

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.: SC/A-21:23

APPLICANTS: Arup Datta Architect Ltd. on behalf of the owner 2149589 Ontario Ltd., c/o R. Khatra

SUBJECT PROPERTY: Municipal address **1365 Baseline Rd., Stoney Creek**

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

ZONING: "C3, 334 and 579" (Community Commercial) district

PROPOSAL: To permit the construction of a three storey, mixed use building comprised of ground floor commercial and forty-eight (48) residential dwelling units above the ground floor as per site plan control application SPA-20-073, notwithstanding that;

1. Dwelling units in conjunction with a commercial use shall be permitted to occupy 76% of the total gross floor area of the building on the lot whereas the Zoning By-law states that the dwelling units in conjunction with a commercial use shall not occupy more than 50.0% of the total gross floor area of the building within the lot.
2. The principal entrance to the building shall not required to be provided within the ground floor façade that is setback closest to a street whereas the zoning By-law requires that a minimum of one principal entrance is provided within the ground floor façade that is setback closest to a street.

Notes: The variances are required to facilitate Site Plan Control application SPA-20-073.

The zoning By-law requires a minimum of four (4) barrier free parking spaces. Please note that only three (3) barrier free parking spaces are shown; however, the site has sufficient surplus parking in order to accommodate the minimum required four (4) barrier free spaces. Further variances will be required if the minimum four (4) barrier free parking spaces are not provided.

The zoning By-law permits a maximum height of 11.5m. The elevation plans provided do not show the height dimension from grade as defined; therefore, further variances may be required.

The zoning By-law requires a minimum landscaped area of 30.0% of the lot area to be provided and maintained. In addition, a minimum landscaped area or landscaped parking islands with a minimum combined area of 10.0% of the area of the parking lot and associated access driveway and manoeuvring shall be provided and maintained. Insufficient details were provided to confirm compliance respecting these requirements. Please note that the required planting strips and landscaped areas for the overall site are

separate and shall not form part of the required landscaping calculation for landscaped areas requirement of the parking lot.

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

DATE:	Thursday, February 18th, 2021
TIME:	1:40 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: February 2nd, 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.

LEGEND:

HYD	FIRE HYDRANT
	LIGHT STANDARD
FDC	FIRE DEPARTMENT CONNECTION
CB	CATCH BASIN
	BARRIER FREE PARKING
	PRINCIPAL ENTRANCE

SIGNAGE:

A	STOP
B	NO PARKING - LOADING ZONE
C	NO PARKING - FIRE LANE
D	BARRIER FREE PARKING ONLY
E	CUSTOMER PARKING ONLY
F	RESERVED PARKING - RESIDENTS ONLY



PROPOSED SITE

KEY PLAN

SCALE: NTS

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.

2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.

3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 m UNLESS OTHERWISE STATED.

4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 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:

- BUILDING PERMITS
- SEWER AND WATER PERMITS
- ROAD CUT PERMITS
- RELOCATION OF SERVICES
- APPROACH APPROVAL PERMITS
- ENCROACHMENT AGREEMENTS (IF REQUIRED)
- COMMITTEE OF ADJUSTMENT

6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "5 METRE BY 5 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. NO OUTDOOR STORAGE OF GOODS, EQUIPMENT, OR MATERIALS SHALL BE PERMITTED.

10. THE DEVELOPER IS RESPONSIBLE FOR ALL WASTE REMOVAL UP UNTIL THE TIME THAT AN "AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE" IS FINALIZED, AND MUNICIPAL COLLECTION SERVICES ARE INITIATED. SHOULD THE SITE NOT BE DESIGNED TO MUNICIPAL SPECIFICATIONS, A PRIVATE WASTE HAULER SHALL BE ARRANGED FOR THE REMOVAL OF ALL WASTE MATERIALS.

11. THE DEVELOPER MUST PROVIDE A SIGNED LETTER FROM A PROFESSIONAL ENGINEER CERTIFYING THAT THE ROAD BASE ALONG THE ACCESS ROUTE CAN SUPPORT AT LEAST 35,000 KILOGRAMS.

12. ALL FENCES SHALL COMPLY WITH FENCE BYLAW NO. 10.142.

13. 0.15 m RAISED CURBING TYPICAL UNLESS NOTED OTHERWISE.

SITE PLAN DETAILS

MUNICIPAL ZONING: C3 EXCEPTIONS 334, 579
LEGAL DESCRIPTION: PART 1 OF LOT 3, BROKEN CONCESSION, FORMER GEOGRAPHIC MUNICIPALITY OF SALTFLAT, REFERENCE PLAN 62R-1244
ADDRESS: 1365 BASELINE ROAD, STONEY CREEK, ONTARIO

PROPOSED SETBACK YARDS:	REQUIRED	PROPOSED
FRONT YARD:	4.00 m	4.06 m
FLANKAGE SIDE YARD:	1.30 m	1.66 m
INTERIOR SIDE YARD:	1.50 m	1.92 m
REAR YARD:	6.00 m	6.19 m

LOT FRONTAGE:	63.25 m
LOT AREA:	6,640.53 m ² (71,478 ft ²)
GROSS FLOOR AREA:	9,401.9 m ² (101,201 ft ²)
LOT COVERAGE:	2,384.2 m ² (36%)

ALLOWABLE BUILDING HEIGHT:	11.5 m
PROPOSED BUILDING HEIGHT:	11.47 m (3 STOREYS)

MAX. GROSS FLOOR AREA FOR COMMERCIAL USES: 10,000 m²
MAX. GROSS FLOOR AREA OF INDIVIDUAL COMMERCIAL USES: 500 m²
MAX. GROSS FLOOR AREA OF GROUPING OF COMMERCIAL USES: 1,500 m²

PROPOSED RESIDENTIAL DENSITY:	48 UNITS (72.28 UNITS / HECTARE)
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GROSS LEASEABLE COMMERCIAL AREA:	1,606.9 m ² (17,297 ft ²)
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GROSS FLOOR AREA:	
BASEMENT PARKING & SERVICES	2,785.9 m ²
1st FLOOR COMMERCIAL	1,606.9 m ²
1st FLOOR RESIDENTIAL	286.1 m ²
1st FLOOR COMMON AREA	76.5 m ²
2nd FLOOR RESIDENTIAL	2,278.9 m ²
3rd FLOOR RESIDENTIAL	2,367.6 m ²
TOTAL	9,401.9 m ² (101,201 ft ²)

GROSS FLOOR AREA ABOVE GRADE: 6,616.0 m²
RESIDENTIAL COMPONENT ABOVE GRADE: 4,932.9 m²
% RESIDENTIAL COMPONENT: (4,932.9 ÷ 6,616.0) x 100 = 74.6%

UNIT BREAKDOWN:	
# OF BEDROOMS:	# OF UNITS
1 BEDROOM	10 UNITS
2 BEDROOM	36 UNITS
3 BEDROOM	2 UNITS
TOTAL	48 UNITS

PARKING:
B/P PROPOSED PARKING STALL SIZE: 2.60 m x 5.5 m
MINIMUM DRIVE AISLE WIDTH: 6.0 m
LOADING STALL (I) REQUIRED: 11.0 m x 4.0 m x 5.0 m HIGH

LANDSCAPED PARKING ISLAND REDUCTION:
59 STALLS ON-GRADE x 10% = 5 STALLS

BUILDING USE	RATIO	SIZE	STALLS REQUIRED
SHOPPING CENTRE:	1/117 m ²	1,606.9 m ²	95 STALLS
RESIDENTIAL:	1.0/UNIT	48 UNITS	48 STALLS
LANDSCAPED PARKING ISLAND REDUCTION:			- 5 STALLS
TOTAL PARKING REQUIRED:			138 STALLS

ON-GRADE PARKING PROVIDED: 59 STALLS COMMERCIAL (C)
UNDERGROUND PARKING PROVIDED: 37 STALLS COMMERCIAL (C)
48 STALLS RESIDENTIAL (R)

TOTAL PARKING PROVIDED: 144 STALLS (INCL. 3 B/F)

BICYCLE PARKING:	REQ'D	PROVIDED
SHORT TERM RESIDENTIAL	5	6
SHORT TERM COMMERCIAL	5	6
LONG TERM RESIDENTIAL	NO REQ'MT	20
LONG TERM COMMERCIAL	NO REQ'MT	0

AMENITY SPACE:
TOTAL AMENITY REQUIRED: NO REQUIREMENT

INTERIOR AMENITY:	117.8 m ²
ON-SITE AMENITY:	471.3 m ²
TOTAL AMENITY PROVIDED:	591.6 m ²

UNDERTAKING RE: PROPOSED DEVELOPMENT
1365 BASELINE ROAD
STONEY CREEK, ONTARIO

I, (We) 2149589 Ontario Inc., the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all the content of this plan and drawing and not to vary therefrom;

(b) to perform the facilities, works or matters mentioned in section 41(7)(a) of The Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated November 04, 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) in the event that the Owner does not comply with the plan dated March 16, 2017, 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.

(e) to affix the physical municipal number to the building, or a sign at the front entrance with either the municipal number or full address.

(f) the owner shall complete to the satisfaction of the Senior Director, Growth Management of the City of Hamilton and Canada Post:

i) include on all offers of purchase and sale, a statement that advises the prospective purchaser:

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

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

ii) the owner further agrees to:

a) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

iii) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

(g) All residential units will require the provision of specific building components (exterior wall construction), as outlined within the Noise Study prepared by HCG Engineering Inc., dated December 9, 2014, revised November 1, 2016, in order to satisfy MOE requirements.

(h) All residential units shall be supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Hamilton's and the Ministry of the Environment's noise criteria.

(i) The following warning clauses shall be included within all offers and agreements of purchase and sale or lease, for all residential units:

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

ii) This dwelling unit has been supplied with central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound level limits are within the sound level limits of the City of Hamilton and the Ministry of the Environment.

iii) Purchasers/tenants are advised of the proximity of onsite commercial, retail and office facilities, the sound from which may at times audible.

(j) Prior to the issuance of building permits for this development, it is recommended that the City of Hamilton's Building Department or a Professional Engineer qualified to perform acoustical engineer services in the Province of Ontario shall review the floor plans and elevations for all units to ensure the glazing constructions and rooftop acoustical barriers as recommended have been incorporated

(k) Prior to the issuance of occupancy permits for this development, the City of Hamilton's Building Department inspector or a Professional Engineer qualified to provide acoustical engineer services in the Province of Ontario shall certify that the sound control measures have been properly installed and constructed.

(l) To physically affix the municipal number (1365) or full address (1365 Baseline Road) 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.

(m) To co-ordinate addresses for each main level commercial unit with staff from the Growth Planning Section.

(n) To unbundle cost of a parking space from each residential unit.

(o) To convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

(p) Should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities at their own cost.

Dated this _____ day of _____, 20____ (SEAL)

WITNESS (SIGNATURE)	OWNER(S) (SIGNATURE)
ARUP DATTA	
WITNESS (PRINT)	OWNER(S) (PRINT)
1909-10th Ave. SW, Calgary, AB T3C 0K3	
ADDRESS OF WITNESS	

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PRIME CONSULTANT:

ARCHITECTURAL

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CALGARY, ALBERTA T3C 0K3
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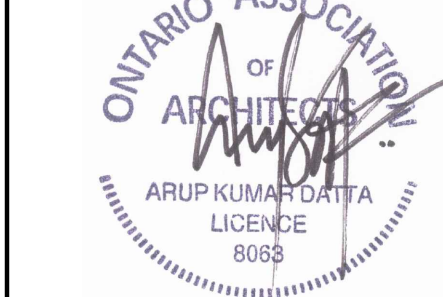
REVISIONS

No.	DATE	DESCRIPTION
9	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - COA
8	MAR 06/20	RE-ISSUED FOR SITE PLAN APPROVAL
7	JUNE 15/17	FOR REVISED SITE PLAN APPROVAL
6	MAR 27/17	FOR REVISED SITE PLAN APPROVAL
5	MAR 16/17	FOR REVISED SITE PLAN APPROVAL
4	JAN 30/17	FOR REVISED SITE PLAN APPROVAL
3	OCT 26/16	FOR REVISED SITE PLAN APPROVAL
2	MAY 12/16	FOR REVISED SITE PLAN APPROVAL
1	APR 07/16	FOR CONCEPTUAL REVIEW

ISSUED

ARUP DATTA ARCHITECT LTD.
1609 10TH AVENUE, S.W. CALGARY, ALBERTA
T3C 0K3 TEL: (403) 244-8618 FAX: (403) 244-8982

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PROJECT:

SHEET TITLE:

SITE PLAN

SHEET #:

SP.1

SCALE: 1:250

DESIGN BY: AD DRAWN BY: CS CHECKED BY: AD

PLOT DATE: 22/12/2020 09:16



1365 BASELINE ROAD
HAMILTON, ONTARIO

A0.0	Cover Sheet	A2.1	Building Elevations (1 of 2)
AP.1	Site Plan	A2.2	Building Elevations (2 of 2)
LP.1	Landscape Plan	E1.0	Site Plan - Electrical
LP.2	Site Details	E1.1	Site Plan Photometrics
LP.3	Landscape Details		
A1.0	Basement Floor Plan		
A1.1	First Floor Plan		
A1.2	Second Floor Plan		
A1.3	Third Floor Plan		
A1.4	Roof Plan		

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1	NOV 15/16	REVISED DRAWING LIST
No.	DATE	DESCRIPTION
REVISIONS		
6	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE
5	MAR 08/20	RE-ISSUED FOR SITE PLAN APPROVAL
4	NOV 15/16	FOR REVISED SITE PLAN APPROVAL
3	OCT 26/16	FOR REVISED SITE PLAN APPROVAL
2	MAY 12/15	FOR REVISED SITE PLAN APPROVAL
1	APR 01/16	FOR CONCEPTUAL REVIEW
No.	DATE	DESCRIPTION



PROJECT:

SHEET TITLE:
COVER SHEET

SHEET #: A0.0

SCALE: N.T.S.		
DESIGN BY:	DRAWN BY:	CHECKED BY:

PLOT DATE: 17/12/2020 10:1



1365 BASELINE ROAD
HAMILTON, ONTARIO

A0.0	Cover Sheet	A2.1	Building Elevations (1 of 2)
AP.1	Site Plan	A2.2	Building Elevations (2 of 2)
LP.1	Landscape Plan	E1.0	Site Plan - Electrical
LP.2	Site Details	E1.1	Site Plan Photometrics
LP.3	Landscape Details		
A1.0	Basement Floor Plan		
A1.1	First Floor Plan		
A1.2	Second Floor Plan		
A1.3	Third Floor Plan		
A1.4	Roof Plan		

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1	APR 01/16	FOR CONCEPTUAL REVIEW
No.	DATE	DESCRIPTION



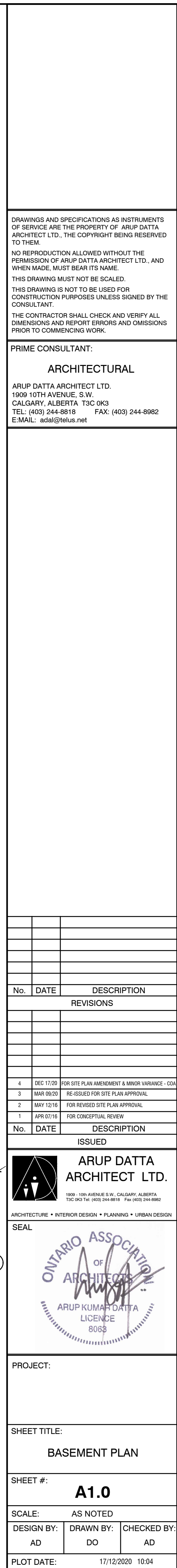
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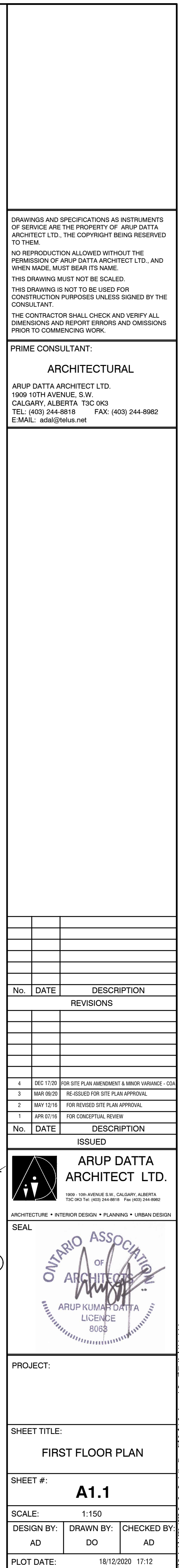
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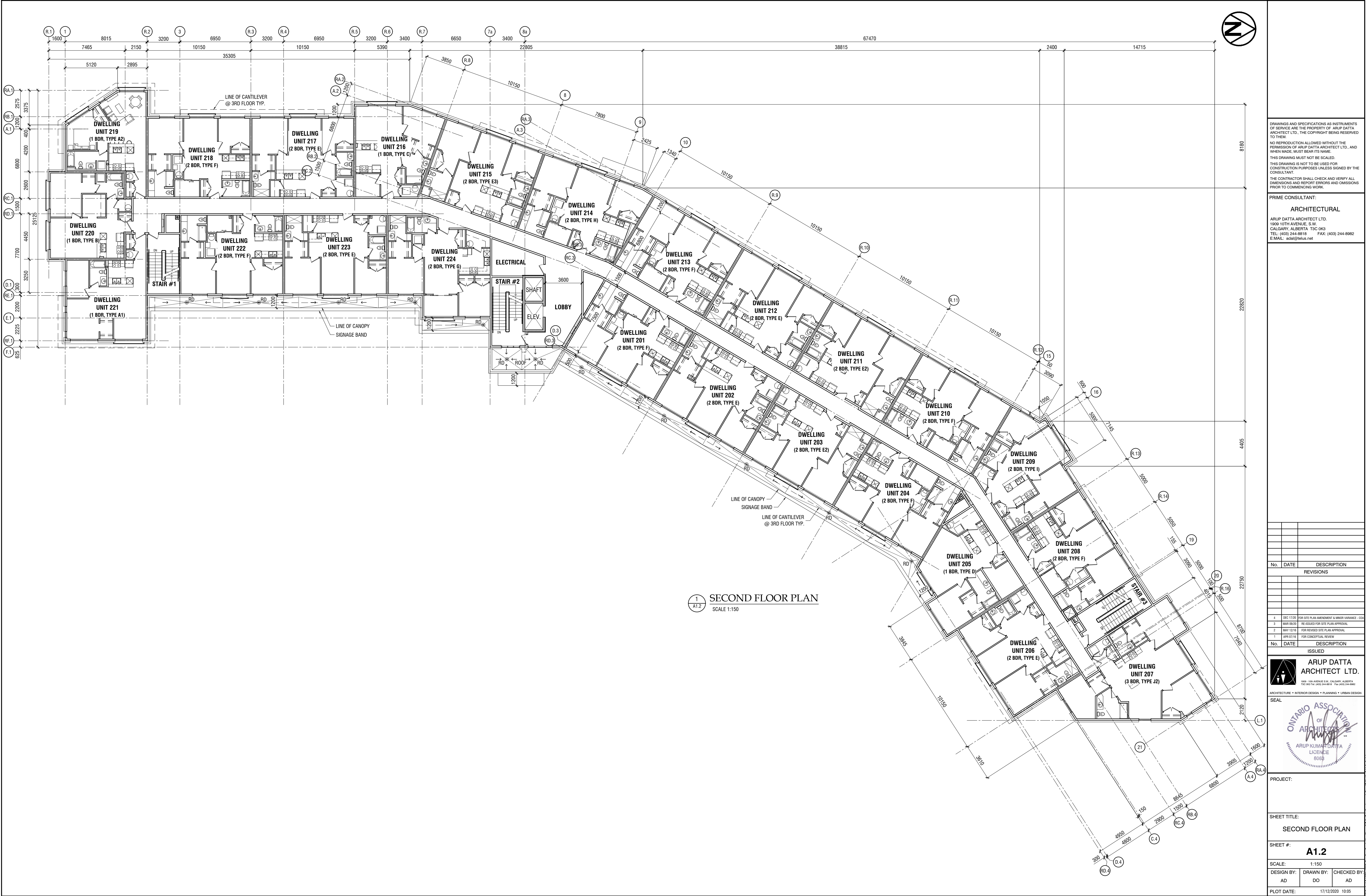
SHEET #: A0.0

SCALE: N.T.S.		
DESIGN BY:	DRAWN BY:	CHECKED BY:

PLOT DATE: 17/12/2020 10:17







1 SECOND FLOOR PLAN
SCALE 1:150

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No.	DATE	DESCRIPTION
REVISIONS		

4	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - COV
3	MAR 06/20	RE-DESIGNED FOR SITE PLAN APPROVAL
2	MAY 12/18	FOR REVISED SITE PLAN APPROVAL
1	APR 07/18	FOR CONCEPTUAL REVIEW

No.	DATE	DESCRIPTION
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ISSUED

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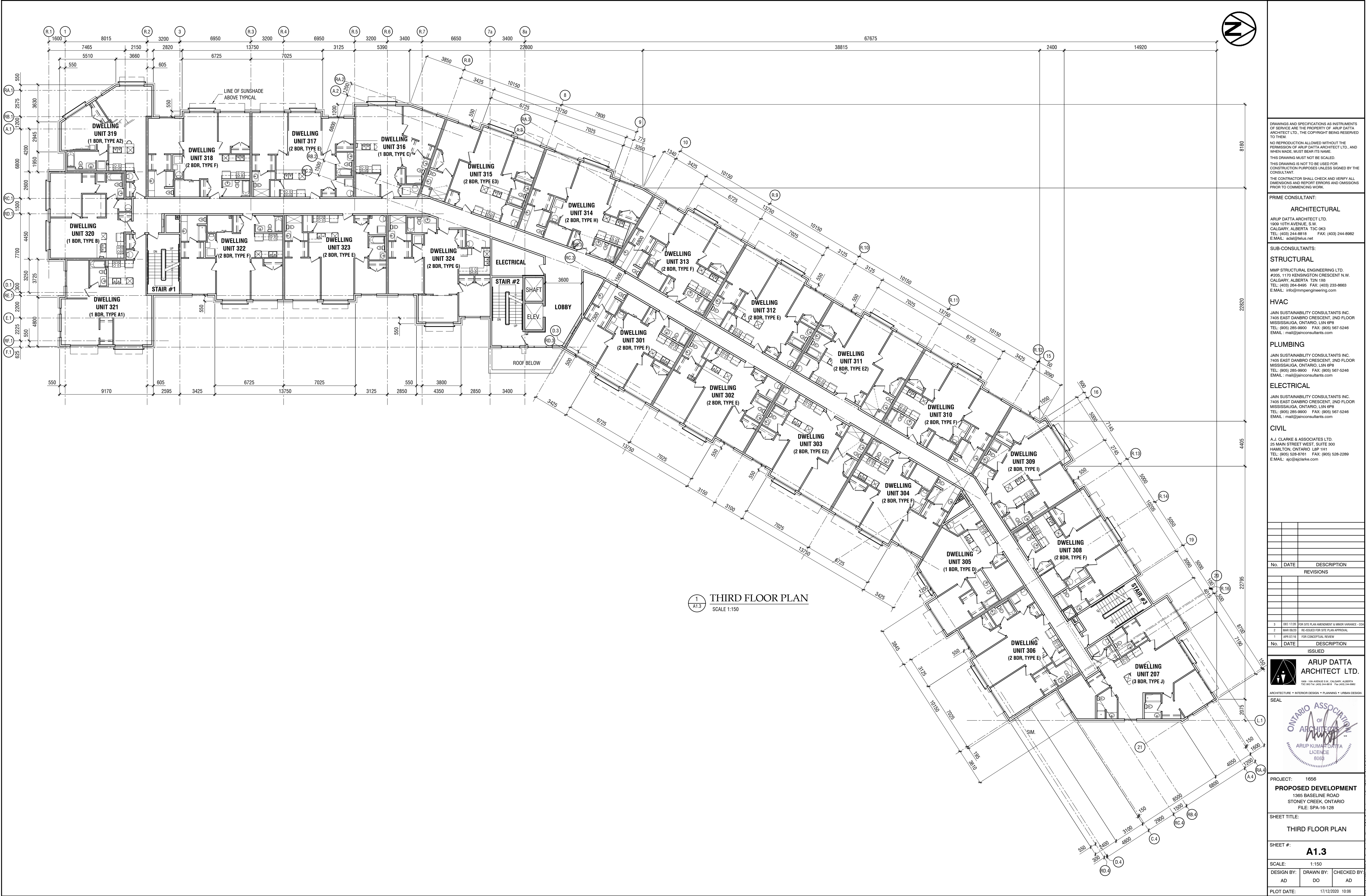
PROJECT:

SHEET TITLE:
SECOND FLOOR PLAN

SHEET #:
A1.2

SCALE: 1:150
DESIGN BY: AD DRAWN BY: DO CHECKED BY: AD

PLOT DATE: 17/12/2020 10:05



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SUB-CONSULTANTS:
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HVAC
JAIN SUSTAINABILITY CONSULTANTS INC.
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MISSISSAUGA, ONTARIO, L5N 6P9
TEL: (905) 285-9900 FAX: (905) 567-5246
E-MAIL: mail@jainconsultants.com

PLUMBING
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ELECTRICAL
JAIN SUSTAINABILITY CONSULTANTS INC.
7405 EAST DANBRO CRESCENT, 2ND FLOOR
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CIVIL
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HAMILTON, ONTARIO L8P 1H1
TEL: (905) 528-8761 FAX: (905) 528-2289
E-MAIL: ajc@ajclarke.com

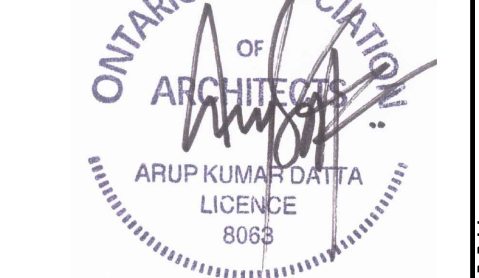
No.	DATE	DESCRIPTION
REVISIONS		

3	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - COA
2	MAR 06/20	RE-SUBMITTED FOR SITE PLAN APPROVAL
1	APR 07/18	FOR CONCEPTUAL REVIEW

No.	DATE	DESCRIPTION
ISSUED		

ARUP DATTA ARCHITECT LTD.
1609 10TH AVENUE, S.W. CALGARY, ALBERTA
T2C 0K3 TEL: (403) 244-8818 FAX: (403) 244-8982

ARCHITECTURE • INTERIOR DESIGN • PLANNING • URBAN DESIGN
SEAL



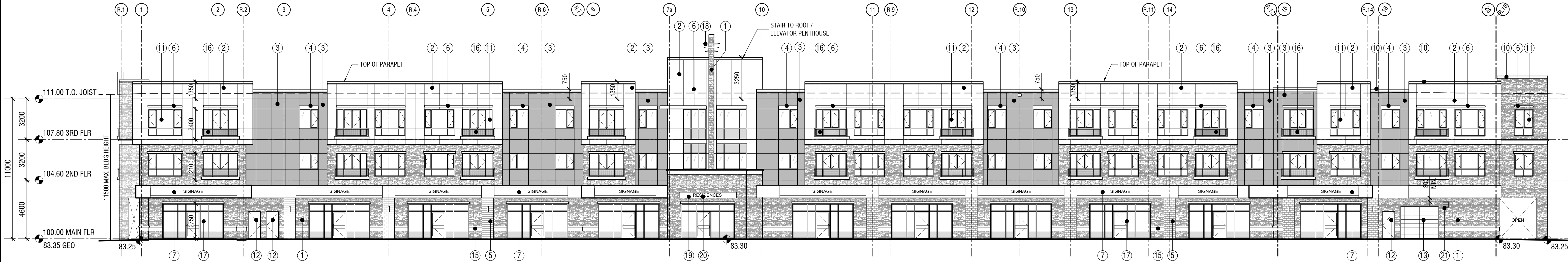
PROJECT: 1656
PROPOSED DEVELOPMENT
1365 BASELINE ROAD
STONEY CREEK, ONTARIO
FILE: SPA-16-128

SHEET TITLE:
THIRD FLOOR PLAN

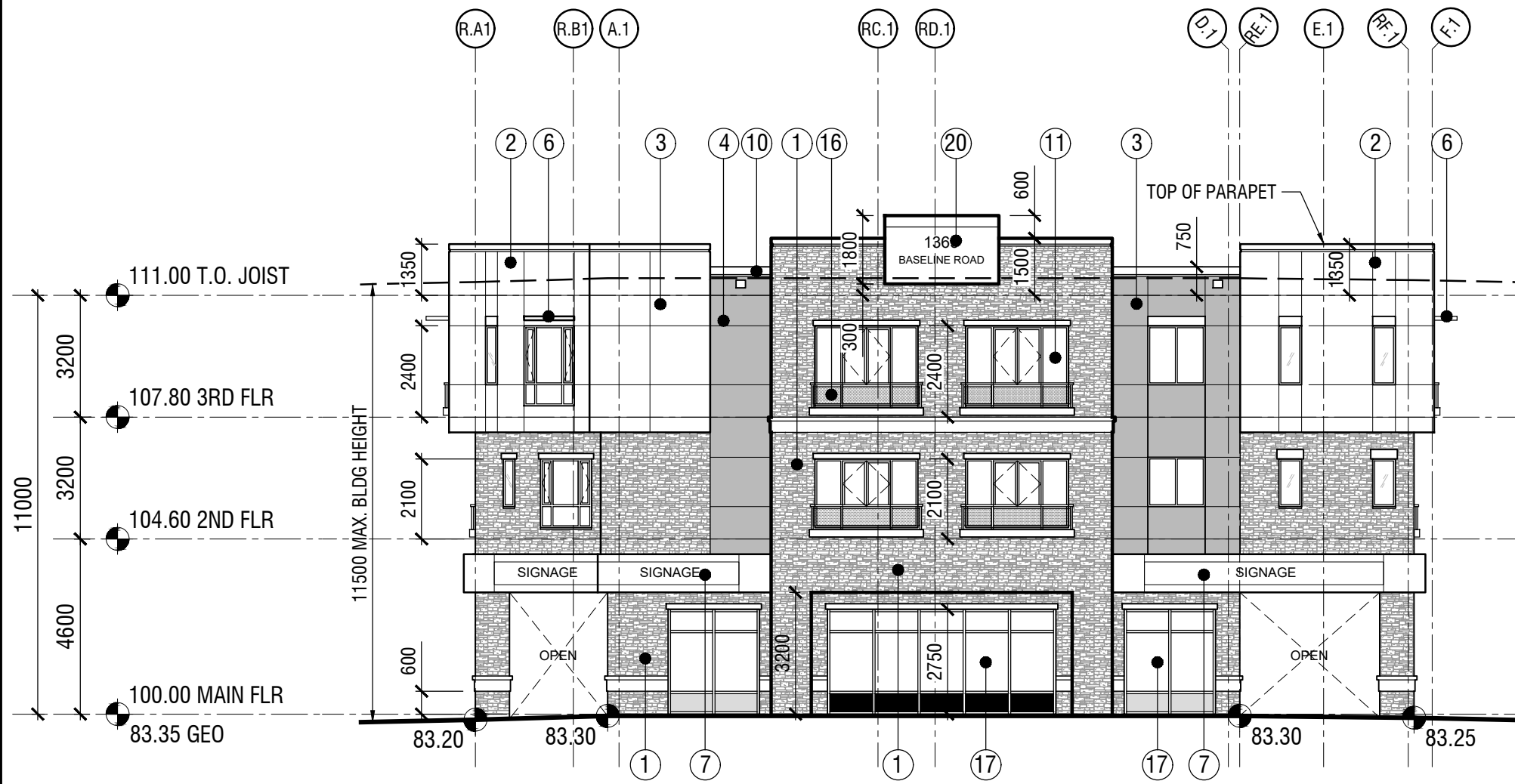
SHEET #:
A1.3

SCALE: 1:150
DESIGN BY: AD
DRAWN BY: DO
CHECKED BY: AD

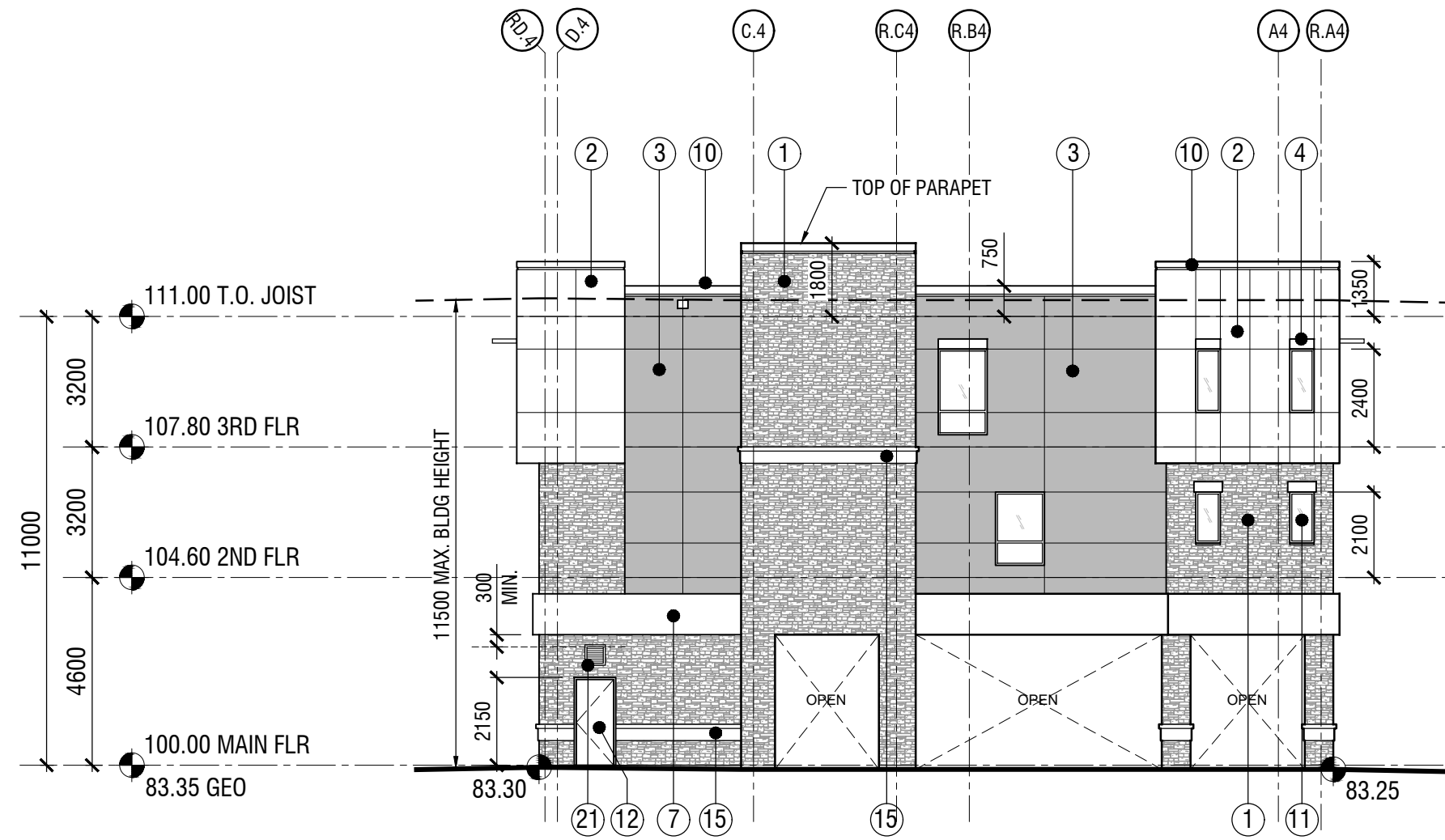
PLOT DATE: 17/12/2020 10:06



1 EAST ELEVATION
A2.1 SCALE 1:150



2 SOUTH ELEVATION
A2.1 SCALE 1:150



3 NORTH ELEVATION
A2.1 SCALE 1:150

LEGEND:

- 1 LINEAR RANDOM CUT STONE FINISH (ARRISCRAFT - THIN ALDAIR LIMESTONE OR EQUAL)
- 2 ACRYLIC STUCCO - LIGHT GREY COLOUR
- 3 ACRYLIC STUCCO - DEEP RED COLOUR
- 4 ACRYLIC STUCCO/EFS TRIM - DARK GREY (COLOUR TO MATCH SIGNAGE BAND)
- 5 STONE / TILE - DARK GREY, 900mm WIDE TYPICAL
- 6 ALUMINUM LOUVERED SUNSHADE - CLEAR ANODIZED
- 7 COMPOSITE PANEL SIGNAGE BAND - GREY (ALUCOBOND / TRESPA OR EQUAL)
- 8 NOT USED
- 9 NOT USED
- 10 PRE-FINISHED METAL FLASHING - DARK BEIGE
- 11 ALUMINUM CLAD PVC WINDOW - COLOUR: OFF-WHITE
- 12 STEEL DOOR - COLOUR: OFF-WHITE
- 13 OVERHEAD ROLLING DOOR - COLOUR: OFF-WHITE
- 14 LIGHTING FIXTURE
- 15 LEDGESTONE BAND - OFF-WHITE / BEIGE
- 16 TEMPERED GLASS IN PRE-FINISHED METAL FRAME (FRENCH BALCONY GUARDRAIL: OFF-WHITE)
- 17 ALUMINUM FRAMED GLAZING SYSTEM - OFF WHITE
- 18 DECORATIVE ALUMINUM FINS
- 19 TEMPERED GLASS IN PRE-FINISHED METAL CANOPY (REFER TO DETAILS)
- 20 DIMENSIONAL LETTERING IN PRE-FINISHED METAL
- 21 ALUMINUM VENT PLATES / LOUVERS - TO MATCH WALL FINISH COLOUR
- 22 PRE-FINISHED METAL SCUPPERS

NOTES:

1) REFER TO MECHANICAL DRAWINGS FOR MECHANICAL VENTS AND LOUVERS. CONTRACTOR TO COORDINATE LOCATIONS ON SITE WITH MECHANICAL & MASONRY SUBCONTRACTORS. CONFIRM W/ ARCHITECT FOR FINAL APPROVAL.

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E-MAIL: adal@telus.net

No.	DATE	DESCRIPTION
REVISIONS		
4	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - COA
3	MAY 06/20	RE-SUBMITTED FOR SITE PLAN APPROVAL
2	MAY 12/18	FOR REVISED SITE PLAN APPROVAL
1	APR 07/18	FOR CONCEPTUAL REVIEW

No.	DATE	DESCRIPTION
ISSUED		
		
ARCHITECTURE • INTERIOR DESIGN • PLANNING • URBAN DESIGN		
SEAL		



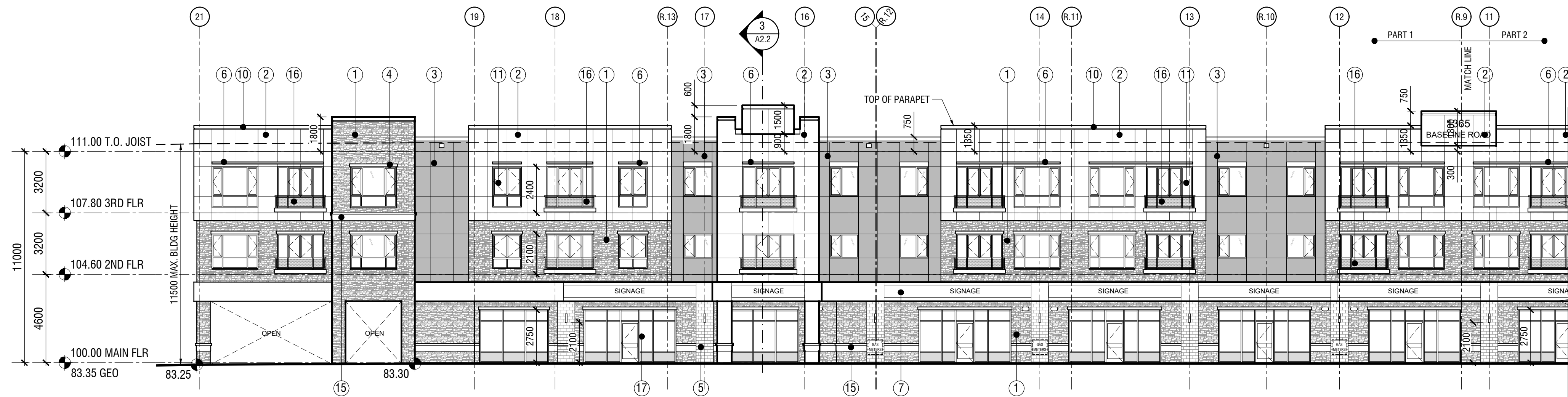
PROJECT:

SHEET TITLE:
BUILDING ELEVATIONS
1 OF 2

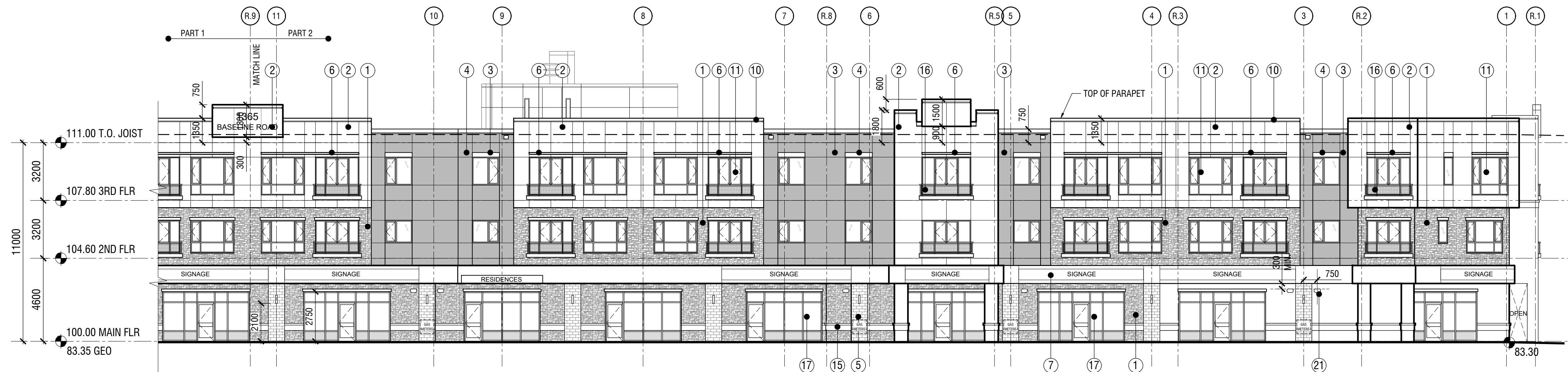
SHEET #:
A2.1

SCALE: 1:150
DESIGN BY: AD
DRAWN BY: CS
CHECKED BY: AD

PLOT DATE: 18/12/2020 17:04



1 WEST ELEVATION (PART 1)
SCALE 1:150



2 WEST ELEVATION (PART 2)
SCALE 1:150

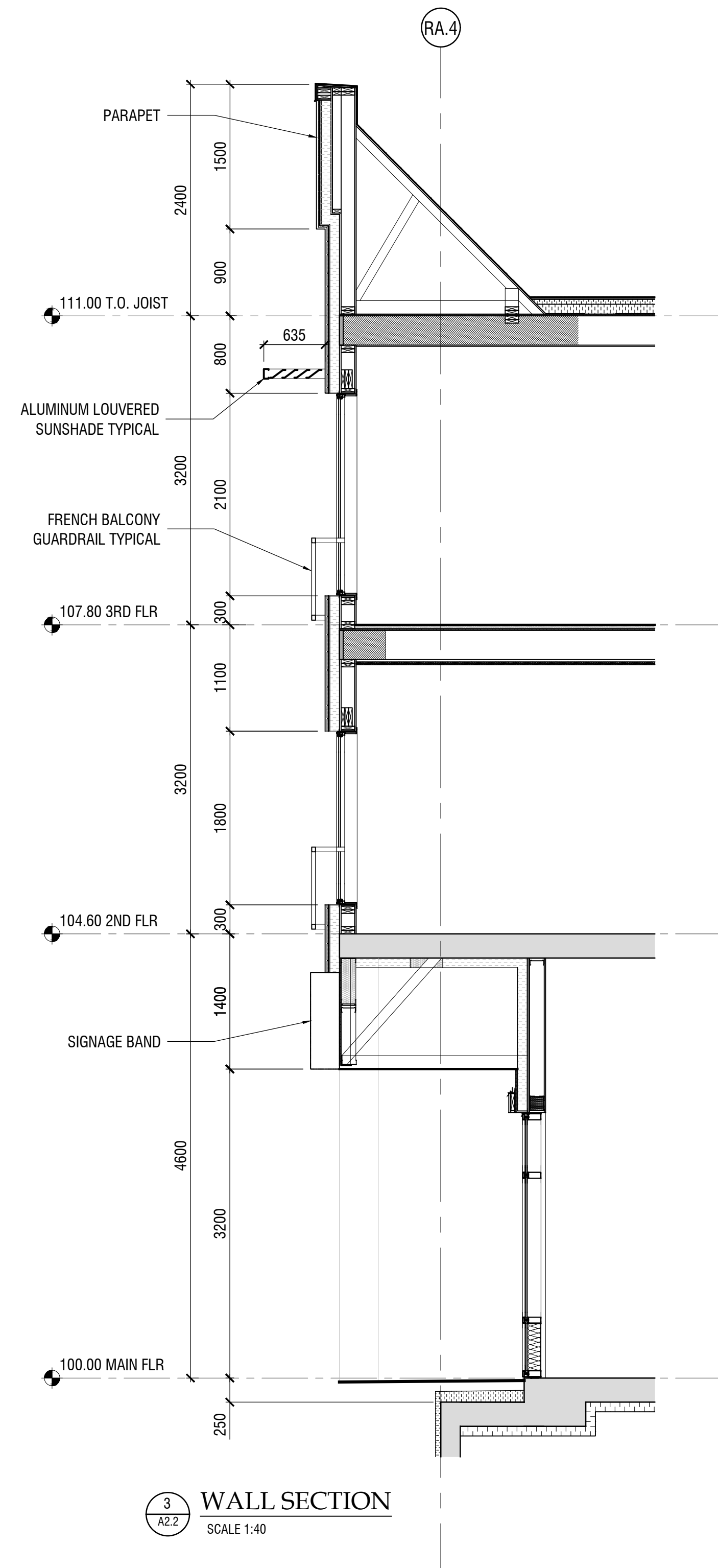
LEGEND:

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3 WALL SECTION
SCALE 1:40

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No.	DATE	DESCRIPTION
REVISIONS		

4	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - CON
3	MAY 06/20	RE-SUBMITTED FOR SITE PLAN APPROVAL
2	MAY 12/18	FOR REVISED SITE PLAN APPROVAL
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No.	DATE	DESCRIPTION
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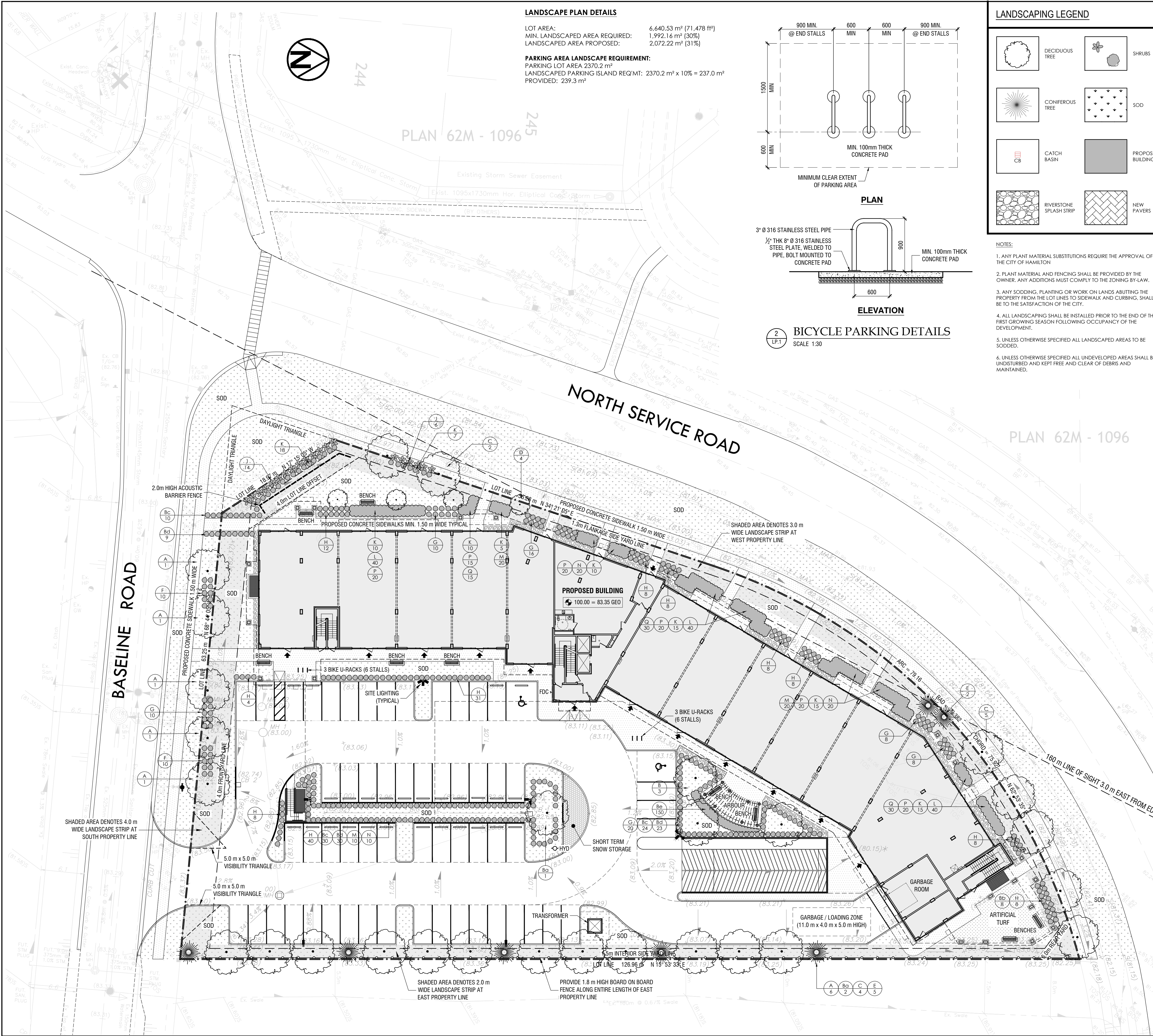
PROJECT:

SHEET TITLE:
**BUILDING ELEVATIONS
2 OF 2**

SHEET #:
A2.2

SCALE: 1:150
DESIGN BY: AD DRAWN BY: CS CHECKED BY: AD

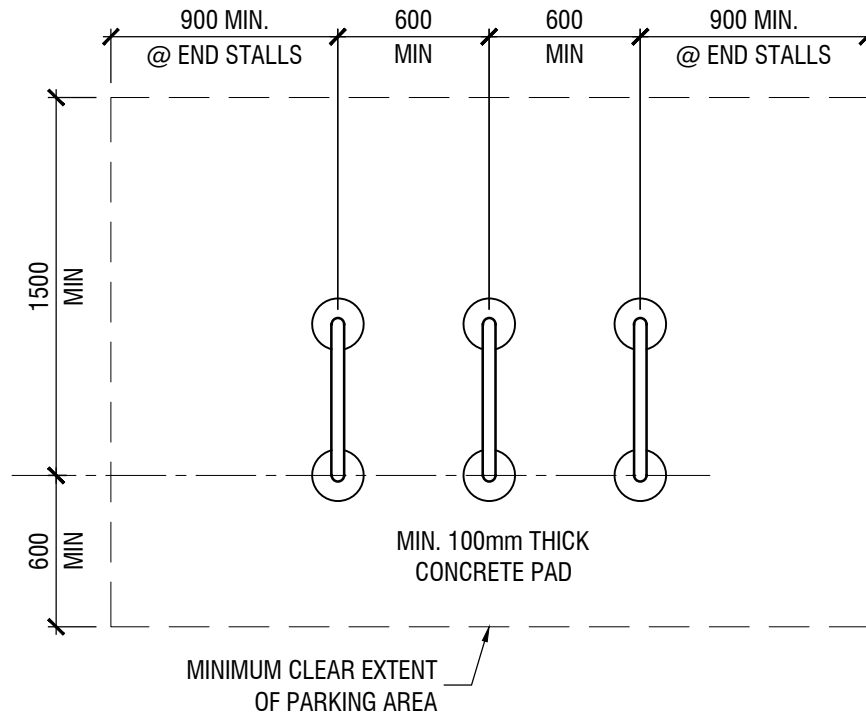
PLOT DATE: 17/12/2020 10:07



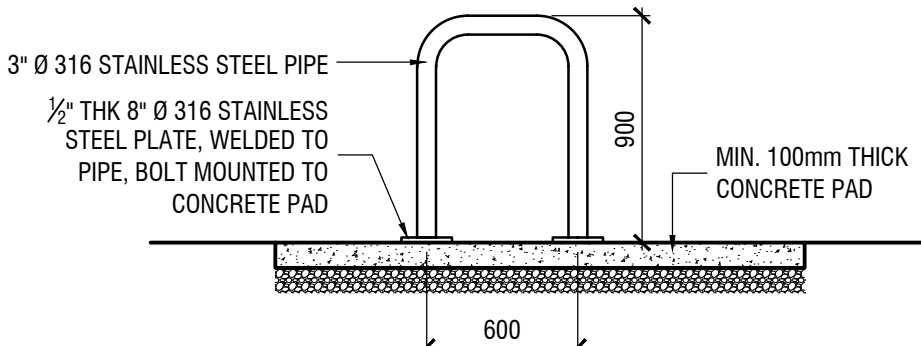
LANDSCAPE PLAN DETAILS

LOT AREA: 6,440.53 m² (71,478 ft²)
MIN. LANDSCAPED AREA REQUIRED: 1,992.16 m² (30%)
LANDSCAPED AREA PROPOSED: 2,072.22 m² (31%)

PARKING AREA LANDSCAPE REQUIREMENT:
PARKING LOT AREA 2370.2 m²
LANDSCAPED PARKING ISLAND REQ'T: 2370.2 m² x 10% = 237.0 m²
PROVIDED: 239.3 m²



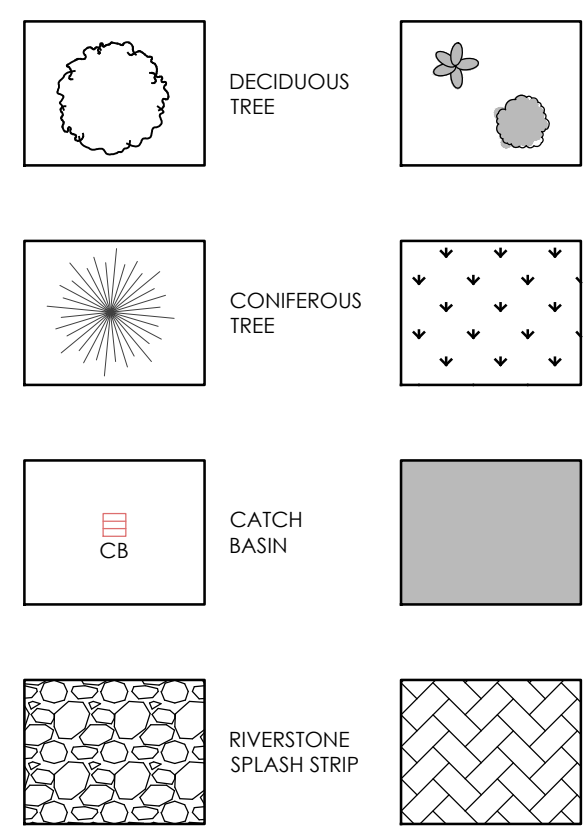
PLAN



ELEVATION

BICYCLE PARKING DETAILS
SCALE 1:30

LANDSCAPING LEGEND



NOTES:

1. ANY PLANT MATERIAL SUBSTITUTIONS REQUIRE THE APPROVAL OF THE CITY OF HAMILTON
2. PLANT MATERIAL AND FENCING SHALL BE PROVIDED BY THE OWNER. ANY ADDITIONS MUST COMPLY TO THE ZONING BY-LAW.
3. ANY SODDING, PLANTING OR WORK ON LANDS ADJUTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE CITY.
4. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING OCCUPANCY OF THE DEVELOPMENT.
5. UNLESS OTHERWISE SPECIFIED ALL LANDSCAPED AREAS TO BE SODDED.
6. UNLESS OTHERWISE SPECIFIED ALL UNDEVELOPED AREAS SHALL BE UNDISTURBED AND KEPT FREE AND CLEAR OF DEBRIS AND MAINTAINED.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
A	11	ACER RUBRUM	RED MAPLE	60 mm CAL.	WB
B	3	GINGKO BILOBA	GINGKO	60 mm CAL.	WB
C	11	PYRUS CALLERYANA X	ORNAMENTAL PEAR	60 mm CAL.	WB
D	4	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	50 mm CAL.	WB
E	7	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	360 cm HT.	WB
Ba	3	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	50 mm CAL.	WB
F	20	EYONYMOUS ALATAS 'COMPACTUS'	BURNING BUSH	60 cm HT.	WB
G	72	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	60 cm HT.	WB
H	143	TAXUS MEDIA ANDERSONII	ANDERSON YEW	60 cm HT.	WB
Bb	8	ILEX VERTICILLATA 'SUNSET'	WINTERBERRY HOLLY	60 cm HT.	WB
J	20	HOSTAS SIBOLDIANA 'ELEGANS'	BLUE GIANT HOSTA	25 cm POT	
K	105	PENNISETUM ALOPECUROIDES 'HAMELI'	HAMELI FOUNTAIN GRASS	15 cm POT	
L	120	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DWARF DAYLILIES	2 YR CONTAINER GROWN	
M	50	HEUCHERA 'MIDNIGHT BAYOU'	'MIDNIGHT BAYOU' CORAL BELLS	2 YR CONTAINER GROWN	
N	50	HEUCHERA 'CITRONELLE'	'CITRONELLE' CORAL BELLS	2 YR CONTAINER GROWN	
P	115	IMPERATATA CYLINDRICA 'RUBRA'	JAPANESE BLOOD GRASS	2 YR CONTAINER GROWN	
Q	75	ASTILBE X ARENDsii 'BRESS. BEAUTY'	BRESSINGHAM BEAUTY ASTILBE	2 YR CONTAINER GROWN	
Bc	64	ASTER OBLONGIFOLIUS 'RAYDON'S FAVORITE'	AROMATIC ASTER	2 YR CONTAINER GROWN	
Bd	62	FILIPENDULA CAMTSCHATICA	GIANT MEADOWSWEET	2 YR CONTAINER GROWN	
Be	150	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	2 YR CONTAINER GROWN	

NOTE:
PLANT SPECIES AND SOIL MIX FOR PLANTING BEDS SHOWN ON LANDSCAPE PLAN ARE PROVIDED BY GENERAL CONTRACTOR FROM IDENTIFIED CASH ALLOWANCE IN SECTION 01025.

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No.	DATE	DESCRIPTION
REVISIONS		
9	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - COA
8	MAR 06/20	RE-ISSUED FOR SITE PLAN APPROVAL
7	JUNE 15/17	FOR REVESED SITE PLAN APPROVAL
6	MAR 27/17	FOR REVESED SITE PLAN APPROVAL
5	MAR 16/17	FOR REVESED SITE PLAN APPROVAL
4	JAN 30/17	FOR REVESED SITE PLAN APPROVAL
3	OCT 26/16	FOR REVESED SITE PLAN APPROVAL
2	MAY 12/16	FOR REVESED SITE PLAN APPROVAL
1	APR 07/16	FOR CONCEPTUAL REVIEW

No.	DATE	DESCRIPTION
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SEAL		



PROJECT:			
SHEET TITLE: LANDSCAPE PLAN			
SHEET #: LP.1			
SCALE: 1:250			
DESIGN BY: AD	DRAWN BY: CS	CHECKED BY: AD	
PLOT DATE: 22/12/2020 09:17			



LEGEND:

HYD	FIRE HYDRANT
	LIGHT STANDARD
FDC	FIRE DEPARTMENT CONNECTION
CB	CATCH BASIN
	BARRIER FREE PARKING
	PRINCIPAL ENTRANCE

SIGNAGE:

A	STOP
B	NO PARKING - LOADING ZONE
C	NO PARKING - FIRE LANE
D	BARRIER FREE PARKING ONLY
E	CUSTOMER PARKING ONLY
F	RESERVED PARKING - RESIDENTS ONLY



PROPOSED SITE

KEY PLAN

SCALE: NTS

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.

2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.

3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 m UNLESS OTHERWISE STATED.

4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 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:

- BUILDING PERMITS
- SEWER AND WATER PERMITS
- ROAD CUT PERMITS
- RELOCATION OF SERVICES
- APPROACH APPROVAL PERMITS
- ENCROACHMENT AGREEMENTS (IF REQUIRED)
- COMMITTEE OF ADJUSTMENT

6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "5 METRE BY 5 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. NO OUTDOOR STORAGE OF GOODS, EQUIPMENT, OR MATERIALS SHALL BE PERMITTED.

10. THE DEVELOPER IS RESPONSIBLE FOR ALL WASTE REMOVAL UP UNTIL THE TIME THAT AN "AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE" IS FINALIZED, AND MUNICIPAL COLLECTION SERVICES ARE INITIATED. SHOULD THE SITE NOT BE DESIGNED TO MUNICIPAL SPECIFICATIONS, A PRIVATE WASTE HAULER SHALL BE ARRANGED FOR THE REMOVAL OF ALL WASTE MATERIALS.

11. THE DEVELOPER MUST PROVIDE A SIGNED LETTER FROM A PROFESSIONAL ENGINEER CERTIFYING THAT THE ROAD BASE ALONG THE ACCESS ROUTE CAN SUPPORT AT LEAST 35,000 KILOGRAMS.

12. ALL FENCES SHALL COMPLY WITH FENCE BYLAW NO. 10.142.

13. 0.15 m RAISED CURBING TYPICAL UNLESS NOTED OTHERWISE.

SITE PLAN DETAILS

MUNICIPAL ZONING: C3 EXCEPTIONS 334, 579
LEGAL DESCRIPTION: PART 1 OF LOT 3, BROKEN CONCESSION, FORMER GEOGRAPHIC MUNICIPALITY OF SALTFLAT, REFERENCE PLAN 62R-1244
ADDRESS: 1365 BASELINE ROAD, STONEY CREEK, ONTARIO

PROPOSED SETBACK YARDS:	REQUIRED	PROPOSED
FRONT YARD:	4.00 m	4.06 m
FLANKAGE SIDE YARD:	1.30 m	1.66 m
INTERIOR SIDE YARD:	1.50 m	1.92 m
REAR YARD:	6.00 m	6.19 m

LOT FRONTAGE:	63.25 m
LOT AREA:	6,640.53 m ² (71,478 ft ²)
GROSS FLOOR AREA:	9,401.9 m ² (101,201 ft ²)
LOT COVERAGE:	2,384.2 m ² (36%)

ALLOWABLE BUILDING HEIGHT:	11.5 m
PROPOSED BUILDING HEIGHT:	11.47 m (3 STOREYS)

MAX. GROSS FLOOR AREA FOR COMMERCIAL USES: 10,000 m²
MAX. GROSS FLOOR AREA OF INDIVIDUAL COMMERCIAL USES: 500 m²
MAX. GROSS FLOOR AREA OF GROUPING OF COMMERCIAL USES: 1,500 m²

PROPOSED RESIDENTIAL DENSITY: 48 UNITS (72.28 UNITS / HECTARE)

GROSS LEASEABLE COMMERCIAL AREA:	1,606.9 m ² (17,297 ft ²)
----------------------------------	--

GROSS FLOOR AREA:	
BASEMENT PARKING & SERVICES	2,785.9 m ²
1st FLOOR COMMERCIAL	1,606.9 m ²
1st FLOOR RESIDENTIAL	286.1 m ²
1st FLOOR COMMON AREA	76.5 m ²
2nd FLOOR RESIDENTIAL	2,278.9 m ²
3rd FLOOR RESIDENTIAL	2,367.6 m ²
TOTAL	9,401.9 m ² (101,201 ft ²)

GROSS FLOOR AREA ABOVE GRADE: 6,616.0 m²
RESIDENTIAL COMPONENT ABOVE GRADE: 4,932.9 m²
% RESIDENTIAL COMPONENT: (4,932.9 ÷ 6,616.0) x 100 = 74.6%

UNIT BREAKDOWN:	
# OF BEDROOMS:	# OF UNITS
1 BEDROOM	10 UNITS
2 BEDROOM	36 UNITS
3 BEDROOM	2 UNITS
TOTAL	48 UNITS

PARKING:
B/P PROPOSED PARKING STALL SIZE: 2.60 m x 5.5 m
MINIMUM DRIVE AISLE WIDTH: 6.0 m
LOADING STALL (I) REQUIRED: 11.0 m x 4.0 m x 5.0 m HIGH

LANDSCAPED PARKING ISLAND REDUCTION:
59 STALLS ON-GRADE x 10% = 5 STALLS

BUILDING USE	RATIO	SIZE	STALLS REQUIRED
SHOPPING CENTRE:	1/117 m ²	1,606.9 m ²	95 STALLS
RESIDENTIAL:	1.0/UNIT	48 UNITS	48 STALLS
LANDSCAPED PARKING ISLAND REDUCTION:			- 5 STALLS
TOTAL PARKING REQUIRED:			138 STALLS

ON-GRADE PARKING PROVIDED: 59 STALLS COMMERCIAL (C)
UNDERGROUND PARKING PROVIDED: 37 STALLS COMMERCIAL (C)
48 STALLS RESIDENTIAL (R)

TOTAL PARKING PROVIDED: 144 STALLS (INCL. 3 B/F)

BICYCLE PARKING:	REQ'D	PROVIDED
SHORT TERM RESIDENTIAL	5	6
SHORT TERM COMMERCIAL	5	6
LONG TERM RESIDENTIAL	NO REQ'MT	20
LONG TERM COMMERCIAL	NO REQ'MT	0

AMENITY SPACE:
TOTAL AMENITY REQUIRED: NO REQUIREMENT

INTERIOR AMENITY:	117.8 m ²
ON-SITE AMENITY:	471.3 m ²
TOTAL AMENITY PROVIDED:	591.6 m ²

UNDERTAKING RE: PROPOSED DEVELOPMENT
1365 BASELINE ROAD
STONEY CREEK, ONTARIO

I, (We) 2149589 Ontario Inc., the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all the content of this plan and drawing and not to vary therefrom;

(b) to perform the facilities, works or matters mentioned in section 41(7)(a) of The Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated November 04, 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) in the event that the Owner does not comply with the plan dated March 16, 2017, 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.

(e) to affix the physical municipal number to the building, or a sign at the front entrance with either the municipal number or full address.

(f) the owner shall complete to the satisfaction of the Senior Director, Growth Management of the City of Hamilton and Canada Post:

i) include on all offers of purchase and sale, a statement that advises the prospective purchaser:

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

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

ii) the owner further agrees to:

a) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

iii) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

(g) All residential units will require the provision of specific building components (exterior wall construction), as outlined within the Noise Study prepared by HCG Engineering Inc., dated December 9, 2014, revised November 1, 2016, in order to satisfy MOE requirements.

(h) All residential units shall be supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Hamilton's and the Ministry of the Environment's noise criteria.

(i) The following warning clauses shall be included within all offers and agreements of purchase and sale or lease, for all residential units:

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

ii) This dwelling unit has been supplied with central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound level limits are within the sound level limits of the City of Hamilton and the Ministry of the Environment.

iii) Purchasers/tenants are advised of the proximity of onsite commercial, retail and office facilities, the sound from which may at times audible.

(j) Prior to the issuance of building permits for this development, it is recommended that the City of Hamilton's Building Department or a Professional Engineer qualified to perform acoustical engineer services in the Province of Ontario shall review the floor plans and elevations for all units to ensure the glazing constructions and rooftop acoustical barriers as recommended have been incorporated

(k) Prior to the issuance of occupancy permits for this development, the City of Hamilton's Building Department inspector or a Professional Engineer qualified to provide acoustical engineer services in the Province of Ontario shall certify that the sound control measures have been properly installed and constructed.

(l) To physically affix the municipal number (1365) or full address (1365 Baseline Road) 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.

(m) To co-ordinate addresses for each main level commercial unit with staff from the Growth Planning Section.

(n) To unbundle cost of a parking space from each residential unit.

(o) To convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

(p) Should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities at their own cost.

Dated this _____ day of _____, 20____ (SEAL)

WITNESS (SIGNATURE)	OWNER(S) (SIGNATURE)
ARUP DATTA	
WITNESS (PRINT)	OWNER(S) (PRINT)
1909-10th Ave. SW, Calgary, AB T3C 0K3	
ADDRESS OF WITNESS	

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

PRIME CONSULTANT:

ARCHITECTURAL
ARUP DATTA ARCHITECT LTD.
1609 10TH AVENUE, S.W.
CALGARY, ALBERTA T3C 0K3
TEL: (403) 244-8618 FAX: (403) 244-8982
E-MAIL: adal@telus.net

REVISIONS

No.	DATE	DESCRIPTION
9	DEC 17/20	FOR SITE PLAN AMENDMENT & MINOR VARIANCE - COA
8	MAR 06/20	RE-ISSUED FOR SITE PLAN APPROVAL
7	JUNE 15/17	FOR REVISED SITE PLAN APPROVAL
6	MAR 27/17	FOR REVISED SITE PLAN APPROVAL
5	MAR 16/17	FOR REVISED SITE PLAN APPROVAL
4	JAN 30/17	FOR REVISED SITE PLAN APPROVAL
3	OCT 26/16	FOR REVISED SITE PLAN APPROVAL
2	MAY 12/16	FOR REVISED SITE PLAN APPROVAL
1	APR 07/16	FOR CONCEPTUAL REVIEW

ISSUED

ARUP DATTA ARCHITECT LTD.
1609 10TH AVENUE, S.W. CALGARY, ALBERTA
T3C 0K3 TEL: (403) 244-8618 FAX: (403) 244-8982

ARCHITECTURE • INTERIOR DESIGN • PLANNING • URBAN DESIGN



PROJECT:

SHEET TITLE:

SITE PLAN

SHEET #:

SP.1

SCALE:

DESIGN BY:

DRAWN BY:

CHECKED BY:

PLOT DATE:

22/12/2020 09:16



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.

- 2149589 Ontario Limited (c/o Raman Khatra)
1. Name of Owner _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
 2. Address _____
Postal Code _____
 3. Name of Agent Arup Datta Architect Ltd. 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: Ravinder Khattrra

3371 - 77th St. SW Postal Code T3H 5N5
Calgary, AB
Postal Code _____

6. Nature and extent of relief applied for:
Increase in percentage of dwelling units permitted above the ground floor in conjunction with a
commercial use from 50% to 76% of gross floor area.
-
7. Why it is not possible to comply with the provisions of the By-law?
SPA & BP applications for this site had been previously approved based on the current design, and
site services based on that design have already been installed. Continued work on project was
delayed for financial reasons, during which time the site zoning was changed. Reduction in units
and cost of replacement of site services work would render project untenable.
-
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Part 1 of Lot 3, Broken Front Concession, Former Geographic Municipality of Saltfleet
Reference Plan 62R-1244
1365 Baseline Road, Stoney Creek, Ontario
-
9. PREVIOUS USE OF PROPERTY
- Residential X Industrial Commercial
- Agricultural Vacant
- Other
- 9.1 If Industrial or Commercial, specify use
None
- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
 Yes X No Unknown
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes No X Unknown
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown X
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No X 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 X Unknown
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
 Yes No X Unknown
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
 Yes No X Unknown

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No _____ Unknown X

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

Yes _____ No X Unknown _____

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

Previous approvals and property owner's knowledge

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.

December 16/2020
Date

Signature Property Owner

2149589 Ontario Ltd.
Print Name of Owner

Agent of Corp. (RAMAN KHATRA)

10. Dimensions of lands affected:

Frontage	<u>63.25 m</u>
Depth	<u>126.96 m</u>
Area	<u>6640.53 m²</u>
Width of street	<u>8m</u>

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

Existing: N/A

Proposed: Ground floor area: 1,609.6 m²; gross floor area: 6,616.0 m² above grade + 2,785.9 m² basement; 3 storeys + basement; 11.5 m max. building height; max. width 25.9 m; max. length 137.25 m

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: 4.065 m; side flankage: 1.665 m; interior side: 2.350 m; rear: 6.190 m
(measurements provided indicate closest point of building to lot lines)

13. Date of acquisition of subject lands:
14. Date of construction of all buildings and structures on subject lands:
N/A - vacant
15. Existing uses of the subject property: Vacant
16. Existing uses of abutting properties: Vacant
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 ☒ Connected _____
Sanitary Sewer ☒ Connected _____
Storm Sewers ☒
19. Present Official Plan/Secondary Plan provisions applying to the land:
Previous application: Official Plan Amendment No. 166 (OPA-099-044)
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
10.3 Community Commercial Zone C3; Special Exception 334; Special Exception 579
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