



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING**

## **Application for Consent/Land Severance**

**APPLICATION NUMBER:** HM/B-20:35

**SUBJECT PROPERTY:** 386 East 25<sup>th</sup> St., Hamilton

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**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
- 

**APPLICANT(S):**

Owner: 2628934 Ontario Inc. c/o Igor Chouminov  
and Emil Joseph  
Agent: A.J. Clarke & Associates Ltd. c/o Stephen  
Fraser

**PURPOSE OF APPLICATION:**

To permit the conveyance of a parcel of land to create  
a new residential building lot. The existing dwelling  
and accessory structures will be demolished to  
facilitate this application.

To be heard in conjunction with HM/A-20:126.

**Severed lands: (B)**

9.85m<sup>±</sup> x 37.5m<sup>±</sup> and an area of 360.2m<sup>2±</sup>

**Retained lands: (A)**

9.59m<sup>±</sup> x 39.9m<sup>±</sup> and an area of 360.2m<sup>2±</sup>

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

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**DATE:** Thursday, April 22<sup>nd</sup>, 2022

**TIME:** 2:50 p.m.

**PLACE:** Via video link or call in (see attached sheet for  
details)

To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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### **PUBLIC INPUT**

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

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

## MORE INFORMATION

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

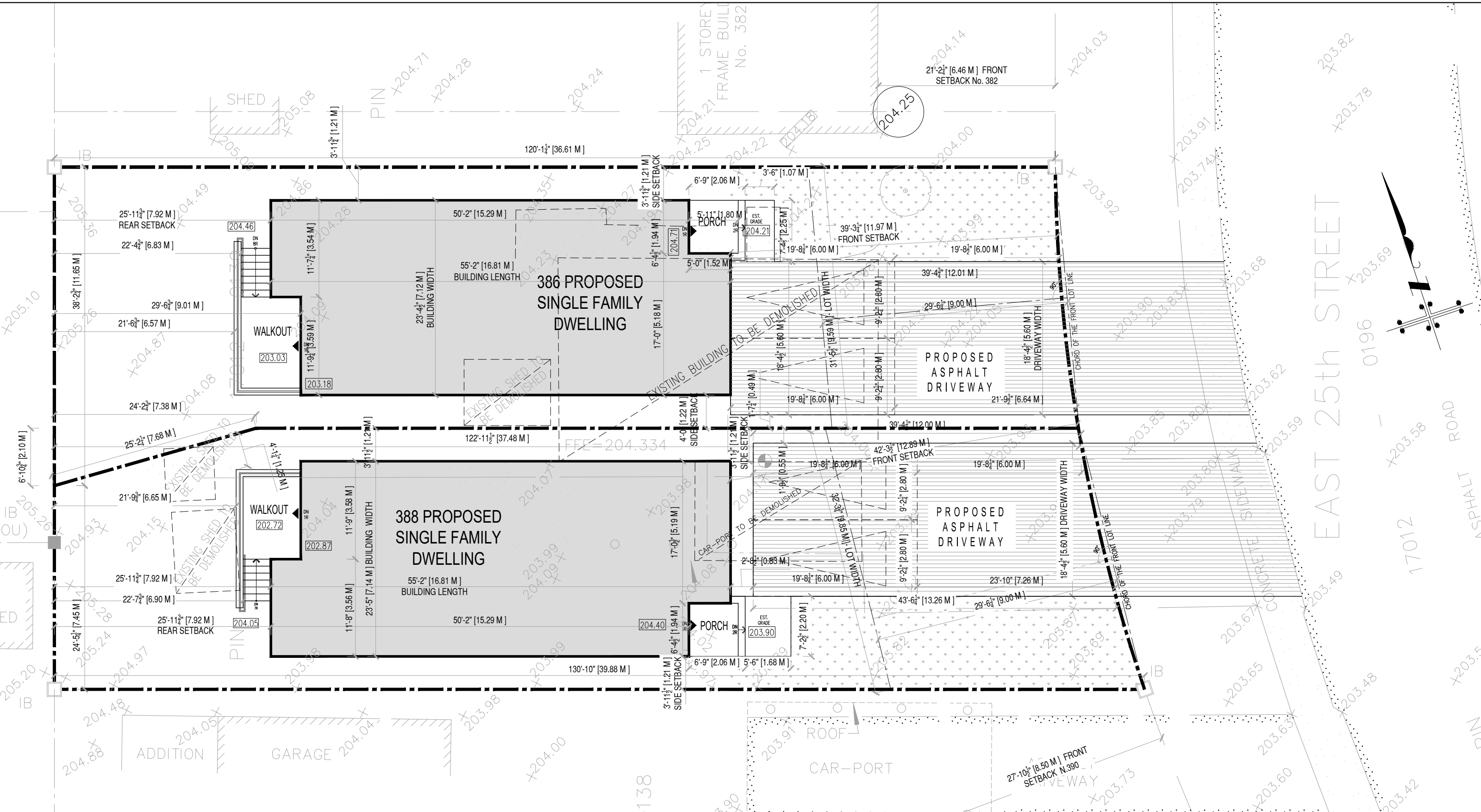
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: April 6<sup>th</sup>, 2021

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

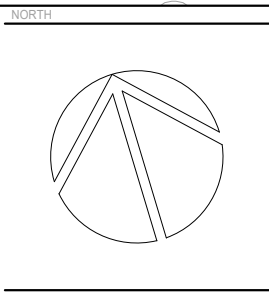
***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



NO.	DATE	REVISION DESCRIPTION	NOTE
1	2021-02-01	ISSUED FOR SEVERANCE APPLICATION	CITY
2	2021-03-19	ISSUED FOR SEVERANCE APPLICATION -REV.01	CITY

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STAMP



PROJ./REV. NO  
306-20 EAST 25TH ST  
SHEET TITLE  
SITE PLAN  
SCALE: 3/32"=1'-0"  
PROJECT  
386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.  
S-0.1  
11"x17" SHEET SIZE

DESIGN



**URBANSCAPE**  
ARCHITECTS

236 LESMILL ROAD, TORONTO, ON, M3B 2T5  
phone: 416.850.0021  
info@urbanscaarchitect.com | www.urbanscapearchitect.com

## **NOTICE OF PUBLIC HEARING**

### **Minor Variance**

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**You are receiving this notice because you are either:**

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  - Applicant/agent on file, or
  - Person likely to be interested in this application
- 

**APPLICATION NO.:** HM/A-20:126

**APPLICANTS:** A.J. Clarke & Associates c/o S. Fraser on behalf of the owner  
2628934 Ontario Inc.

**SUBJECT PROPERTY:** Municipal address **386 East 25<sup>th</sup> St., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended

**ZONING:** "C" (Urban Protected Residential and etc.) district

**PROPOSAL:** To permit a lot to be retained (to be known municipally as 386/386A East 25th Street) to contain a single family dwelling and to permit a lot to be conveyed (to be known municipally as 388/386B East 25th Street) to contain a single family dwelling in order to facilitate Consent File No. HM/B-20:35 notwithstanding that:

Lot to be Retained (386/386A East 25th Street)

1. A minimum lot width of 9.5m shall be provided instead of the minimum required lot width of 12.0m.
2. Not less than 38% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials instead of the requirement that not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials.
3. The required two (2) parking spaces shall be permitted to be located within the front yard instead of the requirement that for a single family dwelling only one of the required parking spaces may be located in the front yard.

Lot to be Retained (388/386B East 25th Street)

1. A minimum lot width of 9.5m shall be provided instead of the minimum required lot width of 12.0m.
2. Not less than 43% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials instead of the requirement that not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials.
3. The required two (2) parking spaces shall be permitted to be located within the front yard instead of the requirement that for a single family dwelling only one of the required parking spaces may be located in the front yard.

NOTE:

- i) The front yard landscaped area in Variance # 2 for both the lands to be retained and the lands to be conveyed is based on the “area of soft landscape”.
- ii) The existing dwelling and three (3) existing sheds are intended to be demolished.

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

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<b>TIME:</b>	<b>2:50 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b> <b>To be streamed at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b> <b>for viewing purposes only</b>

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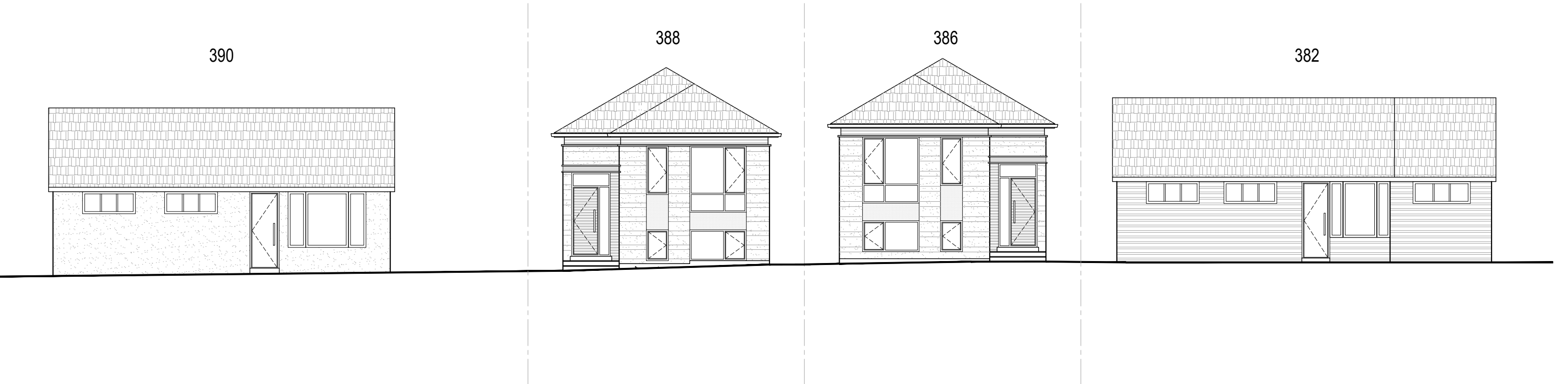
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DATED: April 6th, 2021.

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

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306-20 EAST 25TH ST

SHEET TITLE

STREETSCAPE  
SCALE: 3/32"=1'-0"

PROJECT

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386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

S0.2

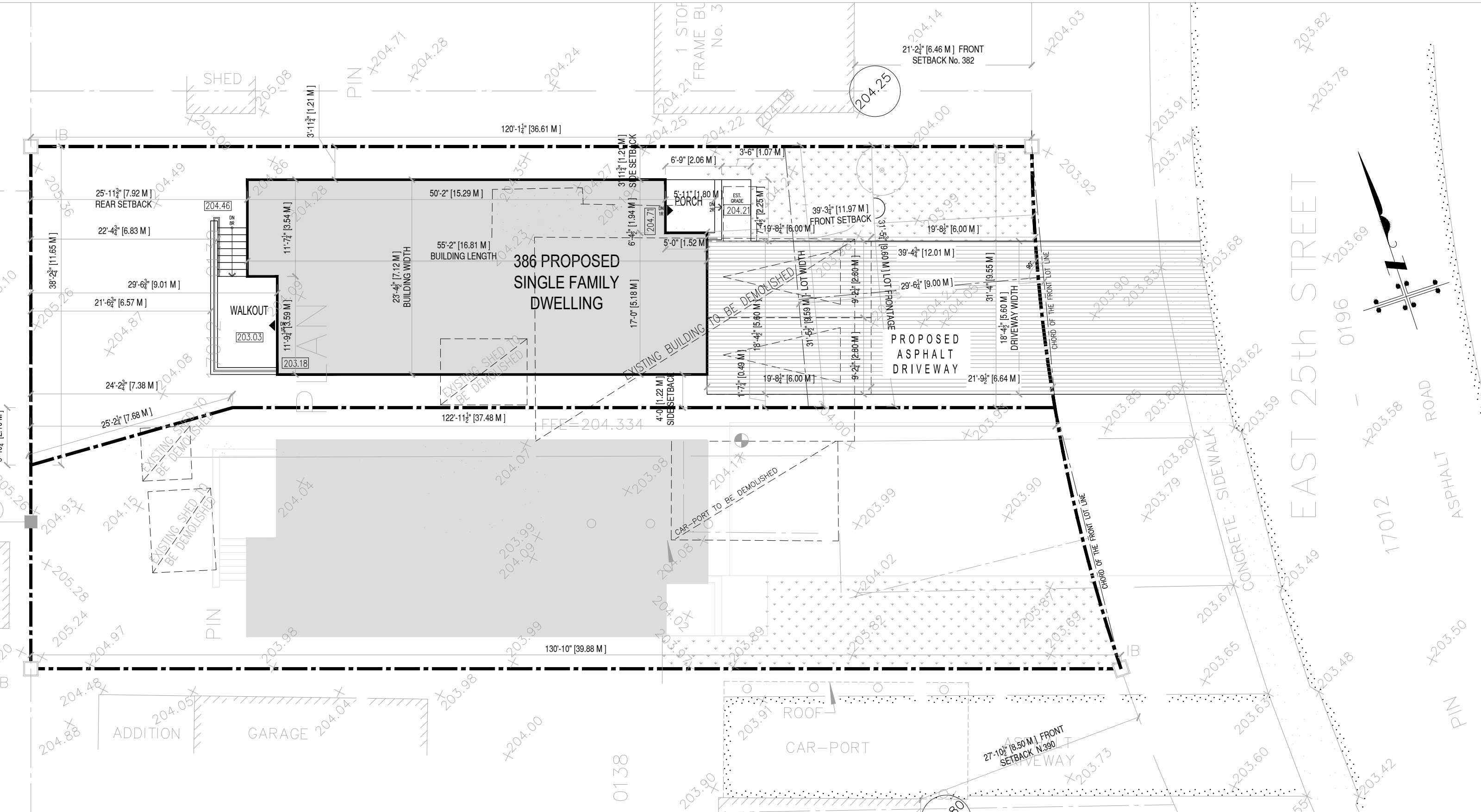
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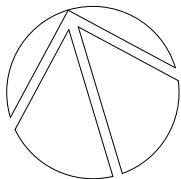


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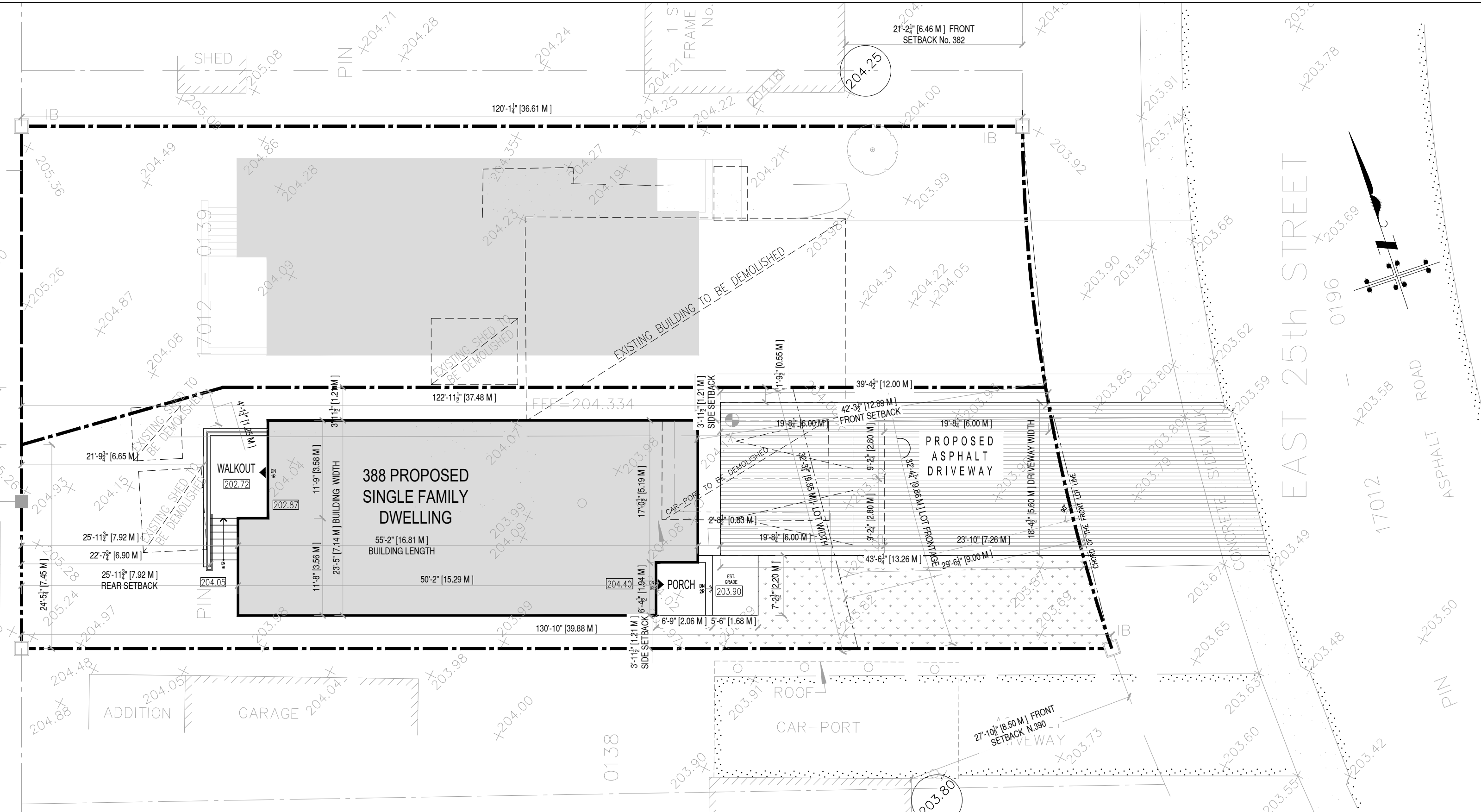
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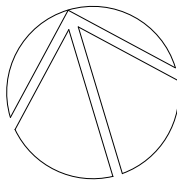


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*A. J. Clarke and Associates Ltd.*

SURVEYORS • PLANNERS • ENGINEERS

March 8, 2021

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

Attn: Ms. Jamila Sheffield - Secretary-Treasurer

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**Re: Minor Variance Application Re-Submission for 386 East 25<sup>th</sup> Street, Hamilton**  
**Files: HM/B-20:35, HM/A-20:126**

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Dear Madam,

Please accept the enclosed and revised application for a Consent and Minor Variance on the subject lands for applications HM/B-20:35 and HM/A-20:126. The application was previously tabled at the August 9, 2020 Committee of Adjustment Hearing as staff did not support variances for side yard setbacks, minimum lot size and minimum lot width.

As a result, the proposal has been amended to reduce the number of variances being applied for. Generally, the changes are as follows:

- The proposed dwellings have been moved farther back from the street;
- The proposed dwellings have been reduced in size;
- The proposed side yard setbacks have been increased and now comply with zoning;
- The proposed lots have been slightly altered to reach minimum lot size.

As a result of these changes, three (3) variances are required to facilitate the severance:

1. That a minimum lot width of 9.55 metres be permitted; whereas a minimum lot width of 12 metres is required.

2. **Proposed 366 East 25<sup>th</sup> Lot**

That a minimum front yard landscaped area of 41% be provided; whereas 50% is required.

**Proposed 368 East 25<sup>th</sup> Lot**

That a minimum front yard landscaped area of 46% be provided; whereas 50% is required.

3. That two required parking spaces may be located in the front yard; whereas only one of the required parking spaces are permitted to be in the front yard.



As required for the above-noted application, please find attached the following:

1. A cheque in the amount of \$465.00 made payable to the City of Hamilton in payment of the recirculation fee.
2. One (1) full size copy of the revised Site Plan to scale.
3. One (1) copy of the architectural plans of the proposed single detached dwellings.

### **Analysis**

#### **Severance – HM/B-20:35**

The previous submission contained a letter which outlined the applicable policy as it relates to residential intensification within the City of Hamilton. The subject lands are designated “Neighbourhoods” and as such, the policies listed under Section 2.4.2.2 of the UHOP outline the further evaluation criteria for residential intensification with the “Neighbourhoods” designation. The proposed development is compatible with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects. The proposed single detached dwellings are also similar in terms of height and massing to the surrounding neighbourhood. Although the proposed lots are slightly narrower than what is required under the “C” District, the surrounding neighbourhood supports a variety of land uses at various densities, with diverse built forms and lot sizes. The general size and area of the proposed lots is consistent with surrounding lotting patterns, and the proposed dwellings will create a consistent street setback along the west side of East 25<sup>th</sup> Street. Further, the size of the lots and proposed building setbacks provides ample room for private amenity areas, and landscaping, including in the front yard. Accordingly, the proposed development satisfies the criteria outlined in Policy 2.4.2.2.

Further, in accordance with Policy 1.14.3.1, the proposed lots comply with the applicable policies of the UHOP, are compatible and generally reflect the scale of the neighbourhood, have frontage onto a municipal road and are fully serviced. As such the proposal conforms to the UHOP.

In our view, the proposed severance has regard for the matters under Section 51 (24) of the Planning Act, represent good planning and should be approved.

#### **Minor Variance – HM/A-20:126**

The purpose of this analysis is to demonstrate how each of the revised variances applied for satisfies the four tests established under Section 45(1) of the *Planning Act*.

#### **Are the proposed variances desirable and appropriate?**

With respect to variance 1, the general scale and character of the established development pattern varies considerably in the surrounding area. Lot widths vary significantly within the neighbourhood with frontages fluctuating between  $\pm 8.5$  m (on East 24<sup>th</sup> Street) to  $\pm 20$  m and the current property is oversized relative to a vast majority of lots within the neighbourhood. The subject neighbourhood is characterized by a significant amount of diversity in terms of built form, scale, and development patterns. Directly opposite the subject lands is a medium density block townhouse development, with units fronting onto East 25<sup>th</sup> Street. To the rear of the subject lands,



fronting onto East 24<sup>th</sup> Street, there is existing duplexes and semi-detached development along with single detached residential development on  $\pm 10.5\text{m}$  lots. The proposed development would be appropriate and compatible intensification that is in keeping with the wide variety of established development in the immediate neighbourhood. The proposed development will conform to the applicable regulations of the Zoning By-law ("C" District) with respect to building height, setbacks, and massing, and will therefore be consistent with nearby development. Furthermore, the lot is of a sufficient size to accommodate a suitable building envelope, along with ample landscaped area and space for amenity/recreation.

The proposed variances will facilitate a form of residential intensification, consistent with provincial policy direction, that is in keeping with the character of the area and that is compatible with adjacent development.

With respect to variances 2 and 3, it is common in this neighbourhood to see motor vehicles parked in front of dwellings. Further, this is required as the proposed dwellings do not have attached garages. Attached garages are not typical along this portion of East 25<sup>th</sup> Street, and the required parking is either provided in the front yard (as proposed), or through a combination of the front yard and attached carport. The existing dwelling at 386 East 25<sup>th</sup> Street provides the required parking in the front yard, along with the neighbour to the north at 382 East 25<sup>th</sup> Street and many other properties along East 25<sup>th</sup> Street. As such, the proposed front yard parking is consistent with the street scape in the neighbourhood.

Another variance is required to reflect the reduction in front yard landscaping. As the dwellings do not contain attached garages, the driveways are designed to be the minimum width required to accommodate parking. This provision is intended to ensure that the front yard of residential dwellings contain landscaping and are not dominated by hardscape. In this case, the proposed front yard landscaping is in keeping with the general streetscape of the neighbourhood and the reductions are desirable and appropriate within the context of this neighbourhood.

Accordingly, the proposed variances are considered desirable and appropriate.

### **Are the proposed variances in keeping with the intent of the Official Plan?**

The proposed development is located within the "Neighbourhoods" designation within the City's Urban Hamilton Official Plan (UHOP). Section E.3.0 provides policies for lands designated "Neighbourhoods" on Schedule E-1 (Urban Land Use Designations). The designation is broadly supportive of the development of complete communities that are made up of more than just homes, but include a variety of land uses. The proposed development conforms to the applicable policies of the "Neighbourhoods" designation, as it is a permitted use and conforms to the "Neighbourhoods" policies related to function, scale and design.

In addition to the designation specific policies of the UHOP, the proposed variances were evaluated against the lot creation policies of Section 1.14.3; and against the residential



intensification policies of Section B.2.4 of the UHOP, and the proposal conforms to the general intent of the UHOP.

Accordingly, the proposed variances are in keeping with the intent of the Official Plan.

**Are the proposed variances in keeping with the intent of the Zoning by-law?**

The intent of the Zoning By-law is to control land use and development standards through the regulation of permitted uses and performance standards. There is no proposed change in use over what currently exists on the subject lands.

With respect to variance 1, the lot frontage regulation set forth in the "C" District regulate the intensity of a permitted use. This is to ensure overdevelopment of lands does not occur, and that development is in keeping with the character of the neighbourhood while being compatible with surrounding development. The proposed variance to lot frontage will allow for lot creation that is in keeping with the character of the area, while also being compatible with adjacent development. The resultant lots will be functional and can accommodate a single-detached dwelling on the subject lands while meeting all the setbacks within the zoning by-law and do not represent an overdevelopment of the lands.

With respect to variances 2 and 3, the intent of only permitting one parking space in the required front yard is to ensure that surface parking does not dominate the streetscape, and that an appropriate amount of landscaping can be accommodated within the front yard. Furthermore, this portion of East 25<sup>th</sup> Street is characterized by surface parking in the front yard, with very few dwellings containing an attached garage. The proposed parking arrangement is certainly not atypical for the area. As noted above, the reductions to minimum front yard landscaping are minimal, consistent with the character of the neighbourhood and are still in keeping with the intent of the By-law by ensuring that hardscape does not dominate the streetscape.

Accordingly, the requested variances are in keeping with the intent of the Zoning By-law.

**Are the proposed variances Minor in nature?**

It is important to remember that this test deals with impact and whether the impact anticipated from the proposed variances is minor in nature. With respect to variance 1, the proposed lot widths are in keeping with the character of the area and are compatible with adjacent development. There are no anticipated impacts in terms of visual impact, shadowing, overlook, traffic, or otherwise resulting from the proposed development and it has been demonstrated that a sufficiently sized dwelling can be situated on the lots being created by the concurrent severance application. The requested reduction of 2.45 metres in minimum lot width is considered minor.

With respect to variances 2 and 3 it has been demonstrated that this portion of East 25<sup>th</sup> Street is characterized by properties with surface parking in the front yard, and that very few dwellings have an attached garage. It has also been demonstrated that the amount of front yard landscaping



is compatible with the neighbourhood and ensures that the driveway does not dominate the streetscape. The reduction in landscaping is not perceived to negatively impact the neighbourhood, its streetscape and in fact, this is a common theme in the surrounding area. Accordingly, the variances for an additional parking space and a reduction in landscaping in the front yard is considered minor in nature.

### **Conclusion**

The variances applied for to facilitate the concurrent consent application meets the four tests of established under Section 45(1) of the *Planning Act*, represent good planning and should be approved.

We would request the opportunity to discuss the items of relief required in order to facilitate the proposed severance with the appropriate Staff when a Zoning review is conducted for the subject application. This will ensure that all the appropriate variances are captured to implement the proposed development concept.

I trust this is satisfactory for your purposes and thank you for your co-operation in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

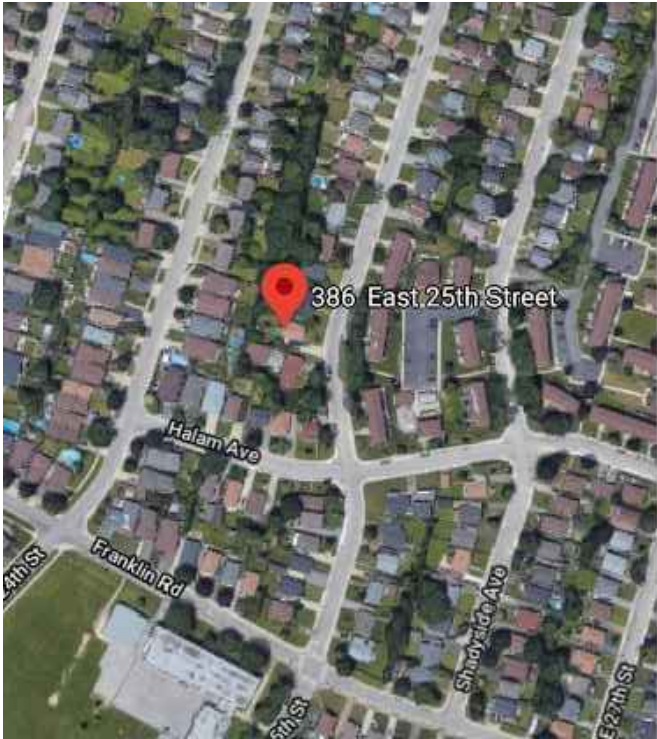
Yours very truly,

Stephen Fraser, MCIP, RPP

**A. J. Clarke and Associates Ltd.**

cc. via email: 2628934 Ontario Inc. (c/o Igor Chouminov/Emil Joseph)

LOCATION



LIST OF DRAWINGS

- S-0.0
- S-0.1
- S-0.2
- SITE STATISTIC
- SITE PLAN
- STREETSCAPE

BYLAW 6593

386 EAST 25th STREET  
HAMILTON , ON

NEW 1-STOREY SINGLE FAMILY DWELLING

LANDSCAPING AREA CALCULATIONS

AREA OF FRONT YARD	115.07 SQM	[1238.6 SQF]	
AREA OF DRIVEWAY	68.78 SQM	[740.3 SQF]	59.77%
AREA OF FRONT YARD LANDSCAPE [AREA FRONT YARD- AREA OF DRIVEWAY]	46.29 SQM	[498.3 SQF]	40.23%
AREA OF SOFT LANDSCAPE	43.89 SQM	[472.4 SQF]	94.80%
	38.14%	OF FRONT YARD	

BYLAW 6593

388 EAST 25th STREET  
HAMILTON , ON

NEW 1-STOREY SINGLE FAMILY DWELLING

LANDSCAPING AREA CALCULATIONS

AREA OF FRONT YARD	130.58 SQM	[1405.6 SQF]	
AREA OF DRIVEWAY	70.47 SQM	[758.6 SQF]	53.97%
AREA OF FRONT YARD LANDSCAPE [AREA FRONT YARD- AREA OF DRIVEWAY]	60.10 SQM	[647.0 SQF]	46.03%
AREA OF SOFT LANDSCAPE	56.43 SQM	[607.4 SQF]	93.88%
	43.21%	OF FRONT YARD	

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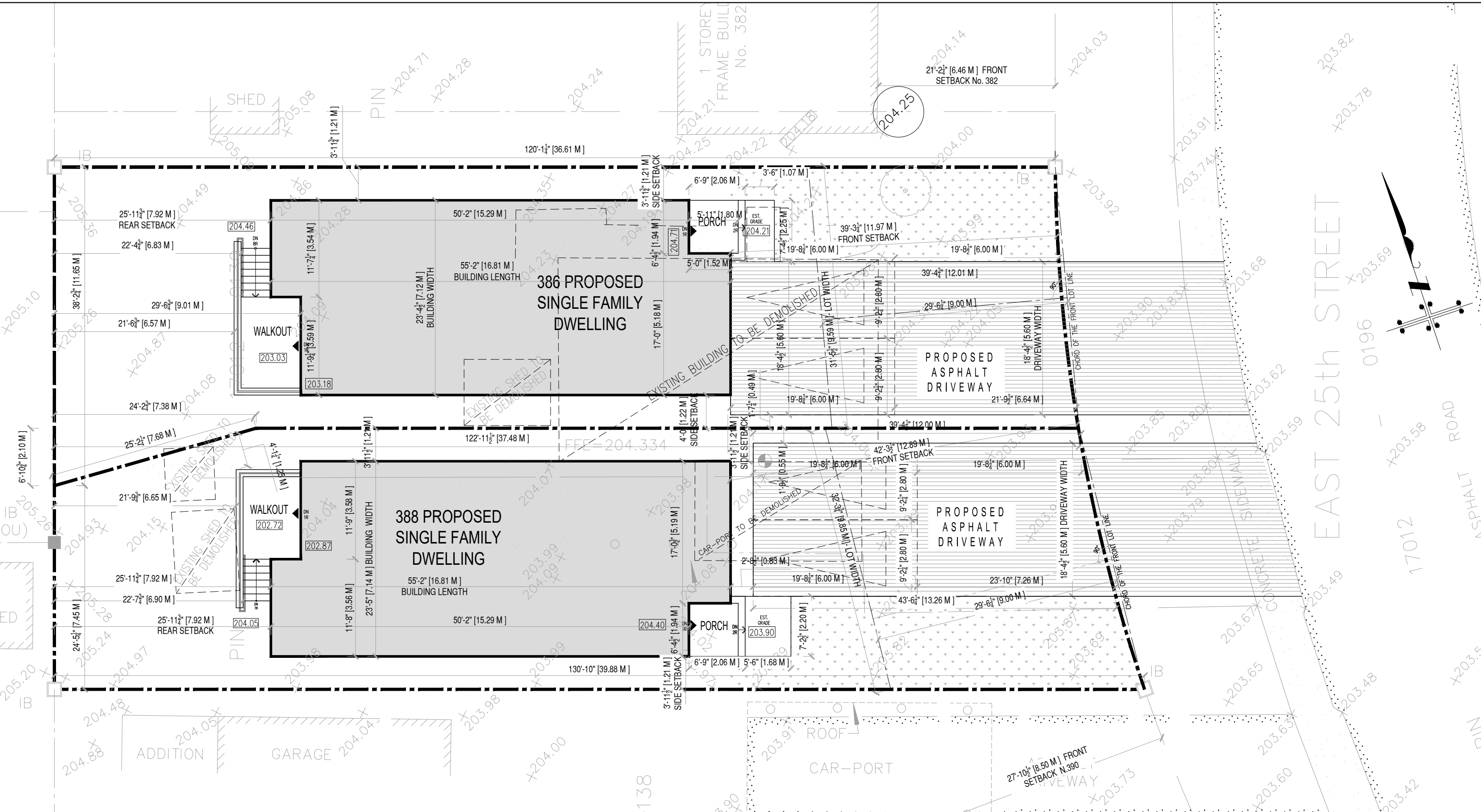
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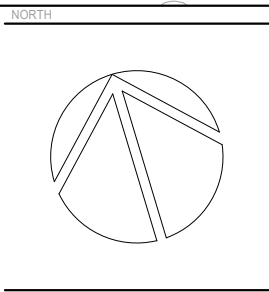




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STAMP



PROJ./REV. NO  
306-20 EAST 25TH ST  
SHEET TITLE  
SITE PLAN  
SCALE: 3/32"=1'-0"  
PROJECT  
386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

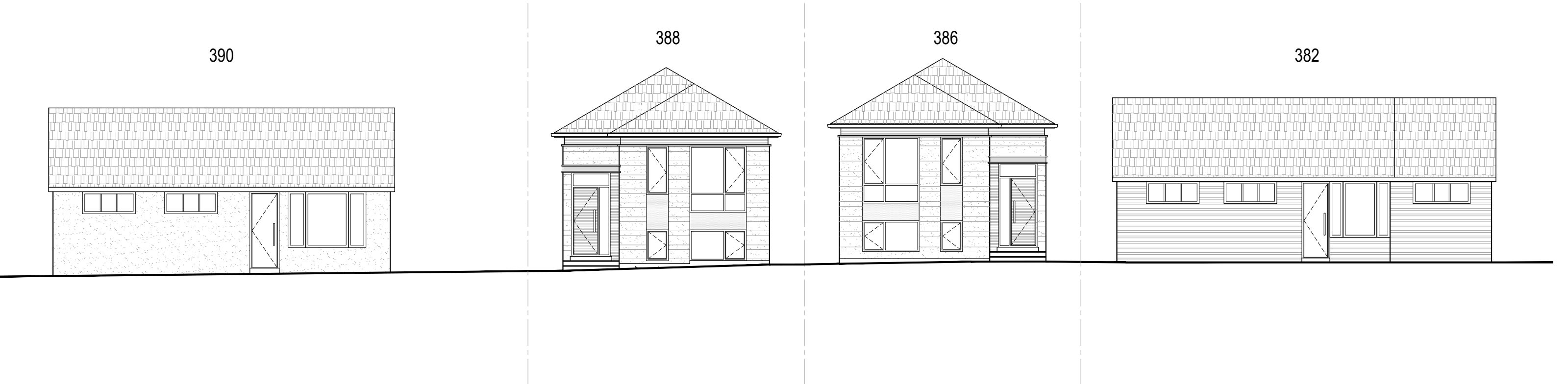
DWG NO.  
S-0.1  
11"x17" SHEET SIZE

DESIGN



**URBANSCAPE**  
ARCHITECTS

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info@urbanscaarchitect.com | www.urbanscapearchitect.com



NO.	DATE	REVISION DESCRIPTION	NOTE
1	2021-02-01	ISSUED FOR SEVERANCE APPLICATION	CITY
2	2021-03-19	ISSUED FOR SEVERANCE APPLICATION -REV.01	CITY

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STAMP

NORTH

PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

STREETSCAPE  
SCALE: 3/32"=1'-0"

PROJECT

386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

S0.2

11"x17" SHEET SIZE

DESIGN



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LOCATION



LIST OF DRAWINGS

- A-0.0
- A-0.1
- A-1.1
- A-1.2
- A-1.3
- A-2.1
- A-2.2
- A-2.3
- A-2.4
- SITE STATISTIC
- SITE PLAN
- BASEMENT FLOOR PLAN
- GROUND FLOOR PLAN
- ROOF PLAN
- FRONT ELEVATION
- REAR ELEVATION
- SIDE (NORTH) ELEVATION
- SIDE (SOUTH) ELEVATION

BYLAW 6593

386 EAST 25th STREET  
HAMILTON , ON

NEW 1-STOREY SINGLE FAMILY DWELLING

SITE STATISTICS		
-----------------	--	--

ZONING DESIGNATION		
--------------------	--	--

MINIMUM LOT AREA	360 M <sup>2</sup>	
------------------	--------------------	--

PROPOSED LOT AREA	3877.16 FT <sup>2</sup> [360.20 M <sup>2</sup> ]	
-------------------	--	--

MINIMUM LOT WIDTH	12 M
(measured at 9.0 m from the front lot line)	

PROPOSED LOT WIDTH	9.59 M	
--------------------	--------	--

HEIGHT	MAX. PERMITTED	PROPOSED
BUILDING HEIGHT	MAX. 11.0 M	7.03 M

SETBACKS	MIN. REQUIRED	PROPOSED
FRONT YARD SETBACK/EAST	6.0 M	11.97 M
REAR YARD SETBACK /WEST	7.50 M	7.92 M
SIDE YARD SETBACK /NORTH	1.20 M	1.21 M
SIDE YARD SETBACK /SOUTH	1.20 M	1.22 M

GROSS FLOOR AREA CALCULATIONS		
-------------------------------	--	--

FIRST FLOOR	113.0 SQM [1217 SQF]	
-------------	----------------------	--

LANDSCAPING AREA CALCULATIONS			
-------------------------------	--	--	--

AREA OF FRONT YARD	115.07 SQM	[1238.6 SQF]	
--------------------	------------	--------------	--

AREA OF DRIVEWAY	68.78 SQM	[740.3 SQF]	59.77%
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AREA OF FRONT YARD LANDSCAPE	46.29 SQM	[498.3 SQF]	40.23%
[AREA FRONT YARD– AREA OF DRIVEWAY]			

AREA OF SOFT LANDSCAPE	43.89 SQM	[472.4 SQF]	94.80%
38.14% OF FRONT YARD			

AREA OF HARD LANDSCAPE	2.40 SQM	[25.9 SQF]	5.20%
------------------------	----------	------------	-------

TOTAL AREA OF SOFT LANDSCAPING	149.73 SQM	[1611.7 SQF]	41.57%
--------------------------------	------------	--------------	--------

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NORTH

PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

SITE STATISTIC

PROJECT

386 EAST 25TH STREET

386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-0.0

11"x17" SHEET SIZE

DESIGN

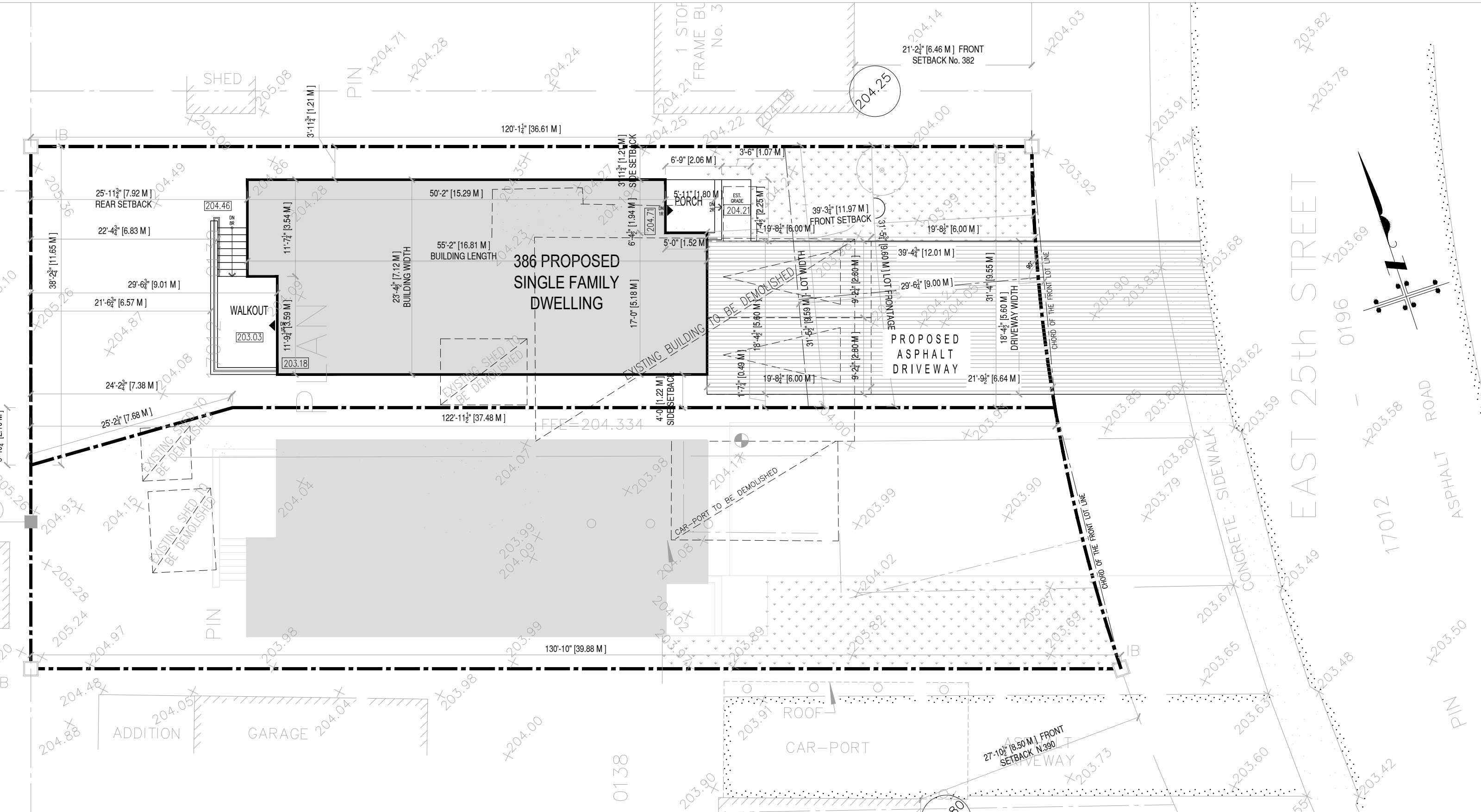


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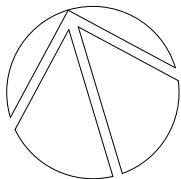


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NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

SITE PLAN  
SCALE: 3/32"=1'-0"

PROJECT

386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG. NO.

A-0.1

11"x17" SHEET SIZE

DESIGN

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ARCHITECTS

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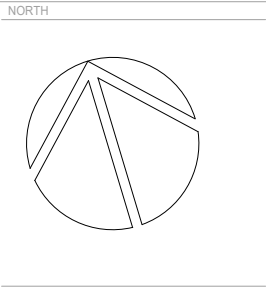
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PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
BASEMENT FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROJECT  
386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.  
A-1.1

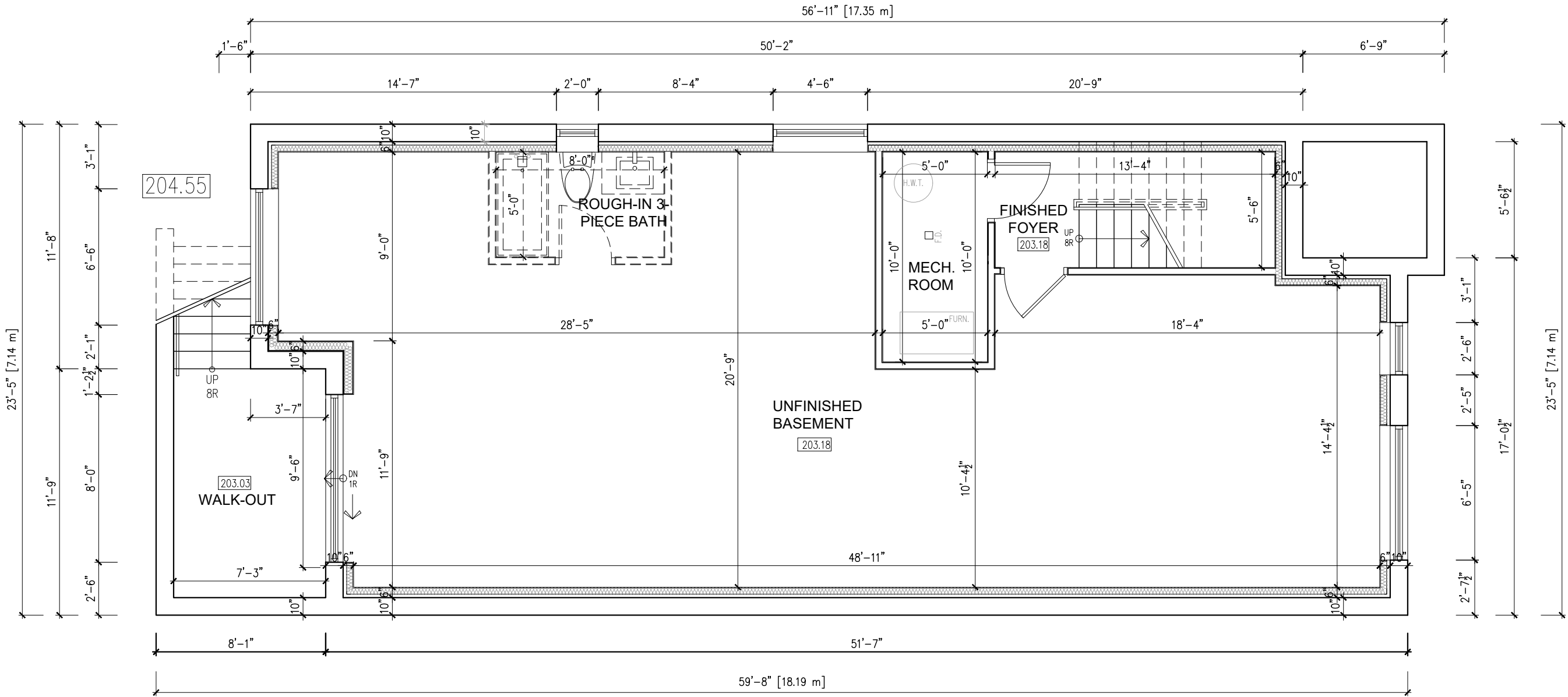
11"x17" SHEET SIZE

DESIGN



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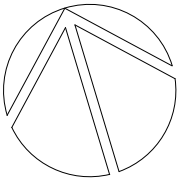
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STAMP

NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

GROUND FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROJECT

386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-1.2

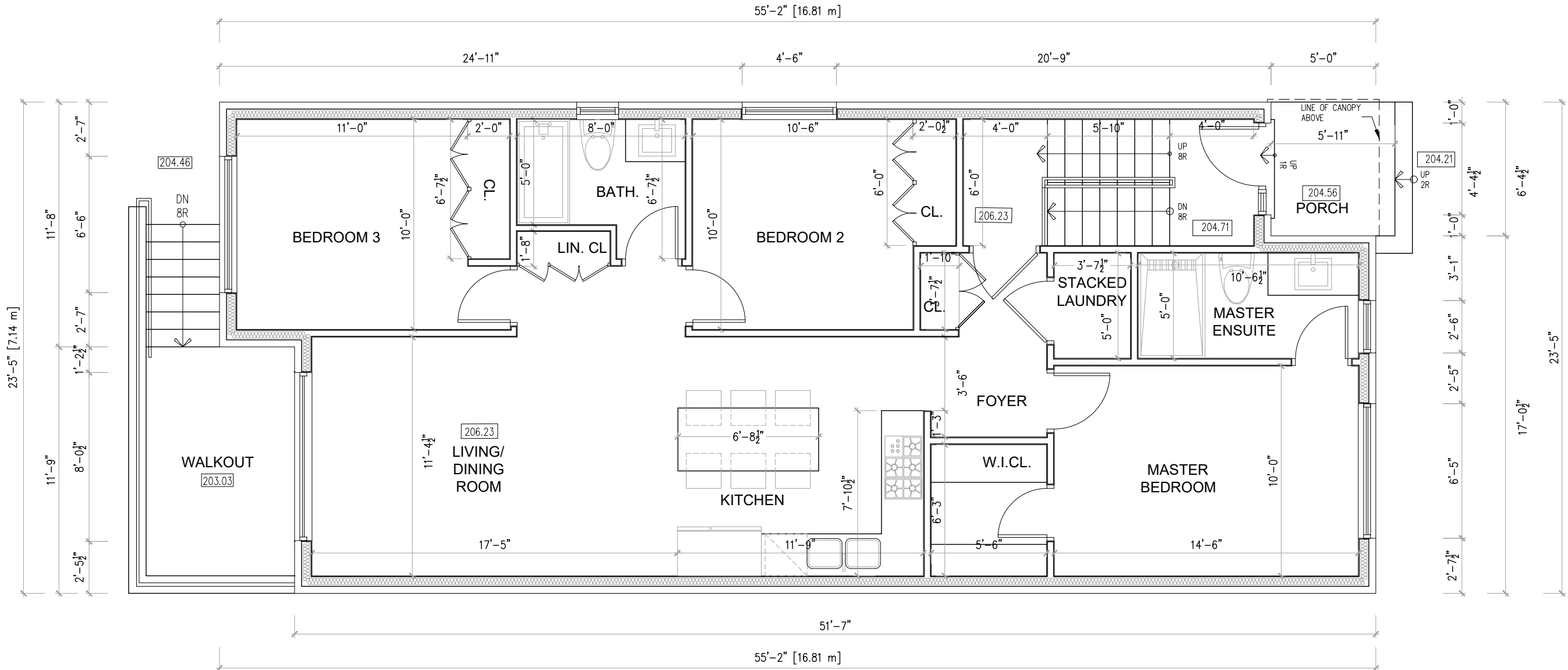
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DESIGN

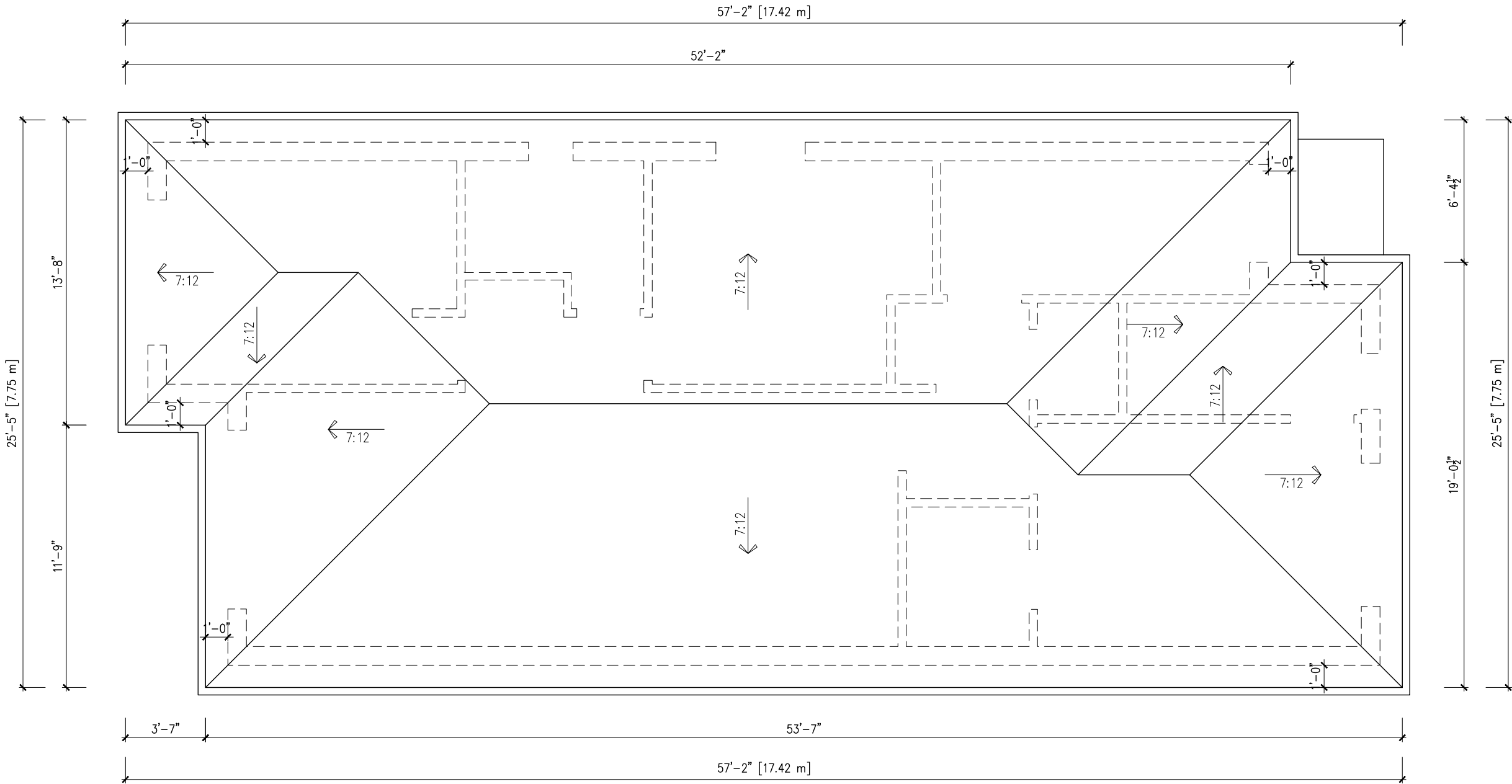


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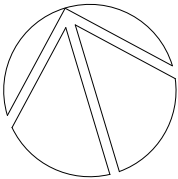


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NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

ROOF FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROJECT

386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

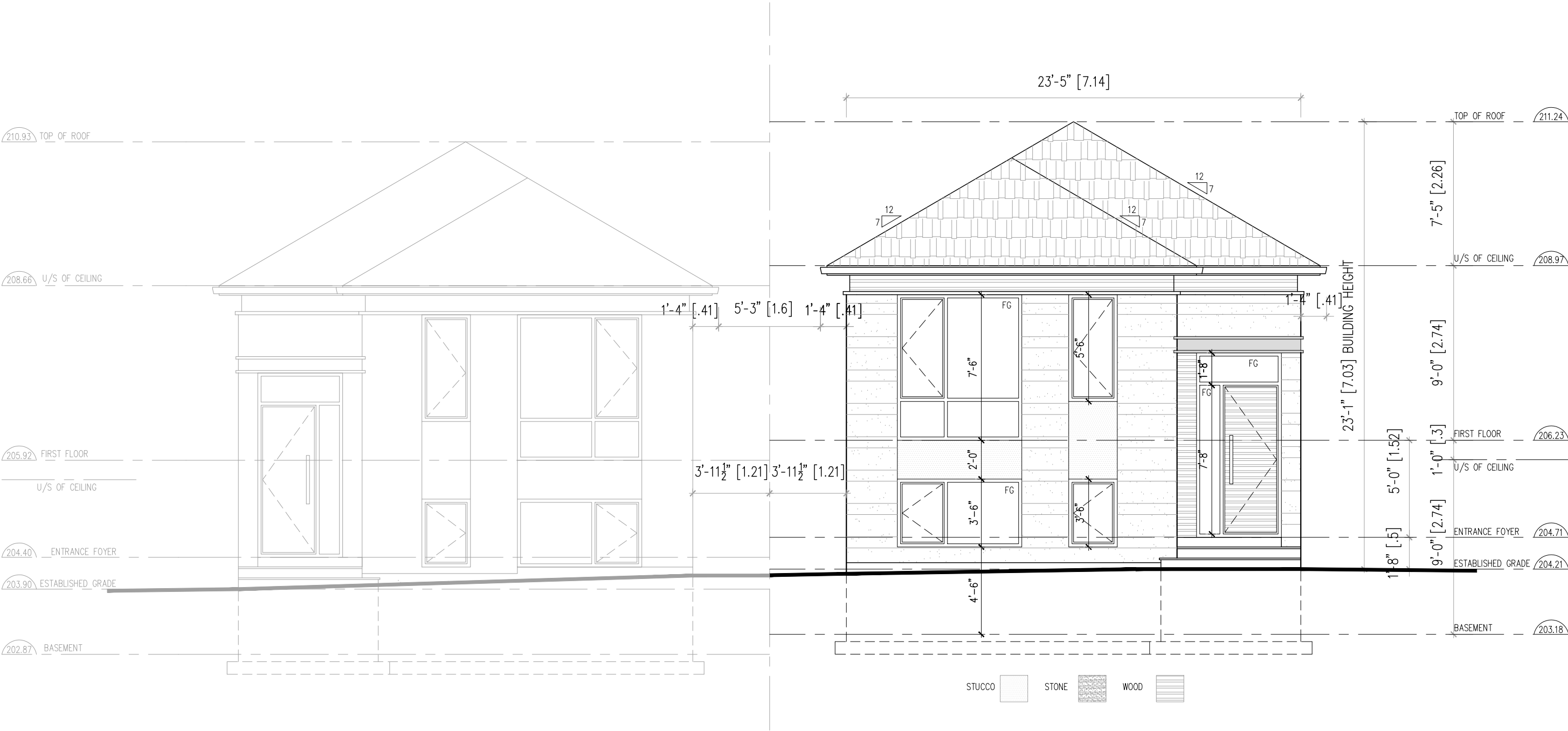
A-1.3

11"x17" SHEET SIZE

DESIGN



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NORTH

PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
FRONT ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT  
386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

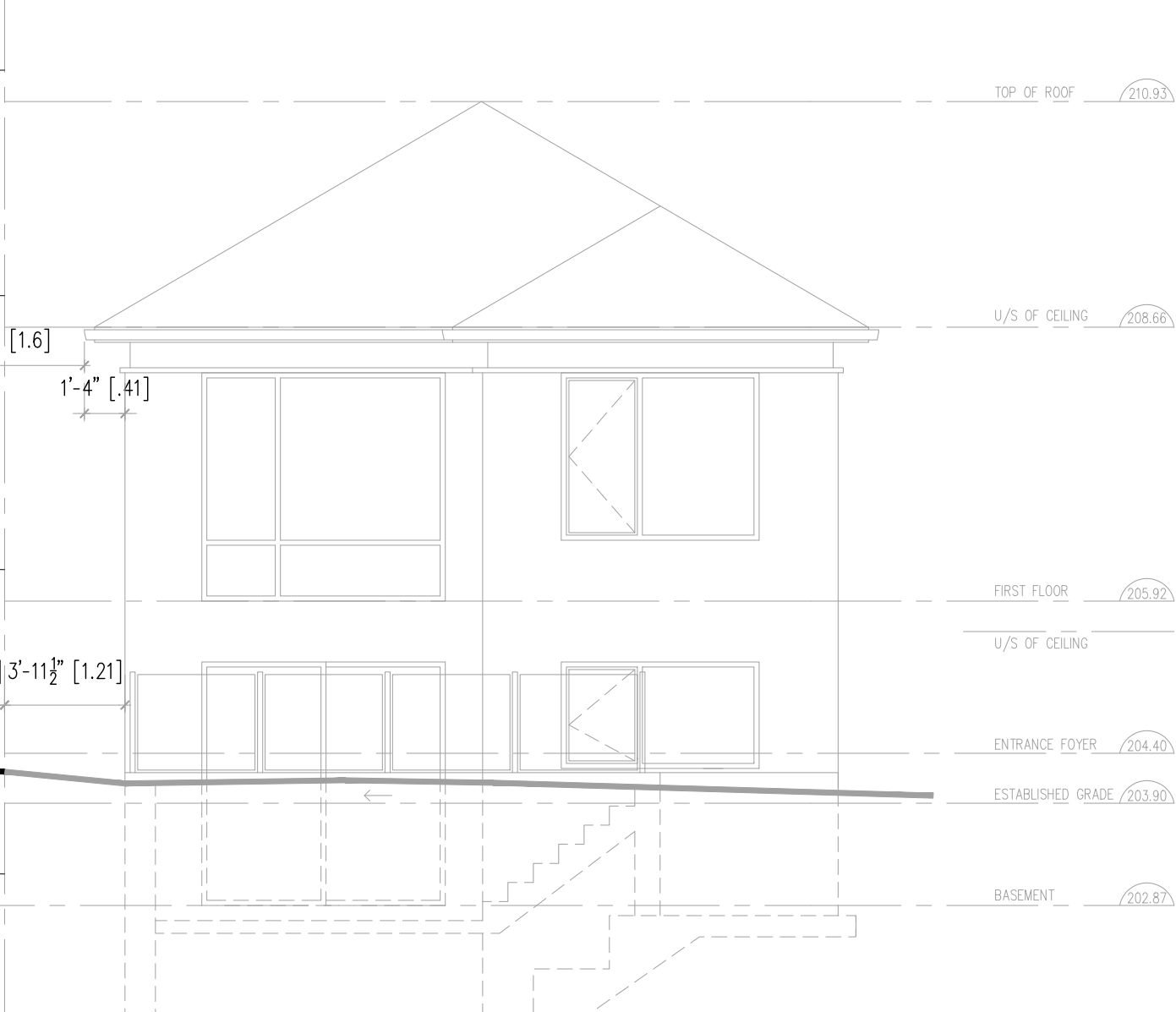
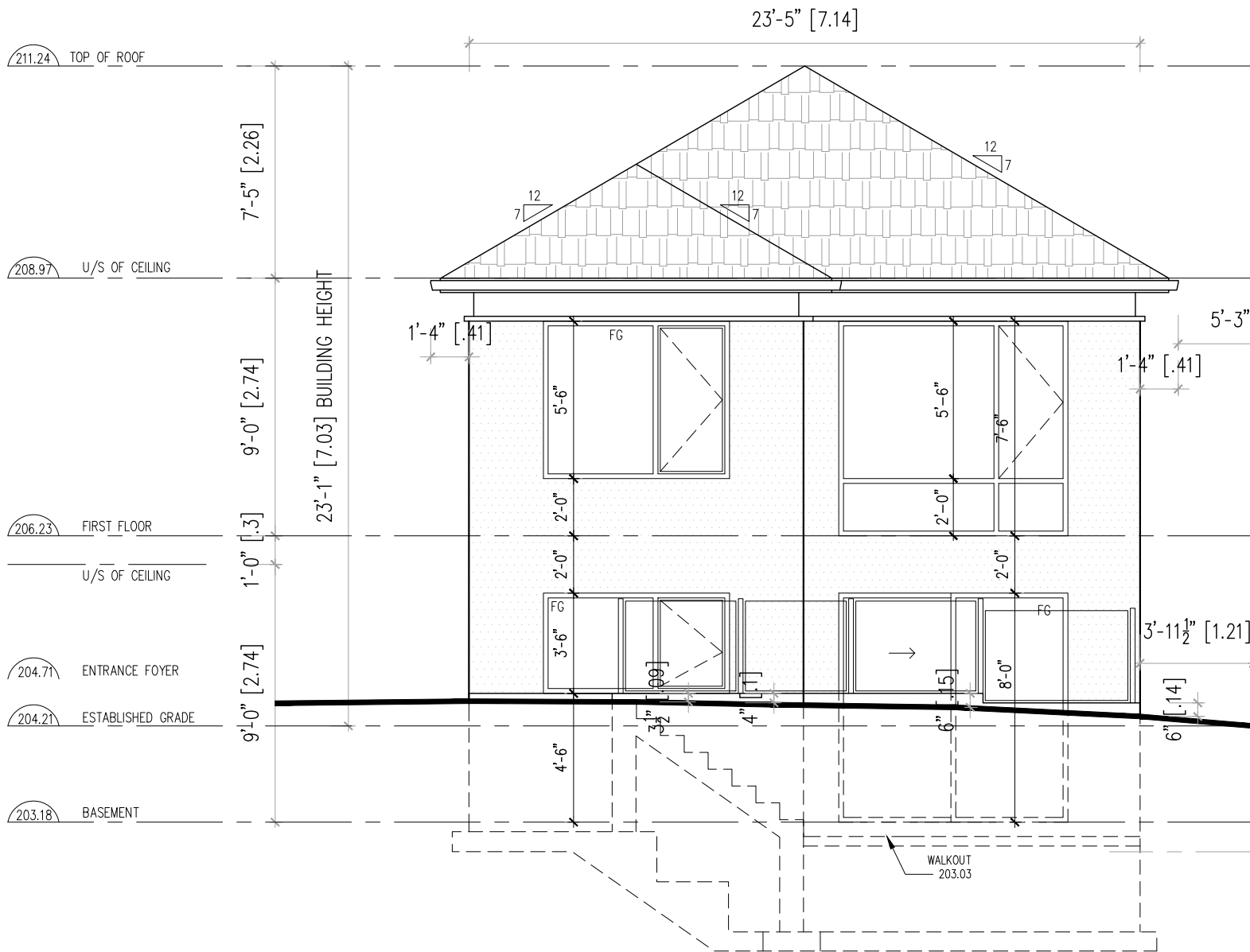
A-2.1

11"x17" SHEET SIZE

DESIGN

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ARCHITECTS

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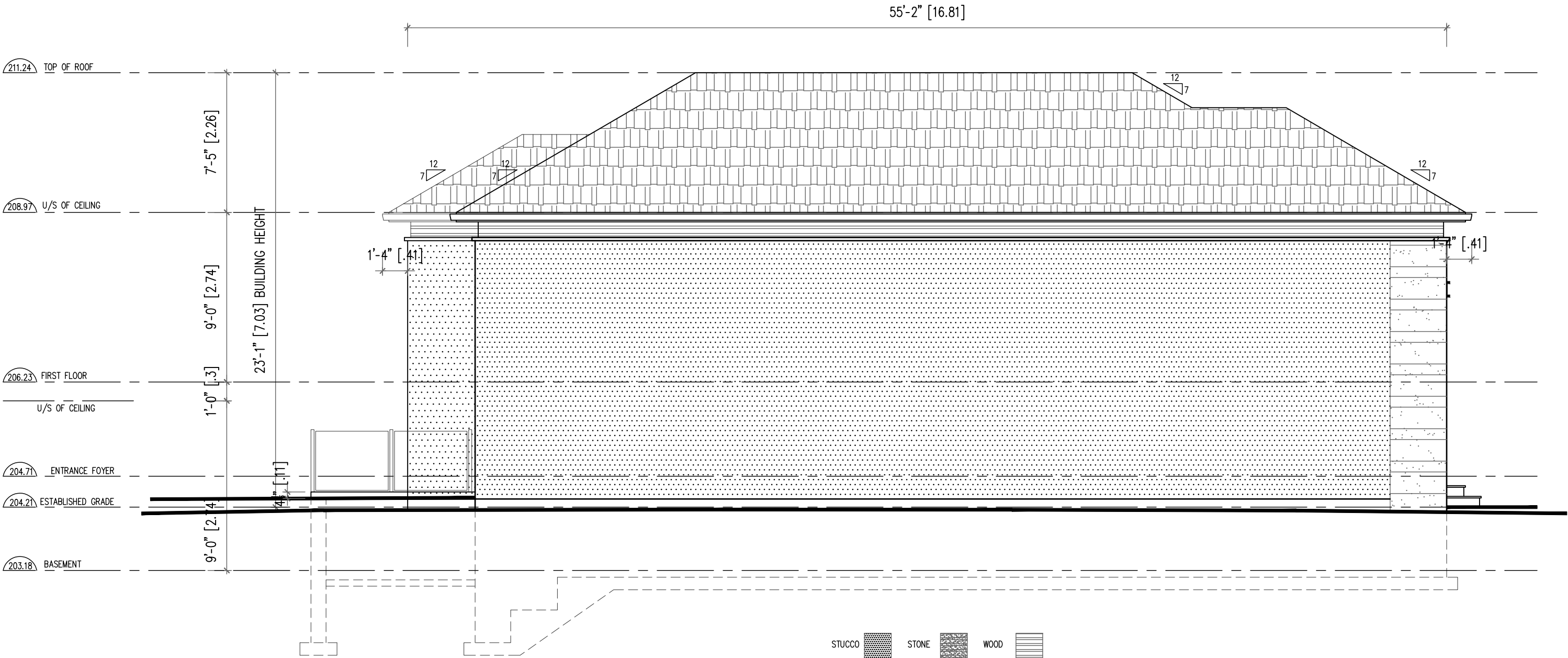
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PROJ./REV. NO.  
306-20 EAST 25TH ST  
SHEET TITLE  
REAR ELEVATION  
SCALE: 3/16"=1'-0"  
PROJECT  
386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.  
A-2.2  
11"x17" SHEET SIZE  
DESIGN  
**URBANSCAPE**  
ARCHITECTS  
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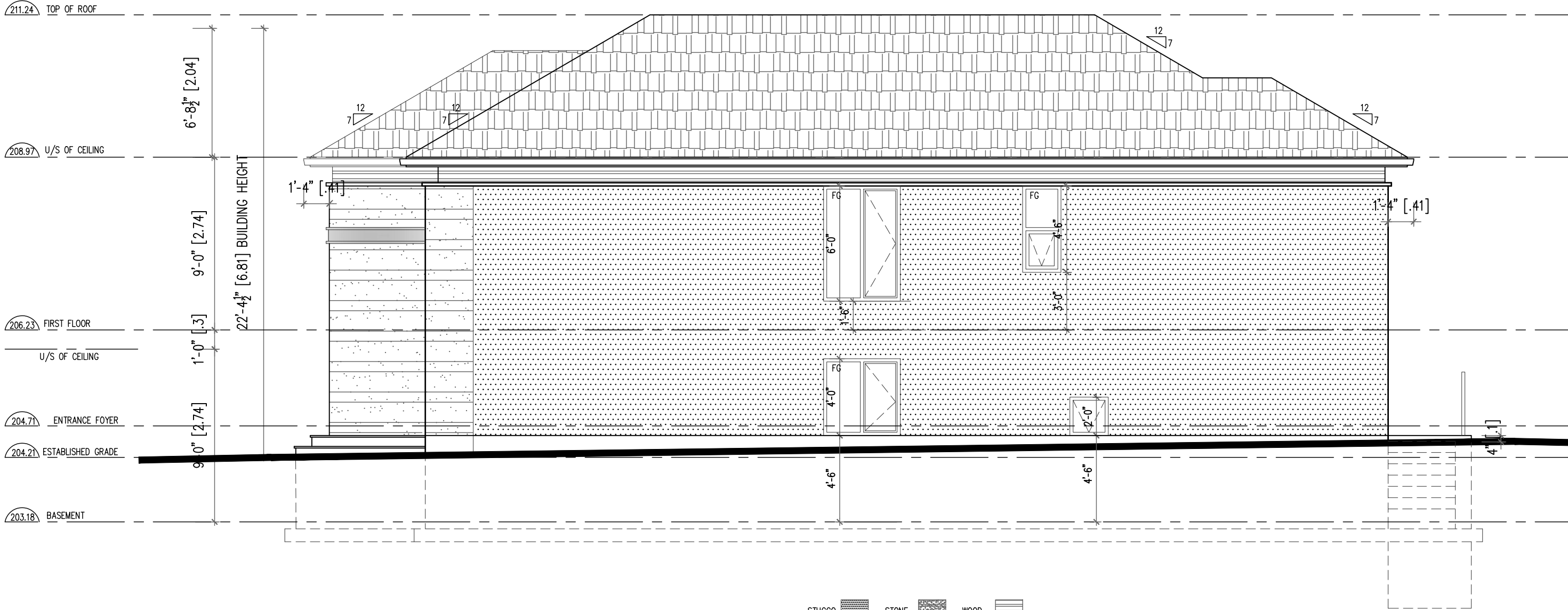
STAMP	NORTH

PROJ./REV. NO. 306-20 EAST 25TH ST	DWG NO. A-2.3
SHEET TITLE SIDE (SOUTH) ELEVATION SCALE: 3/16"=1'-0"	11"x17" SHEET SIZE
PROJECT 386 EAST 25TH STREET 386 EAST 25TH ST, HAMILTON, ON L8V 3B1	

DESIGN



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STAMP

NORTH

PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
SIDE (NORTH) ELEVATION  
SCALE: 3/16"=1'-0"

DWG NO.  
A-2.4  
11"x17" SHEET SIZE

PROJECT  
386 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DESIGN

URBANSCAPE  
ARCHITECTS

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LOCATION



LIST OF DRAWINGS

- A-0.0
- A-0.1
- A-1.1
- A-1.2
- A-1.3
- A-2.1
- A-2.2
- A-2.3
- A-2.4
- SITE STATISTIC
- SITE PLAN
- BASEMENT FLOOR PLAN
- GROUND FLOOR PLAN
- ROOF PLAN
- FRONT ELEVATION
- REAR ELEVATION
- SIDE (NORTH) ELEVATION
- SIDE (SOUTH) ELEVATION

BYLAW 6593

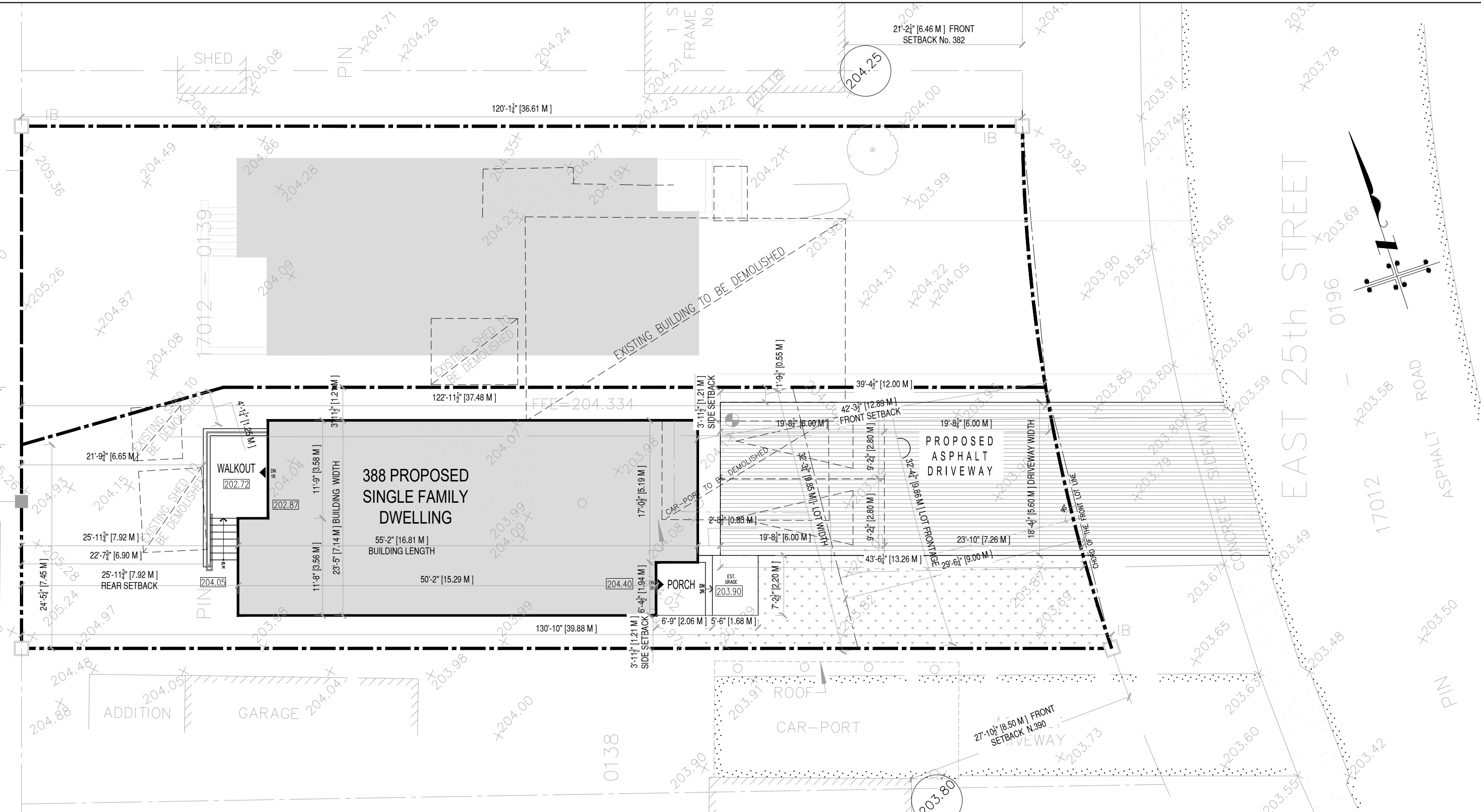
388 EAST 25th STREET  
HAMILTON , ON

NEW 1-STOREY SINGLE FAMILY DWELLING

SITE STATISTICS			
ZONING DESIGNATION			
MINIMUM LOT AREA		360 M <sup>2</sup>	
PROPOSED LOT AREA		3877.3 FT <sup>2</sup> [360.21 M <sup>2</sup> ]	
MINIMUM LOT WIDTH		12 M	
(measured at 9.0 m from the front lot line)			
PROPOSED LOT WIDTH		9.85 M	
HEIGHT	MAX. PERMITTED	PROPOSED	
BUILDING HEIGHT	MAX. 11.0 M	7.03 M	
SETBACKS	MIN. REQUIRED	PROPOSED	
FRONT YARD SETBACK/EAST	6.0 M	12.89 M	
REAR YARD SETBACK /WEST	7.50 M	7.92 M	
SIDE YARD SETBACK /NORTH	1.20 M	1.22 M	
SIDE YARD SETBACK /SOUTH	1.20 M	1.21 M	
GROSS FLOOR AREA CALCULATIONS			
FIRST FLOOR	113.0 SQM [1217 SQF]		
LANDSCAPING AREA CALCULATIONS			
AREA OF FRONT YARD	130.58 SQM	[1405.6 SQF]	
AREA OF DRIVEWAY	70.47 SQM	[758.6 SQF] 53.97%	
AREA OF FRONT YARD LANDSCAPE	60.10 SQM	[647.0 SQF] 46.03%	
(AREA FRONT YARD – AREA OF DRIVEWAY)			
AREA OF SOFT LANDSCAPE	56.43 SQM	[607.4 SQF] 93.88%	
43.21% OF FRONT YARD			
AREA OF HARD LANDSCAPE	3.68 SQM	[39.6 SQF] 6.12%	
TOTAL AREA OF SOFT LANDSCAPING	154.29 SQM	[1660.8 SQF] 39.91%	

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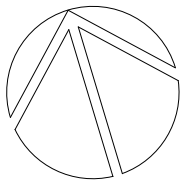


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STAMP

NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

SITE PLAN  
SCALE: 3/32"=1'-0"

PROJECT

388 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-0.1

11"x17" SHEET SIZE

DESIGN

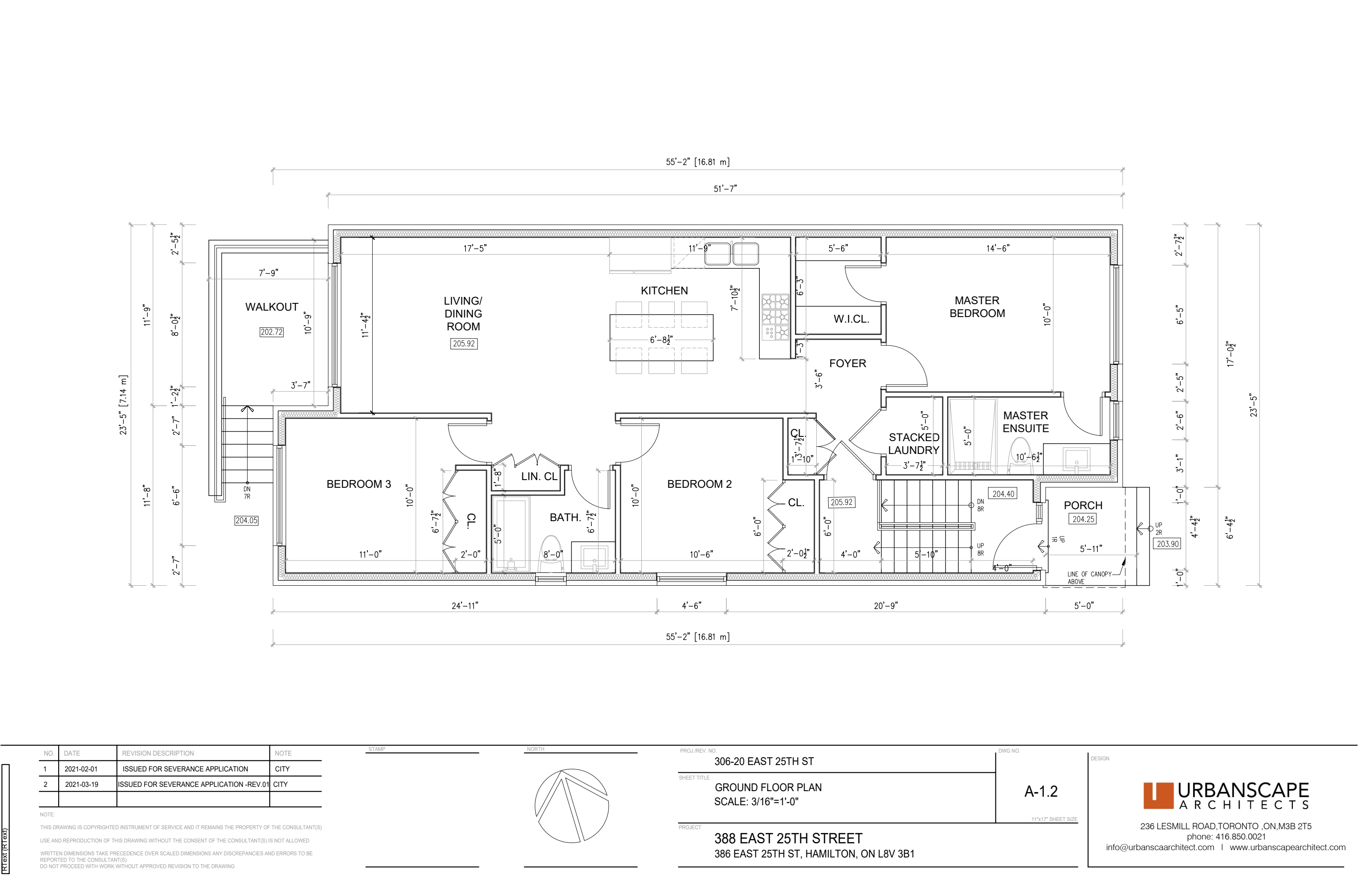
**URBANSCAPE**  
ARCHITECTS

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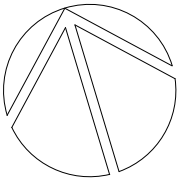


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NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

GROUND FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROJECT

388 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-1.2

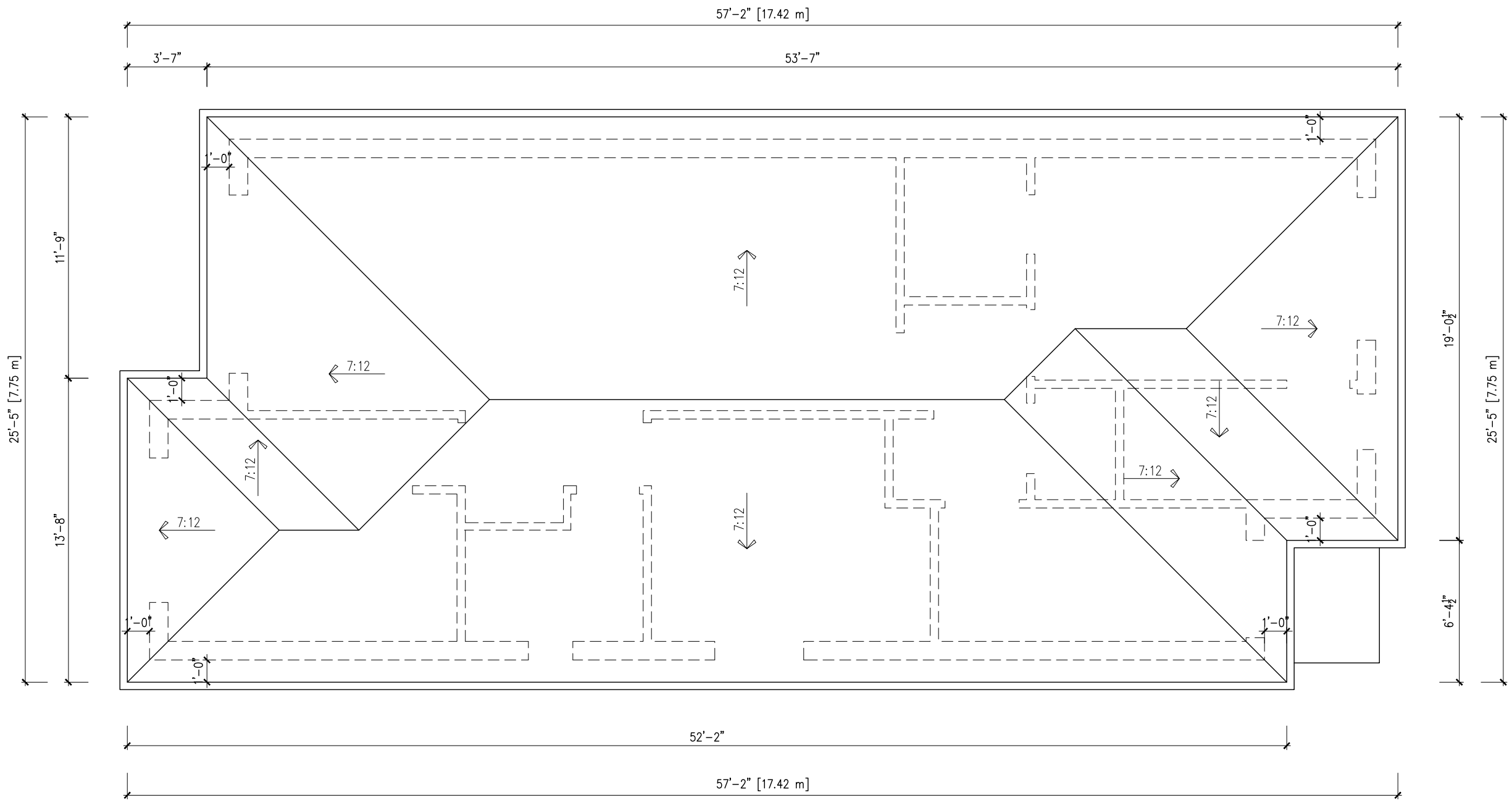
11"x17" SHEET SIZE

DESIGN



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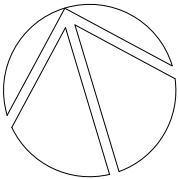


NO.	DATE	REVISION DESCRIPTION	NOTE
1	2021-02-01	ISSUED FOR SEVERANCE APPLICATION	CITY
2	2021-03-19	ISSUED FOR SEVERANCE APPLICATION -REV.01	CITY

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STAMP

NORTH



PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

ROOF PLAN  
SCALE: 3/16"=1'-0"

PROJECT

388 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-1.3

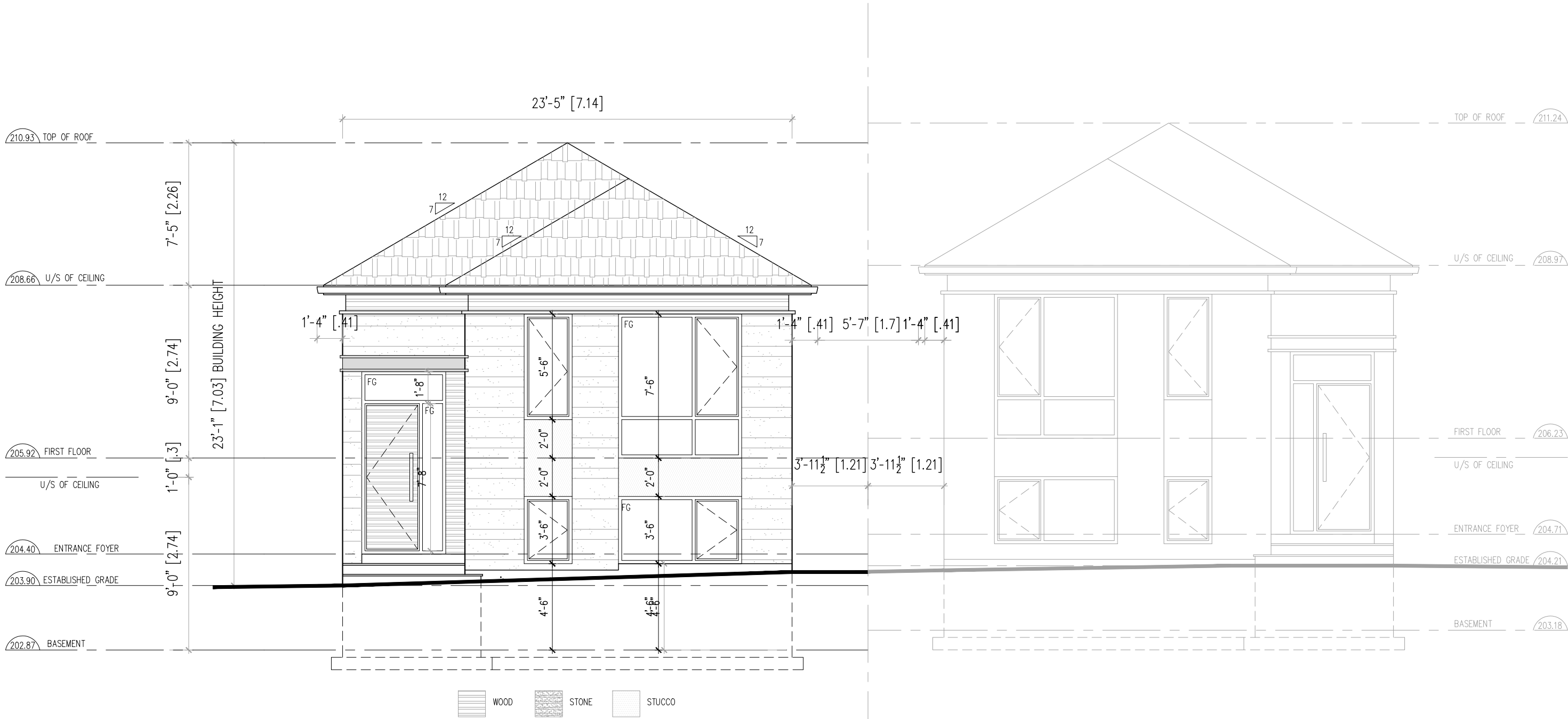
11"x17" SHEET SIZE

DESIGN



236 LESMILL ROAD, TORONTO, ON, M3B 2T5  
phone: 416.850.0021

info@urbanscaarchitect.com | www.urbanscapearchitect.com



NO.	DATE	REVISION DESCRIPTION	NOTE
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STAMP

NORTH

PROJ./REV. NO.  
306-20 EAST 25TH ST

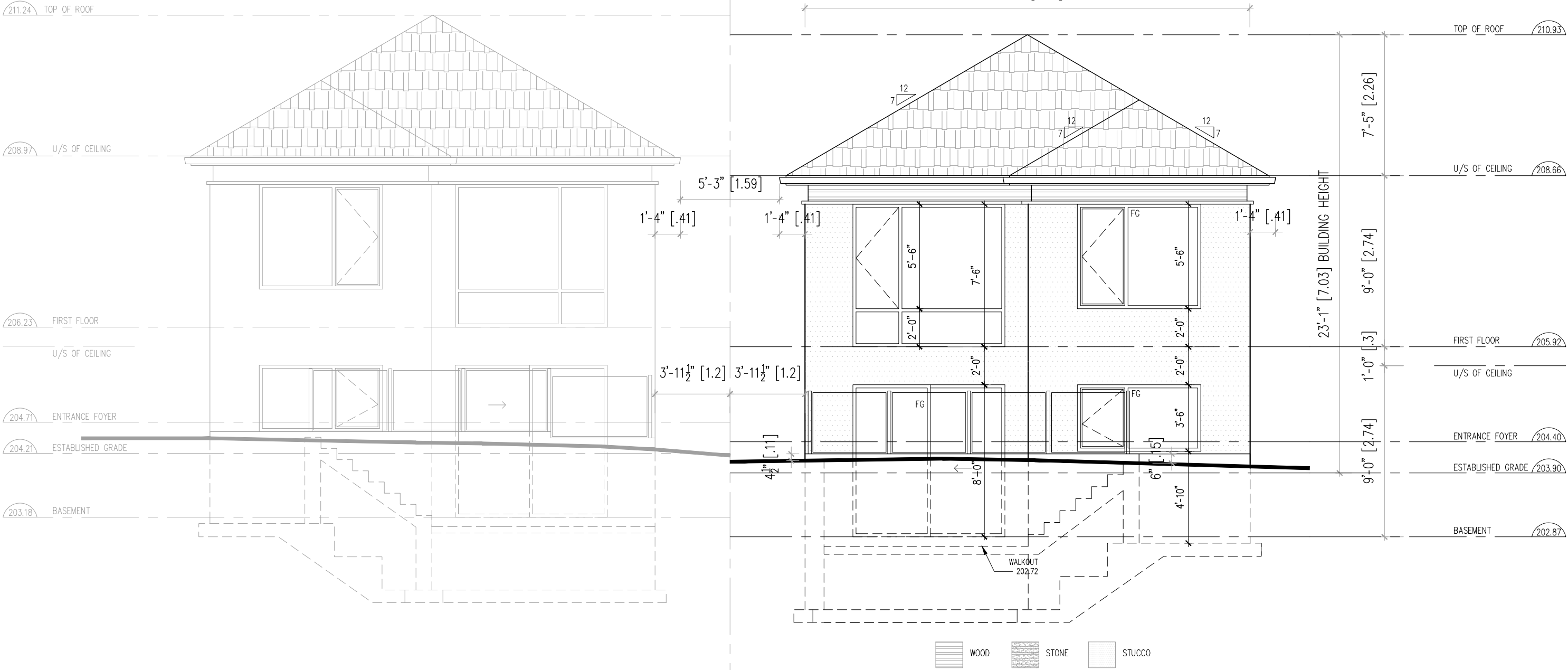
SHEET TITLE  
FRONT ELEVATION  
SCALE: 3/16"=1'-0"

DWG NO.  
A-2.1  
11"x17" SHEET SIZE

PROJECT  
388 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DESIGN

  
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STAMP

NORTH

PROJ./REV. NO.  
306-20 EAST 25TH ST

SHEET TITLE  
REAR ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT  
388 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.  
A-2.2  
11"x17" SHEET SIZE

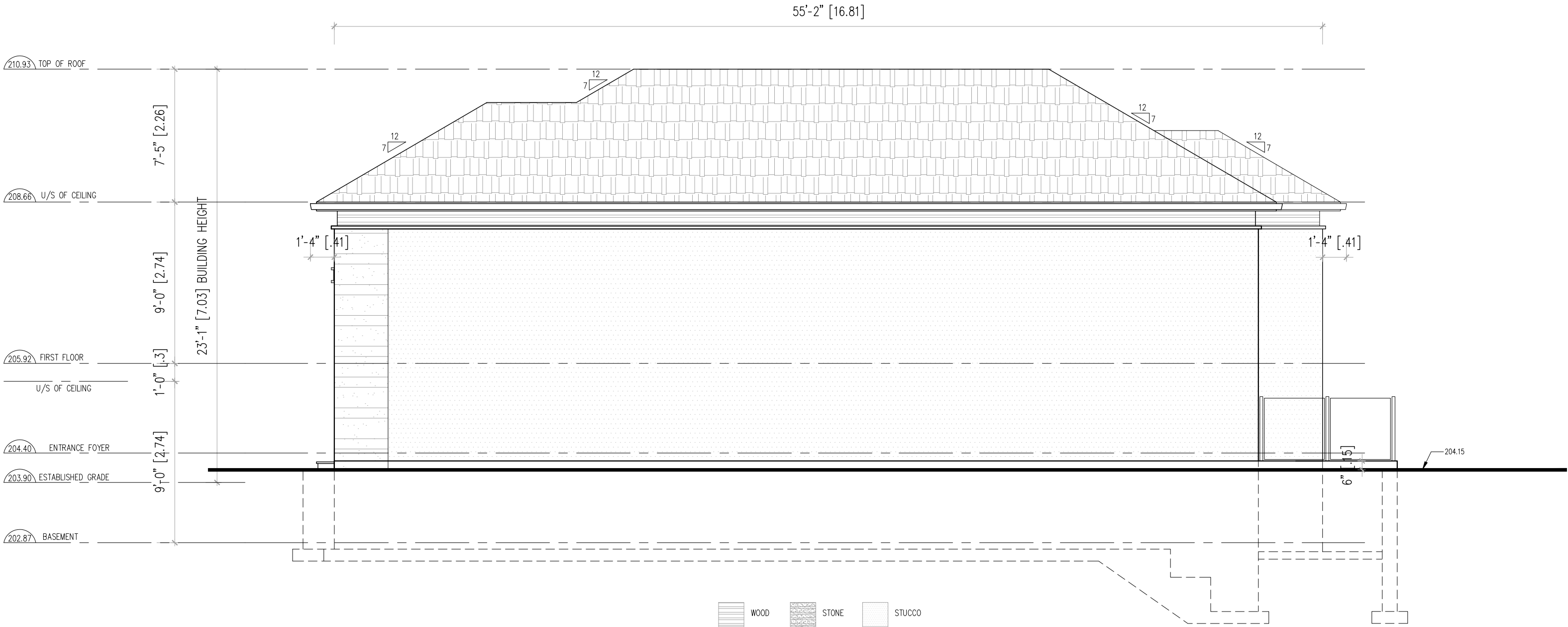
DESIGN

**URBANSCAPE**  
ARCHITECTS

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[R]text [R]text



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STAMP

NORTH

PROJ./REV. NO.

306-20 EAST 25TH ST

SHEET TITLE

SIDE(NORTH) ELEVATION  
SCALE: 3/16"=1'-0"

PROJECT

388 EAST 25TH STREET  
386 EAST 25TH ST, HAMILTON, ON L8V 3B1

DWG NO.

A-2.3

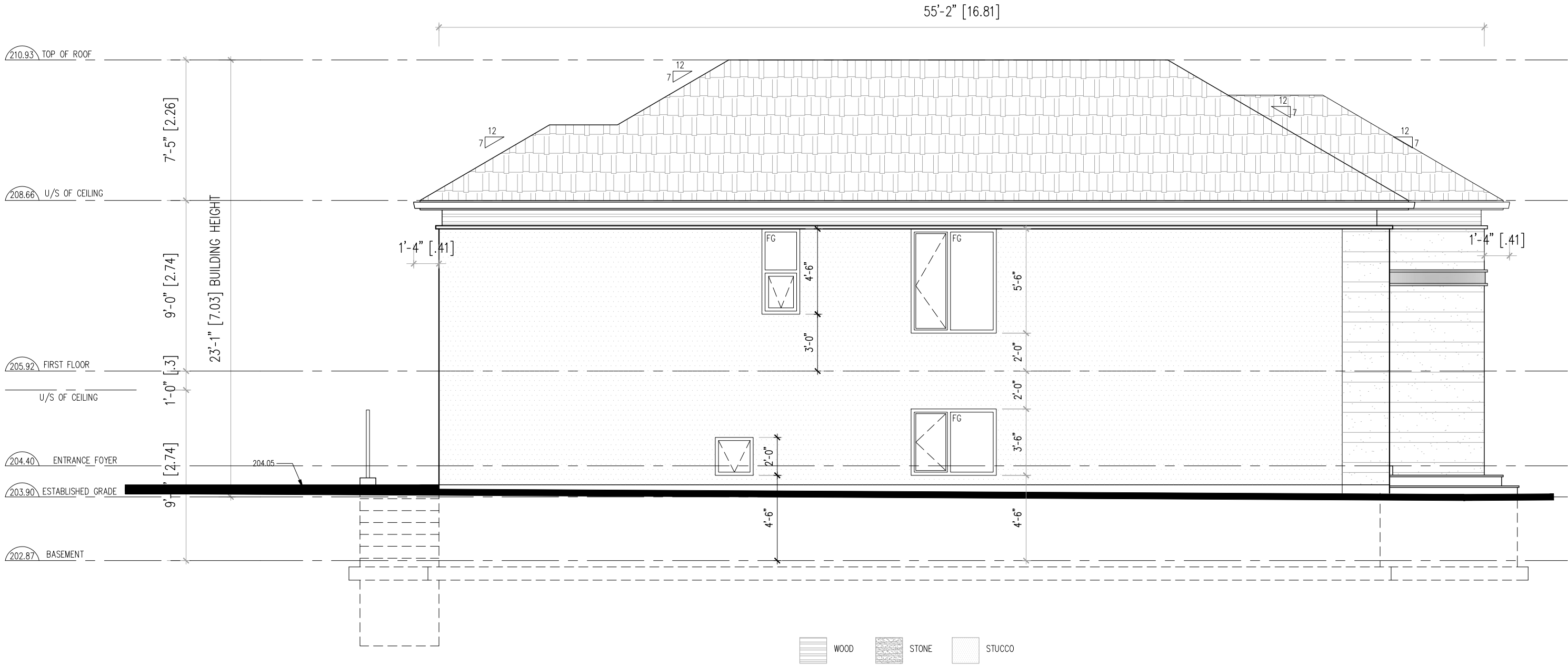
11"x17" SHEET SIZE

DESIGN

**URBANSCAPE**  
ARCHITECTS

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STAMP	NORTH

PROJ./REV. NO. 306-20 EAST 25TH ST	DWG NO. A-2.4
SHEET TITLE SIDE(SOUTH) ELEVATION SCALE: 3/16"=1'-0"	11"x17" SHEET SIZE
PROJECT 388 EAST 25TH STREET 386 EAST 25TH ST, HAMILTON, ON L8V 3B1	

DESIGN

**URBANSCAPE**  
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