beach Boulevard Hamilton Ontario

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.
Good morning, we are in the process of making application to Build a small pool cabana at the rear of an existing pool at 1049 Beach Boulevard in Hamilton Ontario and require Ministry of Transportation approval. I have enclosed copy of Building Plan and Site Plan for your consideration, please advise if I require a formal application. Thanks

Kevin Booth
Jordan Riley Group Inc.
905 379-6560

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	Tim Anstice
Applicant(s)	Kevin Booth
Agent or Solicitor	Kevin Booth

[redacted]

1.2 Primary contact ☑ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☐ Owner ☑ AgentSolicitor

1.4 Request for digital copy of sign ☐ Yes* ☑ No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☑ In person ☐ Cheque ☑ Credit over phone*

[redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1049 Beach Boulevard		
Assessment Roll Number			
Former Municipality			
Lot	Part Manor Avenue	Concession	
Registered Plan Number	Plan 452	Lot(s)	
Reference Plan Number (s)	Part2&3 62R 21371	Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

We are proposing to build an Accessory Building to be a shed and covered seating area at within the required rear yard setback of 4.5M

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The shed and seating area is to be part of the pool equipment and storage area which is in the corner of the property the location would allow for better use of the homes current rear yard.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
27.92	39.03	1083.7m2	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Home	7.38	19.05	16.2/1.74	12/01/2022

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Building	34	2.35m	3.53/14.24	07/01/2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Family Home	225m2	426m2	2	10M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Building	26.32m2	26.32m2	1	2.87M

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☐ publicly owned and operated storm sewers
☑ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- [x] publicly owned and operated sanitary sewage
- [ ] system privately owned and operated individual
- [ ] septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- [ ] provincial highway
- [ ] municipal road, seasonally maintained
- [x] municipal road, maintained all year
- [ ] right of way
- [ ] other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single Family Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

01/01/2000

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Family Residential

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Family residential

7.4 Length of time the existing uses of the subject property have continued:

60 plus years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOODS

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? C/S-1435 Site specific

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

- [ ] Yes
- [x] No

If yes, please provide the file number: ~~C/S-1435 Site specific~~

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application form
- ☐ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:152**	**SUBJECT PROPERTY:**	197 Paradise Road North, Hamilton
ZONE:	Urban Protected Residential (C/S-1364)	**ZONING BY-LAW:**	Zoning By-law former City of Hamilton 6593, as Amended by By-law 96-125
ZONE:	Low Density Residential (R1)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Javin Properties
Agent: Jenny Bognar

The following variances are requested:

Variances for Former Hamilton 6593;

1. An eave or gutter may extend a maximum of 41 centimetres into a required minimum setback instead of the maximum 30 centimetres permitted.

2. A maximum height of 6.25 metres shall be permitted for a Secondary Dwelling Unit- Detached instead of the maximum 6.0 metre height permitted.

3. A maximum ground floor area of 57 square metres shall be permitted for a Secondary Dwelling Unit- Detached instead of a maximum of 70% of the ground floor area of the principal dwelling required.

4. A maximum floor area ratio of 0.64 shall be permitted instead of the maximum 0.45 floor area ratio permitted.

5. A minimum 1.83 metre on site maneuvering space shall be provided instead of the minimum 6.0 metre maneuvering space required.

A-24:152

Variances for Hamilton 05-200;

1. A maximum height of 6.25 metres shall be permitted for an Additional Dwelling Unit- Detached instead of the maximum 6.0 metre height permitted.

2. A maximum ground floor area of 57 square metres shall be permitted for an Additional Dwelling Unit- Detached instead of a maximum of 70% of the ground floor area of the principal dwelling required.

PURPOSE & EFFECT: To permit the establishment of an additional Dwelling Unit- Detached.

Notes:
1. Variances written as requested by applicant.

2. It is notes that the subject lands were subject to city wide zoning by-law amendment 24-051, not final and binding, and as such are subject to the regulations of former Hamilton Zoning By-law 6593, as well as Hamilton Zoning By-law 05-200.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:25 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

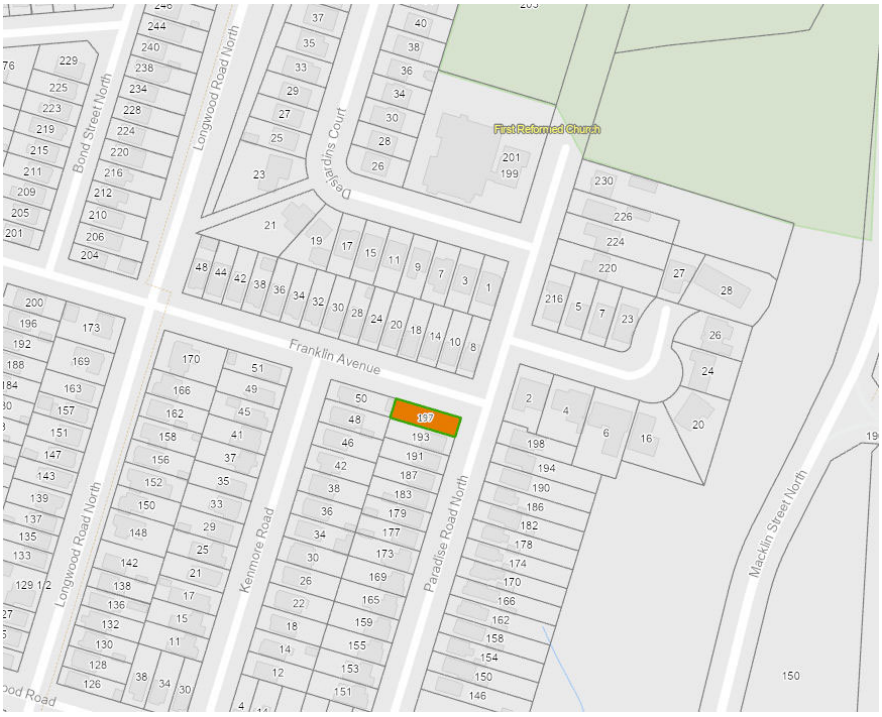
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

A-24:152

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:152, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



Subject Lands

DATED: July 18, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

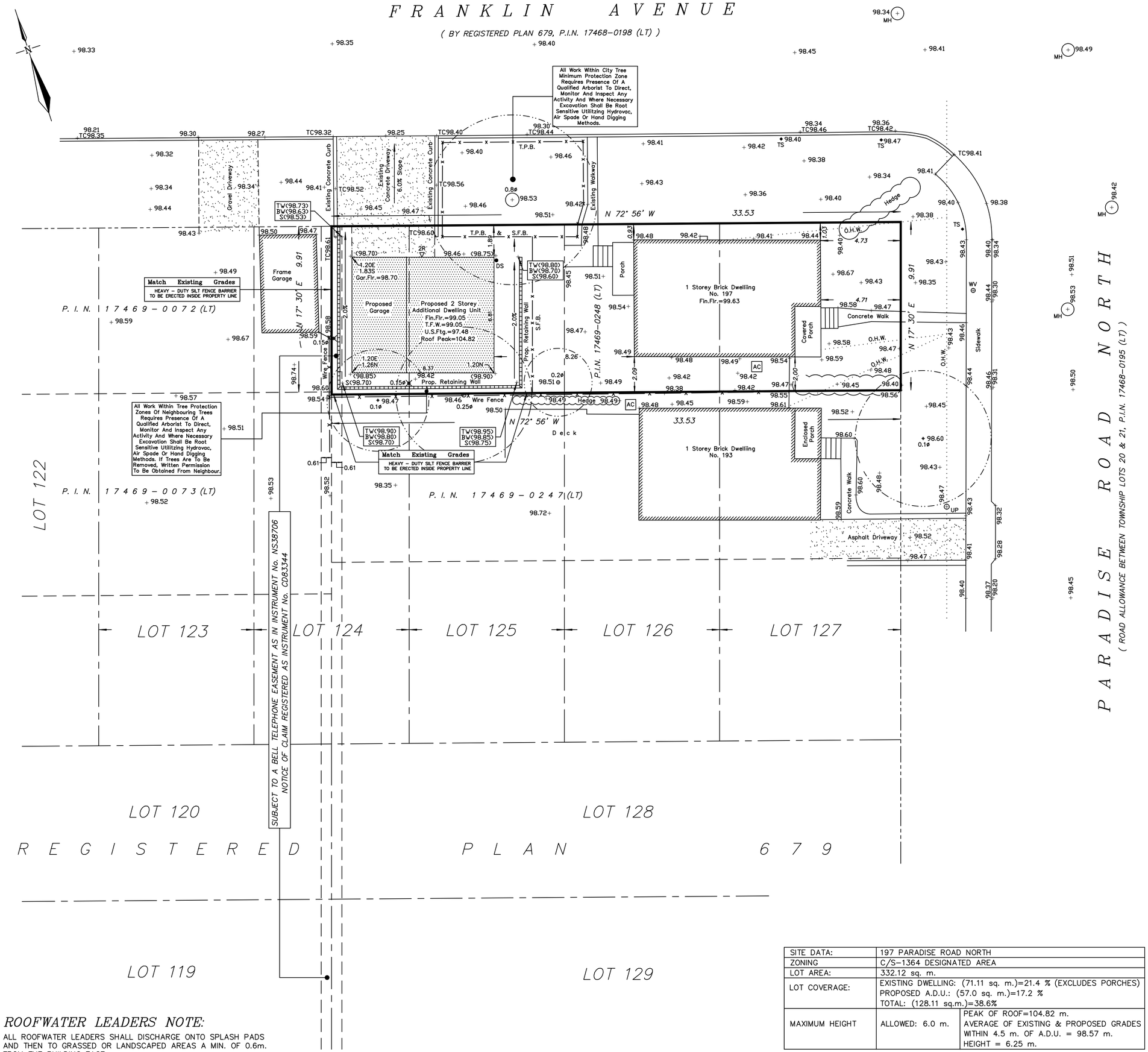
PLAN SHOWING PROPOSED ADDITIONAL DWELLING UNIT (197 PARADISE ROAD NORTH)

PART OF LOTS 124, 125, 126 & 127 REGISTERED PLAN 679 CITY OF HAMILTON

SCALE 1:150

0 2.5 5 7.5 10 12.5 METRES

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR



METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

D.S.	DENOTES PROPOSED DOWNSPOUT
M.H.	DENOTES MANHOLE
O.H.W.	DENOTES OVERHEAD UTILITY WIRE
S.F.B.	DENOTES SILT FENCE BARRIER
T.C.	DENOTES TOP OF CURB
T.P.B.	DENOTES TREE PROTECTION BARRIER
T.S.	DENOTES TRAFFIC SIGN
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
0.3ø	DENOTES DIAMETER OF TREE
x 99.00	DENOTES EXISTING ELEVATION
x (99.00)	DENOTES PROPOSED ELEVATION

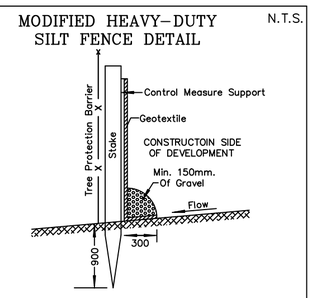
ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF HAMILTON BENCH MARK INDEXED AS No. 1-07.

LOCATION: CITY OF HAMILTON BENCH MARK, HOUSE No. 60 LONGWOOD ROAD NORTH OPPOSITE DEVON PLACE. No. 367.

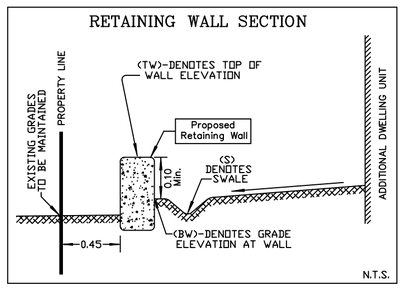
ELEVATION = 99.219 m.

MODIFIED HEAVY-DUTY SILT FENCE DETAIL — N.T.S.



NOTE:
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE. THIS DETAIL IS FOR USE IN AREAS WHERE TREE ROOT ZONE PROTECTION IS DESIRED.

RETAINING WALL SECTION



SITE DATA:	197 PARADISE ROAD NORTH	
ZONING	C/S-1364 DESIGNATED AREA	
LOT AREA:	332.12 sq. m.	
LOT COVERAGE:	EXISTING DWELLING: (71.11 sq. m.)=21.4 % (EXCLUDES PORCHES) PROPOSED A.D.U.: (57.0 sq. m.)=17.2 % TOTAL: (128.11 sq.m.)=38.6%	
MAXIMUM HEIGHT	ALLOWED: 6.0 m.	PEAK OF ROOF=104.82 m. AVERAGE OF EXISTING & PROPOSED GRADES WITHIN 4.5 m. OF A.D.U. = 98.57 m. HEIGHT = 6.25 m.

ROOFWATER LEADERS NOTE:

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m. FROM THE BUILDING FACE.

JUNE 3, 2024
DATE

BRYAN JACOBS
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 bajacobs@rogers.com

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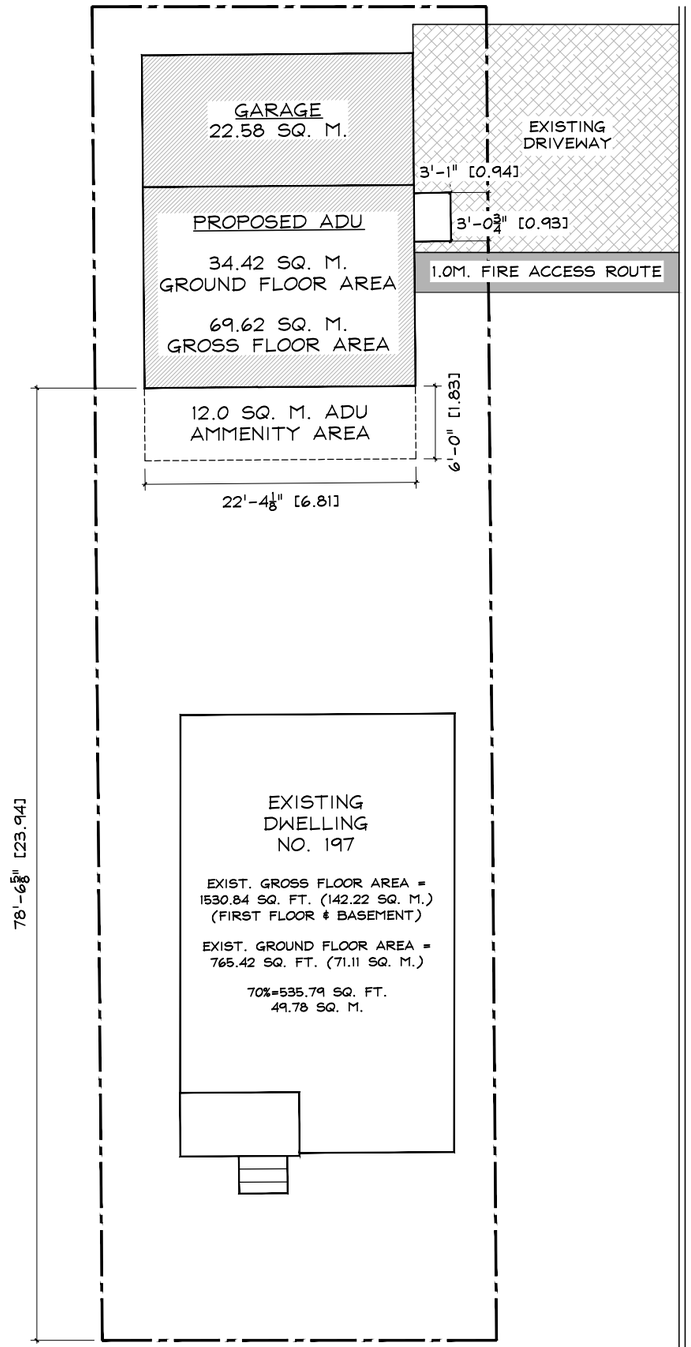
JOB No. 23s59-P



JAVIN PROPERTIES

197 PARADISE ROAD NORTH
HAMILTON, ON
L8S 3T2

drafting
+ design
■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

06.11.24 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
06.10.24	ISSUED FOR REVIEW
06.11.24	ISSUED FOR C. OF A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNERS KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

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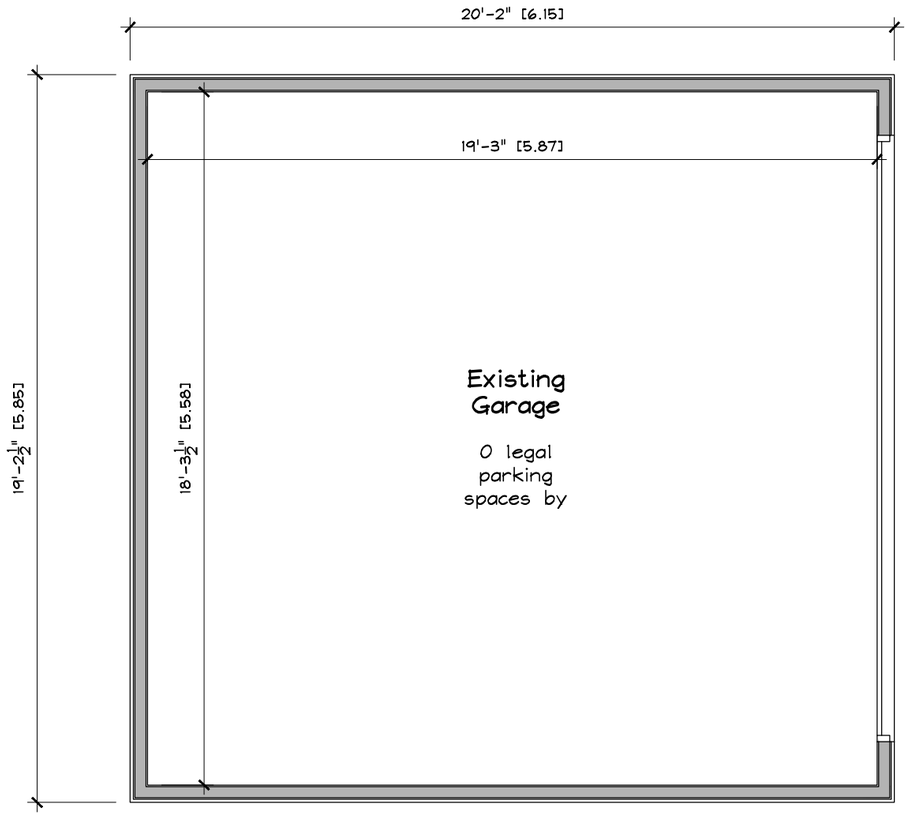
SITE PLAN

1:150

SHEET A1 OF 9



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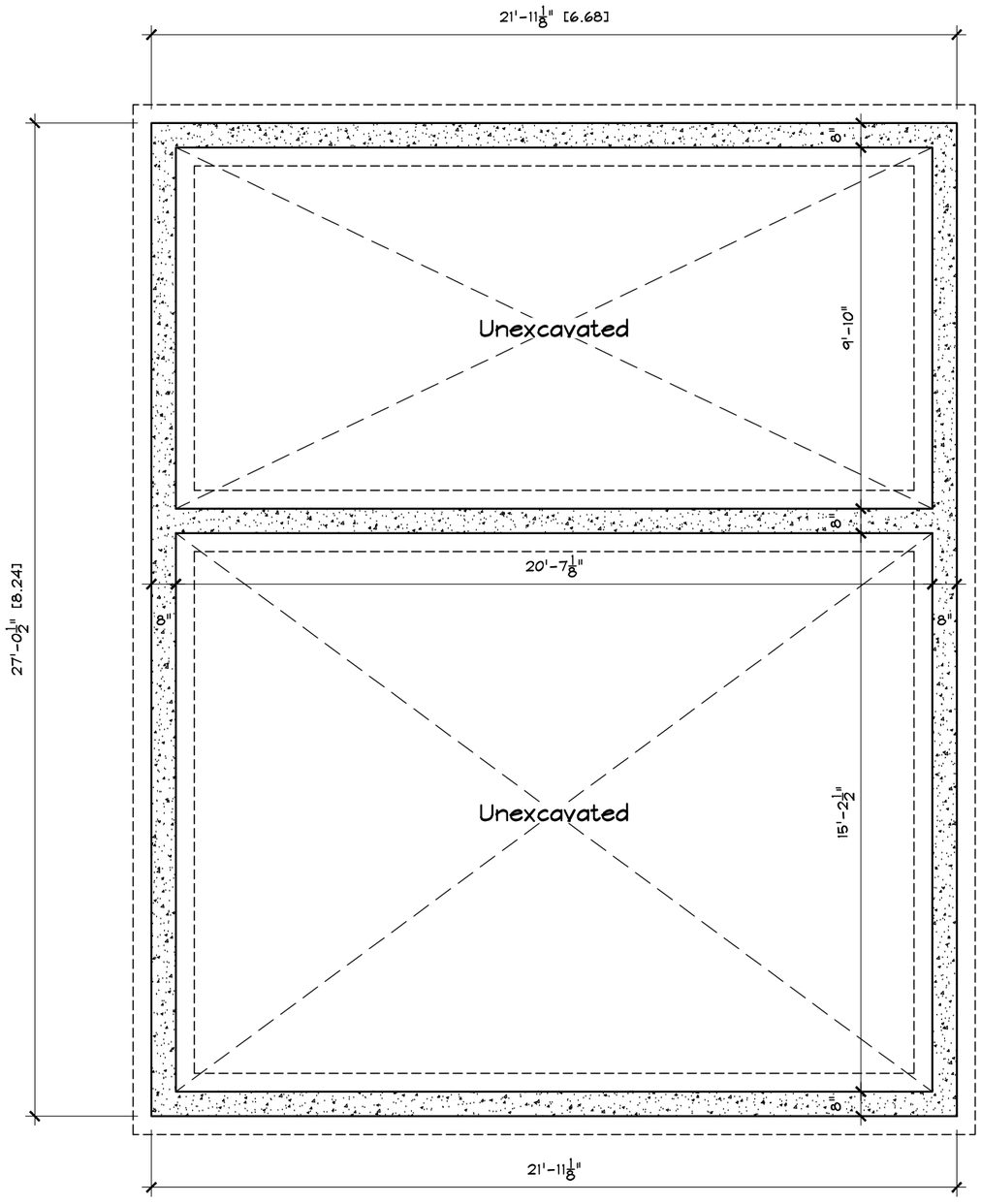
EXISTING
GARAGE PLAN
1/4" = 1'-0"

SHEET
A2
OF 9



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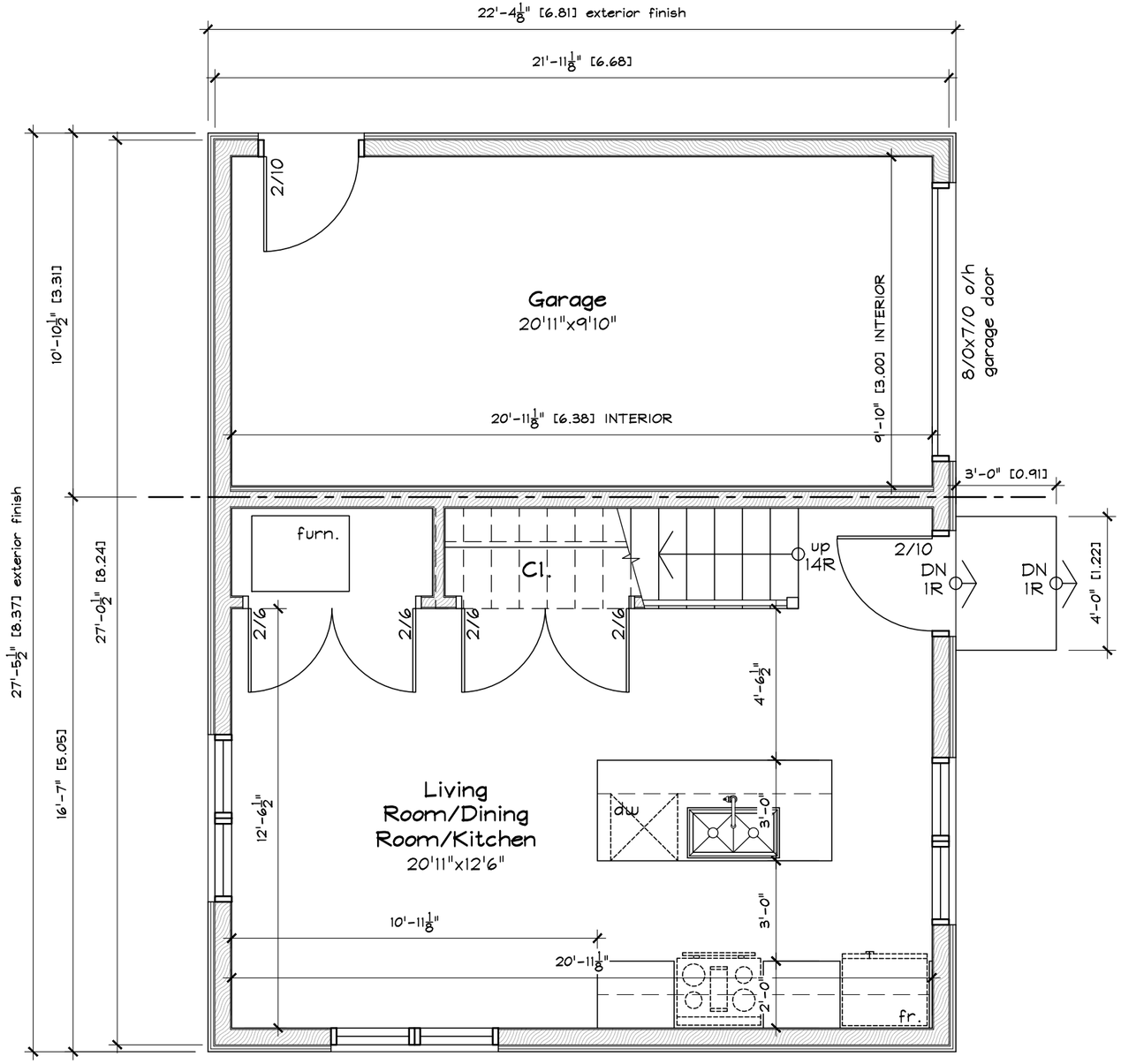
PROPOSED
FOUNDATION PLAN
1/4" = 1'-0"

SHEET
A3
OF 9



ADU Ground Floor Area: 370.48 sq. ft. (34.42 sq. m.)
Garage Area: 243.02 sq. ft. (22.58 sq. m.)

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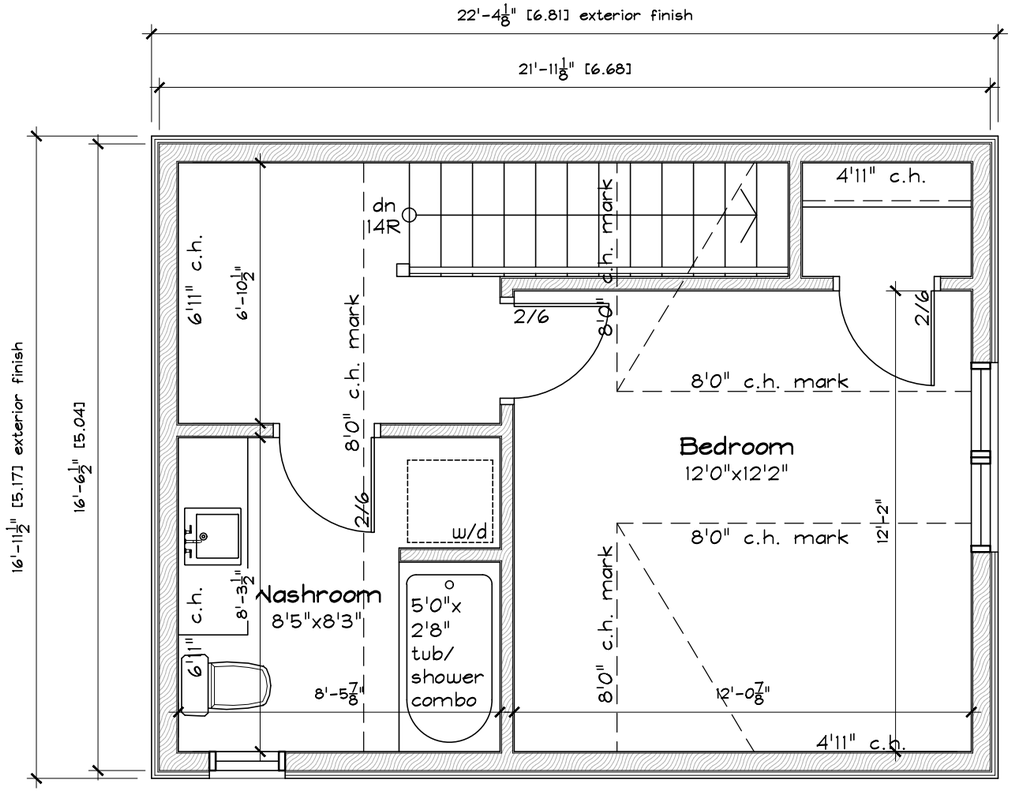
PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

SHEET
A4
OF 9



Second Floor Area: 378.86 sq. ft. (35.20 sq. m.)

JAVIN PROPERTIES

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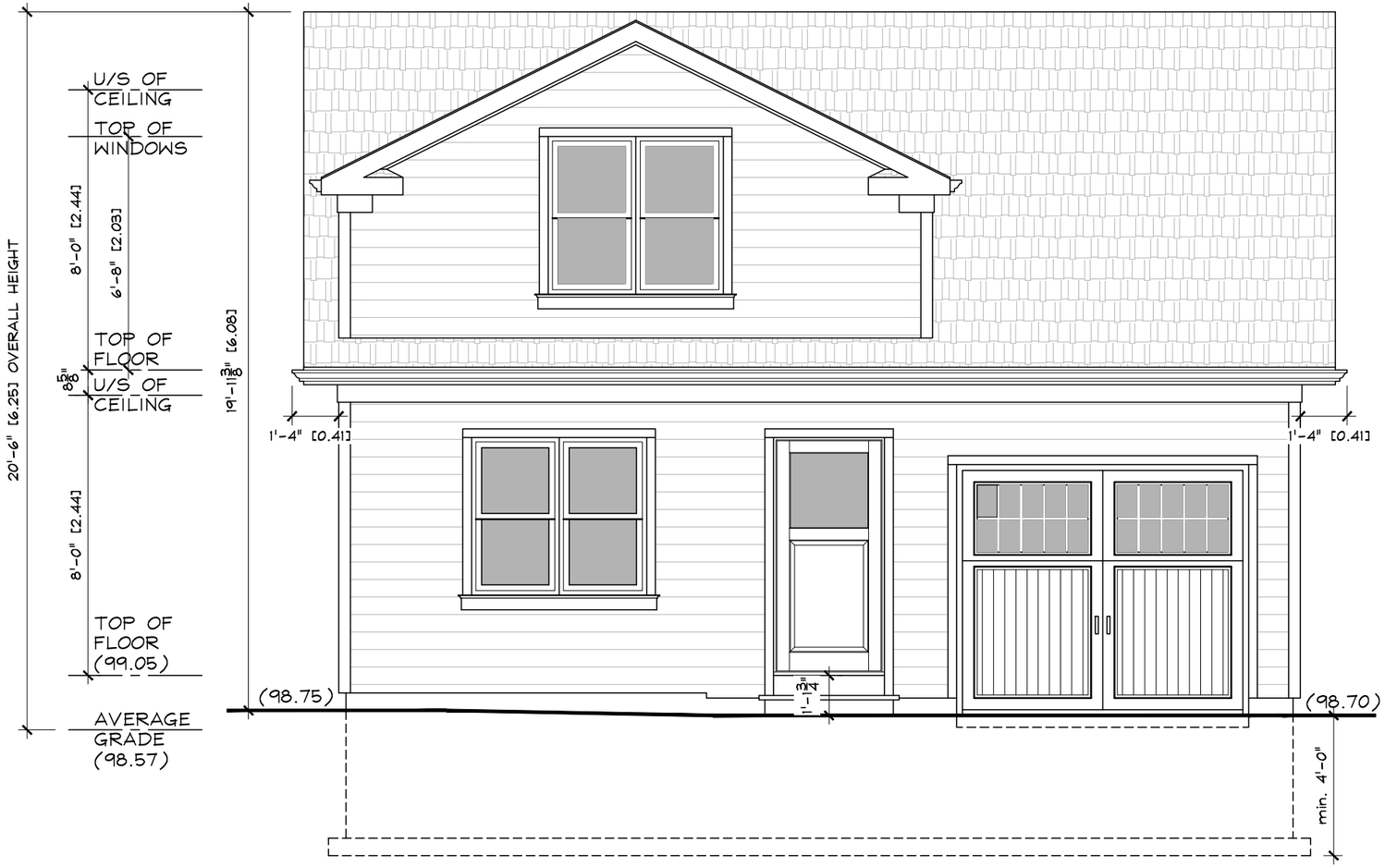
PROPOSED SECOND
FLOOR PLAN
1/4" = 1'-0"

SHEET
A5
OF 9



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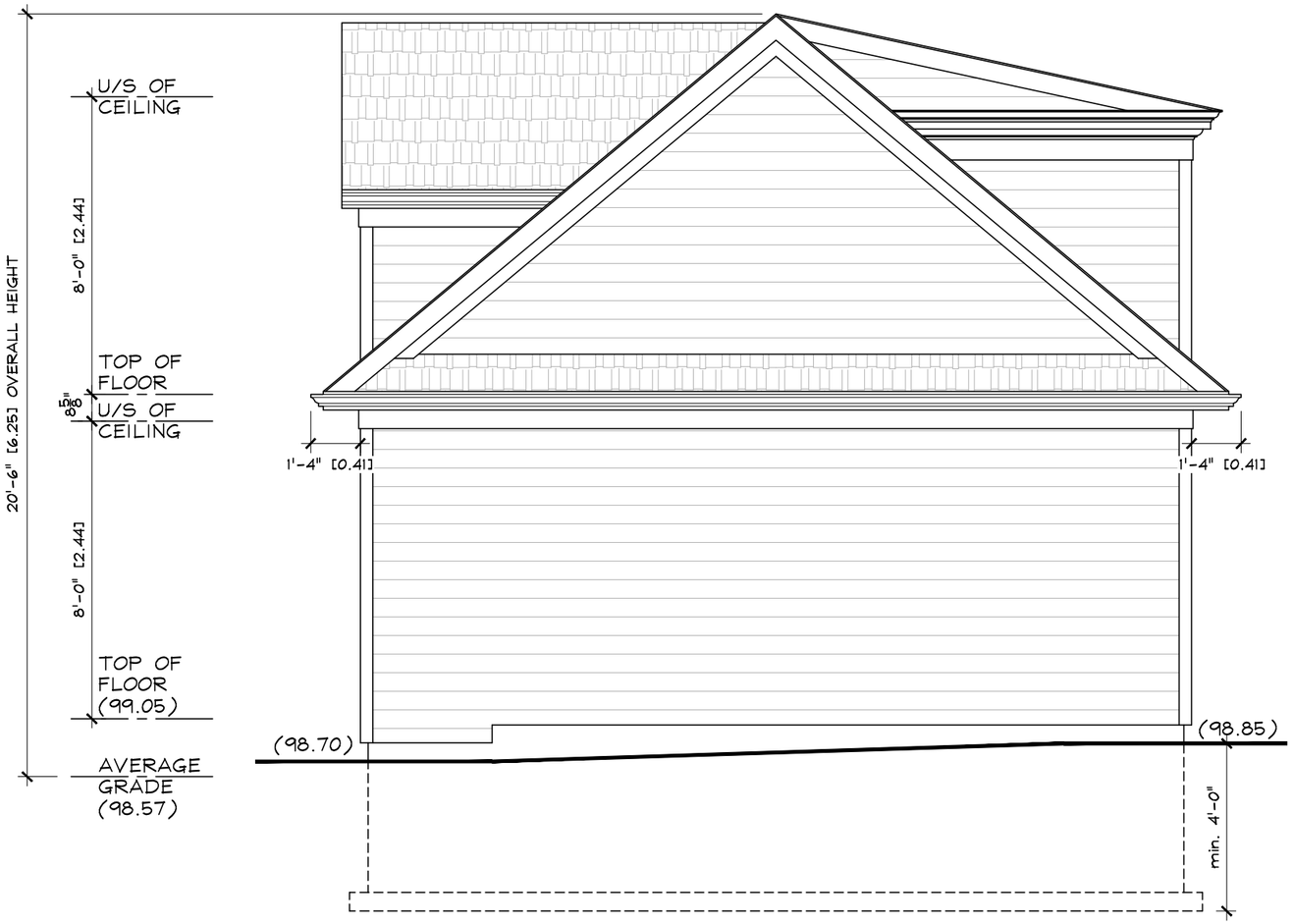
PROPOSED FRONT ELEVATION
1/4" = 1'-0"

SHEET A6 OF 9



JAVIN PROPERTIES

197 PARADISE ROAD NORTH
HAMILTON, ON
L8S 3T2

drafting + design
■ 193 East 43rd Street ■
■ Hamilton, ON ■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

06.11.24 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
06.10.24	ISSUED FOR REVIEW
06.11.24	ISSUED FOR C. OF A.

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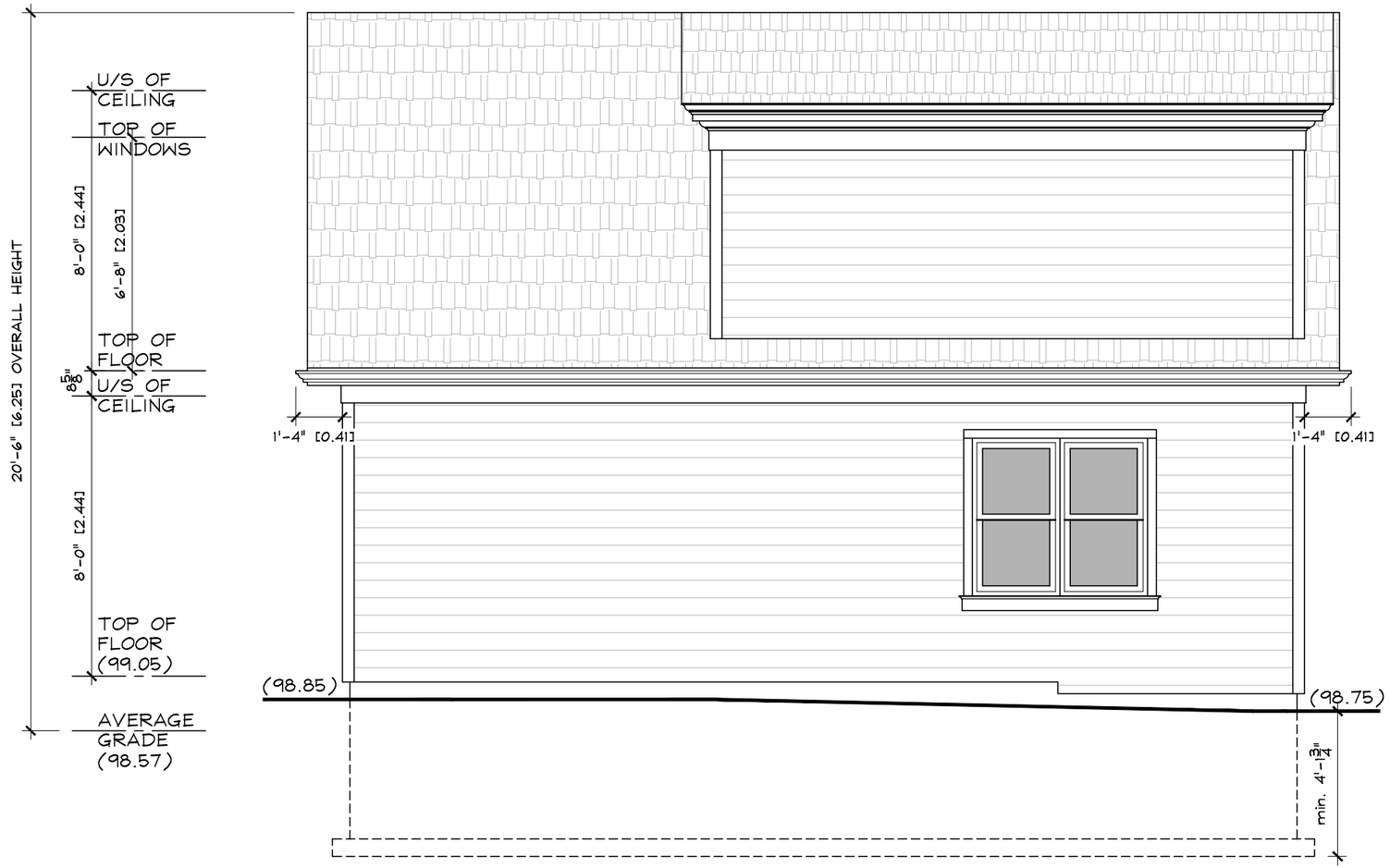
PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

SHEET A7 OF 9



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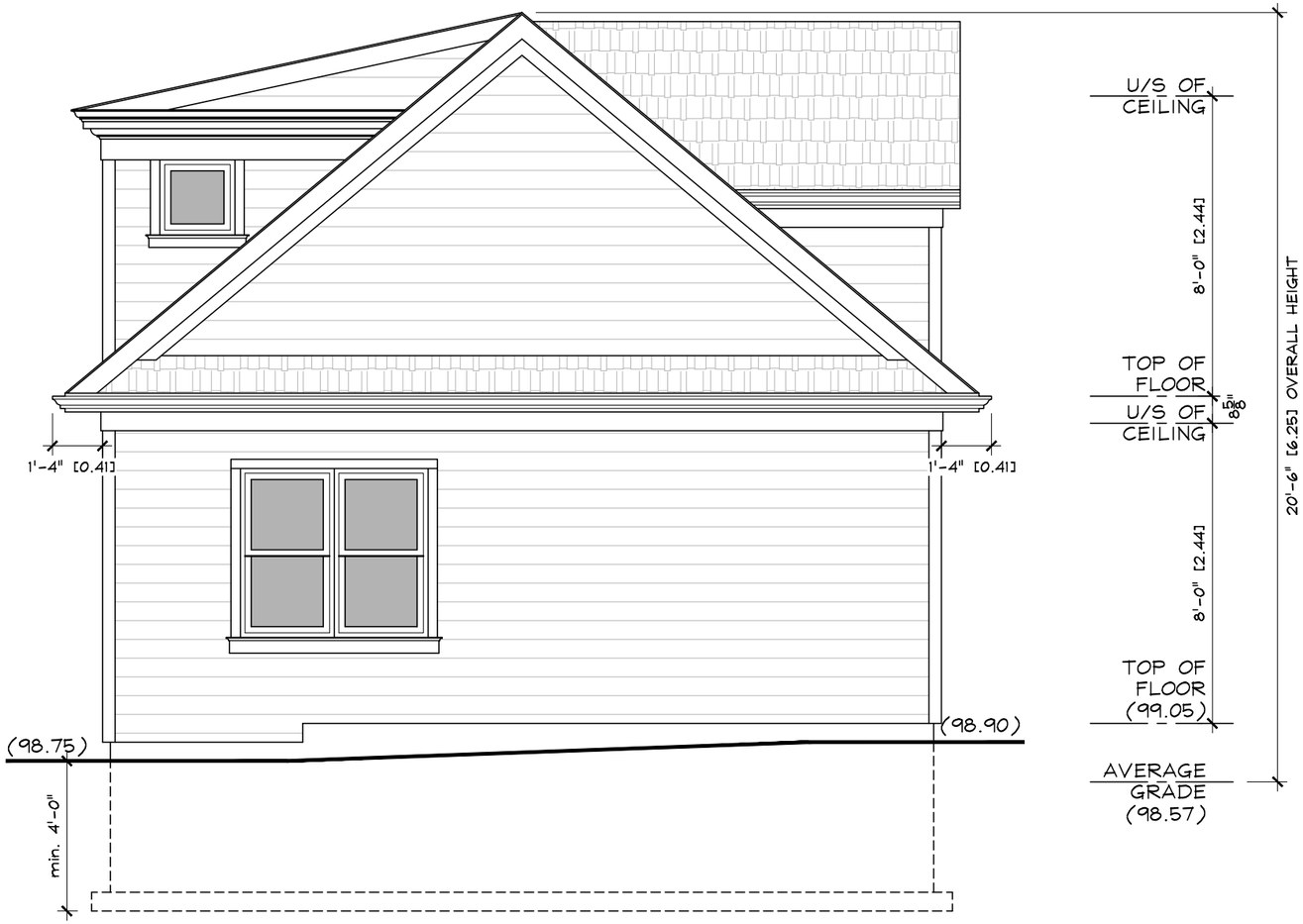
PROPOSED REAR
ELEVATION
1/4" = 1'-0"

SHEET
A8
OF 9



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PROPOSED LEFT
SIDE ELEVATION
1/4" = 1'-0"

SHEET
A9
OF 9

Minor Variance Application - 197 Paradise Road North

Reasons for Needing Variances

Variance #1

Variance for an overall height of 6.25m. instead of the required 6.0m. max.

We are requesting this variance to ensure we have enough headroom space on the second floor as well as to provide a visually pleasing structure. The grades around the structure also lower the average grade from the flankage lot line which makes the structure feel tall but from the road it is much closer to the 6.0m. max.

We are only over the maximum height by 8" which is not visually evident nor does it change the look or feel of the structure.

We feel this request is minor in nature and is in keeping with the many 1-1/2 & 2 story dwellings in this area.

Variance #2

Variance for a reduced maneuvering space depth of 1.83m. instead of the required 6.0m. min.

Although we do not have enough room for required 6.0m. required maneuvering space, we do feel it's important to note that we are making the existing situation slightly better. The current garage sits at 0.63m from the property line and we are proposing 1.83m.

We have over 6.0m of parking depth, including the boulevard area, and we will be applying for a boulevard parking agreement for this space.

We feel this request is minor in nature and does not drastically change the existing situation, but rather makes it better. It also is very similar to many other lots in the area that have detached garages facing the flankage side.

Variance #3

Variance for an overall lot GFA of 0.64 instead of the required max. of 0.45 for the main dwelling plus new D-ADU (no including attached garage).

The intention of this bylaw was to avoid "monster homes" in this area. The addition of the ADU bylaws has not taken this into account which makes it virtually impossible to build anything without going over this GFA regulation.

We have provided various wall planes and roof heights to help keep this structure from looking too imposing or bulky.

We feel that this design is in keeping with the neighborhood character as many of these older homes are being expanded and ADU's added to keep up with the ever changing family dynamics.

Variance #4

Variance for a 57 sq. m. ground floor area for a D-ADU with attached garage instead of the allowable maximum of 49.78 sq. m. based upon the main dwelling area.

The maximum ground floor area of 49.78 sq. m. for the D-ADU is based upon 70% of the ground floor area of the main dwelling. However, the regulations apply to the whole D-ADU, which in this case includes a garage. The liveable portion of the D-ADU is only 34.42 sq. m. which does meet the regulation, which is important to note. We feel the garage is important to provide to ensure the existing parking is maintained as to not overwhelm the street with cars.

We feel this request is minor in nature and does not drastically change the streetscape or pose any negative impacts. The new structure will be a welcome addition to the streetscape as opposed to the current garage.

Variance #5

Variance for an eave/gutter overhang of 0.41m. instead of the maximum of 0.30m.

This overhang allows us to get the proper ceiling height on the second floor and also looks architecturally better on structure than a short overhang.

We feel this request is minor in nature and does not negatively impact any of the neighboring properties.

We appreciate your time and attention on this matter.

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	Javin Properties Inc.		
Applicant(s)	Jenny Bognar		
Agent or Solicitor	As per applicant	As per applicant	**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☐ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☐ Yes* ☑ No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☐ Cheque ☑ Credit over phone* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	197 Paradise Road North		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number	679	Lot(s)	
Reference Plan Number (s)		Part(s)	124,125,126,127

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

See attached

☑ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

See attached

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
9.91 m.	33.53 m.	332.27 sq. m.	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Dwelling	4.71m	17.78m	2.0m/0.93m	1950's

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ADU w/ attached garage	23.94m	1.20m	1.20m/1.83m.	ASAP

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	71.40 sq. m.	142.80 sq. m.	1	6.5m approx.

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
ADU	34.42 sq. m.	69.62 sq. m.	1.5	6.25 m.
Garage	22.58 sq. m.	n/a	1	6.25 m.

4.4 Type of water supply: (check appropriate box)

- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- ☑ publicly owned and operated storm sewers
- ☐ swales
- ☐ ditches
- ☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- [x] publicly owned and operated sanitary sewage
- [ ] system privately owned and operated individual
- [ ] septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- [ ] provincial highway
- [x] municipal road, seasonally maintained
- [ ] municipal road, maintained all year
- [ ] right of way
- [ ] other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Single family dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Single family dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2015

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single family dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Always

7.4 Length of time the existing uses of the subject property have continued:
Always

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.
See attached

7.6 What is the existing zoning of the subject land? C, S-1364

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

- [ ] Yes
- [x] No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:154**	**SUBJECT PROPERTY:**	1107 Main Street West, Hamilton
ZONE:	Transit Oriented Corridor Mixed Use Medium Density (TOC1, 772)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended by By-law No. 22-163

APPLICANTS: Owner: 1107 Main Street Inc. - Darryl Firsten
Agent: Up Consulting Ltd c/o David Galbraith

The following variances are requested:

1. A Finished Floor Elevation of any dwelling unit shall be permitted to be at grade instead of the minimum 0.5 metre Finished Floor Elevation required.
2. A maximum setback from Dow Avenue shall be 5.023 metres instead of the maximum 4.5 metres required.
3. A minimum setback shall be 9.3 metres for any portion of a building exceeding 37.5 metres in height instead of the minimum 9.3 metres required for any portion of a building exceeding 36.0 metres in height.
4. A minimum setback shall be 13.8 metres for any portion of a building exceeding 22.0 metres in height for the portion of the building abutting Cline Avenue and Dow Avenue instead of the minimum 14.3 metres required for any portion of a building exceeding 22.0 metres in height.

PURPOSE & EFFECT: So as to permit the construction of a fifteen (15) storey mixed use building.

Notes:

i. Please note, insufficient information has been provided to determine the minimum rear yard setback to the portion of a building exceeding 22.0 metres in height. Should the proposed portion of the building exceeding 22.0 metres in height be setback less than the required 33.5 metres from the rear lot line, additional variances may be required.

A-24:154

ii. Please note, it appears a “Gravel Stone” area is proposed along a portion of the lot line that abuts the Institutional Zone to the rear of the property and is indicated to overlap with the required 3 metres Planting Strip. Should a 3.0 metre Planting Strip, as defined under Section 3, not be provided along the lot line abutting an Institutional Zone, additional variances may be required.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:30 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:154, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:154

Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

SITE PLAN NOTES

1. 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.

2. 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.

3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.

4. 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.

5. 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 Permits
- Road Cut Permits
- Relocation of Services
- Approach Approval Permits
- Encroachment Agreements (if required)
- Committee of Adjustment
- Sign Permits

6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Corridor Management Section, Public Works Department.

7. For visibility triangles at the vehicular access points, the following note to be provided;
"5 metre by 5 metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.60 metres above the corresponding perpendicular centreline elevation of the adjacent street."

8. Signage is not approved through the Site Plan Process. All signs must comply with Hamilton Sign By-law No. 10-197.

9. Lighting must be directed on site and must not spill over to adjacent properties or street.

10. CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) and gas pipelines before beginning construction by contacting Ontario One.
Call at 1-800-400-2255.

11. **Caution:** Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

UNDERTAKING

RE: **FILE No. DA-23-003**

I, (We) _____, the owner(s) of the land, hereby undertake and agree without reservation,
(a) to comply with all the content of this plan and drawing and not to vary therefrom;
(b) *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 _____;
(c) 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; and,
(d) 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.
(e) to physically affix the municipal number (1107) or full address (1107 Main Street West) to the building or on a sign in accordance with the City's Sign By-law, in a manner that is visible from the street, to the satisfaction of the Director of Growth Management
(f) The Ultimate Streetscape Landscape Plan reflects the design of the proposed streetscaping along Main Street, in the absence of a finalized LRT Corridor design plan and based on the existing street configuration, all to the satisfaction of the City. The ultimate streetscape design may change once the LRT Corridor design plan is finalized. Note conditions for securities in the External Works Agreement.

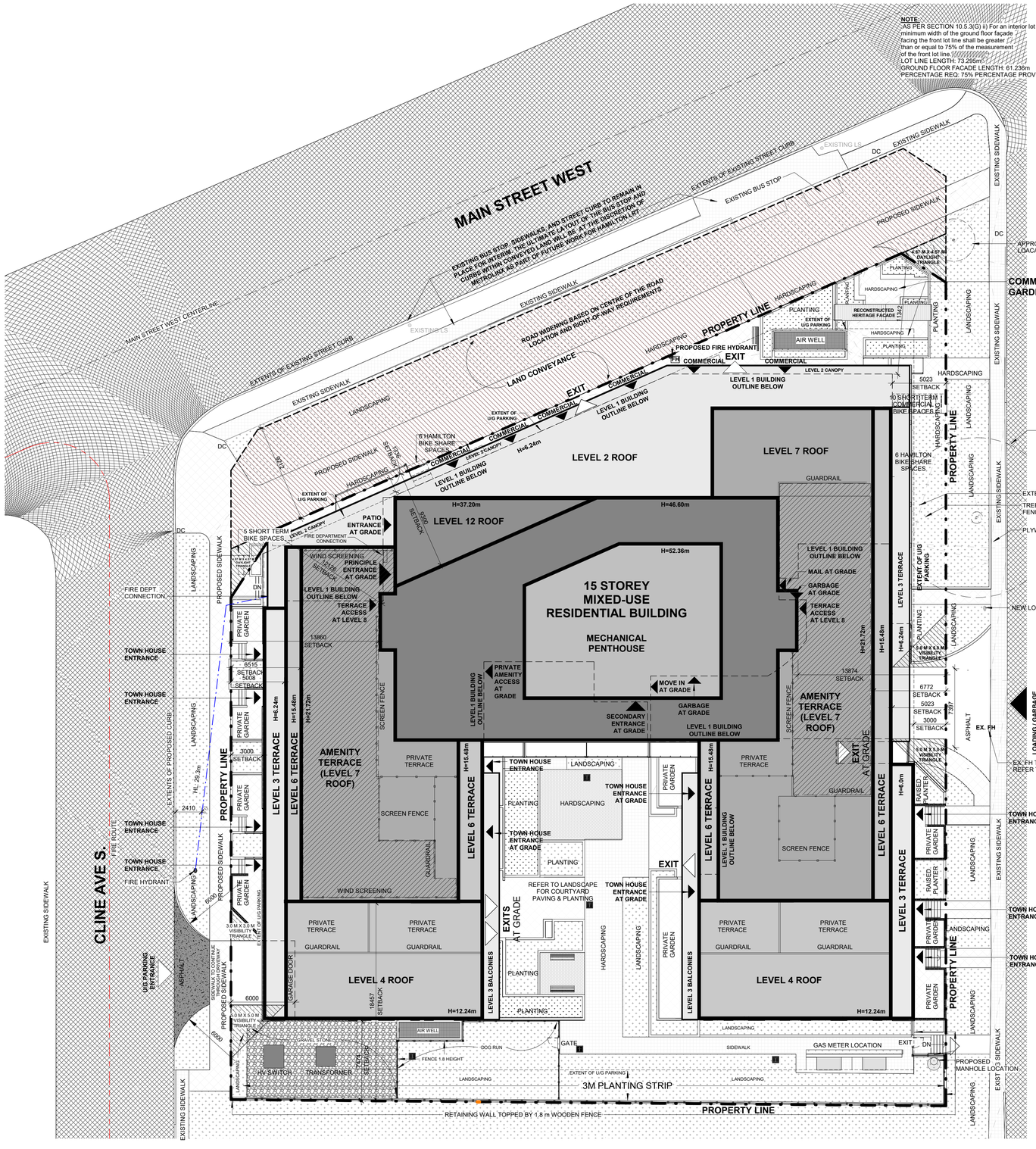
Dated this _____ day of _____ 20____

_____ _____ (seal)
Witness (signature) Owner(s) (signature)

_____ _____
Witness (print) Owner (print)

_____
Address of Witness

_____
* Section (b) Revised March 11, 2004



NOTE:
AS PER SECTION 10.5.3(G) ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot line.
LOT LINE LENGTH: 73.209m
GROUND FLOOR FACADE LENGTH: 61.236m
PERCENTAGE REQ: 75% PERCENTAGE PROVIDED: 83.5%

SITE DATA

1107 MAIN STREET WEST, HAMILTON, ONTARIO

DATA		REQUIRED	PROVIDED
ZONING		ZONING - TOC-1	
LOT AREA - PRE ROAD WIDENING		N/A	5,169.3 m²
LOT AREA - POST ROAD WIDENING		N/A	4,517.0 m²
SETBACKS	FRONT YARD (m)	MAX. 13.3* (m)	12.13 m
	ABOVE 36.0 (m) HEIGHT	MIN. 9.3* (m)	9.3 m
	EXTERIOR SIDE YARD (m)	MAX. 4.5* (m)	5.03 m
	ABOVE 7.8 (m) HEIGHT	MIN. 5.0* (m)	5.0 m
	ABOVE 16.5 (m) HEIGHT	MIN. 6.5* (m)	6.52 m
	ABOVE 22.0 (m) HEIGHT	MIN. 14.3* (m)	13.86 m
	REAR YARD (m)	MIN. 7.5 (m)	7.5 m
	ABOVE 13.5 (m) HEIGHT	MIN. 14.5* (m)	18.46 m
	ABOVE 18.0 (m) HEIGHT	MIN. 17.5* (m)	18.46 m
	ABOVE 22.0 (m) HEIGHT	MIN. 33.5* (m)	33.59 m

*AS PER BY-LAW 22-163 AMENDING ZONING BY-LAW 05-200

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-- (units)	308 units
BUILDING AREA (m²)	-- (m²)	2,689.5 m² /28949.5 SF
GROSS FLOOR AREA** - ABOVE GRADE (m²)	-- (m²)	19,392.2 m² /208735 SF
FLOOR AREA RATIO	--	3.75 (As per pre road) 4.29 (As per post road)
UG PARKING FLOOR AREA (m²)	-- (m²)	7,195 m² / 77446.34 SF
NUMBER OF STOREYS	--	15
BUILDING HEIGHT (m)	47.0* (m) MAX.	46.600 m(to roof)
COMMERCIAL AREA (m²)	-- (m²)	**548.8 m² / 5907 SF**
RETAIL (m²)		313.2 m² / 3,371 SF
CAFE/RESTAURANT (m²)		235.6 m² / 2,535 SF
RESIDENTIAL SALEABLE AREA (m²)	-- (m²)	15,486.9 m²/ 166,699 SF
INTERIOR AMENITY AREA (m²)	-- (m²)	116.02 m² / 1,248.83 SF
OUTDOOR AMENITY AREA (m²)	--	**272.2 m² / 2,930 SF**
COURTYARD		521.8 m² / 5,616 SF
ROOF TERRACE		449.6 m² / 4,839 SF
PRIVATE BALCONY		1,962 m² / 21,119 SF

*AS PER BY-LAW 22-163 AMENDING ZONING BY-LAW 05-200
**GROSS FLOOR AREA SHALL MEAN THE AGGREGATE HORIZONTAL AREA MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS OF ALL FLOORS OF A BUILDING, EXCLUDING ANY AREA USED EXCLUSIVELY FOR THE STORAGE OR PARKING OF MOTOR VEHICLES OR BICYCLES OR DEVOTED EXCLUSIVELY TO PARKING (WITHIN ALL BUILDINGS ON A LOT SHALL NOT INCLUDE ANY AREA DEVOTED TO MECHANICAL EQUIPMENT

VEHICLE PARKING DATA

DATA			REQUIRED	PROVIDED
RESIDENTIAL PARKING				
a)	DWELLING UNITS LESS THAN 50 SQ. M IN GFA	132		
		0.3X132	39	
b)	DWELLING UNITS GREATER THAN 50 SQ. M IN GFA	132		
	UNITS 1-3	0.3X3	0.9	
	UNITS 3-14	0.7X11	7.7	
	UNITS 15-50	0.85X36	30.6	
	UNITS 51+	1.0X82	82	
TOTAL RESIDENTIAL PARKING			160	159
VISITOR PARKING			0	11
COMMERCIAL PARKING			0	--
TOTAL:			**160**	**169**
PARKING STALL BREAKDOWN				
BARRIER FREE PARKING (INCL.)			1 + 3% = 6	7
UNDERGROUND - LEVEL 2				3 to 85 STALLS
UNDERGROUND - LEVEL 1				3 to 84 STALLS

BICYCLE PARKING DATA

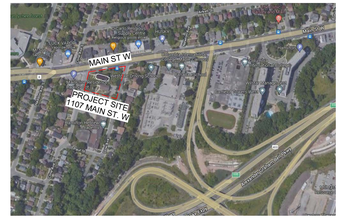
DATA	REQUIRED	PROVIDED
SHORT TERM BICYCLE PARKING		
RESIDENTIAL	5	6
COMMERCIAL	10	10
SHORT TERM TOTAL:	15	16
LONG TERM BICYCLE PARKING		
RESIDENTIAL	0.5 / units = 302 x 0.5 = 151	172
COMMERCIAL	--	0
LONG TERM TOTAL:	151	172
HAMILTON BIKE SHARE PARKING	--	6
TOTAL:	**166**	**178**

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	10%	30.58%
LANDSCAPE AREA ON GRADE (m²)	517 m²	963.1 m²
AMENITY TERRACE (m²)	-	178.3 m²

UNIT TYPE BREAKDOWN

UNITS	UNITS NO	UNITS NO
STUDIO	67	21.7%
1 BED	17	5.5%
1 BED + DEN	116	37.7%
2 BED	101	32.8%
2 BED + DEN	4	1.3%
3 BED	3	0.8%
TOTAL	**308**	



1 **01 D1 KEY PLAN**
1 : 2000

2 **SITE PLAN**
1 : 200

Project North

True North

GENERAL NOTES

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7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.
8. FIRE ACCESS ROUTE SIGNAGE TO BE INSTALLED TO THE SATISFACTION OF THE HAMILTON FIRE DEPARTMENT.

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
32	2023-11-21	ISSUED FOR COORDINATION
30	2023-11-06	TREE REVISIONS
26	2023-08-25	ISSUED FOR SPA
25	2023-01-XX	RE-ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
17	2021-04-21	ISSUED FOR REVIEW
15	2020-12-01	ISSUED FOR OPA/ZBA
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM architects+ urban⋆designers

Project No: 19052
Drawing Date: 07/22/19
Drawn by: M.S
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 1:01:11 PM

Drawing Name:

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: As indicated
Status: MINOR VARIANCE
Revision No.: r40
Drawing No.: **A1.1**

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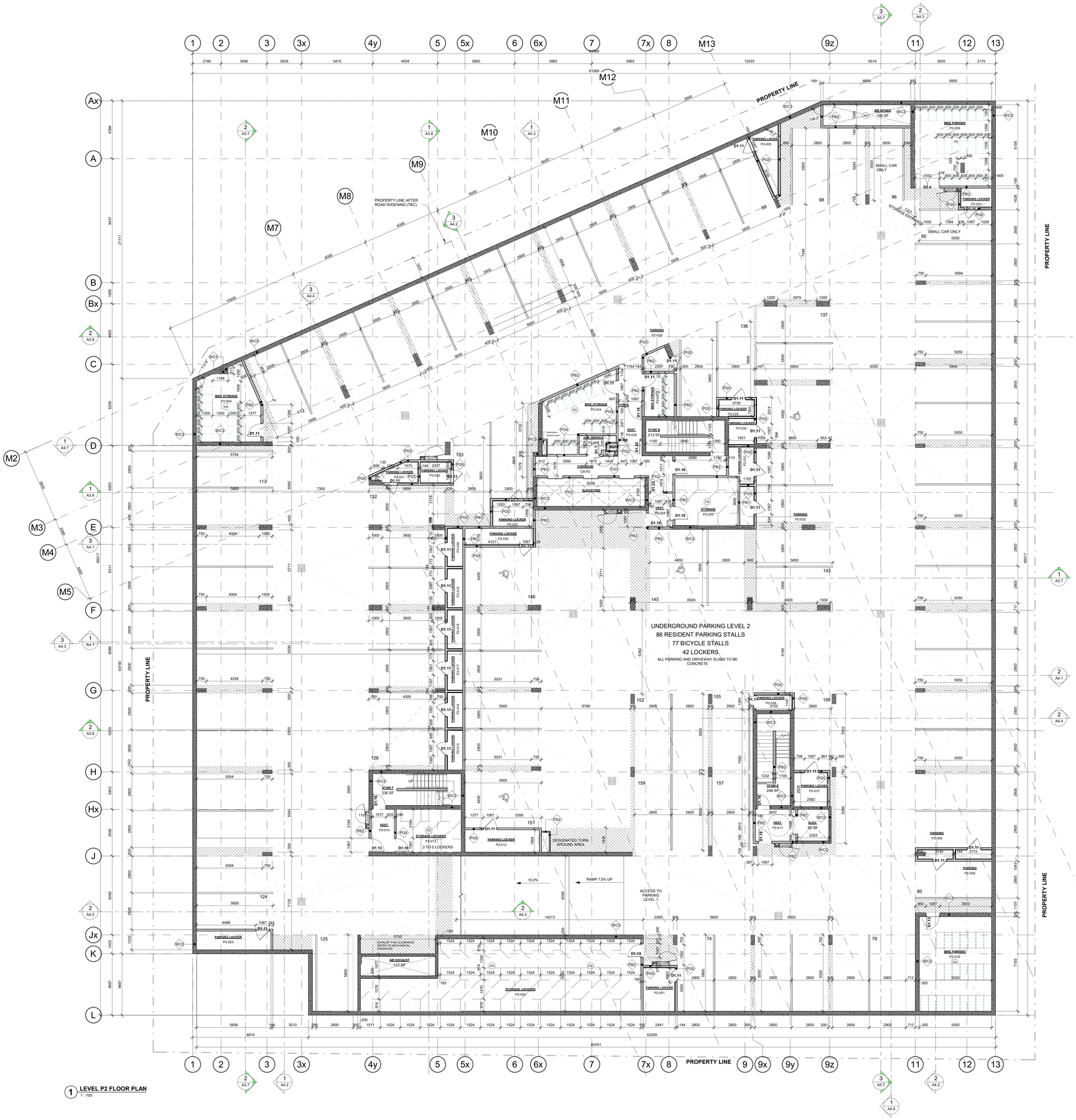

1 LEVEL P2 FLOOR PLAN
1 : 100

Project North **True North**

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11	2020-02-25	ISSUED FOR CLIENT REVIEW
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2	2019-03-18	ISSUED FOR PRE-CONSULTATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗ architects+ urban★designers

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:39:35 PM

Drawing Name:

LEVEL P2 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS — JEFFREY A. FOSTER LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.1**

Do not scale drawings. Contractors must verify all dimensions on the job before taking measurements for the work. If discrepancies exist, the matter is to be referred to the Owner / Consultant for clarification before proceeding. These documents are prepared for the project specified and are not to be used otherwise without the permission of the Owner. The information contained herein is the property of the Consultant and is not to be used in whole or in part for any other project without written authorization. Reproduction of these documents, in whole or in part, is forbidden without the express written consent of the Consultant. Written dimensions have precedence over scaled dimensions. The Contractor is responsible for reporting to the Consultant any discrepancies or omissions in the documents before commencing the work. The Contractor is responsible for the accuracy of all dimensions and data relative to his work. The Contractor is responsible for all construction methods, techniques, sequences and procedures and for coordinating all portions of the work. The Contractor is responsible for compliance with all applicable laws, codes, regulations and standards. The Contractor is responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Contractor is responsible for all damages to persons or property that occur as a result of his work, or the work of anyone employed by him, and for maintaining adequate insurance to cover such damages. The Contractor is responsible for ensuring that all subcontractors and suppliers carry adequate insurance. The Contractor is responsible for the adequacy of all bracing, shoring and temporary supports required for the safety of the work and for the safety of adjacent structures and property. The Contractor is responsible for the safety of all persons on the site or otherwise affected by the work. The Contractor is responsible for the protection of the work from the effects of weather and for the protection of adjacent property from damage which may occur during construction. The Contractor is responsible for ensuring that all work is carried out in accordance with the Contract Documents. The Consultant shall not be responsible for any deviations in the work carried out by the Contractor or his subcontractors from the Contract Documents. The Consultant shall not be responsible for any failure of the Contractor or his subcontractors to carry out the work in accordance with the Contract Documents. Any deviations or omissions in the work shall be reported immediately to the Consultant. Any changes made to the Contract Documents by anyone other than the Consultant are the responsibility of such person. The Consultant assumes no responsibility for any deviations made in setting out the work or any errors or omissions in the Contract Documents resulting therefrom. Any such deviations made in setting out the work or any errors or omissions in the Contract Documents resulting therefrom are the responsibility of such person. The Consultant shall not be responsible for any changes made in the Contract Documents by any other person. The Consultant assumes no responsibility for any deviations made in setting out the work or any errors or omissions in the Contract Documents resulting therefrom. Any such changes made without the Consultant's written approval are the responsibility of such person. The Consultant shall not be responsible for any changes made in the Contract Documents by any other person. The Consultant assumes no responsibility for any deviations made in setting out the work or any errors or omissions in the Contract Documents resulting therefrom. Any such changes made without the Consultant's written approval are the responsibility of such person.

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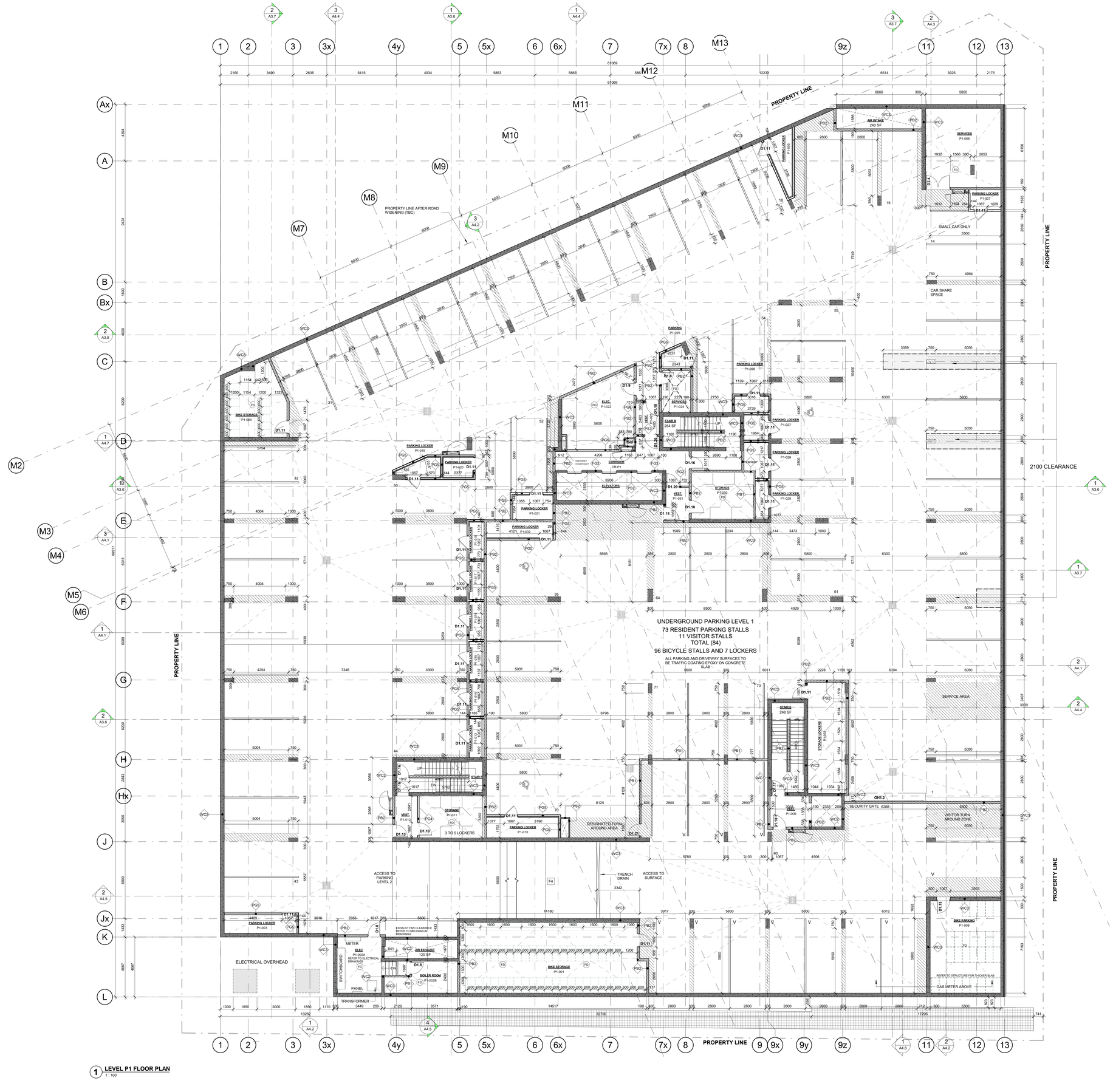

1 LEVEL P1 FLOOR PLAN
1 : 100

Project North

True North

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Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗
architects+
urban★designers

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:39:40 PM

Drawing Name:

LEVEL P1 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.2**

Autodesk Docs://19052 - 1107 Main St, Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt
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Project North
True North
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PROPERTY LINE
CLINE AVE S.
DOW AVE
EXISTING SIDEWALK
PROPOSED SIDEWALK
PROPOSED PRIVATE FIRE HYDRANT
EXISTING FIRE HYDRANT TO BE RELOCATED REFER TO CIVIL
ENTRANCE PLAZA
OUTDOOR PLAZA
HERITAGE FACADE
HERITAGE WALLS
HARDSCAPING
PLANTING
LANDSCAPING
CANOPY ABOVE
EXTENT OF U/G PARKING BELOW
LVL3 BUILDING OUTLINE ABOVE
SETBACK
LOADING SPACE ENTRANCE
SIDEWALK TO CONTINUE THROUGH DRIVEWAY
ENTRANCE TO U/G PARKING
SLAB DEPRESSION FOR PAVER 133 mm
U/G STORM WATER CISTERN LOCATION
STORM WATER TANK REFER TO CIVIL DRAWINGS
LOCATION OF RELOCATED FH
PROPOSED MANHOLE LOCATION
FENCE
CONCRETE PAD
GAS METER WALL APPROX 2m H
HV SWITCH
TRANSFORMER
PAD
TURF STONE
GRAVEL STONE
DOG RUN SOD
RAISED PLANTER
RAISED PLANTING
PLANTING TREES 900-1000 mm
HARDSCAPING TYPE 1
HARDSCAPING TYPE 2
HARDSCAPING TYPE 3 SITTING AREA
LANDSCAPING/ GRASS AREA
SEASONAL PLANTING. SPOT.
REFER TO LANDSCAPE FOR COURTYARD PAVING & PLANTING
PLANTERS TO BE INSTALLED AT A LATER DATE; DOWEL CONNECTIONS
ALL CIP PLANTERS TO BE DOWELLED IN DURING SECOND MOBILIZATION
2400 mm SCREENING HEIGHT FOR WIND MITIGATION
3% slope
8 HAMILTON BIKE SHARE SPACES
5 SHORT TERM BIKE SPACES
10 SHORT TERM COMMERCIAL BIKE SPACES HARDSCAPING
ELECTRICAL EQUIPMENT REFER TO ELECTRICAL DRAWINGS
FIRE DEPARTMENT CONNECTION
EXIT CORRIDOR
PUBLIC CORRIDOR
CORRIDOR
LOBBY
VEST
FITNESS ROOM
YOGA STRETCHING AREA
EXERCISING AREA
RUBBER FLOORING
MOVING ROOM
ELEVATORS
CHUTE ROOM
GARBAGE COMPACTOR
SMALL GARBAGE BINS (18)
GARBAGE BINS (31)
C. STORAGE/SERVICE
COMMERCIAL GARBAGE
MAIL DROP OFF
MAIL ROOM
RECREATIONAL COMMERCIAL
CAFE PATIO
PRIVATE PATIO
SUITE B703
SUITE B682
SUITE C1064
SUITE C606
SUITE D631
SUITE E686a
SUITE F679
SUITE E848
SUITE F917
SUITE G1045
SUITE E886b
STAIR A
STAIR B
STAIR C
STAIR D
STAIR E
STAIR F
STAIR G
ELEV.
UTS
MUA
RUB EDGE
PARCEL P1U
OH1.1
OH1.2
CW1.1
CW1.2
CW1.3
CW1.4
CW1.5
CW1.6
CW1.7
CW2
CW3
CW4
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1 **LEVEL 2 FLOOR PLAN**
1 : 100

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10	2020-02-11	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

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Drawn by: M.S | Checked by: JAA
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Plot Date / Time: 5/28/2024 12:39:56 PM

SRM architects+ urban★designers

Drawing Name:

LEVEL 2 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.4**

Do not scale drawing. Contractor must check and verify all dimensions on site before the execution of any work. All discrepancies must be reported immediately to the Consultant for the purpose of this Clause. The material contained herein reflects the consultant's best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
Autodesk Docs://19052 - 1107 Main St, Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt

1 LEVEL 3 FLOOR PLAN
1 : 100

Project North **True North**

GENERAL NOTES

1. **Do not scale drawings.** Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
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7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
33	2023-12-12	ISSUED FOR MARKETING REVISIONS
29	2023-11-13	ISSUED FOR COORDINATION
27	2023-09-19	CLIENT REVISIONS
26	2023-08-25	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗
architects+
urban★designers

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:04 PM

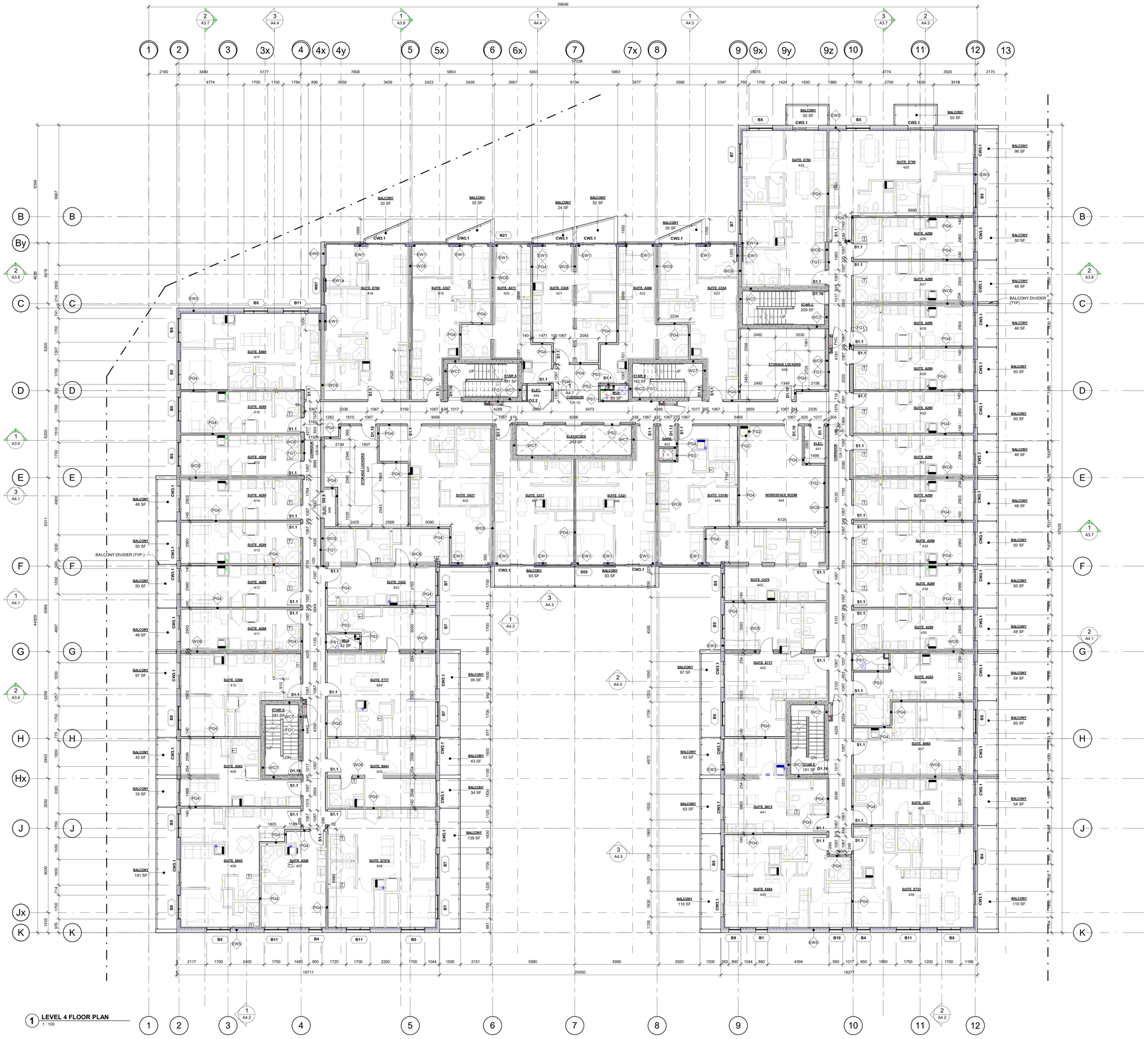
Drawing Name:

LEVEL 3 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.5**

Do not scale drawings. Contractor must check and verify all dimensions on this drawing before proceeding with the work. All information used or shown on this drawing is the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
Autodesk Docs://19052 - 1107 Main St. Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt



1 LEVEL 4 FLOOR PLAN
1 : 100

Project North

True North

GENERAL NOTES

1. **Do not scale drawings.** Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
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7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
33	2023-12-12	ISSUED FOR MARKETING REVISIONS
32	2023-11-21	ISSUED FOR COORDINATION
26	2023-08-25	ISSUED FOR SPA

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM architects+ urban*designers

Project No: 19052
Drawing Date: 07/24/23
Drawn by: MSW
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:12 PM

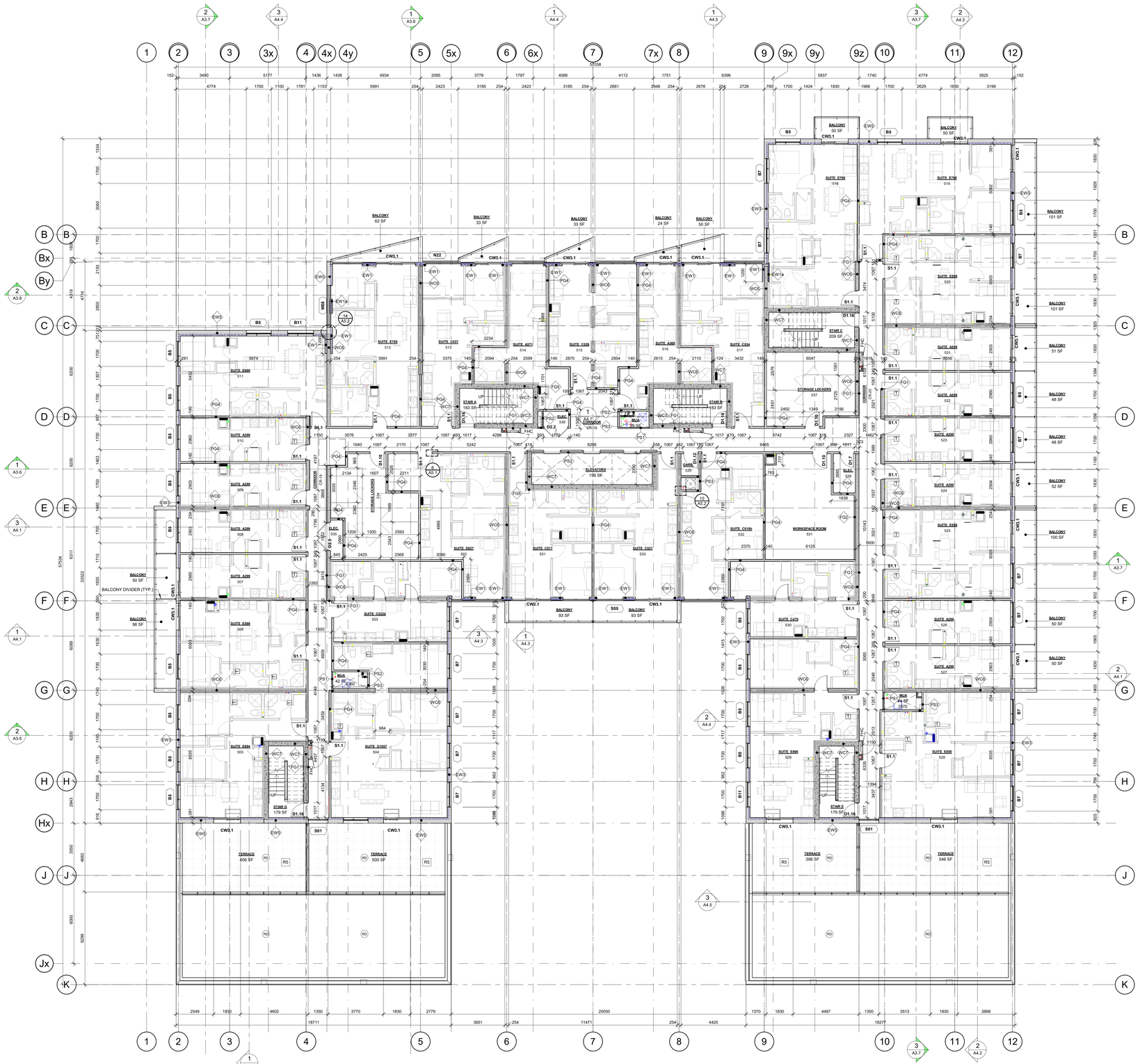
Drawing Name:

LEVEL 4 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY A. TECSON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.6**

Do not scale drawings. Contractors must verify all dimensions on site and report any discrepancies to the architect before proceeding with the work. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.



Do not scale drawing. Contractors must verify all dimensions and report any discrepancies to the architect before proceeding with the work. This drawing is the property of the architect and may not be reproduced without permission. The Contractor is responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by this drawing before any work is proceeded with. Written dimensions shall have precedence over scaled dimensions. All drawings, specifications and models are the property of the architect and must be returned upon completion of the work. They are not to be used on any other work and are not to be loaned, copied or disclosed without written consent. Drawings not to be used for construction purposes unless signed and sealed by the consultants. Verify all dimensions on the job before commencing work or preparing shop drawings. Do not scale drawings. Use figured dimensions only. All shop drawings must be reviewed by the consultants before construction is started. Review is for general conformance with design concept only. This review does not relieve the contractor of responsibility for errors or omissions in the shop drawings or for meeting all requirements of the contract documents. The contractor is responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of assembly, and for coordinating the work of all subtrades. Any deviations from the contract documents must be brought to the attention of the consultants in writing before proceeding with the work. Any errors or omissions noted in shop drawings do not relieve the contractor from responsibility for deviations from the contract documents. Shop drawings must be corrected and resubmitted as directed by the consultants until they are reviewed. Autodesk Docs://19052 - 1107 Main St, Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt

Project North

True North

GENERAL NOTES

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34	2023-12-18	ISSUED FOR SPA
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24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
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14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗ architects+ urban★designers

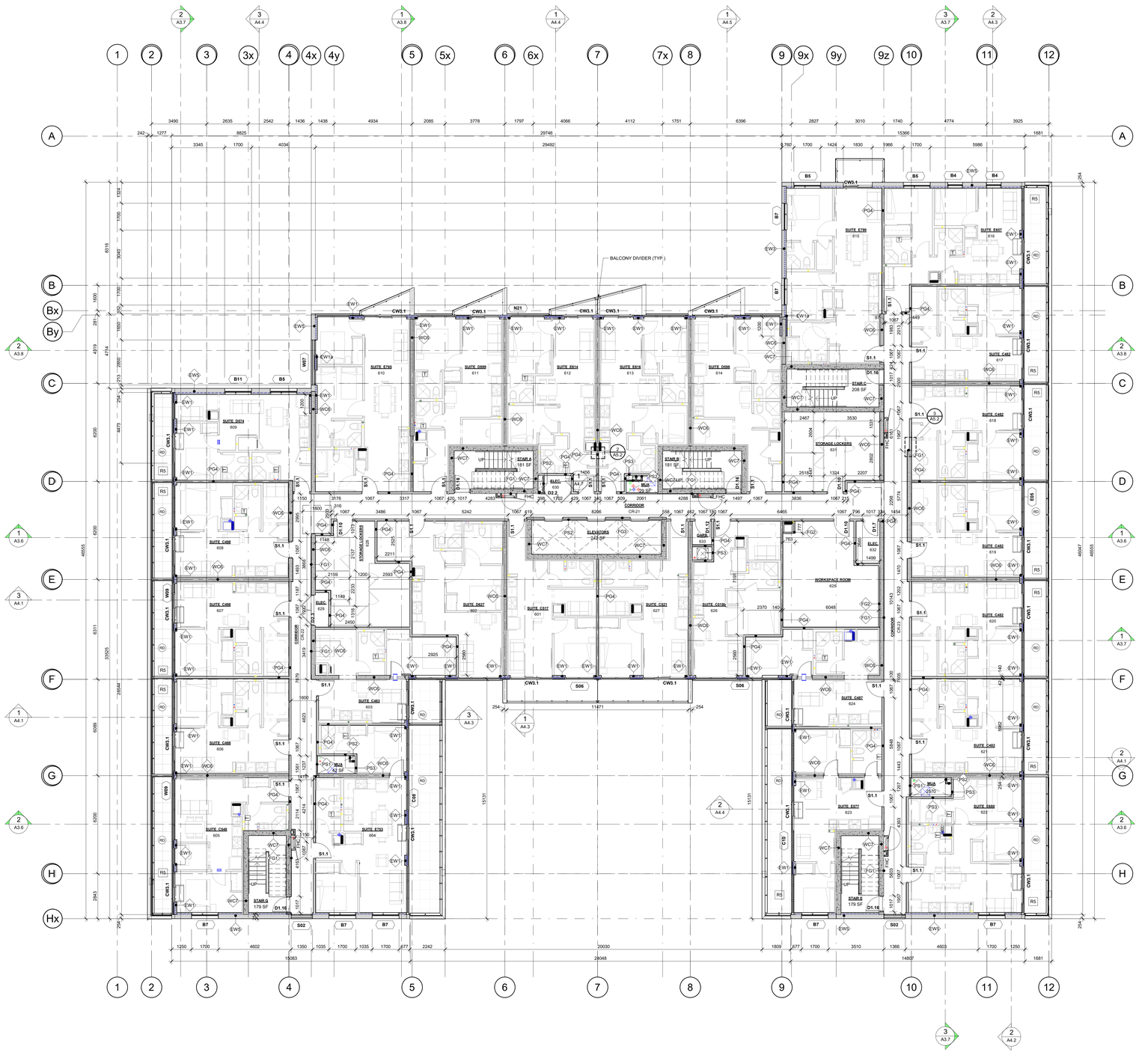
Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:19 PM

Drawing Name:

LEVEL 5 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY A. TOMSON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.7**



Project North **True North**

GENERAL NOTES

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29	2023-11-13	ISSUED FOR COORDINATION
27	2023-09-19	CLIENT REVISIONS
26	2023-08-25	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗ architects+ urban★designers

Project No.: 19052
Drawing Date: 12/13/21
Drawn by: M.D | Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:26 PM

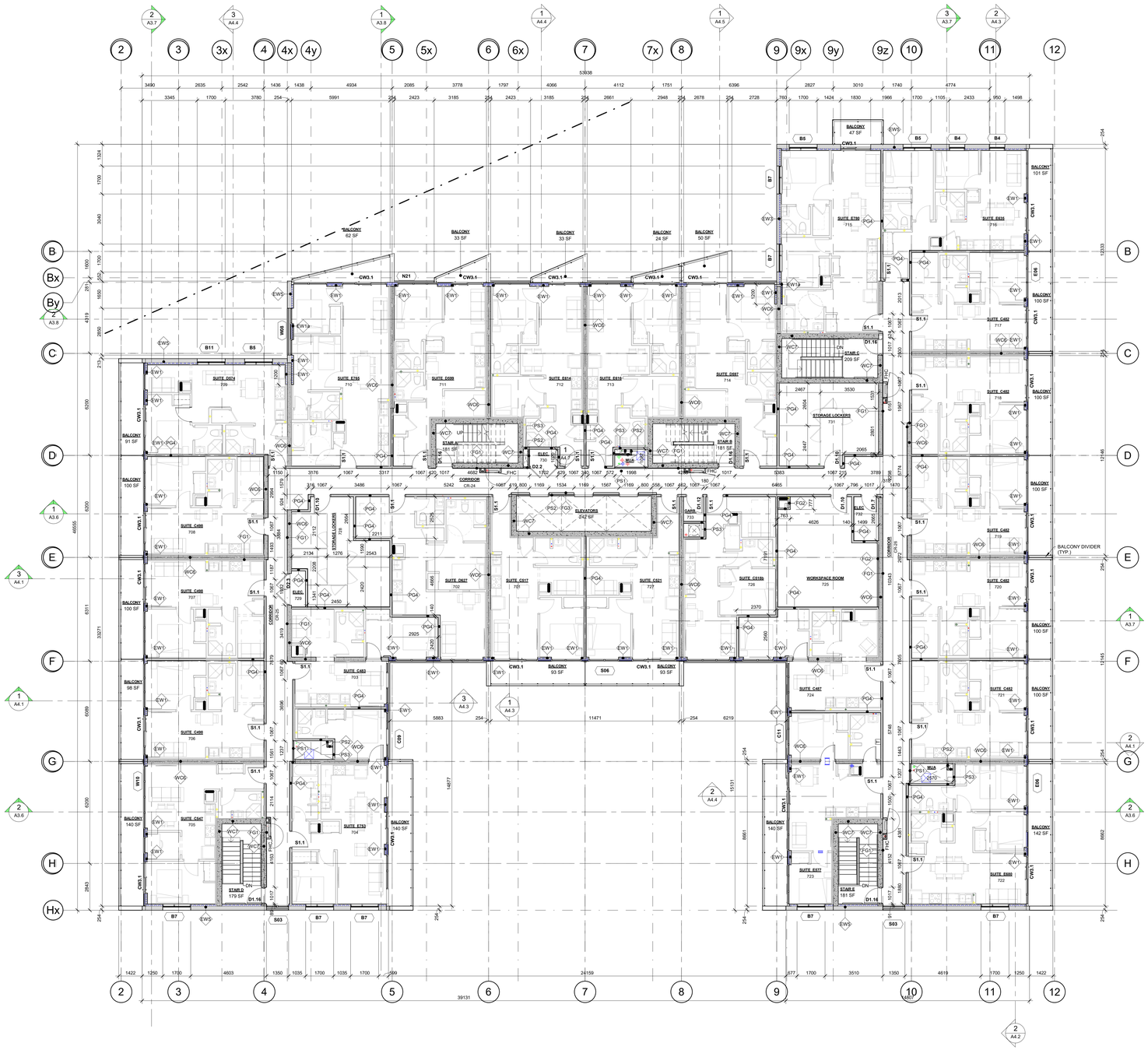
Drawing Name:

LEVEL 6 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS — JEFFREY ATCHISON LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: r40
Drawing No.: **A2.8**

Do not scale drawings. Contractors must verify all dimensions on site and report any discrepancies to the architect before commencing the work. If the project is tendered as a stipulated price contract, the Contract Documents shall govern. The material contained herein reflects the Consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
Autodesk Docs://19052 - 1107 Main St, Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt



Project North **True North**

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34	2023-12-18	ISSUED FOR SPA
26	2023-08-25	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM architects+ urban★designers

Project No: 19052
Drawing Date: 10/14/21
Drawn by: M.S | Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:33 PM

Drawing Name:

LEVEL 7 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.9**

Do not scale drawings. Contractors must verify all dimensions and report any discrepancies to the architect before proceeding with the work. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on/or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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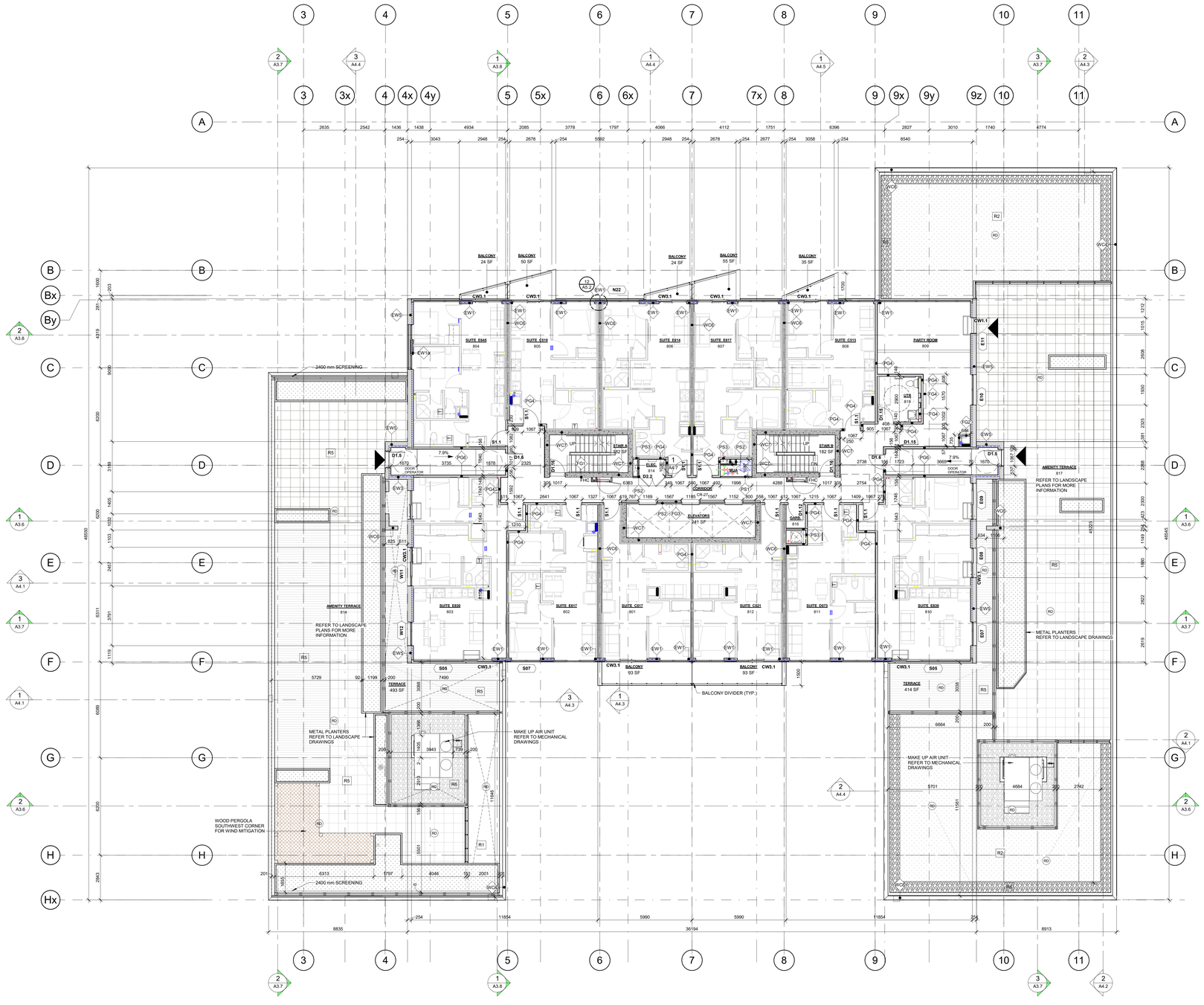

1 **LEVEL 8 FLOOR PLAN**
1 : 100

Project North **True North**

GENERAL NOTES

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33	2023-12-12	ISSUED FOR MARKETING REVISIONS
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22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗ architects+ urban★designers

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:39 PM

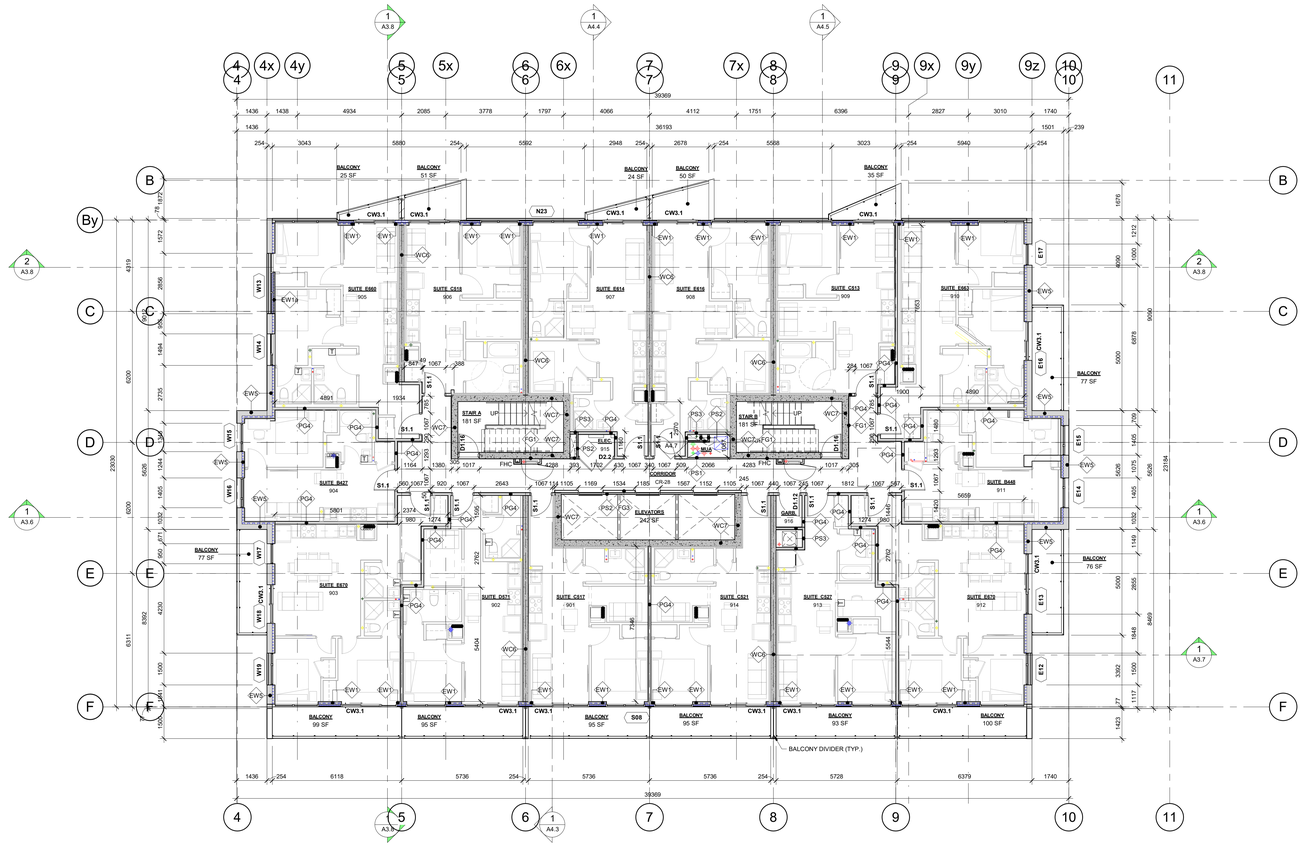
Drawing Name:

LEVEL 8 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS JEFFREY ATCHISON LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.10**

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the architect before proceeding with the work. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on/or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.



1 **LEVEL 9, 11 FLOOR PLAN**
1 : 100

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
27	2023-09-19	CLIENT REVISIONS
26	2023-08-25	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S | Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:44 PM

SRM architects+ urban★designers

Drawing Name:

LEVEL 9, 11 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.11**

Do not scale drawings. Contractor must verify all grades and dimensions on the site before the execution of the work. All discrepancies must be reported immediately to the Consultant for clarification before proceeding. The Owner, Consultants and Contractor shall comply with the provisions of the Occupational Health and Safety Act and all applicable regulations. The Contractor is responsible for all dimensions and conditions on the job. The Consultant is not responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. These drawings are not to be used for construction purposes unless specifically issued for that purpose. The Consultant's review is not intended to approve or take responsibility for quantities, dimensions that are to be confirmed and correlated at the job site, fabrication processes and techniques of construction, coordination of the work with that of other trades or the safety precautions and programs in connection with the work. The Consultant's review will not relieve the Contractor of responsibility for errors or omissions in the Contract Documents. Any reliance on these drawings by a third party is at that party's own risk. The Contractor is responsible for ensuring that all persons employed by the Contractor and subcontractors are familiar with and satisfy the requirements of the Contract Documents. Written dimensions shall have precedence over scaled dimensions. All work shall comply with the 2012 Ontario Building Code and all applicable regulations. Contractors must check and verify all dimensions and report any discrepancies to the Consultant before proceeding with the work. All drawings, models, renderings and digital data are instruments of service and shall remain the property of the Consultant. They may not be used in whole or in part for any purpose other than the project specified herein without the written permission of the Consultant. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Consultant reserves the right to withdraw these documents from public access at any time for any reason without notice or liability. Ownership of the Contract Documents, including all design and working drawings, specifications and computer files prepared by the Consultant, is governed by the Consultant's Agreement with the Client. Unauthorized use of the Contract Documents will be at the Client's and User's sole risk and without liability to the Consultant. The Contract Documents are not to be used by the Client or any other party on other projects or for additions to this project outside the agreed scope of work without the specific written consent of the Consultant. The Consultant is not responsible for any use of the Contract Documents on other projects or for additions to this project outside the agreed scope of work. The Consultant's review is not intended to approve or take responsibility for quantities, dimensions that are to be confirmed and correlated at the job site, fabrication processes and techniques of construction, coordination of the work with that of other trades or the safety precautions and programs in connection with the work. These drawings are not to be used for construction purposes unless specifically issued for that purpose. The Consultant's review will not relieve the Contractor of responsibility for errors or omissions in the Contract Documents. Any reliance on these drawings by a third party is at that party's own risk. The Contractor is responsible for ensuring that all persons employed by the Contractor and subcontractors are familiar with and satisfy the requirements of the Contract Documents. Written dimensions shall have precedence over scaled dimensions. All work shall comply with the 2012 Ontario Building Code and all applicable regulations. Contractors must check and verify all dimensions and report any discrepancies to the Consultant before proceeding with the work. All drawings, models, renderings and digital data are instruments of service and shall remain the property of the Consultant. They may not be used in whole or in part for any purpose other than the project specified herein without the written permission of the Consultant. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Consultant reserves the right to withdraw these documents from public access at any time for any reason without notice or liability. Ownership of the Contract Documents, including all design and working drawings, specifications and computer files prepared by the Consultant, is governed by the Consultant's Agreement with the Client. Unauthorized use of the Contract Documents will be at the Client's and User's sole risk and without liability to the Consultant. The Contract Documents are not to be used by the Client or any other party on other projects or for additions to this project outside the agreed scope of work without the specific written consent of the Consultant. The Consultant is not responsible for any use of the Contract Documents on other projects or for additions to this project outside the agreed scope of work. The Consultant's review is not intended to approve or take responsibility for quantities, dimensions that are to be confirmed and correlated at the job site, fabrication processes and techniques of construction, coordination of the work with that of other trades or the safety precautions and programs in connection with the work. These drawings are not to be used for construction purposes unless specifically issued for that purpose. The Consultant's review will not relieve the Contractor of responsibility for errors or omissions in the Contract Documents.

1 LEVEL 10, 12 FLOOR PLAN
1 : 100

Do not scale drawing. Contractors must verify all dimensions on site and report any discrepancies to the Architect before proceeding with the work. All drawings, specifications and related documents are the property of the Architect and must be returned upon request. These documents are copyrighted and may not be used, in full or in part, without written consent of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contractor shall review all documents prior to the start of construction and shall report any errors, omissions or conflicts to the Architect immediately. Figured dimensions shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions. The Contractor shall coordinate all related work. Any discrepancies or conflicts shall be reported to the Architect immediately. Materials or workmanship not in accordance with the Contract Documents may be rejected by the Architect. Any reliance on assumptions made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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Project North

True North

GENERAL NOTES

1. **Do not scale drawings.** Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
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No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
27	2023-09-19	CLIENT REVISIONS
26	2023-08-25	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
11	2020-02-25	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
2	2019-03-18	ISSUED FOR PRE-CONSULTATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗ architects+ urban★designers

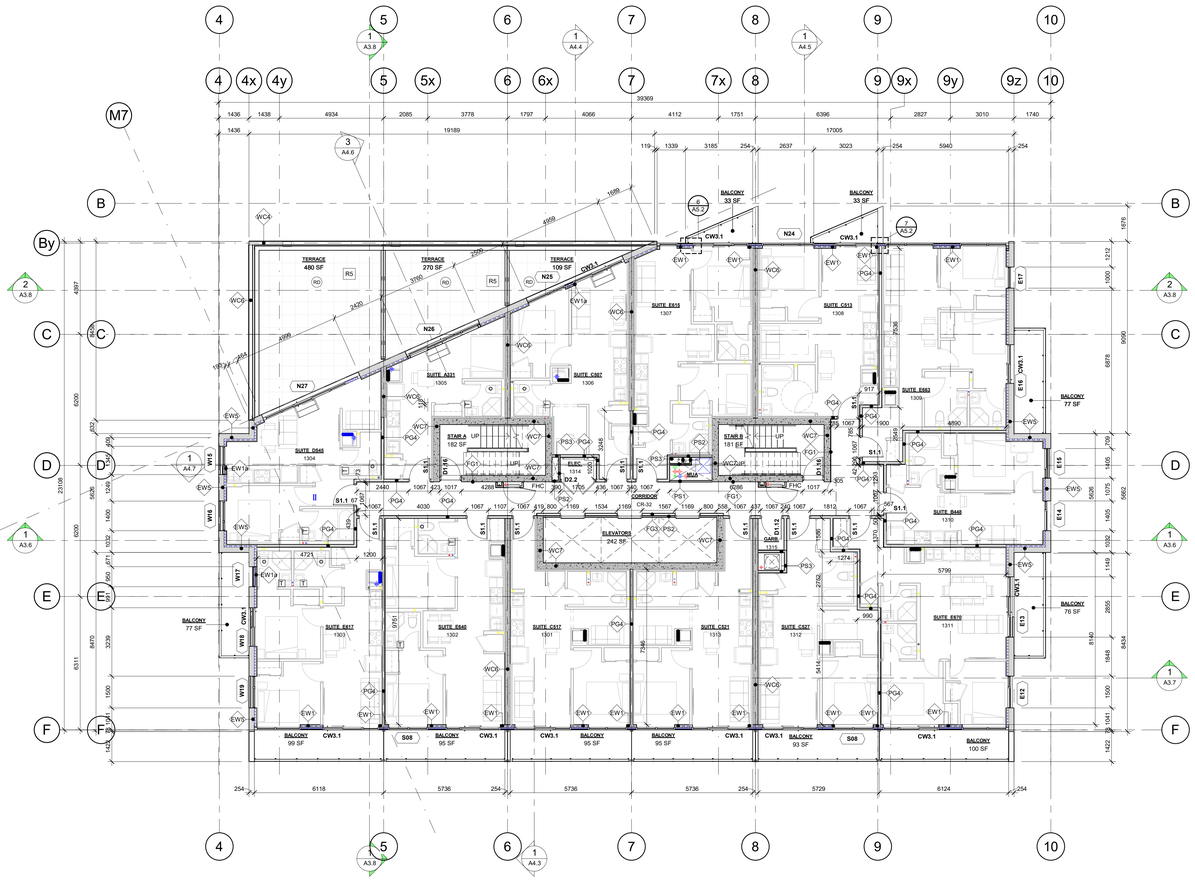
Project No: 19052
Drawing Date: 5/3/2024
Drawn by: M.S | Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:48 PM

Drawing Name:

LEVEL 10,12 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY A. TOMSON
LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.12**



1 **LEVEL 13 FLOOR PLAN**
1 : 100

Project North **True North**

GENERAL NOTES

1. **Do not scale drawings.** Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
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35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
27	2023-09-19	CLIENT REVISIONS
26	2023-08-25	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM architects+ urban*designers

Project No: 19052
Drawing Date: 09/18/20
Drawn by: M.S | Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:53 PM

Drawing Name:

LEVEL 13 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS — JEFFREY ATCHISON — LICENCE 7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.13**

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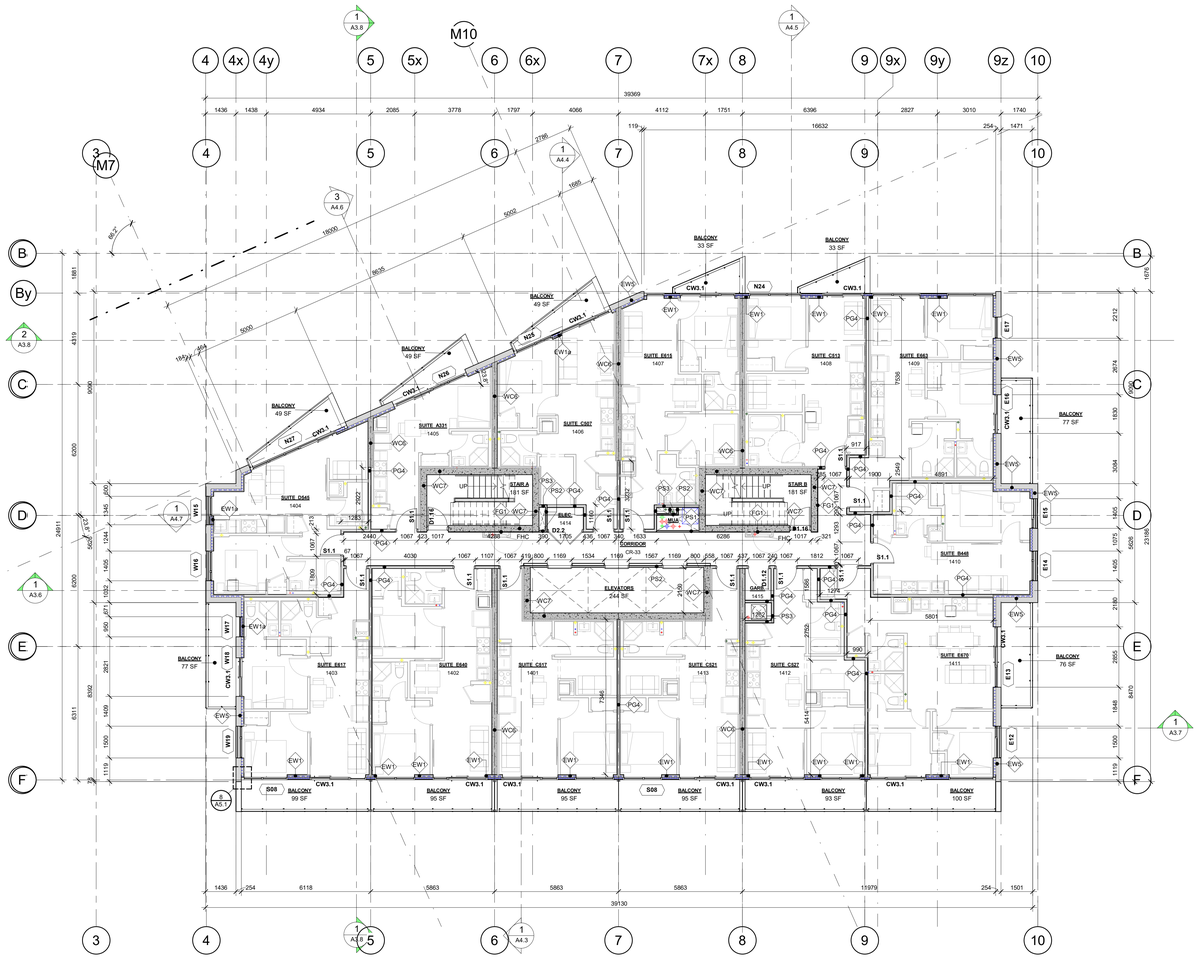

1 LEVEL 14-15 FLOOR PLAN
1 : 100

Project North **True North**

GENERAL NOTES

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36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
27	2023-09-19	CLIENT REVISIONS
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24	2022-09-30	ISSUED FOR SPA
23	2021-11-26	ISSUED FOR OPA/ZBA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
14	2020-11-17	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM architects+ urban★designers

Project No: 19052
Drawing Date: 09/21/23
Drawn by: Author
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:40:58 PM

Drawing Name:

LEVELS 14-15 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE
7254

Drawing Scale: 1 : 100
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A2.14**

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MATERIAL LEGEND

1	1	PRECAST CONCRETE - SAND/ YELLOW MASONRY VENEER
2a	2	PRECAST CONCRETE - WHITE
2b	3	PRECAST CONCRETE - CHARCOAL MASONRY VENEER
3	4	RECLAIMED HERITAGE MASONRY
4	5	SPANDREL PANEL
	6	GLAZING : TINT 2
	7	ALUMINUM MULLION
	8	METAL PANEL: DARK ANODIZED
	9	METAL PANEL: WHITE ANODIZED
	10	PRE-CAST CONCRETE CORNICE
	11	METAL CANOPY: CHARCOAL
	12	LOUVER BLANKING PANEL
	13	GLASS PANEL - CLEAR

2 VARIATION IN THE TEXTURAL TREATMENT OF THE WHITE PRECAST

GENERAL NOTES

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2. All work shall comply with the 2012 Ontario Building Code and amendments.
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1 **NORTH ELEVATION**
1 : 100

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
15	2020-12-01	ISSUED FOR OPA/ZBA
14	2020-11-17	ISSUED FOR REZONING
10	2020-02-11	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM architects+ urban★designers

Project No: 19052
Drawing Date: 12/15/19
Drawn by: M.S Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:41:26 PM

Drawing Name:

NORTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: As indicated
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A3.1**

Do not use drawings, dimensions shall verify all information on site prior to fabrication. Any discrepancies must be reported immediately. All drawings remain the property of the Consultant and may not be reproduced or used for other projects without permission. The Consultant assumes no responsibility for changes made to the drawings by others after issuance. The Consultant is not responsible for any deviations in construction, made based on these Contract Documents, or any reliance on/or decisions to be made based on them are the responsibility of such third parties. The Consultant shall not be responsible for any discrepancies made or actions based on the Contract Documents.
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MATERIAL LEGEND

1	1	PRECAST CONCRETE - SAND/ YELLOW MASONRY VENEER
2	2	PRECAST CONCRETE - WHITE
3	3	PRECAST CONCRETE - CHARCOAL MASONRY VENEER
4	4	RECLAIMED HERITAGE MASONRY
5	5	SPANDREL PANEL
6	6	GLAZING : TINT 2
7	7	ALUMINUM MULLION
8	8	METAL PANEL: DARK ANODIZED
9	9	METAL PANEL: WHITE ANODIZED
10	10	PRE-CAST CONCRETE CORNICE
11	11	METAL CANOPY: CHARCOAL
12	12	LOUVER BLANKING PANEL
13	13	GLASS PANEL - CLEAR

2 VARIATION IN THE TEXTURAL TREATMENT OF THE WHITE PRECAST

GENERAL NOTES

1. **Do not scale drawings.** Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
6. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on/or decisions to be made based on them are the responsibility of such third parties.
7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

1 **SOUTH ELEVATION**
1 : 100

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
34	2023-12-18	ISSUED FOR SPA
24	2022-09-30	ISSUED FOR SPA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
15	2020-12-01	ISSUED FOR OPA/ZBA
14	2020-11-17	ISSUED FOR REZONING
10	2020-02-11	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗
architects+
urban★designers

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:43:14 PM

Drawing Name:

SOUTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE
7254

Drawing Scale: As indicated
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A3.2**

Do not scale drawing. Contractor must verify all dimensions on site before starting work. Report all discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect and may not be reproduced in any form without the consent of the Architect. The Architect is not responsible for the accuracy of any reference or assistance to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
To include contract, lease, reflect the Consultant's best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

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MATERIAL LEGEND

1	1	PRECAST CONCRETE - SAND/ YELLOW MASONRY VENEER
2	2	PRECAST CONCRETE - WHITE
3	3	PRECAST CONCRETE - CHARCOAL MASONRY VENEER
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11	11	METAL CANOPY: CHARCOAL
12	12	LOUVER BLANKING PANEL
13	13	GLASS PANEL - CLEAR

2 VARIATION IN THE TEXTURAL TREATMENT OF THE WHITE PRECAST

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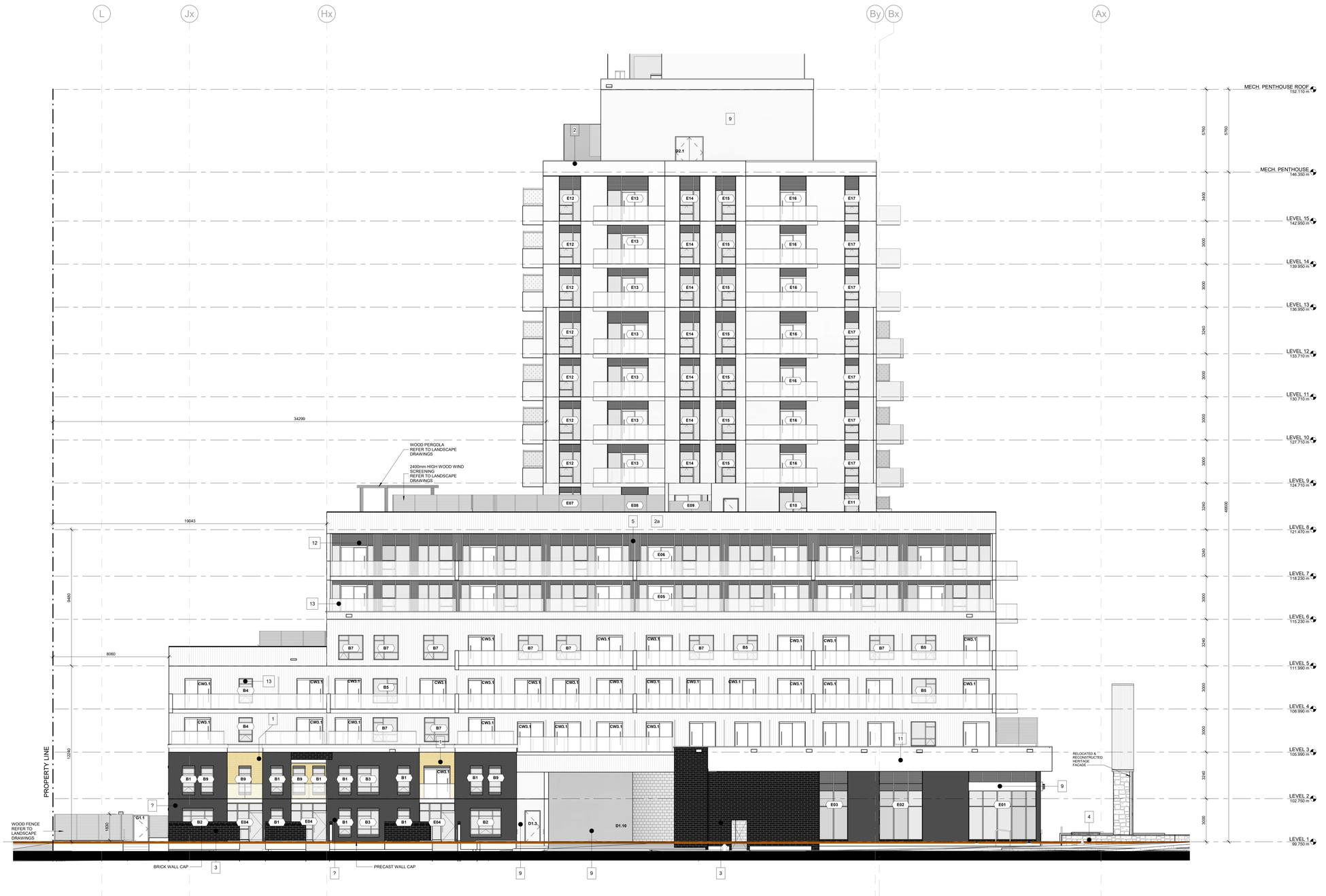

1 **EAST ELEVATION**
1 : 100

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
36	2024-04-17	ISSUED FOR MINOR VARIANCE
35	2024-03-20	ISSUED FOR TENDER
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18	2021-04-26	ISSUED FOR COORDINATION
15	2020-12-01	ISSUED FOR OPA/ZBA
14	2020-11-17	ISSUED FOR REZONING
10	2020-02-11	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗
architects+
urban★designers

Project No: 19052
Drawing Date: 12/16/19
Drawn by: M.S
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:45:18 PM

Drawing Name:

EAST ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

Drawing Scale: As indicated
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A3.3**

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Autodesk Docs://19052 - 1107 Main St, Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt

MATERIAL LEGEND

1	1	PRECAST CONCRETE - SAND/ YELLOW MASONRY VENEER
2	2	PRECAST CONCRETE - WHITE
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	4	RECLAIMED HERITAGE MASONRY
2b	5	SPANDREL PANEL
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2 VARIATION IN THE TEXTURAL TREATMENT OF THE WHITE PRECAST

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1 **WEST ELEVATION**
1 : 100

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
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18	2021-04-26	ISSUED FOR COORDINATION
15	2020-12-01	ISSUED FOR OPA/ZBA
14	2020-11-17	ISSUED FOR REZONING
10	2020-02-11	ISSUED FOR REZONING

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

Project No: 19052
Drawing Date: 07/22/02
Drawn by: M.S | Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:47:24 PM

SRM architects+ urban★designers

Drawing Name:

WEST ELEVATION

Drawing Scale: As indicated
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A3.4**

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE 7254

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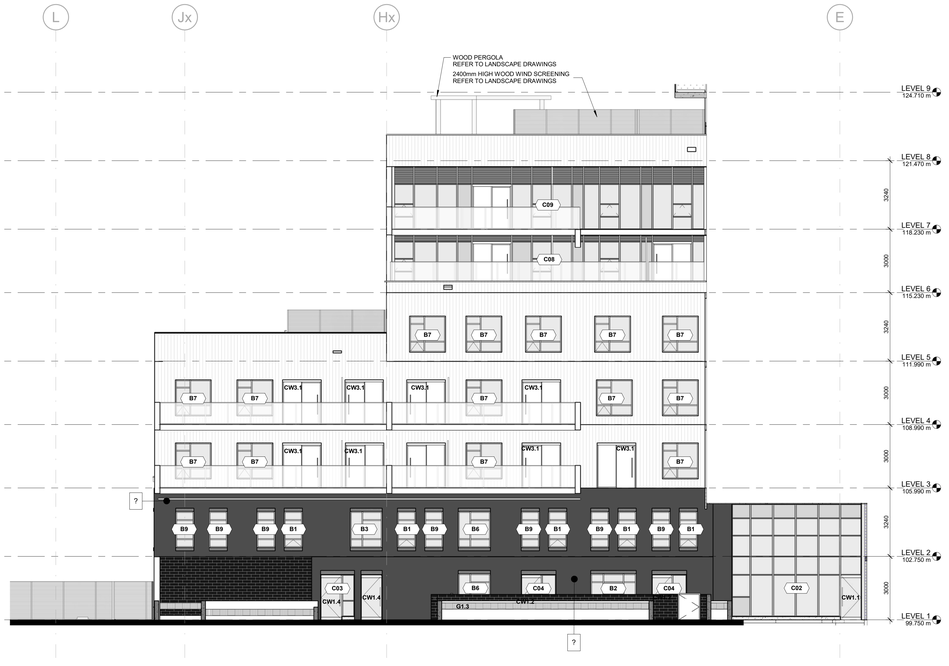
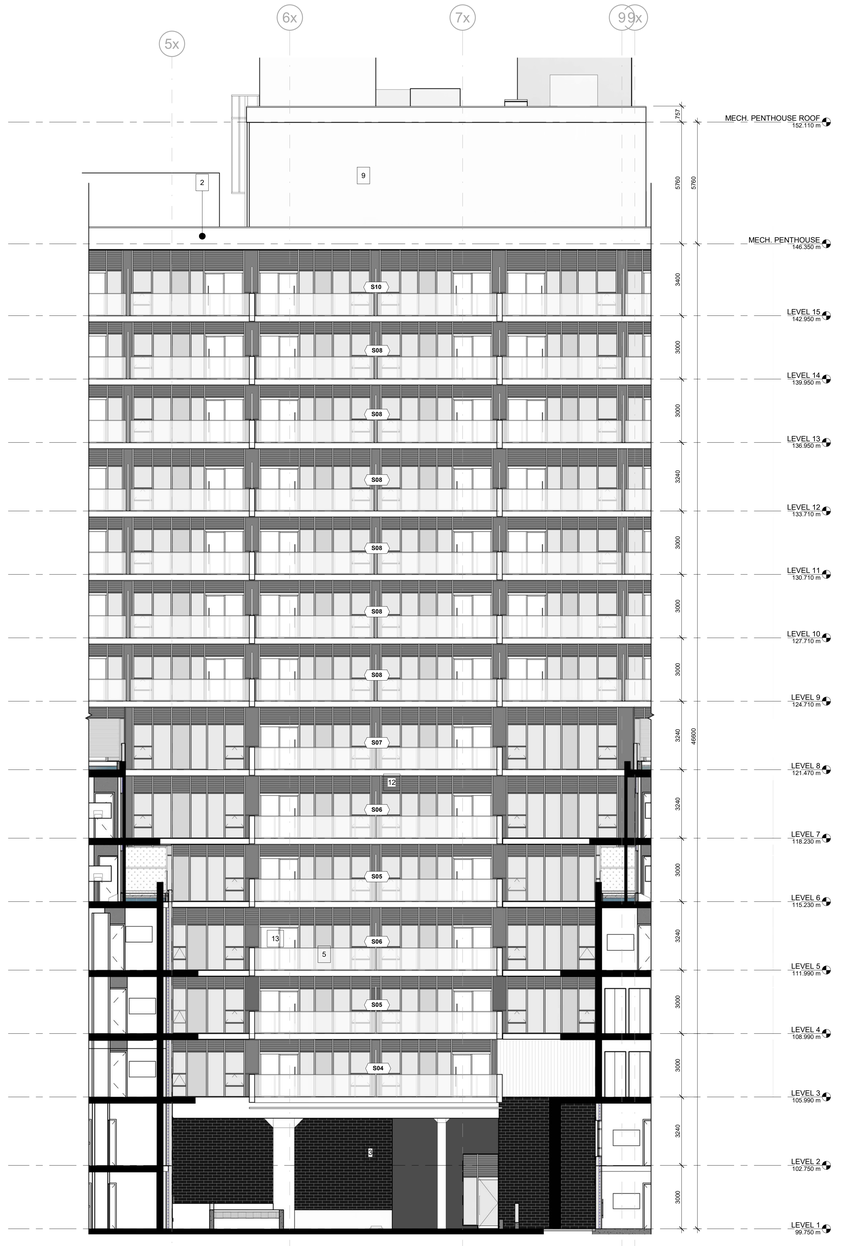
Autodesk Docs://19052 - 1107 Main St. Hamilton (IN8)/19052 - 1107 Main St West Hamilton_V2.rvt

1 COURTYARD ELEVATION EAST WING
1 : 100



2 COURTYARD ELEVATION WEST WING
1 : 100



3 COURTYARD ELEVATION NORTH
1 : 100

MATERIAL LEGEND

1	PRECAST CONCRETE - SAND/ YELLOW MASONRY VENEER
2	PRECAST CONCRETE - WHITE
3	PRECAST CONCRETE - CHARCOAL MASONRY VENEER
4	RECLAIMED HERITAGE MASONRY
5	SPANDREL PANEL
6	GLAZING : TINT 2
7	ALUMINUM MULLION
8	METAL PANEL: DARK ANODIZED
9	METAL PANEL: WHITE ANODIZED
10	PRE-CAST CONCRETE CORNICE
11	METAL CANOPY: CHARCOAL
12	LOUVER BLANKING PANEL
13	GLASS PANEL - CLEAR

2 VARIATION IN THE TEXTURAL TREATMENT OF THE WHITE PRECAST

GENERAL NOTES

1. **Do not scale drawings.** Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
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6. The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on/or decisions to be made based on them are the responsibility of such third parties.
7. The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

No.	Date	Revision
40	2024-05-28	ISSUED FOR MINOR VARIANCE
38	2024-05-15	RE-ISSUED FOR TENDER
37	2024-05-03	ISSUED FOR SITE PLAN APPROVAL
35	2024-03-20	ISSUED FOR TENDER
24	2022-09-30	ISSUED FOR SPA
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION

Client:

Project Name / Address:

IN8
1107 MAIN ST. W

City of Hamilton Site Plan File Number: DA-23-003

SRM↗
architects+
urban★designers

Project No: 19052
Drawing Date: 01/21/21
Drawn by: DM
Checked by: JAA
Office Location: KITCHENER
Plot Date / Time: 5/28/2024 12:48:21 PM

Drawing Name:

COURTYARD ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
JEFFREY ATCHISON
LICENCE
7254

Drawing Scale: As indicated
Status: MINOR VARIANCE
Revision No.: **r40**
Drawing No.: **A3.5**

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up consulting

May 30, 2024

Committee of Adjustment Coordinator
Planning & Development
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Re: Minor Variance Application – 1107 Main Street West, Hamilton
UP Consulting Project No. 006

On behalf of my client, 1107 Main Street Inc. c/o Darryl Firsten, please accept this letter and the following materials as the complete minor variance application for the proposed development of the property municipally know as 1107 Main Street West, Hamilton:

- Architectural drawings prepared by SRM Architects
- Minor Variance application form
- Application fee in the amount of $3,900 made payable to the City of Hamilton (to be delivered)

As you are aware, my client is advancing planning applications contemplating the redevelopment of the subject property for the purposes of a 15 storey residential apartment building. To date, the applicant has previously applied for an Official Plan Amendment and corresponding site specific Zoning By-Law Amendment which was approved by City of Hamilton Council in 2022. The proposed development is also subject to Site Plan Application DA-23-003, which received conditional approval on October 11, 2023.

Through the detailed design process which has occurred following the approval of the Official Plan Amendment and Zoning By-Law Amendment applications, a number of minor by-law deficiencies have been identified, which are the basis for this minor variance application.

This letter provides an overview of the proposed development, the site and its context, the land use planning framework which applies to the property, and the variances now requested. This letter also provides an overview of the 'Four Tests for a Variance' set out in the Planning Act, and how the variances are minor in nature, maintain the general purpose and intent of the Official Plan and Zoning By-Law, and are desirable for the use and development of the property.

Site Description and Context

The subject property is located at 1107 Main Street West, Hamiton in the Ainslie Wood East neighbourhood of the City. The subject property is a through lot which has a lot area of approximately 5,170 sq. m with 66 m of frontage along Main Street West, 60.3 m of frontage along Cline Avenue South and approximately 86.5 m of frontage on Dow Avenue. The property currently contains an institutional building / church known as Grace Evangelical Lutheran Church, which is listed on the City of Hamilton's Inventory of Buildings of Architectural and / or Historical Interest. The location of the subject property and a photo showing the existing church building are shown on Figures 1 and 2 on the following page.

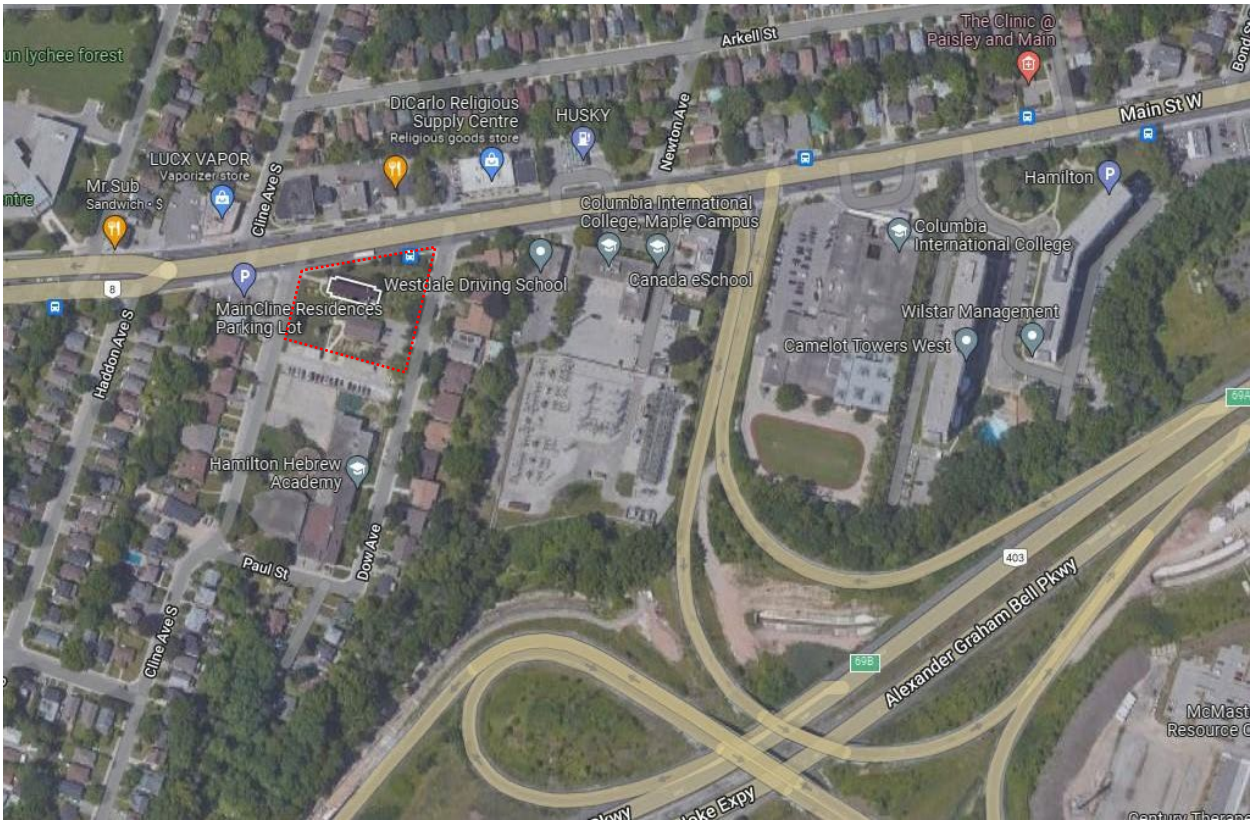

Figure 1: Site Location (Source: Google Earth)

Figure 2: Existing Church Building (Source: Google Earth)

The subject property is located in close proximity to a range and mix of commercial, residential and institutional uses as summarized in the following table.

North	South	East	West
Commercial and retail uses	Adas Israel Synagogue and Hebrew Academy	Columbia International College / Boarding School	Low Rise Residential Neighbourhood
Student Accommodations	Low density residential neighbourhood	Commercial / retail uses	McMaster University and Children's Hospital
Dalewood Recreation Centre	Stroud Park	Residential Apartment Buildings	Institutional / Religious Uses
McMaster Children's Hospital	Provincial Highway 403	Westdale Secondary School	Commercial / retail uses
McMaster Main Campus	Brantford Hamilton Rail Trail	Commercial Plazas	Major Commercial Node

Summary of Proposal

As shown on the Site Plan prepared by SRM Architects, the applicant is proposing the redevelopment of the subject property to contain a 15 storey mixed use building containing 308 residential units and approximately 549 sq. m of commercial floor space. A total of 171 parking stalls are proposed of which 11 are proposed to be dedicated as visitor spaces and the remaining for the residential use of the development.

The proposed development contemplates a U-shaped building with the tower being located centrally on the site, towards the Main Street West frontage. Two six-storey wings are proposed along the Cline Avenue and Dow Avenue frontages, framing the site. Building step-backs are proposed along the southern, eastern and western facades to provide transition in massing to adjacent residential areas.

Figure 3 shows the proposed site plan for the development. Figures 4-7 show the proposed building elevations.

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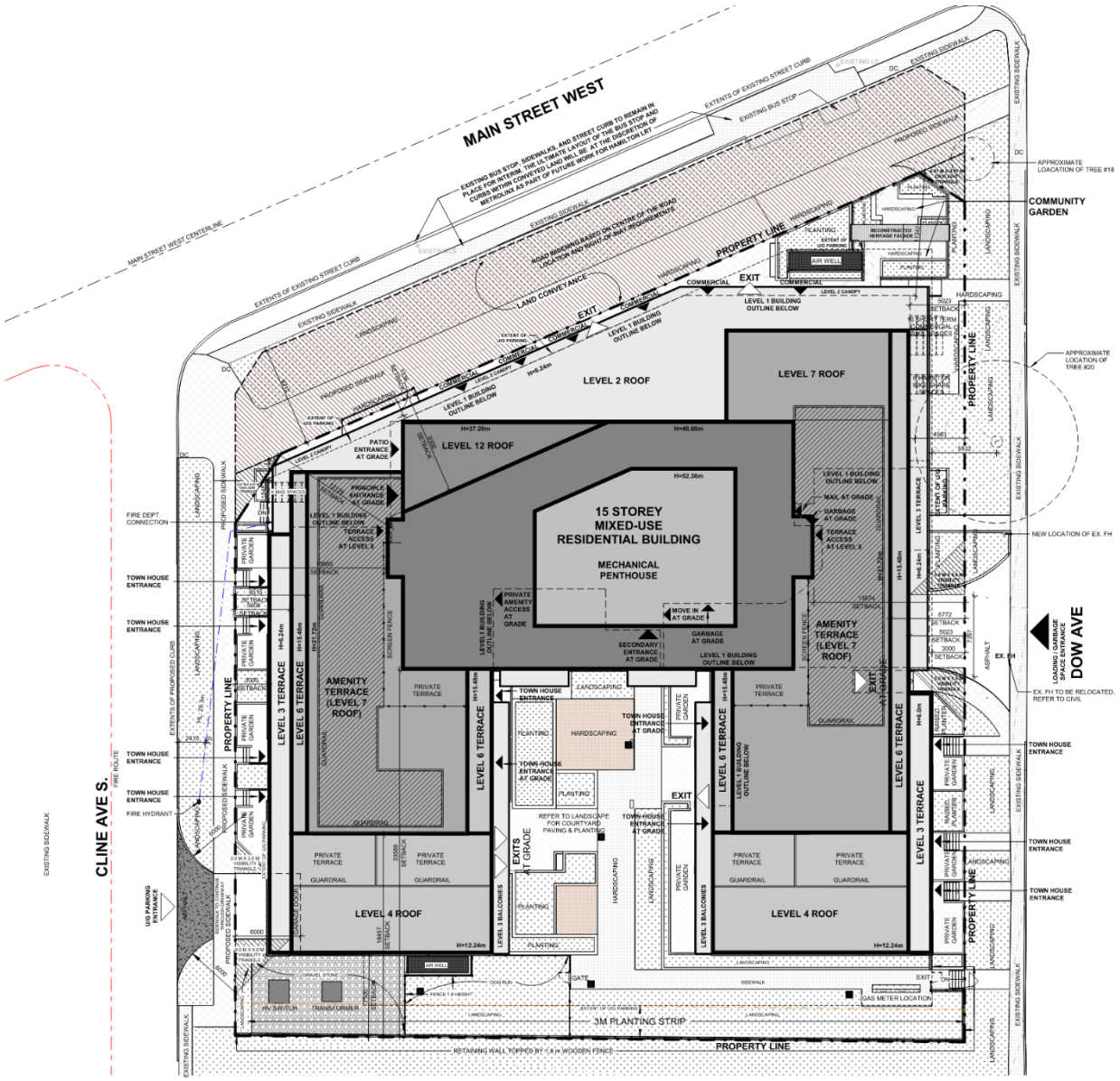

Figure 3: Proposed Site Plan (Source: SRM Architects)

Figure 4: North (Main Street Facing) Building Elevations (Source: SRM Architects)

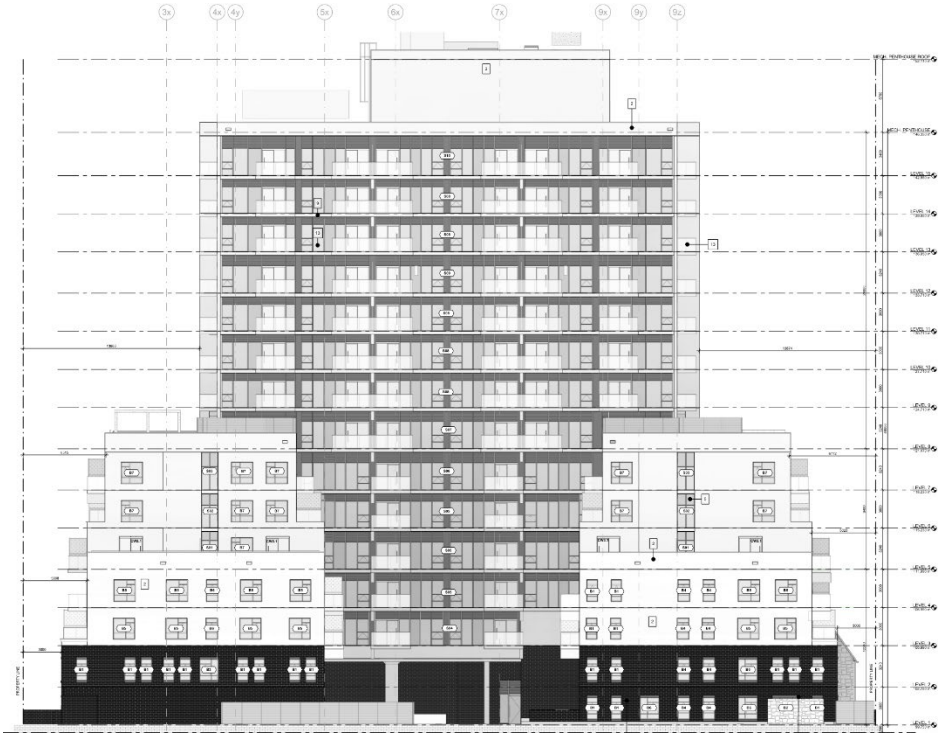

Figure 5: South Elevation (Source: SRM Architects)

Figure 6: Eastern Building Elevation (Source: SRM Architects)

Figure 7: Western Building Elevation (Source: SRM Architects)

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Previous Land Use Planning Applications

As noted, the subject property has been the subject of a previous Official Plan Amendment and Zoning By-Law Amendment applications, which were approved in 2022. The purpose of these applications was to allow for the contemplated 15 storey mixed use building. Specifically, the purpose of these applications is summarized below:

Official Plan Amendment:

To establish a new Area Specific Policy within Site Specific Policy - Area E within the Mixed Use – Medium Density designation in the Ainslie Wood Westdale Secondary Plan, to permit a 15 storey, mixed use development, on the subject property.

Zoning By-Law Amendment:

To modification to the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone to Transit Oriented Corridor Mixed Use Medium Density (TOC1, 772, H75) Zone, to permit a 15 storey mixed use development on the subject property.

As part of the implementing by-law for the Zoning By-Law Amendment, a number of site-specific requirements and regulations were applied to the subject property, including the following:

Regulation	Requirement
Minimum Finished Floor Elevation of any dwelling unit	*0.5 metres above grade
Maximum Building Setback from a Street Line	**Main Street** Maximum 13.3 metres Notwithstanding the above, a minimum setback of 9.3 metres from Main Street West for any portion of the building exceeding 36.0 metres in height. **Cline Avenue and Dow Avenue** *Maximum 4.5 metres from Cline Avenue South and Dow Avenue; Notwithstanding the above, the following minimum setbacks shall apply from Cline Avenue South and Dow Avenue A. 5.0 metres for any portion of the building exceeding a height of 7.8 metres B. 6.5 metres for any portion of the building exceeding a height of 16.5 metres; and, C. *14.3 metres for any portion of the building exceeding a height of 22.0 metres, except for an enclosed stairwell.

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Minimum Rear Yard	14.5 metres for any portion of the building exceeding a height of 13.5 metres; 17.5 metres for any portion of the building exceeding a height of 18.0 metres; and, 33.5 metres for any portion of the building exceeding a height of 22.0 metres, except for an enclosed stairwell.
Maximum Building Height	47.0 metres
Built Form for New Development	1. A maximum of two driveways shall be permitted; 2. A driveway on Dow Avenue shall have a maximum width of 7.5 metres and a driveway on Cline Avenue South shall have a maximum width of 6.0 metres; and, 3. A driveway on Main Street West shall not be permitted.
Visual Barrier	A visual barrier shall be required along any lot line abutting an Institutional Zone and may include a gate. ix)
Planning Strip	A planting strip with a minimum width of 3.0 metres shall be provided along any lot line abutting an Institutional Zone, except for a walkway to a gate.

I note that the proposed development adheres to all of these by-law requirements save for:

- Minimum Finished Floor Elevation of any dwelling unit be 0.5 metres above grade
- Maximum setback from Dow Avenue (4.5 metres required, whereas 5.023 metres proposed)
- Building setback from Main Street above 36 metres in building height (proposing a building setback of 9.3 m for any portion of the building exceeding 37.5 m in height, whereas the Zoning By-Law requires a minimum setback of 9.3 m for any portion of the building above 36 m in height).
- Minimum Setback of the building exceeding a height of 22.0 metres from Cline and Dow Avenue (13.8 m proposed whereas 14.3 m required)

In addition to the application of site specific regulations and requirements, a holding provision was applied to the property dealing with matters related to wind; heritage conservation, salvage and reuse; and conservation of heritage resources. I note that an application to remove the holding provision was submitted to the City of Hamilton on October 13, 2023 which is under final review.

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Required Variance Applications

As noted above, as a result of detailed design undertaken as part of the site plan application for the project, there have been several slight changes in the site and building design now proposed. As a result of these revisions, variances are requested to:

- Permit ground level units at grade, whereas the By-Law requires a Minimum Finished Floor Elevation of any dwelling unit be 0.5 metres above grade.
- Permit a yard setback from Dow Avenue of 5.023 m whereas the by-law establishes a maximum setback of 4.5 metres; and,
- Permit a building setback of 9.3 m from the Main Street frontage for the exceeding 37.5 m in height, whereas the Zoning By-Law requires a minimum setback of 9.3 m for any portion of the building above 36 m in height.
- Permit a Minimum Setback of the building exceeding a height of 22.0 metres from Cline and Dow Avenue of 13.8 m, whereas 14.3 m required.

Land use planning rationale with respect to these required variances is discussed in the following subsections of this letter.

Discussion: 'Four Tests' of a Minor Variance

The Planning Act establishes 'four tests' which are to be assessed when considering the appropriateness of a minor variance. These are:

- Does the variance maintain the general intent and purpose of the Official Plan?
- Does the variance maintain the general intent and purpose of the Zoning By-Law?
- Is the variance appropriate and desirable for the use and development of the lands?
- Is the application minor in nature?

The following subsections of this letter discuss these tests and provide land use planning rationale with respect to the same.

Variance No. 1:

Proposing a building line setback of 5.023 m whereas Zoning By-Law requires a maximum setback of 4.5 m.

1. *Does the variance maintain the general intent and purpose of the Official Plan?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Official Plan. The Official Plan does not speak to setback related matters, and the site specific policies of the Official Plan do not include reference to any required minimum or maximum setback from Dow Avenue.

I note that this setback has been contemplated since the submission of the original Official Plan Amendment and Zoning By-Law Amendment applications, and included on the drawing package submitted and endorsed by City Council. Despite this, the site specific regulation did not reflect the setback proposed from Dow Avenue and was an inadvertent omission from the implementing by-law. In this regard, it is my opinion that the requested variance is administrative

in nature and reflective of the decision of Council on the original Official Plan Amendment and Zoning By-Law Amendment applications.

2. *Does the variance maintain the general intent and purpose of the Zoning By-Law?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Zoning By-Law.

As shown on the proposed site plan, the development contemplates a maximum building setback of 5.023 m whereas the site-specific zoning requires the building to be set back no more than 4.5 m. As noted, this setback has been contemplated since the submission of the original Official Plan Amendment and Zoning By-Law Amendment applications, and included on the drawing package submitted and endorsed by City Council. Despite this, the site specific regulation did not reflect the setback proposed from Dow Avenue and was an inadvertent omission from the implementing by-law. In this regard, it is my opinion that the requested variance is administrative in nature and reflective of the decision of Council on the original Official Plan Amendment and Zoning By-Law Amendment applications.

3. *Is the variance appropriate and desirable for the use and development of the property?*

Yes. It is my professional opinion that the proposed use and variance are desirable for the area. As noted, this setback has always been contemplated and the design, inclusive of this setback, was supported by City staff. As the development concept has remained generally the same, and that the setback has not increased since the approval of the Official Plan and Zoning By-Law Amendment, it is my opinion that the setback remains appropriate.

4. *Is the application minor in nature?*

Yes. Given the foregoing, it is my professional opinion that the variance is minor in nature as the required relief is necessary to address an oversight at the Zoning By-Law implementation phase. Further, the requested relief of slightly more than 0.5 m is inconsequential and does not constitute a significant departure from the by-law requirement.

Variance No. 2:

Proposing a building setback of 9.3 m for any portion of the building exceeding 37.5 m in height, whereas the Zoning By-Law requires a minimum setback of 9.3 m for any portion of the building above 36 m in height.

1. *Does the variance maintain the general intent and purpose of the Official Plan?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Official Plan. The Official Plan does not contain policy direction specifically identifying setback requirements relative to height, but does include policy direction encouraging compatible built forms and transition in massing to low rise areas and to the public realm. In my opinion, the requested relief is minor in nature and maintain the overall purpose and intent of the Official Plan in this regard by still providing meaningful transitions and stepback from the front of the development to minimize massing implications at the street level along Main Street

2. *Does the variance maintain the general intent and purpose of the Zoning By-Law?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Zoning By-Law. The site-specific zoning contains regulations and requirements related to building stepbacks / setbacks from the Main Street frontage as the overall height of the building increases. The purpose of these regulations is to ensure that Main Street maintains a pedestrian level scale of development and to ensure that the tower of the development is appropriately setback to minimize shadowing/shade and massing implications onto and over the public realm.

Through the detailed design process, the floor to floor heights of the development have been slightly adjusted to accommodate the pre-cast construction methodology which is proposed to be used to construct the building. As a result, the height of the first twelve floors has been increased by approximately 1.5 m past the 36 m height mark to accommodate the precast structure requirements. Accordingly, the setback distance of 9.3 m is now provided at the 37.5 m height mark of the building.

In my opinion, this requested variance maintains the general intent and purpose of the Zoning By-Law as it relates to the proposed development, as the required setback distance is still provided, albeit slightly higher than required by the By-Law. This 1.5 m height increase is negligible within the context of the overall development and does not constitute a significant departure from the by-law requirements.

3. Is the variance appropriate and desirable for the use and development of the property?

Yes. It is my professional opinion that the proposed use and variance are desirable for the area. As noted, the overall development concept has remained largely the same since approval by City council and that the modest increase in floor-to-floor heights is desirable for the use of the property since will allow for overhead ceiling heights that occupants will find more comfortable. The slight increase in floor to floor heights has led to this required variance, but does not represent a significant change from the intended land use as endorsed by City council.

4. Is the application minor in nature?

Yes. It is my professional opinion that the variance is minor in nature. The requested relief responds to the determined construction methodology. The required setback distance (9.3 m) is still provided, however this distance is not achieved for an additional 1.5 m in building height. In my opinion, this is minor in nature and in keeping with the originally proposed development concept.

Variance No. 3:

Dwelling unit proposed at grade whereas the By-Law requires a minimum finished floor elevation of 0.5 m above grade for any dwelling unit.

1. Does the variance maintain the general intent and purpose of the Official Plan?

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Official Plan. The Official Plan is silent on the matter, but does include design direction supporting the integration of compatible land uses and urban design direction to ensure that ground level units are designed to be compatible and sympathetic to the surrounding neighbourhood. In my opinion, the design includes ground level units with direct

pedestrian accesses thereto, with several units have steps/stoops on their street facing facades. The Official Plan also includes direction to support the provision of barrier free / accessible units, which the variance will help to facilitate. In my opinion, the proposed variance will maintain the general intent and purpose of the Official Plan.

2. *Does the variance maintain the general intent and purpose of the Zoning By-Law?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Zoning By-Law. Based on the City Staff Report for the Official Plan Amendment and Zoning By-Law Amendment, it is my understanding that the purpose of requiring a minimum finished floor elevation for ground level units "is to avoid rear lotting and ensure buildings are designed with front porch conditions facing the street" and "to provide a development scale that is reflective of the neighbourhood which is dominated by low rise dwellings accessed at grade."

As shown on the proposed architectural drawings, the ground level units proposed along both Dow Avenue and Cline Avenue South have been designed to front onto the municipal street and will direct accesses to the public realm and many units including front porches and stoops. In my opinion, the proposed design which orients units towards the public realm is in keeping with the purpose and intent of the Zoning By-Law and satisfies this Planning Act test.

3. *Is the variance appropriate and desirable for the use and development of the property?*

Yes. It is my professional opinion that the proposed use and variance are desirable for the area. As discussed, the purpose of this regulation is to ensure that units are streetfacing and that the development is provided at a scale reflective of the neighbourhood. In my opinion, the requested variance is appropriate and desirable for the use of the property as the design of the building includes street facing ground level units, in keeping with the intent of the by-law.

4. *Is the application minor in nature?*

Yes. It is my professional opinion that the variance is minor in nature. As noted, the development will contain street-facing units which is the intent of the regulation. The variance requested is not being sought to deviate from this direction, but rather is being requested to ensure barrier free accessibility and to support the logical development of the property.

Variance No. 4

Proposing a building setback of 13.8 m for portions of the building exceeding 22 m in height, whereas 14.3 m is required. This variance is required to account for 'bump-outs' from the tower between level 8 and 15 which is necessary to align parts of the structural pre-cast system to transfer loads from the upper tower down through the podium structure.

1. *Does the variance maintain the general intent and purpose of the Official Plan?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Official Plan. The Official Plan is silent on the matter, but does include design direction to ensure appropriate setbacks between towers and adjacent lands. In our opinion, the slightly reduced setback where the building is greater than 22 m in height is negligible, and the

13.8 m setback contemplated will provide ample separation between the tower and adjacent lands.

2. *Does the variance maintain the general intent and purpose of the Zoning By-Law?*

Yes. It is my professional opinion that the proposed variance maintains the general intent and purpose of the Zoning By-Law. As noted above, this slight variance has been requested to account for two structural bump outs between levels 8-15 which are required to account for the proposed structural precast system to transfer loads from the taller portions of the tower to its base. These bump outs are limited in length, with the remainder of the tower facades abiding by the otherwise required 14.3 m setback.

3. *Is the variance appropriate and desirable for the use and development of the property?*

Yes. It is my professional opinion that the variance is desirable for the use and development of the property, as it will support the proposed structural system. The development has been considered and supported by council and this revision is necessary to implement the broader development concept for the lands.

4. *Is the application minor in nature?*

Yes. It is my professional opinion that the variance is minor in nature. As noted, the 'bump outs' will be limited in length relative to the rest of the façade, and the overall reduction in setback distance of 0.5 m is negligible.

Conclusion

We trust that the information provided in this letter along with the attached architectural drawings provides you with sufficient information for the review and processing of the minor variance application. Should you require anything further, or should you wish to discuss, please do not hesitate to contact me.

Sincerely,

David Galbraith, MCIP RPP
President, UP Consulting

Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	1107 Main Street Inc.		
Applicant(s)	Up Consulting Ltd c/o David Galbraith		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☐ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☑ Cheque ☐ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1107 Main Street West, Hamilton		
Assessment Roll Number			
Former Municipality			
Lot	PIN 17464-0282 (LT)	Concession	
Registered Plan Number	728	Lot(s)	21-33
Reference Plan Number (s)	62R-11411	Part(s)	8

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

- Minimum Finished Floor Elevation of any dwelling unit be 0.5 metres above grade
- Maximum setback from Dow Avenue (4.5 metres required, whereas 5.023 metres proposed)
- Building setback from Main Street above 36 metres in building height (proposing a building setback of 9.3 m for any portion of the building exceeding 37.5 m in height, whereas the Zoning By-Law requires a minimum setback of 9.3 m for any portion of the building above 36 m in height).
- Minimum Setback of the building exceeding a height of 22.0 metres from Cline and Dow Avenue (13.8 m proposed whereas 14.3 m required)

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Variances resulting from detailed design which has led to slight deviations from site specific zoning for the project

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
66 m & 60.3 & 86.5 m	Varies	5170 sq m	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Church	3.996 m	32.256 m	16.273 m / 13.421 m	01/09/1959

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
15 Storey Apartment	12.13 m	7.5 m	5 m	Proposed

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
15 Storey Apartment	2,689 sq. m	19,392.2 sq.m	15	46.6

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

☑ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

15 storey mixed use building (~550 sq m of at-grade commercial) containing 308 residential units

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Primarily residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2020

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Institutional / church

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Institutional / church

7.4 Length of time the existing uses of the subject property have continued:
Approximately 60 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): NA

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Mixed Use – Medium Density

Please provide an explanation of how the application conforms with the Official Plan.

Development conforms to site specific OP policy applicable to lands which permits a high rise mixed use development

7.6 What is the existing zoning of the subject land? TOC1, 772, H75

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 308

8.3 Additional Information (please include separate sheet if needed):

See cover letter and attached architectural drawings

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- x [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**HM/A-24:02**	**SUBJECT PROPERTY:**	72 Holmes Avenue, Hamilton
ZONE:	"C/S-1335, S-1335a, S-720" (Urban Protected Residential)	**ZONING BY-LAW:**	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner: Paul & Susan Seguro
Agent: Peter Chee, Miko Urban Consulting Inc.

The following variances are requested:

1. One (1) parking space shall be provided instead of the minimum required Three (3) parking spaces.

PURPOSE & EFFECT: To facilitate the construction of a new single detached dwelling with one (1) secondary dwelling unit.

Notes:

1. Please be advised the property is also subject to the R1 Zone, Amending By-law 24-051 and 24-052 within the Hamilton Zoning by-law 05-200, which is not yet final and binding. As per the submitted application the proposal has been reviewed against the current 6593 Former Hamilton Zoning By-law C District.

2. Please be advised previous consent and minor variance application HM.B.23.25 and HM.A.23.111 is associated with this property.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:35 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)

HM/A-24:02

	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-24:02, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

HM/A-24:02

Subject Lands

DATED: July 18, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GENRAL GRADING NOTES

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED

2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45M OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG

3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD SWALES

4. RETAINING WALLS 0.6M IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE

5. SLOPES OF SWALES FOR BOTH BACK TO FRONT AND SPLIT DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES)

6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3M COVER OVER THE SUB-DRAIN), OR OTHER MITIGATION MEASURES

7. MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%

8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE

9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150MM (MIN) ABOVE FINISHED GRADE

10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED

11. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS

12. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC., REFER TO TREE PROTECTION PLAN

13. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED

14. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE

15. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2M FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS

GENERAL UNDERGROUND SERVICES NOTES

1. ALL SERVICES TO BE INSTALLED AS PER CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL (LATEST EDITION) AND MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).

2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5M MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICE/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.25M UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.5M BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATER SERVICE / MAIN. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.6M COVER. SEWER DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20M AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2M.

3. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNERS' S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

4. ALL BACKFLOW PREVENTION DEVICES MUST BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF HAMILTON'S BACKFLOW PREVENTION BY-LAW # 10-103.

PRIVATE DRAINS

PRIVATE DRAINS TO BE 150MM DIA. PVC PIPE, CSA B182.1 M-1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.

COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.

MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.

TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.

TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.

BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS, A MINIMUM OF 0.60m FROM A BUILDING FACE.

SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

WATER SERVICE

'W' DENOTES WATER SERVICE CONNECTION (20MM DIA. TYPE 'K' SOFT COPPER) AS PER WM-207.01.

GRANULAR BEDDING AS PER WM-200.01 AND WM-200.02 TO BE GRANULAR 'D' AS PER FORM 600.

SANITARY AND STORM SEWERS

CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).

COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.

SUMP PUMPS

SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN

ROOFWATER LEADERS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE

SILTATION AND EROSION CONTROL

SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.

ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF HAMILTON.

ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF HAMILTON.

Average grade calculations

Formula: Ave. GRADE = SUM [(ELEV_1+ELEV_2)x0.5xDIST] / SUM DIST

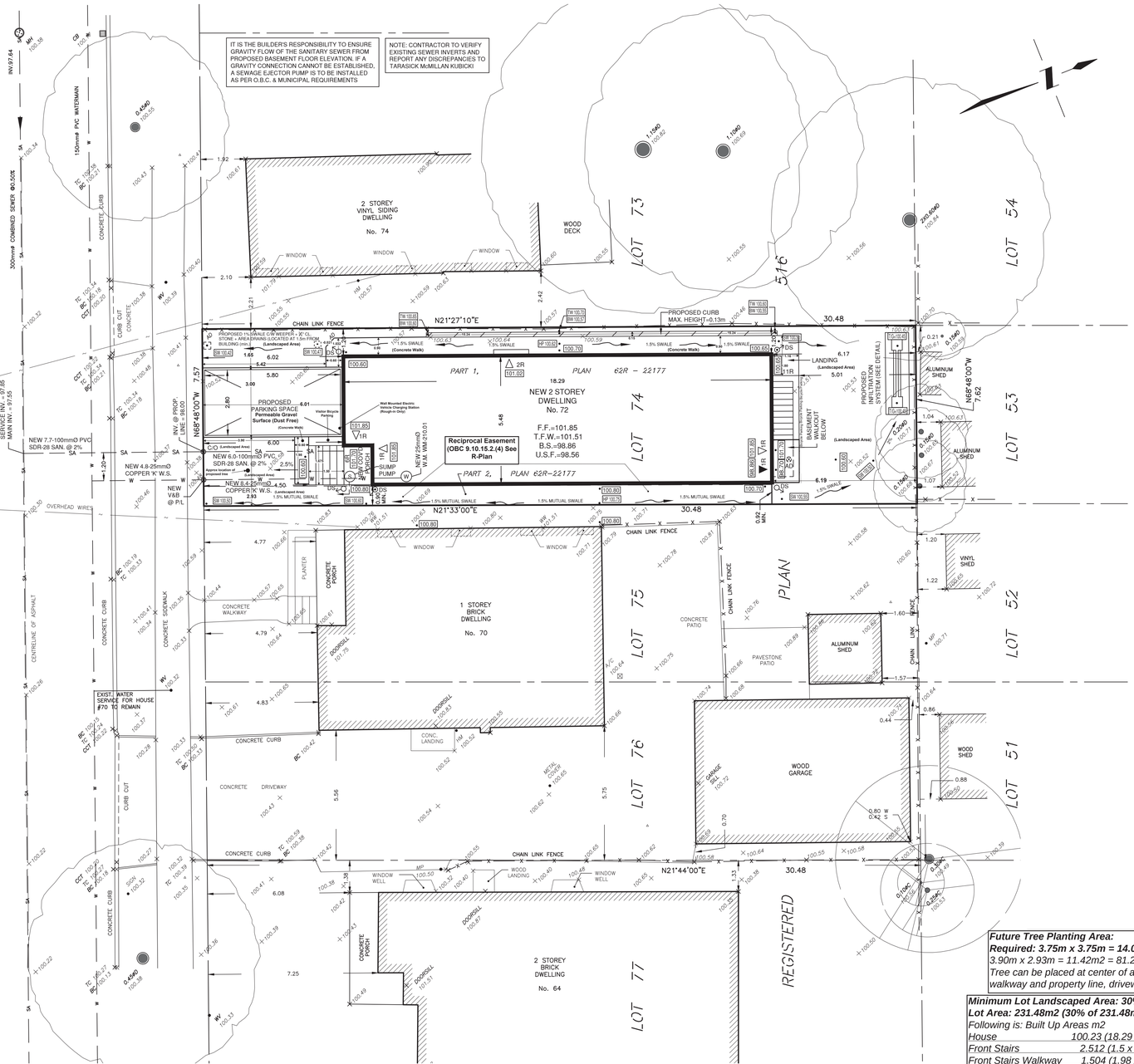
Length	ELEV 1	ELEV 2	Average	DIST	(ELEV 1+ELEV 2) x0.5xDIST
1	100.60	100.70	100.65	10.23	1029.65
2	100.70	100.65	100.68	8.05	810.43
3	100.65	100.70	100.68	5.49	552.71
4	100.70	100.80	100.75	7.36	741.52
5	100.80	100.80	100.80	9.71	978.77
6	100.80	100.60	100.70	2.72	273.90
7	100.60	100.60	100.60	1.68	169.01
8	100.60	100.65	100.63	1.50	150.94
9	100.65	100.60	100.63	3.81	383.38
			SUM:	50.55	5090.31

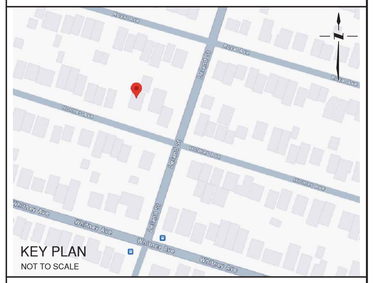
Average GRADE [metres] = 100.70

Date: October 11, 2023

Address: 70 Holmes Avenue

Tarasick, McMillan Limited, Ontario Land Surveyors





LEGAL DESCRIPTION:

LOT 74
REGISTERED PLAN 516
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN OF SURVEY WITH TOPOGRAPHY PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED FEBRUARY 6, 2023.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928 (1978 ADJUSTMENT), AND WERE DERIVED FROM GEODETIC SURVEYS OF CANADA BENCHMARK No. 0011965U033, HAVING A PUBLISHED ELEVATION OF 100.149 metres.

LOCATION DESCRIPTION:
TOWNSHIP: HAMILTON-WENTWORTH CANADIAN MARTYRS SEPARATE SCHOOL, ONSOUTH SIDE OF MAIN STREET, 76.2 M WEST OF EMERSON STREET, TABLET INEAST CONCRETE FOUNDATION WALL, 5.18 M SOUTH OF SIDE ENTRANCE, 3.81 MFROM SOUTHEAST CORNER, 15 CM BELOW STONE SIDING, AT ROAD LEVEL.

LEGEND

MH	DENOTES	MANHOLE
FH	DENOTES	FIRE HYDRANT
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
▲	DENOTES	ENTRY POINT AT LOWER LEVEL
△	DENOTES	ENTRY POINT AT GROUND FLOOR
× 100.55	DENOTES	EXISTING SPOT ELEVATION
● 100.55	DENOTES	PROPOSED SPOT ELEVATION
DS	DENOTES	PROPOSED RAINWATER DOWNSPOUT
SP	DENOTES	PROPOSED SUMP PUMP LOCATION AND OUTLET
AD	DENOTES	AREA DRAIN
0.30Ø	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
0.30Ø	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES	TREE TO BE REMOVED
2.0%	DENOTES	DIRECTION AND GRADIENT OF DRAINAGE
	DENOTES	DIRECTION OF SWALE

DO NOT SCALE DRAWINGS

1) CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

2) THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

3) ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

REVISIONS

Future Tree Planting Area:
Required: 3.75m x 3.75m = 14.06m2
3.90m x 2.93m = 11.42m2 = 81.22% of 14.06m2
Tree can be placed at center of area show between front walkway and property line, driveway and side lot line.

Minimum Lot Landscaped Area: 30% Min
Lot Area: 231.48m2 (30% of 231.48m2 = 69.44m2)
Following is: Built Up Areas m2
House 100.23 (18.29 x 5.48)
Front Stairs 2.512 (1.5 x 1.675)
Front Stairs Walkway 1.504 (1.98 x 0.76)
Driveway 18.030 (6.01 x 3.0)
Front Westerly Walkway 0.598 (1.032 x 0.60)(minus 0.021)
West Side Walkway 16.46 (0.90 x 18.29)
Rear Walkway 2.088 (1.16 x 1.80)
Rear Basement Steps 5.301 (1.16 x 4.57)
West Retaining Wall 2.286 (0.15 x 15.24)
Subtotal 149.009
231.48m2 - 149.009m2 = 82.471m2
Total Lot Landscaped Area Retained:
82.47m2 = 35.62% of 231.48m2 (5.62% above required min)

Front Yard Landscaping: 50% Min
Total Front Yard Area 45.513m2 (50% of 45.513m2 = 22.76m2)
Following is: Hard Surfaces m2
Driveway 18.030 (6.01 x 3.0)
Front Stairs 2.512 (1.5 x 1.675)
Front Stairs Walkway 1.188 (1.98 x 0.60)
Front Westerly Walkway 0.598 (1.032 x 0.60)(minus 0.021)
Subtotal 22.328
45.513m2 - 22.328m2 = 23.185m2
Total Front Yard Landscaped Area Retained:
23.185m2 = 50.94% of 45.513 (0.94% above required min)

APPLICANT/ OWNER
PAUL SEGURO
segurohomes@gmail.com
(416)-836-3671

PROJECT:
PROPOSED 2 STOREY SINGLE FAMILY DWELLING
72 HOLMES AVENUE, HAMILTON

SHEET TITLE:
SITE LAYOUT / GRADING AND SERVICING PLAN

SCALE: 1:100

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: D.H. | FILE No. 9695-SGP-2023-10-10

D (24"x36")

LIST OF DRAWINGS

A-1	COVER SHEET
A-2	BASEMENT FLOOR PLAN
A-3	GROUND FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ROOF PLAN
A-6	SOUTH ELEVATION
A-7	NORTH ELEVATION
A-8	WEST ELEVATION
A-9	EAST ELEVATION
A-10	WALL SECTION
A-11	CONC. COLD ROOM AND GUARD DETAILS
A-12	BEARING WALL AND REAR DECK DETAILS
A-13	GENERAL NOTES
A-14	GENERAL NOTES

RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

For Visual Purposes. Concept Only.

ONTARIO ASSOCIATION OF ARCHITECTS
DESMOND ROYCHAUDHURI
LICENCE
2304

Contractor Must Check And Verify the existing Site conditions including All Dimensions and report any Discrepancies to Consultants before proceeding with any Work at the Job Site.Do Not Scale The Drawings. All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And/Or Designer And Must Be Returned Upon Request.Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission. This Drawing Is Not To Be Used For Construction Until Signed By The Architect and/or Designer.

2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: COVER SHEET

Project: RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	1 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024.
Drawing No.	A-1

ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

STRUCTURAL LEGEND	
B1	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL (2 PLY)
B7	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL (2 PLY)
J1	9 1/2" NI-40x
J2	9 1/2" NI-80
H3	US3.56/9.5

CM SMOKE ALARM AND CARBON MONOXIDE

SA SMOKE ALARM WITH STROBE

ADDITIONAL NOTES:	
1	6" CONC. SLAB WITH 10M REBAR BOTH WAYS @12" O/C.
2	2- 2X8
3	2X8 PT @16" O/C. JOISTS WITH DECK BOARDS
4	2- 3-1/2" X 3-1/2" X 1/4" STEEL ANGLES
5	1- 3-1/2" X 3-1/2" X 1/4" STEEL ANGLES

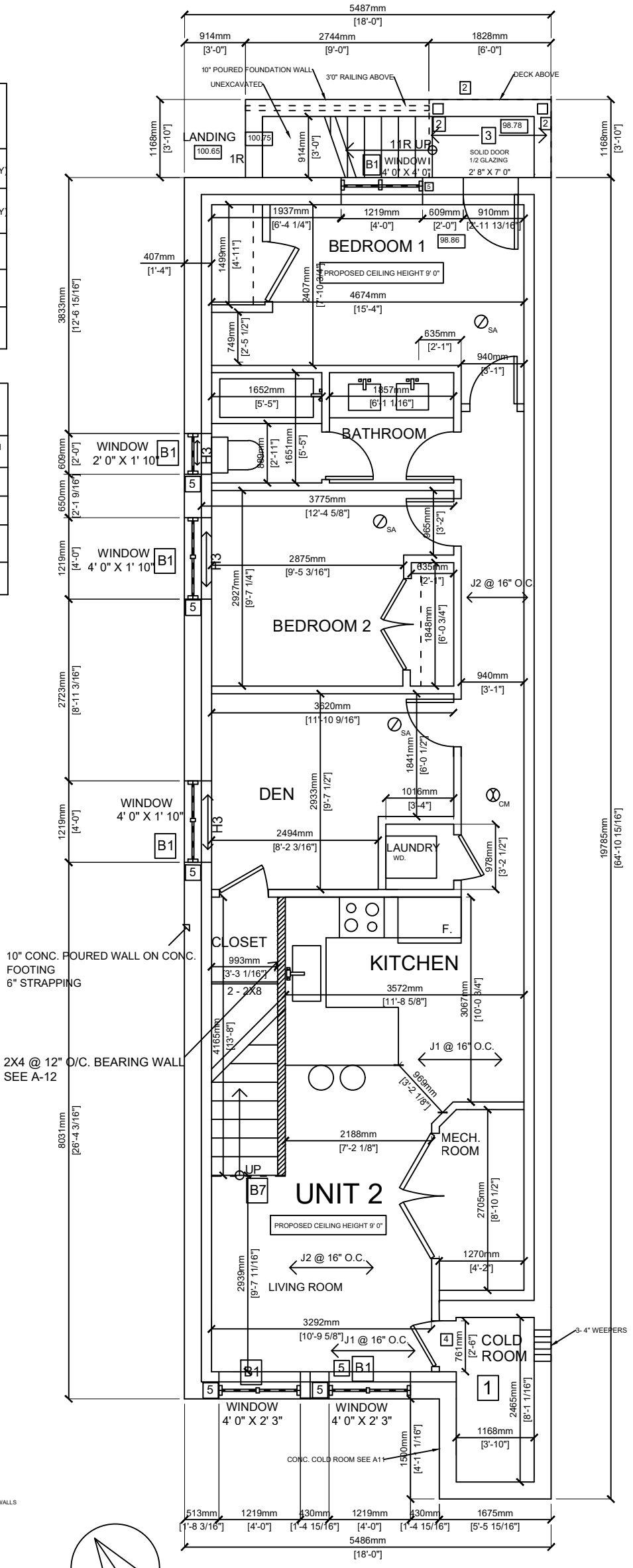
UNIT 2 SECONDARY UNIT 95.74 SQ.M.

BASEMENT FLOOR AREA: (102.32 SQ. M.)
LAUNDRY AREA: (0.99 SQ. M.)
MECH. AREA: (2.99 SQ. M.)
COLD ROOM AREA: (2.60 SQ. M.)
BASEMENT FLOOR NET AREA (95.74 SQ.M.)

LIVING/DINING ROOM AREA: 11.30 SQ.M.
MIN. WINDOW GLAZING (10%): 1.13 SQ.M.
PROP. WINDOW GLAZING (14.8%): 1.67 SQ.M.

BEDROOM 1: (10.35 SQ. M.)
MIN. WINDOW GLAZING (5%): (0.68 SQ. M.)
PROP. WINDOW GLAZING (21.64%): (2.24 SQ. M.)

BEDROOM 2 AREA: (9.12 SQ. M.)
MIN. WINDOW GLAZING (5%): (0.46 SQ. M.)
PROP. WINDOW GLAZING (7.46%): (0.68 SQ. M.)



REFER TO GENERAL NOTES A12-A14

1. STRIP FOOTING SEE GENERAL NOTES
2. FOUNDATION WALL SEE GENERAL NOTES
6. INTERIOR STUD WALL CONSTRUCTION SEE GENERAL NOTES
15. BASEMENT SLAB SEE GENERAL NOTES
19. BASEMENT INSULATION AND STRAPPING SEE GENERAL NOTES
20. ANCHOR BOLTS SEE GENERAL NOTES
23. WEEPING TILE SEE GENERAL NOTES
32. MAIN STAIRS AND EXTERIOR STAIRS SEE GENERAL NOTES
33. GUARD RAIL SEE GENERAL NOTES
38. STEEL BEARING PLATE FOR MANSONRY WALLS SEE GENERAL NOTES
39. SMOKE ALARMS SEE GENERAL NOTES
40. CARBON MONOXIDE DETECTORS SEE GENERAL NOTES
41. PORCH SLAB CONSTRUCTION SEE GENERAL NOTES

It is the contractors responsibility to ensure that all construction conforms with the Ontario Building Code.

BASEMENT FLOORPLAN
SCALE 1:75

ONTARIO ASSOCIATION OF ARCHITECTS
DESMOND ROYCHAUDHURI
LICENCE 2304

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2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

72 HOLMES AVE, HAMILTON ONTARIO

Project: RESIDENTIAL - 2 UNITS

Drawing Title: BASEMENT FLOORPLAN

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	2 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-2

ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

STRUCTURAL LEGEND	
J1	9 1/2" NI-40x
J4	9 1/2" NI-80
B11 DR	1 3/4" x 7 1/4" (2.0E 3100) WestFraser LVL (2PLY)
B20 DR	1 3/4" x 7 1/4" (2.0E 3100) WestFraser LVL (3 PLY)
B8	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL (3 PLY)
B10	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL (2 PLY)
H1	IUS2.56/9.5
H2	HUS1.81/10
H4C	HUC410
H4	HGUS410

ADDITIONAL NOTES:	
1	2 2X6 POST TO FOUNDATION
2	2- 2X8 PT
3	2X8 PT @16" O/C. JOISTS WITH DECK BOARDS
4	2X4 CEILING JOISTS AND 2X4 ROOF RAFTERS @ 16" O/C.
5	1- 3-1/2" X 3-1/2" X 1/4" STEEL ANGLES

CM SMOKE ALARM AND CARBON MONOXIDE

SA SMOKE ALARM WITH STROBE

W1a (FRR 1 HR) WALL ASSEMBLY

2X4 STUDS @ 16" O/C WITH 3.5" THICK ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE X DRYWALL ON EACH SIDE

UNIT 1 PRIMARY UNIT

93.56 SQ.M. (MAIN) + 99.27 SQ.M. (SECOND)

GROUND FLOOR CALCS:

GROSS FLOOR AREA: (98.32 SQ. M.)
LAUNDRY AREA: (1.22 SQ. M.)
MECH. AREA: (3.54 SQ. M.)
GROUND FLOOR NET AREA (93.56 SQ.M.)

FRONT PORCH AREA: (2.01 SQ. M.)
REAR DECK AREA (2.23 SQ.M.)

BEDROOM 1 AREA: (13.42 SQ. M.)
MIN. WINDOW GLAZING (5%): (0.67 SQ. M.)
PROP. WINDOW GLAZING (13.8%): (1.85 SQ. M.)

BEDROOM 2 AREA: (9.36 SQ. M.)
MIN. WINDOW GLAZING (5%): (0.47 SQ. M.)
PROP. WINDOW GLAZING (14.9%): (1.39 SQ. M.)

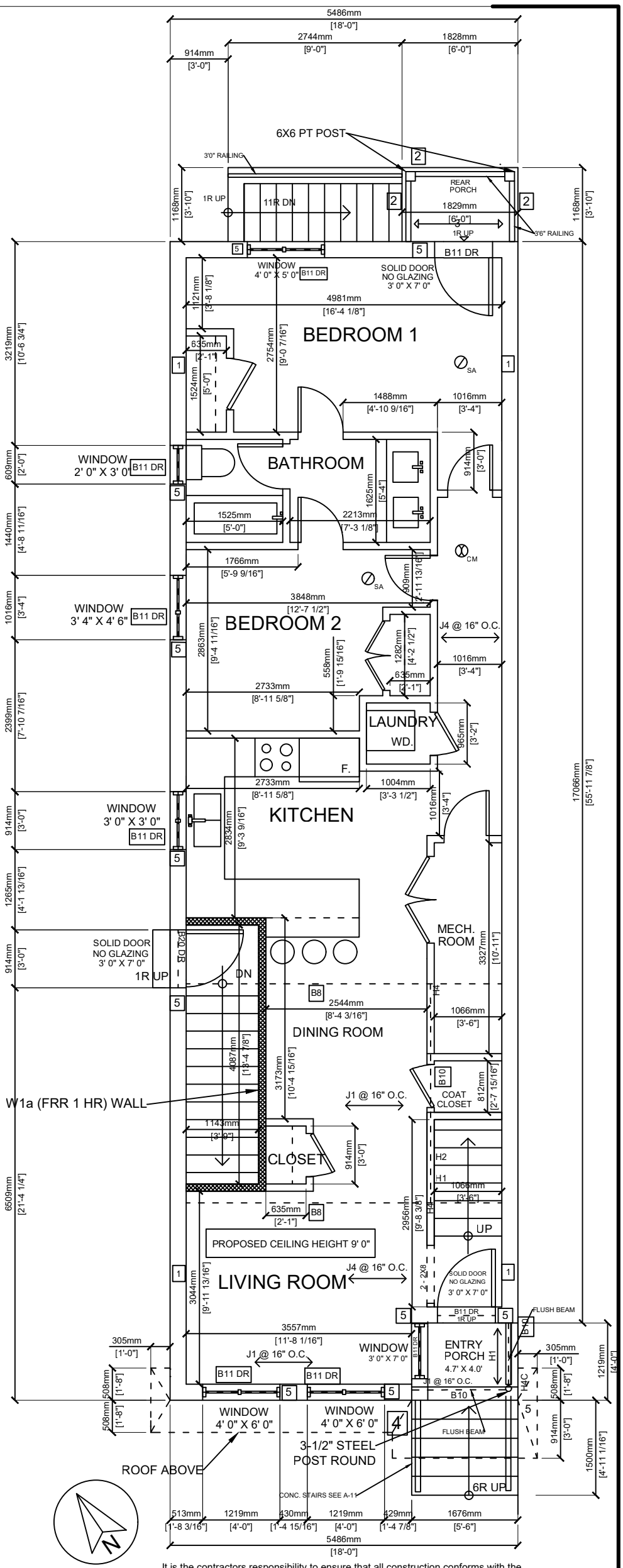
LIVING/DINING ROOM AREA: 18.95 SQ.M.
MIN. WINDOW GLAZING (10%): 1.90 SQ.M.
PROP. WINDOW GLAZING (23.5%): 4.46 SQ.M.

TOTAL UNIT 1 CALS:

93.56 SQ.M. (GROUND FLOOR NET AREA) + 99.27 (SECOND FLOOR NET AREA) = 192.83 SQ.M.

REFER TO GENERAL NOTES A12-A14

3 BRICK-STONE VENEER CONSTRUCTION SEE GENERAL NOTES
4 FRAME WALL CONSTRUCTION SEE GENERAL NOTES
6 INTERIOR STUD WALL CONSTRUCTION SEE GENERAL NOTES
24 EXTERIOR CONCRETE STEPS SEE GENERAL NOTES
32 MAIN STAIRS AND EXTERIOR STAIRS SEE GENERAL NOTES
33 GUARD RAIL SEE GENERAL NOTES
39 SMOKE ALARMS SEE GENERAL NOTES
40 CARBON MONOXIDE DETECTORS SEE GENERAL NOTES



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GROUND FLOOR PLAN
SCALE 1:75

ONTARIO ASSOCIATION OF ARCHITECTS
DESMOND ROYCH/AUDHURI
LICENCE 2304

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2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: GROUND FLOOR PLAN
Project: RESIDENTIAL - 2 UNITS
72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	3 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-3

ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

STRUCTURAL LEGEND	
B24 DR	1 3/4" x 7 1/4" (2.0E 3100) WestFraser LVL (2 PLY)

ADDITIONAL NOTES:	
1	2 2X6 POST TO FOUNDATION
2	ENG. ROOF TRUSSES @ 24" O/C.
3	2X4 CEILING JOISTS AND 2X4 ROOF RAFTERS @ 16" O/C.
4	2 X 10 WINDOW LINTELS
5	1- 3-1/2" X 3-1/2" X 1/4" STEEL ANGLES

SMOKE ALARM AND CARBON MONOXIDE

SMOKE ALARM WITH STROBE

UNIT 1 CONTINUED
99.27 SQ.M.

SECOND FLOOR CALCS:

GROSS FLOOR AREA: (100.30 SQ. M.)
LAUNDRY AREA: (1.03 SQ. M.)
SECOND FLOOR NET AREA (99.27 SQ.M.)

BEDROOM 1 AREA: (12.37 SQ. M.)
MIN. WINDOW GLAZING (5%): (0.62 SQ. M.)
PROP. WINDOW GLAZING (15%): (1.85 SQ. M.)

BEDROOM 2 AREA: (10.54 SQ. M.)
MIN. WINDOW GLAZING (5%): (0.53 SQ. M.)
PROP. WINDOW GLAZING (13.2%): (1.39 SQ. M.)

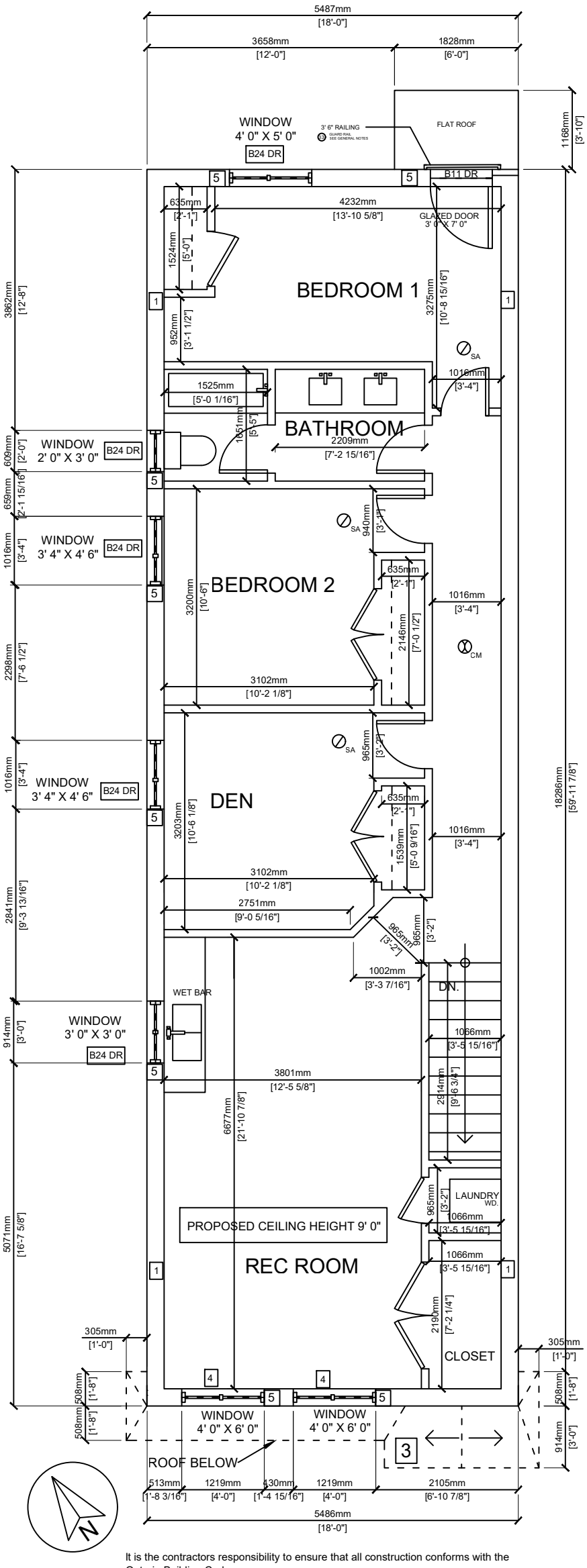
REC ROOM AREA: 13.18 SQ.M.
MIN. WINDOW GLAZING (10%): 1.32 SQ.M.
PROP. WINDOW GLAZING (33.8%): 4.46 SQ.M.

TOTAL UNIT 1 CALS:

93.56 SQ.M. (GROUND FLOOR NET AREA) + 99.27 (SECOND FLOOR NET AREA) = 192.83 SQ.M.

REFER TO GENERAL NOTES A12-A14

3 BRICK-STONE VENEER CONSTRUCTION SEE GENERAL NOTES
4 FRAME WALL CONSTRUCTION SEE GENERAL NOTES
6 INTERIOR STUD WALL CONSTRUCTION SEE GENERAL NOTES
32 MAIN STAIRS AND EXTERIOR STAIRS SEE GENERAL NOTES
33 GUARD RAIL SEE GENERAL NOTES
39 SMOKE ALARMS SEE GENERAL NOTES
40 CARBON MONOXIDE DETECTORS SEE GENERAL NOTES



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SECOND FLOOR PLAN
SCALE 1:75

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Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

SECOND FLOOR PLAN — Drawing Title
RESIDENTIAL - 2 UNITS — Project
72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	4 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-4

ONTARIO ASSOCIATION OF ARCHITECTS
DESMOND ROYCHAUDHURI
LICENCE
2304

Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

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72 HOLMES AVE, HAMILTON ONTARIO

RESIDENTIAL - 2 UNITS
Project

ROOF PLAN
Drawing Title

I.S	Drawn by
M.M	Checked by
AS SHOWN	Scale
2215-689	Project No.
5 OF 14	Sheet No.
SEPT 15, 2023	Plot Date
JUNE 13, 2024	Revised
A-5	Drawing No.

ROOF OVERHANG IS 12" WITH 4" EAVES. TOTAL OVERHANG OF 1'-4" UNLESS OTHERWISE NOTED

SEE STRUCTURAL PLAN FOR PRODUCT LIST

CONVENTIONAL FRAMING
2X6 AT 16" O.C. RAFTERS
2X8 HIPS AND RIDGES

ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

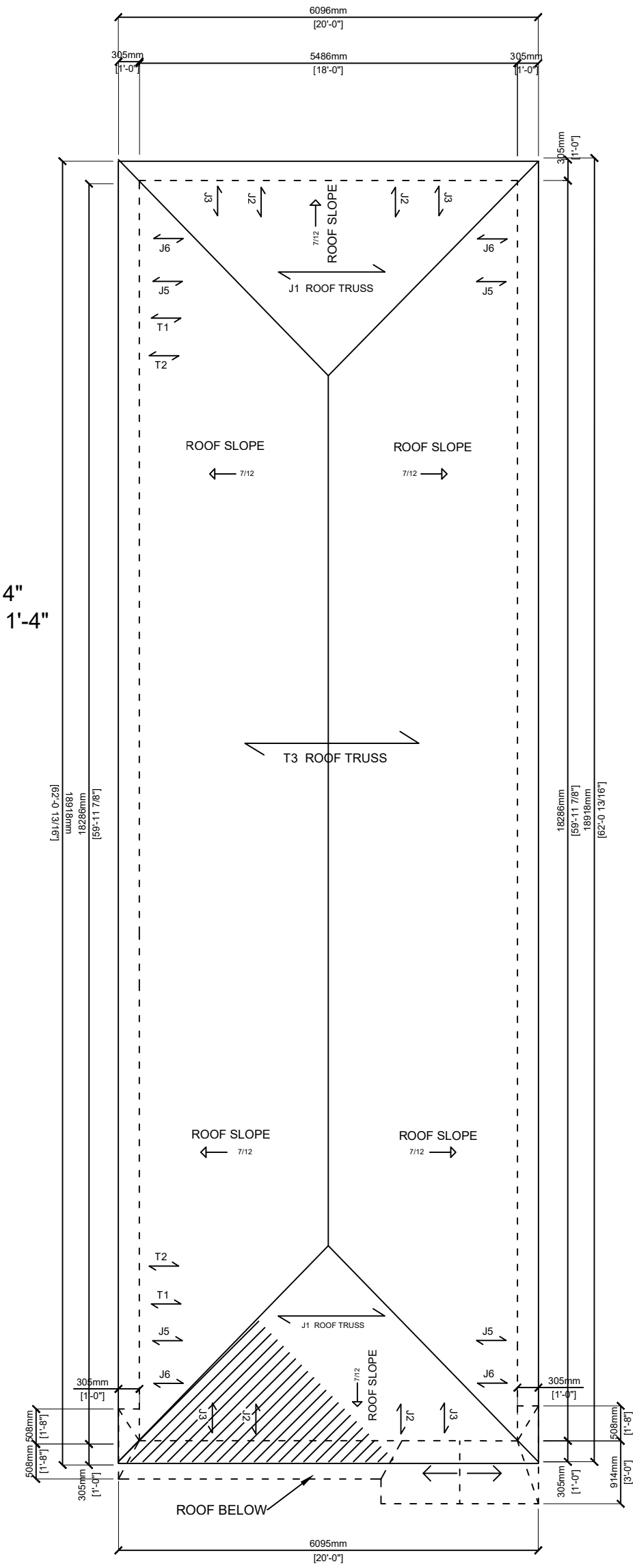
ALL ROOF SLOPES ARE 7/12

ROOF NOTES:

ASPHALT SHINGLES
FINISHED OVERHANG: 12"
2X6 FASCIA BOARD

REFER TO GENERAL NOTES A12-A14

(11) ROOF CONSTRUCTION SEE GENERAL NOTES
(12) ROOF INSULATION SEE GENERAL NOTES
(22) METAL FLASHING SEE GENERAL NOTES



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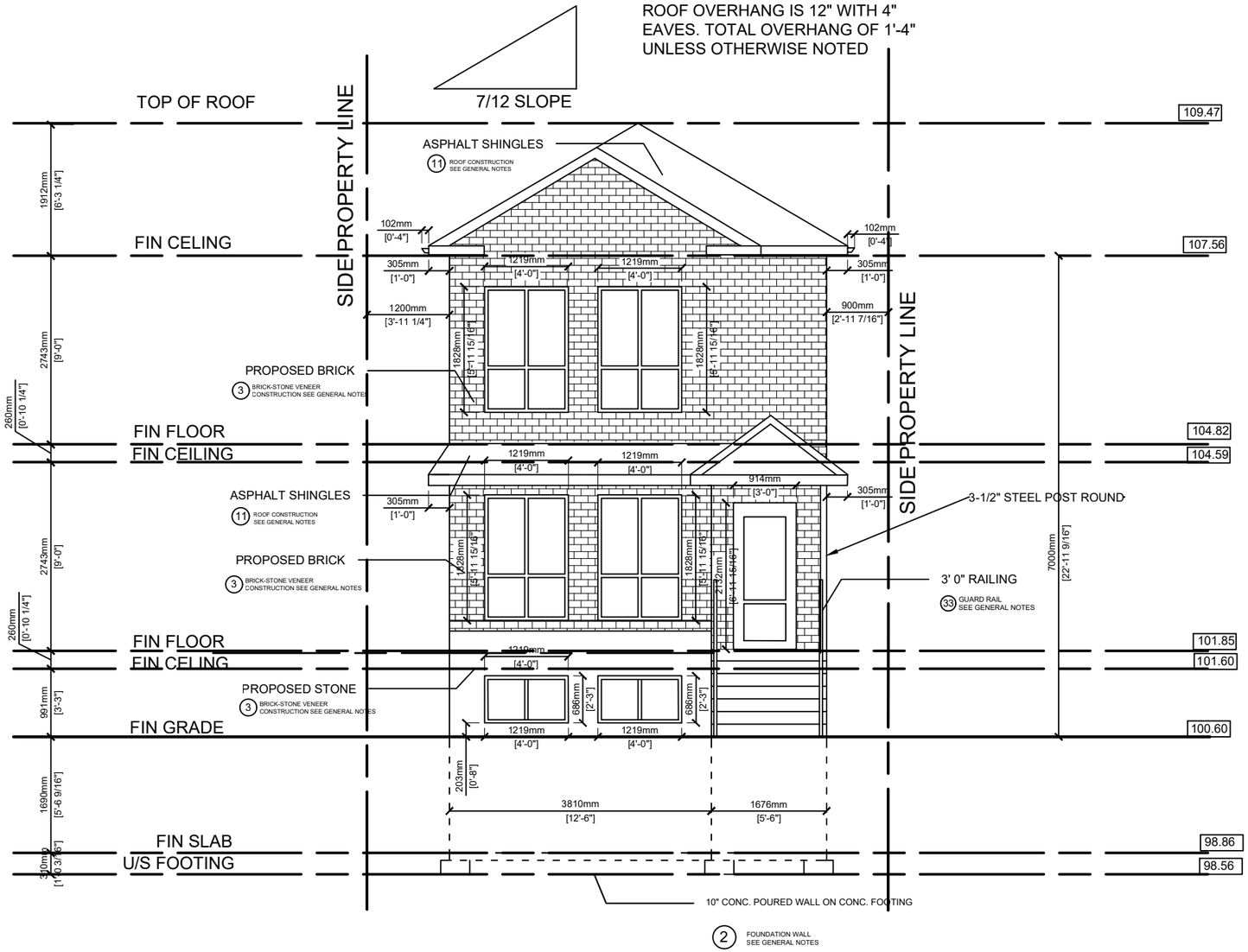
ROOF PLAN
SCALE 1:75



SOUTH ELEVATION
SCALE 1:75

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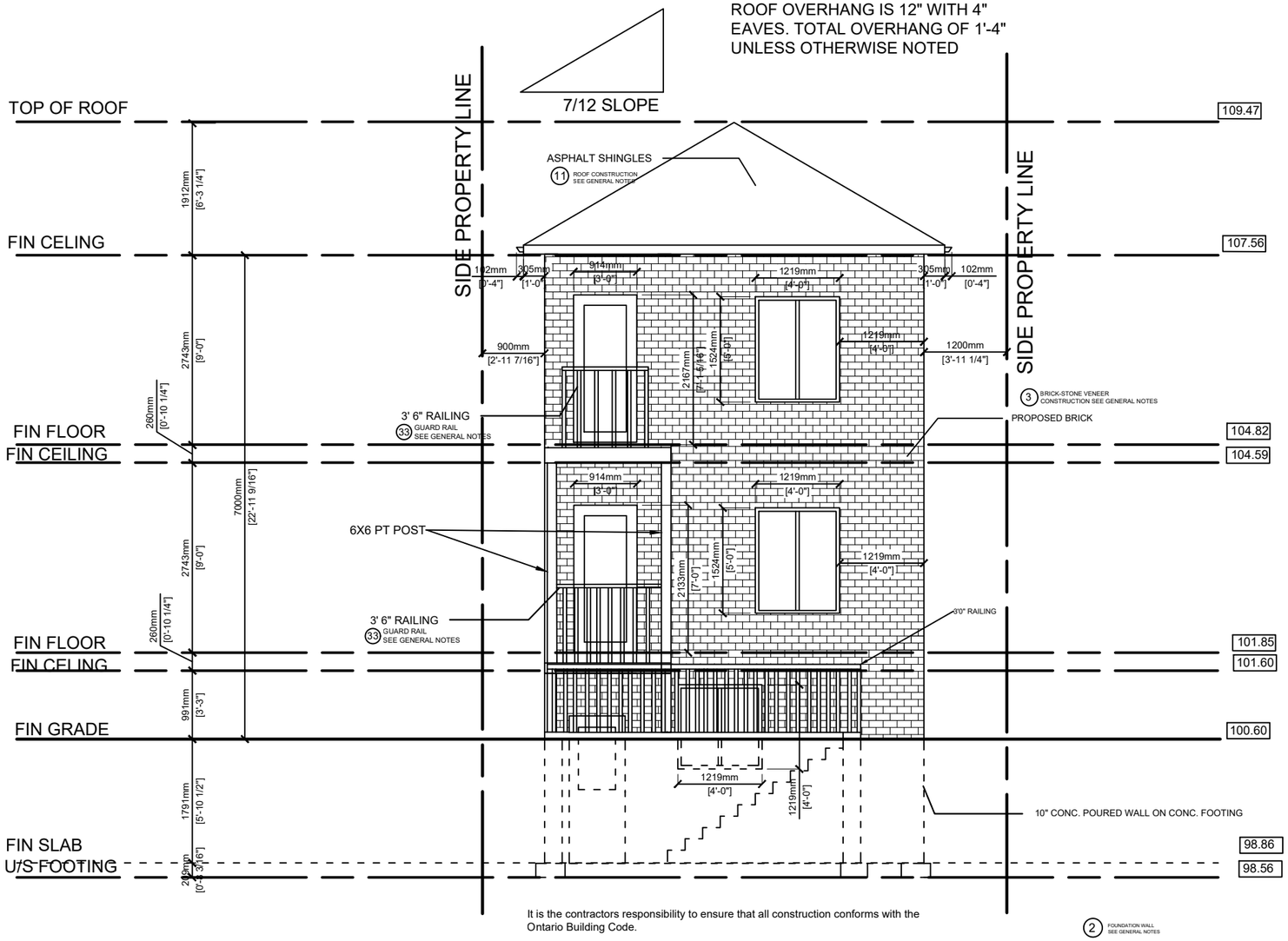
2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: SOUTH ELEVATION
Project: RESIDENTIAL - 2 UNITS
72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	6 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-6



NORTH ELEVATION

SCALE 1:75

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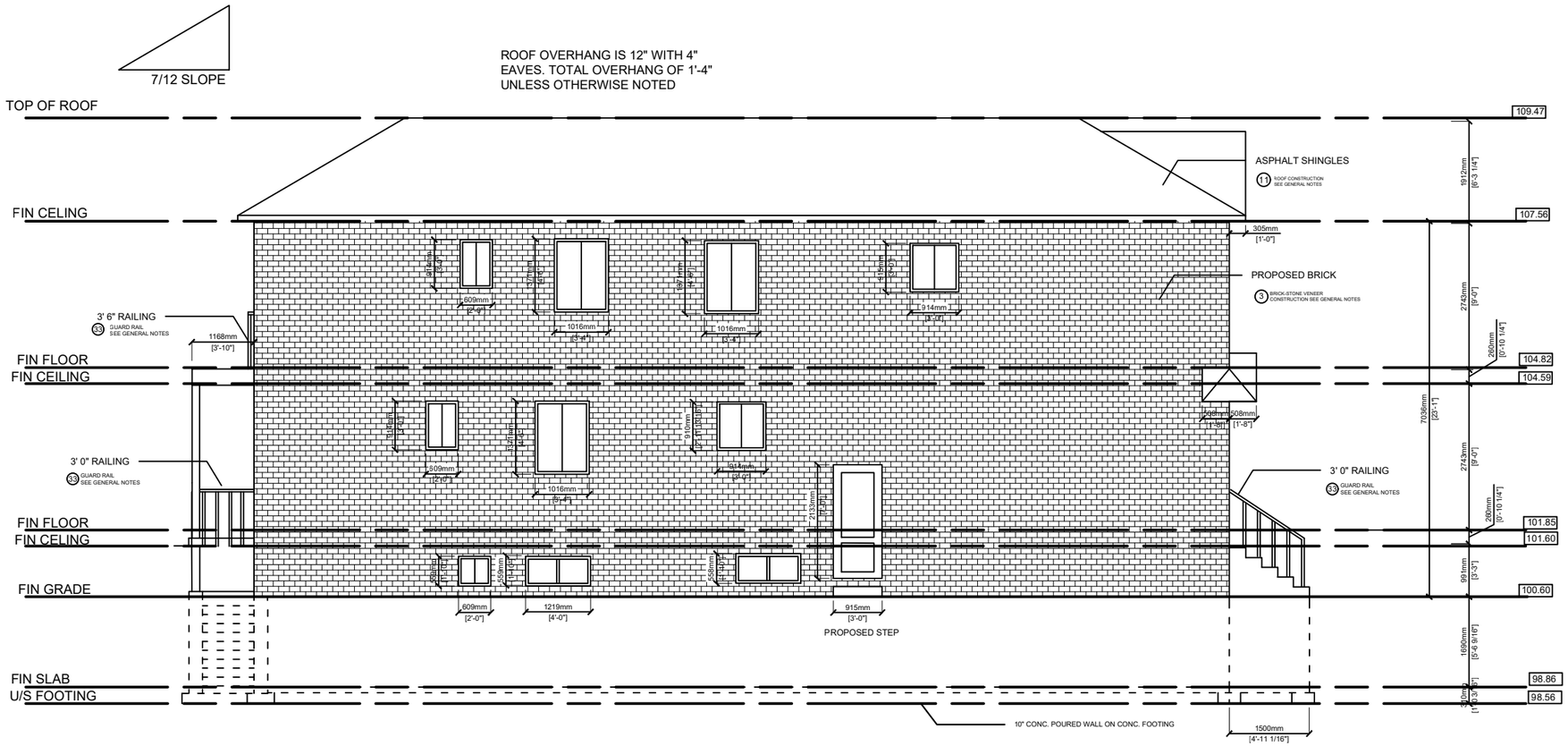
2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: NORTH ELEVATION

Project: RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	7 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-7



WEST ELEVATION

SCALE 1:100

It is the contractors responsibility to ensure that all construction conforms with the Ontario Building Code.

WINDOW CALCS (WEST ELEVATION)
MAXIMUM PERMITTED OPENINGS: 7%

AREA OF WALL: 128.65 SQ. M.
AREA OF OPENINGS: 8.65 SQ. M.

AREA PERMITTED: 8.97 SQ. M. (7%)
AREA PROPOSED: 8.65 SQ. M. (6.72%)

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Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
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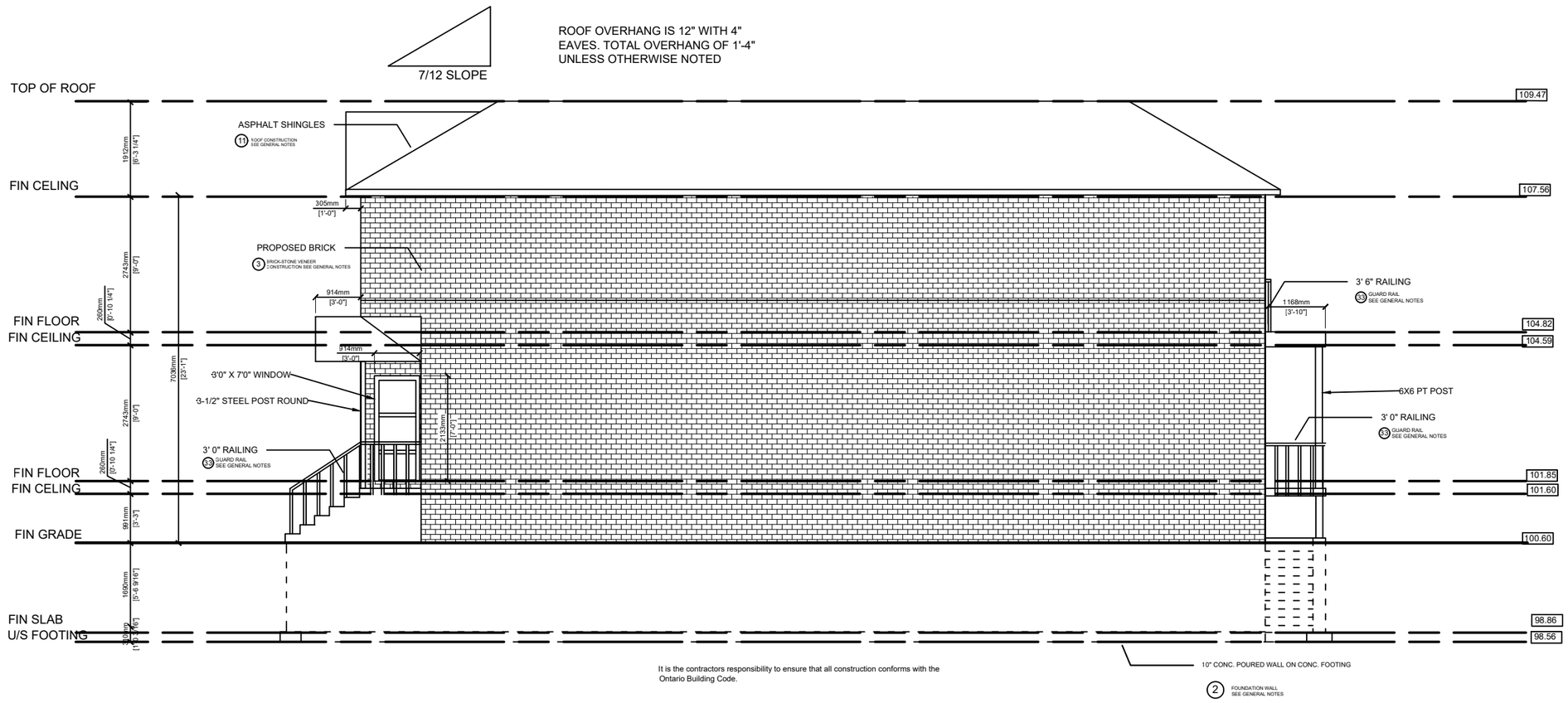
mannymarcos13@gmail.com

Drawing Title: WEST ELEVATION

Project: RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	8 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-8



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EAST ELEVATION
SCALE 1:100

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16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: EAST ELEVATION

Project: RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
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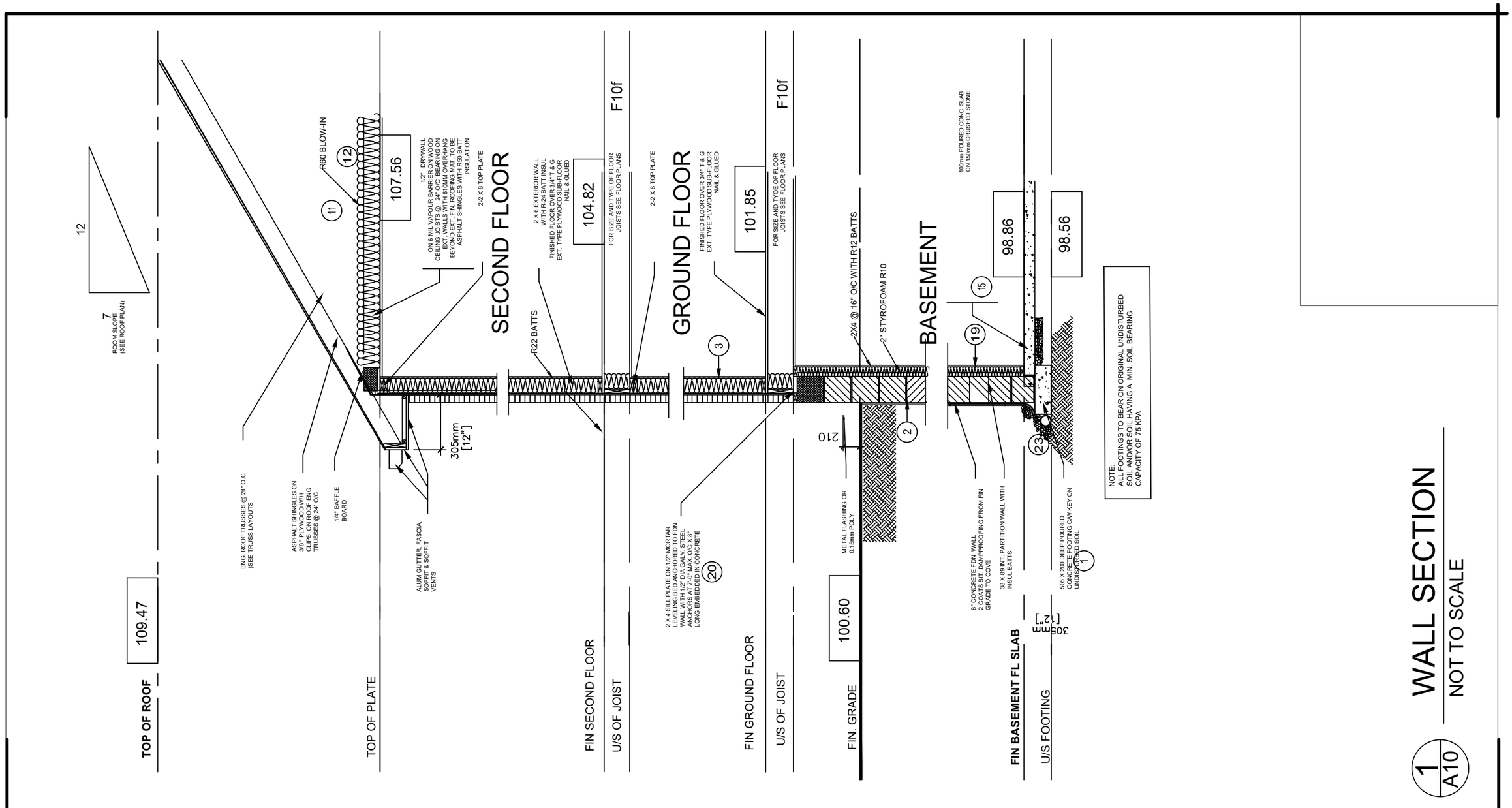
Project No.	2215-689
Sheet No.	9 OF 14
Plot Date	JULY 16, 2023
Revised	JUNE 13, 2024
Drawing No.	A-9



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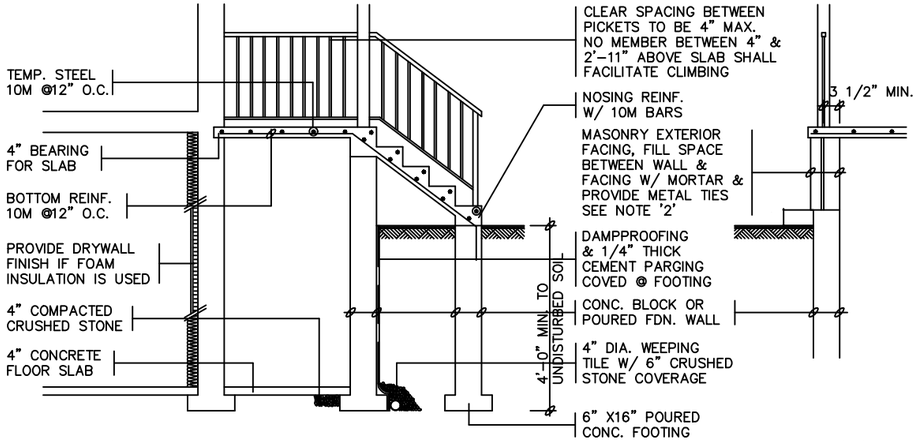
2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title
WALL SECTION

Project
RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	10 OF 14
Plot Date	AUGUST 14, 2023
Revised	JUNE 13, 2024
Drawing No.	A-10



SECTION 'A'

SECTION 'B'

GENERAL NOTES

1. EXTERIOR STAIRS

   7 7/8" RISE MAXIMUM
   8 1/4" RUN MINIMUM
   9 1/4" TREAD MINIMUM

2. MASONRY TIES

   WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL

3. GUARDS

   ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'–0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS.
   MINIMUM 31" HIGH FOR STAIRS
   MINIMUM 35" HIGH FOR PORCHES UP TO 5'–11" ABOVE GRADE.
   MINIMUM 42" HIGH FOR GREATER HTS.

4. HANDRAIL

   ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 31" – 38".

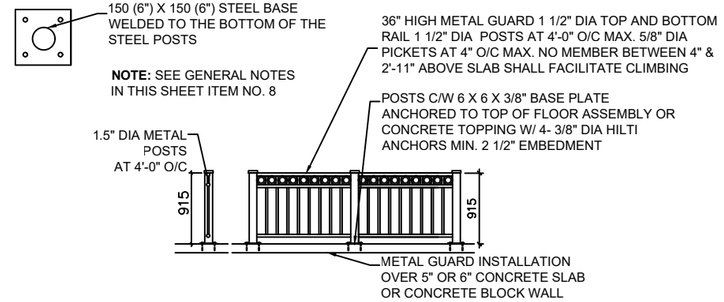
5. FOUNDATION WALLS

   THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON HEIGHT OF FINISH GRADE ABOVE BASEMENT FLOOR
   UNIT MASONRY THICKNESS 8" – MAX. HEIGHT 3'–11"
   UNIT MASONRY THICKNESS 10" – MAX. HEIGHT 5'–11"
   UNIT MASONRY THICKNESS 12" – MAX. HEIGHT 7'–3"

6. CONCRETE

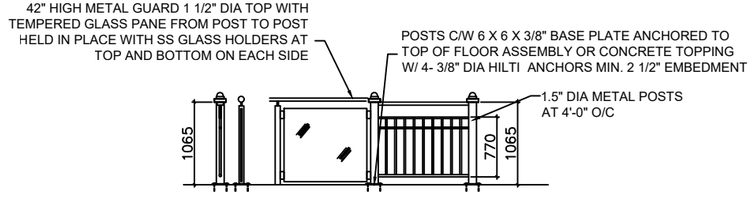
   MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI W/ 5%–8% AIR ENTRAINMENT
   CONCRETE SLAB THICKNESS 4" UP TO 6'–8" SPAN
   CONCRETE SLAB THICKNESS 5" UP TO 8'–4" SPAN
   CONCRETE SLAB THICKNESS 6" UP TO 10'–0" SPAN

7. PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



INTERIOR GUARD HEIGHT - 3'-0"

EXTERIOR GUARDS SERVING A HOUSE ARE REQUIRED TO BE 900MM (2'-11") HIGH WHERE THE WALKWAY SURFACE IS LESS THAN 1.8M (5'-11") ABOVE ADJACENT GROUND LEVEL. WHERE THE WALKWAY SURFACE IS GREATER THAN 1.8M (5'-11") ABOVE THE ADJACENT GROUND LEVEL, THE GUARD IS REQUIRED TO BE 1070MM (3'-6") HIGH.



EXTERIOR GUARD HEIGHT - 3'-6"

1 / A11 CONC. PORCH DETAILS WITH COLD ROOM
NOT TO SCALE

2 / A11 GUARD RAIL DETAILS
NOT TO SCALE

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DESMOND ROYCHAUDHURI
LICENCE
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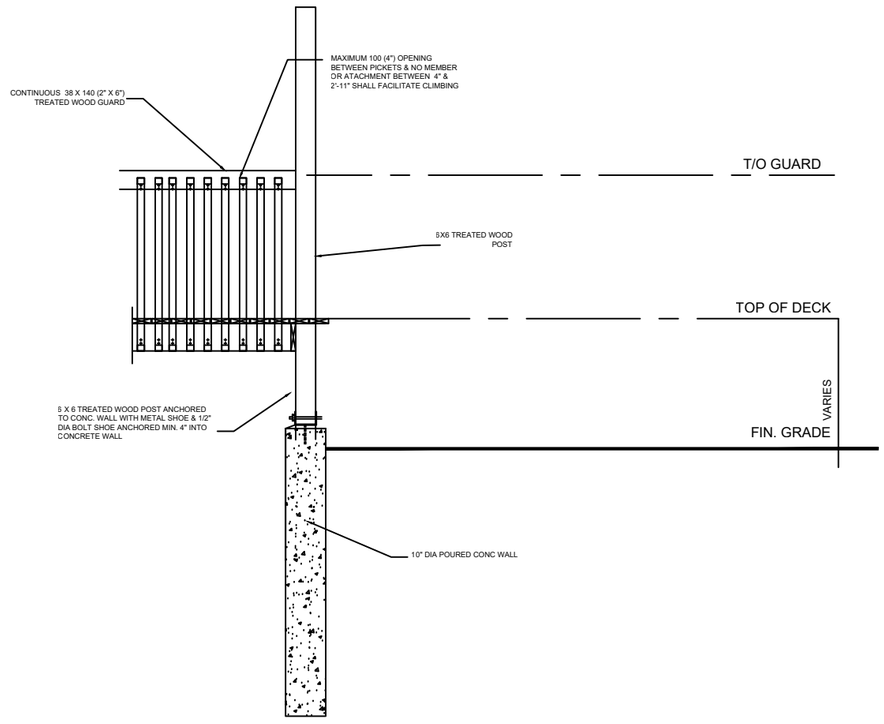
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

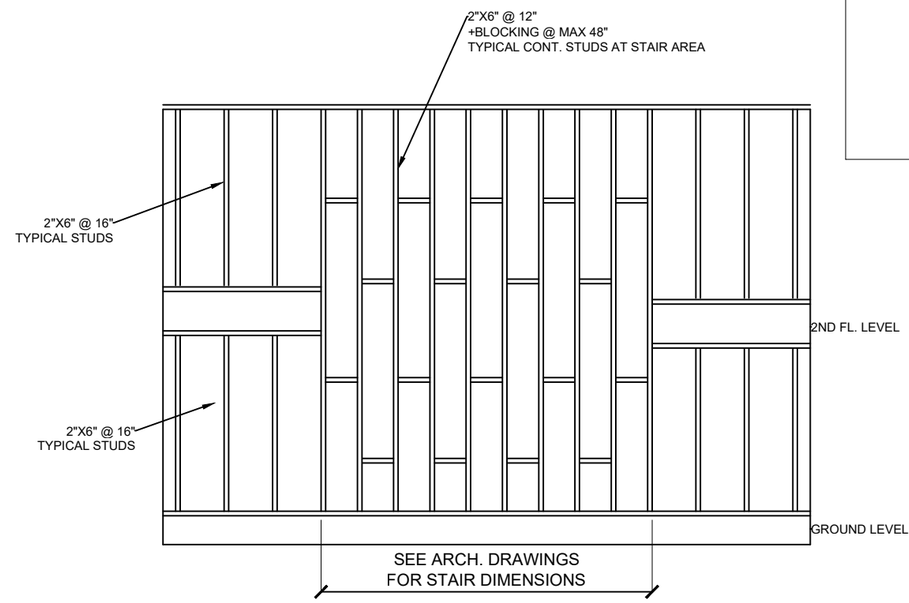
Drawing Title: COLD ROOM SECTION AND GUARD DETAILS
Project: RESIDENTIAL - 2 UNITS
72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
Checked by	M.M
Scale	AS SHOWN
Project No.	2215-689
Sheet No.	11 OF 14
Plot Date	SEPT 15, 2023
Revised	JUNE 13, 2024
Drawing No.	A-11



1 / A12 REAR TREATED WOOD DECK

NOT TO SCALE



2 / A12 WALL SIDE ON STAIRS ON GROUND/FLOOR

NOT TO SCALE

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LICENCE
2304

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2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: BEARING WALL AND REAR DECK DETAILS

Project: RESIDENTIAL - 2 UNITS

72 HOLMES AVE, HAMILTON ONTARIO

Drawn by	I.S
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Scale	AS SHOWN
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GENERAL NOTES

1 STRIP FOOTING

SUPPORTING EXTERIOR WALLS
ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 75 KPa. (10.88 P.S.I.) OR GREATER
- FOOTING SIZES FOR TWO-STOREY BRICK VENEER 508 X 152mm (20" X 6") ASSUMING MAX. LIVE LOAD OF 2.4 KPa (50 P.S.I.) PER FLOOR AND MAX. LENGTH OF SUPPORTING FLOOR JOISTS IS 4.9m (16'-1").
- CONTINUOUS KEYED CONCRETE FOOTING (FOR POURED CONC. FDN WALLS)
- 15 MPa. (2200 P.S.I.) AT 28 DAYS
- MIN. 1220mm (4"-0") BELOW GRADE ON UNDISTURBED SOIL
- STEP FOOTING: STEP FOOTINGS- HORIZONTAL STEPS 610mm (2'-0") MINIMUM . VERTICAL STEP 610mm (2'-0") MAX. FOR FIRM SOIL AND 400mm (1'-4") FOR SAND AND GRAVEL

-25.5 WIDE X 8" DEEP CONC. FOOTING FOR WOOD FRAME MASONRY VENEER/FRONT WALL OF STRUCTURE)
-20" WIDE X 8" DEEP CONC. FOOTING FOR WOOD FRAME (SIDES AND REAR WALLS OF STRUCTURE)

2 FOUNDATION WALL (SEE O.B.C. 9.15.4)

8" POURED CONCRETE WITH 15M @ 16" O.C. VERTICALLY (SEE BASEMENT FLOOR PLAN FOR REBAR LOCATION) AND OPT. DRAINAGE LAYER DRAINAGE REQUIRED WHEN BASEMENT INSULATION EXTENDS 900mm (2'-11") BELOW FINISHED GRADE MAX. WALL HEIGHT 2300mm (7'-7") USING

- LATERAL SUPPORT OF WALL PROVIDE BY ANCHORED SILL PLATE
- WATERPROOF THE EXTERIOR FACE OF THE WALL BELOW GRADE IN CONFORMANCE WITH SUBSECTION 9.13.5 OF THE O.B.C.
1. NOT LESS THAN 19mm (3/4") OF MINERAL FIBER INSULATION WITH DENSITY OF NOT LESS THAN 57 kg/M3 (3.6 LBS/SQ CUBIT)
2. NOT LESS THAN 100mm (4") OF FREE DRAINING GRANULAR MATERIAL OR
3. A SYSTEM THAN CAN BE SHOWN TO PROVIDE EQUIVALENT PERFORMANCE TO THAT PROVIDED BY THE MATERIAL DESCRIBED ABOVE
-PROVIDE R-10 2" THICK RIGID INSULATION INSIDE FOUNDATION WALL FROM TOP OF FINISHED GRADE 24" TOWARDS THE FOOTING

3 BRICK-STONE-BLOCK VENEER CONSTRUCTION (2 X 6)

- 90mm (4") OR 75mm (3") FACE BRICK OR STONE
- 90mm (4") BLOCK WITH 2 LAYERS 6mm (1/4") PARGING AND 1 LAYER 1/8" STUCCO FINISH CONFORMING TO O.B.C. 9.28. MAXIMUM 11000mm (36'-1") HIGH
- 25 X 178 X 0.76mm (1" X 7" X 0.03mm) GALVANIZED METAL TIES @ 400 (16") O/C HORIZONTAL AND 600mm (24") O/C VERTICAL NOT TO COMPRESS THE EXTERIOR SHEATHING
- 25mm (1") AIR SPACE
- 0.7 kg/ sq m (NO.15) BUILDING PAPER
- 1" THICK (R-5) STYROFOAM EXT TYPE SHEATHING
- 38 X 140 (2" X 6") WOOD STUDS @ 400mm (16") O/C
- R-22 INSULATION BATTS(USING THERMAL PACKAGE A1
- 0.15mm (0.006") AIR/VAPOUR BARRIER TO CONFORM TO CAN/CGSB-51.340-M AND SUBSECTIONS 9.25.3 & 9.25.4 OF THE O.B.C.
- 12.7mm (1/2") INTERIOR GYP. WALL BOARD FINISH
- PROVIDE 10mm (3/8") WEEP HOLES MAX. 800mm (32") O/C IN STARTER COARSE & OVER OPENINGS PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
- PROVIDE OR BRICK OR STONE SILLS UNDER ALL OPENINGS AND FLASH UNDER SILL.
- EXPOSING BUILDING FACE (O.B.C. 9.10.14.5) EXT. WALLS TO HAVE A F.R.R. OF NOT LESS THAN 45 MIN. WHERE LIMITING DISTANCE IS LESS THAN 1.2M(3'-11") AND WHERE LIMITING DISTANCE IS LESS THAN 600mm (24") THE EXPOSING BUILDING FACE SHALL BE CLADDED IN NON-COMBUSTIBLE MATERIAL.

4 FRAME WALL CONSTRUCTION (2 X 6)

- STUCCO BOARD OR SIDING AS PER ELEVATION
- 0.7kg/sq.m (NO.15) BUILDING PAPER
- 12.7mm (1/2") EXTERIOR TYPE SHEATHING
- 38 X 140 (2 X 6) WOOD STUDS @ 400mm (16") O/C
- R-24 INSULATION BATTS
- 0.15mm (0.006") AIR/VAPOUR BARRIER TO CONFORM TO can/cgsb-51.340-M AND SUBSECTIONS 9.25.3 & 9.25.4 OF THE O.B.C.

5 INTERIOR STUD PARTITION

- 38 X (2 X4) @ 400mm (16") O/C BEARING 38 X 89 (2 X 4) @ 600mm (24") O/C NON BEARING 12.7mm (1/2") INT. GYPSUM WALLBOARD BOTH SIDES 38 X 89 (2 X 4) BOTTOM PLATE 2- 38 X 89 (2 X 4) TOP PLATE & TRIPLE STUDS AT CORNERS

6 INTERIOR STUD PARTITION (FOR 2 STOREYS)

- 38 X (2 X4) @ 400mm (16") OR 38 X 89 (2 X 4) @ 300mm (12") O/C FOR 3 STOREYS WITH 12.7mm (1/2") GYPSUM WALLBOARD BOTH SIDES
38 X 89 (2 X 4) BOTTOM PLATE 2- 38 X 89 (2 X 4) TOP PLATE & TRIPLE STUDS AT CORNERS
38 X 89 (2 X 4) INTERMEDIATE BLOCKING OR
38 X 140 (2 X 6) CONSTRUCTION TO COMPLY AS INDICATED ON DRAWINGS

7 BEARING PARTITION (BASEMENT)

- 38 X (2 X4) @ 400mm (16") FOR 2 STOREYS
38 X 89 (2 X 4) SIIL ON DAMPPROOFING MATERIAL
12.7mm (1/2") DIA ANCHOR BOLTS 200mm (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O/C ON 100 mm (4") HIGH CONC. CURB ON 350 X 150 (13 3/4" X 6") POURES CONC.FOOTING ON UNDISTURBED SOIL
2- 38 X 89 (2 X 4) TOP PLATES
38 X 89 (2 X 4) INTERMEDIATE BLOCKING OR
38 X 140 (2 X 6) CONSTRUCTION TO COMPLY AS INDICATED ON DRAWINGS

8 BEARING PARTITION (FIRST FLOOR)

38 X (2 X4) @ 400mm (16") O/C
38 X 89 (2 X 4) SILL PLATE
2- 38 X 89 (2 X 4) TOP PLATES
38 x 89 (2 x 4) INTERMEDIATE BLOCKING OR 38 X 140 (2 X 6) CONTRUCTION TO COMPLY AS INDICATED ON THE DRAWINGS

9 PARTY WALL CONSTRUCTION (BLOCK WALL)

- 12.7mm (1/2") GYP. WALL BOARD TAPED JOINTS ON 19 X 64 (1 X 3) WOOD SPACERS @ 400 mm (16") O/C ON EACH SIDE
- 200mm (8") HOLLOW CONC. BLOCK OF NORMAL WEIGHT AGGREGATE
- MINIMUM 1 HOUR F.R.R. CONT. FROM T/O FDN WALL TO U/S OF ROOF SHEATHING
- 2 STOREY BLOCK PARTY TO BE 200mm (8") POURED CONC. OR 200mm (8") CONC. BLOCK FDN WALL ON A MIN. 610mm x 250mm (24 X 10) POURED CONC. FOOTING ON UNDISTURBED SOIL (SIZE OF FOOTING TO SOIL ENGINEER AS PER SOIL CONDITION AND SUPPORTED JOIST LENGTH)

10 PARTY WALL CONSTRUCTION (WOOD FRAME WALL)

- 12.7mm (1/2") GYP. WALL BOARD TAPED JOINTS ON RESIL. METAL CHANNELS ON EACH SIDE
- 2 ROWS 38 X 89 (2 X 4) WOOD STUDS @ 300mm (12") WITH 2 ROWS OF LATERAL SUPPORT OF WALLS 2460mm (8'-1") IN HEIGHT SINGLE BOTTOM PLATE AND TOP DOUBLE PLATE
- SOUND ATTENUATION BATTS MIN. 1.2kg/m.sq. (0.25 lbs/ sq.feet) MINERAL WOOL
- 25mm (1") AIR SPACE BETWEEN ROWS OF STUDS CONT. FROM T/O TO FDN WALL TO U/S OF ROOF SHEATHING
- 2 STOREY BLOCK PARTY TO BE 200mm (8") POURED CONC. OR 200mm (8") CONC. BLOCK FDN WALL ON A MIN. 610mm x 250mm (24 X 10) POURED CONC. FOOTING ON UNDISTURBED SOIL (SIZE OF FOOTING TO SOIL ENGINEER AS PER SOIL CONDITION AND SUPPORTED JOIST LENGTH)

11 ROOF CONSTRUCTION

- 10.25 kg/sq.m (NO. 210) ASPHALT SHINGLES
- TYPE "S" ROLL ROOFING FROM EDGE OF ROOF EXTENDING A MIN. DISTANCE OF 900mm (2'-11") UP TO ROOF SLOPE TO A LINE NOT LESS THAN 300mm (12") PAST THE INSIDE FACE OF THE EXTERIOR WALL
- 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 600mm(24") O/C
- 38 X 89 (2 X 4) TRUSS BRACING AS PER TRUSS CERTIFICATE @ 1830mm (6'-0" _ O/C BOTTOM CHORD FOR ROOF SLOPES 4:12 OR GREATER
- ALUMINUM EAVES TROUGH ON ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES

ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)	
MAXIMUM CLEAR SPAN	
RAFTER SIZE	ROOF SNOW LOAD 21 PSF
	RAFTER SPACING
	16" O.C.
2 X 4	9'-3"
2 X 6	14'-7"
2 X 8	19'-2"
RAFTER SIZE	ROOF SNOW LOAD 31 PSF
	RAFTER SPACING
	16" O.C.
2 X 4	8'-1"
2 X 6	12'-9"
2 X 8	16'-9"

ROOF JOISTS (WHERE CEILING IS INSTALLED)	
MAXIMUM CLEAR SPAN	
JOIST SIZE	ROOF SNOW LOAD 21 PSF
	JOIST SPACING
	16" O.C.
2 X 4	7'-4"
2 X 6	11'-6"
2 X 8	15'-2"
JOIST SIZE	ROOF SNOW LOAD 31 PSF
	JOIST SPACING
	16" O.C.
2 X 4	5'-5"
2 X 6	10'-2"
2 X 8	13'-3"

CONVENTIONAL ROOF FRAMING
- 38 X 140 (2 X 6) RAFTERS @ 400mm (1'-4") O/C & 38 X 184 (2 X 8) RIDGE BOARD C/W 38 X 89 (2 X 4) COLLAR TIES @ MID SPAN, CEILING

12 ROOF INSULATION

PROVIDE R-60 ROOF INSULATION 0.15mm (0.006") AIR/VAPOUR BARRIER CONFORMING TO SUBSECTION 9.25.2 & 9.25.3 OF THE O.B.C. MIN. 15.9mm (5/8") GYP. WALL BOARD OR APPROVED EQUAL.
PROVIDE R-31 ROOF INSULATION ON ROOF WHERE THERE IS NO ATTIC SPACE

13 EXPOSED FLOOR AND EXTERIOR

PROVIDE (R-24) INSULATION 0.15mm (0.006") VAPOUR BARRIER / CONTINUOUS AIR BARRIER AND FINISHED SOFFIT

14 SUBFLOOR, JOISTS STRAPPING AND BRIDGING

FINISHED FLOOR ON 15.9mm (5/8") T & G SUB-FLOOR ON WOOD FLOOR JOISTS FOR CERAMIC TILE APPLICATION (SEE O.B.C. 9.30.6)
5mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT AND PARQUET FLOORING (SEE O.B.C. 9.23.9.4) ALL JOISTS BRIDGED WITH 38 X 38mm (2 X 2) CROSS BRACING AT 2100mm (6'-11") O/C MAX. UNLESS PANEL TYPE CEILING FINISH IS APPLIED

15 BASEMENT SLAB

100mm (4") 15 MPa (2200P.S.I.) CONCRETE SLAB 0N 0.15mm (0.006") DAMP PROOFING AND 127mm (5") CRUSHED STONE. PROVIDE R-10 2" THICK RIGID INSULATION UNDER SLAB WHENEVER IT IS HEATED

16 GARAGE SLAB

- 100mm (4") 32 MPa. (4650P.S.I.) CONCRETE SLAB AT 28 DAYS WITH 5-8% AIR ENT. ON 100mm (4") CRUSHED STONE (SEE 9.3.1.6 OF THE O.B.C.).
- REINFORCED W2.9 X W2.9 (6 X 6) WIRE MESH LOCATED NEAR THE MID DEPTH OF SLAB
- ANY FILL PLACED BENEATH THE SLAB, OTHER THAN COARSE CLEAN GRANULAR FILL, SHALL BE COMPACTED AT NOT LESS THAN 95% PROCTOR
- SLOPE TO FRONT AT 1% MINIMUM

17 GARAGE WALLS & CEILINGS

- 12.7mm (1/2") GYPSUM WALL BOARD ON WALLS AND CEILINGS BETWEEN HOUSE AND GARAGE

- R-22 INSULATION IN WALLS
- R-22 INSULATION IN 38 X 140 (2 X 6) WALLS

- R-31 INSULATION IN CEILINGS
- 0.15mm (0.006") AIR/VAPOUR BARRIER CONFORMING TO CAN/CGSB 5134-M SUBSECTION 9.25.3 AND 9.25.4 OF THE O.B.C. ON WARM SIDE OF INSULATION ALL JOINTS OF GYPSUM WALL BOARD TO BE TAPED AND SEALED GAS TIGHT.

18 DOOR (BETWEEN GARAGE AND DWELLING UNIT)

- A) A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT FITTING AND WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF CLOSING DEVICE

- B) A DOORWAY BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL NOT BE LOCATED IN A ROOM INTENDED FOR SLEEPING

19 BASEMENT INSULATION AND STRAPPING

- R-10 CONT. RIGID INSULATION AGAINST FOUNDATION WALL HELD IN PLACE WITH 2 X 4 STUDS AT 16" O.C. AND R-12 INSULATING BATTS IN BETWEEN STUDS AIR/VAPOUR BARRIER CONFORMING TO SUBSECTION 9.25.3 AND 9.25.4 OF THE O.B.C.
RIGID INSULATION SHALL BE INSTALLED FROM CONC.S LAB AND UP TO UNDERSIDE OF FLOOR JOISTS
DAMP PROOFING BETWEEN FOUNDATION WALL AND INSULATION WITH O.7 kg/ sq.m. (NO.15) BUILDING PAPER

20 ANCHOR BOLTS

- 38 X 89 (2 X4) SILL PLATE WITH 12.7mm (1/2") DIAMETER ANCHOR BOLTS 200mm (8") LONG MIN. EMBEDDED 100mm (4") INTO CONC. AT 2400mm (7'10") O/C
DAMPPROOFING UNDER PLATE AND SEAL TO FOUNDATION WITH CAULKING OR AN ACCEPTABLE GASKET PLATE USE NON SHINK GROUT TO LEVEL SILL WHEN REQUIRED.

21A ULC CLASS-B VENT 610mm (2'-0") ABOVE POINT OF CONTACT WITH ROOF FOR SLOPES UP TO 9:12
DIRECT VENT FURNACE TERMINAL MIN. 900mm (2'-11") FROM A GAS REGULATOR AND MIN. 300mm (12") ABOVE FINISHED GRADE FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS H.R.V. INTAKE TO BE MIN. 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE

21B CHIMNEY

CHIMNEYS AND FLUES TO CONFORM TO SECTION 9.21 OF THE O.B.C.
CHEMNEYS TO BW 915mm (3"-0") ABOVE ROOF AND NOT LESS THAN 610mm (2"-0") ABOVE THE HIGHEST ROOF STRUCTURE WITHIN 3050 (10'-0") OF CHIMNEY
SUPPORT METAL CHIMNEYS LATERALLY AT 2030mm (6"-8") VERTICALLY
CHIMNEY CAPS TO HAVE A MINIMUM OF 25mm (1") PROJECTION
PROVIDE CHIMNEY SADDLE WITH FLASHING IF CHIMNEY WIDTH IS GREATER THAN 600mm (2'-0"
CLAY FLUE LINERS 15.9mm (5/8") THICK
EXTEND LINERS FROM 200mm (7 7/8") BELOW BREACHING OPENING OR FROM TOP OF SMOKE CHAMBER TO NOT LESS THAN 50mm (2") OR MORE THAN 100mm (4") ABOVE CHIMNEY CAP
MASONRY FIREPLACE CONSTRUCTION TO COMPLY WITH SECTION 9.22 OF THE O.B.C.

22 METAL FLASHING

- 0.33mm (0.013") GALVANIZED PAINTED STEEL
- 100mm (4") UNDER WALL SHEATHING AND SHINGLES
- 150mm (6") UP BRICK FACE INTO REGLET

23 WEEPING TILE

- 100mm (4") DIAMETER WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND ALL FOOTINGS, INCLUDING GARAGE FOOTINGS

24 EXTERIOR CONCRETE STEPS

- EXTERIOR CONCRETE STEPS TO CONFORM WITH ARTICLE 9.8.7.1 OF THE O.B.C.

25 WOOD SHUTTERS

- WOOD SHUTTERS TO BE 305mm (12") WIDE

26A STRAPPING

- 19 X 64mm (1 X 3) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM

26B STEEL PIPE COLUMN

- STEEL PIPE COLUMN SEE O.B.C. 9.15.3.3 FOR FOOTING SIZE.
- 90mm (3 1/2") DIAMETER WITH A WALL THICKNESS OF 4.76mm (3/16") NON ADJUST. ST. COL. WITH 150 X 150 X 95mm (6 X 6 X 3/8") STEEL TOP AND BOTTOM PLATE, BASE PLATE 100 X 250 X 12.7mm (4" X 10" X 1/2") WITH 2-12.7mm DIA. X 300 mm LONG X 50mm (2-1/2" DIA. x 12" LONG x 2") HOOK HANGERS FIELD WELD COLUMN TO BASE PLATE ON
870 X 870 X 410mm (34" X 34" X 16") POURED CONCRETE FOOTING ON UNDISTURBED SOIL OR ENG. FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 KPa. (18.13 P.S.I.) MIN. AS PER SOIL REPORT.

27 ADJUSTABLE STEEL PIPE COLUMN

- STEEL PIPE COLUMN SEE O.B.C. 9.15.3.3 FOR FOOTING SIZE.
- 3 1/2" DIAMETER WITH A WALL THICKNESS OF 4.76mm (3/16") ADJUST. ST. COL. WITH 150 X 150 X 95mm (6 X 6 X 3/8") STEEL TOP AND BOTTOM PLATE, BASE PLATE 100 X 250 X 12.7mm (4" X 10" X 1/2") WITH 2-12.7mm DIA. X 300 mm LONG X 50mm (2-1/2" DIA. x 12" LONG x 2") HOOK HANGERS FIELD WELD COLUMN TO BASE PLATE ON
1067 X 1067 X 457mm (42" X 42" X 18") POURED CONCRETE FOOTING ON UNDISTURBED SOIL OR ENG. FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 KPa. (18.13 P.S.I.) MIN. AS PER SOIL REPORT

28 STEEL PIPE COLUMN

- STEEL PIPE COLUMN SEE O.B.C. 9.15.3.3 FOR FOOTING SIZE.
4" X 4" SQUARE WITH A WALL THICKNESS OF 3/16"
STEEL COLUMN WITH 6 X 6 X 3/8" STEEL TOP AND BOTTOM PLATE
BASE PLATE 4" X 10" X 1/2" WITH 2-12.7mm DIA. X 300mm LONG X 50mm (2-1/2" DIA. x 12" LONG x 2") HOOK HANGERS FIELD WELD COLUMN TO BASE PLATE ON FOUNDATION WALL

29 ATTIC ACCESS HATCH

- ATTIC HATCH TO BE WEATHER STRIPPED MIN. 510 X 710mm (20" X 28") AND BACKED WITH R-60 RIGID INSULATION

30 - CAPPED RANGE HOOD VENT WITH BIRD SCREEN

31 - CAPPED DRYER VENT. WITH BIRD SCREEN

32 MAIN STAIRS AND EXTERIOR STAIRS

TO HAVE UNIFORM TREADS AND RISERS (SEE 9.8.2 & 9.8.4. OF THE O.B.C.

-MAX. RISE----------200 (7 7/8")
-MAX. RUN----------355 (14")
-MAX. TREAD WIDTH----------355 (14")

-MIN. RISER----------125 (4 7/8")
-MIN. RUN----------254 (10")
-MIN. TREAD----------255 (9 1/4")
-MAX. NOSING----------25 (1")
-MIN. HEADRM (INT. STAIRS)----------1950 (6'-5")
-MIN. HEADRM (EXT. STAIRS)----------2050 (6'-9")
-HANDRAIL @ LANDING----------1070 (3'-6") MAX.
-HANDRAIL @ LANDING----------800 (2'-7") MIN.
-HANDRAIL @ STAIRS/RAMP----------965 (3'-2") MAX.
-HANDRAIL @ STAIRS/RAMP----------700 (2'-10") MIN.
-MIN. STAIRS WIDTH----------900 (3'-0")

FOR CURVED STAIRS
-MIN RUN----------150 (6")
-MIN AVG. RUN----------200 (8")

33 GUARD RAIL

- OPENINGS THROUGH A GUARD OF AN BALCONY, AN EXIT STAIRS, STAIRS, LANDINGS AND THE FLOOR LEVEL AROUND A STAIRS WELL IN A DWELLING UNIT SHALL BE OF A SIZE SO AS TO PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100mm (4") IN RESIDENTIAL OCCUPANCIES AND A MINIMUM OF 200mm (8") IN OTHER OCCUPANCIES

34 LINEN CLOSET

LINEN CLOSET SHALL HAVE 4 SHELVES MIN.330mm (14") DEEP

35 - CLOTHES CLOSET TO BE PROVIDED WITH A HANGING ROD AND 330mm (12") OF SHELF ABOVE

36 - MECHANICAL EXHAUST FAN - VENTED TO EXTERIOR TO PROVIDE A MINIMUM OF ONE AIR CHANGE PER HOUR AND SHALL CONFORM TO 9.32.5 OF THE O.B.C.

37 - DIRECT VENT GAS FIRE PLACE VENT TO BE MIN. 300mm (12") FROM ANY OPENING ABOVE FIN. GRADE REFER TO GAS UTILIZATION CODE
ZERO - CLEARANCE FIREPLACE CONSTRUCTION TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.

38 STEEL BEARING PLATE FOR MASONRY WALLS

- 280 X 280 X 16mm (11" x11" x 5/8") STEEL PLATE FOR STEEL BEAMS
- 280 X 280 X 12mm (11" X 11" x 1/2") STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL ANCHORED WITH 2-19 X 200mm (2-3/4" X 8") LONG GALVANIZED ANCHORS WITH SOLID BLOCK COURSE LEVEL WITH NON SHRINK GROUT OR SOLID WOOD BEARING FOR WOOD STUD WALLS
- SOLID BEARING TO BE AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2. (2.)

ONTARIO ASSOCIATION OF ARCHITECTS
DESMOND ROYCHAUDHURI
LICENCE
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2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: GENERAL NOTES
Project: RESIDENTIAL - 2 UNITS
72 HOLMES AVE, HAMILTON ONTARIO

Drawn by: I.S
Checked by: M.M
Scale: AS SHOWN
Project No.: 2215-689
Sheet No.: 13 OF 14

Plot Date: SEPT 15, 2023
Revised: JUNE 13, 2024
Drawing No.: A-13

39 SMOKE ALARMS

- SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS" SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH STOREY OF A DWELLING UNIT INCLUDING BASEMENTS 900MM (36") OR MORE ABOVE AN ADJACENT LEVEL (SEE SECTION 9.10.19. OF THE O.B.C.)

A SMOKE ALARM IS INSTALLED:
- IN EACH SLEEPING ROOM, AND
- IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
- SMOKE ALARMS SHALL BE INTERCONNECTED & LOCATED SUCH THAT ONE IS WITHIN 5M OF EVERY ROOM DOOR AND NO MORE THAN 15M TRAVEL DISTANCE FROM ANY POINT OF THE FLOOR.
-SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT CONFIRMING TO THE REQUIREMENT IN 18.5.3. (TYPICAL)

40 CARBON MONOXIDE DETECTORS

- INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA- 6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS" ADJACENT TO EVERY SLEEPING AREA FOR DWELLINGS WITH FUEL BURNING FIREPLACE OR STOVE, OR AN ATTACHED GARAGE (SEE SECTION 9.33.4. OF THE O.B.C.)

41 PORCH SLAB CONSTRUCTION (O.B.C. 9.40.)

- FOR MAX. 2500mm (8"-2") PORCH DEPTH, 130mm (5") 32 KPa. (4650 PSI) CONC. SLB WITH 5 - 8% AIR ENTRAINMENT REINFORCED WITH 10M BARS @ 200mm (8") O/C EACH WAY ON CENTERS OF SLAB (MIN. 1 3/4" CONC. COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS) C/W 600 X600 (23 5/8" X 23 5/8") 10M DOWELS @ 600mm (23 5/8") O/C ANCHORED INTO THE PERIMETER FOUNDATION WALLS (SLAB TO BEAR NOT LESS THAN 75mm (3") ONTO SUPPORTING FOUNDATION WALLS - SLOPE SLAB MIN. 1% FROM DOOR

42 STRUCTURAL STEEL

1- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W HOLLOW STRUCTURAL SECTION SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS"H"
2- REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400-R

43 STEEL LINTELS SPANS

MAXIMUM SPANS FOR STEEL LINTELS SUPPORTING MASONRY VENEER USE:
1- MAX. 2.47 M (8'-1") USE 90 X 90 X 6 (3 1/2" X 3 1/2" X 1/4")
2- MAX. 2.66 M (8'-9") USE 100 X 90 X 6 (4" X 3 1/2" X 1/4")
3- MAX. 3.30 M (10'-10") USE 125 X 90 X 8 (4 7/8" X 3 1/2" X 5/16")
4- MAX. 3.48 M (11'-5") USE 125 X 90 X 10 (4 7/8" X 3 1/2" x 3/8")
STEEL LINTELS MUST HAVE EVEN AND LEVEL BEARING AND MUST BE SUPPORTED BY AT LEAST 150mm (6") AT EACH END. MASONRY ARCHES (JACK, SEGMENTAL, AND ROMAN)CAN BE DESIGNED AND CONSTRUCTED TO SUPPORT MASONRY VENEER OVER OPENINGS (SEE ELEVATIONS FOR TYPES)

44 DOOR SCHEDULE

- EXTERIOR DOORS TO HAVE A THERMAL RESISTANCE OF R-4 OR WITH STORM DOOR SLIDING DOORS TO HAVE A THERMAL RESISTANCE OF R-1.7
- GLASS IN SIDE LIGHTS GREATER THAN 500mm (19 3/4") STORM DOORS IN SLIDING PATIO DOOR AND IN SHOWER DOORS TO BE OF SAFETY GLASS

- DOOR TO BE RESISTANT TO FORCED ENTRY IN CONFORMANCE TO SUBSECTION 9.6.8. OF THE O.B.C.

DOOR SCHEDULE: DOOR IDENTIFICATION

	METRIC	IMPERIAL	
1.	814 X 2030 X 45	2"-8" X 6'-8" X 1 3/4"	INSUL. DR RSI 0.7 (R4)
2.	864 X 2030 X 45	2"-10" X 6'-8" X 1 3/4"	INSUL. DR RSI 0.7 (R5)
3.	915 X 2030 X 45	3'-0" X 6'-8" X 1 3/4"	INSUL. DR RSI 0.7 (R4)
4.	2-814 X 2030 X 45	2-2'-8" X 6'-8" X 1 3/4"	INSUL. DR RSI 0.7 (R4)
5.	814 X 2030 X 45	2"-8" X 6'-8" X 1 3/4"	SOLID CORE DOOR
6.	504 X 2030 X 45	1'-8" X 6'-8" X 1 3/8"	SLAB DOOR
7.	610 X 2030 X 45	2"-0" X 6'-8" X 1 3/8"	SLAB DOOR
8.	660 X 2030 X 45	2"-2" X 6'-8" X 1 3/8"	SLAB DOOR
9.	710 X 2030 X 45	2"-4" X 6'-8" X 1 3/8"	SLAB DOOR
10.	760X 2030 X 45	2"-6" X 6'-8" X 1 3/8"	SLAB DOOR
11.	814 X 2030 X 45	2"-8" X 6'-8" X 1 3/8"	SLAB DOOR
12.	864 X 2030 X 45	2"-10" X 6'-8" X 1 3/8"	SLAB DOOR
13.	914 X 2030 X 45	3'-0" X 6'-8" X 1 3/8"	SLAB DOOR
14.	610 X 2030 X 35	2"-0" X 6'-8" X 1 3/8"	SLAB BI-FLOD DOOR
15.	760 X 2030 X 35	2"-6" X 6'-8" X 1 3/8"	SLAB BI-FOLD DOOR
16.	2-760 X 2030 X 35	2-2"-6" X 6'-8" X 1 3/8"	SLAB BI-FOLD DOOR
17.	914 X 2030 X 35	3'-0" X 6'-8" X 1 3/8"	SLAB BI-FOLD DOOR
18.	2-914 X 2030 X 35	2-3'-0" X 6'-8" X 1 3/8"	SLAB BI-FOLD DOOR
19.	1220 X 2030 X 35	4"-0" X 6'-8" X 1 3/8"	SLAB BI-FOLD DOOR
20.	2-1220 X 2030 X 35	2-4"-0" X 6'-8" X 1 3/8"	SLAB BI-FOLD DOOR
21.	406 X 2030 X 35	1"-4" X 6'-8" X 1 3/8"	SLAB DOOR
22.	2-610 X 2030 X 35	2-2"-0" X 6'-8" X 1 3/8"	SLIDERS
23.	2-864 X 2030 X 35	2-2"-10" X 6'-8" X 1 3/8"	INSULATED DOOR
24.	MIRRORED SLIDERS		

45 LINTEL SCHEDULE

	IMPERIAL	METRIC	
W1	2- 38 X 140	2- 2" X 6"	SPRUCE NO.2
W2	2- 38 X 184	2- 2" X 8"	SPRUCE NO.2
W3	2- 38 X 235	2- 2" X 10"	SPRUCE NO.2
W4	2- 38 X 286	2- 2" X 12"	SPRUCE NO.2
BUILT UP BEAMS			
B1	3- 38 X 140	3- 2" X 6"	SPRUCE NO.2
B2	3- 38 X 184	3- 2" X 8"	SPRUCE NO.2
B3	3- 38 X 235	3- 2" X 10"	SPRUCE NO.2
B4	3- 38 X 286	3- 2" X 12"	SPRUCE NO.2
B5	4- 38 X 140	4- 2" X 6"	SPRUCE NO.2
B6	4- 38 X 184	4- 2" X 8"	SPRUCE NO.2
B7	4- 38 X 235	4- 2" X 10"	SPRUCE NO.2
B8	4- 38 X 286	4- 2" X 12"	SPRUCE NO.2

46 STEEL LINTELS

	METRIC	IMPERIAL
L1	90 X 90 X 6.0	3 1/2" X 3 1/2" X 1/4"
L2	90 X 90 X 8.0	3 1/2" X 3 1/2" X 5/16"
L3	100 X 90 X 8.0	4" X 3 1/2" X 5/16"
L4	125 X 90 8.0	5" X 3 1/2" X 5/16"
L5	125 X 125 X 8.0	5" X 5" X 5/16"
L6	125 X 100 X 10.0	5" X 4" X 3/8"
L7	150 X 100 X 10.0	6" X 4" X 3/8"

LAMINATED VENEER LUMBER (LVL) BEAMS

	METRIC	IMPERIAL
LVL1	1 - 45 X 241	1- 1 3/4" X 9 1/2"
LVL2	2 - 45 X 241	2- 1 3/4" X 9 1/2"
LVL3	3 - 45 X 241	3- 1 3/4" X 9 1/2"
LVL4	4 - 45 X 241	4- 1 3/4" X 9 1/2"
LVL5	1 - 45 X 302	1- 1 3/4" X 11 7/8"
LVL6	2 - 45 X 302	2- 1 3/4" X 11 7/8"
LVL7	3 - 45 X 302	3- 1 3/4" X 11 7/8"
LVL8	4 - 45 X 302	4- 1 3/4" X 11 7/8"

LUMBER

1- ALL FRAMING LUMBER TO BE SPRUCE NO.1 GRADE UNLESS NOTED OTHERWISE.
2- END BEARING JOISTS - 38mm (1 1/2") BEAMS - 89mm (3 1/2")
3- LATERAL SUPPORT FOR WALLS PARALLEL TO JOISTS, METAL ANCHORS 38 X 5mm (1 1/2" X 3/16") A7 2030mm (6'-8") SPACING BENT INTO MASONRY 80mm (3") AND EXTEND OVER 3 PARALLEL JOISTS
4- JOISTS HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERCEPTING FLUSH BUILT-UP WOOD MEMBERS
5- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDERS TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY A TRUSS MANUFACTURER.
6- LUMBER EXPOSED TO EXTERIOR TO BE SPRUCE NO.1 GRADE PRESSURE TREATED OR CEDAR UNLESS OTHERWISE NOTED
7- LVL BEAMS SHALL BE 2.0E WS MICRO-LAM (fb= 2800PSI MIN.) OR EQUIVALENT. NAIL EACH PLY WITH 89mm 3 1/2" COMMON NAILS @ 300 mm (12") O/C STAGGERED IN 2-ROWS FOR 235, 286 AND 302mm (9 1/2", 11 1/4" & 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS & FOR 4 PLY MEMBERS ADD 13 (1/2") DIA GALV. BOLTS AT MID DEPTH OF BEAM @ 915 mm (36") O/C
8- WOOD FRAMING MEMBERS THAT ARE NOT TREATED WITH A WOOD PRESERVATIVE AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150mm (6") ABOVE GROUND OR SLAB, PROVIDE 0.15mm (0.006") POLYETHELENE FILM OR NO. 50 (45LBS) ROLL ROOFING DAMP PROOFING BETWEEN WOOD AND CONCRETE

FLOOR JOISTS			
JOIST SIZE	1 X 3 STRAPPING OR DRYWALL CEILING		
	JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.
2 X 4	8'-1"	5'-7"	5'-2"
2 X 6	9'-6"	8'-10"	8'-2"
2 X 8	11'-7"	11'-0"	10'-6"
2 X 10	13'-8"	12'-11"	12'-4"
2 X 12	15'-7"	14'-9"	14'-1"
JOIST SIZE	2 X 2 BRIDGING		
	JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.
2 X 4	8'-6"	5'-11"	5'-2"
2 X 6	10'-3"	9'-4"	8'-2"
2 X 8	12'-6"	11'-9"	10'-8"
2 X 10	14'-6"	13'-8"	12'-10"
2 X 12	16'-5"	15'-5"	14'-6"
JOIST SIZE	BOTH STRAPPING AND BRIDGING		
	JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.
2 X 4	8'-6"	5'-11"	5'-2"
2 X 6	10'-3"	9'-4"	8'-2"
2 X 8	13'-1"	12'-2"	10'-8"
2 X 10	15'-1"	14'-0"	13'-1"
2 X 12	16'-5"	15'-9"	14'-8"
JOIST SIZE	1 1/2" - 2" CONCRETE TOPPING		
	JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.
2 X 4	8'-6"	5'-11"	5'-2"
2 X 6	10'-3"	9'-4"	8'-2"
2 X 8	13'-6"	12'-3"	10'-8"
2 X 10	17'-3"	15'-8"	13'-6"
2 X 12	20'-5"	19'-0"	15'-8"

47 ALUM RAIN WATER LEADER

ALUMINUM RAIN WATER LITRE TO STORM DRAINAGE OR CONCRETE / PVC PAD SPLASH TO FRONT OR REAR YARDS.

48 VERIFICATION

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, REPORT ALL DISCOVERIES OF ERRORS OMISSIONS AND/OR DISCREPANCIES TO THE ARCHITECT AND/OR DESIGNER CONSULTANT AS APPLICABLE
USE ONLY LATEST REVISED DRAWINGS OR THOSE MARKED "ISSUED FOR CONSTRUCTION".
DO NOT SCALE DRAWINGS.

49 STEP FOOTING

VERTICAL RISE:
23 5/8" MAX. FOR FIRM SOILS OR
15 3/4" MAX. FOR SAND OR GRAVEL
HORIZONTAL RUN: 23 5/8"

50 CERAMIC TILE

WHEN CERAMIC TILE APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MIN. OF 1/2" THICK AND REINFORCED WITH GALVANIZRD DIOMOND MESH LATH, APPLIED OVER POLYETHELENE ON SUB-FLOORING ON JOISTS AT NO MORE THAN 12" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING

51 WINDOW SCHEDULE (SEE O.B.C. 9.7.1.3.)

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH :
- EACH SUCH WINDOW SHALL PROVIDE INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 sq.m (3.8 sq.ft) WITH NO DIMENSION LESS THAN 380mm (15")
2) EXCEPT FOR BASEMENTS AREAS, THE WINDOW DESCRIBED IN SENTENCE (1) SHALL HAVE A MAX.SILL HEIGHT OF 1000mm (3'-3") ABOVE THE FLOOR

56 STUCCO FINISH

TO BE INSTALLED AS PER MANUFACTURER'S SPECS. AND O.B.C. 9.28. STUCCO.
DUROCK POLYSTYRENE SYSTEM BY DUROCK OR APPROVED EQUAL.

1- APPLY FIBRE MESH STARTER STRIPS TO THE BOTTOM OF THE SUBSTRATE (8" ABOVE GRADE) WITH DUROCK PREP. COAT. APPLY SAME AROUND WINDOW AND DOOR OPENINGS.
2- APPLY DUROCK POLYSTYRENE INSUL. BD. (1.5" THICKNESS R-7 VALUE) WITH DUROCK PREP. COAT (SPECIAL DUROCK FASTNERES MAY BE REQUIRED ON SOME SUBSTRATES) THE INSUL. BD. MUST BE APPLIED IN STAGGERED FASHION, SIMILAR TO BRICK AND BLOCK.
3- APPLY DUROCK PREP. COAT TO INSUL. AND IMBED THE FIBRE MESH INTO THIS WET EMULSION.
4- APPLY AN ADDITIONAL COAT OF DUROCK PREP. COAT TO ACHIEVE A SMOOTH SURFACE.
5- SOME FINISHES REQUIRE A DUROCK BASE COAT (SAME COLOUR AS FINISH) TO BE APPLIED AS PRIMER.
6. APPLY ONE OF THE DUROCK FINISH COATS (GRAIN, VENETIAN, PEBBLE, MARBLE OR SPRAY) WITH THE COLOUR OF YOUR CHOICE.

57 FLAT ROOF CONSTRUCTION

BUILT-UP 4-PLY TAR AND GRAVEL ROOF DRAINED TO ROOF DRAINS OR SCUPPERS, BUILT IN ACCORDANCE TO SUBSECTION 9.27.11 OBC

TYPICAL NOTES

1- GUARDS AROUND EXTERIOR BALCONIES, PORCHES, AND DECKS SHALL BE DESIGNED/ INSTALLED SO THAT NO MEMBER, ATTACHMENT OR OPENING LOCATED BETWEEN 100mm (4") and 900MM (2'-11") ABOVE THE FLOOR OF THE BALCONY, PORCH OR DECK WILL FACILITATE CLIMBING.
OPENINGS THROUGH ANY GUARD SHALL BE OF SIZE WHICH WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF NOT MORE THAN 100 mm (4")
O.B.C. 4.1.10.1. THE MINIMUM SPECIFIED LOAD APPLIED HORIZONTALLY AND NORMAL TO THE SPAN AT THE TOP OF EVERY REQUIRED GUARD SHALL BE:
A) 40 lb/ft FOR EXTERIOR BALCONIES OF INDIVIDUAL RESIDENTIAL UNITS AND A CONCENTRATED LOAD OF 200 lb APPLIED CONCURRENTLY.
B) 100 lb/ft FOR EXITS AND STAIRS.
C) 150 lb/ft FOR LOCATIONS OTHER THAN DESCRIBED ABOVE
INDIVIDUAL ELEMENTS WITHIN THE GUARD, INCLUDING SOLID PANELS AND PICKETS, SHALL BE DESIGNED FOR 20 PSI , OR 100 lb OF CONCENTRATED LOAD AT ANY POINT IN THE ELEMENT, WHICH RESULTS IN THE MORE CRITICAL LOADING CONDITION.
THE MINIMUM SPECIFIED LOAD APPLIED VERTICALLY AT THE TOP OF EVERY REQUIRED GUARD SHALL BE 100 lb/ft AND NEED NOT BE CONSIDERED TO ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.

2- ALL STRUCTURAL STEEL TO CONFORM TO CON S 16.1 LATEST ADDITION
2. ALL H.S.S. SECTION FY-350
3. MIN. STRENGTH OF CONCRETE 325 MPA.
4. FINISH TO STRUCTURAL STEEL
5. GUARD DESIGN IN COMPLIANCE W/ O.B.C. 4.1.10.1
6. ALL GUARDS TO BE PRIMED AND PAINTED WITH TWO (2) FINISH COATS (CO-ORDINATE COLOUR WITH OWNER)

3- NO WORK SHALL ENCROACH ONTO ADJOINING OR ADJACENT PROPERTIES.

4- SMOKE ALARMS SHALL BE INSTALLED ON EACH STOREY OF A DWELLING UNIT,INCLUDING BASEMENT O.B.C. 9.10.18.2 (1) (A) (B) AND (C).

5- CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED ADJACENT TO BEDROOM AREAS.

6- CARBON MONOXIDE DETECTORS: IN EACH ROOM THAT CONTAINS A FUEL BURNING APPLIANCE PROVIDE A CARBON MONOXIDE DETECTOR ON OR NEAR THE CEILING EQUIPPED WITH AN ALARM AUDIBLE THROUGHOUT DWELLING UNIT OR INTERCONNECT WITH SMOKE ALARM SO THAT WHEN THE ACTIVATE THE SMOKE ALARM AS PER O.B.C. 9.33.4.1.(1) AND AS PER O.B.C. 9.33.4.2.(1) (2) AND (4).

5- EXCAVATION NOTES:
EXCAVATION AND /OR CONSTRUCTION ON ADJACENT PROPERTIES REQUIRES THE CONSENT OF AFFECTED PROPERTY OWNER(S).

7- EVERY EXCAVATION SHALL BE UNDERTAKEN IN A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.

8- MIN. SOIL BEARING CAPACITY 75 KPA, SOIL IS NOT PEAT. FILL OR SENSITIVE CLAY. THE DISTANCE BETWEEN THE BOTTOM OF FOOTINGS AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTINGS.

9- WHERE THE DEPTH OF EXCAVATION EXCEEDS 4 FEET EXCAVATE AT 45 DEGREE ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DRAWINGS AND DETAILS, STRUCTURE IS NOT LOCATED ON GROUNDS HAVING SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.

10- SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDE WAL**K,** DRIVEWAY, STAIRWELL OR AN ADJOINING PROPERTY.

ONTARIO ASSOCIATION OF ARCHITECTS
DESMOND ROYCHAUDHURI
LICENCE
2304

Contractor Must Check And Verify the existing Site conditions including All Dimensions and report any Discrepancies to Consultants before proceeding with any Work at the Job Site.Do Not Scale The Drawings. All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And/Or Designer And Must Be Returned Upon Request.Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission. This Drawing Is Not To Be Used For Construction Until Signed By The Architect and/or Designer.

2659121 Ontario Inc.
Design & Project Managers
16 Nashville Ave Unit A Toronto, Ontario, M6M 1J1
Tel: 519-941-8304 Cell: 416-804-7595
mannymarcos13@gmail.com

Drawing Title: GENERAL NOTES
Project: RESIDENTIAL - 2 UNITS
72 HOLMES AVE, HAMILTON ONTARIO

Drawn by: I.S
Checked by: M.M
Scale: AS SHOWN
Project No.: 2215-689
Sheet No.: 14 OF 14

Plot Date: SEPT 15, 2023
Revised: JUNE 13, 2024
Drawing No.: A-14

Mi-Ko Urban Consulting Inc.
• Land Use Planners • Development Consultants
• Project Managers • Design Consultants
16 High St, Etobicoke, Ontario - M8Y 3N8 - Tel:416-230-6935

By Email Only

To: Committee of Adjustment
71 Main Street West, 5th Floor
Hamilton, Ontario,
L8P 4Y5

Tel: 905-546-2424 ext. 4221
Email cofa@hamilton.ca

Re: 72 Holmes Avenue
HM/A- 24:2

Dear Secretary Treasurer

In regards to the above noted application and on behalf of Mr. Paul Seguro and Ms. Susan Seguro, I am requesting the Committee reschedule the meeting for the same. This application was 'tabled' at the meeting of February 13th, 2024. The primary reason for this tabling was my client had request for 3 'Secondary Units' whereas the Bylaw permits 1 Secondary Unit.

At that time, the City was preparing for new zoning bylaws, 24-051 & 24-052, which would be in keeping with the Governments of Ontario's and Canada's intensification initiatives.

Those bylaws were passed on April 10th, 2024. These bylaws permit up to 3 additional Secondary Units, subject to certain provisions. As I understand, there were 4 appeals. Despite the appeals has nothing to do with my client's property, my client was informed by City staff that, due to the appeals, these bylaws are not in affect.

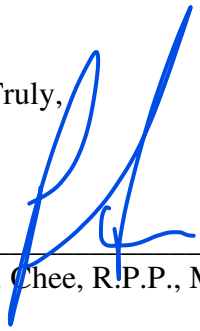
Without going into the merits and appropriateness of that assertion, my clients wish to proceed under the current Zoning Bylaw, namely 6593, for a Single Dwelling with a single Secondary Unit. The variance required to enable this, is as follows:

Variance 1. ***The reduction of the required Parking Space from 4 spaces to 1***

It should be noted that this variance is in keeping with the Council enacted but not final and binding, Zoning Bylaws 24-051/24-052, and as such, is in keeping with the 4 tests of a Minor Variance pursuant to 45(1) of the Planning Act. Enclosed is my clients' revised Site Plan and House Drawings.

In closing, it would be appreciated if you can amend the application accordingly and return it to the earliest Committee meeting available. If you have any questions, please do not hesitate to contact me. Thank you.

Yours Truly,



Peter K. Chee, R.P.P., M.C.I.P.

cc. Client

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	Paul & Susan Seguro		
Applicant(s)	Peter Chee, Miko Urban Consulting Inc.		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Agent/Solicitor ☑ Owner

1.3 Sign should be sent to ☐ Applicant ☐ AgentSolicitor ☑ Owner

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☐ Cheque ☑ Credit over phone* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	72 Holmes Avenue		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	516	Lot(s)	74
Reference Plan Number (s)	62R-22177	Part(s)	Parts 1 & 2

2.2 Are there any easements or restrictive covenants affecting the subject land?

☑ Yes ☐ No

If YES, describe the easement or covenant and its effect:

A easement with Lot 75 for the purpose of Section 9.10.14.2(4) of the OBC (Limit. Dist.)

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

(See Planning Brief, Attached)

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

(See Planning Brief, Attached)

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.57	30.48	231.485	15.24

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Vacant Lands				
See C.of A., H/MA-23:111	6.0	6.0	1.2m & 0.90m	03/01/2024
Detached dwelling with 1 Primary				
Unit and 2 Secondary Units				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Detached dwelling with 1 Primary	6.0m	6.0m	1.20m & 0.90m	03/01/2024
Unit and 2 Secondary Units				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Vacant Lands				
See C.of A., H/MA-23:111				
Detached dwelling with 1 Primary	98.5m2	285.73m2	2	9.0
Unit and 2 Secondary Units				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Detached dwelling with 1 Primary	98.5m2	285.73m2	2	9.0
Unit and 2 Secondary Units				

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

☑ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road
_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Detached Dwelling with 3 units.

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Detached Dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Dec 29, 2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant Lands

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant Lands - see C.of A., H/MA-23:111

7.4 Length of time the existing uses of the subject property have continued:

Since 1912

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighborhood-See Brief Attached

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? C. of A., H/MA-23:111

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☑ Yes ☐ No

If yes, please provide the file number: C. of A., H/MA-23:111

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 3

8.3 Additional Information (please include separate sheet if needed):

(See Planning Brief)

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☑ Site Sketch
- ☑ Complete Application form
- ☑ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☑ Cover Letter/Planning Justification Report
- ☑ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**B-24:18**	**SUBJECT PROPERTY:**	137 Peter Street, Hamilton

APPLICANTS: Owner Retained: Andrew McAllister
Owner Severed: Blari Fleming, Jennifer Legare
Agent: Jansen Consulting - Amy Schaeffer

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing one half of a semi-detached dwelling, and to retain a parcel of land containing one half of a semi-detached dwelling. Semi detached dwelling under construction.

	Frontage	**Depth**	**Area**
SEVERED LANDS:	7.8 m±	15.7 m±	139 m^2 ±
RETAINED LANDS:	8.2 m±	15.7 m±	132 m^2 ±

Associated Planning Act File(s): HM/A-21:51 & HM/A-22:213

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:40 p.m.**
PLACE:	**City Hall Council Chambers (71 Main St. W., Hamilton)**
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

B-24:18

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **August 2, 2024**

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **August 2, 2024**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:18, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-24:18

Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

SKETCH FOR SEVERANCE APPLICATION

OF PART OF

LOT 12
REGISTERED PLAN No. 57

IN THE

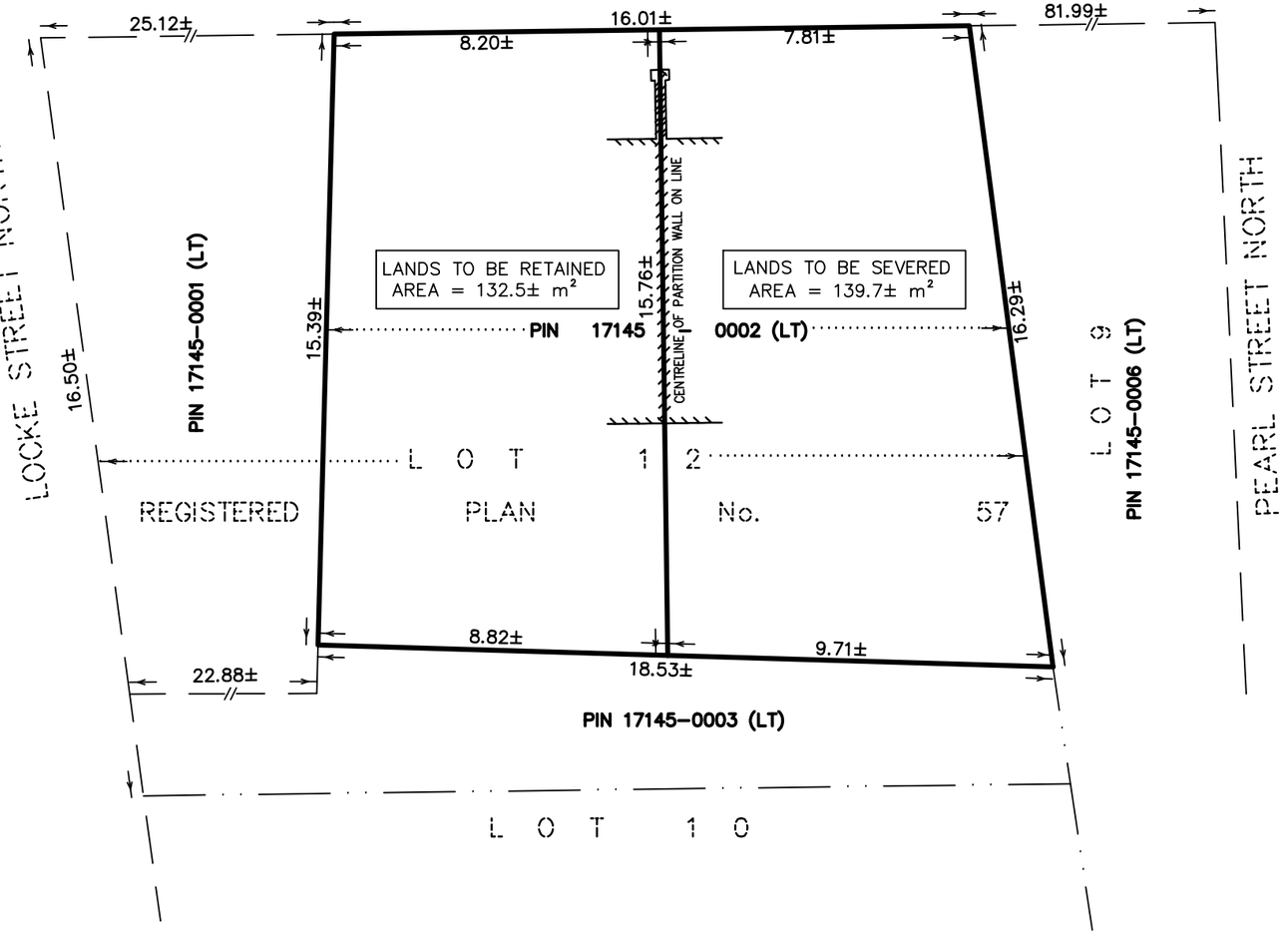
CITY OF HAMILTON

SCALE 1:150 METRIC

3 1.5 0 3 6 9 metres

R.A. McLAREN, O.L.S. – 2024

KEY MAP NOT TO SCALE



NOTE:

DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM PLAN BY A.T. McLAREN LTD. DATED JANUARY 10, 2024.

CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

B) THIS PLAN IS PROTECTED BY COPYRIGHT ©

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

137 PETER STREET

© R.A. McLAREN, O.L.S. – 2024. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
MN	RAM	SM	1:150	35723–SK

SITE PLAN OF LOT 12 REGISTERED PLAN No. 57 CITY OF HAMILTON

LEGEND

- HT — DENOTES HYDRO TRANSFORMER
- MH — DENOTES MANHOLE
- CB — DENOTES SINGLE CATCHBASIN
- HP — DENOTES HYDRO POLE
- LS — DENOTES LIGHT STANDARD
- SIGN — DENOTES SIGN
- TM — DENOTES TELEPHONE CABLE MARKER
- PED — DENOTES TELEPHONE PEDESTAL
- WV — DENOTES WATER VALVE MAIN SHUT OFF
- WB — DENOTES WATER BOX/ CURB STOP
- FH — FIRE HYDRANT
- GM — GAS METER
- OH — DENOTES OVERHEAD HYDRO WIRE
- UH — DENOTES UNDERGROUND HYDRO WIRE
- T — DENOTES OVERHEAD TELEPHONE WIRE
- G — DENOTES UNDERGROUND GAS LINE
- CT — DENOTES OVERHEAD OR UNDERGOUND CABLE T.V.
- B — DENOTES BELL UNDERGROUND OR OVERHEAD
- B — BELL PEDESTAL
- TV — CABLE T.V. PEDESTAL
- MAILBOX
- SAN. INV. — SANITARY CONNECTION / INVERT
- STM. INV. — STORM CONNECTION / INVERT
- WATER — WATER SERVICE
- X — CHAIN LINK FENCE
- XX — PRIVACY FENCE

- R.W.L. — DENOTES RAIN WATER LEADERS DIRECTION & SPLASH PADS
- ENTRY POINTS INTO BUILDING
- DIRECTION OF SURFACE FLOW
- F.F. — FINISHED MAIN FLOOR
- F.F.D.S. — DROPPED OR SUNKEN FLOOR
- T.F.W. — TOP OF FOUNDATION WALL
- F.B.S. — FINISHED BASEMENT SLAB
- U.S.F. — UNDERSIDE OF FOOTING
- U.S.F.G — UNDERSIDE OF FOOTING GARAGE
- U.S.F.T. — UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
- EF — ENGINEERED FILLED LOT
- HP — HIGH POINT OF GRADE
- R — NUMBER OF RISERS
- WO — WALKOUT CONDITION
- LO — LOOKOUT CONDITION
- REV — REVERSE PLAN
- W — WINDOWS OR DOORS ON WALL
- SP — SUMP PUMP
- (00.00) — DENOTES NEW GRADES
- 00.00 — DENOTES EXISTING GRADES
- DENOTES BENCHMARK
- DENOTES DECIDUOUS TREE DIA = DENOTES DIAMETER
- DENOTES CONIFEROUS TREE DIA = DENOTES DIAMETER
- FY — FRONT YARD AREA
- LA — PROP. LANDSCAPED OPEN SPACE (MIN. 40%)

GENERAL NOTES :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE PLACEMENT OF STORMS AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST ONE WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE RE-SITED. FAILURE TO OBSERVE THE ABOVE CONDITIONS AND THE RESULTING EXPENSIVE REMOVAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF JANSEN CONSULTING. FOUNDATIONS WALLS SHALL BE POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

LOCATES :

PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE

PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

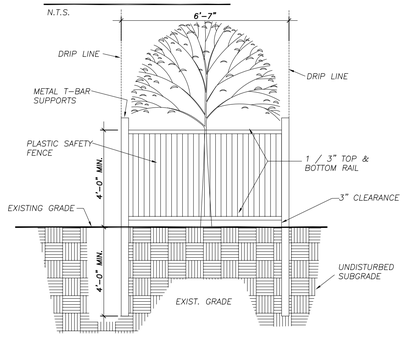
CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION

THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITH IN MUNICIPAL RIGHT OF WAY

SILTATION FENCING
TREE HOARDING
OVERHEAD WIRE
TOP OF BANK
BURIED WATER SERVICE
BURIED SANITARY SERVICE

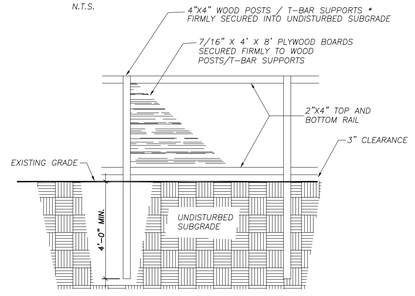
FRAMED HOARDING

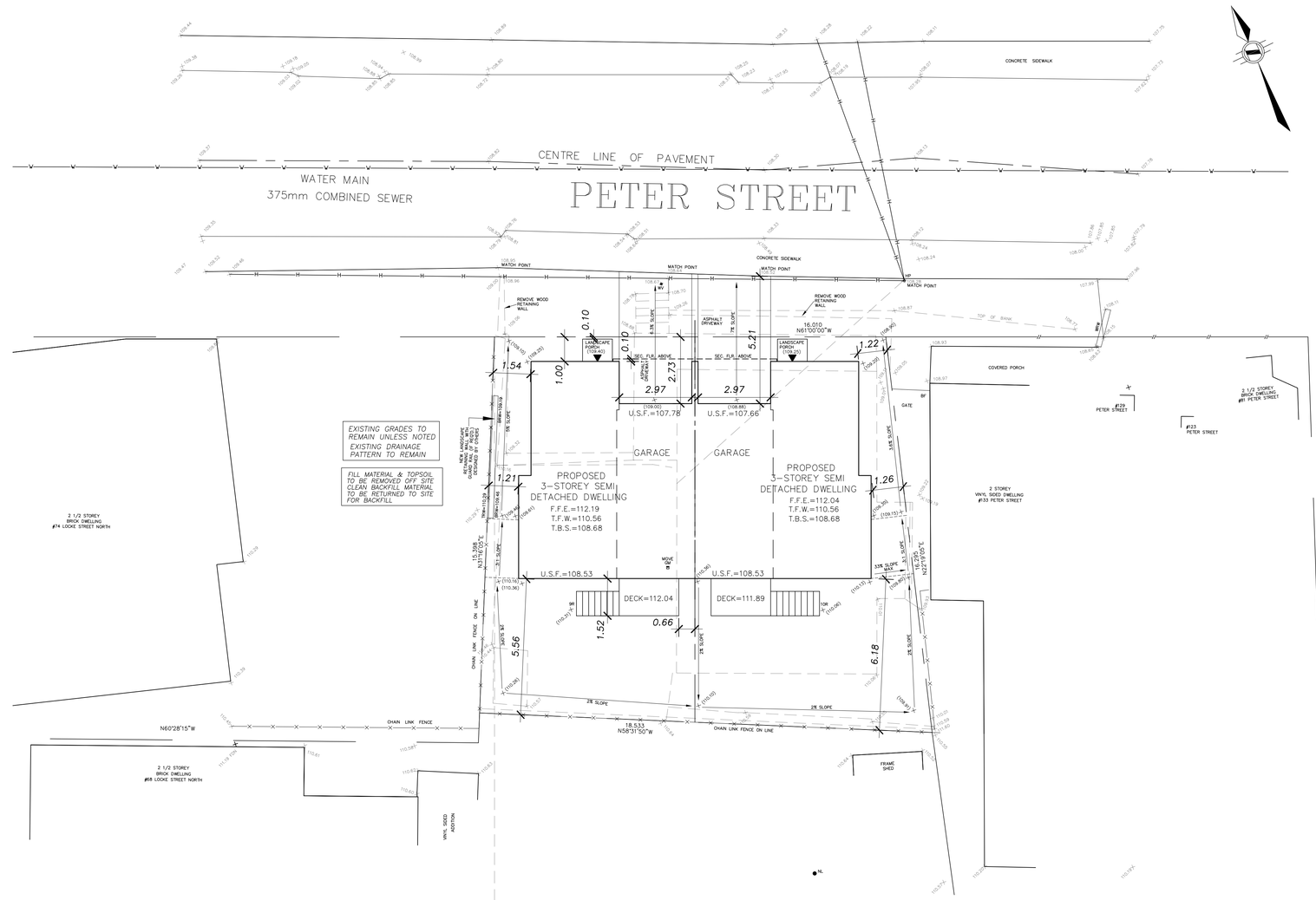
N.T.S.



SOLID BOARD HOARDING

N.T.S.





GRADING NOTES:

1. EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
3. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.
5. A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
6. THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED.

SBM NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS & SPECIFICATIONS OF THE CITY OF HAMILTON & THE CURRENT EDITION OF THE ONTARIO BUILDING CODE
2. STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXIST. TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS
3. SEALED FOR LOT GRADING DESIGN ONLY
4. SBM PROJECT NUMBER SBM-22-1946

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON & ACROSS THESE LANDS & THE ADJOINING LANDS OR APPLICABLE TOWN BY-LAWS

SBM GRADING NOTES

1. EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED
2. BASEMENT OPENINGS TO BE MINIMUM 300mm ABOVE CENTRE LINE OF ROAD UNLESS OTHERWISE APPROVED BY THE TOWN OF MILTON
3. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS
4. SUMP PUMP MUST DISCHARGE TO GRADE & BE DIRECTED TO REAR YARD
5. A MINIMUM 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
6. THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED. ASSUMES
1.26m (4'-2") FOUNDATION WALL POURED HEIGHT AT FRONT OF BUILDING AND
1.88m (6'-2") FOUNDATION WALL POURED HEIGHT AT REAR OF BUILDING, 0.076m (3") FLOOR SLAB ON GRADE & 0.15m (6") FOOTING DEPTH. CONTACT SBM ENGINEERING FOR CLARIFICATION, IF REQUIRED
7. CONFIRM ELEVATION OF SANITARY PDC TO DETERMINE UNDERSIDE OF FOOTING ELEVATION

OLD GAS LINE TO BE TERMINATED AT MAIN LINE BY UNION GAS

NEW GAS LINE TO BE INSTALLED TO DWELLING

HYDRO TO BE DICONNECTED AT DEMOLITION STAGE & INSTALL NEW OVERHEAD SERVICE TO NEW DWELLINGS

NEW WATER LINE FROM WATER BOX INTO HOUSE 3/4" DIA. LINE IF REQUIRED
REGION INSPECTIONS RERQ'D.

PART - 3
NEW SANITARY
PROPOSED 125 MM PVC SDR-28 SANI LATERAL @ 2% MIN. SLOPE

PART - 3
NEW WATER
25 MM WATER TAP
" K " TYPE COPPER

NO OPEN BURNING PERMITTED

APPLICANT MUST CONTACT HALTON REGION TO HAVE WATER TURNED OFF AND METER REMOVED PRIOR TO DEMOLITION. ANY NEW CONSTRUCTION REQUIRES SERVICE PERMIT FROM REGION

NOTE: ALL FOOTINGS TO HAVE A MINIMUM OF 4' FROST COVER.

SEALED FOR GRADING DESIGN ONLY.

LICENSED PROFESSIONAL ENGINEER
R. S. FROUWS
100203453
PROVINCE OF ONTARIO
2022.08.18

NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE.
I AM QUALIFIED AND THE FIRM IS REGISTERED SCT OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042
DATE: JUN 27/22 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT

70 Main Street N, P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : H-068
PROJECT : S1
LOCATION : HAMILTON

OWNERS INFORMATION :
ANDREW & BLAIR
137 PETER STREET
HAMILTON, ON

GRADING PLAN

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1:100 | DATE: JUN 27/22 | PROJECT NO. 2021-068
DRAWN BY: SM | CHECKED BY: SM
FILE NAME | DRAWING NO. S1

Hamilton
Building Division

Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.

Permit: 22 119120 000 00 R9
Date: 07/21/23
Name: Amanda Lavadinho
Approved by:

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935
E-mail: cofa@hamilton.ca

NOTICE OF DECISION
Minor Variance

APPLICATION NO.:	**HM/A-22:213**	**SUBJECT PROPERTY:**	137 PETER STREET, HAMILTON
ZONE:	"D/S-1787" (Urban Protected Residential – 1 & 2 Family Dwellings etc.)	**ZONING BY-LAW:**	Zoning By-law 6593, as Amended 19-307

APPLICANTS: BLAIR FLEMING
GSP GROUP INC. - JOSEPH LIBERATORE

The following variances are **GRANTED**:

1. A minimum side yard width of 1.2 metres shall be permitted instead of the minimum 2.7 metre side yard width required.

Notes:

1. Please note that this application is subsequent to Minor Variance Application No. HM/A-21:51, applicable to the proposed development, which was granted by the Committee on August 12, 2021, and became final and binding on September 2, 2021.

2. Details respecting eaves or gutters where not shown. The applicant shall ensure that the maximum eave and gutter projections are achieved; otherwise, further variances may be required.

THE DECISION OF THE COMMITTEE IS:

That the variances, as set out above, are **GRANTED** for the following reasons:

1. The Committee, having regard to the evidence, is of the opinion that the relief granted is of a minor nature.

2. The relief granted is desirable for the appropriate development of the land and building and is consistent with the general intent and purpose of the By-laws and the Official Plans as referred to in Section 45 of The Planning Act, 1990.

3. The Committee, having regard to the evidence, is satisfied that there will be no adverse impact on any of the neighbouring lands.

4. The submissions made regarding this matter affected the decision by supporting the granting of the application.

HM/A-22:213

DATED AT HAMILTON, July 28, 2022.

D. Smith (Chairman)

B. Charters M. Switzer

L. Gaddye T. Lofchik

N. Mleczko D. Serwatuk

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **August 17, 2022**

2. **This decision is not final and binding unless otherwise noted.**

DOMINION OF CANADA)
)
)
Province of Ontario)
)
)
)
)

IN THE MATTER OF Official Plan Amendment No. 202 (By-law No. 24-050) AND IN THE MATTER OF Sections 17(22) of the *Planning Act,* R.S.O. 1990, c. P.13. Low Density-Residential Zones

TO WIT:

I, Lisa Kelsey, Legislative Coordinator, City Clerk's Office, of the City of Hamilton, **DO SOLEMNLY DECLARE:**

1. That Notice of a Public Meeting for the purpose of informing the public in respect of the Low Density-Residential Zones Policies in Secondary Plans was given on the 2nd day of February, 2024, by being published in the Hamilton Spectator, as prescribed by law.

2. That By-law No. 24-050, being Urban Hamilton Official Plan Amendment 202 was adopted by the City of Hamilton on the 10th day of April, 2024.

3. That written Notice of Adoption of the said plan was given in accordance with Section 17(23) of the *Planning Act* on the 19th day of April, 2024.

4. That a Notice of Appeal was filed under Section 17(24) of the *Planning Act* on the 9th day of May, 2024, being twenty days from the day of the notice given of the adoption of the said plan; and that said appeal was withdrawn on May 15, 2024.

5. That, in accordance with Sections 17(29.2) and (30)(a) and (b) of the *Planning Act,* I verily believe that the plan is deemed to come into effect on the 15th day of May, 2024, being the day the last appeal was withdrawn.

AND I MAKE THIS solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act.*

DECLARED before me at the City of Hamilton)

this 21st day of June, 2024)

A Commissioner, etc.

Tamara Kathleen Bates,
a Commissioner, etc.,
Province of Ontario, for the City of Hamilton.
Expires August 8, 2025

CI-22-G

Authority: Item 4, Planning Committee Report 24-003 (PED22154(a))
CM: March 27, 2024 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2024 10
Dated April 10, 2024

Bill No. 050

CITY OF HAMILTON

BY-LAW NO. 24-050

To Adopt:

Official Plan Amendment No. 202 to

the Urban Hamilton Official Plan

Respecting:

Low Density Residential Policies in Secondary Plans

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 202 to the Urban Hamilton Official Plan consisting of Appendix "A", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of April, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Appendix "A"

Urban Hamilton Official Plan Amendment No. 202

The following text constitutes Official Plan Amendment No. 202 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is:

- To establish a policy within Volume 2, to allow certain Low Density Residential policies of Volume 1 to take precedence over certain Low Density Residential policies in secondary plans for the purposes of permitted density ranges, built form, and height.

- To establish a policy within Volume 1 to require the Neighbourhood Infill Design Guidelines be evaluated when considering an application for residential intensification for permitted low density residential uses.

2.0 Location:

The lands affected by this Amendment are located within certain Secondary Plan areas in the former municipalities of Ancaster, Flamborough, Glanbrook, Hamilton, and Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides consistency between the policies of the Urban Hamilton Official Plan and the implementation of new Low Density Residential zoning with expanded permissions as it applies to lands within certain secondary plans.

- The Amendment implements the objectives of the Urban Hamilton Official Plan to provide a range and mix of housing types and assists in achieving residential intensification goals.

- The proposed Amendment is consistent with the Provincial Policy Statement,

2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

a. That Volume 1: Chapter B – Communities, Section 2.4 – Residential Intensification, Policy B.2.4.2.2 be amended by:

i) deleting the "and," in Policy B.2.4.2.2 i);

ii) deleting the period at the end of Policy B.2.4.2.2 j) and replacing it with "and,"; and,

iii) by adding new Policy B.2.4.2.2 k) as follows:

"k) for uses permitted in Volume 1 Policy E.3.4.3, the ability to meet the Neighbourhood Infill Design Guidelines."

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B – Secondary Plans – Section B.1.0 – General Policies

a. That Volume 2: Chapter B – Secondary Plans - Section B.1.0 – General Policies be amended by adding Policies B.1.5 a), b), and c) as follows:

"B.1.5 a) Notwithstanding Policies B.1.2, B.1.5, and the policies contained in Sections B.2.0 to B.7, and Volume 1 Policy F.1.2.2, for all lands designated Low Density Residential 1, 1a, 1b, 2, 2a, 2b, 2e, and 2f on the land use plans appended to each secondary plan area, and for lands designed Low Density Residential 3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, Policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1 shall apply for the purposes of permitted density ranges, built form, and height.

b) Policy B.1.5 a) shall not apply to the following:

i) Section B.4.4 – Waterdown Community Node Secondary Plan;

ii) Policy B.5.3.8. – Area Specific Policies in the North-West Glanbrook Secondary Plan;

iii) Policy B.5.4.11.10 – Site Specific Policy – Area J in the Mount Hope Secondary Plan; and,

iv) Section B.7.4 – Fruitland-Winona Secondary Plan.

b) An enacted Zoning By-law Amendment shall be required to give effect to Section B.1.5 a) and b)."

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended permissions on the subject Secondary Plan lands.

This Official Plan Amendment is Schedule "1" to By-law No. 24-050 passed on the 10th day of April, 2024.

The
City of Hamilton

A. Horwath
Mayor

J. Pilon
Acting City Clerk

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s) retained / severed	Andrew D.G. McAllister + Blair Fleming + Jennifer Michelle Legare
Applicant(s)**	AMY TALUKDER + JEFF JANSEN of JANSEN CONSULTING
Agent or Solicitor	Agent is applicant

[redacted]

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ Purchaser ☐ Owner ☒ Applicant ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ Owner ☒ Applicant ☐ Agent/Solicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No
If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☒ Yes* ☐ No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐In person ☒Cheque ☐Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	137 PETER ST.		
Assessment Roll Number	25 18 010 104 51650 0000		
Former Municipality	CITY OF HAMILTON		
Lot	12 PT.	Concession	
Registered Plan Number	57	Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?
☐ Yes ☒ No
If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

☒ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)

☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

SEVERED LOT TO REMAIN IN BLAIR FLEMING + JENNIFER LEGARE'S NAME.

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	LANDS TO BE RETAINED	LANDS TO BE SEVERED			
Type of Transfer	N/A				
Frontage	8.20 M	7.81 M			
Depth	15.76 M	16.29M			
Area	132.5 M2	139.7 M2			
Existing Use	RESIDENTIAL SFD	→			
Proposed Use	RESIDENTIAL SEMI-DET.	RESIDENTIAL SEMI-DET.			
Existing Buildings/ Structures	1-STOREY DWELLING →				
Proposed Buildings/ Structures	3-STOREY SEMI-DETACHED DWELLING	3-STOREY SEMI-DETACHED DWELLING →	BOTH APPROVED W/ BUILDING PERMIT #22-119120-00-R9 + #23-132351-00-R9 + #23-132345-00-R9		
Buildings/ Structures to be Removed	1-STOREY DWELLING →	→	APPROVED W/ DEMOLITION PERMIT #22-119257-00-[redacted] DP		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☒ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage system
- ☐ privately owned and operated individual septic system
- ☐ other means (specify)

4.3 Other Services: (check if the service is available)

☒ electricity ☒ telephone ☐ school bussing ☒ garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) LOW DENSITY RESIDENTIAL 3

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

THIS APPLICATION CONFORMS TO THE OFFICIAL PLAN BECAUSE ONLY 1 DWELLING UNIT IS PROPOSED PER LOT, MAINTAINING LOW DENSITY.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.3 What is the existing zoning of the subject land? "D" DISTRICT - URBAN PROTECTED RESIDENTIAL

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

_____

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☒ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

HM/A-21:51 - APPROVED + HM/A-22:213 - APPROVED (BOTH MV)

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	N/A
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

2015

6.5 Does the applicant own any other land in the City? ☐ Yes ☒ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☒ Yes ☐ No (Provide explanation)

BUILDING STRONGER COMMUNITIES BY PROVIDING MORE SAFE HOUSING + PROVIDING SIMILAR TYPE OF HOUSING THAT EXISTS ON ST.

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

☒ Yes ☐ No (Provide explanation)

YES, INCREASE HOUSING PROVIDED IN ONTARIO.

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ Yes ☐ No (Provide explanation)

YES, PROVIDES MORE AFFORDABLE HOUSING TO FAMILIES IN THE AREA.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☒ No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☒ No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☒ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION N/A

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION N/A

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION N/A

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

0.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

0.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

0.6 Existing Land Use: _____ Proposed Land Use: _____

0.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application Form
- ☐ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:156**	**SUBJECT PROPERTY:**	1414 & 1416 King Street East, Hamilton
ZONE:	H - Community Shopping and Commercial (6593)	**ZONING BY-LAW:**	Zoning By-law Choose an item., as Amended Click or tap here to enter text.

APPLICANTS: Owner: 1604146 Ontario Inc - Luigi Arcuri
Agent: Urban Belief Inc. c/o Palak Kataria

The following variances are requested:

1. To permit a 1.5 metres front yard for 1414 King Street East, and a 0 metre front yard for 1416 King St. E. whereas the by-law requires a minimum front yard of 6.0 metres.

2. To permit a 0.93 metre side yard for 1414 King St. E. and a 0 metre side yard for 1414 and 1416 King St. E. whereas the zoning by-law requires a minimum of 1.2 metres building setback from the side lot line.

3. To permit a rear yard of 5.79 metres for 1416 King St. E. whereas the by-law requires a minimum rear yard of 7.5 metres

4. To permit a 231.2 square metres lot area for 1414 King St. E. and 226.1 square metres for 1416 King St. E. whereas the by-law requires a minimum lot area of 360 square metres.

5. To permit a 0-metre planting strip for 1414 and 1416 King St. E. whereas the by-law requires a minimum planting strip of 2.0 metres.

6. To permit one (1) parking space for 1414 and 1416 King St. E. whereas the by-law requires a minimum of 2 parking spaces.

7. To permit a manoeuvring space of 0 metre for 1414 and 1416 King St. E. whereas the by-law requires a minimum manoeuvring space of 6.0 metres.

8. To permit a landscape area of 0% for 1414 King St. E. whereas the by-law requires a minimum

A-24:156

landscape area of 50%.

PURPOSE & EFFECT: So as to facilitate consent application (HM/B-23:89) to re-create two lots, which was approved on January 18, 2024, and highlight all necessary variances required to clear.

Notes: N/A

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:45 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

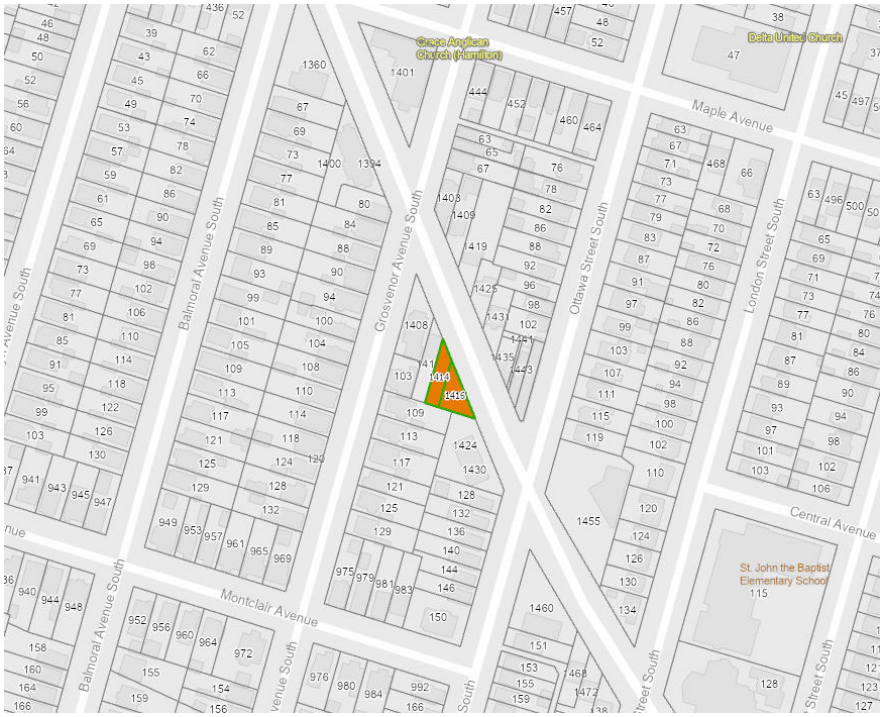
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:156, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:156



Subject Lands

DATED: July 18, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

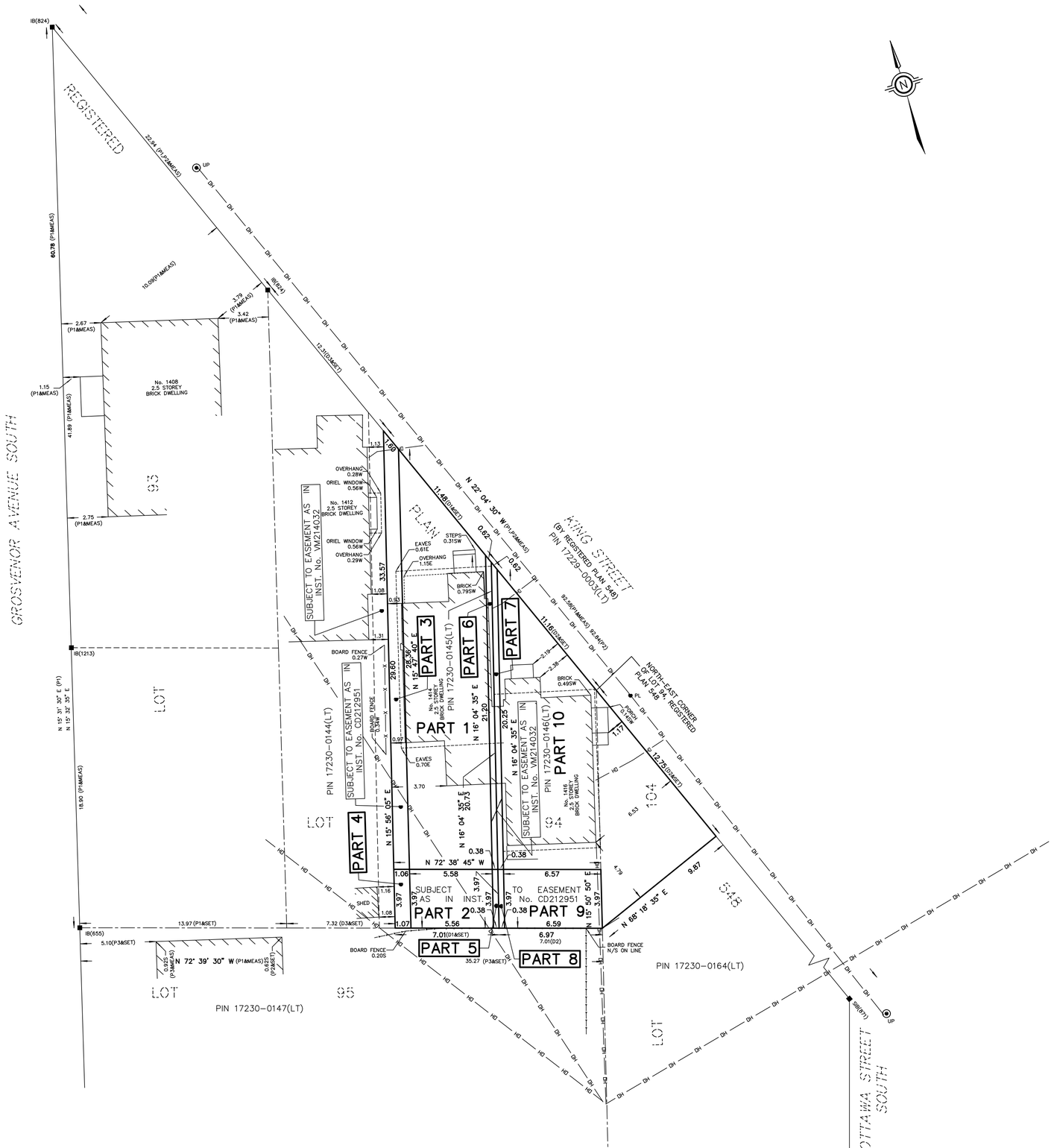
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS)(2010.0)
COORDINATES ARE TO URBAN ACCURACY PER O.REG. 216/10 SECTION 14(2).

POINT ID	NORTHING (m)	EASTING (m)
ORP A	4 963 040.69	599 746.52
ORP B	4 962 702.07	599 866.55

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF LOT 94	REGISTERED PLAN 548	ALL OF PIN 17230-0145(LT)
2			
3			
4			
5			
6			
7			ALL OF PIN 17230-0146(LT)
8			
9			
10	PART OF LOTS 94 AND 104		

PARTS 2, 3, 4 AND 9 ARE SUBJECT TO EASEMENT AS IN INST. No. CD212951
PARTS 6 AND 7 ARE SUBJECT TO EASEMENT AS IN INST. No. VM214032
PARTS 5 AND 8 ARE SUBJECT TO EASEMENT AS IN INST. Nos. CD212951 AND VM214032

PLAN OF SURVEY OF
PART OF LOTS 94 AND 104 REGISTERED PLAN 548 CITY OF HAMILTON

0 10 20 30 40 60m
SCALE 1:150

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 559mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150.

2023 Y. ZHANG SURVEYING LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999686

BEARINGS HEREON ARE GRID AND DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 2°28'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
655	DENOTES	J.T. PETERS, O.L.S.
824	DENOTES	A.T. McLAREN, O.L.S.
871	DENOTES	D.A. HARRINGTON, O.L.S.
1213	DENOTES	J.D. PETERS, O.L.S.
P1	DENOTES	PLAN OF SURVEY BY A.T. McLAREN LTD., O.L.S., DATED: JULY 21, 2006
P2	DENOTES	REGISTERED PLAN 548
P3	DENOTES	PLAN OF SURVEY BY A.T. McLAREN LTD., O.L.S., DATED: APRIL 26, 1977
D1	DENOTES	INSTRUMENT NUMBER CD212951
D2	DENOTES	INSTRUMENT NUMBER VM153653
D3	DENOTES	INSTRUMENT NUMBER CM214032
PL	DENOTES	POLE
UP	DENOTES	UTILITY POLE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT,

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE XXth DAY OF XXXX, 2023.

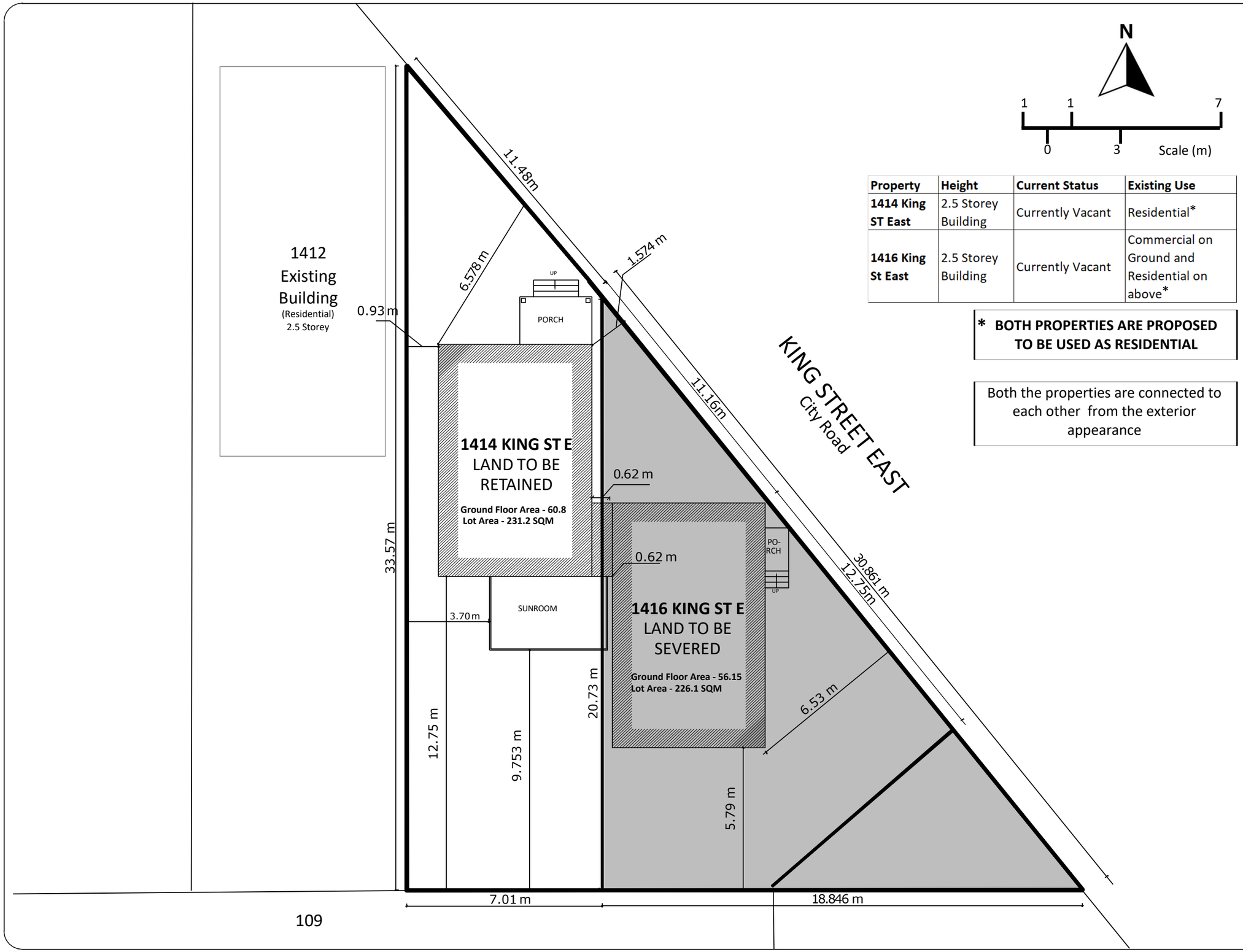
XXXX XXth, 2023
DATE

DRAFT
YIFAN ZHANG
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58XXX.

Y. ZHANG SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.yzsurveying.com

FIELD: XX	CAD: HZ	CHECKED by: Yifan Z.
JOB NUMBER: 23-0XX		DATE: March 20, 2024
DRAWING FILE: H:\Shared drives\Job Folders\2024-5\Drawing\2024-05-RP.dwg		



Property	Height	Current Status	Existing Use
1414 King ST East	2.5 Storey Building	Currently Vacant	Residential*
1416 King St East	2.5 Storey Building	Currently Vacant	Commercial on Ground and Residential on above*

*** BOTH PROPERTIES ARE PROPOSED TO BE USED AS RESIDENTIAL**

Both the properties are connected to each other from the exterior appearance

No.	REVISION ISSUE	DATE

Urban Belief Inc.

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY.

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
URBAN BELIEF INC.
ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BY-LAWS OF THE CORPORATION IS STRICTLY FORBIDEN.
ANY REPRODUCTIONS MUST BE AUTHORIZED BY

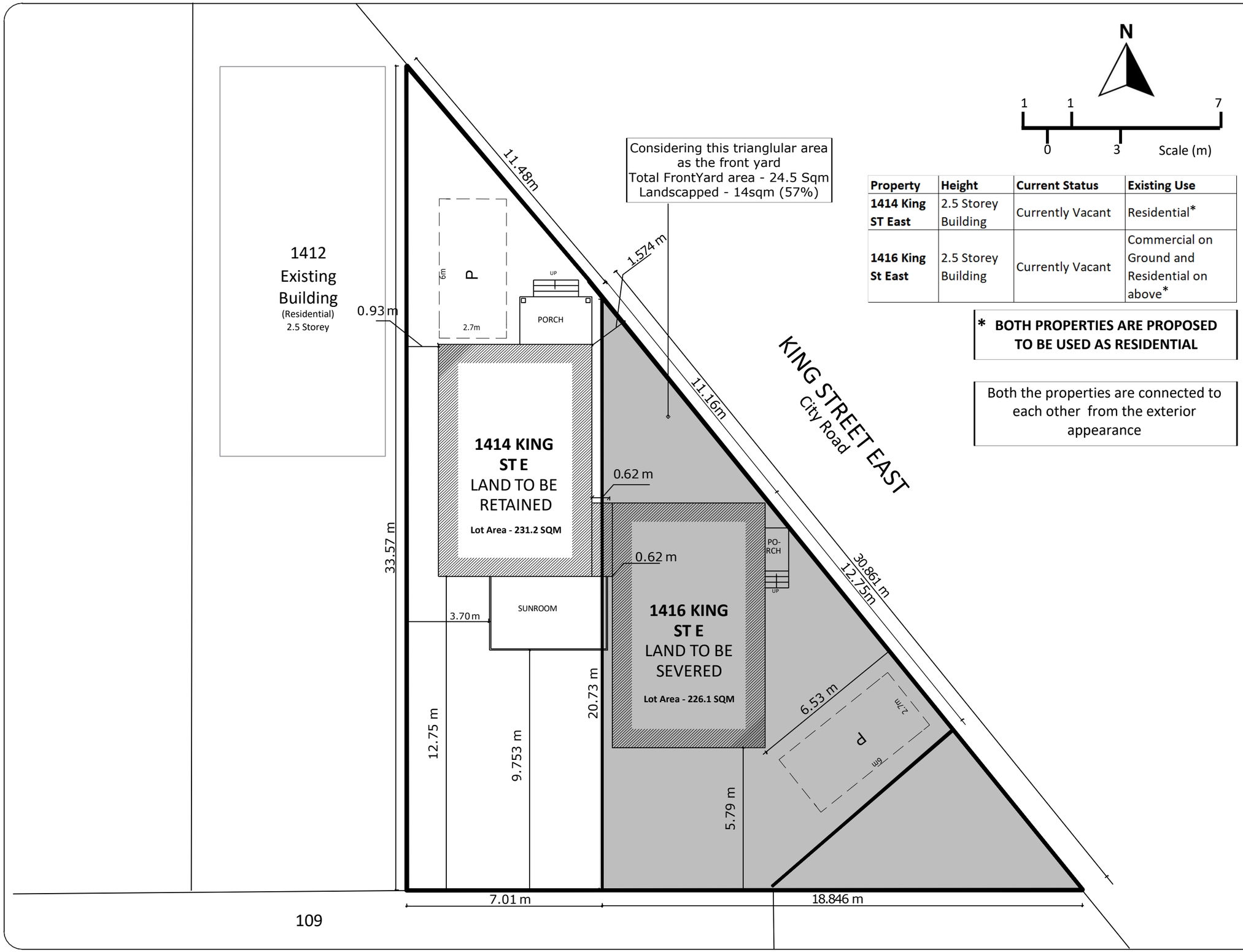
SHEET TITLE

SITE PLAN
(Metric)

CITY: HAMILTON 1414 AND
1416 KING ST E
EXISTING DWELLING BUILDING

SHEET
A1

PROJECT
OCT 2023



Property	Height	Current Status	Existing Use
1414 King ST East	2.5 Storey Building	Currently Vacant	Residential*
1416 King St East	2.5 Storey Building	Currently Vacant	Commercial on Ground and Residential on above*

*** BOTH PROPERTIES ARE PROPOSED TO BE USED AS RESIDENTIAL**

Both the properties are connected to each other from the exterior appearance

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY.

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

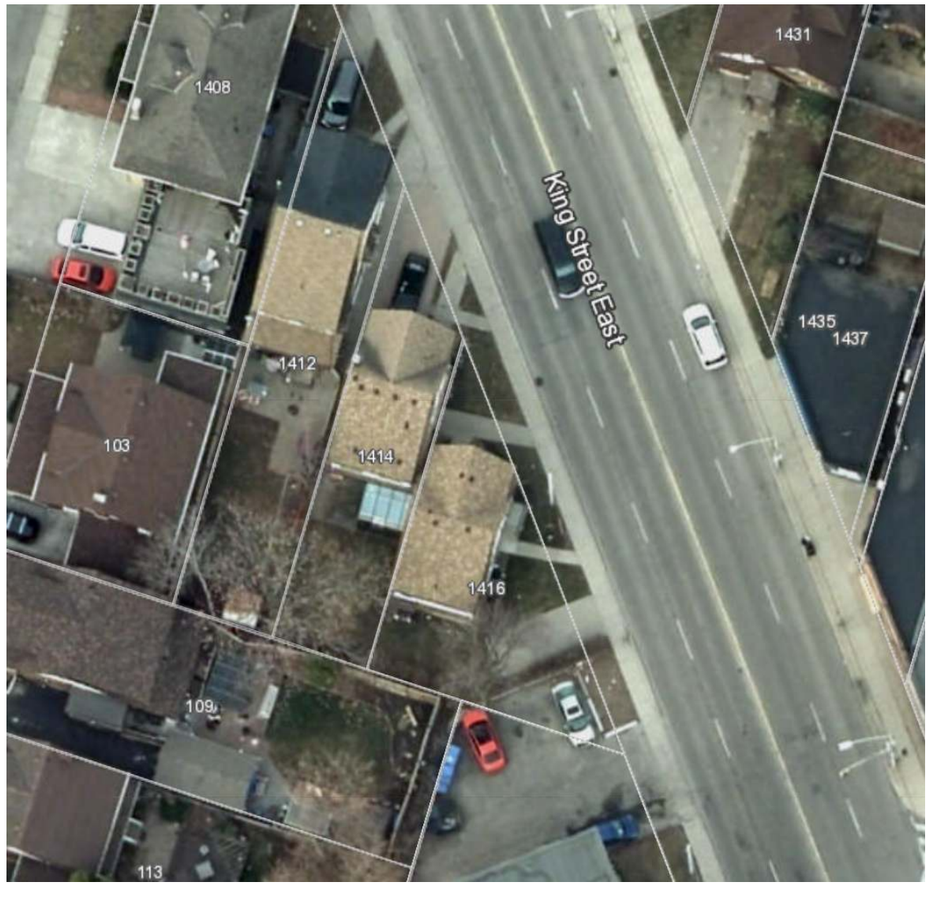
SITE PLAN WITH PARKING (Metric)

CITY: HAMILTON 1414 AND 1416 KING ST E

EXISTING DWELLING BUILDING

SHEET A2

PROJECT OCT 2023



Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY.

GENERAL NOTES

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SHEET TITLE

Street View and satellite Images

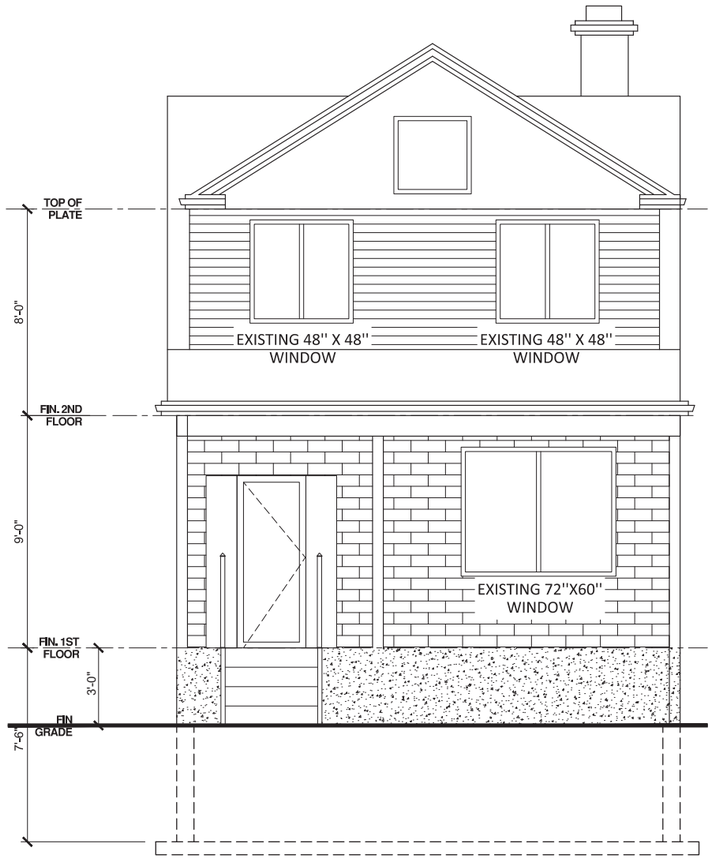
CITY: HAMILTON 1414 AND 1416 KING ST E

EXISTING DWELLING BUILDING

SHEET
A3

PROJECT
OCT 2023

1414 KING ST E



FRONT SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

FRONT SIDE ELEVATION

CITY: HAMILTON

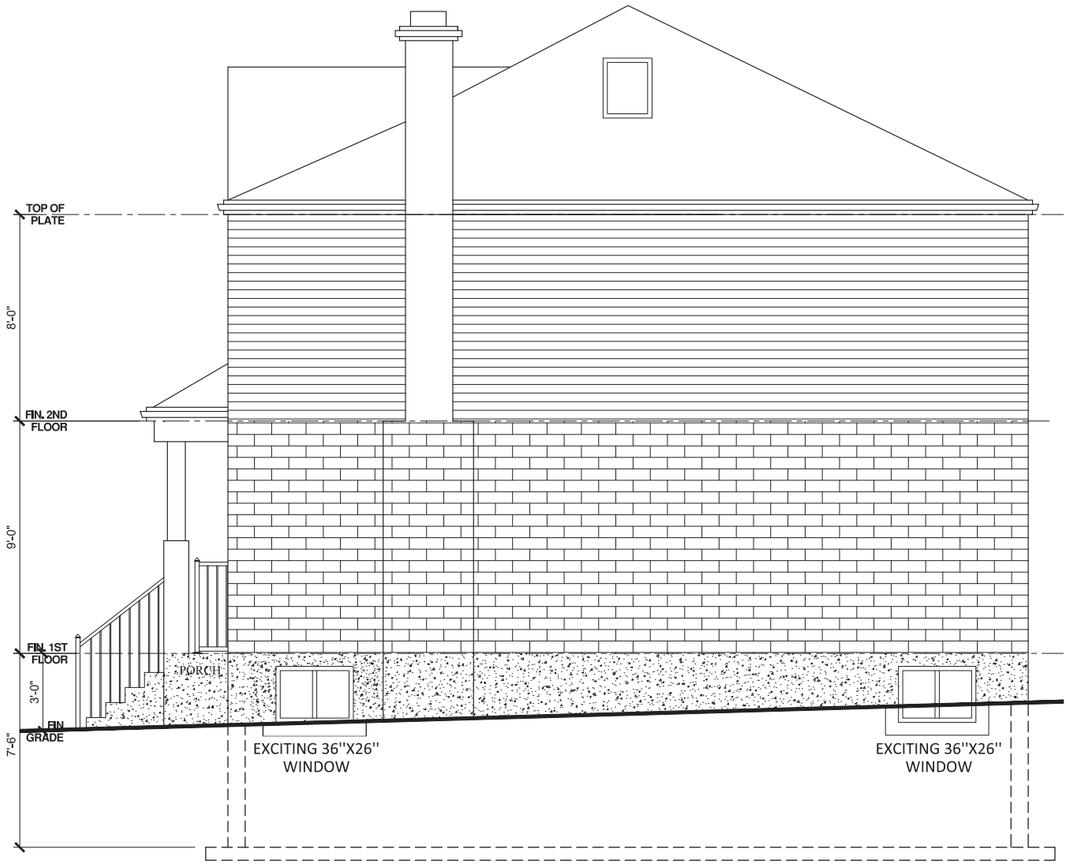
1414 KING ST E

EXISTING DWELLING BUILDING

SHEET
A4

PROJECT
APRIL 2024
3/16'' = 1'-0''

1414 KING ST E



RIGHT SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

RIGHT SIDE ELEVATION

CITY: HAMILTON

1414 KING ST E

EXISTING DWELLING BUILDING

SHEET

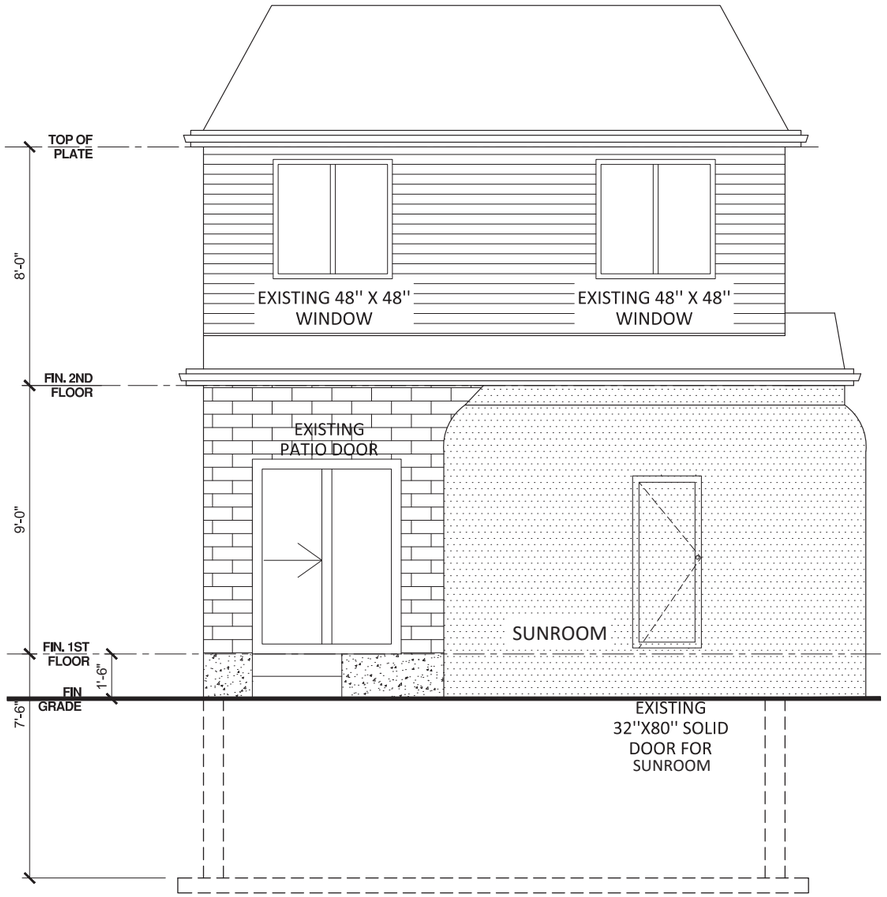
A5

PROJECT

APRIL 2024

N.T.S

1414 KING ST E



REAR SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

REAR SIDE ELEVATION

CITY: HAMILTON

1414 KING ST E

EXISTING DWELLING BUILDING

SHEET

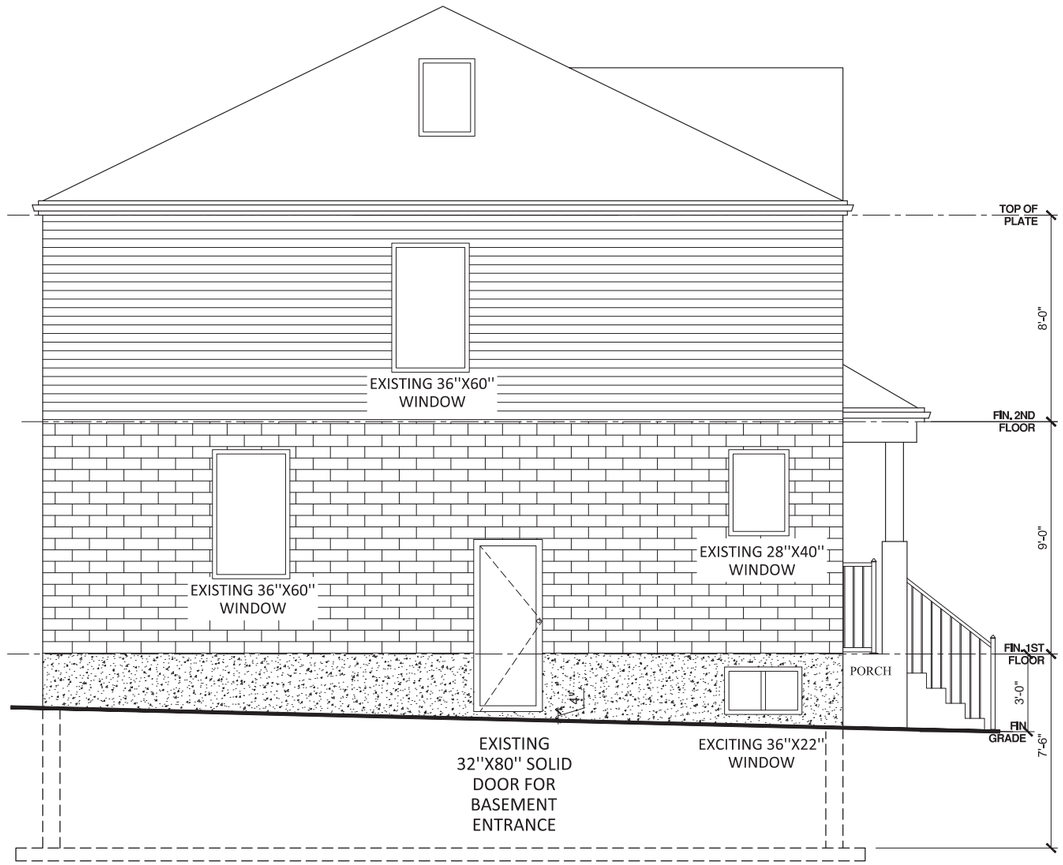
A6

PROJECT

APRIL 2024

N.T.S

1414 KING ST E



LEFT SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

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SHEET TITLE

LEFT SIDE ELEVATION

CITY: HAMILTON

1414 KING ST E

EXISTING DWELLING BUILDING

SHEET

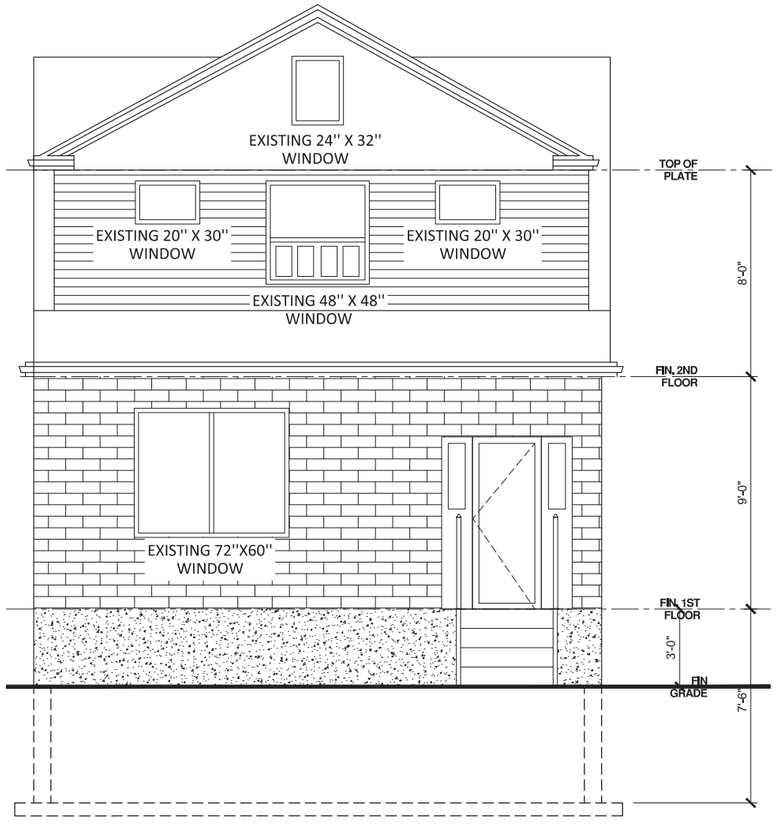
A7

PROJECT

APRIL 2024

3/8'' = 1'-0''

1416 KING ST E



FRONT SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

FRONT SIDE ELEVATION

CITY: HAMILTON

1416 KING ST E

EXISTING DWELLING BUILDING

SHEET

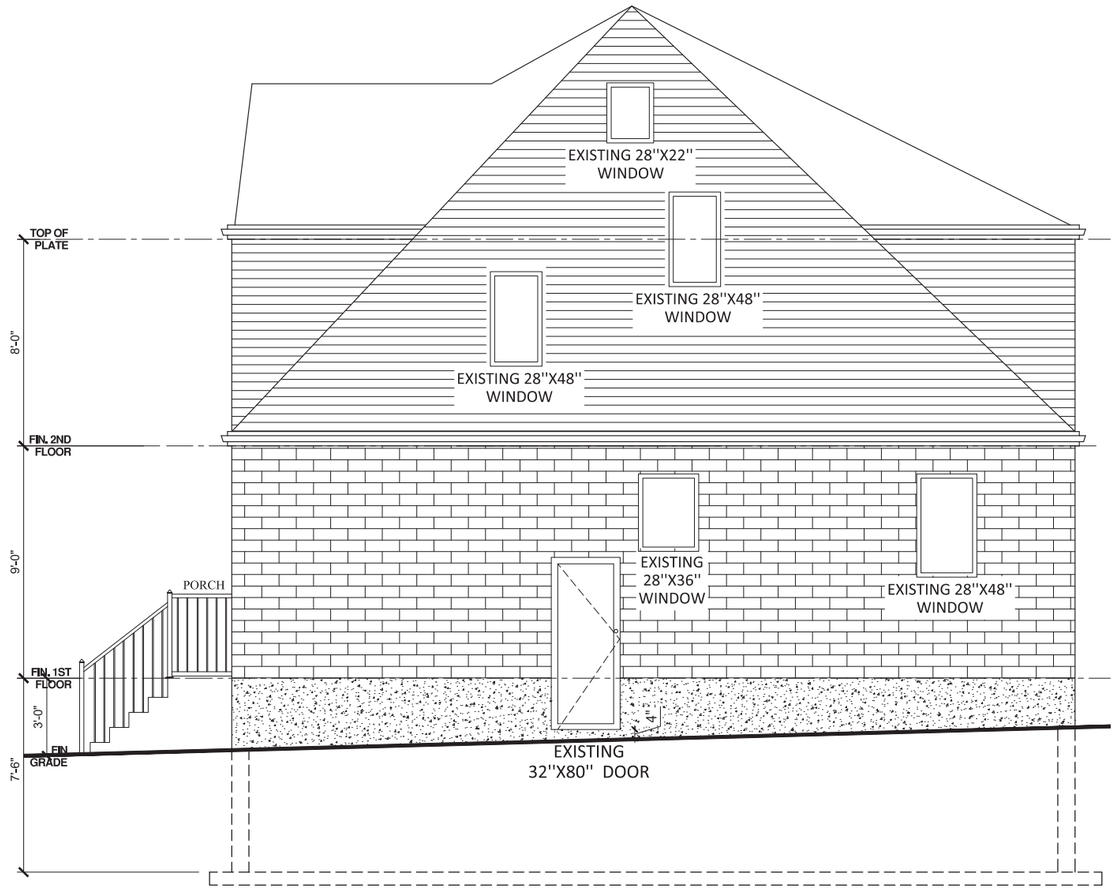
A8

PROJECT

APRIL 2024

3/16'' = 1'-0''

1416 KING ST E



RIGHT SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

RIGHT SIDE ELEVATION

CITY: HAMILTON

1416 KING ST E

EXISTING DWELLING BUILDING

SHEET

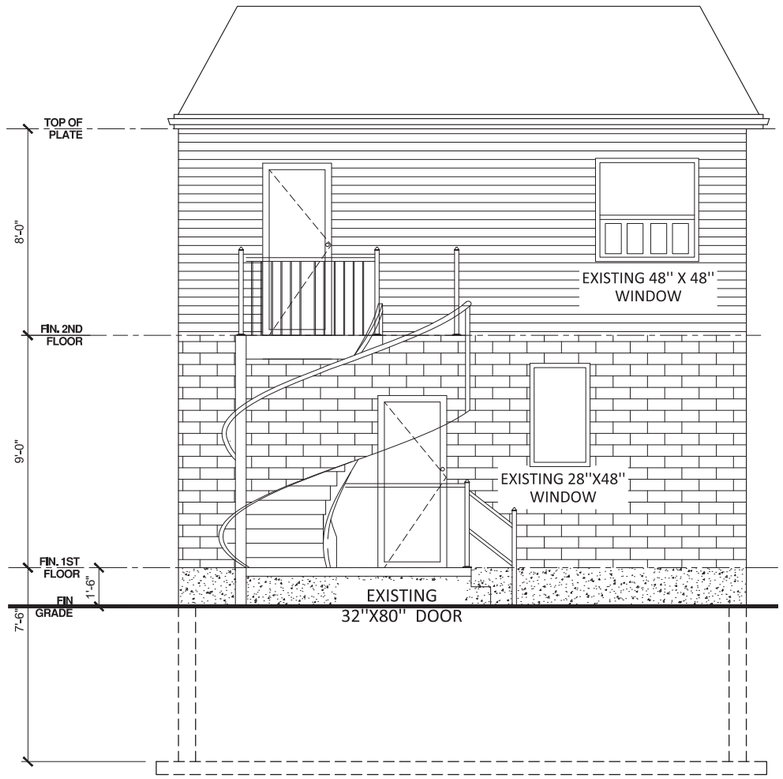
A9

PROJECT

APRIL 2024

3/8'' = 1'-0''

1416 KING ST E



REAR SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

DO NOT SCALE DRAWINGS
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SHEET TITLE

REAR SIDE ELEVATION

CITY: HAMILTON

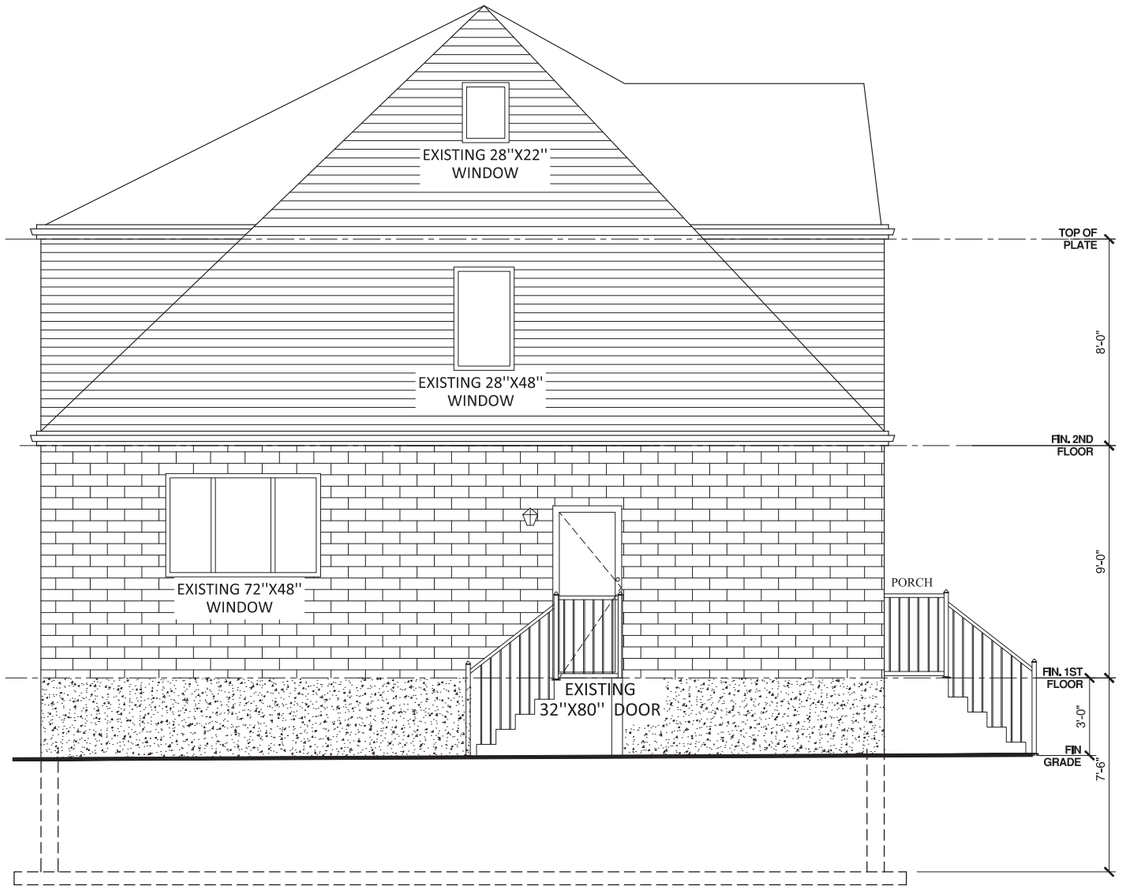
1416 KING ST E

EXISTING DWELLING BUILDING

SHEET
A10

PROJECT
APRIL 2024
N.T.S

1416 KING ST E



LEFT SIDE ELEVATION

Urban Belief Inc.

No.	REVISION ISSUE	DATE

SCOPE OF WORK

PROPOSAL TO RECREATE TWO LOTS 1414 and 1416 KING ST E, WHICH HAVE MERGED INADVERTENTLY

GENERAL NOTES

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SHEET TITLE

LEFT SIDE ELEVATION

CITY: HAMILTON

1416 KING ST E

EXISTING DWELLING BUILDING

SHEET
A11

PROJECT
APRIL 2024
N.T.S

	Required	Existing	Required	Proposed Variance		Conforming/ Non-Conforming
				1414 King St East (Retained)	1416 King St East (Conveyed)	
"H" COMMUNITY SHOPPING & COMMERCIAL DISTRICT *in accordance with section 14 of former City of Hamilton Zoning By-law No. 6593*						
Height Requirements [as per section 14(2) of the former City of Hamilton Zoning By-law No. 6593	(i) Except as provided in subclause (ii), no building or structure shall exceed four storeys or 17.0 metres (55.77 feet) in height; (ii) Where side yards are not less than 3.0 metres (9.84 feet) wide, the height of a building or structure shall not exceed eight storeys or 26.0 metres (85.30 feet) in height.	< 17.0 metres	< 17.0 metres	No Variance Proposed	No Variance Proposed	**Conforms**
Front Yard Requirement [as per section 14(3) of the former City of Hamilton Zoning By-law No. 6593	(i) Where a front yard is required for any lot on the same side of a street between two intersecting streets, a front yard of a depth at least as great as that required for any such lot; 1430 King St E zoned D/S-1822 D District min front yard = 6.0m	Lands to be Conveyed (1416): 0 m Lands to be Retained (1414): =1.5 m	6m	Variance proposed to have front yard of 1.5 m for 1414 (Retained), where 6m is required	Variance proposed to have front yard of 0 m for 1416 (Conveyed), where 6m is required	**Non-Conforming**
Side Yard Requirement [as per section 14(3) of the former City of Hamilton Zoning By-law No. 6593	(ii) (a) For a building used wholly or partly for human habitation except for a hostel, tourist home, and a tourist camp, if not over two and a half storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and if higher, then at least 2.7 metres (8.86 feet), and for a building or structure not so used, no side yard shall be required, except where the lot upon which the same is situate adjoins a district in which side yards are required, in which case there shall be a side yard along that side, of a width at least as great as that required in such adjoining district; Provided however, that when dwelling units occur above business uses, the foregoing shall not apply to require side yards; (but see Building Regulations for front and rear light and ventilation requirements in such cases).	Common Side Yard = 0.0m Exterior Side Yards Lands to be Conveyed (1416): 0m minimum and 6.5m maximum Lands to be Retained: 0.93m	1.2 m	Variance proposed to have side yard of 0 m and 0.93 m for 1414 (Retained), where 1.2 m is required. Lot is irregular so sideyards are their but calculation is done considering minimum width.	Variance proposed to have side yard of 0 m for 1416 (Conveyed), where 1.2 m is required. Lot is irregular so sideyards are their but calculation is done considering minimum width.	**Non-Conforming**
	NOTE: Side yards are however, required by the Building By-Law for fire protection, for certain types of construction.					

	(b) For a hostel, tourist home and a tourist camp, if not over three storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and if over three storeys or 11.0 metres (36.09 feet) in height, then at least 2.7 metres (8.86 feet), provided that for every storey above the fourth storey, the width of each side yard shall be greater by an additional 1.0 metres (3.28 feet);					
Rear Yard Requirement [as per section 14(3) of the former City of Hamilton Zoning By-law No. 6593	(iii) (a) For a building used wholly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) (6908/52) (9655/62) (79-288) (80-049) (b) For a building used partly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) for every part of the building so used; and (9655/62) (79-288) (80-049) (c) In all other cases a rear yard of a depth of at least 4.5 metres (14.76 feet).	Lands to be Conveyed: 5.79m Lands to be Retained: 9.573m	7.5 m	No Variance Proposed for retained (1414)	Proposed Variance for Lands to be Conveyed (1416) to have rear yard of 5.79m, where 7.5m is required	**Non-Conforming** **Conforming**
Intensity of Use [as per section 14(4) of the former City of Hamilton Zoning By-law No. 6593	(4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in an "H" District shall have within the district: (9655/62) (i) For a single family dwelling, residential care facility, short-term care facility, or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet); (9655/62) (79-288) (80-049) (81-27) (ii) For one or two dwelling units in the same building with a commercial use, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet).	Lands to be Conveyed: 226.1 sq. m Lands to be Retained: 231.5 sq. m	360 sqm	Variance proposed to have area of 231.2 sqm for retained parcel (1414), where 360 sqm is required.	Variance proposed to have area of 226.1 sqm for conveyed parcel (1416), where 360 sqm is required.	**Non-Conforming**
Floor Area Ratio [as per section 14(5) of the former City of Hamilton Zoning By-law No. 6593	(5) No building or structure in an "H" District shall have a gross floor area of more than four times the area within the district of the lot on which it is situate.	Retained (1414) - 182.4 sqm Conveyed (1416) - 168.45 sqm	Retained (1414) - 924.8 Conveyed (1416) 904.4	No Variance Reqd, please confirm	No Variance Reqd, please confirm	**Unable to Determine Compliance**
Distance Requirements [as per section 14(7) & (8) of the former City of Hamilton Zoning By-law No. 6593	(7) Except as provided in Subsection 8, every residential care facility emergency shelter or corrections residence shall be situated on a lot having a minimum radial separation distance of 300.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility, emergency shelter, corrections residence or correctional facility. (8) Where a radial separation distance from the lot line of an existing residential care facility is less than 300.0 metres to the lot line of any other lot occupied by a					**N/A**

	residential care facility, emergency shelter, corrections residence or correctional facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (8a) In addition to the requirements of Subsections (7) and (8), a corrections residence shall be situated on a lot having a minimum radial separation distance of 30.0 metres from the lot line to the lot line of any other lot occupied by an existing residential use or residential district.					
Landscape Requirements for Commercial Uses [as per section 14(9) of the former City of Hamilton Zoning By-law No. 6593	(9) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metres in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways.	Not Provided	2.0 m	Variance requested to have 0m of planting strip where 2.0 m is required	Variance requested to have 0m of planting strip where 2.0 m is required	**Non-Conforming**
Parking [as per section 19(1)ii. of the former City of Hamilton Zoning By-law No. 6593	(ii) Parking shall be provided in accordance with Section 18(A) of this Bylaw and the following: (a) No additional parking space shall be required for either a Secondary Dwelling Unit or a Secondary Dwelling Unit - Detached, provided the required parking spaces which existed on May 12, 2021 for the existing dwelling shall continue to be provided and maintained; 1. Notwithstanding Section 19.(1) (ii) (a), one parking space shall be required for a Secondary Dwelling Unit - Detached if it constitutes the fourth Dwelling Unit on a lot					**N/A**

Section 18A - Parking Requirements **Zoning By-law 6593**						
Minimum Number of Parking Spaces Section 18A(1)(a) and Table 1 of Hamilton Zoning By- law 6593	Except as otherwise provided, for every building or structure and use identified in this Section, there shall be provided and maintained within each district on the same lot on which one or more buildings are erected, altered, extended or enlarged,	1 space provided for each lot	2 parking spaces	variance requested to alow for 1 parkingspace whereas 2 are required	variance requested to alow for 1 parkingspace whereas 2 are required	Non-Conforming

	(a) not less than the number of parking spaces at the ratio mentioned in column 2 for the corresponding use mentioned in paragraphs numbered 1, 2, 3 and 4 of column 1 of Table 1					
	Refer to Table 1 to determine the number of required parking spaces and add it here. (a) Single family dwelling; (a) 2 parking s paces for each Class A dwelling unit, for t he first 8 habitable rooms in the dwelling u nit plus 0.5 parking space for each a dditional habitable room; (97-112) (b) T wo family dwelling; (b) 1 space per Class A dwelling unit;					
Minimum Number of Visitor Spaces Section 18A(1)(b) and Table 2 of Hamilton Zoning By- law 6593	Not less than the number of parking spaces exclusively for visitors at the ratio mentioned in column 2 for the corresponding residential use mentioned in column 1 of Table 2, as already included in the minimum number of required parking spaces for residential uses mentioned in Table 1. ***Refer to Table 2 to determine the number of required visitor parking spaces and add it here.***					N/A
Minimum Number of **Loading Spaces and Minimum Parking Space Size for <u>M ultiple Dwellings</u>** Section 18A(1)(c) and Table 3 of Hamilton Zoning By-law 6593	Where a building is a multiple dwelling contained more than four dwelling units, a minimum number of loading spaces conveniently located for the building having the minimum dimensions mentioned in columns 2 and 3 for the corresponding number of dwelling units mentioned in column 1 of Table 3. ***Refer to Table 3 to determine the required number of loading spaces and add it here.*** Minimum Number of Loading Spaces Required:					N/A
	Refer to Table 3 to determine the minimum size of the loading space and add it here. Minimum Loading Space Size Required:					
Minimum Number of Loading Spaces and Minimum Parking Space Size for <u>C ommercial Uses</u> Section 18A(1)(d) and Table 4 of Hamilton Zoning By- law 6593	Where a building, structure or land is used for commercial purposes and except as provided in clause (e), a minimum number of loading spaces having minimum dimensions mentioned in column 2 and 3 for the corresponding floor area of the building mentioned in column 1 of Table 4, (shall not apply to a public parking structure)					N/A

	Refer to Table 4 to determine the minimum number of required loading spaces and add it here. Minimum Number of Loading Spaces Required:					
	Refer to Table 4 to determine the minimum size of the loading space and add it here. Minimum Loading Space Size Required:					
Minimum Manoeuvring Space Section 18A(1)(f) and Table 6 of Hamilton Zoning By- law 6593	Manoeuvring space abutti ng upon and accessory to each required parking space, having an aisle width mentioned in column 2 of Table 6 for each parking space having a parking angle mentioned in column 1, ***Refer to Table 6 to determine the minimum manoeuvring space.*** Minimum Manoeuvring Space Size: Single family dwellings (Parking requirements - maneuvering and access aisle) 90 degrees= 6.0 metres	Not Provided	6.0 metres	Variance to allow for Manoeuvring space of 0m is requested where 6.0m is required	Variance to allow for Manoeuvring space of 0m is requested where 6.0m is required	Non-Conforming
Commercial Floor Area over 450.0 Square Metres Section 18A(2) of Hamilton Zoning By-law 6593	Where the total commercial floor area of all commercial buildings or structures comprised in an undertaking, work project or scheme exceeds 450.0 square metres, not more than one exemption shall be permitted for the total commercial floor area by deducting a maximum of 450.0 square metres from the total commercial floor area for the purpose of calculating the minimum number of parking spaces required to be provided under paragraph 4 of Table 1 of clause (a) subsection 1.	For information in how the number of required parking spaces were calculated.				
Properties Shown on Area **"A" and "B" in Schedule "I"** Section 18A(3) of Hamilton Zoning By-law 6593	Where the uses mentioned in paragraphs 2, 3, and 4 of Table 1 of clause (a) of subsection 1 are located in Areas "A" and "B" shown on Schedule "I", the minimum number of parking spaces mentioned in column 2 of Table 7 shall be provided and maintained for the corresponding Area mentioned in column 1.	For information in how the number of required parking spaces were calculated as the property is in Area "A" or "B" in Schedule "I".				
Parking Calculation Results in a Fractional Number Section 18A(6) of Hamilton Zoning By-law 6593	Where calculations of the number of parking and loading spaces result in a fractional number of parking or loading spaces, the next higher number shall be taken.	For information in how the number of required parking spaces were calculated as it resulted in a fraction.				

Minimum Parking Space Size Section 18A(7) of Hamilton Zoning By-law 6593	Every required parking space, other than a parallel parking space, shall have dimensions not less than 2 .7 metres width and 6.0 metres l ong.	2.6m x 5.5m revised plan to show this	2.7 m x 6.0m	No variance necessary, please confirm	No variance necessary, please confirm	Conforms? Please confirm
Single Family Dwelling where more than One Parking Space is in an A ttached Garage Section 18A(7a) of	Notwithstanding subsection (7), for a single family dwelling, where more than one parking space is provided in an attached garage, then an open stairway may project into the length of the required parking space not more than					N/A
Hamilton Zoning By-law 6593	0.75m provided that the height of the stairway does not exceed 0.5m.					
Minimum Parallel Parking Space Size Section 18A(8) of Hamilton Zoning By-law 6593	Every parallel parking space shall have dimensions not less than 2.5m wide and 6.7m long					N/A
Location of Required Parking Space, Loading Space and Manoeuvring Space Section 18A(9) of Hamilton Zoning By-law 6593	Required parking space, loading space and manoeuvring space shall be provided and maintained only on the lot which the principal use, building or structure is located.	Provided				Conforms
Unobstructed Required Parking Space Section 18A(10) of Hamilton Zoning By-law 6593	Sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.	Not provided		Not applicable as only one parking space is proposed	Not applicable as only one parking space is proposed	Non-Conforming
Landscaped Area in Front Yard Section 18A(14a) of Hamilton Zoning By-law 6593	Except for single family dwellings, two family dwellings and three family dwellings erected p rior to December 14, 1971, no part of a required parking space for a single family dwelling, two family dwelling or three family dwelling in a residential district shall be located in a required front yard and not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers or other similar materials.	Retained (1414) - 0% Conveyed (1416) - irregular lot (57%)	50%	Variance requested fopr the landscape area in front yard to be 0% where minimum 50% is required	Considering the front as the triangular portion as shown on the Site Plan, variance is not required, please confirm	Unable to Determine Compliance

Single Family Dwelling, Two Family Dwellings and Three Family Dwellings - Parking Provided in the Front Yard Section 18A(14b) of Hamilton Zoning By-law 6593	For single family dwellings, two family dwellings, and three family dwellings e rected p rior to December 14, 1971, parking may be provided and maintained in the front yard provided that: i) The area for parking shall not occupy more than 50% of the gross area of the front yard.	Provided				Conforms
	ii) Not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.	Retained (1414) - 0% Conveyed (1416) - irregular lot (57%)	50%	Variance requested fopr the landscape area in front yard to be 0% where minimum 50% is required	Considering the front as the triangular portion as shown on the Site Plan, variance is not required, please confirm	Unable to Determine Compliance
Single Family Dwelling, **Two Family Dwellings and Three Family Dwellings –**	Where a single family dwelling, two family dwelling or three family dwelling in a residential district is l ocated on a corner lot,	Not a corner lot				N/A
On a C orner Lot Section 18A(14c) of Hamilton Zoning By-law 6593	parking may be permitted in the side yard that abuts the street line provided that: i) The area for parking shall not occupy more than 50% of the gross area of the side yard; and					
	ii) not less than 50% of the gross area of the side yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.					
Calculating Gross Area of the Front Yard Section 18A(14d) of Hamilton Zoning By-law 6593	For the purposes of clauses (14a)(14b)&(14h), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principal dwelling and the area extending from the side lot line to side lot line but subtracting: - unenclosed entrance porches - vestibules -ramps -front steps -chimneys -bay windows -ornamental projections -terraces -platforms -a walkway between the front entrance of the principal dwelling and the front lot line or driveway with a maximum width of 0.6m					

Calculating Gross Area of the Side Yard Section 18A(14e) of Hamilton Zoning By-law 6593	For purposes of clause (14c), the gross area of the side yard shall be calculated as the area between the side lot line and a principal dwelling and the area extending from the front yard to the rear yard subtracting: - unenclosed entrance porches - vestibules -ramps -side steps -chimneys -bay windows -ornamental projections -terraces -platforms -alcoves -stairwells -a walkway located in the side yard between the area extending from the front yard to the rear yard of the principal dwelling with a maximum of 0.6m					
Required Parking in the Front Yard Section 18A(14g) of	Except as provided for in clauses (14a),(14b) and (14h), no part of the required parking area					N/A
Hamilton Zoning By-law 6593	in a residential district shall be located in a required front yard.					
Location of Required Parking for a Single Family Dwelling Section 18A(14h) of Hamilton Zoning By-law 6593	For the purpose of a single family dwelling, the following shall apply: i) only one of the required parking spaces may be located in the front yard, and	Provided				Conforms
	ii) notwithstanding subsection 10, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces.	Only one parking space provided per lot				
More Than One Use Proposed Section 18A(17) of Hamilton Zoning By-law 6593	Except as provided in subsections 18, 19, and 20, where more than one use is made of land, or a building, or a structure, there shall be provided and maintained a total number of, (a) parking spaces, equal to the aggregate number of parking spaces required to be provided for each use; (b) loading spaces, equal to the aggregate number of loading spaces required to be provided for each use.					N/A

Joint Residential Use and Commercial Use Section 18A(20) of Hamilton Zoning By-law 6593	Where a building or structure is comprised of a joint residential use and a commercial use, (a) the aggregate of the required residential and commercial parking spaces may be reduced by not more than 20% of either the required residential parking spaces or the required commercial parking spaces whichever is the lesser only if, (i) the number of parking spaces equal to the amount of the reduction are accessible to both the residential and commercial uses at times; and, (ii) not less than 80% of the parking spaces accessory to the residential uses are fully and completely separated from parking spaces accessory to the commercial uses; and,	Future uses to be residential				N/A
	(b) the number of the required loading spaces for the commercial uses may be reduced by 50% of the required number of loading spaces for the residential uses.					
Access to Required Parking Spaces and manoeuvring Spaces Section 18A(21) of Hamilton Zoning By-law 6593	All required parking spaces and manoeuvring space shall have access by means of one or more access driveways, a) located on the lot, or b) located partly on the lot in the case of a mutual driveway	Manoeuvring space provided on the ROW	Manoeuvring space required to be located on lot	Variance requested to allow for the Manoeuvring space to be provided on the ROW	Variance requested to allow for the Manoeuvring space to be provided on the ROW	Non-Conforming
	c) by means of a right of way.					
Unobstructed Access to and from Required Parking Spaces Section 18A(22) of Hamilton Zoning By-law 6593	All manoeuvring space shall be maintained free and clear of all obstructions to permit unobstructed access to and from required parking spaces.	Provided				Conforms
Access Driveway Section 18A(23) of Hamilton Zoning By-law 6593	Every access driveway shall provide easy access from a highway to the parking are to which the access driveway is accessory.	Provided				Conforms
Five or Less Parking Spaces Section 18A(24) of Hamilton Zoning By-law 6593	Every parking area for a use where, a) There are fi ve or less parking spaces shall have: not less than one access driveway or one mutual driveway, having a width of at least 2.8m	2.6m, revised to 2.7m	minimum width of 2.8 m required	Variance requested to have width of driveway to be 2.7m where minimum 2.8m is required	Variance requested to have width of driveway to be 2.7m where minimum 2.8m is required	Non-Conforming
	b) There are m ore than five (5) parking spaces shall have:					N/A

	i) not less than one access driveway or mutual access driveway having a width of at least 5.5m, or ii) a separate ingress driveway and a separate egress driveway, each having a width of at least 3.0m and each operated in a one way but opposite direction to each other and so designed that vehicles shall not back out onto an adjoining highway. iii) Markings on the surface of the parking area delineating the separate parking spaces; and iv) bumpers or wheel barriers to prevent the physical encroachment beyond the parking area except at the entrance to and exit from the parking area.					
Residential District Vehicular Access Section 18A(27) of Hamilton Zoning By-law 6593	No land in a ny residential district shall be used for the purpose of vehicular access to or egress from any land in a commercial district or industrial district.					N/A
Residential - Lands a Multiple Dwelling is Not Permitted Section 18A(28) of Hamilton Zoning By-law 6593	No land in any residential district in which a multiple dwelling is not permitted shall be used for the purpose of vehicular access to or egress from any land used for a multiple dwelling.					N/A
Parking for a Townhouse Dwelling or Maisonette Dwelling Section 18A(29) of Hamilton Zoning By-law 6593	Where a parking space for a townhouse d welling or maisonette dwelling is covered and attached to or enclosed within the dwelling unit, the entrance to the parking space shall be located not less than 6.0m from the entrance to the individual driveway.					N/A
Parking Surface Material Section 18A(30) of Hamilton Zoning By-law 6593	Except as provided in subsection 31, a permanent durable and dustless surface that is graded, drained and paved with concrete or asphalt or a combination of concrete and asphalt shall be provided and maintained for every parking area, manoeuvring space, loading space and access driveway.	Provided				Conforms
Parking Surface Material –	A gravel or similar surface or other suitable	Provided				Conforms

Single Family Dwelling, Two Family Dwelling, and Street Townhouse Dwelling Section 18A(31) of Hamilton Zoning By-law 6593	paving shall be provided and maintained for every parking space and access driveway accessory to a s ingle family dwelling, two f amily dwelling and to a street townhouse d welling each having separate access driveways.					
Restaurants in the "H' District Section 18A(36) of Hamilton Zoning By-law 6593	Notwithstanding any other provisions of this By-law, the following shall apply to restaurants in the "H" District: 1. There shall be provided and maintained accessory to a restaurant in an "H" District, (a) a parking area containing parking space at the rate of one space for every six persons who may be lawfully accommodated except that, (i) no parking space shall be required within the area more particularly described as area "A" shown on Schedule "I"; (ii) parking space at the rate of one space for every twelve persons who may be lawfully accommodated shall be provided and maintained within the area more particularly described as area "B" shown on Schedule "I"; (b) a distance of not less than 12.0 metres (39.37 feet) between a residential district and the driveway and the parking area and manoeuvring area used in conjunction with a restaurant; (c) a landscaped area for the parking area referred to in clause (a) of not less than 1.5 metres (4.92 feet) in width along and within every side lot line and front lot line that abuts a highway and any public right-of-way.					N/A
	2. No points of ingress or egress at the lot line, to or from the lot on which parking for a restaurant is located shall be situate closer than 30.0 metres (98.43 feet) to a residential district boundary.					
Restaurants in the "H' District – Sections that do not apply for property within areas "A" and "B" shown on Schedule "I" Section 18A(37) of Hamilton Zoning By-law 6593	Clause (b) of paragraph 1 of subsection 36 of this section and paragraph 2 of the said subsection 36 shall not apply to the land situate within areas "A" and "B" shown on Schedule "I".					N/A
Properties Located in the	Except for residential care facilities, retirement					N/A

area shown on Schedule "K" Section 18A(42) of Hamilton Zoning By-law 6593	homes, correctional facilities, correction residences and emergency shelters, where residential uses mentioned in paragraph 1 in Table 1 and Table 3 area located in the area shown on Schedule "K", no parking and loading will be required for residential uses established within the period from S eptember 1, 2002 and S eptember 1, 2005.					
Areas shown on Schedules "P", "Q", "S" and "T" – **Permitted Commercial Uses Parking Requirements** Section 18A(43) of Hamilton Zoning By-law 6593	The provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law, within the areas shown on Schedules "P", "Q", "S" and "T", attached as Schedules "A4", "A5", "A7" and "A8" to this By-law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.					N/A
Area shown on Schedules **"R" – Permitted Commercial Uses Parking Requirements** Section 18A(44) of Hamilton Zoning By-law 6593	The provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Restaurant" and "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law, within the area shown on Schedule "R", attached as Schedule "A6" to this By-law, no parking spaces are required provided that the number of parking spaces which existed on					N/A
	the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.					

Area shown on Schedules "U" – Permitted Commercial Uses Parking Requirements Section 18A(45) of Hamilton Zoning By-law 6593	Notwithstanding Section 18A(3) and Table 7 and Section 18A(36)(1)(a), the provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law, within the areas shown on Schedule "U" – James Street North and Schedule "U" – James Street South, attached as Schedule "A1" and "A2" to this By- law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.					N/A
Area shown on Schedules "R" and zoned "H" (Community Shopping and Commercial, etc.) – Permitted Commercial Uses Parking Requirements Section 18A(46) of Hamilton Zoning By-law 6593	Notwithstanding Section 18A(3) and Table 7 and Section 18A(36)(1)(a), the provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law that is zoned "H" (Community Shopping and Commercial, etc.) District or a site specific "H" District, except those properties identified on Schedule "R", no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.					N/A

S.No.	Existing	Required	Proposed Variance	
			1414 King St East (Retained)	**1416 King St East (Conveyed)**
1	Lands to be Conveyed (1416): 0 m Lands to be Retained (1414): =1.5 m	6m	Variance proposed to have front yard of 1.5 m for 1414 (Retained), where 6m is required	Variance proposed to have front yard of 0 m for 1416 (Conveyed), where 6m is required
2	Common Side Yard = 0.0m Exterior Side Yards Lands to be Conveyed (1416): 0m minimum and 6.5m maximum Lands to be Retained: 0.93m	1.2 m	Variance proposed to have side yard of 0 m and 0.93 m for 1414 (Retained), where 1.2 m is required. Lot is irregular so sideyards are their but calculation is done considering minimum width.	Variance proposed to have side yard of 0 m for 1416 (Conveyed), where 1.2 m is required. Lot is irregular so sideyards are their but calculation is done considering minimum width.
3	Lands to be Conveyed: 5.79m Lands to be Retained: 9.573m	7.5 m	No Variance Proposed for retained (1414)	Proposed Variance for Lands to be Conveyed (1416) to have rear yard of 5.79m, where 7.5m is required
4	Lands to be Conveyed: 226.1 sq. m Lands to be Retained: 231.5 sq. m	360 sqm	Variance proposed to have area of 231.2 sqm for retained parcel (1414), where 360 sqm is required.	Variance proposed to have area of 226.1 sqm for conveyed parcel (1416), where 360 sqm is required.
5	Not Provided	2.0 m	Variance requested to have 0m of planting strip where 2.0 m is required	Variance requested to have 0m of planting strip where 2.0 m is required
6	1 space provided for each lot	2 parking spaces	variance requested to alow for 1 parkingspace whereas 2 are required	variance requested to alow for 1 parkingspace whereas 2 are required
7	Not Provided	6.0 metres	Variance to allow for Manoeuvring space of 0m is requested where 6.0m is required	Variance to allow for Manoeuvring space of 0m is requested where 6.0m is required
8	2.6m x 5.5m revised plan to show this	2.7 m x 6.0m	No variance necessary, please confirm	No variance necessary, please confirm
9	Retained (1414) - 0% Conveyed (1416) - irregular lot (57%)	50%	Variance requested fopr the landscape area in front yard to be 0% where minimum 50% is required	Considering the front as the triangular portion as shown on the Site Plan, variance is not required, please confirm

10	Retained (1414) - 0% Conveyed (1416) - irregular lot (57%)	50%	Variance requested fopr the landscape area in front yard to be 0% where minimum 50% is required	Considering the front as the triangular portion as shown on the Site Plan, variance is not required, please confirm
11	Manoeuvring space provided on the ROW	Manoeuvring space required to be located on lot	Variance requested to allow for the Manoeuvring space to be provided on the ROW	Variance requested to allow for the Manoeuvring space to be provided on the ROW
12	2.6m, revised to 2.7m	minimum width of 2.8 m required	Variance requested to have width of driveway to be 2.7m where minimum 2.8m is required	Variance requested to have width of driveway to be 2.7m where minimum 2.8m is required

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Division
71 Main Street West
Hamilton, Ontario, Canada, L8P 4Y5
Phone: 905.546.2720 Fax: 905.546.2764
www.hamilton.ca

Hamilton

May 16, 2024

FILE: ALR
FOLDER:
ATTENTION OF: Ross McIntosh
TELEPHONE NO: (905) 546-2424
EXTENSION: 2077

PALAK KATARIA
141 MCANULTY BLVD
HAMILTON, ON L8H 3H6

Attention:

Re: ZONING COMPLIANCE REVIEW IN SUPPORT OF A MINOR VARIANCE APPLICATION
Present Zoning: "H" COMMUNITY SHOPPING & COMMERCIAL (Zoning by-law 6593)
Address: 1414 & 1416 KING St. E HAMILTON, ON

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following comments are provided.

COMMENTS:

1. The purpose of this application is to facilitate consent application (HM/B-23:89) to recreate two lots, which was approved on January 18, 2024, and highlight all necessary variances required to clear consent conditions for both the lands retained and the lands conveyed.

2. The proposed use for both the lands retained and the lands conveyed is residential.

1414 King St East - Currently Vacant and was being used as residential.

1416 King St East - Currently Vacant but was being used as mixed use, with commercial on lower level and residential unit on upper floor. Proposed to be used as Residential in future.

3. Construction of the proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

4. All Yard Encroachments shall conform to Section Eighteen "Encroachments on Yards" of the former City of Hamilton Zoning By-law No. 6593.

5. All mechanical and unitary equipment shall conform to Section Eighteen of the former City of Hamilton Zoning By-law No. 6593.

6. All new fences proposed for this development must comply with the regulations contained within Sign By-law 10-142.

7. The designer shall ensure that the fire access route conforms to the Ontario Building Code.

8. The proposed development has been reviewed and compared to the standards of the "H" Community Shopping & Commercial District under former City of Hamilton Zoning By-Law No.6593 as indicated in the following chart:

	Required	Provided	Conforming/ Non-Conforming
"H" COMMUNITY SHOPPING & COMMERCIAL DISTRICT *in accordance with section 14 of former City of Hamilton Zoning By-law No. 6593*			
Height Requirements [as per section 14(2) of the former City of Hamilton Zoning By-law No. 6593	(i) Except as provided in subclause (ii), no building or structure shall exceed four storeys or 17.0 metres (55.77 feet) in height; (ii) Where side yards are not less than 3.0 metres (9.84 feet) wide, the height of a building or structure shall not exceed eight storeys or 26.0 metres (85.30 feet) in height.	< 17.0 metres	**Conforms**
Front Yard Requirement [as per section 14(3) of the former City of Hamilton Zoning By-law No. 6593	(i) Where a front yard is required for any lot on the same side of a street between two intersecting streets, a front yard of a depth at least as great as that required for any such lot; 1430 King St E zoned D/S-1822 D District min front yard = 6.0m	Lands to be Conveyed: <6.0m Lands to be Retained: <6.0m	**Non-Conforming**
Side Yard Requirement [as per section 14(3) of the former City of Hamilton Zoning By-law No. 6593	(ii) (a) For a building used wholly or partly for human habitation except for a hostel, tourist home, and a tourist camp, if not over two and a half storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and if higher, then at least 2.7 metres (8.86 feet), and for a building or structure not so used, no side yard shall be required, except where the lot upon which the same is situate adjoins a district in which side yards are required, in which case there shall be a side yard along that side, of a width at least as great as that required in such adjoining district; Provided however, that when dwelling units occur above business uses, the foregoing shall not apply to require side yards; (but see Building Regulations for front and rear light and ventilation requirements in such cases).	Common Side Yard = 0.0m Exterior Side Yards Lands to be Conveyed: Approx 6.0m (Applicant to Confirm) Lands to be Retained: 0.93m	**Non-Conforming**

	NOTE: Side yards are however, required by the Building By-Law for fire protection, for certain types of construction. (b) For a hostel, tourist home and a tourist camp, if not over three storeys or 11.0 metres (36.09 feet) in height, then a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and if over three storeys or 11.0 metres (36.09 feet) in height, then at least 2.7 metres (8.86 feet), provided that for every storey above the fourth storey, the width of each side yard shall be greater by an additional 1.0 metres (3.28 feet);		
Rear Yard Requirement [as per section 14(3) of the former City of Hamilton Zoning By-law No. 6593	(iii) (a) For a building used wholly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) (6908/52) (9655/62) (79-288) (80-049) (b) For a building used partly for human habitation, a rear yard of a depth of at least 7.5 metres (24.61 feet) for every part of the building so used; and (9655/62) (79-288) (80-049) (c) In all other cases a rear yard of a depth of at least 4.5 metres (14.76 feet).	Lands to be Conveyed: 5.79m Lands to be Retained: 9.573m	**Non-Conforming** **Conforming**
Intensity of Use [as per section 14(4) of the former City of Hamilton Zoning By-law No. 6593	(4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in an "H" District shall have within the district: (9655/62) (i) For a single family dwelling, residential care facility, short-term care facility, or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet); (9655/62) (79-288) (80-049) (81-27) (ii) For one or two dwelling units in the same building with a commercial use, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet).	Lands to be Conveyed: 226.1 sq. m Lands to be Retained: 231.5 sq. m	**Non-Conforming**
Floor Area Ratio [as per section 14(5) of the former City of Hamilton Zoning By-law No. 6593	(5) No building or structure in an "H" District shall have a gross floor area of more than four times the area within the district of the lot on which it is situate.	Details not Provided	**Unable to Determine Compliance**
Distance Requirements [as per section 14(7) & (8) of the former City of Hamilton Zoning By-law No. 6593	(7) Except as provided in Subsection 8, every residential care facility emergency shelter or corrections residence shall be situated on a lot having a minimum radial separation distance of 300.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility, emergency shelter, corrections residence or correctional facility. (8) Where a radial separation distance from the lot line of an existing residential care facility is less than 300.0 metres to the lot line of any other lot occupied by a		**N/A**

	residential care facility, emergency shelter, corrections residence or correctional facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (8a) In addition to the requirements of Subsections (7) and (8), a corrections residence shall be situated on a lot having a minimum radial separation distance of 30.0 metres from the lot line to the lot line of any other lot occupied by an existing residential use or residential district.		
Landscape Requirements for Commercial Uses [as per section 14(9) of the former City of Hamilton Zoning By-law No. 6593	(9) (i) A planting strip of not less than 1.5 metres in width shall be provided and maintained along every side lot line and rear lot line adjoining a residential district or use, except where a building, structure or accessory building is located and except for the area used for access driveways; and (ii) Where any parking space or manoeuvring space is adjacent to a street line, a landscaped area having a minimum average width of 2.0 metres, but not less than 1.0 metres in width, shall be provided and maintained along the entire street line of the lot, except for the area used for access driveways.	Not Provided	**Non-Conforming**
Parking [as per section 19(1)ii. of the former City of Hamilton Zoning By-law No. 6593	(ii) Parking shall be provided in accordance with Section 18(A) of this Bylaw and the following: (a) No additional parking space shall be required for either a Secondary Dwelling Unit or a Secondary Dwelling Unit - Detached, provided the required parking spaces which existed on May 12, 2021 for the existing dwelling shall continue to be provided and maintained; 1. Notwithstanding Section 19.(1) (ii) (a), one parking space shall be required for a Secondary Dwelling Unit - Detached if it constitutes the fourth Dwelling Unit on a lot		**N/A**

Section 18A - Parking Requirements **Zoning By-law 6593**			
Minimum Number of Parking Spaces Section 18A(1)(a) and Table 1 of Hamilton Zoning By-law 6593	Except as otherwise provided, for every building or structure and use identified in this Section, there shall be provided and maintained within each district on the same lot on which one or more buildings are erected, altered, extended or enlarged, (a) not less than the number of parking spaces at the ratio mentioned in column 2 for the corresponding use mentioned in paragraphs numbered 1, 2, 3 and 4 of column 1 of Table 1	1 space provided for each lot	Non-Conforming

	Refer to Table 1 to determine the number of required parking spaces and add it here. (a) Single family dwelling; (a) 2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room; (97-112) (b) Two family dwelling; (b) 1 space per Class A dwelling unit;		
Minimum Number of Visitor Spaces Section 18A(1)(b) and Table 2 of Hamilton Zoning By-law 6593	Not less than the number of parking spaces exclusively for visitors at the ratio mentioned in column 2 for the corresponding residential use mentioned in column 1 of Table 2, as already included in the minimum number of required parking spaces for residential uses mentioned in Table 1. ***Refer to Table 2 to determine the number of required visitor parking spaces and add it here.***		N/A
Minimum Number of Loading Spaces and Minimum Parking Space Size for <u>Multiple Dwellings</u> Section 18A(1)(c) and Table 3 of Hamilton Zoning By-law 6593	Where a building is a multiple dwelling contained more than four dwelling units, a minimum number of loading spaces conveniently located for the building having the minimum dimensions mentioned in columns 2 and 3 for the corresponding number of dwelling units mentioned in column 1 of Table 3. ***Refer to Table 3 to determine the required number of loading spaces and add it here.*** Minimum Number of Loading Spaces Required:		N/A
	Refer to Table 3 to determine the minimum size of the loading space and add it here. Minimum Loading Space Size Required:		
Minimum Number of Loading Spaces and Minimum Parking Space Size for <u>Commercial Uses</u> Section 18A(1)(d) and Table 4 of Hamilton Zoning By-law 6593	Where a building, structure or land is used for commercial purposes and except as provided in clause (e), a minimum number of loading spaces having minimum dimensions mentioned in column 2 and 3 for the corresponding floor area of the building mentioned in column 1 of Table 4, (shall not apply to a public parking structure) ***Refer to Table 4 to determine the minimum number of required loading spaces and add it here.*** Minimum Number of Loading Spaces Required:		N/A

	Refer to Table 4 to determine the minimum size of the loading space and add it here. Minimum Loading Space Size Required:		
Minimum Manoeuvring Space Section 18A(1)(f) and Table 6 of Hamilton Zoning By-law 6593	Manoeuvring space abutting upon and accessory to each required parking space, having an aisle width mentioned in column 2 of Table 6 for each parking space having a parking angle mentioned in column 1, ***Refer to Table 6 to determine the minimum manoeuvring space.*** Minimum Manoeuvring Space Size: Single family dwellings (Parking requirements - maneuvering and access aisle) 90 degrees= 6.0 metres	Not Provided	Non-Conforming
Commercial Floor Area over 450.0 Square Metres Section 18A(2) of Hamilton Zoning By-law 6593	Where the total commercial floor area of all commercial buildings or structures comprised in an undertaking, work project or scheme exceeds 450.0 square metres, not more than one exemption shall be permitted for the total commercial floor area by deducting a maximum of 450.0 square metres from the total commercial floor area for the purpose of calculating the minimum number of parking spaces required to be provided under paragraph 4 of Table 1 of clause (a) subsection 1.	For information in how the number of required parking spaces were calculated.	
Properties Shown on Area "A" and "B" in Schedule "I" Section 18A(3) of Hamilton Zoning By-law 6593	Where the uses mentioned in paragraphs 2, 3, and 4 of Table 1 of clause (a) of subsection 1 are located in Areas "A" and "B" shown on Schedule "I", the minimum number of parking spaces mentioned in column 2 of Table 7 shall be provided and maintained for the corresponding Area mentioned in column 1.	For information in how the number of required parking spaces were calculated as the property is in Area "A" or "B" in Schedule "I".	
Parking Calculation Results in a Fractional Number Section 18A(6) of Hamilton Zoning By-law 6593	Where calculations of the number of parking and loading spaces result in a fractional number of parking or loading spaces, the next higher number shall be taken.	For information in how the number of required parking spaces were calculated as it resulted in a fraction.	
Minimum Parking Space Size Section 18A(7) of Hamilton Zoning By-law 6593	Every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres width and 6.0 metres long.	2.6m x 5.5m	Non-Conforming
Single Family Dwelling where more than One Parking Space is in an Attached Garage Section 18A(7a) of	Notwithstanding subsection (7), for a single family dwelling, where more than one parking space is provided in an attached garage, then an open stairway may project into the length of the required parking space not more than		N/A

Hamilton Zoning By-law 6593	0.75m provided that the height of the stairway does not exceed 0.5m.		
Minimum Parallel Parking Space Size Section 18A(8) of Hamilton Zoning By-law 6593	Every parallel parking space shall have dimensions not less than 2.5m wide and 6.7m long		N/A
Location of Required Parking Space, Loading Space and Manoeuvring Space Section 18A(9) of Hamilton Zoning By-law 6593	Required parking space, loading space and manoeuvring space shall be provided and maintained only on the lot which the principal use, building or structure is located.	Provided	Conforms
Unobstructed Required Parking Space Section 18A(10) of Hamilton Zoning By-law 6593	Sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.	Not provided	Non-Conforming
Landscaped Area in Front Yard Section 18A(14a) of Hamilton Zoning By-law 6593	Except for single family dwellings, two family dwellings and three family dwellings erected prior to December 14, 1971, no part of a required parking space for a single family dwelling, two family dwelling or three family dwelling in a residential district shall be located in a required front yard and not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers or other similar materials.	Details not provided	Unable to Determine Compliance
Single Family Dwelling, Two Family Dwellings and Three Family Dwellings - Parking Provided in the Front Yard Section 18A(14b) of Hamilton Zoning By-law 6593	For single family dwellings, two family dwellings, and three family dwellings erected prior to December 14, 1971, parking may be provided and maintained in the front yard provided that: i) The area for parking shall not occupy more than 50% of the gross area of the front yard.	Provided	Conforms
	ii) Not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.	Details not Provided	Unable to Determine Compliance
Single Family Dwelling, Two Family Dwellings and Three Family Dwellings –	Where a single family dwelling, two family dwelling or three family dwelling in a residential district is located on a corner lot,	Not a corner lot	N/A

On a <u>Corner Lot</u> Section 18A(14c) of Hamilton Zoning By-law 6593	parking may be permitted in the side yard that abuts the street line provided that: i) The area for parking shall not occupy more than 50% of the gross area of the side yard; and		
	ii) not less than 50% of the gross area of the side yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.		
Calculating Gross Area of the Front Yard Section 18A(14d) of Hamilton Zoning By-law 6593	For the purposes of clauses (14a)(14b)&(14h), the gross area of the <u>front yard</u> shall be calculated as the area between the front lot line and the front of the principal dwelling and the area extending from the side lot line to side lot line but subtracting: - unenclosed entrance porches - vestibules -ramps -front steps -chimneys -bay windows -ornamental projections -terraces -platforms -a walkway between the front entrance of the principal dwelling and the front lot line or driveway with a maximum width of 0.6m		
Calculating Gross Area of the Side Yard Section 18A(14e) of Hamilton Zoning By-law 6593	For purposes of clause (14c), the gross area of the <u>side yard</u> shall be calculated as the area between the side lot line and a principal dwelling and the area extending from the front yard to the rear yard subtracting: - unenclosed entrance porches - vestibules -ramps -side steps -chimneys -bay windows -ornamental projections -terraces -platforms -alcoves -stairwells -a walkway located in the side yard between the area extending from the front yard to the rear yard of the principal dwelling with a maximum of 0.6m		
Required Parking in the Front Yard Section 18A(14g) of	Except as provided for in clauses (14a),(14b) and (14h), no part of the required parking area		N/A

Hamilton Zoning By-law 6593	in a residential district shall be located in a required front yard.		
Location of Required Parking for a <u>Single Family Dwelling</u> Section 18A(14h) of Hamilton Zoning By-law 6593	For the purpose of a single family dwelling, the following shall apply: i) only one of the required parking spaces may be located in the front yard, and	Provided	Conforms
	ii) notwithstanding subsection 10, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces.	Only one parking space provided per lot	
More Than One Use Proposed Section 18A(17) of Hamilton Zoning By-law 6593	Except as provided in subsections 18, 19, and 20, where more than one use is made of land, or a building, or a structure, there shall be provided and maintained a total number of, (a) parking spaces, equal to the aggregate number of parking spaces required to be provided for each use; (b) loading spaces, equal to the aggregate number of loading spaces required to be provided for each use.		N/A
Joint Residential Use and Commercial Use Section 18A(20) of Hamilton Zoning By-law 6593	Where a building or structure is comprised of a joint residential use and a commercial use, (a) the aggregate of the required residential and commercial parking spaces may be reduced by not more than 20% of either the required residential parking spaces or the required commercial parking spaces whichever is the lesser only if, (i) the number of parking spaces equal to the amount of the reduction are accessible to both the residential and commercial uses at times; and, (ii) not less than 80% of the parking spaces accessory to the residential uses are fully and completely separated from parking spaces accessory to the commercial uses; and,	Future uses to be residential	N/A
	(b) the number of the required loading spaces for the commercial uses may be reduced by 50% of the required number of loading spaces for the residential uses.		
Access to Required Parking Spaces and manoeuvring Spaces Section 18A(21) of Hamilton Zoning By-law 6593	All required parking spaces and manoeuvring space shall have access by means of one or more access driveways, a) located on the lot, or b) located partly on the lot in the case of a mutual driveway	Manoeuvring space provided on the ROW	Non-Conforming

	c) by means of a right of way.		
Unobstructed Access to and from Required Parking Spaces Section 18A(22) of Hamilton Zoning By-law 6593	All manoeuvring space shall be maintained free and clear of all obstructions to permit unobstructed access to and from required parking spaces.	Provided	Conforms
Access Driveway Section 18A(23) of Hamilton Zoning By-law 6593	Every access driveway shall provide easy access from a highway to the parking are to which the access driveway is accessory.	Provided	Conforms
Five or Less Parking Spaces Section 18A(24) of Hamilton Zoning By-law 6593	Every parking area for a use where, a) There are five or less parking spaces shall have: not less than one access driveway or one mutual driveway, having a width of at least 2.8m	2.6m	Non-Conforming
	b) There are more than five (5) parking spaces shall have: i) not less than one access driveway or mutual access driveway having a width of at least 5.5m, or ii) a separate ingress driveway and a separate egress driveway, each having a width of at least 3.0m and each operated in a one way but opposite direction to each other and so designed that vehicles shall not back out onto an adjoining highway. iii) Markings on the surface of the parking area delineating the separate parking spaces; and iv) bumpers or wheel barriers to prevent the physical encroachment beyond the parking area except at the entrance to and exit from the parking area.		N/A
Residential District Vehicular Access Section 18A(27) of Hamilton Zoning By-law 6593	No land in any residential district shall be used for the purpose of vehicular access to or egress from any land in a commercial district or industrial district.		N/A
Residential - Lands a Multiple Dwelling is Not Permitted Section 18A(28) of Hamilton Zoning By-law 6593	No land in any residential district in which a multiple dwelling is not permitted shall be used for the purpose of vehicular access to or egress from any land used for a multiple dwelling.		N/A

Parking for a Townhouse Dwelling or Maisonette Dwelling Section 18A(29) of Hamilton Zoning By-law 6593	Where a parking space for a townhouse dwelling or maisonette dwelling is covered and attached to or enclosed within the dwelling unit, the entrance to the parking space shall be located not less than 6.0m from the entrance to the individual driveway.		N/A
Parking Surface Material Section 18A(30) of Hamilton Zoning By-law 6593	Except as provided in subsection 31, a permanent durable and dustless surface that is graded, drained and paved with concrete or asphalt or a combination of concrete and asphalt shall be provided and maintained for every parking area, manoeuvring space, loading space and access driveway.	Provided	Conforms
Parking Surface Material – Single Family Dwelling, Two Family Dwelling, and Street Townhouse Dwelling Section 18A(31) of Hamilton Zoning By-law 6593	A gravel or similar surface or other suitable paving shall be provided and maintained for every parking space and access driveway accessory to a single family dwelling, two family dwelling and to a street townhouse dwelling each having separate access driveways.	Provided	Conforms
Restaurants in the "H' District Section 18A(36) of Hamilton Zoning By-law 6593	Notwithstanding any other provisions of this By-law, the following shall apply to restaurants in the "H" District: 1. There shall be provided and maintained accessory to a restaurant in an "H" District, (a) a parking area containing parking space at the rate of one space for every six persons who may be lawfully accommodated except that, (i) no parking space shall be required within the area more particularly described as area "A" shown on Schedule "l"; (ii) parking space at the rate of one space for every twelve persons who may be lawfully accommodated shall be provided and maintained within the area more particularly described as area "B" shown on Schedule "l"; (b) a distance of not less than 12.0 metres (39.37 feet) between a residential district and the driveway and the parking area and manoeuvring area used in conjunction with a restaurant; (c) a landscaped area for the parking area referred to in clause (a) of not less than 1.5 metres (4.92 feet) in width along and within every side lot line and front lot line that abuts a highway and any public right-of-way.		N/A

	2. No points of ingress or egress at the lot line, to or from the lot on which parking for a restaurant is located shall be situate closer than 30.0 metres (98.43 feet) to a residential district boundary.		
Restaurants in the "H' District – Sections that do not apply for property within areas "A" and "B" shown on Schedule "I" Section 18A(37) of Hamilton Zoning By-law 6593	Clause (b) of paragraph 1 of subsection 36 of this section and paragraph 2 of the said subsection 36 shall not apply to the land situate within areas "A" and "B" shown on Schedule "I".		N/A
Properties Located in the area shown on Schedule "K" Section 18A(42) of Hamilton Zoning By-law 6593	Except for residential care facilities, retirement homes, correctional facilities, correction residences and emergency shelters, where residential uses mentioned in paragraph 1 in Table 1 and Table 3 area located in the area shown on Schedule "K", no parking and loading will be required for residential uses established within the period from September 1, 2002 and September 1, 2005.		N/A
Areas shown on Schedules "P", "Q", "S" and "T" – Permitted Commercial Uses Parking Requirements Section 18A(43) of Hamilton Zoning By-law 6593	The provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law, within the areas shown on Schedules "P", "Q", "S" and "T", attached as Schedules "A4", "A5", "A7" and "A8" to this By-law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.		N/A
Area shown on Schedules "R" – Permitted Commercial Uses Parking Requirements Section 18A(44) of Hamilton Zoning By-law 6593	The provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Restaurant" and "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law, within the area shown on Schedule "R", attached as Schedule "A6" to this By-law, no parking spaces are required provided that the number of parking spaces which existed on		N/A

	the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.		
Area shown on Schedules "U" – Permitted Commercial Uses Parking Requirements Section 18A(45) of Hamilton Zoning By-law 6593	Notwithstanding Section 18A(3) and Table 7 and Section 18A(36)(1)(a), the provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law, within the areas shown on Schedule "U" – James Street North and Schedule "U" – James Street South, attached as Schedule "A1" and "A2" to this By-law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.		N/A
Area shown on Schedules "R" and zoned "H" (Community Shopping and Commercial, etc.) – Permitted Commercial Uses Parking Requirements Section 18A(46) of Hamilton Zoning By-law 6593	Notwithstanding Section 18A(3) and Table 7 and Section 18A(36)(1)(a), the provisions of Subsection 18A(1) shall not apply to any permitted commercial use(s), except "Medical Office" which includes "Doctor, Dentist, Osteopath and Drugless Practitioner," located in all or part of the building existing on the effective date of this By-law that is zoned "H" (Community Shopping and Commercial, etc.) District or a site specific "H" District, except those properties identified on Schedule "R", no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 18A(1) above, shall only apply to the commercial use or uses contained within the increased gross floor area.		N/A

Best regards,

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

APPEAL INFORMATION – CONSENTS/SEVERANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See Bill 23, More Homes Built Faster Act, 2022 for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by Planning Act 1(1)), and any "public body" (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date.

3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received either by hardcopy or electronic copy. Please see below for more information:

Hardcopy: at City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Hamilton City Hall, 5th Floor, 71 Main Street West, Hamilton, ON, L8P 4Y5. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of second-hand mailing will be time barred and of no effect.

Electronic copy: by email delivered to cofa@hamilton.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@hamilton.ca in advance to request a file sharing link.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 53(19) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form, this can be found by contacting Committee of Adjustment staff at the 5th floor of City Hall or at the OLT website https://olt.gov.on.ca/appeals-process/forms/, a cover letter, etc. may also be submitted if there is not sufficient room in the form;

- Filing fee, the fee is currently $400 (subject to change) and must be paid as outlined on the OLT Appeal Form;
- All other information as required by the Appeal Form.

Questions or Information:
Contact Committee of Adjustment Staff (cofa@hamilton.ca)

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935
E-mail: cofa@hamilton.ca

NOTICE OF DECISION
Consent/Land Severance

APPLICATION NO.:	**HM/B-23:89**	**SUBJECT PROPERTY:**	1414 & 1416 KING STREET EAST, HAMILTON

APPLICANTS: Owner: 1604146 ONTARIO INC
Agent: Urban Belief Inc. – P. Kataria

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing an existing residential and office use and to retain a parcel of land containing an existing residential use. All structures are intended to remain.

	Frontage	**Depth**	**Area**
SEVERED LANDS (1416 King St. E.):	30.8 m±	24 m±	226 m^2 ±
RETAINED LANDS (1414 King St. E.):	11.5 m±	33.3 m±	231 m^2 ±

THE DECISION OF THE COMMITTEE IS:

That the said application, as set out above, Approved as Amended with Conditions, for the following reasons:

1. The proposal does not conflict with the intent of the Urban/Rural Hamilton Official Plan.

2. The proposal does not contravene Zoning By-law requirements.

3. The Committee considers the proposal to be in keeping with development in the area.

4. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.

5. The submissions made regarding this matter affected the decision by supporting the granting of the application, with amendments.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be

HM/B-23:89

submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)

2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)

3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)

4. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Building Engineering Section)

5. The owner shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).

6. The owner shall submit survey evidence that the lands to be severed and/or the lands to be retained, including the location of any existing structure(s), parking and landscaping, conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).

7. The owner shall complete an Applicable Law Review to identify any zoning deficiencies in both the retained and severed lands. The owner shall seek necessary planning approvals to address any identified zoning deficiencies in order to facilitate this Consent Application, to the satisfaction of the Director of Development Planning.

DATED AT HAMILTON, January 18, 2024.

D. Smith (Chairman)	M. Dudzic
B. Charters	T. Lofchik
N. Mleczko	D. Serwatuk
M. Smith	M. Switzer

HM/B-23:89

The date of the giving of this Notice of Decision is **January 25, 2024**. Above noted conditions **MUST** be fulfilled within **TWO (2) YEARS** of the date of this Notice of Decision (January 25, 2026) or the application shall be deemed to be REFUSED (Planning Act, 53(41)).

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **February 14, 2024** A Notice of Appeal must be filed with the Secretary-treasurer of the Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the applicable fee. See Appeal Information Consents/Severances for more information.

2. **This Decision is not final and binding unless otherwise noted and must not be acted upon until the period of appeal has expired.**

3. The Decision does not release any persons from the necessity of observing the requirements of building regulations, the license by-law, or any other by-law of the City of Hamilton.

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]
Registered Owners(s)	1604146 Ontario Inc.	
Applicant(s)	1604146 Ontario Inc.	
Agent or Solicitor	Urban Belief Inc.	

1.2 Primary contact ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☐ Owner ☑ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☐ Cheque ☑ Credit over phone* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1414 King St East and 1416 King St East, Hamilton ON L8M 1H8		
Assessment Roll Number	251804029306150 and 251804029306170		
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	PL 548	Lot(s)	94 and 548
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☑ Yes ☐ No

If YES, describe the easement or covenant and its effect:

Attached reference plan shows the Easement.

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

See attached Sheet

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Grandfathered property: bringing the existing lots into compliance to fulfill a condition of a related Consent application. These two lots had been merged on title due to common ownership and were separated through this process. Minor Variance seeks to bring this into compliance

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
11.48 and 23.91	33.57 and 20.73	231.2 and 226.1	-

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Building on 1414	1.5	9.75	0.93 (Right) and o (Left)	Unknown (Around 1900's)
Residential Building on 1416	0	5.79	0	Unknown (Around 1900's)

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
NA				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Building on 1414	60.8	182.4	2.5	6.09
Residential Building on 1416	56.15	168.45	2.5	6.09

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
NA				

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

☑ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Residential - Single Detached Dwelling, for both properties

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Residential - Single Detached Dwelling.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

August 21, 2023

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Residential on 1414, Residential and Office on 1416

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Existing Vacant and proposed to be Residential on 1414, Residential on 1416

7.4 Length of time the existing uses of the subject property have continued:

Vacant since bought (20 Months), Unknown before

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.

Proposed and Existing use is continued to be residential, which is permitted in this designation.

7.6 What is the existing zoning of the subject land? H" Districts (Community Shopping & Co

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: H" Districts (Community Shopping & Commerci

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

There is one dwelling unit on each property

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

Planning Brief submitted in support of Consent applic

Reference Plan

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:161**	**SUBJECT PROPERTY:**	83 & 85 Sanford Avenue, Hamilton
ZONE:	"R1a" (Low Density Residential – Small Lot)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: William Szucsko
Agent: Elizabeth Porter

The following variances are requested:

1. A triplex dwelling shall be permitted on both the retained and severed lands notwithstanding that a triplex dwelling is not permitted.
2. A minimum lot width of 7.3m shall be permitted for both the retained and severed lands instead of the minimum 9.0m lot width required.
3. A minimum southerly side yard setback of 0.6m shall be permitted for the retained lands and a minimum northerly side yard setback of 0.0m shall be permitted for the severed lands instead of the minimum 1.2m side yard setback required.
4. No onsite parking shall be permitted for both the severed and retained lands instead of the minimum three (3) parking spaces required.
5. The existing accessory building (rear frame shed) on the severed lands shall be permitted to be located as close as 0.3m from the northerly side lot line instead of the 1.2m minimum setback required.

PURPOSE & EFFECT: To facilitate Land Severance Application HM/B-22:44 for residential purposes and permit existing conditions.

Notes:

A triplex dwelling is permitted under the new proposed zoning regulations; however, the new zoning regulations are currently under appeal. Therefore, a variance is requested in the interim until such time that the new zoning regulations become final and binding.

Please note that under the new parking regulations, no parking is required for a triplex dwelling located in Parking Rate Area 1 (PRA1).

A-24:161

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:50 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:161, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:161

Subject Lands

DATED: July 18, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

SURVEYOR'S REAL PROPERTY REPORT (PART 2)

PART OF LOT 14 & 15, PLAN 225 IS SUBJECT TO AND TOGETHER WITH AN EASEMENT AS IN INSTRUMENT CD314814 AND SUBJECT TO AND TOGETHER WITH AS EASEMENT AS IN INSTRUMENT VM146103 AS ILLUSTRATED ON THE PLAN.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS PLAN WAS PREPARED FOR WILLIAM SZUCSKO.

SURVEYOR'S REAL PROPERTY REPORT

PART 1, PLAN OF PART OF

LOTS 14 & 15
REGISTERED PLAN 225

(THOMAS STINSON'S SURVEY)

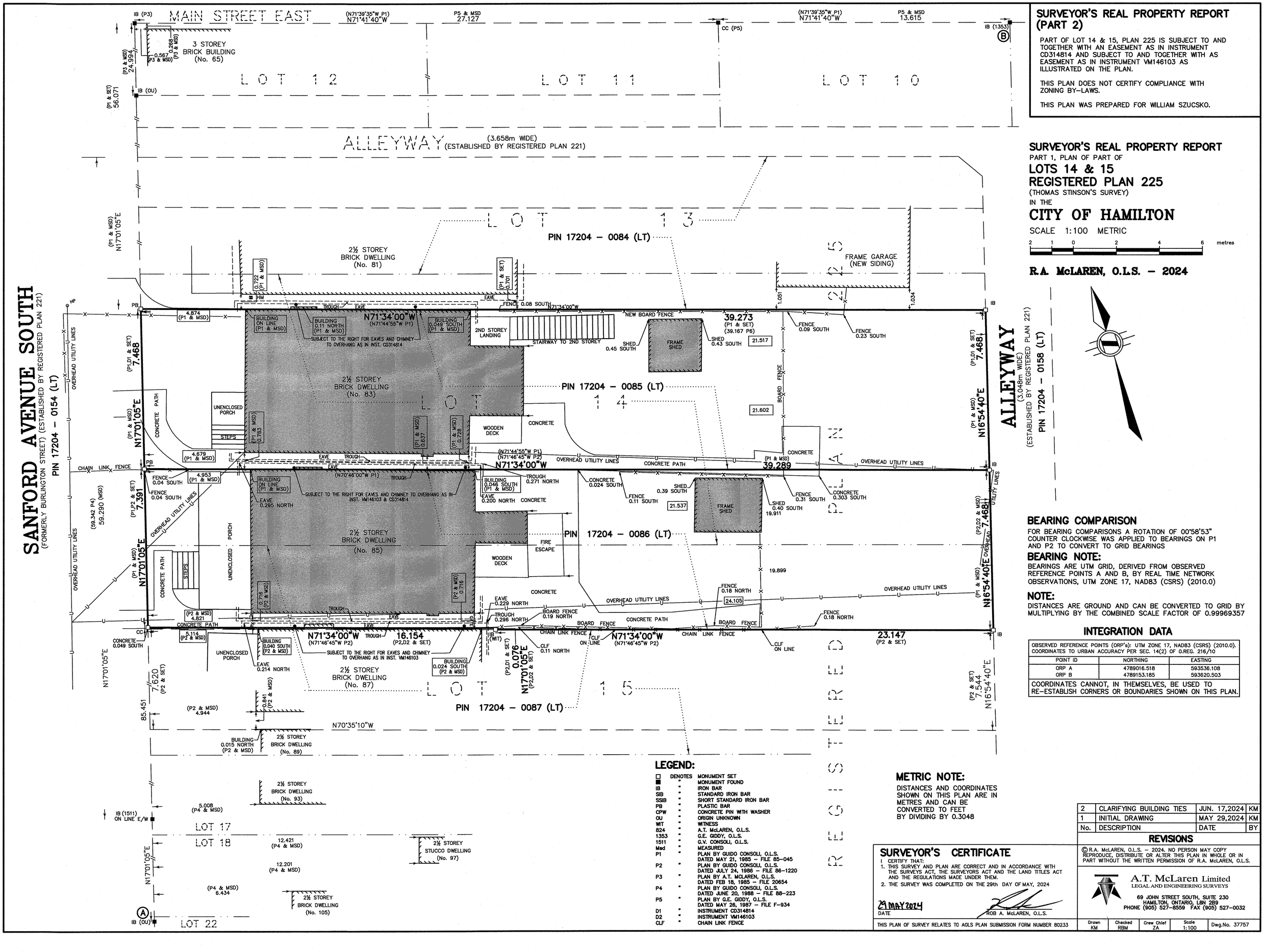
IN THE

CITY OF HAMILTON

SCALE 1:100 METRIC

2 1 0 2 4 6 metres

R.A. McLAREN, O.L.S. – 2024



BEARING COMPARISON

FOR BEARING COMPARISONS A ROTATION OF 00°58'53" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2 TO CONVERT TO GRID BEARINGS

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99969357

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4789016.518	593536.108
ORP B	4789153.185	593620.503

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND:

□	DENOTES	MONUMENT SET
■	"	MONUMENT FOUND
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
PB	"	PLASTIC BAR
CPW	"	CONCRETE PIN WITH WASHER
OU	"	ORIGIN UNKNOWN
WIT	"	WITNESS
824	"	A.T. McLAREN, O.L.S.
1353	"	G.E. GIDDY, O.L.S.
1511	"	G.V. CONSOLI, O.L.S.
Msd	"	MEASURED
P1	"	PLAN BY GUIDO CONSOLI, O.L.S. DATED MAY 21, 1985 – FILE 85-045
P2	"	PLAN BY GUIDO CONSOLI, O.L.S. DATED JULY 24, 1986 – FILE 86-1220
P3	"	PLAN BY A.T. McLAREN, O.L.S. DATED FEB 18, 1985 – FILE 20654
P4	"	PLAN BY GUIDO CONSOLI, O.L.S. DATED JUNE 20, 1988 – FILE 88-223
P5	"	PLAN BY G.E. GIDDY, O.L.S. DATED MAY 26, 1987 – FILE F-934
D1	"	INSTRUMENT CD314814
D2	"	INSTRUMENT VM146103
CLF	"	CHAIN LINK FENCE

METRIC NOTE:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF MAY, 2024

29 MAY 2024
DATE

ROB A. McLAREN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 80233

No.	DESCRIPTION	DATE	BY
2	CLARIFYING BUILDING TIES	JUN. 17,2024	KM
1	INITIAL DRAWING	MAY 29,2024	KM

REVISIONS

© R.A. McLAREN, O.L.S. – 2024. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
KM	RBM	ZA	1:100	37757

THE New! CITY OF HAMILTON

Hamilton Fire Service
Fire Prevention Division
WEST OFFICE

55 King William Street
Hamilton ON L8R 1 A2
Tel. (905) 546-3350
Fax (905) 546-3359

File No. 9148

June 04, 2001

Bill Szucsko
83 Sanford Avenue South
Hamilton ON L8M 2G7

Dear Sir

Re: 83 Sanford Avenue South
In the former City of Hamilton
(now city of Hamilton, Ontario)

Please be advised that our Department conducted a re-inspection of the above premises on May 24, 2001. All requirements contained in our Fire Safety Inspection Report dated August 10, 2000 have been complied with to our satisfaction.

In addition, this building now meets the requirements of the Retrofit Section 9.5 of the Ontario Fire Code (O.Reg. 388/97).

Trusting this is the information you require.

Yours truly

J. R. Winn
Chief Fire Prevention Officer

FGB/jmj

Hamilton Emergency Services – Fire
(Fire Department Name)
Nom du service d'incendie

189 King Street East, Dundas ON
(Fire Department Address)
Adresse du sevice d'incendie

L9H 7P8 905.546.2424 ext. 1380
(Postal Code) (Phone Number)
(Code Postal) (Numéro de téléphone)

Inspection Order

(Made pursuant to the Fire Protection & Prevention Act, 1997)

Ordres donnés par les inspecteurs

(donné en vertu de la Loi de 1997 sur la prévention et la protection contre l'incendie)

To/À

William Szucsko, 1660 Nebo Road, Mount Hope, ON L0R 1W0

An inspection of the following described property
Une inspection de la propriété décrite ci-dessous owned
(owned or occupied/qui appartient ou qui est occupée)

by you namely
par vous, à savoir apartment house - 4 plex
(dwelling, apartment house, store, school, hotel, factory, etc/habitation, immeuble résidentiel, magasin, école, hôtel, usine, etc.)

located in the municipality of
stet ou située dans la municipalité de Hamilton

at
à l'adresse suivante 83 Sanford Avenue South, in the former City of Hamilton (now City of Hamilton)
(street address or lot number/numéro et nom de rue ou numéro de lot)

was made on
a été effectuée le 07/07/11
Y/A M/M D/J

The reasons for the order are:

Les motifs de cet ordre sont:

the existing alternating current smoke alarm system in this 3 storey apartment house constructed of combustible material has not been subjected to an annual test to ensure proper operation

Therefore, pursuant to Clause (f) of Subsection (1) of Section 21 of the Fire Protection and Prevention Act, 1997, s.o. 1997, c4, it is ordered that

En conséquence, conformément à la clause (f) du Paragraphe 21(1) de la Loi de 1997 sur la prévention et la protection contre l'incendie, L.O. 1997, chap. 4, il est ordonné qué la propriété décrite ci-dessus soit fermée jusqu à

the building's alternating current smoke alarm system be tested and maintained in accordance with the attached Appendix "A", as applicable.

The work in this Order must be completed by

07/08/20 Aug 20/2007
Y/A M/M D/J

Les travaux requis par cet ordre doivent être terminés au Plus tard le

F. Levstek
(print name of inspector/ nom de l'inspecteur en caractères d'imprimerie)

(signature of Inspector under the Fire Protection and Prevention Act, 1997/ signature de l'inspecteur ou inspectrice responsable en vertu de la Loi de 1997 sur la prévention et la protection contre l'incendie)

This order was served upon
Cet ordre a été signifié à William Szucsko, 1660 Nebo Road, Mount Hope, ON L0R 1W0 on/le 07/07/13
Y/A M/M D/J

By
- ☐ personal service
- ☒ regular letter mail
- ☐ electronic transmission
- ☐ facsimile transmission
- ☒ other (specify) posted on site

Par
- ☐ livraison en mains propres
- ☐ courrier ordinaire
- ☐ courriel
- ☐ télécopieur
- ☐ autre (précisez)

Dated in Hamilton, Ontario on July 11, 2007

(signature of person serving the order/signature de la personne qui signifie l'ordre)

FL/fl

APPENDIX "A" - SMOKE ALARM SYSTEM
SMOKE ALARM SYSTEM

Test the building's smoke alarm system now and annually hereafter, to ensure that the system operates satisfactorily. The person or agency conducting the test shall provide written documentation **(the attached form can be used to satisfy the written documentation)** to include a summary of the test, including all deficiencies found and corrective action taken if any, in conformance with the following specifications:

a) Each sensing chamber on all smoke alarms (ionization or photoelectric. shall be tested for activation by injecting smoke into the chamber.

   NOTE: Artificial or real smoke may be used.

b) Each test button on all smoke alarms shall be tested for audible activation (as applicable).

c) All smoke alarms shall operate simultaneously when a smoke alarm unit is tested in accordance with a) and b).

d) Each pull station shall be activated and all smoke alarms shall operate simultaneously for each activation (where applicable).

Hamilton

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935
E-mail: cofa@hamilton.ca

APPLICATION NO.:	HM/B-22:44	SUBJECT PROPERTY:	83 SANFORD AVENUE S HAMILTON

APPLICANTS: WILLIAM SZUCSKO
ELIZABETH PORTER

PURPOSE & EFFECT: To permit the conveyance of a parcel of land and to retain a parcel of land for residential purposes.

	Frontage	Depth	Area
SEVERED LANDS:	7.47 m±	39.01 m±	291.46 m²±
RETAINED LANDS:	7.49 m±	39.28 m±	294.58 m²±

Associated Planning Act File(s): N/A

THE DECISION OF THE COMMITTEE IS:

That the said application, as set out above, Approved with Conditions, for the following reasons:

1. The proposal does not conflict with the intent of the Urban Hamilton Official Plan.
2. The proposal does not contravene Zoning By-law requirements.
3. The Committee considers the proposal to be in keeping with development in the area.
4. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.
5. The submissions made regarding this matter affected the decision by supporting the granting of the application.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)

HM/B-22:44

2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)

3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)

4. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – input either Plan Examination Section or Building Engineering Section).

5. The owner shall submit survey evidence that the lands to be severed and retained, including the location of any existing structure, parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Building Division – Zoning Section).

6. The applicant shall provide confirmation of the existing uses on the lands to be retained/conveyed in order to determine compliance with the permitted uses of the "C" District or alternatively apply for and receive final approval of a Zoning By-law Amendment as determined necessary by the Planning and Economic Development Department (Building Division – Zoning Section).

7. The owner shall receive final approval of any necessary variances from the requirements of the Zoning By-law as determined necessary by the Planning and Economic Development Department (Building Division – Zoning Section)

8. A Permit to injure or remove municipal trees is a requirement of this application. Therefore, a Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.

DATED AT HAMILTON, June 23, 2022.

D. Smith (Chairman)

B. Charters M. Dudzic

M. Switzer T. Lofchik

Porter Law Office

Barristers, Solicitors & Notaries Public

Elizabeth Porter, A.D., LL.B.

Upasana Kang, BA (Economics), LL.M.

3.1

Application to severe lots 83 and 85 Sanford Ave. Both properties are owned by William Szucsko and are registered to him using the same name. This process caused the properties to join.

When Mr. Szucsko purchased both properties they were sold as multi-residential buildings for rentals. He may need confirmation or approval for "non-conforming use" as the descriptions of the properties on title is for single residential use.

3.2

The buildings are over 65 years old and at time of purchase was being used as a multi-residential building for the purposes of residential rentals. Mr. Szucsko has continued to use the buildings as multi-residential units for residential rental purposes.

3.3

The buildings are described on title as a single residential building, however, for many years it was used as a multi-residential building for the purpose of residential rentals.

3.1 To confirm a legal-non-complying of the existing dwellings 83 and 85 Sanford Ave S.

Head Office: P.O. Box 730, 16 Sunrise Court, Unit 711, Ohsweken, ON N0A 1M0. Tel: (519) 445-4502, Fax: (519) 445-4580

Binbrook Office: 2668 Binbrook Road, Unit 108, Binbrook, ON L0R 1C0. Tel: (905)692-4949. Fax: (905)692-4945

Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]
Registered Owners(s)	William Szucsko	
Applicant(s)		
Agent or Solicitor	Elizabeth Porter	

1.2 Primary contact ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☐ Owner ☑ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☑ In person ☑ Cheque ☐ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	83 & 85 Sanford Avenue South, Hamilton, ON		
Assessment Roll Number	030-243-02050-0000		
Former Municipality	Hamilton-Wentworth		
Lot	14	Concession	
Registered Plan Number	PL 225	Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☑ Yes ☐ No

If YES, describe the easement or covenant and its effect:

northernly cave of the house errected once having adjourning lands to the north parts

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

As per paragraph 5 of the Committee of Adjustments for approval for severance by providing evidence that the building, parking lots and building etc. conform tot h requirement of the Zoning By-law and if not to apply for and obtain approval of minor variance for designation as a multi family dwelling or approved as a non-conforming use.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Both Buildings on both lots 83 and 85 Sanford are approximately over 65 years old, and has been used as multiple residential rental buildings for approximately since 1950. To comply with the bylaw would mean tearing down the buildings. Mr. Szucsko purchased the buildings in 2001 and 2003 as multi family dwellings and he has continued to use them as such to date. In order for the approval o=for theSeverance the unit must evidence of compliance or obtain a variance.

3.3 Is this an application 45(2) of the Planning Act.

☑ Yes ☐ No

If yes, please provide an explanation:

45(2) of the Planning Act grants Power to the Committee of Adjustment to approve of requests to severe lots as well as to place conditions for the approvals to take place. 83 Sanford is designated as a single dwelling and commercial use and zoned R1A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.470648 m	39.0144 m	291.46 m	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential building - 83	4.874 m	39.273 m	0.783	
Residential building - 85	4.953 m	39.289 m	0.295	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Same - no changes	4.874 m	39.273 m	0.783	
Same - no changes	4.953 m	39.289 m	0.295	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential building - 83	62 m2	237 m2	2 1/2	10 m
Residential building - 85	62 m2	237 m2	2 1/2	10 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Same - no changes	62 m2	237 m2	2 1/2	10 m
Same - no changes	62 m2	237 m2	2 1/2	10 m

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☑ publicly owned and operated sanitary sewage
- ☐ system privately owned and operated individual
- ☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Multi-Family dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Multi-Family dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2001

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
retail downstairs and single family dwelling upstairs/ Multi-Family dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Multi family dwelling building

7.4 Length of time the existing uses of the subject property have continued:
Since 1950

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Mixed use medium density

Please provide an explanation of how the application conforms with the Official Plan.
The unit remains as a mixed use medium density, it is being changed from single family dwelling and a commercial use to multi family dwelling.

7.6 What is the existing zoning of the subject land? R1A

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: R1A

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☑ Yes ☐ No

If yes, please provide the file number: HM/B-22:44

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 3

8.2 Number of Dwelling Units Proposed: 3

8.3 Additional Information (please include separate sheet if needed):

There is no construction being done on the property.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [x] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

CORRECTED NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:163**	**SUBJECT PROPERTY:**	393 Rymal Road West, Hamilton
ZONE:	"DE/S-664, DE/S-664a, DE/S-664b, DE/S-664c, DE/S-1023" (Low Density Multiple Dwellings)	**ZONING BY-LAW:**	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner: Zest Communities Inc. - Rob Baibcco
Agent: Baiocco Construction Corp. - Sally Yong-Lee

The following variances are requested:

1. A maximum height of 7.0m shall be permitted instead of the maximum 4.0m height permitted for accessory buildings.

2. The proposed accessory building shall be permitted to be located within a required side yard as close as 6.2m to a side lot line whereas the zoning By-law states that no accessory building shall be located within a required side yard.

PURPOSE & EFFECT: To facilitate the construction of a 372.0m² accessory building (pergola) for the existing Retirement Community.

Notes:

No elevation plans were included with this application; as such, the applicant shall ensure that the requested height variance is correct and as per the height definition in the zoning By-law.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**1:55 p.m.**

A-24:163

PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

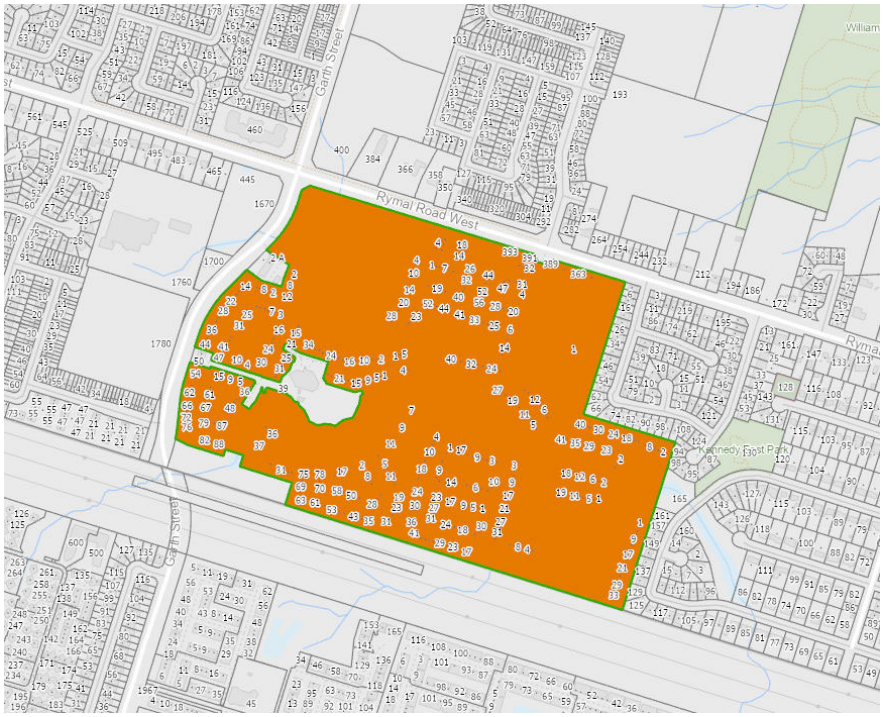
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:163, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:163



Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

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Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

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1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

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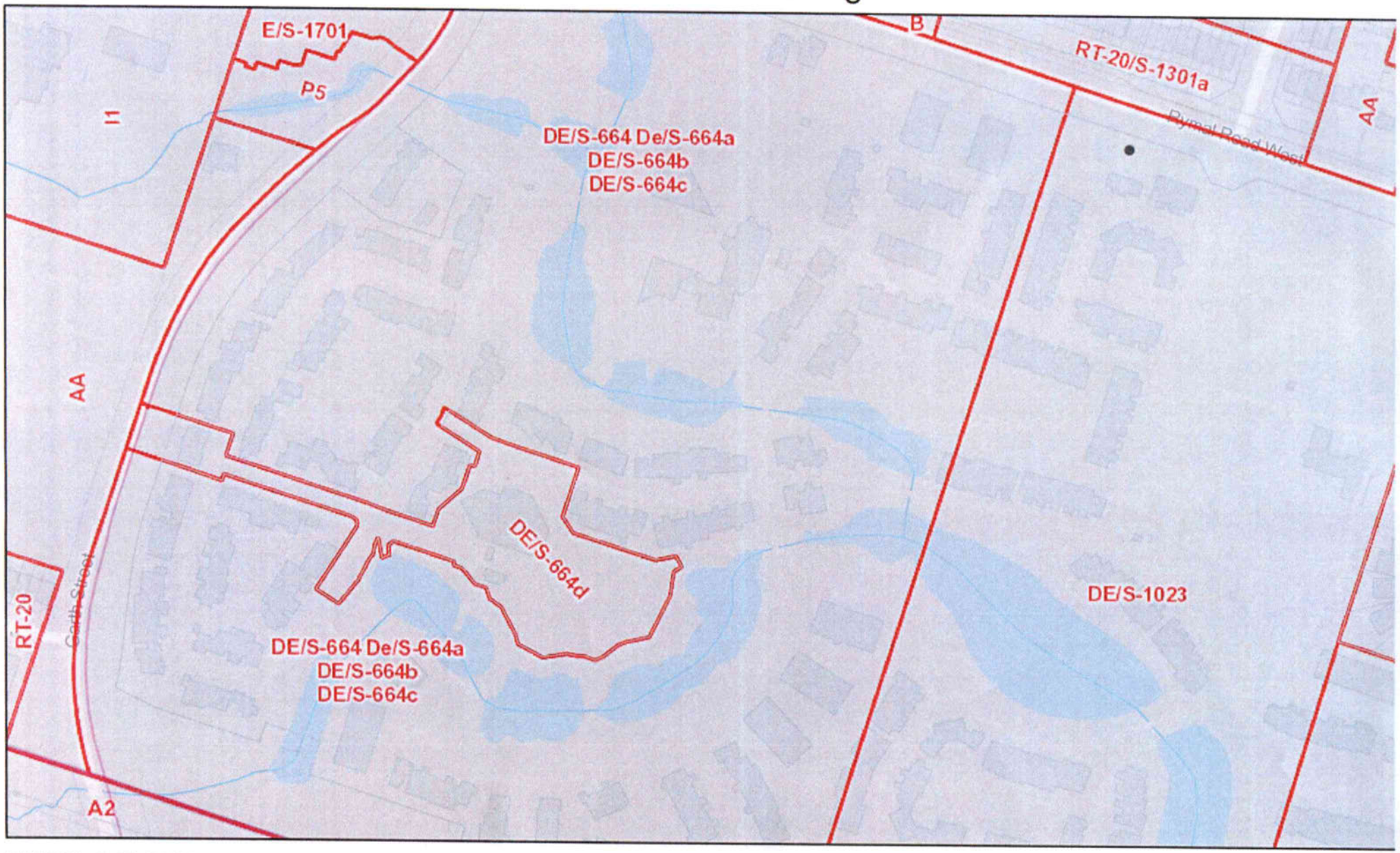
APPENDIX A

SER SPECIIAL EVENTS TENT - ZEST

APPENDIX A

Interactive Zoning



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0 0.03 0.06 0.11

0 0.04 0.09 0.17

- Ward Boundary
- Community Boundary
- City Boundary
- Urban Boundary
- Property Parcels
- Zoning Compliance Review Required
- Zoning Boundaries
- Interim Control By-laws

APPENDIX B

The City of Hamilton is not liable for any damages resulting from
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveyi

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	Zest Communities Inc. Rob Baiocco		
Applicant(s)	Baiocco Construction Corp. - Sally Yong-Lee		
Agent or Solicitor			**Phone:** **E-mail:**

1.2 Primary contact ☑ Applicant ☑ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☐ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☑ In person ☐ Credit over phone* ☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	393 RYMAL RD W , HAMILTON		
Assessment Roll Number	2518081101081610000 Ward 08		
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☑ Yes ☐ No

If YES, describe the easement or covenant and its effect:

Storm Water Ponds

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Application to increase the current height variance (4m) to 7m - the height of existing tent structure. Reference Permit #23 137847 00TE.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The tent structure has a height of 7m at peak.

3.3 Is this an application 45(2) of the Planning Act.

☑ Yes ☐ No

If yes, please provide an explanation:

Tent (pergola) is an accessory structure providing a social gathering space for residents. We are seeking a variance for the height.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
Approx. 660m	Approx. 600m	Approx. 55ha	Private Internal Road

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Tent Frame (Pergola)	6.2 - 6.7 (See Appendix A)	See Appendix A	See Appendix A	10/20/2023

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See Above	See Above	See Above	See Above	10/20/2023

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Tent Frame (Pergola)	372m	372m	1	7m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Tent Frame (Pergola)	372m	372m	1	7m

4.4 Type of water supply: (check appropriate box)

- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

- ☑ publicly owned and operated storm sewers
- ☐ swales
- ☐ ditches
- ☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☑ publicly owned and operated sanitary sewage
- ☐ system privately owned and operated individual
- ☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Office building, retirement residences, bungalow garden homes

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Approximately 2013

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Office building, retirement residences, bungalow garden homes

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Office building, retirement residences, bungalow garden homes

7.4 Length of time the existing uses of the subject property have continued:

Over 40 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? Mixed - See Appendix B

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: ~~Mixed - See Appendix B~~

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 600

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

Existing Dwelling Units are in excess of 600.

The Tent Frame (Pergola) is intended to provide flexible, enclosed space for ongoing resident activities, programs and events during suitable seasons.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application form
- ☐ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

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NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:159**	**SUBJECT PROPERTY:**	2 Field Road, Ancaster
ZONE:	Settlement Residential (S1)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Chris MacDonald
Agent: Dale Thring

The following variances are requested:

1. A porch deck or canopy may encroach the full distance of the front yard instead of the maximum 1.5 metre or half the distance of the required yard, whichever is the lesser.

2. A porch deck or canopy may encroach 1.781 metres into the required side yard, instead of the maximum 1.5 metre or half the distance of the required yard, whichever is the lesser.

PURPOSE & EFFECT: To permit the construction of a porch.

Notes:

1. It is noted that the lot line abutting Jerseyville Road West is considered the front lot line for the purposes of zoning review.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:15 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)

A-24:159

	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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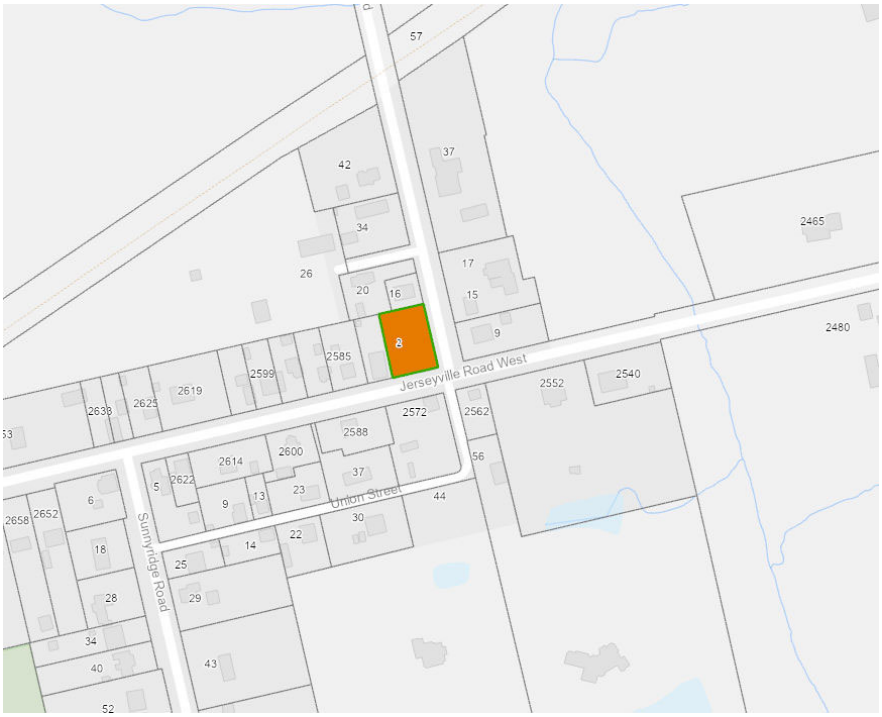
A-24:159



Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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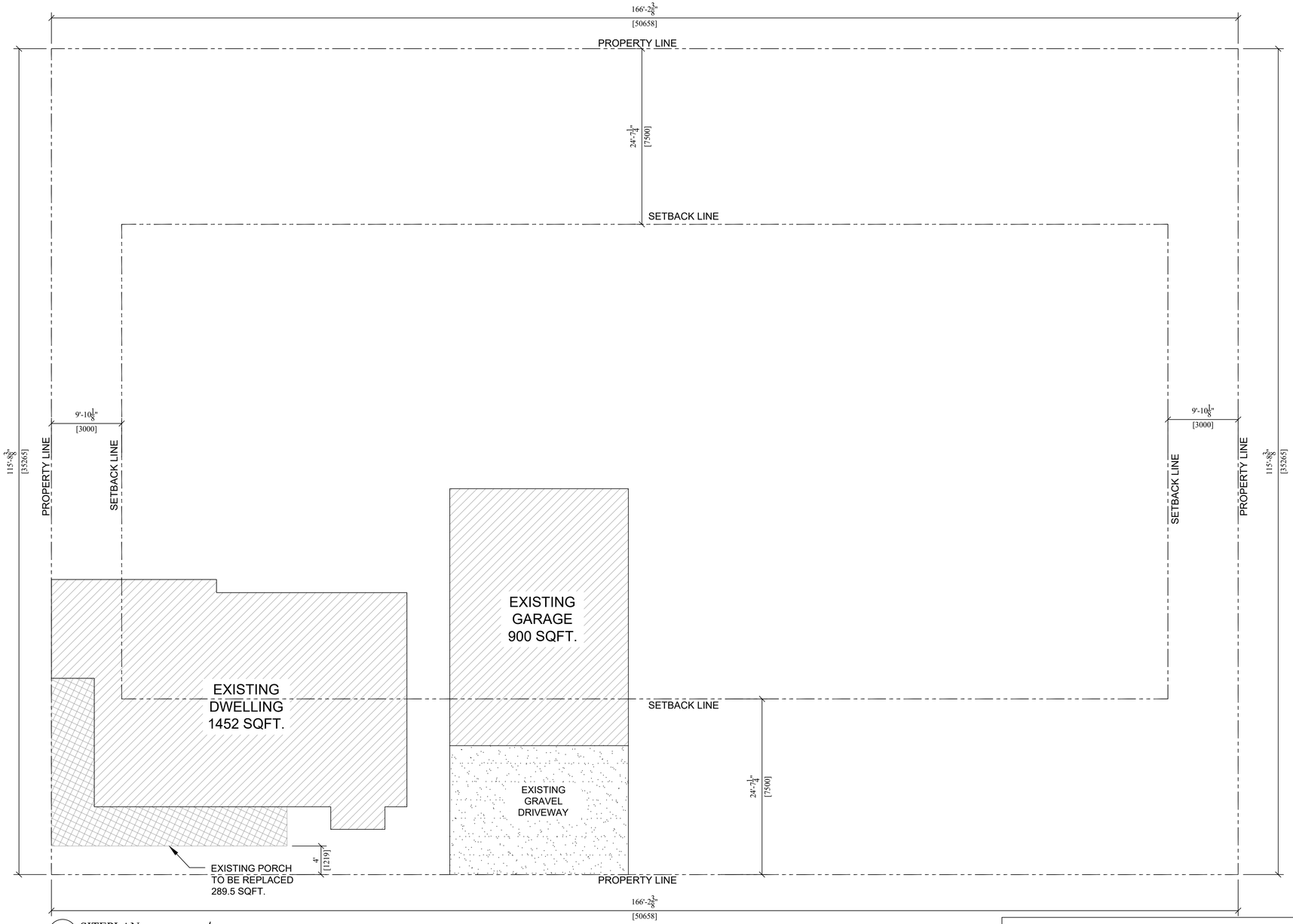

1 SP1.01 SITEPLAN
SCALE: 3/16" = 1'-0"

N

SITE STATISTICS

MUNICIPAL ADDRESS	2 FIELD ROAD JERSEYVILLE, ONTARIO L0R 1R0
ZONING	SETTLEMENT RESIDENTIAL - S1
MAXIMUM ROOF HEIGHT	10.5 m (34'-5 3/")
PROPOSED ROOF HEIGHT	3.2 m (10'-6 1/2")
LOT AREA:	1786.46 m2 (19,229.34 sqft)
BUILDING COVERAGE: (BUILDING/LOT AREA)	
PERMITTED :	1786.46 m2 (19,229.34 sqft) - 100%
EXISTING DWELLING:	134.90 m2 (1452 sqft) - 7.55%
EXISTING GARAGE:	83.61 m2 (900 sqft) - 4.68%
PROPOSED PORCH (EXISTING TO BE REPLACED):	26.90 m2 (289.5 sqft) - 1.5%
LANDSCAPED AREA:	1,499.11 m2 (16,136.43 sqft) - 83.92%
DRIVEWAY:	41.94 m2 (451.41 sqft) - 2.35%

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NO.	DATE	DESCRIPTION
1	12/06/2023	DESIGN

REVISION

N.D. Designs
N.D. DESIGNS
49 MARKHAM CRESCENT
STONEY CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:
SITEPLAN

PROJECT NUMBER:
23-06-01

DRAWING SCALE:
3/16"=1'-0"

DRAWN BY:	CHECKED BY:	DATE:
DJT		12/06/2023

SHEET NO:	REV:
SP1.01	1

2 FIELD ROAD PORCH

2 FIELD ROAD
JERSEYVILLE, ONTARIO
L0R 1R0

DRAWING LIST:

ARCHITECTURAL:

A0.01 - TITLEPAGE
SP1.01 - SITEPLAN
A1.01 - FLOOR PLANS
A2.01 - ELEVATIONS
A4.01 - SECTION

ENGINEER:
HH Engineering
80 Eastbourne Ave.
Hamilton, Ontario
L8M 2M8
Contact: Alex Hrastov - 905-912-2817

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49 MARKHAM CRESCENT
STONEY CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
12-June-2023
A. HRASTOV
100222347
PROVINCE OF ONTARIO

CLIENT: CHRIS MACDONALD

PROJECT: 2 FIELD ROAD PROCH

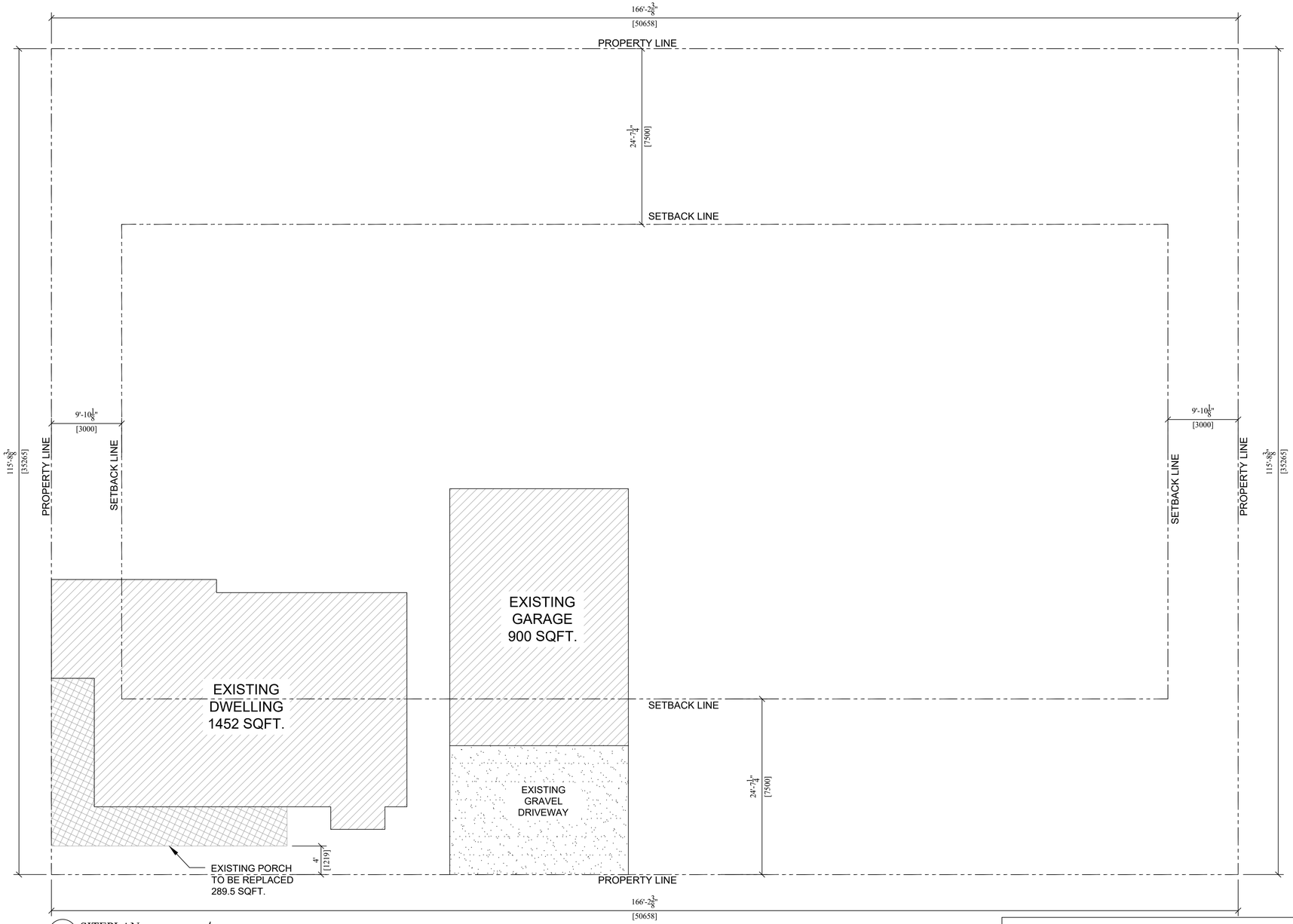
SHEET CONTENTS: TITLE PAGE

PROJECT NUMBER: 23-06-01

DRAWING SCALE: N/A

DRAWN BY:	CHECKED BY:	DATE:
DJT		12/06/2023

SHEET NO:	REV:
A0.01	1



1 SP1.01 SITEPLAN
SCALE: 3/16" = 1'-0"

N

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NO.	DATE	DESCRIPTION
1	12/06/2023	DESIGN

REVISION

N.D. Designs
N.D. DESIGNS
49 MARKHAM CRESCENT
STONEY CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
12-June-2023
A. HRASTOV
100222347
PROVINCE OF ONTARIO

CLIENT: CHRIS MACDONALD

PROJECT: 2 FIELD ROAD PROCH

SHEET CONTENTS: SITEPLAN

PROJECT NUMBER: 23-06-01

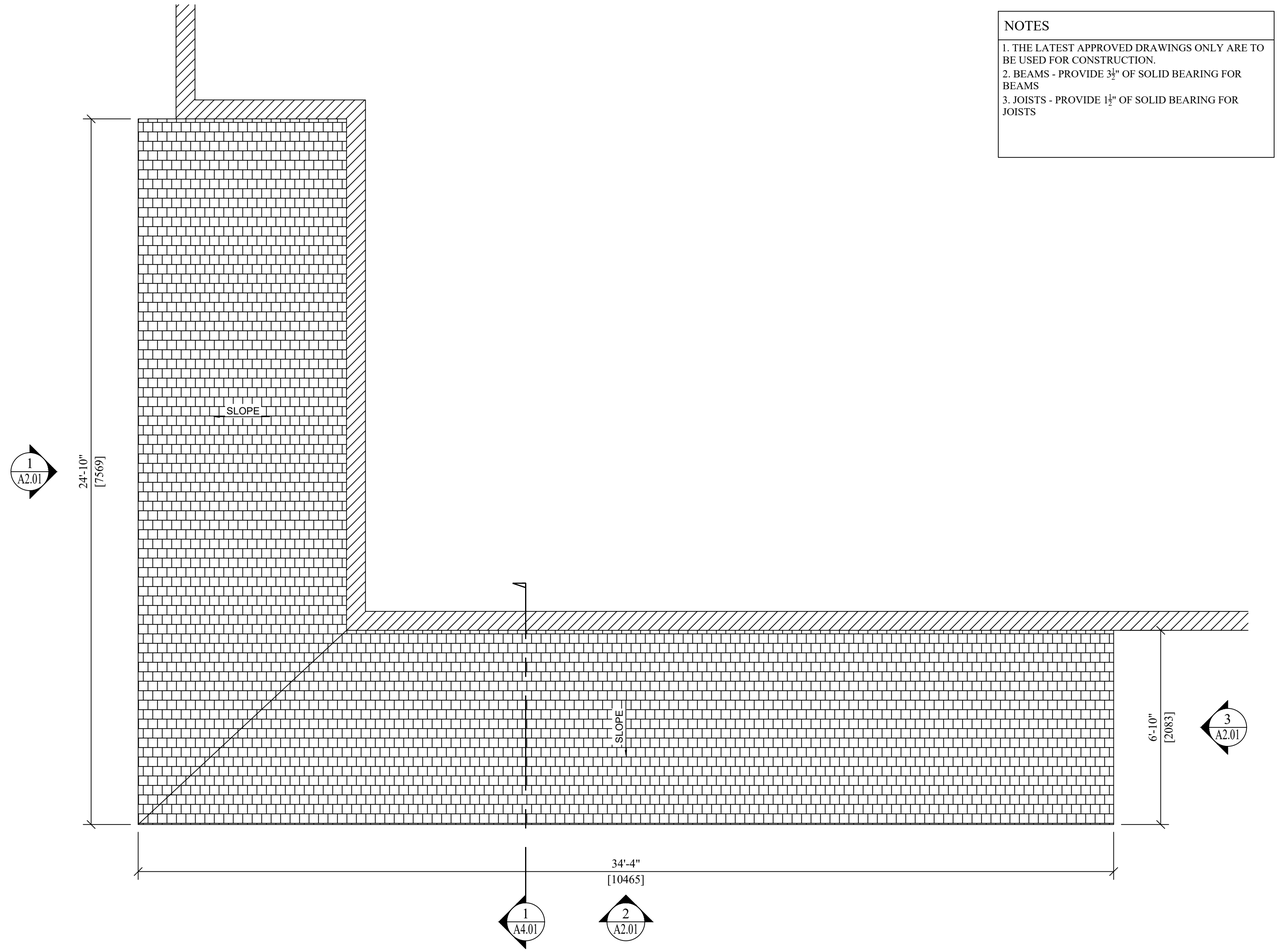
DRAWING SCALE: 3/16"=1'-0"

DRAWN BY:	CHECKED BY:	DATE:
DJT		12/06/2023

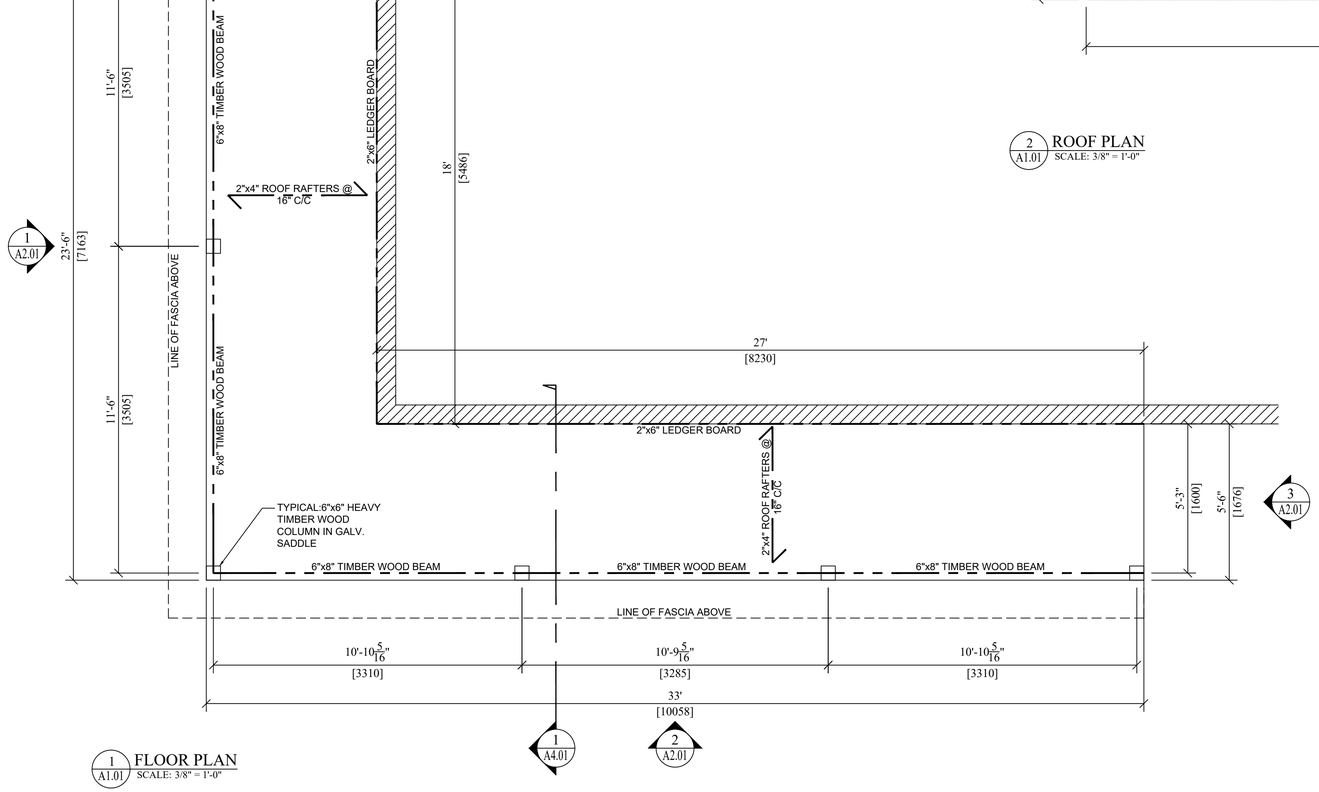
SHEET NO:	REV:
SP1.01	1

NOTES

1. THE LATEST APPROVED DRAWINGS ONLY ARE TO BE USED FOR CONSTRUCTION.
2. BEAMS - PROVIDE 3½" OF SOLID BEARING FOR BEAMS
3. JOISTS - PROVIDE 1½" OF SOLID BEARING FOR JOISTS



2 ROOF PLAN
A1.01 SCALE: 3/8" = 1'-0"



1 FLOOR PLAN
A1.01 SCALE: 3/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	12/06/2023	DESIGN

REVISION

N.D. DESIGNS
49 MARKHAM CRESCENT
STONEY CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
12-June-2023
A. HRASTOV
100222347
PROVINCE OF ONTARIO

CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:
FLOOR PLANS

PROJECT NUMBER:
23-06-01

DRAWING SCALE:
1/2"=1'-0"

DRAWN BY:	CHECKED BY:	DATE:
DJT		12/06/2023

SHEET NO:	REV:
A1.01	1

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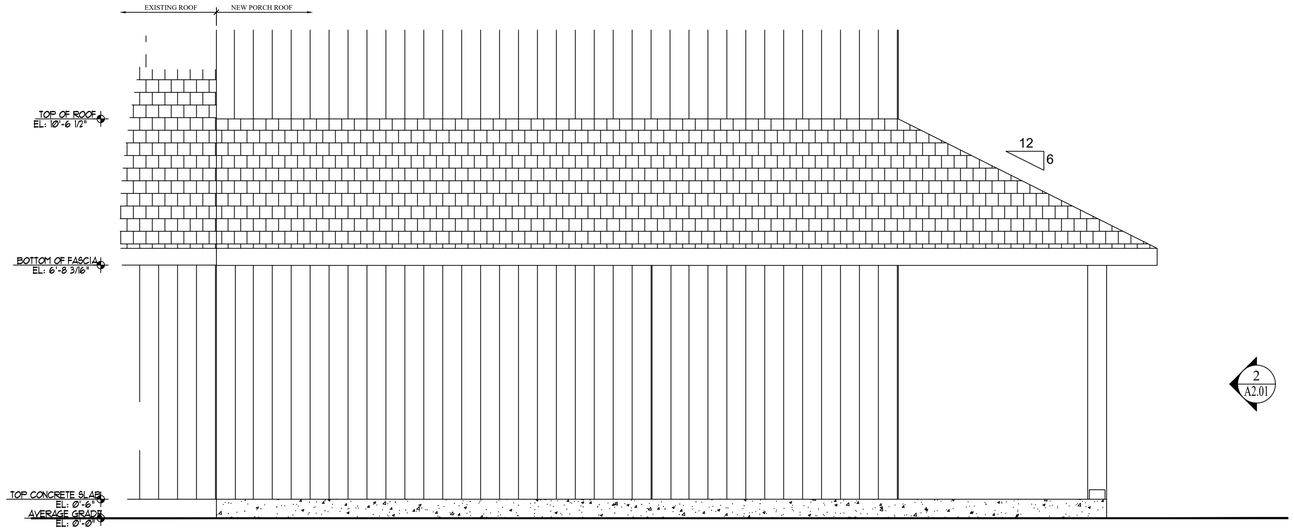
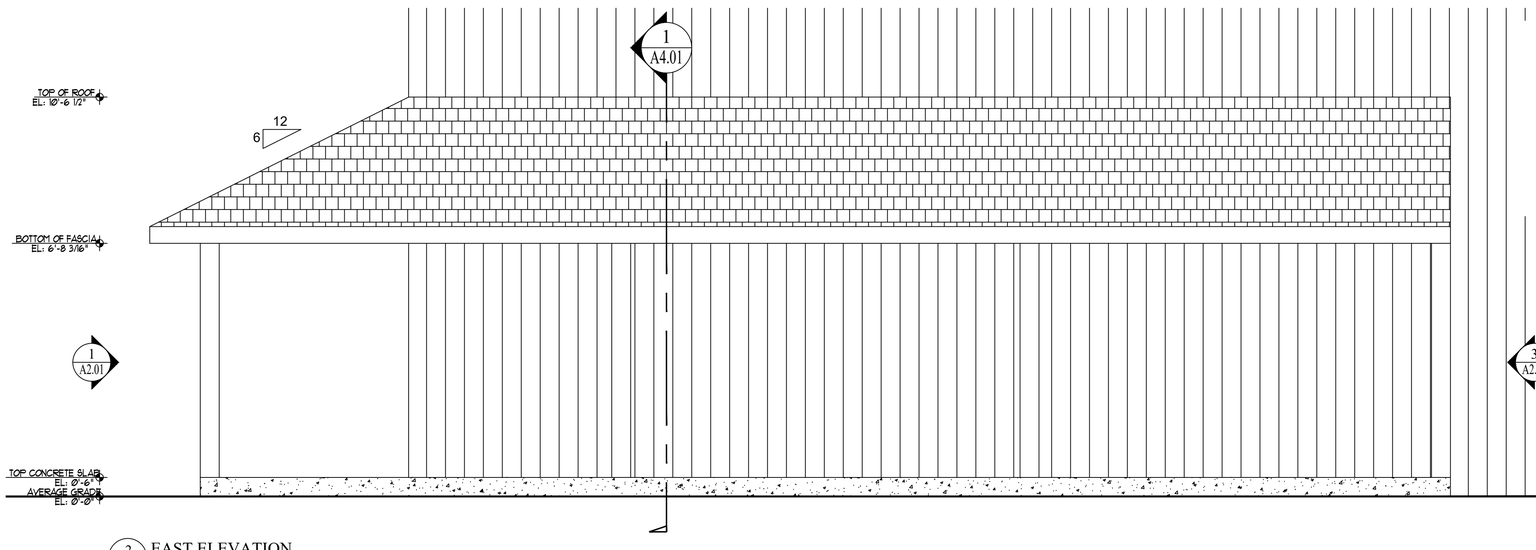
NOTES

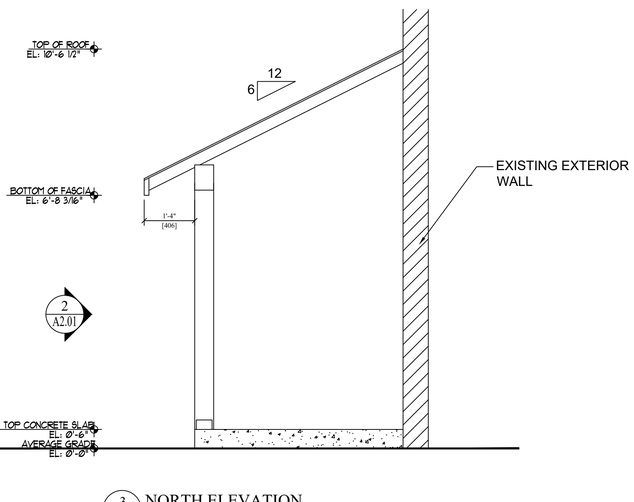
1. THE LATEST APPROVED DRAWINGS ONLY ARE TO BE USED FOR CONSTRUCTION.
2. BEAMS - PROVIDE 3½" OF SOLID BEARING FOR BEAMS
3. JOISTS - PROVIDE 1½" OF SOLID BEARING FOR JOISTS



1 A2.01 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 A2.01 EAST ELEVATION
SCALE: 1/2" = 1'-0"



3 A2.01 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION
1	12/06/2023	DESIGN

REVISION

N.D. DESIGNS
49 MARKHAM CRESCENT
STONEY CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
12-June-2023
A. HRASTOV
100222347
PROVINCE OF ONTARIO

CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:
ELEVATIONS

PROJECT NUMBER:
23-06-01

DRAWING SCALE:
1/2"=1'-0"

DRAWN BY:	CHECKED BY:	DATE:
DJT		12/06/2023

SHEET NO:	REV:
A2.01	1

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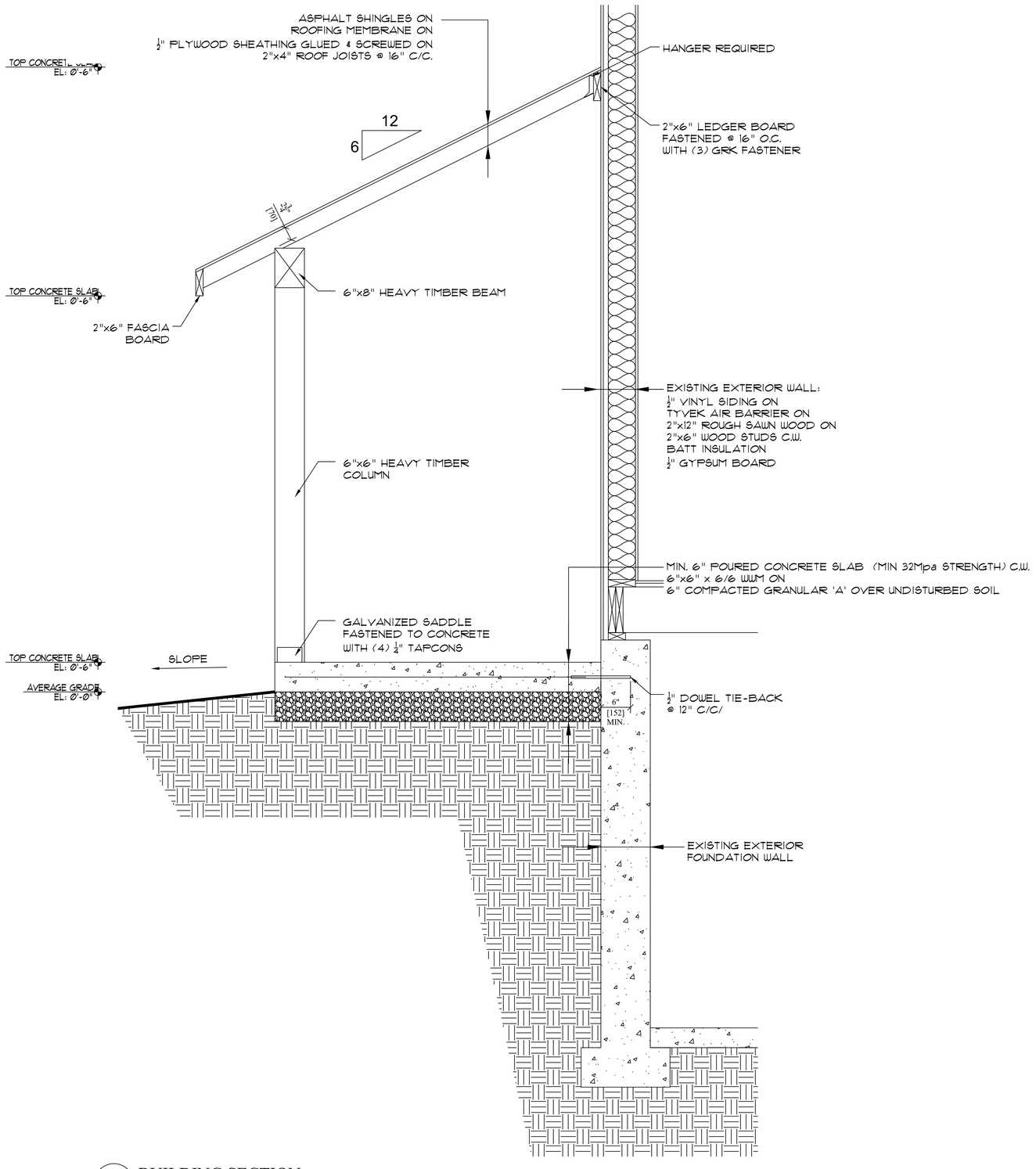


1 / A4.01 BUILDING SECTION
SCALE: 1" = 1'-0"

NO.	DATE	DESCRIPTION
1	12/06/2023	DESIGN

REVISION

N.D. DESIGNS
49 MARKHAM CRESCENT
STONEY CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
12-June-2023
A. HRASTOV
100222347
PROVINCE OF ONTARIO

CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:
SECTION AND DETAIL

PROJECT NUMBER:
23-06-01

DRAWING SCALE:
1"=1'-0"

DRAWN BY:	CHECKED BY:	DATE:
DJT		12/06/2023

SHEET NO: A4.01
REV: 1

NOTES

1. THE LATEST APPROVED DRAWINGS ONLY ARE TO BE USED FOR CONSTRUCTION.
2. BEAMS - PROVIDE 3½" OF SOLID BEARING FOR BEAMS
3. JOISTS - PROVIDE 1½" OF SOLID BEARING FOR JOISTS

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)	Chris MacDonald	[redacted]	
Applicant(s)	Dale Thring		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☐ Applicant ☑ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☑ In person ☐ Credit over phone* ☐ Cheque

_____
*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	2 Field Rd, Jerseyville, ON, L0R 1R0		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Rebuilding of the existing porch does not meet zoning by-law setback requirements of 3.0 meters at the side yard or 7.5 meters of the front yard. We can achieve 0 meters for side yard and 1.2 meters for front yard.

☐ Second Dwelling Unit ☑ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The existing dwelling was built with-in the minimum 3.0m side yard setback and 7.5m front yard setback lines. Therefore replacing the existing porch we cannot meet setback requirements.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
50.6m	35.3m	1786.46m2	6.7m

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached Dwelling	1.2m	23.2m	0m/35.5m	03/20/1797
Detached Garage	5.5m	18.8m	17m/26m	03/20/1987

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Replacement Front Porch	1.2m	23.2m	35.5m/0m	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached Dwelling	134.9m2	181.3m2	2	7.01m
Detached Garage	83.6m2	83.6m2	1	4.88m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Replacement Front Porch	26.9m2	26.9m2	1	3.2m

4.4 Type of water supply: (check appropriate box)

☐ publicly owned and operated piped water system
☑ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☐ publicly owned and operated storm sewers
☑ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☐ publicly owned and operated sanitary sewage
- ☐ system privately owned and operated individual
- ☑ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Sing detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2017

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:

7

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): SETTLEMENT RESIDENTIAL

Rural Settlement Area: JERSEYVILLE RURAL SETTLEMENT AREA

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? SETTLEMENT RESIDENTIAL - S1

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☑ Site Sketch
- ☑ Complete Application form
- ☐ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:157**	**SUBJECT PROPERTY:**	768 Field Road, Ancaster
ZONE:	"P7 and A1" (Conservation/Hazard Land Rural and Agricultural)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Al Koudys
Agent: Harry Dehaan

The following variances are requested:

1. A maximum gross floor area of 22.5% shall be permitted for the expansion of the existing building instead of the maximum 10.0% of the gross floor area of an existing building permitted.

PURPOSE & EFFECT: To facilitate the expansion of an existing single detached dwelling through the construction of a one storey addition (private garage).

Notes:

The applicant shall ensure that any eave/gutter projections proposed into the front yard conform to the maximum 0.6m projection permitted; otherwise, further variances shall be required.

Details regarding the access driveway location and size, the internal parking space size or obstructions, and finished floor area of the attached garage were not shown from which to confirm compliance. Therefore, the applicant shall ensure compliance is achieved; otherwise, further variances shall be required.

Please note that this property is exempt from the requirement of Electric vehicle parking as it is located in an Open Space P7 zone.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

A-24:157

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:20 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

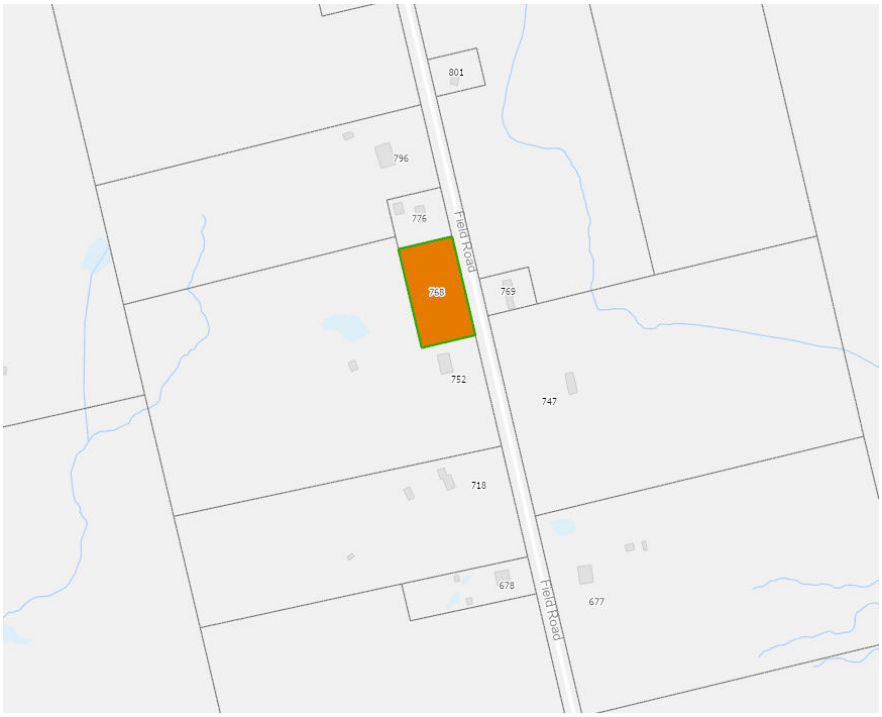
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:157, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:157



Subject Lands

DATED: July 18, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

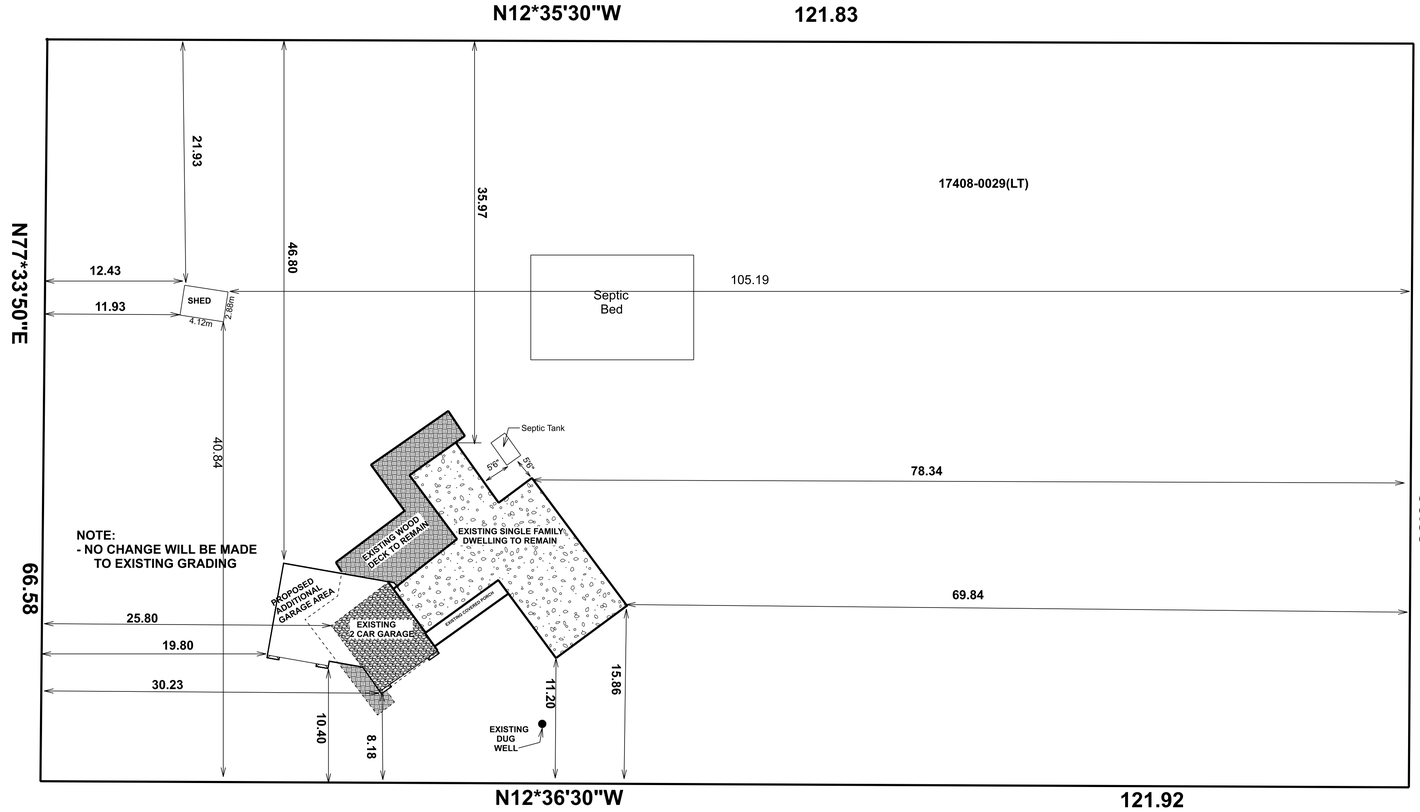
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



ROAD ALLOWANCE BETWEEN LOTS 18 and 19 - KNOWN AS FIELD ROAD

PART 1 - PLAN OF SURVEY OF
PART OF LOT 18
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE

10 5 0 10 20 METERS

North

GENERAL NOTES:

1. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION IS TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MUNICIPAL BY-LAWS.
3. THE REQUIRED PERMITS AND APPROVALS ARE TO BE OBTAINED BEFORE THE CONTRACTOR COMMENCES WITH THE WORK.
4. DRAWINGS ARE NOT TO BE SCALED.
5. BEFORE ORDERING ROOF TRUSSES, VERIFY ALL DIMENSIONS ON THE JOB.
6. IF THERE ARE ANY DESIRED CHANGES TO THE DESIGN OF THE BUILDING IN WHICH THE BUILDING PERMIT WAS ISSUED FOR, THE DESIGNER MUST BE NOTIFIED OF SUCH 'DESIRED CHANGES' AND GIVE APPROVAL BEFORE THE CHANGE COMMENCES.
7. IF ANY ERRORS ARE DISCOVERED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED BEFORE CONSTRUCTION CONTINUES.
8. ALL ELECTRICAL TO MEET ESA CODES

FOOTPRINT & AREA DETAILS

Existing Lot area: 87,309.74 sq ft (8,111.34m2)
Existing dwelling: 2,022 sq ft (187.85m2)
Exsting attached garage: 510 sq ft (47.38m2)
Existing shed: 127 sq ft (11.80m2)
Existing total dwelling & shed footprint: 2,532 sq ft (235.23m2)
Existing lot coverage of buildings: 2.90%

New proposed garage area: 810 sq. ft. (75.25m2)
New total garage area: 1,350 sq. ft. (125.42m2)
New total of dwelling & shed footprint: 3,342 sq ft (310.48m2)
New total lot coverage: 3.82%

Ridge height 15' 6"

DRAWING COMPLETED BY: HARRY DEHAAN

BCIN # 31702

SIGNATURE:

VERSION

Review: Nov, 2023
Review: Jan, 2023
Permit: April, 2024

GARAGE ADDITION

CLIENT:

Albert Koudys

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PROJECT ADDRESS
768 Field Rd,
Hamilton, ON
L0R 1T0

SITE PLAN

PHONE: 905-570-2213 BCNI # 31702
doubleh.construction@sympatico.ca

DRAWN BY: hdh
SCALE: AS NOTED
DATE: April 22nd, 2024

CONTRACTOR:
Double H Construction Ltd.

SP1.01

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)	AL KOUDYS	[redacted]	
Applicant(s)	HARRY DEHAAN		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☐ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ [redacted]

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ [redacted] ☑ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	768 Field Road		
Assessment Roll Number	140110468000000		
Former Municipality	Ancaster		
Lot	18	Concession	1
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To increase a 2 car garage to a 3 car garage. Garage will continue to be attached to the existing single family dwelling. The square footage of the proposed exceeds the 10% allowed for in a P7 zoning by approx 500 sq ft

☐ Second Dwelling Unit ☑ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Primary reason is that the third proposed bay is greater than the permited build size of 10%. The second factor is that the exising home is on an angle to the road and the new proposed garage area needs to be a minimum of 10 meter from the front yard set back, this causes the new area to be on an angle off the side of the existing garage.

3.3 Is this an application 45(2) of the Planning Act.

☑ Yes ☐ No

If yes, please provide an explanation:

If I understand 45(2) correctly, the land use prior to the by-law is being maintained.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
121.92 m	66.53 m	8,111.34 m2	66'

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
single family home with attached garage	8.18m	35.97m	25.8 m & 69.84m	01/01/1980
shed	40.84m	21.93m	11.93 m & 105.19m	01/01/1995

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
additional attached garage space	10.40m	46.80m	19.80m	01/08/2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
single family dwelling	187.85m2	187.85m2	1	4.72m
garden Shed	11.87m2	11.87m2	1	2.5m
attached garage	47.38m2	47.38m2	1	4.72m
wood decks	102.19m2	102.19m2	1	0.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
additional garage area	75.25m2	75.25m2	1	4.72m

4.4 Type of water supply: (check appropriate box)

☐ publicly owned and operated piped water system
☑ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☐ publicly owned and operated storm sewers
☐ swales
☑ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☐ publicly owned and operated sanitary sewage
- ☑ system privately owned and operated individual
- ☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
no change to use - maintaining a single family dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
single family dwellings - residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
09/01/2020

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single family dwelling - residential

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single family dwelling - residential

7.4 Length of time the existing uses of the subject property have continued:
40+ years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): rural residential

Rural Settlement Area: Rural Lynden

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.
by continuing to use the property as a single family dwelling

7.6 What is the existing zoning of the subject land? been advised it is A2 and P7

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

The proposed garage extension has been drawn on a site plan and has been submitted along with the minor variance appliction as part of the required details to the applications "Site Sketch"

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:151**	**SUBJECT PROPERTY:**	2460 Concession 6 West, Flamborough
ZONE:	"P7, P8 and A1" (Conservation/Hazard Land Rural (P7), Conservation/Hazard Land Rural (P8), and Agriculture)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Donald Wulff and Margaret Wulff
Agent: Darel Pennings

The following variances are requested:

1. An Additional Dwelling Unit – Detached shall be permitted whereas the use of an Additional Dwelling Unit – Detached is not permitted in the P7 zone.

PURPOSE & EFFECT: To facilitate the conversion of an existing dwelling in order to establish an Additional Dwelling Unit - Detached on the subject lands.

Notes:

There are no requirements for an Additional Dwelling Unit – Detached in the P7 zone.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:25 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at

A-24:151

	www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:151, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:151

Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

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Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

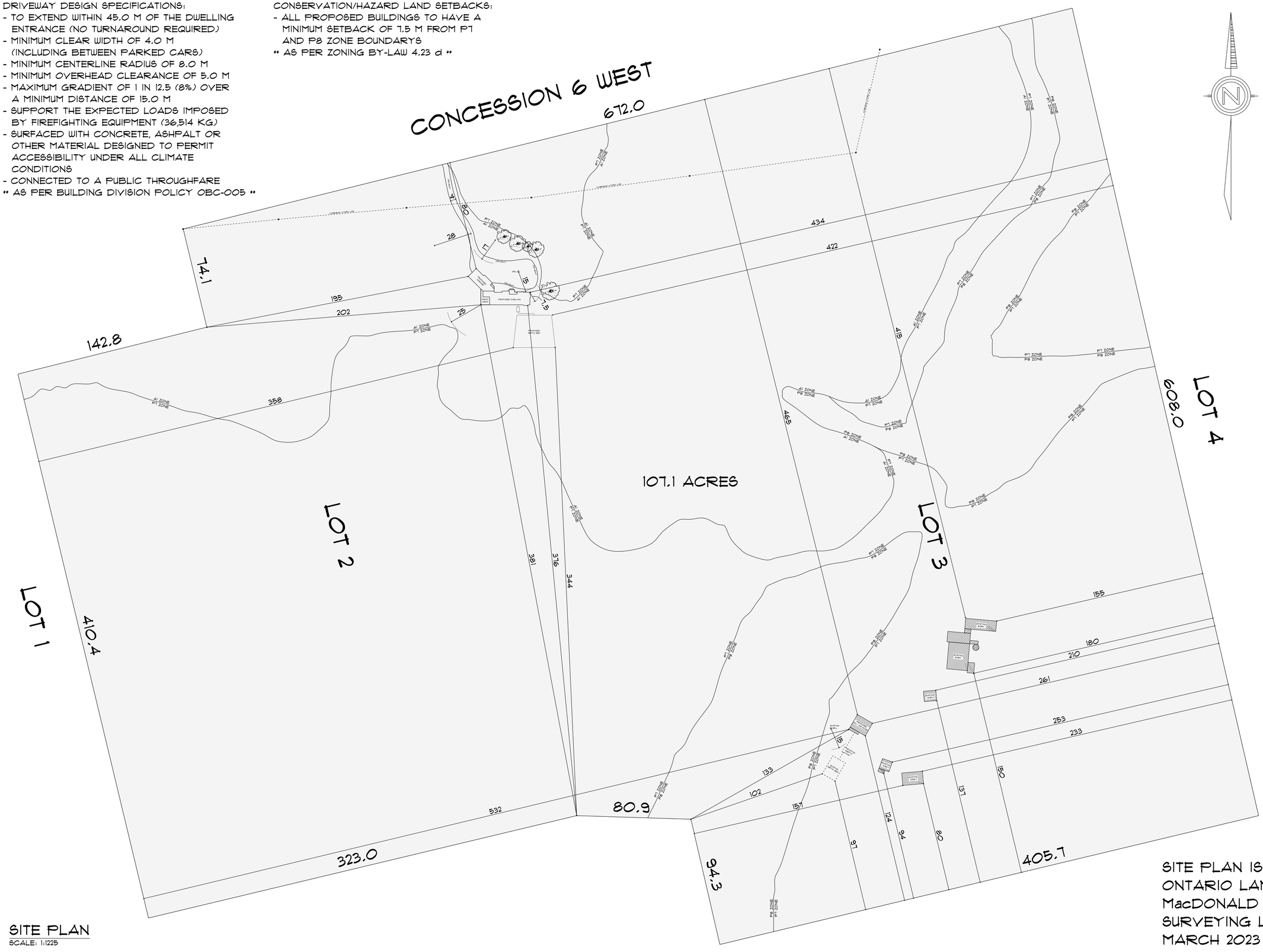
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

DRIVEWAY DESIGN SPECIFICATIONS:
- TO EXTEND WITHIN 45.0 M OF THE DWELLING ENTRANCE (NO TURNAROUND REQUIRED)
- MINIMUM CLEAR WIDTH OF 4.0 M (INCLUDING BETWEEN PARKED CARS)
- MINIMUM CENTERLINE RADIUS OF 8.0 M
- MINIMUM OVERHEAD CLEARANCE OF 5.0 M
- MAXIMUM GRADIENT OF 1 IN 12.5 (8%) OVER A MINIMUM DISTANCE OF 15.0 M
- SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT (36,514 KG)
- SURFACED WITH CONCRETE, ASHPALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATE CONDITIONS
- CONNECTED TO A PUBLIC THROUGHFARE

** AS PER BUILDING DIVISION POLICY OBC-005 **

CONSERVATION/HAZARD LAND SETBACKS:
- ALL PROPOSED BUILDINGS TO HAVE A MINIMUM SETBACK OF 7.5 M FROM P7 AND P8 ZONE BOUNDARYS

** AS PER ZONING BY-LAW 4.23 d **



SITE PLAN
SCALE: 1:1225

SITE PLAN IS REFERENCED TO ONTARIO LAND SURVEY BY MacDONALD TAMBLYN LORD SURVEYING LTD. DATED MARCH 2023

PAGE: 1/1 Proposed Site Plan

SECTION LETTER A / PAGE NUMBERS 1.1

SCALE: 1:1225
DRAWN BY: Darel Pennings
DATE: Tuesday, June 04, 2024

PEERLESS FINE HOMES

PHONE:
EMAIL:
WEBSITE: peerlessfinehomes.ca

Wulff Residence
2460 Concession 6 West
Branchton, ON
N0B 1L0

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	Donald Wulff & Margaret Wulff		
Applicant(s)	Darel Pennings		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☒ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☒ Applicant ☐ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☒ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☐ Cheque ☒ Credit over phone* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	2460 Concession 6 West		
Assessment Roll Number			
Former Municipality	Township of Beverly		
Lot	2	Concession	5
Registered Plan Number		Lot(s)	2
Reference Plan Number (s)		Part(s)	1

2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ Yes ☐ No

If YES, describe the easement or covenant and its effect:

Hydro Corridor

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To facilitate the conversion of the existing Single Detached Dwelling to an Additional Dwelling Unit-Detached located in the P7 zoned portion of the subject lands and the construction of a new Single Detached Dwelling in the A1 zoned portion of the property.

☒ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

An Additional Dwelling Unit-Detached is not permitted within the P7 zone.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☐ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
672m	484m	434,207m2	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached Dwelling	465m	124m	133m & 261m	N/A
Barn	415m	150m	217m & 155m	N/A
Shed	514m	80m	157m & 233m	N/A
Shed	500m	94m	141m & 253m	N/A
Shed	460m	137m	191m & 210m	N/A

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Additional Dwelling Unit-Detached	465m	124m	133m & 261m	N/A
Single Detached Dwelling	80m	376m	195m & 434m	ASAP

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached Dwelling	159m2		1.5	6m
Barn	669m2	669m2	1	12m
Shed	140m2	140m2	1	7m
Shed	70m2	70m2	1	4m
Shed	70m2	70m2	1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Additional Dwelling Unit-Detached	159m2		1.5	4m
Single Detached Dwelling	476m2	476m2	1	

4.4 Type of water supply: (check appropriate box)

- ☐ publicly owned and operated piped water system
- ☒ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

- ☐ publicly owned and operated storm sewers
- ☒ swales
- ☐ ditches
- ☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☐ publicly owned and operated sanitary sewage
- ☐ system privately owned and operated individual
- ☒ septic system other means (specify) Septic System

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☒ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling & Additional Dwelling Unit-Detached

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

November 2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:

50+ Years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Agricultural

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? A1 (Agricultural)
P7 (Conservation Hazard Land Rural)
P8 (Conservation Hazard Land Rural)

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☒ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☒ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 2

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [ ] Application Fee
- [x] Site Sketch
- [ ] Complete Application form
- [ ] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:164**	**SUBJECT PROPERTY:**	16 McKay Road, Dundas
ZONE:	Single Detached Residential (R2)	**ZONING BY-LAW:**	Zoning By-law former Town of Dundas 3581-86, as Amended 24-051

APPLICANTS: Owner: Laura Cole
Agent: Jonathan Lensink, P.Eng

The following variances are requested:

1. A minimum side yard of 3.2 metres on one side for a interior lot which there is no garage or carport instead of 5.0 metres required.

2. To permit a (1) required parking space to be permitted in the required front yard instead of no required parking spaces permitted in the required front yard required.

PURPOSE & EFFECT: To permit the construction of a addition to a existing single detached dwelling.

Notes:

i) Please be advised this property was apart by-law 24-051 which was approved by Council April 10th 2024. The property is proposed to be zoned Low Density Residential (R1) in Hamilton Zoning By-law 05-200.

ii) As per note above the regulations of the R1 Zone in 05-200 were reviewed and zoning is unable to determine compliance of a minimum landscaped area of 30% as per Section 15.1.2.1 h).

iii) Additional variance is required for proposed parking space size as per by-law 05-200 a width of 2.8 metres is required and a width of 2.7 metres is proposed.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

A-24:164

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:30 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

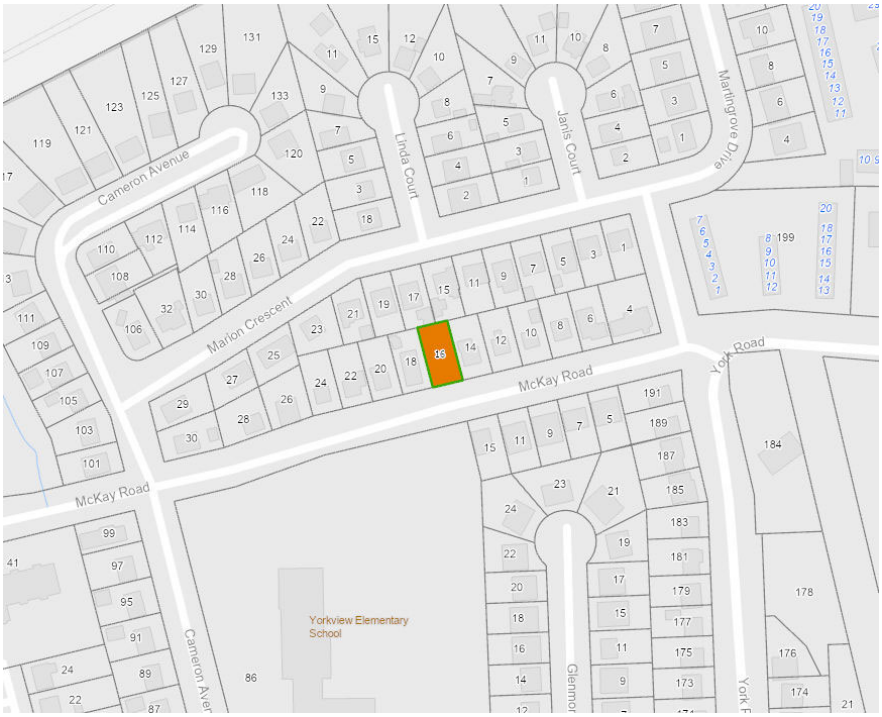
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:164, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:164



Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

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A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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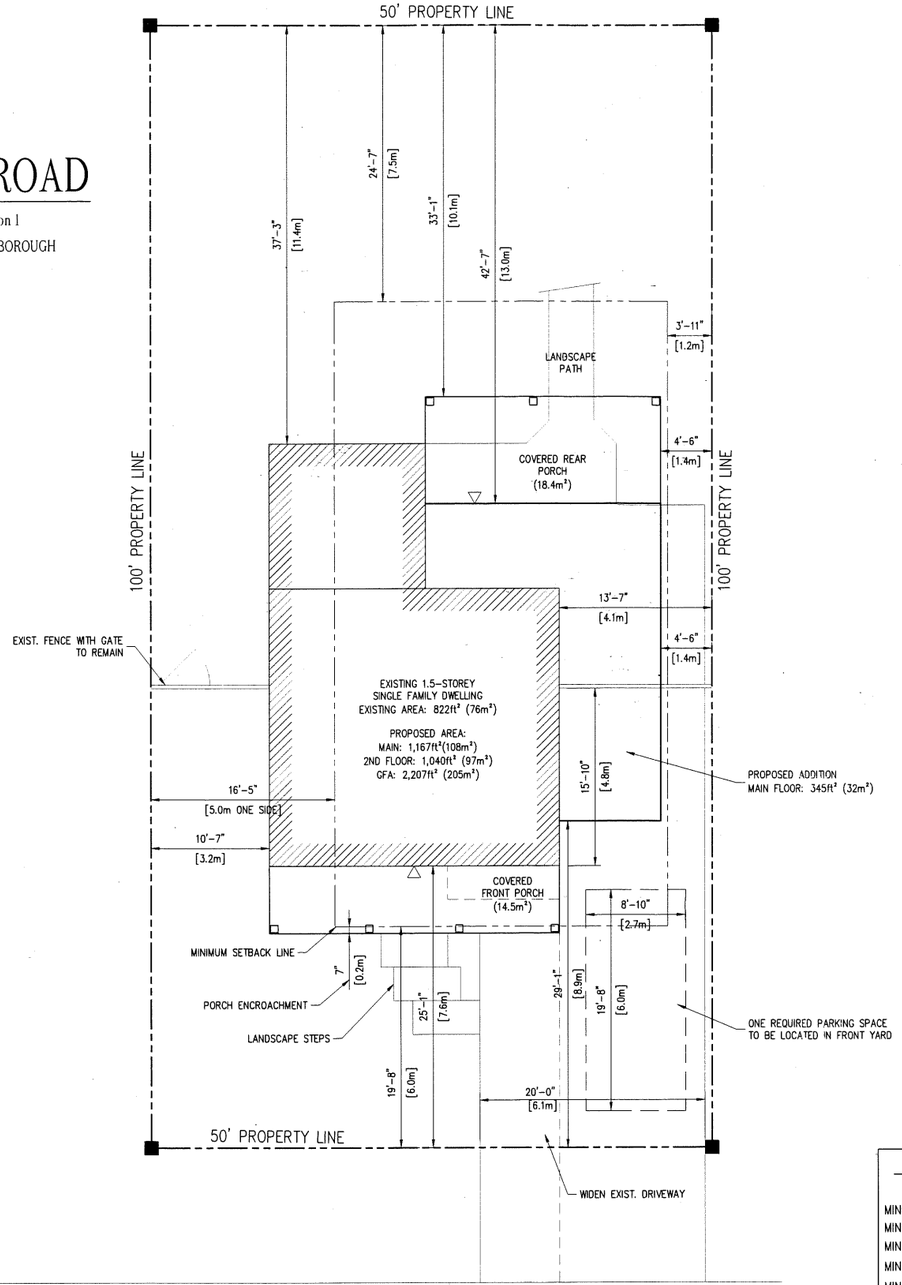
NORTH

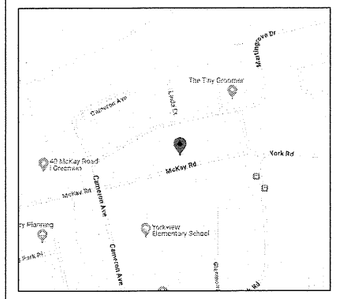
16 MCKAY ROAD

Part 59, Lot18, Concession 1
TOWNSHIP OF WEST FLAMBOROUGH



1 LOT PLAN
Scale: 1/8":1'-0"

16 MCKAY ROAD - ZONING CHART (R2, DUNDAS 3581-86)				
ITEM	ZONING BY-LAW	EXISTING	PROPOSED	COMPLIANCE
MINIMUM LOT FRONTAGE	15.0m	15.2m	15.2m	YES
MINIMUM LOT AREA	450m²	464.5m²	464.5m²	YES
MINIMUM FRONT YARD	6.0m	7.6m	7.6m	YES
MINIMUM INTERIOR SIDE YARD	1.2m & 5.0m	4.1m & 3.2m	1.4m & 3.2m	NO
MINIMUM REAR YARD	7.5m	11.4m	11.4m	YES
MAXIMUM BUILDING HEIGHT	10.5m	6.6m	8.4m	YES
REQUIRED PARKING	1 SPACE	1 SPACE	1 SPACE	YES
PARKING LOCATION	NOT IN FRONT YARD	PARTIALLY FRONT YARD	FRONT YARD	NO
FRONT PORCH PROJECTION	3.0m MAX. 4.0m SETBACK MIN.	–	0.2m ENCROACH. 5.8m SETBACK	YES



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS

LICENSED PROFESSIONAL ENGINEER
JUN. 26, '24
J. M. LENSINK
100200281
JON LENSINK
PROVINCE OF ONTARIO

JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-0191
CERT. OF AUTH: 100565231

PROJECT TITLE

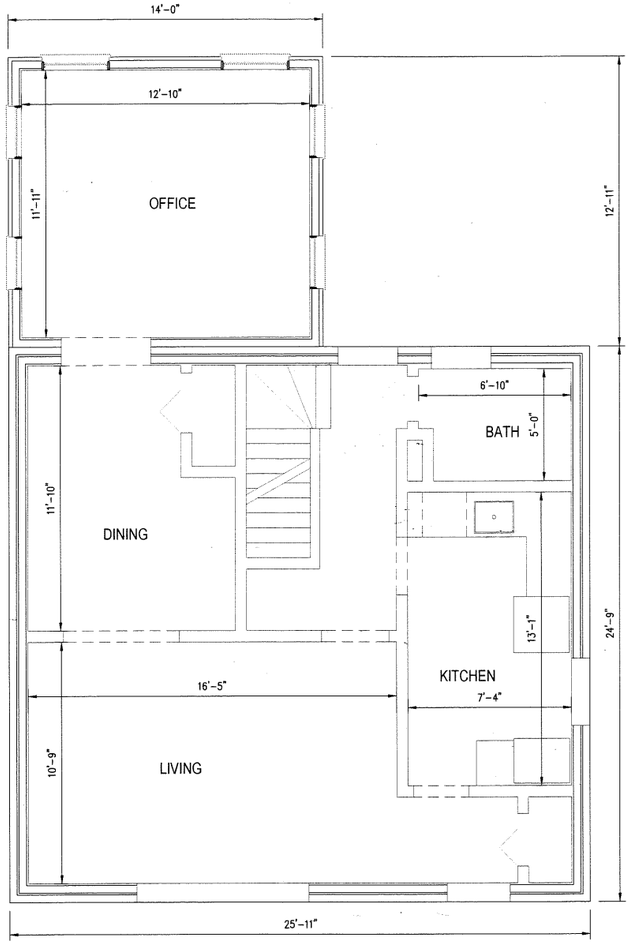
COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

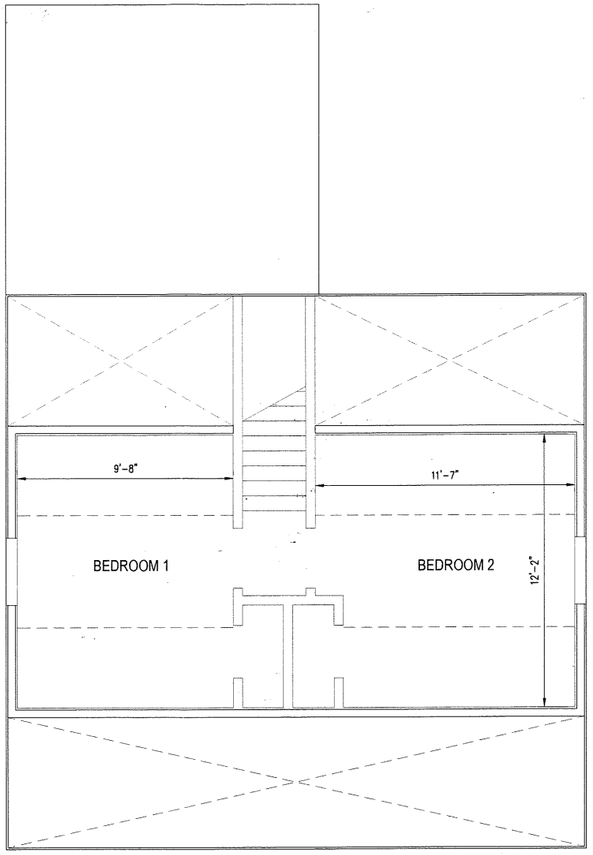
LOT PLAN &
ZONING INFORMATION

SCALE AS NOTED
DATE 26JUNE24

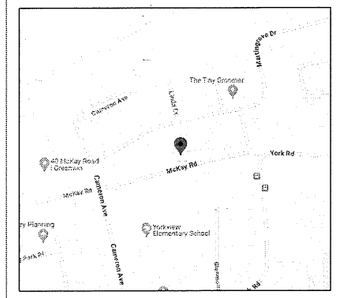
SHEET No.
LP1 2



1 MAIN FLOOR PLAN (EXISTING)
Scale: 1/4":1'-0"



2 2ND FLOOR PLAN (EXISTING)
Scale: 1/4":1'-0"



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS

LICENSED PROFESSIONAL ENGINEER
JUN. 26, '24
J. M. LENSINK
100200281
JON LENSINK
PROVINCE OF ONTARIO

JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-0191
CERT OF AUTH: 100565231

PROJECT TITLE

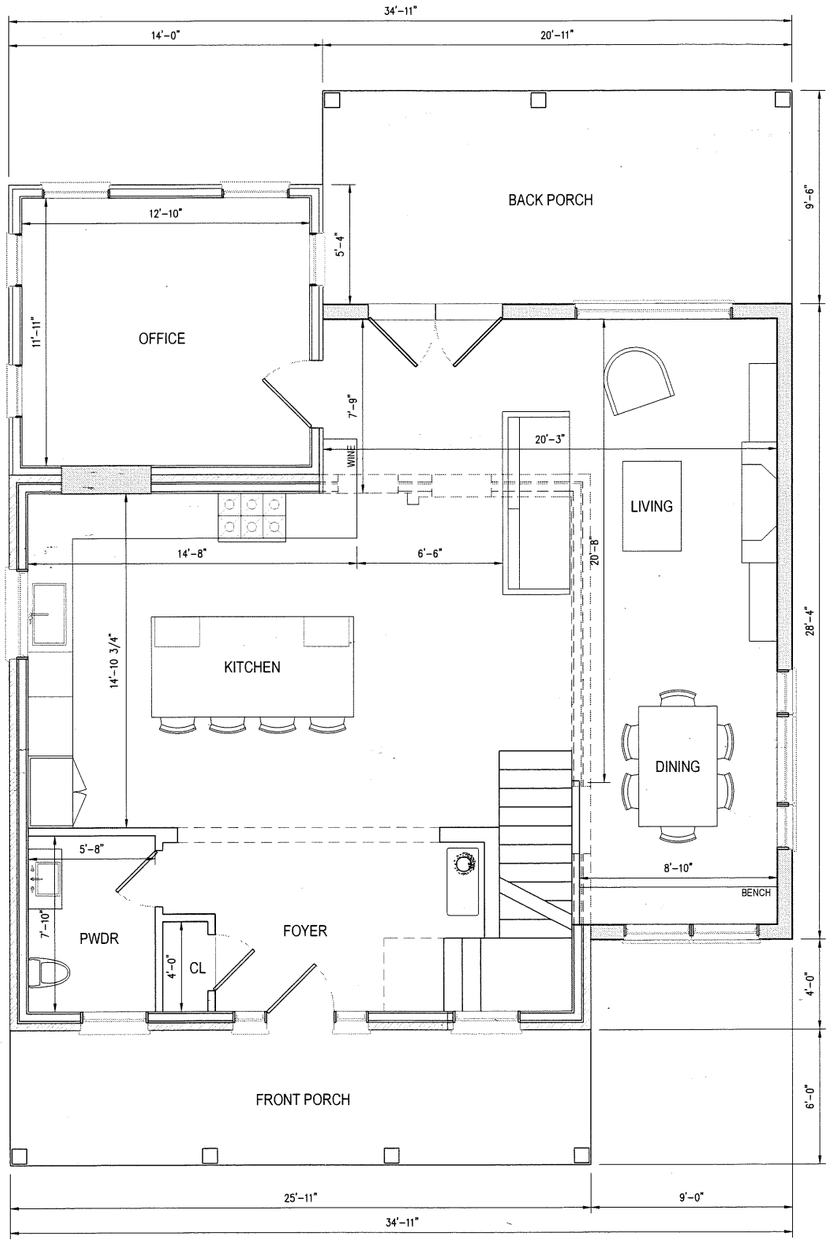
COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

EXISTING FLOOR PLANS

SCALE AS NOTED
DATE 26JUNE24

SHEET No.
A1.01 2



1 MAIN FLOOR PLAN (PROPOSED)
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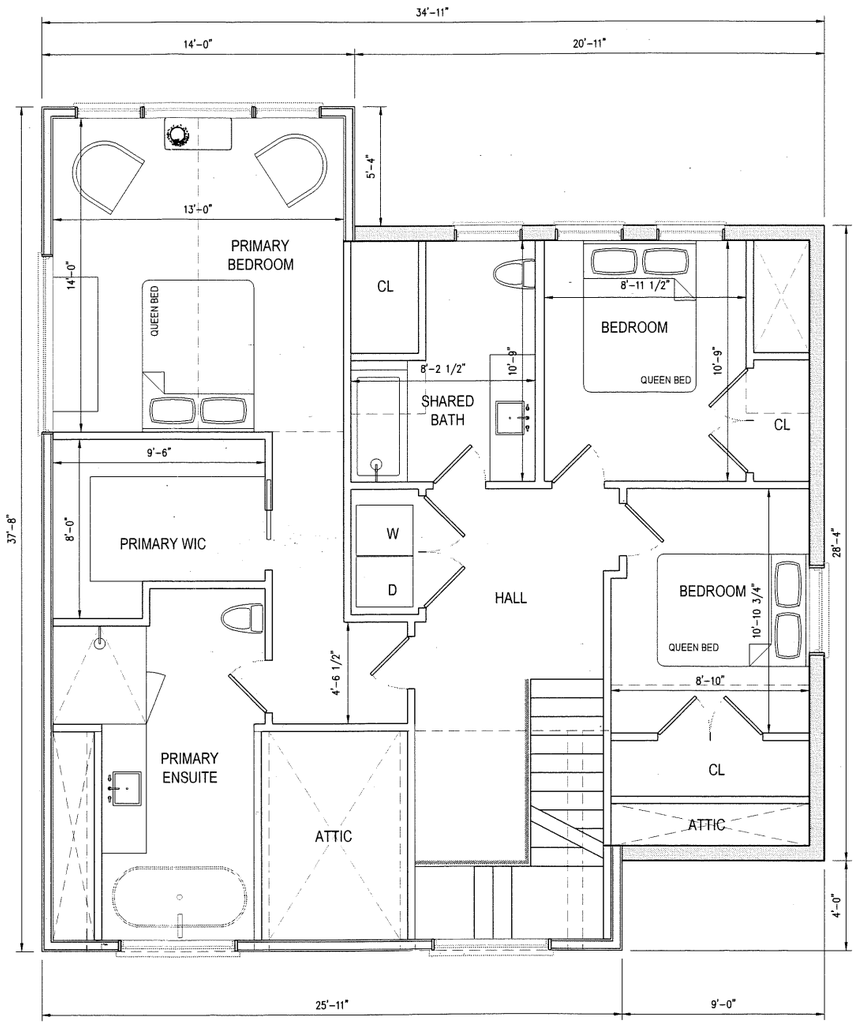
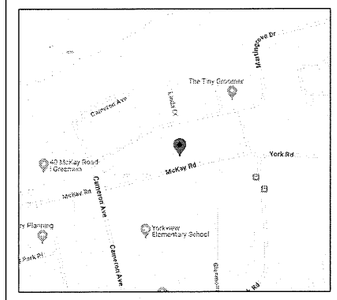


2 SECOND FLOOR PLAN (PROPOSED)
Scale: 1/4":1'-0"



KEY MAP

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(905) 807-0191
CERT. OF AUTH: 100565231

LICENSED PROFESSIONAL ENGINEER
JUN. 26, '24
J. M. LENSINK
100200281
JON LENSINK
PROVINCE OF ONTARIO

PROJECT TITLE

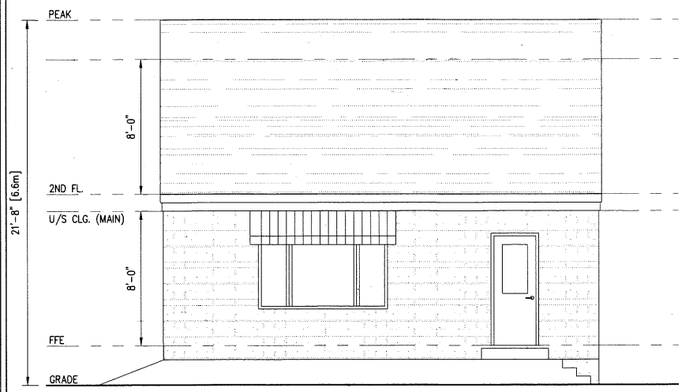
COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

PROPOSED FLOOR PLANS

SCALE AS NOTED
DATE 26JUNE24

SHEET No.
A1.02 2



1 FRONT ELEVATION
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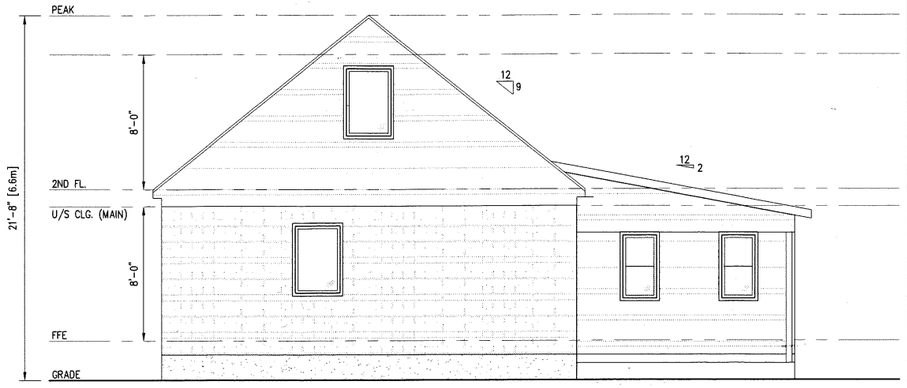
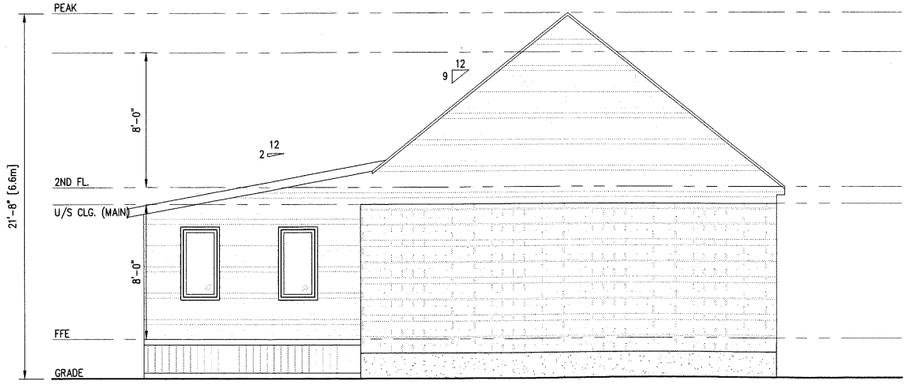
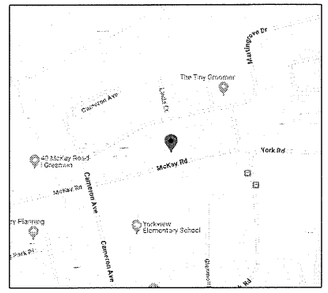


2 RIGHT SIDE ELEVATION
Scale: 3/16":1'-0"

3 REAR ELEVATION
Scale: 3/16":1'-0"



4 LEFT SIDE ELEVATION
Scale: 3/16":1'-0"



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS

LICENSED PROFESSIONAL ENGINEER
JUN. 26, '24
J. M. LENSINK
100200281
JON LENSINK
PROVINCE OF ONTARIO

JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-0191
CERT. OF AUTH: 100565231

PROJECT TITLE

COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

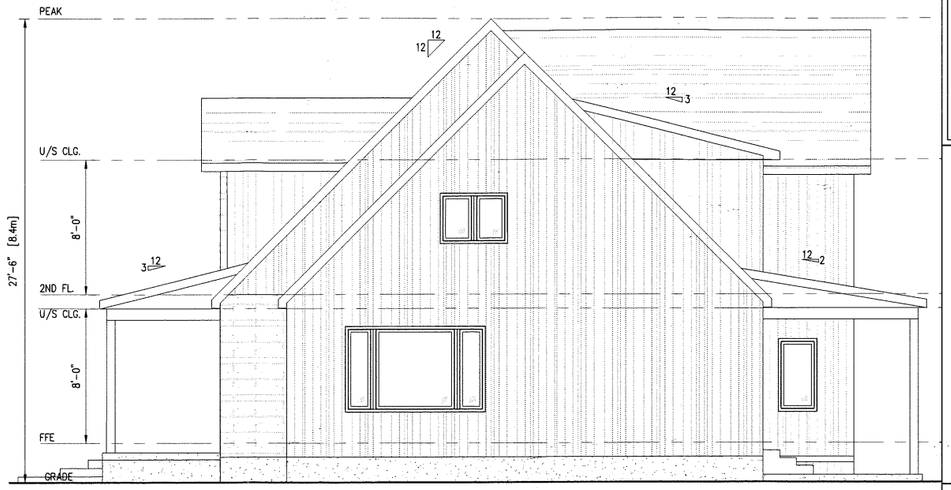
EXISTING ELEVATIONS

SCALE AS NOTED
DATE 26JUNE24

SHEET No.
A2.01 2

1 FRONT ELEVATION

Scale: 3/16":1'-0"

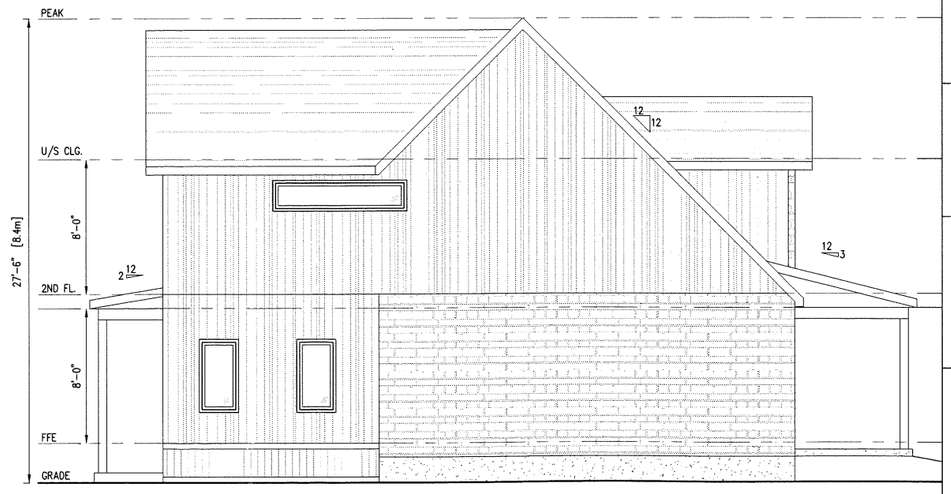


2 RIGHT SIDE ELEVATION

Scale: 3/16":1'-0"

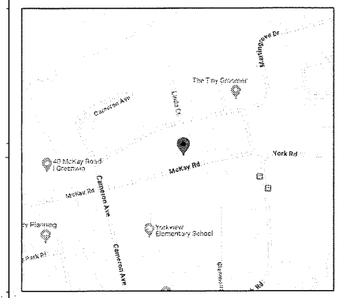
3 REAR ELEVATION

Scale: 3/16":1'-0"



4 LEFT SIDE ELEVATION

Scale: 3/16":1'-0"



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PROJECT TITLE

COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

PROPOSED ELEVATIONS

SCALE AS NOTED
DATE 26JUNE24

SHEET No.
A2.02 2

Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	Laura Cole		
Applicant(s)	Jonathan Lensink, P.Eng.		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☐ Yes* ☑ No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☑ Cheque ☐ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	16 McKay Road		
Assessment Roll Number	260220152000000		
Former Municipality	Dundas		
Lot	18	Concession	1 (TWP of W. FLAMBO
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	59

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To permit a side yard of 3.2m instead of the required 5.0m where there is no garage.
To permit 1 required parking space to be located in the front yard of the dwelling.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Existing dwelling does not meet the 5.0m side yard. Owner is enlarging the house to accommodate a blended family and would like to use the existing side yard.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
50' (15.2m)	100' (30.4m)	464.5sq.m.	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	7.6m	11.4m	3.2m & 4.1m	1960's

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	7.6m	11.4m	3.2m & 1.4m	2024 Add'n

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House	76sq.m.	103sq.m.	1.5	6.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House	110sq.m.	205sq.m.	2	8.4m

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

_____

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

_____

4.6 Type of sewage disposal proposed: (check appropriate box)

☑ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single detached dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single detached dwelling on 3 sides, school across the road.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:

+/- 60 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.
This will provide a fuller use of the property for the current family.

7.6 What is the existing zoning of the subject land? ~~R2~~ R2 JL.

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: ~~R2~~ JL

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:158**	**SUBJECT PROPERTY:**	9 Meldrum Avenue, Flamborough
ZONE:	"S1" (Settlement Residential)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Attila and Izabella Bauer
Agent: Attila and Izabella Bauer

The following variances are requested:

1. A maximum gross floor area of 115.83 square metres and a maximum building height of 5.08 metres shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to a single detached dwelling shall not exceed a maximum gross floor area of 45 square metres and shall have a maximum building height of 4.5 metres.

PURPOSE & EFFECT: To facilitate the construction of a new building accessory to an existing single detached dwelling.

Notes:

1. Please be advised the property is subject to Amending By-law 24-051 and 24-052 within the Hamilton Zoning by-law 05-200, which is not yet final and binding.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:35 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at

A-24:158

	www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:158, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:158

Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

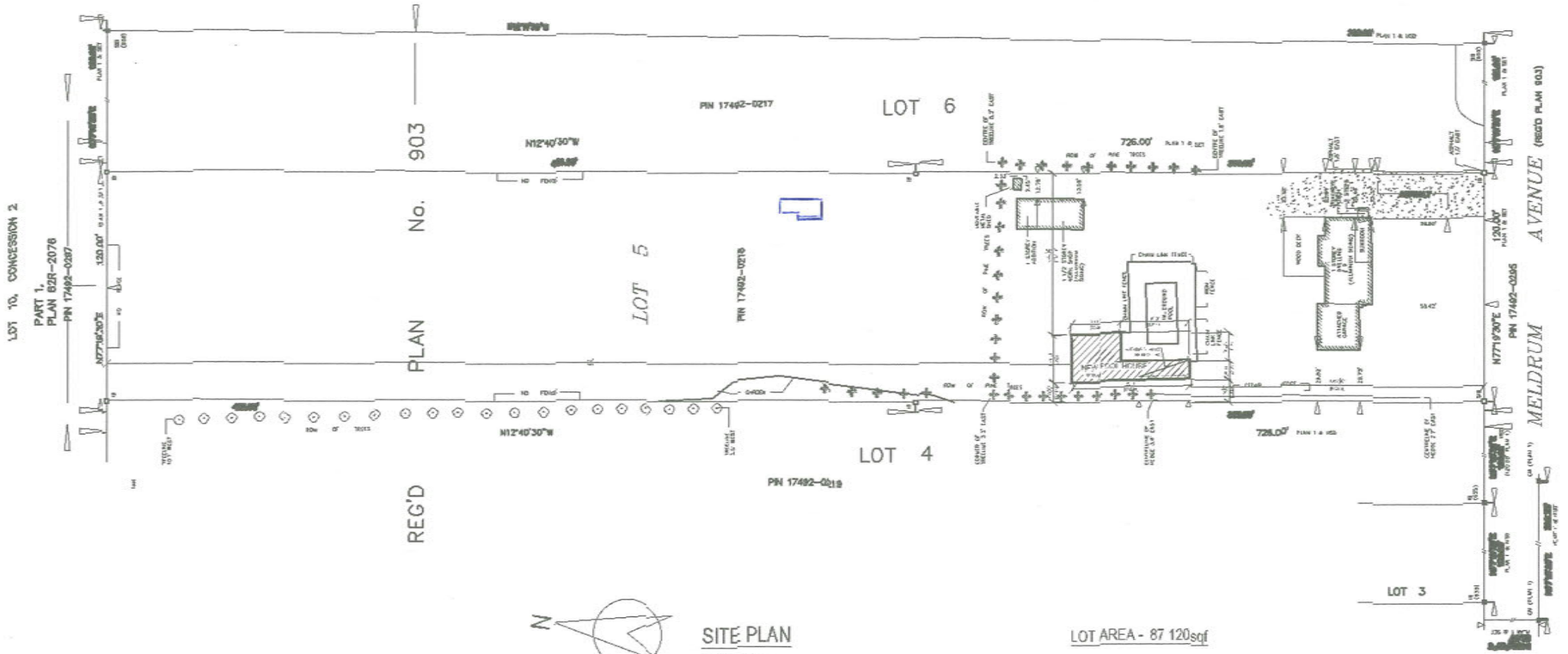
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



N

SITE PLAN

SCALE 1/8" - 1'-0"

NOTE EXISTING GRADING, SLOPES AND LOT DRAINING PATTERN REMAINS UNCHANGED.

LOT AREA - 87 120sqf

EXISTING HOUSE (3 GARAGE) COVERAGE - 1,739 sqf
EXISTING "C" OR "DECK" - 655 sqf
EXISTING WOODSHOP - 575 sqf
EXISTING METAL SHED - 280 sqf
NEW FOOD HOUSE - 1,370 sqf
TOTAL - 3,669 sqf - 35.12sq.m 4.5%

REGISTERED PROFESSIONAL ENGINEER
03.13.2024
M. GABRIS
PROVINCE OF ONTARIO

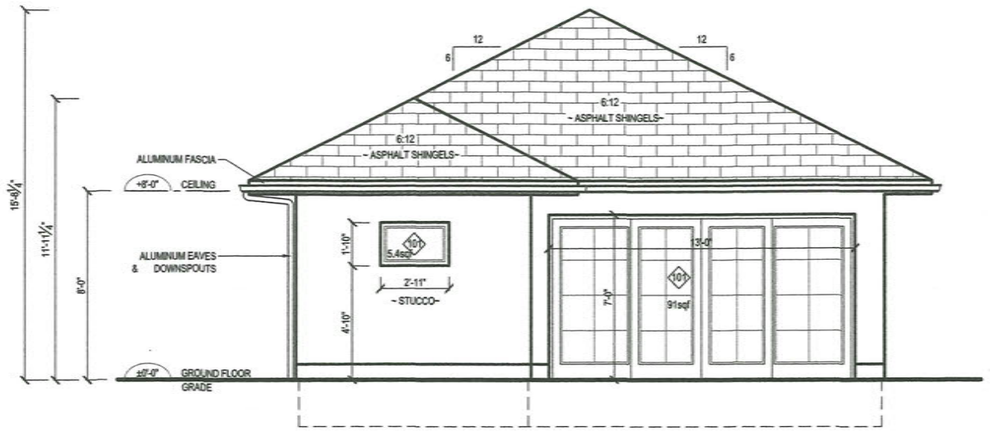
No.	Revision/Issue	Date
1	BUILDING PERMIT	03.13.2024

Project Name and Address
9 MELDRUM Avenue
HAMILTON, ON

GABRIS Associates
496A Gladstone Avenue
Toronto, Ontario M6H 3H9
tel. 416-857 4977
E-mail info@gabris.ca

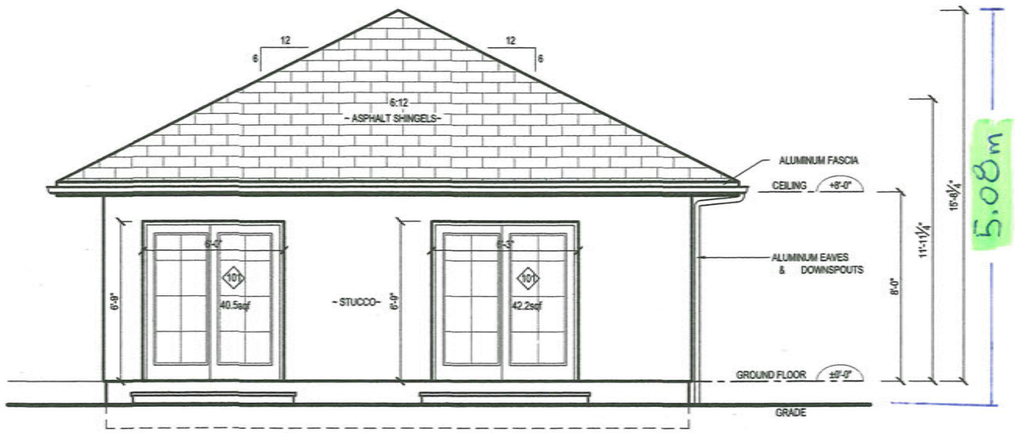
Project #: 24 02 497
Scale: AS NOTED
Plot:
A-01

SITE PLAN



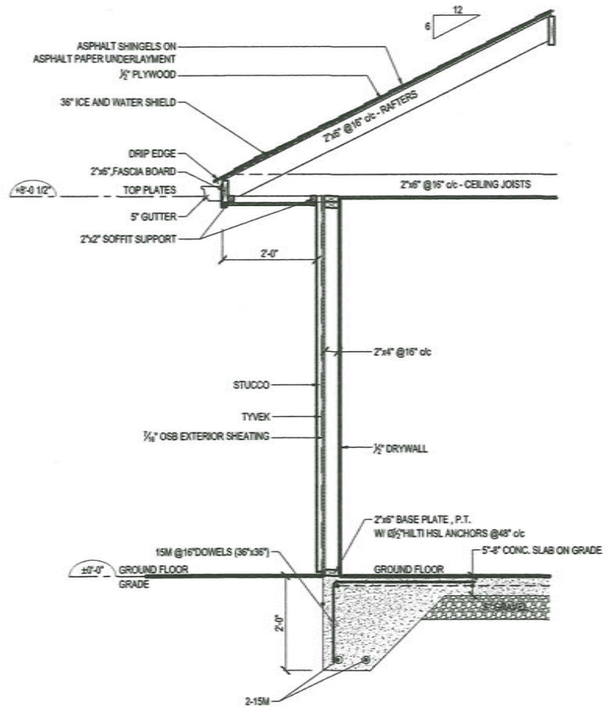
SOUTH ELEVATION

SCALE ⅛" = 1'-0"



NORTH ELEVATION

SCALE ⅛" = 1'-0"



SECTION A-A

SCALE 1/2" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
05.13.2024
M. GABRIS
100163978

No.	Revision/Issue	Date
1.	BUILDING PERMIT	05.13.2024

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

Project Name and Address

9 MELDRUM Avenue

HAMILTON, ON

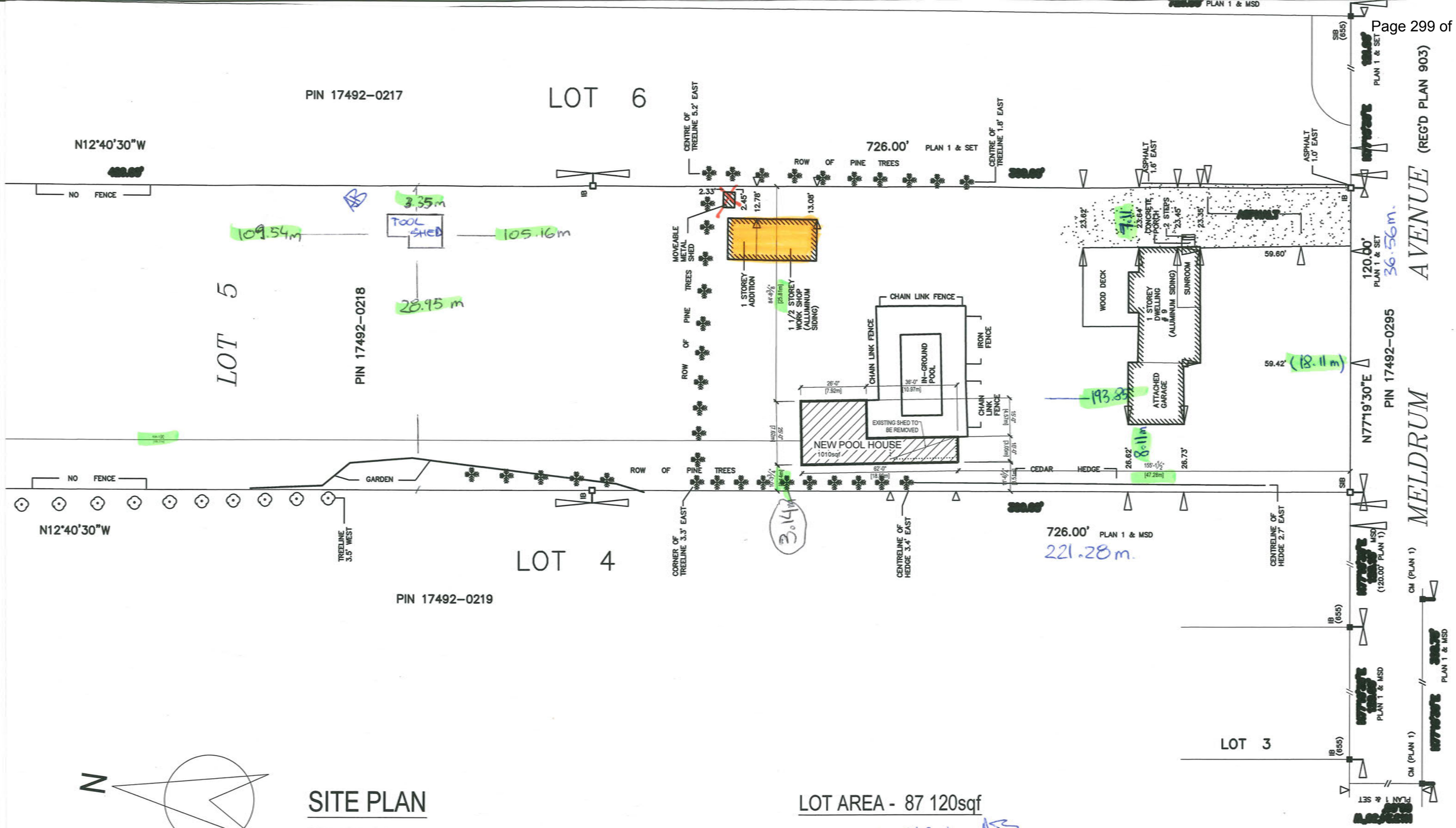
GABRIS Associates
496A Gladstone Avenue
Toronto, Ontario, M6H 3H9
Tel. 416-857 4971
E-mail info@gabris.ca

Project # 24.02.407

Scale AS NOTED

Sheet A-06

ELEVATIONS II. , SECTION A-A



N

SITE PLAN

SCALE 3/32" = 1'-0"

NOTE: EXISTING GRADING SLOPES AND LOT DRAINING PATTERN REMAINS UNCHANGED.

LOT AREA - 87 120sqf

TOOL SHED - 240sqf

EXISTING HOUSE (& GARAGE) COVERAGE - 1,720 sqf

EXISTING REAR DECK - 625 sqf

EXISTING WORKSHOP - 573 sqf — TO BE DEMOLISHED

EXISTING METAL SHED - 28 sqf — TO BE REMOVED

NEW POOL HOUSE - 1,010 sqf

TOTAL - ~~3,956 sqf~~ 4196 sqf / 87,120sqf = 4.5% 4196 sqf / 87.120. = 4.81%

To the Committee of Adjustment,

We are the Bauer family, residing at 9 Meldrum Ave, Hamilton.

We would like to build an accessory structure beside our pool. The structure would replace the old workshop and the old shed/pool house on the west side of the pool. We would like to combine the two structures and build it on the west side of our property because we feel it would serve better at that location. We also feel the structural integrity of the old workshop is questionable. So instead of renovating it, we would like to relocate it.

The new accessory building would serve as a mechanical room, accessory for the pool, storage and hobby shop. Combining the two old structures resulted in exceeding the maximum allowed lot coverage (45 m2 to 93.8 m2) and the design of the roof resulted in slightly exceeding the maximum allowed height (4.05m to 5.08m).

Prior to submitting this application, we discussed our plans with our neighbours, the Arbuckle family on the West side and the Gill family on the East side and we got their verbal approval. We maintain a good relationship with our neighbours, and we felt that we didn't need to attach their written approval.

We hope you consider our idea of combining the two structures as a feasible idea and we hope you can approve it.

With kind regards,

Attila and Izabella Bauer

Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]	
Registered Owners(s)	Attila and Izabella Bauer		
Applicant(s)	Attila Bauer Izabella Bauer		
Agent or Solicitor			**Phone:** **E-mail:**

1.2 Primary contact ☑ Applicant ☑ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☑ In person ☐ Credit over phone*
☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	9 Meldrum Ave, Hamilton		
Assessment Roll Number			
Former Municipality			
Lot	5	Concession	2
Registered Plan Number	62R-2076	Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Acc. Bld. Lot coverage Max 45m2, proposed 93.8m2 Pool house only
Acc. Bld. Lot coverage Max 45m2 proposed.115.83m2 combined; poolhouse and tool shed(22.03m2)
Acc. Bld height, max 4.5m, proposed 5.08

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Design

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☐ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
36.56m	221.28m	8093.71m2	

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
HOUSE& ATT. GARAGE	18.11m	193.85m	7.11m E, 8.11m W	01/01/2003
REAR DECK	25.42m	183m	7m E, 19.2m W	01/01/1950
TOOL SHED	105.16m	109.54m	3.35m E, 28.95m W	05/28/2024
WORK SHOP	TO BE DEMOLISHED			

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
POOL HOUSE	47.28m	155.11m	25.81m E, 3.14m W	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
HOUSE & ATT. GARAGE	159.79m2	159.79m2	1	5.79m
REAR DECK	58.06m2	58.06m2	1	1.22m
TOOL SHED	22.03m2	22.03m2	1	3.66m
WORK SHOP	TO BE DEMOLISHED			

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
POOL HOUSE	93.8m2	93.8m2	1	5.08m

4.4 Type of water supply: (check appropriate box)

☐ publicly owned and operated piped water system
☑ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

☐ publicly owned and operated storm sewers
☑ swales
☐ ditches
☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

☐ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☑ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
SINGLE FAMILY DETACHED

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
SINGLE FAMILY DETACHED

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2007

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE FAMILY DETACHED

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE FAMILY DETACHED

7.4 Length of time the existing uses of the subject property have continued:

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Greensville Rural Settlement

Rural Settlement Area: Settlement Residential

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? S1

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: S1

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☐ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

Propsed to build accessory building.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☑ Site Sketch
- ☑ Complete Application form
- ☑ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:162**	**SUBJECT PROPERTY:**	3 Cora Road, Flamborough
ZONE:	Settlement Residential (S1)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Eric & Amy Steffler
Agent: Jenny Bognar

The following variances are requested:

1. A maximum aggregate gross floor area of 64.46 square metres shall be permitted instead of the maximum 45 square metre aggregate gross floor area permitted.

PURPOSE & EFFECT: To facilitate the establishment of an accessory building.

Notes:

1. Variance written as requested.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:40 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

A-24:162

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

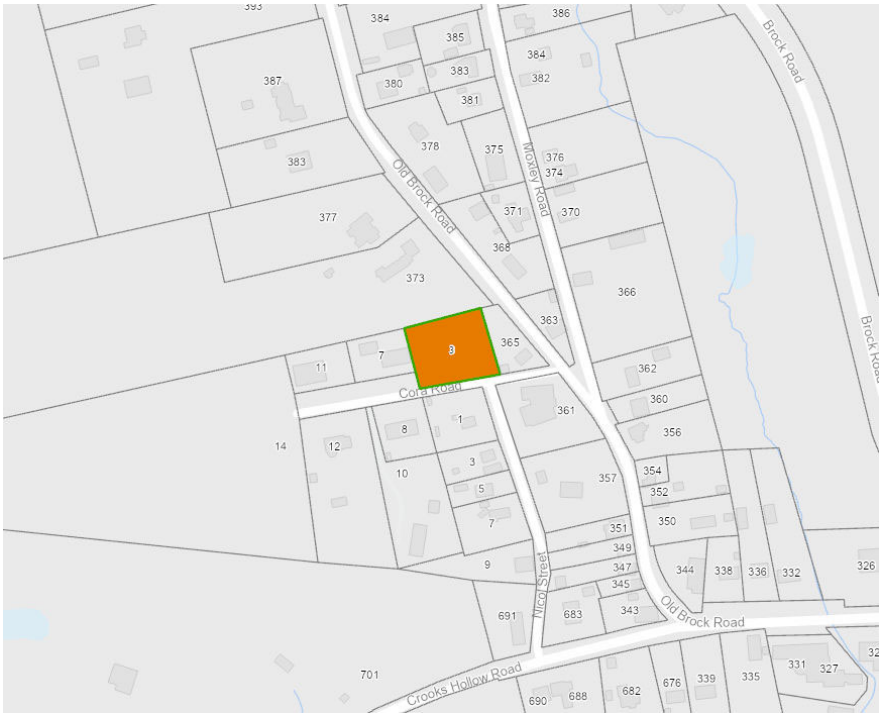
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:162, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

A-24:162



Subject Lands

DATED: July 18, 2024

_____

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

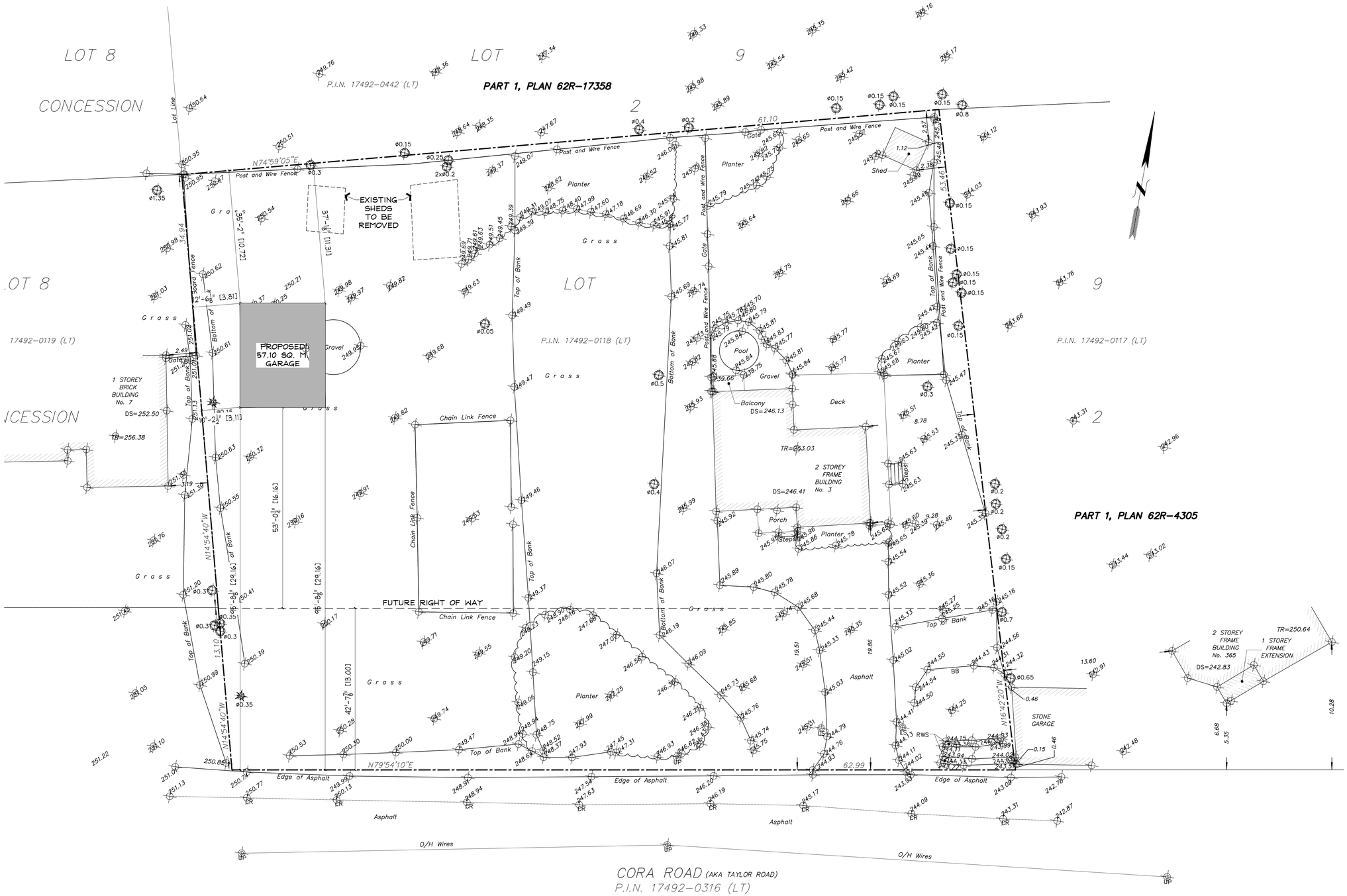
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



THE STEFFLER RESIDENCE
3 CORA ROAD
GREENSVILLE, ON
L9H 5J2

jb drafting + design
■ 193 East 43rd Street ■
■ Hamilton, ON ■
■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

06.25.24 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
02.17.23	ISSUED FOR REVIEW
06.25.24	ISSUED FOR MV

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNERS KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

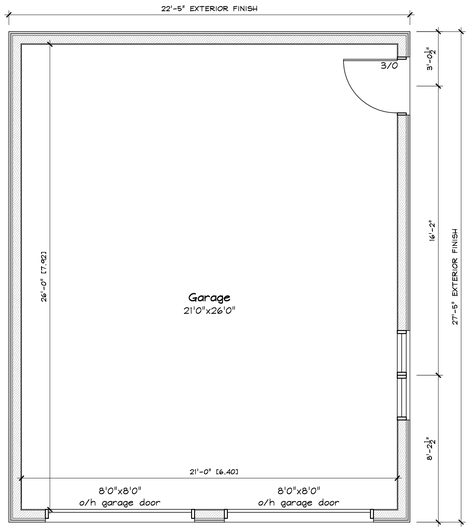
SITE PLAN

1:150

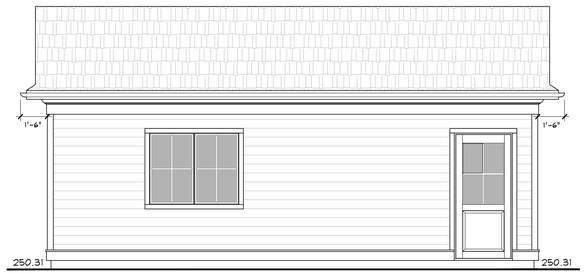
SHEET

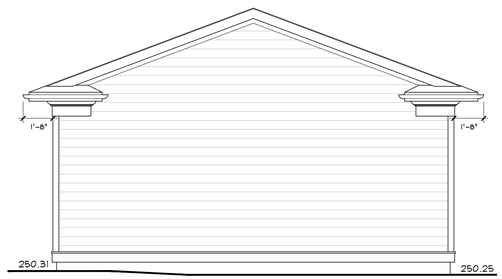
A1

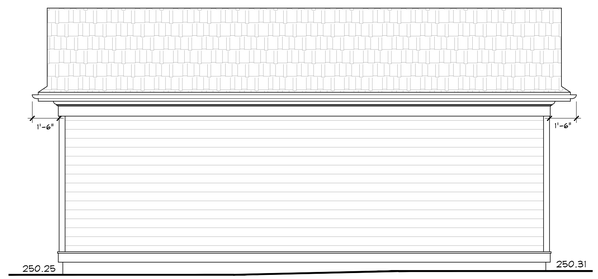
OF 2



Building Area: 614.59 sq. ft. (57.10 sq. m.)







THE STEFFLER RESIDENCE

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■ 905.517.6027 ■

06.25.24 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
09.19.23	ISSUED FOR REVIEW
09.27.23	ISSUED FOR REVIEW
06.25.24	ISSUED FOR MV

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNERS KNOWLEDGE AND PERMISSION.

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UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

PROPOSED GARAGE
PLAN & ELEVATIONS
1/4" = 1'-0"

SHEET

A2

OF 2

Minor Variance Application

Project: 3 Cora Road, Greensville

Reasons for Needing Variances

Variance #1

Variance for a 64.46 sq. m. aggregate accessory building gross floor area instead of the required maximum of 45 sq. m., to facilitate the construction of a new detached garage.

We are proposing to build a 57.10 sq. m. detached garage, which will add accessory building coverage to an existing 7.26 sq. m. shed.

It is important to note that the overall accessory building lot coverage, including the new garage, is only 2.05%, which is much less than the maximum of 7.5%.

The home owner desires a garage of this size so there is ample room to fit both their vehicles in, as well as to use for storage of property equipment, such as a riding lawn mower.

We have also moved the building farther away from the rear and left side property lines to help alleviate any impact on the neighboring properties, and have set it quite far back from the street to avoid and negative impact on the streetscape.

We feel this request is quite minor in nature and does not cause any overbuilding of the site.

We also feel that this is in keeping with the intent of the official plan and fits in well with the many other lots in this rural area that have accessory building such as this.

We appreciate your time and consideration in this manner.

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	[redacted]
Registered Owners(s)	Eric & Amy Steffler	
Applicant(s)	Jenny Bognar	
Agent or Solicitor	As per applicant	**E-mail:**

1.2 Primary contact ☐ Owner ☑ Applicant ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Owner ☐ Applicant ☐ AgentSolicitor

1.4 Request for digital copy of sign ☐ Yes* ☑ No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☑ Credit over phone* ☐ Cheque [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	3 Cora Road		
Assessment Roll Number			
Former Municipality	Dundas		
Lot	Part of Lot 9	Concession	Concession 2
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

See attached.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

See attached.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
62.99 m.	53.46 m.	3140.35 sq. m.	7.0 m. approx.

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Dwelling	19.51 m.	21.05 m.	8.78 m./40.53 m.	Unknown
Shed	48.23 m.	1.14 m.	1.12 m./ n/a	Unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Detached Garage	29.16 m.	10.72 m.	3.11 m.	ASAP

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	107.55 sq. m.	205.55 sq. m. approx.	2	10.0 m. approx.
Shed	7.26 sq. m.	n/a	1	4.0 m. approx.

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Detached Garage	57.10 sq. m.	n/a	1	4.48 m.

4.4 Type of water supply: (check appropriate box)

- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- ☑ publicly owned and operated storm sewers
- ☐ swales
- ☐ ditches
- ☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- ☐ publicly owned and operated sanitary sewage
- ☑ system privately owned and operated individual
- ☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
- ☑ municipal road, seasonally maintained
- ☐ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single family dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single family dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

July 6, 2021

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single family dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single family dwelling

7.4 Length of time the existing uses of the subject property have continued:

Always

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: Rural Settlement Areas - Greensville

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

See attached

7.6 What is the existing zoning of the subject land? S1

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	**A-24:155**	**SUBJECT PROPERTY:**	566 Highway 6, Flamborough
ZONE:	General Business Park (M2)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended 10-128
ZONE:	Prestige Business Park (M3)		

APPLICANTS: Owner: West Waterdown Industrial
Agent: Arcadis Professional Services (Canada) Inc. c/o Isabelle Ilagan

The following variances are requested:

1. A maximum setback abutting Highway 6 shall be 41.88 metres instead of the maximum permitted 27.0 metres.

PURPOSE & EFFECT: So as to permit the construction of a Warehouse use.

Notes:

i. This variance is required for conditional approval of Site Plan application DA-24-007, which was conditionally approved on March 13, 2024.

ii. The proposed variance is applicable to the entirety of the property as per a Divisional interpretation for development located within two or more Zones. It is noted that the requested variance is specific to the lot line abutting Highway No. 6, however Section 9.3.3 b)ii) is applicable to all portions of the building abutting a lot line. Please note, no additional variances are required for maximum building setback for the proposed portion of the building abutting Medicorum Place.

iii. Please note, a Divisional interpretation has determined that the maximum setback to a street line within the “M3” Zone shall only be applied to the portion of a building closest to the street line. As such, the closest portion of the proposed Warehouse building is indicated to be 27.44 metres from the street line and the farthest portion of the building is proposed to be 41.88 metres

A-24:155

from the street line. As per the above interpretation, the proposed building is considered to have a maximum setback of 27.44 metres.

iv. Be advised, insufficient information has been provided to determine the total area for Landscaped Area and Landscaped Parking Islands associated with the proposed parking area(s). Please note, Landscaped Area/ Landscape Parking Island shall only be calculated based on Landscaped elements that are directly associated with a Parking Lot/ Area. Landscaping used in the calculation for required landscaped buffers abutting a street line cannot be used towards the calculation required under this Section. The Landscaped Area associated with all parking areas shall be clearly indicated on the Site Plan. Additional Variances may be required should the total Landscaped Area and Landscaped Parking Islands not meet the requirements under Section 5.2(h).

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	**Tuesday, August 6, 2024**
TIME:	**2:45 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

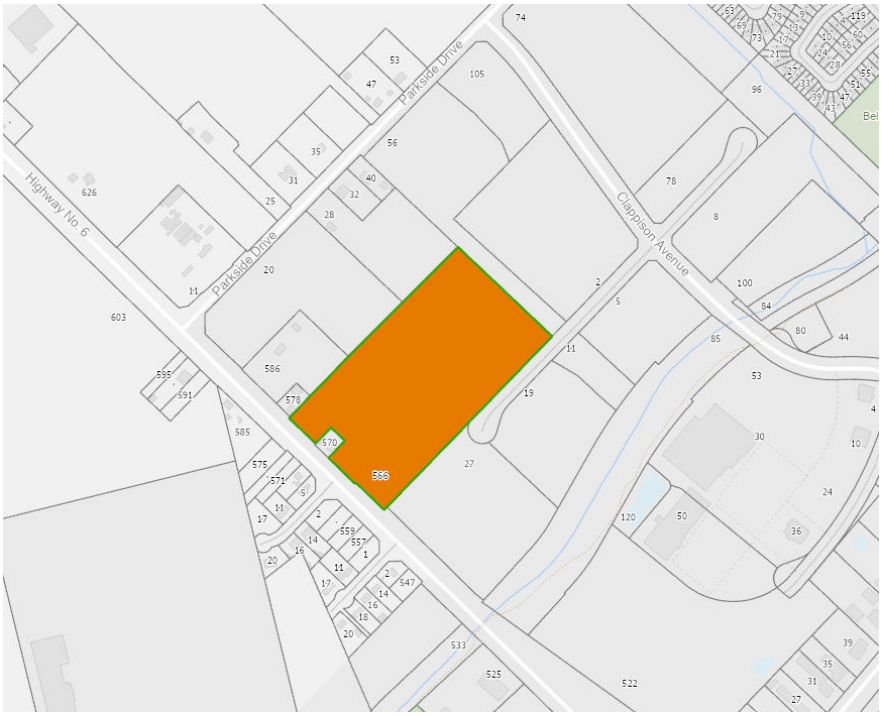
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:155, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

A-24:155

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



Subject Lands

DATED: July 18, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: **www.hamilton.ca/committeeofadjustment**

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing to** participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

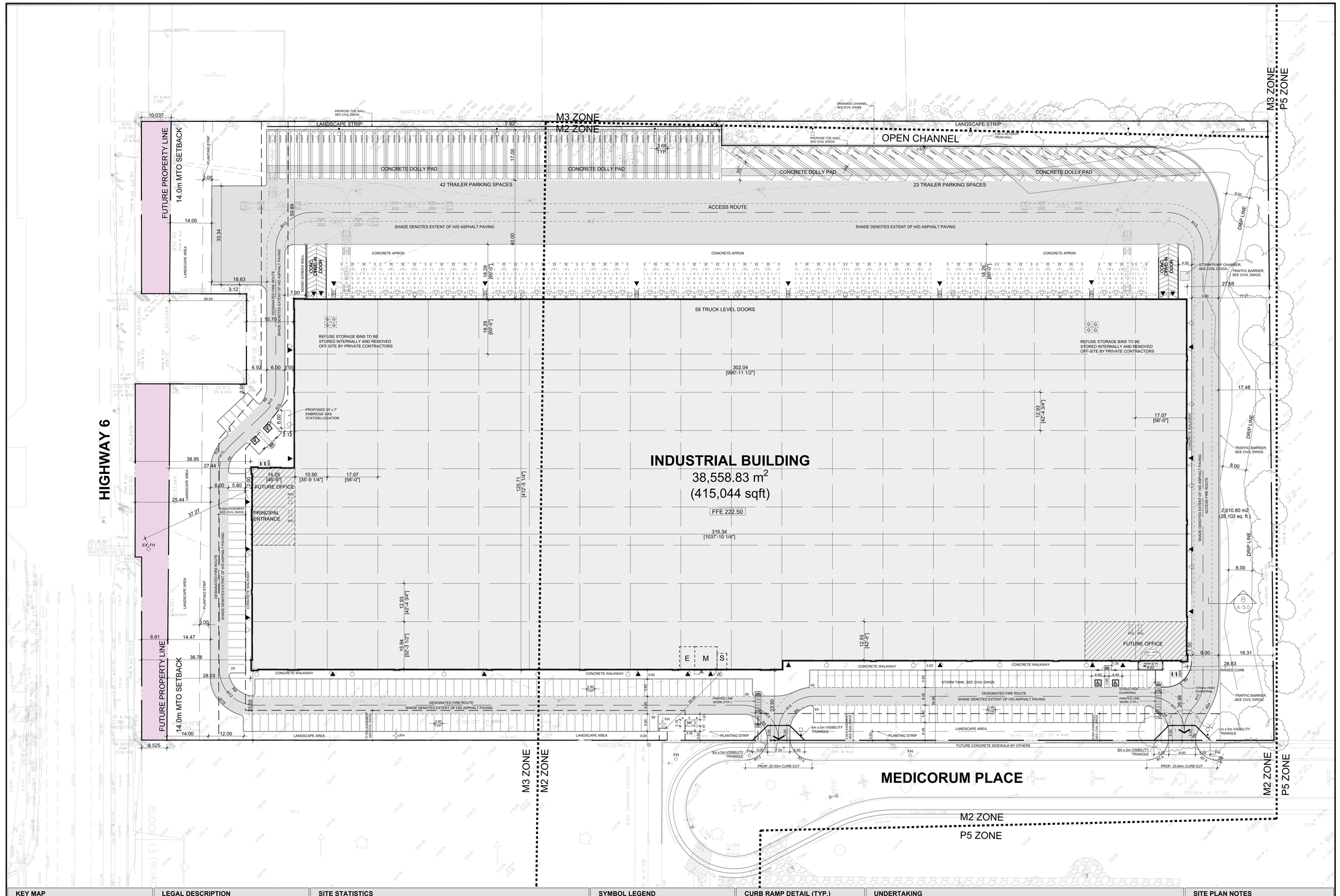
2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

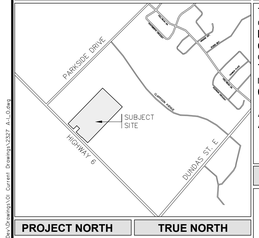
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

No.	ISSUED	DATE
1	ISSUED FOR ZONING COMPLIANCE	DEC. 20, 2023
2	ISSUED FOR SPA	JAN. 22, 2024
3	ISSUED FOR PERMIT	MAR. 28, 2024
4	RE-ISSUED FOR SPA	APR. 8, 2024
5	ISSUED FOR TENDER	MAY 8, 2024
6	RE-ISSUED FOR SPA	MAY 31, 2024



KEY MAP



PROJECT NORTH	TRUE NORTH

LEGAL DESCRIPTION

TOPOGRAPHIC SURVEY
OF PART OF
LOT 13
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF EAST FLAMBOROUGH
IN THE
CITY OF HAMILTON

AS PREPARED BY:
A.T. McLAREN LIMITED

0 10 20 50

SITE PLAN NOTES

1. SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
2. GARBAGE AND RECYCLING TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR
3. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT POLES AND SITE LIGHTING.

SITE STATISTICS

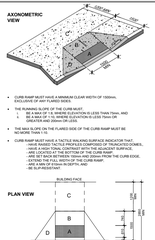
SITE AREA	78,915.43 m2	or	19.50 acres
DEVELOPABLE AREA	77,126.92 m2	or	19.05 acres
ZONING	GENERAL BUSINESS PARK PRESTIGE BUSINESS PARK		M2 M3
SITE COVERAGE	38,558.83 m2	or	49.99 %
LANDSCAPED AREA	12,900.17 m2	or	16.72 %
PAVED AREA	25,667.92 m2	or	33.29 %
BUILDING HEIGHT	REQUIRED		PROVIDED
	11.0 m (MAX)		14.96 m
LOT FRONTAGE	N/A		+/-209.24m
SETBACKS — FRONT YARD (HIGHWAY 6)	6.0 m (MIN)		27.44 m
SETBACKS — REAR YARD	6.0 m (MIN)		27.58 m
SETBACKS — EXTERIOR SIDE YARD (ABUTTING A STREET)	6.0 m (MIN)		23.50 m
SETBACKS — INTERIOR SIDE YARD	6.0 m (MIN)		59.89 m
G.F.A. — OFFICE	853.89 m2	or	9,191 sf
G.F.A. — WAREHOUSE	37,704.94 m2	or	405,853 sf
G.F.A. — TOTAL G.F.A.	38,558.83 m2	or	415,044 sf
	REQUIRED		PROVIDED
PARKING — INDUSTRIAL USE (INDUSTRIAL ADMINISTRATIVE OFFICE) OFFICE USE 1 space /30 m2 of office GFA (853.89 m2 office area)	28 spaces		
PARKING — TOTAL PARKING	28 spaces		224 spaces
PARKING — BARRIER- FREE (MIN. 4%) of required total	2 spaces		4 spaces

	REQUIRED	PROVIDED
LOADING DOCK DOORS		59 spaces
BICYCLE SPACES		N/A

SYMBOL LEGEND

▶	MAN DOOR
▷	LOADING DOCK DOOR
▶	DRIVE-IN / OVERHEAD DOOR
FH	HYDRANT + VALVE
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	CATCH BASIN / MAN HOLE
STMH	STORM MAN HOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
LS	LIGHT STANDARD
BR	BIKE RACK (2-3 BIKES)
HT	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA
G	REFUSE STORAGE BINS
	STOP SIGNS
	FIRE ROUTE SIGNS
	CONC. FILLED STEEL BOLLARDS
	DESIGNATED VISITOR VEHICLE SPACE & ASSOCIATED SIGN
	LOADING SPACE- 12m x 3.65 m (TYP)

CURB RAMP DETAIL (TYP.)



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1800mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
  - BE A MAX OF 5 % WHERE ELEVATION IS LESS THAN 75mm, AND
  - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 125 MM BUT GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE 1:10 OR LESS.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
  - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES, WITH A BASE DIAMETER OF 23mm AND A HEIGHT OF 5mm
  - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP
  - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE, WHERE THE CURB RAMP ABUTS A CURB RAMP
  - ARE A MIN OF 610mm IN DEPTH, AND
  - BE SLIP-RESISTANT.

A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH
B SLOPE SURFACE @ 1:10 (max)
C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm
D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM ONT.REG.5.5, AND O. REG. 191/11 INTEGRATED ACCESSIBILITY STANDARDS, AND THE CITY OF ASSEMBLY PDR (WORKING WITH DISABILITIES ACT, 2005 updated July, 2014)

UNDERTAKING

File No. DA-24-007
I, (We), _____ the owner(s) of the land, hereby undertake and agree without reservation,
(a) To comply with all the content of this plan and drawing and not to vary therefrom;
(b) 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 _____
(c) 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;
(d) 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.
(e) That the Owner agrees to physically affix the municipal number (XXX) or full address (XXX) 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.
(f) That the Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
(g) Enbridge Gas Inc. does have service lines running within the area which may or may not 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.
(h) The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:
i) that the home/business mail delivery will be from a designated Centralized Mail Box.
ii) that the developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
iii) the owner further agrees to:
i) 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,
ii) 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
iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
iv) 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.
v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
i) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require a rear loading Lock 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.

Dated this _____day of _____ 20____

Witness (signature) Owner(s) (signature)
_____ _____
Witness (print) Owner(s) (print)
_____
Address of Witness

SITE PLAN NOTES

1. 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.
2. 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.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
4. 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.
5. 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
6. 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 Section, Public Works Department.
7. 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 objects or mature vegetation is not to exceed a height of 0.60 metres above the corresponding perpendicular centreline elevation of the adjacent street."
8. Proposed signage shall conform to the City's Sign and Other Devices By-law No. 10-197.
9. Lighting must be directed on site and must not spill over to adjacent properties or streets.
10. CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) and gas pipelines before beginning construction by contacting Ontario One Call at 1-800-400-2255.
11. ALL WASTE MUST BE STORED AND COLLECTED ON PRIVATE PROPERTY ACCORDING TO THE CITY OF HAMILTON'S SOLID WASTE MANAGEMENT BY-LAW 20-221.
12. SUBJECT TO ANY REQUIREMENTS THAT HAVE BEEN IDENTIFIED BY EXTERNAL AGENCIES.

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
J. BALDASSARRA
LICENSE
3654

OWNERS INFORMATION:

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

Site Plan

File No. DA-24-007

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	1:500

PROJECT No. 23-27

DRAWING No. A-1.0

PROJECT NORTH

BUILDING GFA
38,558.83 m2
415,044 sf.
F.F.E = 222.50

MECH.
M
60.33 m2
649 sf.
F.F.E = 222.50

ELEC.
E
41.30 m2
445 sf.
F.F.E = 222.50

R.A.S.
RS
19.94 m2
215 sf.
F.F.E = 222.50

BUILDING TENANT NOTES
1. PROPOSED MULTI-TENANT SHELL BUILDING
2. LOCATION OF BUILDING EXITS IS BASED ON O.B.C. 3.4.2.5(2) WHERE EXITS ARE PLACED ALONG THE PERIMETER FLOOR AREA NOT MORE THAN 60m APART.
3. LOCATION OF EXITS THROUGH THE FUTURE OFFICE SHALL COMPLY WITH O.B.C. 3.4.2.5(1)(C) WHERE EXITS ARE LOCATED SO THAT THE TRAVEL DISTANCE TO AN EXIT IS NOT MORE THAN 45m IN A FLOOR AREA FOR A SPRINKLER BUILDING.
4. LOCATIONS OF NUMBER OF FUTURE WASHROOMS / PLUMBING FIXTURES SHALL COMPLY WITH DIV. 3.7.4. AND BARRIER FREE REQUIREMENTS SHALL COMPLY TO DIV. 3.8. OF THE O.B.C.
5. THE FUTURE OFFICE DEMISING WALL SHALL HAVE A 1HR MINIMUM FIRE RESISTANCE RATING.
6. FORKLIFT VENTILATION REQUIREMENTS TO BE DETERMINED DURING TENANT FIT-UP.

No.	ISSUED	DATE
1	ISSUED FOR ZONING COMPLIANCE	DEC. 20, 2023
2	ISSUED FOR SPA	JAN. 22, 2024
3	ISSUED FOR PERMIT	MAR. 28, 2024
4	RE-ISSUED FOR SPA	APR. 8, 2024
5	ISSUED FOR TENDER	MAY 8, 2024
6	RE-ISSUED FOR SPA	MAY 31, 2024

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca
OWNERS INFORMATION:

ONTARIO ASSOCIATION OF ARCHITECTS
J. BALDASSARRA LICENSE 3654

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

Floor Plan

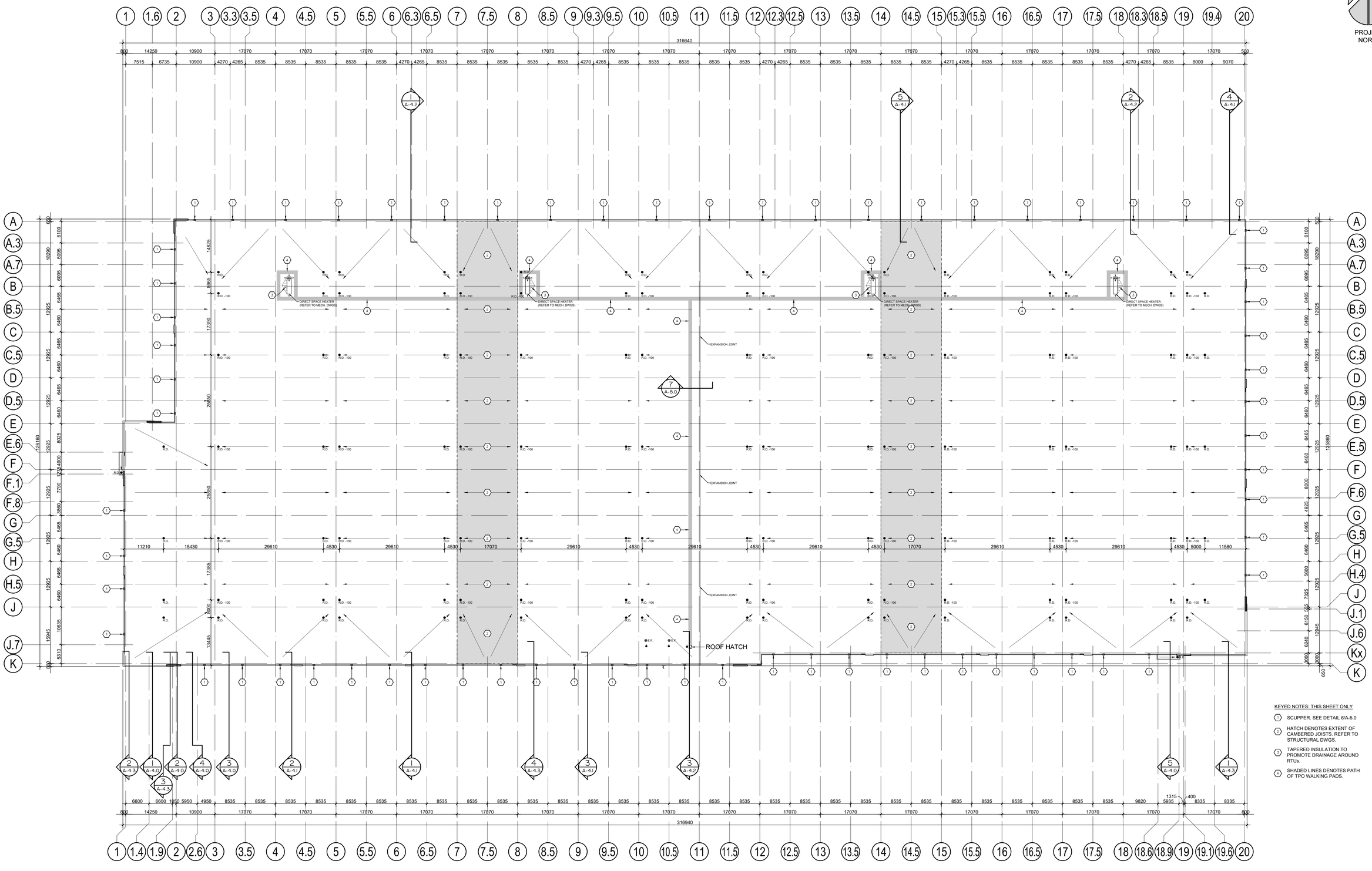
DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	1:400

PROJECT No. 23-27

DRAWING No. A-2.0

D:\2327 566 Highway 6 Ham (Baldassarra)\05 Current Drawings\2327 A-2.2.dwg

PROJECT NORTH



KEYED NOTES: THIS SHEET ONLY

1. SCUPPER. SEE DETAIL 6/A-5.0
2. HATCH DENOTES EXTENT OF CAMBERED JOISTS. REFER TO STRUCTURAL DWGS.
3. TAPERED INSULATION TO PROMOTE DRAINAGE AROUND RTUs.
4. SHADED LINES DENOTES PATH OF TPO WALKING PADS.

No.	ISSUED	DATE
1	ISSUED FOR PERMIT	MAR. 28, 2024
2	RE-ISSUED FOR SPA	APR. 8, 2024
3	ISSUED FOR TENDER	MAY 8, 2024
4	RE-ISSUED FOR SPA	MAY 31, 2024

No.	REVISION	DATE

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T. 905.660.0722 | www.baldassarra.ca
OWNERS INFORMATION:

ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA LICENSE 3654

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

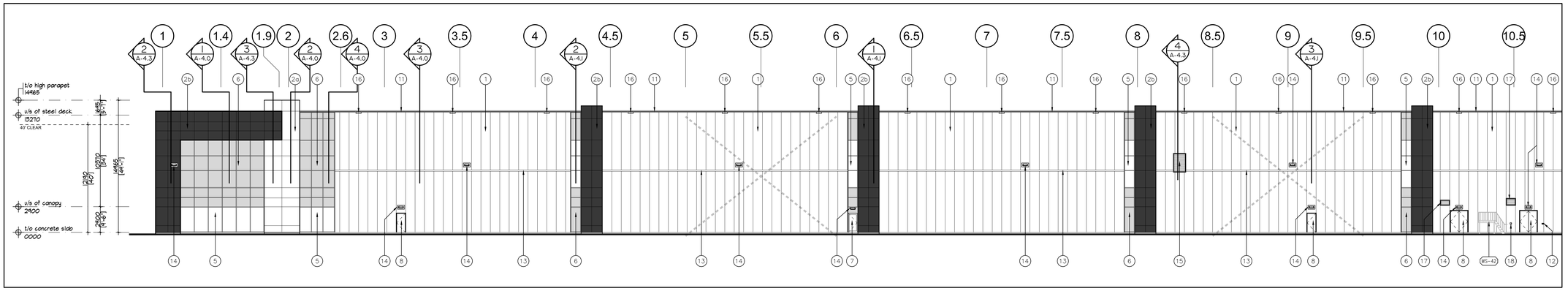
Roof Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAR. 2024	CI		1:400

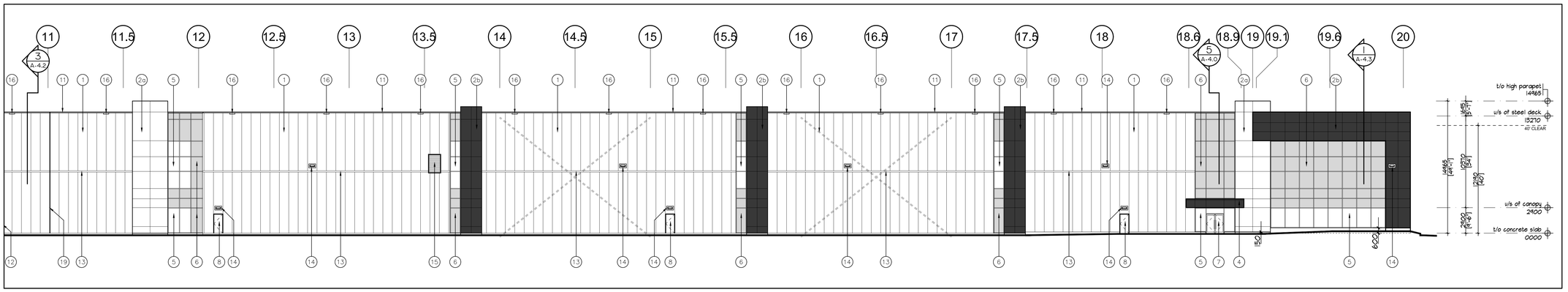
PROJECT No. 23-27

DRAWING No. A-2.1

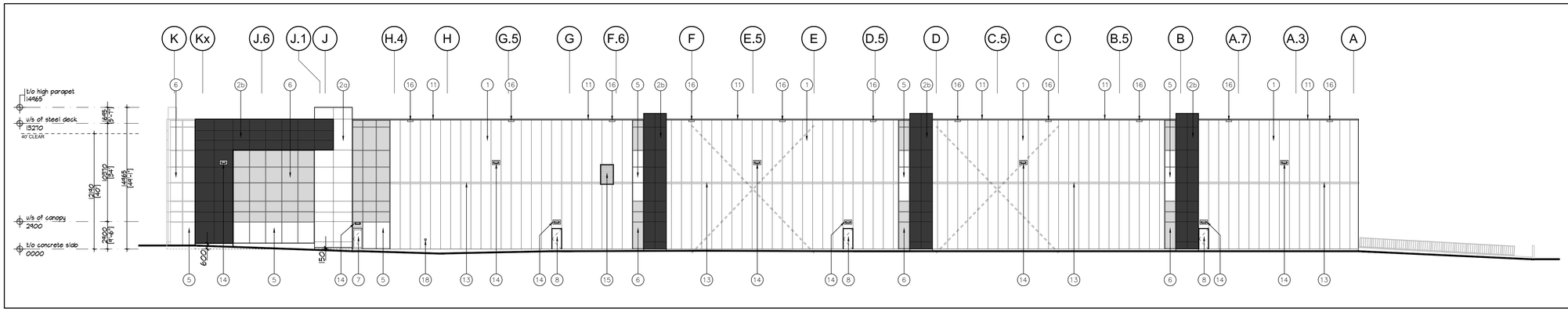
D:\2327 566 Highway 6 Ham (Ba)\Drawings\05 Current Drawings\2327 A-2.2.dwg



1 / A-3.0 Partial - South Elevation
1:200



2 / A-3.0 Partial - South Elevation
1:200



3 / A-3.0 East Elevation
1:200

LEGEND

1. INSULATED METAL PANELS, SMOOTH FINISH, COLOUR: WHITE.
2. COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: TXG GREY OR CVG GREY OR AGT GREY.
2b. COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
3. INSULATED PRECAST PANELS, SMOOTH SANDBLAST FINISH, COLOUR: WHITE.
4. CANOPY: COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
5. THERMAL LOW- E GLASS VISION GLAZING C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF GLAZING: GREY TINT)
6. SPANDREL PANEL C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF SPANDREL: INKAN 1-121-I)
7. CLEAR TEMPERED THERMAL GLASS AND ALUMINIUM DOOR(S). COLOUR OF ALUMINIUM TO MATCH CURTAIN WALL.
8. INSULATED HOLLOW METAL MAN DOOR IN THERMAL PRESSED STEEL FRAME. PAINT TO MATCH ADJACENT MATERIAL.
9. INSULATED METAL SECTIONAL OVERHEAD DOOR C/W 510mm x 125mm (WxH) LEXAN INSERT. 4270mm (W) x 4880mm (H). COLOUR TO BE WHITE.
10. INSULATED METAL SECTIONAL OVERHEAD DOOR C/W DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS AND 610mm x 152mm (WxH) LEXAN INSERT. 2745mm (W) X 3050mm (H). COLOUR TO BE WHITE. DOCK SEAL TO HAVE BUSINESS PARK LOGO.
11. PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH INSULATED METAL PANEL BELOW.
12. SIAMESE CONNECTION.
13. 150mm WIDE x 25.4mm DEEP DECORATIVE BANDS. COLOUR TO MATCH METAL PANELS.
14. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS.
15. 48" WIDE x 94" HIGH EXHAUST LOUVER C/W COUNTER BALANCING DAMPER (REFER TO MECH. DWGS). BAKED ENAMEL FINISH TO MATCH METAL PANELS.
16. 600mm WIDE x 150mm HIGH SCUPPERS (68 COUNT)
17. LOUVERS. BAKED ENAMEL FINISH TO MATCH METAL PANELS. REFER TO MECH. DWGS.
18. NON-FREEZE HOSE BIB. REFER TO MECH. DWGS.
19. EXPANSION JOINT. PROVIDE EMSEAL AT PRECAST EXPANSION JOINT.

NOTE:
"ROOF TOP UTILITY AND MECHANICAL EQUIPMENT WILL BE SUFFICIENTLY SET BACK FROM EDGE OF BUILDING PARAPET AND WILL NOT BE VISIBLE FROM PUBLIC VIEW."

0 5 10 20
SCALE 1:200

No.	ISSUED	DATE
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2	ISSUED FOR SPA	JAN. 22, 2024
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No.	REVISION	DATE

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30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA LICENSE 3654

OWNERS INFORMATION:

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

Elevations

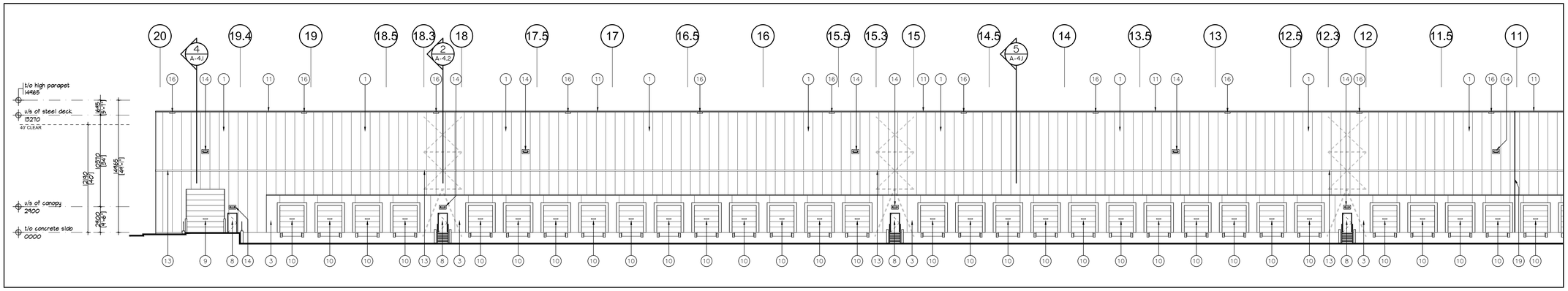
File No. DA-24-007

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	AS NOTED

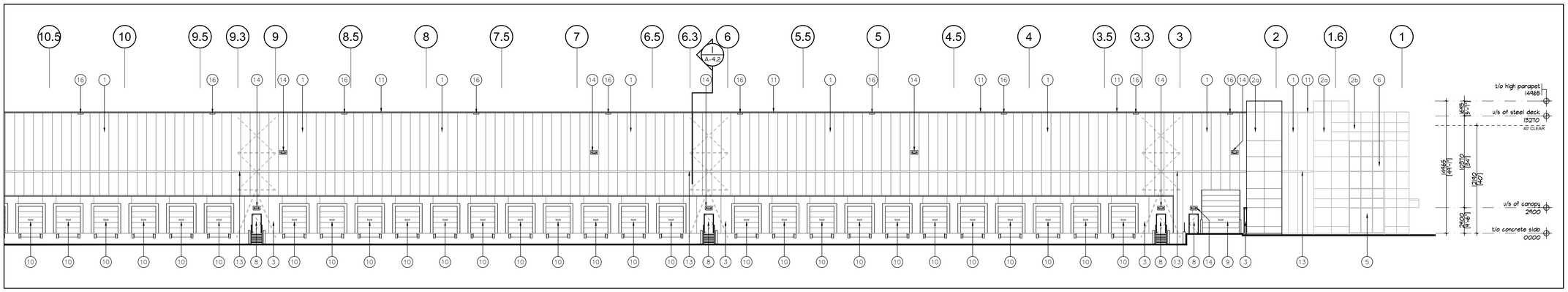
PROJECT No. 23-27

DRAWING No. A-3.0

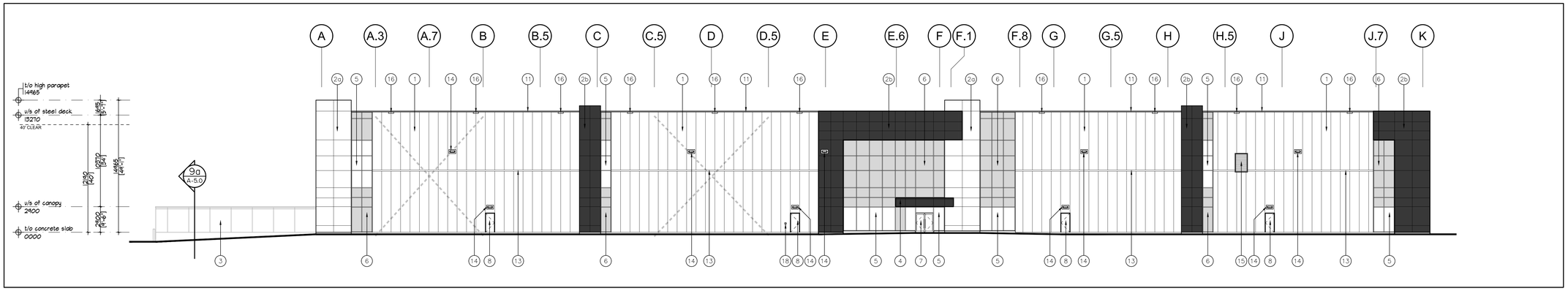
X:\2327 - 566 Highway 6 Dev, Ba\Drawings\05 Current Drawings\2327 A 3.0.dwg



1 A-3.1 Partial - North Elevation
1:200



2 A-3.1 Partial - North Elevation
1:200



3 A-3.1 West Elevation
1:200

LEGEND

1. INSULATED METAL PANELS, SMOOTH FINISH, COLOUR: WHITE.
2. COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: TXG GREY OR CVG GREY OR AGT GREY.
2a. COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
3. INSULATED PRECAST PANELS, SMOOTH SANDBLAST FINISH, COLOUR: WHITE.
4. CANOPY: COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
5. THERMAL LOW- E GLASS VISION GLAZING C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF GLAZING: GREY TINT)
6. SPANDREL PANEL C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF SPANDREL: INKAN 1-121-I)
7. CLEAR TEMPERED THERMAL GLASS AND ALUMINIUM DOOR(S). COLOUR OF ALUMINIUM TO MATCH CURTAIN WALL.
8. INSULATED HOLLOW METAL MAN DOOR IN THERMAL PRESSED STEEL FRAME. PAINT TO MATCH ADJACENT MATERIAL.
9. INSULATED METAL SECTIONAL OVERHEAD DOOR C/W 510mm x 125mm (WxH) LEXAN INSERT. 4270mm (W) x 4880mm (H). COLOUR TO BE WHITE.
10. INSULATED METAL SECTIONAL OVERHEAD DOOR C/W DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS AND 610mm x 152mm (WxH) LEXAN INSERT. 2745mm (W) X 3050mm (H). COLOUR TO BE WHITE. DOCK SEAL TO HAVE BUSINESS PARK LOGO.
11. PREFINISHED METAL CAP FLASHING. COLOUR TO MATCH INSULATED METAL PANEL BELOW.
12. SIAMESE CONNECTION.
13. 150mm WIDE x 25.4mm DEEP DECORATIVE BANDS. COLOUR TO MATCH METAL PANELS.
14. LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS.
15. 48" WIDE x 94" HIGH EXHAUST LOUVER C/W COUNTER BALANCING DAMPER (REFER TO MECH. DWGS). BAKED ENAMEL FINISH TO MATCH METAL PANELS.
16. 600mm WIDE x 150mm HIGH SCUPPERS (68 COUNT)
17. LOUVERS. BAKED ENAMEL FINISH TO MATCH METAL PANELS. REFER TO MECH. DWGS.
18. NON-FREEZE HOSE BIB. REFER TO MECH. DWGS.
19. EXPANSION JOINT. PROVIDE EMSEAL AT PRECAST EXPANSION JOINT.

NOTE:
"ROOF TOP UTILITY AND MECHANICAL EQUIPMENT WILL BE SUFFICIENTLY SET BACK FROM EDGE OF BUILDING PARAPET AND WILL NOT BE VISIBLE FROM PUBLIC VIEW."

0 5 10 20
SCALE 1:200

No.	ISSUED	DATE
1	ISSUED FOR ZONING COMPLIANCE	DEC. 20, 2023
2	ISSUED FOR SPA	JAN. 22, 2024
3	ISSUED FOR PERMIT	MAR. 28, 2024
4	RE-ISSUED FOR SPA	APR. 8, 2024
5	ISSUED FOR TENDER	MAY 8, 2024
6	RE-ISSUED FOR SPA	MAY 31, 2024

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
BALDASSARRA LICENSE 3654

OWNERS INFORMATION:

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

Elevations

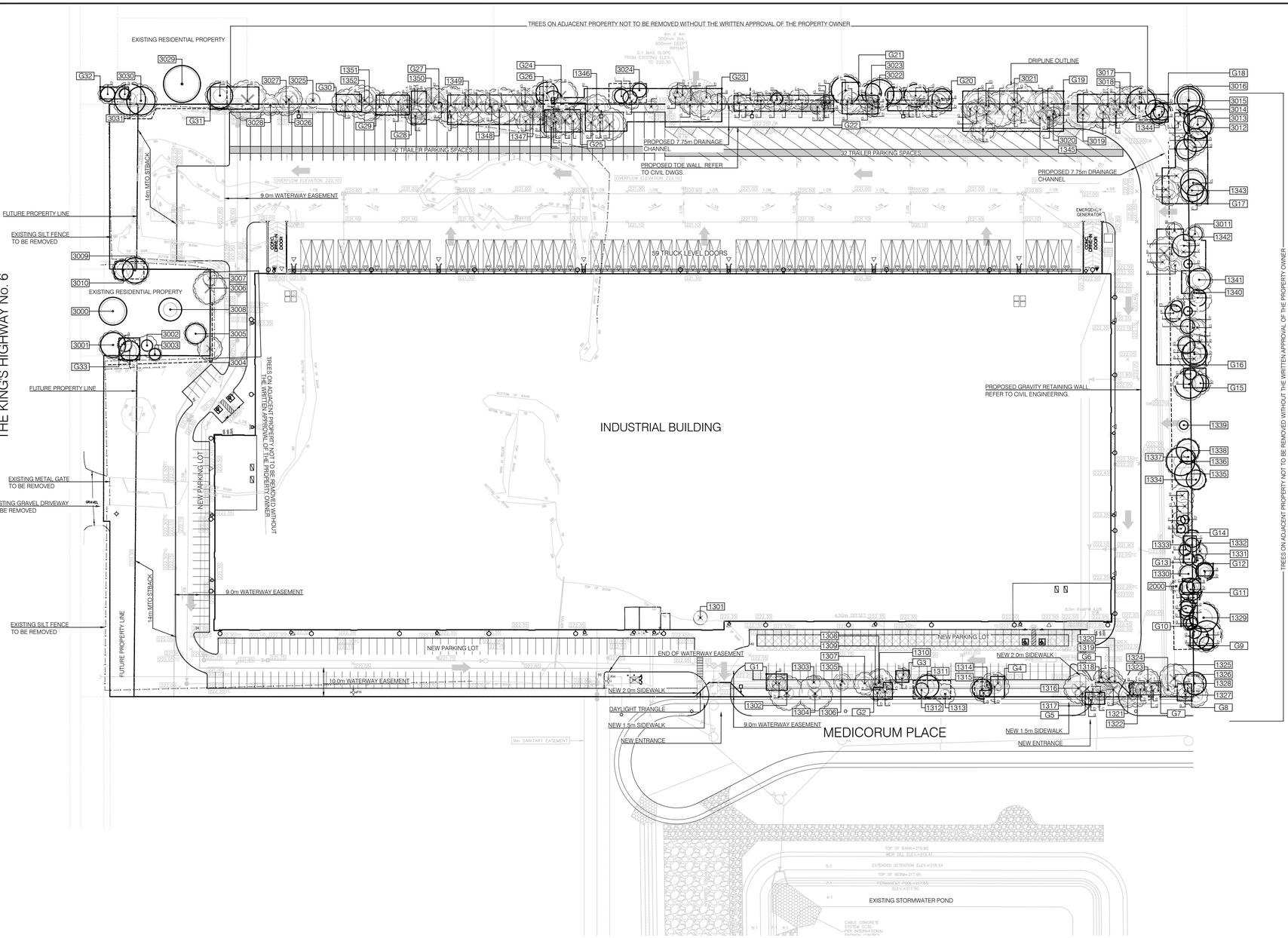
File No. DA-24-007

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	AS NOTED

PROJECT No. 23-27

DRAWING No. A-3.1

J:\23-27 - 566 Highway 6 Dundas, Ont\Drawings\03 - Current Drawings\23-27 A-3.1.dwg



INVENTORY INFORMATION:

FIRST INVENTORY:
MAY 15th, 2023

LEGEND

- MINIMUM PROTECTION ZONE
- EX. DECIDUOUS TREE TO REMAIN
- EX. CONIFEROUS TREE TO REMAIN
- EX. DECIDUOUS TREE TO BE REMOVED
- EX. CONIFEROUS TREE TO BE REMOVED
- TREE PRESERVATION FENCING SEE DETAIL 1, TPD-2
- TREE GROUP
- 001 TREE TAG / IDENTIFICATION

FOR EXISTING TREE IDENTIFICATION TABLE AND TREE PRESERVATION DETAILS REFER TO TPD-1 - TPD-2

CLIENT

WEST WATERDOWN INDUSTRIAL LLP

5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31

KEY PLAN

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — ZARAA.BROWN — OALA MEMBER

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6, HAMILTON, ON

PROJECT NO: 140918	
DRAWN BY: **T.KEMP**	CHECKED BY: **Z.BROWN**
PROJECT MGR: **C.JANDU**	APPROVED BY: **Z.BROWN**

SHEET TITLE

TREE PROTECTION PLAN

SHEET NUMBER **TPP-1**

ISSUE **3**

True North | Project North

10 5 0 10 20 30
1:750 (m)

SCALE CHECK: 10mm | 1 in

File Location: J:\140918_566_Highway_17.0_Production\17.03_Design\Landscape\140918TPP.dwg Last Saved: May 30, 2024, by taylor.kemp Plotted: Thursday, May 30, 2024 7:02:23 PM by Taylor Kemp

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP		BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION (2)	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP (4)	IMPACTS OF DEVELOPMENT (4)	RECOMMENDATION (5)	COMMENTS (6)
1301		GLEDITSIA TRICANTHOS VAR. INERM	THORNLESS HONEY LOCUST	15.5	F	2.4	S	IMPACTED: INDUSTRIAL BUILDING	R	ON SLOPE, ABOVE WATERCOURSE
1302		MALUS DOMESTICA	DOMESTIC APPLE	35.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	BROKEN LEADER
1303		CRATAEGUS MOLLIS	DOWNY HAWTHORN	32.0	P	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
1304		TILIA AMERICANA	BASSWOOD	25.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	SIGNIFICANT LEAN, NOT TAGGED
1305		QUERCUS MACROCARPA	BUR OAK	15.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
1306		RHAMNUS CATHARTICA	BUCKTHORN	11.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	NOT TAGGED
1307		RHAMNUS CATHARTICA	BUCKTHORN	17.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	NOT TAGGED, HALF DEAD
1308		CRATAEGUS MOLLIS	DOWNY HAWTHORN	37.0	P	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	MODERATE LEAN
1309		RHAMNUS CATHARTICA	BUCKTHORN	12.8	P	2.4	S	IMPACTED: CURBS, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
1310		RHAMNUS CATHARTICA	BUCKTHORN	11.5	P	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
1311		QUERCUS MACROCARPA	BUR OAK	32.5	F	2.4	S	LIMITED: PROPOSED PARKING LOT	P	NOT TAGGED
1312		CRATAEGUS MOLLIS	DOWNY HAWTHORN	17.5	F	2.4	S	NONE	P	NOT TAGGED
1313		RHAMNUS CATHARTICA	BUCKTHORN	10.5	F	1.8	S	NONE: INVASIVE SPECIES REMOVAL	R	
1314		QUERCUS MACROCARPA	BUR OAK	11.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
1315		MALUS DOMESTICA	DOMESTIC APPLE	18.5	F	2.4	S	LIMITED: REMOVAL OF ADJACENT SPECIES, PROPOSED PARKING LOT	P	MODERATE LEAN
1316		CRATAEGUS MOLLIS	DOWNY HAWTHORN	22.5	F	2.4	S	IMPACTED: PEDESTRIAN SIDEWALK	R	
1317		RHAMNUS CATHARTICA	BUCKTHORN	16.0	F	2.4	S	IMPACTED: PEDESTRIAN SIDEWALK, INVASIVE SPECIES REMOVAL	R	
1318		FRAXINUS AMERICANA	WHITE ASH	13.5	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, 5m WATERWAY EASEMENT	R	
1319		ULMUS AMERICANA	AMERICAN ELM	27.0	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, 5m WATERWAY EASEMENT	R	
1320		FRAXINUS AMERICANA	WHITE ASH	22.0	P	2.4	S	IMPACTED: ROADWAY ENTRANCE, 5m WATERWAY EASEMENT	R	
1321		CRATAEGUS MOLLIS	DOWNY HAWTHORN	27.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	
1322		CRATAEGUS MOLLIS	DOWNY HAWTHORN	35.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	MODERATE LEAN
1323		CRATAEGUS MOLLIS	DOWNY HAWTHORN	36.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
1324		FRAXINUS AMERICANA	WHITE ASH	13.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
1325		TILIA AMERICANA	BASSWOOD	44.0	F	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	SAPSUCKER HOLES, RISING ROOTS
1326		(DEAD)			D		S	REMOVE DUE TO CONDITION	R	
1327		CRATAEGUS MOLLIS	DOWNY HAWTHORN	30.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	BROKEN LEADER
1328		QUERCUS MACROCARPA	BUR OAK	21.0	F	2.4	S	NONE	P	
1329		ACER RUBRUM	RED MAPLE	47.5	F	3.0	S	NONE	P	
1330		ULMUS AMERICANA	AMERICAN ELM	19.0	F	2.4	S	NONE	P	MODERATE LEAN
1331		QUERCUS MACROCARPA	BUR OAK	10.0	F	1.8	A	NONE	P	
1332		RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	A	NONE: INVASIVE SPECIES REMOVAL	P	
1333		FRAXINUS AMERICANA	WHITE ASH	10.5	P	1.8	S	NONE	P	
1334		QUERCUS MACROCARPA	BUR OAK	28.5	F	2.4	A	NONE	P	
1335		ACER NEGUNDO	BOXELDER MAPLE	17.0	P	2.4	S	NONE	P	SEVERE LEAN
1336		ACER NEGUNDO	BOXELDER MAPLE	32.5	F	2.4	S	NONE	P	CODOMINANT
1337		QUERCUS MACROCARPA	BUR OAK	12.5	P	2.4	S	NONE	P	
1338		QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	S	NONE	P	VINES GROWING WITHIN CANOPY
1339		FRAXINUS AMERICANA	WHITE ASH	12.5	F	2.4	S	NONE	P	
1340		RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	A	NONE: INVASIVE SPECIES REMOVAL	P	
1341		QUERCUS MACROCARPA	BUR OAK	26.0	G	2.4	A	NONE	P	
1342		(DEAD)			D		S	NONE: REMOVAL FOR CANOPY RESTORATION	R	
1343		ULMUS AMERICANA	AMERICAN ELM	30.0	F	2.4	A	NONE	P	
1344		ULMUS AMERICANA	AMERICAN ELM	27.0	F	2.4	S	NONE	P	
1345		FRAXINUS SP	ASH TREE	15.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
1346		ULMUS AMERICANA	AMERICAN ELM	49.0	G	3.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
1347		ACER NEGUNDO	BOXELDER MAPLE	14.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
1348		RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REM	R	
1349		ACER RUBRUM	RED MAPLE	38.0	F	2.4	S	IMPACTED: CURB, 9m WATERWAY EASEMENT	R	
1350		ACER RUBRUM	RED MAPLE	37.1	F	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
1351		ACER NEGUNDO	BOXELDER MAPLE	40.5	P	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	ONE LEADER DEAD
1352		ACER RUBRUM	RED MAPLE	53.0	G	3.6	S	IMPACTED: 9m WATERWAY EASEMENT	R	NOT TAGGED
2000		QUERCUS MACROCARPA	BUR OAK	16.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3000		RHAMNUS CATHARTICA	BUCKTHORN	65.0	F	4.2	A	NONE: INVASIVE SPECIES REMOVAL	P	
3001		ACER PLATANOIDES	NORWAY MAPLE	64.0	G	4.2	A	NONE	P	
3002		ACER NEGUNDO	BOXELDER MAPLE	10.0	F	1.8	A	NONE	P	
3003		ACER NEGUNDO	BOXELDER MAPLE	15.0	F	2.4	A	NONE	P	
3004		ACER NEGUNDO	BOXELDER MAPLE	64.5	G	4.2	A	IMPACTED: CURB, ENGINEERING	R	
3005		BETULA POPULIFOLIA	GRAY BIRCH	41.0	G	3.0	A	NONE	P	
3006		CATALPA SPECIOSA	NORTHERN CATALPA	95.0	F	6.0	A	IMPACTED: CURB, ROADWAY, ENGINEERING	R	SLIGHT LEAN
3007		ACER NEGUNDO	BOXELDER MAPLE	27.5	F	2.4	A	IMPACTED: ENGINEERING	R	
3008		ACER NEGUNDO	BOXELDER MAPLE	33.0	F	2.4	A	NONE	P	
3009		ACER NEGUNDO	BOXELDER MAPLE	45.0	F	3.0	A	NONE	P	
3010		ACER NEGUNDO	BOXELDER MAPLE	20.0	F	2.4	A	NONE	P	
3011		CRATAEGUS MOLLIS	DOWNY HAWTHORN	30.0	P	2.4	A	NONE	P	
3012		TILIA AMERICANA	BASSWOOD	38.2	G	2.4	A	NONE	P	
3013		TILIA AMERICANA	BASSWOOD	35.4	G	2.4	A	NONE	P	(692)
3014		FRAXINUS AMERICANA	WHITE ASH	52.0	P	3.6	A	NONE	P	
3015		FRAXINUS AMERICANA	WHITE ASH	62.5	F	4.2	A	NONE	P	
3016		FRAXINUS AMERICANA	WHITE ASH	41.5	F	3.0	A	NONE	P	
3017		TILIA AMERICANA	BASSWOOD	100.0	P	6.0	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3018		RHAMNUS CATHARTICA	BUCKTHORN	11.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3019		ULMUS AMERICANA	AMERICAN ELM	11.5	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3020		TILIA AMERICANA	BASSWOOD	30.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3021		CRATAEGUS MOLLIS	DOWNY HAWTHORN	31.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3022		SALIX BABYLONICA	WEEPING WILLOW	62.0	G	4.2	A	NONE	P	
3023		TILIA AMERICANA	BASSWOOD	31.0	F	2.4	A	NONE	P	
3024		ULMUS AMERICANA	AMERICAN ELM	25.0	F	2.4	A	NONE	P	
3025		ACER NEGUNDO	BOXELDER MAPLE	28.0	P	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3026		ACER NEGUNDO	BOXELDER MAPLE	45.0	F	3.0	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3027		ACER NEGUNDO	BOXELDER MAPLE	32.0	F	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3028		ACER NEGUNDO	BOXELDER MAPLE	14.5	F	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3029		ACER NEGUNDO	BOXELDER MAPLE	120.0	G	6.0	A	NONE	P	
3030		ACER NEGUNDO	BOXELDER MAPLE	25.0	G	2.4	A	NONE	P	
3031		ACER NEGUNDO	BOXELDER MAPLE	34.5	G	2.4	A	NONE	P	
G1	a	RHAMNUS CATHARTICA	BUCKTHORN	17.0	F	2.4	A	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
	b	RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G2	a	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	S	NONE: INVASIVE SPECIES REMOVAL	R	
	b	(DEAD)			D		S	NONE: REMOVAL FOR CANOPY RESTORATION	R	
	c	RHAMNUS CATHARTICA	BUCKTHORN	10.5	F	1.8	S	NONE: INVASIVE SPECIES REMOVAL	R	
	d	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	S	IMPACTED: CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
	e	RHAMNUS CATHARTICA	BUCKTHORN	10.5	P	1.8	S	IMPACTED: CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G3	a	CRATAEGUS MOLLIS	DOWNY HAWTHORN	11.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
	b	CRATAEGUS MOLLIS	DOWNY HAWTHORN	10.0	F	1.8	S	IMPACTED: PARKING SPACES, 5m WATERWAY EASEMENT	R	
G4	a	RHAMNUS CATHARTICA	BUCKTHORN	20.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK, INVASIVE SPECIES REMOVAL	R	
	b	RHAMNUS CATHARTICA	BUCKTHORN	11.5	F	2.4	S	IMPACTED: CURB, INVASIVE SPECIES REMOVAL	R	
	c	RHAMNUS CATHARTICA	BUCKTHORN	10.0	F	1.8	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G5	a	CRATAEGUS MOLLIS	DOWNY HAWTHORN	15.5	F	2.4	M	IMPACTED: PEDESTRIAN SIDEWALK, CURB, ROADWAY ENTRANCE	R	
	b	CRATAEGUS MOLLIS	DOWNY HAWTHORN	17.5	P	2.4	M	IMPACTED: PEDESTRIAN SIDEWALK, CURB, ROADWAY ENTRANCE	R	
	c	CRATAEGUS MOLLIS	DOWNY HAWTHORN	19.0	G	2.4	S	IMPACTED: CURB, ROADWAY ENTRANCE	R	
G6	a	RHAMNUS CATHARTICA	BUCKTHORN	22.0	F	2.4	S	IMPACTED: CURB, ROADWAY ENTRANCE, INVASIVE SPECIES REMOVAL	R	
	b	RHAMNUS CATHARTICA	BUCKTHORN	22.5	F	2.4	S	IMPACTED: CURB, ROADWAY ENTRANCE, INVASIVE SPECIES REMOVAL	R	
	c	RHAMNUS CATHARTICA	BUCKTHORN	11.5	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, INVASIVE SPECIES REMOVAL	R	
G7	a	RHAMNUS CATHARTICA	BUCKTHORN	16.5	F	2.4	S	IMPACTED: ROADWAY SIDEWALK, INVASIVE SPECIES REMOVAL	R	
	b	RHAMNUS CATHARTICA	BUCKTHORN	10.0	F	1.8	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
	c	RHAMNUS CATHARTICA	BUCKTHORN	13.5	F	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
	d	RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
	e	RHAMNUS CATHARTICA	BUCKTHORN	25.0	F	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
	f	RHAMNUS CATHARTICA	BUCKTHORN	15.0	P	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	

1 / TPD-1 EXISTING TREE IDENTIFICATION TABLE (CONTINUED ON TPD-2)
N.T.S

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP		BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION (2)	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP (4)	IMPACTS OF DEVELOPMENT (4)	RECOMMENDATION (5)	COMMENTS (6)
G8	a	RHAMNUS CATHARTICA	BUCKTHORN	35.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	
	b	(DEAD)		30.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
G9	a	QUERCUS MACROCARPA	BUR OAK	34.5	F	2.4	A	NONE	P	(709)
	b	(DEAD)		26.0	D		A	NONE	P	
	c	QUERCUS MACROCARPA	BUR OAK	46.0	F	3.0	A	NONE	P	(703)
	d	(DEAD)		30.0	D		A	NONE	P	
G10	a	RHAMNUS CATHARTICA	BUCKTHORN	14.0	F	2.4	S	NONE	P	
	b	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	S	NONE	P	
	c	RHAMNUS CATHARTICA	BUCKTHORN	15.0	D		S	NONE	P	
	d	RHAMNUS CATHARTICA	BUCKTHORN	17.5	D		S	NONE	P	
	e	RHAMNUS CATHARTICA	BUCKTHORN	13.0	D		S	NONE	P	
	f	RHAMNUS CATHARTICA	BUCKTHORN	26.0	F	2.4	A	NONE	P	
G11	a	FRAXINUS AMERICANA	WHITE ASH	10.0	F	1.8	A	NONE	P	
	b	FRAXINUS AMERICANA	WHITE ASH	25.5	G	2.4	S	NONE	P	(702)
	c	FRAXINUS AMERICANA	WHITE ASH	17.5	F	2.4	S	NONE	P	
G12	a	FRAXINUS AMERICANA	WHITE ASH	14.0	F	2.4	A	NONE	P	
	b	FRAXINUS AMERICANA	WHITE ASH	10.0	F	1.8	A	NONE	P	
G13	a	CRATAEGUS		13.0	F	2.4	S	NONE	P	
	b	CRATAEGUS		12.0	F	2.4	A	NONE	P	
	c	CRATAEGUS		26.0	F	2.4	A	NONE	P	
G14	a	FRAXINUS AMERICANA	WHITE ASH	11.5	P	2.4	S	NONE	P	
	b	FRAXINUS AMERICANA	WHITE ASH	12.5	P	2.4	S	NONE	P	
	c	FRAXINUS AMERICANA	WHITE ASH	11.5	P	2.4	S	NONE	P	
	d	(DEAD)		11.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	e	(DEAD)		12.5	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
G15	a	CRATAEGUS MOLLIS	DOWNY HAWTHORN	25.0	F	2.4	S	NONE	P	
	b	CRATAEGUS MOLLIS	DOWNY HAWTHORN	16.0	F	2.4	A	NONE	P	
	c	CRATAEGUS MOLLIS	DOWNY HAWTHORN	12.0	F	2.4	A	NONE	P	
G16	a	(DEAD)		14.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	b	FRAXINUS AMERICANA	WHITE ASH	17.5	F	2.4	A	NONE	P	
	c	FRAXINUS AMERICANA	WHITE ASH	20.0	P	2.4	A	NONE	P	
	d	FRAXINUS AMERICANA	WHITE ASH	27.0	F	2.4	S	NONE	P	
	e	(DEAD)		22.5	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	f	(DEAD)		30.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	g	(DEAD)		18.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	h	(DEAD)		20.5	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	i	FRAXINUS AMERICANA	WHITE ASH	10.0	P	1.8	S	NONE	P	
	j	(DEAD)		11.5	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	k	FRAXINUS AMERICANA	WHITE ASH	29.5	F	2.4	S	NONE	P	
	l	FRAXINUS AMERICANA	WHITE ASH	11.5	P	2.4	S	NONE	P	
	m	FRAXINUS AMERICANA	WHITE ASH	14.5	P	2.4	S	NONE	P	
	n	FRAXINUS AMERICANA	WHITE ASH	22.5	P	2.4	A	NONE	P	
	o	(DEAD)		19.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	p	FRAXINUS AMERICANA	WHITE ASH	18.5	P	2.4	S	NONE	P	
	q	FRAXINUS AMERICANA	WHITE ASH	11.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	r	(DEAD)		17.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY, 7.75m DRAINAGE CHANNEL	R	
	s	FRAXINUS AMERICANA	WHITE ASH	24.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	t	FRAXINUS AMERICANA	WHITE ASH	12.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	u	FRAXINUS AMERICANA	WHITE ASH	23.0	P	2.4	S	NONE	P	
	v	(DEAD)		20.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	w	FRAXINUS AMERICANA	WHITE ASH	21.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
G17	a	(DEAD)		42.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	b	FRAXINUS AMERICANA	WHITE ASH	46.0	F	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	c	FRAXINUS AMERICANA	WHITE ASH	42.0	P	3.0	A	NONE	P	
	d	FRAXINUS AMERICANA	WHITE ASH	52.0	F	3.6	A	NONE	P	
	e	(DEAD)		25.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	f	FRAXINUS AMERICANA	WHITE ASH	20.0	G	2.4	S	NONE	P	
	g	(DEAD)		15.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	h	FRAXINUS AMERICANA	WHITE ASH	42.5	P	3.0	A	NONE	P	
	i	(DEAD)		41.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	j	(DEAD)		33.0	D		A	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	k	(DEAD)		42.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	l	(DEAD)		25.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
G18	a	QUERCUS MACROCARPA	BUR OAK	22.0	F	2.4	S	NONE	P	
	b	QUERCUS MACROCARPA	BUR OAK	32.0	F	2.4	S	NONE	P	
	c	QUERCUS MACROCARPA	BUR OAK	60.0	F	3.6	A	NONE	P	
	d	(DEAD)		40.0	D		S	NONE: REMOVAL FOR RESTORATION CANOPY	R	
	e	(DEAD)		35.0	D		S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
	f	QUERCUS MACROCARPA	BUR OAK	28.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
	g	QUERCUS MACROCARPA	BUR OAK	90.0	F	6.0	A	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
	h	QUERCUS MACROCARPA	BUR OAK	35.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
	i	QUERCUS MACROCARPA	BUR OAK	30.0	G	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
	j	(DEAD)		32.0	D		S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
	k	QUERCUS MACROCARPA	BUR OAK	120.0	F	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
G19	a	(DEAD)		35.0	D		S	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
	b	QUERCUS MACROCARPA	BUR OAK	36.0	G	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	c	QUERCUS MACROCARPA	BUR OAK	12.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	d	QUERCUS MACROCARPA	BUR OAK	19.0	G	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	e	QUERCUS MACROCARPA	BUR OAK	44.0	G	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	f	QUERCUS MACROCARPA	BUR OAK	110.0	F	6.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	g	QUERCUS MACROCARPA	BUR OAK	120.0	F	6.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	h	QUERCUS MACROCARPA	BUR OAK	26.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	i	QUERCUS MACROCARPA	BUR OAK	35.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	j	QUERCUS MACROCARPA	BUR OAK	110.0	F	6.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	k	QUERCUS MACROCARPA	BUR OAK	75.0	F	4.8	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	l	QUERCUS MACROCARPA	BUR OAK	100.0	G	6.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	m	QUERCUS MACROCARPA	BUR OAK	56.0	G	3.6	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	n	QUERCUS MACROCARPA	BUR OAK	19.5	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	o	QUERCUS MACROCARPA	BUR OAK	53.0	F	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	p	QUERCUS MACROCARPA	BUR OAK	61.8	P	4.2	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	q	QUERCUS MACROCARPA	BUR OAK	14.5	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	

(1) Trees recommended to be PRESERVED in SHADED BOXES
(2) Condition: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects
Fair (F) -10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects
Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects
Dead (D) - tree shows no signs of life
(3) Comments based on tree health, condition, structure and existing physical constraints; recommendations for pruning or decompaction.
(4) Ownership: S - Subject Property
A - Adjacent Property
M - Municipal Property
(5) Recommendation: Preserve, Remove, Transplant
(6) Rationale : Reasons(s) for removal based on impact of construction
NONE - no construction activity occurs at or within the dripline of a tree.
LIMITED: XXX - construction activity occurs at or within the dripline of a tree, but is not likely to lead to tree death in the short term (5-10 years) if precautionary measures are taken; this may require root pruning.
IMPACTED: XXX - construction activity (XXX = structures, fencing, trenching, grading, etc) which requires the direct removal of a tree or occurs within a significant portion of the canopy/root zone, such that the activity will significantly affect tree health leading to death in the short term

CLIENT
WEST WATERDOWN INDUSTRIAL LLP

5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

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Arcadis Professional Services (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31

KEY PLAN

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ZARAA BROWN
OALA
MEMBER

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT
INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6, HAMILTON, ON

PROJECT NO:
140918

DRAWN BY:	CHECKED BY:
T.KEMP	**Z.BROWN**
PROJECT MGR:	APPROVED BY:
C.JANDU	**Z.BROWN**

SHEET TITLE
TREE PROTECTION DETAILS

SHEET NUMBER
TPD-1

ISSUE
3

SCALE CHECK
1 in 50mm

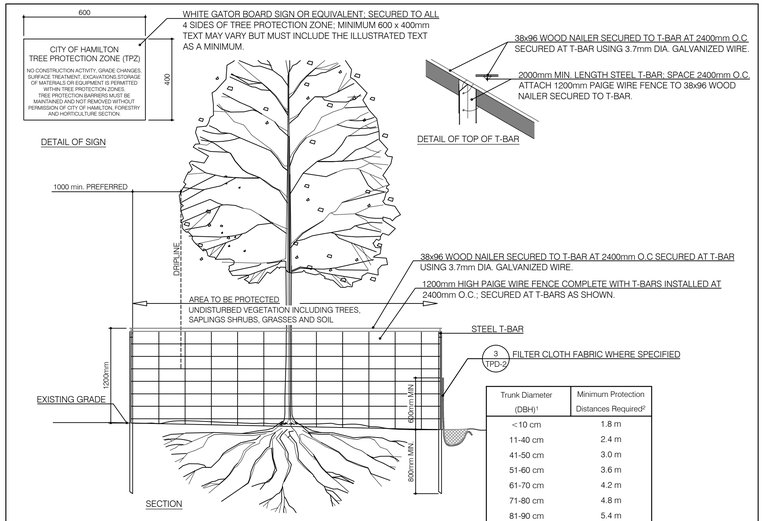
File Location: J:\140918_566_Highway_1\7.0_Production\7.03_Design\Landscape\140918TPP.dwg Last Saved: May 30, 2024, by taylor.kemp Plotted: Thursday, May 30, 2024 7:03:31 PM by Taylor Kemp

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP		BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION (2)	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP (4)	IMPACTS OF DEVELOPMENT (4)	RECOMMENDATION (3)	COMMENTS (5)
G20	a	QUERCUS MACROCARPA	BUR OAK	32.5	F	2.4	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
	b	QUERCUS MACROCARPA	BUR OAK	60.0	F	3.6	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	c	QUERCUS MACROCARPA	BUR OAK	15.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	d	QUERCUS MACROCARPA	BUR OAK	70.0	F	4.2	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	e	QUERCUS MACROCARPA	BUR OAK	17.5	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	f	QUERCUS MACROCARPA	BUR OAK	26.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	g	QUERCUS MACROCARPA	BUR OAK	42.0	F	3.0	A	NONE	P	
	h	QUERCUS MACROCARPA	BUR OAK	42.0	P	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	i	(DEAD)		24.5	D		A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
	j	QUERCUS MACROCARPA	BUR OAK	30.0	G	2.4	A	LIMITED: REMOVAL OF ADJACENT SPECIES	P	
G21	a	QUERCUS MACROCARPA	BUR OAK	24.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	b	QUERCUS MACROCARPA	BUR OAK	10.0	P	1.8	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	c	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	d	QUERCUS MACROCARPA	BUR OAK	15.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	e	QUERCUS MACROCARPA	BUR OAK	23.5	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	f	QUERCUS MACROCARPA	BUR OAK	42.0	P	3.0	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	g	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	h	QUERCUS MACROCARPA	BUR OAK	72.0	P	4.8	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
G22	a	QUERCUS MACROCARPA	BUR OAK	18.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	b	(DEAD)		13.0	D	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	c	QUERCUS MACROCARPA	BUR OAK	13.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	d	QUERCUS MACROCARPA	BUR OAK	12.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	e	QUERCUS MACROCARPA	BUR OAK	13.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	f	QUERCUS MACROCARPA	BUR OAK	18.0	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	g	(DEAD)		18.0	D		S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	h	QUERCUS MACROCARPA	BUR OAK	15.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	i	QUERCUS MACROCARPA	BUR OAK	24.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	j	QUERCUS MACROCARPA	BUR OAK	20.0	F	2.4	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
	k	QUERCUS MACROCARPA	BUR OAK	14.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	l	QUERCUS MACROCARPA	BUR OAK	32.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	m	QUERCUS MACROCARPA	BUR OAK	21.0	P	2.4	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
	n	(DEAD)		19.0	D		A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
	o	QUERCUS MACROCARPA	BUR OAK	35.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	p	QUERCUS MACROCARPA	BUR OAK	17.2	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	q	QUERCUS MACROCARPA	BUR OAK	19.5	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	r	QUERCUS MACROCARPA	BUR OAK	80.0	P	4.8	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	s	(DEAD)		25.0	D		A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
	t	(DEAD)		25.0	D		A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
G23	a	(DEAD)		30.0	D		A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
	b	QUERCUS MACROCARPA	BUR OAK	31.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	c	QUERCUS MACROCARPA	BUR OAK	105.0	F	6.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	d	QUERCUS MACROCARPA	BUR OAK	42.0	F	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	e	QUERCUS MACROCARPA	BUR OAK	12.5	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	f	QUERCUS MACROCARPA	BUR OAK	32.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	g	QUERCUS MACROCARPA	BUR OAK	32.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	h	QUERCUS MACROCARPA	BUR OAK	52.0	P	3.6	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
	i	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	S	IMPACTED: CURB, 9m WATERWAY EASEMENT	R	
	j	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	A	NONE	P	
	k	QUERCUS MACROCARPA	BUR OAK	26.0	G	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
	l	QUERCUS MACROCARPA	BUR OAK	35.0	F	2.4	A	NONE	P	
	m	QUERCUS MACROCARPA	BUR OAK	22.0	G	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	n	QUERCUS MACROCARPA	BUR OAK	58.0	G	3.6	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	o	QUERCUS MACROCARPA	BUR OAK	20.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	p	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	q	QUERCUS MACROCARPA	BUR OAK	26.0	G	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
G24	a	TILIA AMERICANA	BASSWOOD	105.0	F	6.0	A	IMPACTED: CURB, 9m WATERWAY EASEMENT	R	
	b	TILIA AMERICANA	BASSWOOD	23.0	F	2.4	A	LIMITED: REMOVAL OF ADJACENT SPECIES	P	
G25	a	QUERCUS MACROCARPA	BUR OAK	23.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	b	QUERCUS MACROCARPA	BUR OAK	11.5	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	c	QUERCUS MACROCARPA	BUR OAK	27.5	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	d	QUERCUS MACROCARPA	BUR OAK	35.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	e	QUERCUS MACROCARPA	BUR OAK	36.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	f	QUERCUS MACROCARPA	BUR OAK	56.0	P	3.6	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	g	QUERCUS MACROCARPA	BUR OAK	76.0	G	4.8	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	h	QUERCUS MACROCARPA	BUR OAK	47.4	F	3.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	i	QUERCUS MACROCARPA	BUR OAK	35.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
G26	a	QUERCUS MACROCARPA	BUR OAK	18.5	G	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	b	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
	c	QUERCUS MACROCARPA	BUR OAK	61.0	F	4.2	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	d	QUERCUS MACROCARPA	BUR OAK	26.0	F	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
	e	QUERCUS MACROCARPA	BUR OAK	105.0	P	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	f	QUERCUS MACROCARPA	BUR OAK	120.0	G	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	g	(DEAD)		40.0	D		S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	h	QUERCUS MACROCARPA	BUR OAK	41.5	P	3.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	i	QUERCUS MACROCARPA	BUR OAK	81.0	G	5.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	j	QUERCUS MACROCARPA	BUR OAK	36.0	G	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
	k	QUERCUS MACROCARPA	BUR OAK	91.5	F	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	l	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
G27	a	ACER NEGUNDO	BOXELDER MAPLE	10.5	F	1.8	S	IMPACTED: 9m WATERWAY EASEMENT	R	
	b	ACER NEGUNDO	BOXELDER MAPLE	11.5	P	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	SEVERE LEAN
G28	a	QUERCUS MACROCARPA	BUR OAK	86.0	F	5.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	714
	b	QUERCUS MACROCARPA	BUR OAK	86.0	F	5.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	c	QUERCUS MACROCARPA	BUR OAK	15.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
G29	a	CRATAEGUS MOLLIS	DOWNY HAWTHORN	20.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	b	CRATAEGUS MOLLIS	DOWNY HAWTHORN	15.0	G	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
	c	(DEAD)		17.0	D		S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
G30	a	QUERCUS MACROCARPA	BUR OAK	75.0	F	4.8	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
	b	QUERCUS MACROCARPA	BUR OAK	26.0	F	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
G31	a	QUERCUS MACROCARPA	BUR OAK	150.0	F	6.0	A	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	(117)
	b	QUERCUS MACROCARPA	BUR OAK	32.5	G	2.4	A	LIMITED: REMOVAL OF ADJACENT SPECIES	P	
G32	a	PICEA GLAUCA	WHITE SPRUCE	26.0	G	2.4	A	NONE	P	
	b	PICEA GLAUCA	WHITE SPRUCE	37.0	G	2.4	A	NONE	P	
G33	a	PICEA GLAUCA	WHITE SPRUCE	32.0	F	2.4	A	NONE	P	
	b	PICEA GLAUCA	WHITE SPRUCE	21.0	P	2.4	A	NONE	P	UPPER CROWN ONLY, 25% DEAD

(1) Trees recommended for PRESERVING in SHADED BOXES
(2) Condition: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects
Fair (F) -10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects
Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects
Dead (D) - tree shows no signs of life
(3) Comments based on tree health, condition, structure and existing physical constraints; recommendations for pruning or decompaction.
(4) Ownership: S - Subject Property
A - Adjacent Property
M - Municipal Property
(5) Recommendation: Preserve, Remove, Transplant
(6) Rationale : Reasons(s) for removal based on impact of construction
NONE - no construction activity occurs at or within the dripline of a tree.
LIMITED: XXX - construction activity occurs at or within the dripline of a tree, but is not likely to lead to tree death in the short term (5-10 years) if precautionary measures are taken; this may require root pruning.
IMPACTED: XXX - construction activity (XXX = structures, fencing, trenching, grading, etc) which requires the direct removal of a tree or occurs within a significant portion of the canopy/root zone, such that the activity will significantly affect tree health leading to death in the short term

1 TPD-2 EXISTING TREE IDENTIFICATION TABLE (CONTINUED FROM TPD-1)
N.T.S



Trunk Diameter (DBH)[1]	Minimum Protection Distances Required[2]
< 10 cm	1.8 m
11-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 + cm	6.0 m

TREE PRESERVATION NOTES:

1. ALL EXISTING TREES TO REMAIN ON SITE, OR ON ADJACENT PROPERTIES, SHALL BE TAGGED AND FULLY PROTECTED WITH FENCING BEYOND THEIR DRIPLINE TO THE SATISFACTION OF THE CITY. TREE PROTECTION ZONES MAY BE EXPANDED AS REQUIRED BASED ON THE SPECIES OF THE TREE. THESE BARRIERS ARE CREATED TO PROTECT THE ROOTS, TRUNKS AND BRANCHES DURING DEVELOPMENT, AS WELL AS THE UNDERSTOREY AND GROUNDCOVERS. SMALL LOT BY LOT TREE PROTECTION REQUIRES SNOW FENCING WITH METAL POST ENCLOSURES. LONG TERM DEVELOPMENT CONSTRUCTION REQUIRES SPECIAL PAIGE WIRE FENCING OR PLYWOOD TO A MINIMUM HEIGHT OF 1.2m.

2. FENCES SHALL BE LOCATED AT A MINIMUM OF 0.5 TIMES THE CROWN RADIUS OF THE TREE FROM THE DRIPLINE, 360 DEGREES AROUND THE PERIMETER OF INDIVIDUAL OR CLUSTERED TREES.

3. AREAS WITHIN THE TREE PROTECTION ZONE SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS, STRUCTURES OR EQUIPMENT. THIS TREE PROTECTION ZONE SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION, OR ANY TYPE OF CONSTRUCTION.

4. SURPLUS SOIL, EQUIPMENT, VEHICLES, TOOLS, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER THE ROOT SYSTEMS OF THE TREES WITHIN THE TREE PROTECTION ZONE. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.

5. TREE ROOTS TYPICALLY SPREAD WELL BEYOND THE DRIPLINE OF TREES, UP TO 3.5 TIMES THE DRIPLINE RADIUS, AND ARE LOCATED PREDOMINANTLY IN THE TOP 30CM OF SOIL. AS THIS AREA IS NOT PROTECTED, ACTIVITY SHOULD BE KEPT TO A MINIMUM TO PREVENT ROOT DAMAGE AND SOIL COMPACTION. WHERE ROOT SYSTEMS OF TREES ARE EXPOSED OR DAMAGED BY CONSTRUCTION WORK, THE CITY MUST BE ADVISED FIRST BEFORE THE ROOTS ARE TRIMMED NEATLY AND THE AREA BACK-FILLED WITH TOPSOIL.

6. EQUIPMENT SHALL NOT COMPACT SOIL OVER THE ROOT ZONE OF EXISTING TREES. TO AVOID DAMAGE TO TREES THAT AREA TO BE PROTECTED, ACCESS ROUTES MUST BE ESTABLISHED AWAY FROM PROTECTED AREAS. ALL ACCESS ROUTES REGARDLESS OF HOW TEMPORARY, MUST BE IDENTIFIED AND APPROVED BY THE CITY.

7. WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY PRIOR TO COMMENCING WORK SUCH AS TUNNELING, TORPEDOING, DIGGING OR TRENCHING WITHIN THE DRIPLINE OF ANY TREE TO MINIMIZE ROOT INJURY AND AVOID SOIL COMPACTION.

8. WHEREVER POSSIBLE AVOID CUTTING SURFACE ROOTS. DURING EXCAVATION IF ROOT CUTS ARE NECESSARY, IT SHOULD BE DONE QUICKLY, MAKING FLUSH CUTS WHILE SUPERVISED BY AN INSPECTING CITY FORESTRY REPRESENTATIVE. THE ROOTS SHALL BE BACKFILLED AND WATERED IN/OR ONE THEY HAVE A CHANCE TO DRY OUT. WHERE ROOTS REQUIRE REMOVAL, THERE MAY BE A SUBSEQUENT DECLINE WITHIN THE TREE CANOPY. BRANCHES SHOULD ONLY BE REMOVED IF DIEBACK OCCURS.

9. WHERE LIMBS OR PORTIONS OF TREES ARE DAMAGED OR MUST BE REMOVED FROM CITY OWNED TREES TO ACCOMMODATE CONSTRUCTION WORK, CITY FORESTRY PERSONNEL, IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICES, WILL REMOVE THEM. MEASURES SHALL BE TAKEN TO PREVENT ANY FURTHER DAMAGE.

10. UNLESS AUTHORIZED, ALL INDIVIDUALS SHALL AVOID DISTURBING ORIGINAL GRADES AROUND TREES IN AREAS OF THE TREE PROTECTION ZONE. IN ADDITION, ROAD GRADES SHOULD MATCH TOPOGRAPHY AT THE CURB LINES TO MAXIMIZE TREE RETENTION IN BOULEVARD AND FRONT YARDS. IF GRADES AROUND PROTECTED TREES ARE LIKELY TO CHANGE, THE DEVELOPER AND THEIR AGENTS SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE CITY.

11. NO CABLES, ROPES SHALL BE WRAPPED AROUND OR INSTALLED IN OR ON ANY TREE THAT IS TO REMAIN AFTER CONSTRUCTION. NOR SHALL IT HAVE SIGNS OR FENCES NAILED TO IT, OR SURVEY MARKINGS OR PAINT APPLIED TO IT.

12. ALL VEGETATION WITHIN THE TREE PROTECTION ZONE, INCLUDING TREES, SHRUBS, GRASSES ARE TO BE WATERED, AND MAINTAINED TO AN ACCEPTABLE LEVEL AS REQUIRED.

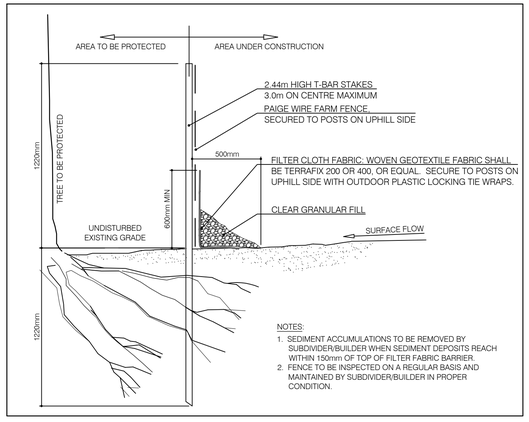
13. THE CITY SHALL BE NOTIFIED TO INSPECT ALL TREE PROTECTION ZONES. THESE MEASURES SHALL REMAIN IN EFFECT UNTIL THE COMPLETION OF THE WORK, AT WHICH TIME AUTHORIZATION FROM THE CITY MUST BE OBTAINED BEFORE REMOVAL.

14. THE CITY MUST BE NOTIFIED IMMEDIATELY WHEN ANY MUNICIPALLY OWNED TREE IS INJURED OR DESTROYED DURING CONSTRUCTION OR DEVELOPMENT.

15. IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, 1994, AND ACTIVE BAT SEASON, TREE REMOVAL SHALL NOT TAKE PLACE FROM MARCH 31 TO OCTOBER 31.

16. IN ACCORDANCE WITH THE CITY TREE PROTECTION GUIDELINES, A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST, REGISTERED PROFESSIONAL FORESTER OR LANDSCAPE ARCHITECT) IS TO PROVIDE A VERIFICATION OF TREE PROTECTION LETTER TO THE DIRECTOR OF PLANNING TO CONFIRM THAT ALL TREE PROTECTION MEASURES HAVE BEEN INSTALLED. NATURAL HERITAGE PLANNING STAFF SHOULD BE COPIED ON THIS CORRESPONDENCE. THIS CORRESPONDENCE IS REQUIRED PRIOR TO THE UNDERTAKING OF ANY GRADING ACTIVITIES

2 TPD-2 TREE PRESERVATION FENCING
N.T.S



3 TPD-2 EROSION CONTROL AND SEDIMENTATION FENCING
N.T.S

WOOD DISPOSAL NOTES:

1. ALL WOOD DEBRIS ON SITE IN NATURALIZED AREAS SHALL REMAIN TO DETERIORATE NATURALLY. ALL BRUSH, LIMBS AND STEMS SHALL BE PLACE AT RANDOM, NOT PILED, AND SHALL NOT EXCEED 1.2m IN HEIGHT ABOVE GROUND LEVEL. ALL WOOD DEBRIS LESS THAN 10cm SHALL BE CHIPPED. ALL WOOD DEBRIS SHALL BE REMOVED A MINIMUM OF 5m FROM ANY PATH OR ROAD, DRAINAGE INFRASTRUCTURE, WATER COURSE. MANICURED LAWN OR PARK AREA. WOOD DEBRIS SHALL BE PLACED IN THE LOCATIONS INDICATED OR ANOTHER LOCATION WITH THE WRITTEN APPROVAL OF THE CONSULTANT OR CITY OF HAMILTON FORESTRY. ANY ADDITIONAL WOOD DEBRIS THAT CANNOT BE ACCOMMODATED ON SITE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
2. WHERE DEEMED APPROPRIATE, WILDLIFE TREES MAY BE RETAINED AS HABITATS FOR BIRDS AND MAMMALS. NO WILDLIFE TREE IS TO BE RETAINED WITHIN 5m OF ANY PATH OR ROAD, DRAINAGE INFRASTRUCTURE, WATER COURSE, MANICURED LAWN OR PARK AREA. WILDLIFE TREE HEIGHTS SHALL BE DETERMINED BY ENSURING THE TREE HEIGHT IS LESS THAN 1.5x THE HORIZONTAL DISTANCE AWAY FROM ANY POTENTIAL TARGET AND NO GREATER THAN 10m IN HEIGHT.
3. WHERE APPROPRIATE, RETAIN NON-HAZARDOUS HABITAT TREES THAT CONTAIN NEST, DEN OR ROOST CAVITIES.
4. CLEARING AND TREE REMOVALS SHOULD TAKE PLACE OUTSIDE OF THE ACTIVE BAT SEASON (I.E. NO TREE CLEARING BETWEEN APRIL 1 AND OCTOBER 31) AS WELL AS THE BREEDING BIRD SEASON (I.E. NO TREE CLEARING BETWEEN APRIL 1 AND AUGUST 31);
5. SHOULD VEGETATION /TREE CLEARING BE REQUIRED DURING THE BREEDING BIRD SEASON (APRIL 1 TO AUGUST 31), NEST SEARCHES CONDUCTED BY A QUALIFIED PERSON MUST BE COMPLETED WITHIN 2-3 DAYS PRIOR TO CLEARING ACTIVITIES. IF NEST(S) ARE FOUND, WORK WITHIN A SETBACK AS DETERMINED BY AS QUALIFIED AVIATION BIOLOGIST, SHOULD CEASE UNTIL YOUNG OF THE YEAR HAVE FLEDGED OR UNTIL THE NEST IS DETERMINED TO BE INACTIVE. IF NOT NESTS PRESENT, CLEARING MAY OCCUR. THIS IS IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT (MBCA,1994).
6. SHOULD VEGETATION/TREE CLEARING BE REQUIRED DURING THE BAT ACTIVE SEASON, EXIT SURVEYS SHALL BE CONDUCTED IN TREES THAT ARE PROPOSED TO BE REMOVED IN ACCORDANCE WITH CURRENT MNRF GUIDELINES AND RECOMMENDATIONS. WHERE IT HAS BEEN DETERMINED THAT A ROOSTING SITE EXISTS IN THE AREA, THE PROVISION OF COMPENSATION ROOSTING HABITATS (E.G. BAT BOXES) SHALL BE PROVIDED IN ACCORDANCE WITH BAT CONSERVATION INTERNATIONAL GUIDELINES.

INVASIVE SPECIES REMOVAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE SPECIFICATIONS THAT RELATE TO THE REMOVAL, DISPOSAL AND RESTORATION OF THE INVASIVE SPECIES REMOVAL AREA.
2. INVASIVE SPECIES REMOVAL - BUCKTHORN (*Rhamnus cathartica*): REMOVAL WILL BE MECHANICAL CONTROL. BRANCHES AND BERRIES SHALL BE REMOVED FIRST AND SECURED, TO PREVENT SPREAD, PRIOR TO TREE REMOVAL. THE ENTIRE SPECIMEN IS TO BE REMOVED, ENSURING THAT ANY SUCKERS OR NEARBY ISOLATED POPULATIONS, WITHIN THE SUBJECT SITE, AND THE ENTIRE ROOT SYSTEM ARE ALSO REMOVED. CARE MUST BE TAKEN NOT TO LEAVE BRANCHES, ROOTS AND BERRIES WITHIN THE SITE. DISPOSAL SHALL BE OFF-SITE IN SEALED PACKAGING. REMOVALS SHALL NOT BE PLACED IN COMPOSTING OR YARD WASTE DISPOSAL. CHEMICAL CONTROL SHALL NOT BE USED ADJACENT TO THE CREEK. TO LIMIT DISTURBANCE AND REDUCE IMPACT ON SURROUNDING VEGETATION, IT IS RECOMMENDED THAT REMOVAL TAKE PLACE FROM MID-OCTOBER TO MID-NOVEMBER. PULLING OR DIGGING WORKS BEST IN FRESH-MOIST LOAMY SITES OR WHEN THE SOIL IS MOIST OR WET. MONITORING FOR RE-SPROUTING IS REQUIRED THROUGHOUT THE LANDSCAPE WARRANTY PERIOD. ADDITIONAL MECHANICAL CONTROL METHODS ARE TO BE EMPLOYED TO REMOVE EMERGING PLANTS.
3. WOOD DEBRIS OF BUCKTHORN SHALL NOT FORM A PART OF THE WOOD DISPOSAL AS DESCRIBED ABOVE.

CLIENT
WEST WATERDOWN INDUSTRIAL LLP

5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31

KEY PLAN

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ZARAA.BROWN
OALA
MEMBER

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT
INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6, HAMILTON, ON

PROJECT NO:
140918

DRAWN BY:	CHECKED BY:
T.KEMP	**Z.BROWN**
PROJECT MGR:	APPROVED BY:
C.JANDU	**Z.BROWN**

SHEET TITLE
TREE PROTECTION DETAILS

SHEET NUMBER	ISSUE
TPD-2	3

SCALE CHECK | 10mm | 1 in

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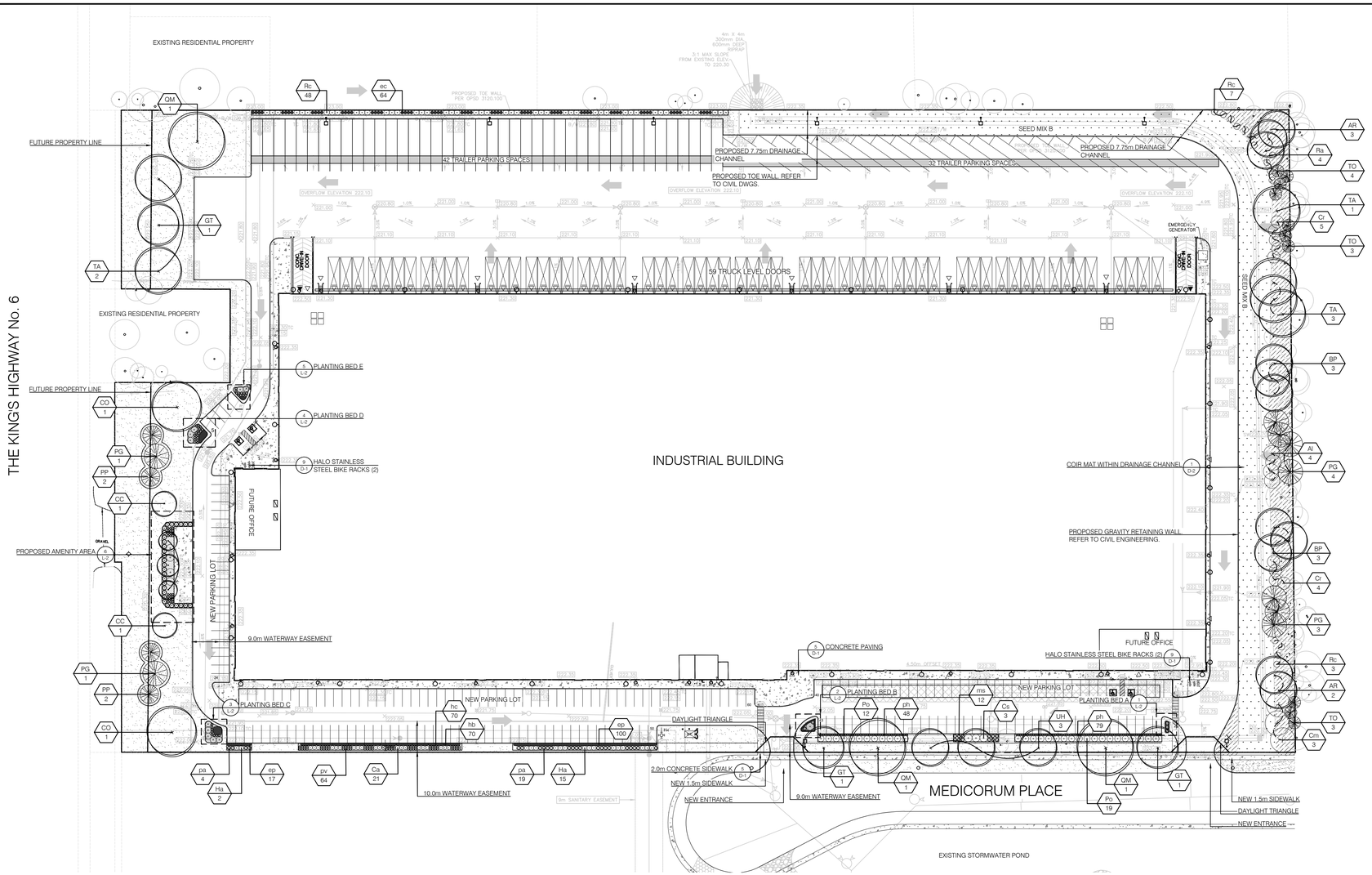


LEGEND

- TOPSOIL AND SOD AS SPECIFIED MINIMUM 150mm TOPSOIL DEPTH
- TOPSOIL AND SEED MIX A AS SPECIFIED MINIMUM 150mm TOPSOIL DEPTH
- TOPSOIL AND SEED MIX B AS SPECIFIED MINIMUM 150mm TOPSOIL DEPTH
- MULCHED AREA
- CONCRETE PAVING
- EX. DECIDUOUS TREE TO REMAIN
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ORNAMENTAL GRASSES
- Xx / 0 — PLANT SPECIES QUANTITY
- XX / D-1 — DETAIL NUMBER SHEET NUMBER

LANDSCAPE NOTES:

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BY-LAWS AND CODES HAVING JURISDICTION OVER SITE LOCATION.
2. COMPLETE ALL WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
3. REPORT ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SERVICE LOCATIONS.
5. EXACT LOCATIONS OF PLANT MATERIAL WILL BE DETERMINED BY PLACEMENT OF SITE SERVICES SUCH AS HYDRO VAULTS, METERS, UTILITIES ROOF RAIN WATER LEADERS, DRIVEWAYS, LIGHT STANDARDS, ETC.
6. SUPPLY ALL PLANT MATERIAL IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK (9th Ed.).
7. INSTALL PLANT MATERIAL ACCORDING TO DETAILS SHOWN.
8. DISTURBED SOIL AREAS AROUND TREES AND SHRUBS ARE TO BE COVERED WITH SHREDDED CONIFER BARK MULCH SUCH AS 'CANADA RED' OR 'GRO-BARK' SPM MULCH, OR APPROVED EQUIVALENT. ALTERNATIVE MULCHES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. CONTRACTOR TO UTILIZE LAYOUT DIMENSIONS WHERE PROVIDED.
10. PROVIDE PLANTING BED AREA AS NOTED ON THE DRAWING OR TO ACCOMMODATE MATURE SIZE OF PLANT MATERIAL.
11. ALL SUPPORT SYSTEMS MUST BE REMOVED BY THE CONTRACTOR AT TIME OF FINAL ACCEPTANCE. NO EXTRAS WILL BE PAID TO COMPLETE THIS WORK.
12. SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF 150mm UNLESS OTHERWISE SPECIFIED.
13. SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 803 UNLESS OTHERWISE SPECIFIED.
14. SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACIFIER. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL PROTECTION AS REQUIRED TO ENSURE SOIL STABILIZATION AND PROPER SEED GERMINATION.
15. ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
16. IF DISCREPANCIES ARISE BETWEEN PLANT MATERIAL COUNT SHOWN ON DRAWING AND PLANT LIST, THE DRAWING SHALL BE CONSIDERED CORRECT.
17. CONTRACTOR TO PROVIDE MINIMUM TWO (2) YEAR WARRANTY FROM DATE ACCEPTED ON ALL WORK UNLESS OTHERWISE SPECIFIED.
18. ANY SITE PLAN OR GRADING AND SERVICING SHOWN IS FOR INFORMATION ONLY. REFER TO APPROVED DRAWINGS.
19. NOT FOR CONSTRUCTION UNLESS STAMPED, SIGNED AND DATED BY LANDSCAPE ARCHITECT.
20. DRAWINGS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LANDSCAPE ARCHITECT.
21. APPROVAL OF LANDSCAPE PLAN TO BE OBTAINED FROM MUNICIPALITY.
22. FOR GRADING AND SERVICING INFORMATION REFER TO THE ENGINEER'S DRAWINGS.
23. FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL DRAWINGS.

PROPOSED PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	CAL.		COND	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%
	DECIDUOUS TREES									
AA	Acer rubrum 'Armstrong'	Armstrong Maple	50mm		W.B.	16.0	7.0	8.0	1	1.80%
AR	Acer rubrum	Red Maple			#10 cont.	15.0	12.0	10.0	5	8.90%
BP	Betula papyrifera	Paper Birch		200cm	#15 cont.	16.0	12.0	10.0	6	10.60%
CC	Cercis candensis	Eastern Redbud	50mm		W.B.	10.0	8.0	8.0	2	3.60%
CO	Celtis occidentalis	Common Hackberry	50mm		W.B.	18.0	16.0	10.0	2	3.60%
GT	Gleditsia tricanthos var. inermis	Thornless Honeylocust	50mm		W.B.	18.0	13.0	10.0	3	5.40%
PG	Picea glauca	White Spruce		200cm	W.B.	25.0	8.0	8.0	9	16.10%
PP	Picea pungens	Colorado Blue Spruce		200cm	W.B.	18.0	6.0	8.0	4	7.10%
PV	Prunus virginiana	Chokecherry	50mm		W.B.	7.0	6.0	8.0	2	3.60%
QM	Quercus macrocarpa	Burr Oak	50mm		W.B.	22.0	18.0	10.0	3	5.40%
TA	Tilia americana	Boulevard Linden	50mm		W.B.	25.0	15.0	10.0	6	10.60%
TO	Thuja occidentalis	White Cedar		200cm	W.B.	12.0	4.0	8.0	10	17.90%
UH	Ulmus x 'Homestead'	Homestead Elm	50mm		W.B.	18.0	12.0	10.0	3	5.40%
								TOTAL	56	100%
	SHRUBS									
Al	Amelanchier laevis	Allegheny Serviceberry			#1 cont.	5.0	5.0	3.0	4	
Ca	Ceanothus americanus	New Jersey Tea			#1 cont.	1.25	1.25	3.0	21	
Cm	Crataegus mollis	Downy Hawthorn			#1 cont.	12.0	8.0	3.0	5	
Cr	Cornus racemosa	Grey Dogwood			#1 cont.	4.0	4.0	4.0	9	
Cs	Cornus sericea	Red Osier Dogwood			#1 cont.	2.0	2.5	3.0	8	
Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea			#1 cont.	1.5	1.5	1.5	17	
Mp	Myrica pensylvanica	Bayberry			#1 cont.	2.0	2.0	2.0	5	
Po	Physocarpus opulifolius	Common Ninebark			#1 cont.	2.0	2.0	2.0	36	
Ra	Rhus aromatica	Fragrant Sumac			#1 cont.	1.5	2.0	3.0	4	
Rc	Rosa carolina	Pasture Rose			#1 cont.	1.75	1.75	3.0	58	
To	Thuja occidentalis 'Sunkist'	Sunkist Cedar			#1 cont.	2.5	1.5	1.5	29	
								TOTAL	196	
	PERENNIALS/ORNAMENTAL GRASSES									
an	Aster novae-angliae	New England Aster			#1 cont.	1.25	0.6	0.6	18	
ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass			#1 cont.	1.5	0.8	0.8	32	
ec	Elymus candensis	Canada Wild Rye			#1 cont.	1.5	0.9	0.9	64	
ep	Echinacea pupurea	Purple Coneflower			#1 cont.	1.2	0.6	0.6	117	
hb	Hemerocallis 'Big Time Happy'	Daylily			#1 cont.	0.45	0.5	0.5	70	
hc	Hemerocallis 'Children's Festival'	Daylily			#1 cont.	0.55	0.5	0.5	70	
hm	Heuchera micrantha 'Palace Purple'	Coral Bells			#1 cont.	0.3	0.45	0.45	30	
ms	Miscanthus sinensis 'Kleine Fontane'	Chinese Silver Grass			#1 cont.	1.5	1.25	1.25	46	
pa	Pennisetum alopecuroides 'Prairie Winds'	Desert Plains Fountain Grass			#1 cont.	0.9	0.6	0.6	23	
ph	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass			#1 cont.	0.9	0.6	0.6	127	
pv	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass			#1 cont.	1.5	0.8	0.8	64	
ss	Sedum spectabile 'Autumn Fire'	Stonecrop			#1 cont.	0.9	0.6	0.6	14	
								TOTAL	675	

SEED MIX A:

CONTRACTOR TO SOW NURSE CROP AVENA SATIVA OVER ENTIRE AREA; TO BE SEEDED AT A RATE OF 25kg/ HECTARE.

UPLAND DRY MEADOW MIX BY CONSERVATION HALTON. TO BE SEEDED AT A RATE OF 25KG PER HA. SEED MIX TO INCLUDE:

Black Eyed Susan (*Rudbeckia hirta*)	15%
Big Bluestem (*Andropogon geradii*)	30%
Blue Wood Aster (*Symphyotrichum cordifolius*)	1%
Canada Goldenrod (*Solidaago candensis*)	2%
Canada Anemone (*Anemone canadensis*)	1%
Common Milkweed (*Asclepias syriaca*)	5%
Evening Primrose (*Oenethera biennis*)	2%
Grass Leaved Goldenrod (*Euthamia graminifolia*)	1%
Little Blue Stem (*Schizachyrium scoparium*)	20%
Meadow/Open Field Sage (*Carex granularis*)	12%
New England Aster (*Aster novae-angliae*)	1%
Virgins Bower (*Clematis virginiana*)	5%
Wild Bergamot (*Monarda fistulosa*)	5%

NATIVE SEED MIXES DO BEST WHEN PLANTED IN THE FALL, BETWEEN OCTOBER 15TH AND NOVEMBER 15TH. LATE FALL SOWINGS ADDITIONALLY STRATIFY THE SEED. AN EARLY SPRING SOWING IN APRIL WILL WORK BUT NOT AS EFFECTIVELY. IF IDEAL GROWING SEASONS ARE UNAVAILABLE, THE SEED MAY GO DORMANT AND NOT GERMINATE UNTIL SPRING THE FOLLOWING YEAR.

SUBSTITUTIONS MAY BE MADE WITH NATIVE SPECIES ONLY. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SEED MIX B:

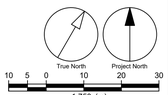
CONTRACTOR TO SOW NURSE CROP AVENA SATIVA OVER ENTIRE AREA; TO BE SEEDED AT A RATE OF 25kg/ HECTARE.

MEADOW MARSH MIX BY CONSERVATION HALTON. TO BE SEEDED AT A RATE OF 25KG PER HA. SEED MIX TO INCLUDE:

Bebbs Sedge (*Carex bebbi*)	1%
Blue Lobelia (*Lobelia siphilitica*)	1%
Blue Vervain (*Verbena hastata*)	15%
Boneset (*Eupatorium perfoliatum*)	2%
Dark Green Bulrush(*Scirpus atrovirens*)	5%
Fox Sedge (*Carex vulpinoidea*)	25%
Grass Leaved Goldenrod (*Euthamia graminifolia*)	1%
Meadow/Open Field Sage (*Carex granularis*)	10%
Purple Stemmed Aster (*Symphyotrichum puniceum*)	1%
Soft Rush (*Juncus effusus*)	5%
Spotted Joe Pye Weed (*Eupatorium maculatum*)	2%
Monkey Flower (*Mimulus ringens*)	1%
Stalk Grain Sedge (*Carex stipata*)	2%
Tall Manna Grass (*Glyceria grandis*)	2%
Woolgrass (*Scirpus cyperinus*)	2%
Fowl Bluegrass (*Poa palustris*)	25%

NATIVE SEED MIXES DO BEST WHEN PLANTED IN THE FALL, BETWEEN OCTOBER 15TH AND NOVEMBER 15TH. LATE FALL SOWINGS ADDITIONALLY STRATIFY THE SEED. AN EARLY SPRING SOWING IN APRIL WILL WORK BUT NOT AS EFFECTIVELY. IF IDEAL GROWING SEASONS ARE UNAVAILABLE, THE SEED MAY GO DORMANT AND NOT GERMINATE UNTIL SPRING THE FOLLOWING YEAR.

SUBSTITUTIONS MAY BE MADE WITH NATIVE SPECIES ONLY. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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ISSUES

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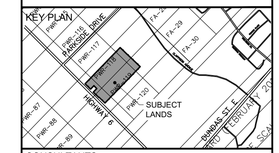
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31

KEY PLAN



CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ZARA A. BROWN — OALA — MEMBER

PRIME CONSULTANT

ARCADIS
360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6, HAMILTON, ON

PROJECT NO: 140918	
DRAWN BY: **T.KEMP**	CHECKED BY: **Z.BROWN**
PROJECT MGR: **C.JANDU**	APPROVED BY: **Z.BROWN**

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER	ISSUE
L-1	3

SCALE CHECK 10mm 1 in

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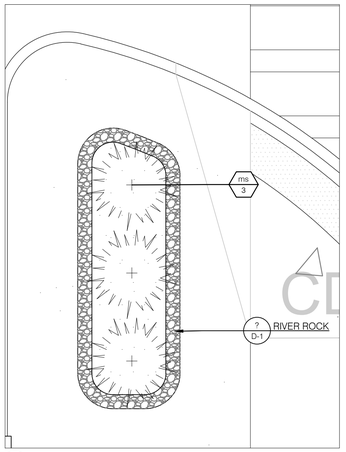

1 L-2 PLANTING BED A
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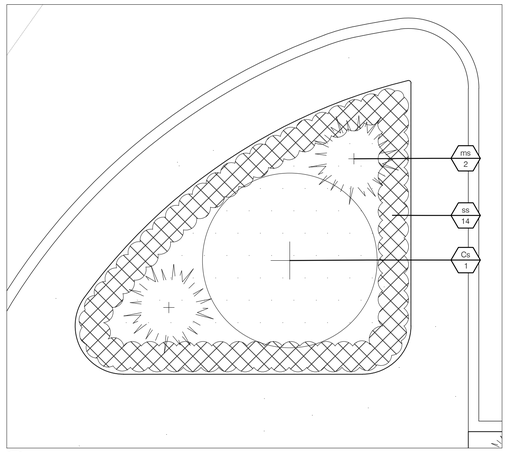

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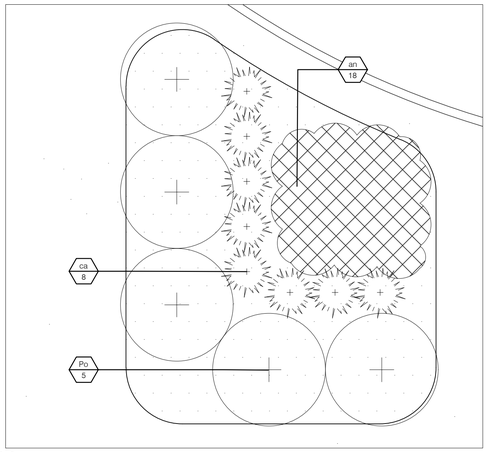

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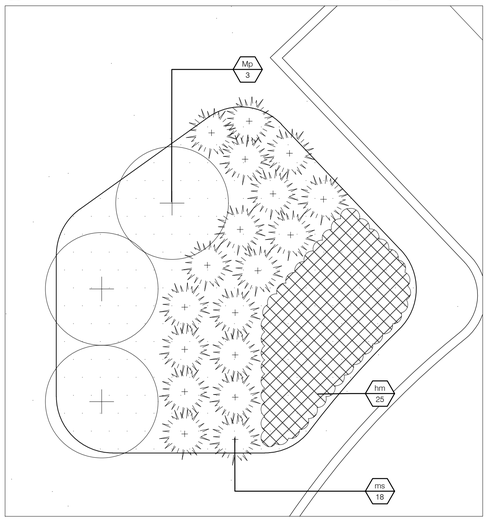
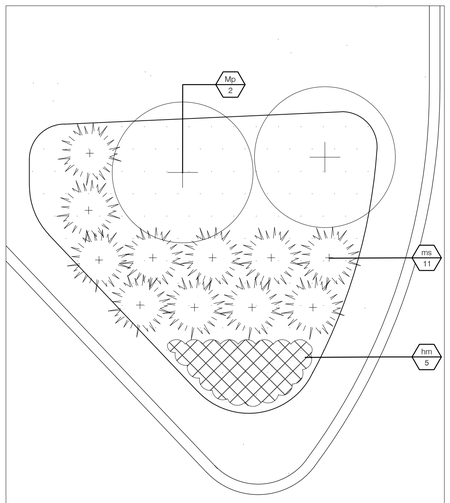


4 L-2 PLANTING BED D
1:40



5 L-2 PLANTING BED E
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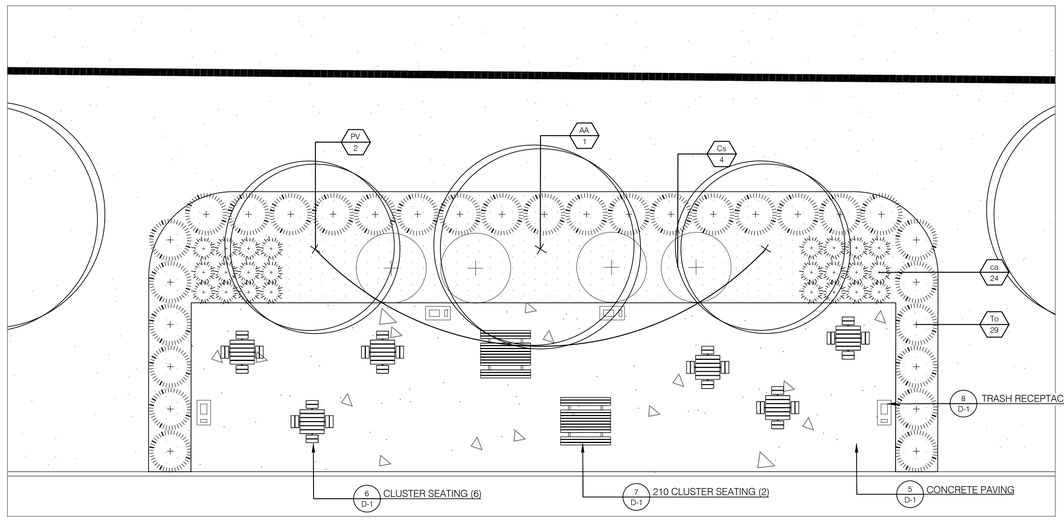

6 L-2 AMENITY AREA
1:100

L-2 PROPOSED PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	CAL.		COND	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.
	DECIDUOUS TREES								
AA	Acer rubrum 'Armstrong'	Armstrong Maple	50mm		W.B.	16.0	7.0	8.0	1
PV	Prunus virginiana	Common Chokecherry	50mm		W.B.	7.0	6.0	8.0	2
								TOTAL	3
	SHRUBS								
Cs	Cornus sericea	Red Osier Dogwood			#1 cont.	2.0	2.5	3.0	5
Mp	Myrica pensylvanica	Bayberry			#1 cont.	2.0	2.0	2.0	5
Po	Physocarpus opulifolius	Common Ninebark			#1 cont.	2.0	2.0	2.0	5
To	Thuja occidentalis 'Sunkist'	Sunkist Cedar			#1 cont.	2.5	1.5	1.5	29
								TOTAL	44
	PERENNIALS/ORNAMENTAL GRASSES								
an	Aster novae-angliae	New England Aster			#1 cont.	1.25	0.6	0.6	18
ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass			#1 cont.	1.5	0.8	0.8	32
hm	Heuchera micrantha 'Palace Purple'	Coral Bells			#1 cont.	0.3	0.45	0.45	30
ms	Miscanthus sinensis 'Kleine Fontane'	Chinese Silver Grass			#1 cont.	1.5	1.25	1.25	34
ss	Sedum spectabile 'Autumn Fire'	Stonecrop			#1 cont.	0.9	0.6	0.6	14
								TOTAL	128

LEGEND

- TOPSOIL AND SOD AS SPECIFIED MINIMUM 150mm TOPSOIL DEPTH
- MULCHED AREA
- CONCRETE PAVING
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ORNAMENTAL GRASSES
- Xx / 0 — PLANT SPECIES / QUANTITY
- XX / D-1 — DETAIL NUMBER / SHEET NUMBER

CLIENT
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CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
ZA RAA BROWN
OALA
MEMBER

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
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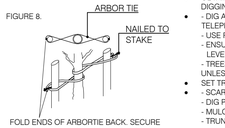
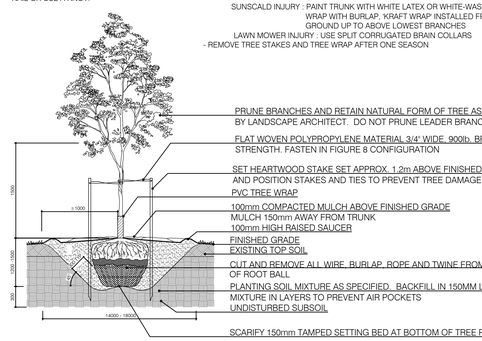
NOTES:

- OBTAIN WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF DIGGING
- DIG ALL HOLES BY HAND WHEN CLOSER THAN 1.0M TO UNDERGROUND POWER, TELEPHONE AND GAS ALIGNMENTS
- USE ROOT DEFLECTOR ON THE UTILITY SIDE OF REQUIRED
- ENSURE BASE OF TREE PIT IS STABLE IN ORDER TO MAINTAIN THE DESIRED TREE LEVEL AND GRADE
- TREES TO BE SPRAYED WITH APPROVED ANTI-DESSICANT PRIOR TO TRANSPLANTING UNLESS PLANTED WITHIN 48 HOURS OF DIGGING (IF PLANTED IN FULL LEAF)
- SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT
- SCARIFY COMPACTED SUBGRADE TO 500MM DEEP IN AREA 5 X ROOTBALL DIAMETER
- DIG PIT 300MM WIDER THAN ROOTBALL PERIMETER
- MULCH WITH SHREDDED BARK OR COMPOSTED HARDWOOD CHIPS
- TRUNK PROTECTION
  MECHANICAL INJURY : USE PLASTIC TREE COLLAR
  ANIMAL INJURY : USE SPIRAL TREE GUARDS OR SCREEN COLLARS
  SUNSCALD INJURY : PAINT TRUNK WITH WHITE LATEX OR WHITE-WASH, OR WRAP WITH BURLAP, KRAFT WRAP INSTALLED FROM THE GROUND UP TO ABOVE LOWEST BRANCHES
  LAWN MOWER INJURY : USE SPLIT CORRUGATED BRAIN COLLARS
- REMOVE TREE STAKES AND TREE WRAP AFTER ONE SEASON

FIGURE 8.



FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKE WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.



1 D-1 BALLED & BURLAPPED/WIRE BASKET DECIDUOUS TREE

N.T.S.

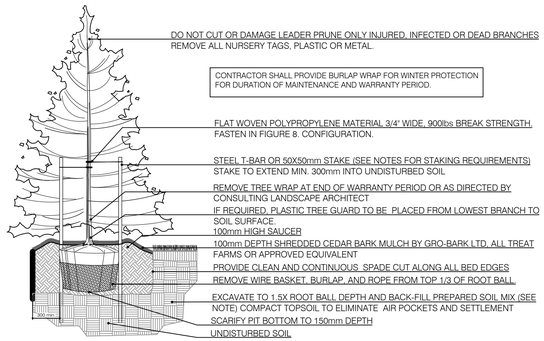
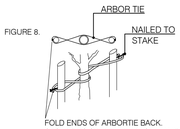


FIGURE 8.



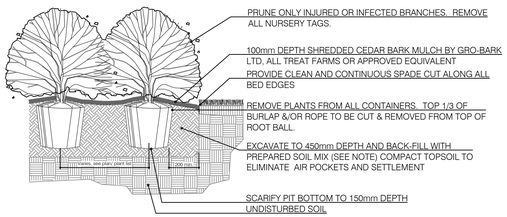
FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKE WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.

NOTES:

1. SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL, ONE (1) PART WELL ROTTED COMPOST.
2. SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL DIMENSIONS ARE IN mm.
4. STAKING SCHEDULE:
   < 2500mm HT. - ONE STAKE
   > 2500mm HT. - TWO STAKES
   SPADED TREES - THREE STAKES OR GUY WIRES
   ALL SUPPORT SYSTEMS MUST BE REMOVED ONCE TREE IS ESTABLISHED.
5. ALL TREES TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.
6. TOP OF ROOT FLARE SHALL BE POSITIONED 50mm ABOVE GRADE.

2 D-1 BALLED & BURLAPPED/WIRE BASKET CONIFEROUS TREE

N.T.S.

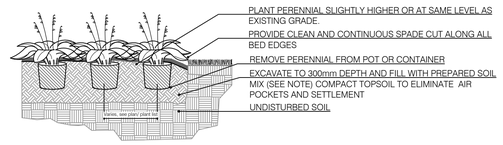


NOTES:

1. SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL, ONE (1) PART WELL ROTTED COMPOST.
2. SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL DIMENSIONS ARE IN mm.
4. IN POORLY DRAINED SOILS PLANT SHRUB SLIGHTLY HIGHER THAN ADJACENT GRADE.
5. ALL PLANTS TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.

3 D-1 BALLED AND BURLAPPED/POTTED SHRUB

N.T.S.



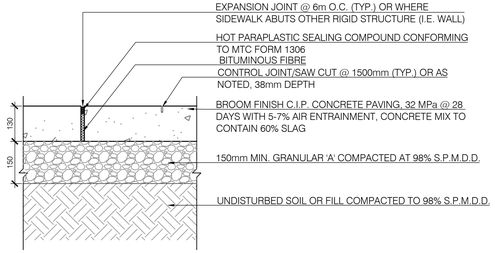
NOTES:

1. SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL, ONE (1) PART WELL ROTTED COMPOST.
2. SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL DIMENSIONS ARE IN mm.
4. CUT AND REMOVE CONTAINER. SCARIFY ROOTBALL SIDES.
5. ALL PLANTS TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.

CONTRACTOR SHALL PROVIDE 75mm MULCH FOR ALL PERENNIALS EXCEPT GROUNDCOVERS UNLESS SPECIFIED OTHERWISE.

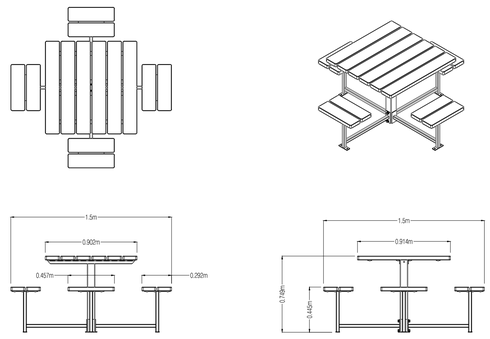
4 D-1 CONTAINER GROWN PERENNIAL/GRASS

N.T.S.



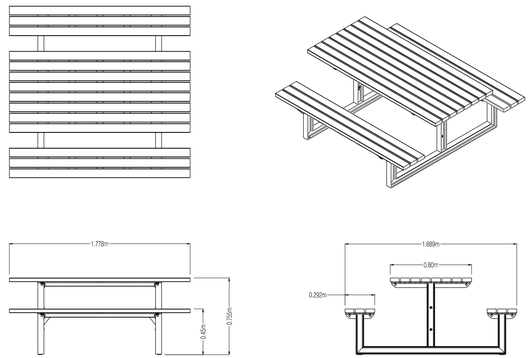
5 D-1 CONCRETE PAVING

N.T.S.



6 D-1 CLUSTER SEATING (MTB-0400-00011) SURFACE MOUNT, AS MANUFACTURED BY MAGLIN

N.T.S.



7 D-1 210 CLUSTER SEATING SURFACE MOUNT, AS MANUFACTURED BY MAGLIN

N.T.S.

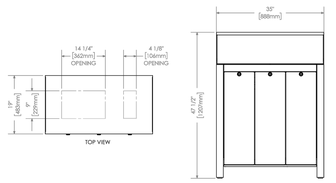
LEXICON

MRR-1500-00012

Legacy #LXRC1502-48-MS-VGST-LD0-VGST-RS

DESCRIPTION:	1500 Series – Lexicon Recycle Receptacle: Steel Frame, Laser Cut and Formed Steel Side Panels, Metal Lids, Front Opening, 2 Streams, 1 x 32 and 1 x 16 Gallon Polyethylene Liners, Vinyl Graphics, Rain Shield
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The trash/recycle unit is delivered pre-assembled. Holes (9/16") are provided in each mounting foot for securing to base.
TO SPECIFY:	Select MRR-1500-00012 Choose: - Powdercoat Color

HEIGHT: 47.5" (120.7cm) LENGTH: 35" (88.8cm) DEPTH: 19" (48.3cm) WEIGHT: 209.85lbs (95.2kg)



MAGLIN™ Site Furniture

T 800 716 5506
F 877 360 9393
www.maglin.com
sales@maglin.com

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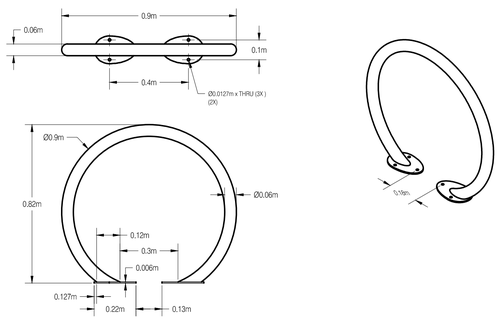
- Details and specifications may vary due to continuing improvements of our products.

8 D-1 LEXICON TRASH RECEPTACLE (MRR-1500-00012) SURFACE MOUNT, AS MANUFACTURED BY MAGLIN

N.T.S.



9 D-1 HALO STAINLESS STEEL BIKE RACK, AS MANUFACTURED BY HAUSER SITE FURNITURE

N.T.S.

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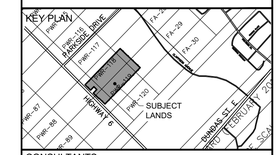

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ZARAA BROWN
OALA
MEMBER

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6, HAMILTON, ON

PROJECT NO: 140918	
DRAWN BY: **T.KEMP**	CHECKED BY: **Z.BROWN**
PROJECT MGR: **C.JANDU**	APPROVED BY: **Z.BROWN**

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER	ISSUE
D-1	3

SCALE CHECK 1 in

File Location: J:\140918_566_Highway_7\7.0_Production\7.03_Design\Landscape\140918TPP.dwg Last Saved: May 30, 2024, by taylor.kemp Plotted: Thursday, May 30, 2024 7:06:33 PM by Taylor Kemp

NOTES

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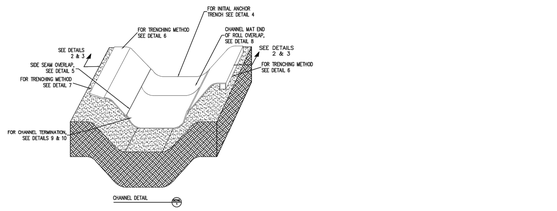

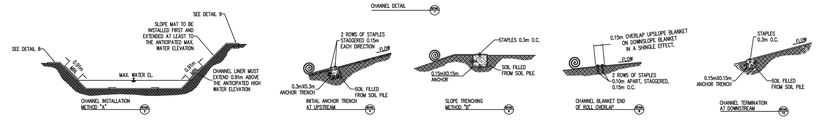

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terrafix geosynthetics inc.
455 Horner Avenue
Toronto, Ontario
M8W 4W9
Tel:(416) 674-0363

REVISIONS \ ISSUE

Project Number
DATE
06/13/2016
SCALE
N.T.S.
Designed by
Drawn by
Checked by

COIR MAT

TYPICAL CHANNEL APPLICATION DETAIL

Sheet Number
1 OF 1

NOTES

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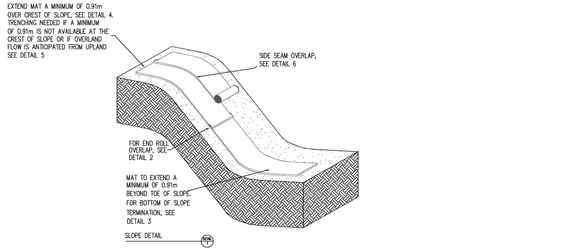

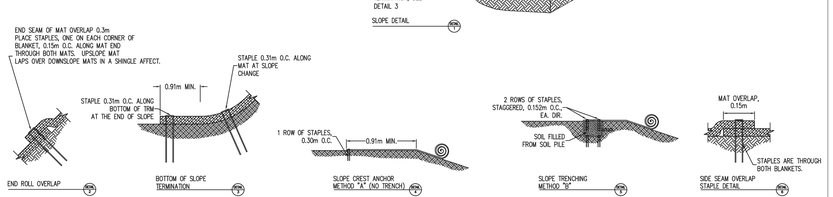

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Drawn by
Checked by

COIR MAT

TYPICAL SLOPE APPLICATION DETAIL

Sheet Number
1 OF 1

1 / D-2 COIR MAT AS MANUFACTURED BY TERRAFIX OR APPROVED EQUAL
N.T.S.

CLIENT
WEST WATERDOWN INDUSTRIAL LLP

5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31

KEY PLAN

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ZARAA BROWN
OALA
MEMBER

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
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INDUSTRIAL DEVELOPMENT

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ISSUE
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SCALE CHECK
10mm
1 in

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ARCADIS

Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
Committee of Adjustment
City of Hamilton
71 Main Street West – 5th Floor
Hamilton ON, L8P 4Y5

Arcadis Professional Services (Canada) Inc.
55 St. Clair Avenue West
7th FloorSuite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010
www.arcadis.com

Date: June 17, 2024
Our Ref: 140918
Subject: **APPLICATION FOR MINOR VARIANCE AT 566 HIGHWAY 6 IN THE CITY OF HAMILTON**

Dear Ms. Sheffield,

1.0 INTRODUCTION

Arcadis Professional Services (Canada) Inc. ("Arcadis") is the authorized planning agent for West Waterdown Industrial LLP (the "client"), the owner of approximately 0.27 hectares of land located at 566 Highway 6 in the City of Hamilton (the "City") (herein referred to as the "subject site"). As you may be aware, there is currently a Site Plan Approval application in process with the City for the subject site in which Conditional Site Plan approval was granted on March 13, 2024 (File: DA-24-007). The proposed development has been revised since the original Site Plan Submission on January 23, 2024, to reflect changes to the naturalized channel at the northeast corner of the site. The application was resubmitted on June 7, 2024.

The proposed development is to construct an industrial building with an approximate building area of 38,558.83 m² with 224 total parking spaces (65 trailer spaces and 4 barrier-free spaces) and 59 loading dock door spaces. Access is being proposed via 2 driveways near the terminus of the Medicorum Place cul-de-sac.

To permit the industrial building, an application for Minor Variance will be required to address requirements related to the maximum yard setbacks abutting a street. Through our analysis, it is our opinion that the variance meets the four tests outlined in Section 45 (1) of the *Planning Act*, RSO 1990, for the reasons outlined within our planning discussion in Section 4.0 below.

2.0 SITE LOCATION AND CONTEXT

The subject site is located northeast of Dundas Street East (Highway No. 5 West) and Highway No. 6 intersection (Clappison's Corner), on the eastern side of Highway 6. It is generally rectangular in shape with an approximate area of 19.49 ac and a combined frontage of 179 m. The frontage is interrupted by the abutting residential parcel (570 Highway No. 6), which is developed with a 1-storey single detached residential dwelling.

The subject site has an approximate depth of 382 m. As seen in **Figure 1**, the subject site is currently vacant with vegetation comprised of former crop areas, strips of shrubs, and treed hedgerows along portions of the subject site's boundary. The subject site is located in the community of Waterdown, in the north part of the City of Hamilton. The site is surrounded by existing industrial users within the Flamborough Industrial Park and the Flamborough Power Centre North with some rural residential uses located on Highway 6. The lands to the northwest are owned by the City of Hamilton and will be developed for future emergency services. Employment uses including Stryker Canada, Burlington Automation, and AXYZ and WARDJET and commercial uses including Value Village and the

Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
City of Hamilton
June 17, 2024

Keg Steakhouse + Bar are located to the east of the site. Immediately to the southwest of the subject site is Highway 6.

Figure 1: Aerial image of subject site, retrieved from Google Maps

3.0 PROPOSED DEVELOPMENT

The proposed development has been revised since the original Site Plan Submission on January 23, 2024, to reflect changes to the naturalized channel at the northeast corner of the site. The proposed development is to construct an industrial building with an approximate building area of 38,558.83 m² with 224 total parking spaces (65 trailer spaces and 4 barrier-free spaces) and 59 loading dock door spaces. Access is being proposed via 2 driveways near the terminus of the Medicorum Place cul-de-sac. Please refer to **Figure 2** for a reduced version of the Site Plan prepared by Baldassarra Architects.

Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
City of Hamilton
June 17, 2024

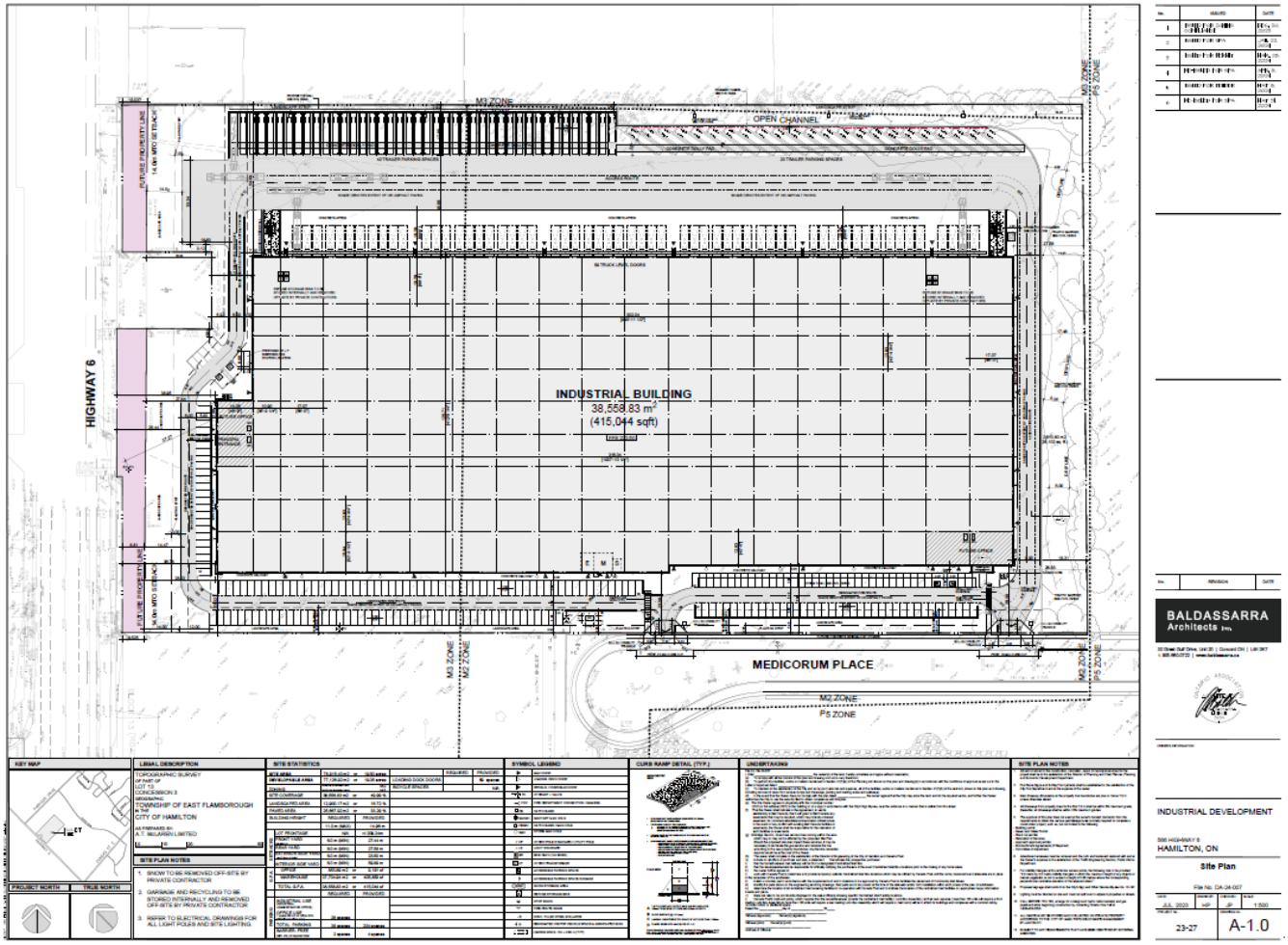

Figure 2: Site Plan prepared by Baldassarra Architects

4.0 PROPOSED MINOR VARIANCES

As per Schedule E-1 (Urban Land Use Designations) of the Urban Hamilton Official Plan ("UHOP"), the subject site is located within the Employment Area and is designated 'Business Park'. The subject site is zoned 'General Business Park' (M2) and 'Prestige Business Park' (M3) as per the City of Hamilton Zoning By-law 05-200 (the "Zoning By-law"). The revised Site Plan was reviewed against the Zoning Compliance Review which was completed on January 16, 2024. The variance being applied for, made under Section 45 (1) of the *Planning Act*, is as follows:

Variance 1: A maximum setback of 41.88 m abutting Highway 6 shall be provided, whereas Section 9.3.3b) of the Zoning By-law requires a maximum 27.0 m setback from a street to be provided for the entire site/building.

Planning Act Section 45 (1) Compliance

Section 45 (1) of the Planning Act permits the Committee of Adjustment to grant Minor Variances from the Zoning By-law provided that they meet what is known at the four (4) tests. The four tests are:

1. Is the variance minor in nature?
2. Is the variance desirable and appropriate?
3. Does the variance maintain the general intent and purpose of the Official Plan? and,
4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The following will provide an analysis of the proposed variance against the four tests.

4.1 Variance 2: Maximum Setback Abutting a Street

The proposed development would require a variance to permit a maximum setback of 41.88 m abutting Highway 6, whereas the Zoning By-law requires a maximum 27.0 m setback from a street to be provided for the entire site/building.

1. Is the variance minor in nature?

The determination of whether this variance can be considered minor is based on the overall impact an increase in the maximum setback abutting Highway 6 would have on the surrounding properties and the neighbourhood context. The lands to the northwest is owned by the City of Hamilton and will be developed for future emergency services whereas the lands to the southeast contain a stormwater management pond and industrial lands. As outlined above, the lands to the southwest side of 566 Highway 6 are low density residential uses and there is an existing residential dwelling between Highway 6 and the proposed development (i.e. which was acquired by MTO this past January and is not part of this development). The residential uses are appropriately setback from the building due to Highway 6, the lands expropriated by MTO, the 14 m MTO setback, and the 3 m planting strip.

From Highway 6, the closest part of the building is setback 27.44 m and the farthest portion of the building is setback 41.88 m due to the bend in the road to circumvent the existing residential dwelling. Notably, there is a 15.70 m setback from the residential dwelling to the building. Approximately 77% of the building remains generally in conformity with the 27 m maximum setback except for about 23% of the building being located farther as the designated fire route, 9 m servicing easement, 6 m circulation road, parking spaces, and 2 m concrete walkway for pedestrian access must be accommodated. As such, the increased maximum setback would not result in adverse impacts to the surrounding uses.

2. Is the variance desirable and appropriate?

The requested variance is necessary to permit the most effective design and situation of the proposed development within the subject site. It is appropriate to circumvent the existing residential property located along Highway 6 which is not part of this development as well as to facilitate the road circulation along Highway 6. The variance is required to accommodate the 14 m MTO setback, the 3 m planting strip, the designated fire route, 9 m servicing easement, parking spaces, and 2 m concrete walkway. Overall, the proposed development as a whole represents appropriate and desirable development, given its contribution to employment uses within the immediate area.

3. Does the variance maintain the general intent and purpose of the Official Plan? and,

As outlined above, the subject site is located within the Employment Area and is designated ‘Business Park’. In regard to the goals of the Employment Area Designations, the requested variance supports the proposed development which will contribute to the supply of zoned and serviced employment lands to help meet the City’s projected employment growth forecast. Furthermore, the UHOP states that “Business Parks are planned for a broad range of employment uses compatible with the design policies for business parks. These areas are well served by roadway infrastructure and are generally more able to accommodate proper buffering from sensitive land uses”. The requested variance will permit the proposed industrial building which is a permitted use within the designation

and will contribute to the range of employment uses within the area. Moreover, the requested variance will not result in any adverse impacts to the adjacent properties or surrounding neighbourhood as outlined above.

4. **Does the variance maintain the general intent and purpose of the Zoning By-law?**

The subject site is zoned General Business Park (M2) and Prestige Business Park (M3). The intent and purpose of the maximum setback abutting a street is to ensure compatibility between existing and future uses and to reduce adverse impacts to surrounding properties. As outlined above, the variance would not result in adverse impacts to the surrounding uses.

5.0 PLANNING CONCLUSION

Based on our analysis above, it is our opinion that the above variance is minor in nature, is desirable and appropriate for the efficient use of the property, and continues to maintain the general intent of the Official Plan and Zoning By-law. The overall proposed development utilizes vacant lands within the urban boundary of the City and will contribute to the City's projected employment growth forecast which is desirable and appropriate. As such, we are of the opinion that the variance should be approved by the Committee of Adjustment as the proposal meets the objectives of the City and represents good planning that is in the public's interest.

In support of the application, please find enclosed the following:

- One (1) completed and signed copy of the Minor Variance Application Form;
- One (1) copy of the Architectural Set prepared by Baldassarra Architects;
- One (1) copy of the Landscape Plan prepared by Arcadis;
- One (1) cheque in the amount of $3,900.00 made payable to the City of Hamilton; and,
- One (1) cheque in the amount of $1,489.34 made payable to the Hamilton Conservation Authority.

We trust the enclosed is in order, however, should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.

Carmen Jandu MCIP RPP
Associate – Senior Planner

Isabelle Ilagan
Planner

Email: carmen.jandu@arcadis.com
Direct Line: 905 546 1010 ext 63106
Mobile: 416 938 3838

CC. Doug Tam, via email
Danny Ash, via email

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	West Waterdown Industrial [redacted]
Applicant(s)	Same as Agent below
Agent or Solicitor	Arcadis Professional Services (Canada) Inc. (Arcadis) c/o Isabelle Ilagan

1.2 Primary contact ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☐ Owner ☑ AgentSolicitor

1.4 Request for digital copy of sign ☐ Yes* ☑ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☑ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type ☐ In person ☑ Cheque ☐ Credit over phone* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	566 Highway 6		
Assessment Roll Number			
Former Municipality	Flamborough		
Lot	13	Concession	3
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R17284	Part(s)	SAVE/EXCEPT PARTS

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☑ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Please refer to Cover Letter.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Please refer to Cover Letter.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☑ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
±179 m (along Highway No. 6)	±382 m (from Highway No. 6 to the rear of the property)	±7.89 ha (19.49 acres)	± 17 m

4.2 Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Spec build industrial	6.0m - 41.88m	6.0m - 27.58m	6.0m - 23.5m (ext) &	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Vacant				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Spec build industrial	38,558.83m2	77,117.66m2	2	14.965m

4.4 Type of water supply: (check appropriate box)

☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

☑ publicly owned and operated storm sewers
☐ swales
☐ ditches
☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

☑ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road

_____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Spec build industrial building

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Open space, business park uses, single detached dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2021

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant

7.4 Length of time the existing uses of the subject property have continued:

N/A

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Employment Area: Business Park

Please provide an explanation of how the application conforms with the Official Plan.

Please refer to Cover Letter.

7.6 What is the existing zoning of the subject land? General Business Park (M2) Zone
Prestige Business Park (M3) Zone

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☑ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____