



Hamilton

**Welcome to
The City of Hamilton
Planning Committee
Tuesday, June 3, 2014**

PED14095 – (CDM-CCONV-12-02)

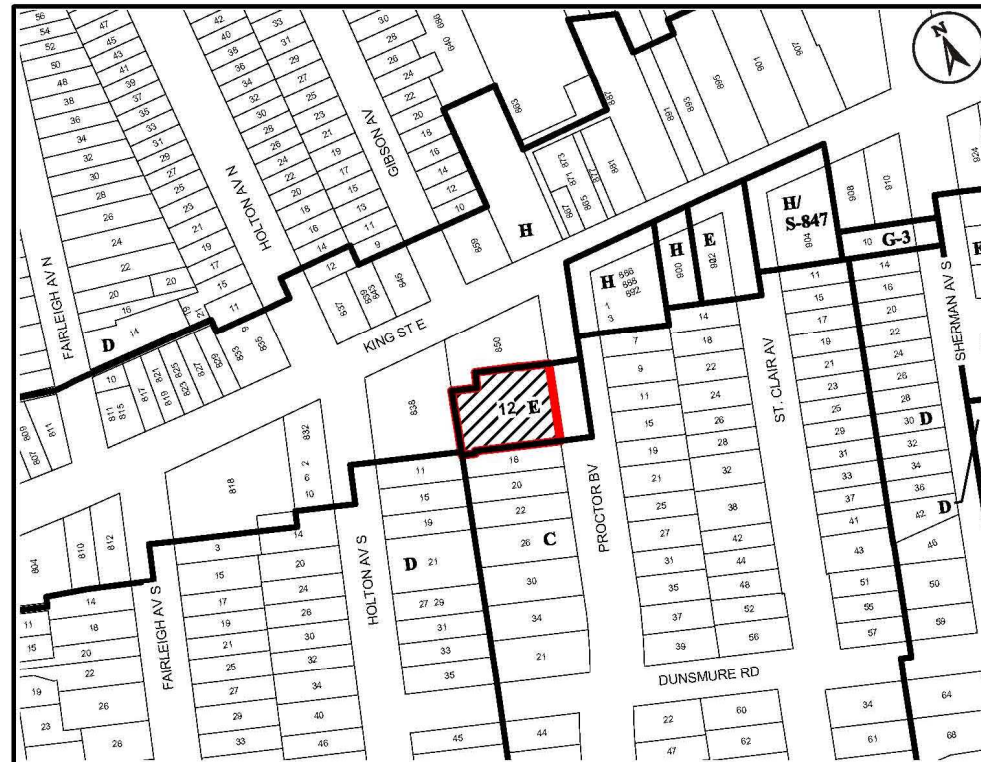
**Application for Approval of a Draft Plan of
Condominium Conversion for Lands Located
at 12 Proctor Boulevard, Hamilton.**

Presenter: Alvin Chan

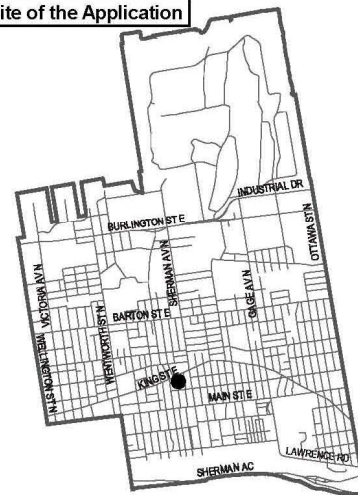


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PED14095 APPENDIX "A"



● Site of the Application



Ward 3 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
25CDM-CONV-12-02

Date:
January 22, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DF/KA

Subject Property

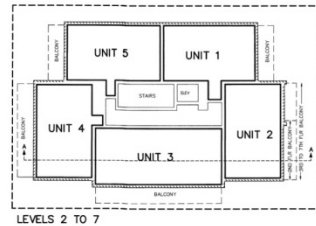


12 Proctor Boulevard

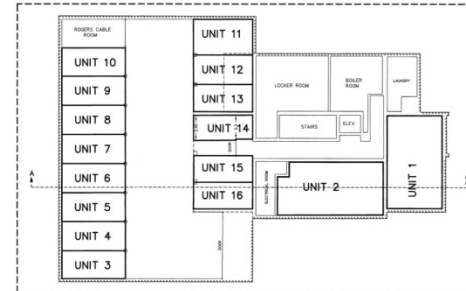


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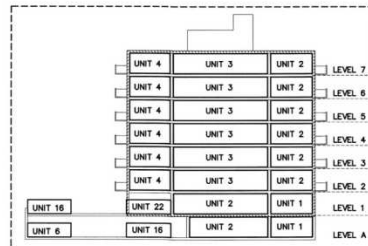
PED14095 APPENDIX "B"



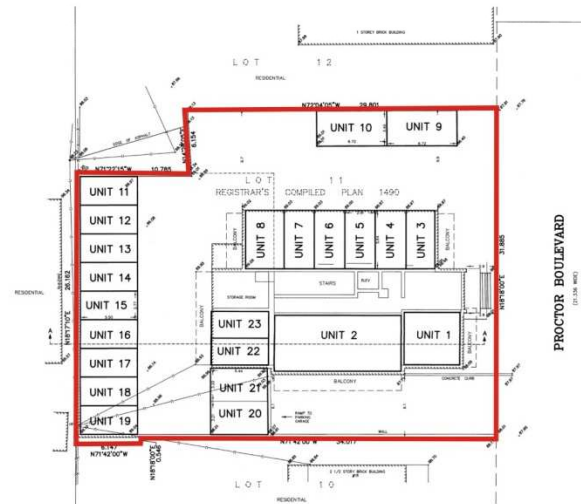
LEVELS 2 TO 7



LEVEL A



SECTION A-A TO ILLUSTRATE RELATIONSHIP OF LEVELS



DRAFT PLAN OF STANDARD CONDOMINIUM
12 PROCTOR BOULEVARD
LOT 11
REGISTRAR'S COMPILED PLAN 1490
NOW IN THE
CITY OF HAMILTON
SCALE: 1:150 metres
S.D. McLAREN, O.L.S. - 2012

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

THE DIMENSIONS OF THE LOTS TO BE SURVEYED AS SHOWN ON THIS PLAN AND HAVE BEEN REPRODUCED TO THE NEAREST MILLIMETER AND ACCORDING TO THE SURVEY.

DATE: 02/25/2012
S.D. McLAREN, O.L.S.

METRIC NOTE:
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONSIDERED AS METRES UNLESS OTHERWISE NOTED.

BENCHMARK NOTE:
4.18 CITY OF HAMILTON BENCH MARK NO. BY 172 AND STREET EAST AT WEST-LAST CORNER OF PROCTOR AVENUE, NO. 14

ELEVATION: 88.86 M (291.87 FT)

SECTION 51 (17) PLANNING ACT - AS REVISED

- | | |
|-------------------|-------------------------------------|
| (A) SHOWN ON PLAN | (G) SHOWN ON PLAN |
| (B) SHOWN ON PLAN | (H) MUNICIPAL PIPED WATER AVAILABLE |
| (C) SHOWN ON PLAN | (I) GLASS CURB |
| (D) SEE SCHEDULE | (J) SHOWN ON PLAN |
| (E) SHOWN ON PLAN | (K) MUNICIPAL SERVICES EXISTING |
| (F) SHOWN ON PLAN | (L) SHOWN ON PLAN |

SCHEDULE
TOTAL AREA OF SITE = 1212 SQM
TOTAL NUMBER OF RESIDENTIAL UNITS = 24
TOTAL PARKING SPACES = 25
MAXIMUM BUILDING HEIGHT = 7 STOREY BUILDING
CONSTRUCTION TO COMMENCE IN = EXISTING BUILDING

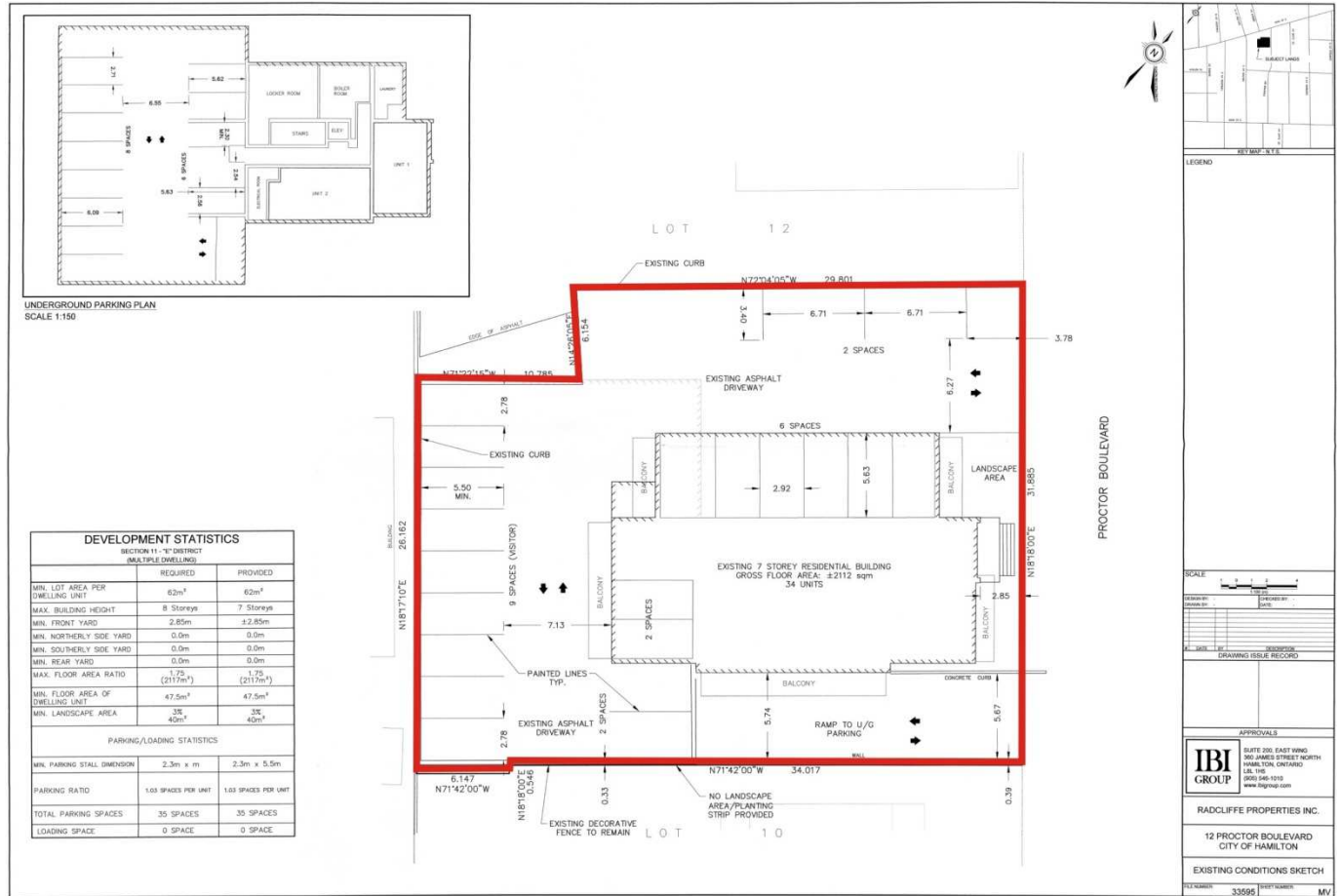
NOTE:
AREAS NOT DESIGNATED AS UNITS ARE PART OF THE COMMON ELEMENTS

A.T. McLaren Limited
LOCAL ENGINEERING SURVEYS
100 KING STREET SOUTH, SUITE 200
HAMILTON, ONTARIO, CANADA L8N 2B8
PHONE: (905) 572-7600 FAX: (905) 572-7602
E-MAIL: info@atmclaren.com



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PED14095 APPENDIX "C"



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LEGEND

SCALE

APPROVALS

IBI GROUP

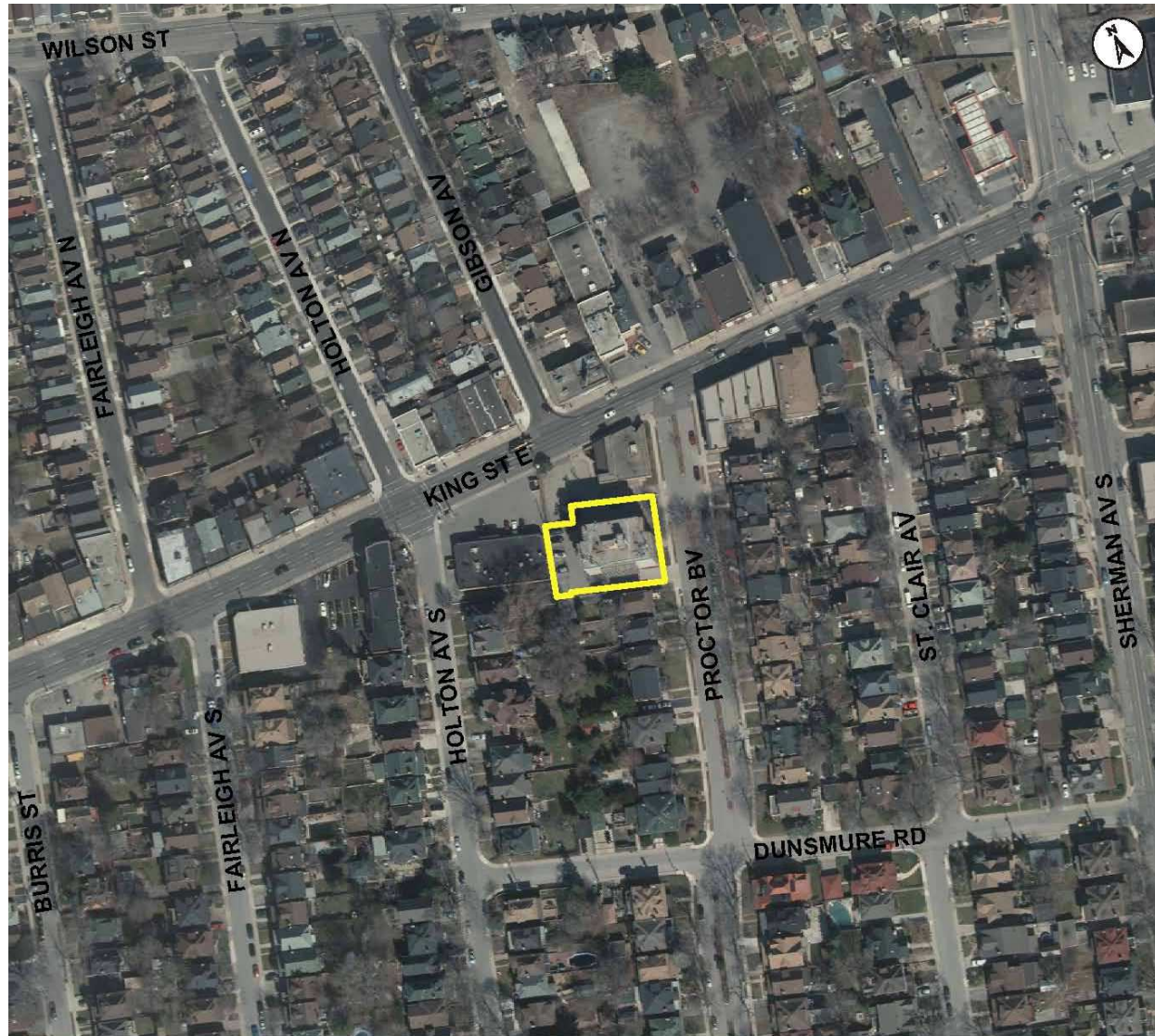
RADCLIFFE PROPERTIES INC.

12 PROCTOR BOULEVARD
CITY OF HAMILTON

EXISTING CONDITIONS SKETCH

DATE: 3/5/2024

PROJECT NUMBER: MV



Subject Property

12 Proctor Boulevard, Hamilton



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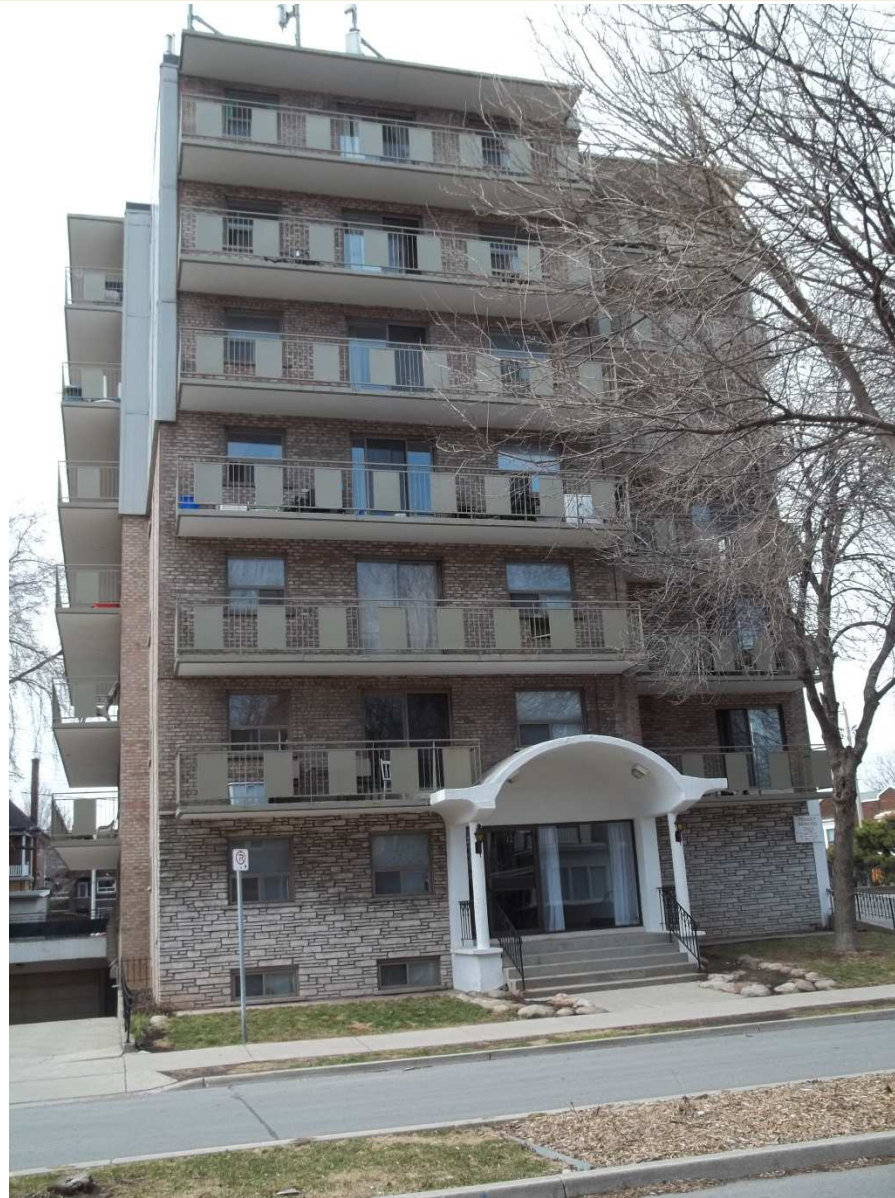


Photo 1 - View of Subject Lands from East side of Proctor Boulevard



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Photo 2 - View of Parking Garage Entrance (West)



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Photo 3 - View North along Proctor Boulevard

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Photo 4 - View South along Proctor Boulevard

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Photo 5 - View East of opposite side of Proctor Boulevard

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Photo 6 - View of adjacent dwelling to the South

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Photo 7 - North East View towards King Street East

**Thank You for Attending
The City of Hamilton
Planning Committee.**



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