

## **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-20:235

**APPLICANTS:** A.J. Clarke & Associates on behalf of the owner Hamilton GP Inc.

**SUBJECT PROPERTY:** Municipal address **1 Jarvis St., Hamilton**

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended by By-law 18-114

**ZONING:** “D1” (Downtown Central Business District (D1) Zone

**PROPOSAL:** To permit the construction of a 14 storey Multiple Dwelling containing 354 dwelling units, 259.5 square metres of ground floor commercial uses, and a three (3) level parking facility contained within the building, notwithstanding,

1. A minimum 2.5 metres stepback shall be permitted from the building base façade height of 16.0 metres instead of providing the minimum required 3.0 metre stepback from the building base façade height of 16.0 metres;
2. The requirements of Section 6.0 c) iii) of the Zoning By-law, which requires additional stepbacks for any portion of a building exceeding 44.0 metres, shall not apply notwithstanding the height of the proposed building is 44.5 metres;
3. A maximum building height of 44.5 metres shall be permitted instead of the maximum permitted building height of 44.0 metres;
4. Mechanical and unitary equipment (hydro transformer), which is not screened from view, shall be permitted to be located 2.5 metres from the Jarvis Street lot line instead of providing the minimum required setback of 3.0 metres from a street to Mechanical and Unitary Equipment which is screened from the street by an enclosure or landscaping; and,
5. A minimum parking space size of 2.6 metres in width by 5.5 metres in length shall be permitted for parking spaces designated to “compact” vehicles and a minimum parking space size of 2.8 metres in width by 5.8 metres in length shall be permitted for all other parking spaces, except barrier free parking spaces, instead of providing the minimum required parking space size of 3.0 metres in width by 5.8 metres in length.

**NOTES:**

1. These variances are necessary to facilities site plan application DA-20-035. The applicant shall ensure compliance with all other zoning requirements outline in Building Division comments dated October 15, 2020.
2. Pursuant to Schedule “F” – Special Figure 15 of the Zoning By-law, a building base façade height of 16.0 metres is required for the building façade facing Ferguson Avenue North and Jarvis Street.

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

---

**DATE:** Thursday, December 3rd, 2020  
**TIME:** 2:50 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**

---

## 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: November 17th, 2020.

---

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.***

FILE No. DA-20-035

UNDERTAKING

RE: 1 Jarvis Street, Hamilton

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 July 30, 2020;

c. to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

d. to include on all offers of purchase and sale, a statement that advises the prospective purchaser:

i) that the home/business mail delivery will be from a designated Centralized Mail Box.

ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

e. to implement Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility ( Lock Box Assembly ) at their own expense (less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

f. 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.

g. That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's sign By-law, in a manner that is visible from the street.

h. Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment, Conservation and Parks.

i. This proposed building has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-216, Residential Air Conditioning Devices.)

j. The owner is advised that due to the proximity of the adjacent commercial/retail facilities, sound levels from the facilities may at times be audible.

k. That the Owner must, at its own expense, improve the surface condition and drainage of the alleyway between Jarvis Street and the west limit of the parking access, to the satisfaction of the Senior Director of Growth Management.

l. "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 that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8888). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Witness (signature) \_\_\_\_\_

Owner(s) (signature) \_\_\_\_\_ (seal)

Witness (print) \_\_\_\_\_

Owner (print) \_\_\_\_\_

Address of Witness \_\_\_\_\_

SITE PLAN NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.

2. Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.

3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.

4. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades unless otherwise stated.

5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:

- Building permit

- Sewer and Water Permit

- Road cut permits

- Relocation of Services

- Approach approval permits

- Encroachment Agreements (If Required)

- Committee of Adjustment

6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the Owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.

7. For visibility triangles at the vehicular access points, the following note to be provided: "5.0m metre by 5.0m metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.70 metres above the corresponding perpendicular centreline elevation of the adjacent street" unless otherwise stated."

8. CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) and gas pipelines before beginning construction by contacting Ontario One Call @ 1-800-400-2255.

9. Proposed signage shall conform to the City's Sign and Other Devices By-law No. 10-197.

10. Lighting must be directed on site and must not spill over to adjacent properties or streets.

WASTE COLLECTION NOTES:

This property is ineligible for the collection of Garbage, Recycling, Organics, Bulk Waste and/or Leaf and Yard Waste by the City of Hamilton. Collection of Waste shall be provided through a Private Waste Hauler(s). Recycling and Organics diversion is strongly encouraged.

PROPOSED BICYCLE PARKING (Bylaw 05-200 Section 5.7)					
Use	Type	Units	Minimum Rate	Required Spaces	Proposed Supply
Residential	Long Term	354	0.5	177	178
Residential	Short Term	354	5 spaces	5	5
Commercial	Long Term	273.00 m <sup>2</sup>	0	0	0
Commercial	Short Term	273.00 m <sup>2</sup>	0	0	0

PARKING STATISTICS					
DWELLING UNITS LESS THAN 50m <sup>2</sup> IN GFA					
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13+ UNITS)	REQ'D PARKING (13+ UNITS)
159	12	0	0.0	0.3	44.1
					44
DWELLING UNITS GREATER THAN 50m <sup>2</sup> IN GFA					
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13-50 UNITS)	REQ'D PARKING (51+ UNITS)
182	12	0	0	0.5	132
					92.4
DWELLING UNITS WITH 3B OR MORE					
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13+ UNITS)	REQ'D PARKING (13+ UNITS)
13	12	0	0.0	0.3	0.3
					0
PROPOSED VEHICLE SUMMARY					
TYPE					COUNT
Parking					139
Compact Parking					12
BF Parking					5
					156

AREA SUMMARY

Lot Area:	3,848.8m <sup>2</sup>	0.3848 ha	41,428 sf
Total Building GFA:	23,471.3 m <sup>2</sup>		252,643 sf
FSI:	6.10		
Lot Coverage:	76%		

BUILDING HEIGHT DETERMINED AS FOLLOWS:

GRADE as defined by Bylaw 05-200:

AVERAGE OF 90.30, 90.60, 90.70, 91.15, 91.24, 92.04, 91.88, 91.75, 91.50, 91.60, 90.65 = 91.22m

Grades are taken from the topographic survey prepared by Aksan Piller Corporation Ltd, dated June 1, 2018

REFER TO SITE PLAN A 1.00 FOR ADDITIONAL DETAILS

SITE STATISTICS

COMMON AREA/CIRCULATION				VEHICLE PARKING				COMMERCIAL				RESIDENTIAL (UNIT AREAS)				RESIDENTIAL INDOOR AMANITY				MECHANICAL				RESIDENTIAL STORAGE				GROSS CONSTRUCTION AREA				GFA EXCLUSIONS				GROSS FLOOR AREA			
m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf		
PARKING	479.14 m <sup>2</sup>	5157.39 ft <sup>2</sup>	1866.8 m <sup>2</sup>	20093.6 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	144.9 m <sup>2</sup>	1560.0 ft <sup>2</sup>	131.5 m <sup>2</sup>	1415.4 ft <sup>2</sup>	74.1 m <sup>2</sup>	797.5 ft <sup>2</sup>	2696.4 m <sup>2</sup>	29023.9 ft <sup>2</sup>	1998.2 m <sup>2</sup>	21508.9 ft <sup>2</sup>	698.2 m <sup>2</sup>	7514.9 ft <sup>2</sup>																			
GROUND																																							
MEZZANINE STOREY	263.57 m <sup>2</sup>	2837.08 ft <sup>2</sup>	2038.5 m <sup>2</sup>	21942.3 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	250.5 m <sup>2</sup>	2703 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	75.6 m <sup>2</sup>	813.8 ft <sup>2</sup>	38.9 m <sup>2</sup>	419.2 ft <sup>2</sup>	2598.0 m <sup>2</sup>	27964.3 ft <sup>2</sup>	2114.1 m <sup>2</sup>	22756.1 ft <sup>2</sup>	483.8 m <sup>2</sup>	5208.1 ft <sup>2</sup>																			
4TH FLOOR	258.55 m <sup>2</sup>	2783.04 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	16.0 m <sup>2</sup>	172.5 ft <sup>2</sup>	125.4 m <sup>2</sup>	1349.3 ft <sup>2</sup>	2925.4 m <sup>2</sup>	31488.4 ft <sup>2</sup>	2536.4 m <sup>2</sup>	27301.9 ft <sup>2</sup>	388.9 m <sup>2</sup>	4186.4 ft <sup>2</sup>																			
5TH FLOOR	256.32 m <sup>2</sup>	2759.04 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	2330.7 m <sup>2</sup>	25087.9 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	2330.7 m <sup>2</sup>	25087.8 ft <sup>2</sup>																			
6TH FLOOR	164.53 m <sup>2</sup>	1771.01 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	2100.9 m <sup>2</sup>	22614.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	2100.9 m <sup>2</sup>	22614.1 ft <sup>2</sup>																			
7TH FLOOR	164.53 m <sup>2</sup>	1771.01 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	2001.4 m <sup>2</sup>	21543.3 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	2001.4 m <sup>2</sup>	21543.2 ft <sup>2</sup>																			
8TH FLOOR	164.53 m <sup>2</sup>	1771.01 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1680.6 m <sup>2</sup>	18090.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1680.6 m <sup>2</sup>	18089.9 ft <sup>2</sup>																			
9-13 Floor	147.57 m <sup>2</sup>	1588.42 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.1 ft <sup>2</sup>																			
10 FLOOR	147.57 m <sup>2</sup>	1588.42 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.1 ft <sup>2</sup>																			
11TH FLOOR	147.57 m <sup>2</sup>	1588.42 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.1 ft <sup>2</sup>																			
12TH FLOOR	147.57 m <sup>2</sup>	1588.42 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.1 ft <sup>2</sup>																			
13TH FLOOR	147.57 m <sup>2</sup>	1588.42 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.1 ft <sup>2</sup>																			
14 FLOOR	147.57 m <sup>2</sup>	1588.42 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.2 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	1457.5 m <sup>2</sup>	15688.1 ft <sup>2</sup>																			
MECH.PENTHOUSE	439.05 m <sup>2</sup>	4725.93 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	439.1 m <sup>2</sup>	4726.0 ft <sup>2</sup>	439.1 m <sup>2</sup>	4725.9 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>	0.0 m <sup>2</sup>	0.0 ft <sup>2</sup>																	
Total	3684.17 m <sup>2</sup>	39656.05 ft <sup>2</sup>	6425.7 m <sup>2</sup>	69165.4 ft <sup>2</sup>	259.5 m <sup>2</sup>	2793 ft <sup>2</sup>			19353.6 m <sup>2</sup>	208320.0 ft <sup>2</sup>	145.0 m <sup>2</sup>	1560.2 ft <sup>2</sup>	223.1 m <sup>2</sup>	2401.9 ft <sup>2</sup>	468.2 m <sup>2</sup>	5039.9 ft <sup>2</sup>	30559.3 m <sup>2</sup>	328937.3 ft <sup>2</sup>	7087.9 m <sup>2</sup>	76293.0 ft <sup>2</sup>	23471.3 m <sup>2</sup>	252642.8 ft <sup>2</sup>																	

Issued:

ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
ISSUED FOR	DRAFT

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conference only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2J 5A9  
T: 416-635-9900  
F: 416-635-9905  
www.studiogci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5X 1C4  
T: 647-933-0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416-635-9900  
F: 416-635-9905  
www.stephensoneng.com

Mechanical Engineer:  
REINOLD ENGINEERING GROUP  
214 King Street West, Suite 214  
Toronto, ON M5H 3S6  
T: 647-253-1166  
F: 416-593-3037  
www.reinoldengineering.com

Electrical Engineer:  
NEMETZ (SVA) & ASSOCIATES LIMITED  
214 King Street West, Suite 214  
Toronto, ON M5H 3S6  
T: 647-253-2086  
F: 647-253-2085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON L8P 3H6  
T: 905-528-8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor  
Hamilton, ON L8P 4B4  
T: 905-516-1816  
F: 905-516-1817  
www.adessodesigninc.ca

DA-20-035

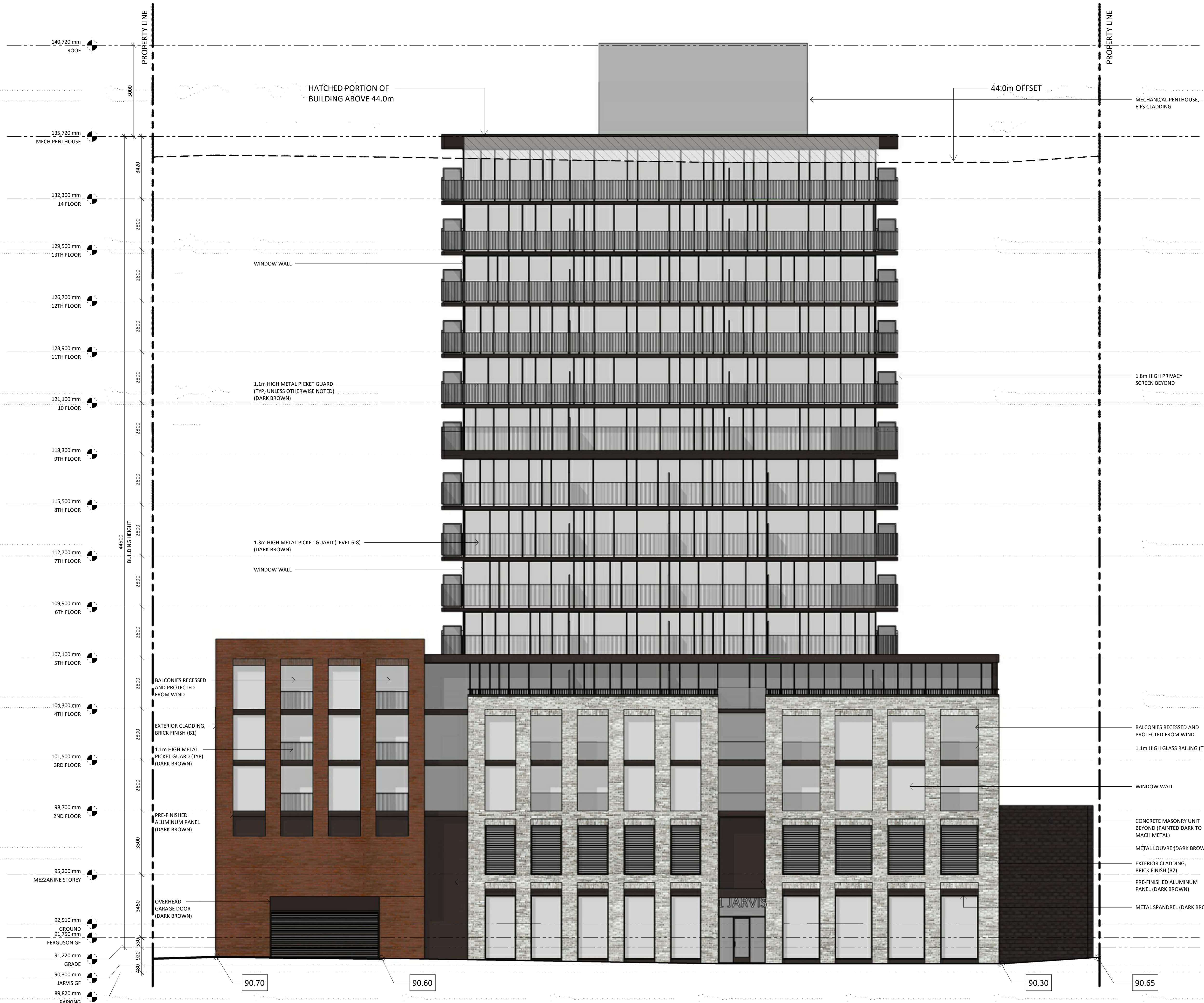
MIXED-USE BUILDING  
1 JARVIS STREET - HAMILTON, ON

SITE PLAN

Project No.: 1912  
Scale: As indicated  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.: 1.00



Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.



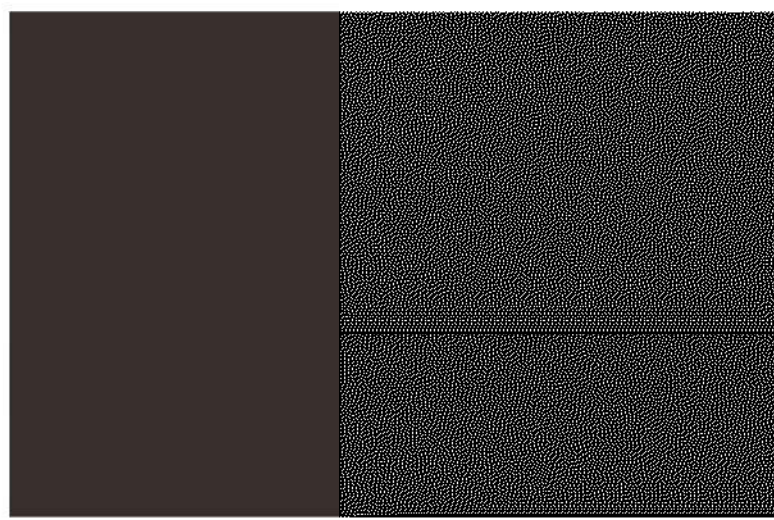
PROPOSED MATERIAL PALETTE



BRICK 1:  
BY REDLAND BRICK, COLOUR: MONTGOMERY  
(OR EQUAL)



BRICK 2:  
BY REDLAND BRICK, COLOUR: CHATHAM GRAY  
(OR EQUAL)



METAL PANNELLING:  
DURANAR COATING, COLOUR: SUNSTORM DARK  
BRONZE

BUILDING HEIGHT DETERMINED AS FOLLOWS:	
GRADE as defined by Bylaw 05-200:	
AVERAGE OF 90.30, 90.60, 90.70, 91.15, 91.24, 92.04, 91.88, 91.75, 91.50, 91.60, 90.65 = 91.22m	
Grades are taken from the topographic survey prepared by Aksan Pillar Corporation Ltd, dated June 1, 2018	
REFER TO SITE PLAN A.1.00 FOR ADDITIONAL DETAILS	

Issued:

ISSUED FOR SPA	SEP. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
ISSUED FOR	DRAFT

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review shop drawings submitted by the Contractor for design confirmation only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located or directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M5S 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 1A1  
T: 416.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING LIMITED  
2500 Victoria Park Avenue, Suite 402  
Toronto, ON M2J 5A9  
T: 416.635.9970  
F: 416.635.9985  
www.stephenson-eng.com

Mechanical Engineer:  
REINBOLD ENGINEERING GROUP  
214 King St. W., Suite 212, Toronto, ON, M5S 1S6  
T: 647.253.1166  
F: 416.593.3537  
www.reinboldengineering.com

Electrical Engineer:  
NEMETZ (N/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214, Toronto, ON, M5S 1S6  
T: 647.253.2086  
F: 647.253.2085  
www.nemetz.com

Sprinkler Consultant:  
Diamo Sprinkler Design  
80 Thornton Ct., Suite 700, Markham, ON, L3R 0G4

Interior Design:  
B1 Group  
7th Floor 55 St. Clair Ave. West Toronto, ON, L3R 0G4

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton, ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADDESIO DESIGN INCORPORATED  
218 Locke Street South, Second Floor, Hamilton ON, L8P 4B6  
T: 905.526.8876  
www.addesiodesigninc.ca



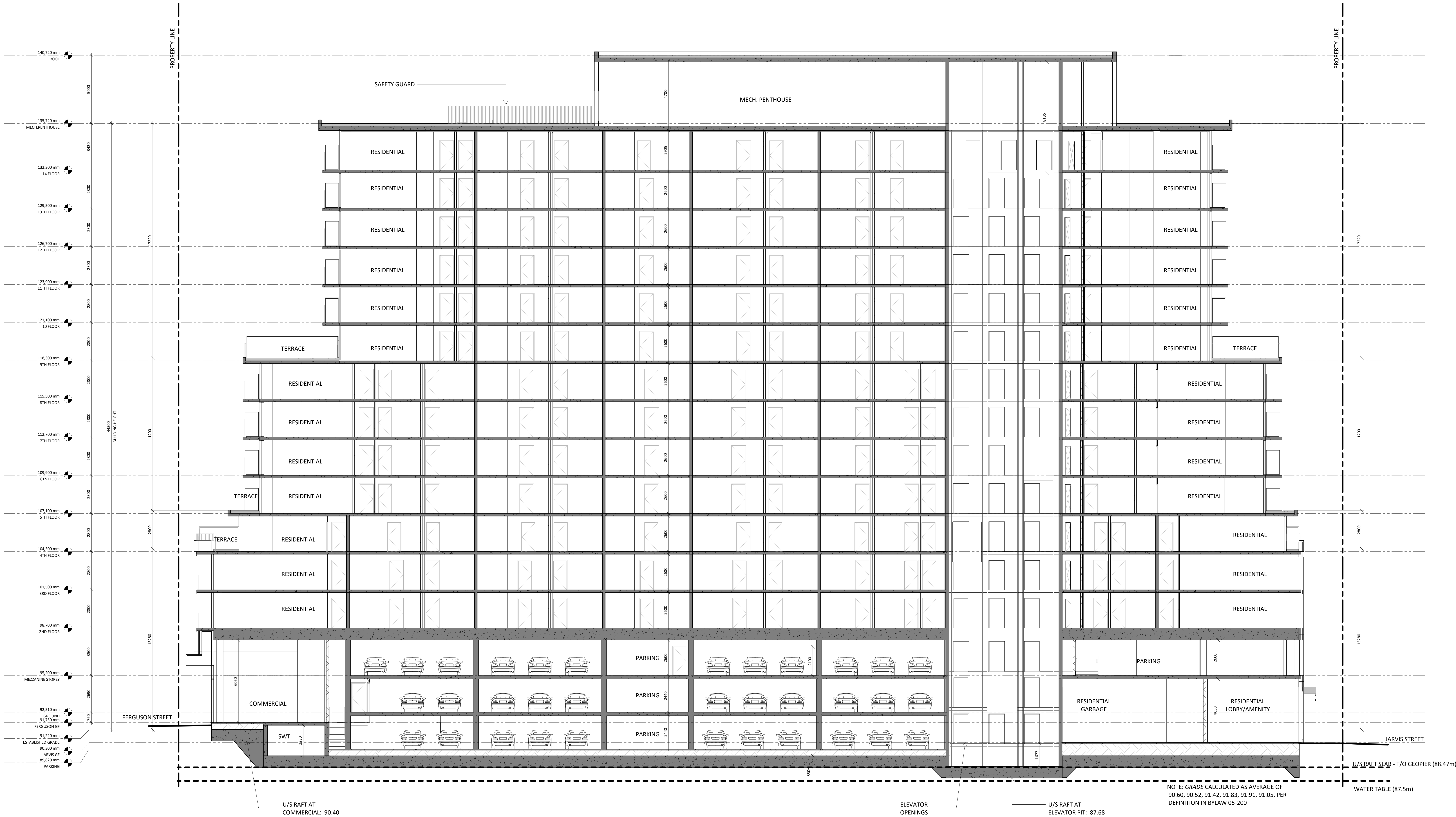
MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

EAST ELEVATION

Project No.: 1912  
Scale: As indicated  
Date: Sep. 03, 2020  
Drawn by: STUDIO JCI  
Drawing No.:

A 5.00





Issued:

ISSUED FOR SPA: SEPT. 03, 2020  
ISSUED FOR DRT/SPA: FEB. 07, 2020  
ISSUED FOR DRP: NOV. 22, 2019  
Issued For: DAVIS

General Notes:  
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M5S 1H1  
T: 416.901.6528  
www.studiojci.com

Client:

**EMBLEM**

77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 1K1  
T: 647.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephenson-eng.com

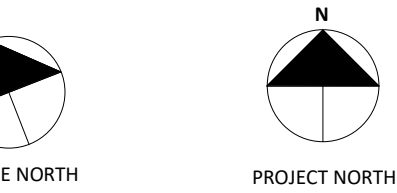
Mechanical Engineer:  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto,  
ON, M5H 3S6  
T: 647.253.3266  
F: 403.593.3037  
www.reinholdengineering.com

Electrical Engineer:  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.516.5819  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

SECTION A

Project No.: 1912  
Scale: 1:100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 6.00



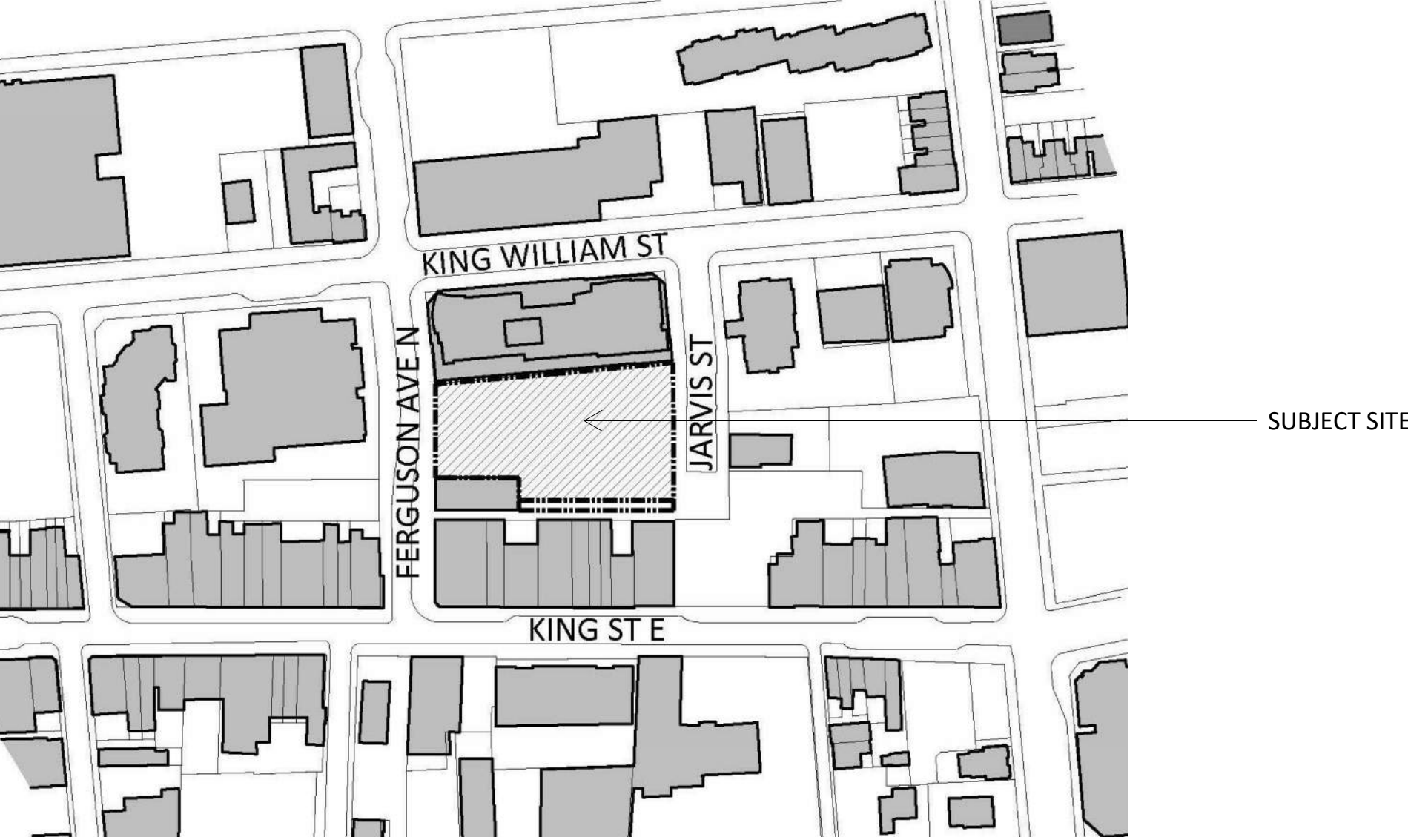
MIXED-USE DEVELOPMENT  
RESIDENTIAL MULTI - UNIT & COMMERCIAL

1 JARVIS ST. HAMILTON, ON,I8R3J2

DRAWING LIST

ARCHITECTURAL

- A 0.01PROJECT STATISTICS
- A 1.00SITE PLAN
- A 3.00P1
- A 3.01GROUND FLOOR PLAN
- A 3.02MEZZANINE FLOOR PLAN
- A 3.032ND FLOOR PLAN
- A 3.043RD FLOOR PLAN
- A 3.054TH FLOOR PLAN
- A 3.065-8TH FLOOR PLAN
- A 3.079TH FLOOR PLAN
- A 3.0810-14TH FLOOR PLAN
- A 3.09MPH FLOOR PLAN
- A 3.10ROOF PLAN
- A 5.00EAST ELEVATION
- A 5.01SOUTH ELEVATION
- A 5.03NORTH ELEVATION
- A 5.02WEST ELEVATION
- A 6.00SECTION A
- A 6.01SECTION B
- A 6.02SECTION C



CONTEXT PLAN  
Scale: 1:2000

Issued:

ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB.07, 2020
ISSUED FOR DRP	NOV.22, 2019
Issued For	Draft

General Notes:  
1. These Contract documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M5S 0H1  
t. 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5S 1Y1  
t. 647.933.0024

- Structural Engineer:**  
STEPHENSON ENGINEERING LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON, M2J 5A9  
t. 416.632.9900  
f. 416.635.9985  
www.stephenson-eng.com
- Mechanical Engineer:**  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto, ON, M5H 3S6  
t. 647.253.3266  
f. 403.599.3037  
www.reinholdengineering.com
- Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214, Toronto, ON, M5H 3S6  
t. 647.253.2086  
f. 647.253.3285  
www.nemetz.com
- Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton, ON, L8P 1H6  
t. 905.528.8761  
www.ajclarke.com
- Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South, second floor, Hamilton ON, L8P 4B4  
t. 905.535.8878  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

COVER

Project No.: 1912  
Scale:  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

ISSUED FOR SPA , SEPT. 03, 2020



AREA SUMMARY

Lot Area:	3,848.8m2	0.3848 ha	41,428 sf
Total Building GFA:	23,471.3 m2		252,643 sf
FSI:	6.10		
Lot Coverage:	76%		

COMMON AREA/CIRCULATION			VEHICLE PARKING		COMMERCIAL		RESIDENTIAL (UNIT AREAS)		RESIDENTIAL INDOOR AMANITY		RESIDENTIAL STORAGE		GROSS CONSTRUCTION AREA		GFA EXCLUSIONS		GROSS FLOOR AREA	
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
PARKING	479.14 m²	5157.39 ft²	1866.8 m²	20093.6 ft²	0.0 m²	0 ft²	0.0 m²	0.0 ft²	144.9 m²	1560.0 ft²	74.1 m²	797.5 ft²	2696.4 m²	29023.9 ft²	1998.2 m²	21508.9 ft²	698.2 m²	7514.9 ft²
GROUND	185.43 m²	1995.97 ft²	2038.5 m²	21942.3 ft²	259.5 m²	2793 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	38.9 m²	419.2 ft²	2598.0 m²	27964.3 ft²	2114.1 m²	22756.1 ft²	483.8 m²	5208.1 ft²
MEZZANINE STOREY	263.57 m²	2837.08 ft²	2520.4 m²	27129.4 ft²	0.0 m²	0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	125.4 m²	1349.3 ft²	2925.4 m²	31488.4 ft²	2536.4 m²	27301.9 ft²	388.9 m²	4186.4 ft²
2ND FLOOR	258.57 m²	2783.18 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1842.4 m²	19830.9 ft²	0.0 m²	0.0 ft²	229.8 m²	2473.7 ft²	2330.7 m²	25087.9 ft²	0.0 m²	0.0 ft²	2330.7 m²	25087.8 ft²
3RD FLOOR	258.57 m²	2783.18 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1842.4 m²	19830.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	2100.9 m²	22614.2 ft²	0.0 m²	0.0 ft²	2100.9 m²	22614.1 ft²
4TH FLOOR	256.32 m²	2759.04 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1745.1 m²	18784.2 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	2001.4 m²	21543.3 ft²	0.0 m²	0.0 ft²	2001.4 m²	21543.2 ft²
5TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
6TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
7TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
8TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
9TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
10 FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
11TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
12TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
13TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
14 FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
MECH.PENTHOUSE	439.05 m²	4725.93 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	439.1 m²	4726.0 ft²	439.1 m²	4725.9 ft²	0.0 m²	0.0 ft²
Total	3684.19 m²	39656.33 ft²	6425.7 m²	69165.4 ft²	259.5 m²	2793 ft²	19353.5 m²	208319.8 ft²	145.0 m²	1560.2 ft²	468.2 m²	5039.9 ft²	30559.3 m²	328937.3 ft²	7087.9 m²	76293.0 ft²	23471.3 m²	252642.8 ft²

PROPOSED PRIVATE AMENITY SPACE				PROPOSED AMENITY SPACE	
	m2	sf	Total Per Unit	Comments	m2
PRIVATE TERRACE+BALCONIES	3117.9 m²	33560.5 ft²	8.81 m²	INDOOR AMENITY	144.93 m²
ZONING REQUIREMENT					
4.0 m2 per unit					

PROPOSED BICYCLE PARKING (Bylaw 05-200 Section 5.7)						
Use	Type	Units	Minimum Rate	Required Spaces	Proposed Supply	
Residential	Long Term	354	0.5	177	178	
	Short Term	354	5 spaces	5	5	
Commercial	Long Term	273.00 m²	0	0	0	
	Short Term	273.00 m²	0	0	0	

PARKING STATISTICS										
DWELLING UNITS LESS THAN 50m2 IN GFA										
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	REQ'D PARKING (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13+ UNITS)	REQ'D PARKING (13+ UNITS)	TOTAL PARKING PROPOSED			
159	12	0	0.0	147	0.3	44.1	44			
DWELLING UNITS GREATER THAN 50m2 IN GFA										
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	REQ'D PARKING (1-12 UNITS)	UNIT QTY: 13-50	REQ'D PARKING RATE (13-50 UNITS)	REQ'D PARKING (13-50 UNITS)	UNIT QTY: 51+	REQ'D PARKING RATE (51+ UNITS)	REQ'D PARKING (51+ UNITS)	TOTAL PARKING PROPOSED
182	12	0	0	38	0.5	19.0	132	0.7	92.4	112
DWELLING UNITS WITH 3B OR MORE										
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	REQ'D PARKING (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13+ UNITS)	REQ'D PARKING (13+ UNITS)	TOTAL PARKING PROPOSED			
13	12	0	0.0	1	0.3	0.3	0			
PROPOSED VEHICLE SUMMARY										
TYPE						COUNT				
Parking						139				
Compact Parking						12				
BF Parking						5				
						156				

RESIDENTIAL UNITS BREAK DOWN		RESIDENTIAL UNITS BREAK DOWN	
Unit Type/Floor	TOTAL	Unit Type/Floor	TOTAL
2ND FLOOR			
1B	16	1B	6
1B+D	10	1B+D	3
2B	5	2B	9
2B+D	3	2B+D	4
3B	1	3B	1
3RD FLOOR			
1B	16	1B	6
1B+D	10	1B+D	3
2B	5	2B	9
2B+D	3	2B+D	4
3B	1	3B	1
4TH FLOOR			
1B	18	1B	6
1B+D	6	1B+D	3
2B	6	2B	9
2B+D	3	2B+D	4
3B	1	3B	1
5TH FLOOR			
1B	9	1B	6
1B+D	7	1B+D	3
2B	9	2B	9
2B+D	2	2B+D	4
3B	1	3B	1
6TH FLOOR			
1B	9	1B	6
1B+D	7	1B+D	3
2B	9	2B	9
2B+D	2	2B+D	4
3B	1	3B	1
7TH FLOOR			
1B	9	1B	6
1B+D	7	1B+D	3
2B	9	2B	9
2B+D	2	2B+D	4
3B	1	3B	1
8TH FLOOR			
1B	9		
1B+D	7		
2B	9		
2B+D	2		
3B	1		

RESIDENTIAL UNITS				
Unit Type	(m2)	(sf)	Total	Percentage
1B	5357.16 m²	57664 ft²	122	28%
1B+D	3819.49 m²	41113 ft²	72	20%
2B	6542.48 m²	70423 ft²	106	34%
2B+D	2680.18 m²	28849 ft²	41	14%
3B	954.24 m²	10271 ft²	13	5%
	19353.54 m²	208320 ft²	354	100%

Issued:

ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
Issued For	Draft

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conference only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De la Roche Drive Suite 525  
Toronto, ON M5S 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**

77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 1A1  
T: 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON, M2J 5A9  
T: 416.632.9000  
F: 416.635.9985  
www.stephenson-eng.com

**Mechanical Engineer:**  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 1S6  
T: 647.253.1166  
F: 416.593.3037  
www.reinholdengineering.com

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 212,  
Toronto, ON, M5H 1S6  
T: 647.253.2086  
F: 647.253.2085  
www.nemetz.com

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.535.8876  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

PROJECT STATISTICS

Project No.: 1912  
Scale: 1 : 1  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 0.01



FILE No. DA-20-035

UNDERTAKING

RE: 1 Jarvis Street, Hamilton

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 July 30, 2020;

c. to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

d. to include on all offers of purchase and sale, a statement that advises the prospective purchaser:

i) that the home/business mail delivery will be from a designated Centralized Mail Box.

ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

e. to implement Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility ( Lock Box Assembly ) at their own expense (less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

f. 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.

g. That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's sign By-law, in a manner that is visible from the street.

h. Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment, Conservation and Parks.

i. This proposed building has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-216, Residential Air Conditioning Devices.)

j. The owner is advised that due to the proximity of the adjacent commercial/retail facilities, sound levels from the facilities may at times be audible.

k. That the Owner must, at its own expense, improve the surface condition and drainage of the alleyway between Jarvis Street and the west limit of the parking access, to the satisfaction of the Senior Director of Growth Management.

l. "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 that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8888). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Witness (signature) \_\_\_\_\_

Owner(s) (signature) \_\_\_\_\_ (seal)

Witness (print) \_\_\_\_\_

Owner (print) \_\_\_\_\_

Address of Witness \_\_\_\_\_

SITE PLAN NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.

2. Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.

3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.

4. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades unless otherwise stated.

5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:

- Building permit

- Sewer and Water Permit

- Road cut permits

- Relocation of Services

- Approach approval permits

- Encroachment Agreements (If Required)

- Committee of Adjustment

6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the Owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.

7. For visibility triangles at the vehicular access points, the following note to be provided: "5.0m metre by 5.0m metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.70 metres above the corresponding perpendicular centreline elevation of the adjacent street" unless otherwise stated."

8. CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) and gas pipelines before beginning construction by contacting Ontario One Call @ 1-800-400-2255.

9. Proposed signage shall conform to the City's Sign and Other Devices By-law No. 10-197.

10. Lighting must be directed on site and must not spill over to adjacent properties or streets.

WASTE COLLECTION NOTES:

This property is ineligible for the collection of Garbage, Recycling, Organics, Bulk Waste and/or Leaf and Yard Waste by the City of Hamilton. Collection of Waste shall be provided through a Private Waste Hauler(s). Recycling and Organics diversion is strongly encouraged.

PROPOSED BICYCLE PARKING (Bylaw 05-200 Section 5.7)					
Use	Type	Units	Minimum Rate	Required Spaces	Proposed Supply
Residential	Long Term	354	0.5	177	178
Residential	Short Term	354	5 spaces	5	5
Commercial	Long Term	273.00 m²	0	0	0
Commercial	Short Term	273.00 m²	0	0	0

PARKING STATISTICS					
DWELLING UNITS LESS THAN 50m2 IN GFA					
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13+ UNITS)	REQ'D PARKING (13+ UNITS)
159	12	0	0.0	0.3	44.1
					44
DWELLING UNITS GREATER THAN 50m2 IN GFA					
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13-50 UNITS)	REQ'D PARKING (51+ UNITS)
182	12	0	0	0.5	132
					92.4
DWELLING UNITS WITH 3B OR MORE					
TOTAL UNIT NO.	UNIT QTY: 1-12	REQ'D PARKING RATE (1-12 UNITS)	UNIT QTY: 13+	REQ'D PARKING RATE (13+ UNITS)	REQ'D PARKING (13+ UNITS)
13	12	0	0.0	1	0.3
					0
PROPOSED VEHICLE SUMMARY					
TYPE					COUNT
Parking					139
Compact Parking					12
BF Parking					5
					156

PROPOSED PRIVATE AMENITY SPACE			PROPOSED AMENITY SPACE	
	m2	sf	Total Per Unit	Comments
PRIVATE TERRACE+BALCONIES	3117.9 m²	33560.5 ft²	8.81 m²	INDOOR AMENITY
ZONING REQUIREMENT				
4.0 m2 per unit				

AREA SUMMARY

Lot Area:	3,848.8m2	0.3848 ha	41,428 sf
Total Building GFA:	23,471.3 m2		252,643 sf
FSI:	6.10		
Lot Coverage:	76%		

SITE STATISTICS

COMMON AREA/CIRCULATION		VEHICLE PARKING		COMMERCIAL		RESIDENTIAL (UNIT AREAS)		RESIDENTIAL INDOOR AMANITY		MECHANICAL		RESIDENTIAL STORAGE		GROSS CONSTRUCTION AREA		GFA EXCLUSIONS		GROSS FLOOR AREA		
m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	
PARKING	479.14 m²	5157.39 ft²	1866.8 m²	20093.6 ft²	0.0 m²	0 ft²	0.0 m²	0.0 ft²	144.9 m²	1560.0 ft²	131.5 m²	1415.4 ft²	74.1 m²	797.5 ft²	2696.4 m²	29023.9 ft²	1998.2 m²	21508.9 ft²	698.2 m²	7514.9 ft²
GROUND	185.43 m²	1995.97 ft²	2038.5 m²	21942.3 ft²	259.5 m²	2793 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	75.6 m²	813.8 ft²	419.2 ft²	448.8 ft²	2598.0 m²	27964.3 ft²	2114.1 m²	22756.1 ft²	483.8 m²	5208.1 ft²
MEZZANINE STOREY	263.57 m²	2837.08 ft²	252.04 m²	27129.4 ft²	0.0 m²	0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	16.0 m²	172.5 ft²	125.4 m²	1349.3 ft²	2925.4 m²	31488.4 ft²	2536.4 m²	27301.9 ft²	388.9 m²	4186.4 ft²
2ND FLOOR	258.55 m²	2783.04 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1842.4 m²	19831.1 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	229.8 m²	2473.7 ft²	2330.7 m²	25087.9 ft²	0.0 m²	0.0 ft²	2330.7 m²	25087.8 ft²
3RD FLOOR	258.55 m²	2783.04 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1842.4 m²	19831.1 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	2100.9 m²	22614.2 ft²	0.0 m²	0.0 ft²	2100.9 m²	22614.1 ft²
4TH FLOOR	256.32 m²	2759.04 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1745.1 m²	18784.2 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	2001.4 m²	21543.3 ft²	0.0 m²	0.0 ft²	2001.4 m²	21543.1 ft²
5TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
6TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
7TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
8TH FLOOR	164.53 m²	1771.01 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1516.1 m²	16318.9 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18090.0 ft²	0.0 m²	0.0 ft²	1680.6 m²	18089.9 ft²
9-13 Floor	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
10 FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
11TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
12TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
13TH FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
14 FLOOR	147.57 m²	1588.42 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	1309.9 m²	14099.7 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.2 ft²	0.0 m²	0.0 ft²	1457.5 m²	15688.1 ft²
MECH.PENTHOUSE	439.05 m²	4725.93 ft²	0.0 m²	0.0 ft²	0.0 m²	0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	0.0 m²	0.0 ft²	439.1 m²	4726.0 ft²	439.1 m²	4725.9 ft²	0.0 m²	0.0 ft²
Total	3684.17 m²	39656.05 ft²	6425.7 m²	69165.4 ft²	259.5 m²	2793 ft²	19353.6 m²	208320.0 ft²	145.0 m²	1560.2 ft²	223.1 m²	2401.9 ft²	468.2 m²	5039.9 ft²	30559.3 m²	328937.3 ft²	7087.9 m²	76293.0 ft²	23471.3 m²	252642.8 ft²

Issued:

ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
Issued For	Draft

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conference only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2J 5A9  
T: 416-635-9900  
F: 416-635-9985  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5H 1K1  
T: 647-933-0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416-635-9900  
F: 416-635-9985  
www.stephensoneng.com

Mechanical Engineer:  
REINHOLD ENGINEERING GROUP  
214 King Street West, Suite 214  
Toronto, ON M5H 1K1  
T: 647-253-1166  
F: 416-593-3037  
www.reinholdengineering.com

Electrical Engineer:  
NEMETZ (SVA) & ASSOCIATES LIMITED  
214 King Street West, Suite 214  
Toronto, ON M5H 1K1  
T: 647-253-2086  
F: 647-253-2085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON L8P 1H6  
T: 905-528-8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor  
Hamilton, ON L8P 4B4  
T: 905-516-1816  
F: 905-516-1817  
www.adessodesigninc.ca

DA-20-035

MIXED-USE BUILDING  
1 JARVIS STREET - HAMILTON, ON

SITE PLAN

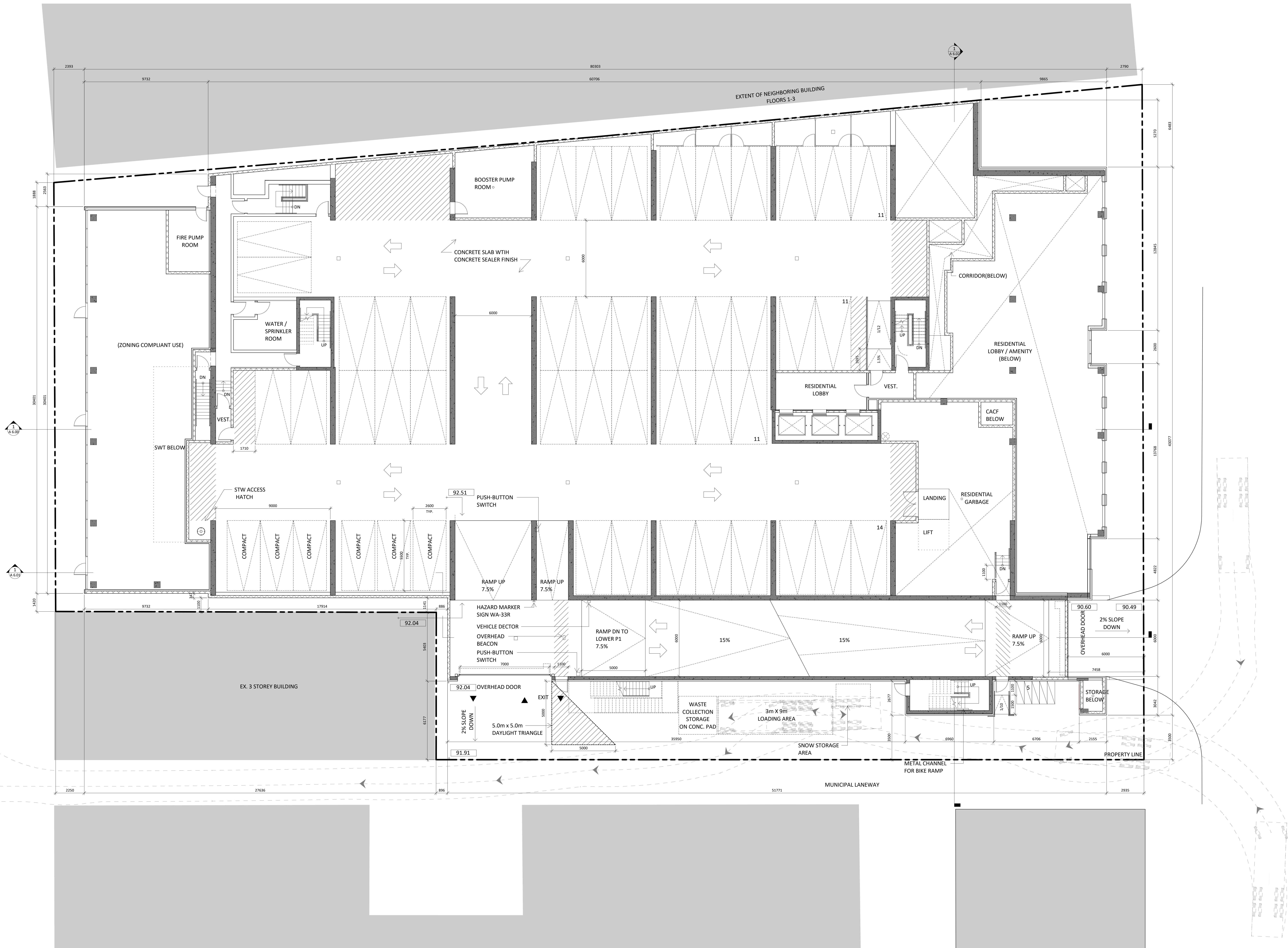
Project No.: 1912  
Scale: As indicated  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.: 100

A 1.00



A 3.00





Issued:

ISSUED FOR SPA: SEPT. 03, 2020  
ISSUED FOR DRT/SPA: FEB. 07, 2020  
ISSUED FOR DRP: NOV. 22, 2019  
ISSUED FOR: DRAFT

General Notes:  
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De la Borne Drive Suite 525  
Toronto, ON M5S 1A1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 1A1  
T: 647.933.0024

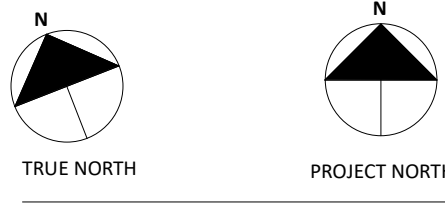
Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephensoneng.com  
Mechanical Engineer:  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 1S6  
T: 647.253.3166  
F: 416.593.3037  
www.reinholdengineering.com

Electrical Engineer:  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 212,  
Toronto, ON, M5H 1S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.516.1816  
www.adessodesigninc.ca

DA-20-035



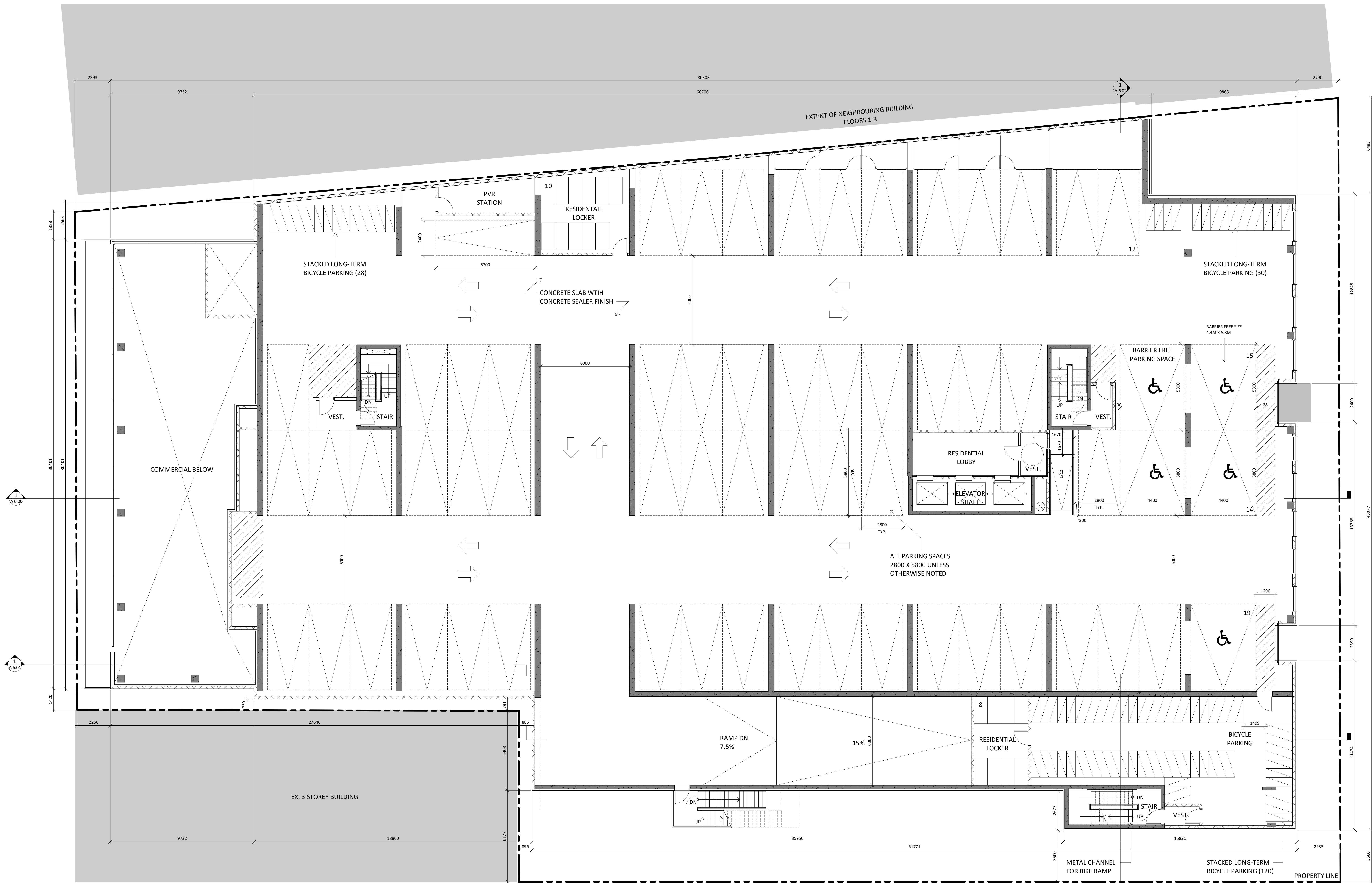
MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON

GROUND FLOOR  
PLAN

Project No.: 1912  
Scale: 1:100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 3.01





**BUILDING HEIGHT DETERMINED AS FOLLOWS:**

GRADE as defined by Bylaw 05-200:

AVERAGE OF 90.60, 90.52, 91.42, 91.83, 91.91, 91.05 = 91.22m

(note that these grades are from the survey, as this was well before we had any civil grading drawings)

REFER TO SITE PLAN A 1.00 FOR ADDITIONAL DETAILS

Issued:

ISSUED FOR SPA SEPT. 03, 2020  
ISSUED FOR DRT/SPA FEB. 07, 2020  
ISSUED FOR DRP NOV. 22, 2019  
Issued For D210

General Notes:

1. These Contract documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located or directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De la Rue Drive Suite 525  
Toronto, ON M5S 1H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 1H1  
T: 647.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephenson-eng.com

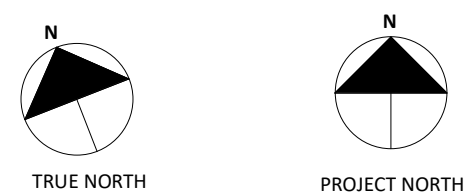
Mechanical Engineer:  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto,  
ON, M5H 1S6  
T: 647.253.3166  
F: 403.599.3037  
www.reinholdengineering.com

Electrical Engineer:  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 1S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.535.8878  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

MEZZANINE FLOOR  
PLAN

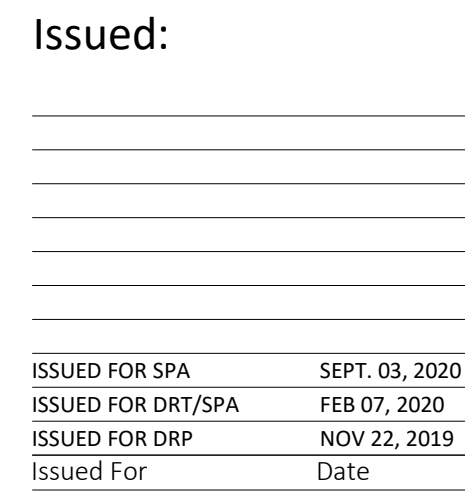
Project No.: 1912  
Scale: 1:100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 3.02









1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written request, the Architect will provide written/graphic clarification of supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located by the Contractor.



Architect:  
**STUDIO**  
**JCI**  
20 De Boers Drive suite  
525  
Toronto, ON M3J 0H1  
t. 416.901.6528  
[www.studiojci.com](http://www.studiojci.com)

Client:

**EMBLEM**

77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5K 1H1  
t. 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 5A9  
t. 416.635.9970  
f. 416.635.9985  
[www.stephenson-eng.com](http://www.stephenson-eng.com)

**Mechanical Engineer:**  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 3S6  
t. 647.253.1166  
f. 403.509.1037  
[www.reinboldengineering.com](http://www.reinboldengineering.com)

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
t. 647.253.2086  
f. 647.253.2085  
[www.nemetz.com](http://www.nemetz.com)

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
t. 905.528.8761  
[www.ajclarke.com](http://www.ajclarke.com)

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
t. 905.526.8876  
[www.adessodesigninc.ca](http://www.adessodesigninc.ca)

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

### 3RD FLOOR PLAN

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author

---

Drawing No.:

**A 3.04**



These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design information only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract documents to the Architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The callouts shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located, discussed by the Architect.



Architect:  
STUDIO  
**JCI**  
20 De Boers Drive suite  
525  
Toronto, ON M3J 0H1  
t. 416.901.6528  
[www.studiojci.com](http://www.studiojci.com)

Client:

# EMBLEM

77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5X 1H1  
t. 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 5A9  
t. 416.635.9970  
f. 416.635.9985  
[www.stephenson-eng.com](http://www.stephenson-eng.com)

**Mechanical Engineer:**  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 3S6  
t. 647.253.1166  
f. 403.509.1037  
[www.reinboldengineering.com](http://www.reinboldengineering.com)

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
t. 647.253.2086  
f. 647.253.2085  
www.nemetz.com

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
t. 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
t. 905.526.8876  
[www.adessodesigninc.ca](http://www.adessodesigninc.ca)

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

4TH FLOOR PLAN

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author

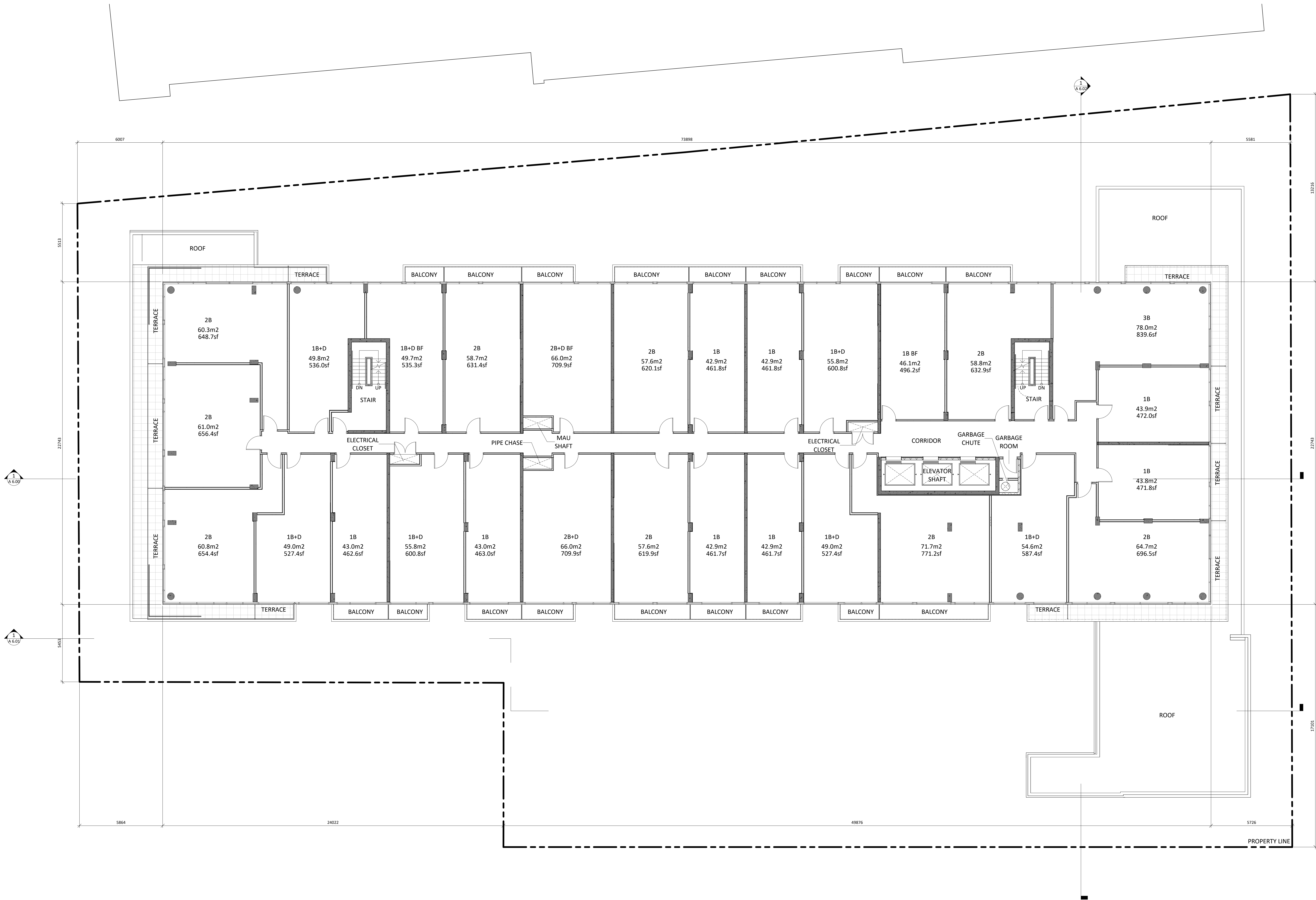
---

Drawing No.:

A 3.05

A 3.05





Issued:

ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
Issued For	DA-20

- General Notes:
1. These Contract documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
  2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
  3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2H 0H1  
T: 416.901.6028  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5X 1C1  
T: 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephenson-eng.com

**Mechanical Engineer:**  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 1S6  
T: 647.253.3166  
F: 403.599.3037  
www.reinboldengineering.com

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 1S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.535.8876  
www.adessodesigninc.ca

DA-20-035

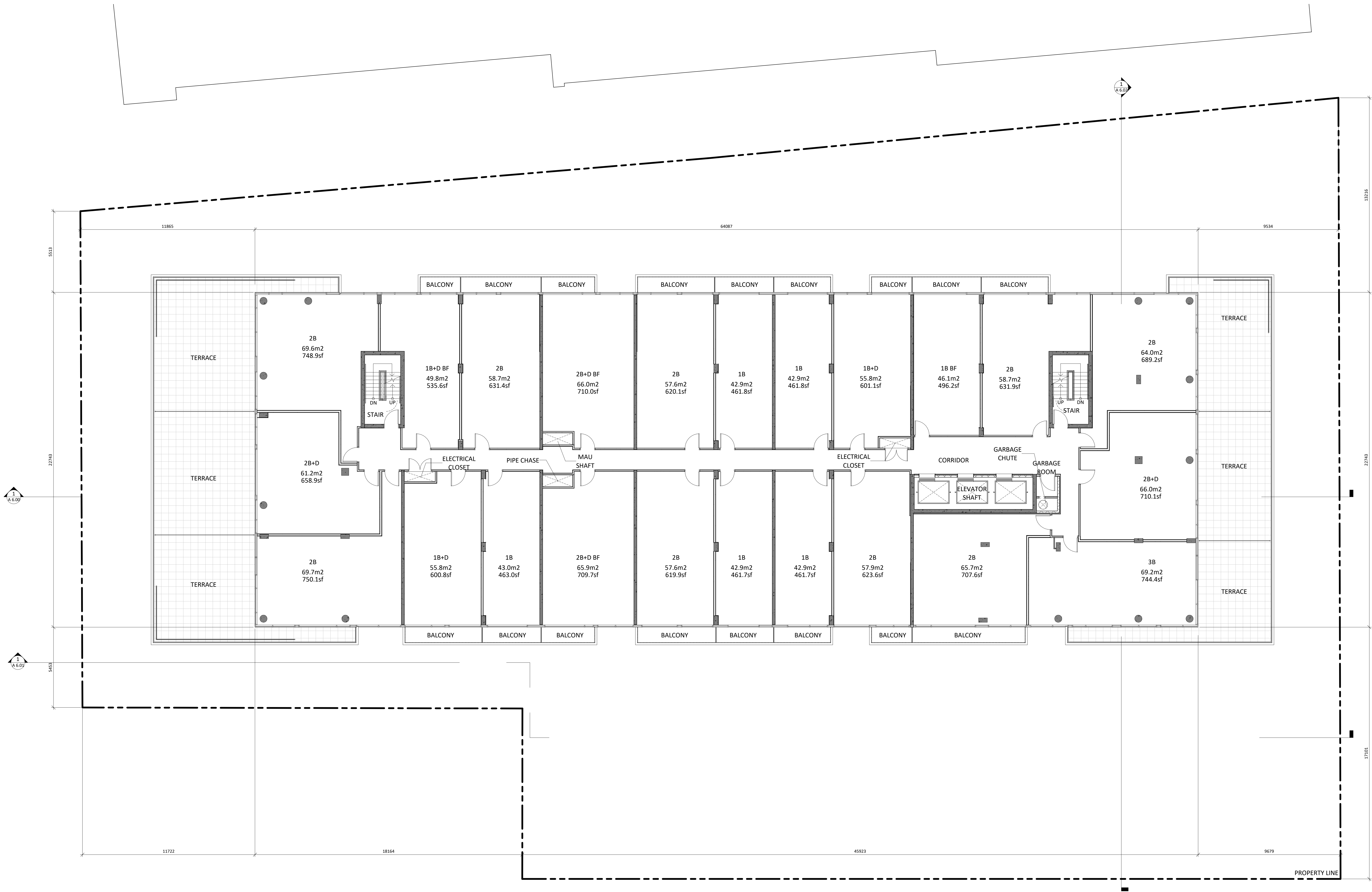


MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

5-8TH FLOOR PLAN

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 3.06



Issued:

ISSUED FOR SPA  
Issued For

SEPT. 03, 2020  
Date

General Notes:

1. These Contract documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2H 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5X 1C1  
T: 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephenson-eng.com

**Mechanical Engineer:**  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto,  
ON, M5H 1S6  
T: 647.253.3166  
F: 403.589.3037  
www.reinholdengineering.com

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 1S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.535.8876  
www.adessodesigninc.ca

DA-20-035



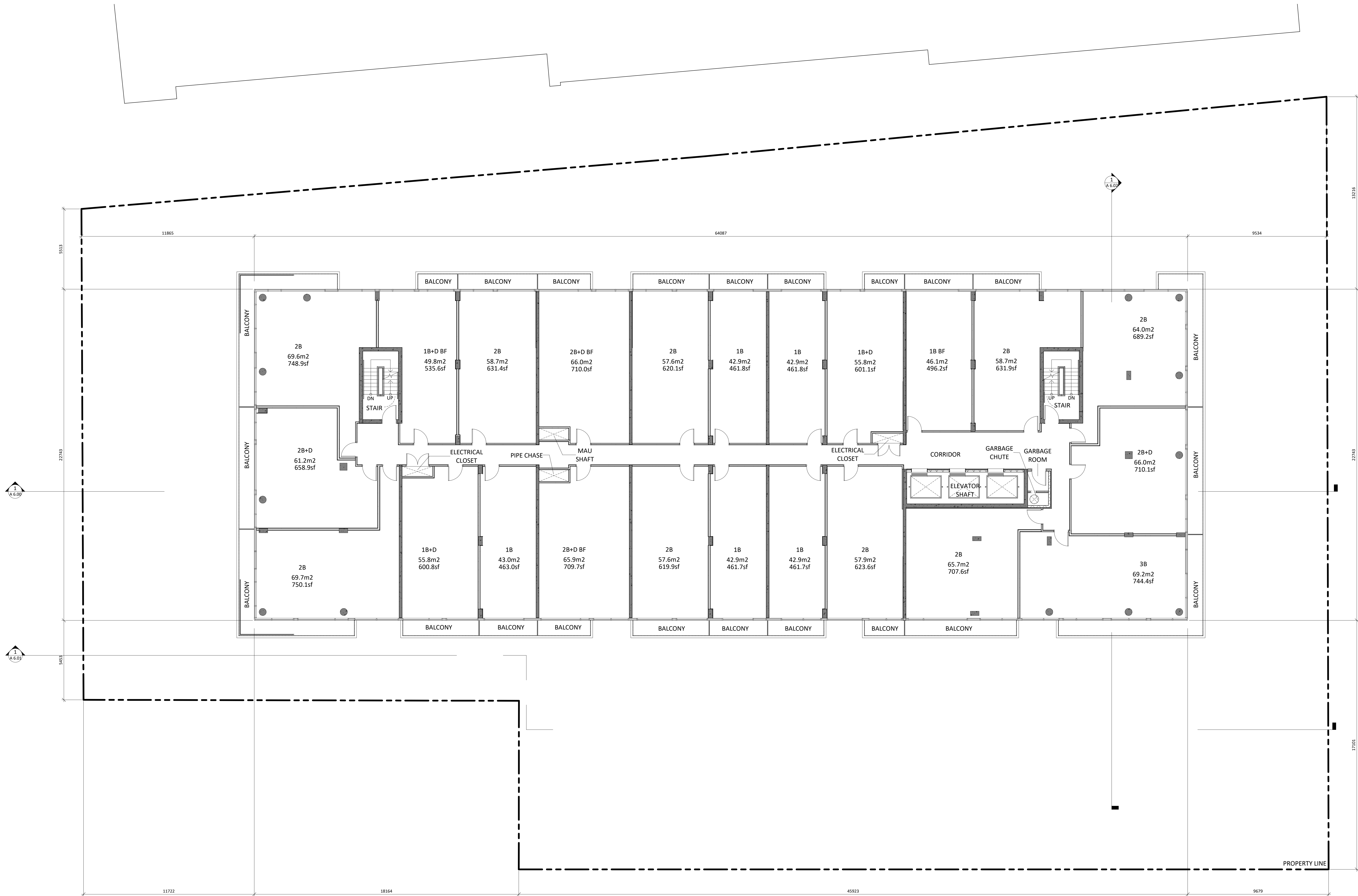
MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

9TH FLOOR PLAN

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 3.07





Issued:

ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
Issued For	DA-20

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
  2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
  3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2H 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5H 3H1  
T: 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 5A9  
T: 416.632.9900  
F: 416.635.9985  
www.stephenson-eng.com

**Mechanical Engineer:**  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto,  
ON, M5H 3S6  
T: 647.253.3166  
F: 403.589.3037  
www.reinholdengineering.com

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.535.8876  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

10-14TH FLOOR  
PLAN

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author

Drawing No.:

A 3.08





ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB 07, 2020
ISSUED FOR DRP	NOV 22, 2019
Issued For	Date

General Notes:

These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design performance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

4. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO**  
**JCI**  
20 De Boers Drive suite  
525  
Toronto, ON M3J 0H1  
t. 416.901.6528  
[www.studiojci.com](http://www.studiojci.com)

Client

# EMBLEM

77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5X 1H1  
t. 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 5A9  
t. 416.635.9970  
f. 416.635.9985  
[www.stephenson-eng.com](http://www.stephenson-eng.com)

**Mechanical Engineer:**  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 3S6  
t. 647.253.1166  
f. 403.509.1037  
[www.reinboldengineering.com](http://www.reinboldengineering.com)

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
t. 647.253.2086  
f. 647.253.2085  
[www.nemetz.com](http://www.nemetz.com)

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
t. 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
t. 905.526.8876  
[www.adessodesigninc.ca](http://www.adessodesigninc.ca)

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

MPH FLOOR PLAN

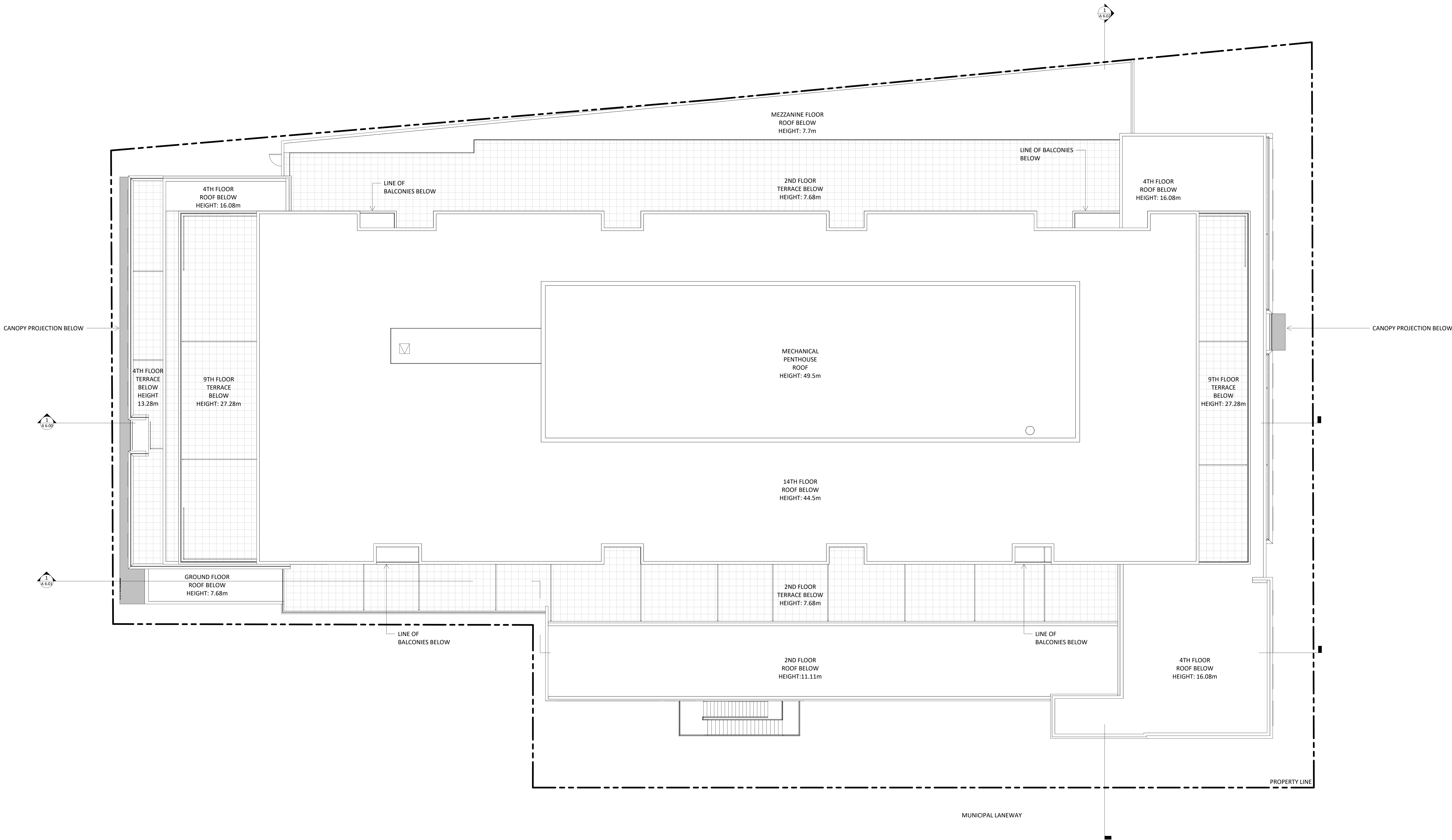
Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author

---

Drawing No.:

Drawing No.: **A 3.09**





Issued:


ISSUED FOR SPA  
ISSUED FOR

SEP. 03, 2020  
DATE

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located or directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2H 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**

77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5H 3H1  
T: 647.933.0024

**Structural Engineer:**  
STEPHENSON ENGINEERING LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephenson-eng.com

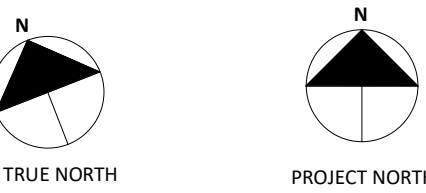
**Mechanical Engineer:**  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto, ON, M5H 1S6  
T: 647.253.3266  
F: 403.599.3037  
www.reinboldengineering.com

**Electrical Engineer:**  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214, Toronto, ON, M5H 1S6  
T: 647.253.3286  
F: 647.253.3285  
www.nemetz.com

**Civil Engineer:**  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton, ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

**Landscape Architect:**  
ADESSO DESIGN INCORPORATED  
218 Locke Street South, second floor, Hamilton ON, L8P 4B4  
T: 905.535.8876  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

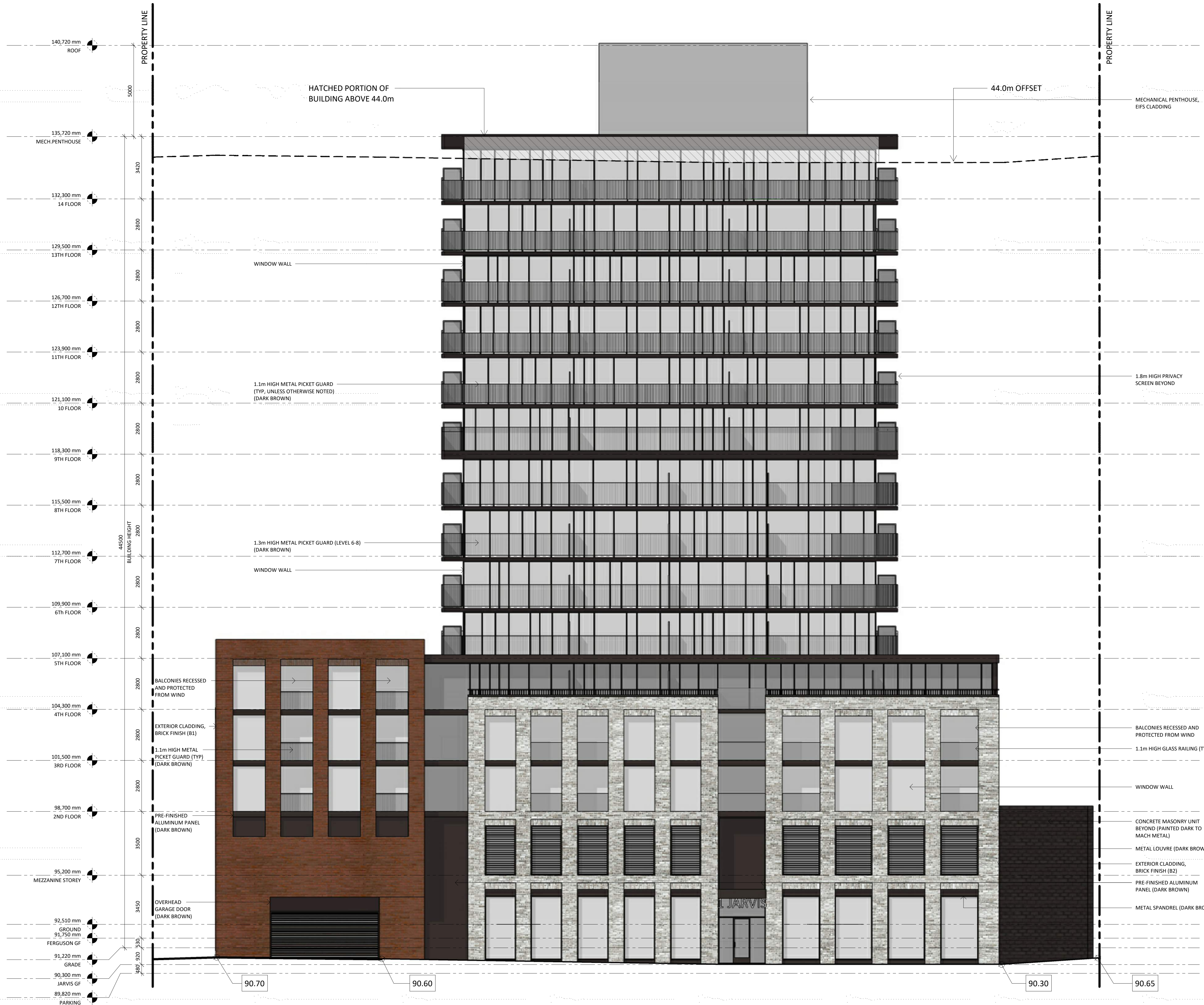
ROOF PLAN

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 3.10



Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.



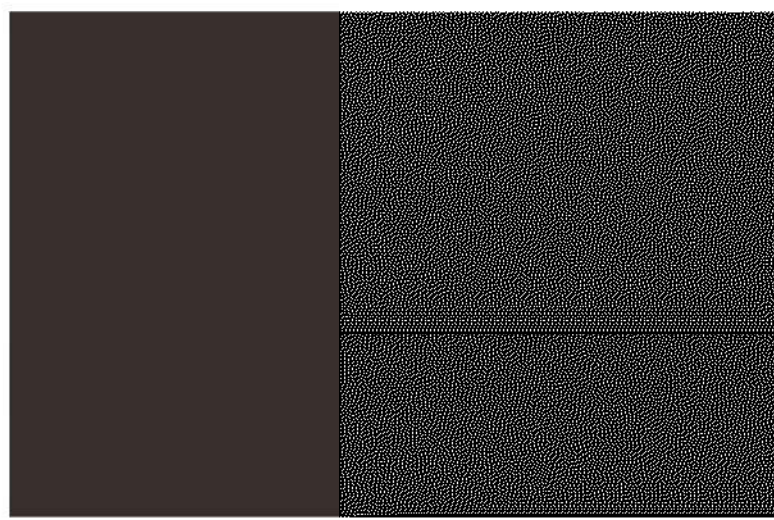
PROPOSED MATERIAL PALETTE



BRICK 1:  
BY REDLAND BRICK, COLOUR: MONTGOMERY  
(OR EQUAL)



BRICK 2:  
BY REDLAND BRICK, COLOUR: CHATHAM GRAY  
(OR EQUAL)



METAL PANNELLING:  
DURANAR COATING, COLOUR: SUNSTORM DARK  
BRONZE

BUILDING HEIGHT DETERMINED AS FOLLOWS:	
GRADE as defined by Bylaw 05-200:	
AVERAGE OF 90.30, 90.60, 90.70, 91.15, 91.24, 92.04, 91.88, 91.75, 91.50, 91.60, 90.65 = 91.22m	
Grades are taken from the topographic survey prepared by Aksan Pillar Corporation Ltd, dated June 1, 2018	
REFER TO SITE PLAN A.1.00 FOR ADDITIONAL DETAILS	

Issued:


ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
Issued For	DWG

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review shop drawings submitted by the Contractor for design confirmation only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M5S 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 1A1  
T: 647.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING LIMITED  
2500 Victoria Park Avenue, Suite 402  
Toronto, ON M2J 5A9  
T: 416.635.9970  
F: 416.635.9985  
www.stephenson-eng.com

Mechanical Engineer:  
REINBOLD ENGINEERING GROUP  
214 King St. W., Suite 212, Toronto, ON, M5S 1S6  
T: 647.253.1166  
F: 403.399.3037  
www.reinboldengineering.com

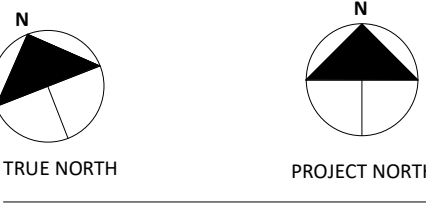
Electrical Engineer:  
NEMETZ (N/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214, Toronto, ON, M5S 1S6  
T: 647.253.2086  
F: 647.253.2085  
www.nemetz.com

Sprinkler Consultant:  
Diamo Sprinkler Design  
80 Thornton Ct, Suite 700, Markham, ON, L3R 0G4

Interior Design:  
El Group  
7th Floor 55 St. Clair Ave. West Toronto, ON, L3R 0G4

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton, ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADDESIO DESIGN INCORPORATED  
218 Locke Street South, Second Floor, Hamilton ON, L8P 4B6  
T: 905.526.8876  
www.addesiodesigninc.ca



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

EAST ELEVATION

Project No.: 1912  
Scale: As indicated  
Date: Sep. 03, 2020  
Drawn by: STUDIO JCI  
Drawing No.:

A 5.00



Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.



Issued:


ISSUED FOR SPA	SEPT. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
ISSUED FOR	DATE

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located or directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2H 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5X 1C1  
T: 647.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2500 Victoria Park Avenue, Suite  
400, Toronto, ON, M2J 1A9  
T: 416.635.9970  
F: 416.635.9985  
www.stephenson-eng.com

Mechanical Engineer:  
REINBOLD ENGINEERING GROUP  
214 King St. W., Suite 212, Toronto,  
ON, M5H 3S6  
T: 647.253.1166  
F: 647.253.1037  
www.reinboldengineering.com

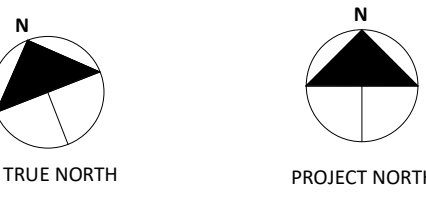
Electrical Engineer:  
NEMETZ (CAN) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
T: 647.253.2086  
F: 647.253.2085  
www.nemetz.com

Sprinkler Consultant:  
Dizans Sprinkler Design  
80 Thornton Ct., Suite 700, Markham, ON,  
L3R 0G4

Interior Design:  
B1 Group  
7th Floor 55 St. Clair Ave. West Toronto,  
ON, L3R 0G4

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADDESIO DESIGN INCORPORATED  
218 Locke Street South,  
Second Floor,  
Hamilton ON, L8P 4B6  
T: 905.521.8876  
www.addesiodesigninc.ca



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

SOUTH ELEVATION

Project No.: 1912  
Scale: As indicated  
Date: Sep. 03, 2020  
Drawn by: STUDIO JCI  
Drawing No.:

A 5.01



Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.



BUILDING HEIGHT DETERMINED AS FOLLOWS:	
GRADE as defined by Bylaw 05-200:	
AVERAGE OF 90.30, 90.60, 90.70, 91.15, 91.24, 92.04, 91.88, 91.75, 91.50, 91.60, 90.65 = 91.22m	
Grades are taken from the topographic survey prepared by Aksan Piller Corporation Ltd, dated June 1, 2018	
REFER TO SITE PLAN A 1.00 FOR ADDITIONAL DETAILS	

Issued:

ISSUED FOR SPA	SEP. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
Issued For	DATE

- General Notes:
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
  - Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
  - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural Drawings. The locations shown on the Architectural Drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located or directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M5S 0H1  
T: 416.901.6228  
www.studiojci.com

Client:  
**EMBLEM**

77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5S 3H4  
T: 416.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2500 Victoria Park Avenue, Suite 402  
Toronto, ON M2J 5A9  
T: 416.635.9970  
F: 416.635.9985  
www.stephenson-eng.com

Mechanical Engineer:  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 3S6  
T: 416.253.1166  
F: 416.253.1037  
www.reinboldengineering.com

Electrical Engineer:  
NEMETZ (CAN) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
T: 416.253.2086  
F: 416.253.2085  
www.nemetz.com

Sprinkler Consultant:  
Diamo Sprinkler Design  
80 Thornton Ct, Suite 700, Markham, ON,  
L3R 0G4

Interior Design:  
BI Group  
7th Floor 55 St. Clair Ave. West Toronto,  
ON, L3R 0G4

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADDESIO DESIGN INCORPORATED  
218 Locke Street South,  
Second Floor  
Hamilton ON, L8P 4B6  
T: 905.526.8876  
www.addesiodesigninc.ca



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

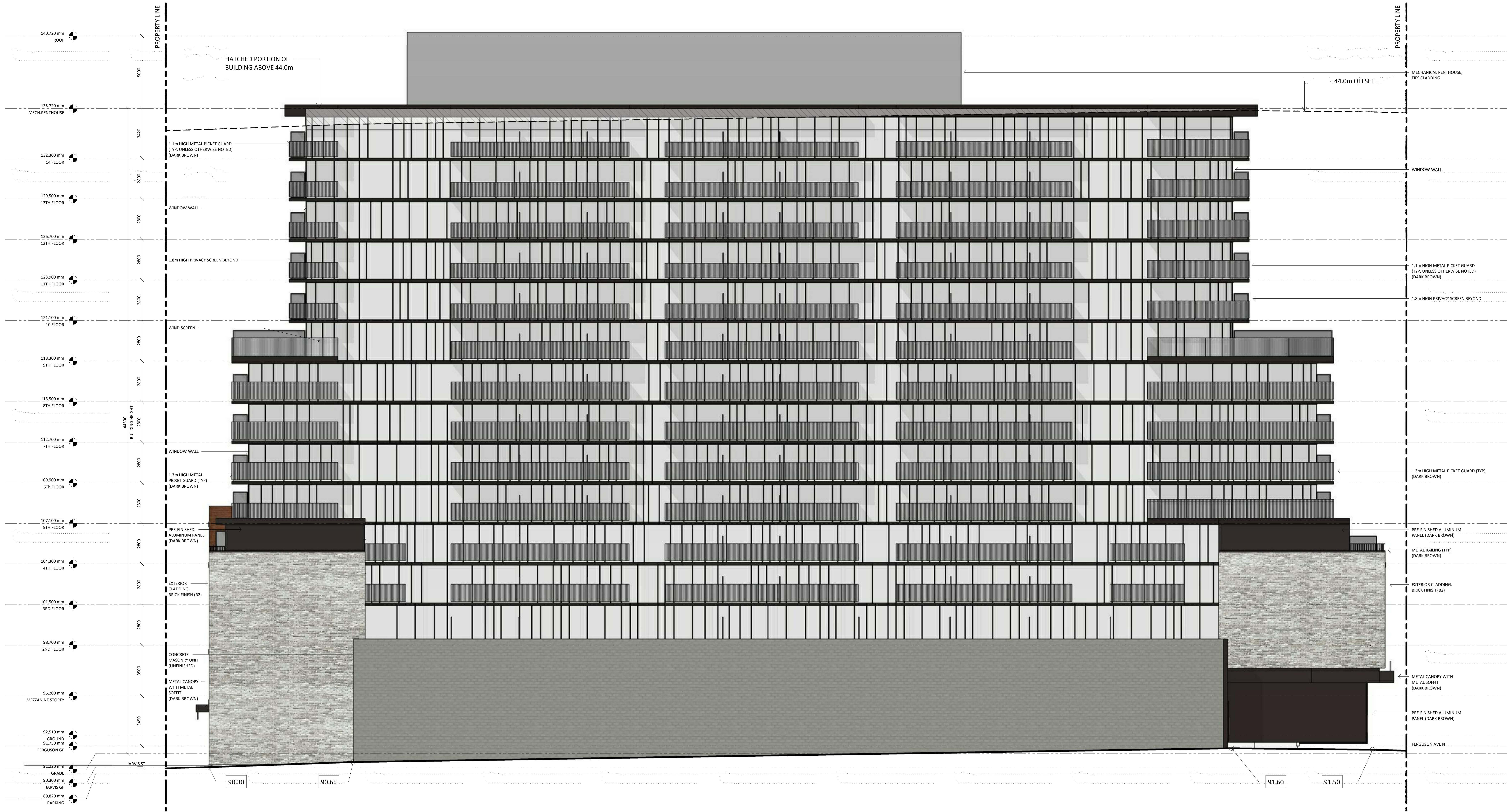
WEST ELEVATION

Project No.: 1912  
Scale: As indicated  
Date: Sep. 03, 2020  
Drawn by: STUDIO JCI  
Drawing No.:

A 5.02



Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.



BUILDING HEIGHT DETERMINED AS FOLLOWS:	
GRADE as defined by Bylaw 05-200:	
AVERAGE OF 90.30, 90.60, 90.70, 91.15, 91.24, 92.04, 91.88, 91.75, 91.50, 91.60, 90.65 = 91.22m	
Grades are taken from the topographic survey prepared by Aksan Piller Corporation Ltd, dated June 1, 2018	
REFER TO SITE PLAN A 1.00 FOR ADDITIONAL DETAILS	

Issued:

ISSUED FOR SPA	SEP. 03, 2020
ISSUED FOR DRT/SPA	FEB. 07, 2020
ISSUED FOR DRP	NOV. 22, 2019
ISSUED FOR	DATE

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M5S 1H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
Toronto, ON M5S 1A1  
T: 647.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2500 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 1A9  
T: 416.635.9970  
F: 416.635.9985  
www.stephenson-eng.com

Mechanical Engineer:  
REINBOLD ENGINEERING GROUP  
214 King St W, Suite 212, Toronto,  
ON, M5H 1S6  
T: 647.253.1166  
F: 416.593.3537  
www.reinboldengineering.com

Electrical Engineer:  
NEMETZ (CAN) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 1S6  
T: 647.253.2086  
F: 647.253.2085  
www.nemetz.com

Sprinkler Consultant:  
Dizans Sprinkler Design  
80 Thornton Ct, Suite 700, Markham, ON,  
L3R 0G4

Interior Design:  
E Group  
7th Floor 55 St. Clair Ave. West Toronto,  
ON, L3R 0G4

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADDESIO DESIGN INCORPORATED  
218 Locke Street South,  
Second Floor,  
Hamilton ON, L8P 4B6  
T: 905.526.8876  
www.addesiodesigninc.ca



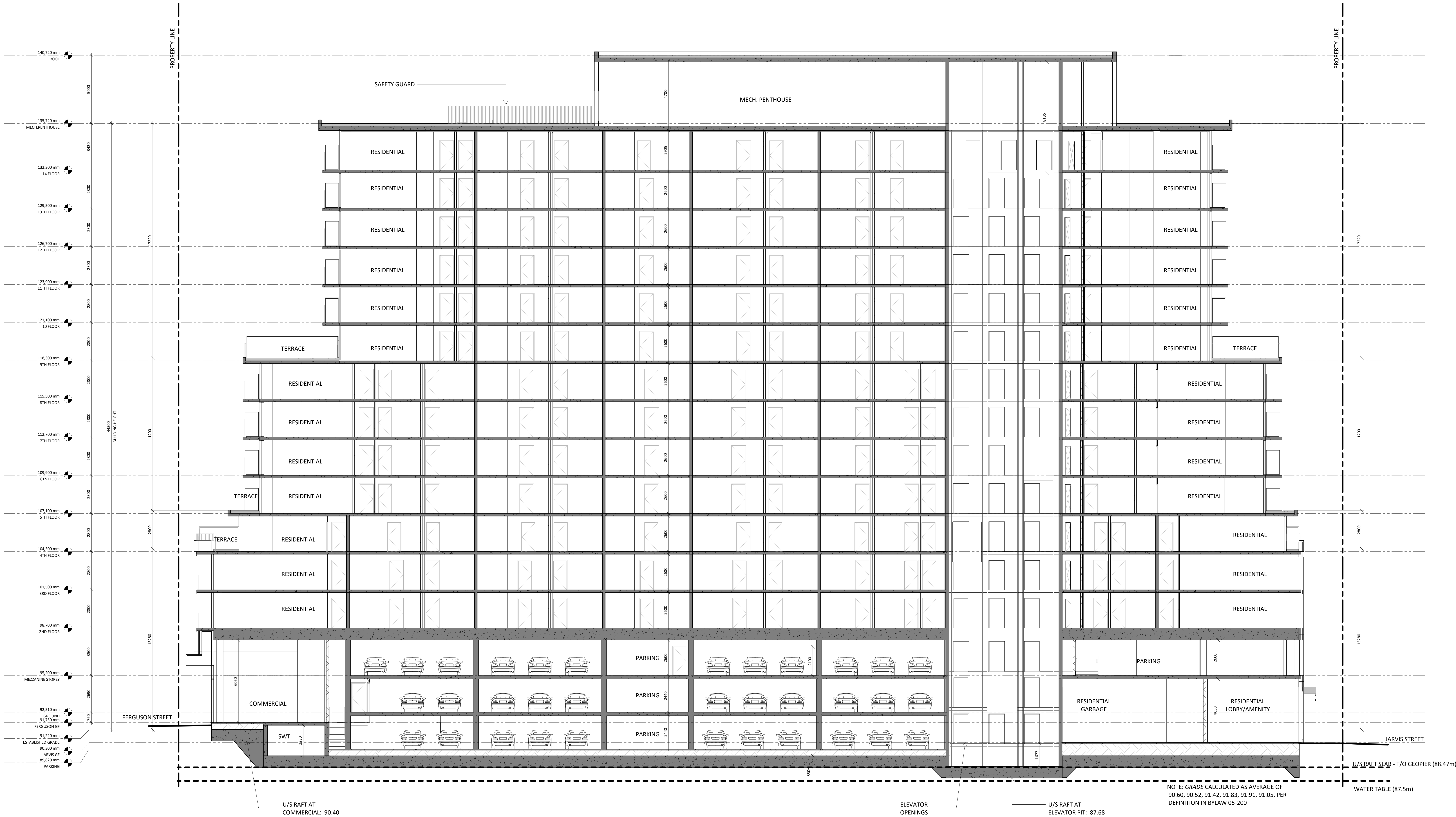
MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

NORTH ELEVATION

Project No.: 1912  
Scale: As indicated  
Date: Sep. 03, 2020  
Drawn by: STUDIO JCI  
Drawing No.:

A 5.03





Issued:

ISSUED FOR SPA SPT. 03, 2020  
ISSUED FOR DRT/SPA FEB. 07, 2020  
ISSUED FOR DRP NOV. 22, 2019  
Issued For DRAFT

General Notes:  
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De Boers Drive Suite 525  
Toronto, ON M2H 0H1  
T: 416.901.6528  
www.studiojci.com

Client:  
**EMBLEM**  
77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5H 3H3  
T: 647.933.0024

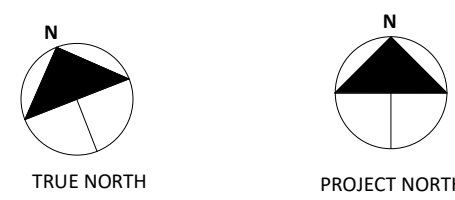
Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite 602  
Toronto, ON M2J 5A9  
T: 416.635.9900  
F: 416.635.9985  
www.stephenson-eng.com  
Mechanical Engineer:  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto,  
ON, M5H 3S6  
T: 647.253.3266  
F: 403.593.3037  
www.reinholdengineering.com

Electrical Engineer:  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
T: 647.253.3086  
F: 647.253.3085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.516.5819  
www.adessodesigninc.ca

DA-20-035

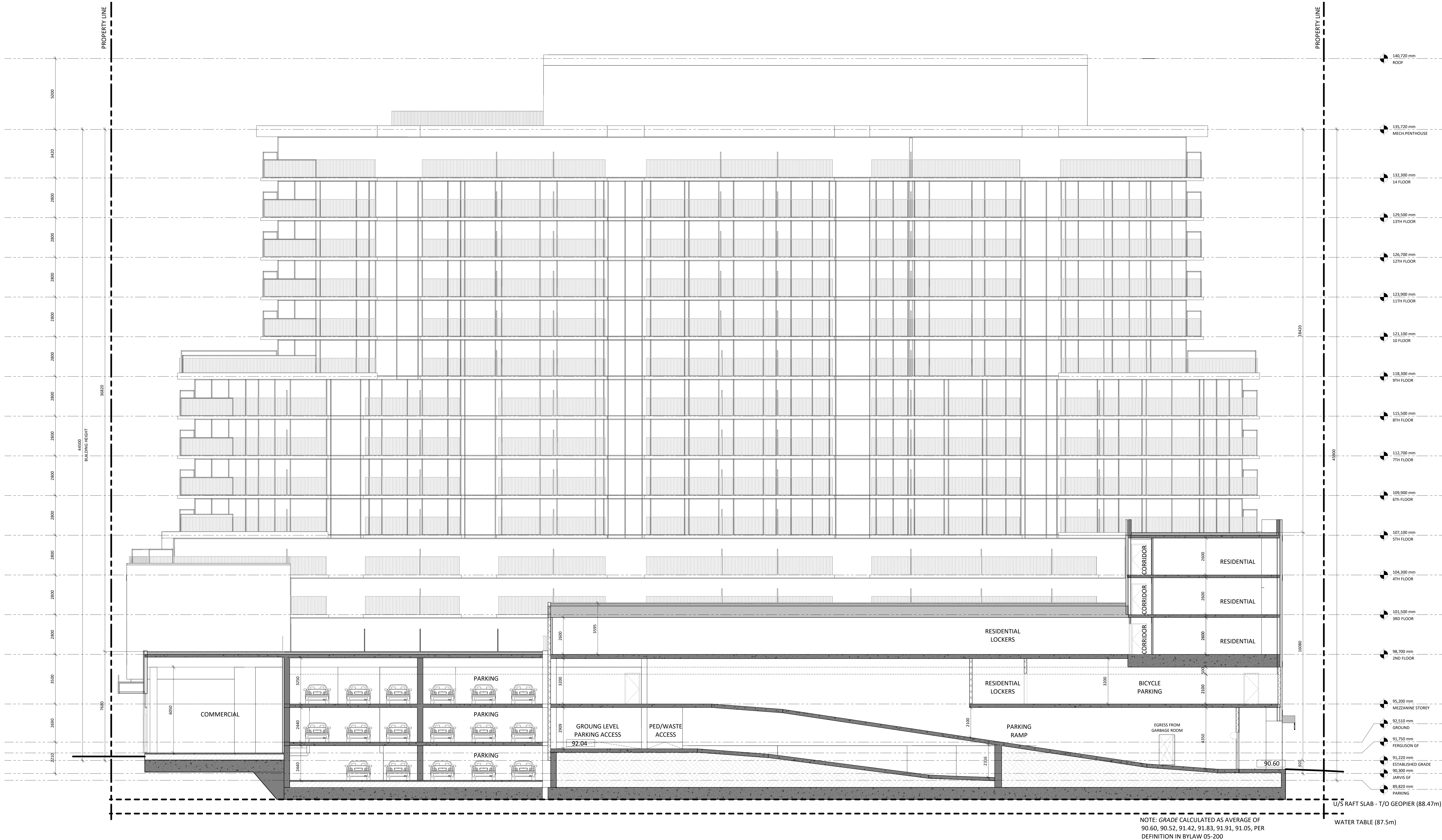


MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

SECTION A

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 6.00



Issued:

ISSUED FOR SPA  
Issued For

SEPT. 03, 2020  
Date

General Notes:  
1. These Contract documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Architect:  
**STUDIO JCI**  
20 De la Roche Drive Suite 525  
Toronto, ON M5S 1A1  
T: 416.901.6228  
www.studiojci.com

Client:  
**EMBLEM**

77 KING STREET WEST, SUITE 4230,  
TORONTO, ON M5X 1C1  
T: 647.933.0024

Structural Engineer:  
STEPHENSON ENGINEERING  
LIMITED  
2550 Victoria Park Avenue, Suite  
602, Toronto, ON, M2J 5A9  
T: 416.635.9970  
F: 416.635.9985  
www.stephenson-eng.com  
Mechanical Engineer:  
REINHOLD ENGINEERING GROUP  
214 King St W, Suite 214, Toronto,  
ON, M5H 3S6  
T: 647.253.1166  
F: 416.593.3037  
www.reinholdengineering.com

Electrical Engineer:  
NEMETZ (S/A) & ASSOCIATES LIMITED  
214 King Street West, Suite 214,  
Toronto, ON, M5H 3S6  
T: 647.253.2086  
F: 647.253.2085  
www.nemetz.com

Civil Engineer:  
A.J. CLARKE & ASSOCIATES LIMITED  
25 Main St W, Hamilton,  
ON, L8P 1H6  
T: 905.528.8761  
www.ajclarke.com

Landscape Architect:  
ADESSO DESIGN INCORPORATED  
218 Locke Street South,  
second floor,  
Hamilton ON, L8P 4B4  
T: 905.516.8819  
www.adessodesigninc.ca

DA-20-035



MIXED-USE BUILDING  
ADDRESS:  
1 JARVIS STREET, HAMILTON, ON.

SECTION B

Project No.: 1912  
Scale: 1 : 100  
Date: Sept. 03, 2020  
Drawn by: Author  
Drawing No.:

A 6.01







Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> 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. \_\_\_\_\_ 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.

- Kashayar Pashootan on behalf of
1. Name of Owner Hamilton I GP Inc. Telephone No. \_\_\_\_\_  
FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
  2. Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postal Code \_\_\_\_\_
  3. Name of Agent A.J. Clarke & Associates Ltd. Telephone No. \_\_\_\_\_  
(c/o Franz Kloibhofer)  
FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
  4. Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postal Code \_\_\_\_\_

**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:  
Canada ICI Capital Corporation, 10180-101 Street NW, Suite 3540, Edmonton, AB  
\_\_\_\_\_  
Postal Code T5J 3S4  
\_\_\_\_\_  
\_\_\_\_\_  
Postal Code \_\_\_\_\_



6. Nature and extent of relief applied for:  
Please refer to enclose covering letter and planning overview.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Why it is not possible to comply with the provisions of the By-law?  
Please refer to enclose covering letter and planning overview.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
Parts 2 & 4, Plan 62R-16020  
1 Jarvis Street, Hamilton  
\_\_\_\_\_
9. PREVIOUS USE OF PROPERTY
- Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial X  
Agricultural \_\_\_\_\_ Vacant \_\_\_\_\_  
Other \_\_\_\_\_
- 9.1 If Industrial or Commercial, specify use  
Hamilton Tiger Cats Offices and Sales  
\_\_\_\_\_
- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?  
Yes \_\_\_\_\_ No X Unknown \_\_\_\_\_
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?  
Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X
- 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 X
- 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 \_\_\_\_\_ Unknown X

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 and findings of Stage I & II ESA.

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 X No \_\_\_\_\_

Previous known uses are limited to offices and sales for the Hamilton Tiger Cats.

#### 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.

October 27 2020

Date

  
Signature Property Owner

Kashayar Pashootan on behalf of Hamilton I GP Inc.  
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>33.71 metres (Fergusson Street) &amp; 53.06 metres (Jarvis Street)</u>
Depth	<u>85.47 metres</u>
Area	<u>3,848.2 sq metres</u>
Width of street	<u>+/- 20 metres (Fergusson Street) &amp; +/-20 metres (Jarvis Street)</u>

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: Please refer to enclosed survey.

Proposed: Please refer to enclosed architectural drawing package.

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

Existing: Please refer to enclosed survey.



Proposed: Please refer to enclosed architectural drawing package.

13. Date of acquisition of subject lands:  
September 11, 2019
14. Date of construction of all buildings and structures on subject lands:  
Unknown
15. Existing uses of the subject property: Commercial
16. Existing uses of abutting properties: Residential (north) & commercial (south)
17. Length of time the existing uses of the subject property have continued:  
Unknown
18. Municipal services available: (check the appropriate space or spaces)  
Water X Connected X  
Sanitary Sewer X Connected X  
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Downtown Mixed Use (Downtown Hamilton Secondary Plan - Map B.6.1-1)
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
Downtown Central Business District (D1) Zone - 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.  
N/A
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



*A. J. Clarke and Associates Ltd.*

SURVEYORS • PLANNERS • ENGINEERS

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

October 27, 2020

Delivered via e-mail: [jamila.sheffield@hamilton.ca](mailto:jamila.sheffield@hamilton.ca)

Attn: Ms. Jamila Sheffield  
Secretary-Treasurer

**Re: Minor Variance Application  
1 Jarvis Street, City of Hamilton**

---

Dear Madam,

On behalf of our client, Hamilton I GP Inc., we are pleased to provide you with the enclosed submission in support of a minor variance application as required as a condition of the corresponding conditionally approved site plan application (file no. DA-20-035) for the subject lands. The subject lands are municipally known as 1 Jarvis Street, in the City of Hamilton.

Please find the following enclosed materials in support of the subject application:

1. One (1) 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 signed and completed application form;
3. Three (3) copies of the architectural drawing package – one (1) full size and two (2) ledger size;

The subject lands are designated 'Downtown Mixed Use Area' on Schedule E-1 of the Urban Hamilton Official Plan. The subject lands are located within the Downtown Hamilton Secondary Plan area. As such, the lands are further designated 'Downtown Mixed Use', as per Map B.6.1-1 of the Secondary Plan. The property is zoned 'Downtown Central Business District (D1) Zone' in the City of Hamilton Comprehensive Zoning By-law 05-200.

Site Plan Application DA-20-035 received conditional approval from City Staff on July 30<sup>th</sup>, 2020. Since that time, a revised site plan has been submitted to address a variety of technical revisions. The revised site plan was submitted to City Staff via e-mail on September 8<sup>th</sup>, 2020. Since that time, Staff have had the opportunity to review the revisions and have indicated that the conditional site plan approval continues to be valid, conditional upon obtaining approval of all necessary minor variances (among other technical conditions).

As confirmed through discussion with City Staff, the following minor variances have been identified, based on the latest site plan package:

---





By-law Section	Provision	Requirement	Proposed
6.0(b)(i)	Stepbacks	A min 3 m stepback shall be required from the building base façade shown in Schedule “F” – Special Figure 15.	2.79 m (Jarvis)
6.0(c)	Additional setbacks for buildings above 44m	Various additional performance standards, specific to buildings taller than 44 metres in height.	Not applicable
6.1.3(b)(ii)	Building Height	Max height in accordance with Figure 1 of Schedule “F” – Special Figures. (44 m)	44.5 m

#### **Variance #1 – Stepback above Façade**

As per Section 6.0(b)(i) of the Zoning By-law, a minimum stepback of 3 metres is required from the building base façade height – which is defined as 16 metres in height per Schedule “F” of the Zoning By-law. Specifically, along the Jarvis Street frontage, the proposed development provides a setback of only 2.79 metres above the building base façade height. As such, it is proposed to reduce the minimum stepback above the building base façade height from 3 metres to 2.79 metres.

The proposed variance is minor in nature and will not have any perceptible impact to the streetscape. Any potential adverse impacts will be further mitigated by a high quality building design, which has undergone multiple iterations of review by Hamilton’s Design Review Panel and City Staff.

#### **Variance #2 – Maximum Building Height**

As per Section 6.1.3(b)(ii), the maximum permitted building height for the subject lands is 44 metres. The proposed development will be 44.5 metres in height. As such, it is proposed to increase the maximum permitted building height to 44.5 metres.

The conditional approval (DA-20-035) was originally based on a building design that was 44 metres in height, in compliance with the maximum permitted building height per Section 6.1.3(b)(ii) of the Zoning By-law. However, since that time a number of revisions have been made to the overall design to address comments provided by City Staff, as well as incorporate various amendments to the plan based on emerging technical details.

In particular, the original design included parking stackers to accommodate the minimum required on-site parking. However, the proposed parking stackers were removed as a result of significant increase in cost from the original preliminary quote provided by the parking stacker manufacturer in 2018. This increase in cost rendered the incorporation of parking stackers in this development not financially viable. This, combined with existing marketing concerns regarding the complexity of operating the stackers, has resulted in a decision to discontinue their usage in this project.



The removal of the parking stackers from the plan necessitated a series of changes to the overall building design. In order to provide sufficient parking without parking stackers, a P1 level of parking was added, for a total of three levels of parking. There is no change to the overall parking count as a result of this change (156 parking spaces). However, the additional parking level has moderately increased the height of the 2nd floor by 1.18 metres. The majority of the height increase was mitigated through design changes elsewhere in the structure, but the overall building height has increased by 0.5m (44.5 m).

It should be noted that City Staff have reviewed the proposed changes to the site plan and indicated support. Despite the increased building height, Staff have maintained the existing conditional approval of the site plan (as revised).

The proposed variance is minor and technical in nature, as it is largely necessitated by unique site conditions. The subject lands slope significantly from west to east. As the site has frontage on both Fergusson (west) and Jarvis (east), building height is based on average grade – rather than the established grade along one frontage or another. Due to the change in grade, the building appears taller along Jarvis than it does along Fergusson.

The concurrently submitted building elevations (within the Architectural Drawing Package) demonstrate the portion of the building along each façade which exceeds 44 metres in height. As can clearly be seen, the requested variance is minor in nature. Furthermore, it should be noted that due to existing soil and ground water conditions, it is not possible to lower the building further into the ground.

Given the unique context of the site and the minor and technical nature of the proposal, the variance will not establish a precedent for building height increases on other more standard properties found throughout the downtown core.

### **Variance #3 – Provisions applicable to buildings above 44 metres**

As per Section 6.0(c)(iii), buildings over 44 metres (also known as “tall buildings”) in height are required to provide additional setbacks from various property lines. On the condition that Variance #2 (above) is approved, it is further proposed to permit a maximum building height of 44.5 metres, notwithstanding the provisions of Section 6.0(c).

The proposed development cannot feasibly meet the requirements applicable to typical “tall buildings”, given the narrow width of the site. The proposed development is not intended to function as a “tall building” and should not be subject to the same requirements for the minimal portion of the top floor which exceeds 44 metres. As explained above, the additional 0.5 metres of building height is a technical requirement, necessitated by a variety of site-specific and design-specific factors. As such, the variance is minor in nature and maintains the general intent of the Zoning By-law.





**Conclusion**

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, MCIP, RPP  
Senior Associate, Planner  
**A. J. Clarke and Associates Ltd.**

Encl.

Copy: Hamilton I GP Inc. (c/o Kash Pashootan)  
Emblem Development Corp. (c/o Alistair Rennie)