

## **NOTICE OF PUBLIC HEARING**

### **Minor Variance**

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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
- 

**APPLICATION NO.:** HM/A-21:212

**APPLICANTS:** Agent A.J. Clarke & Associates  
Owner Dunsmure Development Ltd.

**SUBJECT PROPERTY:** Municipal address **276 Dunsmure Rd., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended 81-187

**ZONING:** "D" and "DE" (Urban Protected Residential - One and Two Family Dwellings, etc.) district and (Low Density Multiple Dwellings)

**PROPOSAL:** To permit the development of three (3) multiple dwellings, containing a total of sixty (60) dwelling units together with sixty-four (64) at surface parking spaces, notwithstanding:

1. A building height of four (4) storeys shall be permitted, instead of the requirement that no building shall exceed three (3) storeys.
2. A minimum front yard of depth of 3.3 metres shall be provided for "Block 1", instead of the minimum required front yard depth of 6.0 metres.
3. A minimum lot area of 7060 metres shall be provided, instead of the minimum required lot area of 8400 square metres.
4. Sixty-four (64) parking spaces shall be provided instead of the minimum required seventy-five (75) parking spaces.
5. No loading spaces shall be provided, instead of the minimum required one (1) loading space.
6. A minimum westerly side yard width of 1.6 metres shall be provided for "Block 1", instead of the minimum required side yard width of 3.0 metres.
7. The proposed balconies on the northerly elevation of "Block 1" shall be permitted to project a maximum of 6.0 metres into the required front yard and provide a minimum setback of 0 metres from the street line instead of the maximum 1.0 metre projection permitted and minimum 1.5 metres setback required from the street line.
8. The proposed balconies on the westerly elevation of "Block 3" shall be permitted to project a maximum of 1.1 metres into the required westerly side yard instead of the maximum 1.0 metre projection permitted.

9. A pad mount transformer shall be permitted to be located within a required front yard and shall have a minimum setback of 1.7 metres from the street line, instead of the minimum required 3.0 metre setback from a streetline.

10. A multiple dwelling to be used for residential purposes, shall be permitted on the same lot in which an existing building, other than an accessory building, already exists, instead of the requirement that no building shall be erected or converted or used for residential purposes upon a lot or tract of land on which any other building other than an accessory building has already been erected or converted, and no building other than an accessory building shall be erected or converted or used on any lot or tract of land on which a residential building has already been erected or converted.

NOTE:

1. Please note this application is required to facilitate the Site Plan Application No. DA-19-107.

2. Please note that with respect to Variance No. 7 and No. 8, an area shown as a porch or deck above the ground floor is considered a “balcony”. Therefore, the variance being requested for the proposed “balconies” is to Section 18(3)(vi)(cc) and the encroachment of a bay, balcony or dormer into a required yard.

3. This property is listed in the City of Hamilton’s Inventory of Buildings of Architectural and/or Historical Interest as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner at (905) 546-2424, extension 1202 or 1214, or visit [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning) for further information.

4. The proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

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<b>DATE:</b>	<b>Thursday, July 8th, 2021</b>
<b>TIME:</b>	<b>3:00 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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## 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: June 22nd, 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.***



# GENERAL NOTES

RE: \_\_\_\_\_ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION, 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 \_\_\_\_\_.

(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 \_\_\_\_\_, 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 FUND TO OBTAIN COMPLIANCE WITH THIS PLAN.

(E) THE OWNER INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADDRESSES THE PROSPECTIVE PURCHASER:

I. THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX, AND, \_\_\_\_\_.

II. THAT THE DEVELOPER(S) / OWNER(S) BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASER(S) OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.

(F) THE OWNER AGREES TO THE FOLLOWING:

I. WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATIONS WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURBS, BOULEVARD AND SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE DEVELOPMENT.

II. INSTALL A CONCRETE AND IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAIL BOXES.

III. IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVICE DRAWINGS. SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE DEVELOPMENT.

IV. DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CO-OPERATED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS, AND, \_\_\_\_\_.

V. MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.

(G) THAT THE OWNER SHALL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT, FOR COMMUNICATION / TELECOMMUNICATION INFRASTRUCTURE, IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS.

(H) THAT THE OWNER AGREES TO DISPLAY THE MUNICIPAL NUMBER (770) OR FULL ADDRESS (276 DUNSMURE ROAD) ON A SIGN NEAR THE ENTRANCE IN A MANNER THAT IS VISIBLE FROM THE STREET; (I) THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL AND UNIT NUMBERS TO THE UNITS' INDIVIDUAL ENTRANCES IN THE MANNER SUCH AS (276-1) VIA ADDRESS PLAQUES;

(J) THAT THE OWNER INCLUDE THE FOLLOWING WARNING CLAUSES ON TITLE AND ALL OFFERS AND AGREEMENTS OF PURCHASE AND SALE OR LEASE OF ALL RESIDENTIAL UNITS:

"THIS DWELLING UNIT HAD BEEN FITTED WITH A FORCED AIR HEATING SYSTEM AND THE DUCTING, ETC. WAS SIZED TO ACCOMMODATE CENTRAL AIR CONDITIONING. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT' NOISE CRITERIA."

(K) THAT THE OWNER AGREE TO INCLUDE THE FOLLOWING NOISE MITIGATION MEASURES IN THE PROPOSED DEVELOPMENT:

1. BUILDING COMPONENTS (WALLS, WINDOWS, ETC.) SHALL HAVE A MINIMUM ATTENUATION OF STC 28 FOR ALL BEDROOMS AND LIVING ROOMS.

II) THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, A QUALIFIED ACOUSTICAL CONSULTANT SHALL CERTIFY THAT THE REQUIRED NOISE CONTROL MEASURES HAVE BEEN INCORPORATED INTO THE BUILDER'S PLANS.

III) THAT PRIOR TO OCCUPANCY, A QUALIFIED ACOUSTICAL CONSULTANT SHALL CERTIFY THAT THE APPROVED NOISE CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS (SIGNATURE) \_\_\_\_\_ (SEAL)

WITNESS (PRINT) \_\_\_\_\_ OWNER(S) (PRINT)

ADDRESS OF WITNESS \_\_\_\_\_

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 CHIEF PLANNER, PLANNING AND ZONING 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 M 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 OWNERS' BOWED 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:

6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SDO AT THE OWNERS' EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.

7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:

8. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW NO. 10-197:

- BUILDING PERMIT - SEWER AND WATER PERMITS

- ROAD CUT PERMITS - RELOCATION OF SERVICES

- APPROACH APPROVAL PERMITS - ENCROACHMENT AGREEMENTS

- COMMITTEE OF ADJUSTMENT (IF REQUIRED)

- 3 METRE BY 3 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.

9. ALL FENCING SHALL CONFORM TO HAMILTON FENCE BY-LAW NO. 10-142.

10. CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY, THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7151). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTAR OR DEPUTY REGISTAR OF THE CRIMINALS REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8382).

11. THIS PROPERTY IS ELIGIBLE FOR MUNICIPAL WASTE COLLECTION SERVICE SUBJECT TO MEETING THE CITY'S REQUIREMENTS.

12. UNION GAS: UNION GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES, ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER.

13. WHERE ILLUMINATION IS PROVIDED FOR A PARKING AREA, THE ILLUMINATION SHALL BE DIRECTED TOWARDS OR ON THE LOT ON WHICH THE PARKING AREA IS LOCATED AND AWAY FROM ANY ADJACENT USE AND B) ANY HIGHWAY.

14. A PERMANENT DRAINABLE AND DUSTLESS SURFACE THAT IS GRADED, DRAINED, AND PAVED WITH CONCRETE OR ASPHALT OR A COMBINATION OF CONCRETE AND ASPHALT SHALL BE PROVIDED AND MAINTAINED FOR EVERY PARKING AREA, MANOEUVRING SPACE, LOADING SPACE AND ACCESS DRIVEWAY.

UTILITIES NOTES

1) RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNERS' EXPENSE.

2) DO NOT EXCAVATE WITHIN 2M OF HYDRO POLE OR ANCHORS.

3) EXCAVATION WITHIN 1M OF UNDERGROUND HYDRO PLANT IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY AN ELECTRA UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNERS' EXPENSE.

4) ELECTRA UTILITIES MUST BE CONTACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLANT IS REQUIRED. ALL COST ASSOCIATED WITH THIS WORK WILL BE AT THE OWNERS' EXPENSE.

PROPERTY LOT			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE

BUILDING FOOTPRINT	7060.40 m <sup>2</sup>	75997 ft <sup>2</sup>	100.0%
PROPERTY LOT	7060.40 m <sup>2</sup>	75997 ft <sup>2</sup>	100.0%

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE

BUILDING FOOTPRINT	1562.64 m <sup>2</sup>	16820 ft <sup>2</sup>	22.1%
BUILDING FOOTPRINT	1562.64 m <sup>2</sup>	16820 ft <sup>2</sup>	22.1%

HARD LANDSCAPE			
ASPHALT	2129.09 m <sup>2</sup>	22917 ft <sup>2</sup>	30.1%
CURB	58.47 m <sup>2</sup>	629 ft <sup>2</sup>	0.8%
SIDEWALK	911.35 m <sup>2</sup>	9810 ft <sup>2</sup>	12.9%
	3098.91 m <sup>2</sup>	33356 ft <sup>2</sup>	43.8%

SOFT LANDSCAPE			
LANDSCAPE	2406.33 m <sup>2</sup>	25902 ft <sup>2</sup>	34.0%
	2406.33 m <sup>2</sup>	25902 ft <sup>2</sup>	34.0%
	7067.88 m <sup>2</sup>	76078 ft <sup>2</sup>	100.0%

PARKING SCHEDULE		PARKING SCHEDULE - BICYCLE	
DESCRIPTION	COUNT	DESCRIPTION	COUNT

90° - 2.75mX6.0m	46	SHORT TERM BICYCLE PARKING	12
ACC - 90° - 2.4mX6.0m	1		
ACC - 90° - 3.4mX6.0m	1		
PARALLEL - 2.5mX6.7m	1		
VISITOR - 90° - 2.75mX6.0m	15		
	64		

ZONING INFORMATION	
ZONE CATEGORY	DE (LOW DENSITY) MULTIPLE DWELLING
PARKING SPACES REQ. PER UNIT	1.25 SPACE PER CLASS A DWELLING UNIT
PARKING SPACE REQ. VISITOR	0.25 SPACES PER UNIT
PARKING SPACE REQ. VISITOR ACC.	2 ACCESSIBLE SPACES
PARKING STALL - TYPICAL	2.7m X 6m
PARKING STALL - ACCESSIBLE	3.4m X 6m (NO AISLE), 2.4m X 6m + 1.5m AISLE
DRIVE AISLE / FIRE ROUTE	6m MIN REQ, 6M PROVIDED
LOADING FACILITIES	5-30 DWELLING UNITS - 1 SPOT (9L TO 3.7w X 4.3h)

ZONING REQUIREMENTS	REQUIRED	PROVIDED
NUMBER OF STOREYS	3	3
BUILDING HEIGHT (T/O ROOF RIDGE)	3 STOREYS, 11m	10.49m
FLOOR AREA RATIO (MAX.)	-	-

SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK (STREET)	6m	3.3m
REAR YARD SETBACK	7.5m	26.4m
SIDE YARD SETBACK (EAST)	3m	15m
SIDE YARD SETBACK (WEST)	3m	3m
LOT FRONTAGE (MIN.)	-	83.8m

AMENITY SPACES	REQUIRED	PROVIDED
OUTDOOR AREA	-	-
INDOOR AREA	-	-

SITE PLAN LEGEND			
	ENTRANCE / EXIT		DESIGNATED BARRIER-FREE PARKING SPACE
	PROPERTY LINE		BARRIER FREE PARKING SIGN: POLE MOUNTED BARRIER-FREE PARKING SIGN, INCLUDE "VAN ACCESSIBLE" AT SPACES INDICATED.
	BUILDING SETBACK LINE		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
	SIAMESE CONNECTION		HEAVY DUTY ASPHALT
	FIRE HYDRANT		LANDSCAPE / SOD AREA
	LIGHT STANDARD		CONCRETE SIDEWALK
	LIGHT POST		PATIOS
	PROPOSED PAD MOUNTED TRANSFORMER		PEDESTRIAN CROSSING
	BARRIER FREE DEPRESSED CURB REFER TO CITY STANDARD		TRAFFIC DIRECTION
	TACTILE STRIP		
	ACCESS AISLE WITH HIGH CONTRAST DIAGONAL LINES		
	PARKING SPACE COUNT		



Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)  
Burlington, Ontario L7M 0W9  
CANADA

Phone: 905.631.7777

www.chamberlainPD.com

NO.	ISSUED	DATE
1	SPA COORDINATION	2021.03.02
2	SPA COORDINATION	2021.05.03
3	INTERNAL COORDINATION	2021.05.10
4	SPA SUBMISSION	2021.05.28

CHAMBERLAIN ARCHITECT SERVICES LIMITED ACKNOWLEDGE THAT THE PRELIMINARY DESIGN AND CONCEPT FOR THE PROJECT WAS PROPOSED BY THEIR - CURRAN ARCHITECTS INC.

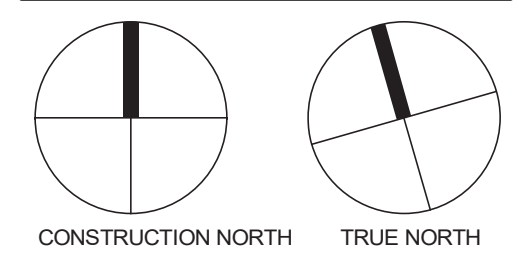
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INDOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

SEAL



DUNSMURE TOWNHOUSES

276 DUNSMURE RD.  
HAMILTON, ONTARIO

SHEET NAME

SITE PLAN

START DATE	FEB 2021
DRAWN BY	ME / DM
CHECKED BY	JMC
SCALE	As indicated
PROJECT NO.	121001
DRAWING	

1 Site Plan  
A001 1 : 300

A001

D:\Documents\121001 - Dunsmure Towns\_Site Plan\_2021-12-22\_McE-Elayed.txt 2021-06-08 11:58:38 AM



NO.	ISSUED	DATE
1	SPA COORDINATION	MAY 3 2021

CHAMBERLAIN ARCHITECT SERVICES LIMITED  
ACKNOWLEDGE THAT THE PRELIMINARY DESIGN AND  
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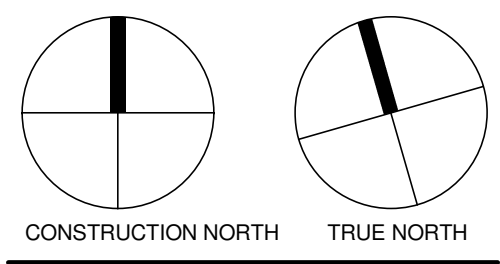
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## DUNSMURE TOWNHOUSES

276 DUNSMURE RD.  
HAMILTON, ONTARIO

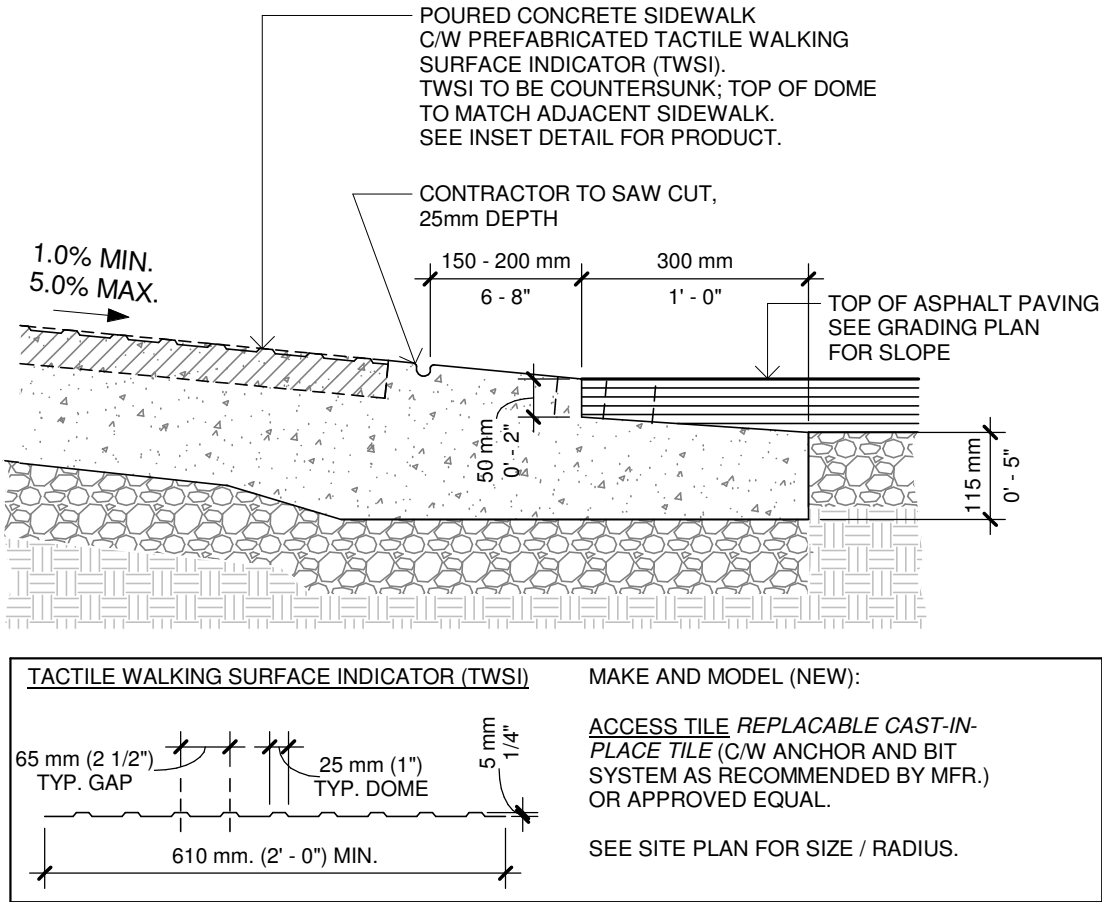
SHEET NAME

### SITE DETAILS

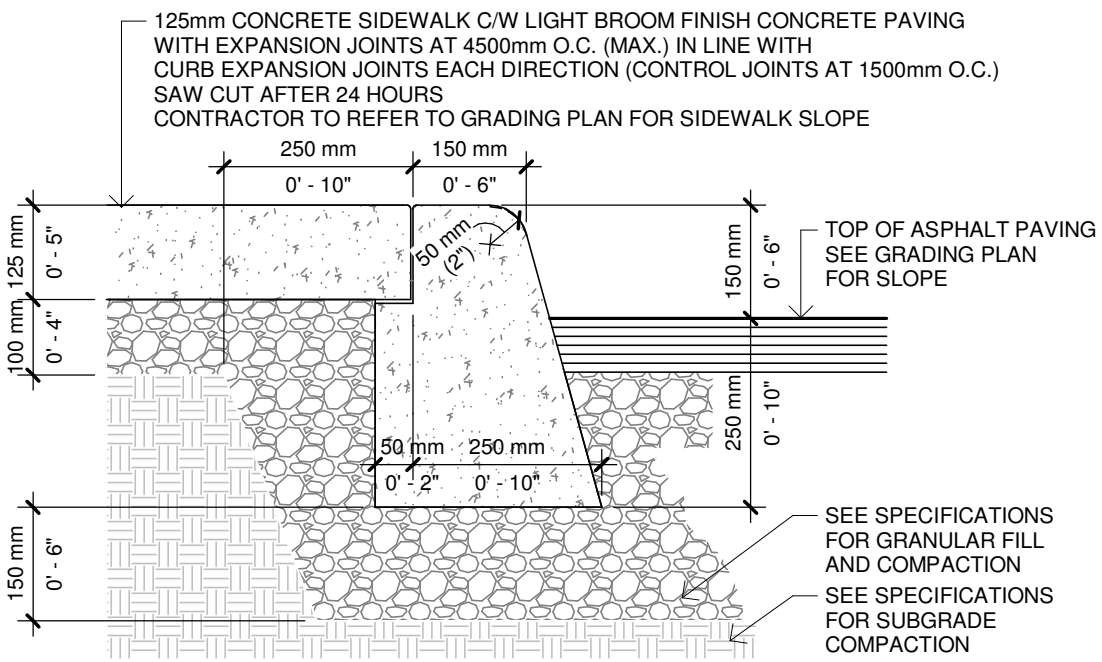
START DATE	FEB 2021
DRAWN BY	DM
CHECKED BY	JM
SCALE	As indicated
PROJECT NO.	121001

DRAWING

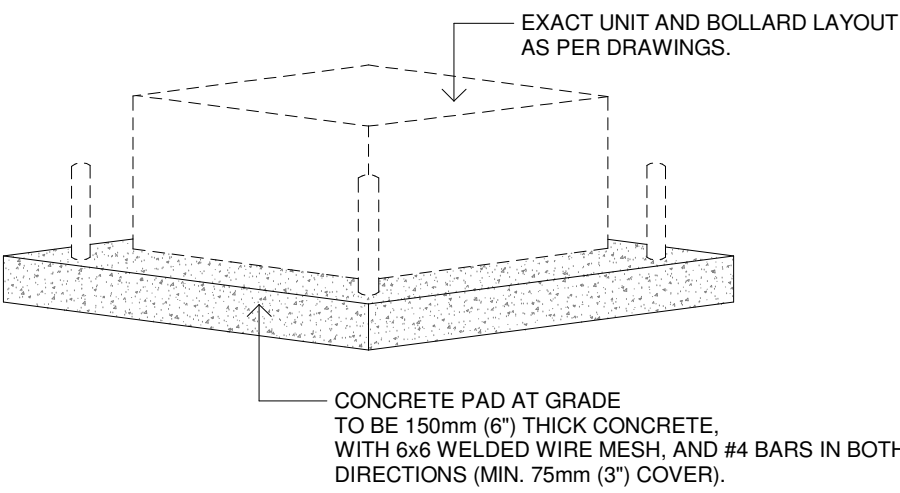
# A001a



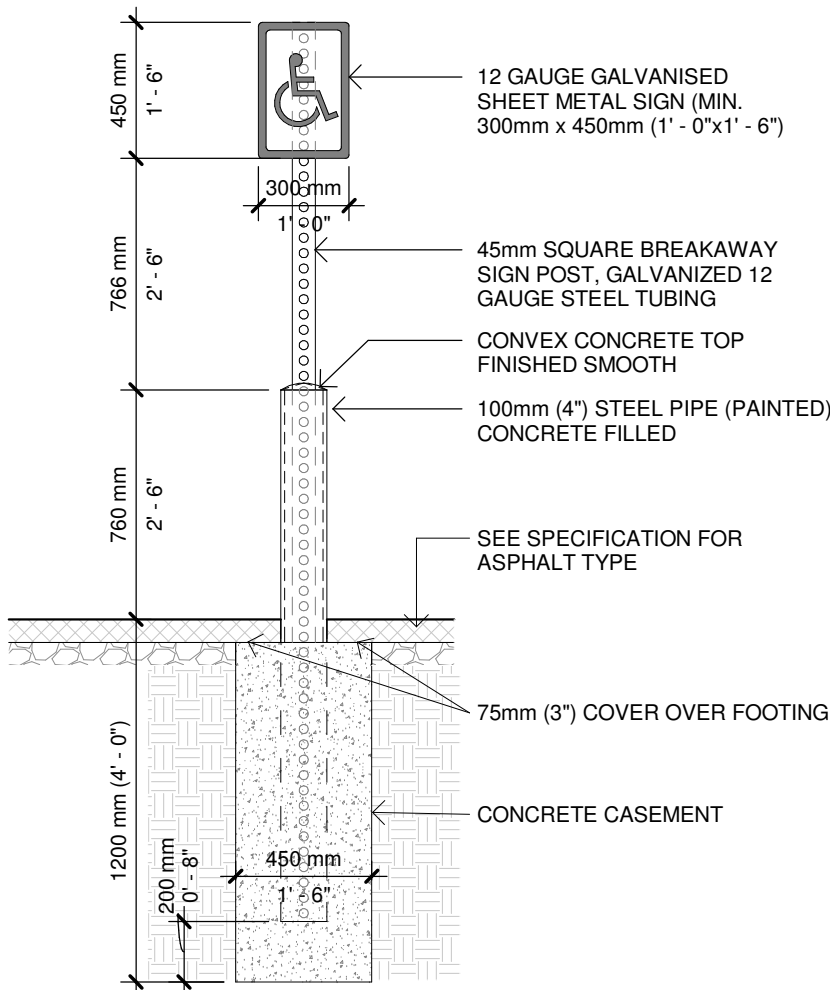
1 ACCESSIBLE DROPPED CURB  
1 : 10



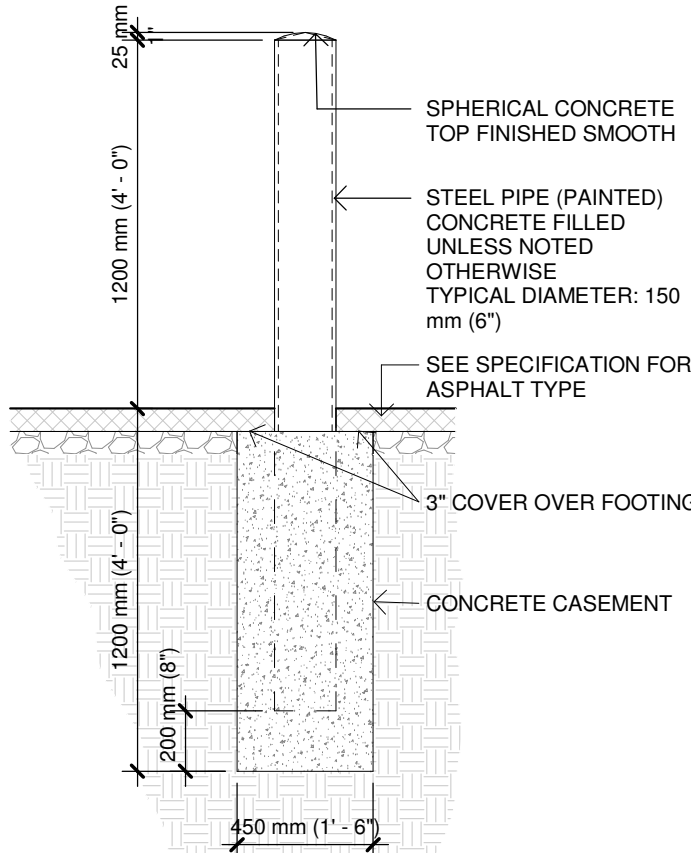
3 TYPICAL CONCRETE CURB  
1 : 10



2 TRANSFORMER PAD DETAIL  
1 : 25



5 TYPICAL SIGNAGE BOLLARD  
1 : 25



4 TYPICAL BOLLARD DETAIL  
1 : 25

C:\Users\dcmurphy\Documents\121001 - Dunsmure Towns Site Plan 2021.rvt 2021-05-04 11:44:05 AM



**Chamberlain Architect Services Limited**  
4671 Palladium Way (Unit 1)  
Burlington, Ontario. L7M 0W9  
CANADA  
Phone: 905.631.7777  
www.chamberlainIPD.com

NO.	ISSUED	DATE
1	SPA COORDINATION	2021-3-2

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SEAL

**DUNSMURE TOWNHOUSES**

276 DUNSMURE RD.  
HAMILTON, ONTARIO

SHEET NAME

**EXTERIOR ELEVATIONS - BLOCK 1**

START DATE FEB 2021  
DRAWN BY ME  
CHECKED BY JM  
SCALE As indicated  
PROJECT NO. 121001

DRAWING

**A201**





1 BLOCK 2 - NORTH ELEVATION  
A202 1 : 100



2 BLOCK 2 - SOUTH ELEVATION  
A202 1 : 100



3 BLOCK 2 - EAST ELEVATION  
A202 1 : 100



4 BLOCK 2 - WEST ELEVATION  
A202 1 : 100

NO.	ISSUED	DATE
1	SPA COORDINATION	2021-3-2

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OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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SEAL

## DUNSMURE TOWNHOUSES

276 DUNSMURE RD.  
HAMILTON, ONTARIO

SHEET NAME

### EXTERIOR ELEVATION - BLOCK 2

START DATE	FEB 2021
DRAWN BY	ME
CHECKED BY	JM
SCALE	As indicated
PROJECT NO.	121001

DRAWING

# A202





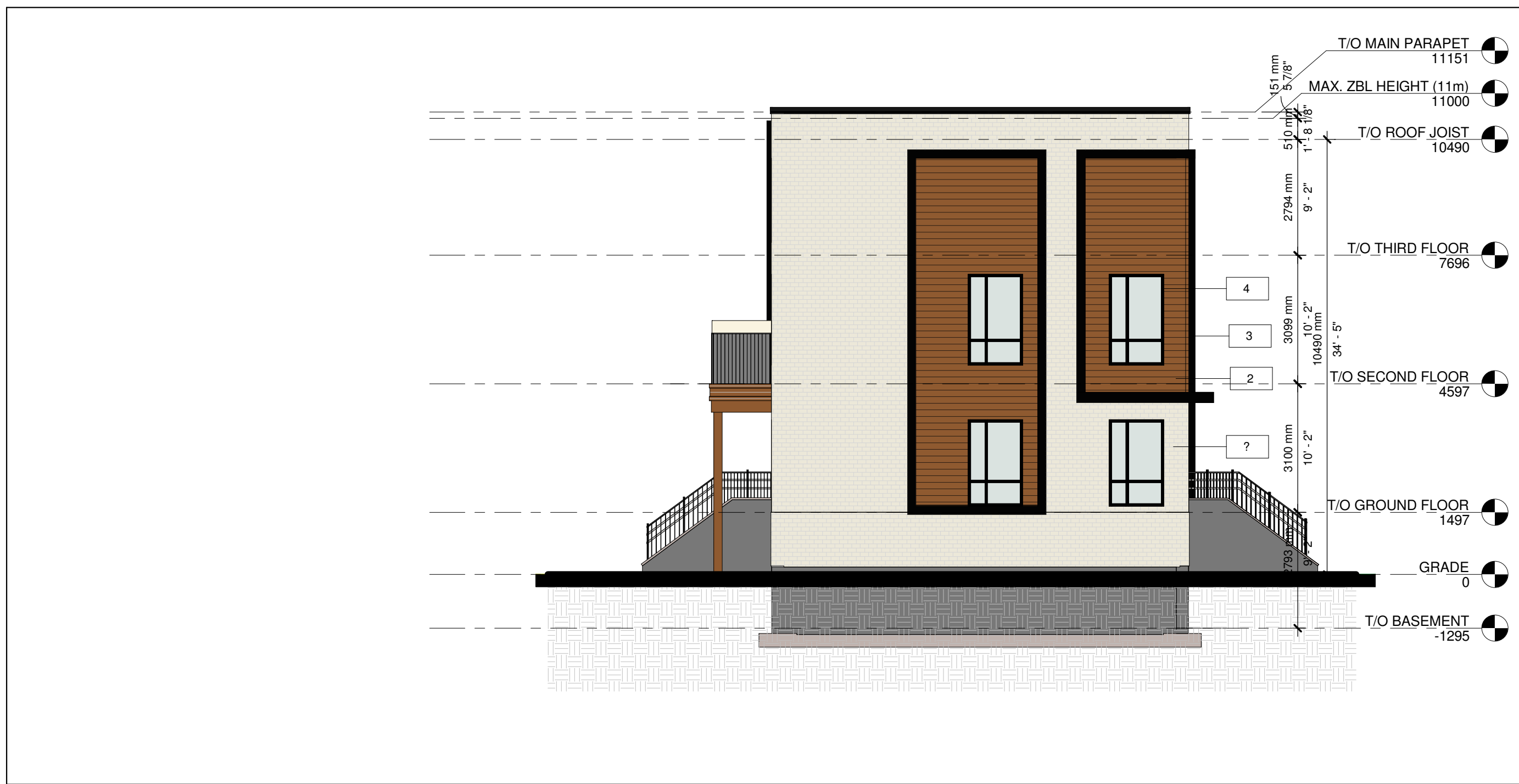
1 BLOCK 3 - EAST ELEVATION  
A203 1 : 100



2 BLOCK 3 - WEST ELEVATION  
A203 1 : 100



3 BLOCK 3 - NORTH ELEVATION  
A203 1 : 100



4 BLOCK 3 - SOUTH ELEVATION  
A203 1 : 100

NO.	ISSUED	DATE
1	SPA COORDINATION	2021-3-2

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SEAL

## DUNSMURE TOWNHOUSES

276 DUNSMURE RD.  
HAMILTON, ONTARIO

SHEET NAME

## EXTERIOR ELEVATIONS - BLOCK 3

START DATE FEB 2021

DRAWN BY ME

CHECKED BY JM

SCALE As indicated

PROJECT NO. 121001

DRAWING

# A203

C:\Users\dcmurphy\Documents\121001 - Dunsmure Towns Site Plan 2021-2-22.DWG\chamc\CLW1.rvt 2021-05-03 3:41:13 PM



NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-02-09
2	SFA FOR CORPORATION	2021-3-2

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**DUNSMURE  
TOWNHOUSES  
2BD UNIT**

276 DUNSMURE ROAD  
HAMILTON, ONTARIO

SHEET NAME

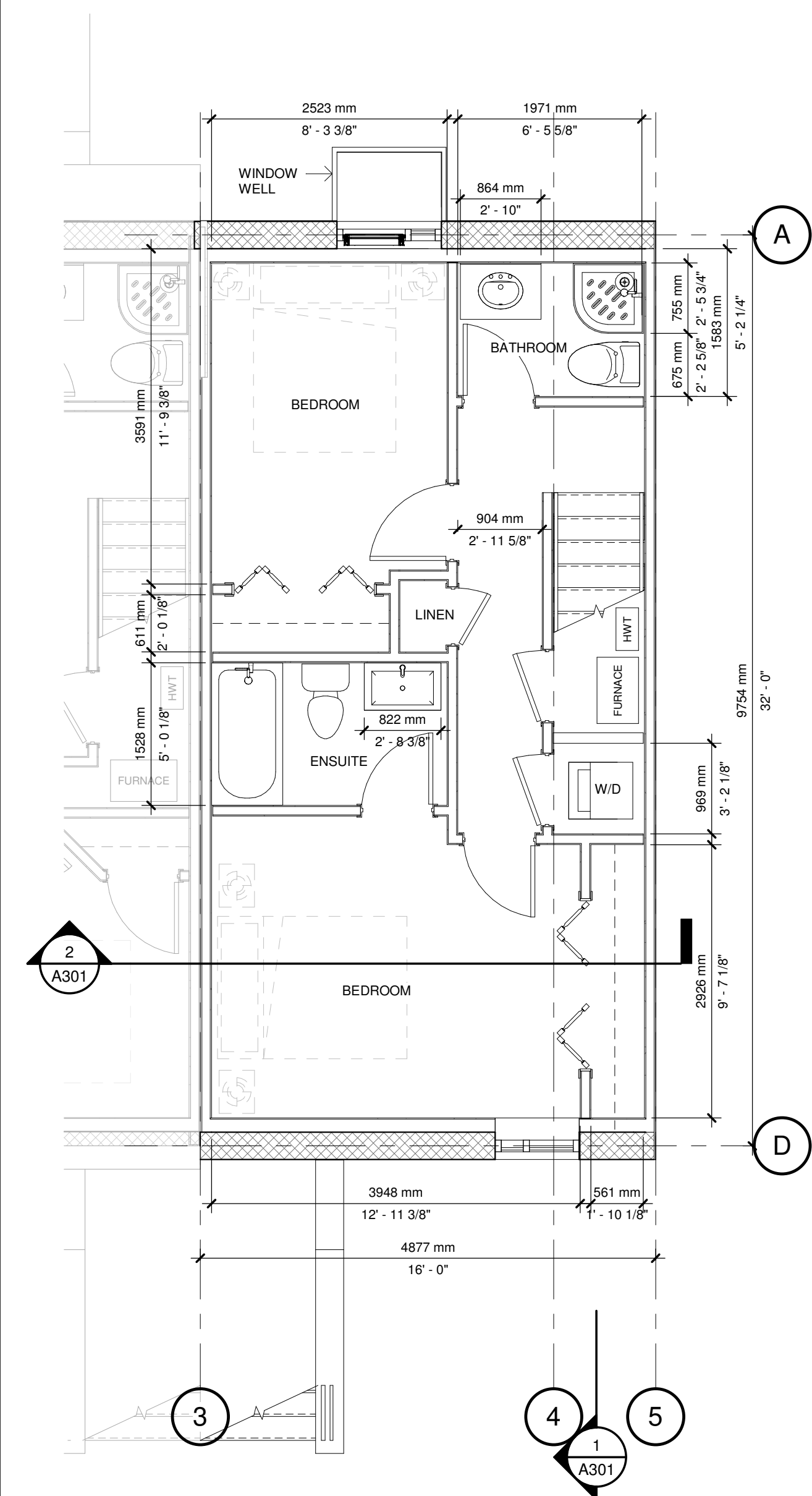
**OVERALL FLOOR  
PLANS**

START DATE	FEB 2021
DRAWN BY	DMC, ME
CHECKED BY	JMC
SCALE	1 : 50
PROJECT NO.	121001

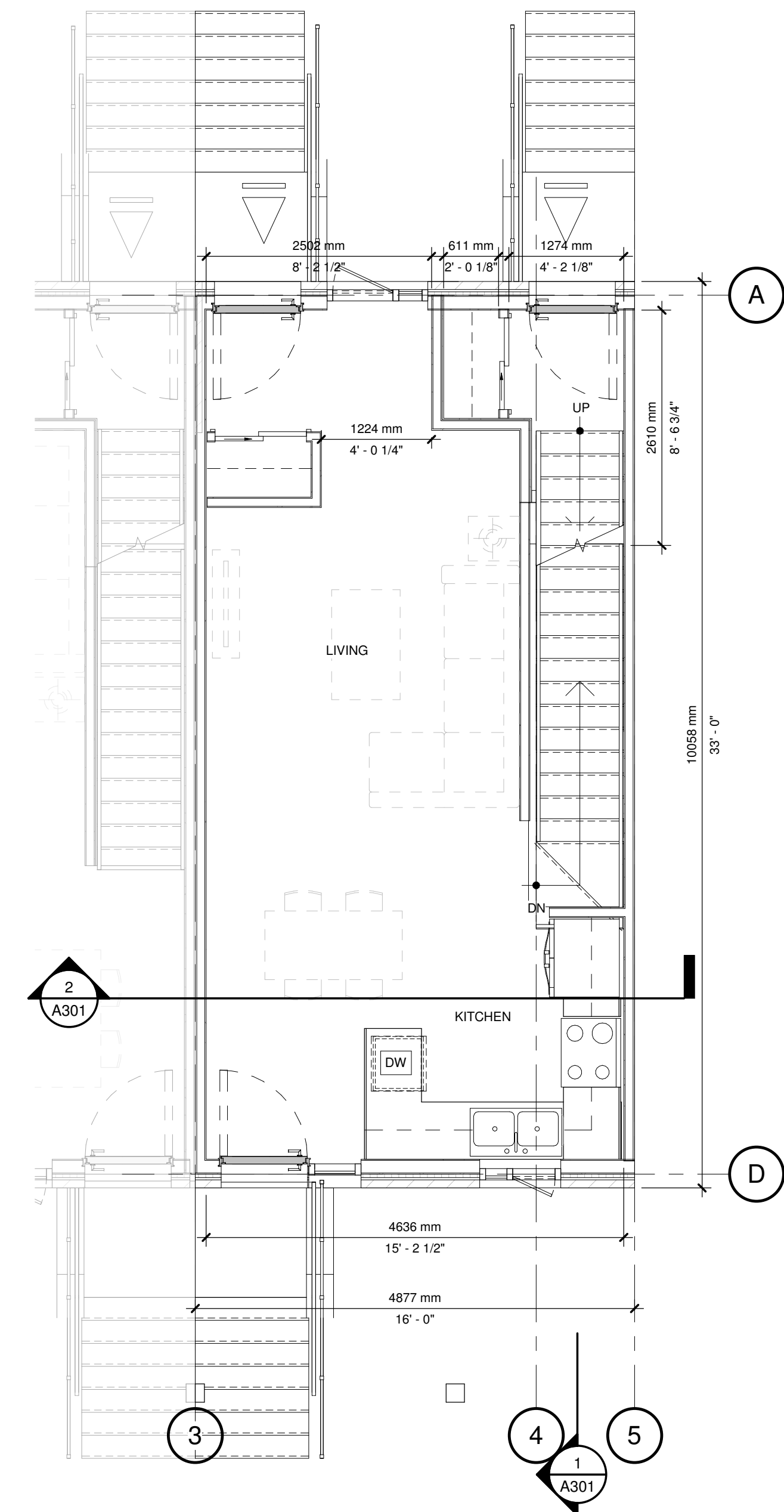
DRAWING

**A100**

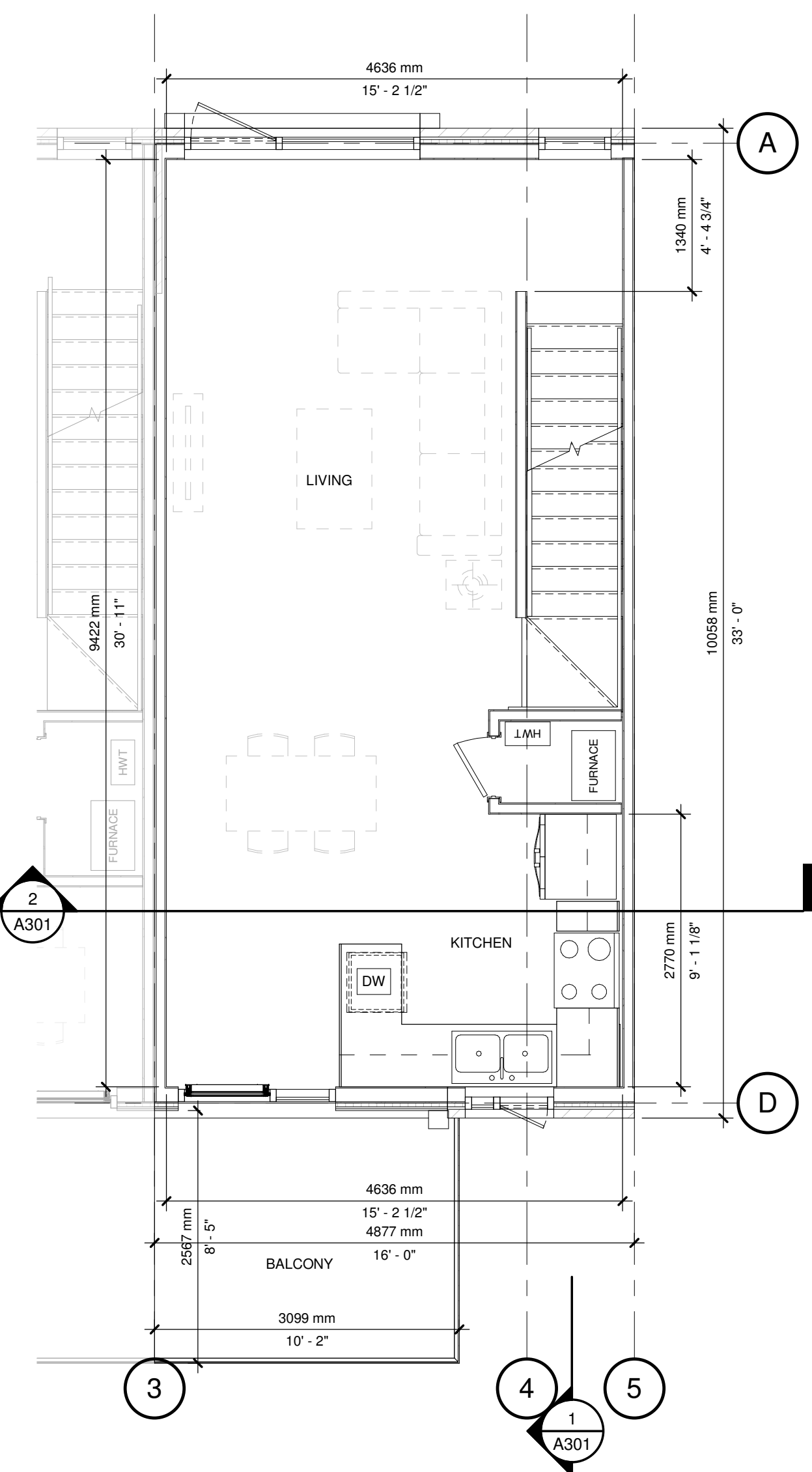
UNIT AREA		
Level	Area	AREA - SQ
LOWER UNIT		
T/O BASEMENT	46 m²	497 SF
T/O GROUND FLOOR	44 m²	473 SF
LOWER UNIT: 2	90 m²	970 SF
UPPER UNIT		
T/O GROUND FLOOR	5 m²	55 SF
T/O SECOND FLOOR	49 m²	528 SF
T/O THIRD FLOOR	48 m²	517 SF
UPPER UNIT: 3	102 m²	1099 SF



**1 BASEMENT FLOOR PLAN**  
A100 1 : 50

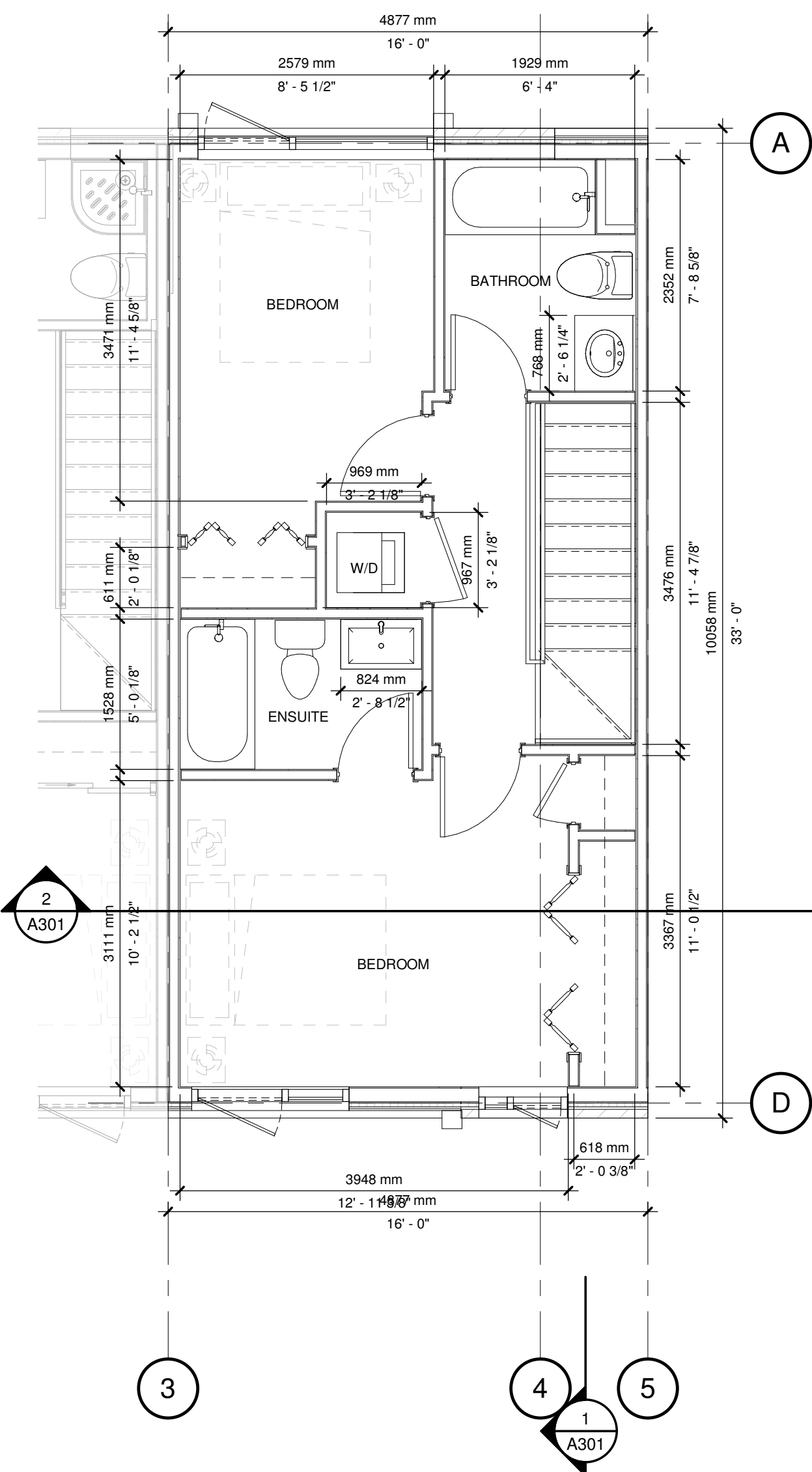


**2 GROUND FLOOR PLAN**  
A100 1 : 50



**1.5m BALCONIES - UNITS 21-30**  
1 : 50

**3 SECOND FLOOR PLAN**  
A100 1 : 50



**4 THIRD FLOOR PLAN**  
A100 1 : 50

NO.	ISSUED	DATE
1	SPA FOR COORDINATION	2021-3-2

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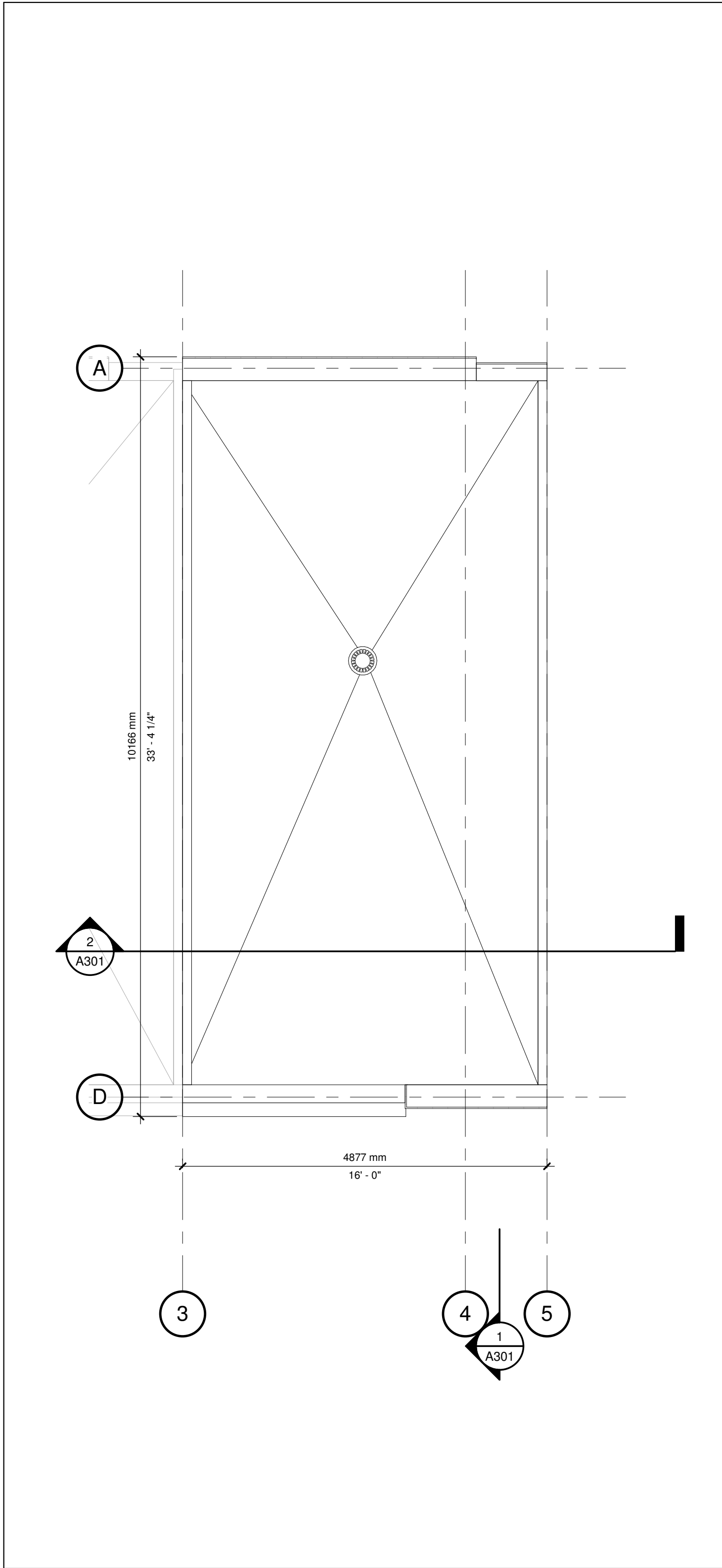
SEAL

DUNSMURE  
TOWNHOUSES  
2BD UNIT

276 DUNSMURE ROAD  
HAMILTON, ONTARIO

SHEET NAME	
ROOF PLAN & DETAILS	
START DATE	FEB 2021
DRAWN BY	ME
CHECKED BY	JMC
SCALE	1 : 50
PROJECT NO.	121001
DRAWING	

A105

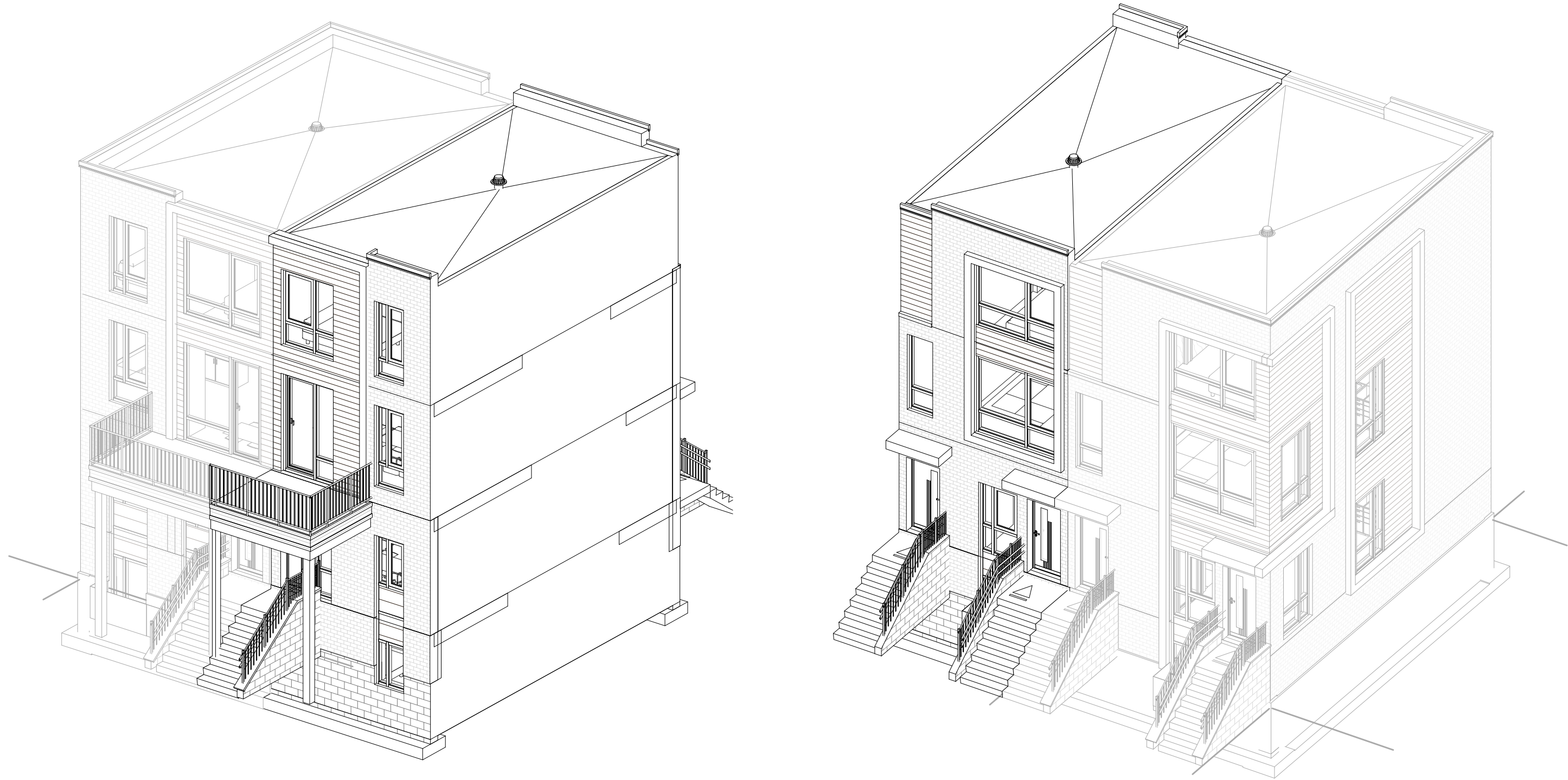


1 ROOF PLAN  
A105 1 : 50

C:\Users\dunsmure\Documents\2 BD RM - DMS-Murphy\2BD WH1.rvt 2021-05-03 2:38:11 PM



MATERIALS	
1	MASONRY FINISH
2	WOOD GRAIN FINISH
3	CHARCOAL FINISH
4	CHARCOAL MULLION
5	MASONRY FINISH



4 3D - AXO - REAR  
A201

3 3D - AXO - FRONT  
A201

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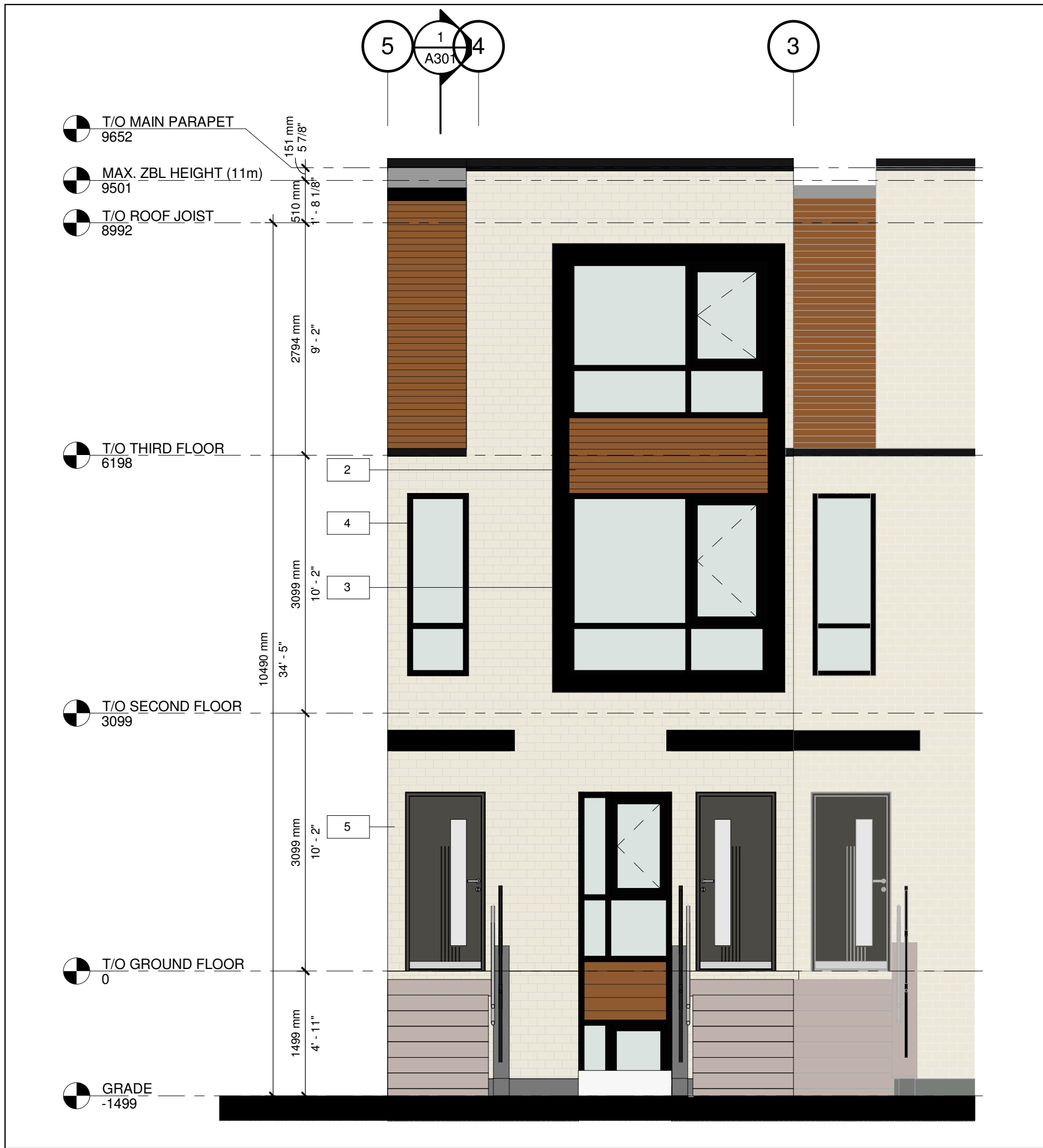
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SEAL



2 SOUTH ELEVATION  
A201 1 : 50



1 NORTH ELEVATION  
A201 1 : 50

## DUNSMURE TOWNHOUSES 2BD UNIT

276 DUNSMURE ROAD  
HAMILTON, ONTARIO

SHEET NAME

## EXTERIOR ELEVATION I

START DATE	FEB 2021
DRAWN BY	ME
CHECKED BY	JMC
SCALE	As indicated
PROJECT NO.	121001
DRAWING	

A201

NO.	ISSUED	DATE
1	SPA FOR COORDINATION	2021-3-2

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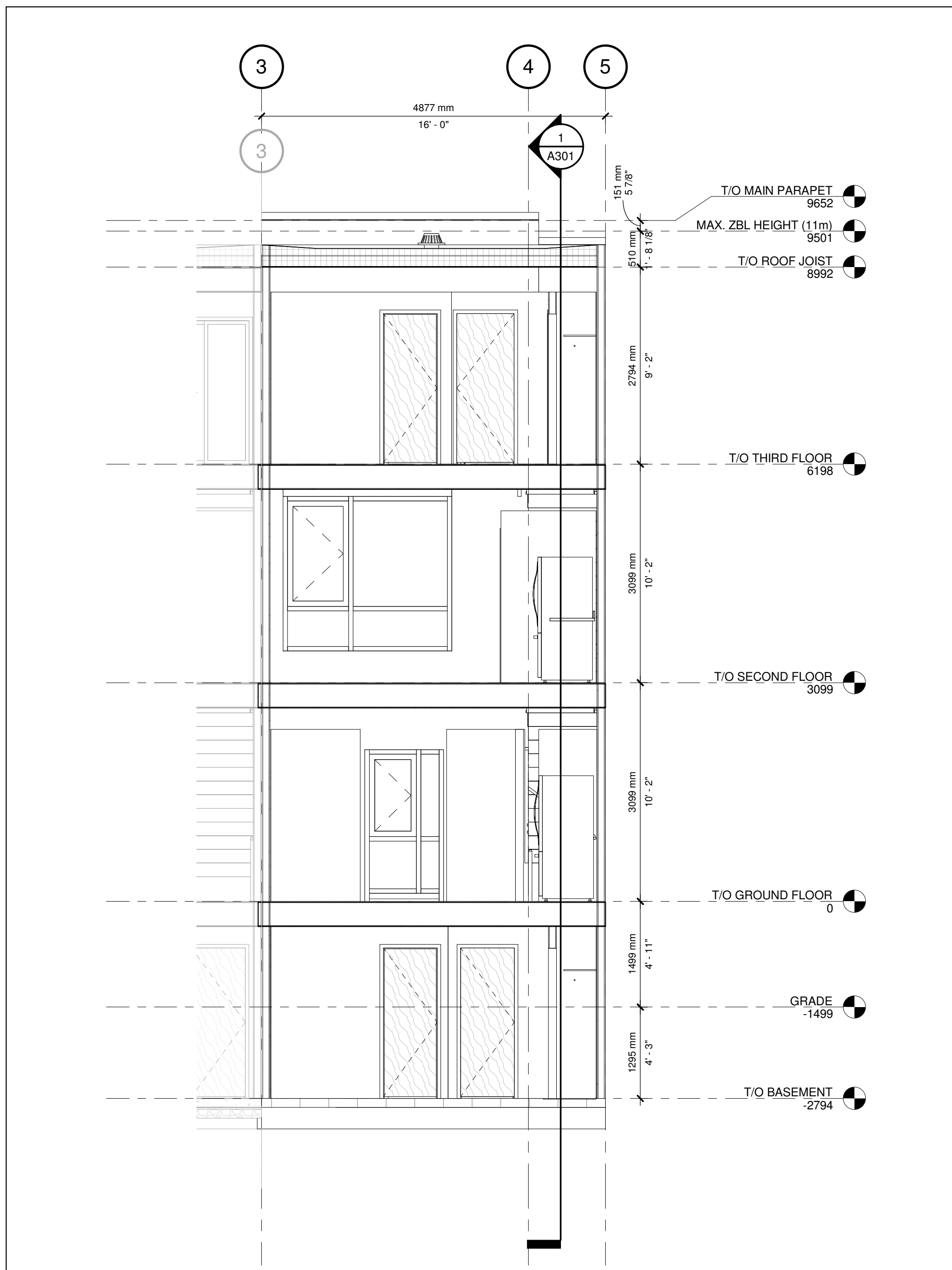
SEAL

**DUNSMURE  
TOWNHOUSES  
2BD UNIT**

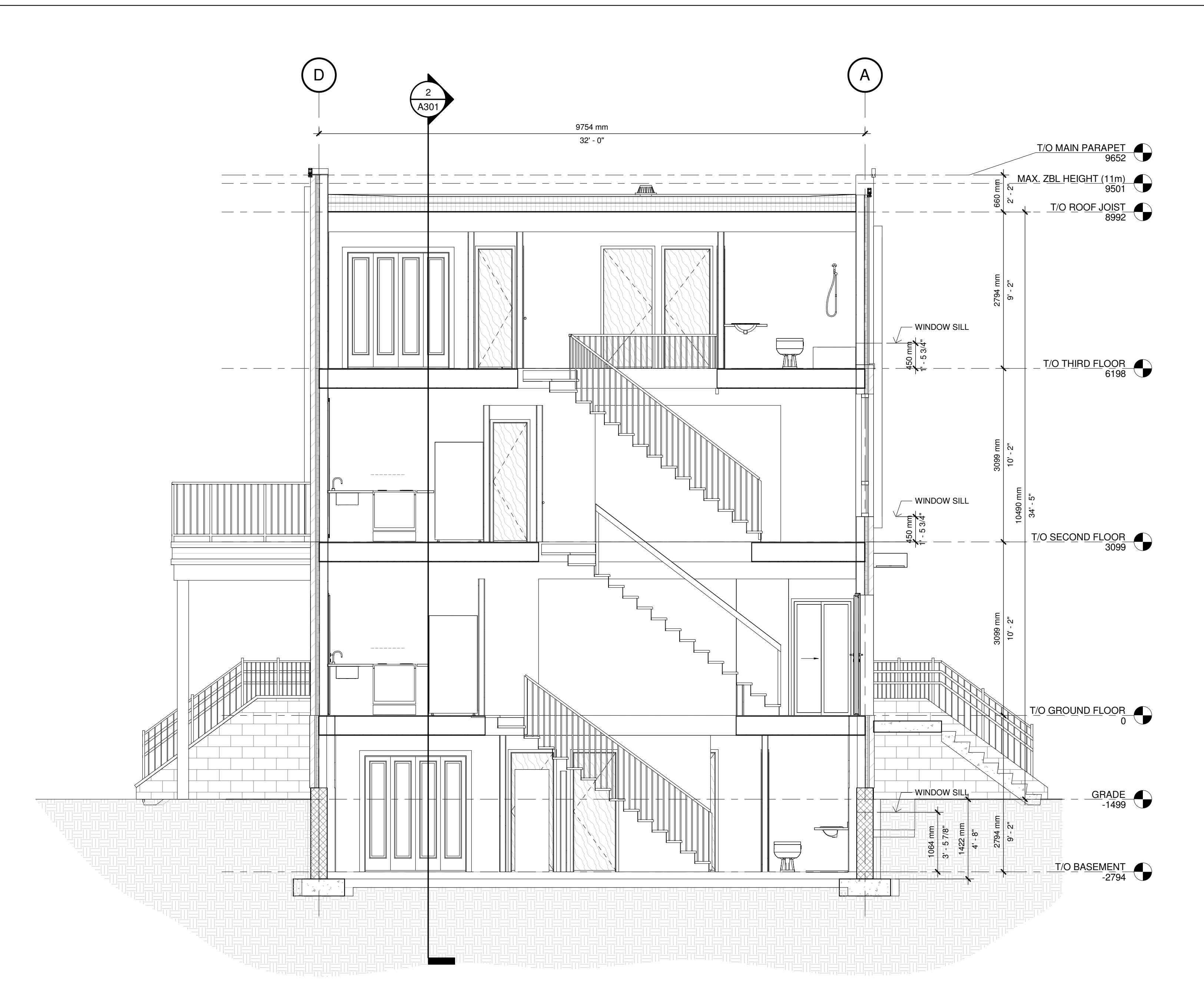
276 DUNSMURE ROAD  
HAMILTON, ONTARIO

SHEET NAME	
BUILDING SECTIONS	
START DATE	FEB 2021
DRAWN BY	ME
CHECKED BY	JMC
SCALE	1 : 50
PROJECT NO.	121001
DRAWING	

**A301**



**2 Section 2**  
A301 1 : 50



**1 Section 1**  
A301 1 : 50





FRONT PERSPECTIVE RENDER



CORNER PERSPECTIVE RENDER

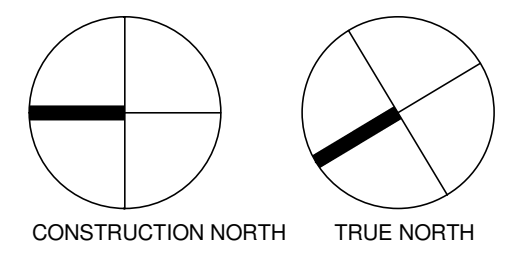
NO.	ISSUED	DATE
1	SPA FOR COORDINATION	2021-3-2

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DUNSMURE  
TOWNHOUSES  
2BD UNIT

276 DUNSMURE ROAD  
HAMILTON, ONTARIO

SHEET NAME

RENDERS

START DATE	FEB 2021
DRAWN BY	DMC / ME
CHECKED BY	JMC
SCALE	
PROJECT NO.	121001
DRAWING	

A800



NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-02-09
2	SFA FOR CORPORATION	2021-3-2

UNIT AREA		
Level	Area	AREA - SQ
LOWER FLOOR		
T/O BASEMENT	54 m²	580 SF
T/O GROUND FLOOR	53 m²	574 SF
LOWER FLOOR: 2	107 m²	1154 SF
UPPER FLOOR		
T/O THIRD FLOOR	58 m²	623 SF
T/O SECOND FLOOR	58 m²	627 SF
T/O GROUND FLOOR	5 m²	53 SF
UPPER FLOOR: 3	121 m²	1303 SF

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## DUNSMURE TOWNHOUSES 3BD UNIT

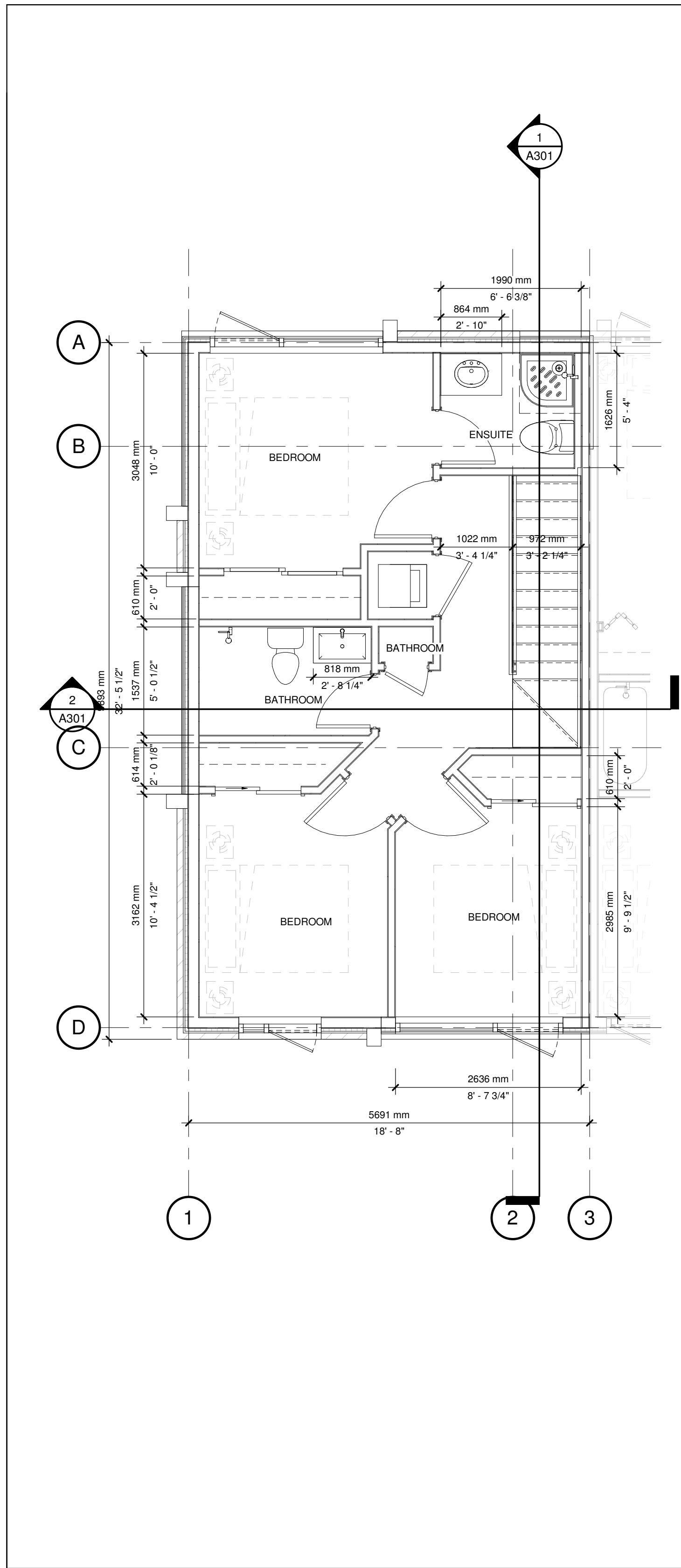
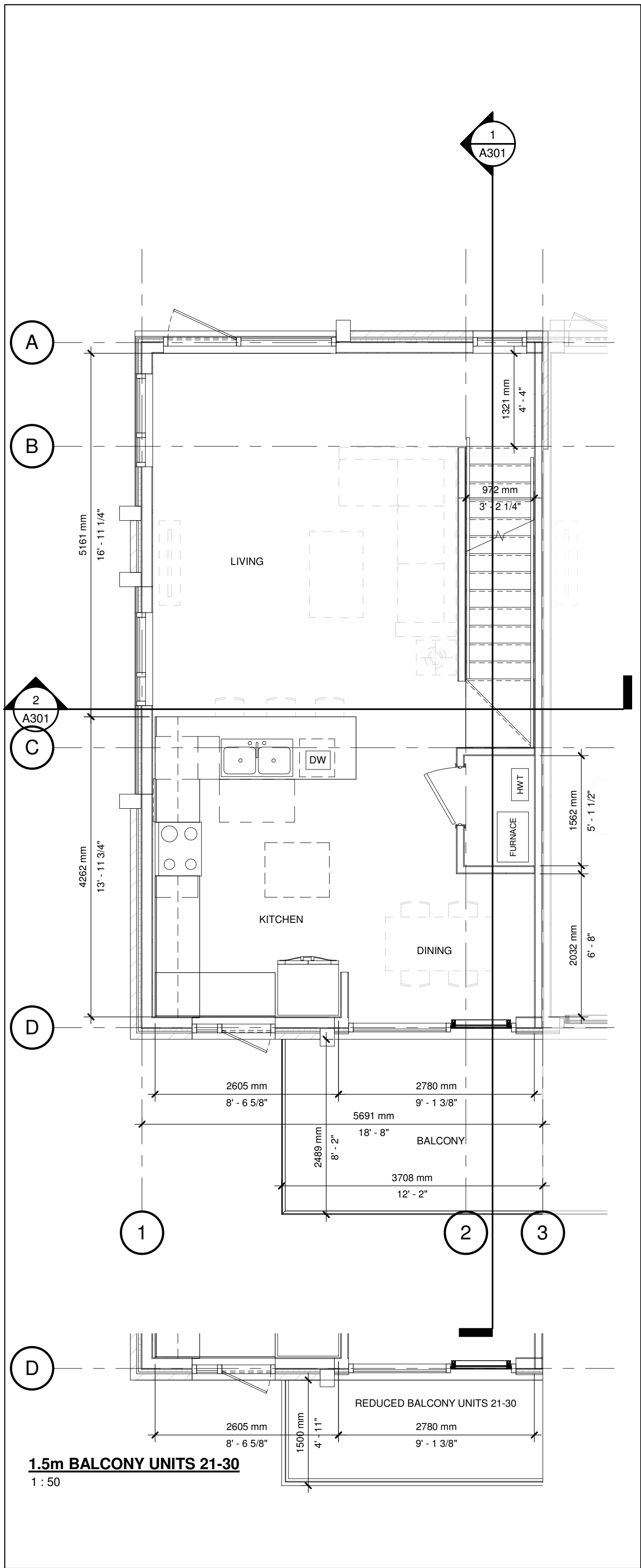
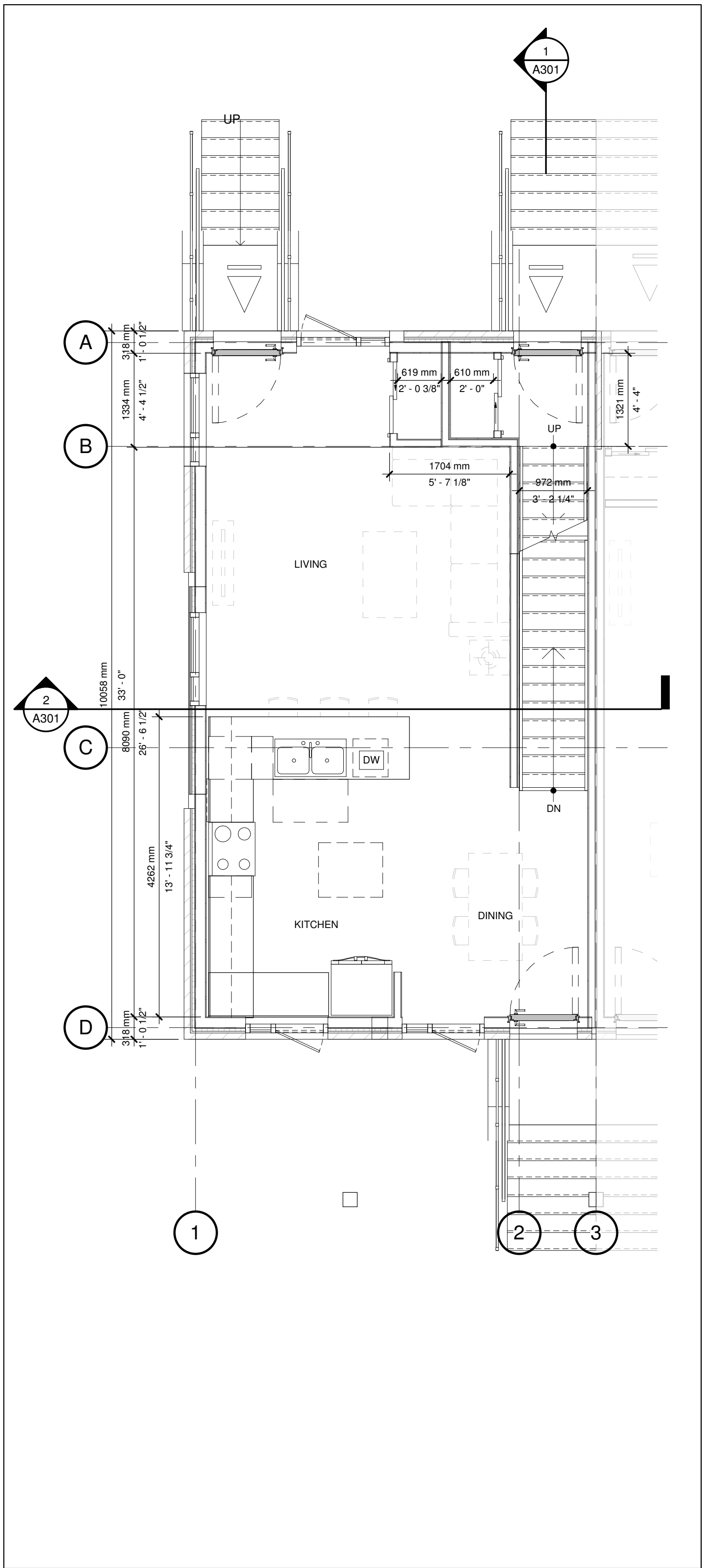
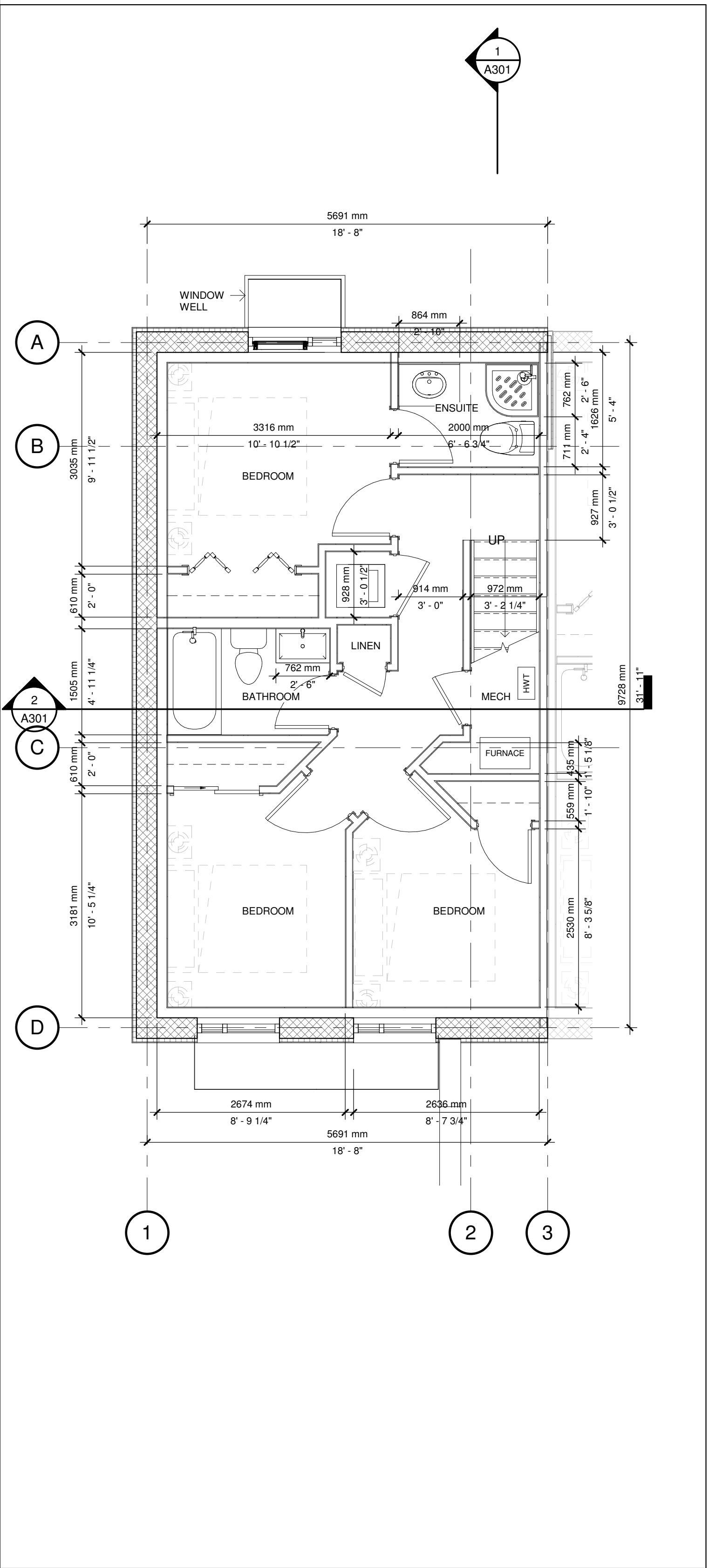
276 DUNSMURE ROAD  
HAMILTON, ONTARIO

SHEET NAME

## OVERALL FLOOR PLANS

START DATE	FEB 2021
DRAWN BY	ME
CHECKED BY	JMC
SCALE	1 : 50
PROJECT NO.	121001
DRAWING	

# A100





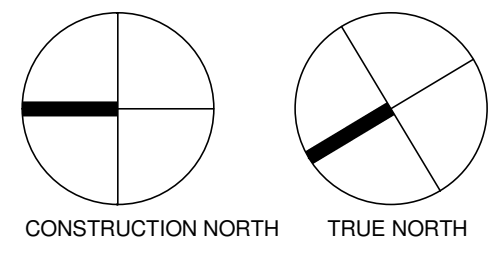
NO.	ISSUED	DATE
1	SPA FOR COORDINATION	2021-3-2

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DUNSMURE  
TOWNHOUSES  
3BD UNIT

276 DUNSMURE ROAD  
HAMILTON, ONTARIO

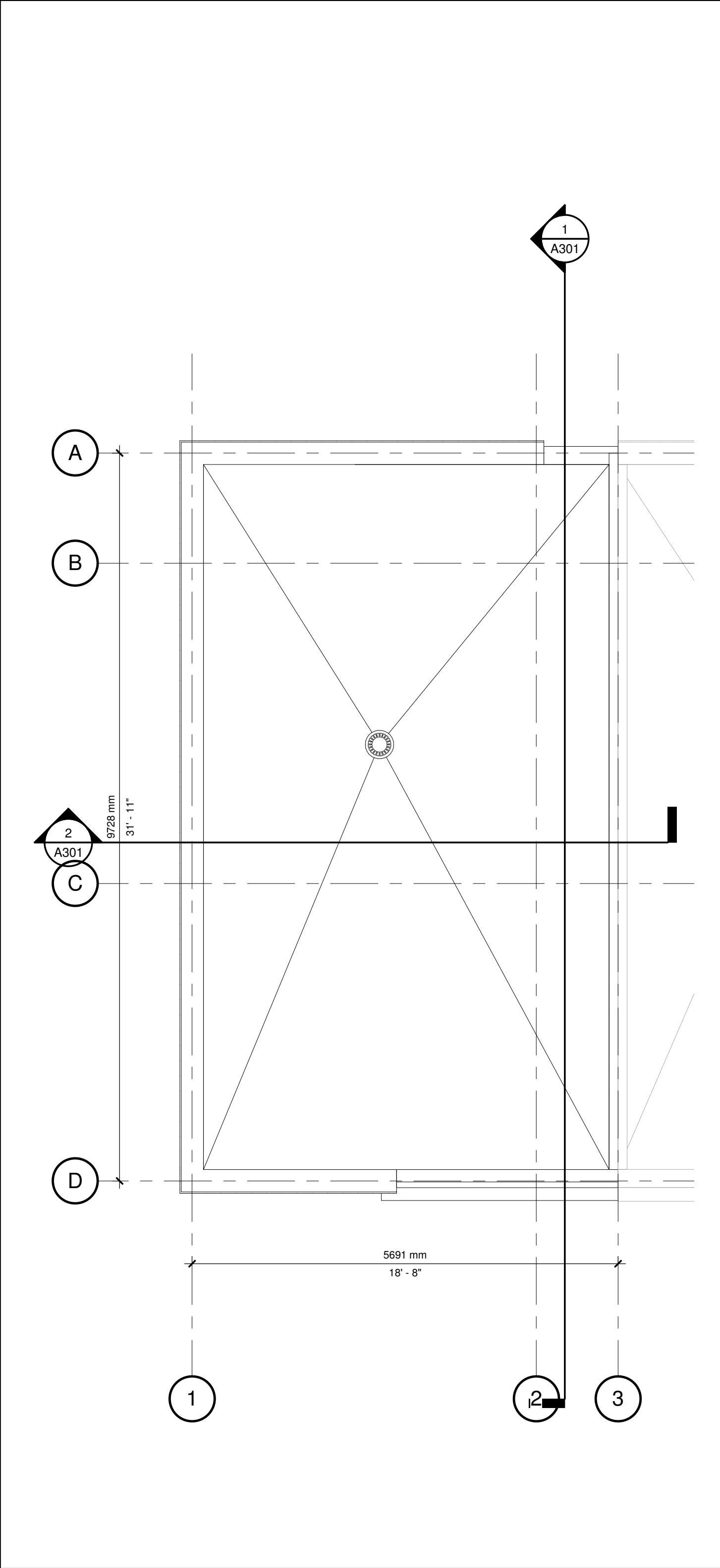
SHEET NAME

ROOF PLAN &  
DETAILS

START DATE	FEB 2021
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 50
PROJECT NO.	121001

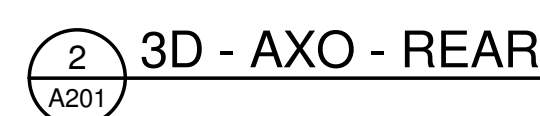
DRAWING

A105



1 ROOF PLAN  
A105 1 : 50

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NO.	ISSUED	DATE
1	SPA FOR COORDINATION	2021-3-2

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DUNSMURE  
TOWNHOUSES  
3BD UNIT

276 DUNSMURE ROAD  
HAMILTON, ONTARIO

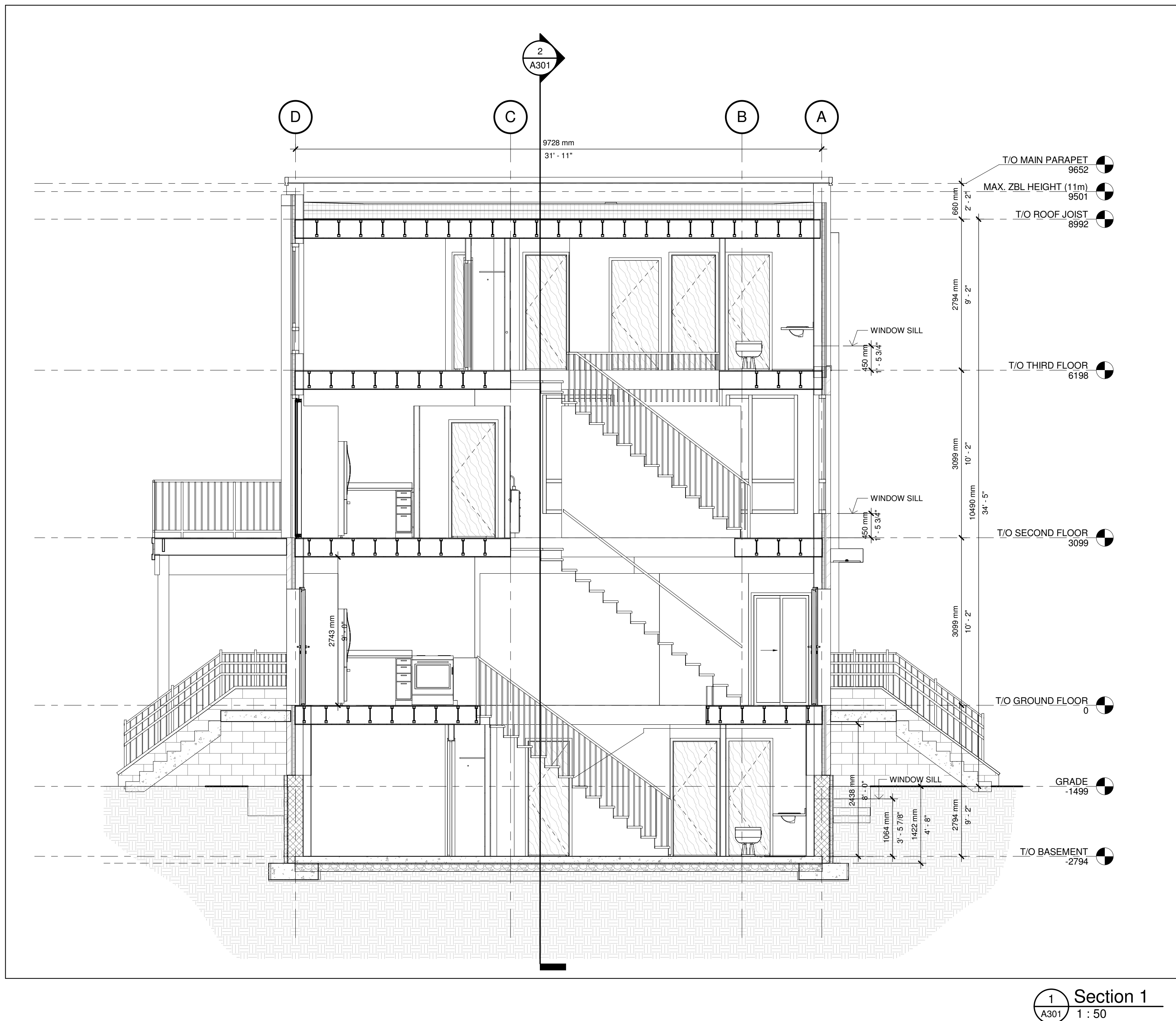
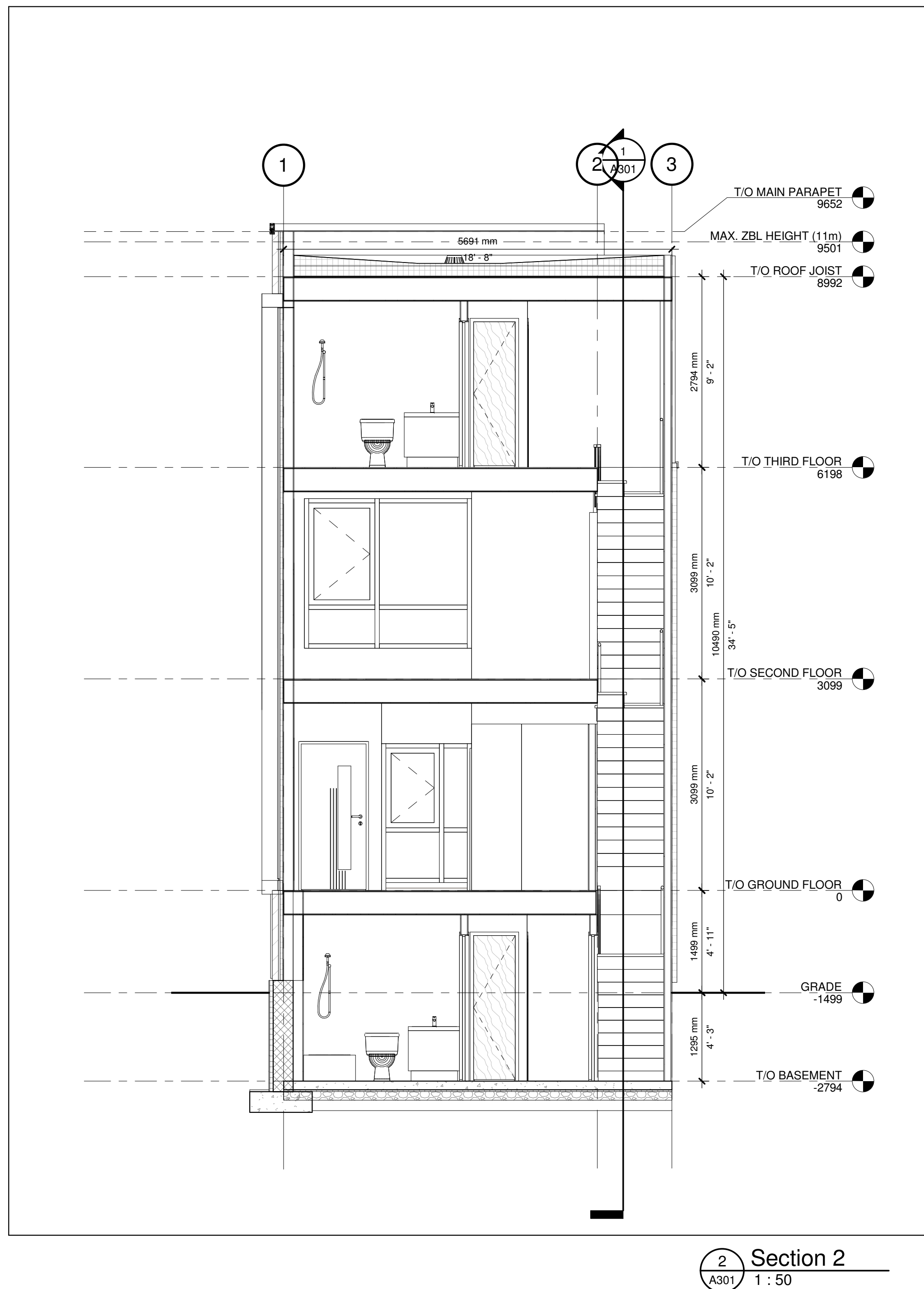
SHEET NAME

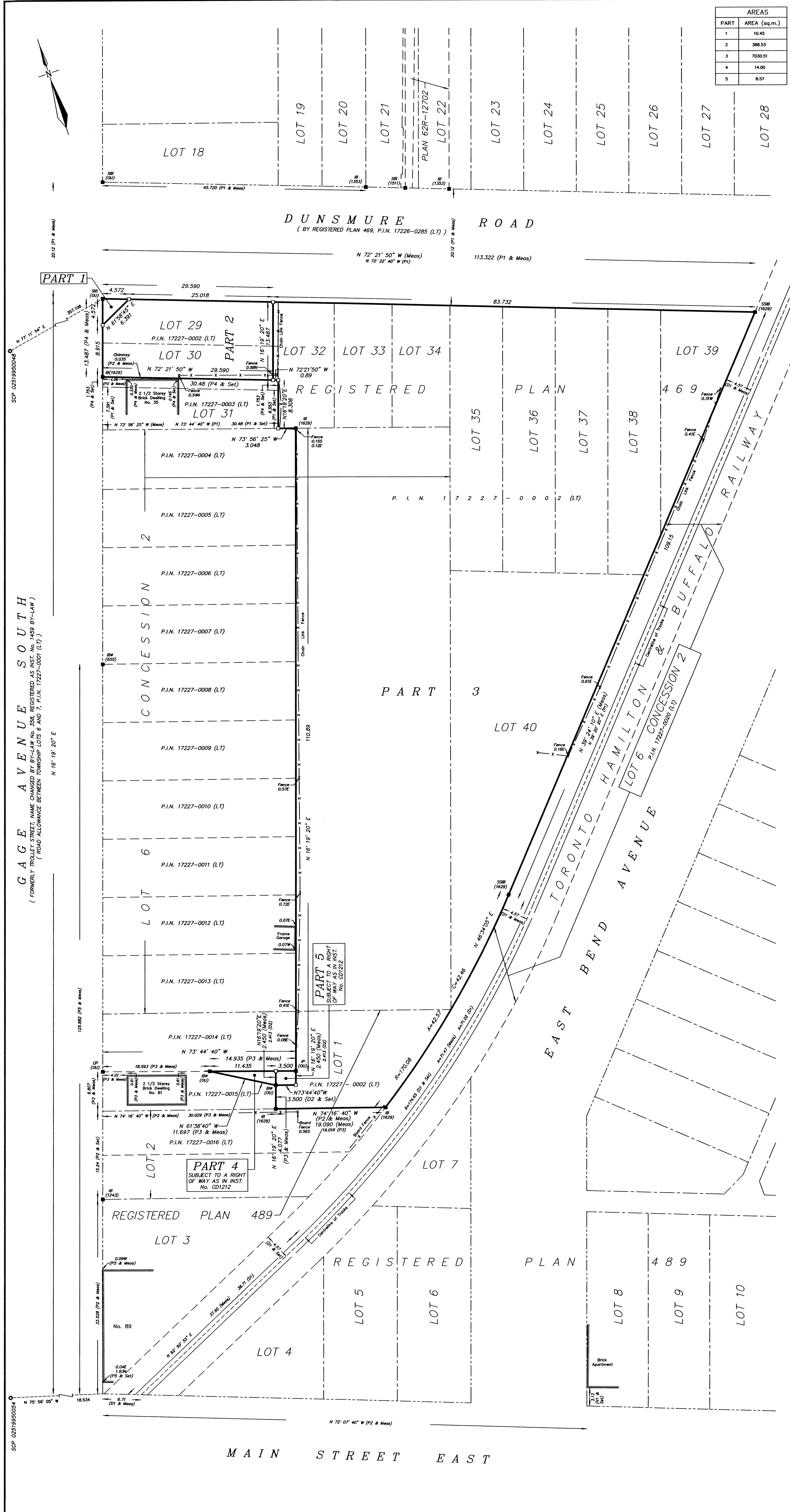
BUILDING  
SECTIONS

START DATE	FEB 2021
DRAWN BY	ME
CHECKED BY	JMC
SCALE	1 : 50
PROJECT NO.	121001

DRAWING

A301





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: \_\_\_\_\_

BRYAN JACOBS  
ONTARIO LAND SURVEYOR

PLAN 62R-

RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_

REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF MONTREAL (No. 62)

SCHEDULE			
PART	LOT	PLAN/CONCESSION	P.I.N.
1	PART OF LOT 29	REGISTERED PLAN 469	PART OF P.I.N. 17227-0002 (LT)
2	PART OF LOTS 29 & 30	REGISTERED PLAN 469	PART OF P.I.N. 17227-0002 (LT)
3	PART OF LOTS 29 & 30, LOTS 32, 33, 34, 35, 36, 37, 38, 39 & 40	REGISTERED PLAN 469	PART OF P.I.N. 17227-0002 (LT)
	PART OF LOT 6	CONCESSION 2	
	PART OF LOT 1	REGISTERED PLAN 489	
4	PART OF LOT 1	REGISTERED PLAN 489	PART OF P.I.N. 17227-0002 (LT)
5	PART OF LOT 1	REGISTERED PLAN 489	PART OF P.I.N. 17227-0002 (LT)

PARTS 1, 2, 3, 4 & 5: COMPRISE ALL OF P.I.N. 17227-0002 (LT).  
PARTS 4 & 5: SUBJECT TO A RIGHT OF WAY AS IN INST. No. CD1212

PLAN OF SURVEY OF  
PART OF LOT 6  
CONCESSION 2  
(GEOGRAPHIC TOWNSHIP OF BARTON)  
AND  
PART OF LOT 1  
REGISTERED PLAN 489  
AND  
LOTS 29, 32, 33, 34, 35,  
36, 37, 38, 39 & 40  
PART OF LOT 30  
REGISTERED PLAN 469  
CITY OF HAMILTON

SCALE 1:300

0 5 10 15 20 25 METRES

B.A. JACOBS SURVEYING LTD.  
ONTARIO LAND SURVEYOR

**LEGEND & NOTES:**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SSIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- IP DENOTES IRON PIPE
- CP DENOTES CONCRETE PIN
- IB# DENOTES ROUND IRON BAR
- WT. DENOTES WITNESS
- (OU) DENOTES ORIGIN UNKNOWN
- P1 DENOTES REGISTERED PLAN 469
- P2 DENOTES REGISTERED PLAN 489
- P3 DENOTES PLAN BY MACKAY & MACKAY (Y-5899)
- P4 DENOTES PLAN BY MACKAY & MACKAY (Y-6289)
- P5 DENOTES PLAN BY A.J. CLARKE LTD. (E-14158)
- D1 DENOTES INSTRUMENT No. BR9230
- D2 DENOTES INSTRUMENT No. CD1212
- N1 DENOTES CITY OF HAMILTON FIELD NOTES (AUG. 7, 2014)
- (1511) DENOTES G.V. CONSOLI O.L.S.
- (912) DENOTES A.J. CLARKE O.L.S.
- (655) DENOTES J.T. PETERS O.L.S.
- (1243) DENOTES E. BARICH O.L.S.
- (1353) DENOTES G.E. GIDDY O.L.S.
- (1629) DENOTES B.A. JACOBS O.L.S.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 02519950048 AND 02519950054, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997020.

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

FOR BEARING COMPARISONS, A ROTATION OF 1°40'40" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 469 AND REGISTERED PLAN 489.

POINT ID	NORTHING	EASTING
SCP 02519950048	4788797.407	594711.103
SCP 02519950054	4788699.692	594988.167

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON \_\_\_\_\_

DRAFT

DATE \_\_\_\_\_

BRYAN JACOBS  
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.  
152 JACKSON STREET EAST, SUITE 102  
HAMILTON, ONTARIO (L8N 1Y3)  
PHONE: 905-521-1535 [bjacobs@rogers.com](mailto:bjacobs@rogers.com)

JOB No. 19s78-R1



**APPLICATION FOR A MINOR VARIANCE**

<b>FOR OFFICE USE ONLY.</b>	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

**The Planning Act**

**Application for Minor Variance or for Permission**

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

1, 2	NAME	ADDRESS	
Registered Owners(s)	Dunsmure Developments Ltd. c/o Savan Chandaria		
Applicant(s)*	A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer		
Agent or Solicitor	same as applicant		Phone:
			E-mail:

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

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

**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

4. Nature and extent of relief applied for:

Please see attached cover letter.

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

Please see attached cover letter.

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

Part of Lot 2 Concession 2, Part of Lot 1 Registered Plan 489 and Lots 29, 32-40 and Part of Lot 30 on Registered Plan 469  
276 Dunsmure

7. PREVIOUS USE OF PROPERTY

Residential ☐ Industrial ☒ Commercial ☐

Agricultural ☐ Vacant ☒

Other \_\_\_\_\_

- 8.1 If Industrial or Commercial, specify use Former Lumber Mill

- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☐ Unknown ☒

- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☐ Unknown ☒

- 8.6 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 ☐

- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

- 8.8 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 ☐

- 8.9 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 ☒



8.10 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 ☐

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

Property owner information. RSC to be provided and cleared through Site Plan File# DA-19-107

8.12 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 ☒

## 9. 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.

13 May 2021  
Date

  
Signature Property Owner  
Dunsmure Developments Ltd.  
\_\_\_\_\_  
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>83.732</u>
Depth	<u>Irregular approx. 138m</u>
Area	<u>7,060m<sup>2</sup></u>
Width of street	<u>20.12m</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: \_

Former Industrial Buildings to be demolished.

Proposed

60 Stacked Townhouse Units having a height of 10.5m. 64 on site Parking Spaces inclusive of 15 visitor spaces. 12 Short Term Bicycle Parking and on site amenity area.

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

Existing:

Former Industrial Buildings to be demolished.

Proposed:

60 Stacked Townhouse Units having a height of 10.5m. 64 on site Parking Spaces inclusive of 15 visitor spaces. 12 Short Term Bicycle Parking and on site amenity area.



13. Date of acquisition of subject lands:  
2017
- 
14. Date of construction of all buildings and structures on subject lands:  
TBD
- 
15. Existing uses of the subject property:  
Former Industrial Lumber Mill
16. Existing uses of abutting properties:  
Residential
17. Length of time the existing uses of the subject property have continued:  
Since 1940s
18. Municipal services available: (check the appropriate space or spaces)  
Water X Connected TBD  
Sanitary Sewer X Connected TBD  
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Neighbourhoods - Schedule E-1 - Urban Hamilton Official Plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
"DE" (Low Density Multiple Dwellings etc.) District
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. Additional Information  
Proposal will be to sever lands along the corner of Gage Avenue and Dunsmere for separate development.
24. 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.