



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 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.: HM/A-20:83

APPLICANTS: A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer on behalf of the owner McMaster Innovation Park c/o Frances Grabowski

SUBJECT PROPERTY: Municipal address **191 Longwood Rd. S., City of Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 07-330

ZONING: "M1, 7" (Research and Development (M1) Zone

PROPOSAL: To permit the construction of a building containing a Planned Business Centre in order to facilitate Site Plan File No. SPA-19-177 notwithstanding that:

1. A maximum yard abutting a street of 2.5m shall be provided for the ground floor of the building instead of the maximum yard abutting a street of 2.0m for the ground floor of a building.
2. A minimum of one (1) parking space for each 57m² of gross floor area shall be provided instead of the minimum required one (1) parking space for each 50m² of gross floor area for a Planned Business Centre in an Industrial zone.
3. No planting strip shall be provided between the Longwood Road South street line and the parking spaces and aisles instead of the requirement that a 3.0 metre wide planting strip be required and permanently maintained between the street line and the said parking spaces or aisle.

NOTE:

- i) Based on the existing parking regulation for a Planned Business Centre, a minimum of one hundred and seventy (170) parking spaces are required for a gross floor area of 8,507m². If Variance No. 3 is granted, a minimum of one hundred and forty-nine (149) parking spaces will be required and the Site Plan shows a total of one hundred and fifty-two (152) parking spaces which will conform.
- ii) The uses proposed within the building shall conform to those uses permitted pursuant to the "M1, 7" site-specific zone.

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

DATE: Thursday, July 16th, 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 30th, 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.

REQUIRED ROAD WIDENING DEDICATION TO BE PROVIDED BY MCMASTER INNOVATION PARK

EXTG CANMET BUILDING

FRID STREET

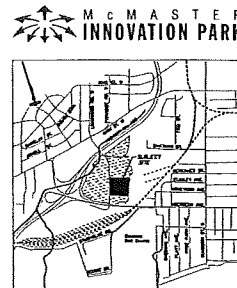
17785

Site Plan Keynotes

- 101 HEAVY DUTY ASPHALT PAVING AT MAIN DRIVE (INDICATED SHADING) REFER TO GEOTECHNICAL
- 102 MEDIAL DUTY ASPHALT PAVING, REFER TO GEOTECHNICAL
- 103 PERMEABLE PAVEMENT ADJACENT BIOWALK
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- 105 POURED CONCRETE CURB AS REQUIRED TO MEET ACCESS REQUIREMENTS FOR ACCESSIBILITY
- 106 POURED CONCRETE WALK
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- 108 BICYCLE RACKS ON CONCRETE PAD, REFER TO LANDSCAPE PLAN
- 109 IN-GROUND GARBAGE & RECYCLING STORAGE TO MAXIMUM HEIGHT OF 1.8 m
- 110 LAMP STANDARD & CONCRETE BASE, REFER TO ELECTRICAL
- 111 PEDESTRIAN LIGHTING, REFER TO ELECTRICAL
- 112 LANDSCAPED AREA
- 113 ALL SIGNS (ACCESSIBLE PARKING, STOP SIGN) MUST COMPLY WITH SIGN BY-LAW NO. 10-791

General Site Notes

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF PRINCIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
- FIRE ROUTE SIGNS AND 3-DAY FIRE HYDRANTS SHALL BE SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 1.5m SHALL BE WITHIN 300mm GRADE THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 300mm GRADES
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMIT/APPROVALS NORMALLY REQUIRED TO COMPLETE CONSTRUCTION NOT LIMITED TO: BUILDING PERMIT
- ROAD CUT PERMIT
- APPROACH APPROVAL PERMIT
- COMMITTEE OF ADJUSTMENT
- SEWER AND WATER PERMIT
- ENCROACHMENT AGREEMENTS (IF REQUIRED)
- ALL ASHES MUST COMPLY WITH BY-LAW NO. 10-791 THIS DEVELOPMENT IS INELIGIBLE FOR PRINCIPAL WASTE COLLECTION SERVICES THE COLLECTION OF WASTE MATERIALS IS REQUIRED THROUGH A PRIVATE WASTE HAULER PARTICIPATION IN WASTE DIVERSION PROGRAMS INCLUDING RECYCLING COLLECTION AND ORGANIC WASTE COLLECTION IS ENCOURAGED
- ALL FENCING SHALL CONFORM TO HAMILTON FENCE BY-LAW NO. 10-140
- A PERMIT TO SEPARATION SHALL BE PROVIDED WITHIN THE CITY'S RIGHT-OF-WAY AREA BETWEEN DRIVEWAYS, A FENCE AND ANY PUBLIC UTILITY, FIRE HYDRANT, TREE, SIGN ETC. ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION IS AT THE SOLE RESPONSIBILITY OF THE OWNER
- CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THE DURING DEVELOPMENT ACTIVITIES SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTCO) SHOULD BE NOTIFIED IMMEDIATELY (416-363-7661) IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION THE PROPONENT SHALL IMMEDIATELY CONTACT BOTH MTCO AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SOCIAL SERVICES AND COMMUNITY SERVICES (416-363-4151)
- UNION GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES. ANY SERVICE RELOCATION SHOULD BE AT THE COST OF THE PROPERTY OWNER
- ABANDONED ACCESSORIES MUST BE REMOVED AND THE CURB AND BOLLIVARD RESTORED WITH SOO THE OWNER EXTENDING TO THE INTERSECTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT
- RELOCATION, MODIFICATION OR REMOVAL OF ANY EXISTING HYDRANT FACILITIES ARE AT THE OWNER'S EXPENSE
- DO NOT EXCAVATE WITHIN 2m OF HYDRANT POLES OR ACCESSORIES
- EXCAVATION WITHIN 4m OF UNDERGROUND HYDRANT IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY AN ELECTRIC UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION COST ASSOCIATED WITH THIS TASK IS AT THE OWNER'S EXPENSE
- ELECTRIC UTILITIES MUST BE CONTACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLANT IS REQUIRED. ALL COST ASSOCIATED WITH THIS WORK IS AT THE OWNER'S EXPENSE



Key Plan

Legal Description

Part 2 of Part of Lot 20 Concession 3, Part of P11 17152-0423 (C1) Geographic Township of Barton, City of Hamilton Frequency Information taken from Plan of Survey as prepared by A.L. Clarke and Associates Ltd. dated August 19, 2019



NO.	DATE	REVISION
1	2025.05.27	PREPARED FOR CONSTRUCTION
2	2025.05.27	OFFICIAL REVIEW
3	2025.05.27	REVISIONS
4	DATE	ISSUE

ARCHITECTURE INC

1420 King St. W. Suite 1000, Hamilton, ON L8N 3K5



THE CORA GROUP
Division of 11 Managers of Commercial Real Estate

McMASTER INNOVATION PARK
OFFICE BUILDING
SPA-19-177

131 Longwood Road South, Hamilton

SITE PLAN

DATE: 2025.05.27

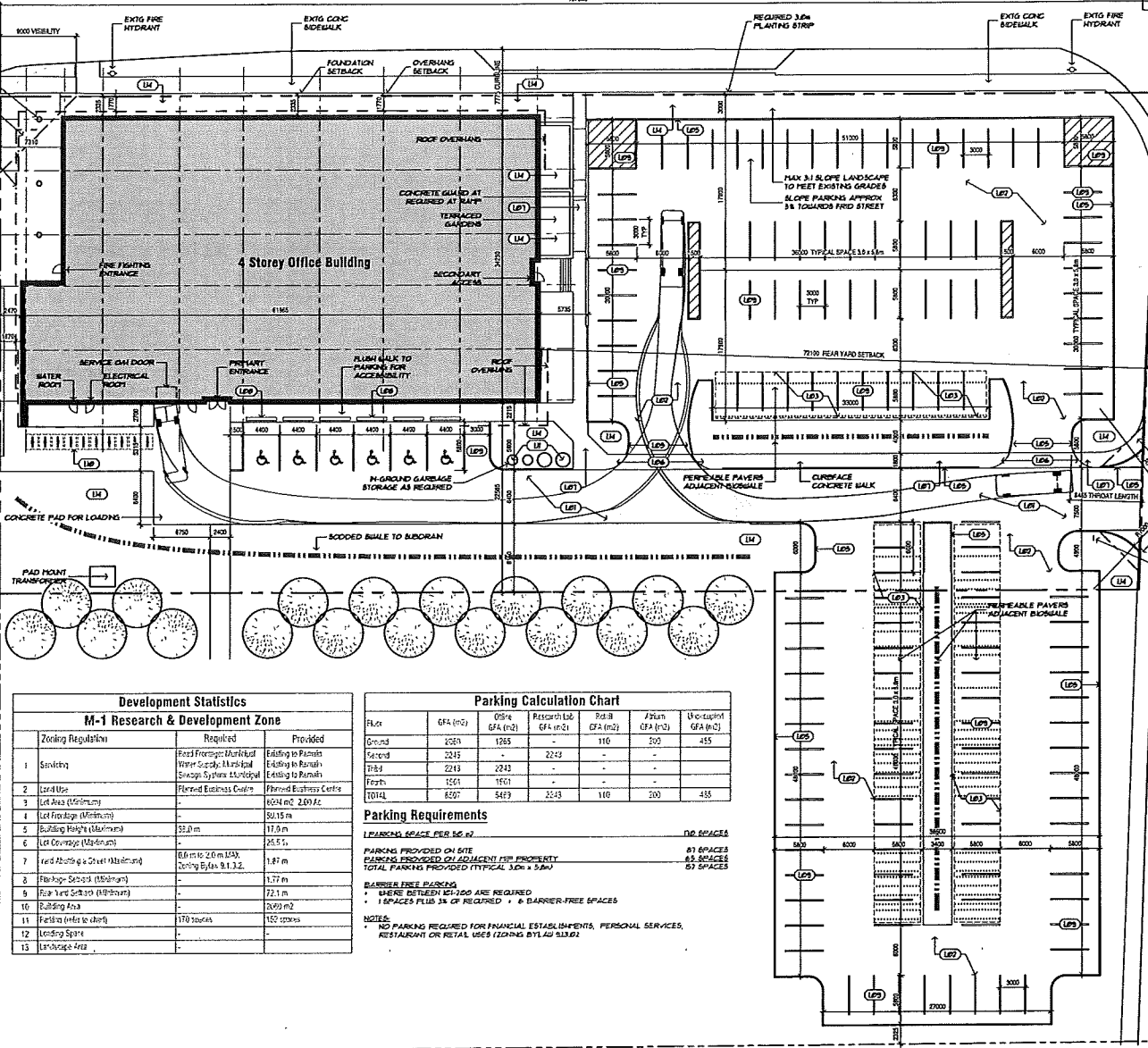
BY: [Signature]

FOR: [Signature]

ADDRESS OF WITNESS

A101

LONGWOOD RD SOUTH



Development Statistics		
M-1 Research & Development Zone		
Zoning Regulation	Required	Provided
1. Servicing	Basic Fireworks Municipal Water Supply, Municipal Sewage Systems, Municipal	Existing to Remain
2. Land Use	Planned Business Centre	Existing to Remain
3. Lot Area (Minimum)	6034 m ² , 2.69 Ac.	6034 m ² , 2.69 Ac.
4. Lot Frontage (Minimum)	-	50.15 m
5. Building Height (Maximum)	55.0 m	17.0 m
6. Lot Coverage (Maximum)	-	25.5%
7. Front Setback (Minimum)	6.0 m to 2.0 m (M1), 2.0 m to 1.0 m (M2)	1.87 m
8. Side Setback (Minimum)	-	1.77 m
9. Rear Setback (Minimum)	-	22.1 m
10. Building Area	-	20,000 m ²
11. Fencing (Refer to sheet)	170 m max	152 m max
12. Landscaping	-	-
13. Landscaping Area	-	-

Parking Calculation Chart					
Flux	GFA (m ²)	OSR GFA (m ²)	Research Lab GFA (m ²)	Public GFA (m ²)	Other GFA (m ²)
Ground	2081	1265	-	110	200
Second	2245	-	2245	-	-
Third	2245	-	2245	-	-
Fourth	1561	1561	-	-	-
TOTAL	8097	3429	2245	110	200

Parking Requirements	
1. PARKING SPACE PER 1000	NO. SPACES
2. PARKING PROVIDED ON SITE	87 SPACES
3. PARKING PROVIDED ON ADJACENT 150' PROPERTY	65 SPACES
4. TOTAL PARKING PROVIDED TYPICAL 30m x 50m	57 SPACES

NOTES:
NO PARKING REQUIRED FOR FINANCIAL ESTABLISHMENTS, PERSONAL SERVICES, RESTAURANT OR RETAIL, USED (22ND BY-LAW 5.3.2)

1 Site Plan
SCALE: 1:100

Am/A 20:83
Sketch



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.

APPLICATION NO. Hm/A-20: 83 DATE APPLICATION RECEIVED Mar. 9 2020

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 McMaster Innovation Park Telephone No. (c/o Frances Grabowski)

2.

3. Name of Agent A.J. Clarke & Associates Ltd. Telephone No. (c/o Franz Kloibhofer)

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:

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:

Please refer to the concurrently submitted covering letter submitted in support of the subject application.

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

Please refer to the concurrently submitted covering letter submitted in support of the subject application.

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

Part of Lot 20, Concession 3, Geographic Township of Barton, in the City of Hamilton

191 Longwood Rd. S.

9. PREVIOUS USE OF PROPERTY

Residential ☐ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☒

Other ☐

9.1 If Industrial or Commercial, specify use

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☐ Unknown ☒

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☐ 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 ☐ 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 ☒ Unknown ☐

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ 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 ☒ 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 ☒ 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 x No Unknown

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Owner knowledge, aerial imagery, Phase Two ESA

Please note the Phase Two ESA is available upon request.

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. 8 / 2020
Date


Signature Property Owner

F. GRABOWSKI
Print Name of Owner

10. Dimensions of lands affected:

Frontage +59.15 metres
Depth + 135.78 metres
Area +8,031.18 square metres
Width of street Unknown

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: Vacant

Proposed: Please refer to the concurrently submitted site plan.

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

Existing: Vacant

Proposed: Please refer to the concurrently submitted site plan.

- 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.



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

March 9, 2020

The City of Hamilton
Committee of Adjustment
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

RECEIVED

MAR 09 2020

COM. OF ADJUSTMENT

hand delivered

Attn: Ms. Jamila Sheffield
Acting Secretary-Treasurer

Re: **Minor Variance Application
McMaster Innovation Park
191 Longwood Road South**

Dear Madam,

On behalf of our client, McMaster Innovation Park, we are pleased to provide you with the enclosed submission in support of a minor variance application for the subject lands, known as 191 Longwood Road South, as required per the conditional approval of site plan application file SPA-19-177. Please find the following enclosed materials:

1. A cheque in the amount of \$3,302.00 made payable to the City of Hamilton, in payment of the requisite application fee;
2. Two (2) copies of the completed application form, including an original;
3. Three (3) copies of the Site Plan – one (1) full size and two (2) ledger size;
4. Three (3) copies of the Trip and Parking Generation Estimate, prepared by Paradigm Transportation Solutions Ltd., dated November 2019.

The subject lands are vacant, with a total area of approximately $\pm 8,094$ square metres (0.8 ha) and ± 63.76 metres of frontage along Longwood Road South. The subject lands also have approximately ± 138 metres of frontage along Frid Street, an unopened road allowance.

The subject lands are designated Business Park on Schedule E-1 of the Urban Hamilton Official Plan. The lands are located within the West Hamilton Innovation District Secondary Planning Area, and designated Employment Area – Research District on Map B.6.4-1. The subject lands are zoned 'Research and Development: Exception 7 (M1-7) Zone' in Zoning By-law 05-200.

The subject minor variance application is required to facilitate the development of a proposed four-storey Planned Business Centre, with a gross floor area (GFA) of 8,507 m². For further details pertaining to the layout and configuration of the proposed development, please refer to the enclosed concept plan. A total of 151 parking spaces will be provided for the proposed development, including four (4) barrier-free spaces.

25 Main Street West, Suite 300, Hamilton, Ontario, L8P 1H1

Tel: 905 528-8761 Fax: 905 528-2289

Toronto Line: 905 845-0606

e-mail: ajc@ajclarke.com



The subject minor variance application is required to facilitate the development of the proposed four-storey Planned Business Centre. The following table identifies the relevant sections of the Zoning By-law from which variances are required:

By-law Section	Provision	Requirement	Proposed
Section 5.6(c)(v)	Min. Parking Ratio	1 space for each 50 m ² of GFA (total = 170 spaces)	1 space for each 57 m ² of GFA (total = 152 spaces)

Accordingly, one (1) variance is required to facilitate the proposed development on the lands to be leased. The following minor variance is proposed:

- 1) A minimum parking ratio of one (1) space per 57 square metres of gross floor area for a 'Planned Business Centre' shall be permitted instead of the minimum required parking ratio of one (1) space per 50 square metres of gross floor area for a 'Planned Business Centre'.

The proposed variance to the minimum required parking ratio is required to accommodate the proposed development of the subject lands. As per the Trip and Parking Generation Estimate Report, prepared by Paradigm Transportation Solutions Ltd., the McMaster Innovation Park has operated with a parking surplus to-date. It is acknowledged that the report's focus is on existing sites within the Park, however those uses are similar in overall anticipated function and operation as the 191 Longwood Road South site. Accordingly, the report provides insight into the anticipated parking demand for the 191 Longwood Road South site.

The report found that the existing parking supply – which is closely reflective of the minimum zoning by-law requirements for parking across the entire site – was being utilized at a rate of 55-60%. The report also found that the average parking demand per person is approximately 0.50-0.54 spaces per person (2019). Given that parking demand is expected to be in the range of 0.50 to 0.55 spaces per person, the proposed reduction to the minimum parking requirement for the subject site is appropriate. The proposed reduction from 1 space per 50 m² to 1 space per 57 m² represents a relatively minor reduction which will not adversely impact the overall function of the future site.

I trust this is satisfactory for your purposes and thank you for your co-operation in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Franz Kloibhofer, RPP, MCIP
A. J. Clarke and Associates Ltd.

Encl.

Copy: McMaster Innovation Park

REQUIRED ROAD WIDENING DEDICATION TO BE PROVIDED BY MCMASTER INNOVATION PARK

EXTG CANMET BUILDING

FRID STREET

137855

Site Plan Keynotes

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General Site Notes

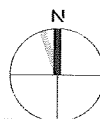
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- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 15m SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES
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 - BUILDING PERMIT
 - ROAD CUT PERMIT
 - APPROACH APPROVAL PERMIT
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMIT
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
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- ALL FENCING SHALL CONFORM TO HAMILTON BY-LAW NO 10-147
- A MINIMUM 1.5m SEPARATION SHALL BE PROVIDED WITHIN THE CITY'S RIGHT-OF-WAY AREA BETWEEN DRIVEWAYS, A FENCE AND ANY POLE, UTILITY, FIRE HYDRANT, TREE, SIGN ETC. ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION IS AT THE SOLE RESPONSIBILITY OF THE OWNER
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- ELECTRA UTILITIES MUST BE CONTACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLANT IS REQUIRED. ALL COST ASSOCIATED WITH THIS WORK IS AT THE OWNER'S EXPENSE



Key Plan

Legal Description

Part 2 of Part of Lot 20 Concession 3, Part of PIN 17132-0423 (LT) Geographic Township of Barton, City of Hamilton Property information taken from Plan of Survey as prepared by A.J. Clarke and Associates Ltd., dated August 19, 2019



NO.	DATE	ISSUE
1	19/08/2019	PRELIMINARY COMMENTS FOR LOCALIZATION
2	02/01/2020	SITE PLAN APPLICATION
3	19/08/2019	BUILDING LOCATES

NEO
ARCHITECTURE INC

137855 King St. E., Kitchener, ON, N2G 4A8 | 519-206-1616



THE CORA GROUP
Developers & Managers of Commercial Real Estate

McMASTER INNOVATION PARK
OFFICE BUILDING
SPA-19-177
191 Longwood Road South, Hamilton

SITE PLAN

Undertaking

191 LONGWOOD ROAD SOUTH
FILE NO SPA-19-188

I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

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

(b) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____.

(c) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTER MENTIONED IN SECTION 41(7)(a) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWINGS INCLUDING REMOVAL OF SNOW FROM ACCESS RAMP AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS.

(d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

(e) THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER (191) OR FULL ADDRESS (191 LONGWOOD ROAD SOUTH) TO EITHER THE BUILDING OR A SIGN NEAR THE DRIVEWAY IN A MANNER THAT IS VISIBLE FROM THE STREET; AND,

(f) THE OWNER AGREES TO PROVIDE A CENTRALIZED WAL FACILITY (FRONT LOADING LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE.

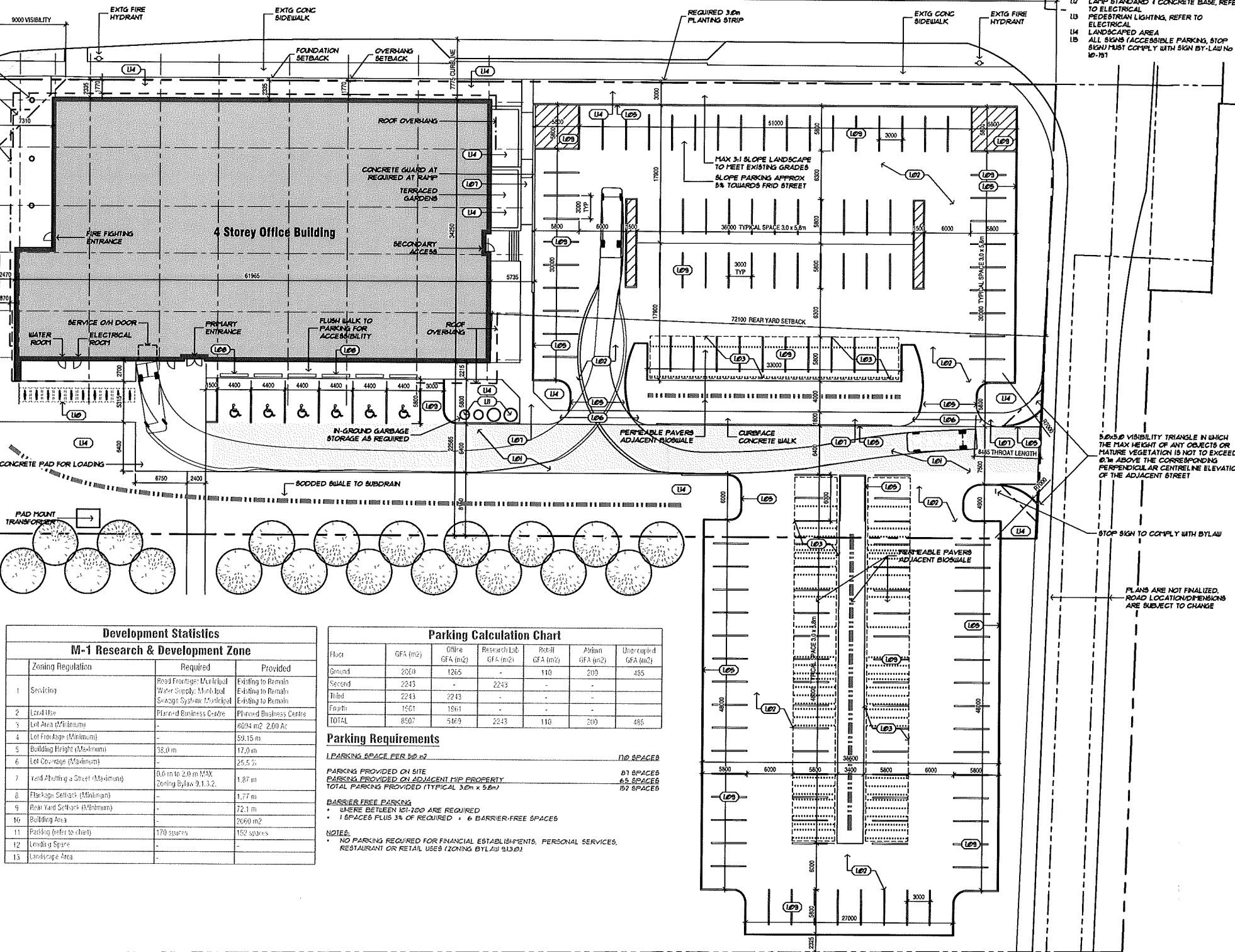
DATED THIS _____ DAY OF _____, 20____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____ (SEAL)

WITNESS (PRINT) _____ OWNER(S) (PRINT) _____

ADDRESS OF WITNESS _____

LONGWOOD RD SOUTH



Development Statistics			
M-1 Research & Development Zone			
Zoning Regulation	Required	Provided	
1 Servicing	Road Frontage: Municipal Water Supply: Municipal Sewage System: Municipal	Existing to Remain Existing to Remain	
2 Land Use	Planned Business Centre	Planned Business Centre	
3 Lot Area (Minimum)	-	8024 m ² 2.00 Ac	
4 Lot Frontage (Minimum)	-	59.15 m	
5 Building Height (Maximum)	38.0 m	17.0 m	
6 Lot Coverage (Maximum)	-	25.5 %	
7 Land Abutting a Street (Maximum)	0.6 m to 2.0 m MAX Zoning Bylaw 9.1.3.2	1.87 m	
8 Frontage Setback (Minimum)	-	1.77 m	
9 Rear Yard Setback (Minimum)	-	72.1 m	
10 Building Area	-	2060 m ²	
11 Parking (refer to chart)	170 spaces	152 spaces	
12 Loading Space	-	-	
13 Landscape Area	-	-	

Parking Calculation Chart						
Floor	GFA (m ²)	Office GFA (m ²)	Research Lab GFA (m ²)	Retail GFA (m ²)	Animal GFA (m ²)	Unclassified GFA (m ²)
Ground	2004	1265	-	110	200	485
Second	2243	-	2243	-	-	-
Third	2243	-	-	-	-	-
Fourth	1561	1561	-	-	-	-
TOTAL	8507	5469	2243	110	200	485

Parking Requirements

1 PARKING SPACE PER 50 m² 170 SPACES

PARKING PROVIDED ON SITE 81 SPACES

PARKING PROVIDED ON ADJACENT MIP PROPERTY 65 SPACES

TOTAL PARKING PROVIDED (TYPICAL 3.0m x 5.8m) 157 SPACES

BARRIER-FREE PARKING

- WHERE BETWEEN 101-200 ARE REQUIRED
- 1 SPACES PLUS 3% OF REQUIRED = 6 BARRIER-FREE SPACES

NOTES:

- NO PARKING REQUIRED FOR FINANCIAL ESTABLISHMENTS, PERSONAL SERVICES, RESTAURANT OR RETAIL USES (ZONING BYLAW 9.15.01)

1 Site Plan
SCALE: 1:300

A101