



City of Hamilton
DELEGATED CONSENT AUTHORITY
AGENDA

Meeting #: 25-3
Date: March 27, 2025
Time: 1:00 p.m.
Location: Meet as per their delegated authority –
Meetings are not livestreamed

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

Pages

1. Delegated Consent Authority

- | | | |
|-----|--|----|
| 1.1 | B-25:014 354-360 King Street West, Hamilton (Ward 1) | 3 |
| | Agent: A.J. Clarke & Associates – R. Ferrari | |
| | Owner: King Street Crossing Inc. – G. Bluesz | |
| 1.2 | B-25:017 30 Glover Road, Hamilton (Ward 6) | 35 |
| | Agent: Sam Esposito Architect Inc. c/o S. Esposito | |
| | Owner: 1000889299 Ontario Inc. | |



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

NOTICE OF APPLICATION
CONSENT

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-25:014	SUBJECT PROPERTY:	354-360 King Street West, Hamilton
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APPLICANTS: Owner King Street Crossing Inc. c/o Gunther Bluesz
Agent A.J. Clarke and Associates c/o Ryan Ferrari

PURPOSE & EFFECT: To create stratified easements over a portion of lands for access purposes.

	Frontage	Depth	Area
EASEMENT LANDS (Part 7):	N/A	Varies	23 m ² ±
EASEMENT LANDS (Parts 12 & 13):	6 m±	Varies	151 m ² / ha±
EASEMENT LANDS (Part 11):	1.5 m±	10 m±	15 m ² ±
REMAINDER LANDS:	7.0 m± (King Street) 32.0 m± (Queen Street)	Irregular	1,587.8 m ² ±

Associated Planning Act File(s): B-025:013

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 decided upon by the Consent Authority, the Director of Planning and Chief Planning, no earlier than:

Thursday, March 27, 2025

B-25:014

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

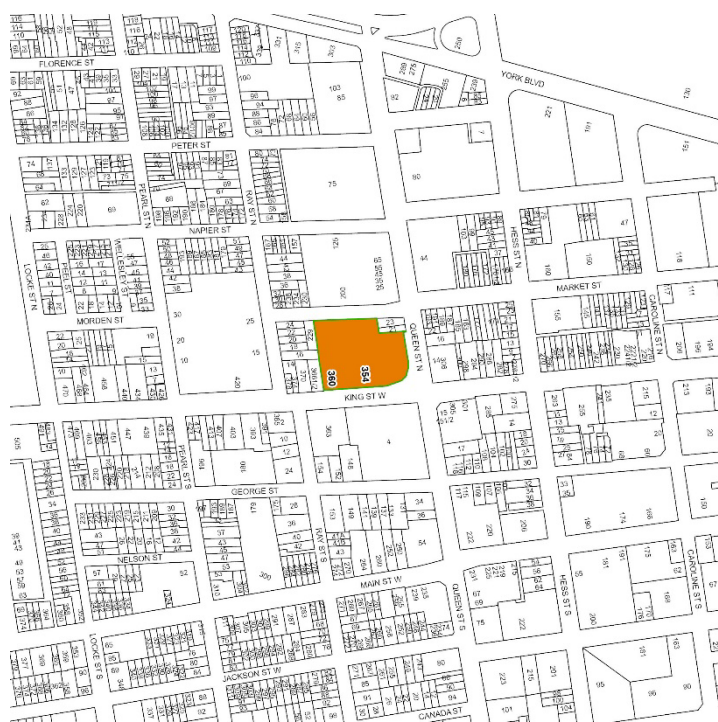
- Visit www.hamilton.ca/committeeofadjustment - Delegated Consent Authority Tab
- Email Committee of Adjustment staff at cofa@hamilton.ca


PUBLIC INPUT

Written: If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written 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 two days before the Date of Decision.**

Comments will be available on **March 26, 2025** on our website: www.hamilton.ca/committeeofadjustment

Orally: Oral comments are not able to be submitted.



 Subject Lands

DATED: March 10, 2025

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.

B-25:014

If a person or public body that files an appeal of a Decision in respect of the proposed consent does not make written submissions before the Consent Authority gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the Decision of Consent Authority in respect 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. A copy of the Decision will only be sent to those who request.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 62R-

RECEIVED AND DEPOSITED

JANUARY 24, 2025
DATE

DATE

D. MIRET
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE (No. 62)

STRATA PLAN OF SURVEY OF LOTS 9, 10 AND 11 AND PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13 BLOCK 1, RANGE 1 REGISTERED PLAN 1435 CITY OF HAMILTON

SCALE 1 : 200

R. AVIS SURVEYING INC.

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

PART	SHEET	CROSS SECTION	
		(FOR CROSS SECTIONS "A"- "A", "B"- "B", SEE SHEET 2)	(FOR CROSS SECTIONS "C"- "C", "D"- "D", SEE SHEET 3)
1	1,2,3	"A"- "A", "B"- "B", "C"- "C", "D"- "D"	
2	1,2,3	"A"- "A", "D"- "D"	
3	1,2,3	"A"- "A", "B"- "B", "C"- "C", "D"- "D"	
4	1,2,3	"B"- "B"	
5	1,2,3	"C"- "C"	
6	1,2,3	"C"- "C"	
7	1,2,3	"D"- "D"	
8	2	"C"- "C"	
9	3	"A"- "A"	
10	1,2,3	"C"- "C"	
11	1,2,3	"A"- "A"	
12	2	"A"- "A", "B"- "B"	
13	1,2	"A"- "A"	

NOTES AND LEGEND

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010).

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999690875.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 0011965049 ELEVATION = 112.302 metres

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- WT DENOTES WITNESS
- M/MEAS DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- PROD DENOTES ON PRODUCTION
- CALC DENOTES CALCULATE
- WT DENOTES WITNESS
- 1525/RA DENOTES R. AVIS SURVEYING INC., O.L.S.
- RHW DENOTES REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
- 824 DENOTES A.T. McLAREN, O.L.S.
- * DENOTES UNABLE TO MONUMENT ACCORDING TO SITE CONDITIONS
- BA DENOTES PLAN BA-653
- P1 DENOTES TOPOGRAPHIC SURVEY BY A.T. McLAREN LIMITED, O.L.S., DATED AUGUST 23, 2016
- P2 DENOTES PLAN 62R-3119
- P3 DENOTES PLAN 62R-20958
- P4 DENOTES PLAN 62R-12607
- P5 DENOTES PLAN 62R-20967
- P6 DENOTES PLAN 62R-21304
- P7 DENOTES PLAN 62R-22035
- D1 DENOTES INSTRUMENT No. HL169945
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- HCP DENOTES HORIZONTAL CUTTING PLANE
- ELEV DENOTES ELEVATION
- CIC DENOTES CHANGE IN ELEVATION
- UL DENOTES UPPER LIMIT
- LL DENOTES LOWER LIMIT
- NO DENOTES NO UPPER LIMIT
- NLL DENOTES NO LOWER LIMIT
- ① DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT
- ② DENOTES VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
- ③ DENOTES VERTICAL PLANE ESTABLISHED BY FACE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
- ④ DENOTES HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION
- ⑤ DENOTES HORIZONTAL PLANE ESTABLISHED BY CENTRE LINE OF CONCRETE FLOOR SLAB
- ⑥ DENOTES UPPER SURFACE AND PLANE OF CONCRETE SLAB AND PRODUCTION
- ⑦ DENOTES FACE OF CONCRETE CURB AND PRODUCTION
- ⑧ DENOTES SLOPING PLANE
- ⑨ DENOTES LOWER SURFACE AND PLANE OF CONCRETE FLOOR SLAB
- ⑩ DENOTES HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
- ↑ DENOTES EXTENT OF PART NOT LIMITED

PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE

ALL MEASUREMENTS BETWEEN FOUND MONUMENTS SHOWN ON THIS PLAN ARE IN AGREEMENT WITH PLAN 62R-22035 UNLESS OTHERWISE NOTED.

ALL FOUND MONUMENTS SHOWN ON THIS PLAN ARE BY A.T. McLAREN, O.L.S. UNLESS OTHERWISE NOTED.

6° UTM ZONE 17 COORDINATES NAD83(CSRS-2010) (CENTRAL MERIDIAN 81° WEST LONGITUDE)		
	NORTHING	EASTING
A	4,790,313.821	591,022.619
B	4,790,245.242	591,002.561

(1) THE UTM COORDINATES LISTED ABOVE ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

(2) THE UTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON.

LEGEND

- DENOTES RESIDENTIAL RENTAL
- DENOTES STACKED TOWNHOUSES
- DENOTES HOTEL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THE STRUCTURES SHOWN ON THIS PLAN COMPRISING SHEETS 1 TO 3 INCLUSIVE ARE IN EXISTENCE.
- THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

JANUARY 24, 2025
DATE

D. MIRET
Ontario Land Surveyor

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN COMPRISING SHEETS 1 TO 3 INCLUSIVE ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF SEPTEMBER, 2019

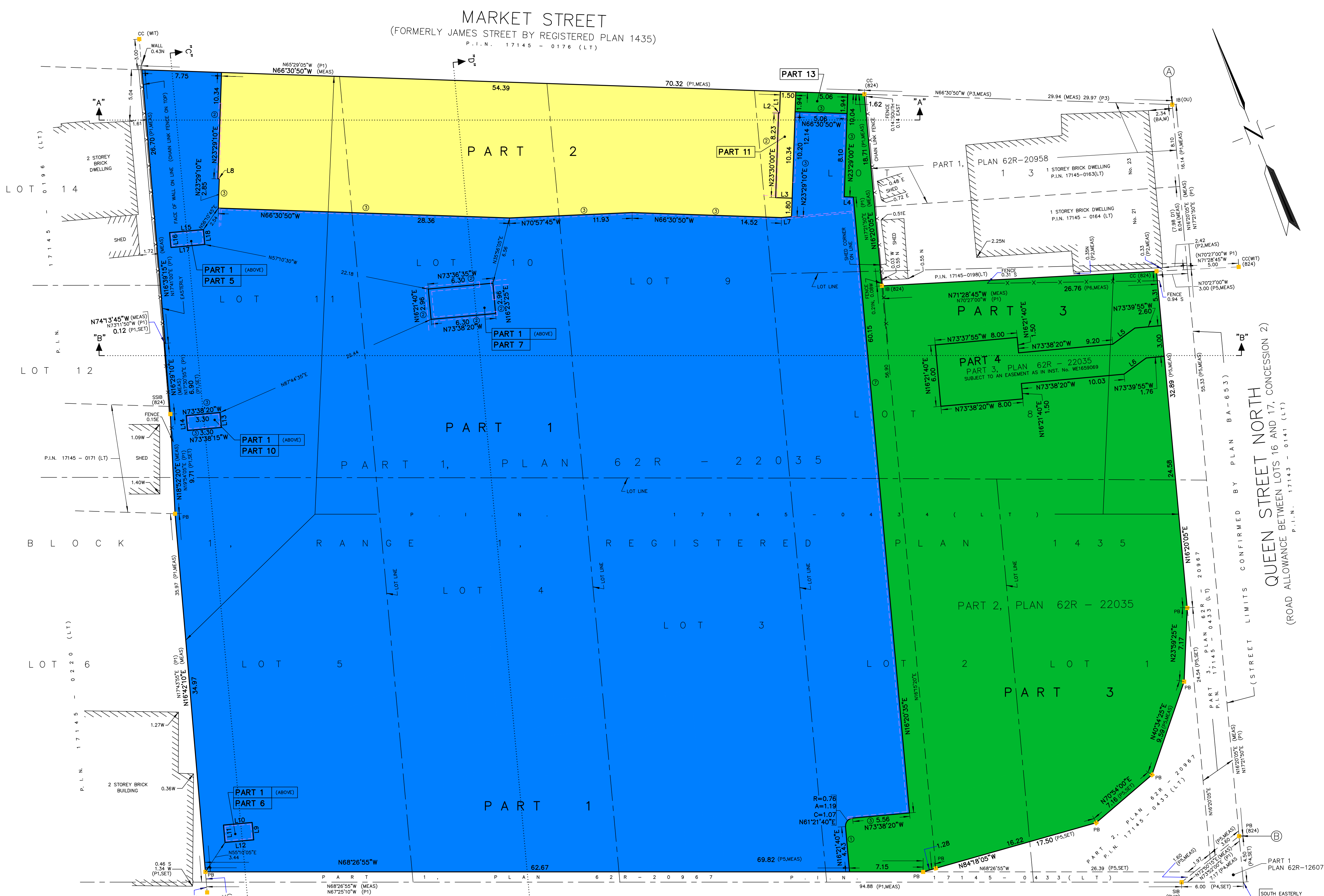
JANUARY 24, 2025
DATE

D. MIRET
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM #

R. AVIS SURVEYING INC.
 SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
 TEL: (416) 490-8352 FAX: (416) 491-8206
 www.ravissurveying.com

CALCULATED BY : L. NOBLE PROJECT No. : 3283-1
DRAWN BY : L.J.N./R.K. CHECKED BY : D.M., O.L.S. DRAWING No. : 3283-1R1.DWG



LINE	BEARING	DISTANCE	DESCRIPTION
L1	N23°27'30"E	2.12	③
L2	N66°30'50"W	0.10	③
L3	N66°30'50"W	1.60	③
L4	N66°31'00"W	0.89	③
L5	N75°20'35"E	2.67	③
L6	N75°20'35"E	2.67	③
L7	N73°40'05"W	1.00	③
L8	N66°30'50"W	0.13	③
L9	N16°21'40"E	1.70	③
L10	N73°38'20"W	2.80	③
L11	N16°21'40"E	1.70	③
L12	N73°38'20"W	2.80	③
L13	N16°21'40"E	1.45	③
L14	N16°21'40"E	1.45	③
L15	N73°38'20"W	3.30	③
L16	N16°21'40"E	1.45	③
L17	N73°38'20"W	3.30	③
L18	N16°21'40"E	1.45	③

MARKET STREET
(FORMERLY JAMES STREET BY REGISTERED PLAN 1435)
P.I.N. 17145 - 0176 (LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		RECEIVED AND DEPOSITED	
JANUARY 24, 2025		DATE	
DATE		DATE	
D. MIRET ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE (No. 62)	

STRATA PLAN OF SURVEY OF
**LOTS 9, 10 AND 11 AND
PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
BLOCK 1, RANGE 1
REGISTERED PLAN 1435
CITY OF HAMILTON**

SCALE 1 : 200

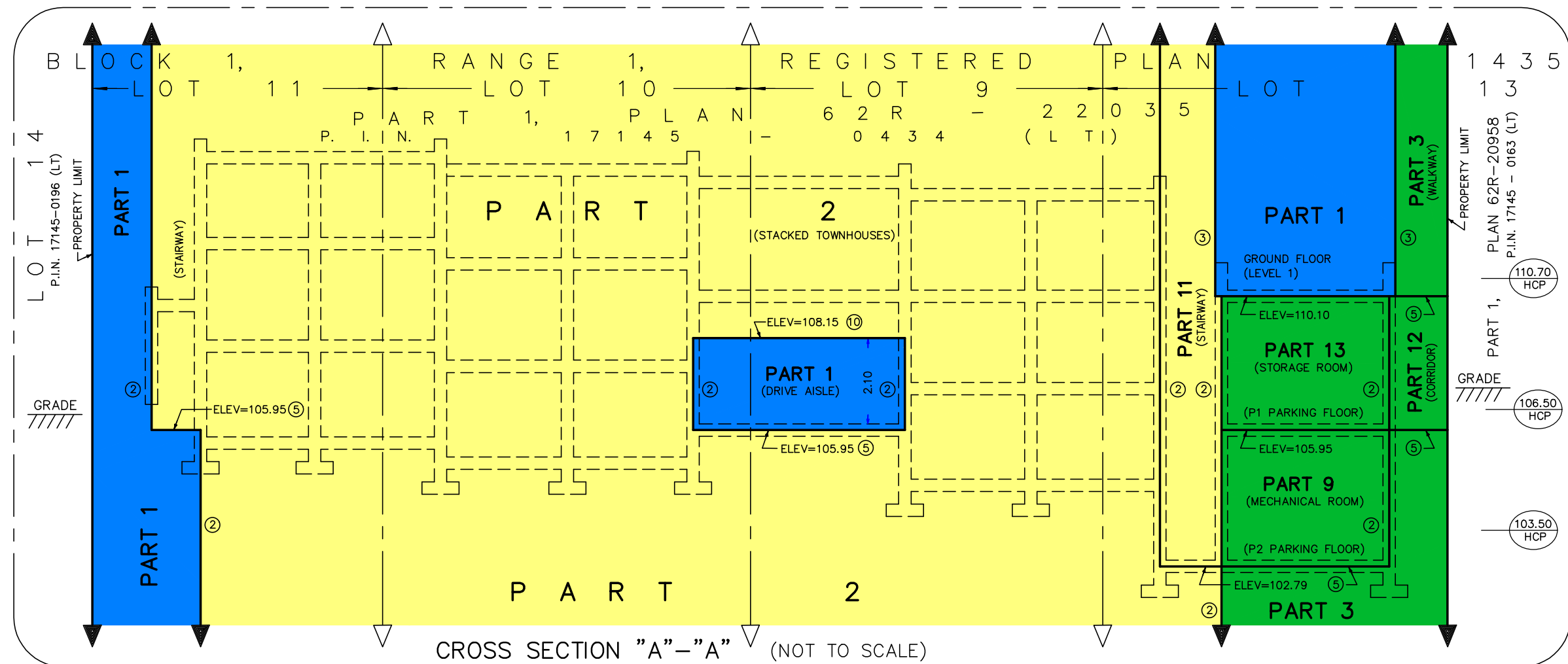
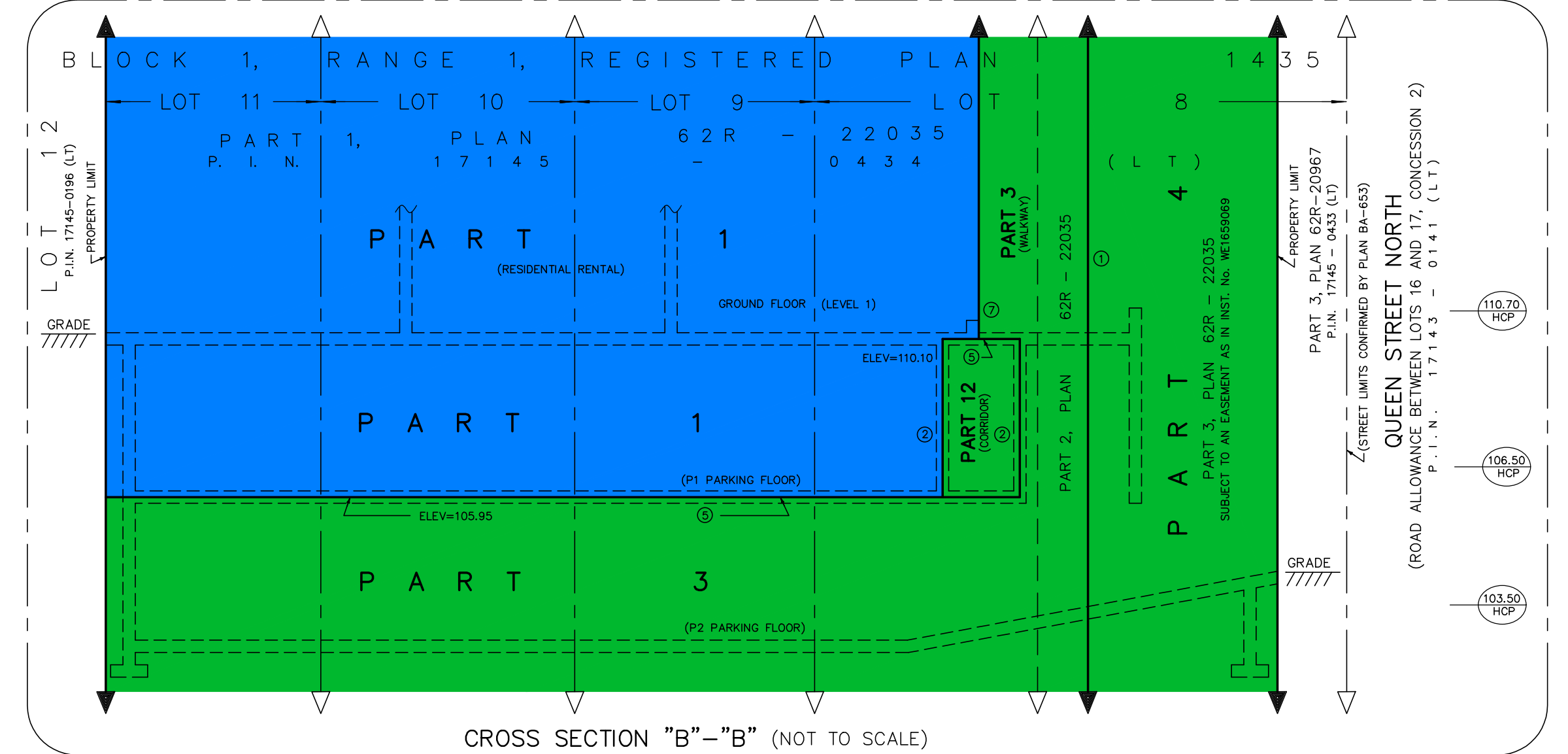
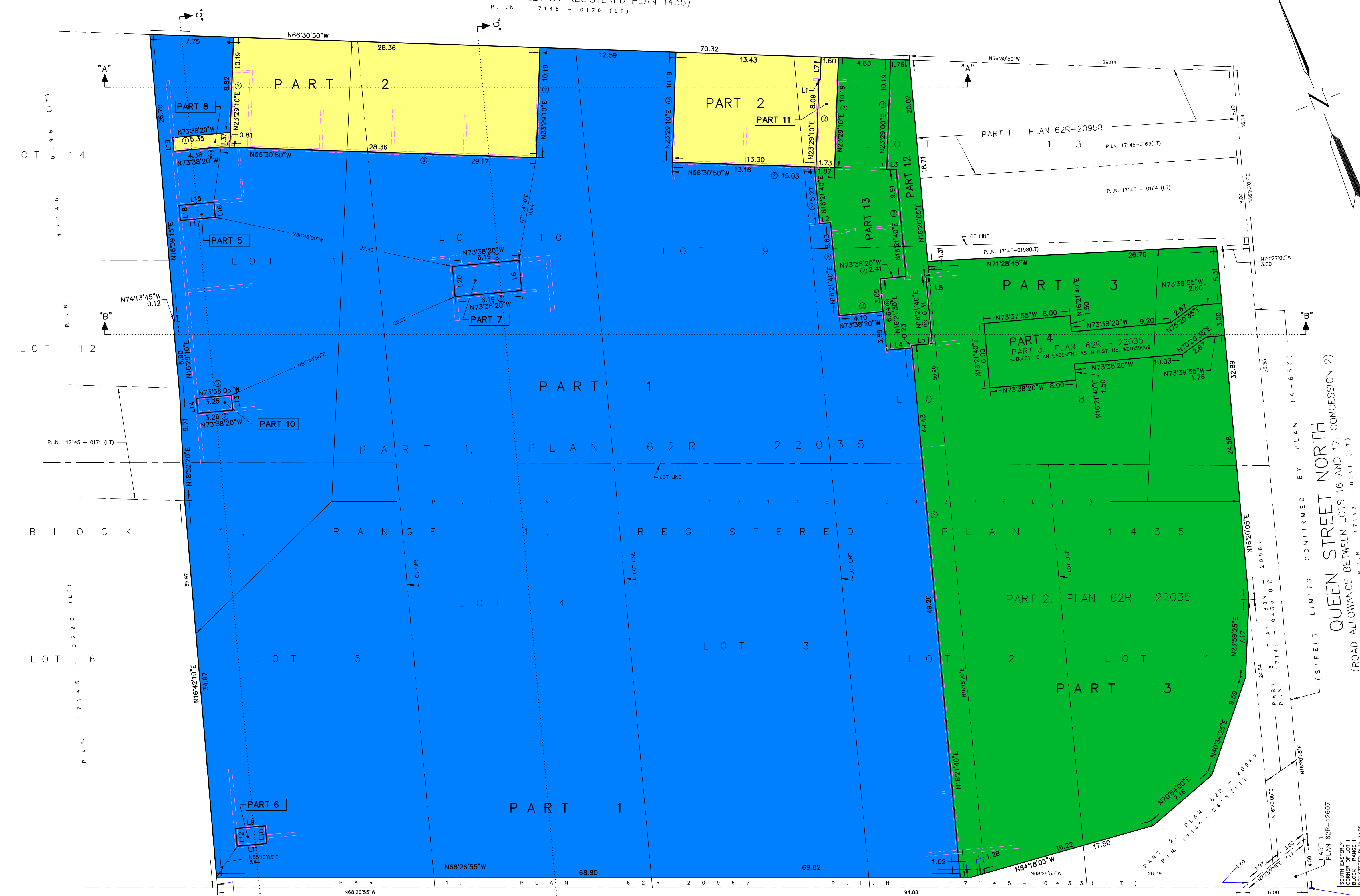
R. AVIS SURVEYING INC.
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES AND LEGEND

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 0011965U649 ELEVATION = 112.302 metres

P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
HCP	DENOTES	HORIZONTAL CUTTING PLANE
ELEV	DENOTES	ELEVATION
CE	DENOTES	CHANGE IN ELEVATION
UL	DENOTES	UPPER LIMIT
LL	DENOTES	LOWER LIMIT
NUL	DENOTES	NO UPPER LIMIT
NLL	DENOTES	NO LOWER LIMIT
①	DENOTES	VERTICAL PLANE ESTABLISHED BY MEASUREMENT
②	DENOTES	VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
③	DENOTES	VERTICAL PLANE ESTABLISHED BY FACE OF WALL/COLUMN/BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
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⑥	DENOTES	UPPER SURFACE AND PLANE OF CONCRETE SLAB AND PRODUCTION
⑦	DENOTES	FACE OF CONCRETE CURB AND PRODUCTION
⑧	DENOTES	SLOPING PLANE
⑨	DENOTES	LOWER SURFACE AND PLANE OF CONCRETE FLOOR SLAB
⑩	DENOTES	HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
↑ ↓	DENOTES	PART NOT LIMITED

PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE



LINE TABLE
(APPLICABLE TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N66°30'50"W	0.13	②
L2	N73°38'20"W	1.01	②
L3	N66°30'50"W	0.88	②
L4	N73°38'20"W	2.37	②
L5	N73°38'20"W	1.88	②
L6	N16°21'40"E	2.81	②
L7	N23°29'10"E	2.10	②
L8	N73°38'20"W	0.29	②
L9	N73°38'00"W	2.75	②
L10	N16°20'40"E	1.65	②
L11	N73°38'20"W	2.75	②
L12	N16°21'40"E	1.65	②
L13	N16°21'05"E	1.40	②
L14	N16°21'40"E	1.40	②
L15	N73°38'20"W	3.25	②
L16	N16°21'40"E	1.40	②
L17	N73°38'20"W	3.25	②
L18	N16°21'50"E	1.40	②
L19	N16°21'40"E	1.26	②
L20	N16°21'30"E	2.81	②

LEGEND

■	DENOTES RESIDENTIAL RENTAL
■	DENOTES STACKED TOWNHOUSES
■	DENOTES HOTEL

PLAN CONFIGURATION OF PARTS 1 TO 8 INCLUSIVE, 10 11, 12 AND 13 AT ELEVATION 106.50 metres. HCP (P1 PARKING FLOOR)

R. AVIS SURVEYING INC.
SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-6206
www.ravissurveying.com

CALCULATED BY: L. NOBLE
DRAWN BY: L.L.N./R.K. CHECKED BY: D.M. O.L.S. PROJECT No.: 3283-1
DRAWING No.: 3283-1RA.DWG

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JANUARY 24, 2025
DATE

D. MIRET
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE. (No. 62)

PLAN 62R-
RECEIVED AND DEPOSITED
DATE

STRATA PLAN OF SURVEY OF
LOTS 9, 10 AND 11 AND
PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
BLOCK 1, RANGE 1
REGISTERED PLAN 1435
CITY OF HAMILTON

SCALE 1 : 200

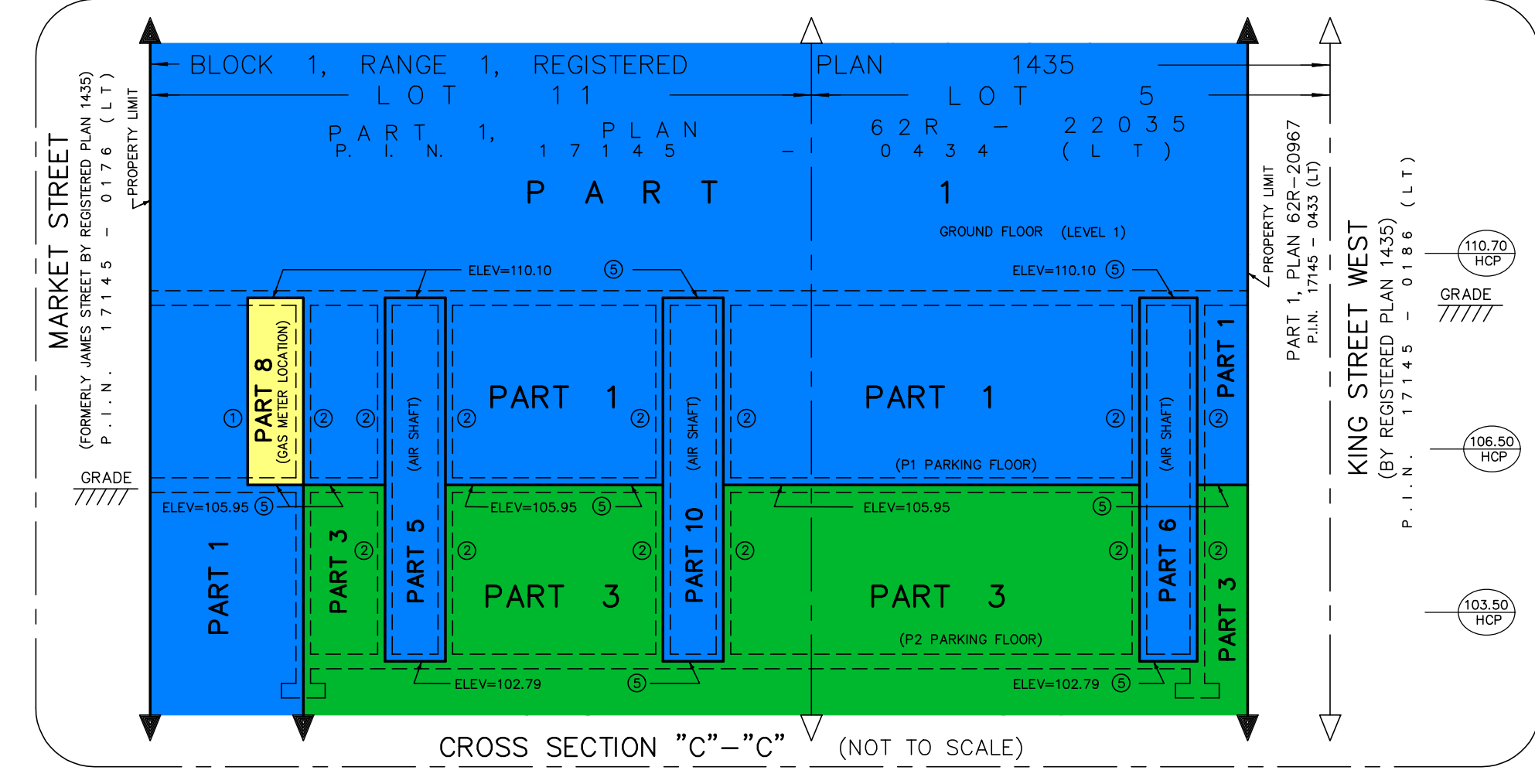
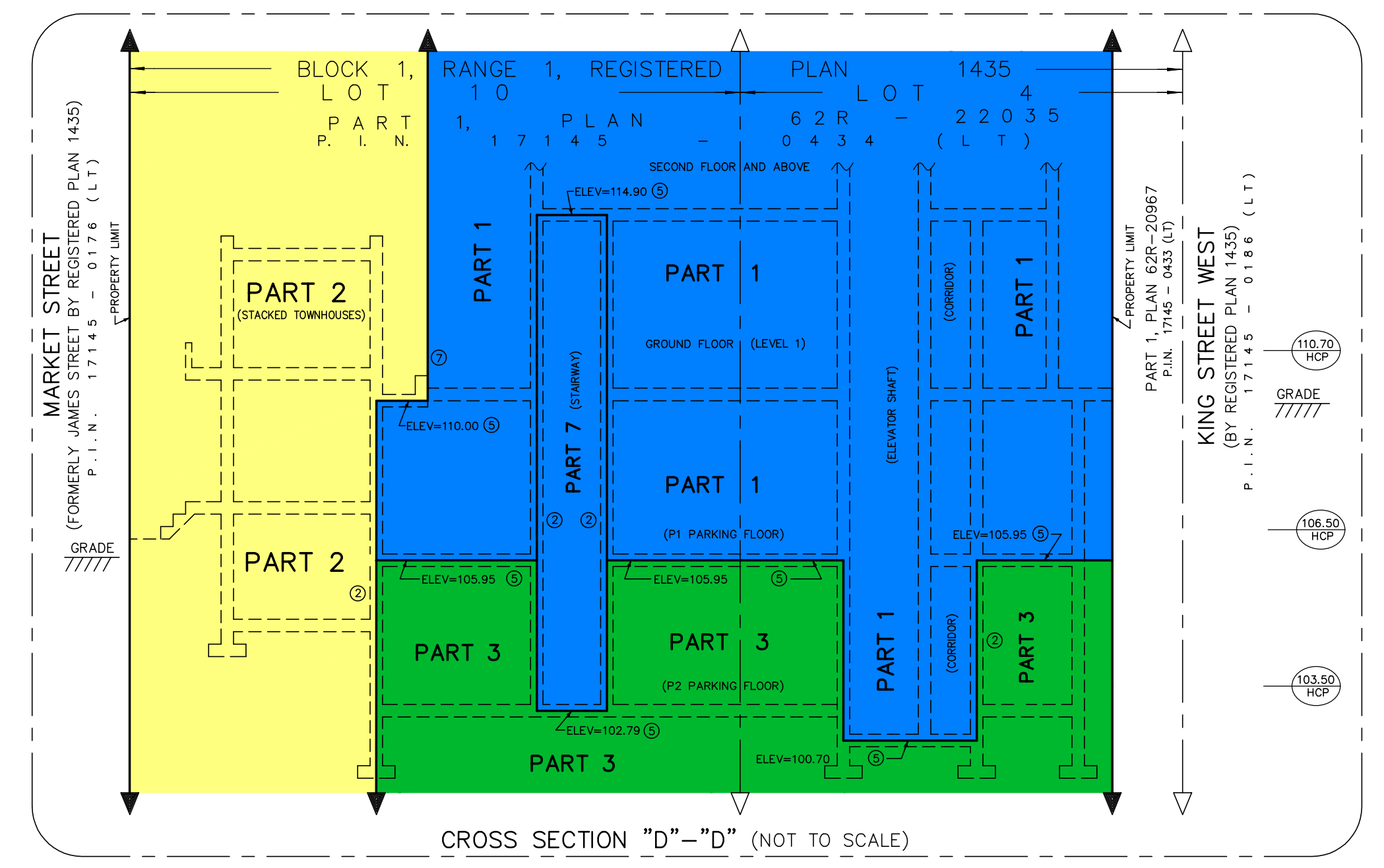
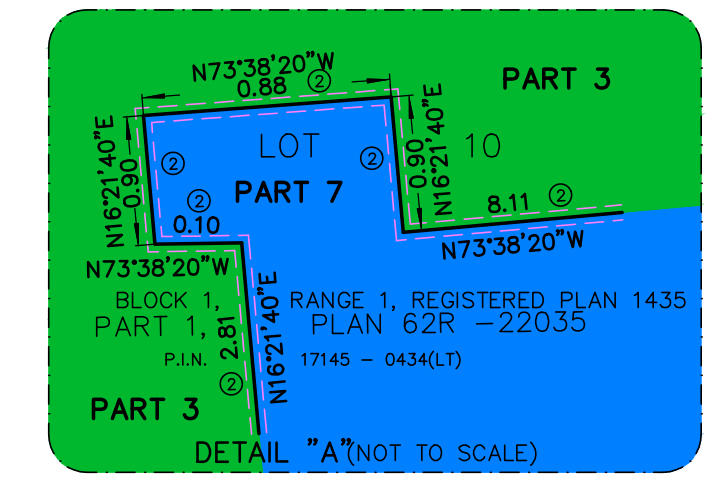
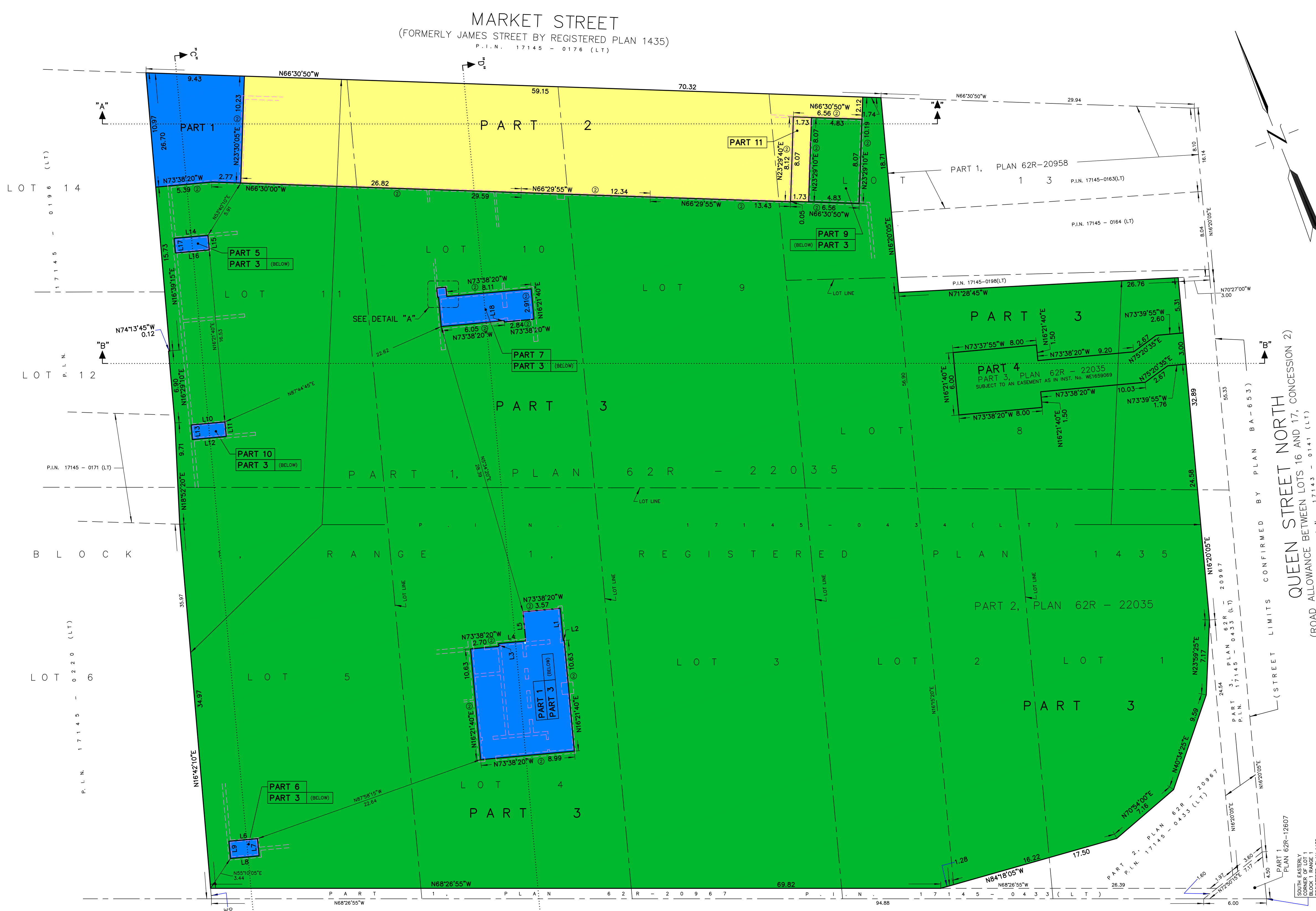
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NOTES AND LEGEND

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P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
HCP DENOTES HORIZONTAL CUTTING PLANE
ELEV DENOTES ELEVATION
CIE DENOTES CHANGE IN ELEVATION
UL DENOTES UPPER LIMIT
LL DENOTES LOWER LIMIT
NIL DENOTES NO UPPER LIMIT
NLL DENOTES NO LOWER LIMIT
① DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT
② DENOTES VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINUM CURTAIN WALL AND PRODUCTION
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⑪ DENOTES EXTENT OF PART NOT LIMITED

↑ ↓ DENOTES PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE



LINE TABLE
(APPLICABLE TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N16°21'40"E	3.09	②
L2	N73°38'20"W	0.10	②
L3	N18°22'10"E	0.28	②
L4	N73°38'20"W	2.61	②
L5	N16°21'40"E	2.81	②
L6	N73°38'20"W	2.75	②
L7	N16°21'40"E	1.65	②
L8	N73°38'15"W	2.75	②
L9	N16°21'30"E	1.65	②
L10	N73°38'05"W	3.25	②
L11	N16°21'40"E	1.40	②
L12	N73°38'20"W	3.25	②
L13	N16°21'40"E	1.40	②
L14	N73°38'20"W	3.25	②
L15	N16°21'40"E	1.40	②
L16	N73°38'20"W	3.25	②
L17	N16°21'40"E	1.40	②
L18	N16°21'40"E	0.11	②

LEGEND

- Blue box: DENOTES RESIDENTIAL RENTAL
- Yellow box: DENOTES STACKED TOWNHOUSES
- Green box: DENOTES HOTEL

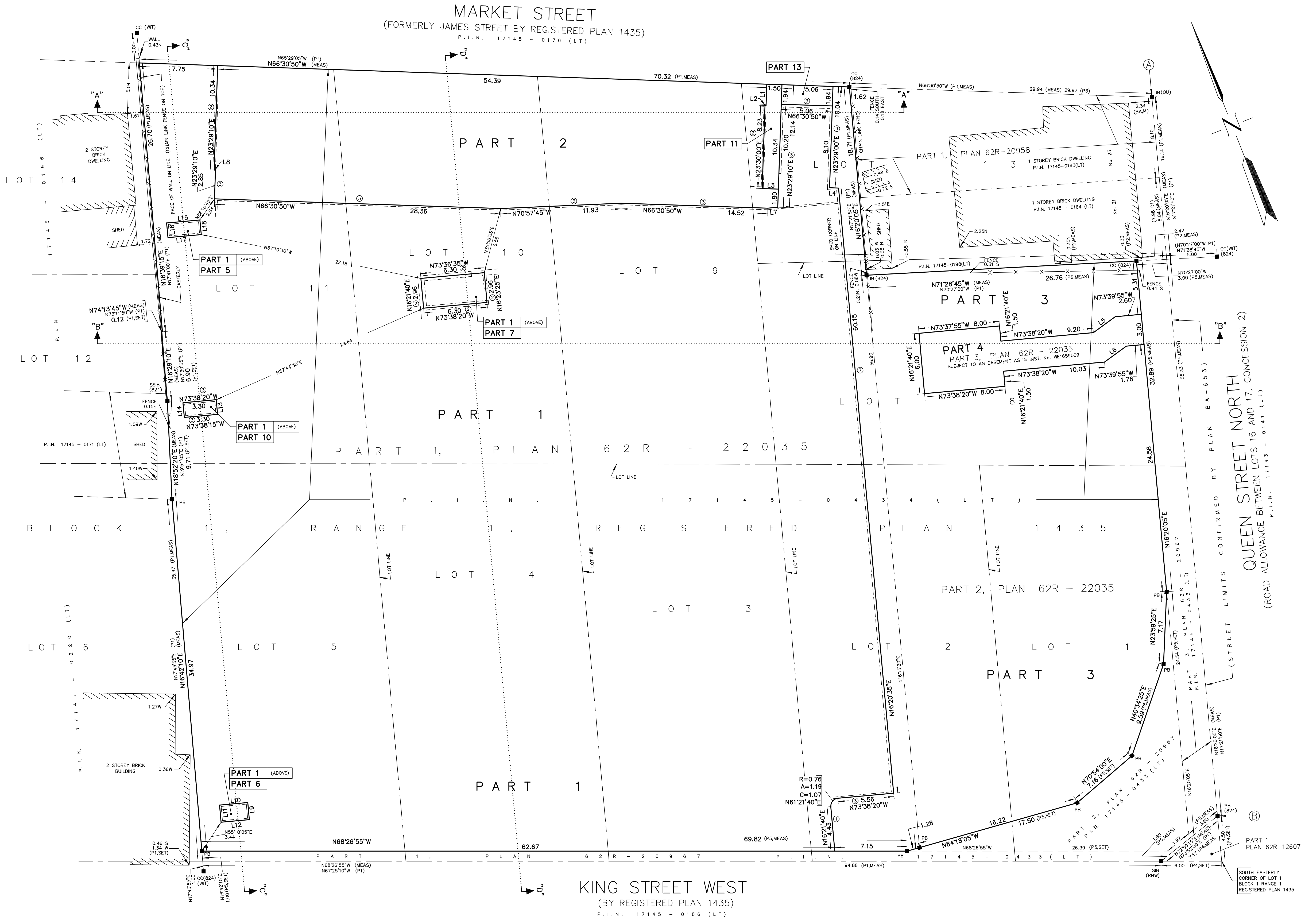
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R. AVIS SURVEYING INC.
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TEL: (416) 490-8352 FAX: (416) 491-6206
www.ravissurveying.com

CALCULATED BY: L. NOBLE
DRAWN BY: L.J.N./R.R.K.

CHECKED BY: D.M., O.L.S.

PROJECT No.: 3283-1
DRAWING No.: 3283-1RB.DWG



PART LOCATION (FOR CROSS SECTIONS "A"-"A", "B"-"B", SEE SHEET 2) (FOR CROSS SECTIONS "C"-"C", "D"-"D", SEE SHEET 3)		
PART	SHEET	CROSS SECTION
1	1,2,3	"A"-"A", "B"-"B", "C"-"C", "D"-"D"
2	1,2,3	"A"-"A", "D"-"D"
3	1,2,3	"A"-"A", "B"-"B", "C"-"C", "D"-"D"
4	1,2,3	"B"-"B"
5	1,2,3	"C"-"C"
6	1,2,3	"C"-"C"
7	1,2,3	"D"-"D"
8	2	"C"-"C"
9	3	"A"-"A"
10	1,2,3	"C"-"C"
11	1,2,3	"A"-"A"
12	2	"A"-"A", "B"-"B"
13	1,2	"A"-"A"

NOTES AND LEGEND

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010).

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999690875.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 0011965049 ELEVATION = 112.302 metres

1525/RA DENOTES REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
RHW DENOTES REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
R24 DENOTES A.T. McLAREN, O.L.S.
* DENOTES UNABLE TO MONUMENT ACCORDING TO SITE CONDITIONS
BA DENOTES PLAN BA-653
P1 DENOTES TOPOGRAPHIC SURVEY BY A.T. McLAREN LIMITED, O.L.S., DATED AUGUST 23, 2016
P2 DENOTES PLAN 62R-3119
P3 DENOTES PLAN 62R-20958
P4 DENOTES PLAN 62R-12607
P5 DENOTES PLAN 62R-20967
P6 DENOTES PLAN 62R-21304
P7 DENOTES PLAN 62R-22035
D1 DENOTES INSTRUMENT No. HL169945
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
HCP DENOTES HORIZONTAL CUTTING PLANE
ELEV DENOTES ELEVATION
CIE DENOTES CHANGE IN ELEVATION
UL DENOTES UPPER LIMIT
LL DENOTES LOWER LIMIT
NIL DENOTES NO UPPER LIMIT
NIL DENOTES NO LOWER LIMIT
① DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT
② DENOTES VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINUM CURTAIN WALL AND PRODUCTION
③ DENOTES VERTICAL PLANE ESTABLISHED BY FACE OF WALL/COLUMN/ BRICK/ALUMINUM CURTAIN WALL AND PRODUCTION
④ DENOTES HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION
⑤ DENOTES HORIZONTAL PLANE ESTABLISHED BY CENTRE LINE OF CONCRETE FLOOR SLAB
⑥ DENOTES UPPER SURFACE AND PLANE OF CONCRETE SLAB AND PRODUCTION
⑦ DENOTES FACE OF CONCRETE CURB AND PRODUCTION
⑧ DENOTES SLOPING PLANE
⑨ DENOTES LOWER SURFACE AND PLANE OF CONCRETE FLOOR SLAB
⑩ DENOTES HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
⬆ DENOTES EXTENT OF PART NOT LIMITED

PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE.

ALL MEASUREMENTS BETWEEN FOUND MONUMENTS SHOWN ON THIS PLAN ARE IN AGREEMENT WITH PLAN 62R-22035 UNLESS OTHERWISE NOTED.

ALL FOUND MONUMENTS SHOWN ON THIS PLAN ARE BY A.T. McLAREN, O.L.S. UNLESS OTHERWISE NOTED.

6° UTM ZONE 17 COORDINATES NAD83(CSRS-2010) (CENTRAL MERIDIAN 81° WEST LONGITUDE)		
	NORTHING	EASTING
A	4,790,313.821	591,022.619
B	4,790,245.242	591,002.561

- THE UTM COORDINATES LISTED ABOVE ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.
- THE UTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTERACTION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	RECEIVED AND DEPOSITED
JANUARY 24, 2025	DATE
D. MIRET ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE (No. 62)

STRATA PLAN OF SURVEY OF
**LOTS 9, 10 AND 11 AND
PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
BLOCK 1, RANGE 1
REGISTERED PLAN 1435
CITY OF HAMILTON**

SCALE 1 : 200

R. AVIS SURVEYING INC.
METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE				
PART	LOT	BLOCK	REGISTERED PLAN	P.I.N.
1	PART OF LOTS 2,3,4,5, 8,9,10,11 AND 13			
2	PART OF LOTS 9,10,11 AND 13			
3	PART OF LOTS 1,2,3,4, 5,8,9,10,11 AND 13			
4	PART OF LOT 8			
5	PART OF LOT 11			
6	PART OF LOT 5			
7	PART OF LOT 10	1, RANGE 1	1435	ALL OF 17145-0434 (LT)
8	PART OF LOT 11			
9	PART OF LOT 13			
10	PART OF LOT 11			
11	PART OF LOT 13			
12	PART OF LOTS 8 AND 13			
13	PART OF LOTS 8 AND 13			

PART 4 : SUBJECT TO AN EASEMENT AS IN INST. No. WE1659069

LINE TABLE (APPLICABLE TO THIS SHEET ONLY)			
LINE	BEARING	DISTANCE	DESCRIPTION
L1	N23°27'30"E	2.12	③
L2	N66°30'50"W	0.10	③
L3	N66°30'50"W	1.60	③
L4	N66°31'00"W	0.89	③
L5	N75°20'35"E	2.67	③
L6	N75°20'35"E	2.67	③
L7	N73°40'05"W	1.00	③
L8	N66°30'50"W	0.13	③
L9	N16°21'40"E	1.70	③
L10	N73°38'20"W	2.80	③
L11	N16°21'40"E	1.70	③
L12	N73°38'20"W	2.80	③
L13	N16°21'40"E	1.45	③
L14	N16°21'40"E	1.45	③
L15	N73°38'20"W	3.30	③
L16	N16°21'40"E	1.45	③
L17	N73°38'20"W	3.30	③
L18	N16°21'40"E	1.45	③

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM #

R. AVIS SURVEYING INC.
SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-8306
www.ravissurveying.com

CALCULATED BY : L. NOBLE PROJECT No. : 3283-1
DRAWN BY : L.J.N./R.K. CHECKED BY : D.M., O.L.S. DRAWING No. : 3283-1R1.DWG

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JANUARY 24, 2025
DATE

D. MIRET
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED

DATE

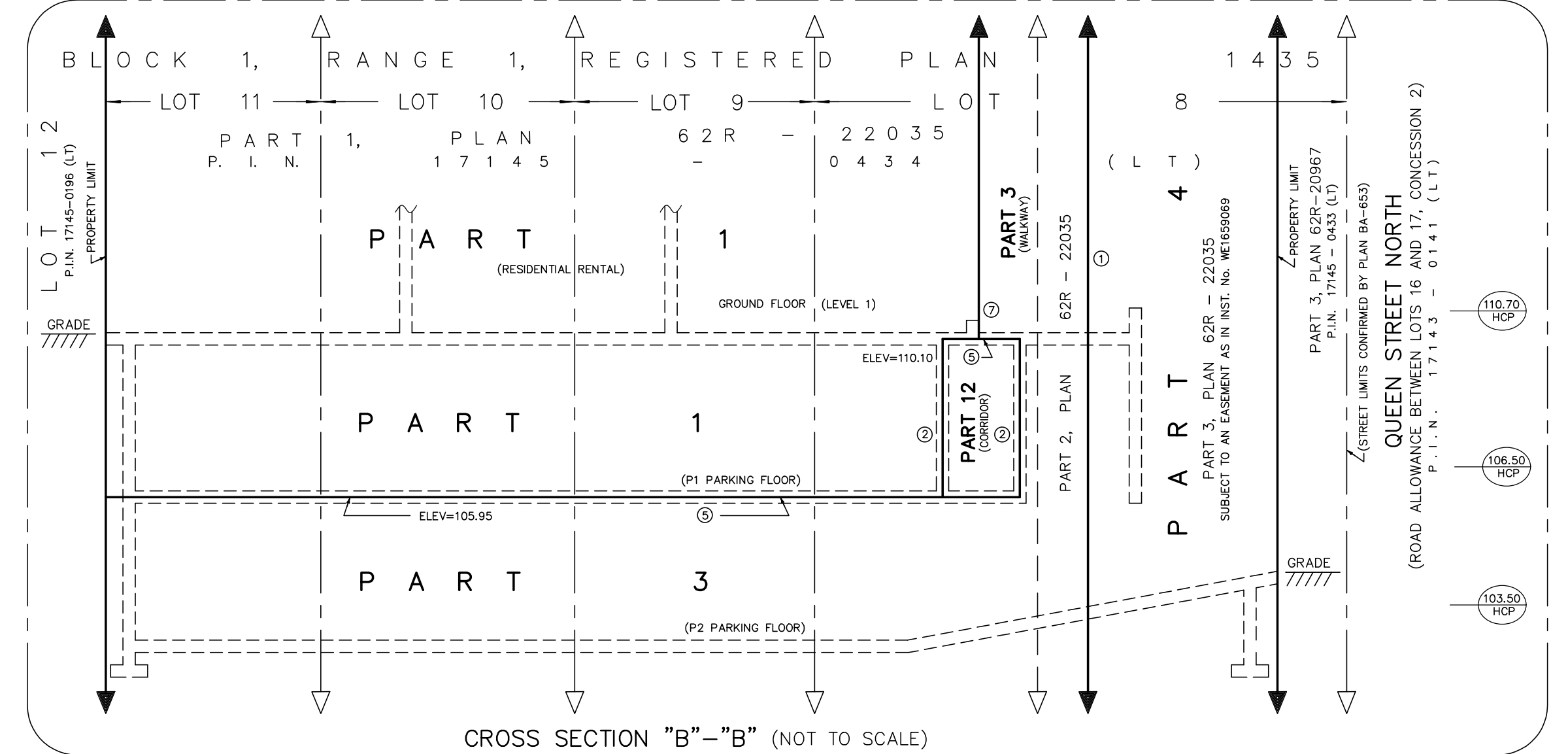
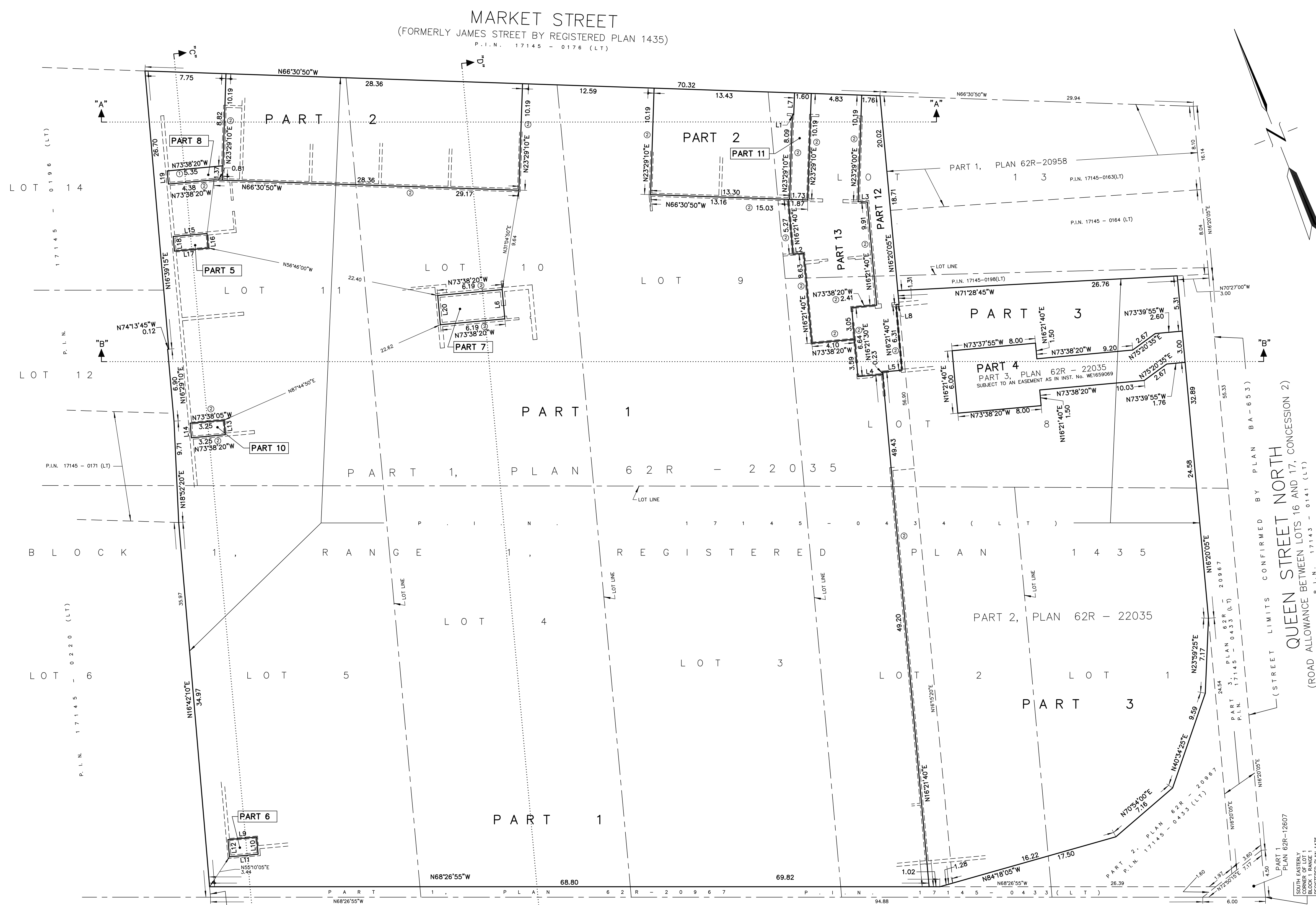
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE (No. 62)

STRATA PLAN OF SURVEY OF
**LOTS 9, 10 AND 11 AND
 PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
 BLOCK 1, RANGE 1
 REGISTERED PLAN 1435**
 CITY OF HAMILTON

SCALE 1 : 200

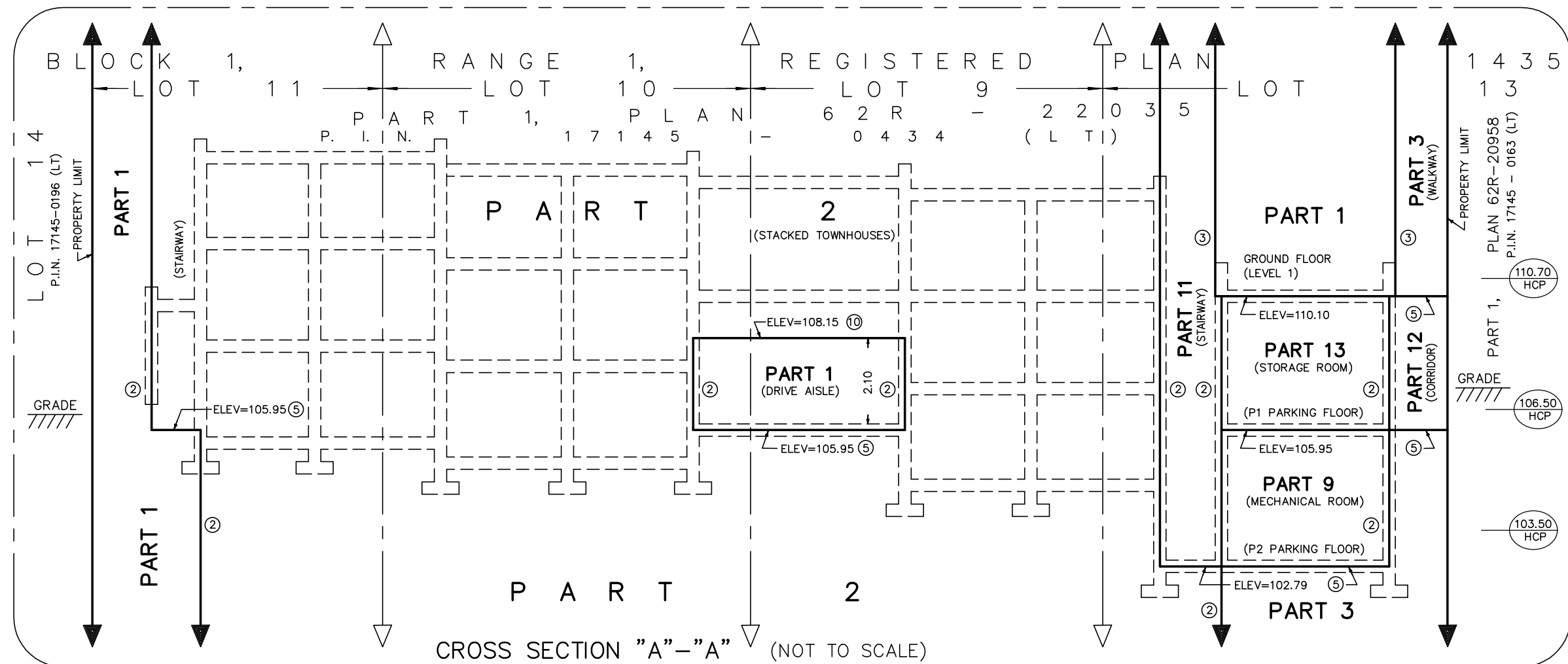
R. AVIS SURVEYING INC.
 METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES AND LEGEND**
- ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 0011965U649 ELEVATION = 112.302 metres
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - HCP DENOTES HORIZONTAL CUTTING PLANE
 - ELEV DENOTES ELEVATION
 - CE DENOTES CHANGE IN ELEVATION
 - UL DENOTES UPPER LIMIT
 - LL DENOTES LOWER LIMIT
 - NUL DENOTES NO UPPER LIMIT
 - NLL DENOTES NO LOWER LIMIT
 - ① DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT
 - ② DENOTES VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
 - ③ DENOTES VERTICAL PLANE ESTABLISHED BY FACE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
 - ④ DENOTES HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION
 - ⑤ DENOTES HORIZONTAL PLANE ESTABLISHED BY CENTRE LINE OF CONCRETE FLOOR SLAB
 - ⑥ DENOTES UPPER SURFACE AND PLANE OF CONCRETE SLAB AND PRODUCTION
 - ⑦ DENOTES FACE OF CONCRETE CURB AND PRODUCTION
 - ⑧ DENOTES SLOPING PLANE
 - ⑨ DENOTES LOWER SURFACE AND PLANE OF CONCRETE FLOOR SLAB
 - ⑩ DENOTES HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
 - ↑↓ DENOTES PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE



LINE TABLE
(APPLICABLE TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N66°30'50"W	0.13	②
L2	N73°38'20"W	1.01	②
L3	N66°30'50"W	0.88	②
L4	N73°38'20"W	2.37	②
L5	N73°38'20"W	1.88	②
L6	N16°21'40"E	2.81	②
L7	N23°29'10"E	2.10	②
L8	N73°38'20"W	0.29	②
L9	N73°38'00"W	2.75	②
L10	N16°20'40"E	1.65	②
L11	N73°38'20"W	2.75	②
L12	N16°21'40"E	1.65	②
L13	N16°21'05"E	1.40	②
L14	N16°21'40"E	1.40	②
L15	N73°38'20"W	3.25	②
L16	N16°21'40"E	1.40	②
L17	N73°38'20"W	3.25	②
L18	N16°21'50"E	1.40	②
L19	N16°21'40"E	1.26	②
L20	N16°21'30"E	2.81	②



PLAN CONFIGURATION OF PARTS 1 TO 8 INCLUSIVE, 10 11, 12 AND 13 AT ELEVATION 106.50 metres. HCP (P1 PARKING FLOOR)

R. AVIS SURVEYING INC.
 SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
 TEL: (416) 490-8352 FAX: (416) 491-6206
 www.ravissurveying.com

RA

CALCULATED BY : L. NOBLE PROJECT No. : 3283-1
 DRAWN BY : L.L.N./R.K. CHECKED BY : D.M. O.L.S. DRAWING No. : 3283-1RA.DWG

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JANUARY 24, 2025
DATE

D. MIRET
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE. (No. 62)

STRATA PLAN OF SURVEY OF
LOTS 9, 10 AND 11 AND
PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
BLOCK 1, RANGE 1
REGISTERED PLAN 1435
CITY OF HAMILTON

SCALE 1 : 200

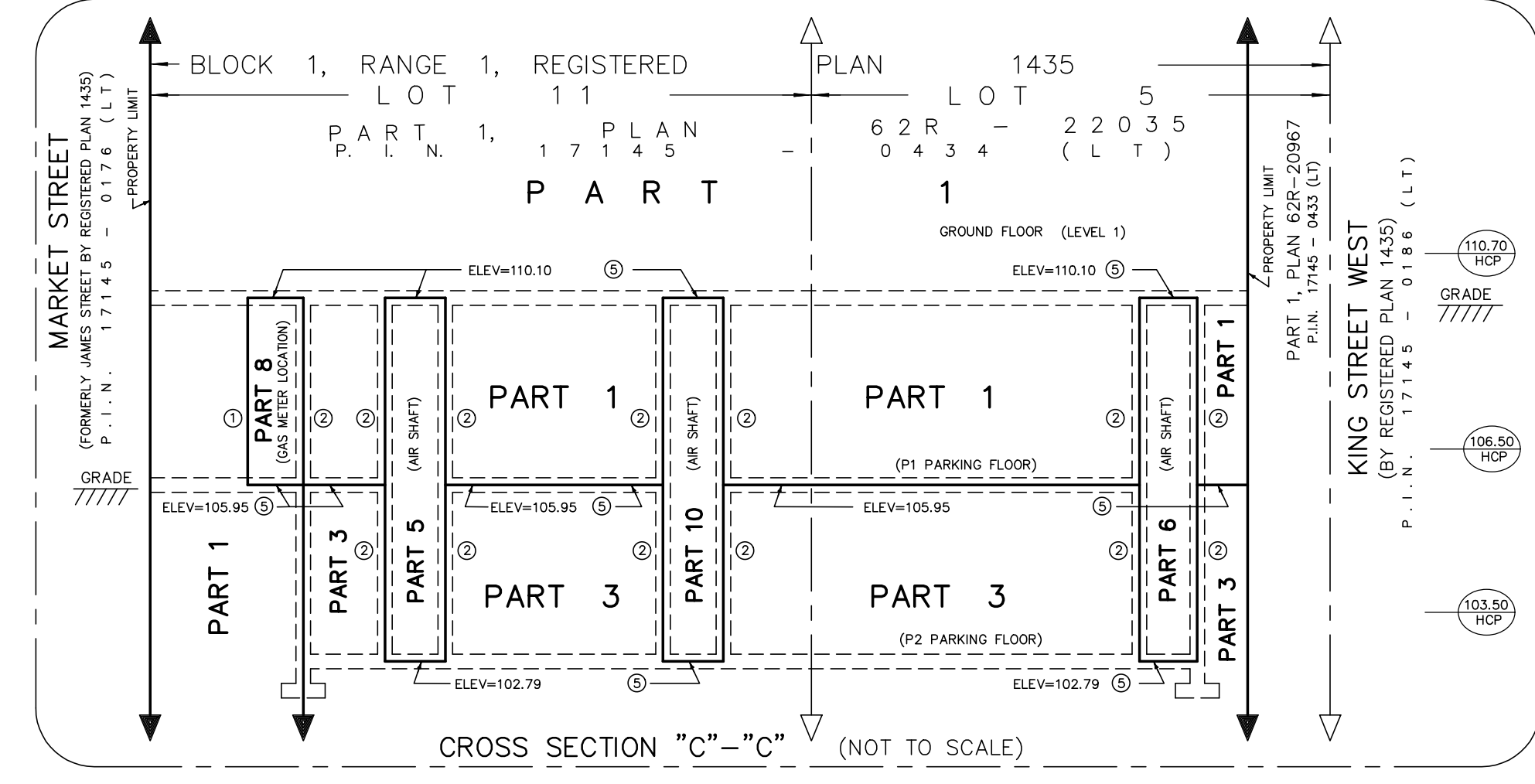
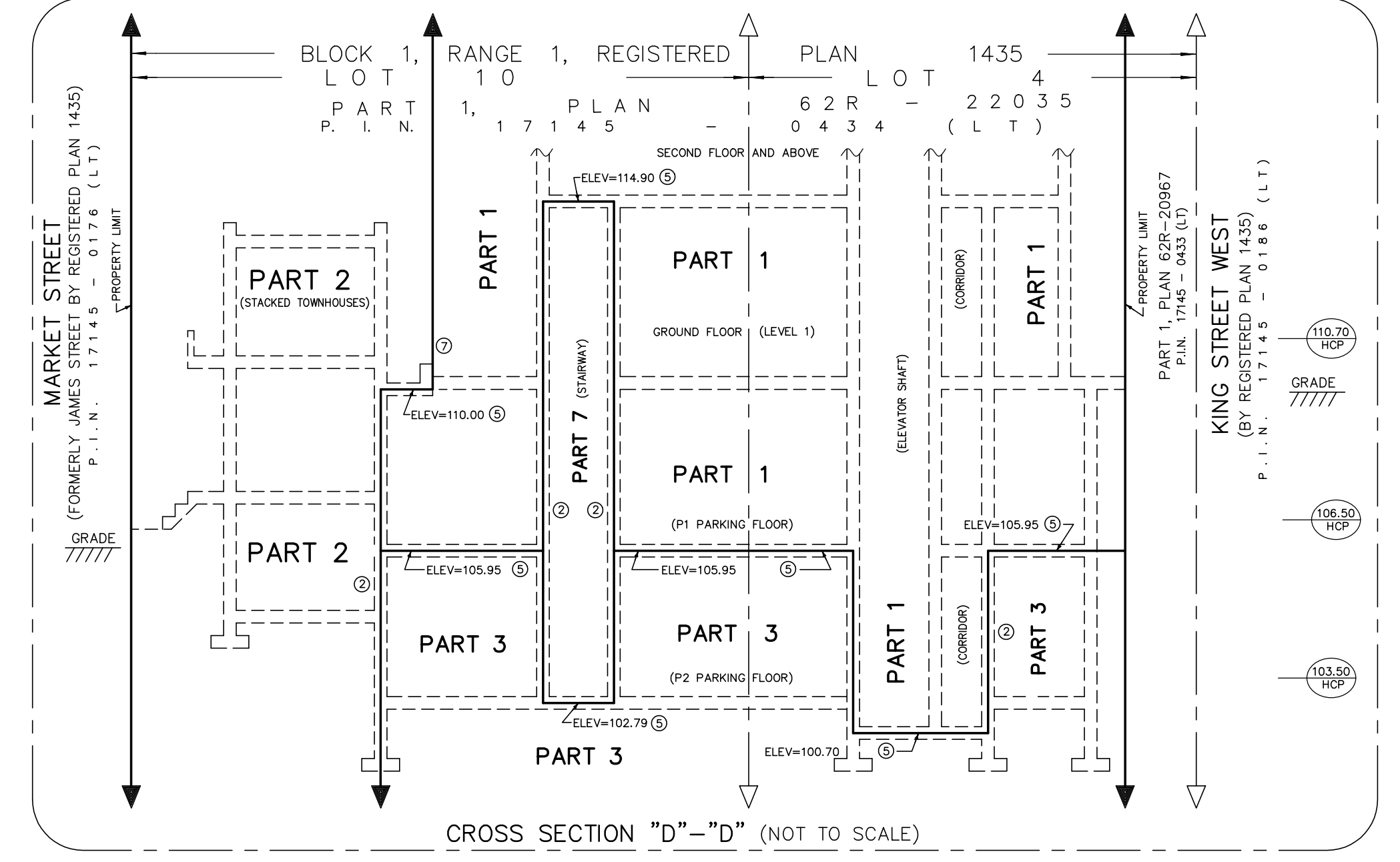
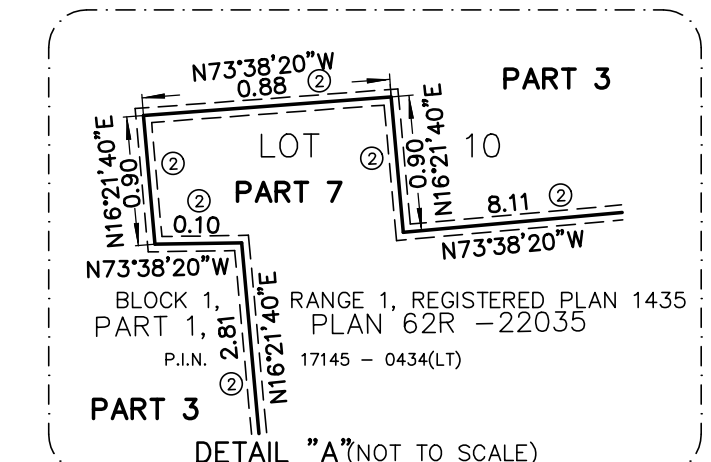
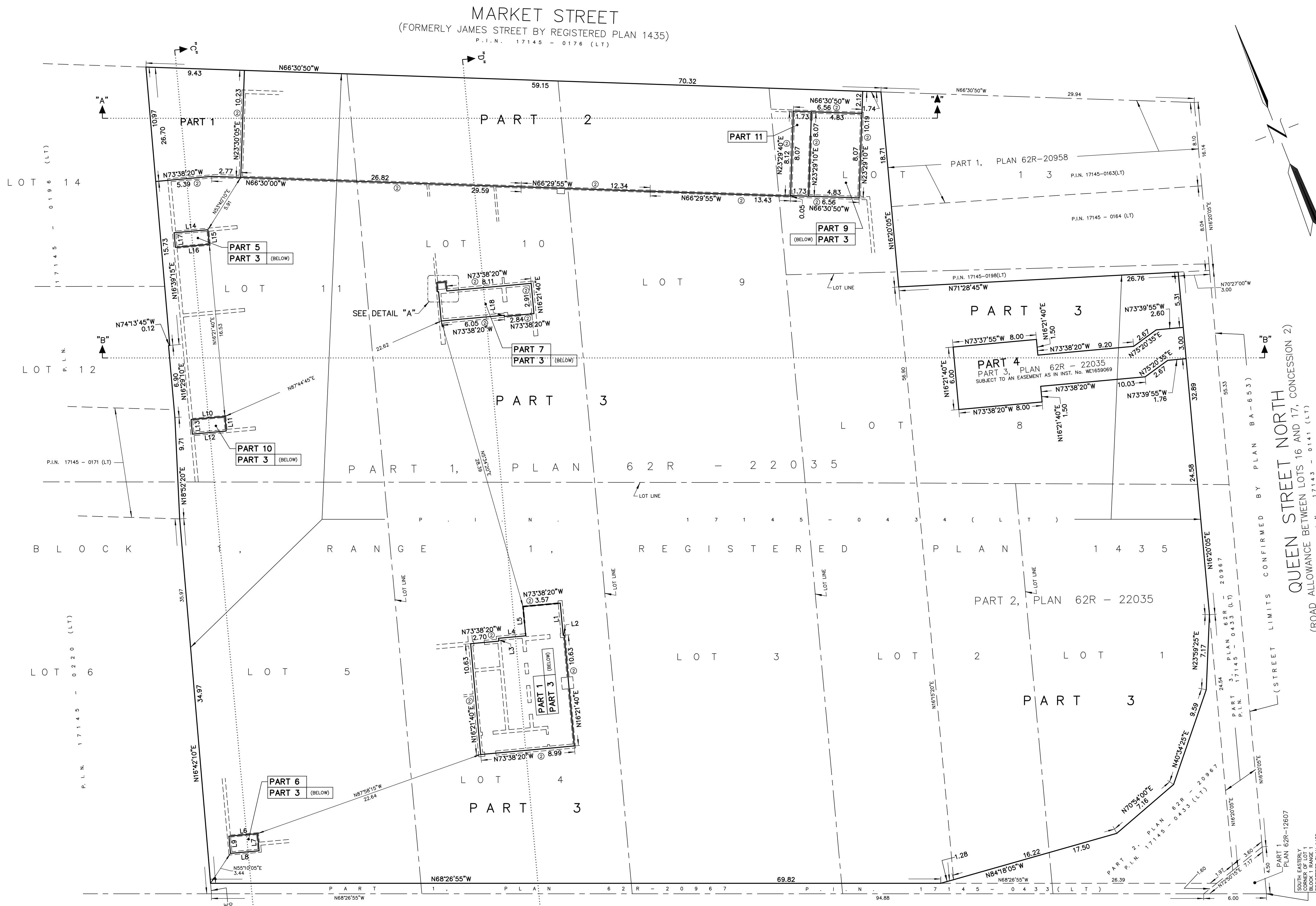
R. AVIS SURVEYING INC.
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES AND LEGEND

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 0019650649 ELEVATION = 112.302 metres

P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
HCP	DENOTES	HORIZONTAL CUTTING PLANE
ELEV	DENOTES	ELEVATION
CH	DENOTES	CHANGE IN ELEVATION
UL	DENOTES	UPPER LIMIT
LL	DENOTES	LOWER LIMIT
NUL	DENOTES	NO UPPER LIMIT
NLL	DENOTES	NO LOWER LIMIT
(1)	DENOTES	VERTICAL PLANE ESTABLISHED BY MEASUREMENT
(2)	DENOTES	VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINUM CURTAIN WALL AND PRODUCTION
(3)	DENOTES	VERTICAL PLANE ESTABLISHED BY FACE OF WALL/COLUMN/ BRICK/ALUMINUM CURTAIN WALL AND PRODUCTION
(4)	DENOTES	HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION
(5)	DENOTES	HORIZONTAL PLANE ESTABLISHED BY CENTRE LINE OF CONCRETE FLOOR SLAB
(6)	DENOTES	UPPER SURFACE AND PLANE OF CONCRETE SLAB AND PRODUCTION
(7)	DENOTES	FACE OF CONCRETE CURB AND PRODUCTION
(8)	DENOTES	SLOPING PLANE
(9)	DENOTES	LOWER SURFACE AND PLANE OF CONCRETE FLOOR SLAB
(10)	DENOTES	HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
(11)	DENOTES	EXTENT OF PART NOT LIMITED

↑ ↓ DENOTES PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE



LINE TABLE
(APPLICABLE TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N16°21'40"E	3.09	(1)
L2	N73°38'20"W	0.10	(2)
L3	N16°21'40"E	0.28	(3)
L4	N73°38'20"W	2.61	(4)
L5	N16°21'40"E	2.81	(5)
L6	N73°38'20"W	2.75	(6)
L7	N16°21'40"E	1.65	(7)
L8	N73°38'15"W	2.75	(8)
L9	N16°21'30"E	1.65	(9)
L10	N73°38'05"W	3.25	(10)
L11	N16°21'40"E	1.40	(11)
L12	N73°38'20"W	3.25	(12)
L13	N16°21'40"E	1.40	(13)
L14	N73°38'20"W	3.25	(14)
L15	N16°21'40"E	1.40	(15)
L16	N73°38'20"W	3.25	(16)
L17	N16°21'40"E	1.40	(17)
L18	N16°21'40"E	0.11	(18)

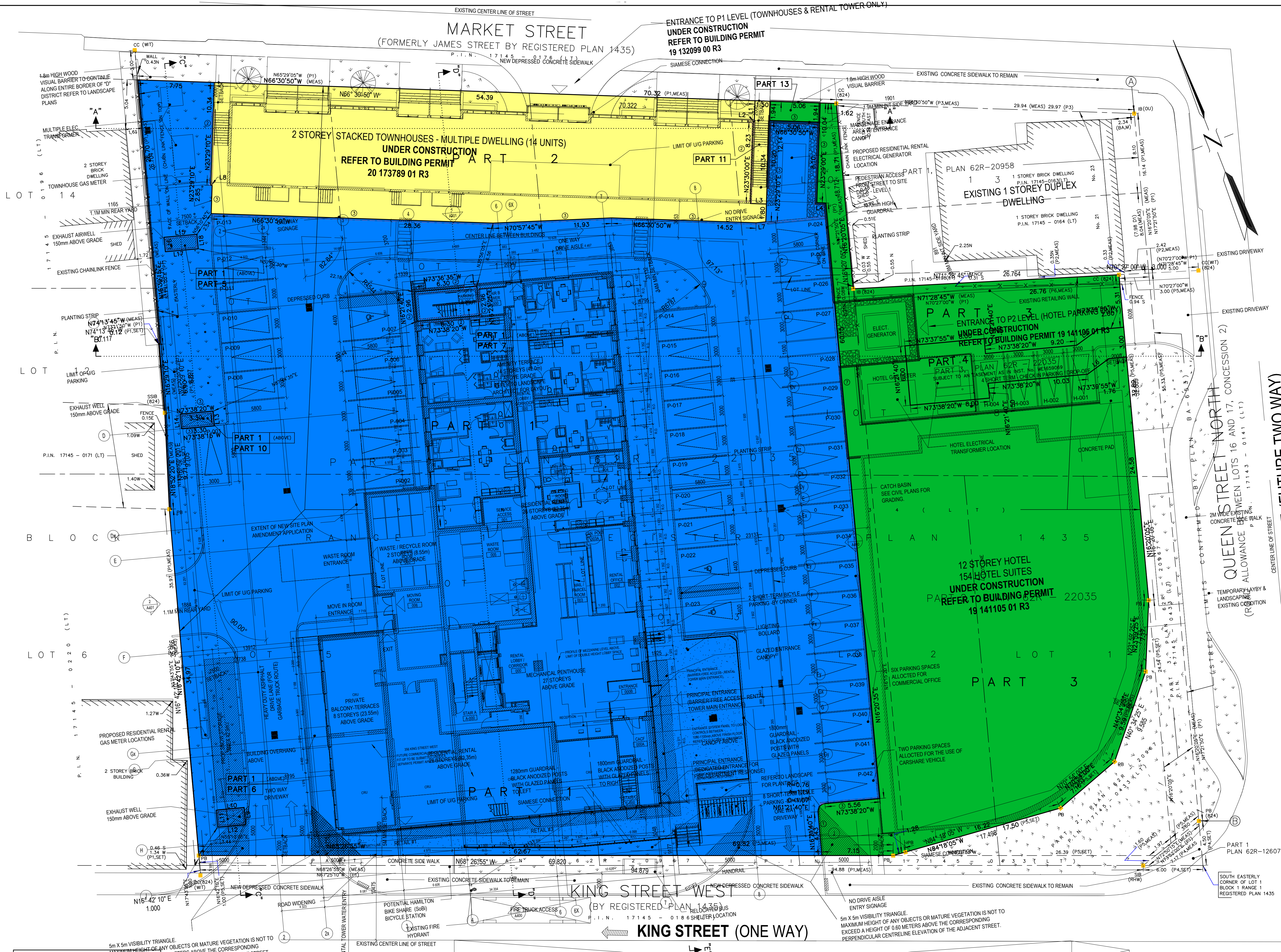
PLAN CONFIGURATION OF PARTS 1 TO 7 INCLUSIVE, 9, 10 AND 11 AT ELEVATION 103.50 metres. HCP (P2 PARKING FLOOR AND BELOW)

R. AVIS SURVEYING INC.
SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-6206
www.ravissurveying.com

CALCULATED BY: L. NOBLE
DRAWN BY: L.J.N./R.K.

CHECKED BY: D.M., O.L.S.

PROJECT No.: 3283-1
DRAWING No.: 3283-1RB.DWG



PART	SHEET	CROSS SECTION
1	1,2,3	"A"- "A", "B"- "B", "C"- "C", "D"- "D"
2	1,2,3	"A"- "A", "D"- "D"
3	1,2,3	"A"- "A", "B"- "B", "C"- "C", "D"- "D"
4	1,2,3	"B"- "B", "C"- "C", "D"- "D"
5	1,2,3	"C"- "C"
6	1,2,3	"C"- "C"
7	1,2,3	"D"- "D"
8	2	"C"- "C"
9	3	"A"- "A"
10	1,2,3	"C"- "C"
11	1,2,3	"A"- "A"
12	2	"A"- "A", "B"- "B"
13	1,2	"A"- "A"

NOTES AND LEGEND

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS)(2010)

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999990875.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK NO. 0019650649 ELEVATION = 112.302 metres

LEGEND:

- RESIDENTIAL RENTAL
- STACKED TOWNHOUSES
- HOTEL

NOTES:

- 1. THE STRUCTURES SHOWN ON THIS PLAN COMPRISING SHEETS 1 TO 3 INCLUSIVE ARE IN EXISTENCE.
- 2. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

6° UTM ZONE 17 COORDINATES	
NAD83(CRS)-2010 (CENTRAL MERIDIAN 81° WEST LONGITUDE)	
NORTHING	EASTING
A	4,790,313.821
B	4,790,245.242

- THE UTM COORDINATES LISTED ABOVE ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.
- THE UTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTERACTION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON.

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N23°27'30"E	2.12	(S)
L2	N66°30'50"W	0.10	(S)
L3	N66°30'50"W	1.60	(S)
L4	N66°31'00"W	0.89	(S)
L5	N75°20'35"E	2.67	(S)
L6	N75°20'35"E	2.67	(S)
L7	N73°40'05"W	1.00	(S)
L8	N66°30'50"W	0.13	(S)
L9	N16°21'40"E	1.70	(S)
L10	N73°38'20"W	2.80	(S)
L11	N16°21'40"E	1.70	(S)
L12	N73°38'20"W	2.80	(S)
L13	N16°21'40"E	1.45	(S)
L14	N16°21'40"E	1.45	(S)
L15	N73°38'20"W	3.30	(S)
L16	N16°21'40"E	1.45	(S)
L17	N73°38'20"W	3.30	(S)
L18	N16°21'40"E	1.45	(S)

PLAN CONFIGURATION OF PARTS 1 TO 7 INCLUSIVE, 10, 11 AND 13 AT ELEVATION 110.70 metres. HCP (GROUND FLOOR AND ABOVE)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

RECEIVED AND DEPOSITED

JANUARY 24, 2025
DATE

D. MIRET
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE (No. 62)

STRATA PLAN OF SURVEY OF LOTS 9, 10 AND 11 AND PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13 BLOCK 1, RANGE 1 REGISTERED PLAN 1435 CITY OF HAMILTON

SCALE 1 : 200

R. AVIS SURVEYING INC.
METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART	LOT	SCHEDULE	REGISTERED PLAN	P.I.N.
1	PART OF LOTS 2,3,4,5, 8,9,10,11 AND 13			
2	PART OF LOTS 9,10,11 AND 13			
3	PART OF LOTS 1,2,3,4, 5,8,9,10,11 AND 13			
4	PART OF LOT 8			
5	PART OF LOT 11			
6	PART OF LOT 5			
7	PART OF LOT 10	1, RANGE 1	1435	ALL OF 17145-0434 (LT)
8	PART OF LOT 11			
9	PART OF LOT 13			
10	PART OF LOT 11			
11	PART OF LOT 13			
12	PART OF LOTS 8 AND 13			
13	PART OF LOTS 8 AND 13			

PART 4 : SUBJECT TO AN EASEMENT AS IN INST. No. WE1659069

LEGEND

- RESIDENTIAL RENTAL
- STACKED TOWNHOUSES
- HOTEL

ALL MEASUREMENTS BETWEEN FOUND MONUMENTS SHOWN ON THIS PLAN ARE IN AGREEMENT WITH PLAN 62R-22035 UNLESS OTHERWISE NOTED.

ALL FOUND MONUMENTS SHOWN ON THIS PLAN ARE BY A.T. McLAREN, O.L.S. UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THE STRUCTURES SHOWN ON THIS PLAN COMPRISING SHEETS 1 TO 3 INCLUSIVE ARE IN EXISTENCE.
- THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY ACTUAL MEASUREMENTS.

JANUARY 24, 2025
DATE

D. MIRET
Ontario Land Surveyor

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN COMPRISING SHEETS 1 TO 3 INCLUSIVE ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF SEPTEMBER, 2019

JANUARY 24, 2025
DATE

D. MIRET
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM #

R. AVIS SURVEYING INC.
SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-8326
www.ravissurveying.com

CALCULATED BY : L. NOBLE PROJECT No. : 3283-1
DRAWN BY : L.J.N./R.K. CHECKED BY : D.M. O.L.S. DRAWING No. : 3283-1R1.DWG

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		RECEIVED AND DEPOSITED	
JANUARY 24, 2025		DATE	
DATE		DATE	
D. MIRET ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE WENTWORTH REGISTRY OFFICE (No. 62)	

STRATA PLAN OF SURVEY OF
**LOTS 9, 10 AND 11 AND
 PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
 BLOCK 1, RANGE 1
 REGISTERED PLAN 1435
 CITY OF HAMILTON**

SCALE 1 : 200

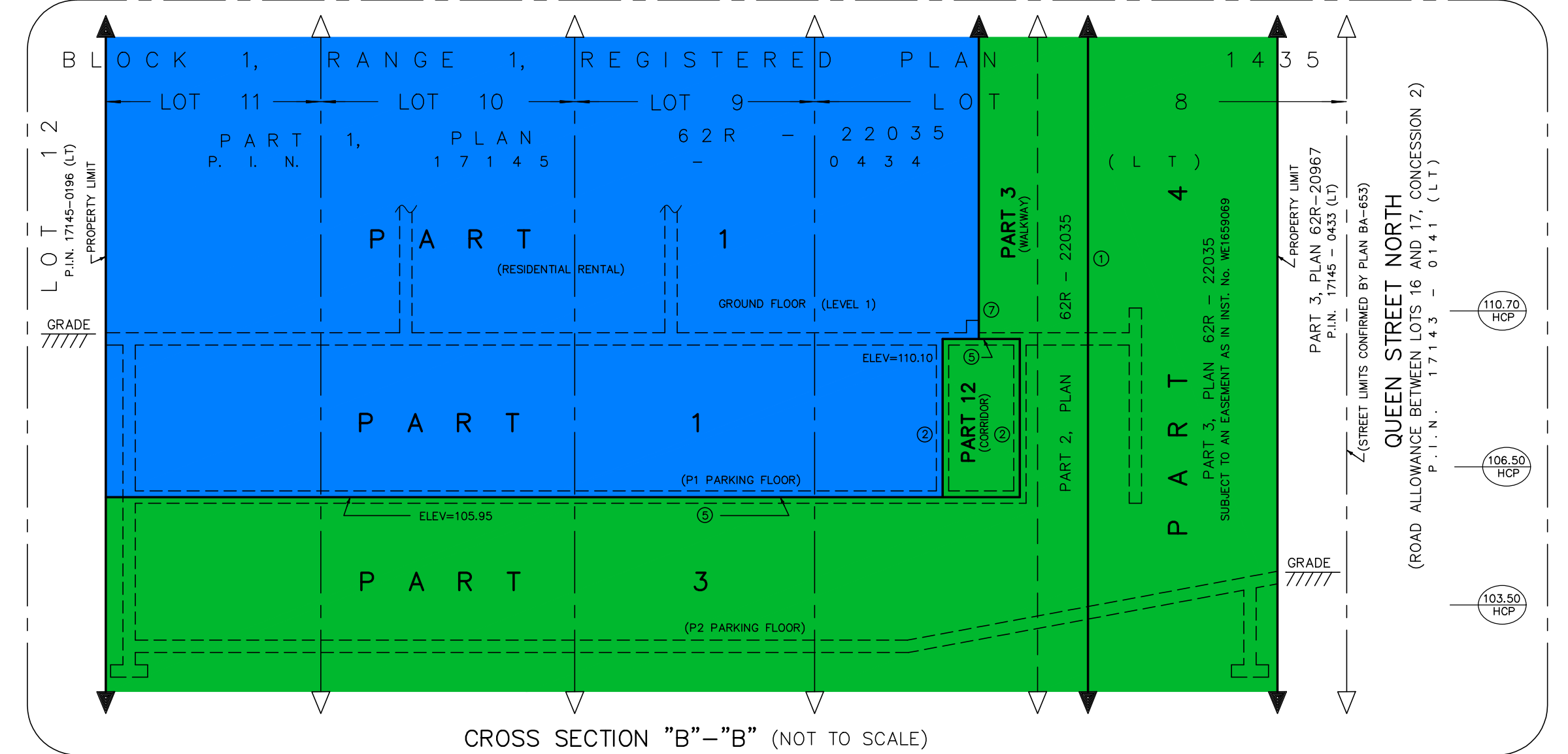
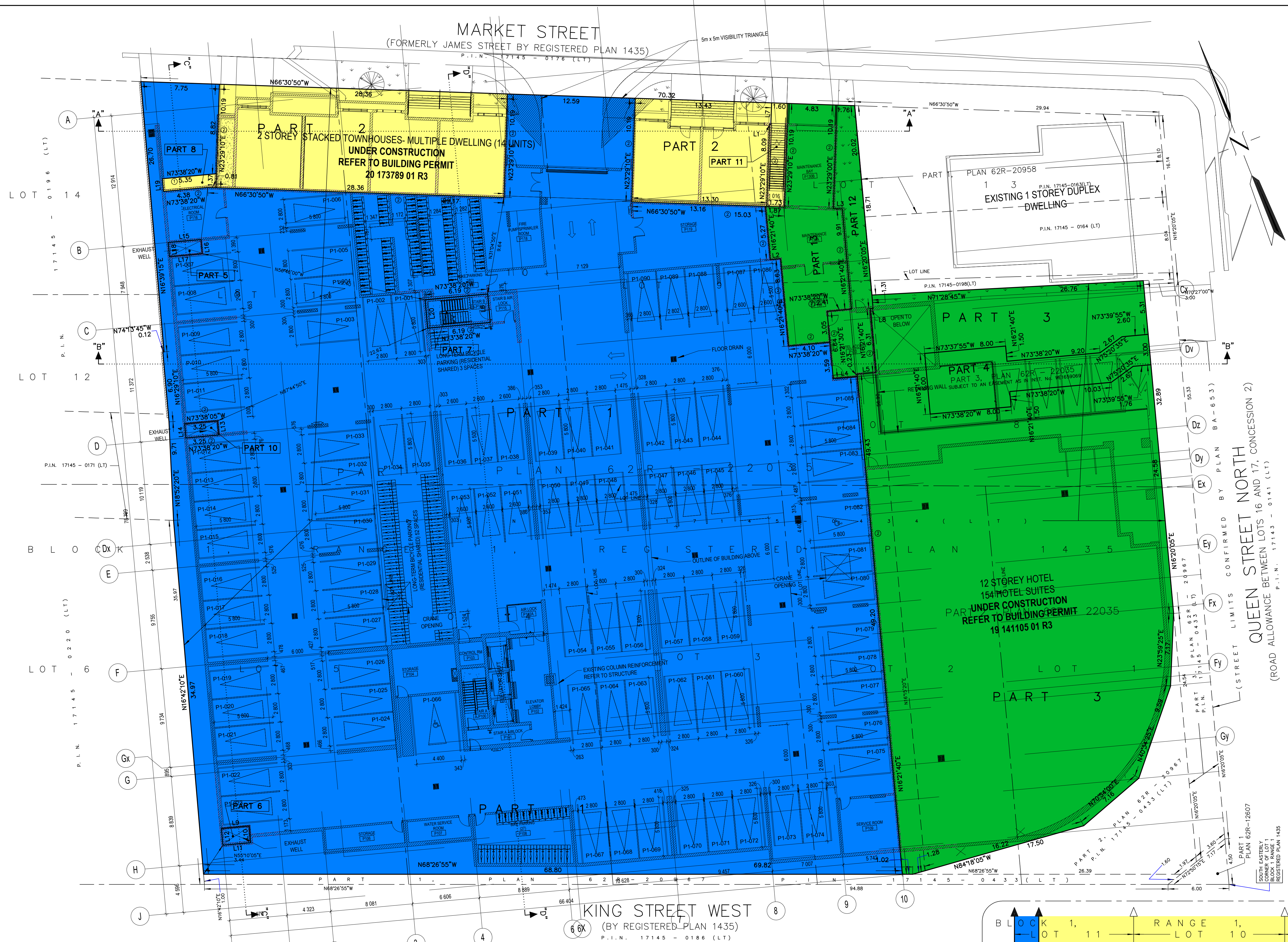
R. AVIS SURVEYING INC.
 METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES AND LEGEND

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 0011965649 ELEVATION = 112.302 metres

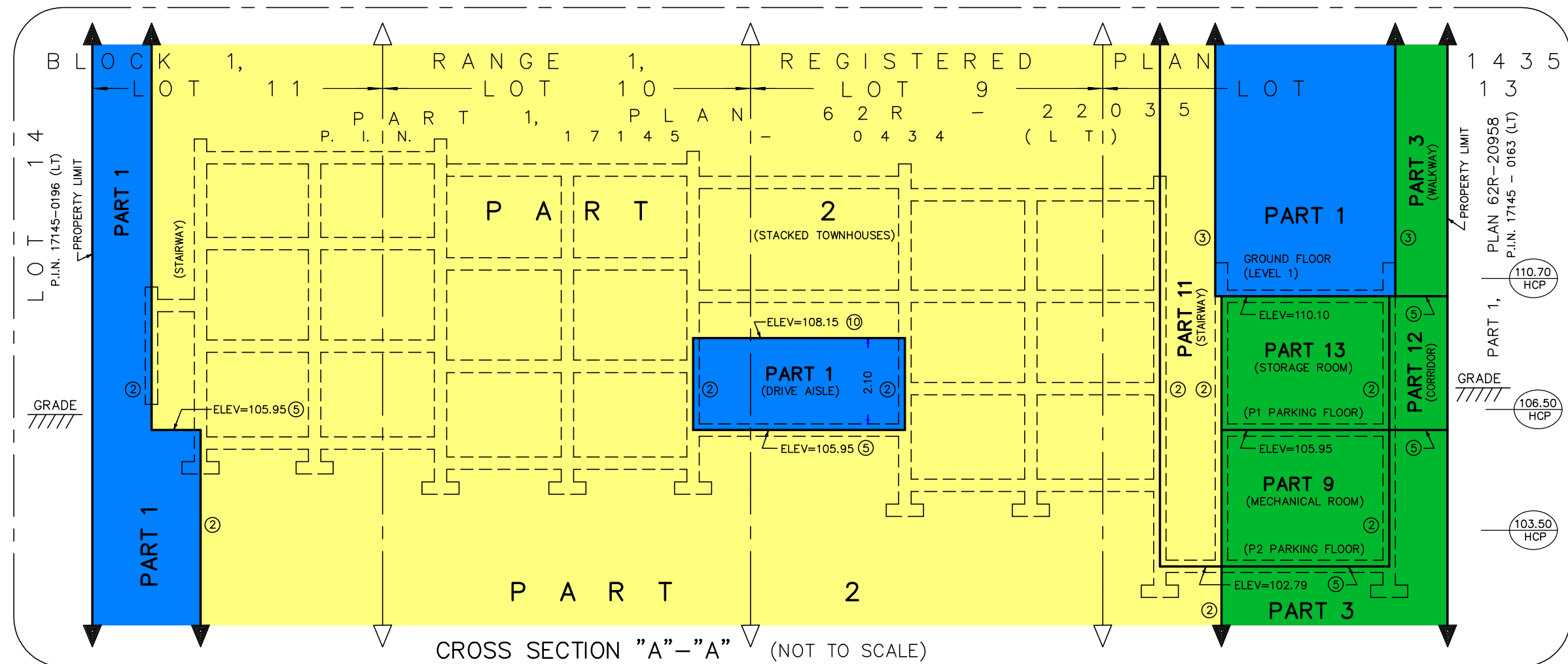
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
HCP	DENOTES	HORIZONTAL CUTTING PLANE
ELEV	DENOTES	ELEVATION
ΔE	DENOTES	CHANGE IN ELEVATION
UL	DENOTES	UPPER LIMIT
LL	DENOTES	LOWER LIMIT
NUL	DENOTES	NO UPPER LIMIT
NLL	DENOTES	NO LOWER LIMIT
①	DENOTES	VERTICAL PLANE ESTABLISHED BY MEASUREMENT
②	DENOTES	VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
③	DENOTES	VERTICAL PLANE ESTABLISHED BY FACE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
④	DENOTES	HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION
⑤	DENOTES	HORIZONTAL PLANE ESTABLISHED BY CENTRE LINE OF CONCRETE FLOOR SLAB
⑥	DENOTES	UPPER SURFACE AND PLANE OF CONCRETE SLAB AND PRODUCTION
⑦	DENOTES	FACE OF CONCRETE CURB AND PRODUCTION
⑧	DENOTES	SLOPING PLANE
⑨	DENOTES	LOWER SURFACE AND PLANE OF CONCRETE FLOOR SLAB
⑩	DENOTES	HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
↑	DENOTES	EXTENT OF PART NOT LIMITED

PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT, UNLESS NOTED OTHERWISE



LINE TABLE
(APPLICABLE TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N66°30'50"W	0.13	②
L2	N73°38'20"W	1.01	②
L3	N66°30'50"W	0.88	②
L4	N73°38'20"W	2.37	②
L5	N73°38'20"W	1.88	②
L6	N16°21'40"E	2.81	②
L7	N23°29'10"E	2.10	②
L8	N73°38'20"W	0.29	②
L9	N73°38'00"W	2.75	②
L10	N16°20'40"E	1.65	②
L11	N73°38'20"W	2.75	②
L12	N16°21'40"E	1.65	②
L13	N16°21'05"E	1.40	②
L14	N16°21'40"E	1.40	②
L15	N73°38'20"W	3.25	②
L16	N16°21'40"E	1.40	②
L17	N73°38'20"W	3.25	②
L18	N16°21'50"E	1.40	②
L19	N16°21'40"E	1.26	②
L20	N16°21'30"E	2.81	②



LEGEND

■	DENOTES RESIDENTIAL RENTAL
■	DENOTES STACKED TOWNHOUSES
■	DENOTES HOTEL

PLAN CONFIGURATION OF PARTS 1 TO 8 INCLUSIVE, 10 11, 12 AND 13 AT ELEVATION 106.50 metres. HCP (P1 PARKING FLOOR)

R. AVIS SURVEYING INC.
 SUITE 203, 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8
 TEL: (416) 490-8352 FAX: (416) 491-6206
 www.ravissurveying.com

CALCULATED BY: L. NOBLE
 DRAWN BY: L.L.N./R.K. CHECKED BY: D.M., O.L.S. PROJECT No.: 3283-1
 DRAWING No.: 3283-1RA.DWG

PLAN 62R-

RECEIVED AND DEPOSITED

JANUARY 24, 2025
DATE

D. MIRET
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF THE WENTWORTH
REGISTRY OFFICE. (No. 62)

STRATA PLAN OF SURVEY OF
**LOTS 9, 10 AND 11 AND
PART OF LOTS 1, 2, 3, 4, 5, 8 AND 13
BLOCK 1, RANGE 1
REGISTERED PLAN 1435
CITY OF HAMILTON**

SCALE 1 : 200

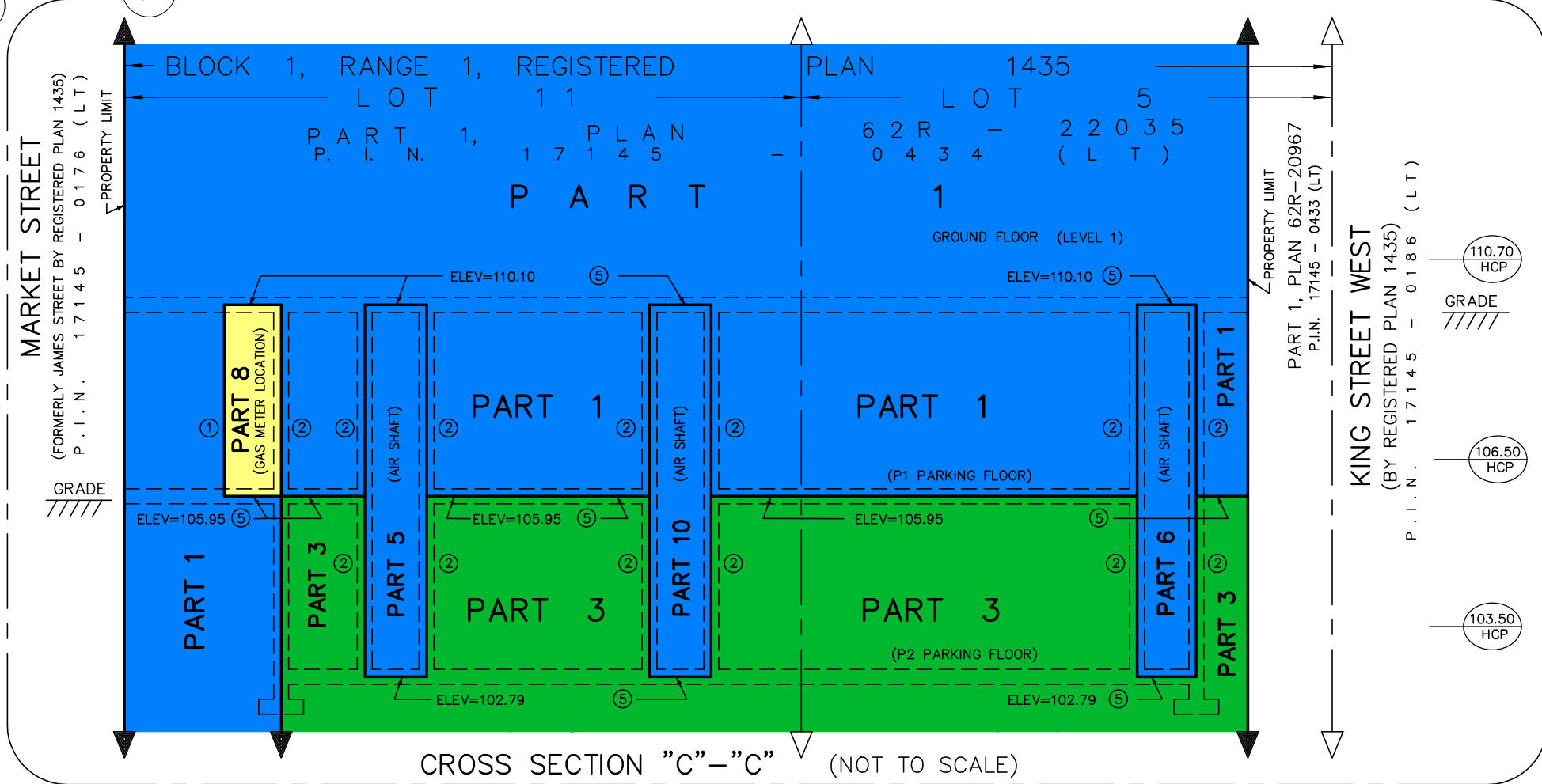
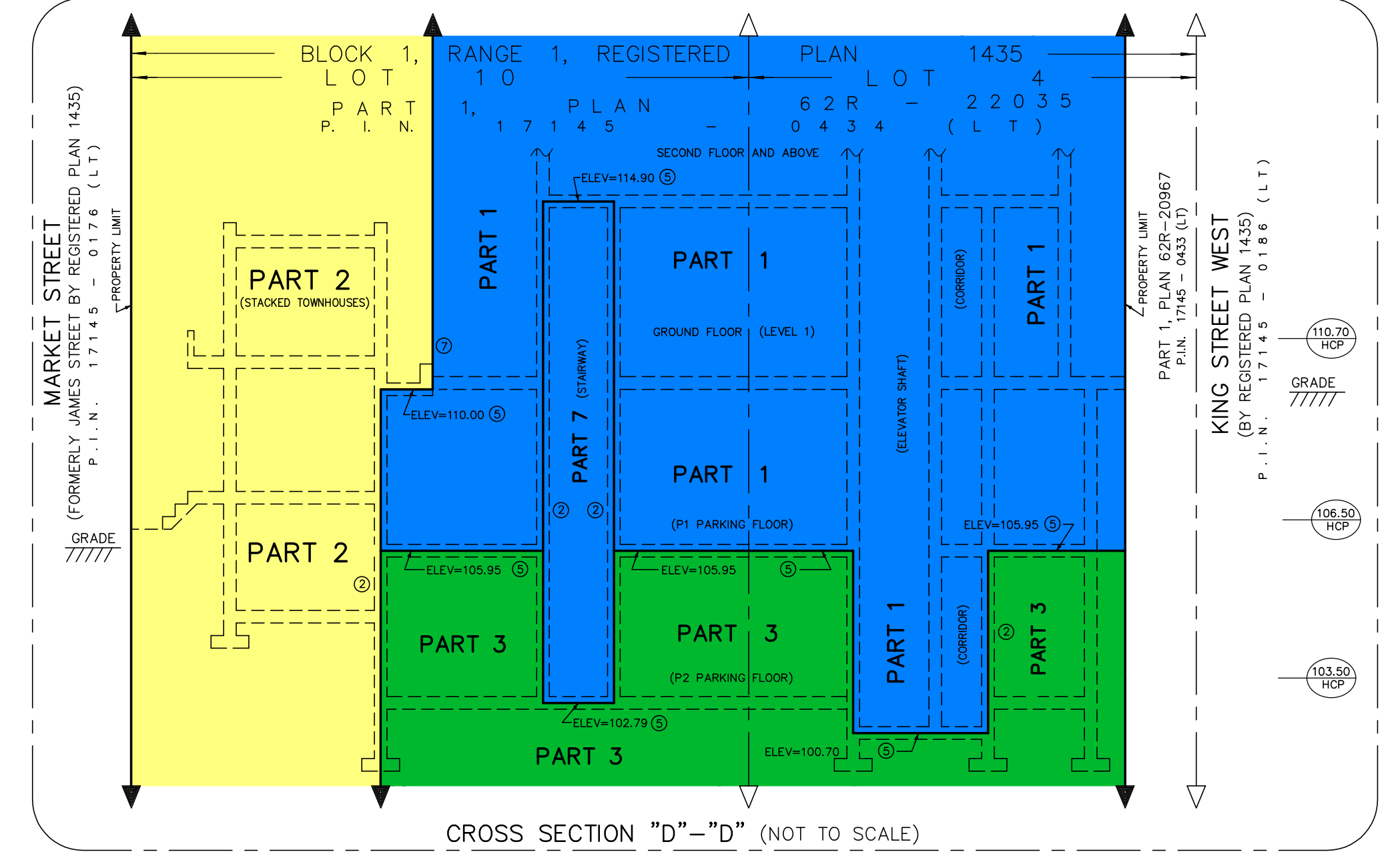
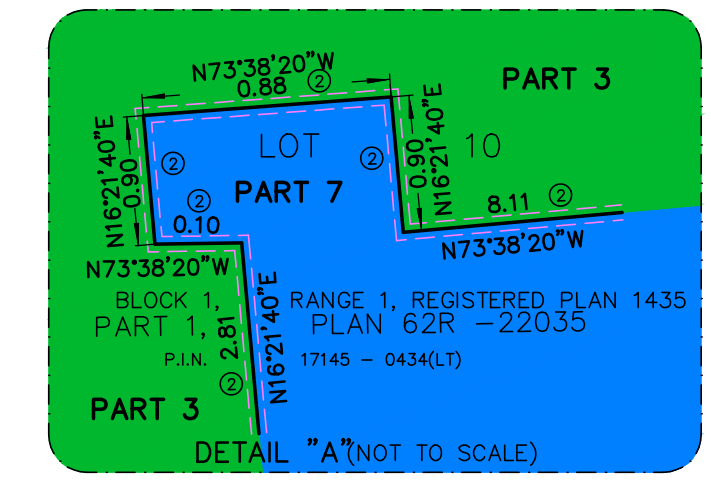
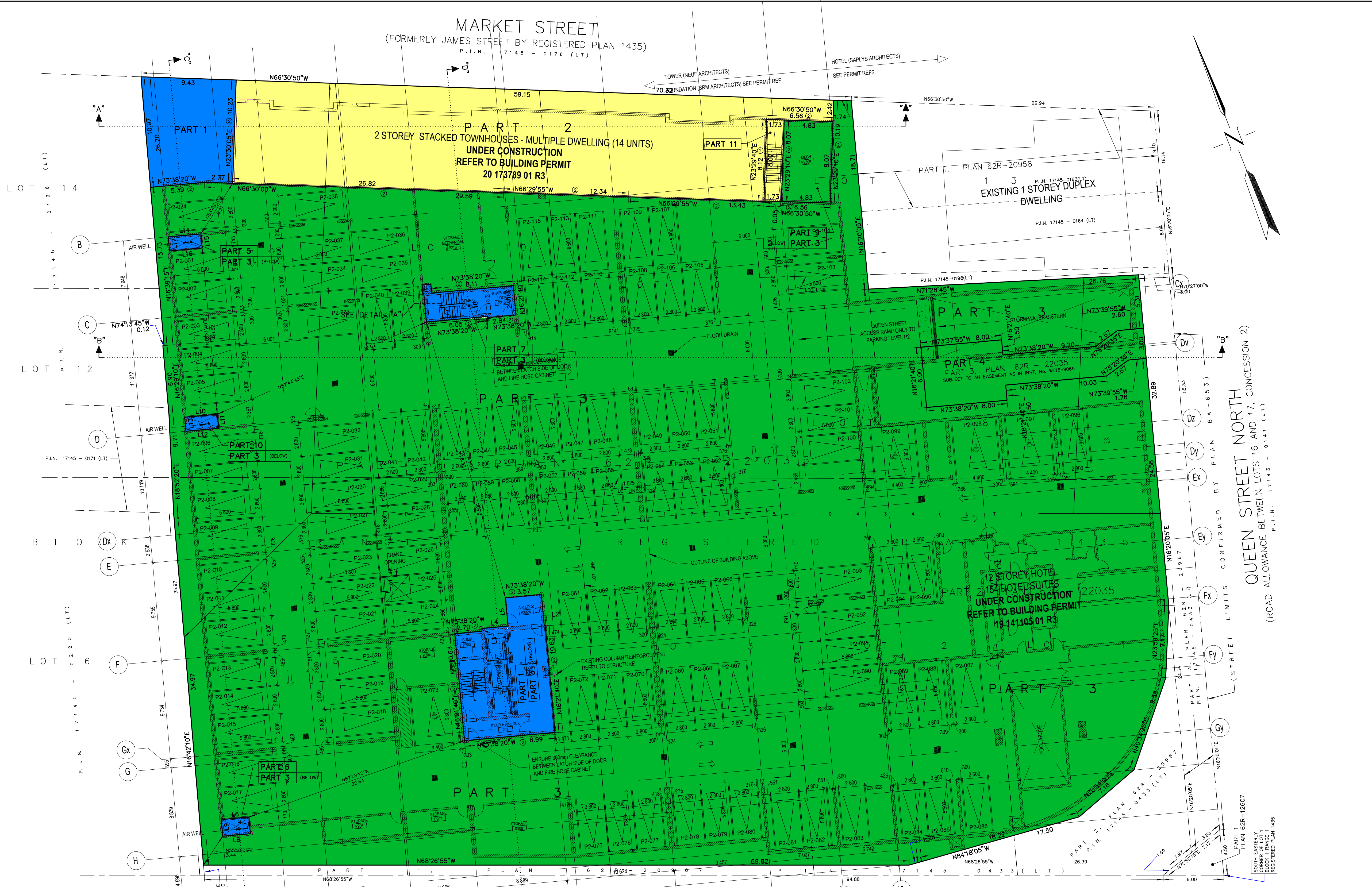
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES AND LEGEND

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON
BENCH MARK No. 0019650649 ELEVATION = 112.302 metres

P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
HCP	DENOTES	HORIZONTAL CUTTING PLANE
ELEV	DENOTES	ELEVATION
CH	DENOTES	CHANGE IN ELEVATION
UL	DENOTES	UPPER LIMIT
LL	DENOTES	LOWER LIMIT
NUL	DENOTES	NO UPPER LIMIT
NLL	DENOTES	NO LOWER LIMIT
Ⓢ	DENOTES	VERTICAL PLANE ESTABLISHED BY MEASUREMENT
Ⓣ	DENOTES	VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN/ BRICK/ALUMINIUM CURTAIN WALL AND PRODUCTION
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ⓓ	DENOTES	HORIZONTAL PLANE ESTABLISHED BY GEODETIC ELEVATION AND MEASURED 2.10 METRES PERPENDICULAR DISTANCE ABOVE THE CONCRETE FLOOR SLAB
ⓔ	DENOTES	EXTENT OF PART NOT LIMITED

↑ ↓ DENOTES PART LIMITS ARE VERTICAL, HORIZONTAL AND SLOPING PLANES ESTABLISHED BY MEASUREMENT,
UNLESS NOTED OTHERWISE



LINE TABLE
(APPLICABLE TO THIS SHEET ONLY)

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N16°21'40"E	3.09	Ⓢ
L2	N73°38'20"W	0.10	Ⓢ
L3	N18°22'10"E	0.28	Ⓢ
L4	N73°38'20"W	2.61	Ⓢ
L5	N16°21'40"E	2.81	Ⓢ
L6	N73°38'20"W	2.75	Ⓢ
L7	N16°21'40"E	1.65	Ⓢ
L8	N73°38'15"W	2.75	Ⓢ
L9	N16°21'30"E	1.65	Ⓢ
L10	N73°38'05"W	3.25	Ⓢ
L11	N16°21'40"E	1.40	Ⓢ
L12	N73°38'20"W	3.25	Ⓢ
L13	N16°21'40"E	1.40	Ⓢ
L14	N73°38'20"W	3.25	Ⓢ
L15	N16°21'40"E	1.40	Ⓢ
L16	N73°38'20"W	3.25	Ⓢ
L17	N16°21'40"E	1.40	Ⓢ
L18	N16°21'40"E	0.11	Ⓢ

PLAN CONFIGURATION OF PARTS 1 TO 7 INCLUSIVE, 9, 10 AND 11 AT ELEVATION 103.50 metres. HCP (P2 PARKING FLOOR AND BELOW)

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CALCULATED BY : L. NOBLE
DRAWN BY : L.J.N./R.R.K.

CHECKED BY : D.M., O.L.S.

PROJECT No. : 3283-1
DRAWING No. : 3283-1RB.DWG



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

City of Hamilton Planning and Development
City Hall 5th Floor
71 Main St W, Hamilton, ON L8P 4Y5

February 12, 2025

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (email: Jamila.Sheffield@hamilton.ca)

Re: 354 – 360 King Street West, Hamilton, ON, L8P 1B3 – Easement Application Submission

Dear Madam:

A.J Clarke and Associates Ltd. has been retained by King Street Crossing Inc., for the purposes of submitting the enclosed Easement Application Submission. Below is a summary of the materials submitted to your attention:

- One (1) electronic copy of the required filled and signed Consent Application Form for 354 – 360 King Street West;
- One (1) cheque in the amount of \$2,140.00 representing the required application fees for the consent application;
- One (1) electronic copy of the Parts List for 354 – 360 King Street West (#3283-1), dated January 24, 2025, provided by R. Avis Surveying Inc.
- One (1) electronic copy of the Draft Reference Plan for 354 – 360 King Street West, dated January 24, 2025, provided by R. Avis Surveying Inc.

The subject lands are designated “Mixed-Use Medium Density” on Schedule E-1 of the Urban Hamilton Official Plan and are further designated as “Mixed-Use Medium Density” as per Map B.6.6-1 of the Strathcona Secondary Plan. The Secondary Plan includes multiple special policy areas (L, C-5, C-6), that restrict building height to 25 storeys, and 12 storeys at the corner of King Street West and Queen Street. The subject lands are zoned “Transit Oriented Corridor” in the City of Hamilton By-law 05-200, which include multiple exemptions relating to providing a maximum building setback, hotel guest parking, and building height. The exceptions also dictate that the properties comprising this project will be considered one when applying by-law provisions. A holding provision has also been placed over the subject lands until such time as the landowner submits a Functional Servicing Report. The lands are currently constructing the residential apartment, while the hotel and townhouse buildings are completed and occupied.

The following easement application is required to permit access to various reciprocal and general easements between the Residential Rental, Stacked Townhouse and Hotel uses on the ground floor and within the two (2) levels of below grade parking. The easements are related to providing access to air shafts, stairways, elevators, exit corridors, access walkways, maintenance bays, service vestibule, mechanical rooms and gas meters, which are all shared within the same parking structure. Please refer to the Parts List provided by R. Avis Surveying Inc. for a comprehensive list of all easements to be read in conjunction with the severance sketches which identify the location of each easement. It should be



noted that one (1) severance applications have been submitted in conjunction with this consent to create various easements and will be described as follows:

Severance #1:

Lands to Retained	Lands to be Severed	Parts	Total Lot Land Area	Street Frontage	Depth	Existing Use/Structures	Proposed Use/Structures
-	Part 1 (Residential Apartment)	1, 5, 6, 7, 10	4,506.6 sq.m	King Street 62m Market Street 7m	Irregular	Residential Apartment	Residential Apartment
Part 2 (Stacked Townhouse)	-	2, 8, 11	717.1 sq.m	Market Street 54m	Irregular	Stacked Townhouse	Stacked Townhouse
Part 3 (Hotel)	-	3, 4, 9, 12, 13	1,587.8 sq.m	King Street 7m Queen Street 32m	Irregular	Hotel	Hotel

Severance #2:

Lands to Retained	Lands to be Severed	Parts	Total Lot Land Area	Street Frontage	Depth	Existing Use/Structures	Proposed Use/Structures
-	Part 2 (Stacked Townhouse)	2, 8, 11	717.1 sq.m	Market Street 54m	Irregular	Stacked Townhouse	Stacked Townhouse
Part 3 (Hotel)	-	3, 4, 9, 12, 13	1,587.8 sq.m	King Street 7m, Queen Street 32m	Irregular	Hotel	Hotel

Purpose of the Concurrent Consent Application

A 13 Part Reference Plan has been prepared by R. Avis Surveying Inc., Parts 1-3 deal with the proposed Severance Application, Part 4 is an existing Easement in favor of Alectra Utilities. The remaining parts are required to establish several reciprocal easements for various areas of access, air shafts, maintenance bays, gas meters and elevator pits. Each Part, their ownership and purpose are listed in the table below:



A. J. Clarke and Associates Ltd.

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Part No	Current Owner	P.I.N.	Floors	Proposed Owner	Proposed Easement in favor of			Description	Extents (As shown on plan)
1	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		balance of the residential rental lands	N/A
2	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Stacked Townhouses	Hotel US, B, S, A, E		Residential Rental US, B, S, A, E	balance of the stacked townhouse lands	N/A
3	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Hotel		Stacked Townhouses US, B, S, A, E	Residential Rental US, B, S, A, E	balance of the hotel lands	N/A
4	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Hotel		Stacked Townhouses US, B, S, A, E	Residential Rental US, B, S, A, E	portion of the hotel lands subject to an existing easement (1)	N/A
5	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		Air Shaft	Lower: 102.79m Upper: 110.10m Total Height: 7.31m
6	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		Air Shaft	Lower: 102.79m Upper: 110.10m Total Height: 7.31m
7	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel P, US, B, S, A, E	Stacked Townhouses P, US, B, S, A, E		Stairway	Lower: 102.79m Upper: 114.90m Total Height: 12.11m
8	King West Crossing Ltd.	17145-0434(LT)	P1	Stacked Townhouses	Hotel US, B, S, A, E		Residential Rental US, B, S, A, E	Gas Meter Location	Lower: 105.95m Upper: 110.10m Total Height: 4.15m
9	King West Crossing Ltd.	17145-0434(LT)	P2	Hotel		Stacked Townhouses P	Residential Rental P	Mechanical Room	Lower: 102.79m Upper: 105.95m Total Height: 3.16m
10	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		Air Shaft	Lower: 102.79m Upper: 110.10m Total Height: 7.31m
11	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Stacked Townhouses	Hotel P, US, B, S, A, E		Residential Rental P, US, B, S, A, E	Stairway	N/A
12	King West Crossing Ltd.	17145-0434(LT)	P1	Hotel		Stacked Townhouses P, US, B, S, A, E	Residential Rental P, US, B, S, A, E	Exit Corridor	Lower: 105.95m Upper: 110.10m Total Height: 4.15m
13	King West Crossing Ltd.	17145-0434(LT)	1,P1	Hotel		Stacked Townhouses P, US, B, S, A, E	Residential Rental P, US, B, S, A, E	Maintenance Bay, Service Vestibule	Lower: 105.95m Upper: 110.10m Total Height: 4.15m

Legend

- 1 subject to an easement as set out in Instrument WE1659069 (Alectra Utilities Corporation)
- P easement for pedestrian access
- US easement for the maintenance & repair of utilities & services
- B easement for the maintenance & repair of the buildings
- S easement for support rights
- A easement for unimpeded air flow rights
- E easement for emergency egress



In addition to the above, reciprocal easements between the between the Residential Rental, the Stacked Townhouses and the Hotel will be provided for specific vehicular and pedestrian access easements; general easements will be provided for rights of support, unimpeded and uninterrupted rights to air flow, emergency egress through the stairwells, the maintenance and repair of utilities and services and the maintenance and repair of the buildings over all of PARTS 1 to 13 inclusive.

We require consent for three (3) easements: Part 7, Parts 12 and 13, and Part 11. All other blanket easements will encompass entire future parcels (pending Consent of Stratified Severance) and as such, do not require Planning Act consent and are not subject to this application. The following is how we anticipate each Part will be grouped for issuance of the certificates:

1. The residential rental severance will be PARTS 1, 5, 6, 7 & 10.

Reserving easements in favour of the hotel and the stacked townhouses for:

- The maintenance and repair of utilities & services. (US)
- The maintenance and repair of the buildings. (B)
- Rights of support. (S)
- Unimpeded access to air flow. (A)
- Emergency egress rights. (E)

Over all of PARTS 1, 5, 6, 7 & 10. Reserving an easement in favour of hotel and the stacked townhouses for:

- Pedestrian access over PART 7 (P)

2. The hotel severance will be PARTS 3, 4, 9, 12 & 13.

Reserving easements in favour of the residential rental and the stacked townhouses for:

- The maintenance and repair of utilities & services. (US)
- The maintenance and repair of the buildings. (B)
- Rights of support. (S)
- Unimpeded access to air flow. (A)
- Emergency egress rights (E)

Over all of PARTS 3, 4, 9, 12 & 13. Reserving an easement in favour of residential rental and the stacked townhouses for:

- Pedestrian access over PARTS 12 & 13 (P)

3. The stacked townhouse severance will be PARTS 2, 8 & 11.

Reserving easements in favour of the hotel and the residential rental for:

- The maintenance and repair of utilities & services. (US)
- The maintenance and repair of the buildings. (B)
- Rights of support. (S)
- Unimpeded access to air flow. (A)
- Emergency egress rights (E)

Over all of PARTS 2, 8 & 11. Reserving an easement in favour of the hotel and the residential rental for:

- Pedestrian access over PART 11 (P)



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available Committee of Adjustment hearing date. If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Ryan Ferrari".

Ryan Ferrari, MCIP, RPP, CPT

Senior Planner

A.J. Clarke and Associates Ltd.

King Street Crossing Inc. c/o Gunther Bluesz, via email



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 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	MAILING ADDRESS
Purchaser*	N/A	
Registered Owners(s)	King Street Crossing Inc. C/O Gunther Bluesz	
Applicant(s)**	Same as Owner	
Agent or Solicitor	A.J. Clarke and Associates C/O Ryan Ferrari	

*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 _____

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	354 - 360 King Street West, Hamilton, ON, L8P 1B3		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number	1435	Lot(s)	9 - 11
Reference Plan Number (s)		Part(s)	Pt. 1-5, 8 and 13

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:

Part 4 on Reference Plan, Existing Alectra Easement Registered as WE1659069

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input checked="" type="checkbox"/> an easement | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8) | <input type="checkbox"/> a charge |
| <input type="checkbox"/> cancellation (must also complete section 9) | |
| <input type="checkbox"/> 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) | |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

3.3 If a lot addition, identify the lands to which the parcel will be added:

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:	See Cover Lette				
Type of Transfer	N/A				
Frontage					
Depth					
Area					
Existing Use					
Proposed Use					
Existing Buildings/ Structures					
Proposed Buildings/ Structures					
Buildings/ Structures to be Removed					

* 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) Mixed Use Medium Density

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

Creation of several reciprocal easements which are for the orderly operation of the subject lands.

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? TOC 1 (Exception: 295, 821, 741)

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.

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	<input type="checkbox"/>	N/A
A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	N/A
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	N/A

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.

HM/B-19:70 - Conditionally Approved

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- 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.

Yes, Various other parcels that do not relate to the subject parcel.

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)

Yes. Through past planning approvals the development has shown to be consistent with all Policy Statements. Building permits have been issued and is currently under construction.

- 7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

Yes. the proposed development has been approved and under construction. The development provides both mixed-use along a transit corridor comprised of hotel and residential use in multiple densities.

- 7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

N/A

- 7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

N/A

8 ADDITIONAL INFORMATION - VALIDATION

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

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**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.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² 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
- _____
- _____



Hamilton

B-25:014 — 354–360 King Street West, Hamilton

Recommendation:

Approve — Development Planning

Proposed Conditions:

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)
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 must provide proof of separate, independent services for both the severed and retained lots. (Development Engineering)

Proposed Notes:

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road. (Legislative Approvals)

Grading approval was provided through SPA-22-129 and Servicing approval was provided through DA-18-096. (Development Engineering)



Hamilton

Development Planning:

Background

	Frontage	Depth	Area
EASEMENT LANDS (Part 7):	N/A	Varies	23 m ² ±
EASEMENT LANDS (Parts 12 & 13):	6 m±	Varies	151 m ² ±
EASEMENT LANDS (Part 11):	1.5 m±	10 m±	15 m ² ±
REMAINDER LANDS:	7.0 m± (King Street) 32.0 m± (Queen Street)	Irregular	1587.8 m ² ±

The purpose of Consent for Easement application B-25:014 is to create a stratified easements over a portion of the lands for access purposes. Existing structures and parking areas which form part of a mixed-use development are to remain. An associated Consent to Sever application B-25:013 is being reviewed separately.

Staff note that Site Plan Control application SPA-22-129 received final approval on December 13, 2023.

Both the proposed severance and easements are to be stratified. The proposed easements are required to establish reciprocal easements for access, air shafts, maintenance bays, gas meters and elevator pits. For a detailed breakdown and full list of the proposed Parts and easements, please see Appendix A.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Primary Corridor” and “Priority Transit Corridor” on Schedule E – Urban Structure and are designated “Mixed Use – Medium Density” on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policies E.4.6.5 and F.1.14.3.7 and Section F.4.2, amongst others, applicable and permit the existing and under construction portions of the mixed use development.



Hamilton

Policy F.1.14.3.7 permits consents for the purposes of long-term lease agreements for infrastructure works provided a separate lot is not created for a dwelling or any urban land use, except the uses noted in this Section.

Staff are of the opinion the proposed easements maintain the general intent of the Urban Hamilton Official Plan.

Strathcona Secondary Plan

The subject lands are designated “Mixed Use – Medium Density”, “Area Specific Policy C-5”, “Area Specific Policy C-6” and “Area Specific Policy L” on Land Use Plan – Map B.6.6-1 of the Strathcona Secondary Plan. Policies 6.6.6.1, 6.6.15.3 and 6.6.15.12, amongst others are applicable and permit the existing and under construction portions of the mixed-use development.

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned Transit Oriented Corridor – Mixed Use Medium Density (TOC1, 295, 821) Zone and Transit Oriented Corridor – Mixed Use Medium Density (TOC1, 295, 741, H120) Zone in City of Hamilton Zoning By-law No. 05-200. The existing and under construction portions of the mixed-use development are permitted.

Based upon review of the above policies and the materials provided in support of this severance application, staff are of the opinion that the proposed easements meet the intent of the Urban Hamilton Official Plan. **Staff recommend approval.**

Zoning:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> 1. The proposed Consent to establish easements related to providing access to air shafts, stairways, elevators, exit corridors, access walkways, maintenance bays, service vestibules, mechanical rooms and gas metres, which are all shared within the same parking structure, is required to facilitate Site Plan Control Application No. SPA-22-129, SPA-21-111 and DA-18-086. 2. This Division has no concerns with the proposed application.
Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
-----------------	-------------------------

STAFF COMMENTS**HEARING DATE: March 27, 2025**

Hamilton

Proposed Conditions:	The owner must provide proof of separate, independent services for both the severed and retained lots.
Comments:	<p>According to our GIS records, the existing municipal infrastructure fronting the subject property is summarized as follows:</p> <ul style="list-style-type: none"> • King Street West <ul style="list-style-type: none"> ○ 300mmø Combined Sewer ○ 675mmø Combined Sewer ○ 150mmø Watermain ○ 300mmø Watermain • Queen Street North <ul style="list-style-type: none"> ○ 378mmø Combined Sewer ○ 300mmø Watermain • Market Street <ul style="list-style-type: none"> ○ 300mmø Combined Sewer ○ 150mmø Watermain <p>Separate and independent services shall be provided for each dwelling constructed within each parcel of land in accordance with the current Sewer and Water By-laws.</p>
Notes:	Grading approval was provided through SPA-22-129 and Servicing approval was provided through DA-18-096.

Legislative Approvals:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.

Please Note: Public comment will be posted separately, if applicable.

STAFF COMMENTS

HEARING DATE: March 27, 2025



Hamilton

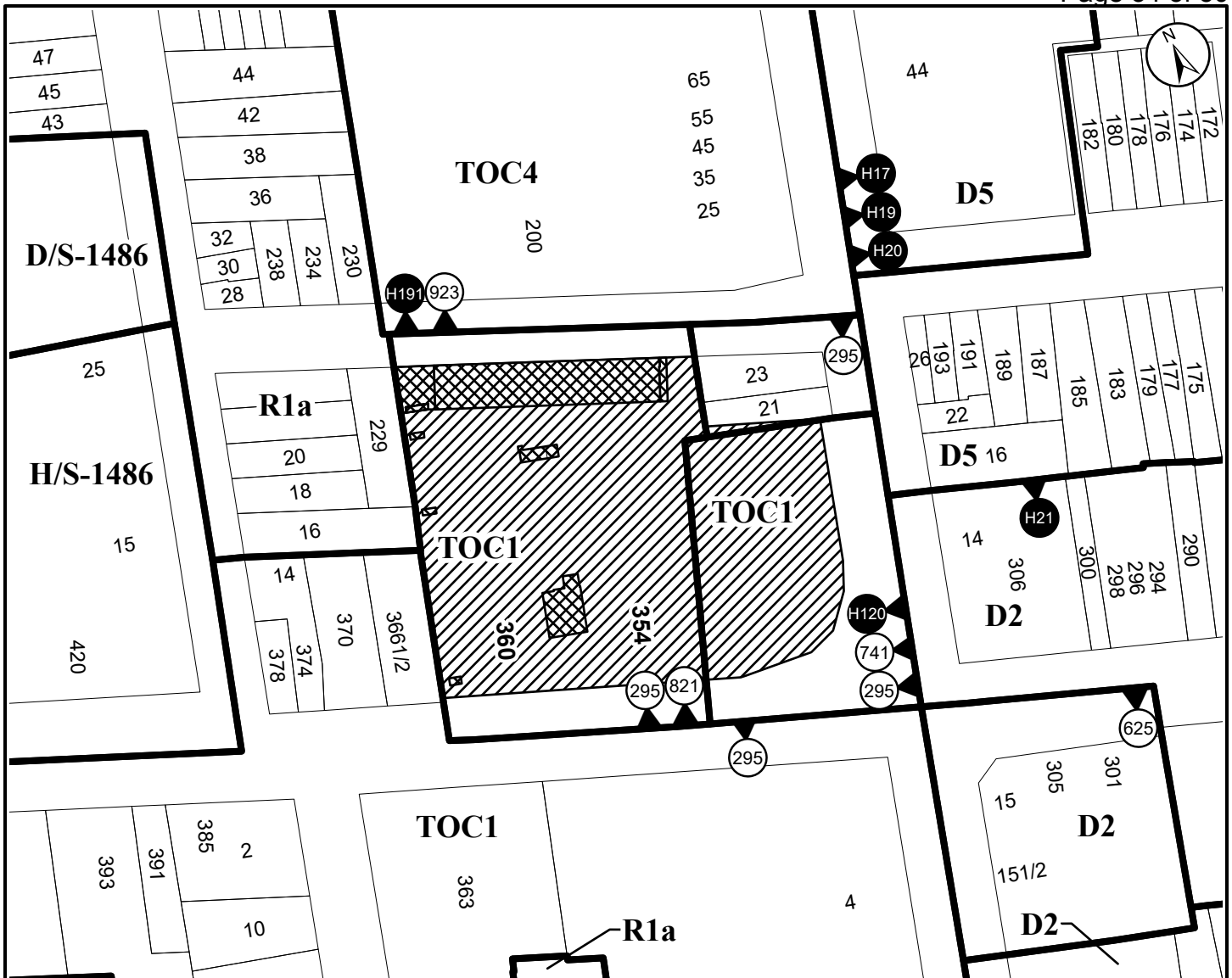
Parts List for 354 King Street West Strata Plan (Job # 3283-1) by R.Avis Surveying Inc. on 10 February 2025

Part No	Current Owner	P.I.N.	Floors	Proposed Owner	Proposed Easement in favor of			Description
1	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		balance of the residential rental lands
2	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Stacked Townhouses	Hotel US, B, S, A, E		Residential Rental US, B, S, A, E	balance of the stacked townhouse lands
3	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Hotel		Stacked Townhouses US, B, S, A, E	Residential Rental US, B, S, A, E	balance of the hotel lands
4	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Hotel		Stacked Townhouses US, B, S, A, E	Residential Rental US, B, S, A, E	portion of the hotel lands subject to an existing easement (1)
5	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		Air Shaft
6	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		Air Shaft
7	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel P, US, B, S, A, E	Stacked Townhouses P, US, B, S, A, E		Stairway
8	King West Crossing Ltd.	17145-0434(LT)	P1	Stacked Townhouses	Hotel US, B, S, A, E		Residential Rental US, B, S, A, E	Gas Meter Location
9	King West Crossing Ltd.	17145-0434(LT)	P2	Hotel		Stacked Townhouses US, B, S, A, E	Residential Rental US, B, S, A, E	Mechanical room
10	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Residential Rental	Hotel US, B, S, A, E	Stacked Townhouses US, B, S, A, E		Air Shaft
11	King West Crossing Ltd.	17145-0434(LT)	1,P1,P2	Stacked Townhouses	Hotel P, US, B, S, A, E		Residential Rental P, US, B, S, A, E	Stairway
12	King West Crossing Ltd.	17145-0434(LT)	P1	Hotel		Stacked Townhouses P, US, B, S, A, E	Residential Rental P, US, B, S, A, E	Exit Corridor
13	King West Crossing Ltd.	17145-0434(LT)	1,P1	Hotel		Stacked Townhouses P, US, B, S, A, E	Residential Rental P, US, B, S, A, E	Maintenance Bay, Service Vestibule

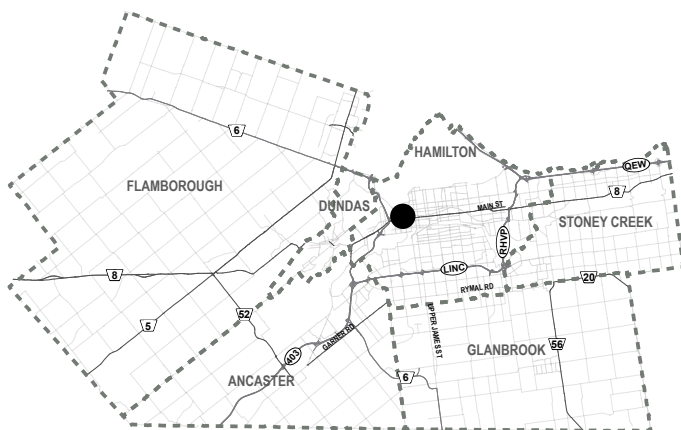
Legend

- 1 subject to an easement as set out in Instrument WE1659069 (Alectra Utilities Corporation)
- P easement for pedestrian access
- US easement for the maintenance & repair of utilities & services
- B easement for the maintenance & repair of the buildings
- S easement for support rights
- A easement for unimpeded air flow rights
- E easement for emergency egress

Note: Reciprocal easements between the Residential Rental, the Stacked Townhouses and the Hotel will be provided for specific pedestrian access easements; general easements will be provided for rights of support, unimpeded and uninterrupted rights to air flow, emergency egress through the stairwells, the maintenance and repair of utilities and services and the maintenance and repair of the buildings, over all of PARTS 1 to 13 inclusive.



● Site Location





City of Hamilton

Committee of Adjustments

Subject Property

354-360 King Street West, Hamilton
(Ward 1)

-  Lands to be retained
-  Lands to be severed

File Name/Number:

B-25:014

Date:

March 20, 2025

Technician:

DR

Scale:

N.T.S.

Appendix "A"



Hamilton



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

NOTICE OF APPLICATION **CONSENT**

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-25:017	SUBJECT PROPERTY:	30 Glover Road, Hamilton
-------------------------	-----------------	--------------------------	--------------------------

APPLICANTS: Owner: 1000889299 Ontario Inc.
Agent: Sam Esposto Architect Inc. c/o Sam Esposto

PURPOSE & EFFECT: To facilitate the creation of an easement for storm water management.

	Frontage	Depth	Area
SEVERED LANDS: (for Easement)	104.7 m [±]	varies	1,495 m ² ±
RETAINED LANDS:	269.44 m [±]	131.97 m [±]	40,677 m ² ±

Associated Planning Act File(s): 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 decided upon by the Consent Authority, the Director of Planning and Chief Planning, no earlier than:

Thursday, March 27, 2025

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

- Visit www.hamilton.ca/committeeofadjustment - Delegated Consent Authority Tab
- Email Committee of Adjustment staff at cofa@hamilton.ca

PUBLIC INPUT

Written: If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written comments can be submitted by emailing cofa@hamilton.ca or by mailing the

B-25:017

Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.
Comments must be received by noon two days before the Date of Decision.

Comments will be available on **March 25, 2025** on our website:
www.hamilton.ca/committeeofadjustment

Orally: Oral comments are not able to be submitted.



DATED: March 10, 2025

Jamila Sheffield,
 Secretary-Treasurer
 Committee of Adjustment

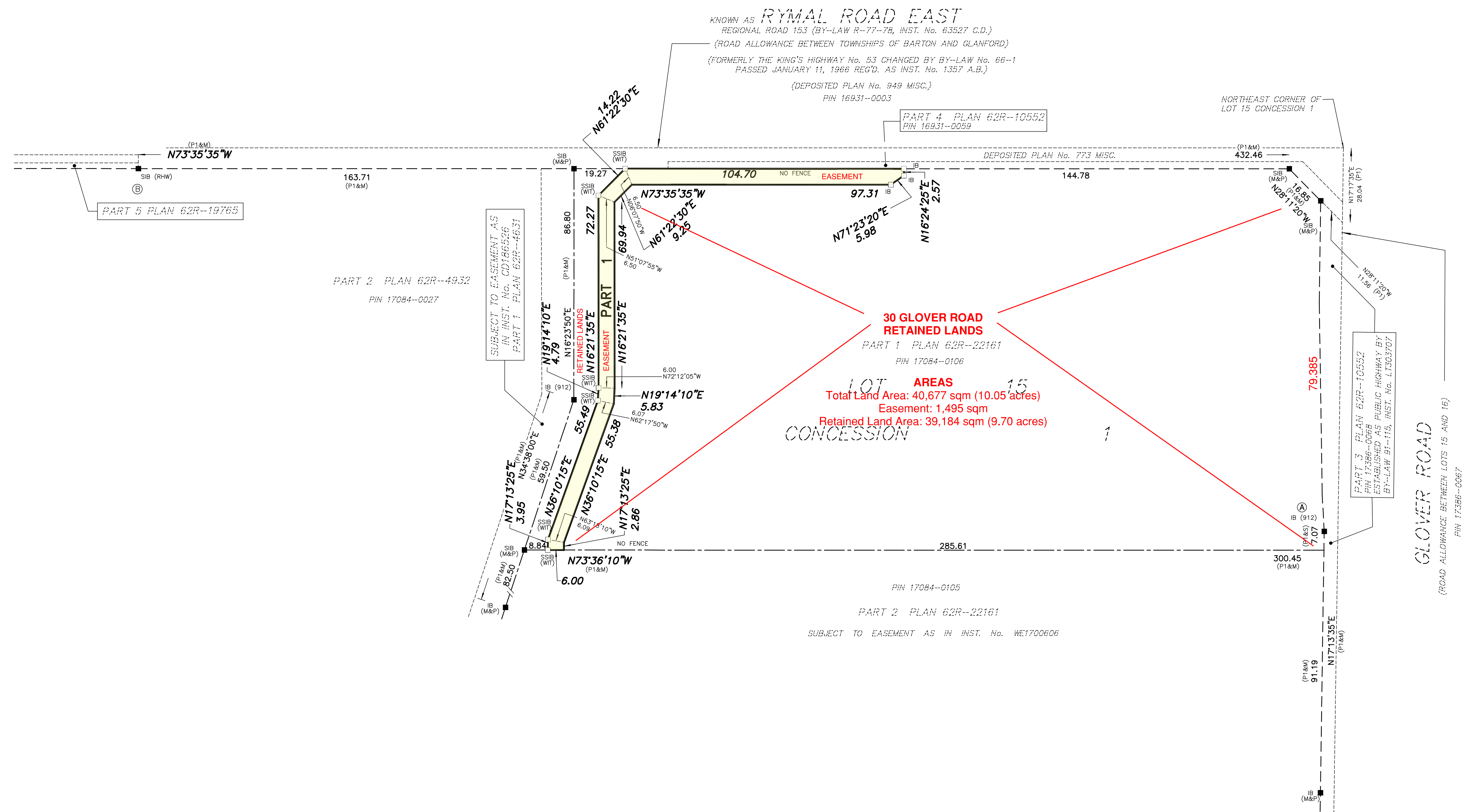
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, 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 in respect of the proposed consent does not make written submissions before the Consent Authority gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the Decision of Consent Authority in respect 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. A copy of the Decision will only be sent to those who request.



PLAN 62R-22470
 Received and deposited
January 22nd, 2025
Danita Lopes
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Wentworth (No.62)

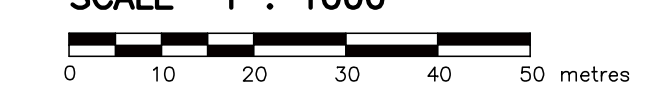


SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF LOT 15	CONCESSION 1	PART OF PIN 17084-0106

PLAN OF SURVEY OF
 PART OF
LOT 15
CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF GLANFORD
 IN THE
CITY OF HAMILTON

SCALE 1 : 1000



THE INTENDED PLOT SIZE OF THIS PLAN IS 750 mm IN WIDTH BY 455 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2025
 METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0)
 COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	4782013.95	595352.98
B	4782270.41	594964.12

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BEARING REFERENCE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999685239

LEGEND

- DENOTES A SURVEY MONUMENT FOUND
- DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES A WITNESS MONUMENT
- P1 DENOTES PLAN 62R-22161
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER

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 9th DAY OF JANUARY, 2025.

JANUARY 15, 2025
 DATE

AISAR BHERI
 ONTARIO LAND SURVEYOR
 FOR MACKAY, MACKAY AND PETERS LIMITED

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-95532
 E:\(62) Hamilton-Wentworth\TWP GLANFORD\CON 1\LOT 15\23-012\23-012-R.dwg

<p>MacKay, MacKay & Peters Limited LAND SURVEYORS & MAPPERS SINCE 1906</p>	3380 South Service Road Unit 101 Burlington, ON L7N 3J5 (905) 639-1375 halton@mmplimited.com mmplimited.com	DRAWN BY: A.S. PARTY CHIEF: C.M. CHECKED BY: A.B.
	PROJECT No.: 23-012-R	

SAM ESPOSTO ARCHITECT INC.

548 UPPER JAMES ST. HAMILTON, ONTARIO. L9C 2Y4
T.905.383.7500 F.905.383.5700 SAM@SEARCHITECT.COM

APPENDIX 'A'

Supplemental Information Due to Restricted Space on Application Form

Section 3.2

Registered Owner of the dominant lands: LEGNANO TEKNOELECTRIC COMPANY NORTH AMERICA INC. (by Transfer No. WE1707422 registered on October 31, 2023).

Dominant Lands: PIN 17084-0105 (LT) - PART LOT 15 CONCESSION 1, GLANFORD, PART 2, 62R-22161, SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 62R-22161 AS IN WE1700606; CITY OF HAMILTON

Section 4.1

This application is to create an easement in support of a storm water service pipe for the neighbouring lands, 60 Glover Rd. The remainder of the lands is zoned Commercial, however no site plan application has been made at this time.

Section 6.3

Part 1, Part 2 & Part 3 Legnano Teknoelectric Company North America Inc. October 31, 2023 by Transfer No. WE1707422. Legal description of the severed parcel transferred to Legnano: Part 2, Plan 62R22161 Land Use:

Section 6.4

810294 Ontario Limited owned the whole parcel prior to the severance and the remainder of the parcel after the severance and conveyance to Legnano from November 27, 1986 by Transfer No. LT268044. 810294 Ontario Limited then transferred the remainder parcel to 1000889299 Ontario Inc. on December 23, 2024 by Transfer No. WE1774600. Legal description of the remainder parcel: Part 1, Plan 62R22161.

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	MAILING ADDRESS	
Purchaser*	N/A		Phone:
			E-mail:
Registered Owners(s)	1000889299 ONTARIO INC.	[REDACTED]	
Applicant(s)**	Sam Esposito Architect Inc. C/O Sam Esposito		
Agent or Solicitor	Same as Applicant		

*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	30 Glover Rd., Hamilton, ON.		
Assessment Roll Number	251806076100175		
Former Municipality	Glanford		
Lot	PT 15	Concession	1
Registered Plan Number	Part 1	Lot(s)	
Reference Plan Number (s)	62R-22470	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: **Refer to Appendix 'A'**

Registered Owner of the dominant lands: LEGNANO TEKNOELECTRIC COMPANY NORTH AMERICA INC. (by Transfer No. WE1707422 registered on October 31, 2023).

3.3 If a lot addition, identify the lands to which the parcel will be added:

Dominant Lands: PIN 17084-0105 (LT) - PART LOT 15 CONCESSION 1, GLANFORD, PART 2 62R-22161, SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 62R-22161 AS IN WE1700666 CITY OF HAMILTON

3.4 Certificate Request for Retained Lands: Yes No
 Yes, a statement from an OCHA 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 "Severed Lands" as Proposed Easement	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained Lands	Part 1			
Type of Transfer	N/A	Easement			
Frontage	269.44 m	+/- 6 m (Total width) 104.70 m (Frontage)			
Depth	131.97 m	+/- 250.63 (Total Length)			
Area	40,677 sqm	+/- 1,495 sqm			
Existing Use	Agricultural	Agricultural			
Proposed Use	Commercial	SWM Easement			
Existing Buildings/ Structures	N/A No Existing Buildings	N/A No Existing Buildings	Refer to Appendix 'A'		
Proposed Buildings/ Structures	N/A	N/A			
Buildings/ Structures to be Removed		N/A			

* 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) Arterial Commercial and Business Park

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

The intention of this application is to register an easement over Part 1 within the Arterial Commercial designation to service a storm water connection point to Part 2. Refer to appended drawing.

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? C7-599

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.

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	<input checked="" type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input checked="" type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

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.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? **Refer to Appendix 'A'**
 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.

Part 1, Part 2 & Part 3 Legnano Teknoelectric Company North America Inc. October 31, 2023 by Transf

6.4 How long has the applicant owned the subject land? **Refer to Appendix 'A'**
810294 Ontario Limited owned the whole parcel prior to the severance and the remainder of the parcel a

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.

YES, but those other lands are not relevant for the purpose of this application for consent

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)

Easement supports planning for/implementation of Stormwater Management, efficient use of services, appropriate development of designated and zoned lands.

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Easement supports planning for/implementation of Stormwater Management, efficient use of services, appropriate development of designated and zoned lands.

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

The Growth Plan for the Greater Golden Horseshoe is no longer in force. The proposed easement will allow for the development of the Par

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

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

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

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.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² 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
-
-



Hamilton

B-25:017 — 30 Glover Road, Hamilton

Recommendation:

Approve — Development Planning

Proposed Conditions:

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)
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)

Proposed Notes:

Prior to a person performing any work on, in or around a public tree an application for a permit shall be submitted to Forestry. Email urbanforest@hamilton.ca for questions or public tree permit application. (Forestry)

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road. (Legislative Approvals)



Hamilton

Development Planning:

Background

The purpose of the application is to facilitate the creation of an easement for storm water management purposes.

Staff note that the application is in part to facilitate Site Plan file DA-24-010 for 60 Glover Road, the lands adjacent to the south.

The easement is to be conveyed as follows:

	Frontage	Depth	Area
SEVERED LANDS: (for Easement)	104.7 m±	varies	1,495 m ² ±
RETAINED LANDS:	269.44 m±	131.97 m±	40,677 m ² ±

Urban Hamilton Official Plan

The subject property is designated “Arterial Commercial” in Schedule E-1 – Urban Land Use Designations. Policies E.4.8.2 and F.1.14.3.7, amongst others, are applicable and permit consents to be granted for the purposes of long-term lease agreements for infrastructure works provided a separate lot is not created for a dwelling or any urban land use, with the exception of certain identified uses. Staff defer concerns relating to storm water management to Development Engineering staff for comment.

City of Hamilton Zoning By-law No. 05-200

The subject property including the lands to be dedicated for the storm water management easement are zoned “C7-599” (Arterial Commercial) in Zoning By-law No. 05-200. Exception 599 found in Schedule C of the Zoning By-law permits additional commercial uses. The lands are currently vacant.

Analysis

Development Planning Staff have had discussion with Development Engineering Staff and the Site Planning Section and confirmed that the size, location and purpose of the proposed easement is consistent with what was approved through DA-24-010 for 60 Glover Road, to the south. Staff note that future development on 30 Glover Road will be encumbered by the proposed easement and the proposed easement should be considered in any future design considerations for the redevelopment of the subject lands.

STAFF COMMENTS**HEARING DATE: March 27, 2025**

Hamilton

Based on the foregoing, development planning staff support the application.

Zoning:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Development Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

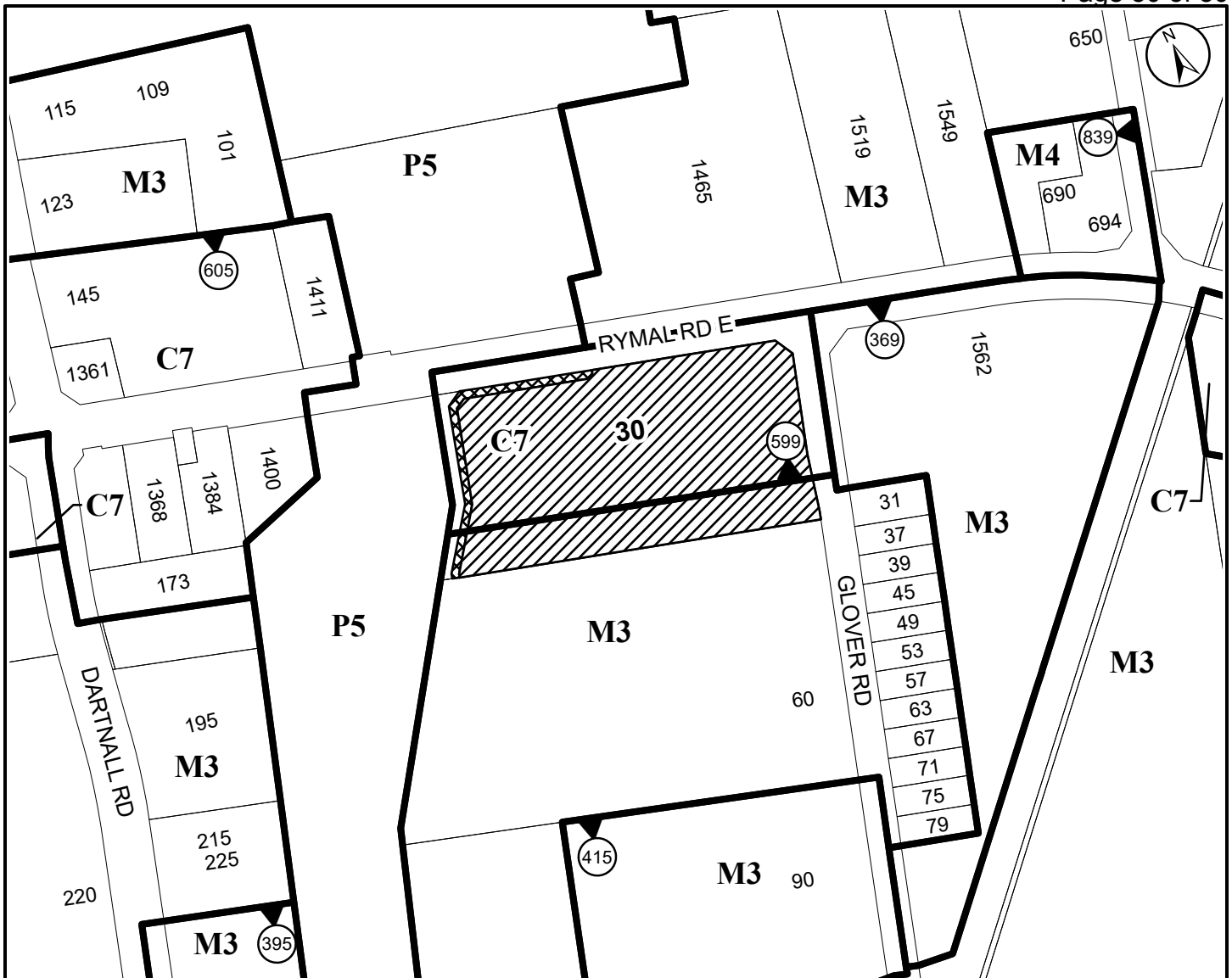
Forestry:

Recommendation:	Approve
Proposed Conditions:	
Comments:	There are municipal tree assets on site although it is determined that no impacts are anticipated through this application. No public tree permit is required. No Landscape plan required.
Notes:	Prior to a person performing any work on, in or around a public tree an application for a permit shall be submitted to Forestry. Email urbanforest@hamilton.ca for questions or public tree permit application.

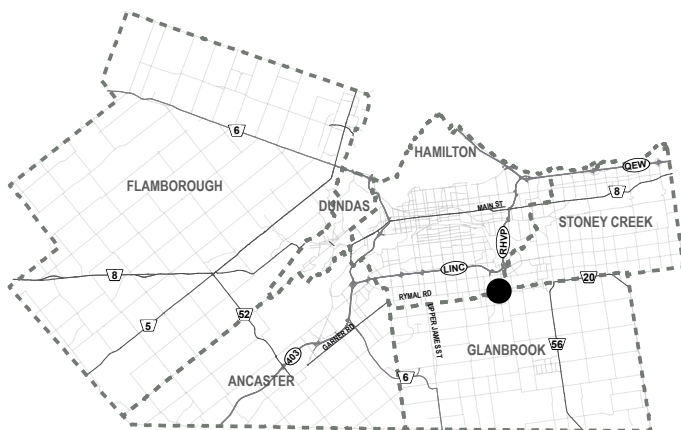
Legislative Approvals:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.

Please Note: Public comment will be posted separately, if applicable.



● Site Location





City of Hamilton

Committee of Adjustments

Subject Property

30 Glover Road, Hamilton

-  Lands to be retained
-  Lands to be severed

File Name/Number:
B-25:017

Date:
March 20, 2025

Technician:
DR

Scale:
N.T.S.

Appendix "A"



Hamilton