

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-19:427

APPLICANTS: Owner: Ali Alaichi
Agent: Michael Barton

SUBJECT PROPERTY: Municipal address **741 Rymal Rd. E., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 17-240

ZONING: C2 Exception 330 district (Neighbourhood Commercial)

PROPOSAL: To permit the construction of a three (3) storey mixed use building consisting of 446 square metres of gross floor area for offices and consisting of twelve (12) residential units on the second and third floors, notwithstanding that:

1. The gross floor area (GFA) for residential units shall be 740 m² instead of 445.56 square metres.
2. Vehicular access shall be permitted to and from Eva Street, whereas Exception 330, applicable to the zoning for the subject property states that "No vehicular ingress or egress shall be permitted from the subject lands onto Eva Street or Eaglewood Drive."

Zoning By-law 05-200 As Amended by By-law 17-240 – Currently Under Appeal

3. A minimum of 18 parking spaces shall be provided for the mixed use building instead of the required 20 parking spaces.

NOTES:

1. A building permit is required for the construction of the proposed mixed-use building.
2. Be advised that Ontario Building Code regulations may require specific setback and construction types.
3. The variances shown have been written as requested by the applicant. The lands are subject to Site Plan Approval. To date, the applicant has submitted a Formal Consultation (FC-19-112) to permit a three (3) storey mixed use building consisting of ground floor commercial for offices and 12 residential units above the ground floor and for which comments have been provided. A modified mixed use proposal

was prepared based on the Formal Consultation which is the subject of this Minor Variance application. A formal Site Plan application for the modified proposal however has not been submitted. Accordingly, further variances will be required if the proposal does not comply with the Zoning By-law. In particular, it is noted that the requirements for a visual barrier abutting the residential C District and the requirements for bicycle parking have not been addressed.

4. With respect to Variance #1, Exception 330 which applies to the zoning for the subject property, requires that the gross floor area for residential uses and commercial uses shall be generally equivalent to one another.
5. Be advised that Amending By-law No. 17-240 was passed on November 8, 2017 which changed the zoning of this property from the H/S-1619 District under Zoning By-law 6593 to the C2, Exception 330 Zone under Hamilton Zoning By-law No. 05-200. However, there are portions of Amending By-law No. 17-240 which are still under appeal to the Local Appeal Planning Tribunal (LPAT); therefore, it is not yet final. As such, the proposed development is reviewed under the regulations contained within Hamilton Zoning By-law 05-200, except where portions of these regulations are still under appeal by By-law No. 17-240 both the existing and proposed Zoning By-law regulations will be examined with the more restrictive zoning regulation being applied. An exception to this policy is for Building Permits, which are reviewed under the former existing Zoning and/or Zoning By-law regulation until such time that Amending By-law No. 17-240 comes fully into force. Once By-law No. 17-240 is approved in its entirety by the Local Appeal Planning Tribunal (LPAT), the zoning and regulations under this By-law will be applicable.
6. Please note that Variance #3 was added to address parking requirements which are under appeal because the more restrictive parking requirements for By-law 05-200 were provided prior to Zoning By-law 17-240 and the creation of the Commercial Mixed Use Zones. Accordingly, the more restrictive parking for residential units prior to the passing of Amending By-law 17-240 and which is currently in effect is based on 1 parking space per unit and the more restrictive parking requirement for offices is based on 1 parking space for every 30 square metres of gross floor area.

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

DATE:	Thursday, January 21st, 2021
TIME:	2:35 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.

Important note: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

MORE INFORMATION

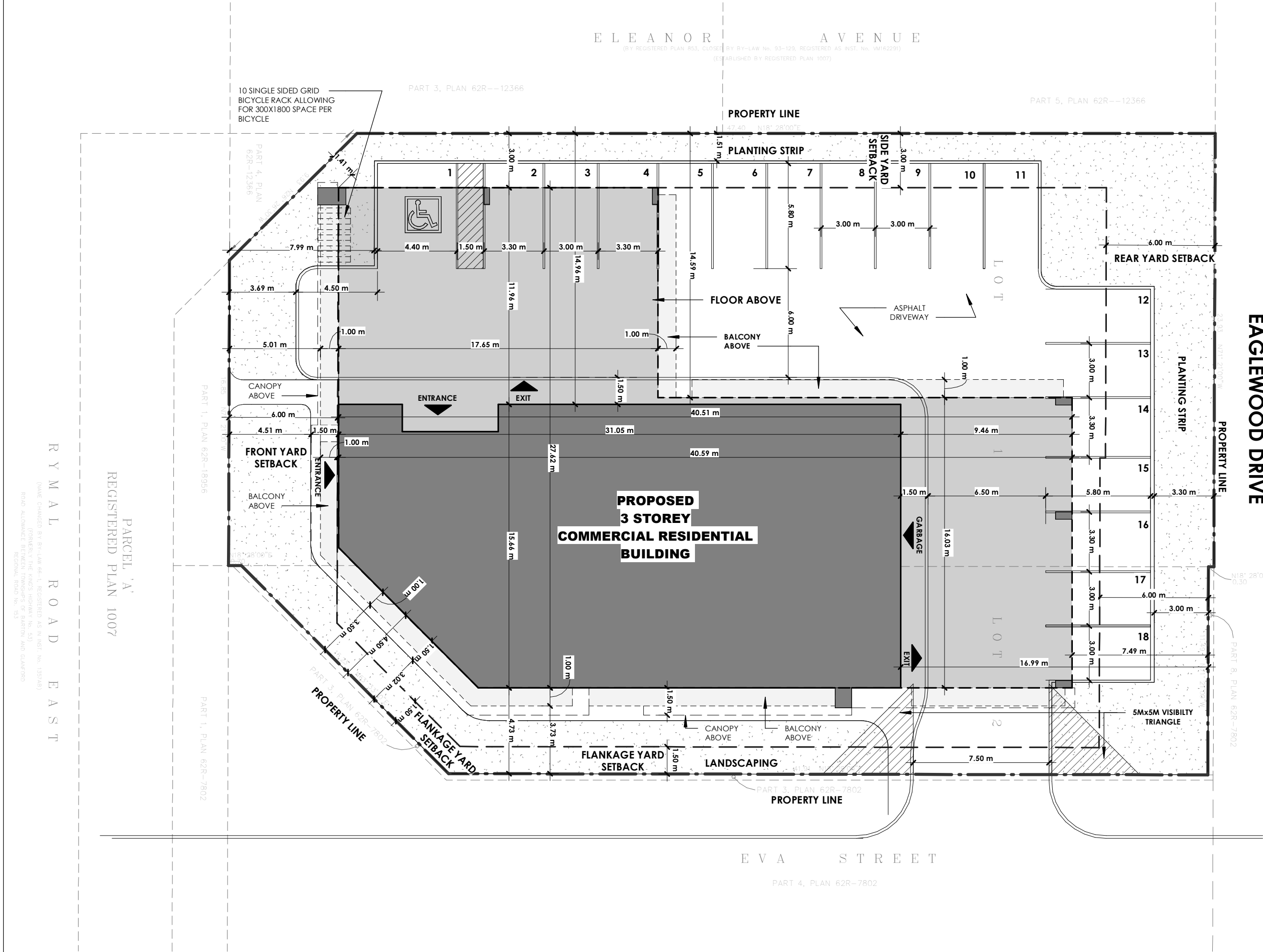
For more information on this matter, including access to drawings illustrating this request:

- 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: January 5th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

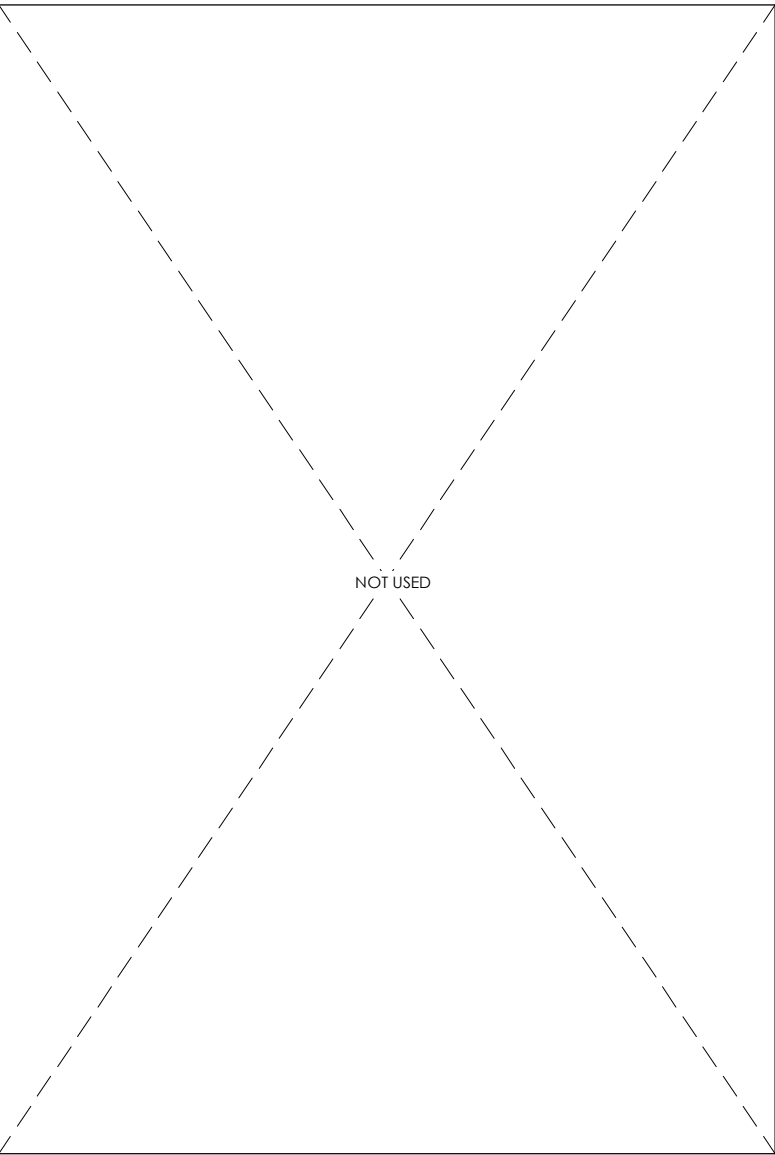
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



741 RYMAL ROAD EAST, HAMILTON ON
SITE STATISTICS - ZONING C2, EXCEPTION 330
LOT AREA 1822.78 M2 (EXISTING)

	REQUIRED	PROPOSED
MAX. LOT AREA (M2)	5000	1822.78
LOT FRONTAGE (M)		16.85
MAX. HEIGHT (M)	11	8.39
GROSS FLOOR AREA (M²):		
GROUND FLOOR =		448.2
SECOND FLOOR =		775.53
TOTAL =		1223.73
LOT COVERAGE:		
AREA OF BUILDING= 775.53 M2 AREA OF BALCONIES/TERRACE AND CANOPIES= 162.65 M2 TOTAL LOT COVERAGE= 938.18 M2 LOT AREA = 1822.78 M2 LOT COVERAGE PERCENTAGE = 51.46%		51.46%
MIN. FRONT YARD SETBACK (M)	6 M	6 M
MIN. STREET YARD (M)	1.5 M	4.5 M
MIN. INTERIOR SIDE YARD (M)	3 M	3 M
MIN. REAR YARD (M)	6 M	7.49 M
MAXIMUM GROSS FLOOR AREA FOR AN INDIVIDUAL OFFICE	500 M² PER UNIT	317.28 M²
MAX GFA FOR COMMERCIAL USES ON A LOT	2,000 M²	317.28 M²
MAXIMUM GROSS FLOOR AREA FOR DWELLING UNITS	455 M2	739.45 M²*
MAX. NUMBER OF UNITS - RESIDENTIAL ONE DWELLING UNIT FOR EACH 180.0M2 OF AREA OF THE LOT PROVIDED THAT THE BUILDING DOES NOT EXCEED 2 STOREYS IN HEIGHT	10 (LOT AREA / 180)	6
NUMBER OF UNITS - COMMERCIAL		1
# OF PARKING SPACES RES. 1-14 UNITS, MIN. 0.7/UNIT = 4.2 TOTAL = 4 PARKING SPACES MIN.	4	18
# OF PARKING SPACES COM. OFFICE 0 WHERE A USE IS LESS THAN 450.0 SQUARE METRES IN GROSS FLOOR AREA	0	0
TOTAL # OF PARKING SPACES	4	18

* VARIANCE REQUIRED



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limarchitectsinc.com
E: info@limarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

SITE PLAN

DRAWN BY

DI/RA

SCALE

As indicated

DATE

NOVEMEBER 2019

CHECKED BY

FL

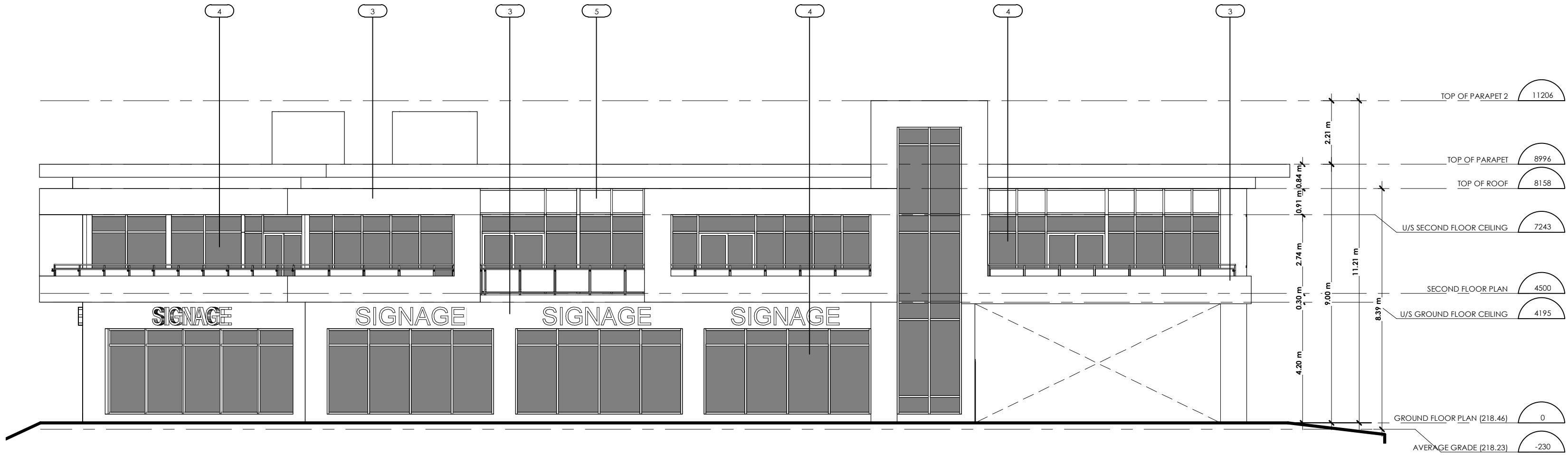
PROJECT NUMBER

19-340

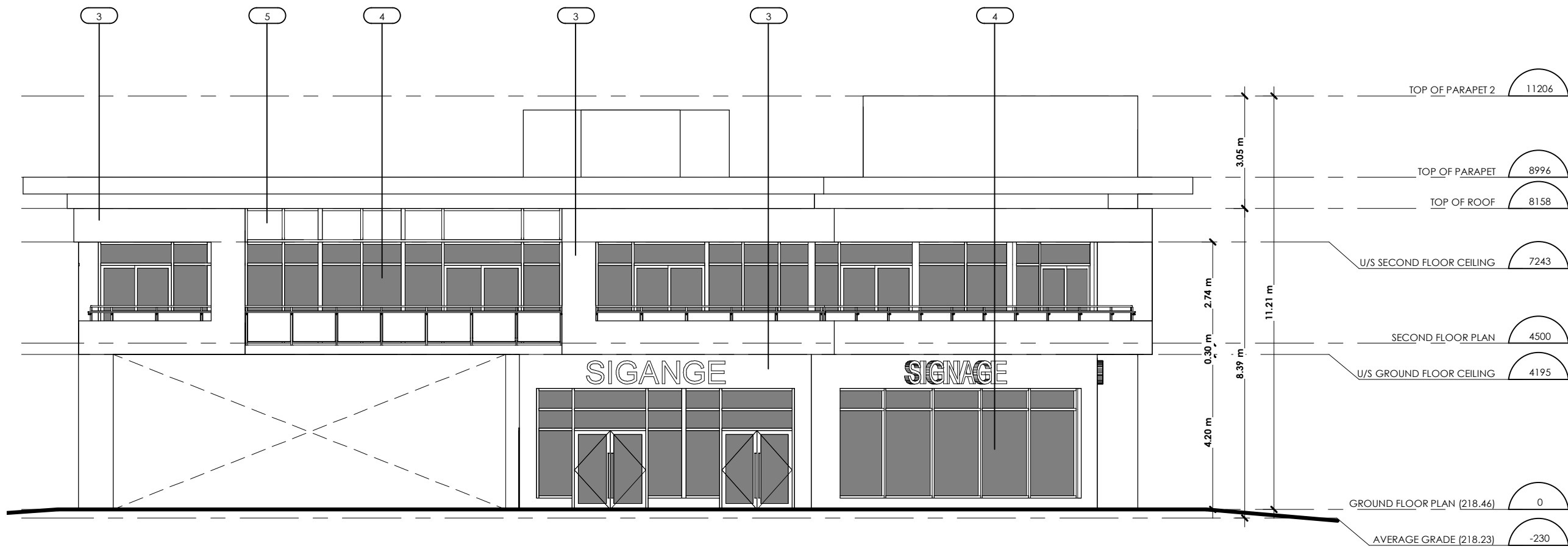
DRAWING NUMBER

A-1.0

MATERIAL LEGEND
1 - BRICK
2 - ALUMINIUM PANELS - COLOUR 1
3 - ALUMINIUM PANELS - COLOUR 2
4 - GLASS
5 - OPAQUE SPANDREL PANELS



1 EAST ELEVATION
A-5.1 1:125



2 SOUTH ELEVATION
A-5.1 1:125

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limarchitectsinc.com
E: info@limarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

SOUTH & EAST ELEVATION

DRAWN BY

DI/RA

SCALE

As indicated

DATE

NOVEMEBER 2019

CHECKED BY

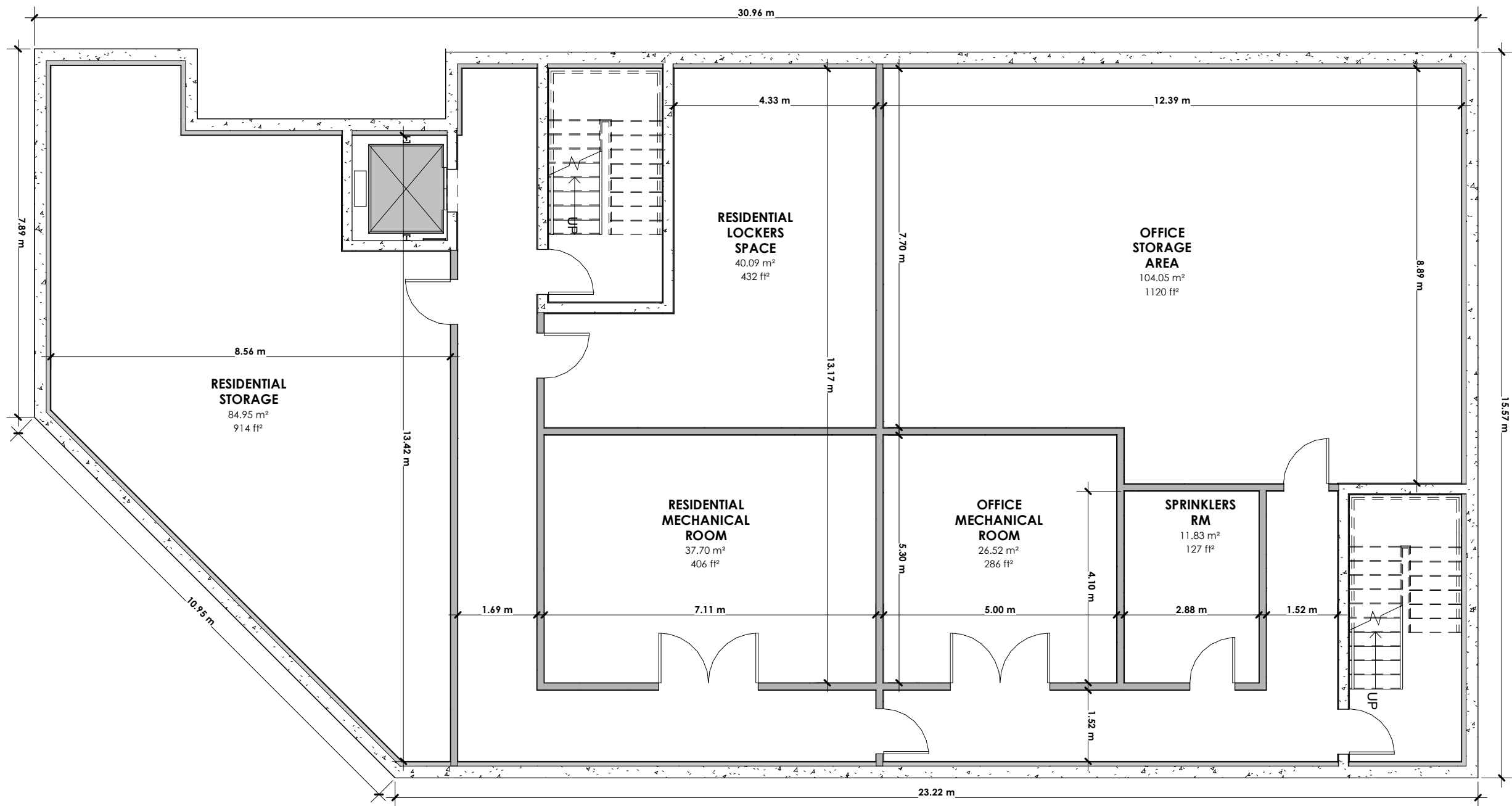
FL

PROJECT NUMBER

19-340

DRAWING NUMBER

A-5.1



1
A-2.1

BASEMENT
1 : 100

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

BASEMENT FLOOR PLAN

DRAWN BY

RA

SCALE

1 : 100

DATE

NOVEMEBER 2019

CHECKED BY

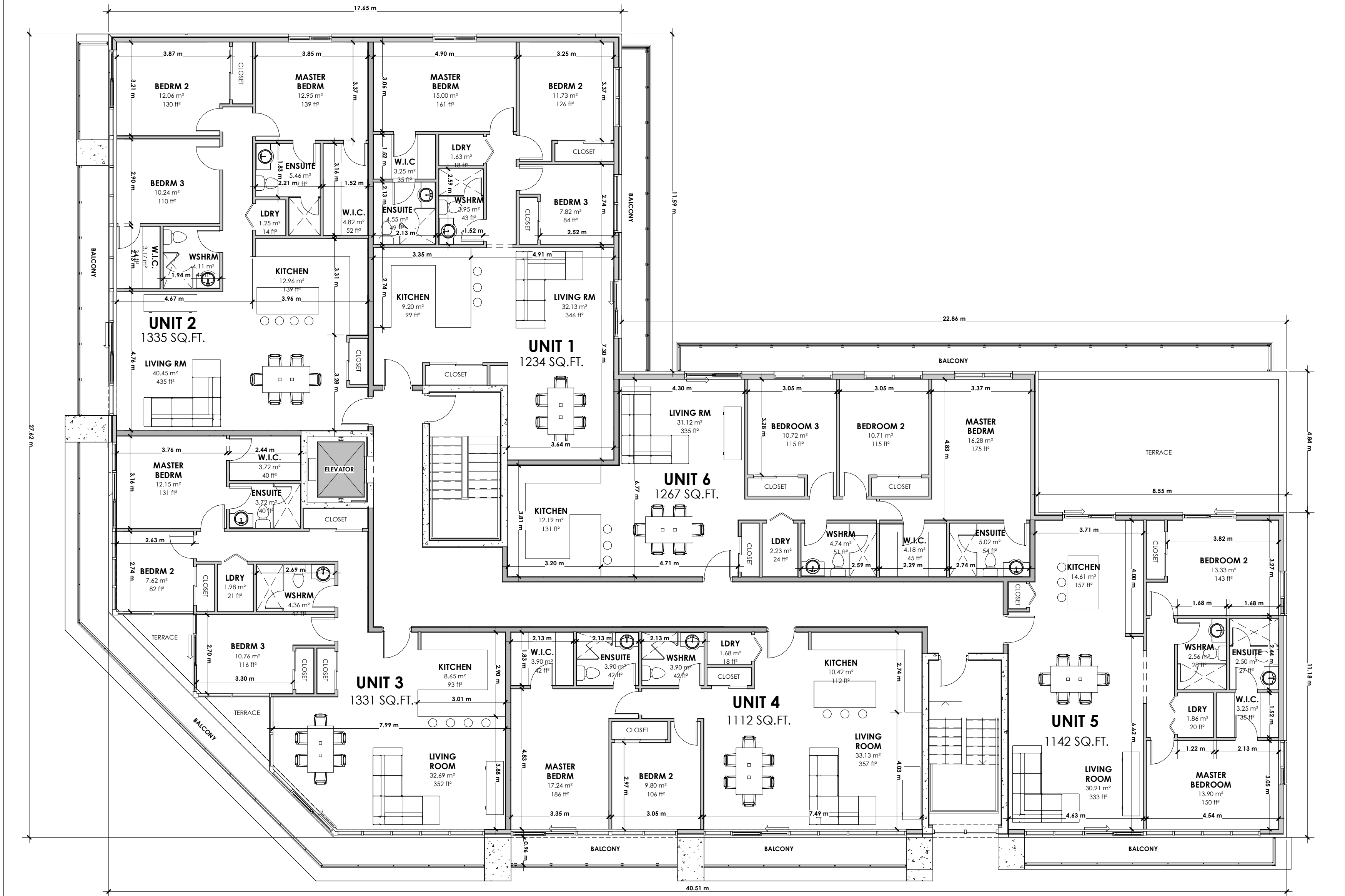
FL

PROJECT NUMBER

19-340

DRAWING NUMBER

A-2.1



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS		
#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT

LIMA
ARCHITECTS INC.

#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

SECOND FLOOR PLANS

DRAWN BY

RA

SCALE

1 : 100

DATE

NOVEMEBER 2019

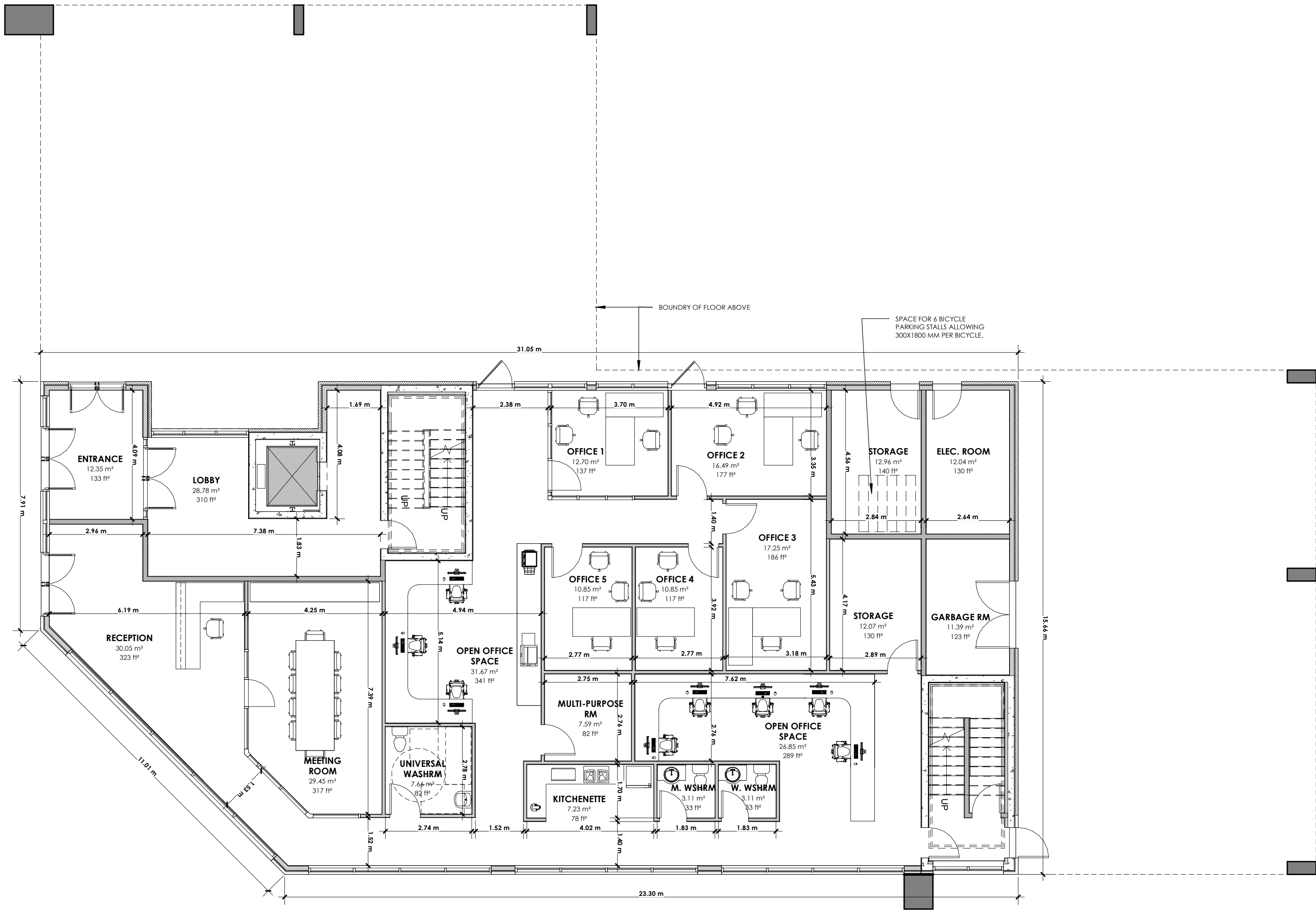
CHECKED BY

FL

PROJECT NUMBER

19-340

DRAWING NUMBER



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

GROUND FLOOR PLAN

DRAWN BY

DI/RA

SCALE

1 : 100

DATE

NOVEMEBER 2019

CHECKED BY

FL

PROJECT NUMBER

19-340

DRAWING NUMBER

A-2.2



MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST, HAMILTON, ON
PROJECT NO. 19-340

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS		
#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



LIMA
ARCHITECTS INC.

#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

COVERSHEET

DRAWN BY

DI

SCALE

DATE

NOVEMBER 2019

CHECKED BY

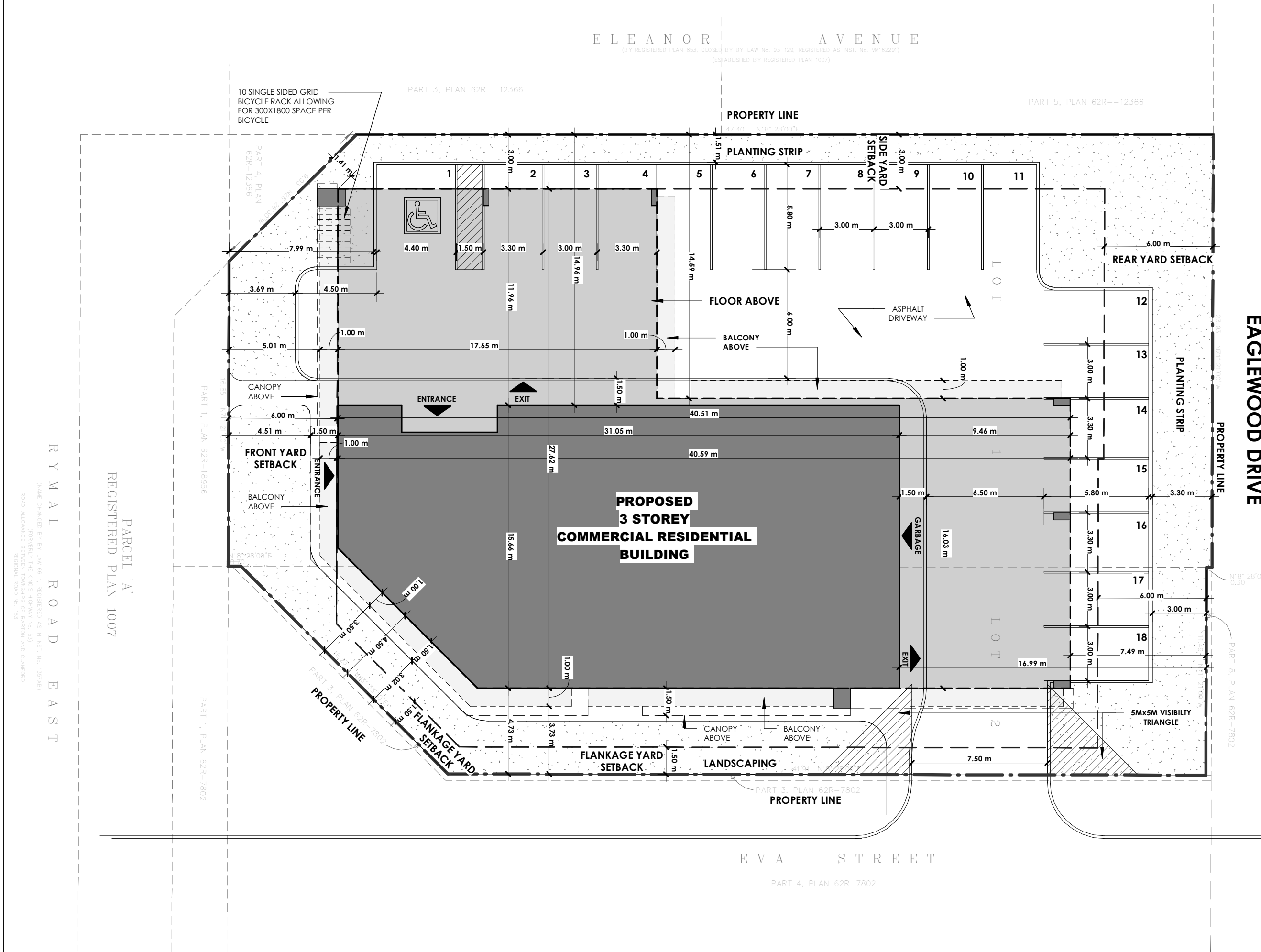
FL

PROJECT NUMBER

19-340

DRAWING NUMBER

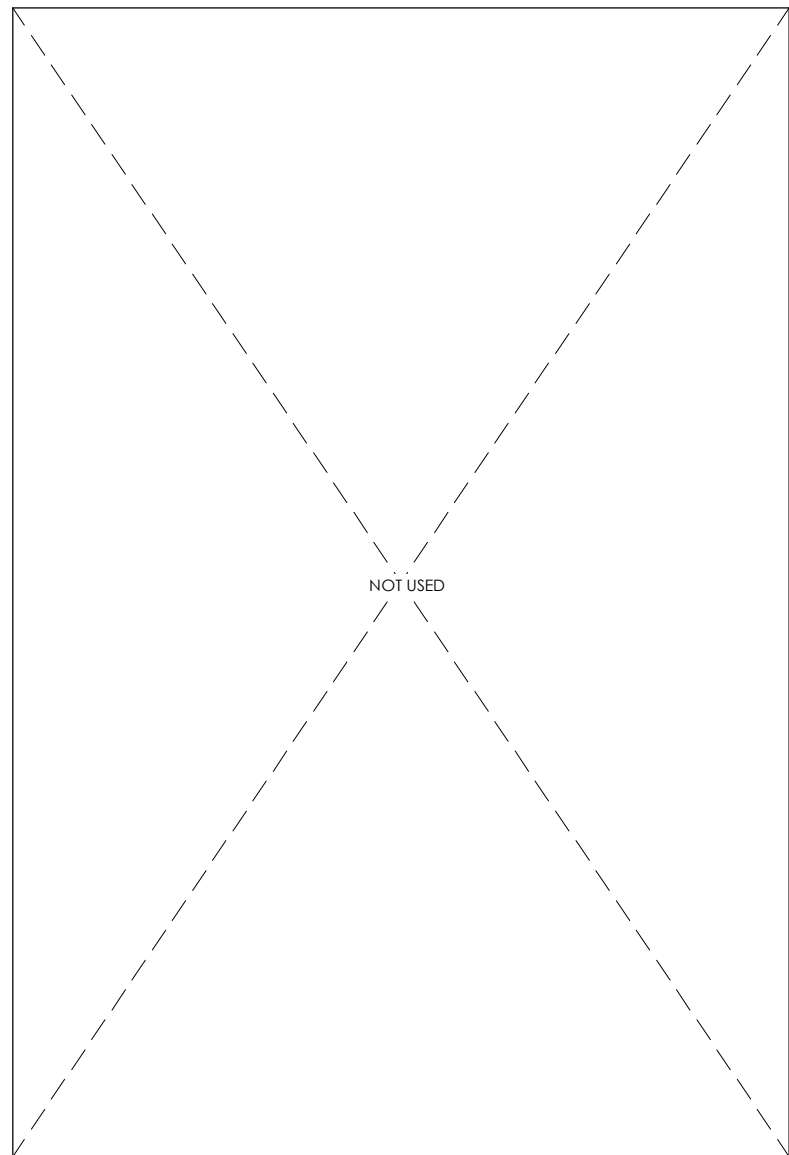
A-0.1



741 RYMAL ROAD EAST, HAMILTON ON
SITE STATISTICS - ZONING C2, EXCEPTION 330
LOT AREA 1822.78 M2 (EXISTING)

	REQUIRED	PROPOSED
MAX. LOT AREA (M2)	5000	1822.78
LOT FRONTAGE (M)		16.85
MAX. HEIGHT (M)	11	8.39
GROSS FLOOR AREA (M²):		
GROUND FLOOR =		448.2
SECOND FLOOR =		775.53
TOTAL =		1223.73
LOT COVERAGE:		
AREA OF BUILDING= 775.53 M2 AREA OF BALCONIES/TERRACE AND CANOPIES= 162.65 M2 TOTAL LOT COVERAGE= 938.18 M2 LOT AREA = 1822.78 M2 LOT COVERAGE PERCENTAGE = 51.46%		51.46%
MIN. FRONT YARD SETBACK (M)	6 M	6 M
MIN. STREET YARD (M)	1.5 M	4.5 M
MIN. INTERIOR SIDE YARD (M)	3 M	3 M
MIN. REAR YARD (M)	6 M	7.49 M
MAXIMUM GROSS FLOOR AREA FOR AN INDIVIDUAL OFFICE	500 M² PER UNIT	317.28 M²
MAX GFA FOR COMMERCIAL USES ON A LOT	2,000 M²	317.28 M²
MAXIMUM GROSS FLOOR AREA FOR DWELLING UNITS	455 M2	739.45 M²*
MAX. NUMBER OF UNITS - RESIDENTIAL ONE DWELLING UNIT FOR EACH 180.0M2 OF AREA OF THE LOT PROVIDED THAT THE BUILDING DOES NOT EXCEED 2 STOREYS IN HEIGHT	10 (LOT AREA / 180)	6
NUMBER OF UNITS - COMMERCIAL		1
# OF PARKING SPACES RES. 1-14 UNITS, MIN. 0.7/UNIT = 4.2 TOTAL = 4 PARKING SPACES MIN.	4	18
# OF PARKING SPACES COM. OFFICE 0 WHERE A USE IS LESS THAN 450.0 SQUARE METRES IN GROSS FLOOR AREA	0	0
TOTAL # OF PARKING SPACES	4	18

* VARIANCE REQUIRED



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limarchitectsinc.com
E: info@limarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

SITE PLAN

DRAWN BY

DI/RA

SCALE

As indicated

DATE

NOVEMEBER 2019

CHECKED BY

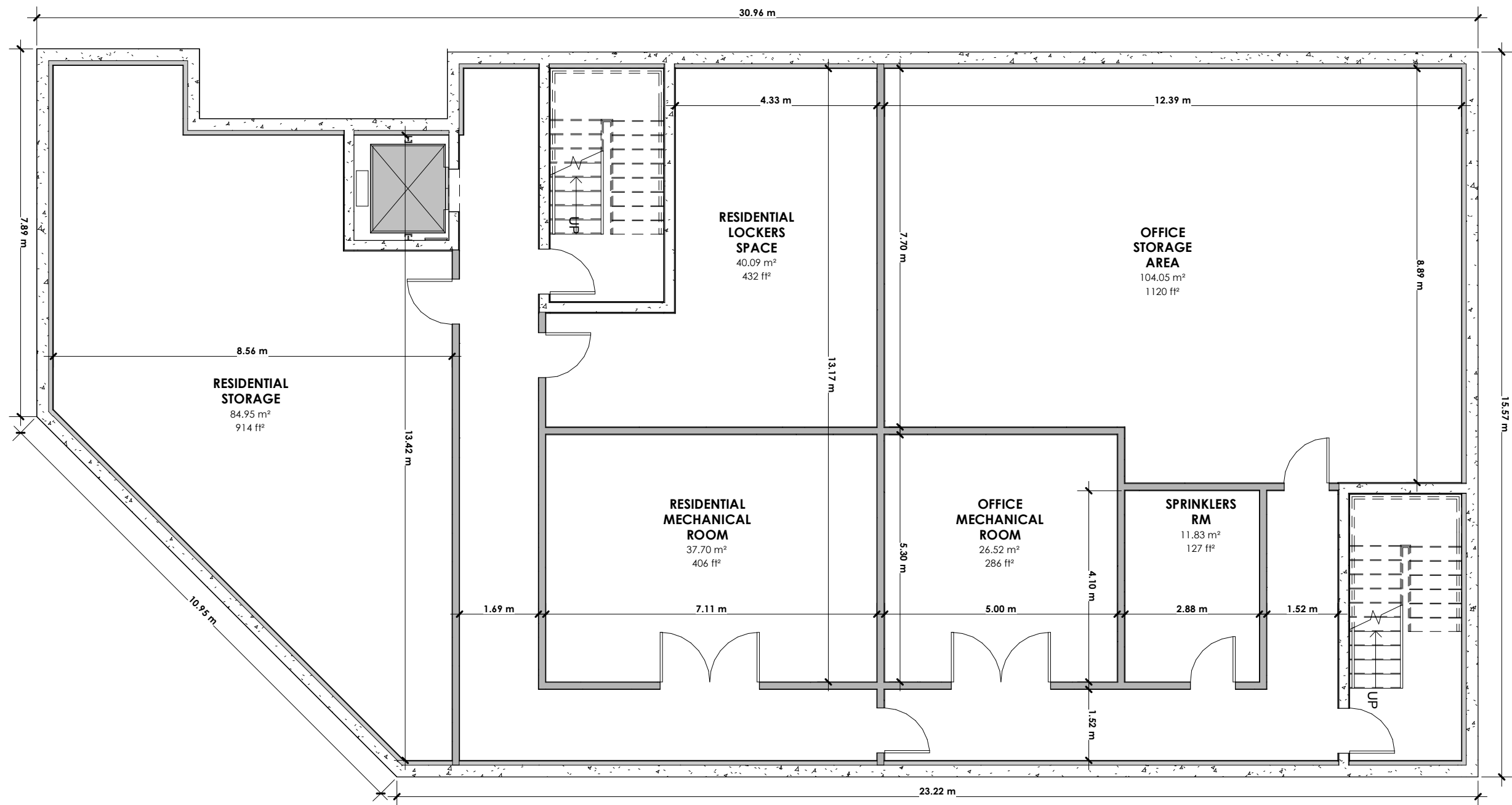
FL

PROJECT NUMBER

19-340

DRAWING NUMBER

A-1.0



1
A-2.1

BASEMENT
1 : 100

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS		
#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



LIMA
ARCHITECTS INC.

#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

BASEMENT FLOOR PLAN

DRAWN BY

RA

SCALE

1 : 100

DATE

NOVEMEBER 2019

CHECKED BY

FL

PROJECT NUMBER

19-340

DRAWING NUMBER

A-2.1



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

GROUND FLOOR PLAN

DRAWN BY

DI/RA

SCALE

1 : 100

DATE

NOVEMEBER 2019

CHECKED BY

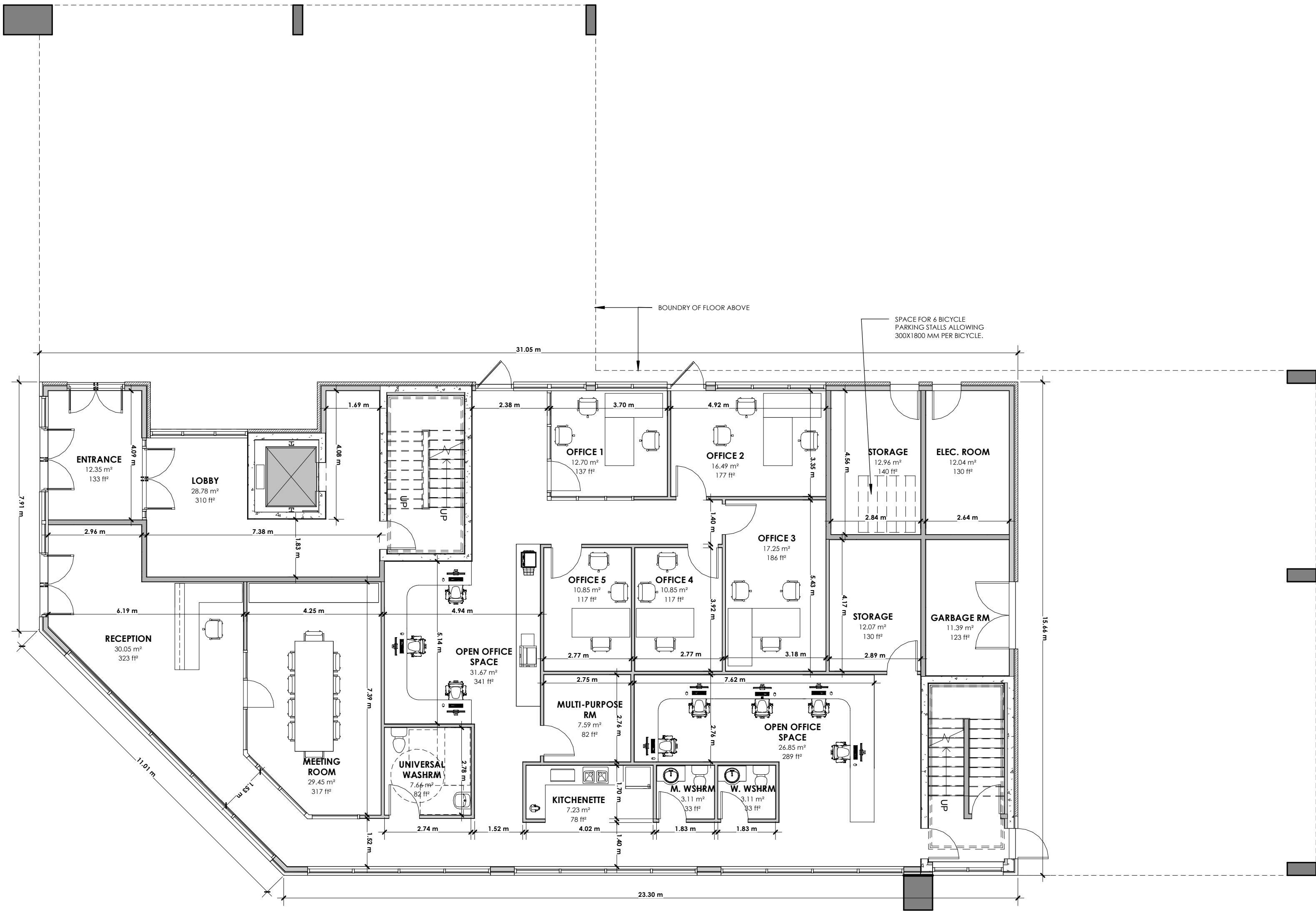
FL

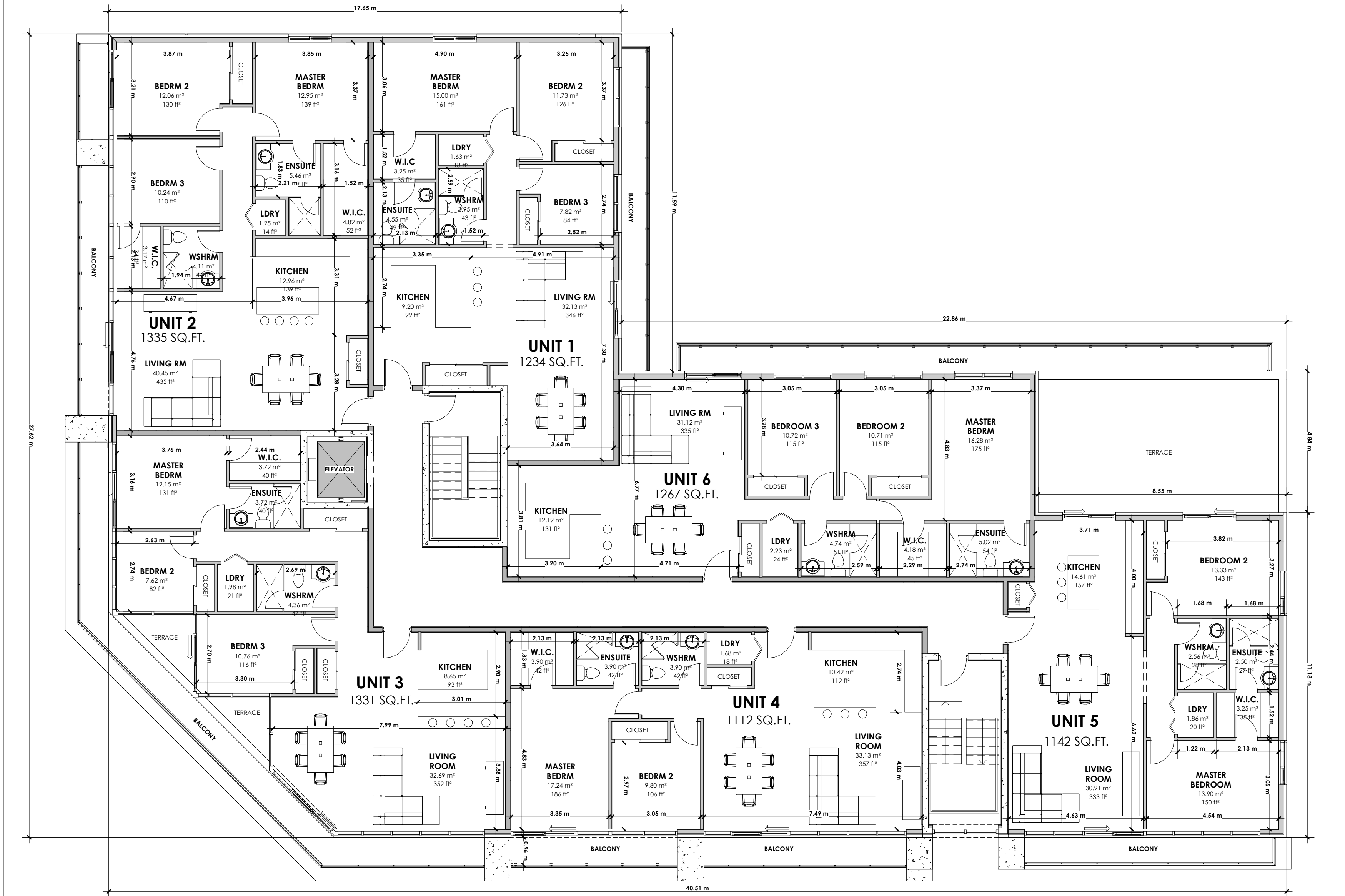
PROJECT NUMBER

19-340

DRAWING NUMBER

A-2.2





1 SECOND FLOOR PLAN
A-2.3 1 : 100

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

SECOND FLOOR PLANS

DRAWN BY

RA

SCALE

1 : 100

DATE

NOVEMEBER 2019

CHECKED BY

FL

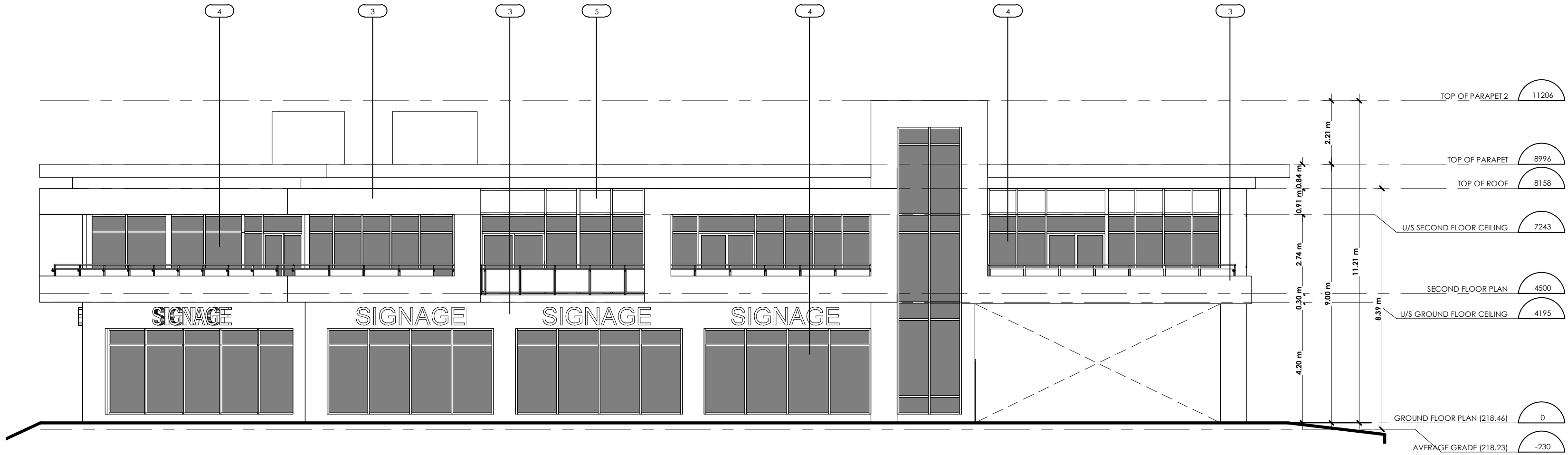
PROJECT NUMBER

19-340

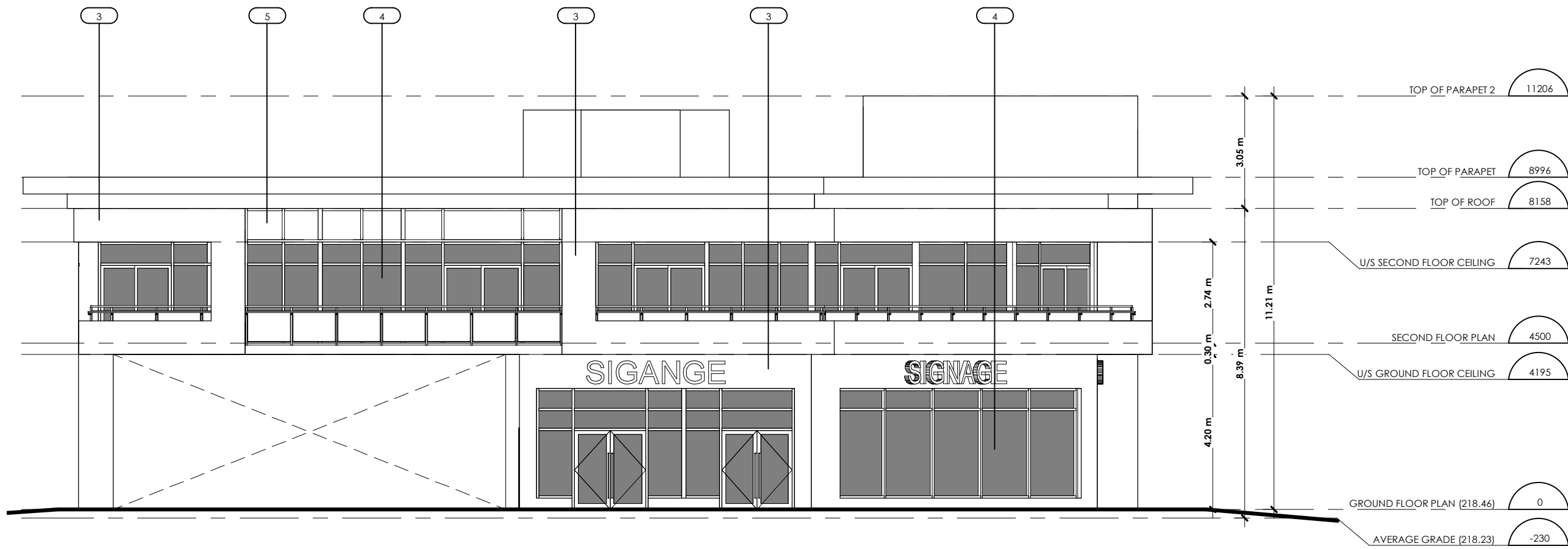
DRAWING NUMBER

A-2.3

- MATERIAL LEGEND**
- 1 - BRICK
 - 2 - ALUMINIUM PANELS - COLOUR 1
 - 3 - ALUMINIUM PANELS - COLOUR 2
 - 4 - GLASS
 - 5 - OPAQUE SPANDREL PANELS



1 EAST ELEVATION
A-5.1 1:125



2 SOUTH ELEVATION
A-5.1 1:125

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limarchitectsinc.com
E: info@limarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

SOUTH & EAST ELEVATION

DRAWN BY

DI/RA

SCALE

As indicated

DATE

NOVEMEBER 2019

CHECKED BY

FL

PROJECT NUMBER

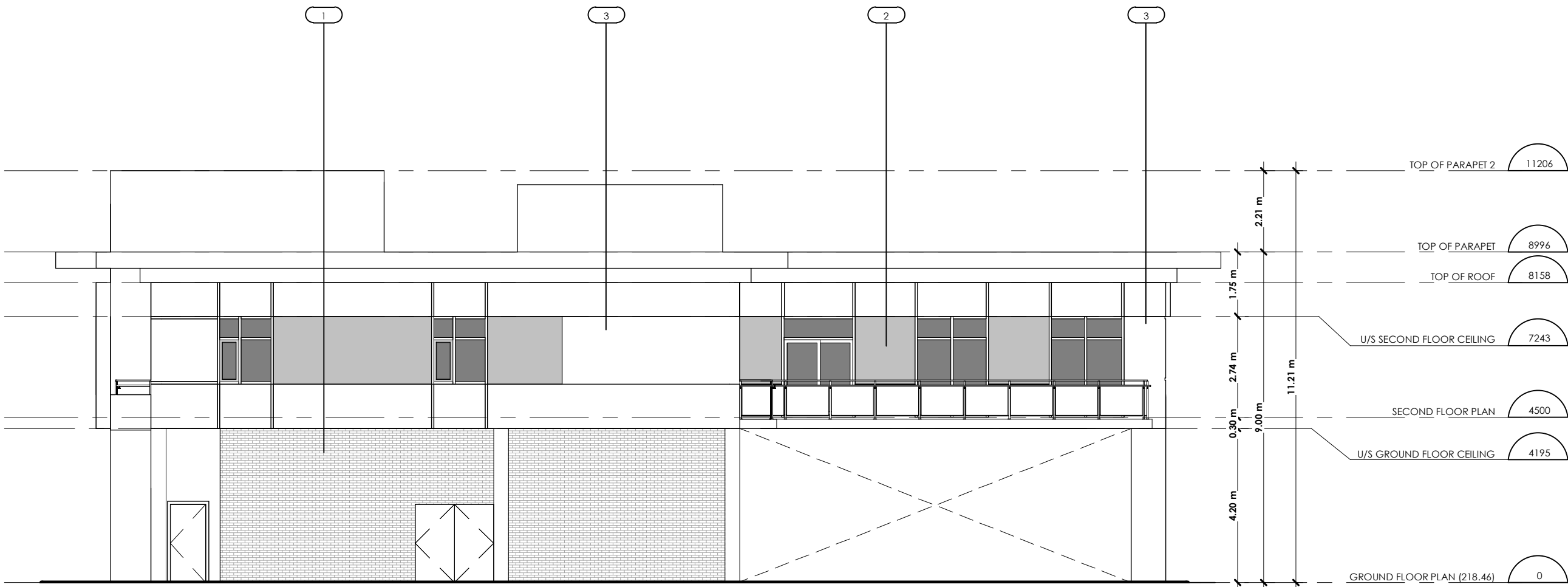
19-340

DRAWING NUMBER

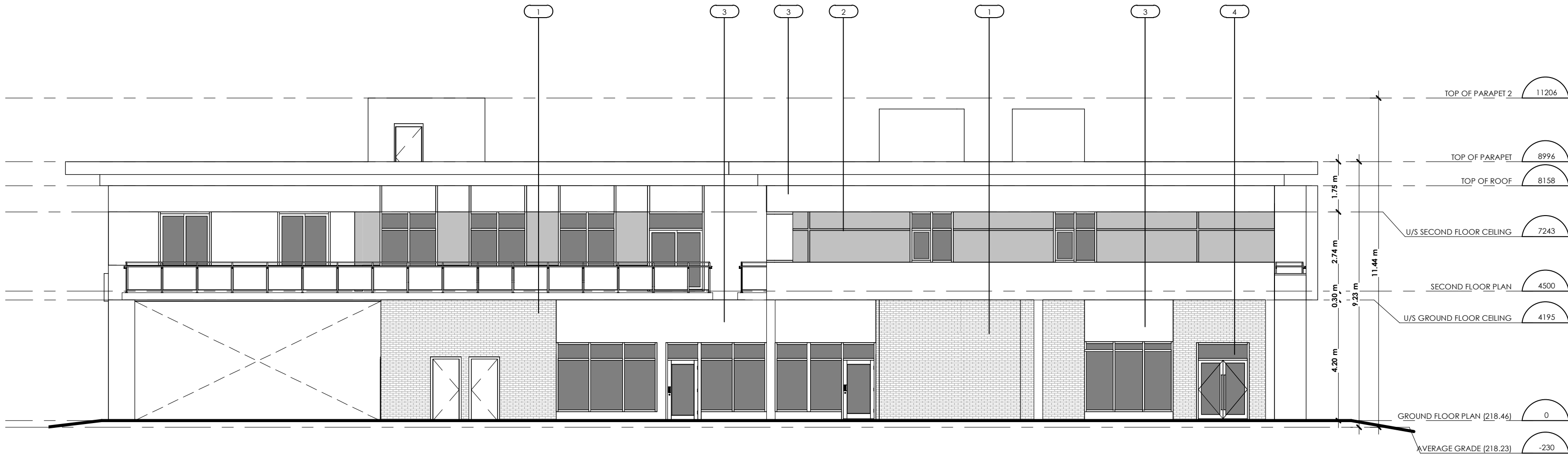
A-5.1

MATERIAL LEGEND

- 1 - BRICK
2 - ALUMINIUM PANELS - COLOUR 1
3 - ALUMINIUM PANELS - COLOUR 2
4 - GLASS
5 - OPAQUE SPANDREL PANELS



1 NORTH ELEVATION
A-5.2 1 : 125



2 WEST ELEVATION
A-5.2 1 : 125

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

REVISIONS

#	DATE	REMARKS
02	2019 11 04	ISSUED FOR RE-ZONING APPLICATION
01	2019 08 21	ISSUED FOR PRE - CONSULTATION

ARCHITECT



#59 5100 South Service Rd, Burlington
www.limaarchitectsinc.com
E: info@limaarchitectsinc.com
T: 289-337-8887

SEALS

PROJECT TITLE

MIXED USE DEVELOPMENT

741 RYMAL ROAD EAST,
HAMILTON, ON

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

DRAWN BY

DI

SCALE

As indicated

DATE

NOVEMEBER 2019

CHECKED BY

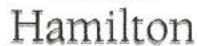
FL

PROJECT NUMBER

19-340

DRAWING NUMBER

A-5.2



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

Page 1

6. Nature and extent of relief applied for: (1) TO PERMIT MAX HEIGHT OF 3 STOREYS
(2) TO PERMIT MAXIMUM HEIGHT OF 12 METRES
(3) TO PERMIT PERCENTAGE GROSS FLOOR AREA OF ~~1473.7~~ 1473.7 m²
(4) TO PERMIT DENSITY OF ONE UNIT PER 151 - 9 m² LOT AREA
(5) TO PERMIT VEHICULAR ACCESS TO NVA FROM LVA STREET

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

PLEASE REFER TO PLANNING JUSTIFICATION
REPORT SUBMITTED WITH THIS APPLICATION

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

741 RYAN ROAD EAST

9. PREVIOUS USE OF PROPERTY

Residential _____ Industrial _____ Commercial _____

Agricultural _____ Vacant ☒

Other _____

- 9.1 If Industrial or Commercial, specify use

N/A

- 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 _____

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

Yes ☐ No ☒ Unknown ☐

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

KNOWLEDGE OF PREVIOUS USES ON PROPERTY

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 ☒

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.

Nov. 19-2019.
Date


Signature Property Owner

Print Name of Owner

10. Dimensions of lands affected:

Frontage 16.85 m
Depth 47.4 m
Area 1822.78 m²
Width of street _____

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

Existing: VACANT LAND

Proposed: 3 - STOREY MIXED USE BUILDING WITH
448.58 m² GROUND FLOOR COMMERCIAL AND
12 DWELLING UNITS ABOVE GROUND. 18
PARKING SPACES

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

Existing: N/A

Proposed: FRONT = 6.0 m
REAR = 7.49 m
INTERIOR SIDE YARD = 3.0 m

Proposed: _____

13. Date of acquisition of subject lands: _____

14. Date of construction of all buildings and structures on subject lands: _____

ASAP

15. Existing uses of the subject property: _____

VACANT LAND

16. Existing uses of abutting properties: _____

LOW DENSITY RESIDENTIAL

17. Length of time the existing uses of the subject property have continued: _____

N/A

18. Municipal services available: (check the appropriate space or spaces)

Water	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Storm Sewers	<input checked="" type="checkbox"/>		

19. Present Official Plan/Secondary Plan provisions applying to the land: _____

NEIGHBOURHOODS (OUTER)

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land: _____

NEIGHBOURHOOD COMMERCIAL EXCEPTION 330
(C2 - EXCEPTION 330) BY-LAW 05-200

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No

If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps