



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

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

APPLICATION NO.: AN/A-20:30

APPLICANTS: Owner: Garth Trails Ltd.
Agent: T. Johns Consulting Group Ltd.

SUBJECT PROPERTY: Municipal address **153 Wilson St. W., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 15-296 and 16-162

ZONING: RM6-665 district (Residential Multiple)

PROPOSAL: To permit the construction of a three-storey apartment building containing a total of 63 dwelling units as per Site Plan Application SPA-18-124, notwithstanding that;

1. A minimum front yard of 0.2m shall be permitted instead of the minimum 1.5m front yard required.

Note: The above variance is required to facilitate Site Plan Application SPA-18-124. The applicant shall ensure that a minimum of 109 parking spaces are provided and maintained within the underground parking level; otherwise, further variances will be required. No underground parking layout was provided from which to confirm compliance.

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

DATE: Thursday, June 25th, 2020

TIME: 2:10 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

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

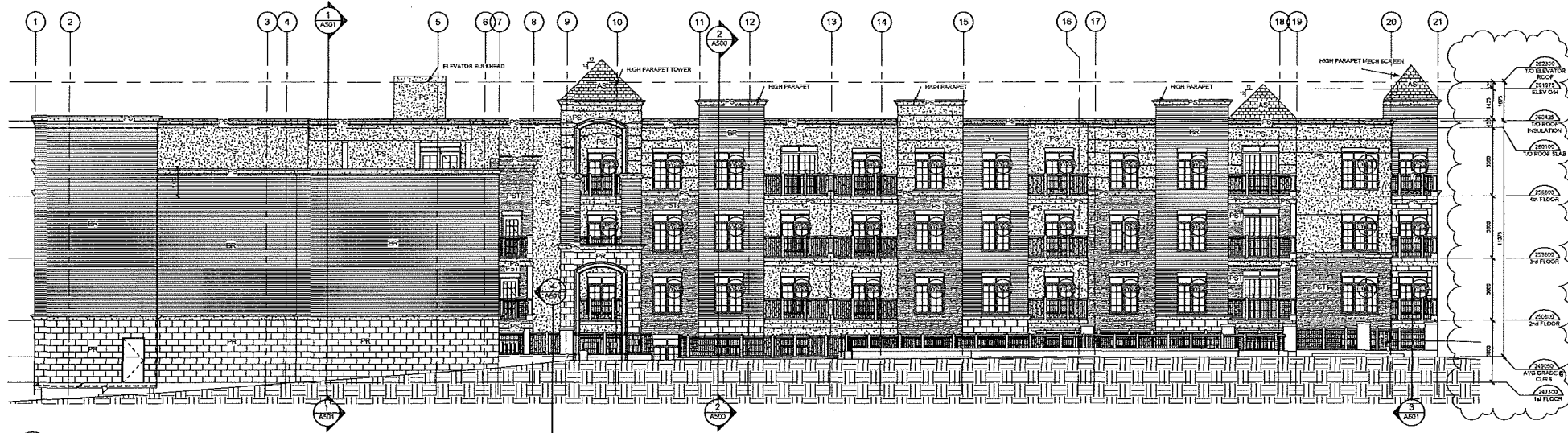
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 9th, 2020.

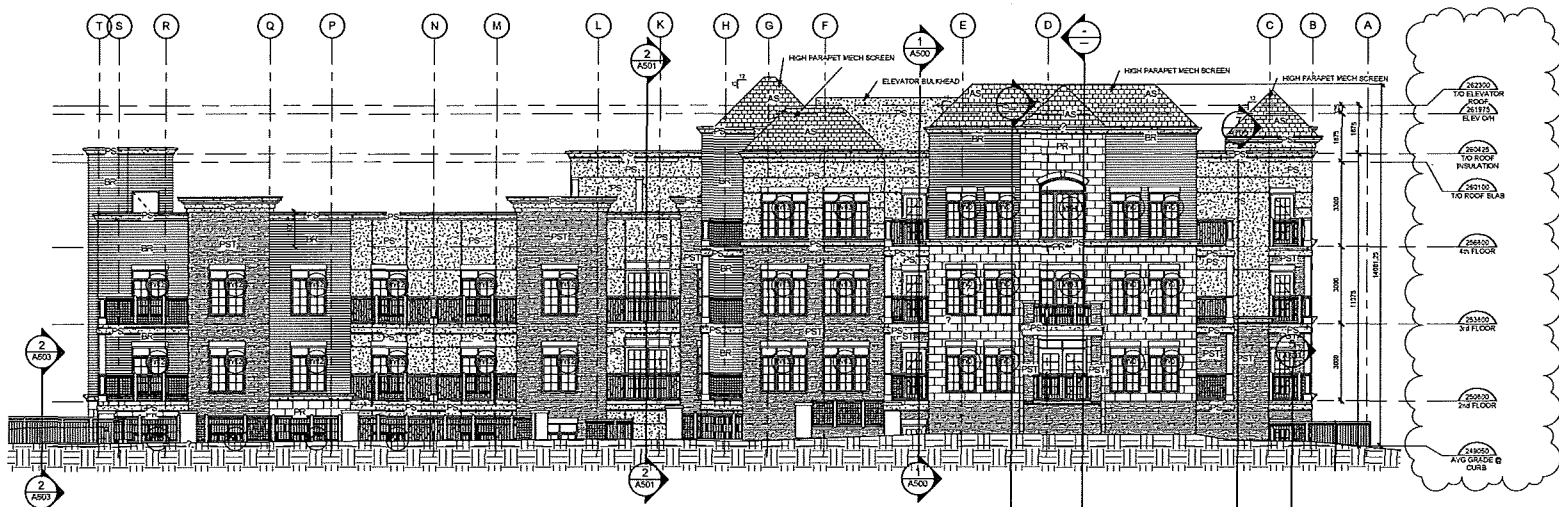
Original Signed

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.



4 WEST ELEVATION
A400 1:100



2 SOUTH ELEVATION
A400 1:100

LEGEND

	AWNING WINDOW
	ASPHALT SHINGLES
	PRECAST RENAISSANCE FINISH
	PRECAST CUT STONE FINISH
	PRECAST SMOOTH FINISH
	PRECAST BRICK FINISH

NOTE: BALCONIES, COLUMNS & CANOPIES TO BE SMOOTH FINISH

NOTES:

ALL GLAZES TO MEET REQUIREMENTS OF THE O.B.C. 2012. MANUFACTURER/SUPPLIER TO PROVIDE ENDSPECIFIED, STAMPED SHOP DRAWINGS COMPLETE WITH MOUNTING DETAILS.

GUARDS SHALL COMPLY WITH O.B.C. 3.3.1.17, 3.4.6.5 AND 4.1.15.

GUARDS SHALL COMPLY WITH O.B.C. 4.3.6.

ALL GLAZES IN GUARDS TO COMPLY WITH O.B.C. 8.8-13.

GLAZING LOCATED 1575 OR LESS ABOVE FINISHED FLOOR AND MORE THAN 600mm ABOVE GRADE SHALL BE DESIGNED AS A GUARD AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE O.B.C.

ALL WINDOWS TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.3.4.8. PROTECTION OF WINDOWS IN APARTMENT BUILDINGS, WINDOW SUPPLIER TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS FOR REVIEW.

ALL DOOR AND WINDOW FRAMES AND GLAZES TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.1.5.4. COMBUSTIBLE GLAZING AND SKYLIGHTS.

REFER TO NOISE IMPACT STUDY FOR ADDITIONAL GLAZING REQUIREMENTS.

ENQUIRE CO-ORDINATION WITH MECHANICAL DRAWINGS FOR EXHAUST WALL BOX LOCATIONS WITH ALL-GLAZING SCREENS.

ALL BRANDED GLASS PANELS ARE TO HAVE A MINIMUM R-VALUE OF R-15, DRY METAL BACK PANEL.

DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND SHOWN FOR INFORMATION PURPOSES ONLY.

WINDOW SUPPLIER/INSTALLER IS TO PROVIDE DEFLECTION CONNECTION FOR ALL CURTAIN WALLS / WINDOW WALLS. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DEFLECTION.

ALL WINDOWS AND GLASS DOORS TO MEET MINIMUM ENERGY RATINGS FOR WINDOWS IN ZONE 5 OF THE O.B.C. 8.8-13.

NON-METAL FRAME WINDOWS/DOORS	0.25 MAX U-VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME (ALUM.) WINDOWS	0.25 MAX U-VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME DOORS	0.31 MAX U-VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOBS FOR CONSTRUCTION BEFORE PROCEEDING WITH WORK.

ALL DIMENSIONS MAY BE TO FACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN THE POSSESSION OF THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OWN WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No. 1	DETAIL NUMBER
No. 2	DETAIL NUMBER

DRAWING SETS ISSUED

No.	DATE (DD MM YY)	BY
1	14.12.16	AS
2	20.07.18	AS
3	02.07.19	AS

FINAL SET FOR PERMIT SUBMITTAL

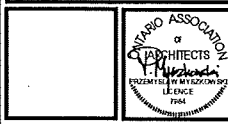
REVISIONS TO DRAWING

No.	DATE (DD MM YY)	BY
1	2019.06.20	AS

NOT FOR CONSTRUCTION WITHOUT PERMIT

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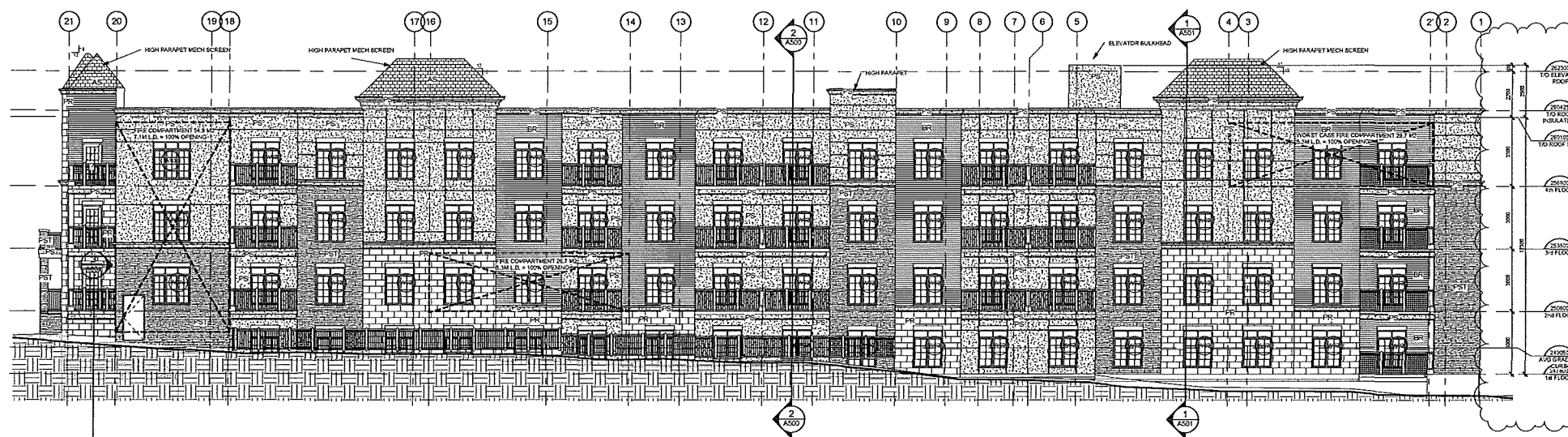
STARWARD WILSON

SPA FILE: DA-18-124
153 WILSON STREET
ANCASTER, ONTARIO

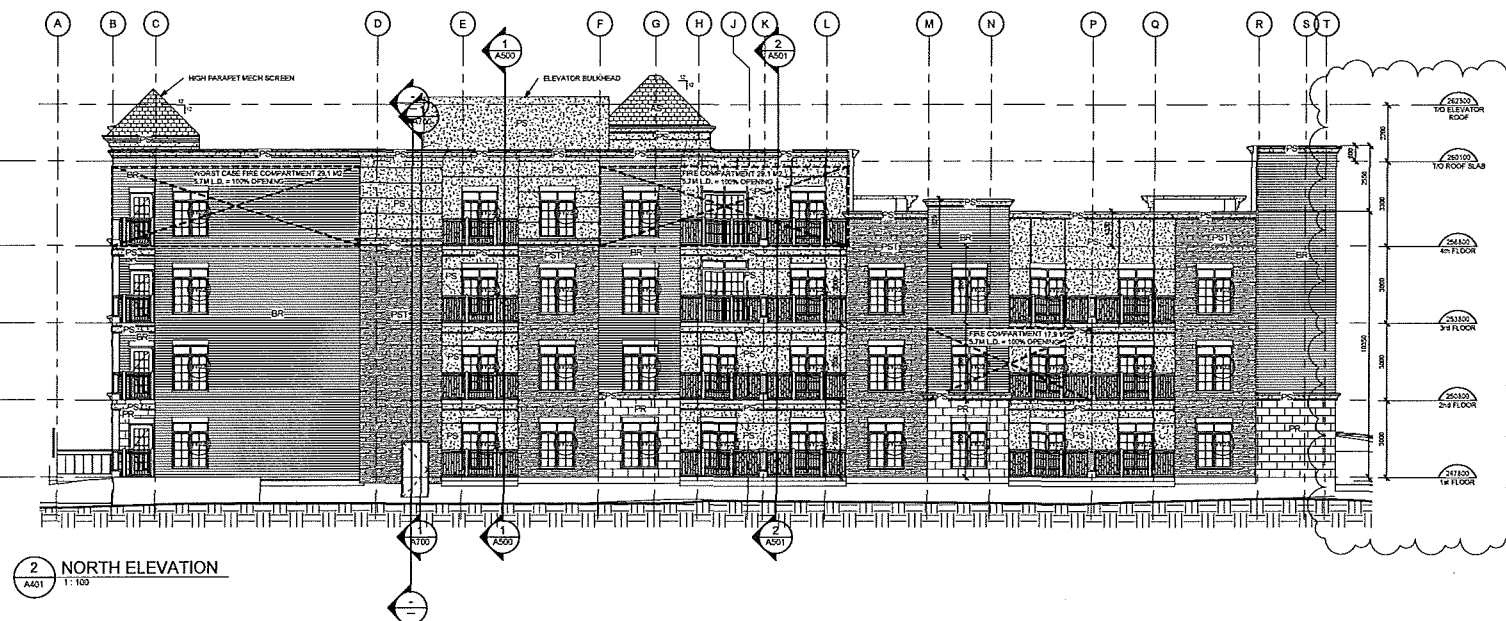
ELEVATIONS

DRAWING SCALE		PROJECT NUMBER	
As Indicated		12075	
DRAWN BY	CHECKED BY	DRAWING SHEET NUMBER	
MEVD	AS	A400	
PLOT DATE			
2019-06-20			

AN/A 20.30
Sister 2



1 EAST ELEVATION
A401 1:100



2 NORTH ELEVATION
A401 1:100

LEGEND	
	AWNING WINDOW
	ASPHALT SHINGLES
	PRECAST 'RENAISSANCE' FINISH
	PRECAST 'CUT STONE' FINISH
	PRECAST 'SMOOTH' FINISH
	PRECAST 'BRICK' FINISH
NOTE: BALCONIES, COLUMNS & CANOPIES TO BE SMOOTH FINISH	

NOTES:

ALL GUARDS TO MEET REQUIREMENTS OF THE O.B.C. 2012. MANUFACTURER/SUPPLIER TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS COMPLETE WITH MOUNTING DETAILS.

GUARDS SHALL COMPLY WITH O.B.C. 3.3.1.17, 3.4.8.5 AND 4.1.10.

GUARDS SHALL COMPLY WITH O.B.C. 4.3.8.

ALL GLASS IN GUARDS TO COMPLY WITH O.B.C. 5B-13.

GLAZING LOCATED 1470 OR LESS ABOVE FINISHED FLOOR AND MORE THAN 600mm ABOVE GRADE SHALL BE DESIGNED AS A GUARD AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE O.B.C.

ALL WINDOWS TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.3.1.8. PROTECTION OF WINDOWS IN APARTMENT BUILDINGS, WINDOW SUPPLIER TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS FOR REVIEW.

ALL DOOR AND WINDOW FRAMES AND SASHES TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.1.5.4. COMBUSTIBLE GLAZING AND EXHAUST.

REFER TO MOIST IMPACT STUDY FOR ADDITIONAL GLAZING REQUIREMENTS.

ENSURE COORDINATION WITH MECHANICAL DRAWINGS FOR EXHAUST WALL BOX LOCATIONS WITH R/V ALUMINUM SCREENS.

ALL BRANDED GLASS PANELS ARE TO HAVE A MINIMUM R-VALUE OF R-10, COW METAL BACK PANEL.

DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND SHOWN FOR INFORMATION PURPOSES ONLY.

WINDOW SUPPLIER/INSTALLER IS TO PROVIDE DEFLECTION CONNECTION FOR ALL CURTAIN WALL WINDOW WALLS, REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DEFLECTIONS.

ALL WINDOWS AND GLASS DOORS TO MEET MINIMUM ENERGY RATING FOR WINDOW IN ZONE 4 OF THE O.B.C. 5B-13.

NON-METAL FRAME WINDOW DOORS	0.25 MAX U VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME (ALUM) WINDOWS	0.25 MAX U VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME DOORS	0.35 MAX U VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT

CONTRACTOR MUST CHECK AND VERIFY ALL DRAWINGS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

ALL EMPLOYEES AND OPERATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE ACTED UPON AT THE DISCRETION OF THE ARCHITECT.

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR EXISTENCE MUST NOT REMOVE ANY EXISTING MATERIALS FOR ANY CORRECTIONS OR CHANGES RESULTING FROM HIS OWN WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR PERMIT	No.	DATE (DD MM YY)	BY
1. PRELIMINARY FOR PERMIT	1	18.12.16	AW
2. PRELIMINARY FOR PERMIT	2	17.05.15	AW
3. PRELIMINARY FOR PERMIT	3	09.07.12	AW

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING RESPONSE TO PERMIT COMMENTS	No.	DATE (DD MM YY)	BY
1. REVISION TO PERMIT COMMENTS	1	2015.04.30	AW

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:

NOT FOR CONSTRUCTION WITHOUT PERMIT

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ASSOCIATION OF ARCHITECTS
ONTARIO
LICENSED PROFESSIONAL ARCHITECT

STARWARD WILSON

SPA FILE: DA-18-124
153 WILSON STREET
ANCASTER, ONTARIO

DRAWING SHEET TITLE

ELEVATIONS

DRAWING SCALE	PROJECT NUMBER
As Indicated	12075

DRAWN BY	CHECKED BY	DRAWING SHEET NUMBER
BY:GD	Q:KRW	A401

PILOT DATE: 10/10/10

AN/A 20:30
Sketch 3