



Hamilton

COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

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

APPLICATION NO.: HM/A-20:243

APPLICANTS: WEBB Planning on behalf of the owner Urban Core Inc.

SUBJECT PROPERTY: Municipal address **14-18 Augusta St. Hamilton**

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

ZONING: "D2" (Downtown Prime Retail Streets (D2) Zone

PROPOSAL: To permit the construction of a six-storey building consisting of ground floor commercial uses with 40 residential dwelling units on the upper floor levels, together with an underground parking facility containing 13 parking spaces, notwithstanding,

1. A minimum parking space size of 2.6 metres in width by 5.5 metres in length shall be permitted instead of the minimum required parking space size of 3.0 metres in width by 5.8 metres in length;
2. A minimum barrier free parking space size of 4.4 metres in width by 5.5 metres in length shall be permitted instead of the minimum required barrier free parking space size of 4.4 metres in width by 5.8 metres in length;
3. A minimum aisle width of 3.6 metres shall be permitted for the ramp accessing the underground parking facility instead of the minimum required aisle width of 6.0 metres required to be provided for two-way vehicular traffic; and,
4. A minimum of 13 parking spaces shall be provided instead of a minimum of 14 parking spaces required for a multiple dwelling consisting of 40 dwelling units.

NOTES:

1. These variances are necessary to facilities site plan application DA-20-084. The applicant shall ensure compliance with all other zoning requirements outline in Building Division comments dated August 26, 2020.
2. Details have not been provided to determine zoning compliance with Sections 6.2.3 a) i), 6.2.3 a) iii), and 6.2.3 c) ii). A further variance will be required if a minimum façade width equal to at least 75% of the lot width setback not more than 2.0 metres from the front lot line is not provided.

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

DATE: Thursday, December 3rd, 2020
TIME: 3:00 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

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

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

MORE INFORMATION

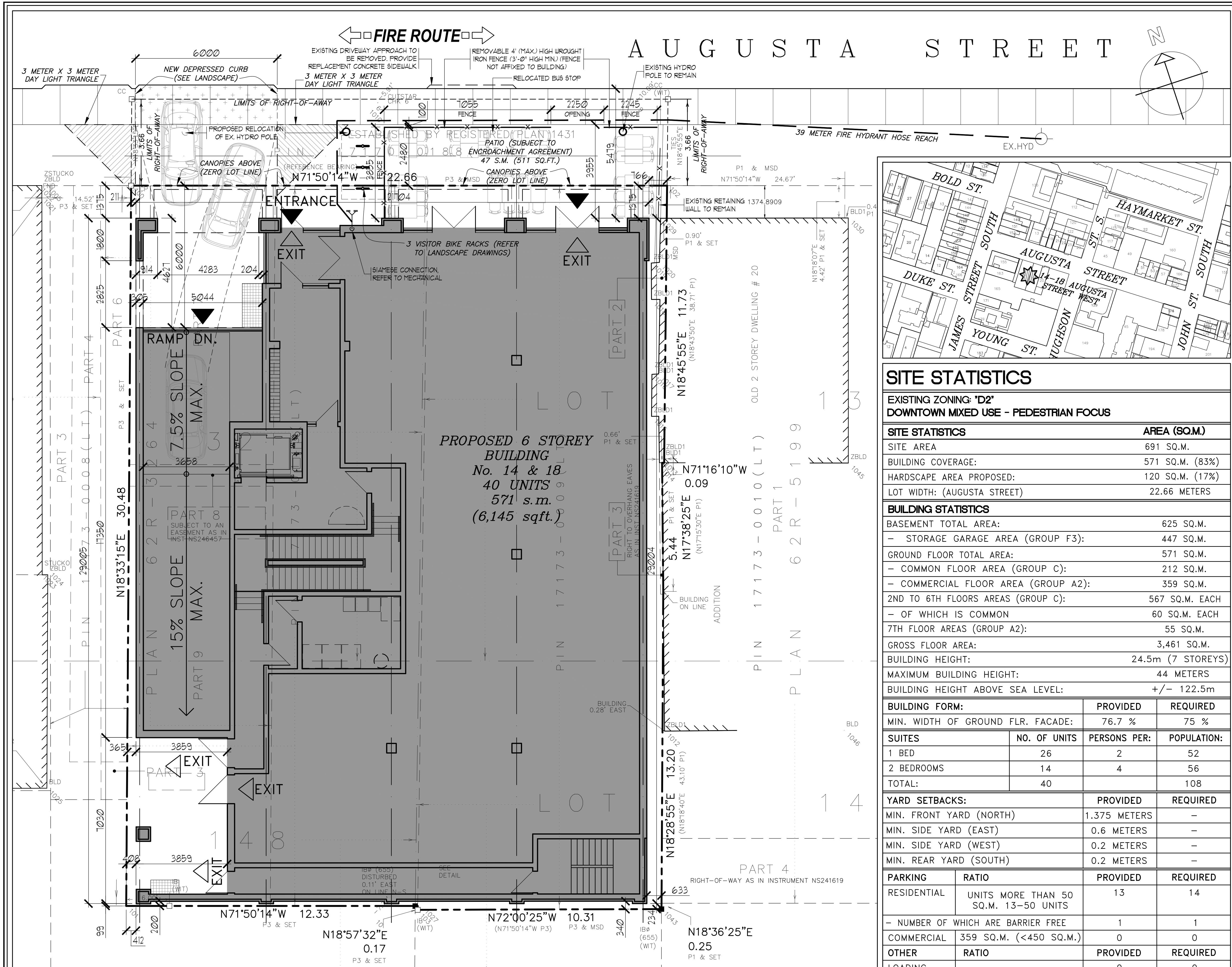
For more information on this matter, including access to drawings illustrating this request:

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

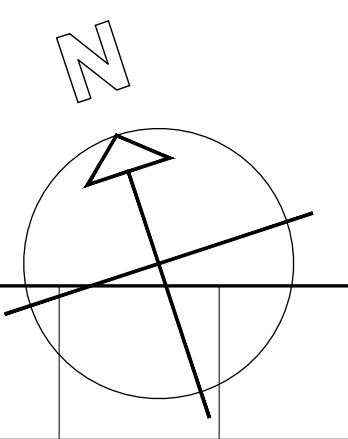
DATED: November 17th, 2020.

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.



AUGUSTA STREET



1 SITE PLAN
SCALE 1:75

UNDERTAKING FILE No. DA-20-084

I, (WE) THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION, TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

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

(b) 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,

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

(d) THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER (18) OR FULL ADDRESS (18 AUGUSTA STREET) 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.

DATED THIS _____ DAY OF _____ 20____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) (SEAL)
WITNESS (PRINT) _____ OWNER (PRINT)
ADDRESS OF WITNESS _____

LINTACK ARCHITECTS
INCORPORATED

244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.6166 • E: info@lntack.com
www.lntack.com

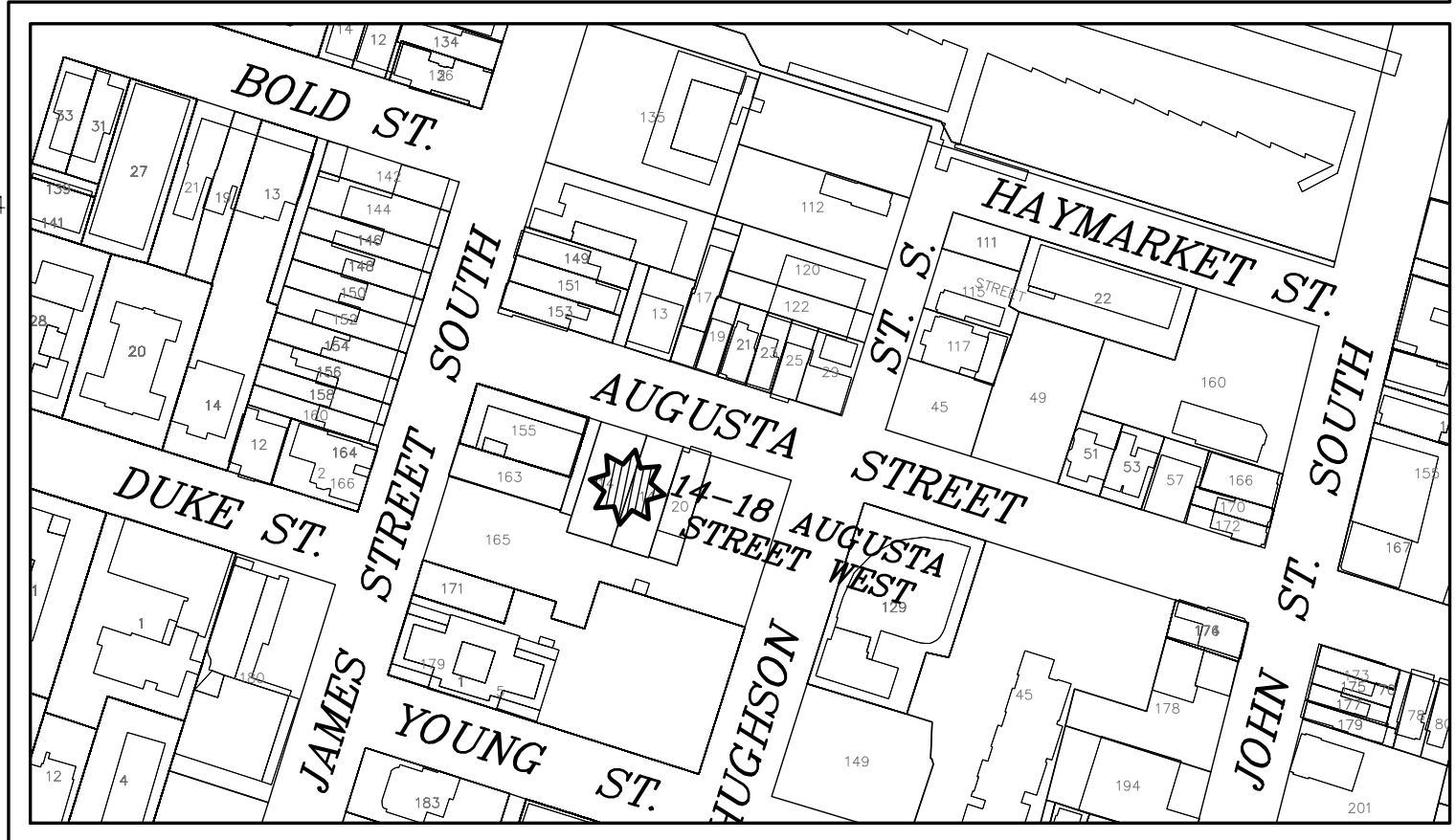
ONTARIO ASSOCIATION OF ARCHITECTS
Richard F. Lintack
LICENCE 4148

NOTES ON SITE PLAN:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OR MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
-ROAD CUT PERMITS -RELOCATION OF SERVICES
-APPROACH APPROVAL PERMITS -ENCROACHMENT AGREEMENTS
-COMMITTEE OF ADJUSTMENT (IF REQUIRED)
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
"3.0 METRE BY 3.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
8. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW: No. 10-197
9. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AS WELL AS LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAY 09-067, AS AMENDED (GARBAGE WILL BE BROUGHT TO THE CURB ON COLLECTION DAY).
10. ALL SITE LIGHTING TO BE AFFIXED TO BUILDING. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. HOUSE SHIELDS MUST BE PROVIDED WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.

This drawing must not be scaled. General Contractor shall verify all dimensions, datum and levels prior to commencement of the work. All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
T.O.	MINOR VARIANCE	DEC 30 2020
T.O.	ISSUED FOR SPA	JULY 01 2020
No.	Issue	Date



SITE STATISTICS

EXISTING ZONING: "D2"
DOWNTOWN MIXED USE - PEDESTRIAN FOCUS

SITE STATISTICS		AREA (SQ.M.)	
SITE AREA		691 SQ.M.	
BUILDING COVERAGE:		571 SQ.M. (83%)	
HARDSCAPE AREA PROPOSED:		120 SQ.M. (17%)	
LOT WIDTH: (AUGUSTA STREET)		22.66 METERS	
BUILDING STATISTICS			
BASEMENT TOTAL AREA:		625 SQ.M.	
- STORAGE GARAGE AREA (GROUP F3):		447 SQ.M.	
GROUND FLOOR TOTAL AREA:		571 SQ.M.	
- COMMON FLOOR AREA (GROUP C):		212 SQ.M.	
- COMMERCIAL FLOOR AREA (GROUP A2):		359 SQ.M.	
2ND TO 6TH FLOORS AREAS (GROUP C):		567 SQ.M. EACH	
- OF WHICH IS COMMON		60 SQ.M. EACH	
7TH FLOOR AREAS (GROUP A2):		55 SQ.M.	
GROSS FLOOR AREA:		3,461 SQ.M.	
BUILDING HEIGHT:		24.5m (7 STOREYS)	
MAXIMUM BUILDING HEIGHT:		44 METERS	
BUILDING HEIGHT ABOVE SEA LEVEL:		+/- 122.5m	
BUILDING FORM:		PROVIDED	REQUIRED
MIN. WIDTH OF GROUND FLR. FACADE:		76.7 %	75 %
SUITES		NO. OF UNITS	PERSONS PER:
1 BED		26	2
2 BEDROOMS		14	4
TOTAL:		40	108
YARD SETBACKS:		PROVIDED	REQUIRED
MIN. FRONT YARD (NORTH)		1.375 METERS	-
MIN. SIDE YARD (EAST)		0.6 METERS	-
MIN. SIDE YARD (WEST)		0.2 METERS	-
MIN. REAR YARD (SOUTH)		0.2 METERS	-
PARKING		RATIO	PROVIDED
RESIDENTIAL		UNITS MORE THAN 50 SQ.M. 13-50 UNITS	13
- NUMBER OF WHICH ARE BARRIER FREE		1	1
COMMERCIAL		359 SQ.M. (<450 SQ.M.)	0
OTHER		RATIO	PROVIDED
LOADING		-	0
BICYCLE SHORT		RES. USE SECTION 5	6
BICYCLE LONG		0.5 PER DWELLING UNIT	20

ACKNOWLEDGMENT:

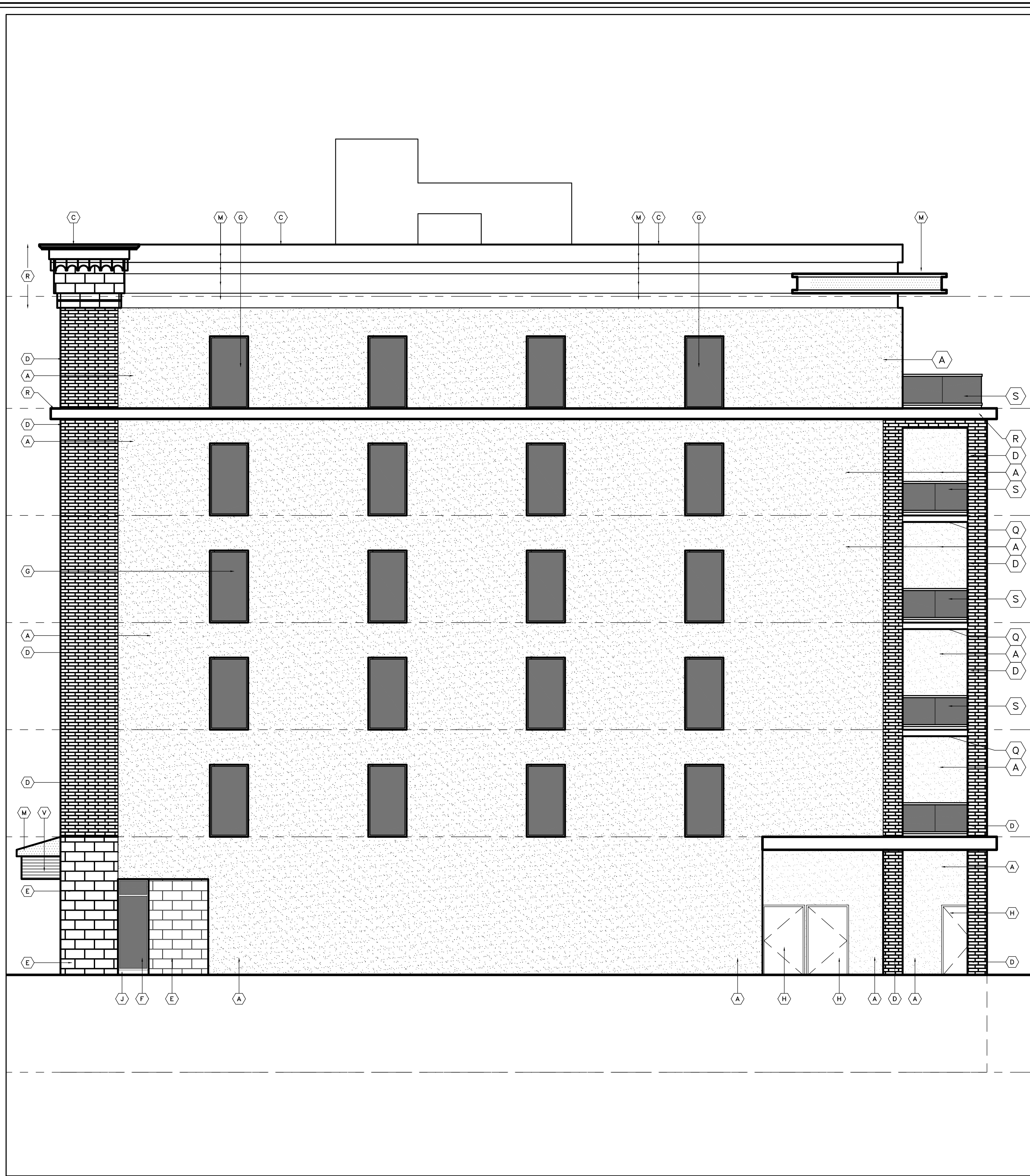
THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAGING, STOCKPILING OR OTHER SOIL DISTURBANCES, AND THE PROPONENT IS ADVISED TO CONDUCT AN ARCHAEOLOGIST ASSESSMENT PRIOR TO SUCH IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE, THROUGH PRESERVATION OR RESOURCE REMOVAL AND DOCUMENTATION, ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOUND. MITIGATION BY AN ONTARIO - LICENSED ARCHAEOLOGIST, MAY INCLUDE THE MONITORING OF ANY MECHANICAL EXCAVATION ARISING FROM THIS PROJECT. IF ARCHAEOLOGICAL RESOURCES ARE IDENTIFIED ON-SITE, FURTHER STAGE 4 MITIGATION MAY BE REQUIRED AS DETERMINED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT.

SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY DURING ANY OF THE ABOVE DEVELOPMENT ACTIVITIES THE ONTARIO MINISTRY OF CULTURE (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8392)

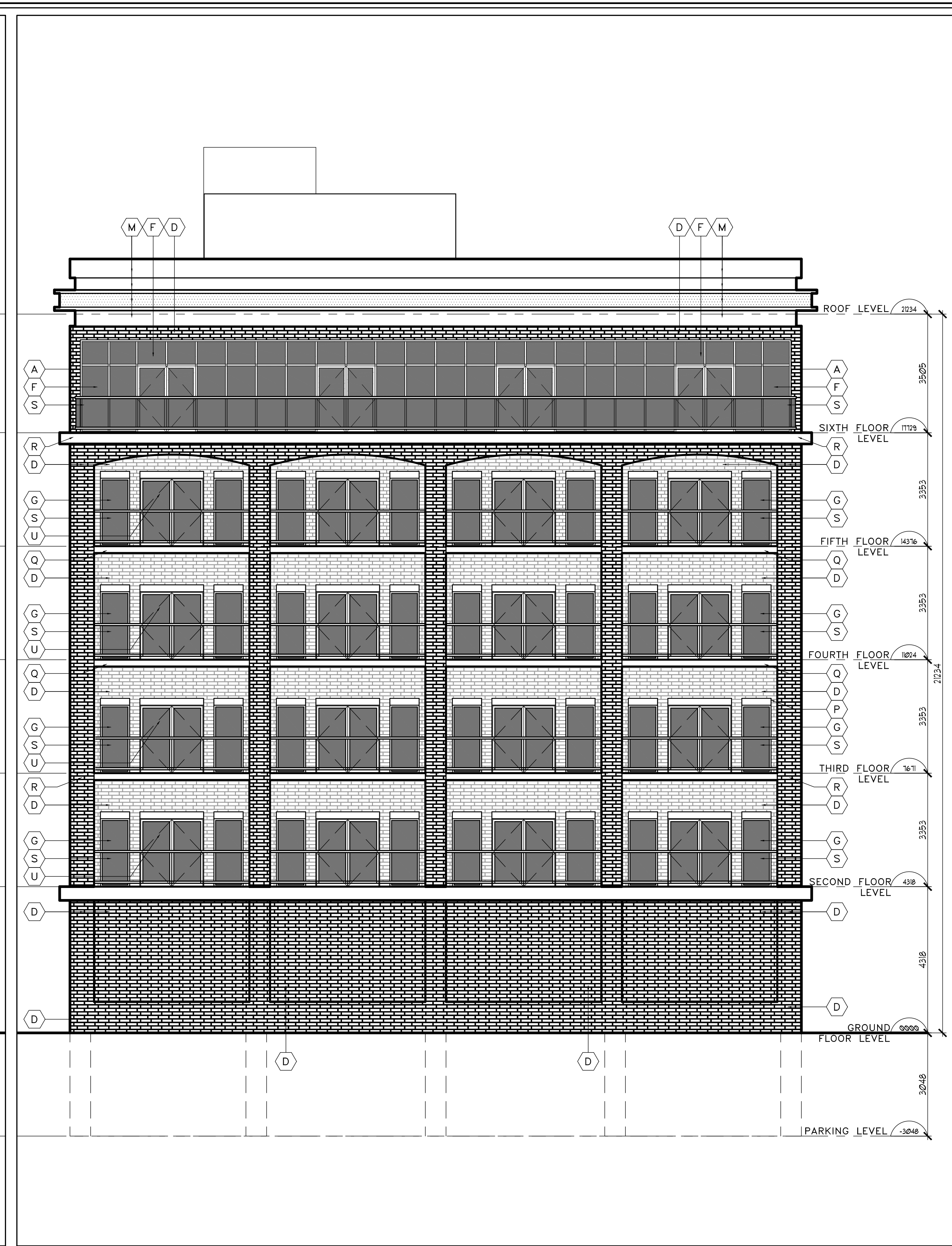
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

PROPOSED DEVELOPMENT:
CORE URBAN INC.
18 AUGUSTA STREET
HAMILTON, ONTARIO

job no. 19.116
dwg. file A1.1_SITE...
dwn. by JB
scale AS NOTED
date JUNE 2020
dwg. title
SITE PLAN
DA-20-084
dwg. A1.1



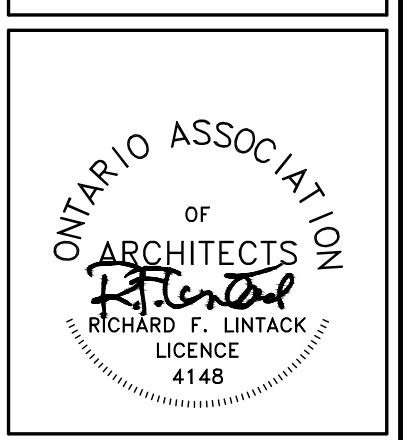
2 WEST ELEVATION
SCALE 1:75



1 SOUTH ELEVATION
SCALE 1:75

EXTERIOR FINISH LEGEND							
A DPR ACRYLIC STUCCO CAU FIBER MESH AND DRAINAGE MAT (COLOUR TO BE TERRA COTTA)	D 3/4" BRICK VENEER (COLOUR - 'BUFF TAN')	G THERMALLY BROKEN WINDOW EQUAL TO ALUMICOR SHADOWLINE 910 SERIES DOUBLE GLAZED (BLACK ANODIZED) (OR APPROVED EQUAL)	J EXPOSED FOUNDATION WALL	M COMPOSITE ALUMINUM PANELS (COLOUR - CHARCOAL)	P ACID ETCHED PRECAST SILL (CLEAR COAT SEALER)	S TEMPERED GLASS PRE-FINISHED ALUMINUM GUARD RAIL BY GRECO RAILINGS OR APPROVED EQUAL (BLACK ANODIZED)	V CEDAR PANELING "V" GROOVE CAU SEALER
B NOT USED	E 3/4" STONE VENEER (COLOUR - ARRISCRAPT - ADAIR LIMESTONE - SEPIA VEINED)	H THERMALLY BROKEN DOOR FRAME AND INSULATED HOLLOW METAL DOOR (PRIME AND PAINT CHARCOAL)	K STEEL POWDER COATED ROLL-UP DOOR (COLOUR - CHARCOAL)	N VICWEST STEEL CLADDING - AD 300-R SERIES (BLACK ANODIZED)	Q PRECAST CONCRETE (CLEAR COAT SEALER)	T VICWEST STEEL ROOFING - FRESTIGE (BLACK ANODIZED)	W NOT USED
C PRE-FINISHED ALUMINUM FLASHING (BLACK ANODIZED)	F ALUMINUM CURTAIN WALL GLAZING SYSTEM EQUAL TO ALUMICOR THERMADWALL T10200 SERIES DOUBLE GLAZED (BLACK ANODIZED) (OR APPROVED EQUAL)	I ALUMICOR INSULDOOR - DOUBLE GLAZED, TINTED, TEMPERED GLASS (BLACK ANODIZED) (OR APPROVED EQUAL)	L TENANT SIGNAGE N.I.C. (SIGNAGE PERMIT APPLIED FOR SEPARATELY)	O PRE-FINISHED ALUMINUM ANODIZED FASCIA (BLACK ANODIZED)	R PRECAST CONCRETE CORNICE (CLEAR COAT SEALER)	U ALUMICOR TERRAPORTE T600 - DOUBLE GLAZED, TINTED, TEMPERED GLASS (BLACK ANODIZED) (OR APPROVED EQUAL)	X NOT USED

LINTACK ARCHITECTS
INCORPORATED
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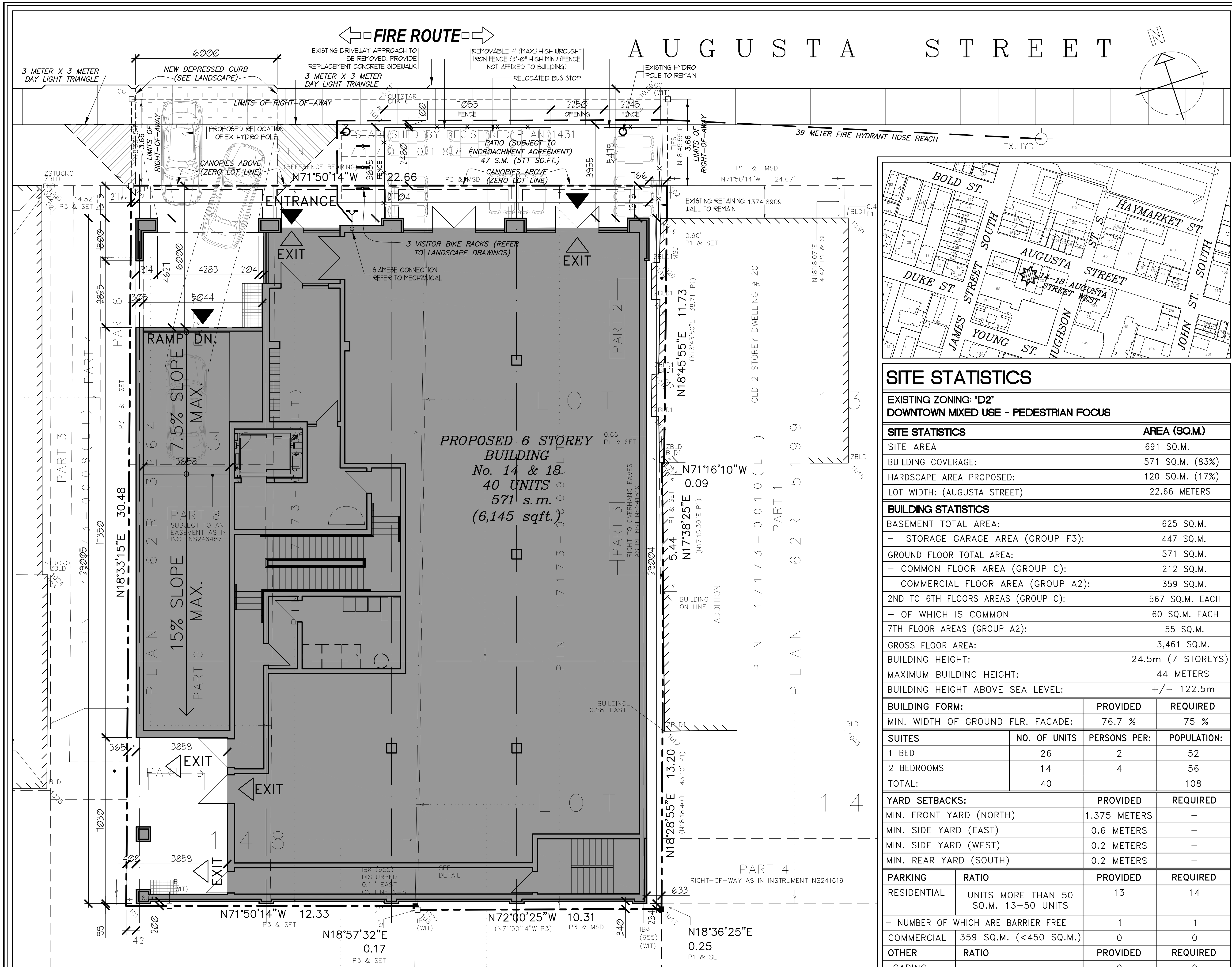


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T.O.	MINOR VARIANCE	JULY 30, 2020
T.O.	ISSUED FOR SPA	JULY, 01, 2020
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18 AUGUSTA STREET
HAMILTON, ONTARIO

job no. 19.116
dwg. file A1.1_SITE...
dwn. by JB
scale AS NOTED
date JUNE 2020
dwg. title ELEVATIONS
dwg. A4.2



UNDERTAKING FILE No. DA-20-084

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DATED THIS _____ DAY OF _____ 20____

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

WITNESS (PRINT) _____ OWNER (PRINT)

ADDRESS OF WITNESS _____

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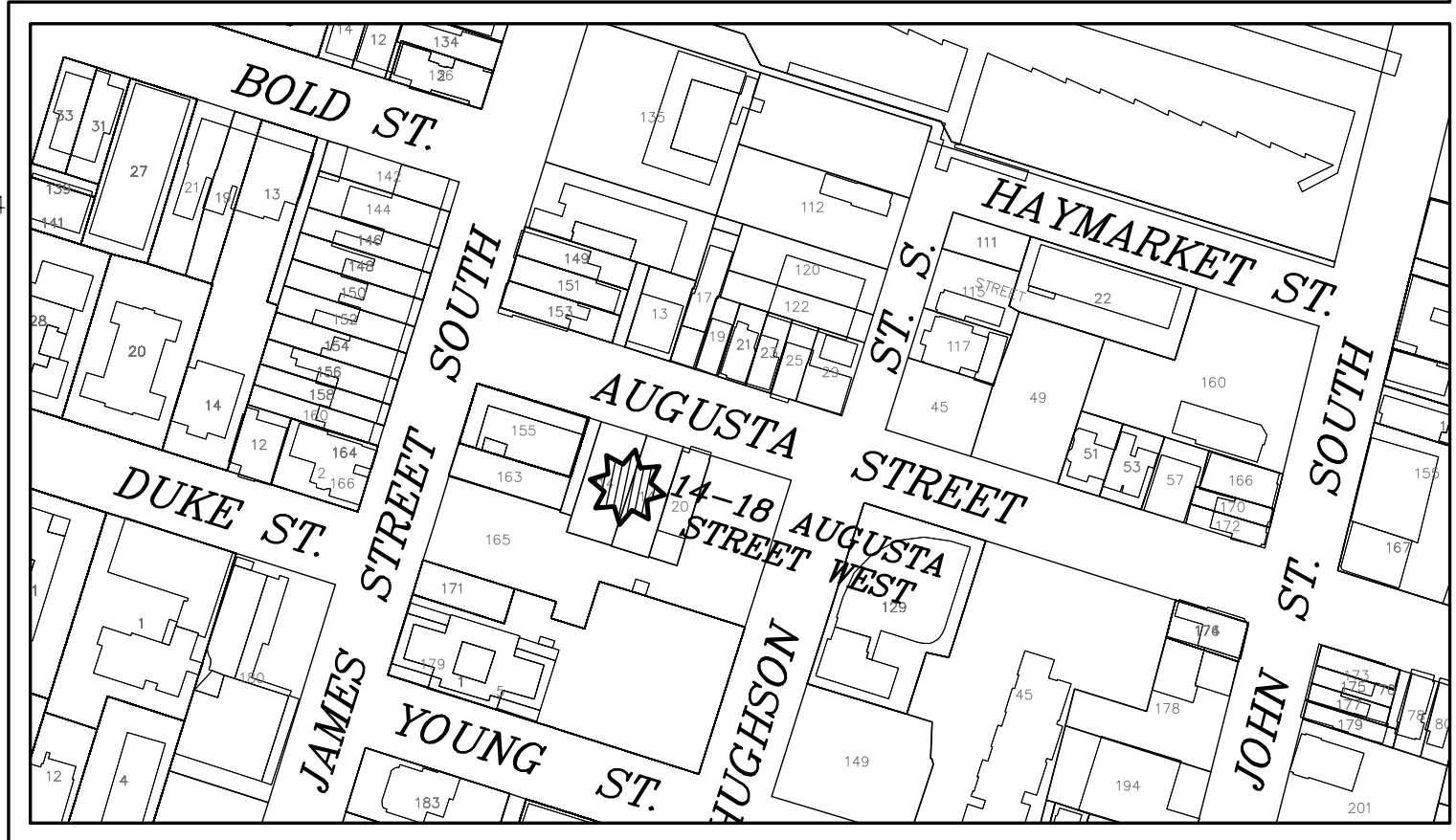
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ONTARIO ASSOCIATION OF ARCHITECTS
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Licence 4148

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DOWNTOWN MIXED USE - PEDESTRIAN FOCUS

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GROSS FLOOR AREA:		3,461	SQ.M.
BUILDING HEIGHT:		24.5m	(7 STOREYS)
MAXIMUM BUILDING HEIGHT:		44	METERS
BUILDING HEIGHT ABOVE SEA LEVEL:		+/-	122.5m
BUILDING FORM:			
MIN. WIDTH OF GROUND FLR. FACADE:		76.7 %	75 %
SUITES			
	NO. OF UNITS	PERSONS PER:	POPULATION:
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TOTAL:	40		108
YARD SETBACKS:			
MIN. FRONT YARD (NORTH)		1.375 METERS	-
MIN. SIDE YARD (EAST)		0.6 METERS	-
MIN. SIDE YARD (WEST)		0.2 METERS	-
MIN. REAR YARD (SOUTH)		0.2 METERS	-
PARKING			
	RATIO	PROVIDED	REQUIRED
RESIDENTIAL	UNITS MORE THAN 50 SQ.M. 13-50 UNITS	13	14
- NUMBER OF WHICH ARE BARRIER FREE		1	1
COMMERCIAL	359 SQ.M. (<450 SQ.M.)	0	0
OTHER	RATIO	PROVIDED	REQUIRED
LOADING	-	0	0
BICYCLE SHORT	RES. USE SECTION 5	6	5
BICYCLE LONG	0.5 PER DWELLING UNIT	20	20

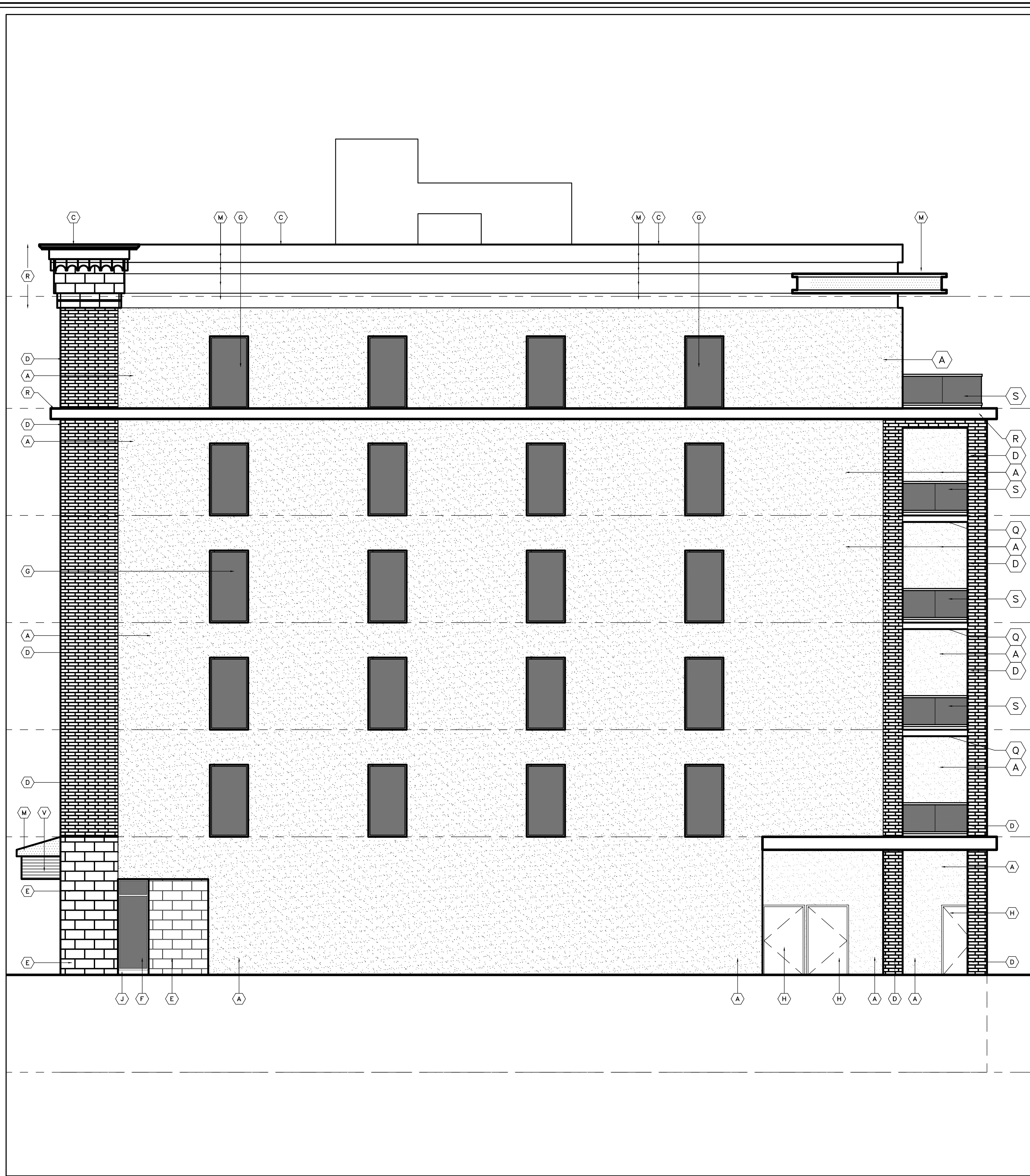
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ACKNOWLEDGMENT:

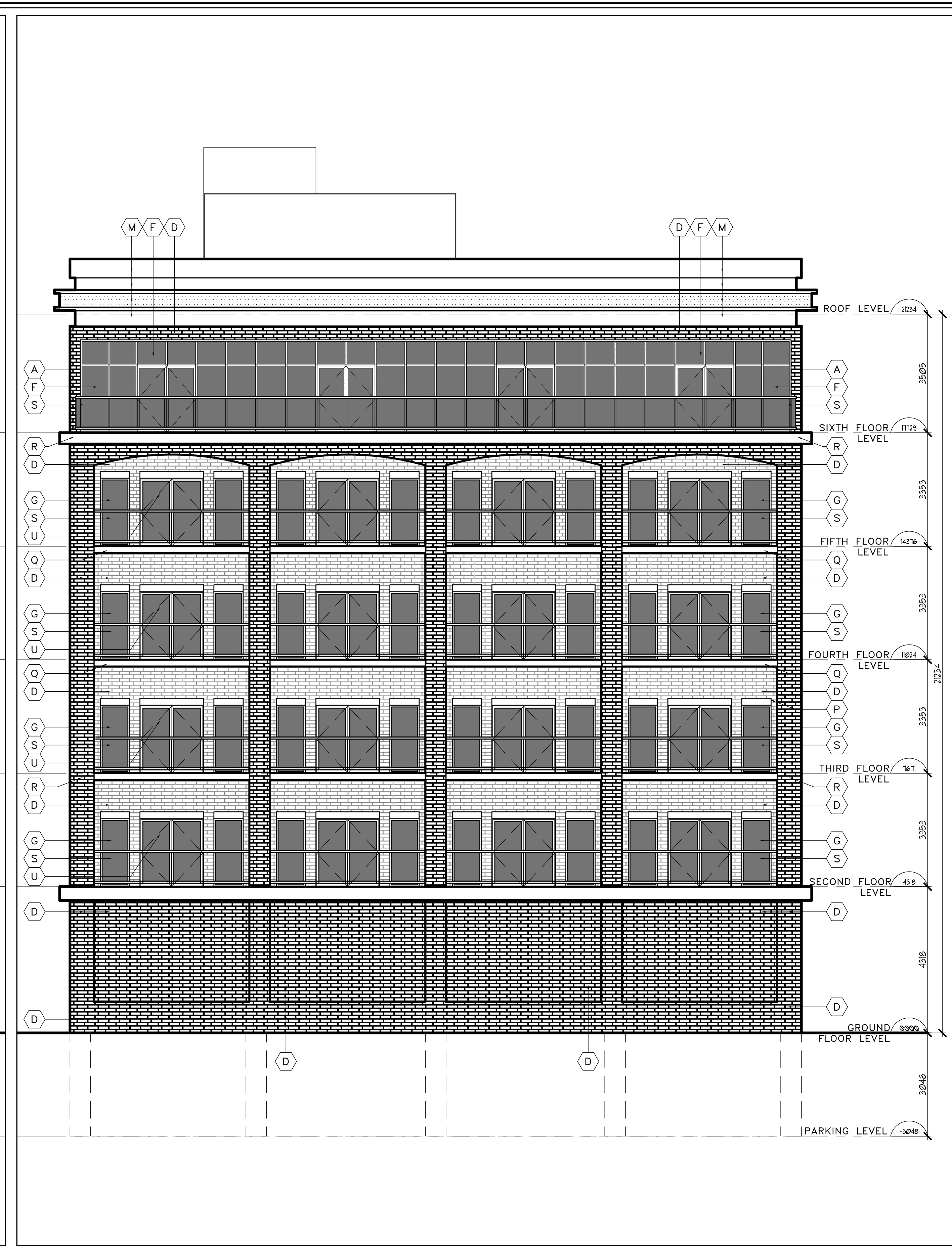
THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAGING, STOCKPILING OR OTHER SOIL DISTURBANCES, AND THE PROPONENT IS ADVISED TO CONDUCT AN ARCHAEOLOGIST ASSESSMENT PRIOR TO SUCH IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE, THROUGH PRESERVATION OR RESOURCE REMOVAL AND DOCUMENTATION, ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOUND. MITIGATION BY AN ONTARIO - LICENSED ARCHAEOLOGIST, MAY INCLUDE THE MONITORING OF ANY MECHANICAL EXCAVATION ARISING FROM THIS PROJECT. IF ARCHAEOLOGICAL RESOURCES ARE IDENTIFIED ON-SITE, FURTHER STAGE 4 MITIGATION MAY BE REQUIRED AS DETERMINED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT.

SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY DURING ANY OF THE ABOVE DEVELOPMENT ACTIVITIES THE ONTARIO MINISTRY OF CULTURE (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8392)

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED



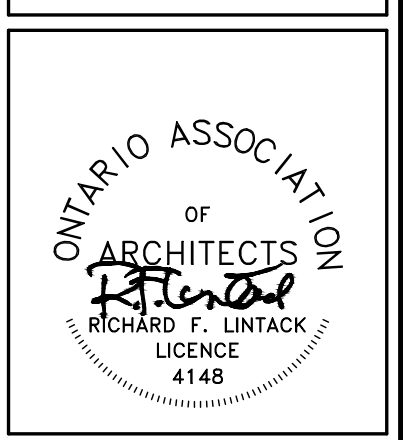
2 WEST ELEVATION
SCALE 1:75



1 SOUTH ELEVATION
SCALE 1:75

EXTERIOR FINISH LEGEND							
A DPR ACRYLIC STUCCO CAU FIBER MESH AND DRAINAGE MAT (COLOUR TO BE TERRA COTTA)	D 3/4" BRICK VENEER (COLOUR - 'BUFF TAN')	G THERMALLY BROKEN WINDOW EQUAL TO ALUMICOR SHADOWLINE 910 SERIES DOUBLE GLAZED (BLACK ANODIZED) (OR APPROVED EQUAL)	J EXPOSED FOUNDATION WALL	M COMPOSITE ALUMINUM PANELS (COLOUR - CHARCOAL)	P ACID ETCHED PRECAST SILL (CLEAR COAT SEALER)	S TEMPERED GLASS PRE-FINISHED ALUMINUM GUARD RAIL BY GRECO RAILINGS OR APPROVED EQUAL (BLACK ANODIZED)	V CEDAR PANELING "V" GROOVE CAU SEALER
B NOT USED	E 3/4" STONE VENEER (COLOUR - ARRISCRAPT - ADAIR LIMESTONE - SEPIA VEINED)	H THERMALLY BROKEN DOOR FRAME AND INSULATED HOLLOW METAL DOOR (PRIME AND PAINT CHARCOAL)	K STEEL POWDER COATED ROLL-UP DOOR (COLOUR - CHARCOAL)	N VIGWEST STEEL CLADDING - AD 300-R SERIES (BLACK ANODIZED)	Q PRECAST CONCRETE (CLEAR COAT SEALER)	T VIGWEST STEEL ROOFING - FRESTIGE (BLACK ANODIZED)	W NOT USED
C PRE-FINISHED ALUMINUM FLASHING (BLACK ANODIZED)	F ALUMINUM CURTAIN WALL GLAZING SYSTEM EQUAL TO ALUMICOR THERMADWALL T10200 SERIES DOUBLE GLAZED (BLACK ANODIZED) (OR APPROVED EQUAL)	I ALUMICOR INSULDOOR - DOUBLE GLAZED, TINTED, TEMPERED GLASS (BLACK ANODIZED) (OR APPROVED EQUAL)	L TENANT SIGNAGE N.I.C. (SIGNAGE PERMIT APPLIED FOR SEPARATELY)	O PRE-FINISHED ALUMINUM ANODIZED FASCIA (BLACK ANODIZED)	R PRECAST CONCRETE CORNICE (CLEAR COAT SEALER)	U ALUMICOR TERRAPORTE 1600 - DOUBLE GLAZED, TINTED, TEMPERED GLASS (BLACK ANODIZED) (OR APPROVED EQUAL)	X NOT USED

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 8B3
T: 905.522.6165 • F: 905.522.2209 • E: info@lintack.com
www.lintack.com



This drawing must not be scaled. General Contractor shall verify all dimensions, columns and levels prior to commencement of the work. All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
T.O.	MINOR VARIANCE	10/13/2020
T.O.	ISSUED FOR SPA	JULY, 01 2020
No.	Issue	Date

PROPOSED DEVELOPMENT:
CORE URBAN INC.
18 AUGUSTA STREET
HAMILTON, ONTARIO

job no. 19.116
dwg. file A1.1_SITE...
dwn. by JB
scale AS NOTED
date JUNE 2020
dwg. title ELEVATIONS
dwg. A4.2



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

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

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

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

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

The Planning Act

Application for Minor Variance or for Permission

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

1. Name of Owner Core Urban Inc. Telephone No. _____

FAX NO. _____ E-mail address. _____

2. Address _____

Postal Code _____

3. Name of Agent WEBB Planning Consultants Telephone No. _____

FAX NO. _____ E-mail address. _____

4. Address _____

Postal Code _____

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

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

Mortgage – Meridian Credit Union, 2 King Street West, Hamilton

Postal Code L8P 4V2

Postal Code _____

6. Nature and extent of relief applied for:
Reduction of parking space dimension to 2.6 by 5.5 m, reduction to barrier free parking space dimension to 4.4 by 5.5 m, reduced drive aisle width for two way traffic from 6.0 to 3.6m, reduction to number of required parking spaces from 14 to 13
-
7. Why it is not possible to comply with the provisions of the By-law?
Proposed development site has a restricted footprint that necessitates minor relief from typical design standards to ensure the site can accommodate reasonable number of parking spaces in below grade structure
-
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Part of Lots 132, 133, 147 & 148, Registered Plan 1431
14-18 Augusta Street
-
9. PREVIOUS USE OF PROPERTY
- Residential Industrial Commercial
Agricultural Vacant
Other Surface Parking Lot
-
- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes No Unknown
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes No Unknown
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes No Unknown
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes No Unknown
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes No Unknown
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes No Unknown
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes No Unknown
- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes No Unknown

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes X No Unknown

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

Site inspection, review of Phase II Environmental Site Assessment

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No X

ACKNOWLEDGEMENT CLAUSE

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

10/30/2020
Date



Signature Property Owner

Steve Kulakowsky
Print Name of Owner

10. Dimensions of lands affected:

Frontage 22.6 m
Depth 30.4 m
Area 691 sq. m
Width of street Apx. 20.5 m

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

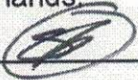
Existing: None – lands are vacant

Proposed: Six storey mixed use building, ground floor area of 568 m2, total gross floor area of 3,358 m2, height of 21.2 m, one level of below grade parking.

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

Existing: None – lands are vacant

Proposed: FY: 1.3 m, RY: 0.2 m, East SY: 0.63 m, West SY: 0.36 m

13. Date of acquisition of subject lands:
2019 ~~2020~~ 
14. Date of construction of all buildings and structures on subject lands:
Unknown
15. Existing uses of the subject property: Vacant – surface parking lot
16. Existing uses of abutting properties: commercial (restaurant), mid-rise residential with at-grade commercial uses
17. Length of time the existing uses of the subject property have continued:
unknown
18. Municipal services available: (check the appropriate space or spaces)
 Water Yes Connected Yes
 Sanitary Sewer Yes Connected Yes
 Storm Sewers Yes
19. Present Official Plan/Secondary Plan provisions applying to the land:
Downtown Secondary Plan – Downtown Mixed Use, Pedestrian Focus
Permission for mid-rise, 12 stories maximum
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Comprehensive Zoning By-law 05-200, "D2" – Downtown Mixed Use Zone
21. Has the owner previously applied for relief in respect of the subject property?
 Yes No X
 If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes No X
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

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



November 2, 2020

City of Hamilton
Planning & Economic Development Department
Committee of Adjustment
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Ms. Jamila Sheffield
Secretary Treasurer

Dear Ms. Sheffield,

Re: Application for Minor Variance – Core Urban Inc.
18 Augusta Street, City of Hamilton

WEBB Planning Consultants are retained by Core Urban Inc. to co-ordinate the municipal planning approvals required to facilitate the development of the property located at 18 Augusta Street, City of Hamilton.

The subject lands are within the limits of the Downtown Secondary Plan and designated as Downtown Mixed Use, Pedestrian Focus. With regard to Maximum Building Heights, the Mid-Rise designation permits maximum building heights of up to 12 storeys. The Zoning of the lands implements the Downtown Secondary Plan with the property zoned as “D2” – Downtown Mixed Use, Pedestrian Focus Zone.

The project architects have developed plans for the development of the property as a six storey, mixed use building, in conformity with the intended built form and scale of development articulated by the Downtown Secondary Plan. Commercial uses are proposed at grade with five floors of residential apartments above, a total of 40 dwelling units of various sizes. The basement level is intended for 13 parking spaces and lockers for long term bicycle storage.

As the project is within the Downtown Secondary Plan, the development has been reviewed by the City’s Design Review Panel. The proposal was presented to DRP at their July 15th, 2020 meeting with generally supportive feedback for the proposal, a detailed summary of comments were provided to City Planning Staff for their consideration.

The City is presently finalizing the processing of the application for Site Plan Approval, City File No. DA-20-084. Through the review of the Site Plan it has been confirmed that Variances from the Regulations of the Zoning By-law are necessary to implement the proposal, predominantly relating to the proposed parking and maneuvering as below:

1. Minimum parking spaces dimensions of 2.6 by 5.8 metres;

2. Barrier Free Parking Space dimensions of 4.4 by 5.5 metres;
3. 13 parking spaces shall be provided instead of the required 14 spaces;
4. To permit a reduced drive aisle width for two way traffic of 3.6 metres.

It is our opinion that the proposed Variances are appropriate for the proposed development of the lands. As summarized below, the Variances have been considered in the context of the four tests outlined by Section 45 (1) of the Planning Act and in all respects comply.

The Variances have been considered in the context of the Official Plan and in our opinion maintain the general purpose and intent.

The subject lands are designated as Downtown Mixed Use, Pedestrian Focus and subject to the Urban Design Policies of the UHOP and Downtown Secondary Plan.

The form and scale of development is permitted by the Policies for the Neighbourhoods designation and represents an appropriate form of intensification at a location within the central area of the City, in close proximity to transit and the expansive range of services, entertainment and employment.

Recognizing the importance of achieving good urban design, the project achieves the balance of providing a reasonable supply of on-site parking with site design. All parking is below grade, the driveway width is reduced to maximize the façade width and contribute to an interesting streetscape and safe pedestrian environment.

The Variances have been considered in the context of the Zoning By-law and in our opinion maintain the general purpose and intent.

With regard to the dimension of the parking spaces, the relief is minor and consistent with the Zoning Regulations of the former City of Hamilton Zoning By-law. The reduction in the number of parking spaces is nominal at a location having immediate proximity to public transit including the Downtown GO station and HSR transit hub.

The reduced drive aisle width applies to only the ramp that accesses the below grade parking level. The required maneuvering aisle width is provided adjacent to the parking spaces. The operation of the ramp will be signal controlled ensuring it will function in a safe and efficient manner.

The Variances are Minor.

The appropriate test to establish that the Variances are minor is to consider if any adverse or negative impacts arise from the development. It is our opinion that the Variances do not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for the appropriate supply and accessibility of on-site parking.

The proposed development is desirable for the appropriate development of the lands.

It is our opinion that the Variances will provide for the desirable and appropriate development of the lands. The proposed design has been endorsed by the City's Design Review Panel and achieved Conditional Site Plan Approval.

It is noted that the site has a restricted footprint that necessitates minor relief from typical design standards to ensure the accommodation of a reasonable number of parking spaces in a below grade structure. The proposal achieves the intent to provide a reasonable supply of parking spaces, the design standards maintain the intent of the By-law for safe and functional parking.

The narrow width of the site necessitates a single lane entry/exit for the below grade parking to ensure the below grade parking layout is efficient. The operation of the access will be subject to appropriate traffic control measures to the satisfaction of the City's Transportation Division.

In summary, it is our opinion that the Variances required to implement the proposal meet the four tests of the Planning Act and will provide for the appropriate development of the site as a mixed use project that supports the commercial character of the street and adds to the supply of housing in the downtown core.

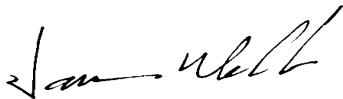
In keeping with the City's requirements for the submission of an Application for Minor Variance, the following materials are enclosed:

- Application for Minor Variance;
- Application Fee of \$3,302.00 payable to the City of Hamilton;
- Site Plan, Elevations and Floor Plans, prepared by Lintack Architects;

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Minor Variance. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: Core Urban Inc.

Lintack Architects