



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: morgan.evans@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

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

APPLICATION NO.: HM/A-20:50

APPLICANTS: Tricia Thomson on behalf of the owner The Hamilton Young Woman's Christian Association c/o Denise Christopherson CEO

SUBJECT PROPERTY: Municipal address **52 Ottawa St. N., City of Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: "C5a, 710 (Mixed Use Medium Density - Pedestrian Focus (C5a) Zone

PROPOSAL: To permit the construction a six (6) storey YWCA building containing a Community Centre/Place of Assembly/Social Services Establishment, Administrative Offices and a Multiple Dwelling containing a maximum of fifty (50) dwelling units in order to facilitate Site Plan Application File Numbers DA-18-043 and MDA-19-154 notwithstanding that:

1. A minimum rear yard of 2.7m shall be permitted instead of the minimum required rear yard of 7.5m.
2. Rooftop mechanical equipment shall not be required to be located or screened from view of the abutting streets instead of the requirement that rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
3. A minimum of 36% of the area of the ground floor façade facing Ottawa Street North and a minimum of 32% of the area of the ground floor façade facing Dunsmure Road shall be composed of doors and windows instead of the requirement that a minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.
4. A 5.7m parking space length shall be permitted to be reduced in length for the area of the space occupied by a sign instead of the requirement that a parking space length of 5.7m shall be provided.
5. Parking spaces and aisles shall be permitted to be located within 2.1m of the Ottawa Street North street line instead of the requirement that parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall not be located within 3.0 metres of a street line.
6. A minimum 2.0m wide landscaped area shall be provided between the Ottawa Street North street line and the parking spaces and aisles and a column exceeding a maximum height of 0.6m shall be permitted to be located within this landscaped area instead of the requirement that a 3.0 metre wide planting strip shall be required and permanently

maintained between the street line and the parking spaces or aisle and where a planting strip is provided any architectural wall or feature within the planting strip shall be limited to a maximum height of 0.6 metres.

7. No short term bicycle parking spaces shall be required instead of the minimum required five (5) short term bicycle parking spaces

NOTE:

i) The variances are necessary to facilitate Site Plan Application File Numbers DA-18-043 and MDA-19-154.

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

DATE: Thursday, July 9th, 2020
TIME: 3:15 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:

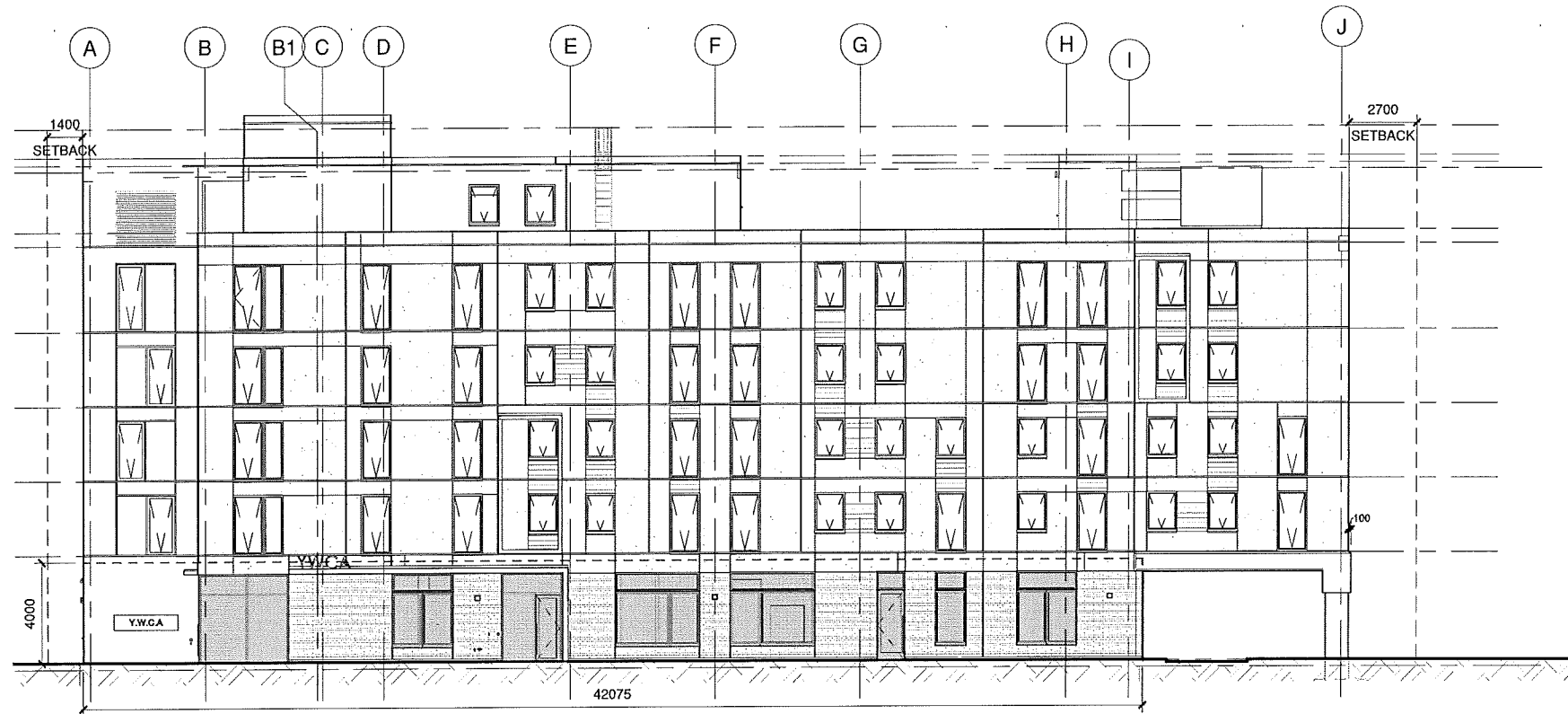
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 23rd, 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.



1 WEST ELEVATION-Door and Window Ratio
P007 1 : 200

62 m2 DOOR AND WINDOW AREA
168.3 M2 TOTAL WALL AREA AT STREET LEVEL FACING WEST

TOTAL OF 36.9% DOOR AND WINDOWS AT STREET LEVEL FACING WEST.

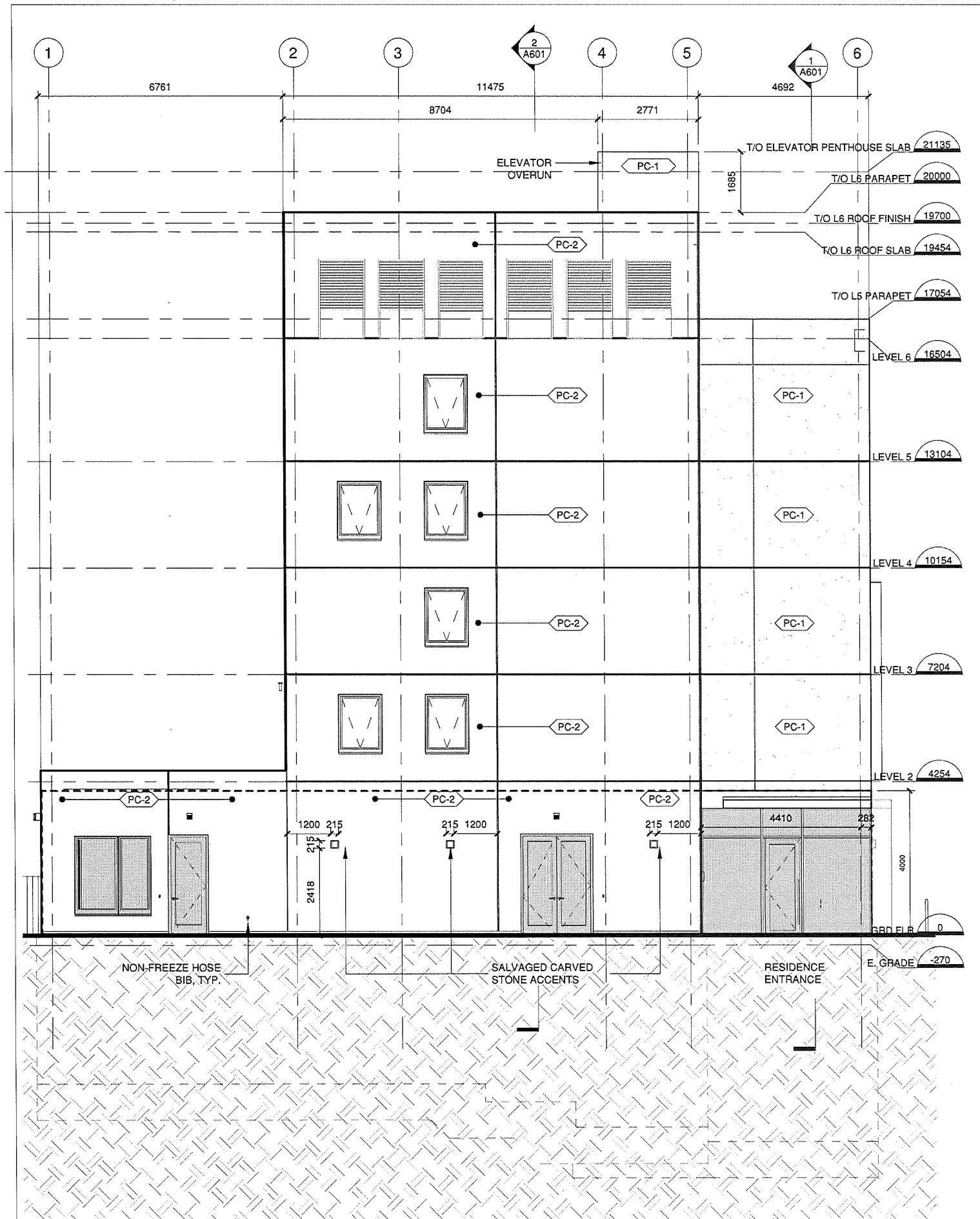
03/05/20
HMLA-20:50
Sketch(2)

KEARNS MANCINI ARCHITECTS

1 Atlantic Avenue, Suite 104
Toronto, Ontario, M6K 3E7
T 416.536.5666 F 416.536.8626
kmai.com



Project: 52 Ottawa Street North, Hamilton, ON				Client: YWCA Hamilton	
Drawing Title: WEST ELEVATION -WINDOW AND DOOR FACADE RATIO				Drawing No: P007	
Drawn By: Author	Scale: 1 : 200	Date: 2020.03.04	Project No: 18-022	Revision: 23	



1 NORTH ELEVATION -Door and Window Ratio
P006 1 : 100

30 M2 DOORS AND WINDOWS
91.62 M2 TOTAL WALL AREA AT STREET

TOTAL OF 32% DOORS AND WINDOW AT STREET
LEVEL FACING NORTH

KEARNS MANCINI ARCHITECTS

1 Atlantic Avenue, Suite 104
Toronto, Ontario, M6K 3E7
T 416.536.5666 F 416.536.8626
kmai.com



Project: 52 Ottawa Street North, Hamilton, ON				Client: YWCA Hamilton	
Drawing Title: NORTH ELEVATION -WINDOW AND DOOR FACADE RATIO				Drawing No: P006	
Drawn By: Author	Scale: 1 : 100	Date: 2020.03.04	Project No: 18-022	Re: Re-Issued for S.P.A	

Hm/A 20:50
Sketch (3)

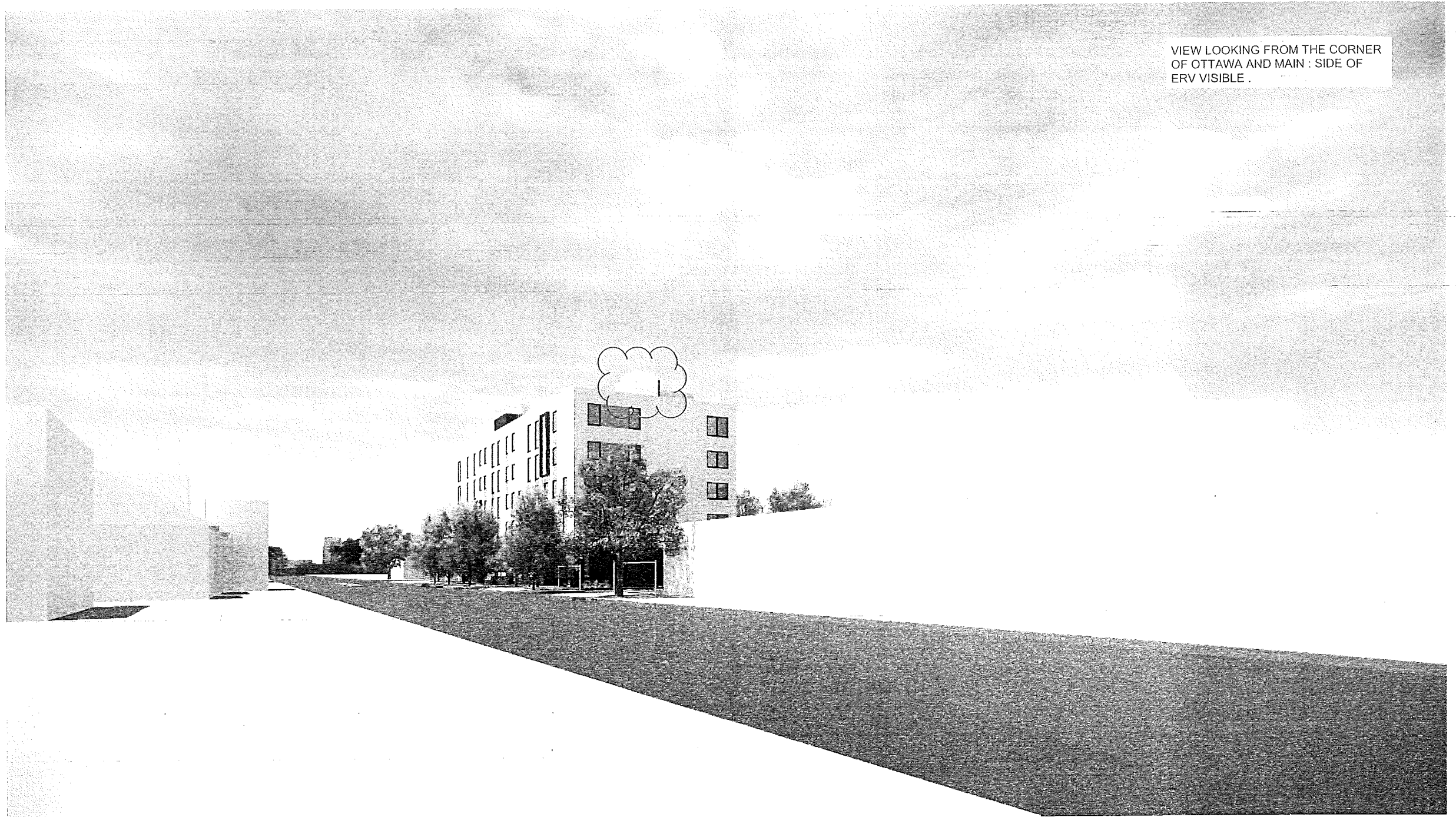
03/05/20
Hm/A-20:50
Sketch (3)

VIEW LOOKING FROM DIRECTLY
ACROSS THE STREET :
MECHANICAL NOT VISIBLE



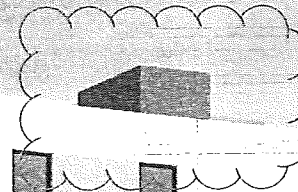
Am1A 20:50
Sketch 4

VIEW LOOKING FROM THE CORNER
OF OTTAWA AND MAIN : SIDE OF
ERV VISIBLE .



Hm/A 20:50
Sketch 5

VIEW FROM THE SCHOOL-ERV UNIT
HIGHLIGHTED RED FOR CLARITY.
NOTE THE UNIT IS A SWEGON RX GOLD
ERV UNIT



Hm/A 20:50
Sketch 6

VIEW LOOKING FROM OTTAWA AND
DUNSMURE: MECHANICAL NOT
VISIBLE



HM/A 20:50
Sketch (7)



The General Contractor shall ensure that all work is done in accordance with the approved drawings and specifications. The Contractor shall be responsible for obtaining all necessary permits and for the proper installation, use and maintenance of the building.

NO.	DESCRIPTION	DATE	BY
1	Issue for Bidding	2018.11.15	AM
2	Issue for Construction	2019.01.15	AM
3	Issue for Construction	2019.03.15	AM
4	Issue for Construction	2019.05.15	AM
5	Issue for Construction	2019.07.15	AM
6	Issue for Construction	2019.09.15	AM
7	Issue for Construction	2019.11.15	AM
8	Issue for Construction	2020.01.15	AM
9	Issue for Construction	2020.03.15	AM
10	Issue for Construction	2020.05.15	AM
11	Issue for Construction	2020.07.15	AM
12	Issue for Construction	2020.09.15	AM
13	Issue for Construction	2020.11.15	AM
14	Issue for Construction	2021.01.15	AM
15	Issue for Construction	2021.03.15	AM
16	Issue for Construction	2021.05.15	AM
17	Issue for Construction	2021.07.15	AM
18	Issue for Construction	2021.09.15	AM
19	Issue for Construction	2021.11.15	AM
20	Issue for Construction	2022.01.15	AM

YWCA Hamilton
52 Ottawa Street North,
Hamilton, ON
L8H 4B2

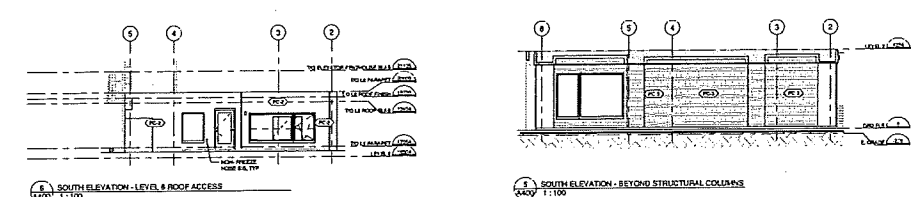
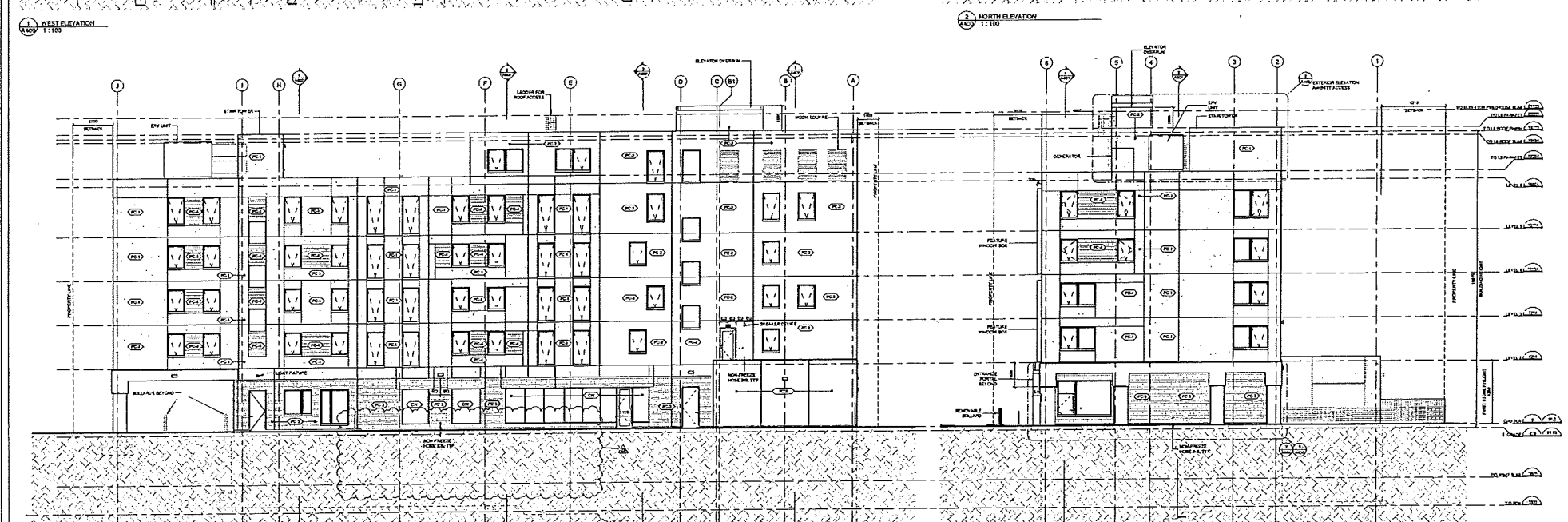
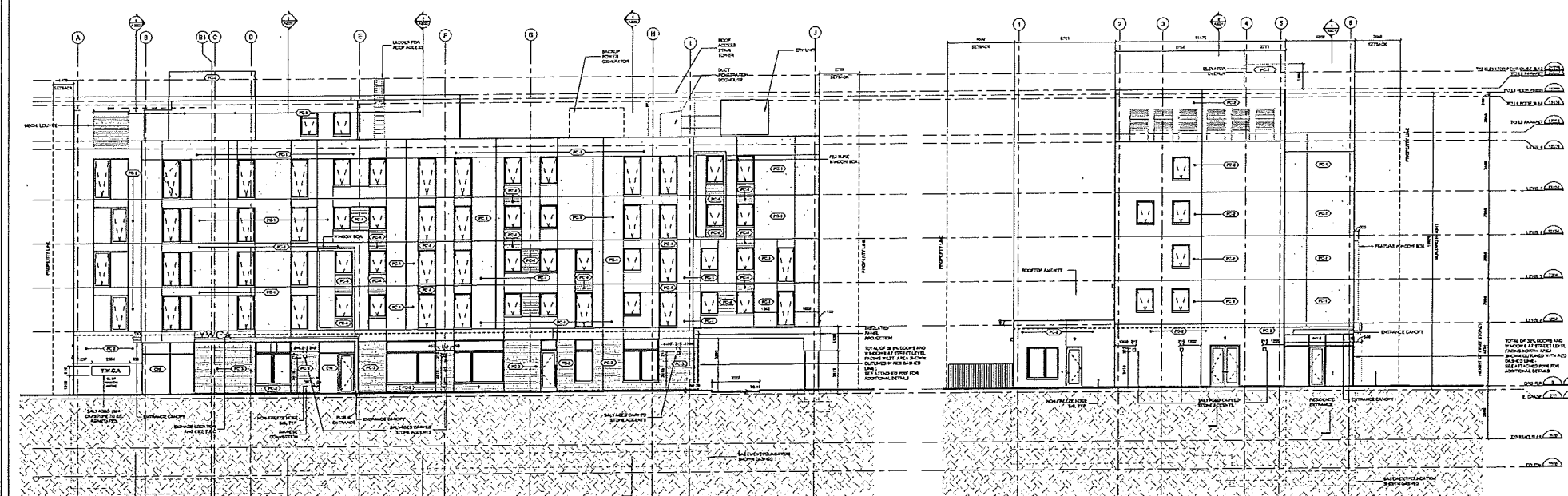
Drawn: [Name]
Checked: [Name]
Reviewed: [Name]
Project No: 2018-001

18-022

Building Elevations

A400

Sketch (8)
HM/A-20.50



NO.	DESCRIPTION	DATE	BY
1	Issue for Bidding	2018.11.15	AM
2	Issue for Construction	2019.01.15	AM
3	Issue for Construction	2019.03.15	AM
4	Issue for Construction	2019.05.15	AM
5	Issue for Construction	2019.07.15	AM
6	Issue for Construction	2019.09.15	AM
7	Issue for Construction	2019.11.15	AM
8	Issue for Construction	2020.01.15	AM
9	Issue for Construction	2020.03.15	AM
10	Issue for Construction	2020.05.15	AM
11	Issue for Construction	2020.07.15	AM
12	Issue for Construction	2020.09.15	AM
13	Issue for Construction	2020.11.15	AM
14	Issue for Construction	2021.01.15	AM
15	Issue for Construction	2021.03.15	AM
16	Issue for Construction	2021.05.15	AM
17	Issue for Construction	2021.07.15	AM
18	Issue for Construction	2021.09.15	AM
19	Issue for Construction	2021.11.15	AM
20	Issue for Construction	2022.01.15	AM



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

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

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

FEB 05 2020

APPLICATION NO. HM/A-20-50 DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner The Hamilton Young Woman's Christian Association – Denise Christopherson, CEO Telephone No. [REDACTED]

2.

3. Name of Agent Tricia Thomson Telephone No. [REDACTED]

4.

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

NA

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

- Grading changes from previous plan (#1 – page 1)
 - Minor changes were made due to coreslab beam size increase and minimum clearances for service vehicle.
- Retail reference (#3 iii and in #6 vi) Rick remove retail reference on the drawings
 - Removed references to retail

Site specific section/sub sections (#8);

- Minimum rear yard (page 5) – as part of the revised site plan dwgs.
 - City determination of building front yard orientation has changes vs original site plan review – Original submission was accepted
- Maximum building height (page 5) – Rick confirm the 19.970m is correct with changes to the walk out
 - This is correct- Elevator overrun does not count towards height
- Build for development (page 6) – comment on the window compliance
 - See elevations – Door and Window ratio is below 60% - Elevations are as accepted in original site plan approval submissions and in line with Passive House principals
- Build for development (page 6 & 8) – parking comments
 - No retail is being provided – Parking layout and sizing is as accepted in original site plan agreement
- Build for development (page 9) – bicycle parking comments
 - Bike racks are provided along road allowance on Ottawa street as per original Site plan submission and agreement. There are 20 spaces provided- Bike racks location can be relocated as directed by City and Owner if required

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

For each point that does not comply indicate here why it can't or won't be possible to change the plans i.e. Passive House Design compliance etc.

Building has been designed, engineered and fabricated to meet the requirements as outlined in the original site plan approvals. It would have dramatic financial and timing consequences to change at this time

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

Plan 497, Lots 14 to 19. Official Plan designation, would be Mixed Use – Medium Density and Secondary Corridor. 52 OTTAWA ST. NORTH

9. PREVIOUS USE OF PROPERTY

Residential _____ Industrial _____ Commercial X

Agricultural _____ Vacant _____

Other _____

- 9.1 If Industrial or Commercial, specify use ____ The previous building was a community centre for children, seniors and staff managed community programs and activities
- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes X No ____ Unknown ____ Geopiers added for ground improvements as per approved building permit and site plan approval drawings. Minor site grading to accommodate new building.
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ____ No X Unknown ____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ____ No X Unknown ____
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ____ No X Unknown ____
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes ____ No X Unknown ____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ____ No X Unknown ____
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes ____ No X Unknown ____
- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes ____ No X Unknown ____
- 9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
Yes ____ No X Unknown ____
- 9.11 What information did you use to determine the answers to 9.1 to 9.10 above?
An environmental study was completed for this property prior to demolition.
- 9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
- Is the previous use inventory attached? Yes ____ No X

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

Jan 31, 2020
Date


Signature Property Owner

Denise Christopherson, CEO

Print Name of Owner

Question No. 6

Nature and Extent of Relief applied for:

A minimum rear yard of 2.7m to be provided;

37% of the ground floor front façade, facing north, is composed of windows and doors;

42% of the ground floor front façade, facing west, is composed of windows and doors;

A visitor parking space sign is located within the parking space reducing the length of the space;

Barrier free parking space size is 2.7m x 5.7m;

Parking space and aisle is located 2.1m from the Ottawa Street North lot line;

A 2.0m wide landscape strip, which includes a column, is provided abutting the Ottawa Street North street line;

A 3.845m column is located within the landscaped area;

Short-term bicycle spaces are provided adjacent to the site on municipal lands as the building is situated closely to all lot lines; and

Other variances as required to implement approved DA-18-043, and MDA-19-154.

10. Dimensions of lands affected:
- | | |
|-----------------|------------------------|
| Frontage | 22.942 m |
| Depth | 47.675 m |
| Area | 1496.84 m ² |
| Width of street | ~ 20.0 m |
11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)
- Existing: __ Previous building has been demolished.
-
-
-
-
- Proposed: __ See attached site plan and elevation plan that has been approved.
-
-
-
-
12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)
- Existing: _____ Previous building has been demolished.
-
-
-
-
- Proposed: __ See attached site plan and elevation plan that has been approved.
-
-
-
-
13. Date of acquisition of subject lands:
- Agreement with the City of Hamilton 1962/11/30 fully converted and transferred to
The Hamilton Young Woman's Christian Association 1996/07/22
14. Date of construction of all buildings and structures on subject lands:
- Previous building has been demolished
15. Existing uses of the subject property: __ Property is not currently in use.
-
-
-
16. Existing uses of abutting properties:
- Residential (single family dwellings) and a variety of commercial and community spaces.
-
17. Length of time the existing uses of the subject property have continued:
- Ongoing use
-
-

18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|----------|-----------|----------|
| Water | <u>X</u> | Connected | <u>X</u> |
| Sanitary Sewer | <u>X</u> | Connected | <u>X</u> |
| Storm Sewers | <u>X</u> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C5a, 710 (zoning by-law 05-200)
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes No
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

PART 24 AFFIDAVIT OR SWORN DECLARATION

This declaration to be sworn by a Commissioner of Oaths.

TRICIA THOMSON
I, Denise Christopherson of The Hamilton Young Woman's Christian Association
in the City of Hamilton solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

PART 25 OWNERS AUTHORIZATION

PART 25 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) Denise Christopherson am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

Tricia Thomson of The Hamilton Young Woman's Christian Association

to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE Jan. 31, 2020

SIGNED 

PART 26 CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation


Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, Denise Christopherson, the Owner, hereby agree and acknowledge
(*Print name of Owner*)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Jan. 31, 2020

Date


Signature of Owner:

Denise Christopherson, CEO

PART 27 PERMISSION TO ENTER

Date: FEB. 5 / 2020


Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 52 OTTAWA ST. N.
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited purposes of evaluating the merits of this application.


Signature of Owner or Authorized agent

TRICIA THOMSON

Please print name

Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

PART 28 COLLECTION OF INFORMATION

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

The General Contractor shall check and verify all dimensions and report all errors and omissions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initiated by the Architect.

Certificate of Practice No.: 1796
Architect's BCIN: 3064

SPA Permit Tender Contract Construction

No.	Description	Chk'd	Date
1	Issued for SPA	KMA	Feb 5, 2018
2	Issued for SPA Clarification	KMA	June 11, 2018
3	Issued for Final Site Plan	KMA	July 3, 2018
4	Issued for Building Permit	KMA	July 25, 2018
5	Issued for Tender Package 1	KMA	Sept 21, 2018
6	Issued for Tender Package 2	KMA	Sept 28, 2018
7	Re-issued for Tender Package	KMA	Nov 20, 2018
8	Re-issued for Permit	KMA	Nov 22, 2018
9	Re-issued for Tender	KMA	Dec 4, 2018
10	Addendum 02 Brie Solet	KMA	Mar 04, 2019
11	Corresponding Revisions	KMA	May 22, 2019
12	Issued for Value Engineering Revisions	KMA	Sept 10, 2019
13	Re-issued for S.P.A.	KMA	July 22, 2019
14	Re-issued for S.P.A.	KMA	Sept 10, 2019
15	RE-ISSUED FOR SPA CLARIFICATION		MARCH 04, 2020

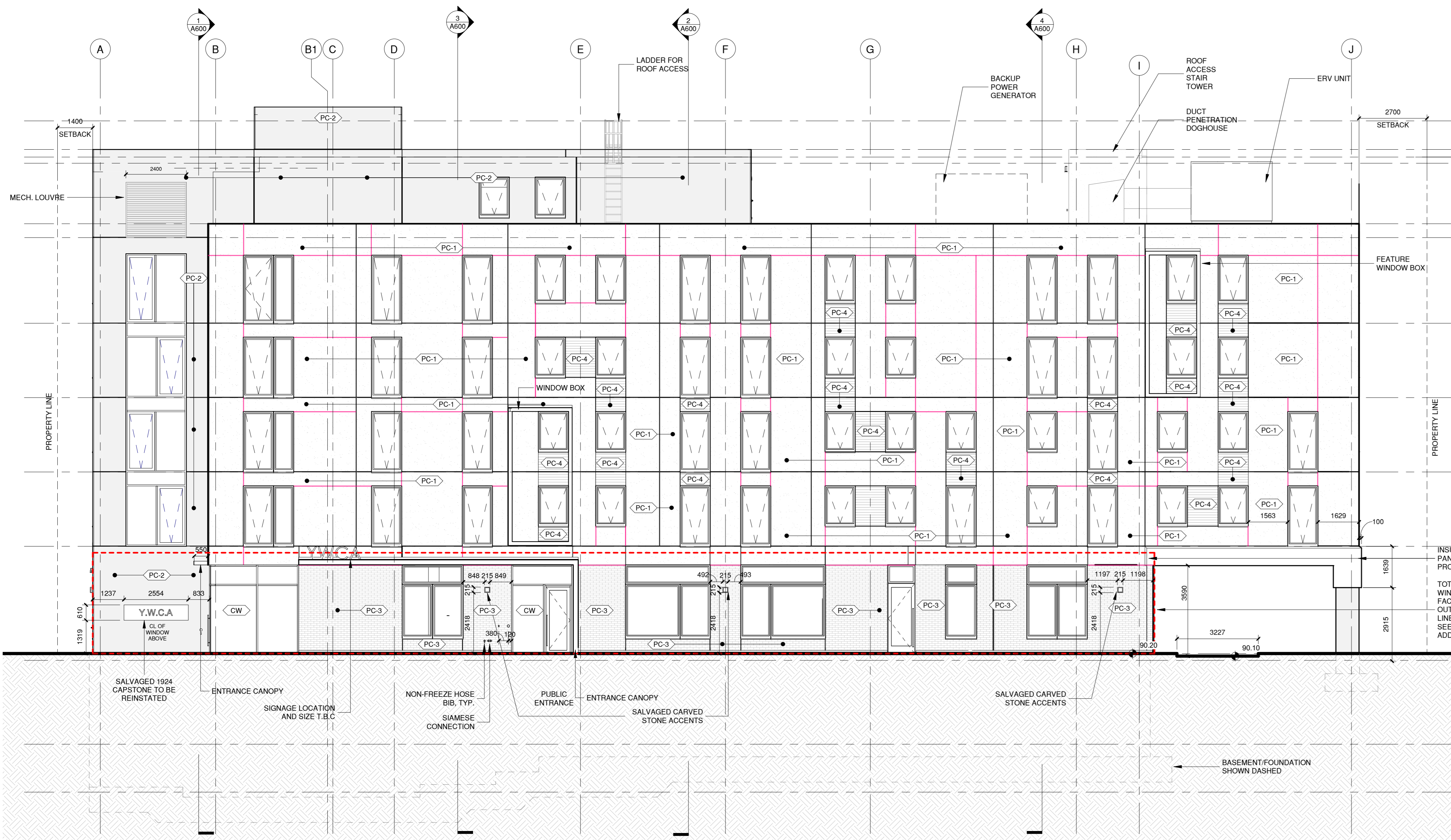
Project
YWCA Hamilton
52 Ottawa Street North,
Hamilton, ON
DA-18-043
52 Ottawa Street North
Hamilton ON
L8H 4B2

Scale As indicated
Date Plotted 3/4/2020 11:41:52 AM
Drawn Author
Checked Checker
File Name Z:\Projects\2018-18-022 YWCA Ottawa
Based Production Drawing\01 Rev\18-022 YWCA Hamilton -
Project No./Drawing\2017_spa R1.rvt

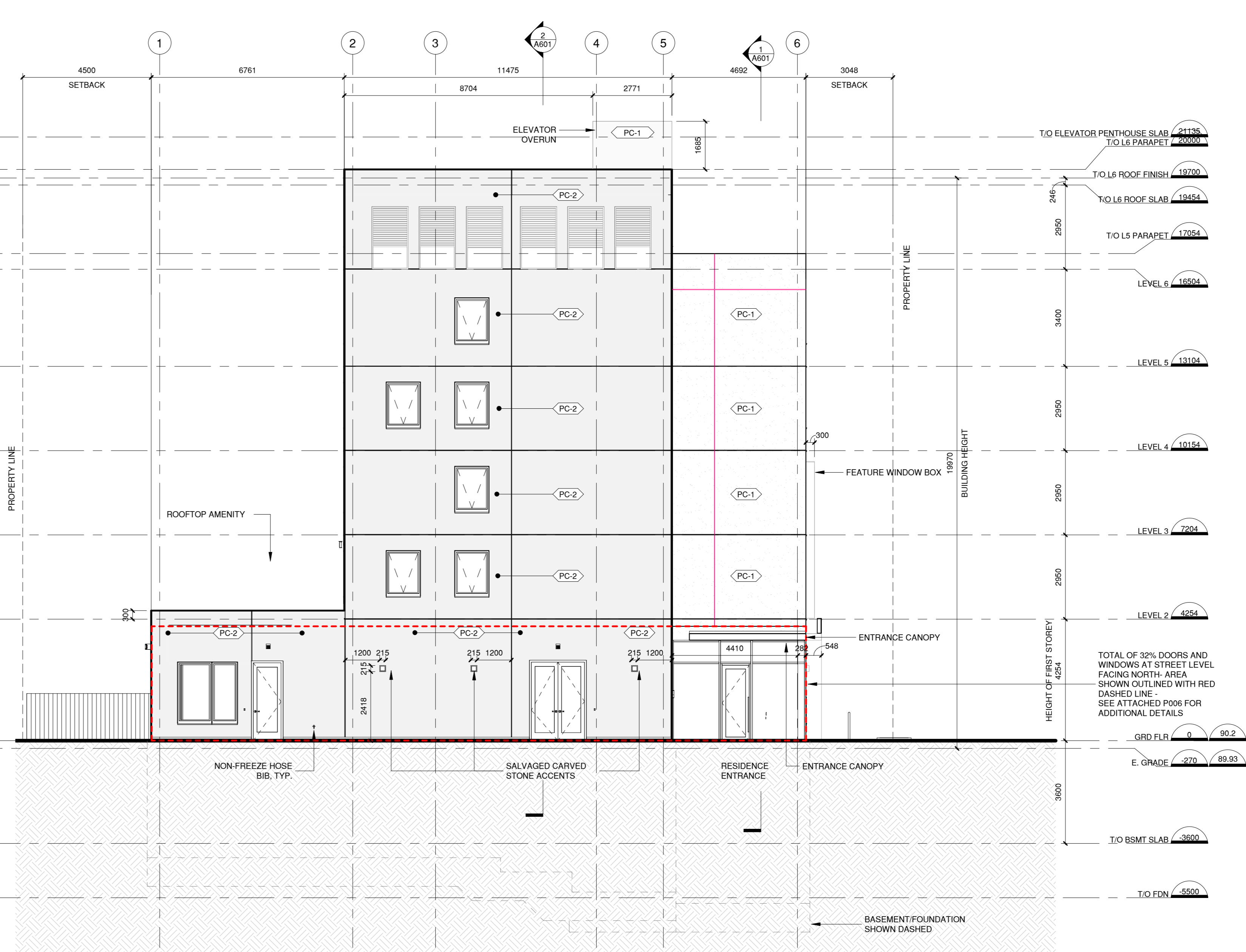
18-022

Building Elevations

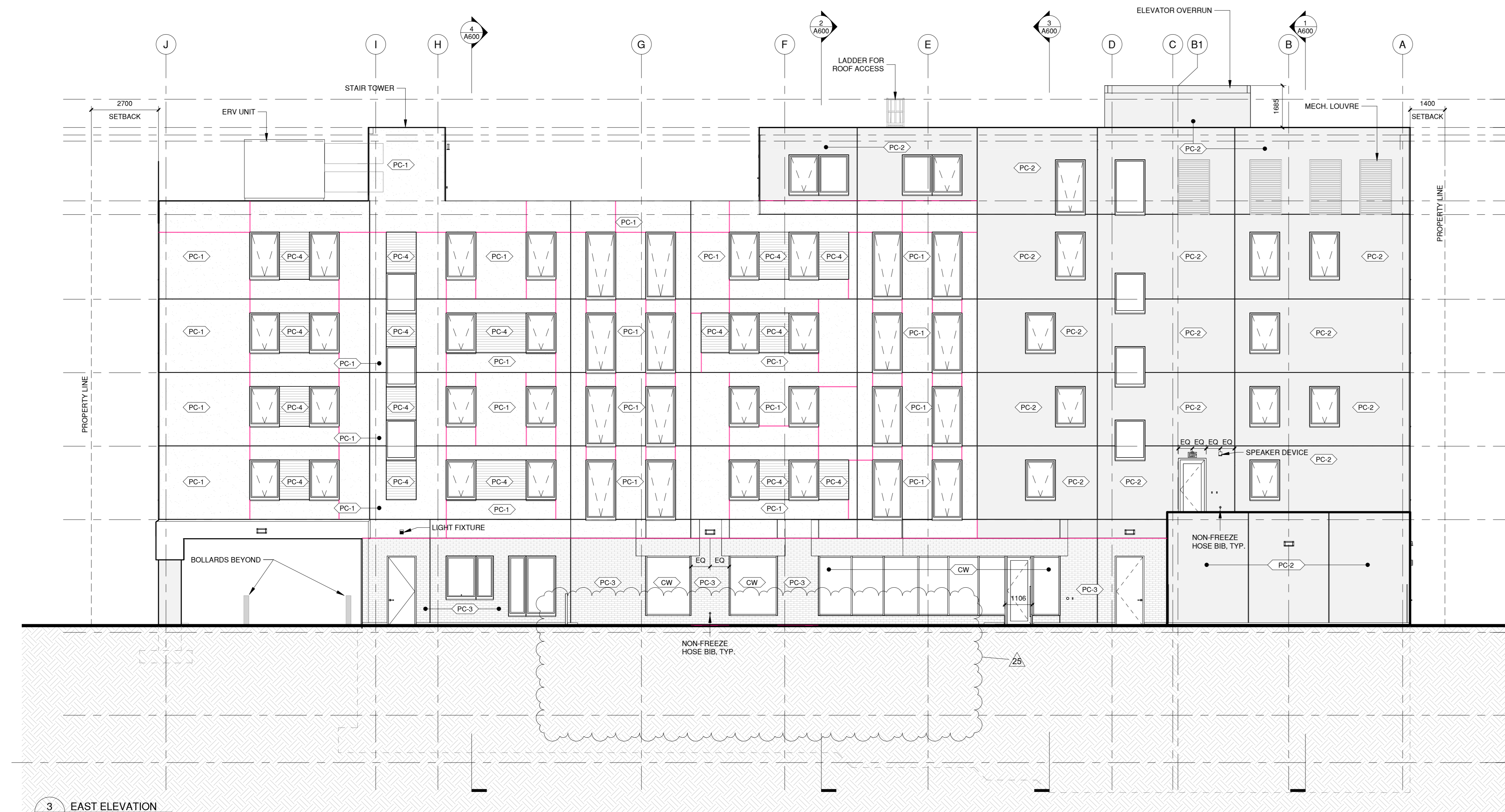
A400



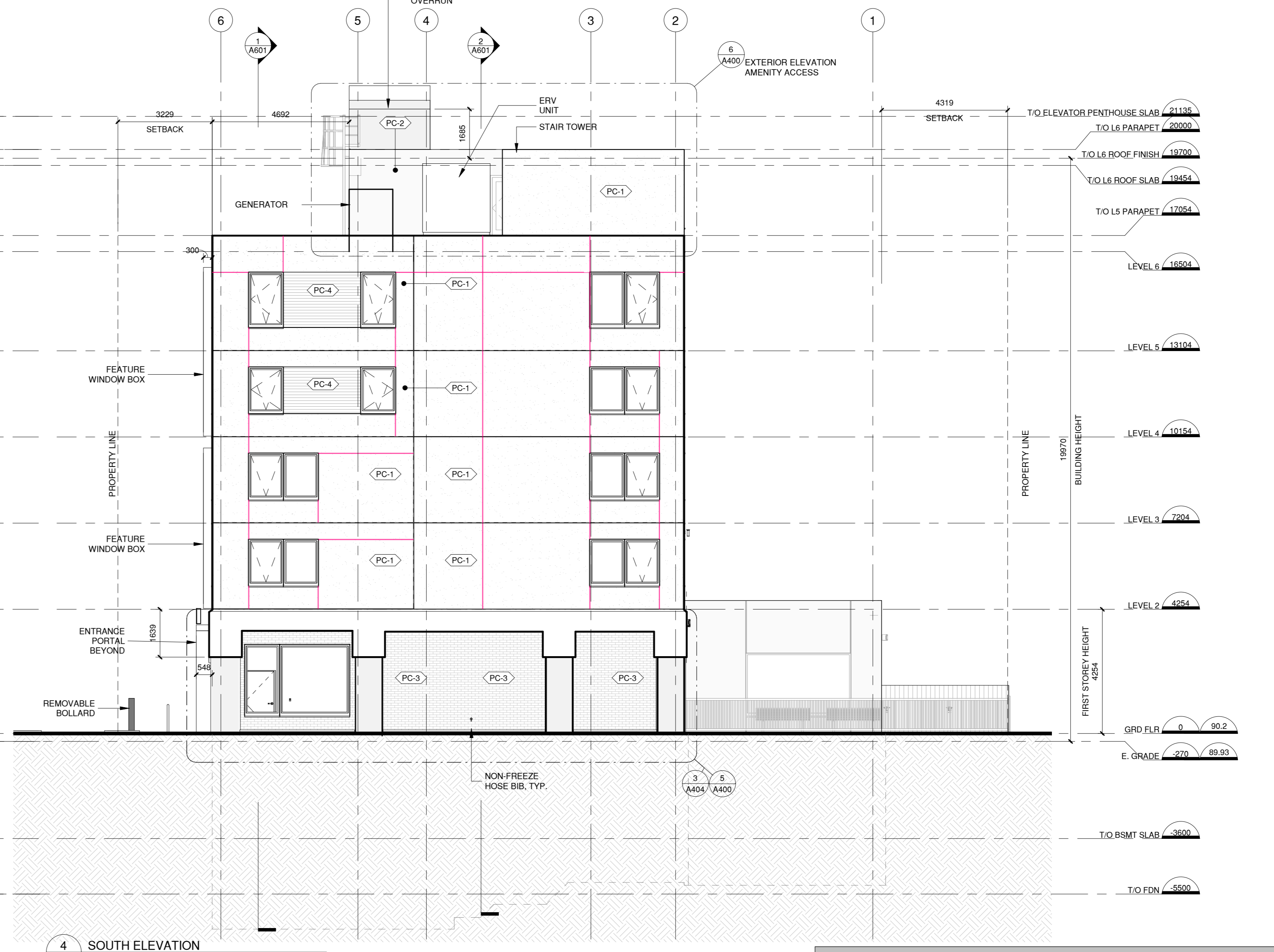
1 WEST ELEVATION
A400 1:100



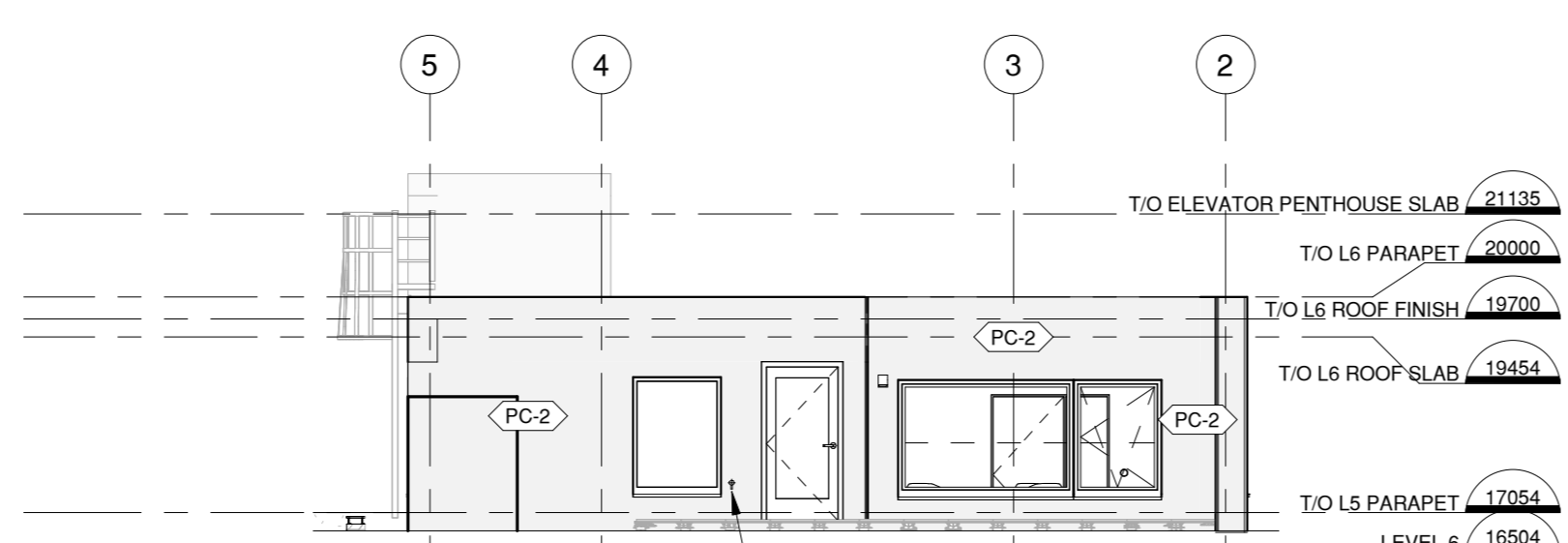
2 NORTH ELEVATION
A400 1:100



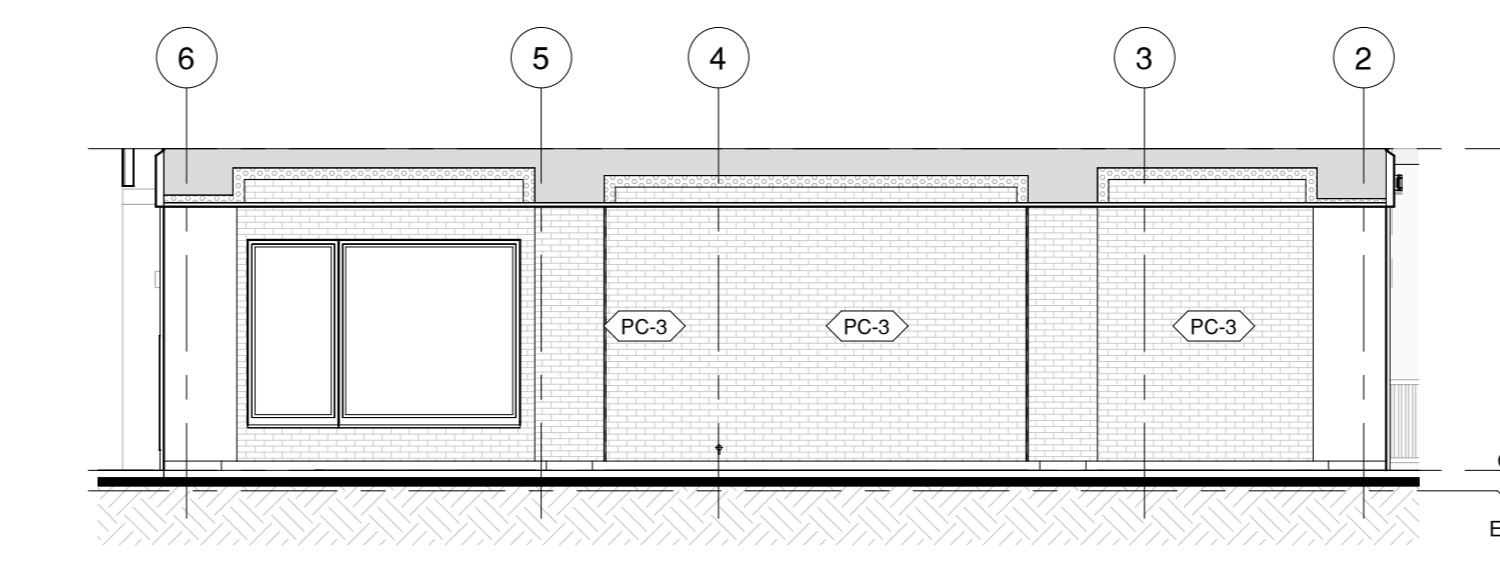
3 EAST ELEVATION
A400 1:100



4 SOUTH ELEVATION
A400 1:100



6 SOUTH ELEVATION - LEVEL 6 ROOF ACCESS
A400 1:100



5 SOUTH ELEVATION - BEYOND STRUCTURAL COLUMNS
A400 1:100

EXTERIOR BUILDING MATERIAL LEGEND:

PC-1	CONCRETE PRECAST PANEL: PATTERN: SMOOTH FINISH COLOUR: TBC THROUGH SAMPLE PROCESS; SW7531 CANVAS TAN AS DESIGN BASIS
PC-2	CONCRETE PRECAST PANEL: PATTERN: RANDOM STRIATED RIB (APR311A) COLOUR: TBC THROUGH SAMPLE PROCESS; SW7066 GRIZZLE GRAY AS DESIGN BASIS
PC-3	CONCRETE PRECAST PANEL: PATTERN: BRICK (265 DRAU) COLOUR: TBC THROUGH SAMPLE PROCESS; SW6081 TANBARK AS DESIGN BASIS
PC-4	CONCRETE PRECAST PANEL: PATTERN: LINEAR (265 WSLA) COLOUR: TBC THROUGH SAMPLE PROCESS; SW7531 CANVAS TAN AS DESIGN BASIS
CW	PASSIVE HOUSE CERTIFIED CURTAIN CURTAIN WALL SYSTEM
	DOUBLE THIN LINE DENOTES PANELISATION OF PRECAST PANELS
	DOUBLE RED LINEWORK DENOTES PANEL REVEALS IN FORMWORK

Exterior Finishes Legend



1 WEST ELEVATION-Door and Window Ratio
P007 1 : 200

62 m2 DOOR AND WINDOW AREA
168.3 M2 TOTAL WALL AREA AT STREET LEVEL FACING WEST
TOTAL OF 36.9% DOOR AND WINDOWS AT STREET LEVEL FACING WEST.

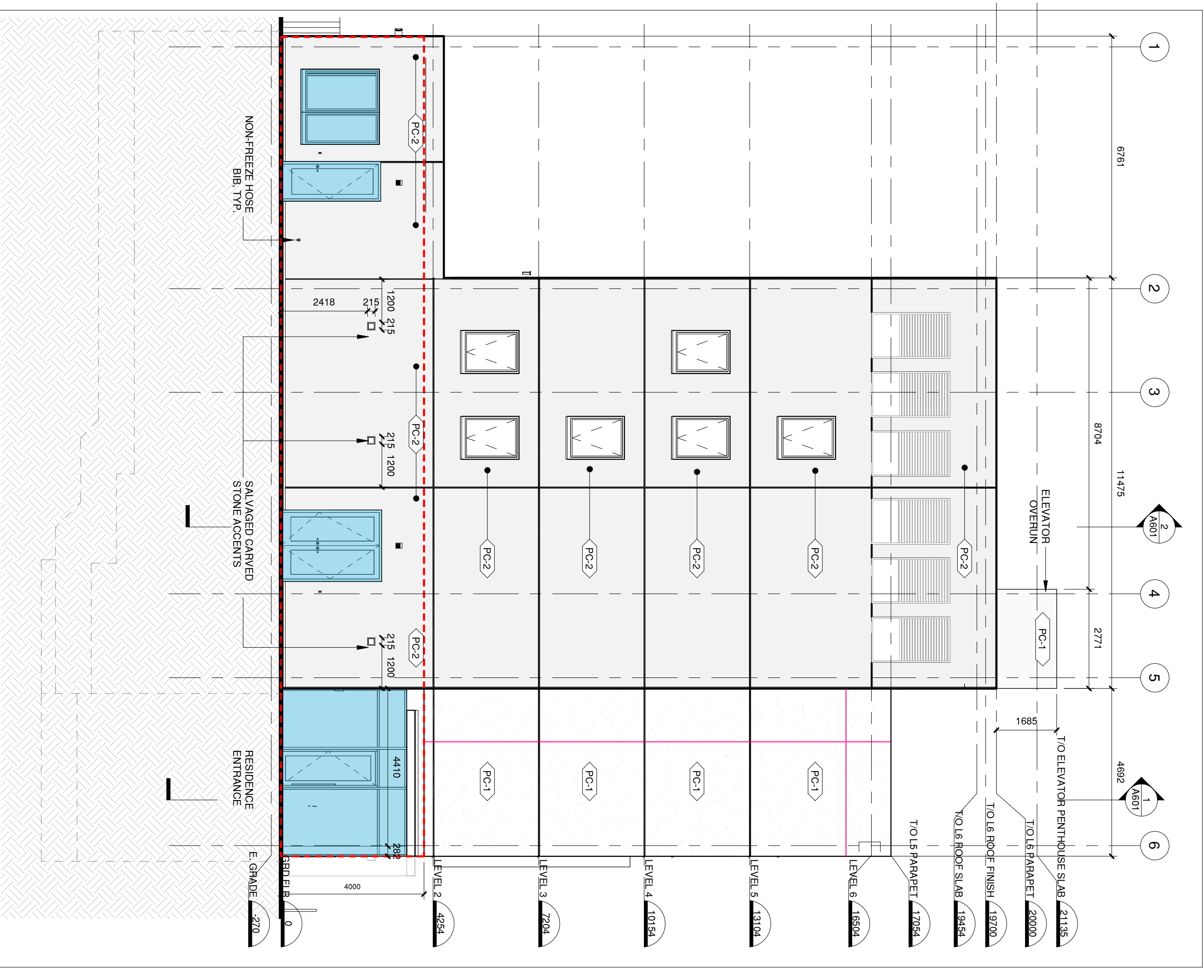
KEARNS MANCINI ARCHITECTS

1 Atlantic Avenue, Suite 104
Toronto, Ontario, M6K 3E7
T 416.536.5666 F 416.536.8626
kmai.com

CERTIFICATE OF PRACTICE NO. 1796



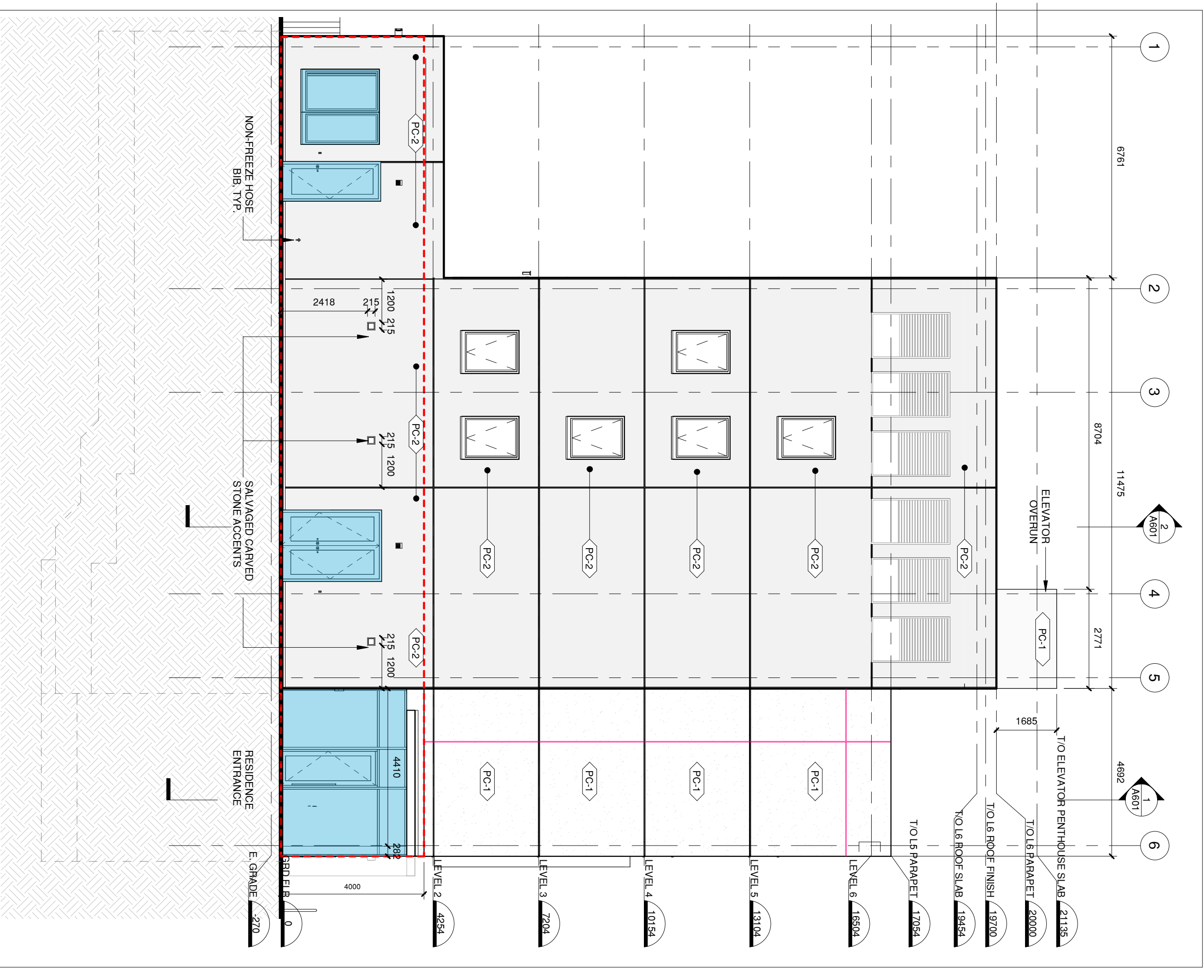
Project: 52 Ottawa Street North, Hamilton, ON				Client: YWCA Hamilton	
Drawing Title: WEST ELEVATION -WINDOW AND DOOR FACADE RATIO				Drawing No: P007	
Drawn By: Author	Scale: 1 : 200	Date: 2020.03.04	Project No: 18-022	Revision: 23	



1 NORTH ELEVATION -Door and Window Ratio
P006 1 : 100

30 M2 DOORS AND WINDOWS
91.62 M2 TOTAL WALL AREA AT STREET
TOTAL OF 32% DOORS AND WINDOW AT STREET
LEVEL FACING NORTH





1 NORTH ELEVATION -Door and Window Ratio
P006 1 : 100

30 M2 DOORS AND WINDOWS
91.62 M2 TOTAL WALL AREA AT STREET
TOTAL OF 32% DOORS AND WINDOW AT STREET
LEVEL FACING NORTH





1 WEST ELEVATION-Door and Window Ratio
P007 1 : 200

62 m2 DOOR AND WINDOW AREA
168.3 M2 TOTAL WALL AREA AT STREET LEVEL FACING WEST
TOTAL OF 36.9% DOOR AND WINDOWS AT STREET LEVEL FACING WEST.

KEARNS MANCINI ARCHITECTS

1 Atlantic Avenue, Suite 104
Toronto, Ontario, M6K 3E7
T 416.536.5666 F 416.536.8626
kmai.com

CERTIFICATE OF PRACTICE NO. 1796



Project: 52 Ottawa Street North, Hamilton, ON				Client: YWCA Hamilton	
Drawing Title: WEST ELEVATION -WINDOW AND DOOR FACADE RATIO				Drawing No: P007	
Drawn By: Author	Scale: 1 : 200	Date: 2020.03.04	Project No: 18-022	Revision: 23	

The General Contractor shall check and verify all dimensions and report all errors and omissions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initiated by the Architect.

Certificate of Practice No.: 1796
Architect's BCIN: 3064

SPA Permit Tender Contract Construction

No.	Description	Chk'd	Date
1	Issued for SPA	KMA	Feb 5, 2018
2	Issued for SPA Clarification	KMA	June 11, 2018
3	Issued for Final Site Plan	KMA	July 3, 2018
4	Issued for Building Permit	KMA	July 25, 2018
5	Issued for Tender Package 2	KMA	Sept 21, 2018
6	Re-issued for Tender Package 2	KMA	Sept 28, 2018
7	Re-issued for Permit	KMA	Nov 20, 2018
8	Re-issued for Tender	KMA	Nov 22, 2018
9	Addendum 02 Brie Solet	KMA	Dec 4, 2018
10	Consolidated Revisions	KMA	Mar 04, 2019
11	Issued for Value Engineering Revisions	KMA	May 22, 2019
12	Re-issued for S.P.A.	KMA	July 22, 2019
13	Re-issued for S.P.A.	KMA	Sept 10, 2019
14	RE-ISSUED FOR SPA CLARIFICATION		MARCH 04, 2020

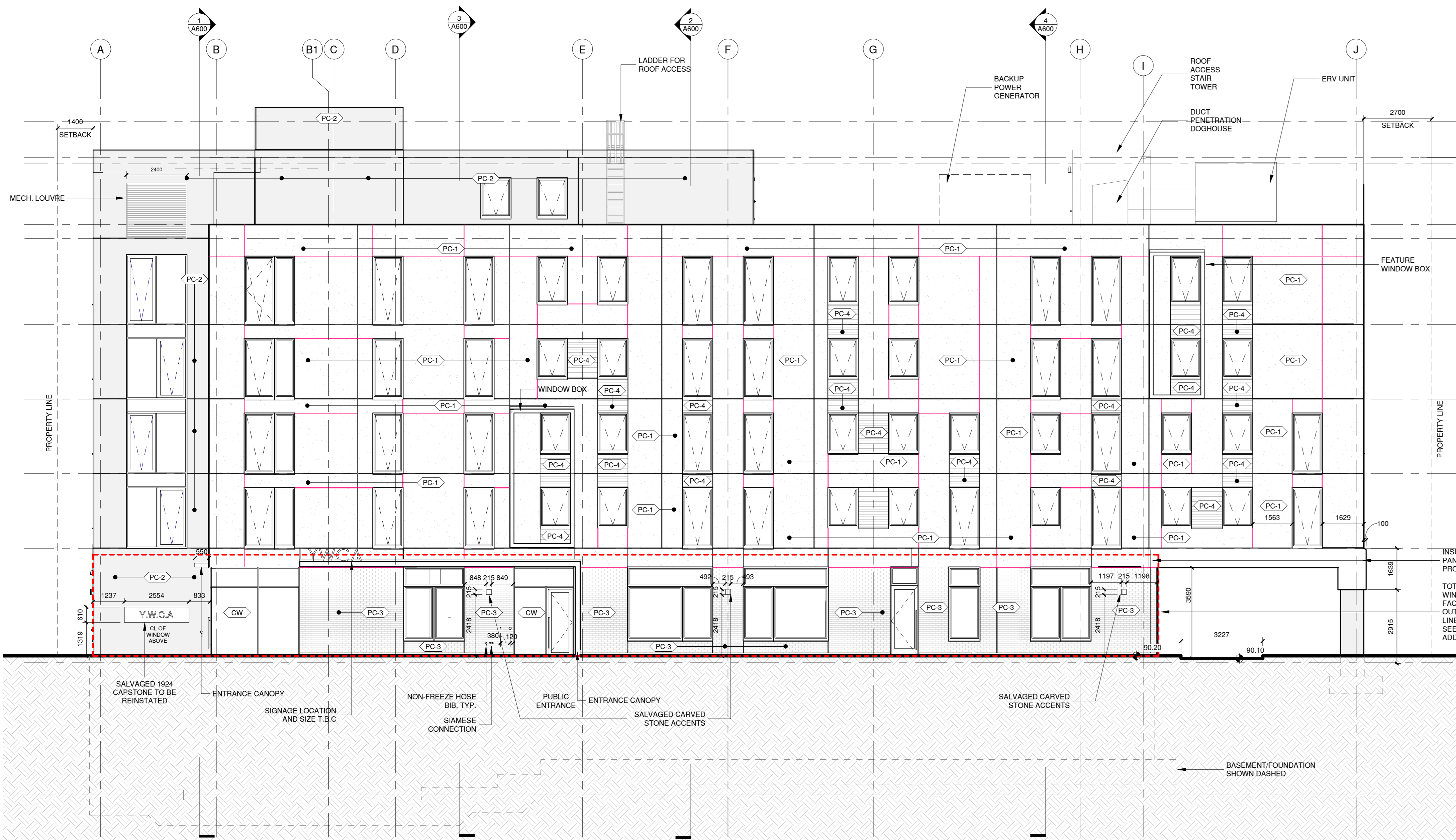
Project
YWCA Hamilton
52 Ottawa Street North,
Hamilton, ON
DA-18-043
52 Ottawa Street North
Hamilton ON
L8H 4B2

Scale: As indicated
Date Plotted: 3/4/2020 11:41:52 AM
Drawn: Author
Checked: Checker
File Name: Z:\Projects\2018-18-022 YWCA Ottawa -
Revised Production Drawings\01 Rev1\18-022 YWCA Hamilton -
Project No./Drawn\2021_aps R1.rvt

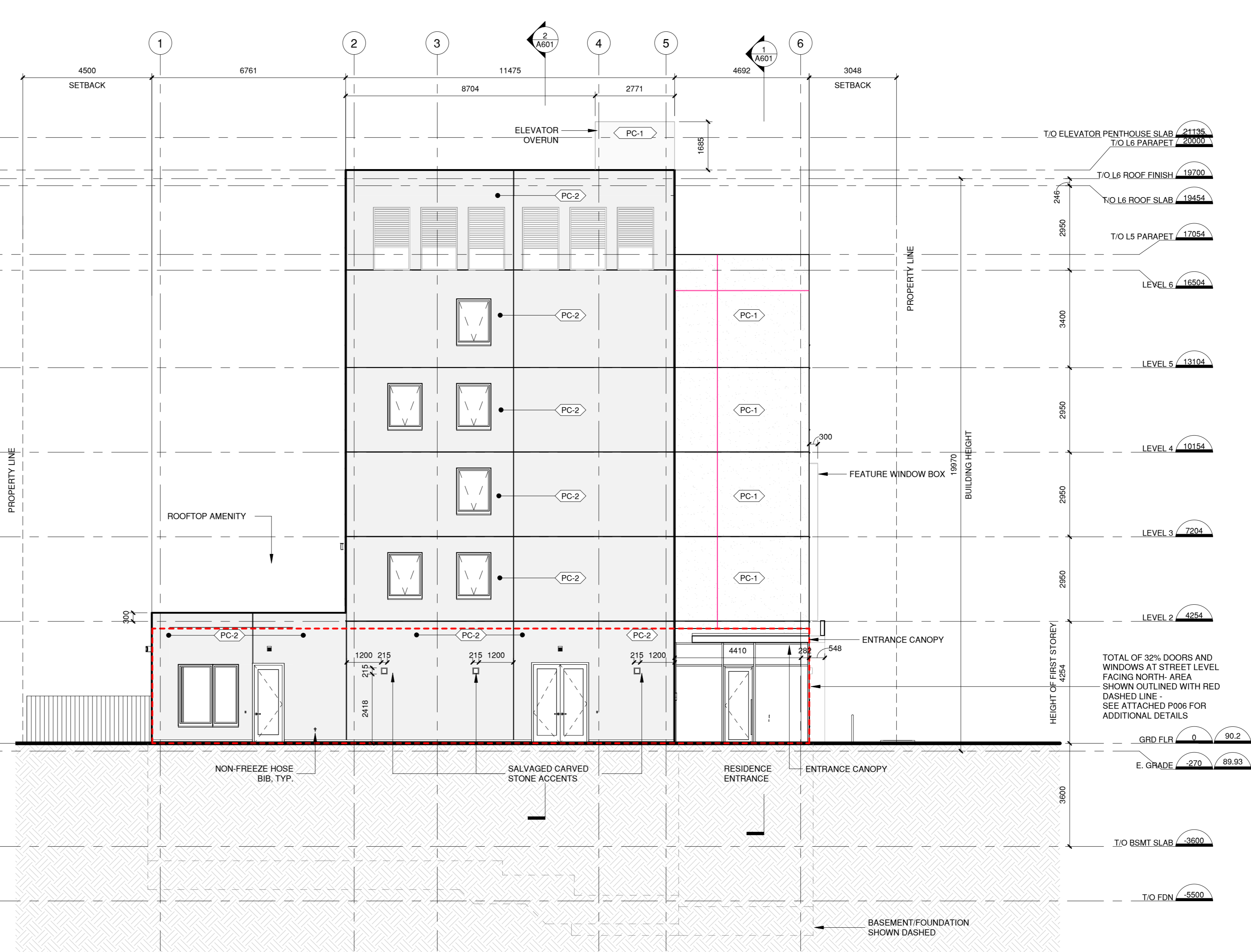
18-022

Building Elevations

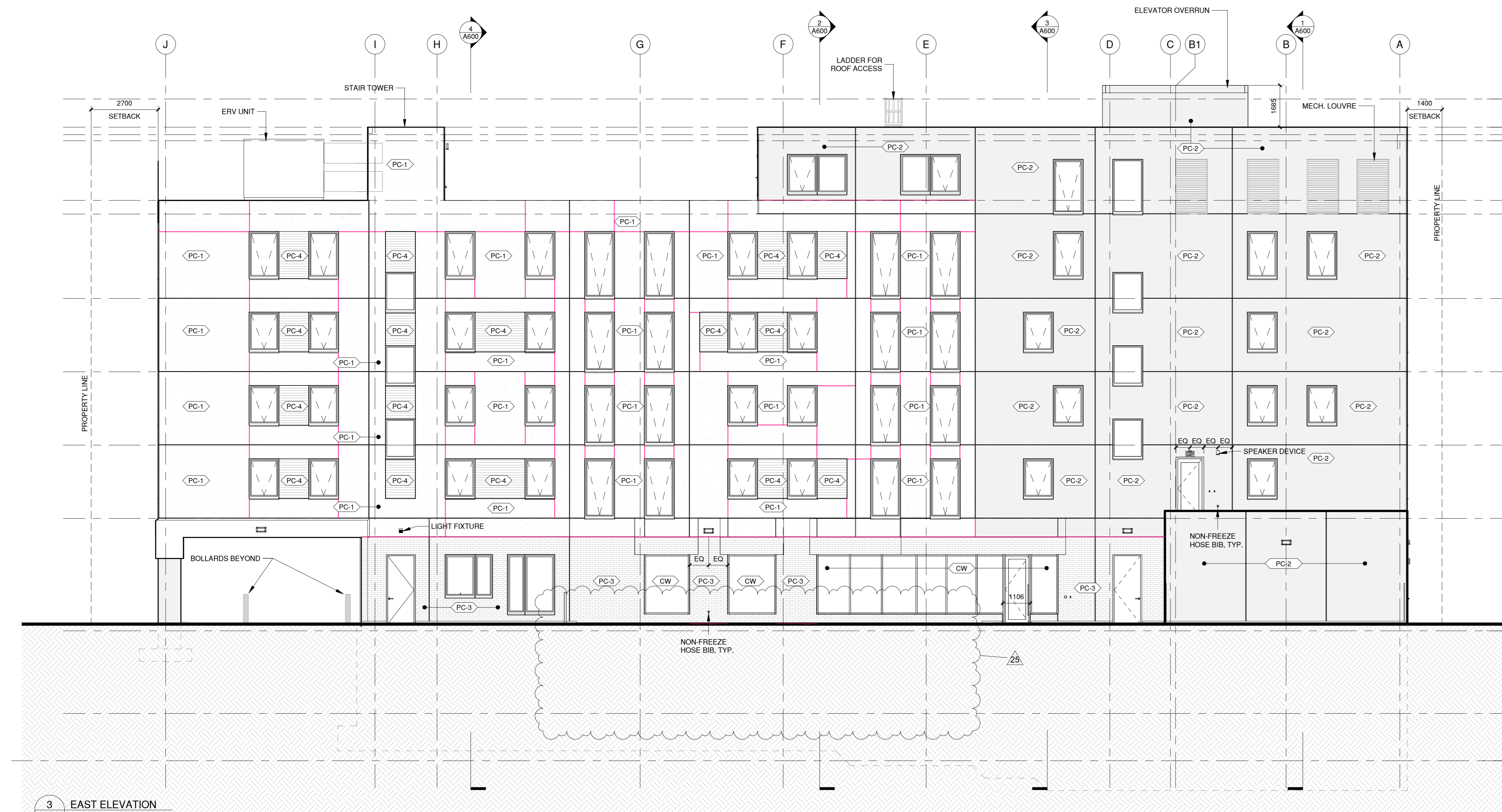
A400



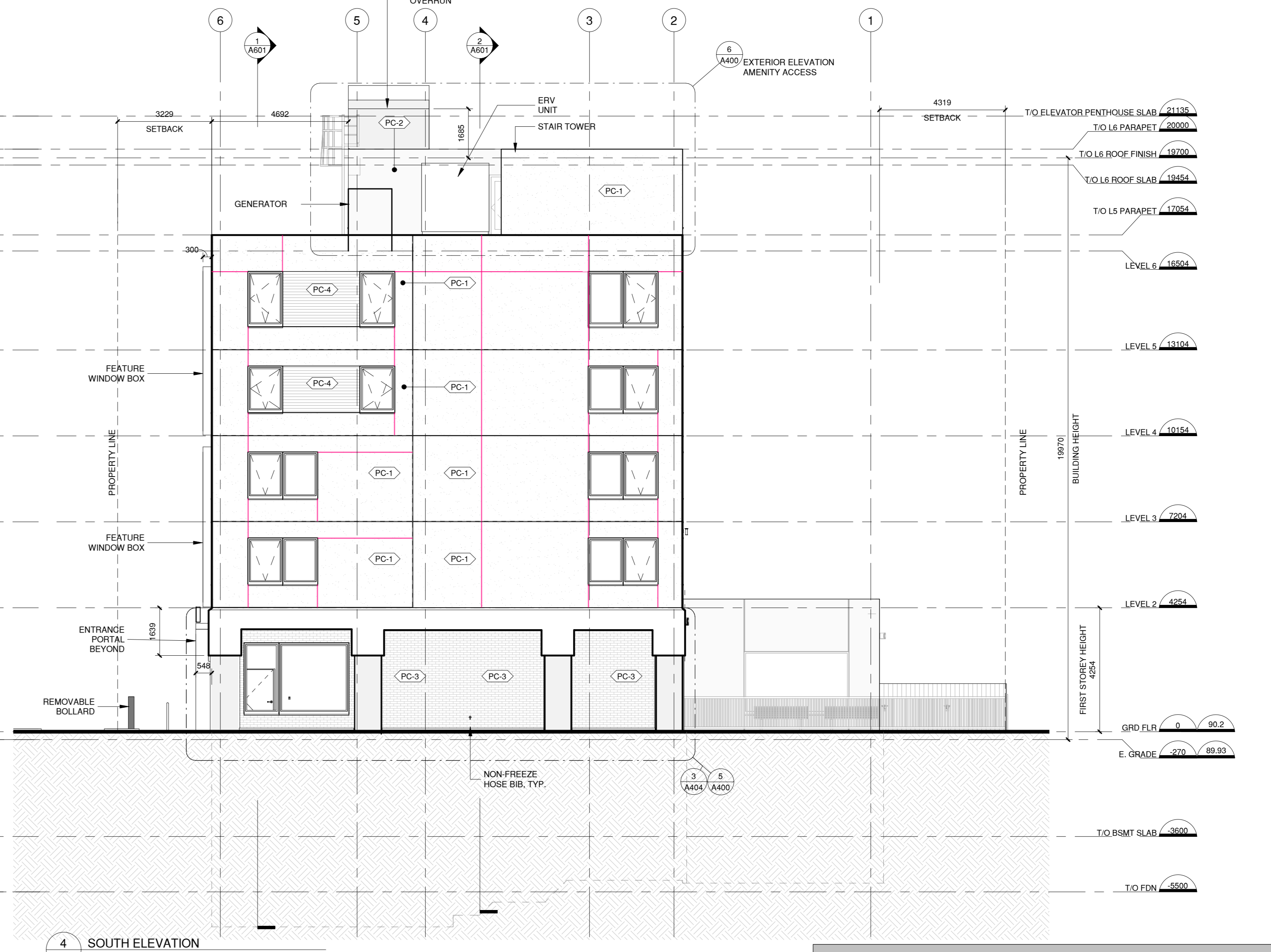
1 WEST ELEVATION
A400 1:100



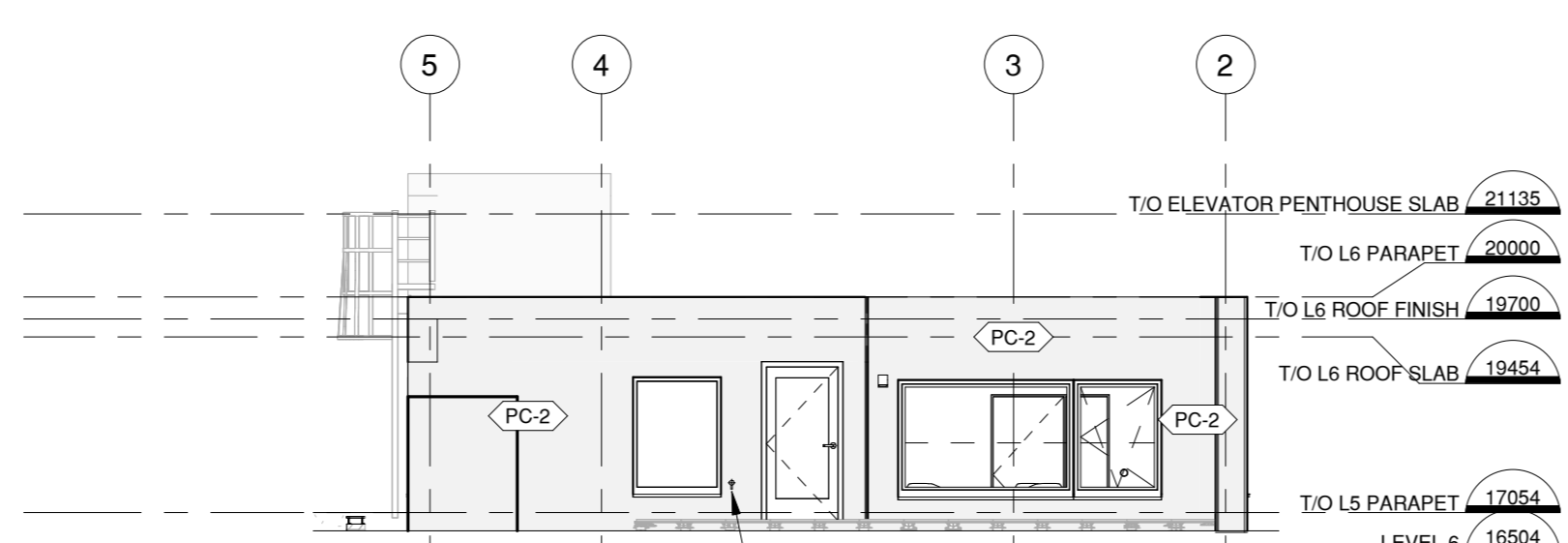
2 NORTH ELEVATION
A400 1:100



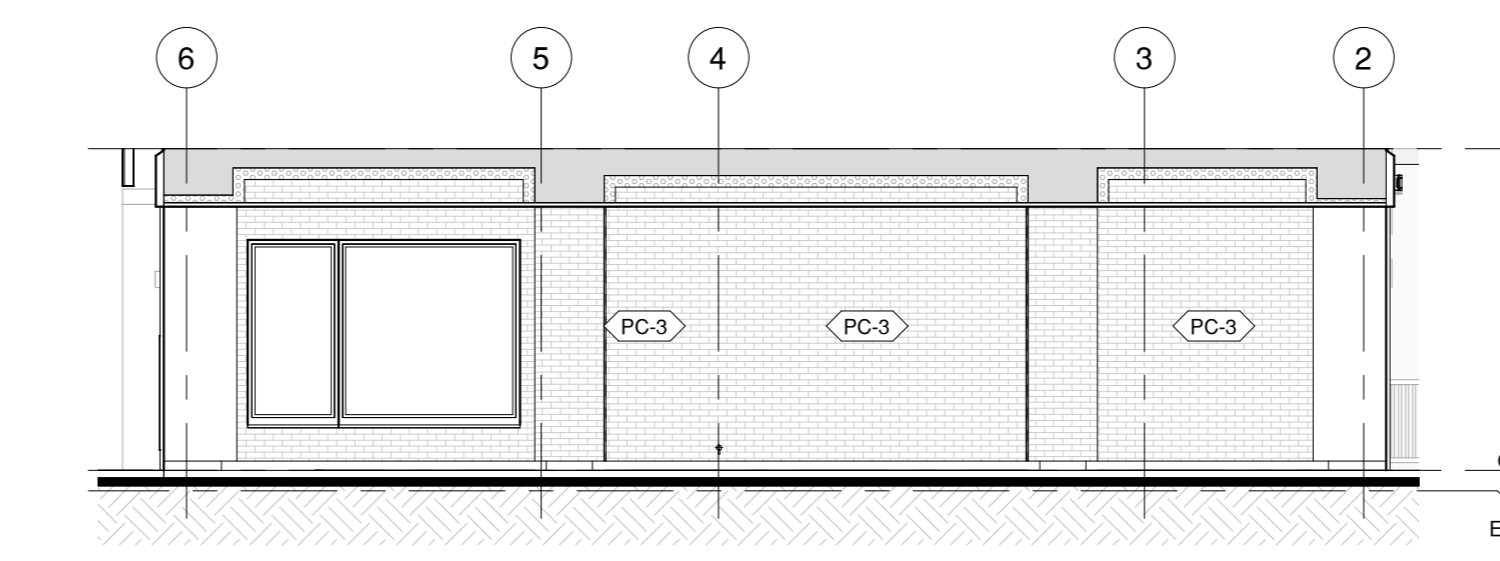
3 EAST ELEVATION
A400 1:100



4 SOUTH ELEVATION
A400 1:100



6 SOUTH ELEVATION - LEVEL 6 ROOF ACCESS
A400 1:100



5 SOUTH ELEVATION - BEYOND STRUCTURAL COLUMNS
A400 1:100

EXTERIOR BUILDING MATERIAL LEGEND:

PC-1	CONCRETE PRECAST PANEL: PATTERN: SMOOTH FINISH COLOUR: TBC THROUGH SAMPLE PROCESS; SW7531 CANVAS TAN AS DESIGN BASIS
PC-2	CONCRETE PRECAST PANEL: PATTERN: RANDOM STRIATED RIB (APR311A) COLOUR: TBC THROUGH SAMPLE PROCESS; SW7066 GRIZZLE GRAY AS DESIGN BASIS
PC-3	CONCRETE PRECAST PANEL: PATTERN: BRICK (265 DRAU) COLOUR: TBC THROUGH SAMPLE PROCESS; SW6061 TANBARK AS DESIGN BASIS
PC-4	CONCRETE PRECAST PANEL: PATTERN: LINEAR (265 WSLA) COLOUR: TBC THROUGH SAMPLE PROCESS; SW7531 CANVAS TAN AS DESIGN BASIS
CW	PASSIVE HOUSE CERTIFIED CURTAIN CURTAIN WALL SYSTEM
	DOUBLE THIN LINE DENOTES PANELISATION OF PRECAST PANELS
	DOUBLE RED LINEWORK DENOTES PANEL REVEALS IN FORMWORK

Exterior Finishes Legend