



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.:	HM/A-22:120	SUBJECT PROPERTY:	206 KING STREET W. HAMILTON
ZONE:	"D2,731" (Downtown Prime Retail Streets)	ZONING BY-LAW:	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 (5th 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.

HM/A-22:120

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 in 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:

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

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

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at 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

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.



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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 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

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 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 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, 5th Floor,
 71 Main St. W.,
 Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
 Email: 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)	[REDACTED]	
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.
 MERIDIAN 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

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.

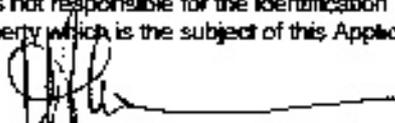
Is the previous use inventory attached? Yes No

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 Property Owner(s)

Radio Arts G.P Inc.

Print Name of Owner(s)

VERNON SHAW

10. Dimensions of lands affected:

Frontage + 21.11 metres
Depth + 40.51 metres
Area + 857 square metres
Width of street _____

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

Existing:

Vacant (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 m² 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 m² 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.

- 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 Economic Development Department.
- 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.
- Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
- 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.
- The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
 - Building permit- Sewer and water permits
 - Road cut permits- Relocation of services
 - Approach approval permits- Encroachment Agreements
 - Committee of Adjustment(if required)
- Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Corridor Management Section, Public Works Department.
- For visibility triangles at the vehicular access points, the following note to be provided:
 - * 4.5 metre by 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.
- All signs must comply with Sign By-law No. 10-197.

FILE No.

UNDERTAKING

RE:

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

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

(b) to perform the facilities, works or matters mentioned in Section 41(7)(a) of the Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated;

(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 filed to obtain compliance with this plan.

Dated this day of 20

Witness (signature) Owner(s) (signature)

Witness (print) Owner (print)

Address of Witness

FIRE ROUTE

CAROLINE STREET NORTH

206 KING STREET

UNRETERED

KING STREET WEST

SOUTH WEST CORNER OF LOT 14

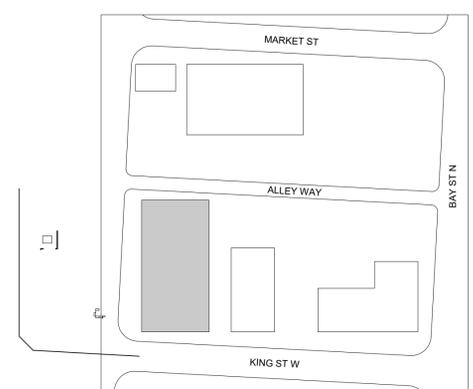
UNREGISTERED

SOUTH WEST CORNER OF LOT 14

UNREGISTERED

SOUTH WEST CORNER OF LOT 14

UNREGISTERED



2 KEYPLAN
A001 1:1000

BUILDING STATISTICS
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 BP)

Total Building Area.	
1st FLOOR	678 m ²
2nd FLOOR	725 m ²
3rd FLOOR	760 m ²
4th FLOOR	760 m ²
5th FLOOR	644 m ²
6th FLOOR	680 m ²
7th FLOOR	680 m ²
8th FLOOR	678 m ²
9th FLOOR	678 m ²
10th FLOOR	678 m ²
11th FLOOR	678 m ²
12th FLOOR	679 m ²
13th FLOOR	679 m ²
MECH. FLOOR PLAN	452 m ²
Total	9509 m ²

Parking Area	
1st FLOOR	383 m ²
Total	383 m ²

Parking Requirements - Residential		
>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

Parking Requirements - Retail		
Ground Floor (Restaurant Use) - 0 parking required for first 450sqm		
Retail Area provided - 109sqm		

Total Retail Parking Required: 0 Spaces

Total Required Parking Spaces: 36 Spaces
(Total Provided Parking Spaces: 37 Spaces including 1 Barrier Free Space)

Bicycle Parking Requirements	
122 Residential Units @ 1 Space/Unit - 122 Spaces	
Total Bicycle Parking Provided: 122 Spaces	

Suite Type Breakdown	
1 BED	66
1 BED+DEN	23
2 BED	15
3 BED	5
STUDIO	13
Total: 122	122

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)
- 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.
 - The developer must provide a signed letter from a professional engineer certifying that the road base along the access route can support at least 35,000 kilograms.
 - 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:
- Arrange a private waste hauler for the removal of all waste materials.
 - As part of the Purchase and Sale Agreement the developer, owner, property manager or agent for the development must disclose in writing to a prospective buyer of a unit within the development that the property is not serviceable for municipal waste collection.

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 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

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

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
RUE NORTH

ASSOCIATION OF ARCHITECTS OF PRZEMYSŁAW MYSZKOWSKI
LENCE 784

RADIO ARTS BUILDING
206 KING ST W.
HAMILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
As indicated

PROJECT NUMBER:
21010

DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER:
A001

DRAWING VERSION:
PLOT DATE:
2022-02-04

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BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT



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



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

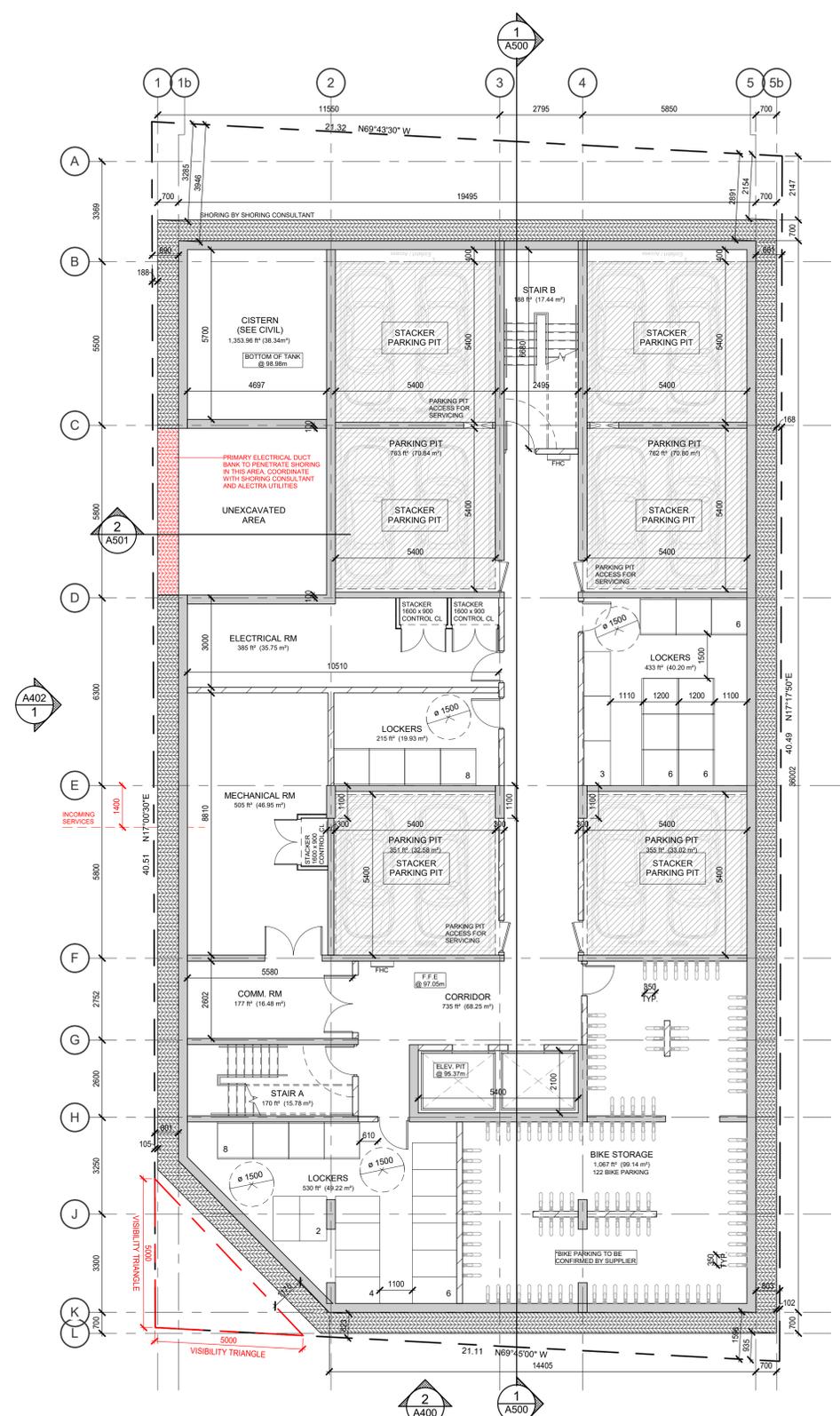
DRAWING SHEET TITLE:
BASEMENT & 1st FLOOR PLAN

DRAWING SCALE:
1:100

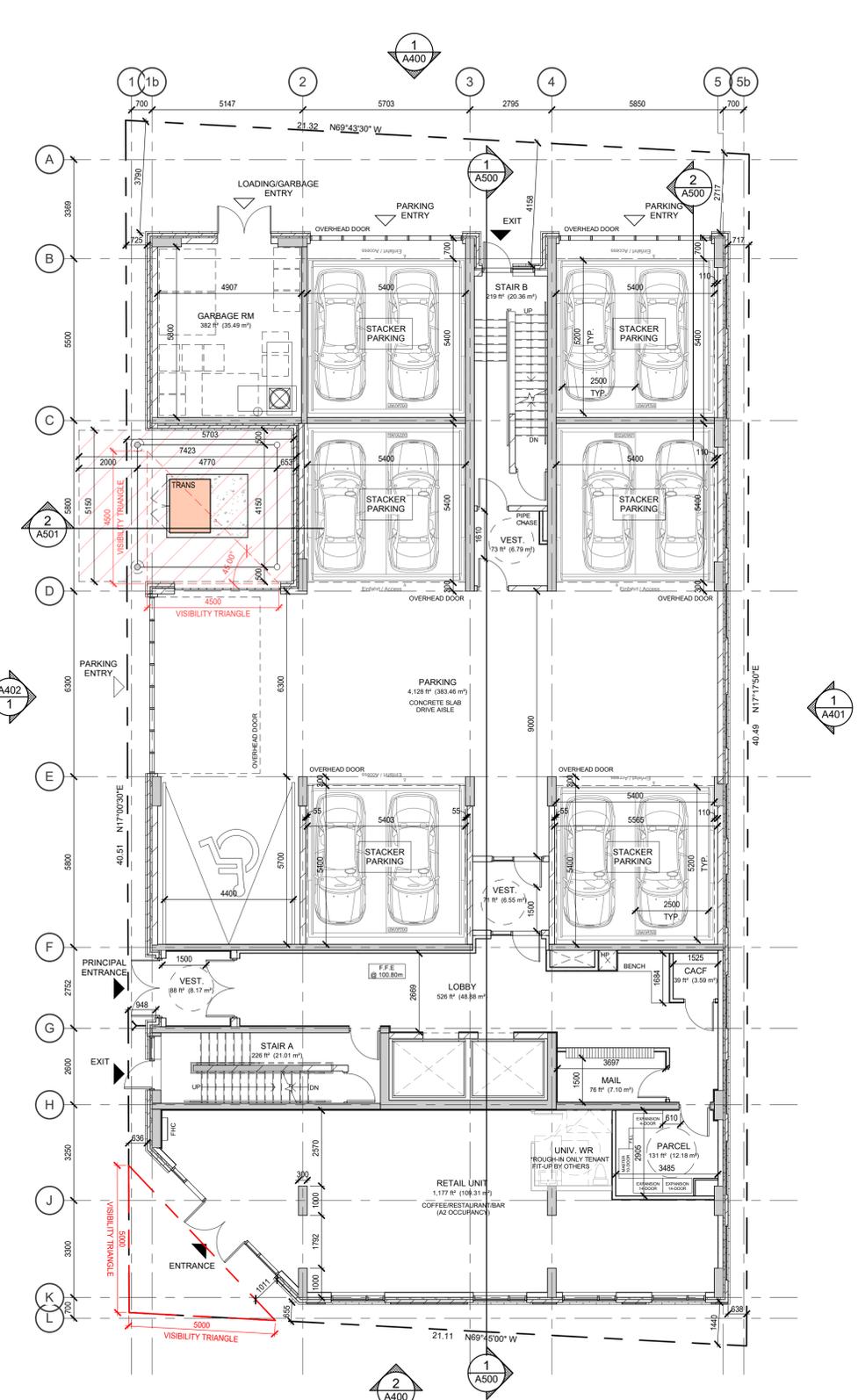
PROJECT NUMBER:
21010

DRAWN BY: CHECKED BY:
DRAWING SHEET NUMBER:
A200

DRAWING VERSION:
PLOT DATE:
2022-02-04



1 BASEMENT FLOOR
A200 1:100



2 1st FLOOR
A200 1:100

TIMESTAMP: 2022-02-08 14:53 PM FILEPATH: C:\Real\Loco\21010 - 206 King St. West\CAD\DWG.rvt

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BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT



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

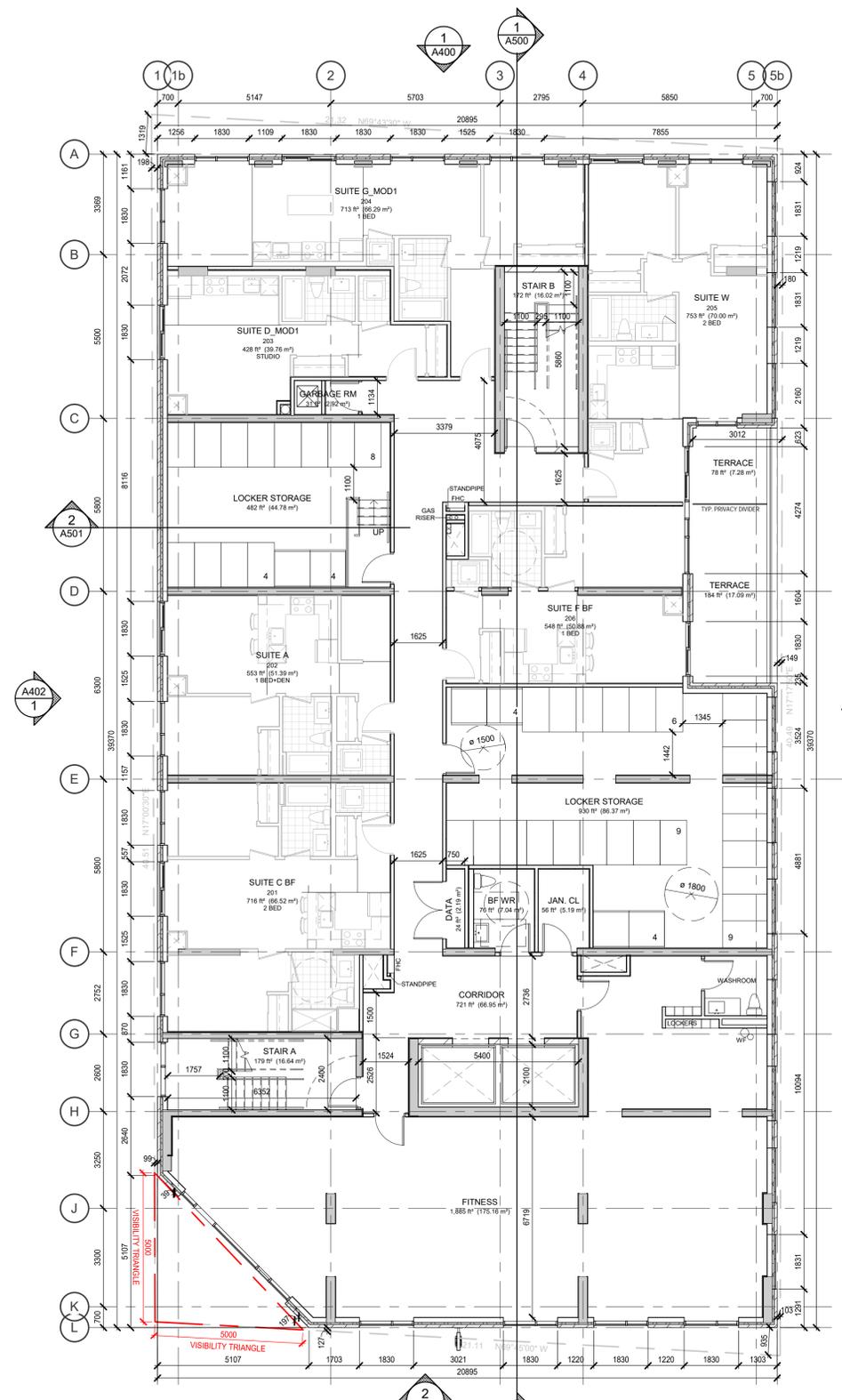


RADIO ARTS BUILDING
 206 KING ST. W.
 HAMILTON, ONTARIO

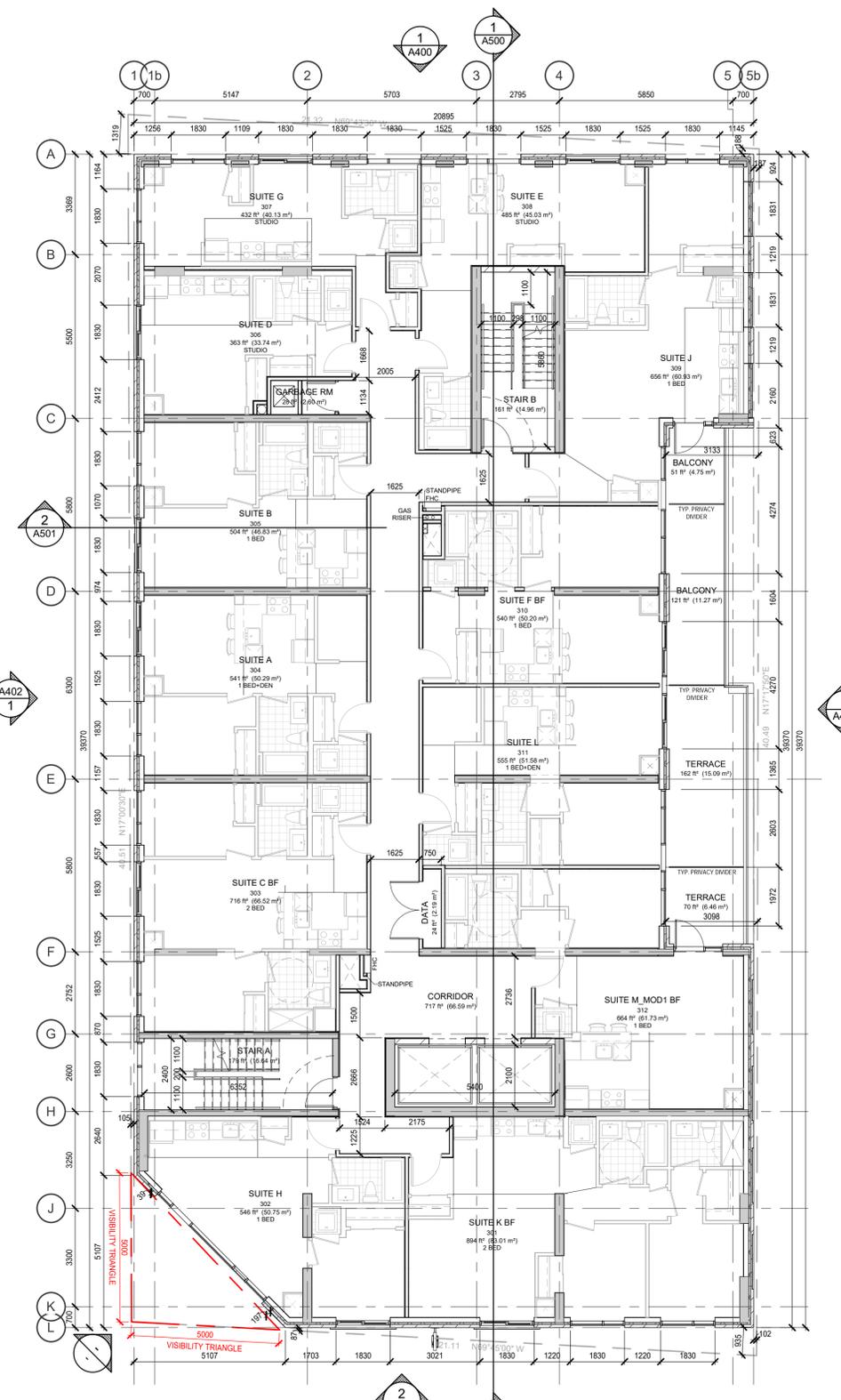
DRAWING SHEET TITLE:
2nd & 3rd FLOOR PLAN

DRAWING SCALE: 1:100
 PROJECT NUMBER: 21010

DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER: A201
 DRAWING VERSION: PLOT DATE: 2022-02-04



1 2nd FLOOR
 A201 1:100



2 3rd FLOOR
 A201 1:100

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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

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

BUILDING PERMIT NUMBER:
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RADIO ARTS BUILDING
206 KING ST. W.
HAMILTON, ONTARIO

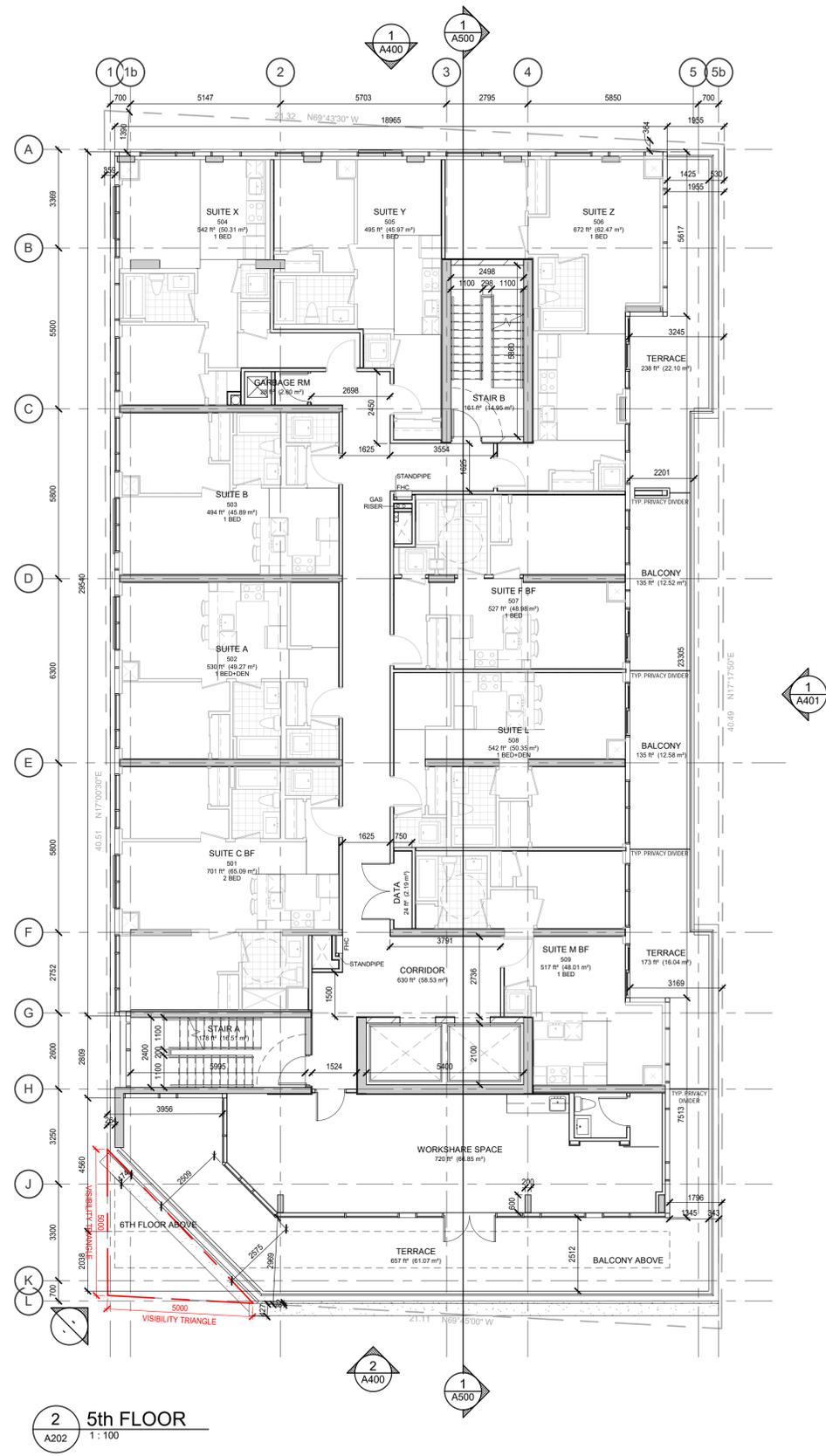
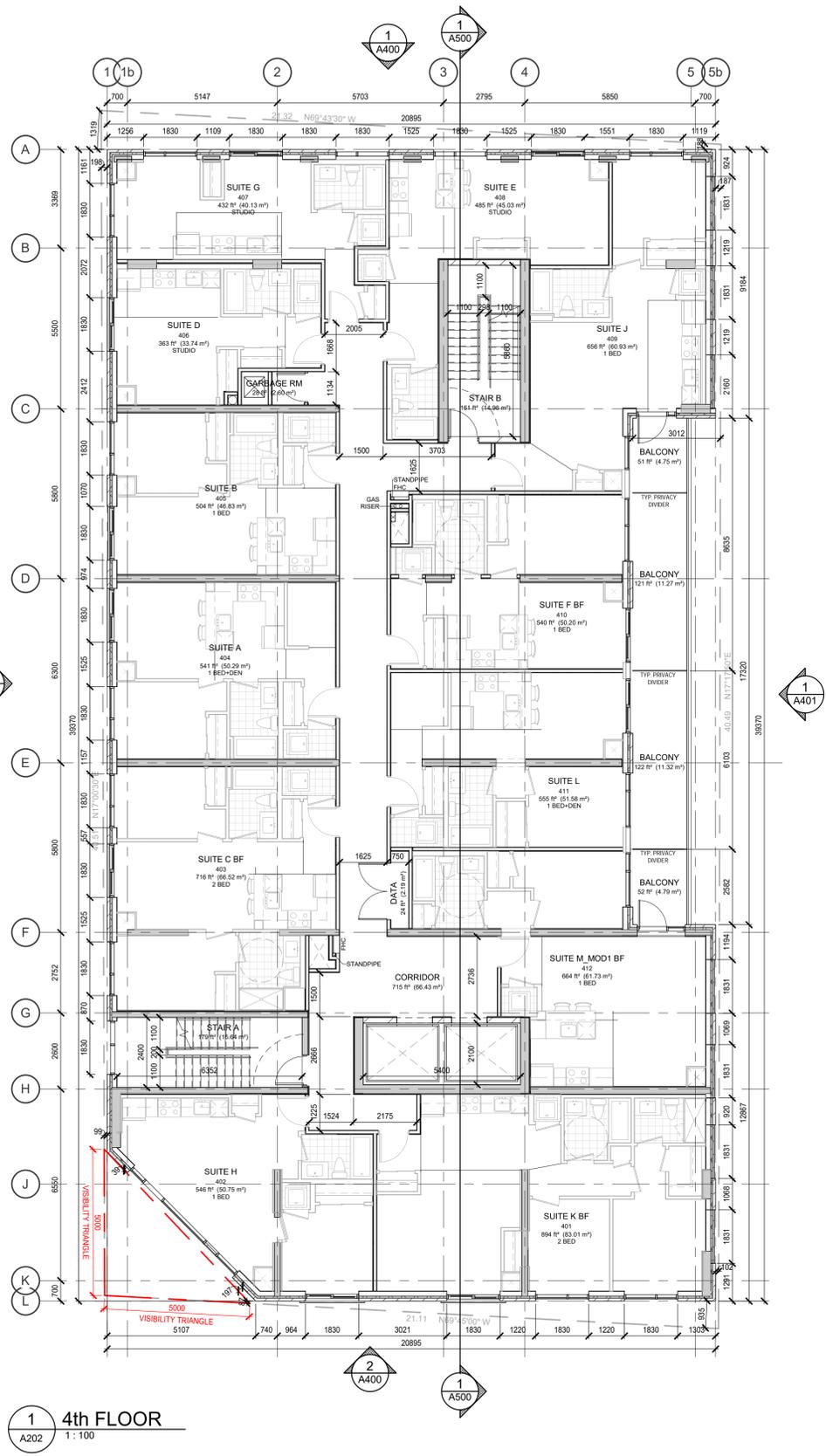
DRAWING SHEET TITLE:
4th & 5th FLOOR PLAN

DRAWING SCALE:
1:100

PROJECT NUMBER:
21010

DRAWN BY: JE
CHECKED BY: JE
DRAWING SHEET NUMBER:
A202

PLOT DATE:
2022-02-04



TIMESTAMP: 2022-02-08 14:51 PM FILEPATH: C:\Real\Loco\21010 - 206 King St. West\CAD\DWG.plt

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

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

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REVISIONS TO DRAWING

No.	DATE (DD.MM.YY)	BY

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DRAWING SHEET TITLE:
6th-13th FLOOR PLAN

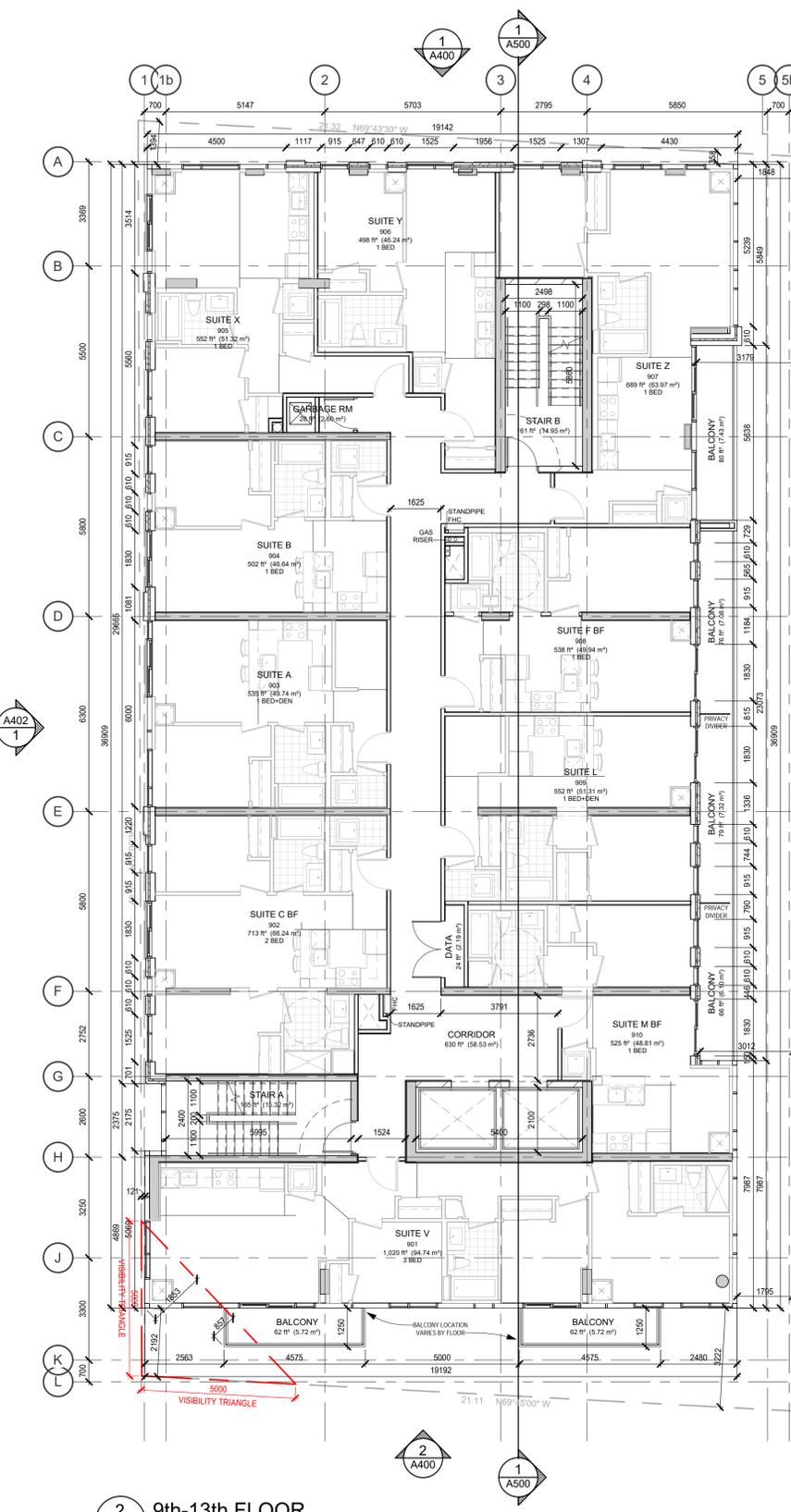
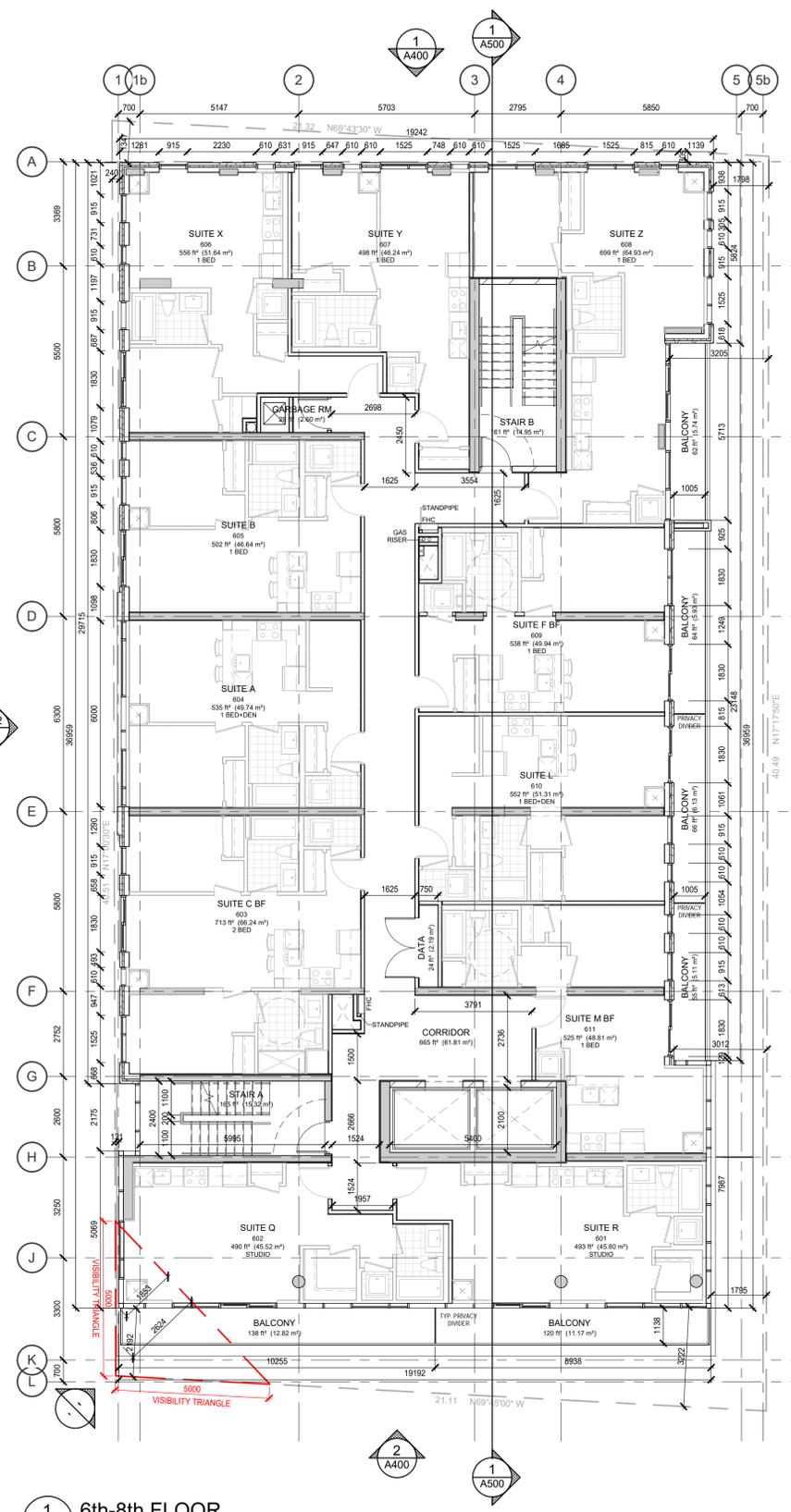
DRAWING SCALE:
1:100

PROJECT NUMBER:
21010

DRAWN BY: JE
CHECKED BY: JE

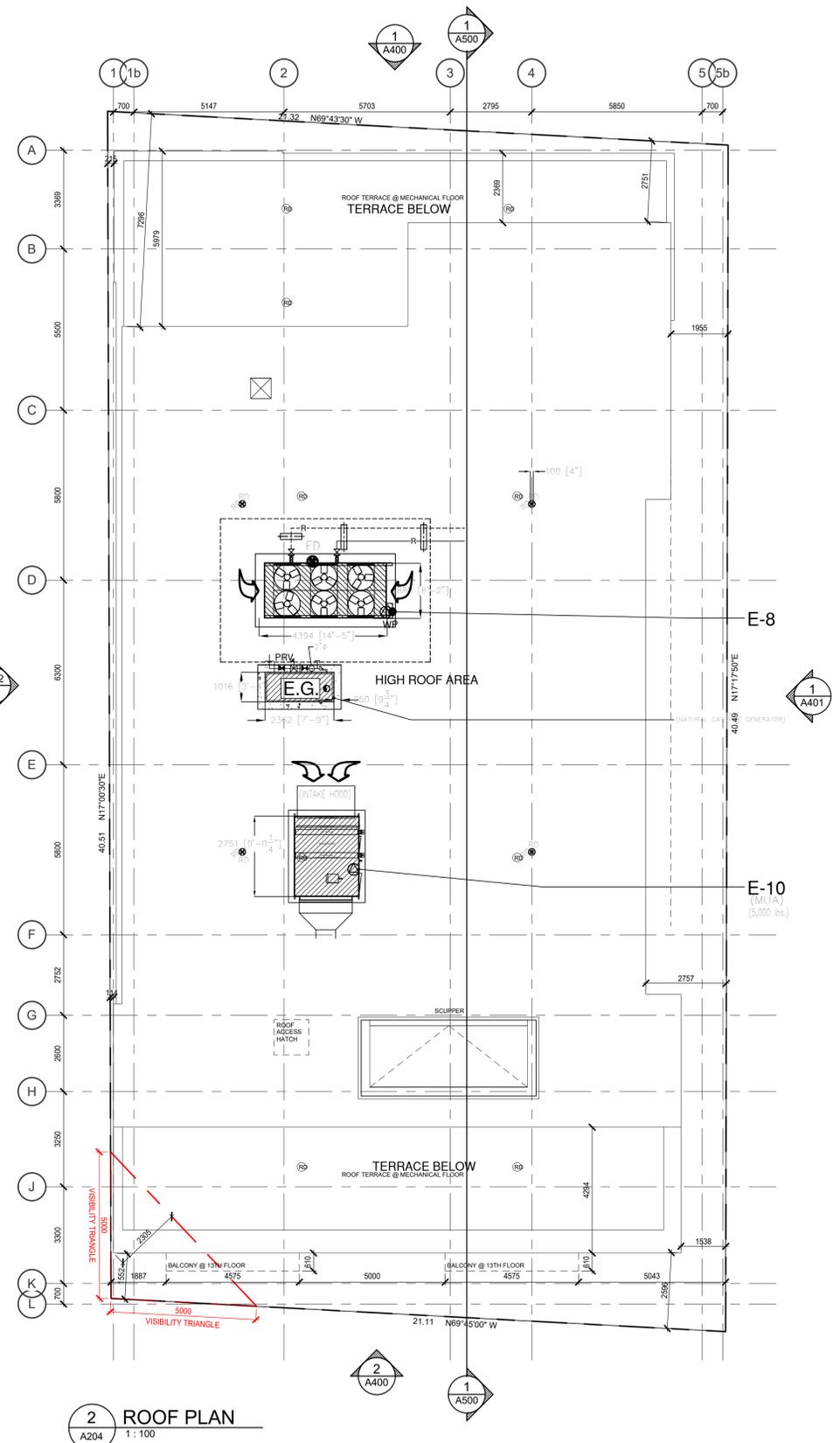
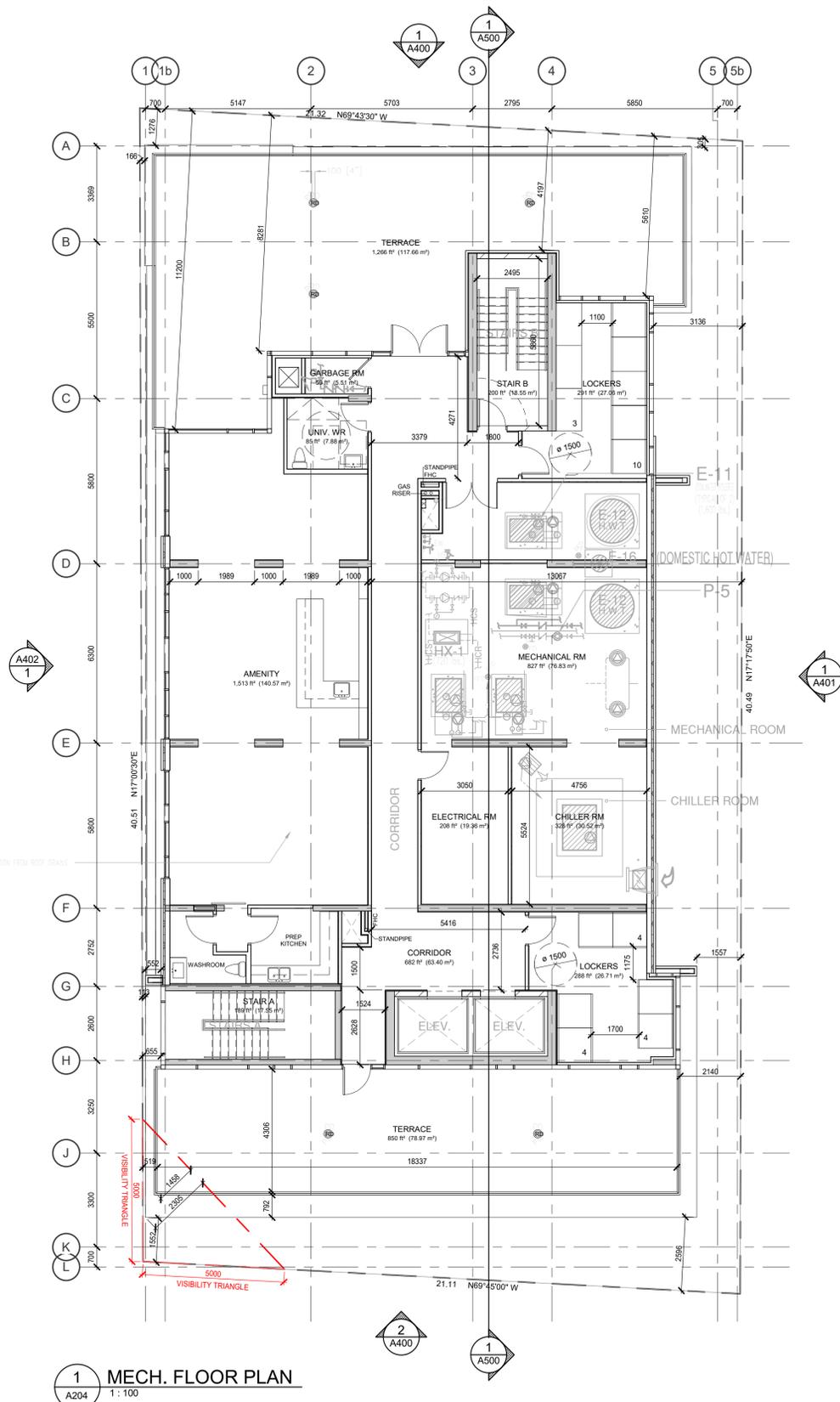
DRAWING SHEET NUMBER:
A203

DRAWING VERSION:
PLOT DATE:
2022-02-04



TIMESTAMP: 2022-02-08 14:29:59 PM FILEPATH: C:\Real\Loco\21010 - 206 King St. West\CAD\RFW.rvt

PROVIDE COMPLETE SERVICES REQUIRED FOR THE OPERATION OF THE SYSTEMS. COORDINATE ALL SERVICES PRIOR TO ANY INSTALLATION. ALL SERVICES TO BE SUPPLEMENT AS NOT TO UNDERCUT AS POSSIBLE.



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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 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

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DRAWING SHEET TITLE:
MECH. FLOOR & ROOF FLOOR PLAN

DRAWING SCALE: 1:100
PROJECT NUMBER: 21010

DRAWN BY: KNYMH
CHECKED BY: KNYMH
DRAWING SHEET NUMBER: A204
DRAWING VERSION:
PLOT DATE: 2022-02-04

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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
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FOR CLIENT REVIEW	6	2021-12-22	KNYMH
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FINAL MARKETING AND SPA RE-SUB	10	2022-02-04	KNYMH

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 206 KING ST W.
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DRAWING SHEET TITLE:
ELEVATIONS

DRAWING SCALE: As indicated	PROJECT NUMBER: 21010
DRAWN BY: CHECKED BY:	DRAWING SHEET NUMBER: A400
DRAWING VERSION:	PLOT DATE: 2022-02-04



1 NORTH ELEVATION - COLOUR
 A400 1:100



2 SOUTH ELEVATION - COLOUR
 A400 1:100

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

TIMESTAMP: 2022-02-04 10:58:03 PM FILEPATH: C:\Work\Loco21010 - 206 King St_Winter\CD\RW\1.rvt

T:\PROJECTS\2022\2022-02-04 - 144-53 PM - ELEVATIONS - 206 King St. West\CD\RW\1.rvt
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PERMITTED 22 m BUILDING
 HEIGHT PER CURRENT ZONING
 3M SETBACK REQUIRED
 THEREAFTER

1 EAST ELEVATION - COLOUR
 A401 1:100

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

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 No. DRAWING SHEET NUMBER

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RADIO ARTS BUILDING
 206 KING ST. W.
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DRAWING SHEET TITLE:
ELEVATIONS

DRAWING SCALE: As indicated	PROJECT NUMBER: 21010
DRAWN BY: JE	CHECKED BY: Checker
DRAWING VERSION:	DRAWING SHEET NUMBER: A401
PLOT DATE: 2022-02-04	



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

1 WEST ELEVATION - COLOUR
A402 1:100

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

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HAMILTON, ONTARIO

DRAWING SHEET TITLE:
ELEVATIONS

DRAWING SCALE: As indicated
PROJECT NUMBER: **21010**

DRAWN BY: JE
CHECKED BY: Checker
DRAWING VERSION:
PLOT DATE: 2022-02-04
DRAWING SHEET NUMBER: **A402**