

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202 E-mail: <u>cofa@hamilton.ca</u>

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 stream	ned at www.hamilton.ca/committeeofadjustment
for viewing	purposes only

PUBLIC INPUT

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

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

MORE INFORMATION

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

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

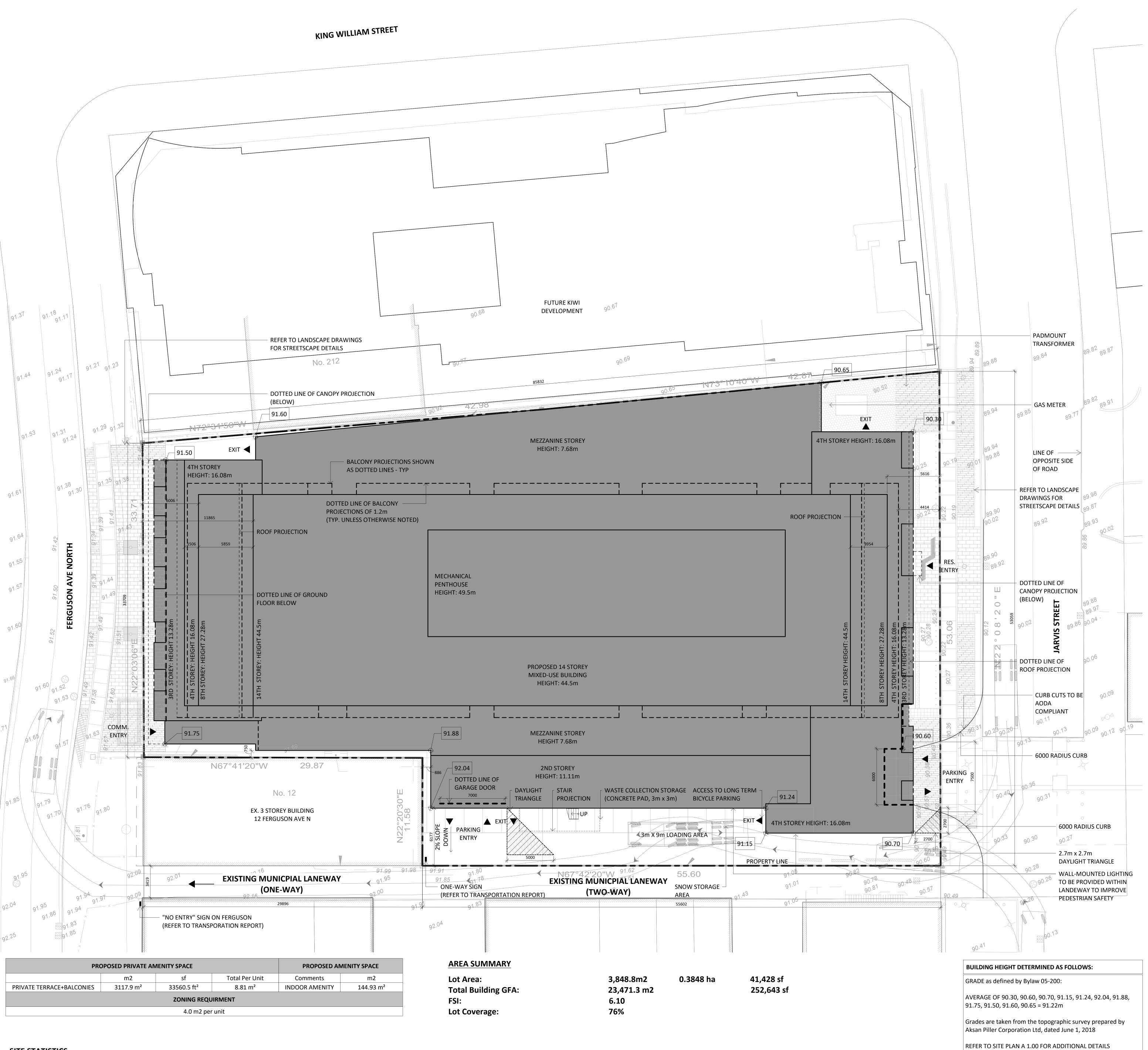
DATED: November 17th, 2020.

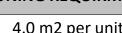
Jamila Sheffield, Secretary-Treasurer Committee of Adjustment

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		
DE: 1	lanvic Stroo	t Hamilton			UNDERTA	KING				
)	t, Hamilton		. the ow	ner(s) of the land	. hereby underta	ake an	nd agree without reservation,		
a.		with all the conter								
b.	•	n the facilities, wo with the conditic			-		-	Act shown on this plan and drawing(s) in 30, 2020;		
C.	41(7)(b) of		-	-				acilities, works or matters mentioned in Section ccess ramps and driveways, parking and loading		
d.		on all offers of pur at the home/busir								
	ii) th		/owners be rea		-			of the exact Centralized Mail Box locations prior		
e.	Assembly) rear loadin	at their own expe	ense (less than bly which will r	100 units	s will require a fro	ont loading Lock	Box A	ovide the centralized mail facility (Lock Box Assembly & more than 100 units will require a gs and complexes with a common lobby,		
f.								er agrees that the City may enter the land and 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.	sound leve		ng road traffic r	may on o	ccasion interfere	with some activ	ities of	levelopment and within the building units, of the dwelling occupants as the sound levels n and Parks.		
i.	conditionir indoor sou The locatio	ng. Installation of on nd levels are with	central air conc in the noise cri of the outdoor	ditioning teria of t r air cond	will allow window he Municipality a litioning device sl	vs and exterior c nd the Ministry nould be done so	loors t of the	c., was sized to accommodate central air to remain closed, thereby ensuring that the e Environment, Conservation and Parks. (Note: o minimize the noise impacts and comply with		
j.	The owner audible.	is advised that du	e to the proxir	nity of th	e adjacent comm	ercial/retail faci	lities, s	sound levels from the facilities may at times be		
k.	That the O	wner must, at its c parking access, to	•	-		-		he alleyway between Jarvis Street and the west nt.		
١.	"Caution: N	Notwithstanding c	urrent surface	conditior	ns, the property h	as been determ	ined to	to be an area of archaeological potential.		
	activities, s Culture Ind constructio	hould deeply buri lustries (MHSTCI)	ed archaeolog should be notif should immed	ical mate fied imme liately co	rials be found on ediately (416-212 ntact both MHST	the property th 2-8886). In the e CI and the Regist	e Onta vent ti	ent is cautioned that during development ario Ministry of Heritage, Sport, Tourism and hat human remains are encountered during r Deputy Registrar of the Cemeteries Regulation		
Dated	this	d	lay of		20	_				
 Witne	ess (signatur	e)	Owner(s) (signatu	ıre)	_ (seal)				
Witn	ess (print)		Owner (p	orint)		_				
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Addi										
SITE P	LAN NOTES									
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	 Planning and Chief Planner, Planning and Economic Development Department. 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 									
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Parking	139
Compact Parking	12
BF Parking	5
	156







COMM	ION AREA/CIRCULATIO	N	VEHICLE	PARKING	COMN	IERCIAL	RESIDENTIAL	. (UNIT AREAS)	RESIDENTIAL IN	IDOOR AMANITY	MECH	ANICAL	RESIDENTI	AL STORAGE	GROSS CONST	RUCTION AREA	GFA EXECLUSIONS		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 m ²	5157.39 ft ²	1866.8 m ²	20093.6 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	144.9 m²	1560.0 ft ²	131.5 m²	1415.4 ft ²	74.1 m ²	797.5 ft ²	2696.4 m ²	29023.9 ft ²	1998.2 m²	21508.9 ft ²	698.2 m²	7514.9 ft ²
GROUND	185.43 m ²	1995.97 ft ²	2038.5 m ²	21942.3 ft ²	259.5 m ²	2793 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	75.6 m²	813.8 ft ²	38.9 m²	419.2 ft ²	2598.0 m ²	27964.3 ft ²	2114.1 m²	22756.1 ft ²	483.8 m ²	5208.1 ft ²
MEZZANINE STOREY	263.57 m ²	2837.08 ft ²	2520.4 m ²	27129.4 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	16.0 m²	172.5 ft ²	125.4 m²	1349.3 ft ²	2925.4 m ²	31488.4 ft ²	2536.4 m²	27301.9 ft ²	388.9 m²	4186.4 ft ²
2ND FLOOR	258.55 m ²	2783.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1842.4 m ²	19831.1 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	229.8 m ²	2473.7 ft ²	2330.7 m ²	25087.9 ft ²	0.0 m²	0.0 ft ²	2330.7 m ²	25087.8 ft ²
3RD FLOOR	258.55 m ²	2783.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1842.4 m²	19831.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	2100.9 m ²	22614.2 ft ²	0.0 m²	0.0 ft ²	2100.9 m ²	22614.1 ft ²
4TH FLOOR	256.32 m ²	2759.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1745.1 m ²	18784.2 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	2001.4 m ²	21543.3 ft ²	0.0 m²	0.0 ft ²	2001.4 m ²	21543.2 ft ²
5TH FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m²	18090.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m²	18089.9 ft ²
6Th FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m²	18090.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m²	18089.9 ft ²
7TH FLOOR	164.53 m ²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m²	18090.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m ²	18089.9 ft ²
8TH FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m²	18090.0 ft ²	0.0 m²	0.0 ft ²	1680.6 m²	18089.9 ft ²
9-13 Floor	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m²	15688.2 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.1 ft ²
10 FLOOR	147.57 m²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.2 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.1 ft²
11TH FLOOR	147.57 m²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.2 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.1 ft²
12TH FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m²	15688.2 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.1 ft ²
13TH FLOOR	147.57 m²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.1 ft ²
14 FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m²	0.0 ft ²	1457.5 m²	15688.1 ft ²
MECH.PENTHOUSE	439.05 m ²	4725.93 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	439.1 m ²	4726.0 ft ²	439.1 m²	4725.9 ft ²	0.0 m ²	0.0 ft ²
Total	3684.17 m ²	39656.05 ft ²	6425.7 m ²	69165.4 ft ²	259.5 m ²	2793 ft ²	19353.6 m ²	208320.0 ft ²	145.0 m ²	1560.2 ft ²	223.1 m ²	2401.9 ft ²	468.2 m ²	5039.9 ft ²	30559.3 m ²	328937.3 ft ²	7087.9 m²	76293.0 ft ²	23471.3 m ²	252642.8 ft ²

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 20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528 www.studiojci.com 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 Mechanical Engineer: REINBOLD ENGINEERING GROUP 214 King St W, Suite 212, Toronto, ON, M5H 3S6 t. 647.253.1166

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General Notes:

1. These Contract Documents are the property of

ISSUED FOR DRT/SPA

SEPT. 03, 2020

FEB 07, 2020

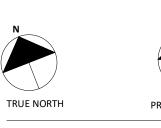
NOV 22, 2019

Date

f. 403.509.1037 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

DA-20-035



PROJECT NORTH

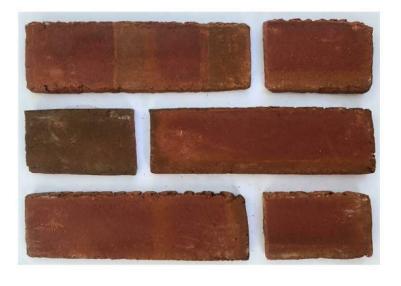
MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

SITE PLAN

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

			1. ¹
			140,7 <u>20</u> 140,7
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			1 <u>35,720</u> MECH.PENTHO
			<u>132,300</u> 14 FLC
			129,500 13TH FLC
			<u>126,700</u> 12TH FLC
• [•]		· ^{- 1}	123,900 11TH FLC
			121,100 10 FLC
			<u>118,300</u> 9TH FLC 115,500
	1. ¹		8TH FLC
			7TH FLC 109,900
			6Th FLC <u>107,100</u> 5TH FLC
			104,300. 4TH FLC
			<u>101,500</u> 3RD FLC
			<u>98,700</u> 2ND FLC
			95,200
			MEZZANINE STO
			GROL 91,750 FERGUSON 91,220 91,220 90,300 90,300
• * • • • • • • • • • • • • • • • • • •	- ¹	• * • • • • • • • • • • • • • • • • • •	JARVIS

PROPOSED MATERIAL PALETTE



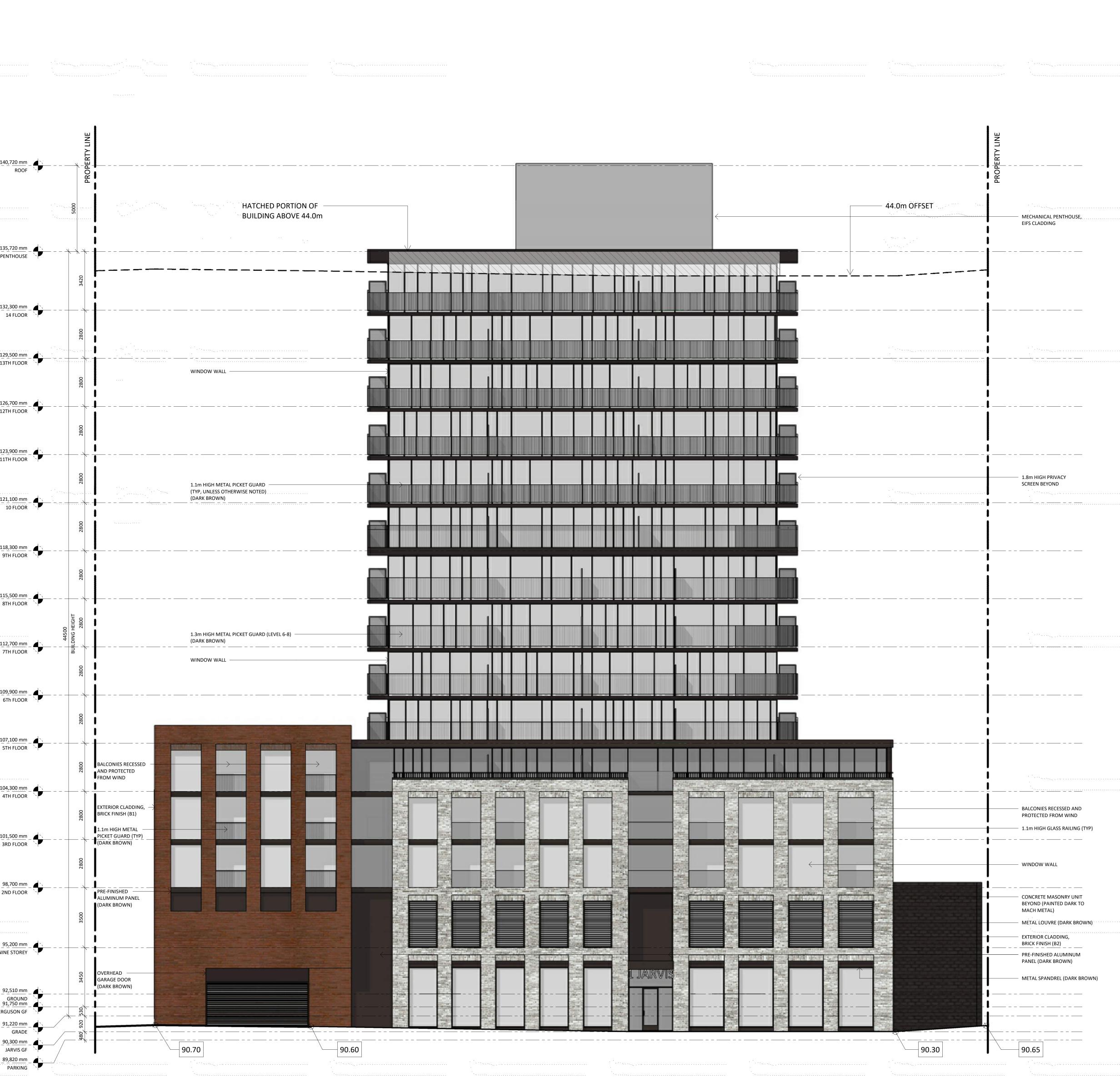
BRICK 1: BY REDLAND BRICK, COLOUR: MONTGOMERY (OR EQUAL)

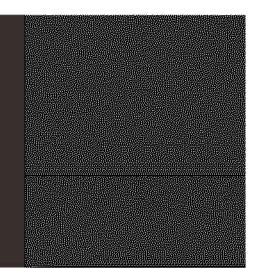


BRICK 2: BY REDLAND BRICK, COLOUR: CHATHAM GRAY (OR EQUAL)



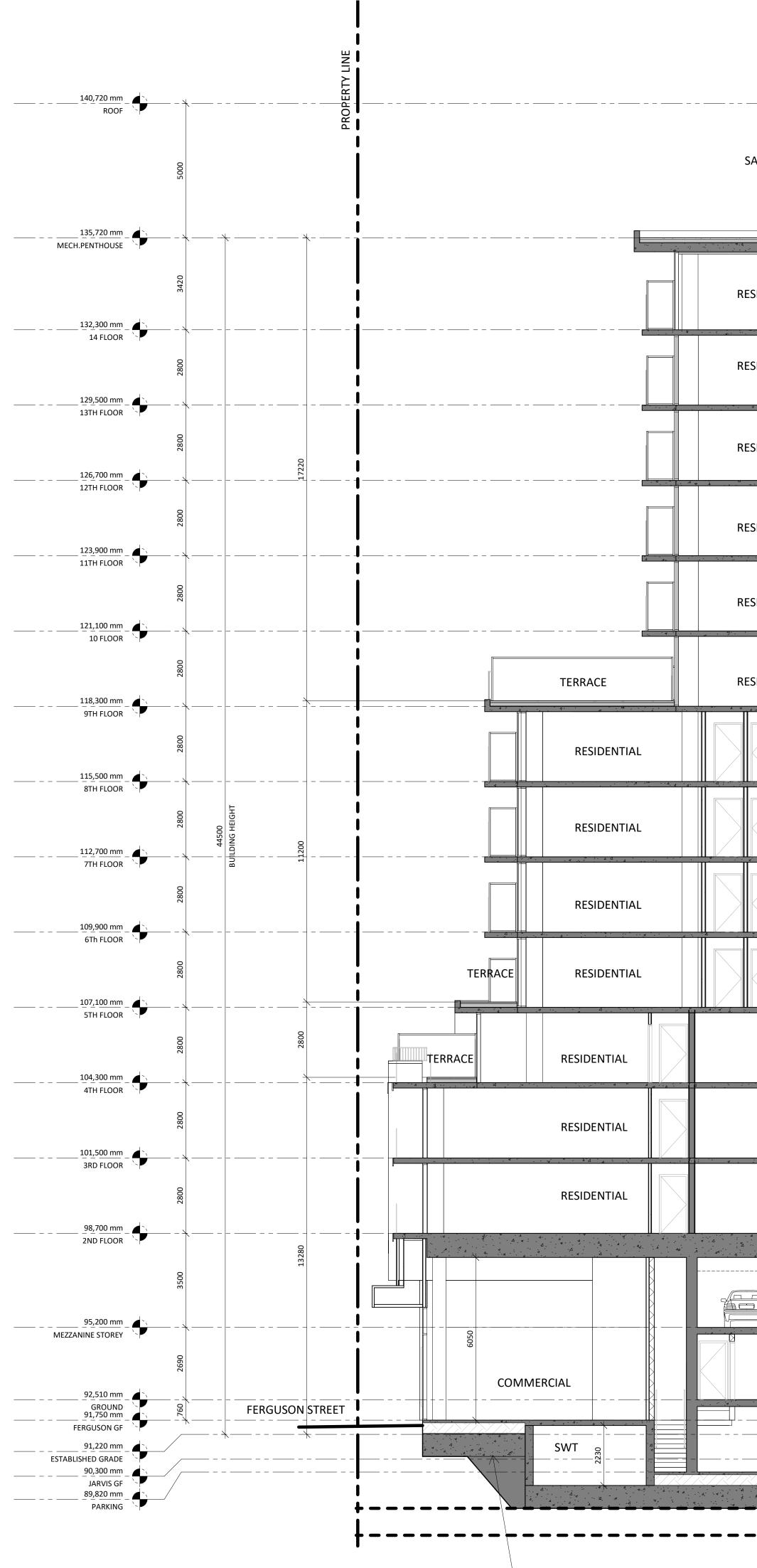
METAL PANELLING: DURANAR COATING, (BRONZE





DURANAR COATING, COLOUR: SUNSTORM DARK

 *	·	*
	Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.	
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		Issued:
		ISSUED FOR SPASEPT. 03, 2020ISSUED FOR DRT/SPAFEB 07, 2020ISSUED FOR DRPNOV 22, 2019Issued ForDate
		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
 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		ASSO
		OF ARCHITECTS 2 Daily of LICENCE 6108
		Architect: STUDIO JCI 20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528
		Client: EMBLEM T7 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 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 Electrical Engineer: NEMETZ (S/A) & ASSOCIATES LIMITED 214 King Street West, Suite 214, Torosto ON, MEH 236
		Toronto, ON, M5H 3S6 t. 647.253.2086 f. 647.253.2085 www.nemetz.com Sprinkler Consultant: Disano Sprinkler Design 80 Tiverton Ct, Suite 700, Markham, ON, L3R 0G4 Interior Design: IBI 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: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca
		· · · · · · · · · · · · · · · · · · ·
		N N TRUE NORTH PROJECT NORTH MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.
 BUILDING HEIGHT DETERMIN GRADE as defined by Bylaw 0		EAST ELEVATION
91.75, 91.50, 91.60, 90.65 = 9	pographic survey prepared by	Project No.: 1912 Scale: As indicated Date: Sep. 03, 2020 Drawn by: STUDIO JCI
REFER TO SITE PLAN A 1.00 F		Drawing No.: A 5.00



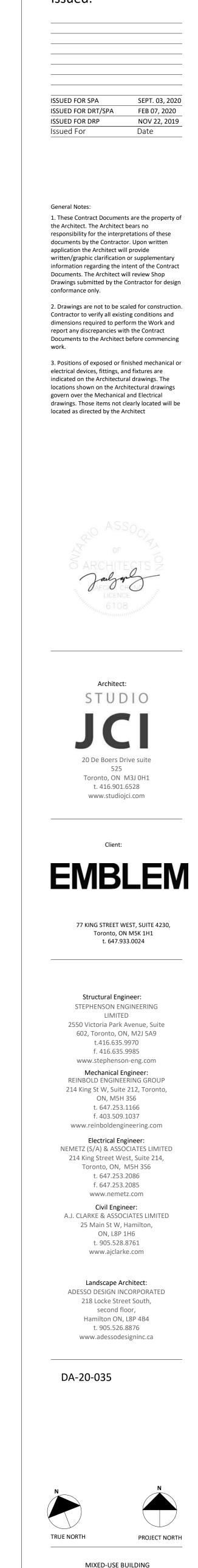
U/S RAFT AT COMMERCIAL: 90.40

						4		
SAFETY GUARD ——		4700	MECH. PENTHOUSE					
4.4 A A A A A A A A A A A A A A A A A A					8135			4
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		PARKING 8				RESIDENTIAL GARBAGE		RESII D <u>BBY</u>
		PARKING 2						
					1677			4
		 		ELEVATOR		RAFT AT	NOTE: <i>GRADE</i> CALCULAT 90.60, 90.52, 91.42, 91.8 DEFINITION IN BYLAW 05	.83, 9

ELEVATOR OPENINGS

U/S RAFT AT ELEVATOR PIT: 87.68 **DEFINITION IN BYLAW 05-200**

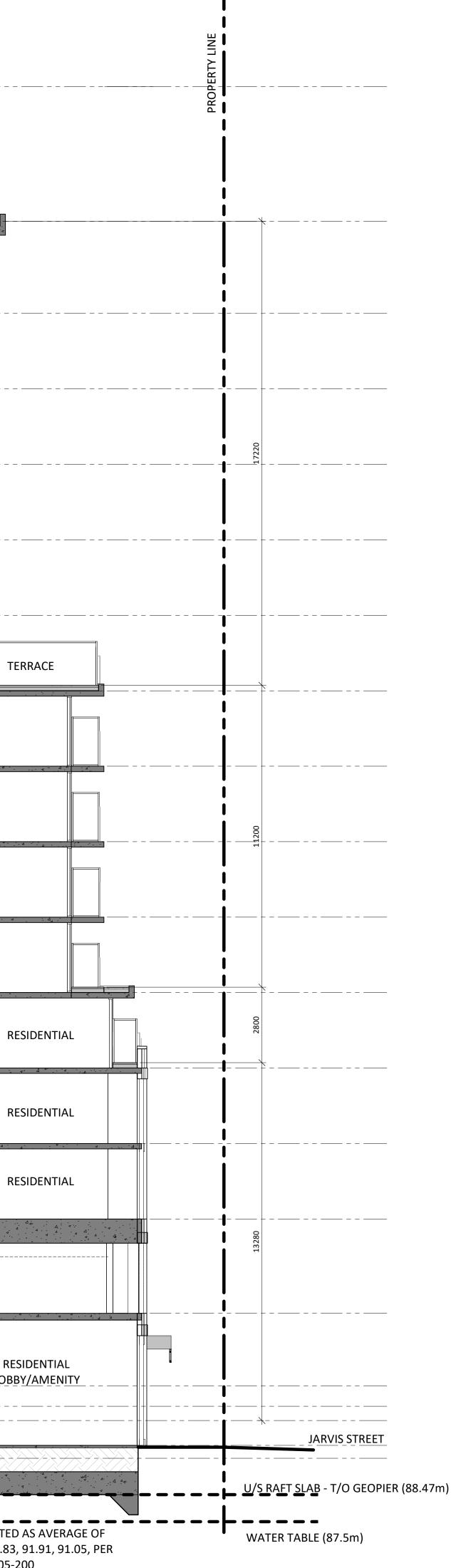




MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

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, 18R3J2

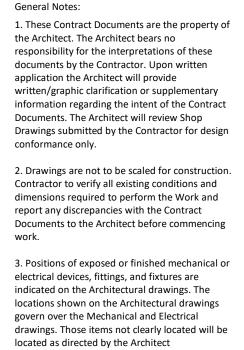
DRAWING LIST ARCHITECTURAL

A 0.01	PROJECT STATISTICS
A 1.00	SITE PLAN
A 3.00 A 3.01 A 3.02	P1 GROUND FLOOR PLAN MEZZANINE FLOOR PLAN
A 3.02 A 3.03	2ND FLOOR PLAN
A 3.04	3RD FLOOR PLAN
A 3.05	4TH FLOOR PLAN
A 3.06	5-8TH FLOOR PLAN
A 3.07	9TH FLOOR PLAN
A 3.08	10-14TH FLOOR PLAN
A 3.09	MPH FLOOR PLAN
A 3.10	ROOF PLAN
A 5.00	EAST ELEVATION
A 5.01	SOUTH ELEVATION
A 5.03	NORTH ELEVATION
A 5.02	WEST ELEVATION
A 6.00	SECTION A
A 6.01	SECTION B
A 6.02	SECTION C



CONTEXT PLAN Scale: 1:2000 Issued:

ISSUED FOR SPASEPT. 03, 2020ISSUED FOR DRT/SPAFEB 07, 2020ISSUED FOR DRPNOV 22, 2019Issued ForDate







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

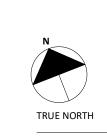
Structural Engineer: STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Avenue, Suite 602, Toronto, ON, M2J 5A9 t.416.635.9970 f. 416.635.9985 www.stephenson-eng.com Mechanical Engineer: REINBOLD ENGINEERING GROUP 214 King St W, Suite 212, Toronto, ON, M5H 3S6 t. 647.253.1166

f. 403.509.1037 www.reinboldengineering.com 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

Landscape Architect: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

www.ajclarke.com

DA-20-035



N PROJECT NORTH

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

COVER

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

- SUBJECT SITE



AREA SUMMARY

Lot Area: **Total Building GFA:** FSI: Lot Coverage:

СОММ	ON AREA/CIRCULATIO	N	VEHICLE	PARKING	СОММ	ERCIAL	RESIDENTIAL	. (UNIT AREAS)	RESIDENTIAL IN	IDOOR AMANITY	RESIDENTI	AL STORAGE	GROSS CONST	RUCTION AREA	GFA EXE	CLUSIONS	GROSS FL	OOR AREA
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
PARKING	479.14 m ²	5157.39 ft ²	1866.8 m²	20093.6 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	144.9 m ²	1560.0 ft ²	74.1 m ²	797.5 ft ²	2696.4 m ²	29023.9 ft ²	1998.2 m²	21508.9 ft ²	698.2 m ²	7514.9
GROUND	185.43 m²	1995.97 ft ²	2038.5 m ²	21942.3 ft ²	259.5 m ²	2793 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.9 m ²	419.2 ft ²	2598.0 m ²	27964.3 ft ²	2114.1 m ²	22756.1 ft ²	483.8 m ²	5208.1
MEZZANINE STOREY	263.57 m ²	2837.08 ft ²	2520.4 m ²	27129.4 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	125.4 m ²	1349.3 ft ²	2925.4 m ²	31488.4 ft ²	2536.4 m ²	27301.9 ft ²	388.9 m ²	4186.41
2ND FLOOR	258.57 m ²	2783.18 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1842.4 m ²	19830.9 ft ²	0.0 m ²	0.0 ft ²	229.8 m ²	2473.7 ft ²	2330.7 m ²	25087.9 ft ²	0.0 m ²	0.0 ft ²	2330.7 m ²	25087.8
3RD FLOOR	258.57 m ²	2783.18 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1842.4 m ²	19830.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	2100.9 m ²	22614.2 ft ²	0.0 m ²	0.0 ft ²	2100.9 m ²	22614.1
4TH FLOOR	256.32 m ²	2759.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1745.1 m ²	18784.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	2001.4 m ²	21543.3 ft ²	0.0 m ²	0.0 ft ²	2001.4 m ²	21543.2
5TH FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m²	18089.9
6Th FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18089.9
7TH FLOOR	164.53 m ²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18089.9
8TH FLOOR	164.53 m ²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m ²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18089.9
9TH FLOOR	147.57 m²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.1
10 FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m ²	0.0 ft ²	1457.5 m²	15688.1
11TH FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.1
12TH FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.1
13TH FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.1
14 FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.1
MECH.PENTHOUSE	439.05 m ²	4725.93 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	439.1 m ²	4726.0 ft ²	439.1 m ²	4725.9 ft ²	0.0 m ²	0.0 ft ²
Total	3684.19 m ²	39656.33 ft ²	6425.7 m ²	69165.4 ft ²	259.5 m ²	2793 ft ²	19353.5 m ²	208319.8 ft ²	145.0 m ²	1560.2 ft ²	468.2 m ²	5039.9 ft ²	30559.3 m ²	328937.3 ft ²	7087.9 m ²	76293.0 ft ²	23471.3 m ²	252642.8

PRO	PROPOSED AN	IENITY SPACE						
	m2	sf	Total Per Unit	Comments	m2			
PRIVATE TERRACE+BALCONIES	3117.9 m²	33560.5 ft ²	8.81 m ²	INDOOR AMENITY	144.93 m²			
ZONING REQUIRMENT								
		4.0 m2 per	r unit					

	PROPOSED BICYCLE PARKING (Bylaw 05-200 Section 5.7)									
Use	Туре	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 ²	0	0	0					
Commercial	Short Term	273.00 m ²	0	0	0					

	PARKING STATISTICS									
DWELLING UNITS LESS THAN 50m2 IN GFA										
TOTAL	UNIT	REQ'D PARKING	REQ'D	UNIT	REQ'D	REQ'D				
UNIT	QTY:	RATE (1-12	PARKING	QTY:	PARKING RATE	PARKING (13+				
NO.	1-12	UNITS)	(1-12 UNITS)	13+	(13+ UNITS)	UNITS)		TOTAL PAI	RKING PROPOSE	D
159	12	0	0.0	147	0.3	44.1			44	
DWELLIN	DWELLING UNITS GREATER THAN 50m2 IN GFA									
TOTAL	UNIT	REQ'D PARKING	REQ'D	UNIT	REQ'D	REQ'D	UNIT	REQ'D	REQ'D	TOTAL
UNIT	QTY:	RATE (1-12	PARKING	QTY:	PARKING RATE	PARKING	QTY:	PARKING RATE	PARKING (51+	PARKING
NO.	1-12	UNITS)	(1-12 UNITS)	13-50	(13-50 UNITS)	(13-50 UNITS)			PROPOSED	
182	12	0	0	38	0.5	19.0	132	0.7	92.4	112
DWELLIN	IG UNITS	WITH 3B OR MOR	RE							
TOTAL	UNIT	REQ'D PARKING	REQ'D	UNIT	REQ'D	REQ'D				
UNIT	QTY:	RATE (1-12	PARKING	QTY:	PARKING RATE	PARKING (13+				
NO.	1-12	UNITS)	(1-12 UNITS)	13+	(13+ UNITS)	UNITS)		TOTAL PAI	RKING PROPOSE	D
13	12	0	0.0	1	0.3	0.3			0	
				PR		E SUMMARY				
			ТҮРЕ			COUNT				
		Р	arking			139				
		Comp	act Parking			12				
		•	Parking			5				
L								156		

3,848.8m2	0.3848 ha	41,428 sf
23,471.3 m2		252,643 sf
6.10		
76%		

RESIDENTIAL UNITS	BREAK DOWN
Unit Type/Floor	TOTAL
2ND FLOOR	
18	16
1B+D	10
2B	5
2B+D	3
3B	1
3RD FLOOR	
1B	16
1B+D	10
2B	5
2B+D	3
3B	1
4TH FLOOR	
18	18
1B+D	6
28	6
2B+D	3
38	1
5TH FLOOR	
18	9
1B+D	7
2B	9
2B+D	2
3B	1
6Th FLOOR	
18	9
1B+D	7
2B	9
2B+D	2
3B	1
7TH FLOOR	1
1B	9
1B+D	7
2B	9
2B+D	2
3B	1
8TH FLOOR	ـــــــــــــــــــــــــــــــــــــ
1B	9
1B+D	<u>9</u> 7
2B	9
	2
2B+D	
3B	1

RESIDENTIAL UNIT	S BREAK DOWN			
Unit Type/Floor	TOTAL			
9TH FLOOR				
1B	6			
1B+D	3			
2B	9			
2B+D	4			
3B	1			
10 FLOOR				
18	6			
1B+D	3			
2B	9			
2B+D	4			
3B	1			
11TH FLOOR				
1B	6			
1B+D	3			
2B	9			
2B+D	4			
3B	1			
12TH FLOOR				
1B	6			
1B+D	3			
2B	9			
2B+D	4			
3B	1			
13TH FLOOR				
1B	6			
1B+D	3			
2B	9			
2B+D	4			
3B	1			
14 FLOOR				
1B	6			
1B+D	3			
2B	9			
2B+D	4			
3B	1			
-	354			

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



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		-

Issued:

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





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 Mechanical Engineer: REINBOLD ENGINEERING GROUP 214 King St W, Suite 212, Toronto, ON, M5H 3S6 t. 647.253.1166

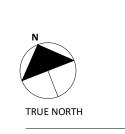
f. 403.509.1037

www.reinboldengineering.com 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

Landscape Architect: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

www.ajclarke.com

DA-20-035





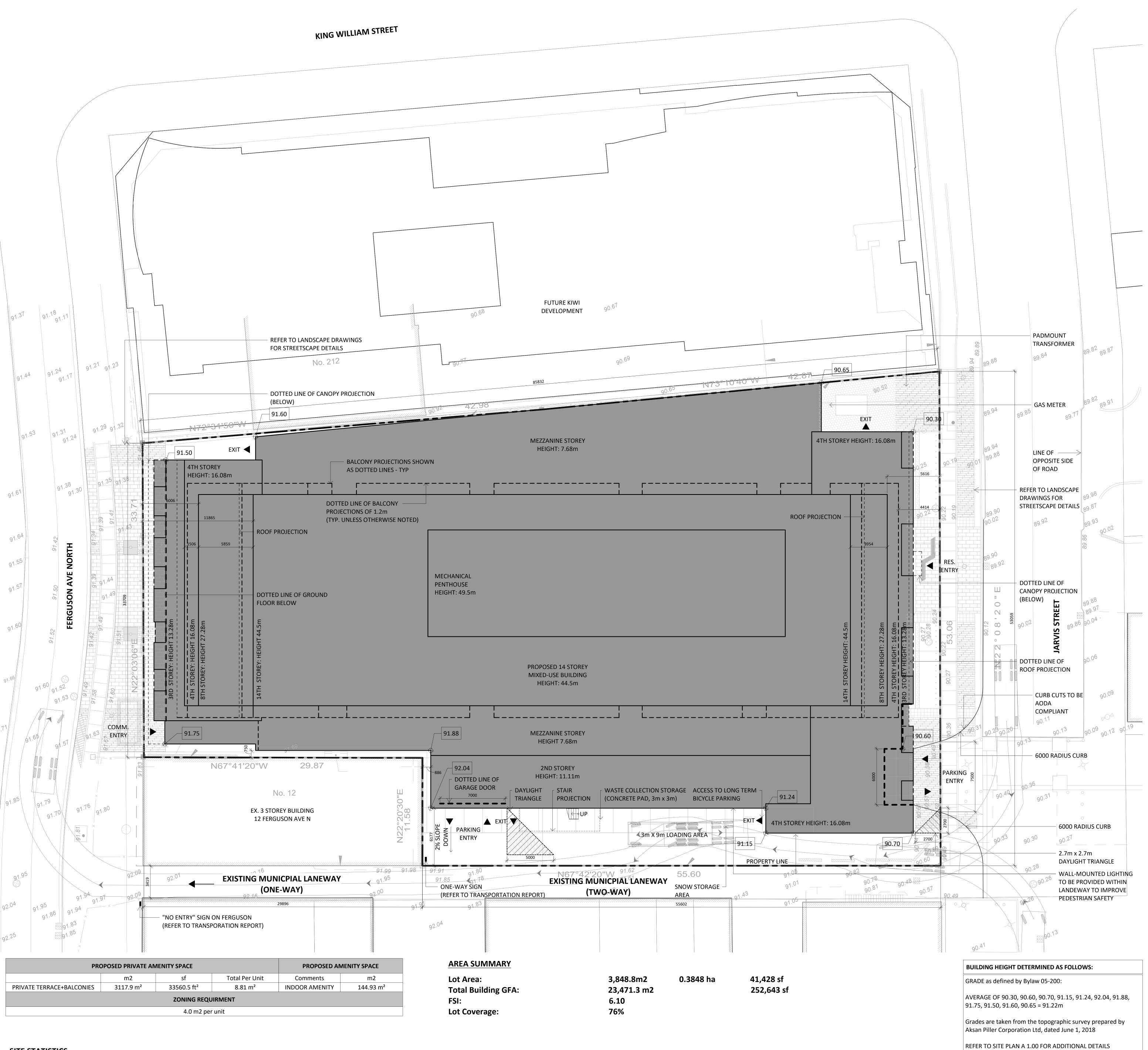
MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

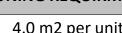
PROJECT STATISTICS

Project No.: 1912 Scale: 1 : 1 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 0.01

								FILE No. DA-20-035		
DE: 1	lanvic Stroo	t Hamilton			UNDERTA	KING				
)	t, Hamilton		. the ow	ner(s) of the land	. hereby underta	ake an	nd agree without reservation,		
a.		with all the conter								
b.	•	n the facilities, wo with the conditic			-		-	Act shown on this plan and drawing(s) in 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 the closing of any home sales. 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.								er agrees that the City may enter the land and to obtain compliance with this plan.		
g.		wner agrees to ph ı, in a manner that			-	ll address to the	buildi	ing or on a sign in accordance with the City's		
h.	sound leve		ng road traffic r	may on o	ccasion interfere	with some activ	ities of	levelopment and within the building units, of the dwelling occupants as the sound levels n and Parks.		
i.	conditionir indoor sou The locatio	ng. Installation of on nd levels are with	central air conc in the noise cri of the outdoor	ditioning teria of t r air cond	will allow window he Municipality a litioning device sl	vs and exterior c nd the Ministry nould be done so	loors t of the	c., was sized to accommodate central air to remain closed, thereby ensuring that the e Environment, Conservation and Parks. (Note: o minimize the noise impacts and comply with		
j.	The owner audible.	is advised that du	e to the proxir	nity of th	e adjacent comm	ercial/retail faci	lities, s	sound levels from the facilities may at times be		
k.	That the O	wner must, at its c parking access, to	•	-		-		he alleyway between Jarvis Street and the west nt.		
١.	"Caution: N	Notwithstanding c	urrent surface	conditior	ns, the property h	as been determ	ined to	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 (416-212-8886). 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	d	lay of		20	_				
 Witne	ess (signatur	e)	Owner(s) (signatu	ıre)	_ (seal)				
Witn	ess (print)		Owner (p	orint)		_				
	ess of Witne									
Addi										
SITE P	LAN NOTES									
1.	All work in	volved in the cons		ation, rep	pair of municipal	services for the	oroiec	ct shall be to the satisfaction of the Director of		
	Planning a	nd Chiaf Dlannar [, ,			
2.			-		Development De	partment.	-	r Fire Department and at the expense of the		
2. 3.	owner.		Fire Hydrants s	hall be es	Development De stablished to the	partment. satisfaction of th	e City			
	owner. Main drive All drivewa	Signs and 3-Way F way dimensions a	Fire Hydrants s t the property lines for the fir	hall be es line bour	Development De stablished to the ndaries are plus o	partment. satisfaction of th or minus 7.5 m u	nless c			
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3. 4. 5.	owner. Main drive All drivewa maximum The approvenormally re - Bui - Sev - Roa - Rel - Ap - End - Con Abandoned Traffic Eng	Signs and 3-Way F way dimensions a bys from property grades unless othe val of this plan doe equired to comple ilding permit wer and Water Per ad cut permits location of Service proach approval p croachment Agree mmittee of Adjust d accesses must be ineering Section, F	Fire Hydrants sl t the property lines for the fir erwise stated. es not exempt to te a construction rmit es ermits ements (If Requ ment e removed and Public Works D vehicular acces	hall be es line bour st 7.5 m the owne on project uired) l the curb epartments ss points,	Development De stablished to the ndaries are plus o shall be within 59 er's bonded contr ct, such as, but no o and boulevard r nt. the following no	partment. satisfaction of th or minus 7.5 m un % maximum grad actor from the ro ot limited to the estored with soc	e City nless c de, the equire follow	otherwise stated. ereafter, all driveways shall be within 10% ements to obtain the various permits/approvals ving: ne Owner's expense to the satisfaction of the Om metre by 5.0m metre visibility triangles in		
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Parking	139
Compact Parking	12
BF Parking	5
	156







COMM	ION AREA/CIRCULATIO	N	VEHICLE	PARKING	СОММ	IERCIAL	RESIDENTIAL	(UNIT AREAS)	RESIDENTIAL IN	DOOR AMANITY	MECH	ANICAL	RESIDENTI	AL STORAGE	GROSS CONST	RUCTION AREA
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
PARKING	479.14 m ²	5157.39 ft ²	1866.8 m ²	20093.6 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	144.9 m²	1560.0 ft ²	131.5 m²	1415.4 ft ²	74.1 m ²	797.5 ft ²	2696.4 m ²	29023.9 ft ²
GROUND	185.43 m ²	1995.97 ft ²	2038.5 m ²	21942.3 ft ²	259.5 m ²	2793 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	75.6 m²	813.8 ft ²	38.9 m²	419.2 ft ²	2598.0 m ²	27964.3 ft ²
MEZZANINE STOREY	263.57 m ²	2837.08 ft ²	2520.4 m ²	27129.4 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	16.0 m²	172.5 ft ²	125.4 m²	1349.3 ft ²	2925.4 m ²	31488.4 ft ²
2ND FLOOR	258.55 m ²	2783.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1842.4 m²	19831.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	229.8 m²	2473.7 ft ²	2330.7 m ²	25087.9 ft ²
3RD FLOOR	258.55 m ²	2783.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1842.4 m²	19831.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	2100.9 m ²	22614.2 ft ²
4TH FLOOR	256.32 m ²	2759.04 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1745.1 m²	18784.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	2001.4 m ²	21543.3 ft ²
5TH FLOOR	164.53 m ²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²
6Th FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²
7TH FLOOR	164.53 m²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²
8TH FLOOR	164.53 m ²	1771.01 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1516.1 m²	16318.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1680.6 m ²	18090.0 ft ²
9-13 Floor	147.57 m²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²
10 FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²
11TH FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²
12TH FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²
13TH FLOOR	147.57 m²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²
14 FLOOR	147.57 m ²	1588.42 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	1309.9 m ²	14099.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1457.5 m ²	15688.2 ft ²
MECH.PENTHOUSE	439.05 m ²	4725.93 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m²	0.0 ft ²	0.0 m ²	0.0 ft ²	439.1 m ²	4726.0 ft ²
Total	3684.17 m ²	39656.05 ft ²	6425.7 m ²	69165.4 ft ²	259.5 m ²	2793 ft ²	19353.6 m ²	208320.0 ft ²	145.0 m ²	1560.2 ft ²	223.1 m ²	2401.9 ft ²	468.2 m ²	5039.9 ft ²	30559.3 m ²	328937.3 ft ²

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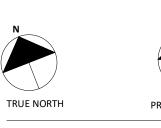
NOV 22, 2019

Date

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

DA-20-035



PROJECT NORTH

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

SITE PLAN

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

4725.9 ft² 76293.0 ft² 7087.9 m²

GFA EXECLUSIONS

sf 21508.9 ft²

22756.1 ft²

27301.9 ft²

0.0 ft²

m2

1998.2 m²

2114.1 m²

2536.4 m²

0.0 m²

439.1 m²

23471.3 m²

GROSS FLOOR AREA

sf

7514.9 ft²

5208.1 ft²

4186.4 ft²

25087.8 ft²

22614.1 ft²

21543.2 ft²

18089.9 ft²

18089.9 ft²

18089.9 ft²

18089.9 ft²

15688.1 ft²

15688.1 ft²

15688.1 ft²

15688.1 ft²

15688.1 ft²

15688.1 ft²

0.0 ft²

252642.8 ft²

m2

698.2 m²

483.8 m²

388.9 m²

2330.7 m²

2100.9 m²

2001.4 m²

1680.6 m²

1680.6 m²

1680.6 m²

1680.6 m²

1457.5 m²

1457.5 m²

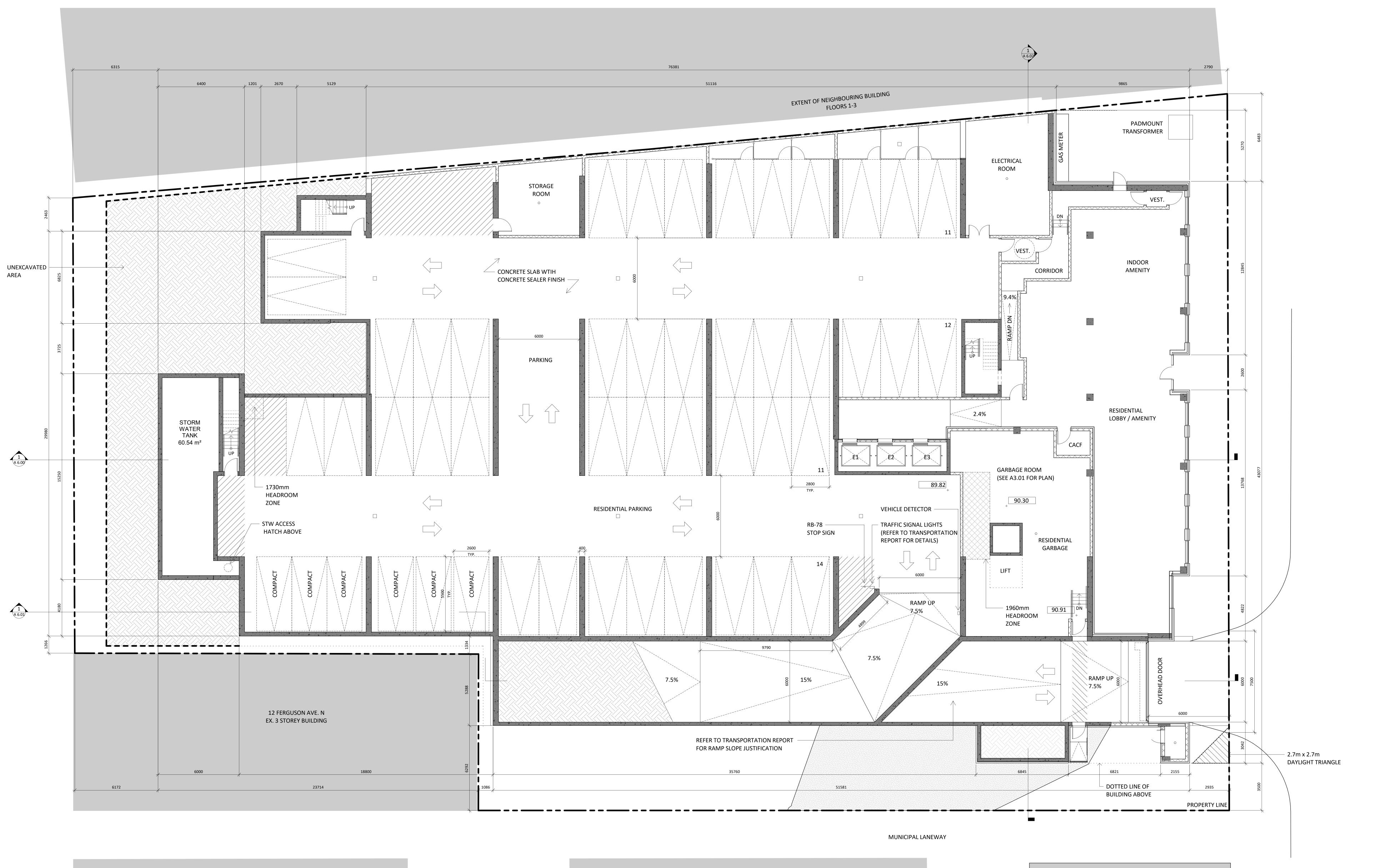
1457.5 m²

1457.5 m²

1457.5 m²

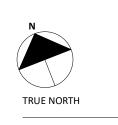
1457.5 m²

0.0 m²





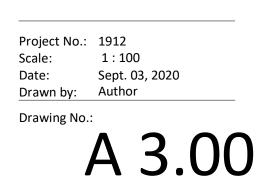


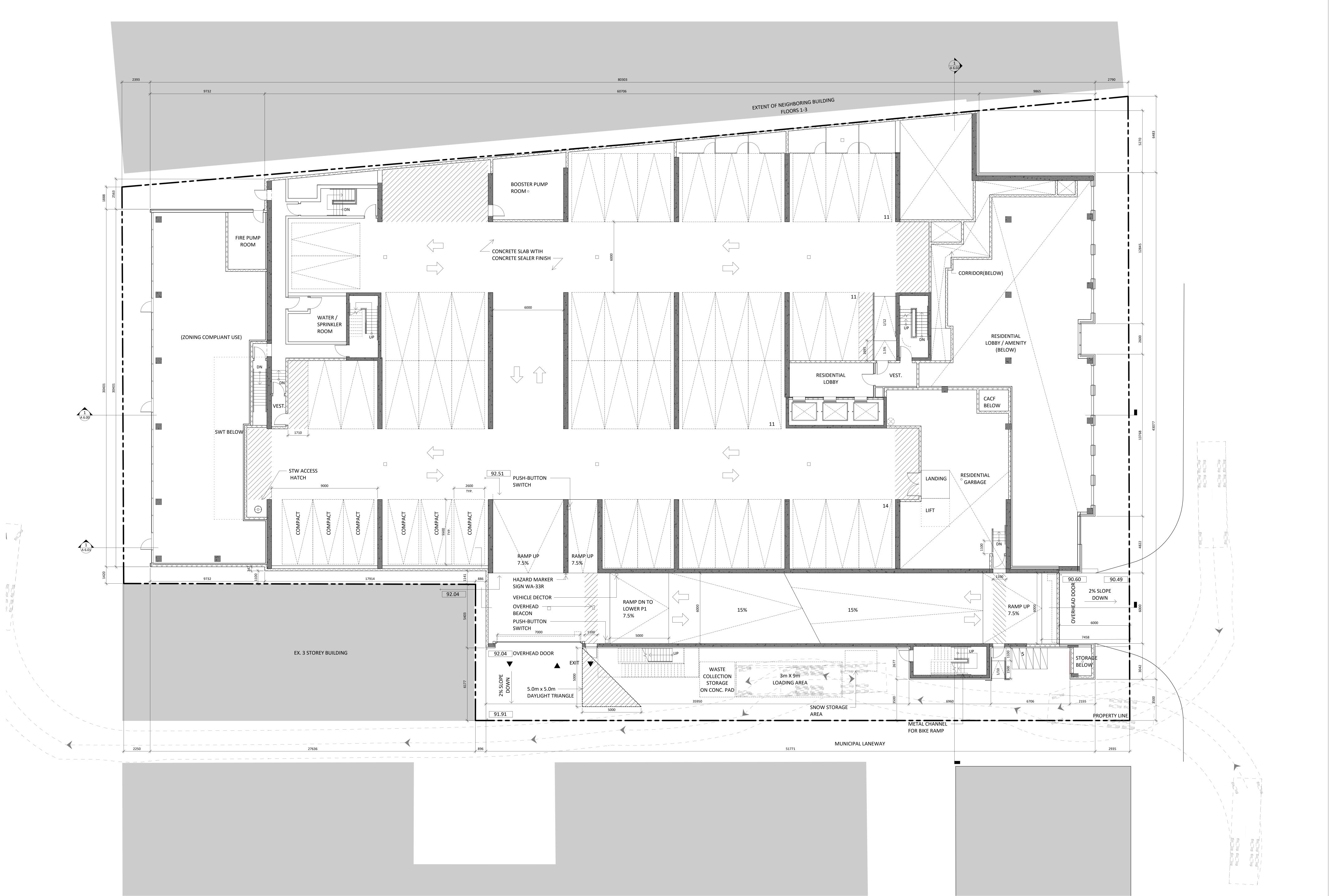


PROJECT NORTH

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

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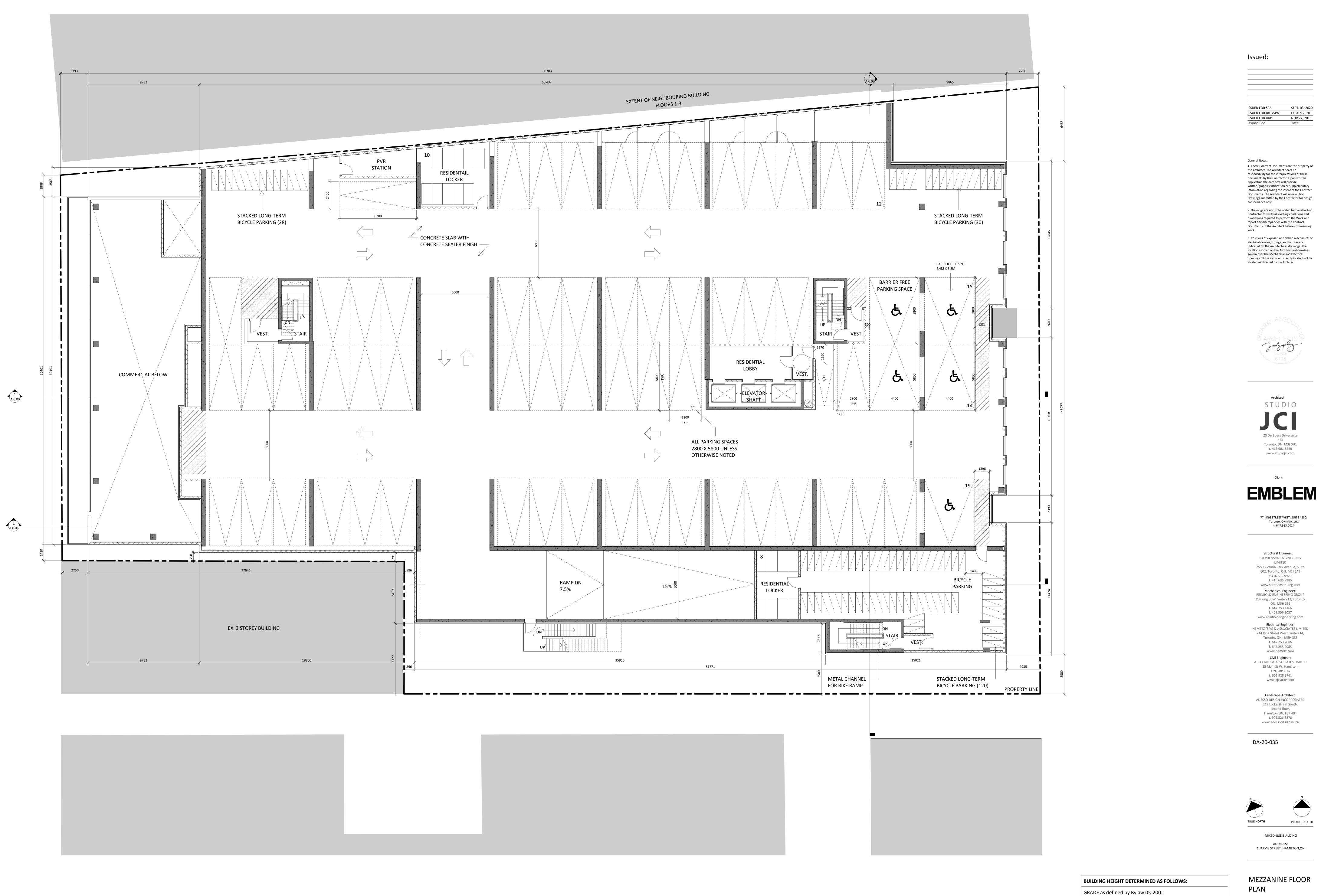


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> MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

GROUND FLOOR PLAN

Project No.: 1912 Scale: 1:100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 3.01





MEZZANINE FLOOR

PROJECT NORTH

SEPT. 03, 2020

NOV 22, 2019

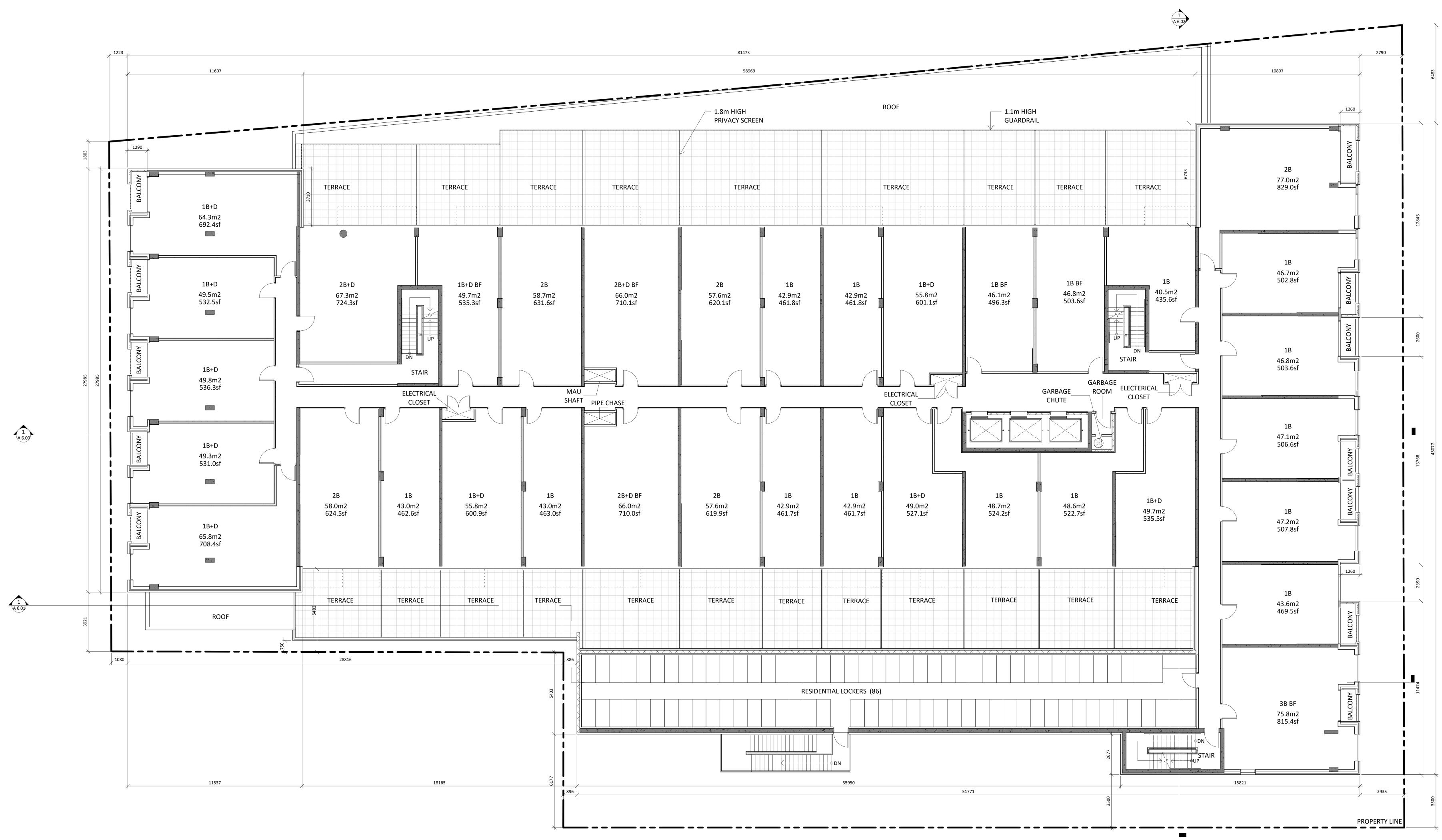
Date

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

A 3.02

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



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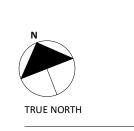
_____ _____ _____ _____ -----_____ SEPT. 03, 2020 ISSUED FOR SPA ISSUED FOR DRT/SPA FEB 07, 2020 ISSUED FOR DRP NOV 22, 2019 Issued For Date General Notes: 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by 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 Jailgard Architect: STUDIO С 20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528 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 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

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

DA-20-035

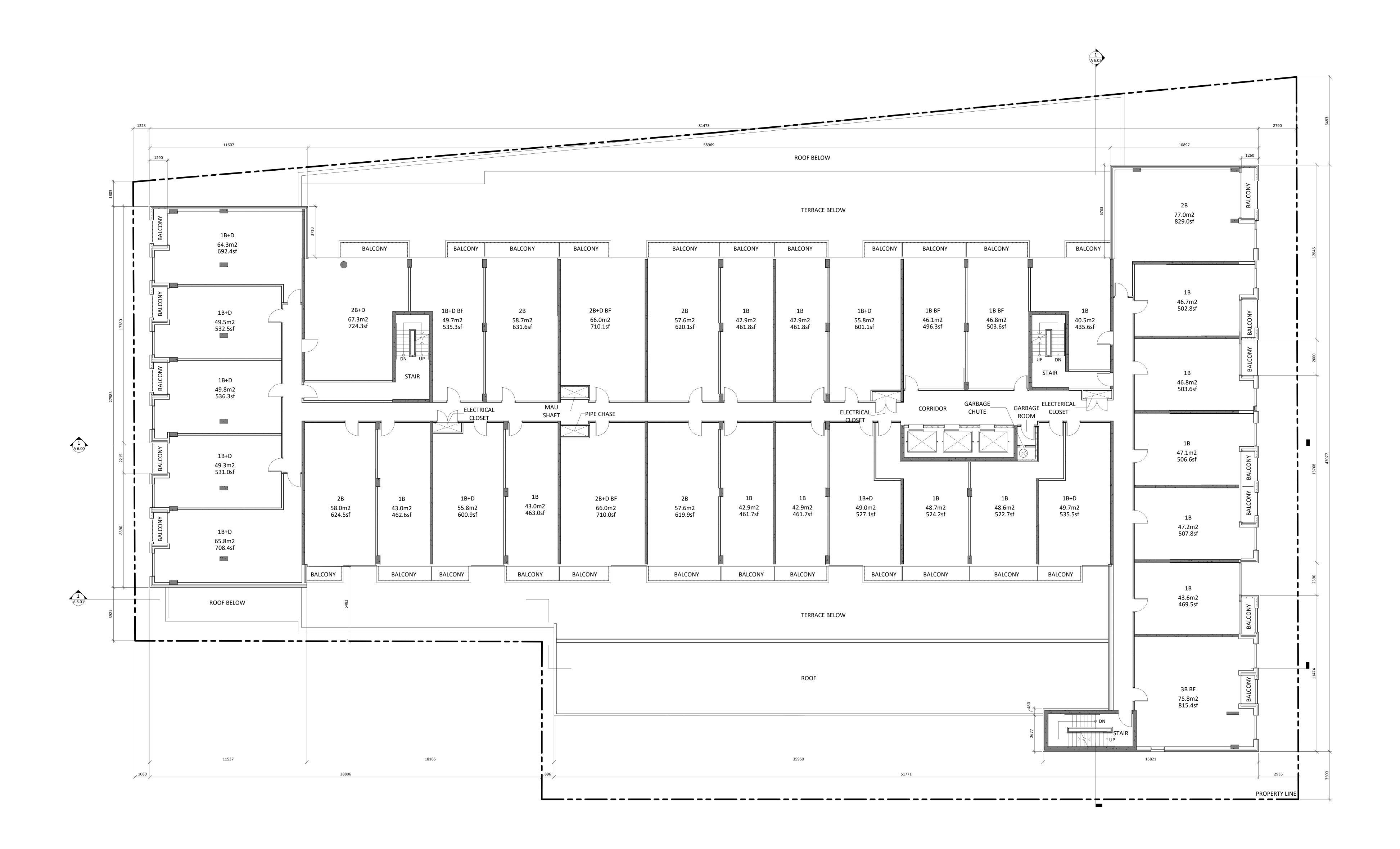


PROJECT NORTH

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

2ND FLOOR PLAN

Project No.: 1912 Scale: 1 : 100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 3.03



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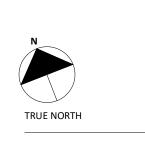
77 KING STREET WEST, SUITE 4230, Toronto, ON M5K 1H1 t. 647.933.0024

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 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 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

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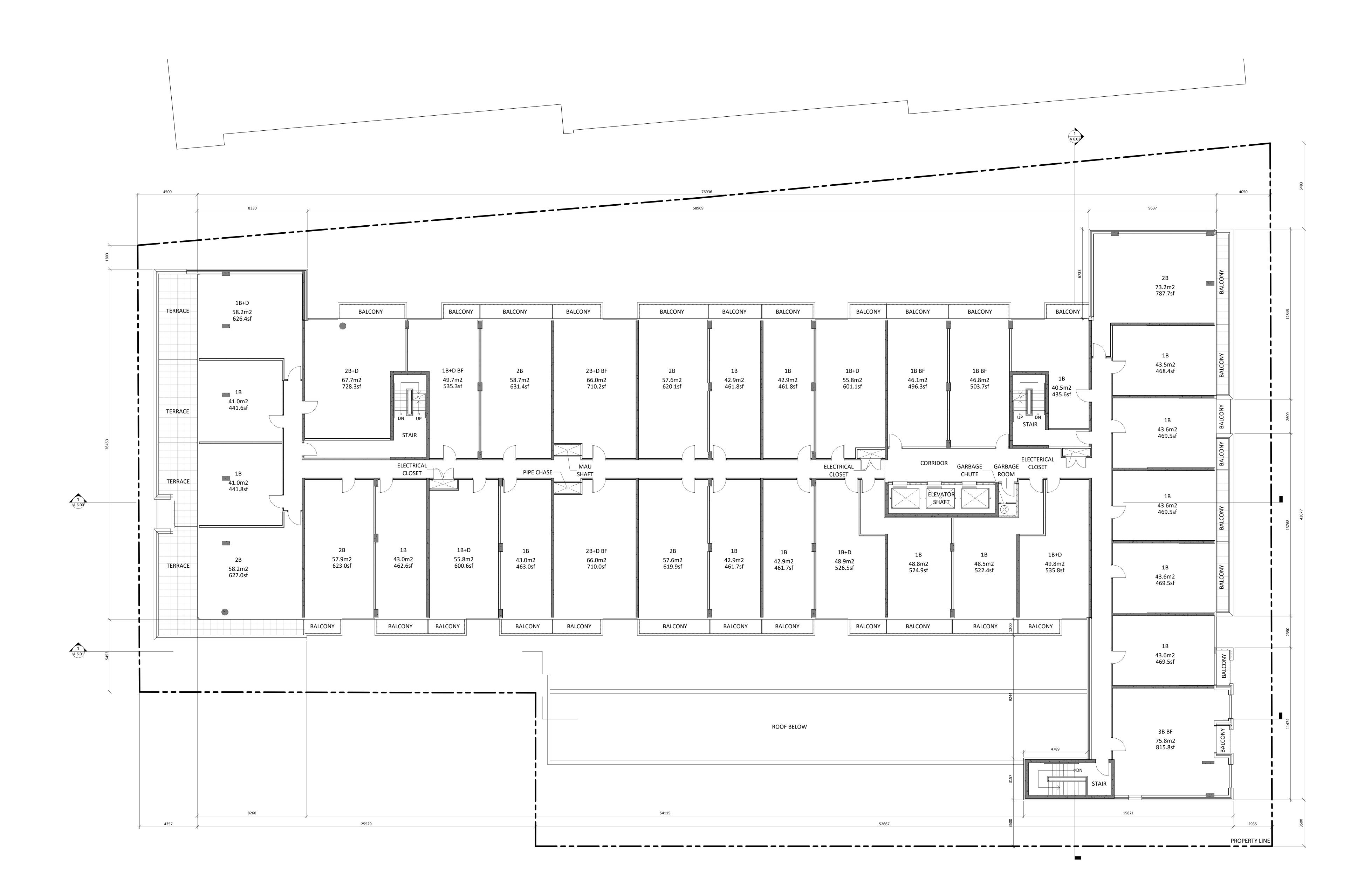




MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

3RD FLOOR PLAN

Project No.: 1912 Scale: 1:100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: Ad 3.04



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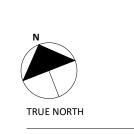
Structural Engineer: STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Avenue, Suite 602, Toronto, ON, M2J 5A9 t.416.635.9970 f. 416.635.9985 www.stephenson-eng.com Mechanical Engineer: REINBOLD ENGINEERING GROUP 214 King St W, Suite 212, Toronto, ON, M5H 3S6 t. 647.253.1166 f. 403.509.1037

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

Landscape Architect: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

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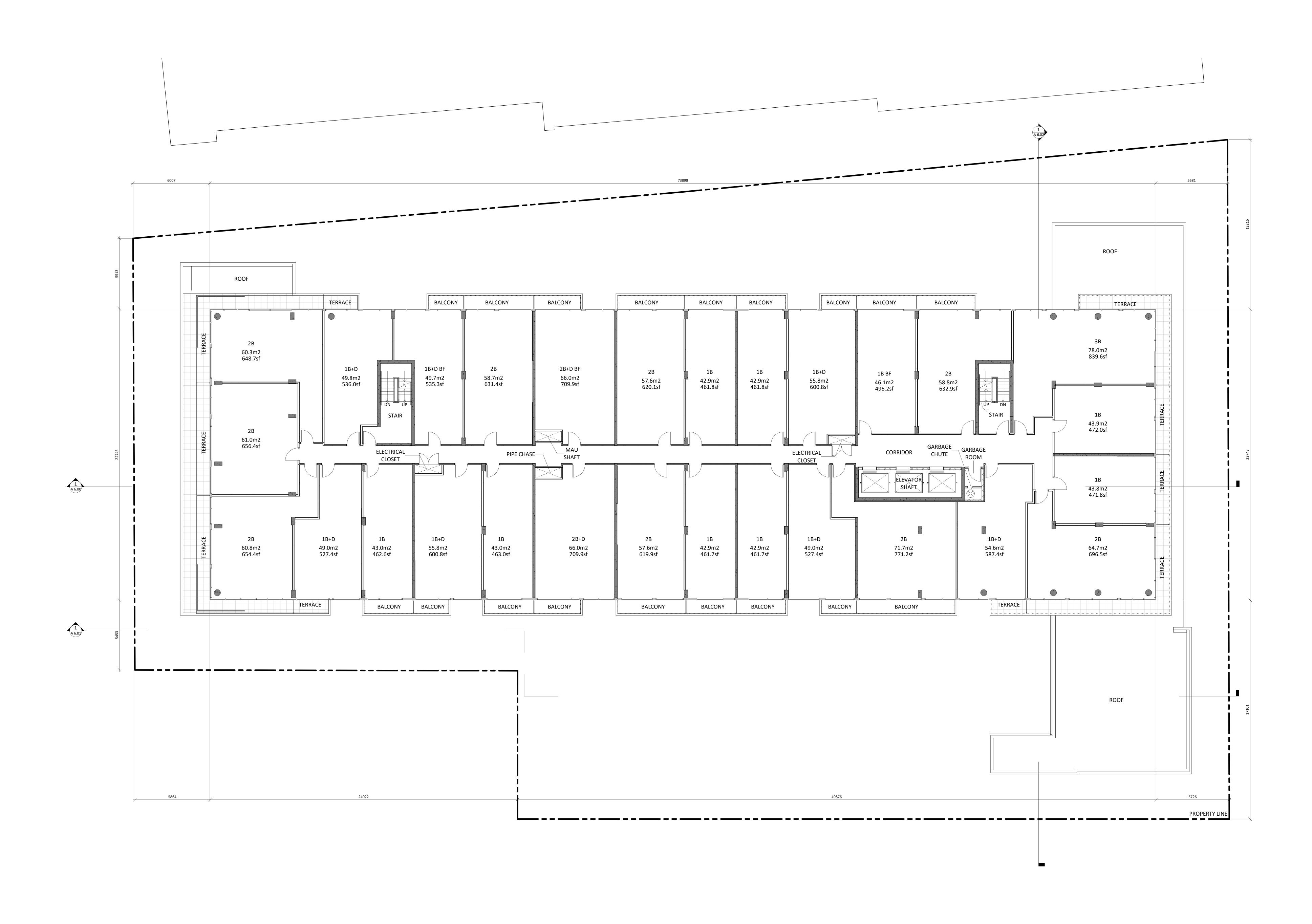




MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

4TH FLOOR PLAN

Project No.: 1912 Scale: 1:100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: Ad 3.055



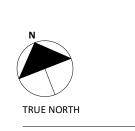
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Civil Engineer: A.J. CLARKE & ASSOCIATES LIMITED 25 Main St W, Hamilton, ON, L8P 1H6 t. 905.528.8761 www.ajclarke.com Landscape Architect: ADESSO DESIGN INCORPORATED

DESSO DESIGN INCORPORATEL 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

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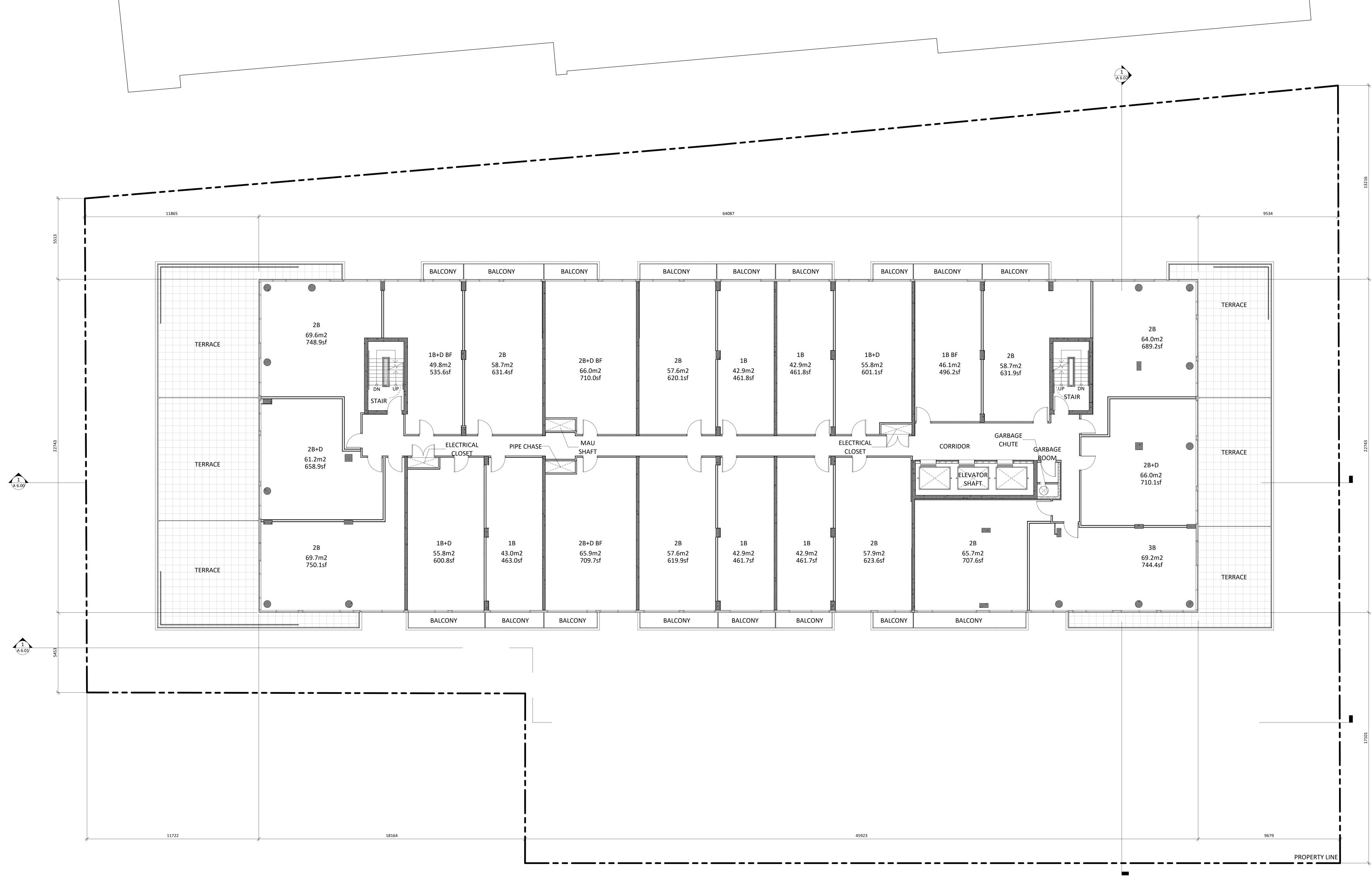




MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

5-8TH FLOOR PLAN

Project No.: 1912 Scale: 1:100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 3.066



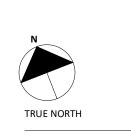
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> www.reinboldengineering.com Electrical Engineer: NEMETZ (S/A) & ASSOCIATES LIMITED 214 King Street West, Suite 214, Toronto, ON, M5H 3S6 t. 647.253.2086 f. 647.253.2085 www.nemetz.com Civil Engineer: A.J. CLARKE & ASSOCIATES LIMITED 25 Main St W, Hamilton, ON, L8P 1H6 t. 905.528.8761 www.ajclarke.com

f. 403.509.1037

Landscape Architect: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

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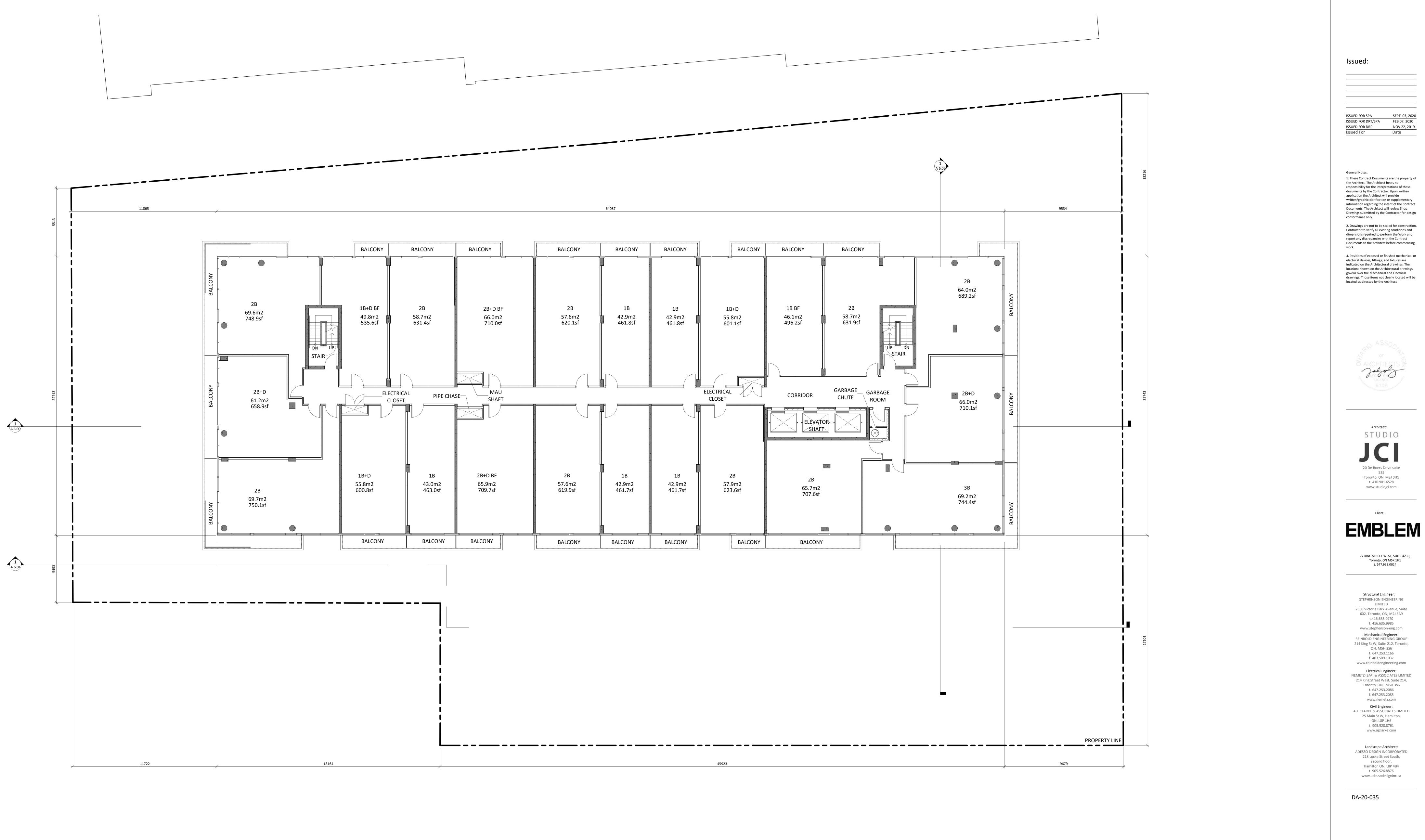


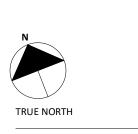


MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

9TH FLOOR PLAN

Project No.: 1912 Scale: 1 : 100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 3.07





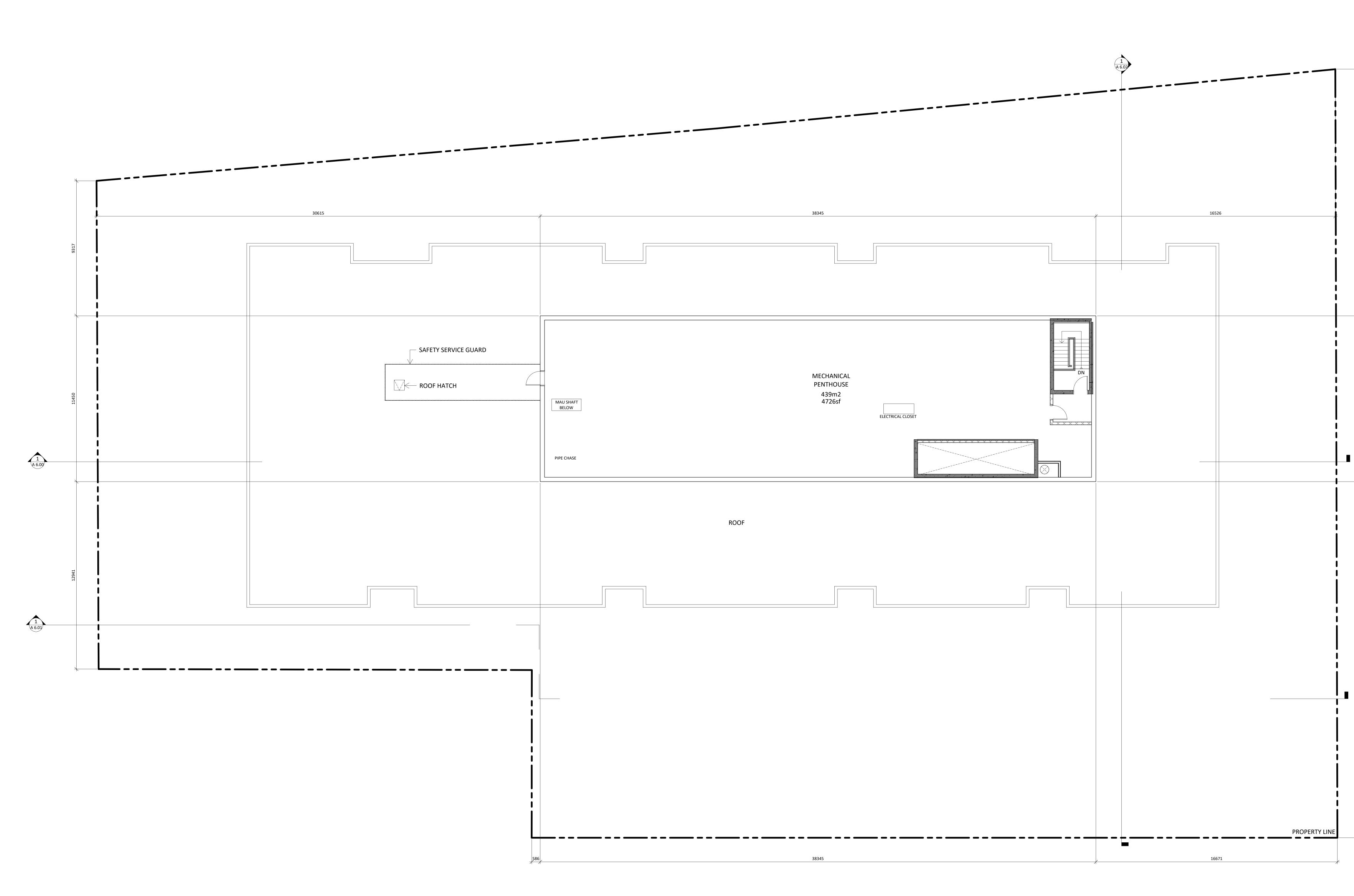
PROJECT NORTH

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

10-14TH FLOOR PLAN

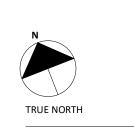
Project No.: 1912 Scale: 1:100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.:

A 3.08





DA-20-035



PROJECT NORTH

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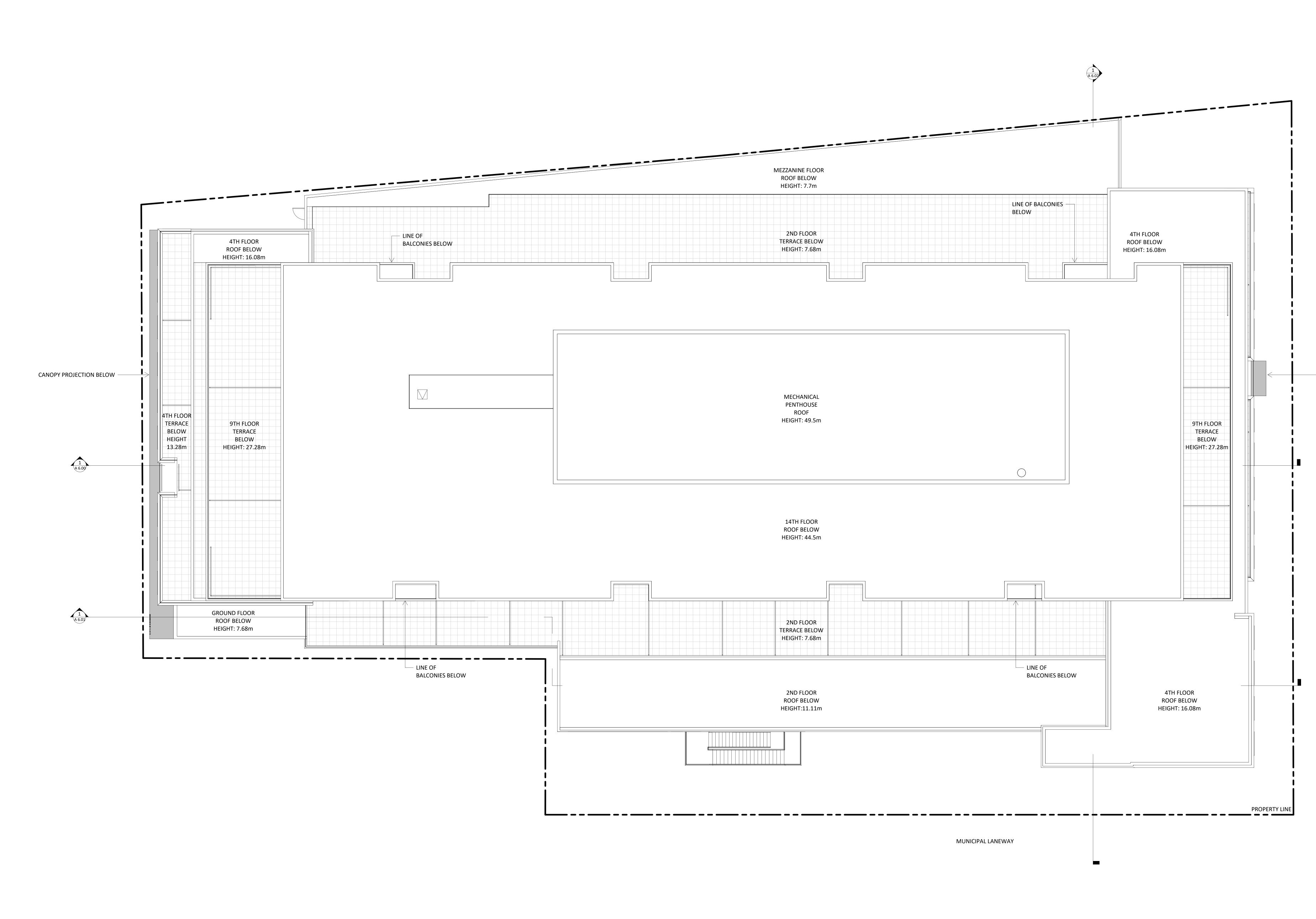
_____ SEPT. 03, 2020

NOV 22, 2019 Date

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.: A 3.09



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Issued For	Date
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3. Positions of exposed o	



drawings. Those items not clearly located will be located as directed by the Architect





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 Mechanical Engineer: REINBOLD ENGINEERING GROUP 214 King St W, Suite 212, Toronto, ON, M5H 3S6 t. 647.253.1166

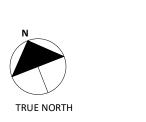
f. 403.509.1037

www.reinboldengineering.com 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

Landscape Architect: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

www.ajclarke.com

DA-20-035





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

ROOF PLAN

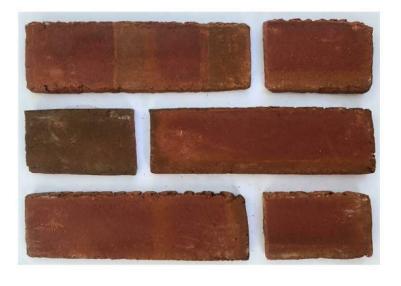
Project No.: 1912 Scale: 1 : 100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 3.10

- CANOPY PROJECTION BELOW



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PROPOSED MATERIAL PALETTE



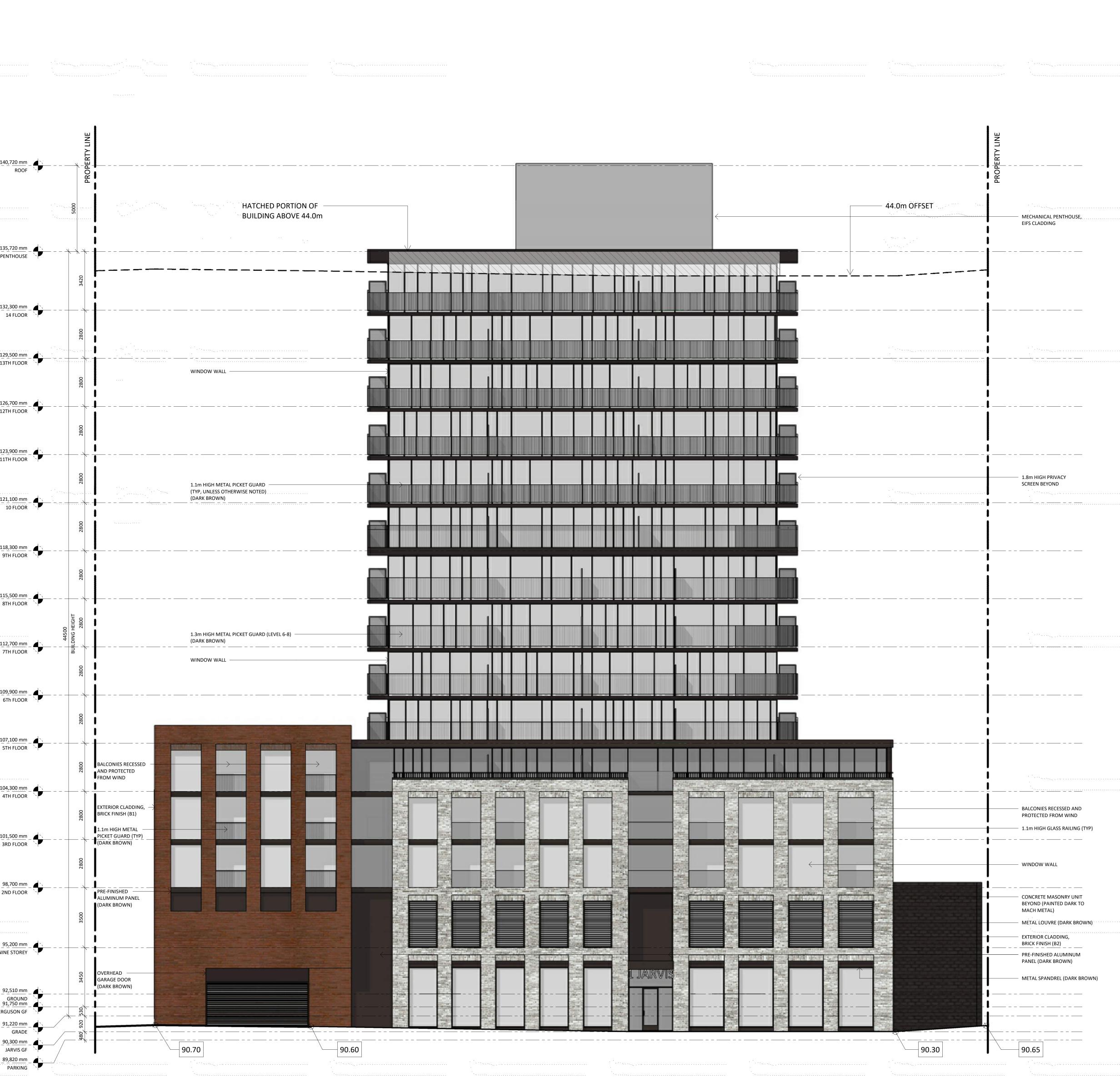
BRICK 1: BY REDLAND BRICK, COLOUR: MONTGOMERY (OR EQUAL)

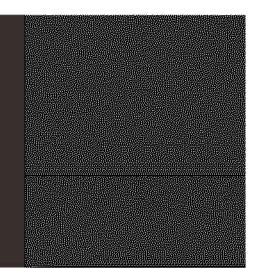


BRICK 2: BY REDLAND BRICK, COLOUR: CHATHAM GRAY (OR EQUAL)



METAL PANELLING: DURANAR COATING, (BRONZE





DURANAR COATING, COLOUR: SUNSTORM DARK

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	Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.	
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		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
		ASSO
		OF ARCHITECTS 2 Daily of LICENCE 6108
		Architect: STUDIO JCI 20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528
		Client: EMBLEM T7 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 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 Electrical Engineer: NEMETZ (S/A) & ASSOCIATES LIMITED 214 King Street West, Suite 214, Torosto ON, MEH 236
		Toronto, ON, M5H 3S6 t. 647.253.2086 f. 647.253.2085 www.nemetz.com Sprinkler Consultant: Disano Sprinkler Design 80 Tiverton Ct, Suite 700, Markham, ON, L3R 0G4 Interior Design: IBI 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: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca
		· · · · · · · · · · · · · · · · · · ·
		N N TRUE NORTH PROJECT NORTH MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.
 BUILDING HEIGHT DETERMIN GRADE as defined by Bylaw 0		EAST ELEVATION
91.75, 91.50, 91.60, 90.65 = 9	pographic survey prepared by	Project No.: 1912 Scale: As indicated Date: Sep. 03, 2020 Drawn by: STUDIO JCI
REFER TO SITE PLAN A 1.00 F		Drawing No.: A 5.00

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	<u>135,720 mm</u> MECH.PENTHOUSE	.		3420			
	132,300 mm 14 FLOOR 129,500 mm 13TH FLOOR		· · · · · · · · · · · · · · · · · · ·				
	<u>126,700 mm</u> 12TH FLOOR			2800			
	123,900 mm 11TH FLOOR <u>121,100 mm</u> 10 FLOOR		· · · · · · · · · · · · · · · · · · ·		1.1m HIGH METAL PICKET GUARD (TYP, UNLESS OTHERWISE NOTED) (DARK BROWN)		
	118_300 mm 9TH FLOOR 115,500 mm				1.8m HIGH PRIVACY SCREEN BEYOND		
• • • • • • • • • • • • • • • • • • •	8TH FLOOR 112,700 mm7TH FLOOR		44500 BUILDING HEIGHT	2800	WINDOW WALL		
	<u>107,100 mm</u>			2800			
• • • • • • • • • • • • • • • • • • •	5TH FLOOR <u>104,300 mm</u> 4TH FLOOR		· · · · · · · · · · · · · · · · · · ·		WIND SCREEN METAL RAILING (TYP) (DARK BROWN)		
	<u>101,500 mm</u> 3RD FLOOR 98,700 mm			2800	EXTERIOR CLADDING, BRICK FINISH (B2) 		
= .			*****	3200	METAL CANOPY WITH		
	92,510 mm GROUND 91,750 mm FERGUSON GF 91,220 mm GRADE			3450	OVERHEAD GARAGE DOOR (DARK BROWN) FERGUSON AVE N		
· · · · · · · · · · · · · · · · · · ·	90,300 mm JARVIS GF 89,820 mm PARKING					91.75	

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	Wind screen to be incorporated as per Wind report. Final design to be confirmed at a later date.	
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	PROPERTY LINE	Issued:
HATCHED PORTION OF BUILDING ABOVE 44.0m		ISSUED FOR SPA SEPT. 03, 2020 ISSUED FOR DRT/SPA FEB 07, 2020 ISSUED FOR DRP NOV 22, 2019
44.0m OFFSET	MECHANICAL PENTHOUSE, EIFS CLADDING	Issued For Date
		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 researching the integet of the Contract
		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
· · · · · · · · · · · · · · · · · · ·	 1.1m HIGH METAL PICKET GUARD (TYP, UNLESS OTHERWISE NOTED) (DARK BROWN)	
		ASSA
	1.8m HIGH PRIVACY SCREEN BEYOND	OF ARCHITECTS 2 Jalyon LICENCE 6108
	- 1.3m HIGH METAL PICKET GUARD (LEVEL 6-8) (DARK BROWN)	Architect: STUDIO JCI 20 De Boers Drive suite 525
	WINDOW	toronto, ON M3J 0H1 t. 416.901.6528 www.studiojci.com Client: EMBLEN 77 KING STREET WEST, SUITE 4230, Toronto, ON M5K 1H1
	CONCRETE MASONRY UNIT (MEDIUM GREY PAINT-FINISH)	t. 647.933.0024 Structural Engineer: STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Avenue, Suite 602, Toronto, ON, M2J 5A9 t.416.635.9970
	EXTERIOR CLADDING, BRICK FINISH (B1)	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. 403.509.1037
	CONCRETE WALL (MEDIUM GREY PAINT-FINISH) ————————————————————————————————————	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
		Sprinkler Consultant: Disano Sprinkler Design 80 Tiverton Ct, Suite 700, Markham, ON, L3R 0G4
90.70	JARVIS ST	Interior Design: IBI 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: ADESSO DESIGN INCORPORATED
		218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca
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		TRUE NORTH PROJECT NORTH MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.
BUILDING HEIGHT DETE		SOUTH ELEVATION
91.75, 91.50, 91.60, 90.	50, 90.70, 91.15, 91.24, 92.04, 91.88,	Project No.: 1912 Scale: As indicated Date: Sep. 03, 2020 Drawn by: STUDIO JCI

REFER TO SITE PLAN A 1.00 FOR ADDITIONAL DETAILS

A 5.01

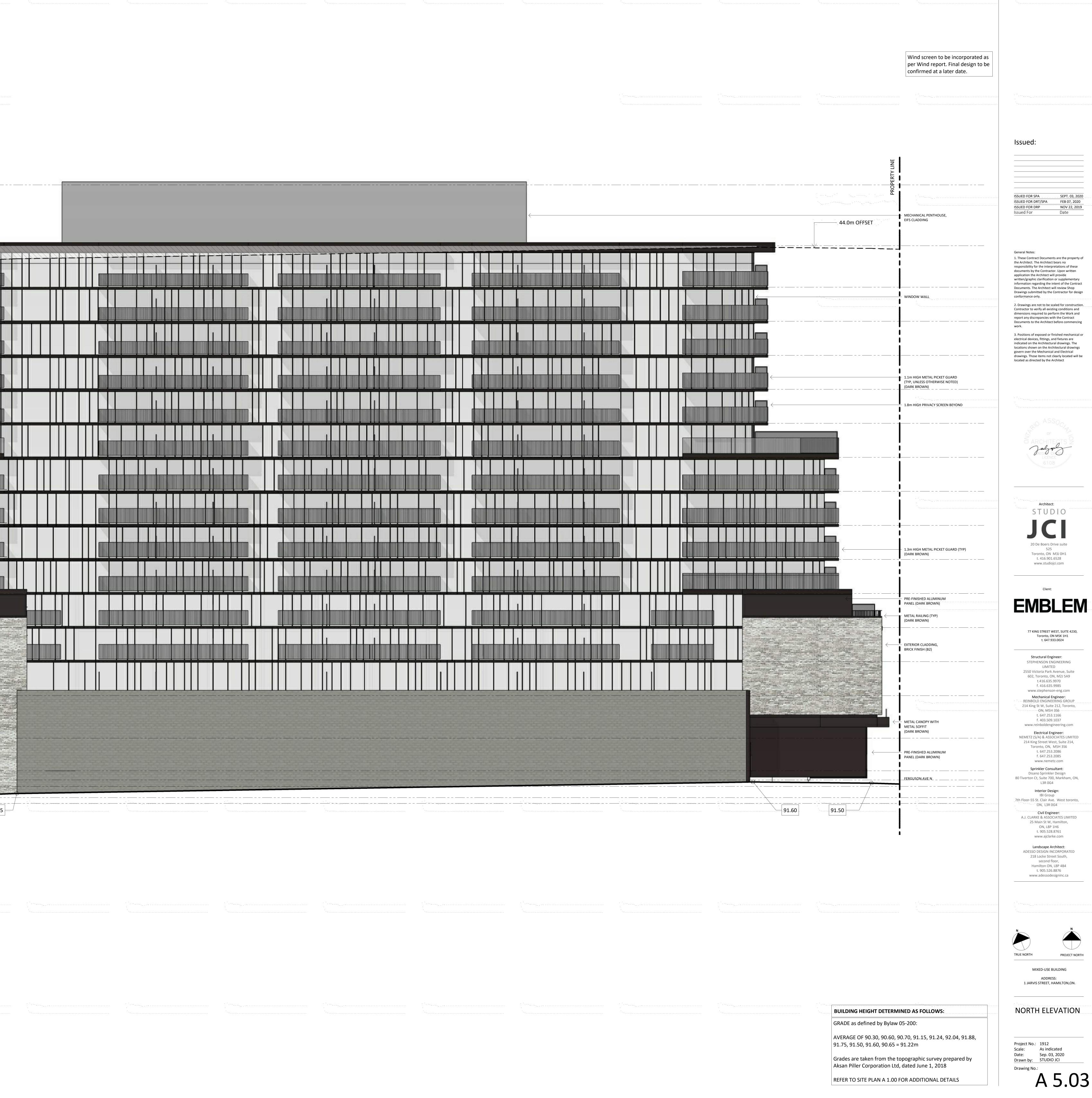
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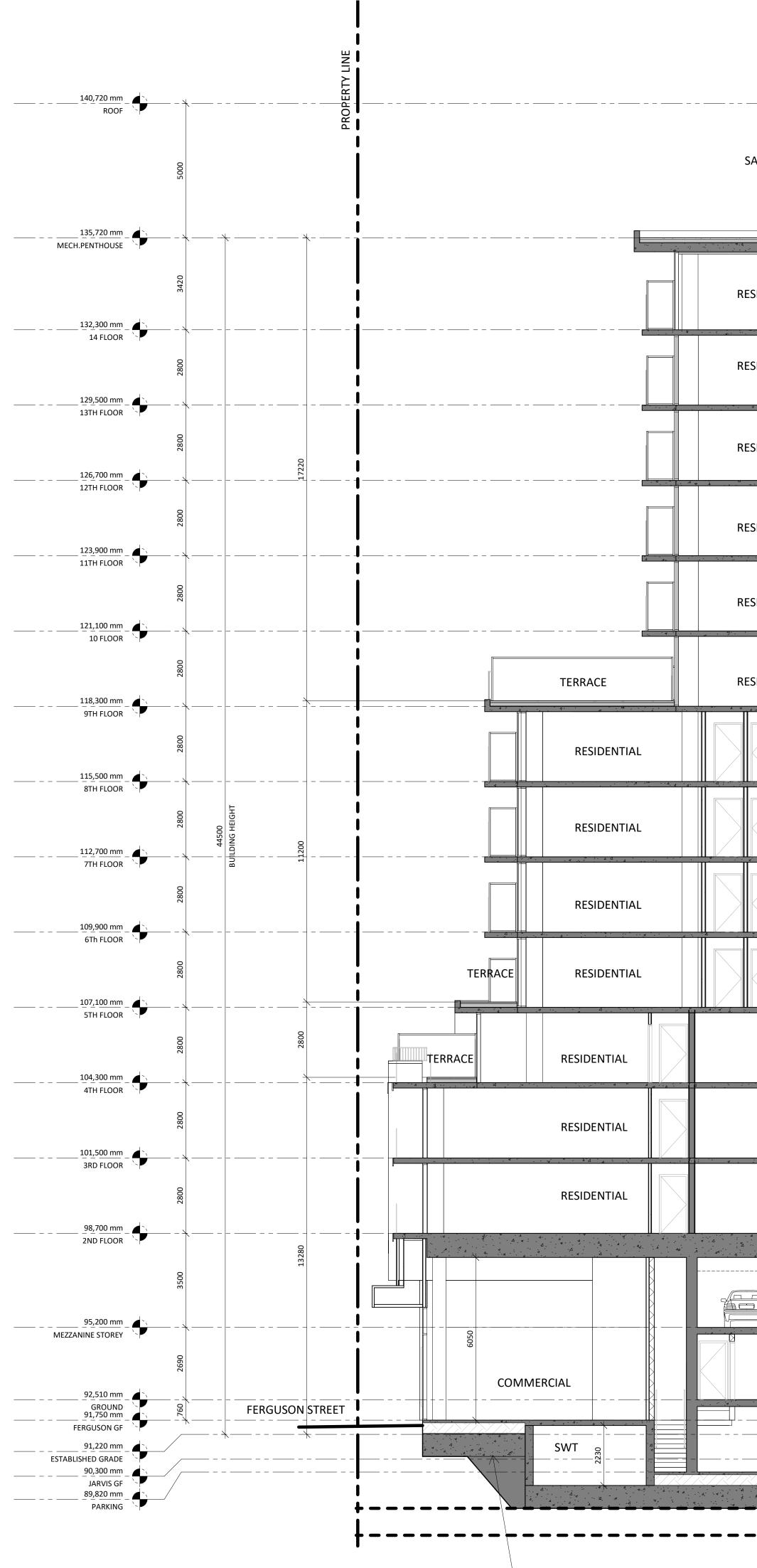


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n HIGH METAL PICKET G , UNLESS OTHERWISE N RK BROWN)			General Notes: 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract
·····		1 ¹¹ - 1 ² - 1	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
 IDOW WALL			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
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n HIGH PRIVACY SCREEN OND 	I		6108 6108
 IDOW WALL			Architect: STUDIO
n HIGH METAL PICKET G RK BROWN) —	UARD (LEVEL 6-8)		20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528 www.studiojci.com
 TAL RAILING (TYP) RK BROWN) 			Client: EBBLEM
CONIES RECESSED AND TECTED FROM WIND ERIOR CLADDING, CK FINISH (B2)			Toronto, ON M5K 1H1 t. 647.933.0024 Structural Engineer: STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Avenue, Suite 602, Toronto, ON, M2J 5A9
 -FINISHED ALUMINUM F RK BROWN) TAL CANOPY WITH META	¹		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. 403.509.1037 www.reinboldengineering.com
FIT (DARK BROWN) ERIOR STAIR (BAR GRAT FAL GUARD AND HANDF RK BROWN)			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 Sprinkler Consultant:
			Disano Sprinkler Design 80 Tiverton Ct, Suite 700, Markham, ON, L3R 0G4 Interior Design: IBI 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: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca
			N N TRUE NORTH PROJECT NORTH MIXED-USE BUILDING
	· · · · · · · · · · · · · · · · · · ·		ADDRESS: 1 JARVIS STREET, HAMILTON,ON.
	BUILDING HEIGHT DETERMI GRADE as defined by Bylaw 0 AVERAGE OF 90.30, 90.60, 90		WEST ELEVATION
	91.75, 91.50, 91.60, 90.65 = 9 Grades are taken from the to	91.22m pographic survey prepared by	Project No.: 1912 Scale: As indicated Date: Sep. 03, 2020 Drawn by: STUDIO JCI
	Aksan Piller Corporation Ltd, REFER TO SITE PLAN A 1.00 F	dated June 1, 2018	Drawing No.: A 5.02

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	<u>140,720 mm</u> ROOF	5000 PROPERTY LINE	HATCHED PORTION O BUILDING ABOVE 44.0	
	135,720 mm MECH.PENTHOUSE	3420		
	132,300 mm 14 FLOOR		1.1m HIGH METAL PICKET GUARD (TYP, UNLESS OTHERWISE NOTED) (DARK BROWN)	
	<u>126,700 mm</u>	2800	1.8m HIGH PRIVACY SCREEN BEYOND	
	123,900 mm	8	WIND SCREEN	
	<u>118,300 mm</u>	2800		
	115,500 mm 8TH FLOOR			
	<u>109,900 mm</u>	2800	WINDOW WALL	
- ¹	107,100 mm 5TH FLOOR		PRE-FINISHED ALUMINUM PANEL (DARK BROWN)	
	104,300 mm		EXTERIOR CLADDING, BRICK FINISH (B2)	
	101,500 mm 3RD FLOOR 98,700 mm			
	2ND FLOOR	3500	CONCRETE MASONRY UNIT (UNFINISHED) METAL CANOPY WITH METAL SOFFIT	
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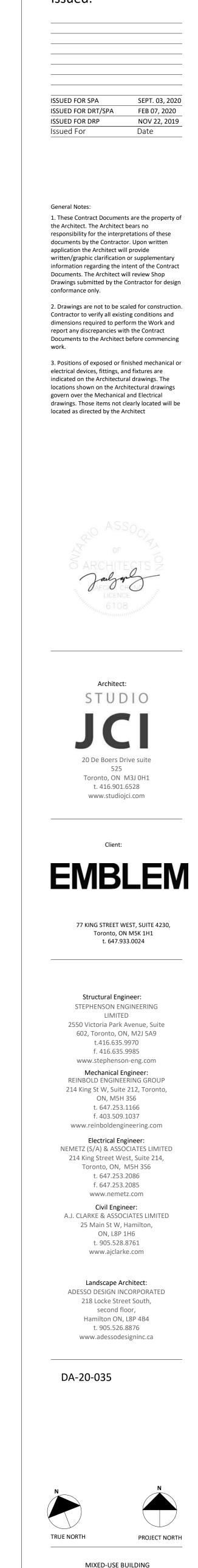
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		 		ELEVATOR		RAFT AT	NOTE: <i>GRADE</i> CALCULAT 90.60, 90.52, 91.42, 91.8 DEFINITION IN BYLAW 05	.83, 9

ELEVATOR OPENINGS

U/S RAFT AT ELEVATOR PIT: 87.68 **DEFINITION IN BYLAW 05-200**

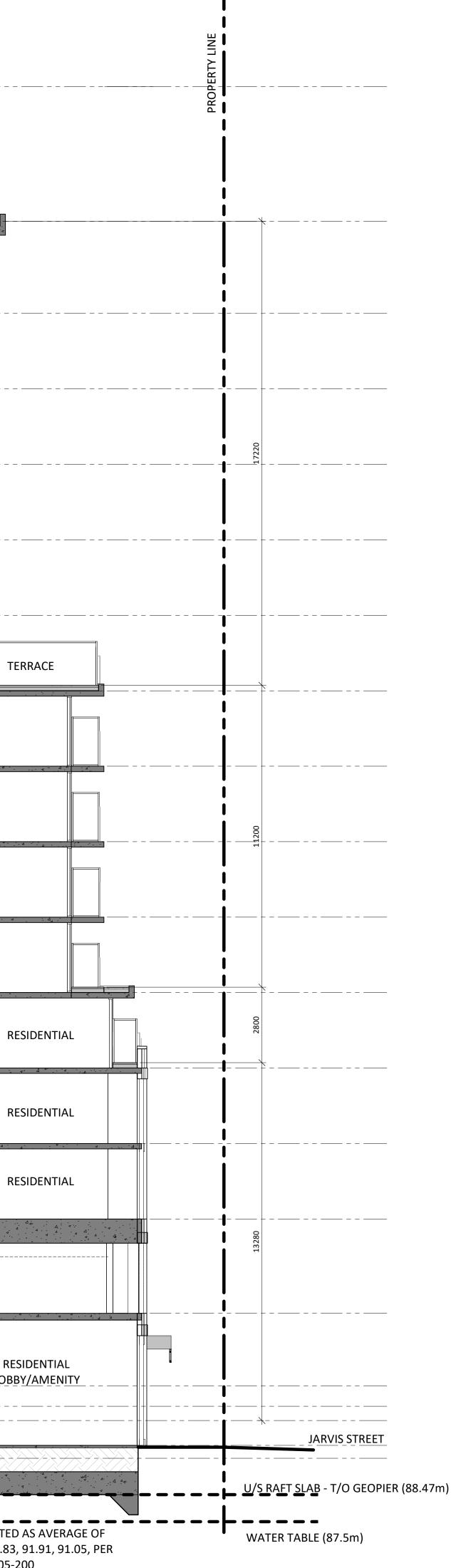


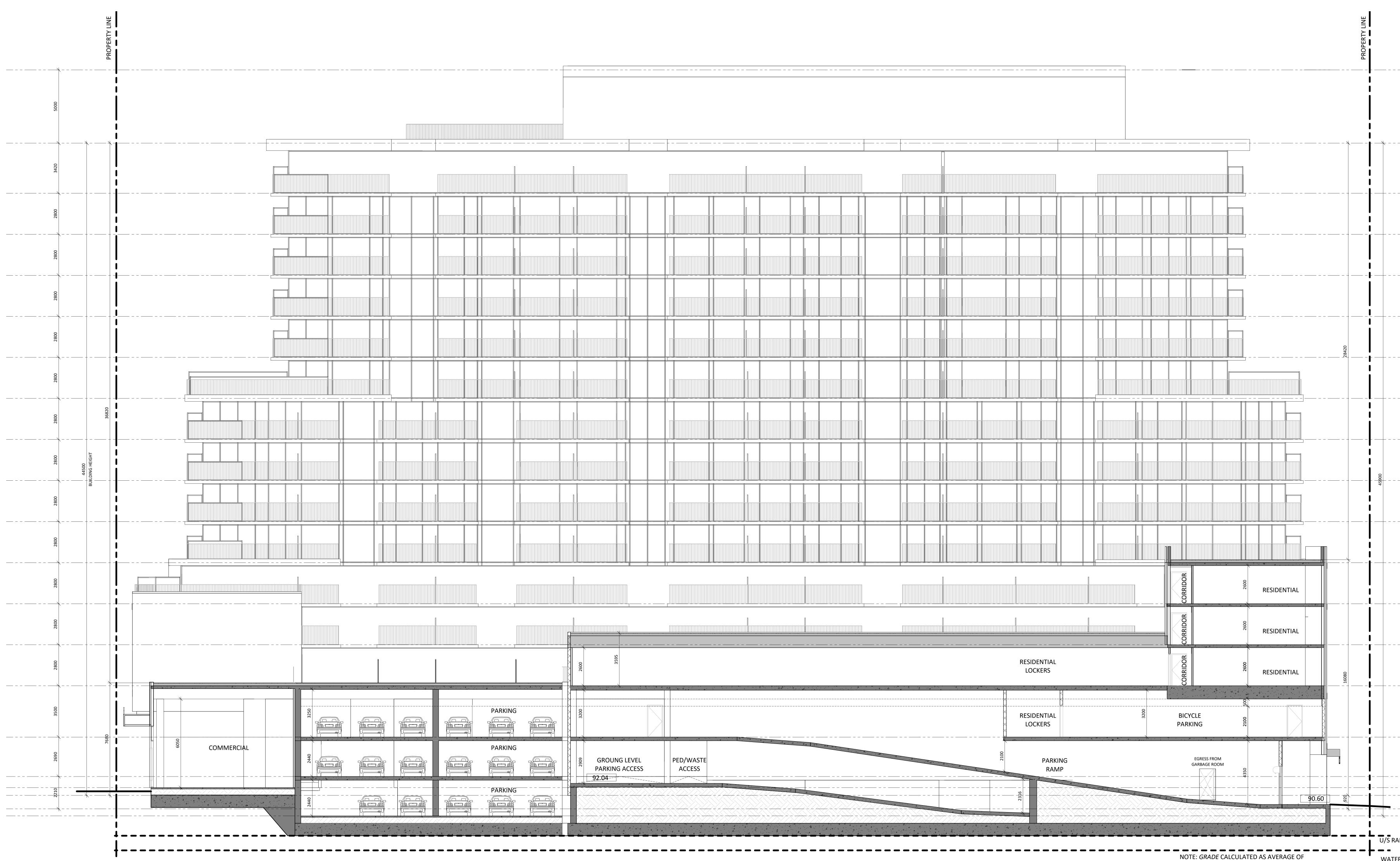


MIXED-USE BUILDING ADDRESS: 1 JARVIS STREET, HAMILTON,ON.

SECTION A

Project No.: 1912 Scale: 1 : 100 Date: Sept. 03, 2020 Drawn by: Author Drawing No.: A 6.00

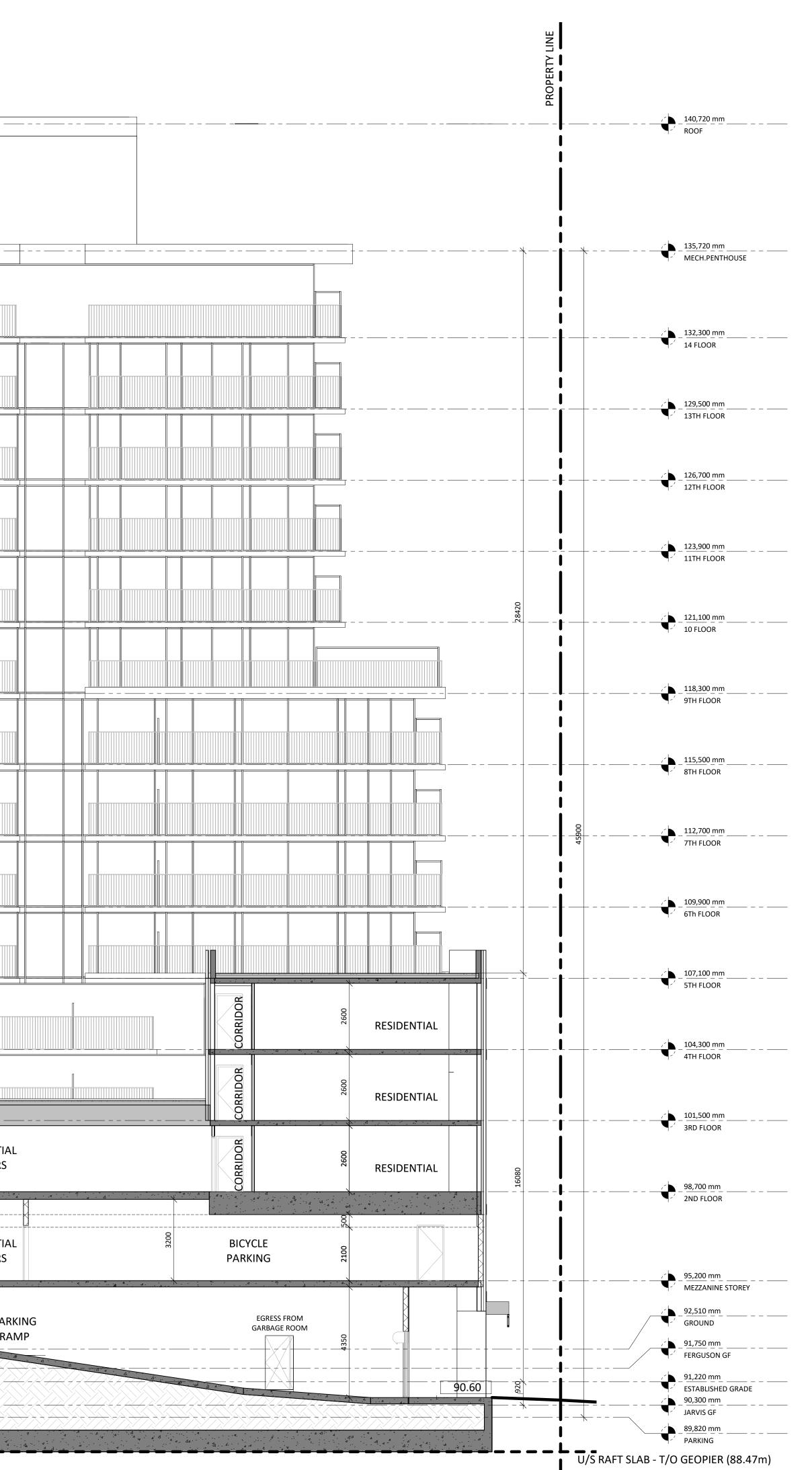




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		GROUNG LEVEL PARKING ACCESS	PED/WASTE ACCESS

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RESIDENTIAL LOCKERS	CORRIDOR	2600 2600
 RESIDENTIAL LOCKERS	BICYCI PARKIN	LE g
PARKING RAMP	E GA	GRESS FROM ARBAGE ROOM

90.60, 90.52, 91.42, 91.83, 91.91, 91.05, PER **DEFINITION IN BYLAW 05-200**



WATER TABLE (87.5m)

SEPT. 03, 2020 Date ISSUED FOR SPA Issued For 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 ARCHIE Jailgard Architect: C 20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528 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 Mechanical Engineer: REINBOLD ENGINEERING GROUP

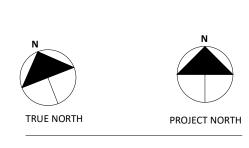
Issued:

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 DA-20-035

214 King St W, Suite 212, Toronto, ON, M5H 3S6

t. 647.253.1166 f. 403.509.1037

www.reinboldengineering.com



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

SECTION B

Project No.: 1912 Scale:1 : 100Date:Sept. 03, 2020 Drawn by: Author Drawing No.: A 6.01 _____ 140 _____ _ _ _ _ _ _____ _ _ _ _ _ _____ _ _ _ _ _ _____ _____ _ _ _ _____ _____ _ _ _ _ _____ _____ _ _ _ _____ _____ _ _ _ _____ _____ _____ _____ _ _ _ _ _____ _ _ _ _ _____ _____ _ _ _ _____ _ _ _ _ _____

		PROPERTY LINE					
140,720 mm ROOF) 						
	5000						
135,720 mm MECH.PENTHOUSE	3420				2905		
<u>132,300 mm</u> 14 FLOOR)					A	····
<u>129,500 mm</u> 13TH FLOOR	,	<u> </u>	- 		2600 2600 000 000 000 000 000 000 000 00		
126,700 mm12TH FLOOR					2600		
123,900 mm 11TH FLOOR					2600 2600 2600		
<u>121,100 mm</u> 10 FLOOR			, 		2600		· · · · · · · · · · · · · · · · · · ·
<u>118,300 mm</u> 9TH FLOOR	5800	36820		·	5800	, <i>4 gr - 6⁻⁴⁴ - 5</i> .	
115,500 mm 8TH FLOOR	5800				2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
<u>112,700 mm</u> 7TH FLOOR	5800	BULDING HEIGHT			5600	N	
<u>109,900 mm</u> 6Th FLOOR	2800				26000 26000		
<u>107,100 mm</u> 5TH FLOOR	2800		 		2600 2600	¥	
<u>104,300 mm</u> 4TH FLOOR	5800			· · · · · · · · · · · · · · · · · · ·	2600		
<u>101,500 mm</u> 3RD FLOOR	5800				2600		
<u>98,700 mm</u> 2ND FLOOR	2800				2600		
	3500				2600 2		
95,200 mm MEZZANINE STOREY 92,510 mm GROUND 91,750 mm FERGUSON GF 91,220 mm	2380	2680	ELECTRICAL ROOM		4650	RESIDENTIA	LLOBBY/
ESTABLISHED GRADE							

			PROPERTY L	
	DUSE			
RESIDENTIAL			 	
RESIDENTIAL			 	
 RESIDENTIAL			 	
RESIDENTIAL				
RESIDENTIAL		RES. 8 LOCKERS		16080
PARKING		RES. RES. LOCKERS		
GARBAGE ROOM		RAMP (7.5%)		
				U/S RAFT SLAB - T/O GEOP

NOTE: *GRADE* CALCULATED AS AVERAGE OF WATER TABLE (87.5m) NOTE: GRADE CALCULATED AS AVERAGE OF 90.60, 90.52, 91.42, 91.83, 91.91, 91.05, PER **DEFINITION IN BYLAW 05-200**

_ _ _ ___ - - ----

_ _ _

_ _ _

_ _ ___ - T/O GEOPIER (88.47m) - -

Issued:

_____ _____ _____ _____ _____ _____ _____ _____ ----------_____ _____ _____ _____ ._____ _____ ISSUED FOR SPA SEPT. 03, 2020 Date Issued For 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

2. Drawings are not to be scaled for construction.

conformance only.

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 • ~ ' 20 De Boers Drive suite 525 Toronto, ON M3J 0H1 t. 416.901.6528 www.studiojci.com



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

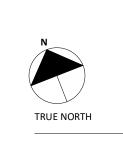
Structural Engineer: STEPHENSON ENGINEERING LIMITED 2550 Victoria Park Avenue, Suite 602, Toronto, ON, M2J 5A9 t.416.635.9970 f. 416.635.9985 www.stephenson-eng.com Mechanical Engineer: REINBOLD ENGINEERING GROUP 214 King St W, Suite 212, Toronto, ON, M5H 3S6 t. 647.253.1166

f. 403.509.1037 www.reinboldengineering.com 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

Landscape Architect: ADESSO DESIGN INCORPORATED 218 Locke Street South, second floor, Hamilton ON, L8P 4B4 t. 905.526.8876 www.adessodesigninc.ca

www.ajclarke.com

DA-20-035



PROJECT NORTH

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

SECTION C

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





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

Planning and Economic Development Department Planning Division

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.

	Name of Owner Hamil	ayar Pashootan on behalf of Iton I GP Inc.	_ Telephone No	
	FAX NOE-mail address.			
2.	Address _			
	Postal Code			
3.	A.J. C Name of Agent _(c/o.E	larke & Associates Ltd. ranz Kloibhofer)	Telephone No.	
	FAX NO.	E-mail addre	SS	
4.	Address			
			Postal Code	
	and the second			
lote:	Unless otherw agent, if any.	vise requested all com	nunications will be sent to the	
	agent, if any.		nunications will be sent to the	
lote:	agent, if any. Names and addresses encumbrances:	s of any mortgagees, ho		
	agent, if any. Names and addresses encumbrances:	s of any mortgagees, hol	lders of charges or other	

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 oth legal description and where applicable, street and street number): Parts 2 & 4, Plan 62R-16020				
	1 Janvie 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	Yes No Unknown _X 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 or 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 slud 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	Yes No X Unknown 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				

	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 Unkno	wn <u>×</u>			
9.10 Is there any reason to believe the subject land may have been contam former uses on the site or adjacent sites?						
0.11	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	a previous use i	of property is industrial or nventory showing all form land adjacent to the subj	commercial or if YES to any of 9.2 to 9.10, her uses of the subject land, or if			
		use inventory attached?				
	ie nie pieriede (ise inventory addoned.	Previous known uses are limited to offices and			
	NOWLEDGEMEN		sales for the Hamilton Tiger Cats.			
reme	nowledge that the ediation of contami on of its approval t	nation on the property wh	sponsible for the identification and ich is the subject of this Application – by			
Octob	ber 27 2020					
Date			Signature Property Owner			
			Kashayar Pashootan on behalf of Hamilton I GP Print Name of Owner			
10	Dimensions of la	ands affected:				
10.		22 71 motros (Foreus)	son Street) & 53.06 metres (Jarvis Street)			
10.	Frontage	55.71 metres (Fergus	con oneon a conce meneo (barvio oneon)			
10.	Frontage Depth	85.47 metres				
10.	•					
10.	Depth	85.47 metres 3,848.2 sq metres	sion Street) & +-20 metres (Jarvis Street)			
	Depth Area Width of street Particulars of all (Specify ground	85.47 metres 3,848.2 sq metres +- 20 metres (Fergus: buildings and structures				
	Depth Area Width of street Particulars of all (Specify ground height, etc.)	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length,			
	Depth Area Width of street Particulars of all (Specify ground height, etc.)	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands:			
	Depth Area Width of street Particulars of all (Specify ground height, etc.)	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length,			
	Depth Area Width of street Particulars of all (Specify ground height, etc.)	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length,			
	Depth Area Width of street Particulars of all (Specify ground height, etc.) Existing: <u>Please</u>	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length,			
	Depth Area Width of street Particulars of all (Specify ground height, etc.) Existing: <u>Please</u>	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar refer to enclosed survey.	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length,			
	Depth Area Width of street Particulars of all (Specify ground height, etc.) Existing: <u>Please</u>	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar refer to enclosed survey.	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length,			
10.	Depth Area Width of street Particulars of all (Specify ground height, etc.) Existing: Please Proposed: Please Location of all bu	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures of floor area, gross floor ar refer to enclosed survey. se refer to enclosed architectu	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length, ural drawing package.			
11.	Depth Area Width of street Particulars of all (Specify ground height, etc.) Existing: Please Proposed: Please Location of all but (Specify distance	85.47 metres 3,848.2 sq metres +- 20 metres (Ferguss buildings and structures floor area, gross floor ar refer to enclosed survey.	sion Street) & +-20 metres (Jarvis Street) on or proposed for the subject lands: rea, number of stories, width, length, ural drawing package.			

Proposed: Please refer to enclosed architect	ural drawing package.	
Date of acquisition of subject lands: September 11, 2019		
Date of construction of all buildings and structures on subject lands: Unknown		
Existing uses of the subject property: C	ommercial	
Existing uses of abutting properties: Res	idential (north) & commercial (south)	
Length of time the existing uses of the su Unknown	bject property have continued:	
Municipal services available: (check the WaterX		
Sanitary Sewer <u>X</u> Storm Sewers X	Connected X	
Present Official Plan/Secondary Plan pro Downtown Mixed Use (Downtown Hamilton S		
Present Restricted Area By-law (Zoning E	By-law) provisions applying to the la	
Downtown Central Business District (D1) Zone		
Has the owner previously applied for relie Yes	f in respect of the subject property	
If the answer is yes, describe briefly. N/A		
In the subject prepart, the subject of		
Is the subject property the subject of a cu 53 of the <i>Planning Act</i> ?	\bigcirc	
Yes	No	
The applicant shall attach to each copy of dimensions of the subject lands and of all size and type of all buildings and structure where required by the Committee of Adjus Ontario Land Surveyor.	abutting lands and showing the loc es on the subject and abutting land	

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

October 27, 2020

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

Delivered via e-mail: 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 30th, 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 8th, 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 require 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)