

**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
- 

<b>APPLICATION NO.:</b>	<b>HM/A-22:120</b>	<b>SUBJECT PROPERTY:</b>	206 KING STREET W. HAMILTON
<b>ZONE:</b>	"D2,731" (Downtown Prime Retail Streets)	<b>ZONING BY-LAW:</b>	Zoning By-law 05-200, as Amended

**APPLICANTS:** Agent A.J. Clarke & Associates – F. Kloibhofer  
Owner Radio Arts G.P. Inc. – V. Shaw

The following variances are requested:

1. A setback of 2.9m shall be provided from the lot line along King Street West for floor #5 whereas the by-law requires a 3.0m stepback to be provided from the building base for any portion of the building exceeding 11.0m
2. A setback of 2.4m shall be provided from the lot line along King Street West for floors #6 – #13 whereas the by-law requires a minimum 3.0m stepback to be provided from the building base for any portion of the building exceeding 11.0m.
3. The fifth (5<sup>th</sup> floor) shall be setback 2.5m from the lot line along the hypotenuse of the daylight triangle whereas the by-law requires a 3.0m stepback to be provided from the building base for any portion of the building exceeding 11.0m
4. Floors 6 – 13 shall be setback 0.0m from the lot line along the hypotenuse of the daylight triangle whereas the by-law requires a minimum 3.0m stepback to be provided from the building base for any portion of the building exceeding 11.0m.
5. A rear yard setback of 8.2m shall be provided instead of the minimum required 11.2m rear yard setback.

6. A parking space size of 2.6m x 5.5m shall be provided for any above ground or underground parking structure where parking is provided by means of a parking stacker system whereas a minimum parking space size of 2.6m x 6.6m is required to be provided.

**PURPOSE & EFFECT:** So as to permit the construction of a new 14 storey multiple dwelling development in accordance with DA-21:156 notwithstanding that:

**Notes:**

This development is subject to Site Plan Control Application DA-21-156. Please be advised that the proposed mixed-use development has been modified without a subsequent site plan control review. As such, variances have been written as requested by the applicant and additional variances may be required at such time that a comprehensive zoning review has been conducted.

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

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

<b>DATE:</b>	<b>Thursday, May 26, 2022</b>
<b>TIME:</b>	<b>1:55 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

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

**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.



 Subject Lands

DATED: May 10, 2022

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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, and may include posting electronic versions.

## **PARTICIPATION PROCEDURES**

### **Written Submissions**

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

### **Oral Submissions During the Virtual Meeting**

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

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	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)*		
Agent or Solicitor		

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:

Unknown.

MEDIAN CREDIT UNION  
26 ST. CLAIR AVENUE EAST  
TORONTO, ONT. M4T 1L7

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 Cover Letter.

☐ Second Dwelling Unit☐ Reconstruction of Existing Dwelling

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

Please see 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**):

206 King Street West, Hamilton (Barton)  
Lot A Pt Lt 1 (Sir Allan Macnab Survey)  
62R-20235

7. PREVIOUS USE OF PROPERTY

Residential ☐Industrial ☐Commercial ☒

Agricultural ☐Vacant ☐

Other N/A

8.1 If Industrial or Commercial, specify use Restaurant supply & equipment

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 ☐

APPLICATION FOR A MINOR VARIANCE (January 1, 2022)

Page 2 of 6

- 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 8.1 to 8.10 above?

Online mapping and previous application details.

- 8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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 ☒

RSC to be filed with Site Plan

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.

March 23 2022  
Date

[Signature]  
Signature Property Owner(s)

Radio Arts G.P Inc.

Print Name of Owner(s) VERNON SHAW

10. Dimensions of lands affected:

Frontage	<u>± 21.11 metres</u>
Depth	<u>± 40.51 metres</u>
Area	<u>± 857 square metres</u>
Width of street	<u></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:

Vacant (Former Hamilton Store Fixtures - Restaurant Equipment & Supplies)

Proposed:

The proposal is to construct a 14-storey mixed-use development. The proposal contains 122 residential suites, ranging between 1 and 2 bedrooms with 138 m<sup>2</sup> of commercial at grade. Parking is accommodated via six (6) parking stacker systems. 123 Long Term Bicycle Parking Spaces are also provided.

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

Existing:

Vacant (Former Hamilton Store Fixtures - Restaurant Equipment & Supplies)

Proposed:

The proposal is to construct a 14-storey mixed-use development. The proposal contains 122 residential suites, ranging between 1 and 2 bedrooms with 138 m<sup>2</sup> of commercial at grade. Parking is accommodated via six (6) parking stacker systems. 123 Long Term Bicycle Parking Spaces are also provided.

13. Date of acquisition of subject lands:  
Unknown.
14. Date of construction of all buildings and structures on subject lands:  
Unknown.
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
Commercial
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
Commercial
17. Length of time the existing uses of the subject property have continued:  
Unknown.
18. Municipal services available: (check the appropriate space or spaces)  
Water Yes Connected \_\_\_\_\_  
Sanitary Sewer Yes Connected \_\_\_\_\_  
Storm Sewers Yes
19. Present Official Plan/Secondary Plan provisions applying to the land:  
"Downtown Mixed Use – Pedestrian Focus" (Downtown Secondary Plan)
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
D2 (731, H17, H19, H20) Downtown Mixed Use-Pedestrian Focus (ZBL 05-200)
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)  

☒ Yes ☐ No

If yes, please provide the file number:  
ZAC-17-046

21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?  

☐ Yes ☒ No

21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

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 (please include separate sheet if needed)  
Please see Cover Letter.

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.
- APPLICATION FOR A MINOR VARIANCE (January 1, 2022)

Page 4 of 6



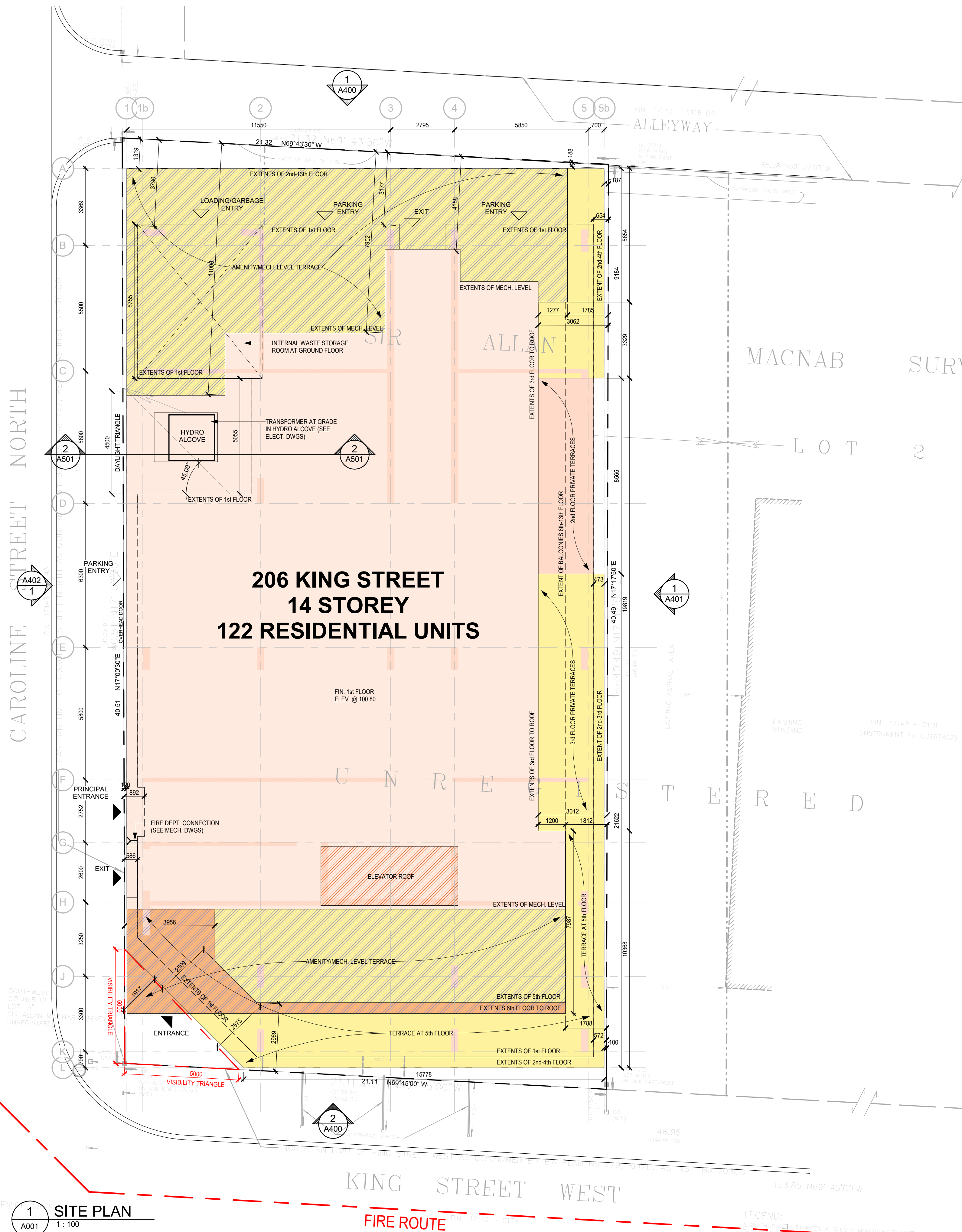
8. All signs must comply with Sign By-law No. 10-197.

Dated this                      day                      of                      20

\_\_\_\_ Address of Witness

Owner (print)

**FIRE ROUTE**



The map shows a street grid with Market St at the top, Alley Way in the middle, and King St W at the bottom. Bay St N runs vertically on the right side. A north arrow is located in the bottom left corner. Building footprints are shown as rectangles. A shaded gray rectangle is located on the west side of Alley Way, between Market St and King St W. Other building footprints are located on the east side of Market St and the west side of Alley Way.

2 KEYPLAN  
A001 1 : 1000

TOTAL SITE AREA = 857 S.M. (9,225 S.F.)  
No. STOREYS = 14 STOREYS  
No. RESIDENTIAL SUITES = 122 SUITES  
PARKING SPACES = 37 TOTAL SPACES (INCL BF)

<b>Total Building Area.</b>	
1st FLOOR	678 m <sup>2</sup>
2nd FLOOR	785 m <sup>2</sup>
3rd FLOOR	760 m <sup>2</sup>
4th FLOOR	760 m <sup>2</sup>
5th FLOOR	644 m <sup>2</sup>
6th FLOOR	680 m <sup>2</sup>
7th FLOOR	680 m <sup>2</sup>
8th FLOOR	678 m <sup>2</sup>
9th FLOOR	678 m <sup>2</sup>
10th FLOOR	678 m <sup>2</sup>
11th FLOOR	678 m <sup>2</sup>
12th FLOOR	679 m <sup>2</sup>
13th FLOOR	679 m <sup>2</sup>
MECH. FLOOR PLAN	452 m <sup>2</sup>
<b>Total</b>	<b>9509 m<sup>2</sup></b>

<b>Parking Area</b>	
1st FLOOR	<b>383 m²</b>
Total	<b>383 m²</b>

>50sqm - Units 1-12	0 Spaces
Units 12-60	14 Spaces
<50sqm - Units 1-12	0 Spaces
Units 12-57	22 Spaces
3Bdrm - Units 1-5	0 Spaces

**Total Residential Parking Required: 36 Spaces**

Ground Floor (Restaurant Use) - 0 parking required for first 450sqm

Retail Area provided - 109sqm

**Total Retail Parking Required: 0 Spaces**

**Bicycle Parking Requirements**

**Total Bicycle Parking Provided: 122 Space**

1 BED	66
1 BED+DEN	23
2 BED	15
3 BED	5
STUDIO	13
<b>Total: 122</b>	<b>122</b>

Property Line	Length of Property Line	Adjacent Building Face	Frontage %
Front (South)	21.11m	15.48m	73.33%
Side (West)	40.51m	26.39m	65.14%

**WASTE COLLECTION** (are these notes needed? if private pickup)

- i. 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.
- ii. The developer must provide a signed letter from a professional engineer certifying that the road base along the approved route can support a maximum of 100,000 kilograms.
- iii. Prior to the start of municipal waste collection service, the development must be free of construction debris and construction related activities.
  - If the development is not designed according to specifications identified herein, the developer must:
    - i. Arrange a private waste hauler for the removal of all waste materials.
    - ii. As part of the Purchase and Sale Agreement the developer, owner, property manager or agent for the development must disclose in writing to the purchaser or owner a unit within the development that the property is not serviceable for municipal waste collection.

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION\* MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

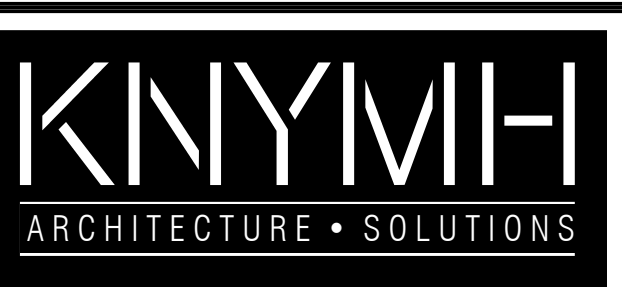
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD-MM-YY)	BY
FOR REVIEW	1.	2021-08-17	KNYMH
FOR REVIEW	2.	2021-09-27	KNYMH
FOR CLIENT REVIEW	3.	2021-10-08	KNYMH
FOR CLIENT REVIEW	4.	2021-11-30	KNYMH
FOR CLIENT REVIEW	5.	2021-12-21	KNYMH
FOR CLIENT REVIEW	6.	2021-12-22	KNYMH
FOR CONSULTANT REVIEW	7.	2022-01-24	KNYMH
FINAL MARKETING AND SPA RE-SUB	8.	2022-01-26	KNYMH
FINAL MARKETING AND SPA RE-SUB	9.	2022-01-31	KNYMH
FINAL MARKETING AND SPA RE-SUB	10.	2022-02-04	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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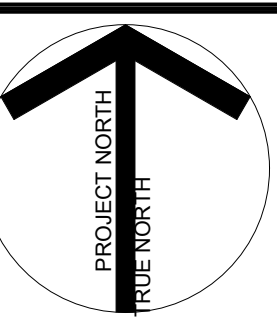
NOT FOR CONSTRUCTION WITHOUT PERMIT



**KNYMH INC.**  
1006 SKYVIEW DRIVE • SUITE 101  
BURLINGTON, ONTARIO • L7P 0V1  
T 905.639.6595  
F 905.639.0394

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[www.knymh.com](http://www.knymh.com) [info@knymh.com](mailto:info@knymh.com)



RADIO ARTS  
BUILDING  
206 KING ST W.  
HAMILTON, ONTARIO

# SITE PLAN

As indicated

21010

CHECKED BY:

DRAWING SHEET NUMBER

AWING VERSION

2022-02-01

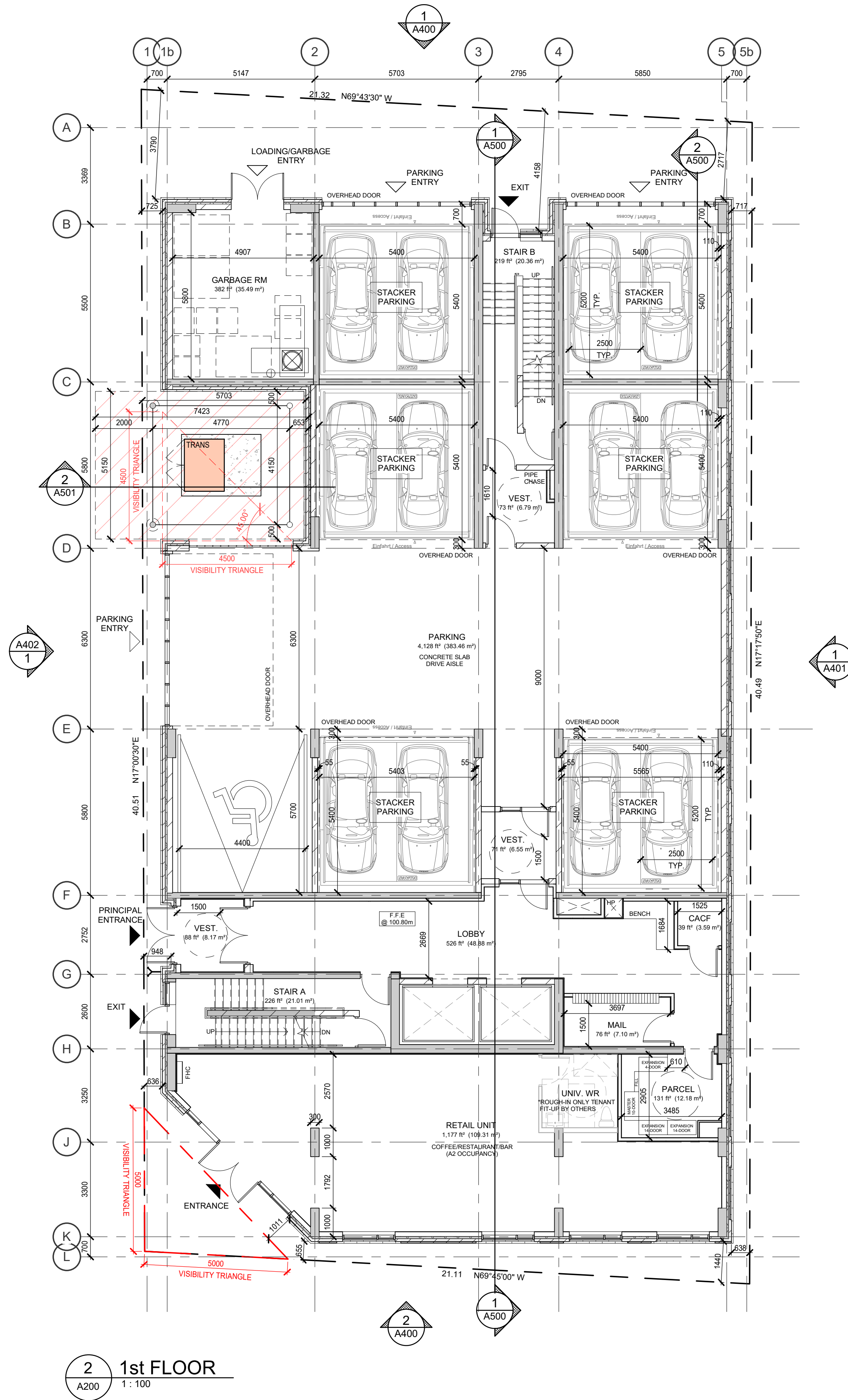
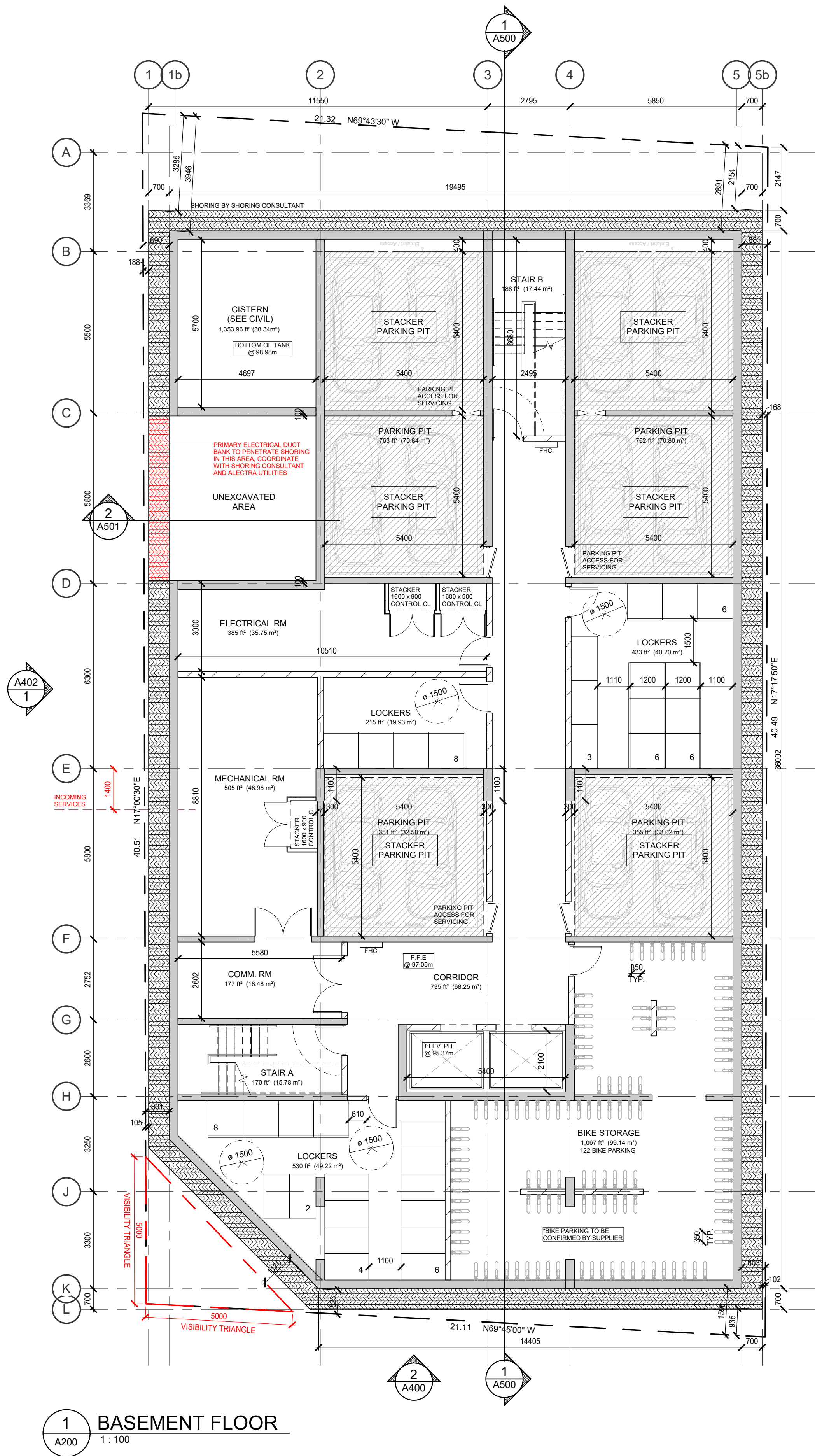
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A001

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.



TIME: 2/2/2022 02:58:14 47.53 PM FILE: C:\Users\K... RADIO ARTS BUILDING - 206 King St. W. Hamilton, Ontario



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
1	A500
2	A501

DRAWING SETS ISSUED

No.	DATE (DD.MM.YY)	BY
1	2021-08-17	KNYMH
2	2021-09-27	KNYMH
3	2021-10-08	KNYMH
4	2021-11-30	KNYMH
5	2021-12-21	KNYMH
6	2021-12-22	KNYMH
7	2022-01-24	KNYMH
8	2022-01-26	KNYMH
9	2022-01-31	KNYMH
10	2022-02-04	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING

No.	DATE (DD.MM.YY)	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BUILDING PERMIT NUMBER:

NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH**  
ARCHITECTURE • SOLUTIONS

KNYMH INC.  
1006 SKYVIEW DRIVE • SUITE 101  
BURLINGTON, ONTARIO • L7P 0V1  
T 905.639.6595  
F 905.639.0394  
www.knymh.com info@knymh.com

PROJECT NORTH  
TRUE NORTH

PROFESSIONAL ARCHITECT  
PRZEMYSŁAW MYSZKOWSKI  
LICENSE 7384

**RADIO ARTS BUILDING**  
206 KING ST. W.  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

**BASEMENT & 1st FLOOR PLAN**

DRAWING SCALE: 1:100

PROJECT NUMBER: 21010

DRAWN BY: CHECKED BY:

DRAWING SHEET NUMBER: A200

DRAWING VERSION:

PLOT DATE: 2022-02-04



KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

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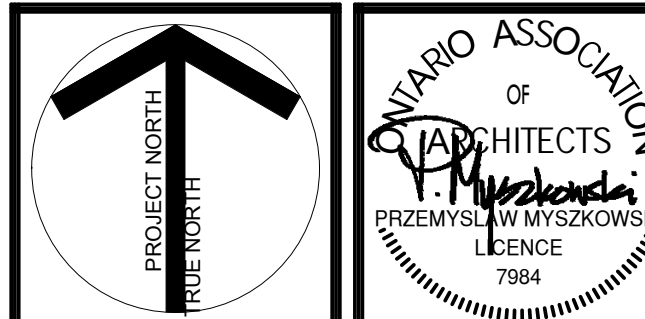
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

[illegible]

BUILDING PERMIT NUMBER:  
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**KNYMH**  
ARCHITECTURE • SOLUTIONS

KNYMH INC.  
1006 SKYVIEW DRIVE • SUITE 10  
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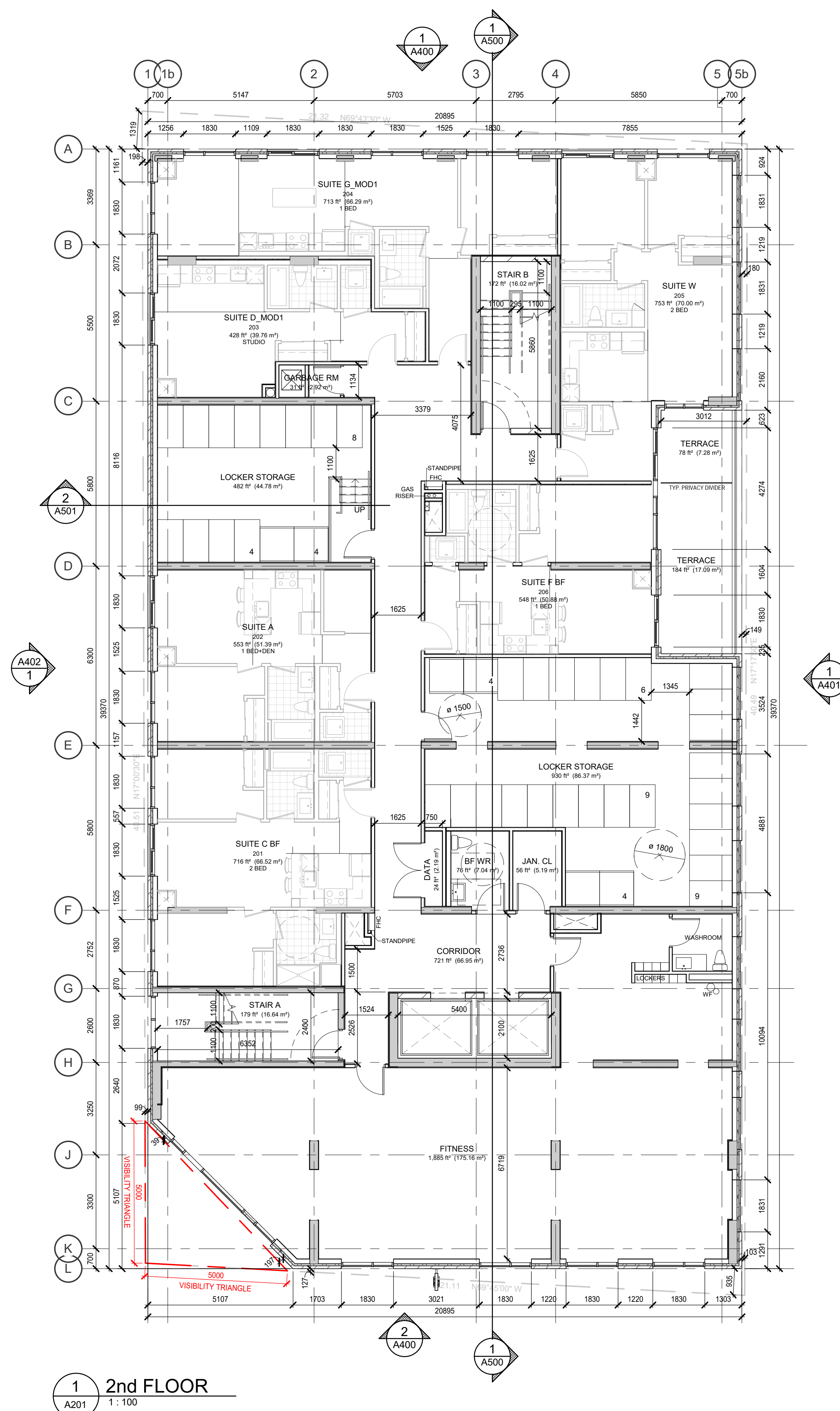


RADIO ARTS  
BUILDING  
206 KING ST. W.  
HAMILTON, ONTARIO

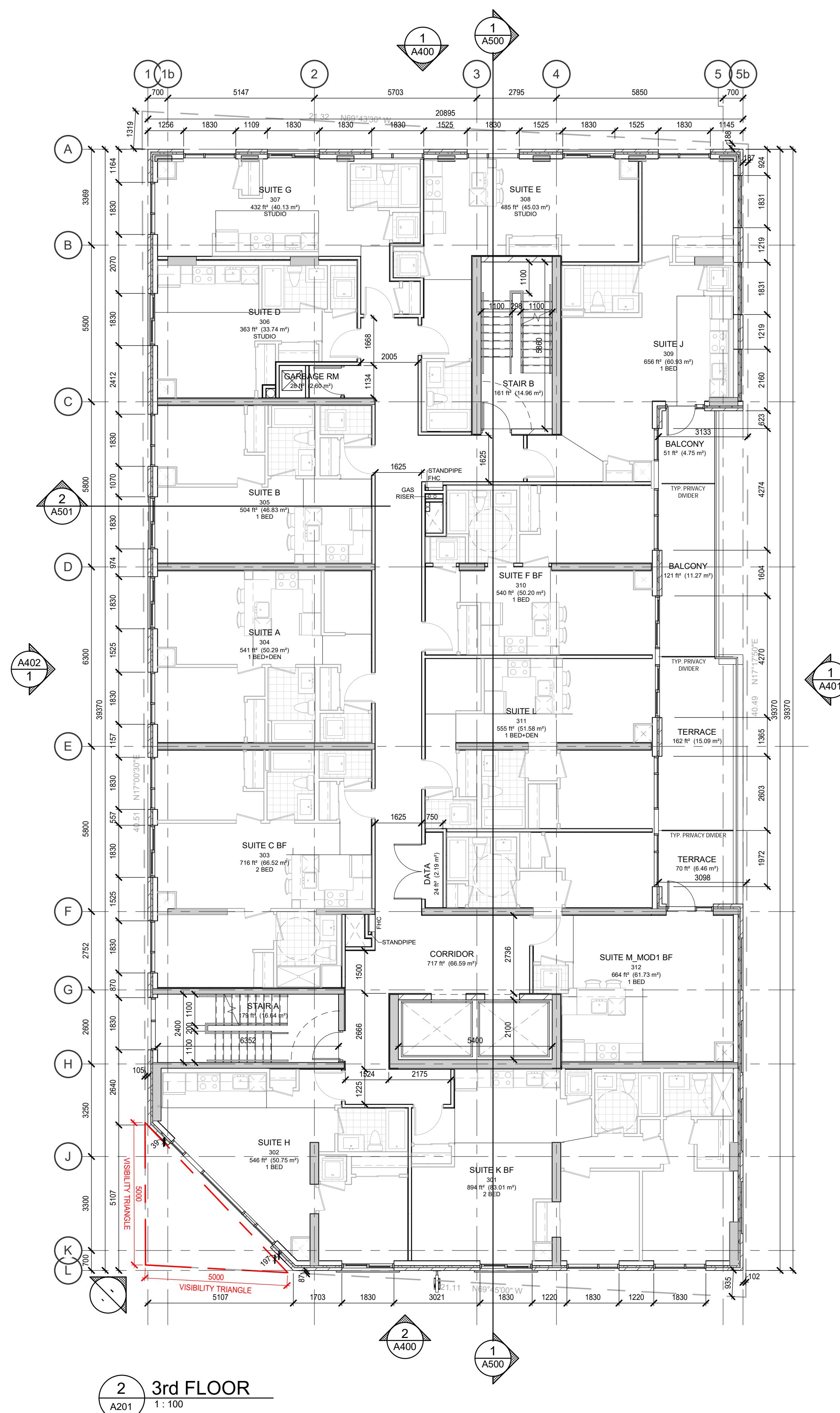
DRAWING SHEET TITLE:

2nd & 3rd FLOOR  
PLAN

DRAWING SCALE:  1 : 100		PROJECT NUMBER:  21010	
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DRAWING VERSION:			
PLOT DATE:  2022-02-04			

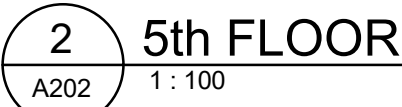
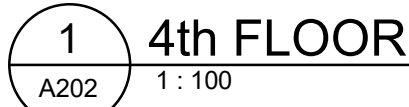


1 2nd FLOOR  
A201 1 : 100



2 3rd FLOOR  
A201 1 : 100

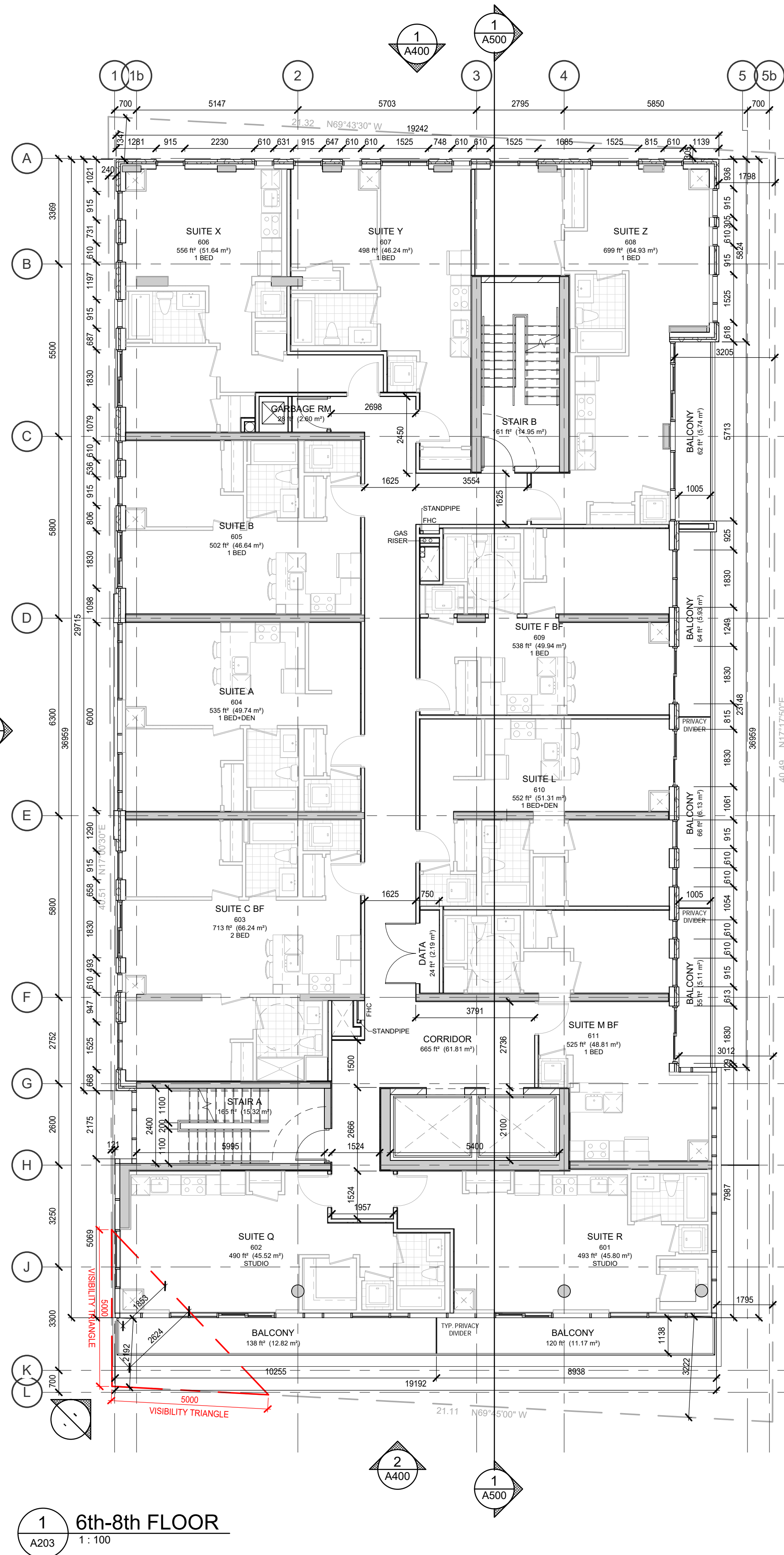




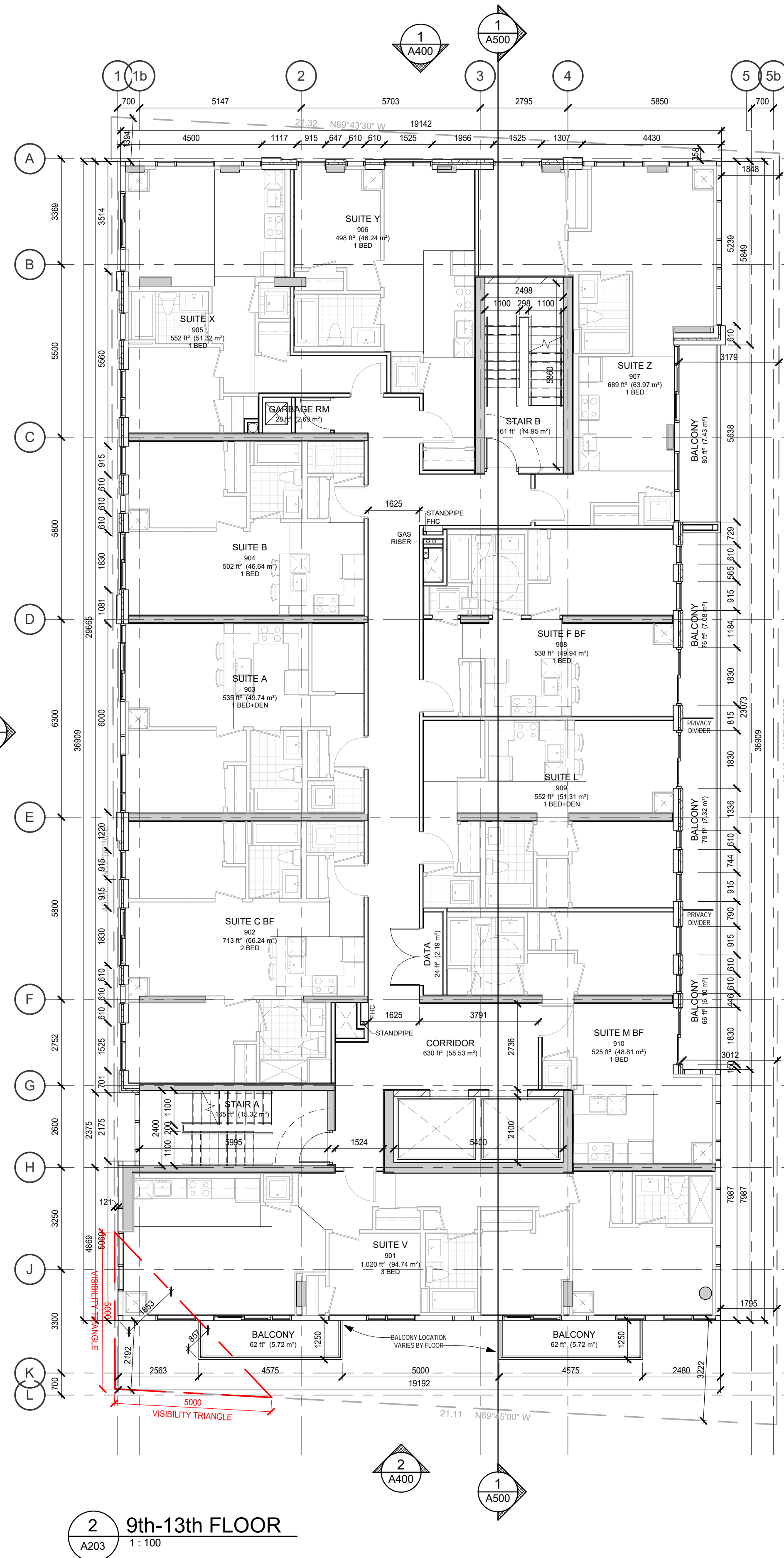
PLOT DATE:	2022-02-04
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TIME: 2/10/2022 02:58:14 42:59 PM FILEPATH: C:\Rock\Locat\21010 - 2016 King St. N\Rev\2022\FW.dwg



1 6th-8th FLOOR  
A203 1:100



2 9th-13th FLOOR  
A203 1:100

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

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FINAL MARKETING AND SPA RE-SUB	7.	2022-01-24	KNYMH
FINAL MARKETING AND SPA RE-SUB	8.	2022-01-26	KNYMH
FINAL MARKETING AND SPA RE-SUB	9.	2022-01-31	KNYMH
FINAL MARKETING AND SPA RE-SUB	10.	2022-02-04	KNYMH

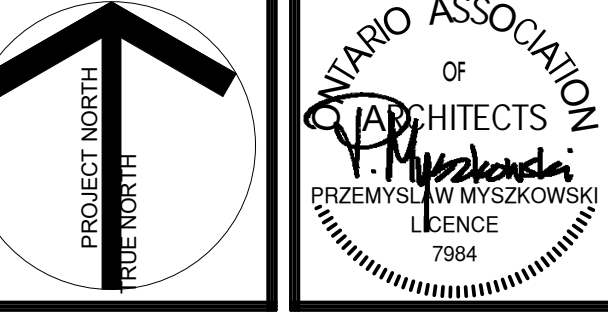
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:  
NOT FOR CONSTRUCTION WITHOUT PERMIT

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KNYMH INC.  
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F 905.639.0394  
www.knymh.com info@knymh.com



**RADIO ARTS BUILDING**  
206 KING ST. W.  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
6th-13th FLOOR PLAN

DRAWING SCALE:  
1:100

PROJECT NUMBER:  
21010

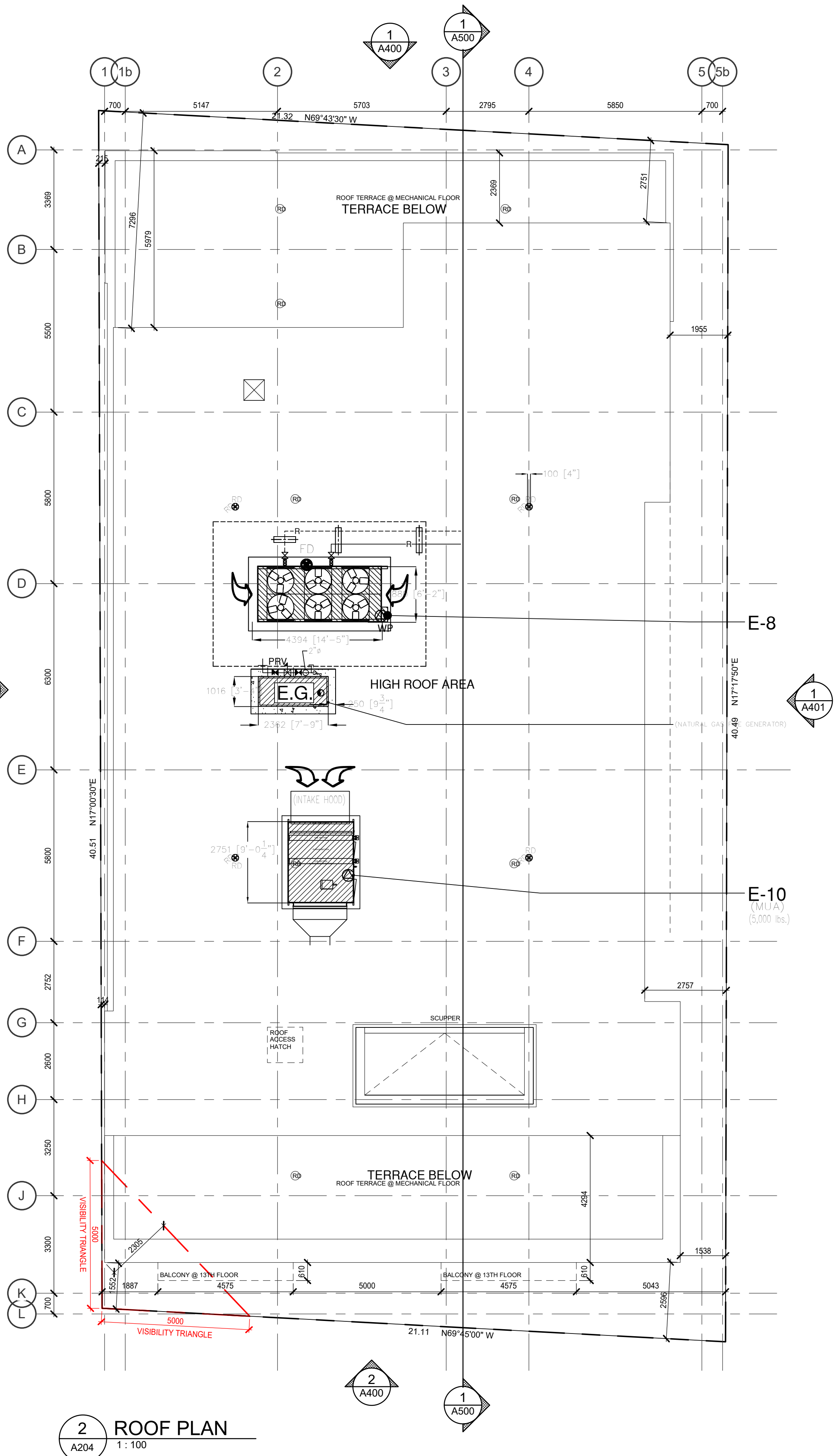
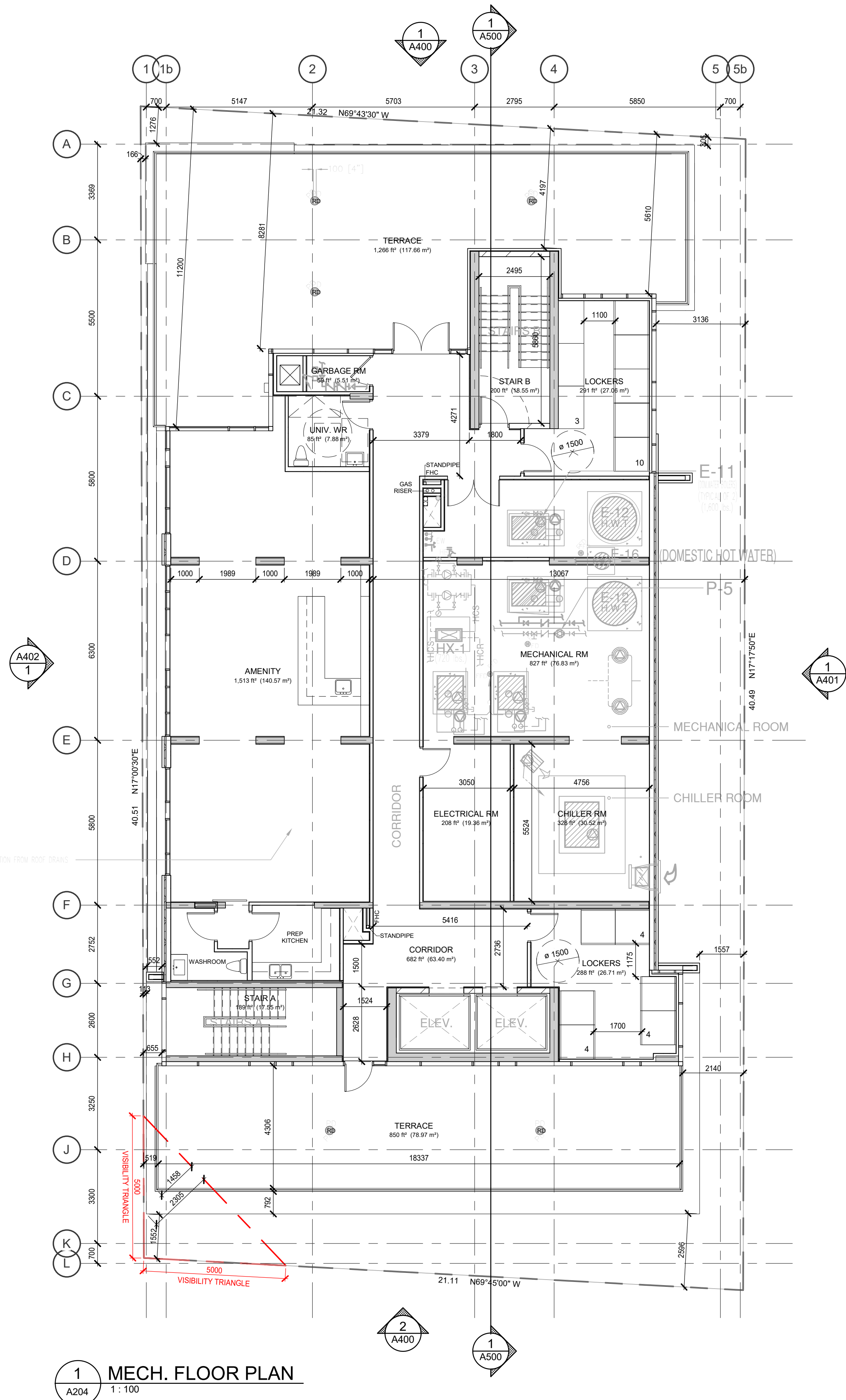
DRAWN BY: JE  
CHECKED BY: JE

DRAWING SHEET NUMBER:  
A203

DRAWING VERSION:  
PLOT DATE:  
2022-02-04



PROVIDE COMPLETE SERVICES REQUIRED FOR THE OPERATION OF THE SYSTEMS. COORDINATE ALL SERVICES PRIOR TO ANY INSTALLATION. ALL SERVICES TO BE SUSPENDED AS TOUGH TO UNDERSLAB AS POSSIBLE.



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION  
No. DETAIL NUMBER  
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
FOR REVIEW	1.	2021-08-17	KNYMH
FOR REVIEW	2.	2021-09-27	KNYMH
FOR CLIENT REVIEW	3.	2021-10-08	KNYMH
FOR CLIENT REVIEW	4.	2021-11-30	KNYMH
FOR CLIENT REVIEW	5.	2021-12-21	KNYMH
FOR CONSULTANT REVIEW	6.	2021-12-22	KNYMH
FOR CONSULTANT REVIEW	7.	2022-01-24	KNYMH
FINAL MARKETING AND SPA RE-SUB	8.	2022-01-26	KNYMH
FINAL MARKETING AND SPA RE-SUB	9.	2022-01-31	KNYMH
FINAL MARKETING AND SPA RE-SUB	10.	2022-02-04	KNYMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:  
NOT FOR CONSTRUCTION WITHOUT PERMIT

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www.knymh.com info@knymh.com

PROJECT NORTH  
TRUE NORTH

ASSOCIATION OF ARCHITECTS  
PRZEMYSŁAW MYSZKOWSKI  
LENCIA 7984

RADIO ARTS BUILDING  
206 KING ST. W.  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
MECH. FLOOR & ROOF FLOOR PLAN

DRAWING SCALE: 1:100	PROJECT NUMBER: 21010
DRAWN BY: KNYMH	CHECKED BY: KNYMH
DRAWING VERSION:	DRAWING SHEET NUMBER: A204
PLOT DATE: 2022-02-04	



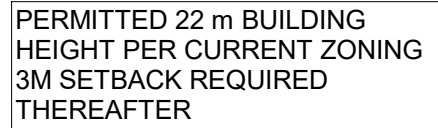


# LEGEND

GL	GLAZING PANEL
SP1	SPANDREL PANEL 1
SP2	SPANDREL PANEL 2
LV	LOUVRED PANEL
AW	AWNING WINDOW
E1	EIFS COLOUR 1
E3	EIFS COLOUR 3
E2	EIFS COLOUR 2
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR
BR1	BRICK TEXTURE FINISH
ST	STONE TEXTURE FINISH
FS	ROLLING METAL FIRE SHUTTER

[illegible]





1  
A401

## LEGEND

[illegible]





PERMITTED 22 m BUILDING  
HEIGHT PER CURRENT ZONING 3M  
SETBACK REQUIRED THEREAFTER

#### LEGEND

GL	GLAZING PANEL
SP1	SPANDREL PANEL 1
SP2	SPANDREL PANEL 2
LV	LOUVRED PANEL
AW	AWNING WINDOW
E1	EIFS COLOUR 1
E3	EIFS COLOUR 3
E2	EIFS COLOUR 2
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR
BR1	BRICK TEXTURE FINISH
ST	STONE TEXTURE FINISH
FS	ROLLING METAL FIRE SHUTTER

NOTE: BALCONIES, COLUMNS TO BE EIFS COLOUR 2

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB  
CONDITIONS BEFORE PROCEEDING WITH WORK

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#### KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

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FINAL MARKETING AND SPA RE-SUB	10.	2022-02-04	KNYMH

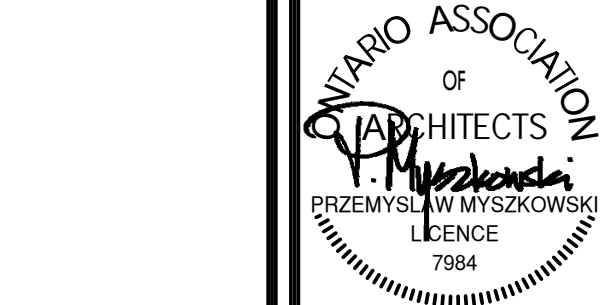
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**RADIO ARTS  
BUILDING**  
206 KING ST W.  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**ELEVATIONS**

DRAWING SCALE:  
As indicated

DRAWN BY:  
JE

CHECKED BY:  
Checker

DRAWING VERSION:  
PLOT DATE:  
2022-02-04

PROJECT NUMBER:  
**21010**

DRAWING SHEET NUMBER:  
**A402**

1 WEST ELEVATION - COLOUR  
A402 1:100