



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# NOTICE OF PUBLIC HEARING

## Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:35

SUBJECT PROPERTY: 386 East 25<sup>th</sup> St., Hamilton

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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
- 

**APPLICANT(S):**

Owner: 2628934 Ontario Inc. c/o Igor Chouminov  
and Emil Joseph  
Agent: A.J. Clarke & Associates Ltd. c/o Stephen  
Fraser

**PURPOSE OF APPLICATION:**

To permit the conveyance of a parcel of land to create  
a new residential building lot. The existing dwelling  
and accessory structures will be demolished to  
facilitate this application.

To be heard in conjunction with HM/A-20:126.

**Severed lands: (B)**

9.85m<sup>±</sup> x 37.5m<sup>±</sup> and an area of 367m<sup>2±</sup>

**Retained lands: (A)**

9.59m<sup>±</sup> x 39.9m<sup>±</sup> and an area of 352m<sup>2±</sup>

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

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**DATE:** Thursday, August 6<sup>th</sup>, 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](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only**

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### 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:

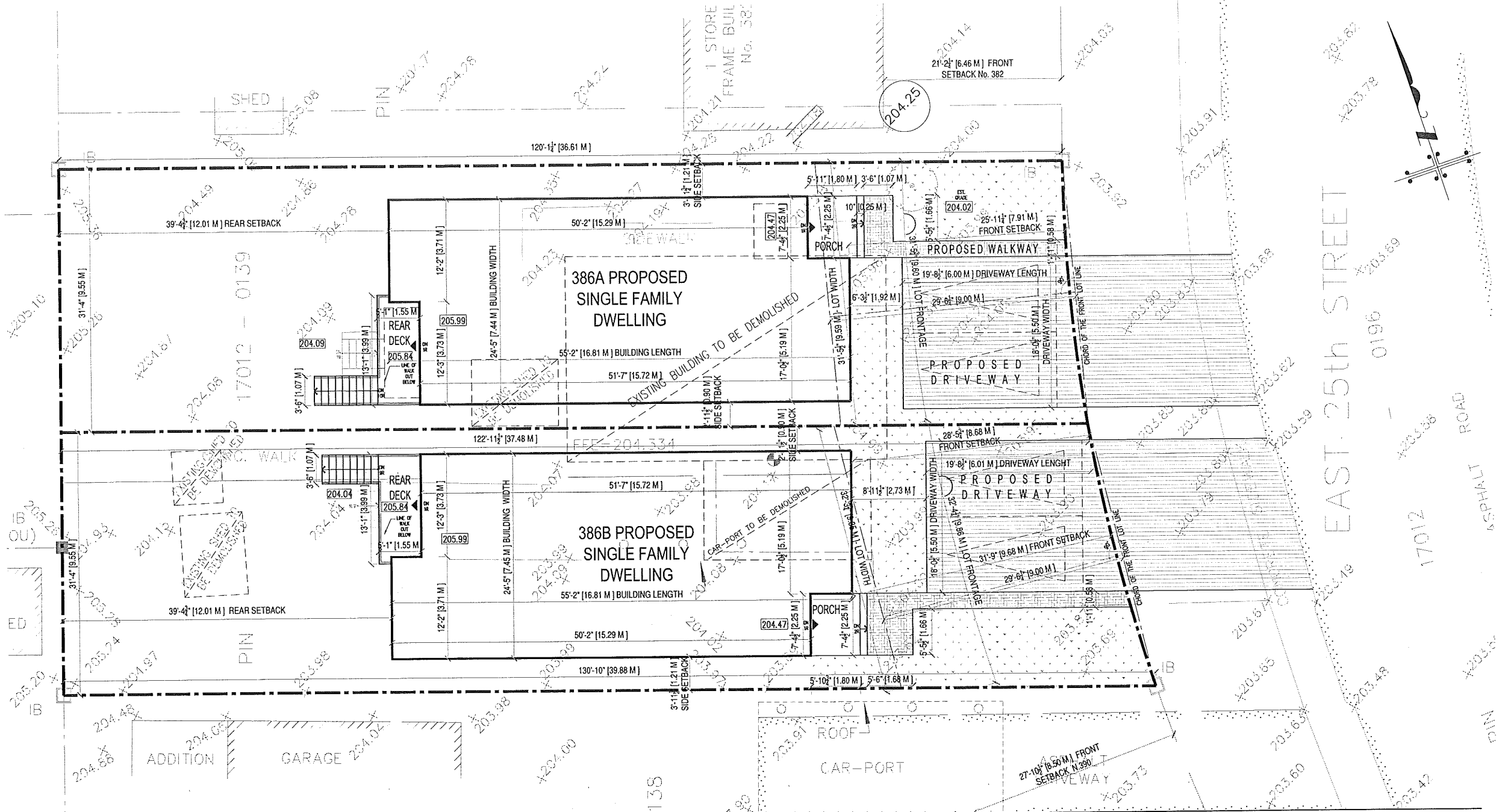
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: July 21<sup>st</sup>, 2020

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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.***



NO.	DATE	REVISION DESCRIPTION	NOTE
1	2020-05-26	ISSUED FOR SEVERANCE APPLICATION	CITY

NOTE:  
 THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).  
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 REPORTED TO THE CONSULTANT(S).  
 DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

STAMP NORTH

PROJECT/REV. NO. 306-20 EAST 25TH ST

SHEET TITLE SITE PLAN  
SCALE: 3/32"=1'-0"

PROJECT 386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO. S-0.1  
11"X17" SHEET SIZE

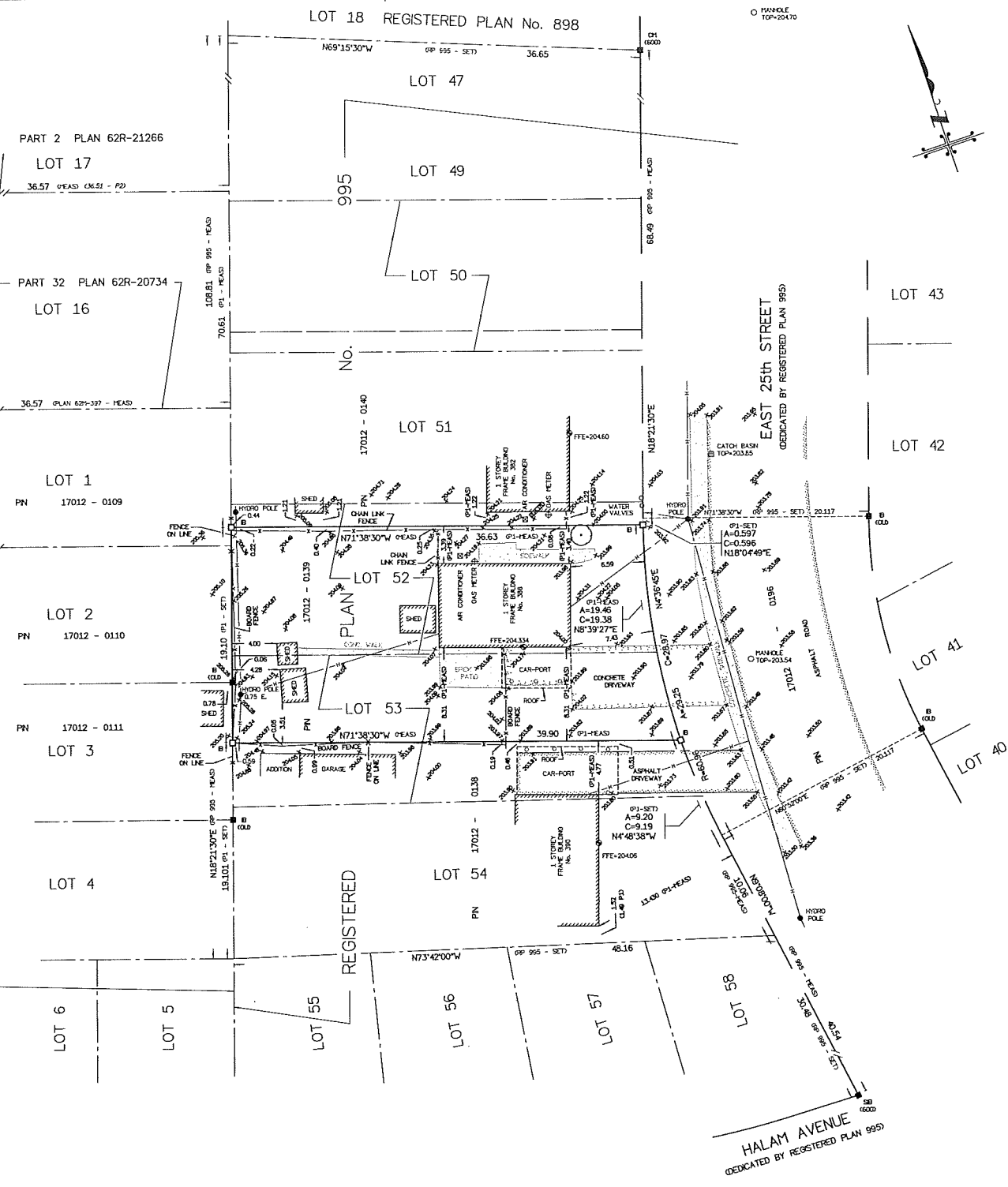
DESIGN

**URBANSCAPE ARCHITECTS**

236 LESMILL ROAD, TORONTO, ON, M3B 2T5  
 phone: 416.850.0021  
 info@urbanscapearchitect.com | www.urbanscapearchitect.com

EAST 24th STREET

REGISTERED PLAN No. 1162  
62M  
REGISTERED PLAN



SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY WITH TOPOGRAPHY OF  
**PART OF LOTS 52 and 53**  
**REGISTERED PLAN No. 995**

BEGING IN THE  
**CITY OF HAMILTON**  
SCALE 1:250  
MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS  
© 2020

KNOWN AS MUNICIPAL No. 386 EAST 25th STREET

REPORT SUMMARY (PART 2) (to be read in conjunction with Part 1.)  
LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING  
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - DECEMBER 18, 2019  
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:  
NONE  
ADDITIONAL REMARKS:  
REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

Note:  
MackAY, MacKAY & PETERS LIMITED grants EPL JOSEPH ("The Client"), their  
successors and other related parties permission to use "Original Copies" of the Surveyor's  
Real Property Report in transactions involving "The Client".

"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Benchmark Note:  
GEODETIC SURVEY OF CANADA BENCHMARK No. 001195L009 ELEVATION = 203.774 METRES  
(GVD 1928.1978 READJUSTMENT)  
HAMILTON-WORTHINGTON FRANKLIN ROAD SCHOOL, AT SOUTHWEST CORNER OF UPPER SHERMAN  
AVENUE AND FRANKLIN ROAD, TABLET IN NORTH FRONT CONCRETE FOUNDATION WALL, 0.31  
METRES FROM NORTHWEST CORNER, 1.21 METRES BELOW BRICK, 4.57 METRES EAST OF AND  
OPPOSITE EAST EDGE OF EAST 28th STREET.

Bearing Reference:  
BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE WEST LIT OF EAST 25th  
STREET, HAVING A BEARING OF N18°21'30"E, AS SHOWN ON REGISTERED PLAN No. 995.

- Legend:
- DENOTES A SURVEY MONUMENT PLANTED
  - DENOTES A SURVEY MONUMENT FOUND
  - S8 DENOTES STAKE/STAMP FROM BAR
  - B DENOTES IRON BAR
  - CH DENOTES CONCRETE MONUMENT
  - CU DENOTES CROWN UNKNOWN
  - PN DENOTES PRIORITY IDENTIFICATION NUMBER
  - RP DENOTES REGISTERED PLAN
  - FFE DENOTES FINISHED FLOOR ELEVATION
  - PLAN DENOTES PLAN BY MACKAY & MACKAY, DATED AUGUST 2, 1955 (S-3095)
  - P2 DENOTES PLAN 62R-21266
  - H DENOTES AERIAL HYDRO WIRES
  - DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

Surveyor's Certificate:  
I CERTIFY THAT:  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF FEBRUARY, 2020.  
FEBRUARY 6, 2020  
DATE  
ROY C. HAYON  
ONTARIO LAND SURVEYOR  
FOR MACKAY, MACKAY & PETERS LIMITED

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SURVEYOR FORM  
2114106



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29(3)

CAD FILE: E:\M22\Hamilton-Worthington\Registered Plan\VP0995\LOT 52-53\19-305\19-305-0995.dwg

**MMP**  
MacKay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906

3380 South Service Road  
Unit 101  
Burlington, ON  
L7R 3J5  
(905) 639-1375  
halton@mmplimited.com  
mmps@surveyors.ca  
mmplocators.ca

DRAWN BY: SRK  
PARTY OF: M.C.  
CHECKED BY: R.M.  
PROJECT NO: 19-305



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

APPLICATION FOR CONSENT TO SEVER LAND  
UNDER SECTION 53 OF THE *PLANNING ACT*

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	2628934 Ontario Inc. (c/o Igor Chouminov/ Emil Joseph)		Business ( ) Fax: ( )
			E-mail:
Applicant(s)*	Same as Owner.		Business ( ) Fax: ( )
			E-mail:
Agent or <del>Solicitor</del>	A.J. Clarke and Associates Ltd. (c/o Stephen Fraser)		Business ( ) Fax: ( )
			E-mail:

\* Owner's authorisation required if the applicant is not the owner.

1.3 All correspondence should be sent to ☐ Owner ☐ Applicant ☒ Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality	Lot	Concession	Former Township
Registered Plan N°. Plan No. 995	Lot(s) Pt. Lts. 52 & 53	Reference Plan N°.	Part(s)
Municipal Address 386 East 25th Street, Hamilton			Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No (Unknown)

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)

a) Urban Area Transfer (do not complete Section 10):

☒ creation of a new lot

☐ addition to a lot

☒ an easement

Other: ☐ a charge

☐ a lease

☐ a correction of title

1.8m wide mutual access easement along newly created lot line for access and maintenance.

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- ☐ creation of a new lot
- ☐ creation of a new non-farm parcel  
( i.e. a lot containing a surplus farm dwelling  
resulting from a farm consolidation)
- ☐ addition to a lot
- Other: ☐ a charge
- ☐ a lease
- ☐ a correction of title
- ☐ an easement

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

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: 386 B EAST 25th STREET on Site Plan

Frontage (m) ±9.85m	Depth (m) ±37.5	Area (m² or ha) ±367 m2
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Existing Use of Property to be severed:

- ☒ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☐ Other (specify) \_\_\_\_\_
- ☐ Industrial
- ☐ Agricultural-Related
- ☐ Commercial
- ☐ Vacant

Proposed Use of Property to be severed:

- ☒ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☐ Other (specify) \_\_\_\_\_
- ☐ Industrial
- ☐ Agricultural-Related
- ☐ Commercial
- ☐ Vacant

Building(s) or Structure(s):

Existing: Existing single detached dwelling and accessory structures (to be demolished)

Proposed: New single detached dwelling to be constructed.

Type of access: (check appropriate box)

- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☒ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

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) \_\_\_\_\_

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) \_\_\_\_\_

4.2 Description of land intended to be **Retained**: 386 A EAST 25th STREET on Site Plan

Frontage (m) ±9.59m	Depth (m) ±39.9 metres	Area (m² or ha) ±352.5 m2
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Existing Use of Property to be retained:

- ☒ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☐ Other (specify) \_\_\_\_\_
- ☐ Industrial
- ☐ Agricultural-Related
- ☐ Commercial
- ☐ Vacant

Proposed Use of Property to be retained:

☒ Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify) \_\_\_\_\_

☐ Industrial

☐ Agricultural-Related

☐ Commercial

☐ Vacant

Building(s) or Structure(s):

Existing: Existing single detached dwelling and accessory structures (to be demolished)

Proposed: New single detached dwelling to be constructed.

Type of access: (check appropriate box)

☐ provincial highway

☐ municipal road, seasonally maintained

☒ municipal road, maintained all year

☐ right of way

☐ other public road

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) \_\_\_\_\_

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): N/A

Urban Hamilton Official Plan designation (if applicable) "Neighbourhoods" Schedule E-1

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

Please refer to the concurrently submitted covering letter for

more information on how the proposed severance conforms to the UHOP.

\_\_\_\_\_

\_\_\_\_\_

5.2 What is the existing zoning of the subject land? "C" Urban Protected Residential, Etc. If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? \_\_\_\_\_

5.3 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	<input 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 type="checkbox"/>	±350m Shopping Centre
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 PREVIOUS USE OF PROPERTY

- ☒ Residential
- ☐ Industrial
- ☐ Commercial
- ☐ Agriculture
- ☐ Vacant
- ☐ Other (specify)

- 6.1 If Industrial or Commercial, specify use N/A
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?  
☒ Yes ☐ No ☐ Unknown (when developed in conjunction with Plan 995)
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?  
☐ Yes ☒ No ☐ Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
☐ Yes ☐ No ☒ Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
☐ Yes ☐ No ☒ Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?  
☐ Yes ☐ No ☒ Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?  
☐ Yes ☒ No ☐ Unknown
- 6.8 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
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?  
☐ Yes ☐ No ☒ Unknown
- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  
☐ Yes ☒ No ☐ Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?  
Property owner's knowledge and aerial imagery.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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 (N/A)

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- ☒ Yes ☐ No
-



Please refer to the concurrently submitted covering letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?  
☒ Yes ☐ No (Provide explanation)

Please refer to the concurrently submitted covering letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?  
☒ Yes ☐ No (Provide explanation)

Please refer to the concurrently submitted covering letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)  
☒ Yes ☐ No

Growth Plan, per the above. Please refer to concurrently submitted covering letter.

- e) Are the subject lands subject to the Niagara Escarpment Plan?  
☐ Yes ☒ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?  
☐ Yes ☐ No (N/A)  
(Provide Explanation)

- f) Are the subject lands subject to the Parkway Belt West Plan?  
☐ Yes ☒ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?  
☐ Yes ☐ No (N/A) (Provide Explanation)

- g) Are the subject lands subject to the Greenbelt Plan?  
☐ Yes ☒ No

If yes, does this application conform with the Greenbelt Plan?  
☐ Yes ☐ No (N/A) (Provide Explanation)

8 HISTORY OF THE SUBJECT LAND

- 8.1 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, indicate the appropriate application file number and the decision made on the application.

Lands form part of Registered Subdivision 995.

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

N/A

- 8.3 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.

N/A

- 8.4 How long has the applicant owned the subject land?  
January 24, 2020

- 8.5 Does the applicant own any other land in the City?      ☐ Yes    ☒ No    Unknown  
If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

- 9.1 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 if known, specify file number and status of the application.  
\_\_\_\_\_

- 9.2 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

Minor Variance is submitted concurrently.

If YES, and if known, specify file number and status of the application(s).

File number \_\_\_\_\_ Status \_\_\_\_\_

10 RURAL APPLICATIONS

- 10.1 Rural Hamilton Official Plan Designation(s)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Rural	<input type="checkbox"/> Specialty Crop
<input type="checkbox"/> Mineral Aggregate Resource Extraction	<input type="checkbox"/> Open Space	<input type="checkbox"/> Utilities
<input type="checkbox"/> Rural Settlement Area (specify) _____	_____	_____
	Settlement Area	Designation

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 operation.

\_\_\_\_\_

- 10.2 Type of Application (select type and complete appropriate sections)

<input type="checkbox"/> Agricultural Severance or Lot Addition	} (Complete Section 10.3)
<input type="checkbox"/> Agricultural Related Severance or Lot Addition	
<input type="checkbox"/> Rural Resource-based Commercial Severance or Lot Addition	
<input type="checkbox"/> Rural Institutional Severance or Lot Addition	

- ☐ Rural Settlement Area Severance or Lot Addition
  - ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
  - ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

### 10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

#### 10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

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

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: \_\_\_\_\_

e) Surplus farm dwelling date of construction:

- ☐ Prior to December 16, 2004      ☐ After December 16, 2004

f) Condition of surplus farm dwelling:

- ☐ Habitable                      ☐ Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: Proposed Land Use:

### 10.5 Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

(Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

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

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back:

d) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004☐ After December 16, 2004

e) Condition of surplus farm dwelling:

☐ Habitable☐ Non-Habitable

f) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: Proposed Land Use:

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please refer to the concurrently submitted covering letter  
for a detailed description of the proposal.

12 SKETCH (Use the attached Sketch Sheet as a guide)

- 12.1 The application shall be accompanied by a sketch showing the following in metric units:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
  - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that
    - i) are located on the subject land and on land that is adjacent to it, and
    - ii) in the applicant's opinion, may affect the application;
  - (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
  - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



*A. J. Clarke and Associates Ltd.*

SURVEYORS • PLANNERS • ENGINEERS

June 15<sup>th</sup>, 2020

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

Attn: Ms. Jamila Sheffield - Secretary-Treasurer

**Re: Severance Application Submission for 386 East 25<sup>th</sup> Street, Hamilton**

Dear Madam,

Please accept the attached materials in support of an application for municipal consent (severance) on the subject lands. The subject submission proposes the creation of two lots that front onto East 25<sup>th</sup> Street, with the existing dwelling at 386 East 25<sup>th</sup> Street to be demolished and two new single detached dwellings are proposed to be constructed. This will result in a total of two building lots and two new single detached dwellings, which are shown as 386A and 386B East 25<sup>th</sup> Street on the concurrently submitted Site Plan. Details of the frontage and area for each of the proposed lots is shown in the below table.

Parcel	Lot Frontage (metres)	Lot Area (square metres)
<b>386A (retained)</b>	9.59 m (East 25 <sup>th</sup> Street)	352.5 m <sup>2</sup>
<b>386B (severed)</b>	9.85 m ( East 25 <sup>th</sup> Street )	367.9 m <sup>2</sup>

The subject lands are generally rectangular in shape, with a curved front lot line, approximately  $\pm 19.44$  metres of frontage along East 25<sup>th</sup> Street and with an approximate depth of  $\pm 37.48$  metres. The lands are zoned as "C" Urban Protected Residential Etc. under the City of Hamilton Zoning By-law 6593. This zoning district permits single detached dwellings, along with a select few other residential, institutional and other uses.

Both of the resultant lots are slightly below the provisions of the "C" District and require a Minor Variance with respect to lot frontage and the severed lands would meet the minimum lot area. The lot frontage and area requirements of the "C" district are 12 metres and 360 square metres respectively. Parcel 386A would have a minimum frontage of 9.59m and a minimum area of 352 square metres; both of which can be considered minor deviations from the by-law with respect to impact. The variances with respect to lot frontage and area, in addition to other relief is discussed more thoroughly in the covering letter for the concurrently submitted Minor Variance Application.

The proposed lots are also in keeping with the character of the neighbourhood, which consists of a variety of land uses and varying densities. This includes single detached dwellings, townhouse dwelling (opposite East 25<sup>th</sup> Street), and semi-detached dwellings (adjacent to the west fronting onto East 24<sup>th</sup> Street). Although the proposal will result in lots with narrower frontages when compared to the "C" District requirement, due to their increased depth, only one



of the resultant lots will be deficient in area, and that deficiency is very minimal (8 square metres). This will allow the resultant lots to accommodate an appropriately sized building envelope, while also accommodating for adequate landscaped area to provide amenity space for residents. The resultant lots will be in keeping with the character of the surrounding neighbourhood, while also representing a form of “gentle” intensification that is compatible with adjacent development.

### **Policy Consistency and Conformity**

Further to question 5.1 of the attached application form, the following is submitted:

*“Please provide an explanation of how the application conforms with a City of Hamilton Official Plan”*

The proposed development is located within the “Neighbourhoods” designation within the City’s Urban Hamilton Official Plan (UHOP). Section E.3.0 provides policies for lands designated “Neighbourhoods” on Schedule E-1 (Urban Land Use Designations). The designation is broadly supportive of the development of complete communities that are made up of more than just homes, but include a variety of land uses. The proposed development conforms to the applicable policies of the “Neighbourhoods” designation, as it is a permitted use and conforms to the “Neighbourhoods” policies related to function, scale and design.

In addition to the designation specific policies of the UHOP, the proposed severance applications are also evaluated against the lot creation policies of Section 1.14.3; and against the residential intensification policies of Section B.2.4 of the UHOP. Each of these sections is discussed in detail below:

#### *Residential Intensification*

The City’s residential intensification policies state that 40% of the City’s intensification target is to be accommodated within the “Neighbourhoods” designation (Pol. 2.4.1.3 c)). With respect to the evaluation criteria outlined in Policy B.2.4.1.4, the proposed development is of compatible built form and character to surrounding development, which consists of a variety of land uses, and integrates well with surrounding development in terms of use, scale, form and character. The proposed development represents a form of “gentle” intensification and appropriately intensifies an existing single detached lot that is on full municipal services and within the urban boundary. Accordingly, the proposed development generally satisfies the criteria outlined in Policy B.2.4.1.4.

Section B.2.4.2 of the UHOP deals specifically with residential intensification within the “Neighbourhoods” designation. Policy 2.4.2.2 of the UHOP outlines further evaluation criteria for residential intensification with the “Neighbourhoods” designation. The proposed development is compatible with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic and other nuisance effect. Any relevant technical studies can be provided after conditional approval to satisfy the applicable City departments in this regard, prior to final approval. The proposed single detached dwellings are also similar in terms of height and massing to the surrounding neighbourhood. Although the proposed lots are slightly narrower than what is required under the “C” District, the surrounding neighbourhood supports a variety of land uses at various densities, with diverse built forms. The general size and area of the



proposed lots is consistent with surrounding lotting patterns, and the proposed dwellings will create a consistent street setback along east side of East 25<sup>th</sup> Street. Further, the size of the lots and proposed building setbacks provides ample room for private amenity areas, and landscaping, including in the front yard. Accordingly, the proposed development satisfies the criteria outlined in Policy 2.4.2.2.

#### *Lot Creation Policies*

Policy 1.14.3.1 outlines the evaluation criteria for new lots for residential uses in the "Neighbourhoods" designation. It states that they shall be permitted provided the following conditions are met:

- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;*

The proposed lots comply with the applicable policies of the Urban Hamilton Official Plan, as indicated above. The subject lands are not within a Secondary Plan area, per Volume 2 of the UHOP.

- b) The lots comply with existing Neighbourhood Plans;*

The subject lands are designated "single & double" within the Burkholme Neighbourhood Plan. The proposed lots will each contain a single family detached dwelling. Accordingly, the proposed lots comply with the existing Neighbourhood Plan.

- c) The lots are in conformity with the Zoning By-law or a minor variance is approved;*

A Minor Variance Application is concurrently submitted with the subject severance application in order to bring the lots into conformity with respect to lot frontage and area. How the relief applied for in the concurrently submitted Minor Variance Application satisfies the four tests under section 45(1) of the *Planning Act* is discussed in greater detail in the covering letter submitted jointly with the Minor Variance Application.

- d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;*

The general scale and character of the established development pattern varies significantly in the surrounding area. Lot widths vary significantly within the neighbourhood with frontages varying between  $\pm 8.5$  m (on East 24<sup>th</sup> Street) to  $\pm 20$  m. Lot areas also vary significantly from  $\pm 355$  m<sup>2</sup> to  $\pm 800$  m<sup>2</sup>. There is a significant amount of diversity existing in the neighbourhood in terms of built form, character, and development patterns. Directly opposite the subject lands is a medium density block townhouse development, with units fronting onto East 25<sup>th</sup> street opposite the subject lands. To the rear of the subject lands, fronting onto East 24<sup>th</sup> Street, there is existing duplexes and semi-detached development along with single detached residential development on  $\pm 10.5$  m lots. The proposed development would consist of an example of appropriate and compatible intensification that is in keeping with the wide variety of established development in the immediate neighbourhood. The proposed development will conform to the applicable policies of the Zoning By-law ("C" District) with respect to building height, coverage



and massing, and will therefore be consistent with nearby development.

With respect to setbacks, privacy and overview, the proposed development maintains the building setbacks predominant along East 25<sup>th</sup> Street, including a minimum 6m setback from the street. This 6m setback is consistent with the setbacks to the existing dwellings to the north and south of the subject lands. In terms of the side yard setbacks, the proposed development will be maintaining the minimum 1.2m setback along the existing property lines, which will ensure that an appropriate interface between the proposed development and the existing single detached development to the north and south is maintained. With respect to privacy, overview and shadowing, the proposed development has been evaluated from this perspective and is not anticipated to impose any undue adverse impacts. The minimum required side yard and rear yard setbacks to the surrounding lands are being maintained, in order to ensure appropriate separation between existing development; while the overall height of the proposed dwellings ( $\pm 7$ m) does not create any overlook or shadowing concerns.

*e) The lots are fully serviced by municipal water and wastewater systems; and,*

According to the City of Hamilton's online mapping system, municipal combined sewers and water services are available along East 25<sup>th</sup> Street. The feasibility of servicing these lots with existing services will be confirmed through the detailed engineering design completed through the Consent Agreement as required through conditions of the Consent approval.

*f) The lots have frontage on a public road*

The proposed lots have frontage on East 25<sup>th</sup> Street.

#### *Provincial Policy*

Further to questions 7.1 a), b) & c) of the attached application form, the following is submitted:

*"Is this application consistent with the Policy Statements issued under subsection "2" of the Planning Act?"*

The proposed development has sufficient regard for the matters of provincial interest outlined in subsection 2 of the *Planning Act*.

*"Is this application consistent with the Provincial Policy Statement (PPS)?"*

This property is appropriate for development as it is within a settlement area as defined in the PPS, and settlement areas shall be the focus of growth. The subject lands are also within the built-up area and the proposed consent application will facilitate compatible residential intensification through infill development on full municipal water and wastewater services, and with frontage on a municipal road. Furthermore, the application is consistent with the PPS with respect to Section 3.1 - Natural Hazards; which directs development outside of the hazardous lands adjacent to the shorelines of the Great Lakes. As such, this application is consistent with the PPS (2020).

*"Does this application conform to the Growth Plan for the Greater Golden Horseshoe?"*





The Growth Plan (2019) stresses the importance of optimizing the existing supply of land already within the built-up area for urban development (intensification) within the Greater Golden Horseshoe to avoid over-designating new land for future urban development. The proposal is consistent with the Growth Plan as it will encourage residential intensification through infill development and will optimize the use of existing infrastructure to support growth in a compact, compatible and efficient form. The proposed consent application is considered "gentle" intensification as it provides additional, compatible dwelling units within the urban boundary, while mitigating any potential adverse impacts on the surrounding neighbourhood. Both the severed and retained lands also have frontage onto a municipal public right-of-way. As such, the proposed development conforms to the Growth Plan.

As required for the above-noted application, please find attached the following:

1. A cheque in the amount of \$6,147.00 made payable to the City of Hamilton in payment of the Application Fee (combined with concurrently submitted Minor Variance Fee).
2. Two (2) copies of the completed and signed Application Form.
3. One (1) full size copy of a Site Plan being used as the Severance Sketch.
4. Two (2) copies of a Site Plan being used as the Severance Sketch, reduced to 11x17.
5. One (1) copy of a Topographic Survey of the subject lands.
6. One (1) copy of the architectural plans of the proposed single detached dwellings.

Yours very truly,

Spencer Skidmore RPP, MCIP  
Planner  
**A. J. Clarke and Associates Ltd.**

Encl.

Copy: 2628934 Ontario Inc. (c/o Mr. Igor Chouminov)

LOCATION



LIST OF DRAWINGS

- A-0.0
- A-0.1
- A-1.1
- A-1.2
- A-1.3
- A-2.1
- A-2.2
- A-2.3
- A-2.4
- SITE STATISTIC
- SITE PLAN
- BASEMENT FLOOR PLAN
- GROUND FLOOR PLAN
- ROOF PLAN
- FRONT ELEVATION
- REAR ELEVATION
- SIDE (NORTH) ELEVATION
- SIDE (SOUTH) ELEVATION

BYLAW 6593

386 A EAST 25th STREET  
HAMILTON , ON

NEW 1-STOREY SINGLE FAMILY DWELLING

SITE STATISTICS

ZONING DESIGNATION

MINIMUM LOT AREA360 M²

PROPOSED LOT AREA3794 FT² [352.5 M²]

MINIMUM LOT WIDTH12 M  
(measured at 9.0 m from the front lot line)

PROPOSED LOT WIDTH9.59 M

HEIGHT	MAX. PERMITTED	PROPOSED
BUILDING HEIGHT	MAX. 11.0 M	6.91 M

SETBACKS	MIN. REQUIRED	PROPOSED
FRONT YARD SETBACK/EAST	6.0 M	7.91 M
REAR YARD SETBACK /WEST	7.50 M	12.01 M
SIDE YARD SETBACK /NORTH	1.20 M	1.21 M
SIDE YARD SETBACK /SOUTH	1.20 M	0.90 M

GROSS FLOOR AREA CALCULATIONS

FIRST FLOOR117.63 SQM [1266.21SQF]

LANDSCAPING AREA CALCULATIONS

AREA OF FRONT YARD	73.55 SQM	[791.7 SQF]	
AREA OF DRIVEWAY	36.24 SQM	[371.1 SQF]	46.9%
AREA OF FRONT YARD LANDSCAPE [AREA FRONT YARD– AREA OF DRIVEWAY]	37.30 SQM	[420.6 SQF]	53.1%
AREA OF SOFT LANDSCAPE	36.1 SQM	[401.4 SQF]	95.4% 50.7% OF FRONT YARD
AREA OF HARD LANDSCAPE	1.78 SQM	[19.2 SQF]	4.6%
TOTAL AREA OF SOFT LANDSCAPING	169.64 SQM	[1826 SQF]	48.1%

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NORTH

PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
SITE STATISTIC

PROJECT  
386A EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

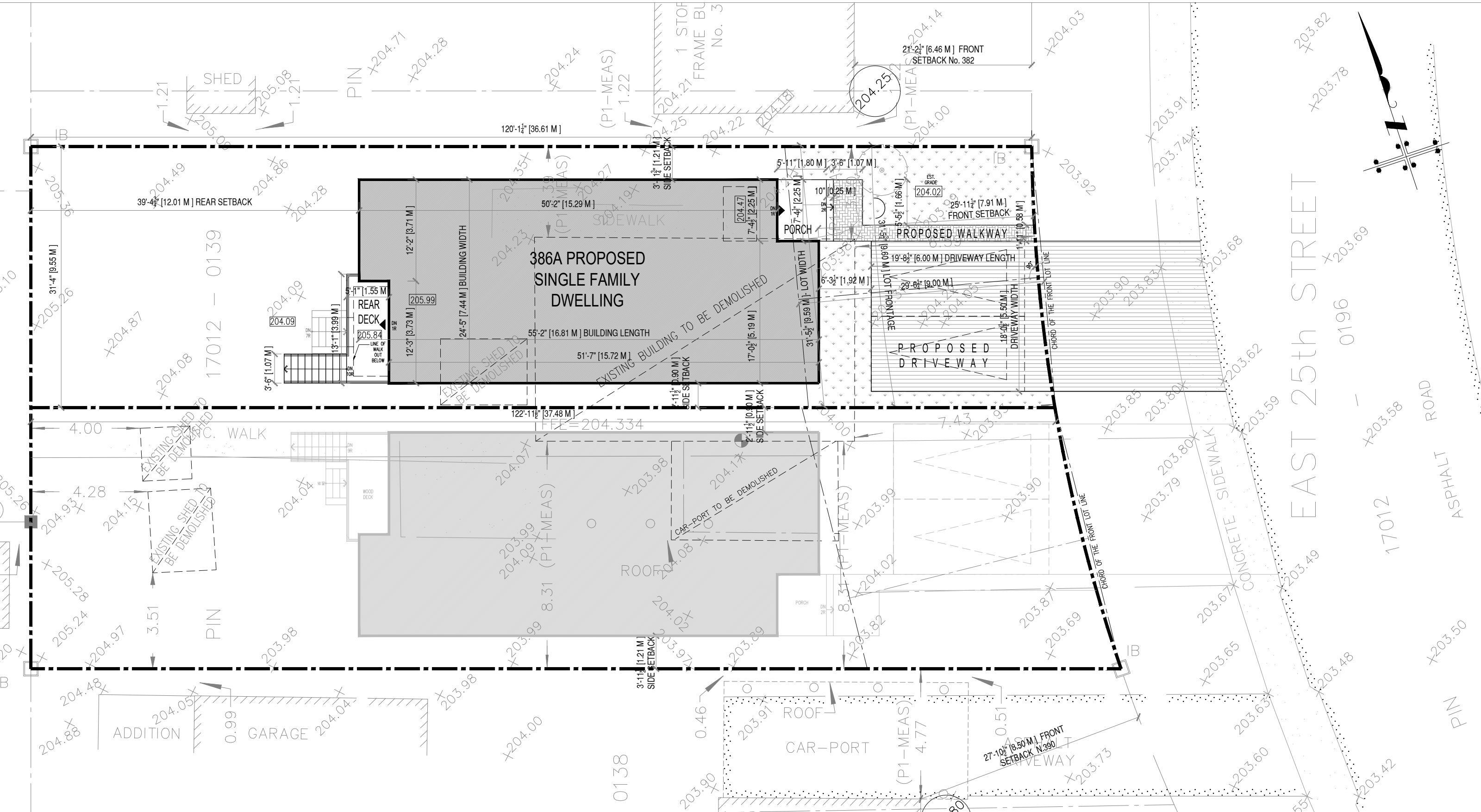
A-0.0

11"x17" SHEET SIZE

DESIGN



236 LESMILL ROAD,TORONTO ,ON,M3B 2T5  
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info@urbanscaarchitect.com | www.urbanscapearchitect.com

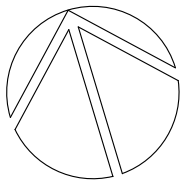


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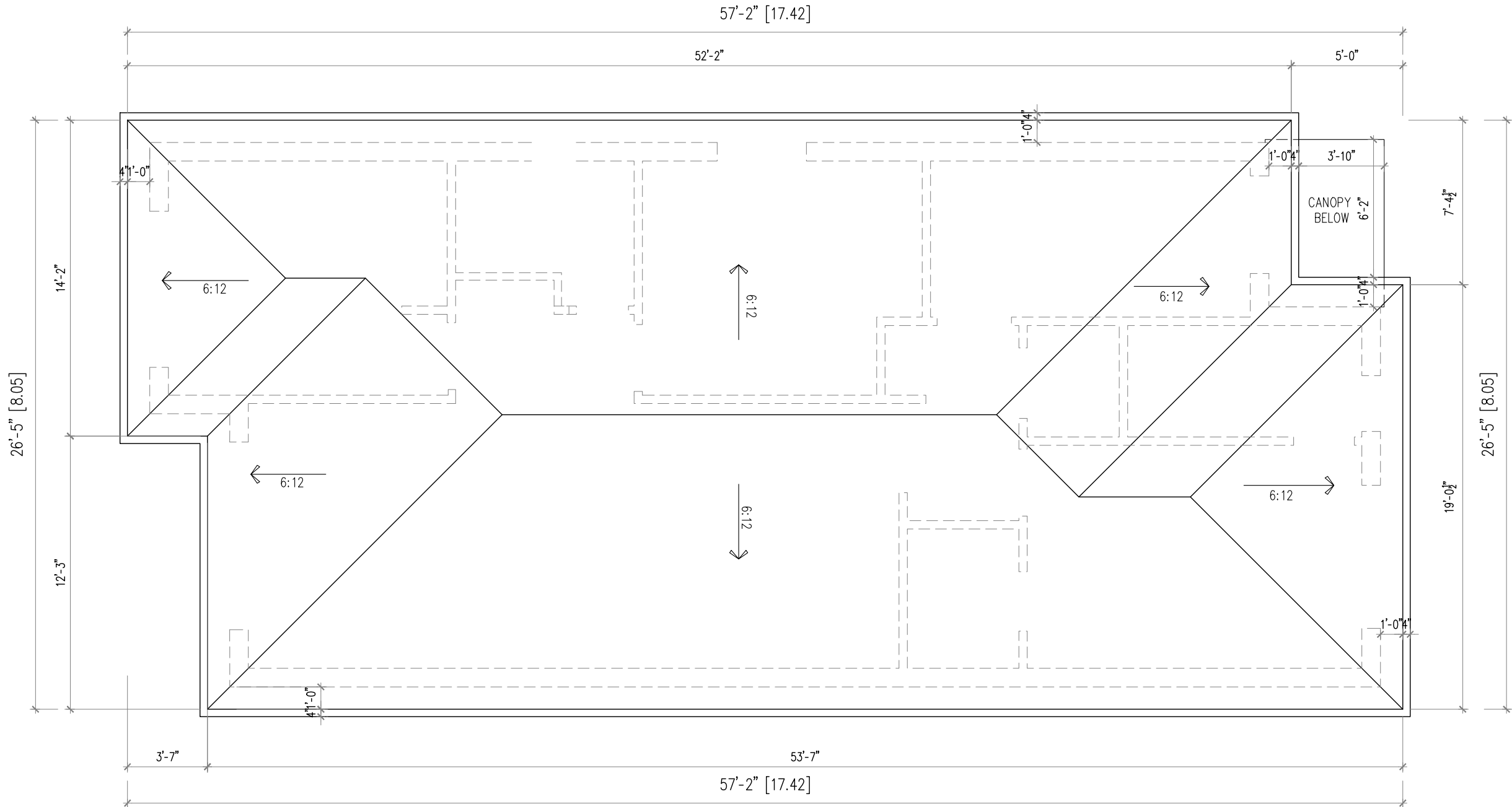
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SHEET TITLE	SITE PLAN SCALE: 3/32"=1'-0"
PROJECT	386A EAST 25TH STREET 386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG. NO.	A-0.1
DESIGN	URBANSCAPE ARCHITECTS
236 LESMILL ROAD, TORONTO, ON, M3B 2T5 phone: 416.850.0021 info@urbanscaarchitect.com   www.urbanscapearchitect.com	







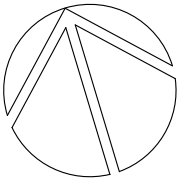


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PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
ROOF FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROJECT  
386A EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

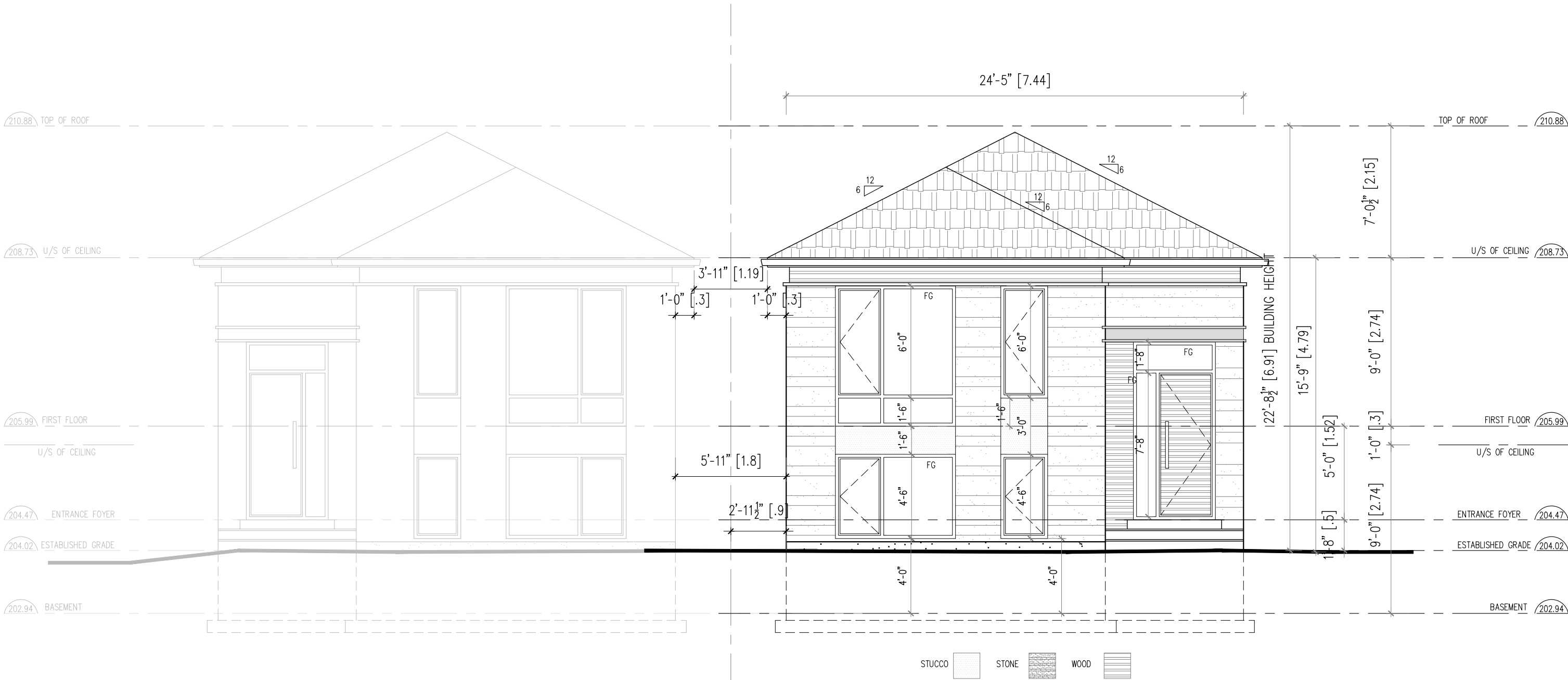
A-1.3

11"x17" SHEET SIZE

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PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
FRONT ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT  
386A EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

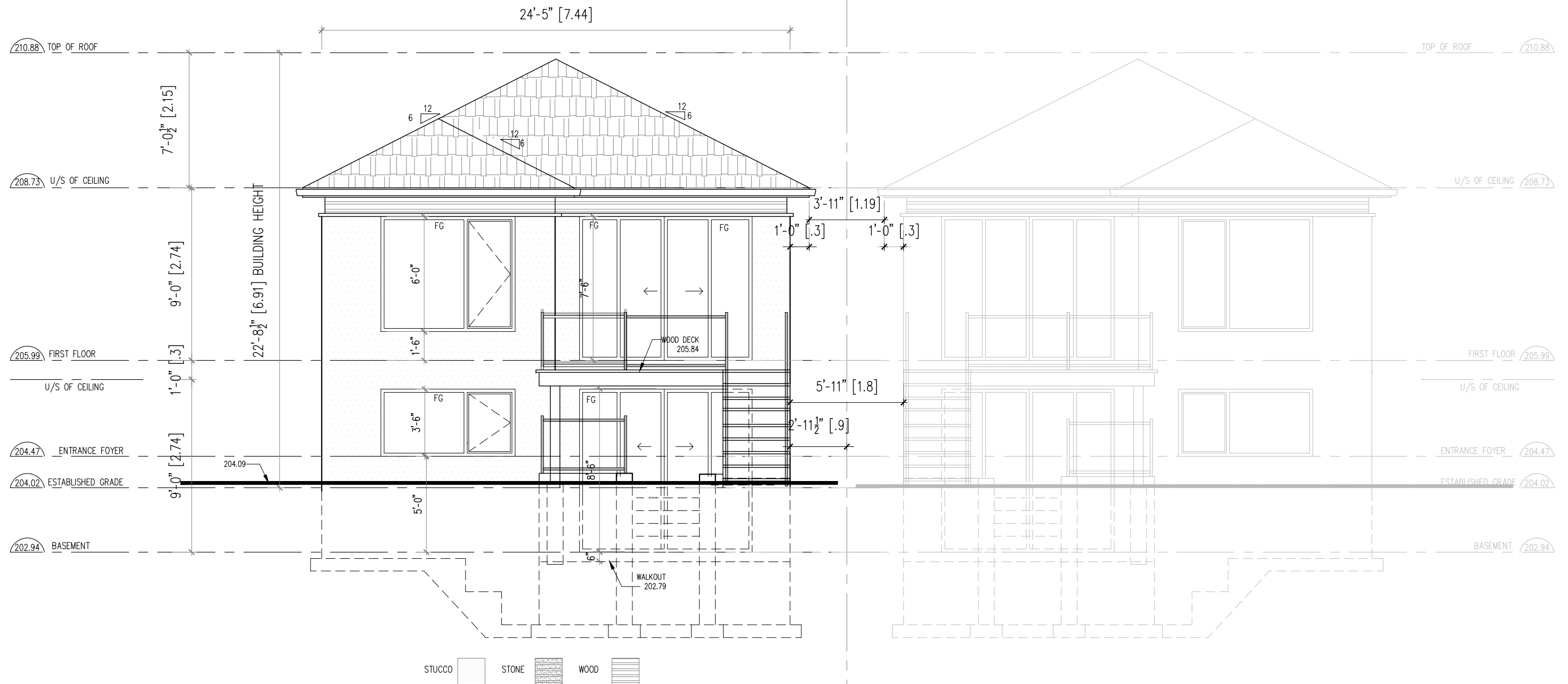
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A-2.1

11"x17" SHEET SIZE

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PROJ./REV./NO.  
306-20 EAST 25TH ST

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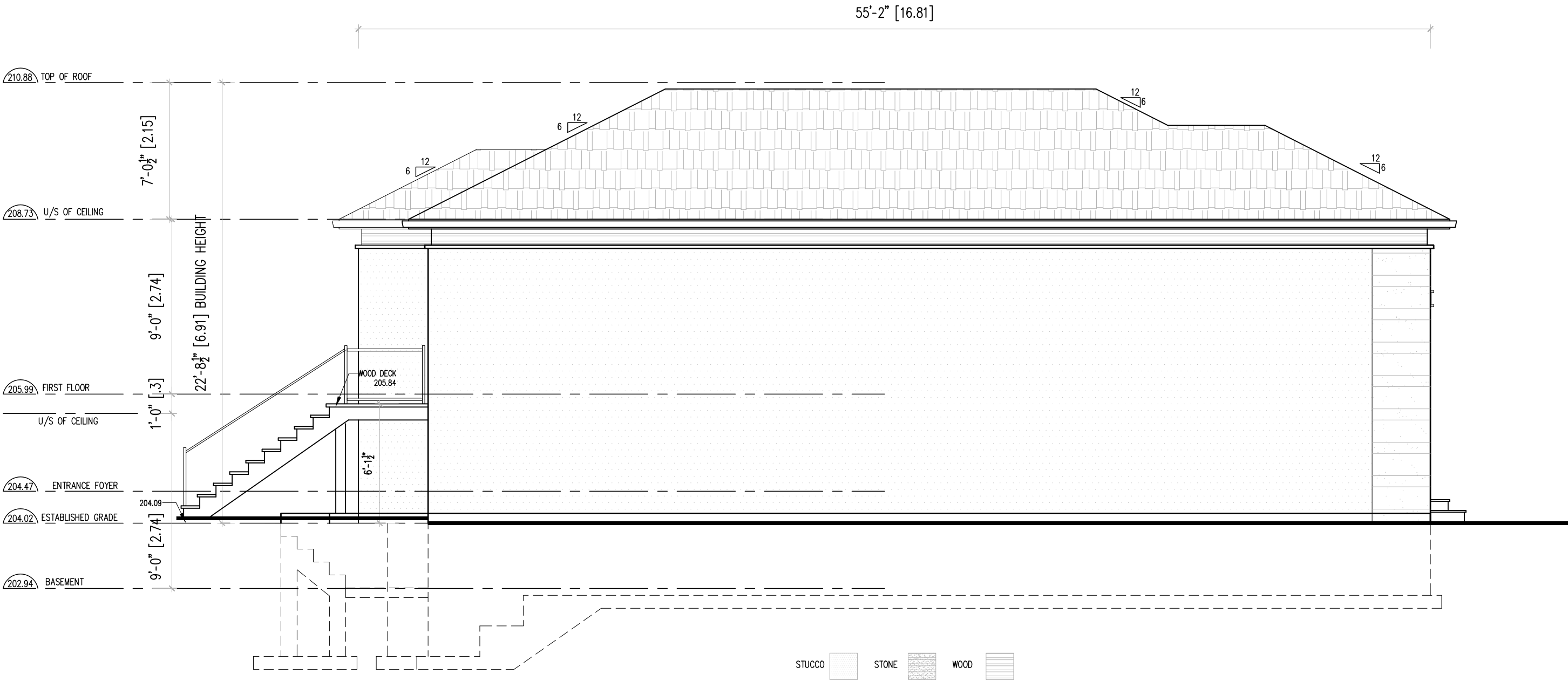
SHEET TITLE  
REAR ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT

**386A EAST 25TH STREET**  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

<p>DWG NO.</p> <p>A-2.2</p> <p>11"x17" SHEET SIZE</p>	<p>DESIGN</p> <div data-bbox="2570 1764 2940 1814"><p>URBANSCAPE ARCHITECTS</p></div> <p>236 LESMILL ROAD, TORONTO, ON, M3B 2T5 phone: 416.850.0021 info@urbanscaarchitect.com   www.urbanscaearchitect.com</p>
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306-20 EAST 25TH ST

SHEET TITLE

SIDE (SOUTH) ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT

386A EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-2.3

11"x17" SHEET SIZE

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LOCATION



LIST OF DRAWINGS

- A-0.0
- A-0.1
- A-1.1
- A-1.2
- A-1.3
- A-2.1
- A-2.2
- A-2.3
- A-2.4
- SITE STATISTIC
- SITE PLAN
- BASEMENT FLOOR PLAN
- GROUND FLOOR PLAN
- ROOF PLAN
- FRONT ELEVATION
- REAR ELEVATION
- SIDE (NORTH) ELEVATION
- SIDE (SOUTH) ELEVATION

BYLAW 6593

386 B EAST 25th STREET  
HAMILTON , ON

NEW 1-STOREY SINGLE FAMILY DWELLING

SITE STATISTICS		
ZONING DESIGNATION		
MINIMUM LOT AREA	360 M <sup>2</sup>	
PROPOSED LOT AREA	3960 FT <sup>2</sup> [367.9 M <sup>2</sup> ]	
MINIMUM LOT WIDTH	12 M	
(measured at 9.0 m from the front lot line)		
PROPOSED LOT WIDTH	9.85 M	
HEIGHT	MAX. PERMITTED	PROPOSED
BUILDING HEIGHT	MAX. 11.0 M	6.91 M
SETBACKS	MIN. REQUIRED	PROPOSED
FRONT YARD SETBACK/EAST	6.0 M	8.68 M
REAR YARD SETBACK /WEST	7.50 M	12.01 M
SIDE YARD SETBACK /NORTH	1.20 M	0.90 M
SIDE YARD SETBACK /SOUTH	1.20 M	1.21 M
GROSS FLOOR AREA CALCULATIONS		
FIRST FLOOR	117.63 SQM [1266.21SQF]	
LANDSCAPING AREA CALCULATIONS		
AREA OF FRONT YARD	87.8	SQM [945.0 SQF]
AREA OF DRIVEWAY	36.24	SQM [390.1 SQF] 41.28%
AREA OF FRONT YARD LANDSCAPE	51.55	SQM [554.9 SQF] 58.72%
[AREA FRONT YARD– AREA OF DRIVEWAY]		
AREA OF SOFT LANDSCAPE	48.75	SQM [524.8 SQF] 94.5% 55.5% OF FRONT YARD
AREA OF HARD LANDSCAPE	2.8	SQM [30.1 SQF] 5.5%
TOTAL AREA OF SOFT LANDSCAPING	181.16	SQM [1950 SQF] 49.25%

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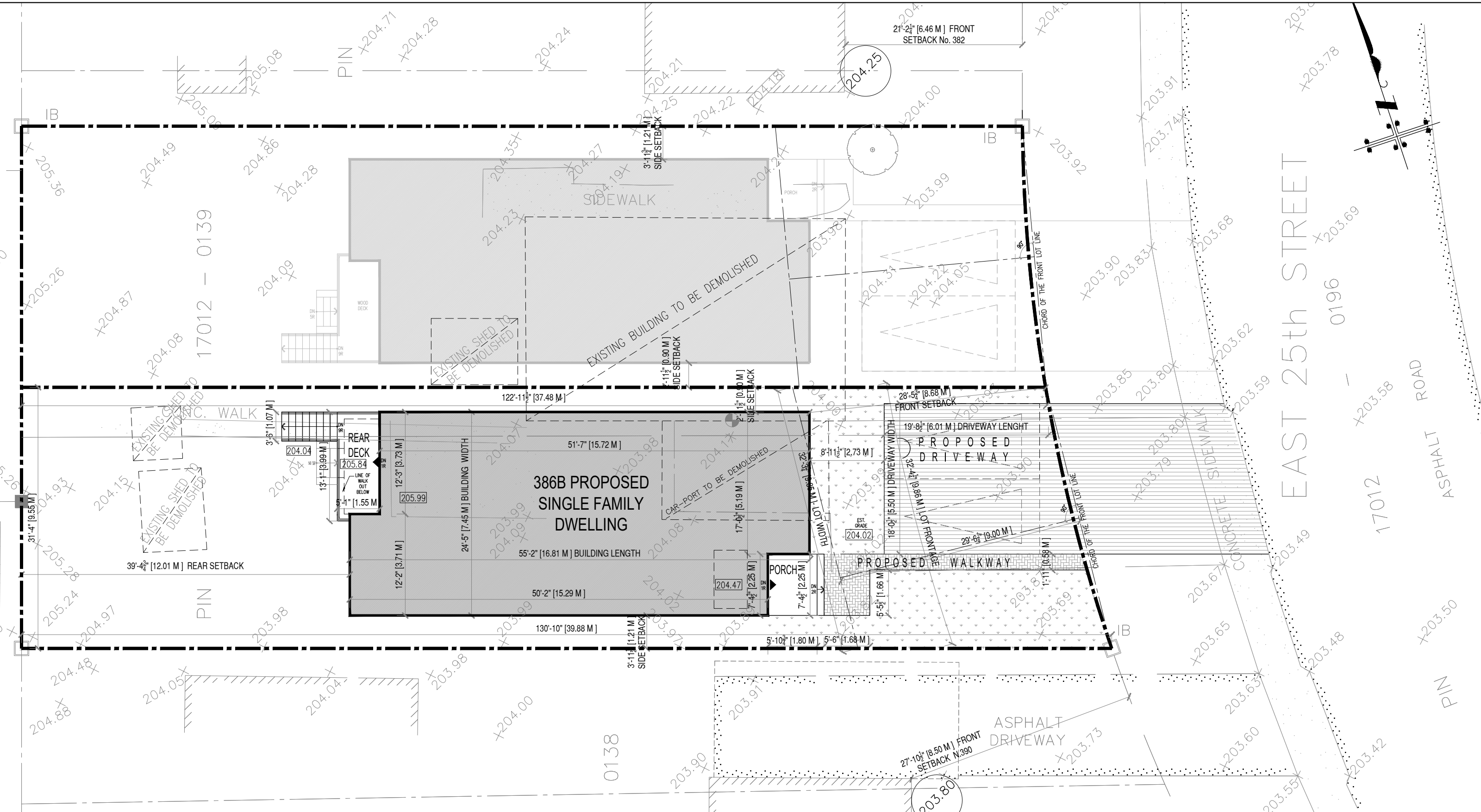
STAMP	NORTH

PROJ./REV. NO.	DWG NO.
306-20 EAST 25TH ST	A-0.0
SHEET TITLE	11"x17" SHEET SIZE
SITE STATISTIC	
PROJECT	
386B EAST 25TH STREET 386 EAST 25TH ST, HAMILTON, ON L8V 3B1	

DESIGN



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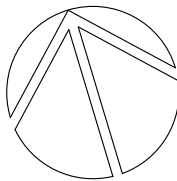


NO.	DATE	REVISION DESCRIPTION	NOTE
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306-20 EAST 25TH ST

SHEET TITLE

SITE PLAN  
SCALE: 3/32"=1'-0"

PROJECT

386B EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-0.1

11"x17" SHEET SIZE

DESIGN

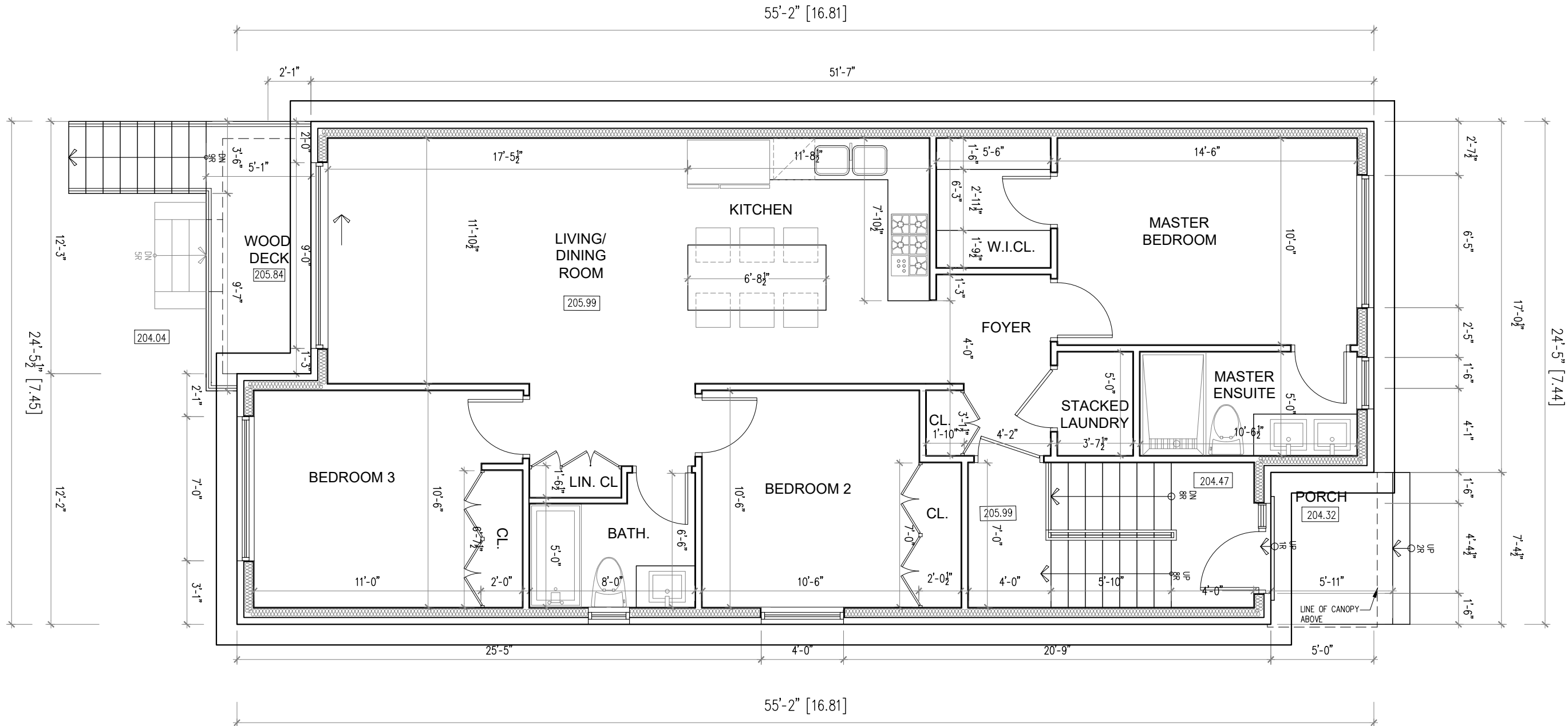


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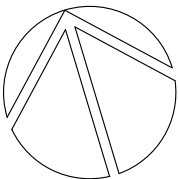


NO.	DATE	REVISION DESCRIPTION	NOTE
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STAMP

NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

GROUND FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROJECT

386B EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-1.2

11"x17" SHEET SIZE

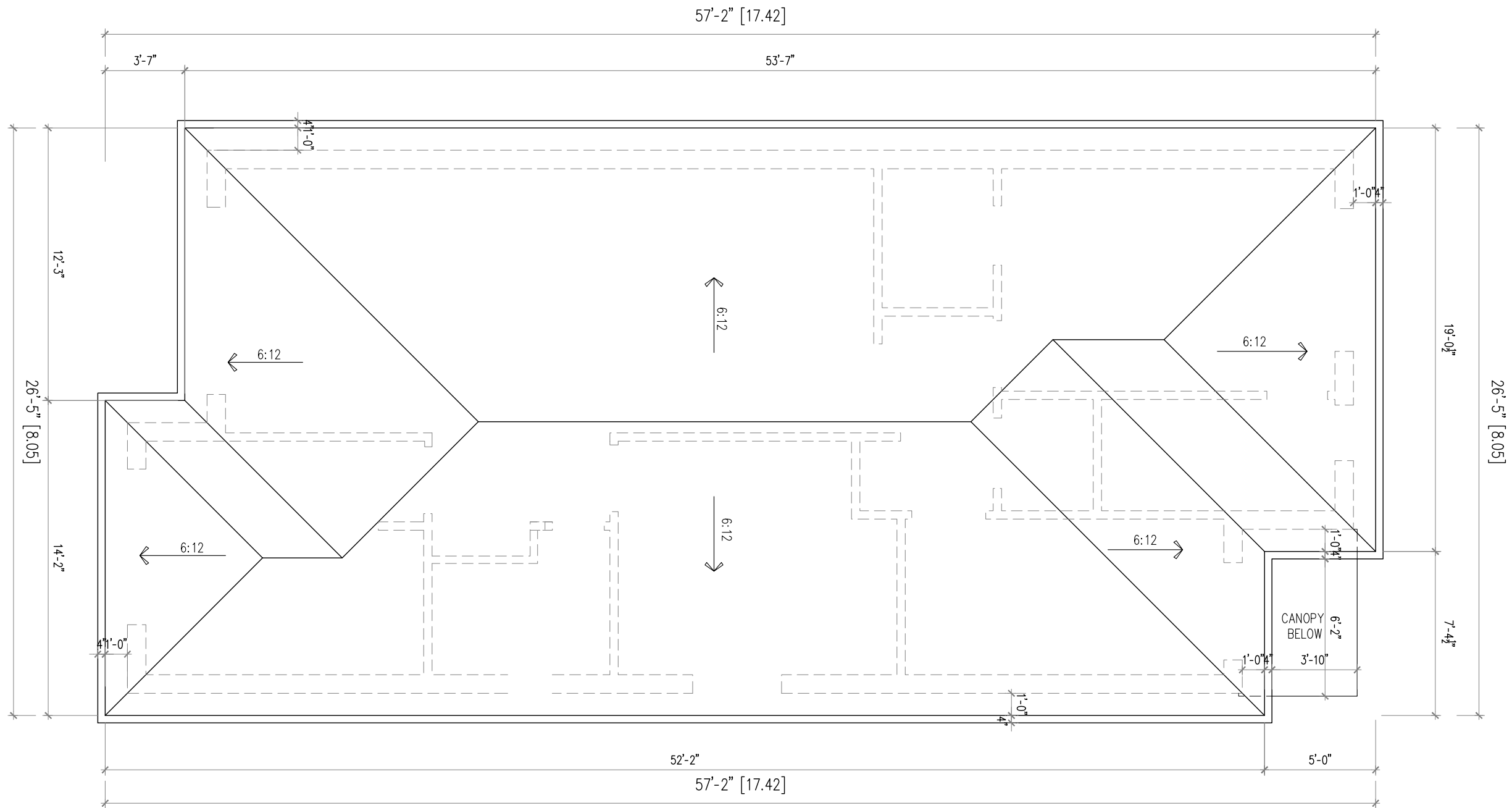
DESIGN



236 LESMILL ROAD, TORONTO, ON, M3B 2T5  
phone: 416.850.0021

info@urbanscaarchitect.com | www.urbanscapearchitect.com



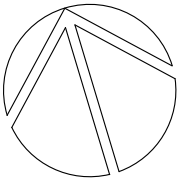


NO.	DATE	REVISION DESCRIPTION	NOTE
1	2020-05-26	ISSUED FOR COA	CITY

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STAMP

NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

ROOF PLAN  
SCALE: 3/16"=1'-0"

PROJECT

386B EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-1.3

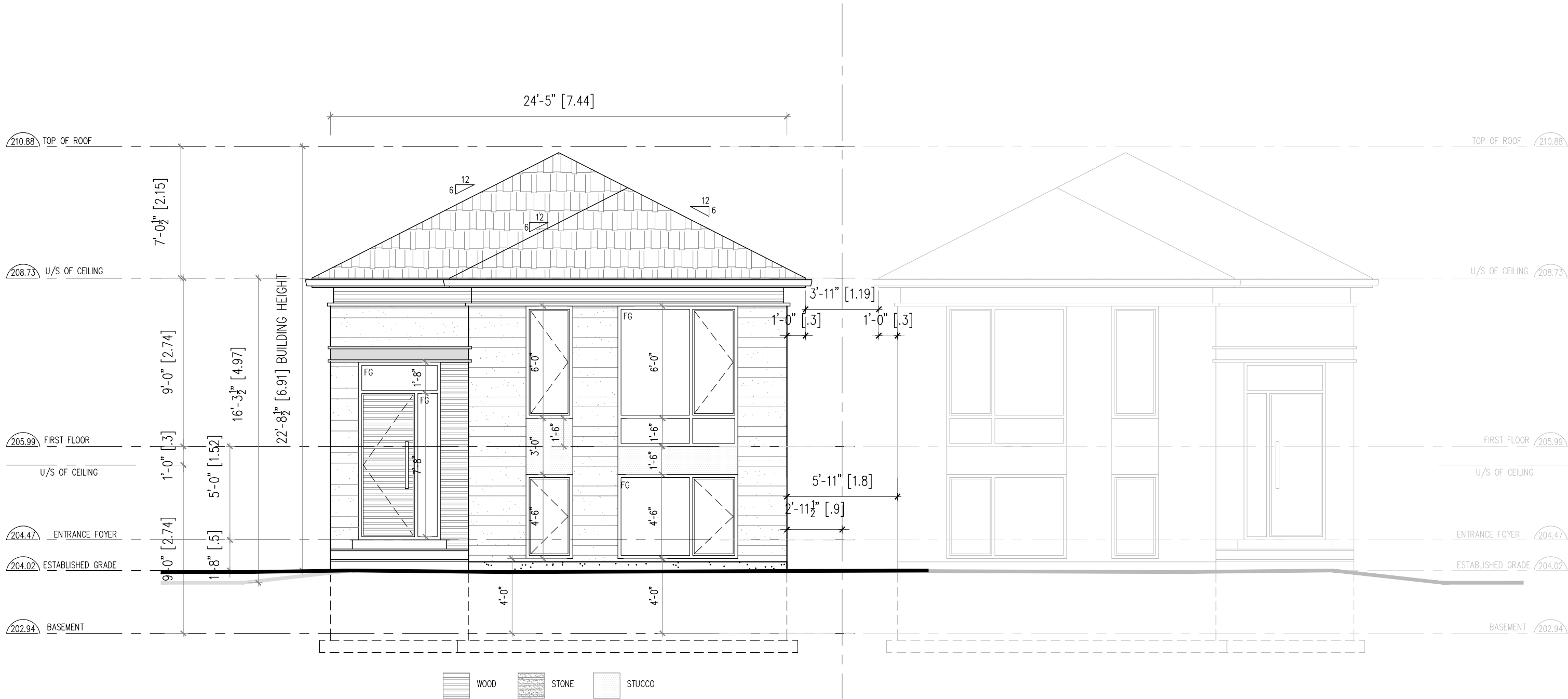
11"x17" SHEET SIZE

DESIGN



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NO.	DATE	REVISION DESCRIPTION	NOTE
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STAMP

NORTH

PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
FRONT ELEVATION  
SCALE: 3/16"=1'-0"

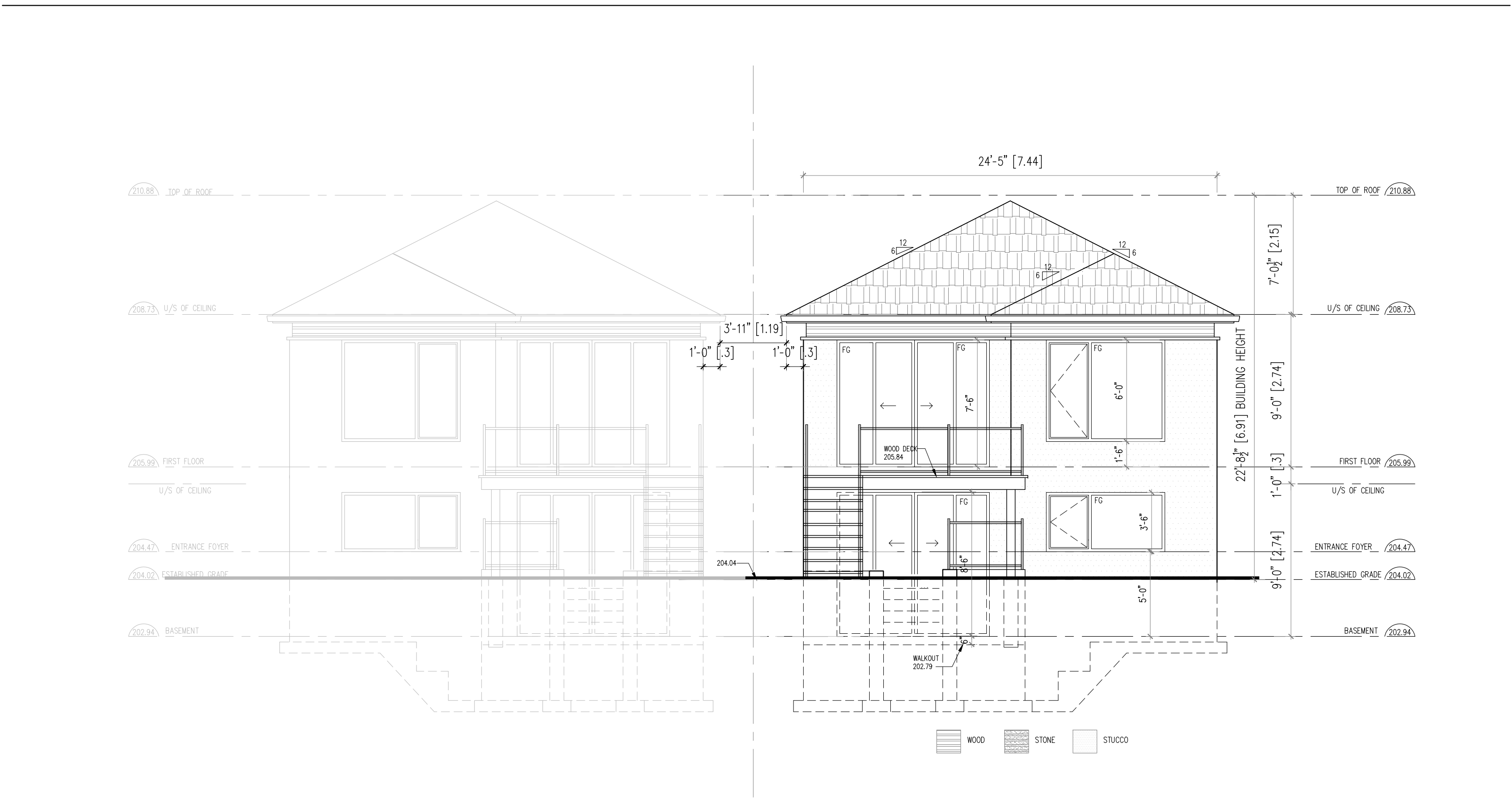
DWG NO.  
A-2.1  
11"x17" SHEET SIZE

PROJECT  
386B EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DESIGN

URBANSCAPE  
ARCHITECTS

236 LESMILL ROAD, TORONTO, ON, M3B 2T5  
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info@urbanscaarchitect.com | www.urbanscapearchitect.com



NO.	DATE	REVISION DESCRIPTION	NOTE
1	2020-05-26	ISSUED FOR COA	CITY

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STAMP

NORTH

PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

REAR ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT

386B EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-2.2

11"x17" SHEET SIZE

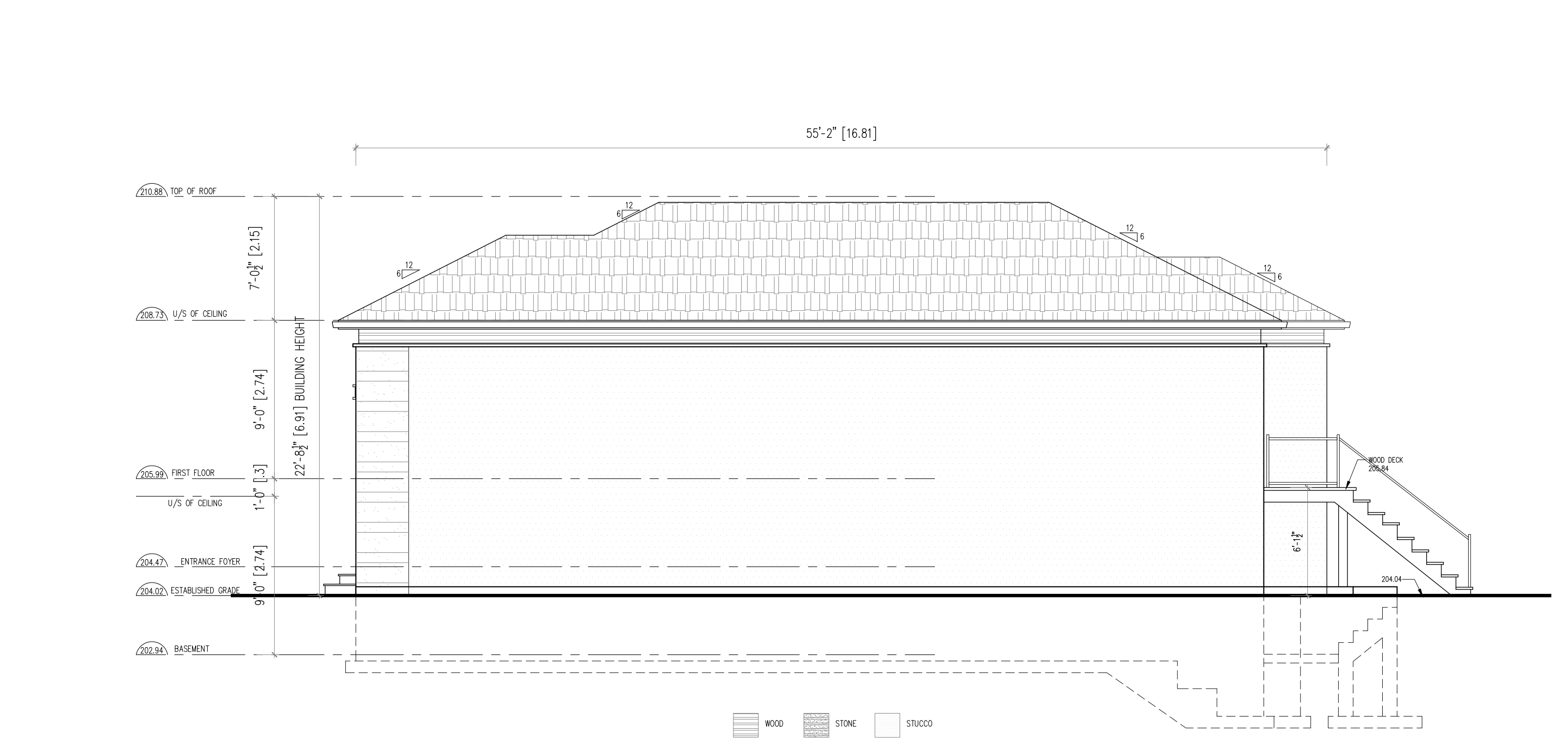
DESIGN



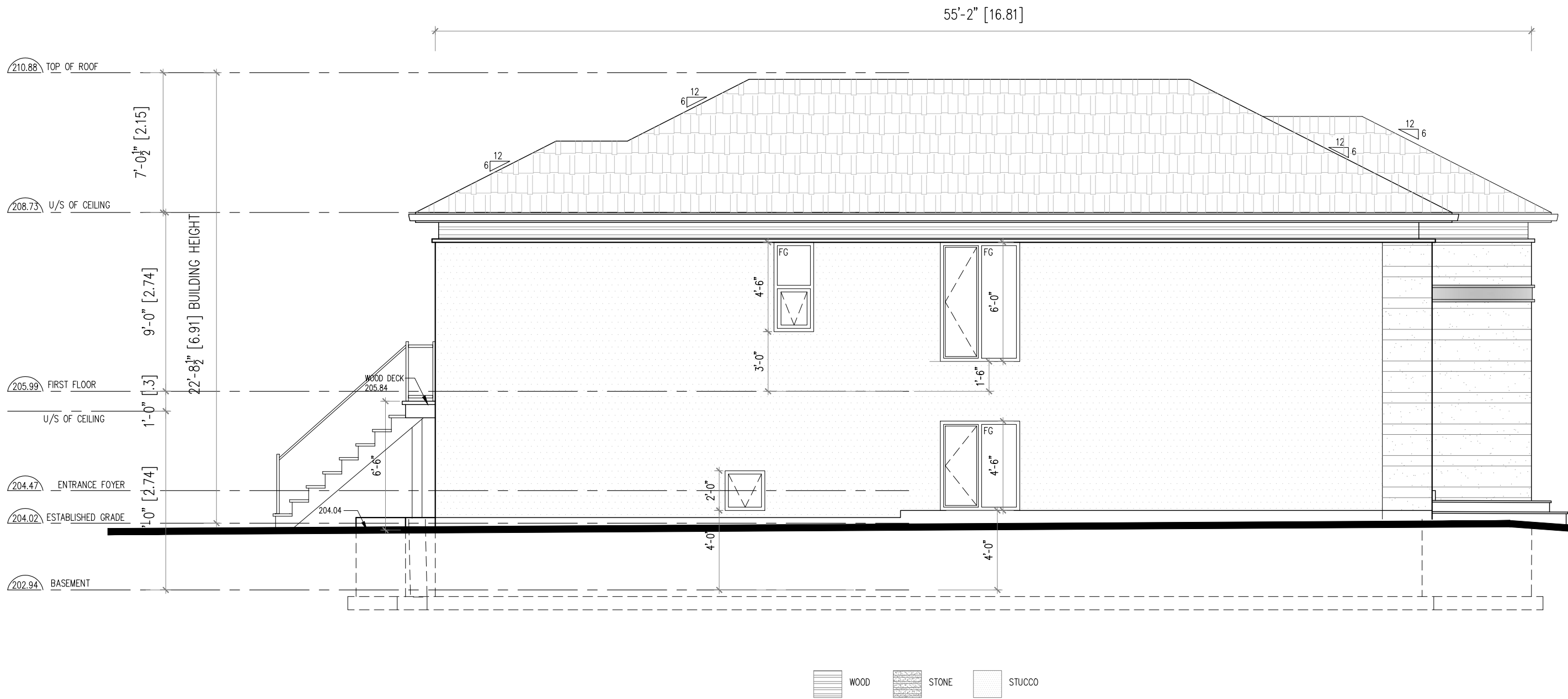
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NO.	DATE	REVISION DESCRIPTION	NOTE	STAMP	NORTH	PROJ./REV. NO.	DWG NO.	DESIGN
1	2020-05-26	ISSUED FOR COA	CITY			306-20 EAST 25TH ST	A-2.3	
						SIDE(NORTH) ELEVATION		
						SCALE: 3/16"=1'-0"	11"x17" SHEET SIZE	
PROJECT						386B EAST 25TH STREET		
						386 EAST 25TH ST, HAMILTON, ON L8V 3B1		
NOTE:						URBANSCAPE ARCHITECTS		
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NO.	DATE	REVISION DESCRIPTION	NOTE
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STAMP

NORTH

PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

SIDE(SOUTH) ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT

386B EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-2.4

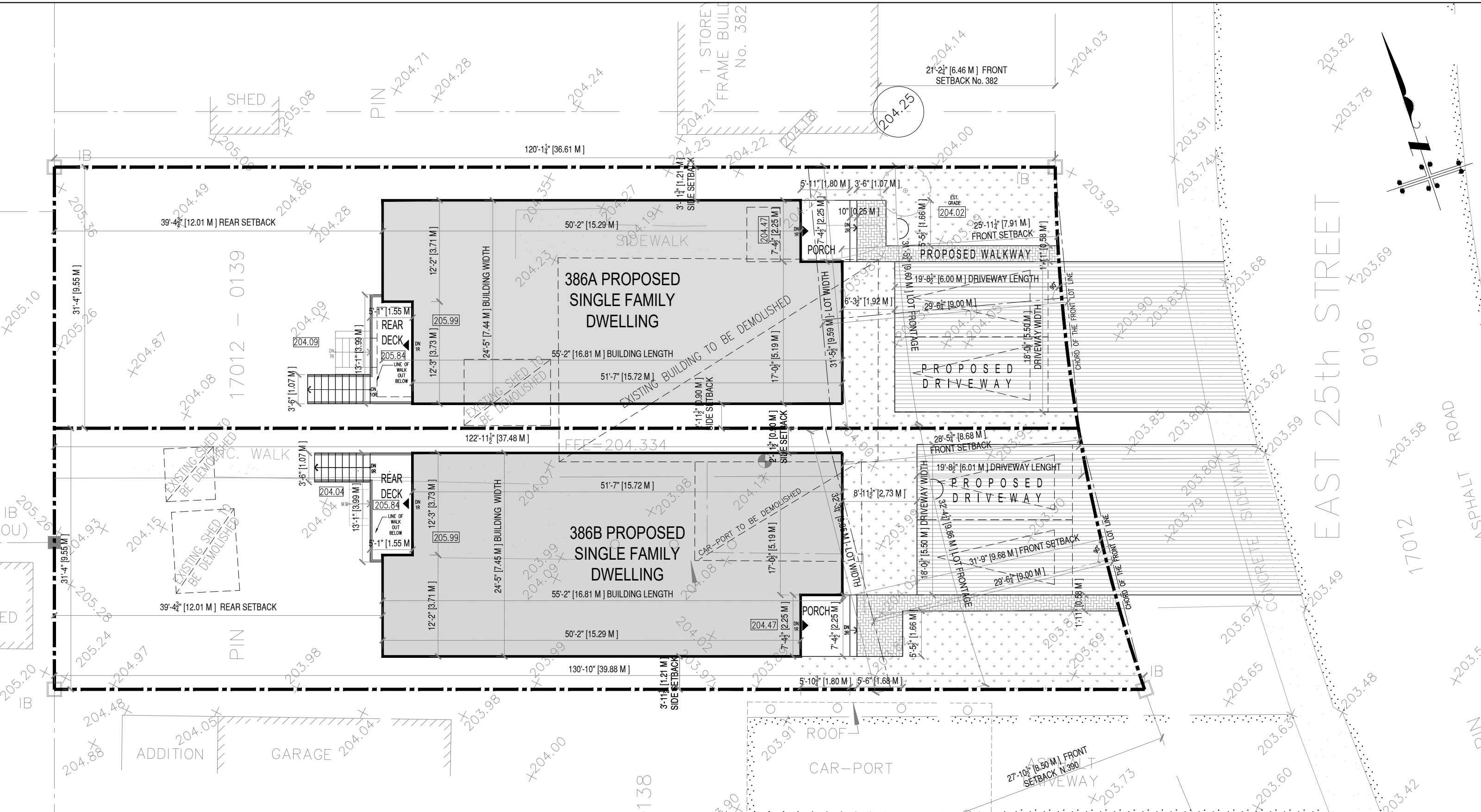
11"x17" SHEET SIZE

DESIGN

**URBANSCAPE**  
ARCHITECTS

236 LESMILL ROAD, TORONTO, ON, M3B 2T5  
phone: 416.850.0021

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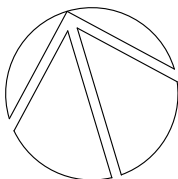


NO.	DATE	REVISION DESCRIPTION	NOTE
1	2020-05-26	ISSUED FOR SEVERANCE APPLICATION	CITY

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STAMP

NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

SITE PLAN  
SCALE: 3/32"=1'-0"

PROJECT

386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

S-0.1

11"x17" SHEET SIZE

DESIGN

**URBANSCAPE**  
ARCHITECTS

236 LESMILL ROAD, TORONTO, ON, M3B 2T5

phone: 416.850.0021

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SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY WITH TOPOGRAPHY OF  
**PART OF LOTS 52 and 53**  
**REGISTERED PLAN No. 995**  
BEING IN THE  
**CITY OF HAMILTON**

SCALE 1:250  
0 5 10 20 metres  
MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS  
© 2020

KNOWN AS MUNICIPAL No. 386 EAST 25th STREET

REPORT SUMMARY (PART 2) ( to be read in conjunction with Part 1 )  
LAND REGISTRY OFFICE, TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING  
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - DECEMBER 18, 2019

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:  
NONE

ADDITIONAL REMARKS:  
REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

*Note:*  
MackAY, MacKAY & PETERS LIMITED grants EMIL JOSEPH ("The Client(s)"), their  
solicitor and other related parties permission to use "Original Copies" of the Surveyor's  
Real Property Report in transactions involving "The Client(s)".

**"METRIC"** DISTANCES SHOWN HEREON ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Benchmark Note:**  
GEODETIC SURVEY OF CANADA BENCHMARK No. 0011965U059 ELEVATION = 203.774 METRES  
(CGVD 1928-1978 READJUSTMENT)

HAMILTON-WENTWORTH FRANKLIN ROAD SCHOOL, AT SOUTHWEST CORNER OF UPPER SHERMAN  
AVENUE AND FRANKLIN ROAD, TABLET IN NORTH FRONT CONCRETE FOUNDATION WALL, 0.91  
METRES FROM NORTHEAST CORNER, 1.21 METRES BELOW BRICK, 4.57 METRES EAST OF AND  
OPPOSITE EAST EDGE OF EAST 28th STREET.

**Bearing Reference:**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF EAST 25th  
STREET, HAVING A BEARING OF N18°21'30"E, AS SHOWN ON REGISTERED PLAN No. 995.

- Legend:**
- DENOTES A SURVEY MONUMENT PLANTED
  - DENOTES A SURVEY MONUMENT FOUND
  - SB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CM DENOTES CONCRETE MONUMENT
  - OU DENOTES ORIGIN UNKNOWN
  - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
  - R.P. DENOTES REGISTERED PLAN
  - FFE DENOTES FINISHED FLOOR ELEVATION
  - P1 DENOTES PLAN BY MACKAY & MACKAY, DATED AUGUST 2, 1955 (S-3096)
  - P2 DENOTES PLAN 62R-21266
  - H DENOTES AERIAL HYDRO WIRES
  - DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

**Surveyor's Certificate:**  
I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF FEBRUARY, 2020.

FEBRUARY 6, 2020  
DATE  
ROY C. MAYO  
ONTARIO LAND SURVEYOR  
FOR MACKAY, MACKAY & PETERS LIMITED

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2114106  
  
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3)

CAD FILE: E:\(62) Hamilton-Wentworth\Registered Plans\RP0995\LOT 52-53\19-305-SRPR.dwg  
**MMP**  
MacKay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906  
3380 South Service Road  
Unit 101  
Burlington, ON  
L7N 3J5  
(905) 639-1375  
halton@mmplimited.com  
mmpsveyors.ca  
mmplocators.ca  
DRAWN BY: S.R.M.  
PARTY CHIEF: N.C.  
CHECKED BY:   
PROJECT NO: 19-305