



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-22:78	SUBJECT PROPERTY:	488-500 UPPER WELLINGTON ST., HAMILTON
ZONE:	"C5a" and "C5a,316" (Mixed Use Medium Density – Pedestrian Focus (C5a) Zone)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Agent MHBC – D. Anderson
Owner 488-500 Upper Wellington – A. Girolami

The following variances are requested:

1. Four (4) dwelling units, mixed use fronting on Inverness Avenue East shall be permitted to be located on the ground floor instead of the requirement that a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas.
2. A minimum depth of 1.4m shall be permitted along the north lot line (Inverness Avenue East lot line) instead of the requirement that a yard having a minimum depth of 3 metres in the case of multiple dwellings shall be provided and maintained along the northerly lot line within the portion of the lot zoned "C5a,316".
3. A minimum rear yard of 1.5m shall be permitted for the garbage bin enclosure accessory building instead of the minimum required 7.5m rear yard.
4. A minimum side yard of 1.5m shall be permitted to the 12.19m easterly side lot line for the garbage bin enclosure accessory building instead of the minimum required 7.5m side yard.
5. A maximum building height of 22.0m shall be permitted instead of the maximum required building height of 11.0m or two storeys within the portion of the lot zoned "C5a,316".
6. The wholly enclosed rooftop amenity area which projects above the uppermost point of the building shall be permitted to be setback a minimum of 1.5 metres from the exterior walls of the storey directly beneath instead of the requirement that it shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath.

7. The wholly enclosed rooftop amenity area which projects above the uppermost point of the building shall be permitted to not be greater than 5.0m in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure instead of the requirement that it shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.
8. No increase in the minimum required side yard setback from the westerly 76.95m side lot line and from the southerly 57.91m side lot line shall be required for the portion of the building above 11.0m to a maximum height of 22.0m instead of the requirement any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum 7.5m side yard requirement when abutting a Residential Zone to a maximum of 22.0m
9. A minimum first storey height of 3.0m and a maximum first storey height of 6.6m shall be permitted instead of the requirement that the first storey shall have a minimum height of 3.6 metres and a maximum height of 4.5 metres
10. A loading facility (being a “waste collection area”) shall be permitted to be a minimum of 1.5m from the southerly 18.29m rear lot line and a minimum of 6.2m from the easterly 12.19m side lot line and the westerly 76.95m side lot line instead of the requirement that loading facilities shall not be permitted in a required yard abutting a Residential Zone (being a Minimum Side Yard of 7.5m and a Minimum Rear Yard of 7.5m).

PURPOSE & EFFECT: So as to permit the construction of a dwelling unit, mixed-use building containing a total of total of two hundred and sixty-one (261) dwelling units and two (2) retail commercial units at grade in order to facilitate Site Plan File No. DA-22-001 notwithstanding that:

Notes:

- i) The variances are necessary to facilitate Site Plan File No. DA-22-001.

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:	2:20 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:

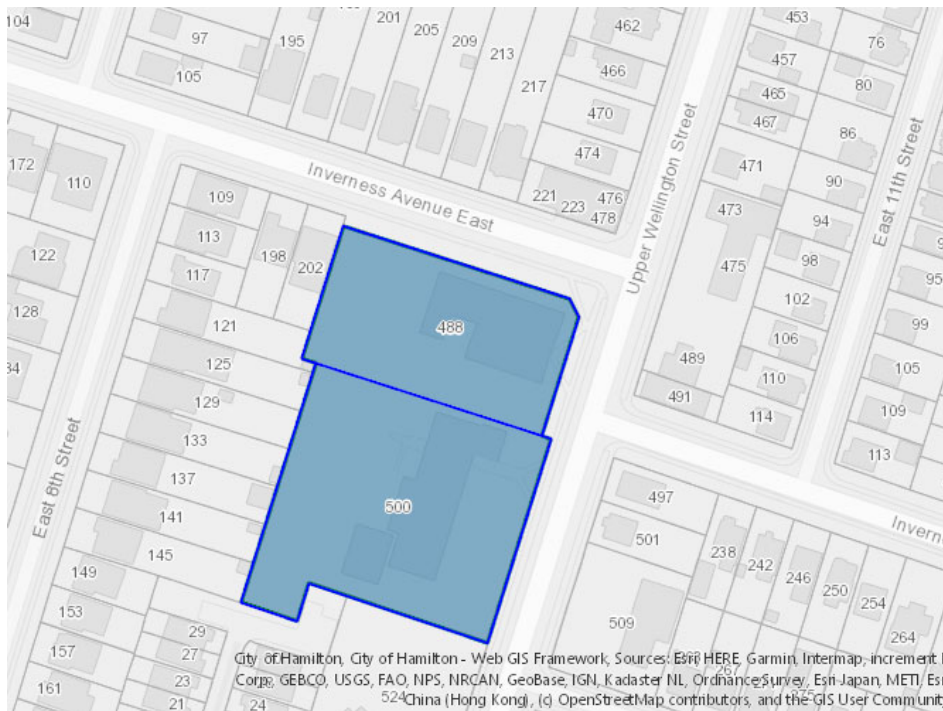
- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca

- 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.

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.

**488 - 500 UPPER WELLINGTON STREET
PROJECT STATISTICS - TOTAL PROJECT**

TOTAL SITE AREA	PRIOR TO ROAD WIDENING & DAYLIGHT TRIANGLES APPROXIMATE 8,890.56m² (95,697.19 ft² or 2.19 acres)			AFTER TO ROAD WIDENING & DAYLIGHT TRIANGLES APPROXIMATE 8,301.84m² (89,360.26 ft² or 2.05 acres)			
PROGRAM	PROPOSED RESIDENTIAL (GROUP C)						
GROSS FLOOR AREA	LEVELS	RETAIL	PARKING	RESIDENTIAL	TOTAL FLOOR AREA	GFA DEDUCTIONS*	GROSS FLOOR AREA
	GROUND	628.71	3,390.66	1,147.44	5,166.81	3,390.66	1,776.15
	MEZZ	-	3,623.54	389.24	4,012.78	3,623.54	389.24
	LEVEL 2	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 3	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 4	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 5	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 6	-	-	3,530.92	3,530.92	-	3,530.92
	MECH PENTHOUSE	-	-	744.80	744.80	388.65	388.65
	TOTAL	628.71	7,014.20	20,370.56	28,013.47	7,370.35	20,643.12
* AREAS DEVOTED TO PARKING AND THE MECHANICAL PENTHOUSE DEDUCTED FROM GFA AREA IN ACCORDANCE WITH ZONING BY-LAW 05-200							
NO. OF DWELLING UNITS	2 STOREY GROUND RELATED UNITS	STUDIO	1 BEDROOM	1 BED+DEN	2 BEDROOM	2 BED+DEN	TOTAL
	4 UNITS (1.5%)	38 UNITS (14.6%)	94 UNITS (36.0%)	15 UNITS (5.7%)	89 UNITS (34.1%)	21 UNITS (8.1%)	261 UNITS

NO. OF DWELLING UNITS	TOTAL UNITS <50m2	TOTAL UNITS >50m2	
	48 UNITS	213 UNITS	

FLOOR SPACE INDEX	2.3 (PRIOR TO ROAD WIDENING) 2.48 (AFTER ROAD WIDENING)					
MAX. BUILDING HEIGHT	6 STOREYS, 21.81 FROM AVERAGE GRADE					
LOADING	1 - TYPE 'G' ON GROUND LEVEL, TYPE 'G' LOADING: 4.0m x 13.0m x 6.1m HIGH 1 - TYPE 'B' ON GROUND LEVEL, TYPE 'B' LOADING: 3.5m x 11.0m x 4.0m HIGH					
OFF-STREET PASSENGER LOADING	2 - 15min PARKING SPACES PROVIDED FOR PASSENGER PICK-UP/DROP-OFF AND DELIVERIES.					
SETBACKS	FROM STREET LINE REQUIRED: 3.0m FOR FIRST STOREY PROVIDED: INVERNESS AVENUE - 1.4m; UPPER WELLINGTON STREET - 1.3m INTERIOR SIDE YARD REQUIRED: 7.5m WHEN ABUTTING A RESIDENTIAL OR INDUSTRIAL USE PROVIDED: WEST - ABUTTING RESIDENTIAL 14.45-22.54m; SOUTH - ABUTTING COMMERCIAL AND RESIDENTIAL USE 7.705-19.56m					
PERCENT OF FACADE	MINIMUM REQUIRED = 50% GROUND FLOOR FACADE = 83.25m (UPPER WELLINGTON) + 56.98m (INVERNESS) = 140.23m TOTAL LOT LINES = 111.49m (UPPER WELLINGTON) + 80.77m (INVERNESS) = 192.26m PERCENT OF FACADE = (140.23 / 192.26) x 100 = 72.94%					
PERCENT OF DOORS AND WINDOWS FACING THE STREET	MINIMUM REQUIRED = 60% AREA OF DOORS AND WINDOWS = 391.56m ² (UPPER WELLINGTON) + 201.64m ² (INVERNESS) = 593.20m ² AREA OF GROUND FLOOR FACADE = 538.23m ² (UPPER WELLINGTON) + 387.97m ² (INVERNESS) = 926.02m ² PERCENT OF FACADE = (593.20 / 926.02) x 100 = 64.05%					
PERCENT OF LANDSCAPED AREAS	MINIMUM REQUIRED = 10% AREA OF PARKING LOT/DRIVE AISLES = 2,114.17m ² AREA OF LANDSCAPED SPACES = 351.56m ² PERCENT OF LANDSCAPED AREAS = (351.56 / 2114.17) x 100 = 16.6%					
RESIDENTIAL ONLY AMENITY SPACE	REQUIRED AMENITY = 4.0m2 x UNIT<50m2 + 6.0m2 x UNIT>50m2 = (4.0 x 48) + (6.0 x 213) = 192m ² + 1,278m ² = 1,470m ² PROVIDED AMENITY = PRIVATE BALCONIES/TERRACES LEVEL 2 = 839.88m ² LEVELS 3-5 = 282.88m ² x 3 LEVELS = 848.64m ² LEVEL 6 = 360.87m ² TOTAL PRIVATE BALC/TERRACE AREA = 2,049.39m² ROOFTOP AMENITY INDOOR = 350.67m ² OUTDOOR = 700.89m ² TOTAL ROOFTOP AMENITY AREA = 1,051.47m² TOTAL PROJECT AMENITY PROVIDED = 3,100.86m²					
BICYCLE PARKING	43 LONG-TERM BICYCLE PARKING SPACE LOCATED IN THE GROUND AND MEZZANINE ENCLOSED PARKING LEVELS. 10 SHORT-TERM BICYCLE PARKING SPACES LOCATED OUTSIDE @ GRADE.					
VEHICULAR PARKING	UNITS <50m ²	UNITS >50m ² UNITS 1-14	UNITS >50m ² UNITS 15-50	UNITS >50m ² UNITS 51+	RETAIL	TOTAL REQUIRED
	48 UNITS X 0.3 PER UNIT = 14.4	14 UNITS X 0.7 PER UNIT = 9.8	36 UNITS X 0.85 PER UNIT = 30.6	163 UNITS X 1.0 PER UNIT = 163	633.90 - 450 = 183.9m ² X 1.0 PER 17.0m ² (OVER 450m ²) = 10.8	= 228
	TOTAL SPACES PROPOSED: SHARED RETAIL / VISITOR - 14 SPACES, PROVIDED OUTDOOR @ GRADE. RESIDENTIAL GROUND - 132 SPACES (42 OUTDOOR + 90 INDOOR) MEZZANINE - 94 SPACES (ALL INDOOR) TOTAL PROJECT PROVIDED - 14 COMMERCIAL (OUTDOOR) + 226* RESIDENT (42 OUTDOOR + 184 INDOOR) = 240 TOTAL SPACES PROVIDED *OF WHICH 6 ARE ACCESSIBLE PARKING SPACES (4 ON GROUND + 2 ON MEZZANINE)					

7	REISSUED FOR SPA	29 APRIL 2022
6	REISSUED FOR SPA	19 APRIL 2022
5	REISSUED FOR SPA	5 APRIL 2022
4	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
3	RE-ISSUED FOR SPA	16 FEBRUARY 2022
2	RE-ISSUED FOR SPA	20 OCTOBER 2021
1	ISSUED FOR SPA	26 AUGUST 2021
NO.	REVISIONS	DATE

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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WWW.COREARCHITECTS.COM

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WELLINGTON STREET
HAMILTON, ON



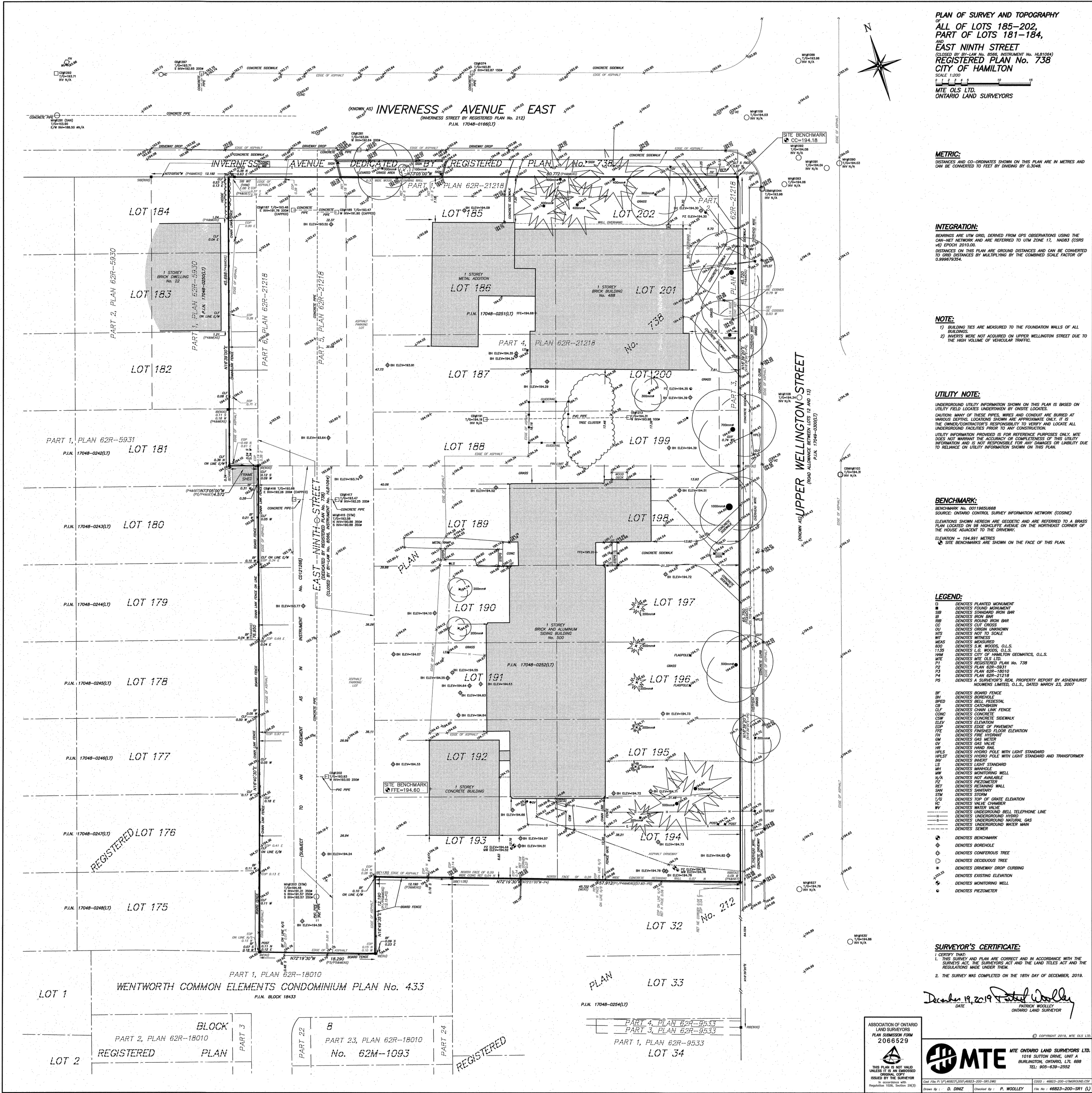
DRAWN G.S.	SCALE NTS
CHECKED G.S.	DATE DECEMBER 2020

TITLE

PROJECT STATISTICS

PROJECT NO. 20-240	DRAWING NO. A000
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PLAN OF SURVEY AND TOPOGRAPHY
ALL OF LOTS 185-202,
PART OF LOTS 181-184,
AND
EAST NINTH STREET
(CLOSED BY M.T.E. LTD. SURVEY INSTRUMENT NO. 181004)
REGISTERED PLAN No. 738
CITY OF HAMILTON
SCALE 1:500
M.T.E. LTD.
ONTARIO LAND SURVEYORS

METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION:
DRAWINGS ARE Laid OUT, DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS
V4) COORDINATES. DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED
TO HORIZONTAL DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF
0.99997354.

NOTE:
1) BUILDING TIES ARE MEASURED TO THE FOUNDATION WALLS OF ALL
BUILDINGS.
2) ANGLES WERE NOT ACQUIRED ON UPPER WELLINGTON STREET DUE TO
THE HIGH VOLUME OF VEHICULAR TRAFFIC.

UTILITY NOTE:
UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON
UTILITY FIELD LOCATES UNDERTAKEN BY ORITE LOCATES.
CAUTION: MANY OF THESE PIPES, WELLS AND CONDUITS ARE BURIED AT
VARIOUS DEPTHS. LOCATIONS SHOWN ARE APPROXIMATE ONLY. IT IS
THE OWNER'S RESPONSIBILITY TO VERIFY AND LOCATE ALL
UNDERGROUND FACILITIES PRIOR TO ANY CONSTRUCTION.
UTILITY INFORMATION PROVIDED IS FOR REFERENCE PURPOSES ONLY. M.T.E.
DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS UTILITY
INFORMATION AND IS NOT RESPONSIBLE FOR ANY DAMAGES OR LIABILITY DUE
TO RELIANCE ON UTILITY INFORMATION SHOWN ON THIS PLAN.

BENCHMARK:
BENCHMARK NO. 011508008
SOURCE: ONTARIO CONTROL SURVEY INFORMATION NETWORK (COSINE)
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO A BRASS
PLAN LOCATED ON 88 HEDDERLEY AVENUE ON THE NORTHEAST CORNER OF
THE HOUSE ADJACENT TO THE DRIVEWAY.
ELEVATION = 184.841 METRES
SITE BENCHMARKS ARE SHOWN ON THE FACE OF THIS PLAN.

LEGEND:
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SURVEYOR'S CERTIFICATE:
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18TH DAY OF DECEMBER, 2019.

December 19, 2019 Patrick Woolley
DATE
PATRICK WOOLLEY
ONTOARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2066529

THIS PLAN IS NOT VALID
UNLESS IT IS AN UNDISBURSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATIONS MADE UNDER THE
SURVEY ACT

DATE: 18 DEC 2019
DRAWN BY: D. DINE
CHECKED BY: P. WOOLLEY
FILE NO.: 48833-200-SR1 (2)

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MTE MTE ONTARIO LAND SURVEYORS LTD.
1010 SUTTON DRIVE, UNIT 4
BURLINGTON, ONTARIO, L7R 6B8
TEL: 905-639-2552

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
3	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
2	RE-ISSUED FOR SPA	16 FEBRUARY 2022
1	ISSUED FOR SPA	26 AUGUST 2021
NO.	REVISIONS	DATE

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JOB.

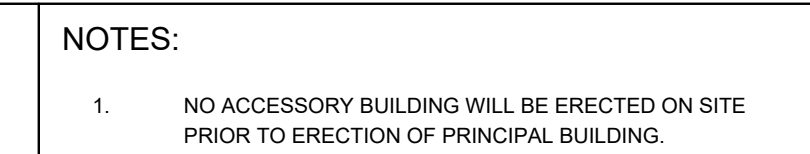
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WELLINGTON STREET
HAMILTON, ON

DRAWN N/A	SCALE N.T.S.
CHECKED N/A	DATE DECEMBER 2020

TITLE
SURVEY

PROJECT NO. 20-240	DRAWING NO. A102
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ROAD WIDENING
EASEMENT
(INSTRUMENT NO. HL8106-
OUTDOOR AMENITY

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
3	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
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NO.	REVISIONS	DATE

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HAMILTON, ON



DRAWN
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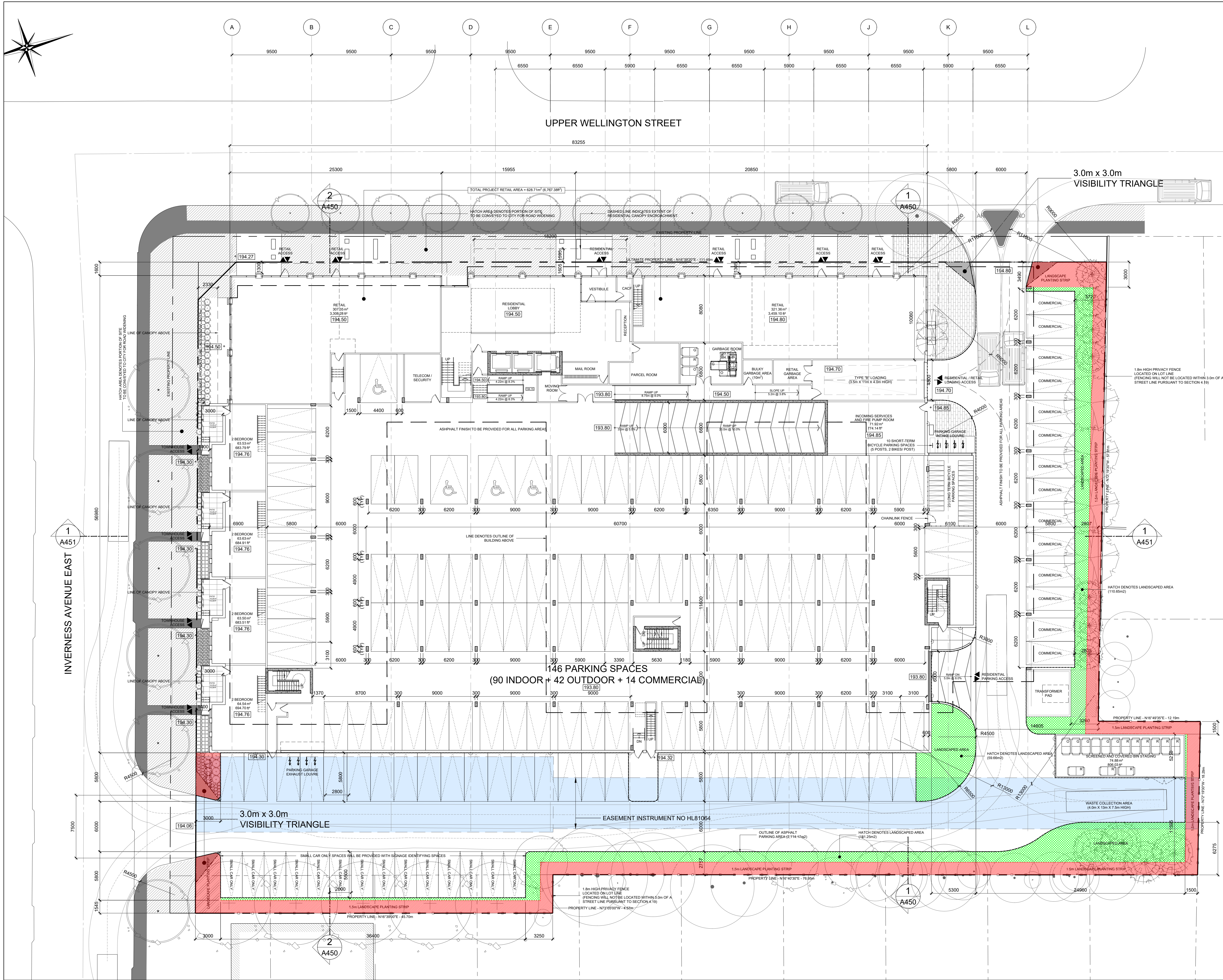
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DATE	DECEMBER 2020
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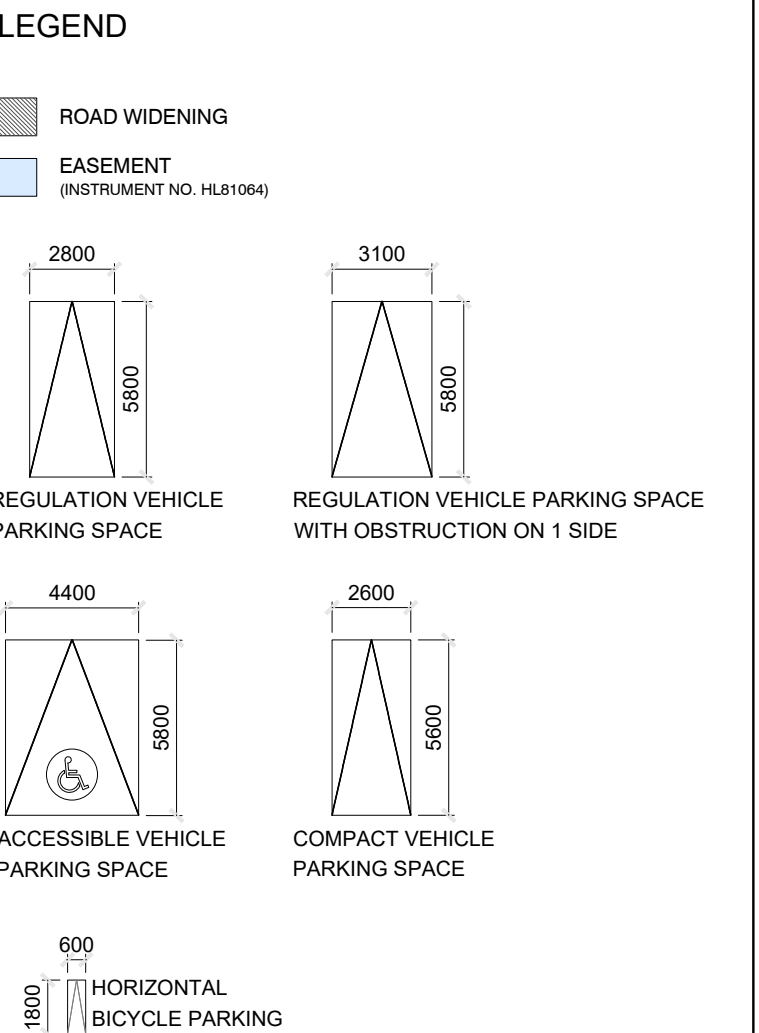
TITLE	SITE PLAN
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PROJECT NO	20-240
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DRAWING NO.	A103
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- NOTES:
- REFER TO SITE SERVING AND GRADING PLAN FOR DETAILED GRADING.
 - REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
 - BUILDING HAS 3 CHUTES EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.



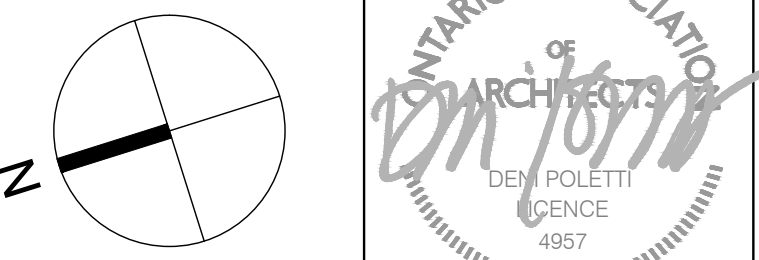
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4	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
3	RE-ISSUED FOR SPA	16 FEBRUARY 2022
2	RE-ISSUED FOR SPA	20 OCTOBER 2021
1	ISSUED FOR SPA	26 AUGUST 2021

NO.	REVISIONS	DATE
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6	REISSUED FOR SPA	19 APRIL 2022
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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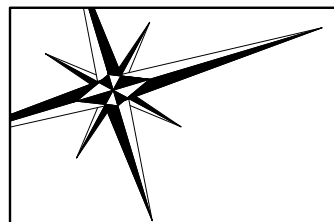
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DATE
DECEMBER 2020

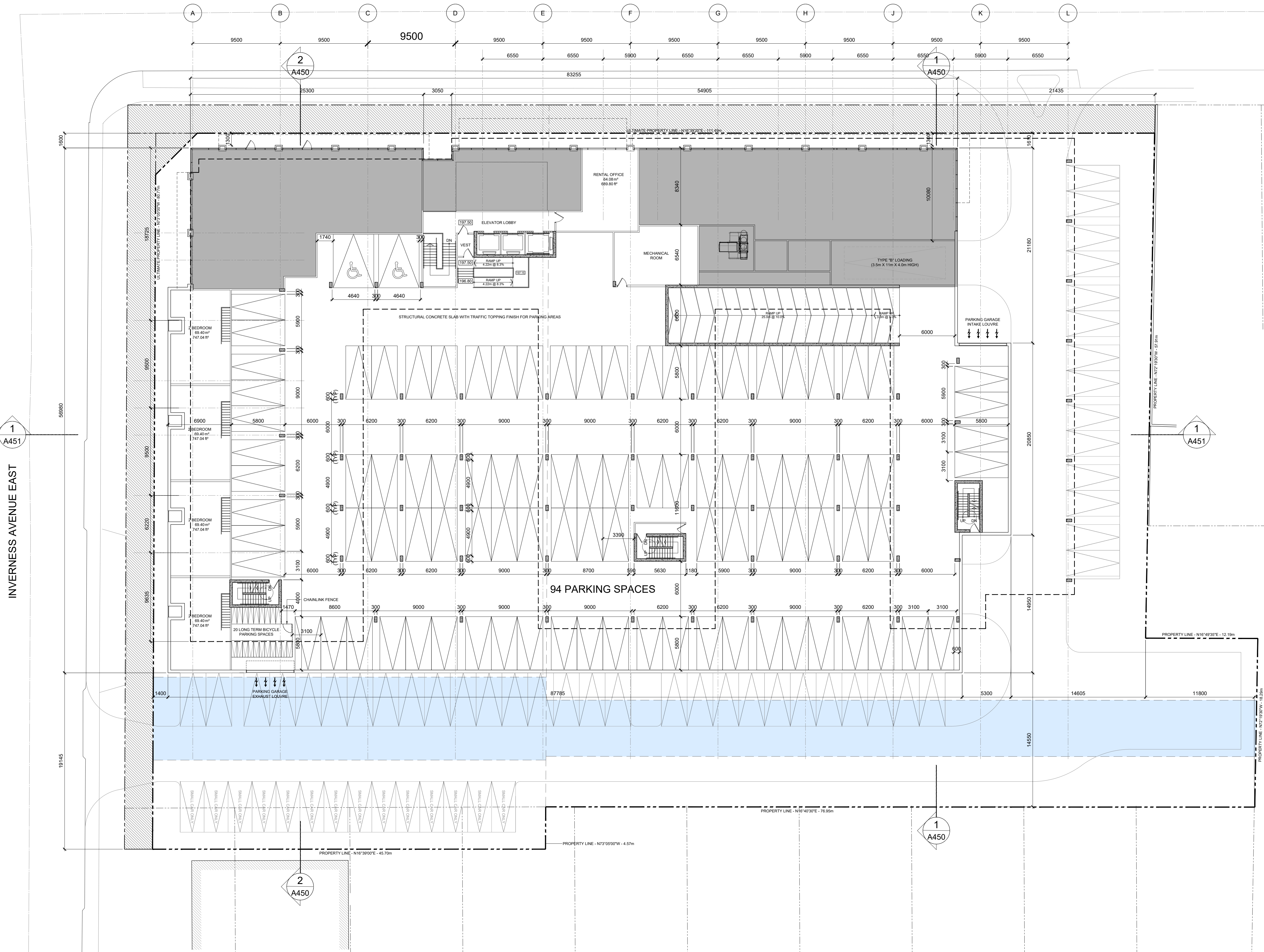
TITLE
GROUND FLOOR PLAN

PROJECT NO.
20-240

DRAWING NO.
A201

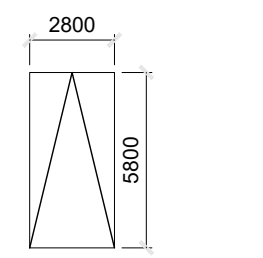


UPPER WELLINGTON STREET

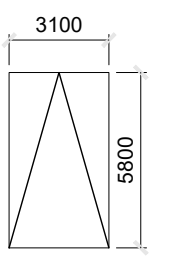


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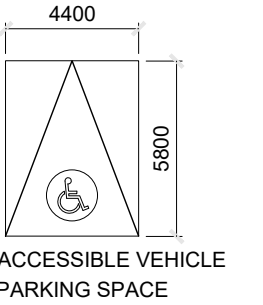
- ROAD WIDENING
- EASEMENT (INSTRUMENT NO. HL81064)



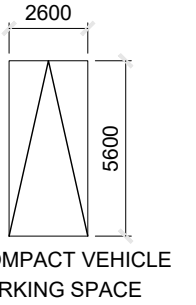
REGULATION VEHICLE PARKING SPACE



REGULATION VEHICLE PARKING SPACE WITH OBSTRUCTION ON 1 SIDE



ACCESSIBLE VEHICLE PARKING SPACE



COMPACT VEHICLE PARKING SPACE



HORIZONTAL BICYCLE PARKING

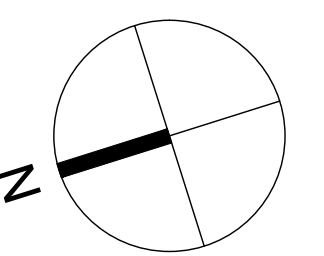
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NO.	REVISIONS	DATE
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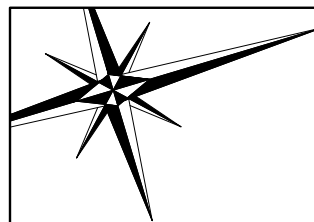
488 - 500 UPPER
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HAMILTON, ON



DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE DECEMBER 2020

TITLE
MEZZANINE FLOOR PLAN

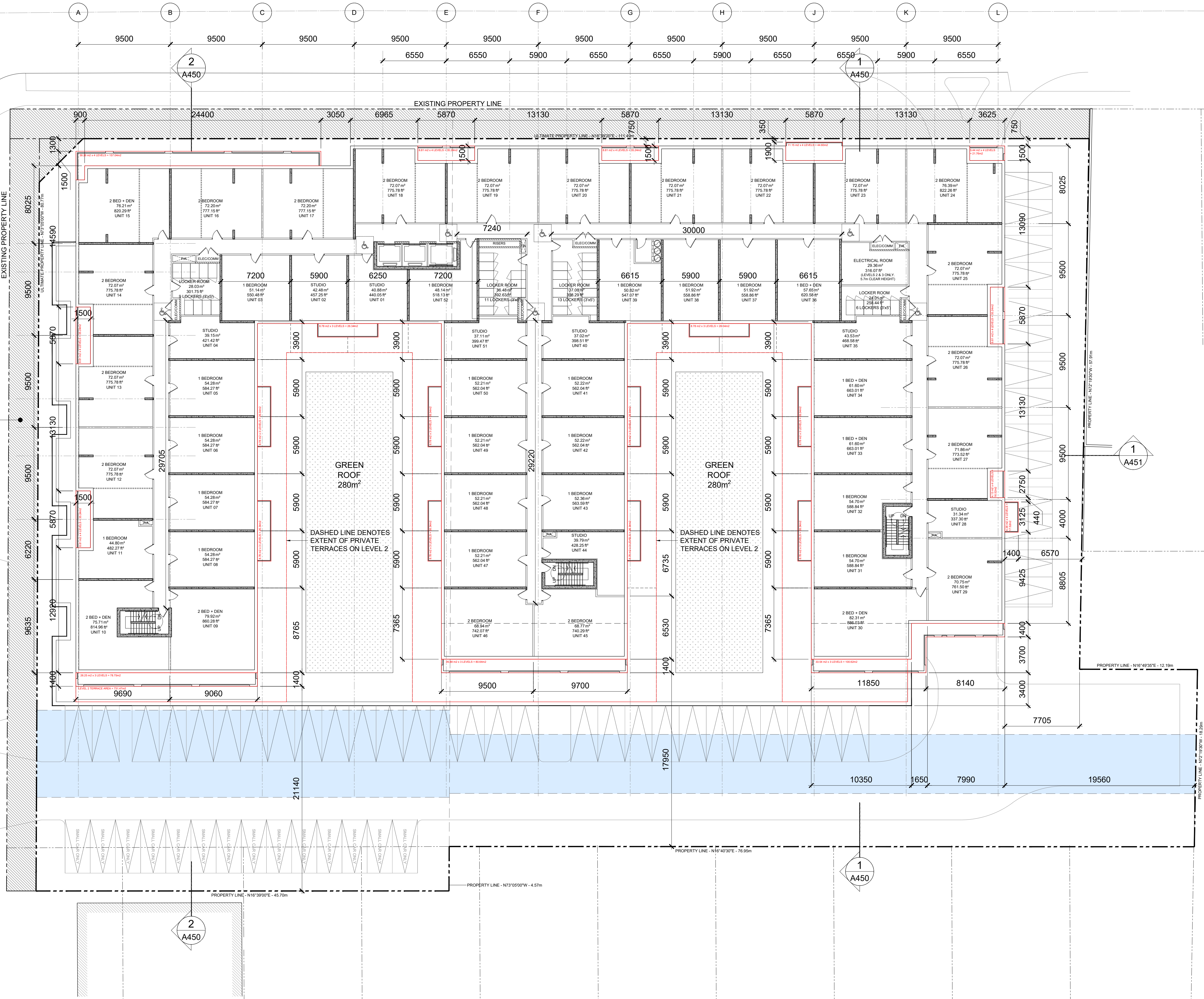
PROJECT NO. 20-240	DRAWING NO. A202
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UPPER WELLINGTON STREET

HATCH AREA DENOTES PORTION OF SITE
TO BE CONVEYED TO CITY FOR ROAD WIDENING

INVERNESS AVENUE EAST



LEGEND

- ROAD WIDENING
- EASEMENT (INSTRUMENT NO. HL81064)

PRIVATE BALCONY AREAS:

LEVEL 2 = 639.88m²
LEVEL 3-5 = 282.88m² x 3 LEVELS = 848.64m²

6	REISSUED FOR SPA	29 APRIL 2022
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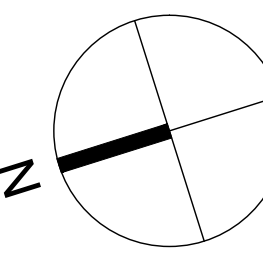
NO.	REVISIONS	DATE
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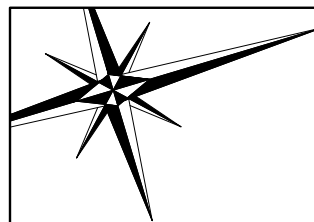


DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE DECEMBER 2020

TITLE

LEVELS 2-5 PLAN

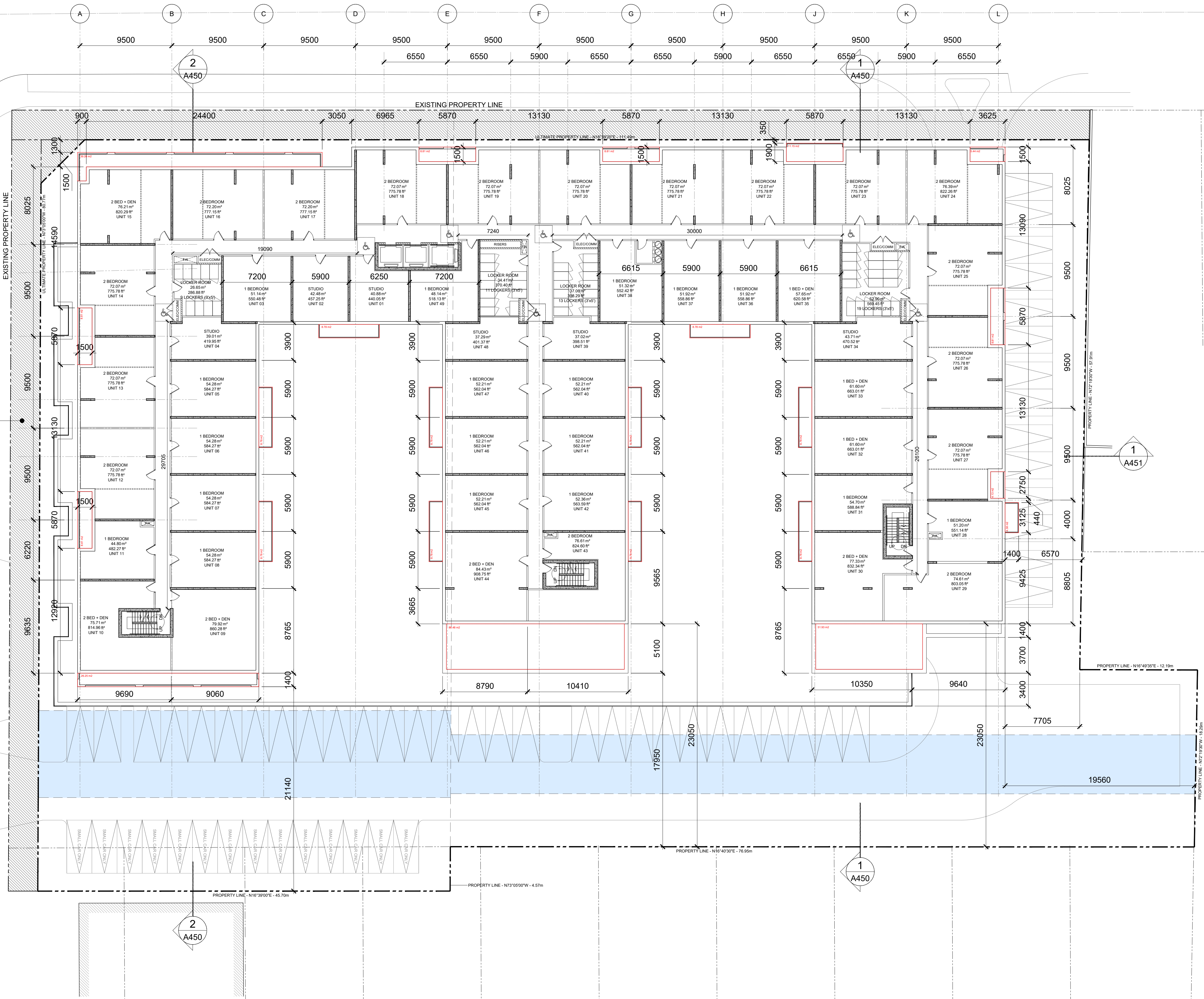
PROJECT NO. 20-240	DRAWING NO. A203
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UPPER WELLINGTON STREET

HATCH AREA DENOTES PORTION OF SITE
TO BE CONVEYED TO CITY FOR ROAD WIDENING

INVERNESS AVENUE EAST



LEGEND

- ROAD WIDENING
- EASEMENT
(INSTRUMENT NO. HL81064)

PRIVATE BALCONY AREAS:

LEVEL 6 = 360.87m²

6	REISSUED FOR SPA	29 APRIL 2022
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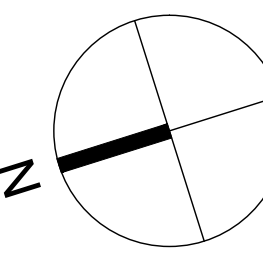
NO. REVISIONS DATE

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TITLE
LEVEL 6 PLAN

PROJECT NO. 20-240	DRAWING NO. A204
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2 NORTH ELEVATION
A400



1 EAST ELEVATION
A400

- MATERIAL LEGEND:**
- ① WINDOW WALL; 6mm ANNEALED GLASS INSIDE (I) / OUTSIDE (O), LOW-E, ARGON GAS FILLED, DOUBLE GLAZED UNIT.
 - ② CURTAIN WALL; 6mm ANNEALED GLASS INSIDE (I) / OUTSIDE (O), LOW-E, ARGON GAS FILLED, DOUBLE GLAZED UNIT w/ STRUCTURAL SILICONE JOINT
 - ③ WINDOW WALL - SPANDREL; MINIMUM 6mm TEMPERED BACK PAINTED (COLOUR 'MARILYN'S DRESS')
 - ④ TEMPERED GLASS; MINIMUM 8mm TEMPERED GLASS. (TOP MOUNTED BALCONY GLASS)
 - ⑤ METAL PANEL; PAINTED (BLACK)
 - ⑥ PRE-FINISHED ALUMINUM (BLACK)
 - ⑦ WOOD TYPE-1
 - ⑧ BRICK; THAMES VALLEY - DARK IRONSPOT
 - ⑨ BRICK; THAMES VALLEY - BURGUNDY SMOOTH
 - ⑩ CONCRETE FINISH

NO.	REVISIONS	DATE
6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
3	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
2	RE-ISSUED FOR SPA	16 FEBRUARY 2022
1	ISSUED FOR SPA	26 AUGUST 2021

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TITLE
EAST & NORTH ELEVATIONS

PROJECT NO. 20-240	DRAWING NO. A400
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2 SOUTH ELEVATION
A401



1 WEST ELEVATION
A401

MATERIAL LEGEND:

- (1) WINDOW WALL; 6mm ANNEALED GLASS INSIDE (I) / OUTSIDE (O), LOW-E, ARGON GAS FILLED, DOUBLE GLAZED UNIT.
- (2) CURTAIN WALL; 6mm ANNEALED GLASS INSIDE (I) / OUTSIDE (O), LOW-E, ARGON GAS FILLED, DOUBLE GLAZED UNIT w/ STRUCTURAL SILICONE JOINT
- (3) WINDOW WALL - SPANDREL; MINIMUM 6mm TEMPERED BACK PAINTED (COLOUR 'MARILYN'S DRESS')
- (4) TEMPERED GLASS; MINIMUM 8mm TEMPERED GLASS (TOP MOUNTED BALCONY GLASS)
- (5) METAL PANEL; PAINTED (BLACK)
- (6) PRE-FINISHED ALUMINUM (BLACK)
- (7) WOOD TYPE-1
- (8) BRICK; THAMES VALLEY - DARK IRONSPOT
- (9) BRICK; THAMES VALLEY - BURGUNDY SMOOTH
- (10) CONCRETE FINISH

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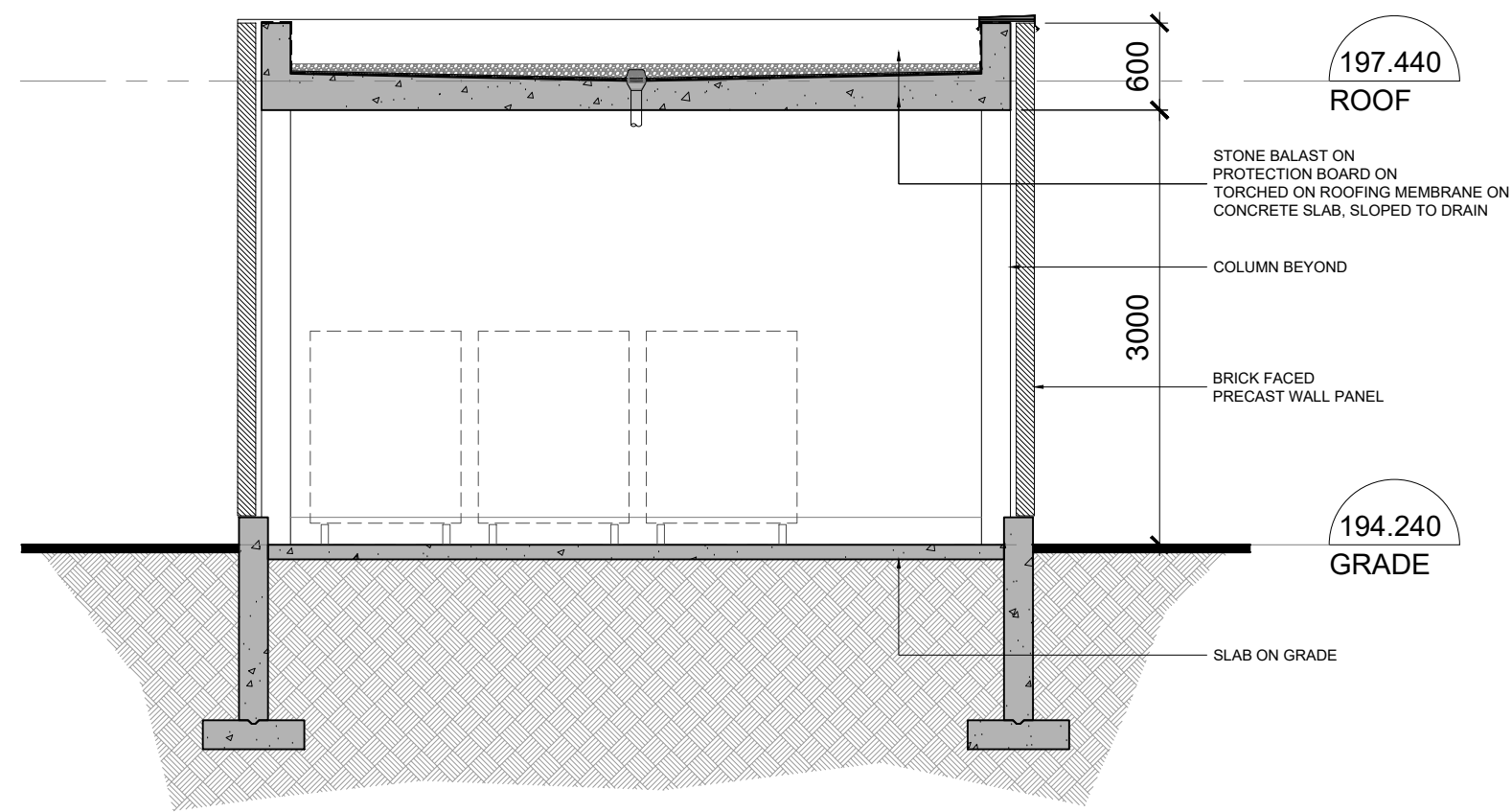
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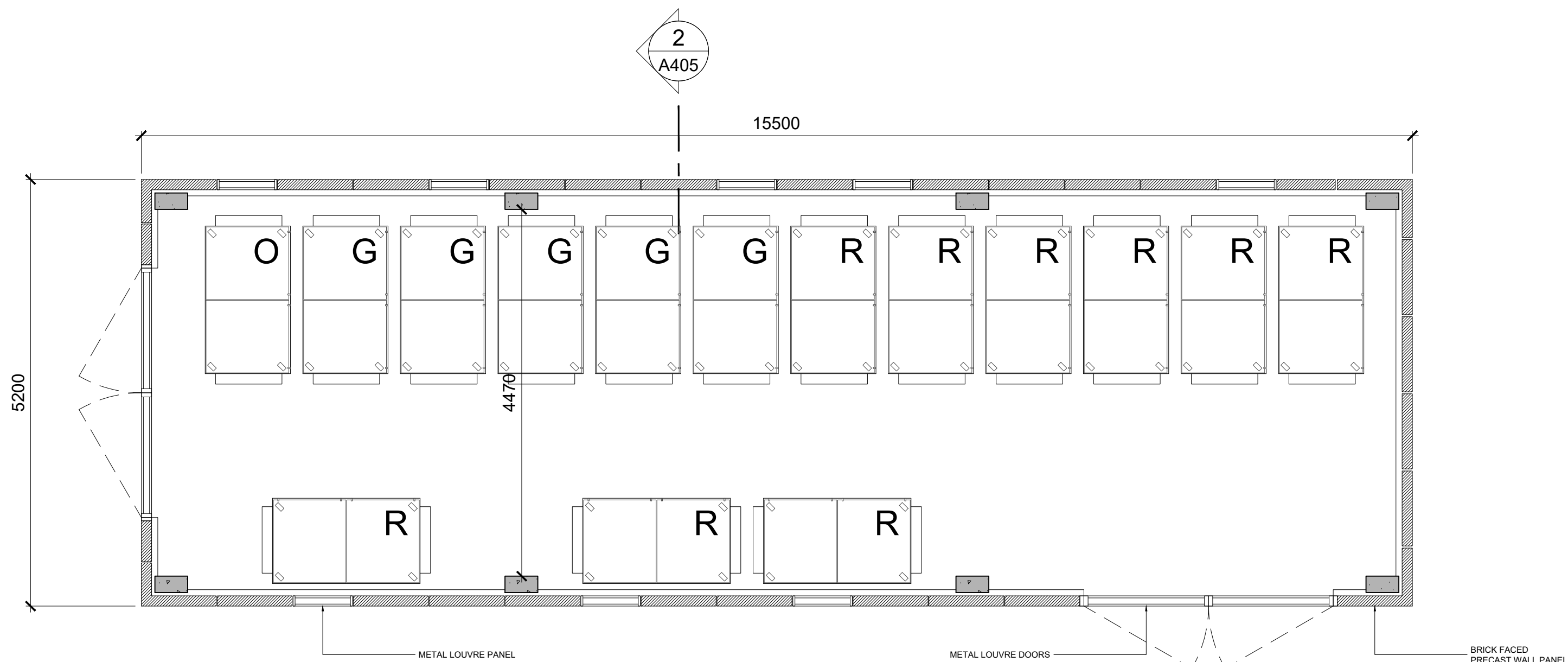
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TITLE
EAST AND SOUTH ELEVATIONS

PROJECT NO. 20-240	DRAWING NO. A401
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2 SECTION
A405



1 PLAN
A405

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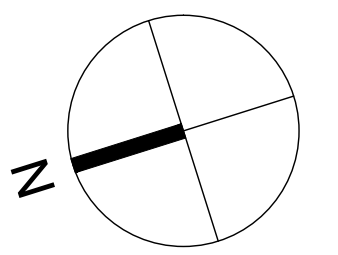
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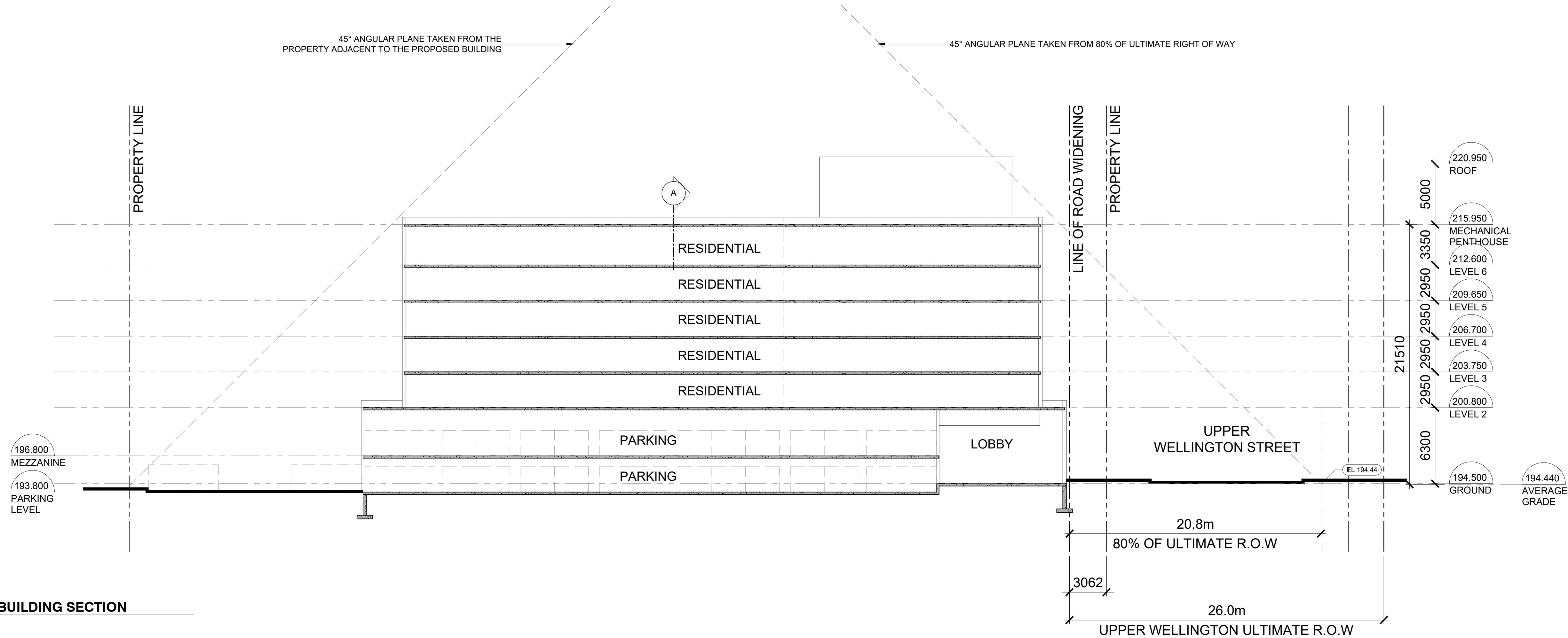
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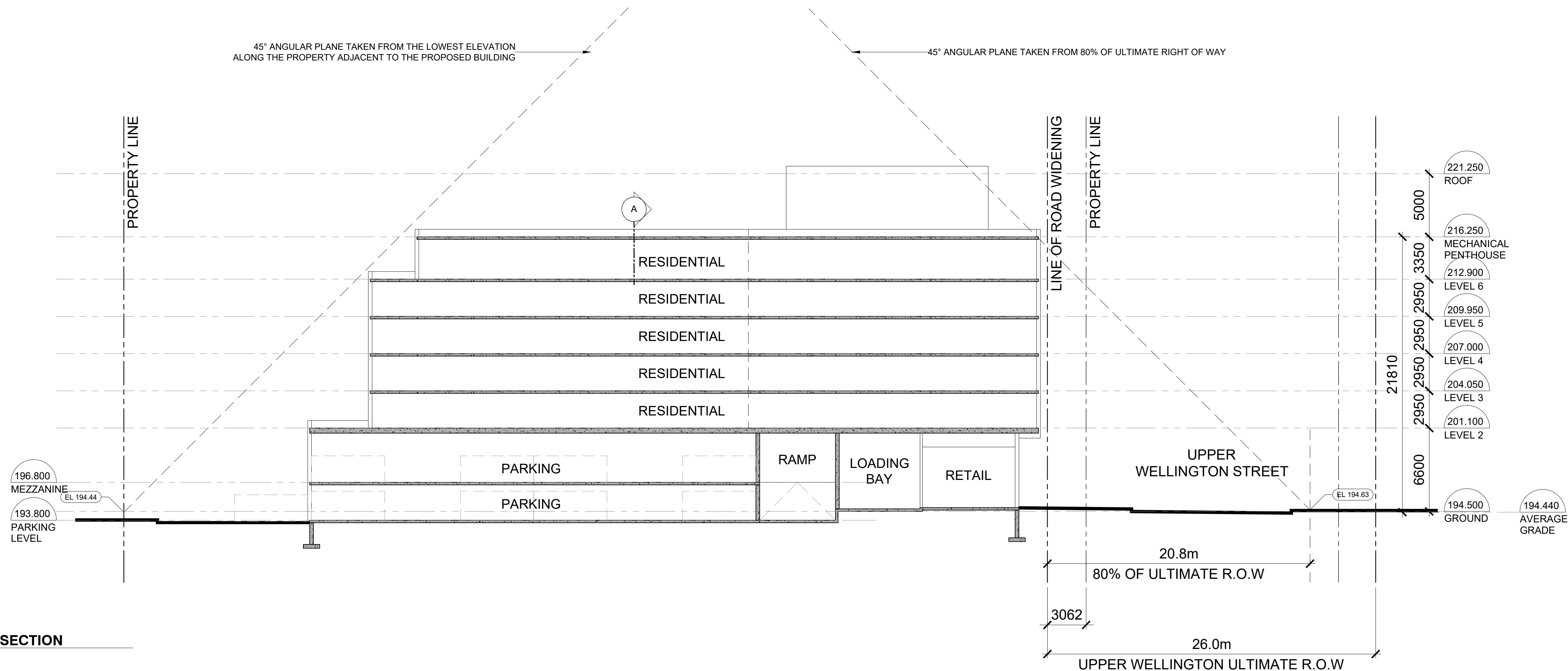
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TITLE
GARBAGE BIN ENCLOSURE

PROJECT NO. 20-240	DRAWING NO. A405
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2 BUILDING SECTION
A450



1 BUILDING SECTION
A450

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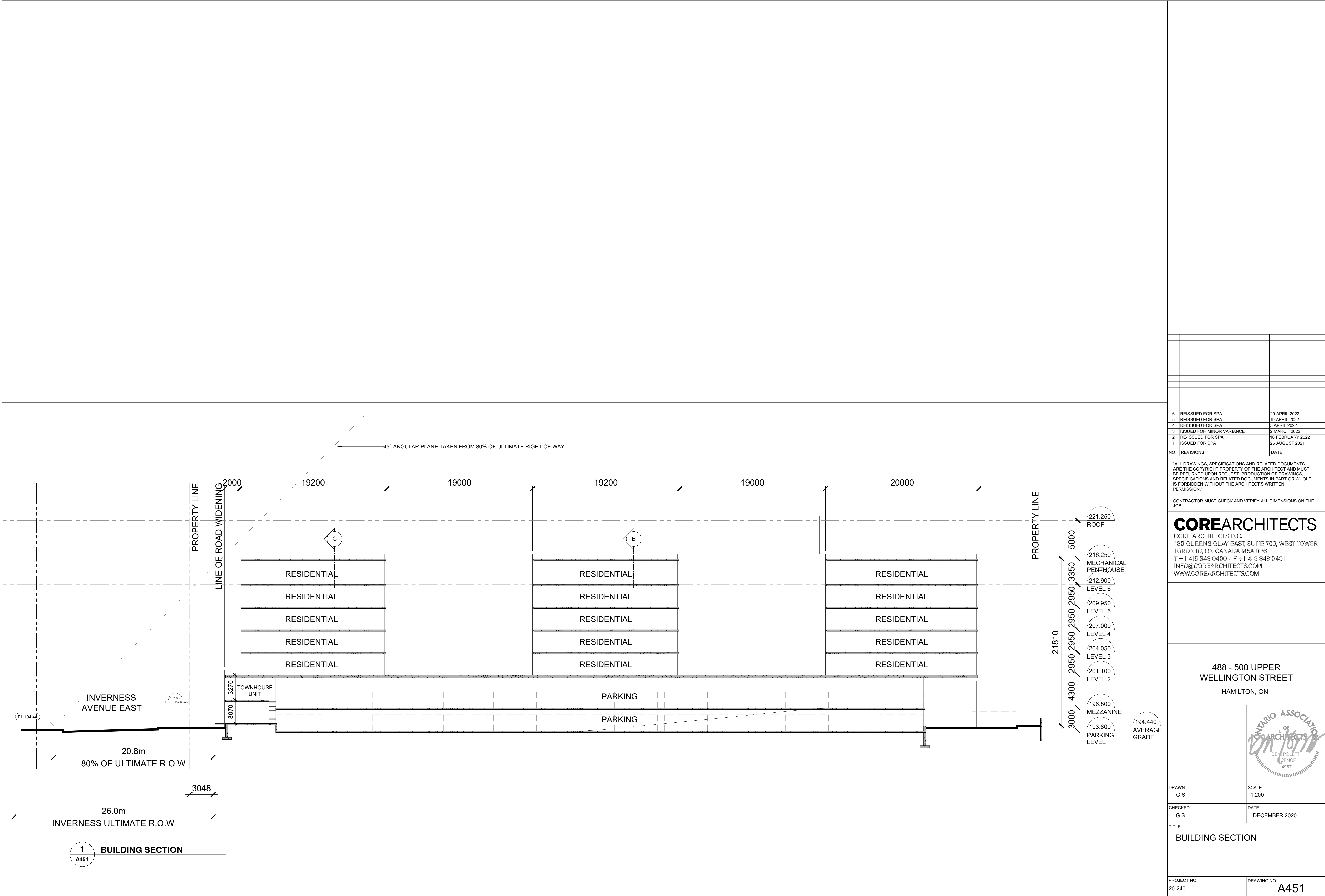
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TITLE
BUILDING SECTIONS

PROJECT NO. 20-240	DRAWING NO. A450
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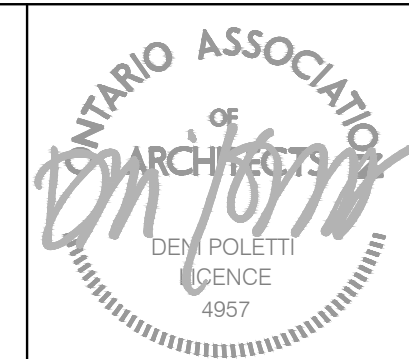
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PROJECT NO. 20-240	DRAWING NO. A500



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**488 - 500 UPPER WELLINGTON STREET
PROJECT STATISTICS - TOTAL PROJECT**

TOTAL SITE AREA	PRIOR TO ROAD WIDENING & DAYLIGHT TRIANGLES APPROXIMATE 8,890.56m² (95,697.19 ft² or 2.19 acres)				AFTER TO ROAD WIDENING & DAYLIGHT TRIANGLES APPROXIMATE 8,301.84m² (89,360.26 ft² or 2.05 acres)		
PROGRAM	PROPOSED RESIDENTIAL (GROUP C)						
GROSS FLOOR AREA	LEVELS	RETAIL	PARKING	RESIDENTIAL	TOTAL FLOOR AREA	GFA DEDUCTIONS*	GROSS FLOOR AREA
	GROUND	628.71	3,390.66	1,147.44	5,166.81	3,390.66	1,776.15
	MEZZ	-	3,623.54	389.24	4,012.78	3,623.54	389.24
	LEVEL 2	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 3	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 4	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 5	-	-	3,639.54	3,639.54	-	3,639.54
	LEVEL 6	-	-	3,530.92	3,530.92	-	3,530.92
	MECH PENTHOUSE	-	-	744.80	744.80	388.65	388.65
	TOTAL	628.71	7,014.20	20,370.56	28,013.47	7,370.35	20,643.12
* AREAS DEVOTED TO PARKING AND THE MECHANICAL PENTHOUSE DEDUCTED FROM GFA AREA IN ACCORDANCE WITH ZONING BY-LAW 05-200							
NO. OF DWELLING UNITS	2 STOREY GROUND RELATED UNITS	STUDIO	1 BEDROOM	1 BED+DEN	2 BEDROOM	2 BED+DEN	TOTAL
	4 UNITS (1.5%)	38 UNITS (14.6%)	94 UNITS (36.0%)	15 UNITS (5.7%)	89 UNITS (34.1%)	21 UNITS (8.1%)	261 UNITS

NO. OF DWELLING UNITS	TOTAL UNITS <50m2	TOTAL UNITS >50m2	
	48 UNITS	213 UNITS	

FLOOR SPACE INDEX	2.3 (PRIOR TO ROAD WIDENING) 2.48 (AFTER ROAD WIDENING)					
MAX. BUILDING HEIGHT	6 STOREYS, 21.81 FROM AVERAGE GRADE					
LOADING	1 - TYPE 'G' ON GROUND LEVEL, TYPE 'G' LOADING: 4.0m x 13.0m x 6.1m HIGH 1 - TYPE 'B' ON GROUND LEVEL, TYPE 'B' LOADING: 3.5m x 11.0m x 4.0m HIGH					
OFF-STREET PASSENGER LOADING	2 - 15min PARKING SPACES PROVIDED FOR PASSENGER PICK-UP/DROP-OFF AND DELIVERIES.					
SETBACKS	FROM STREET LINE REQUIRED: 3.0m FOR FIRST STOREY PROVIDED: INVERNESS AVENUE - 1.4m; UPPER WELLINGTON STREET - 1.3m INTERIOR SIDE YARD REQUIRED: 7.5m WHEN ABUTTING A RESIDENTIAL OR INDUSTRIAL USE PROVIDED: WEST - ABUTTING RESIDENTIAL 14.45-22.54m; SOUTH - ABUTTING COMMERCIAL AND RESIDENTIAL USE 7.705-19.56m					
PERCENT OF FACADE	MINIMUM REQUIRED = 50% GROUND FLOOR FACADE = 83.25m (UPPER WELLINGTON) + 56.98m (INVERNESS) = 140.23m TOTAL LOT LINES = 111.49m (UPPER WELLINGTON) + 80.77m (INVERNESS) = 192.26m PERCENT OF FACADE = (140.23 / 192.26) x 100 = 72.94%					
PERCENT OF DOORS AND WINDOWS FACING THE STREET	MINIMUM REQUIRED = 60% AREA OF DOORS AND WINDOWS = 391.56m ² (UPPER WELLINGTON) + 201.64m ² (INVERNESS) = 593.20m ² AREA OF GROUND FLOOR FACADE = 538.23m ² (UPPER WELLINGTON) + 387.97m ² (INVERNESS) = 926.02m ² PERCENT OF FACADE = (593.20 / 926.02) x 100 = 64.05%					
PERCENT OF LANDSCAPED AREAS	MINIMUM REQUIRED = 10% AREA OF PARKING LOT/DRIVE AISLES = 2,114.17m ² AREA OF LANDSCAPED SPACES = 351.56m ² PERCENT OF LANDSCAPED AREAS = (351.56 / 2114.17) x 100 = 16.6%					
RESIDENTIAL ONLY AMENITY SPACE	REQUIRED AMENITY = 4.0m2 x UNIT<50m2 + 6.0m2 x UNIT>50m2 = (4.0 x 48) + (6.0 x 213) = 192m ² + 1,278m ² = 1,470m ² PROVIDED AMENITY = PRIVATE BALCONIES/TERRACES LEVEL 2 = 839.88m ² LEVELS 3-5 = 282.88m ² x 3 LEVELS = 848.64m ² LEVEL 6 = 360.87m ² TOTAL PRIVATE BALC/TERRACE AREA = 2,049.39m² ROOFTOP AMENITY INDOOR = 350.67m ² OUTDOOR = 700.89m ² TOTAL ROOFTOP AMENITY AREA = 1,051.47m² TOTAL PROJECT AMENITY PROVIDED = 3,100.86m²					
BICYCLE PARKING	43 LONG-TERM BICYCLE PARKING SPACE LOCATED IN THE GROUND AND MEZZANINE ENCLOSED PARKING LEVELS. 10 SHORT-TERM BICYCLE PARKING SPACES LOCATED OUTSIDE @ GRADE.					
VEHICULAR PARKING	UNITS <50m ²	UNITS >50m ² UNITS 1-14	UNITS >50m ² UNITS 15-50	UNITS >50m ² UNITS 51+	RETAIL	TOTAL REQUIRED
	48 UNITS X 0.3 PER UNIT = 14.4	14 UNITS X 0.7 PER UNIT = 9.8	36 UNITS X 0.85 PER UNIT = 30.6	163 UNITS X 1.0 PER UNIT = 163	633.90 - 450 = 183.9m ² X 1.0 PER 17.0m ² (OVER 450m ²) = 10.8	= 228
	TOTAL SPACES PROPOSED: SHARED RETAIL / VISITOR - 14 SPACES, PROVIDED OUTDOOR @ GRADE. RESIDENTIAL GROUND - 132 SPACES (42 OUTDOOR + 90 INDOOR) MEZZANINE - 94 SPACES (ALL INDOOR) TOTAL PROJECT PROVIDED - 14 COMMERCIAL (OUTDOOR) + 226* RESIDENT (42 OUTDOOR + 184 INDOOR) = 240 TOTAL SPACES PROVIDED *OF WHICH 6 ARE ACCESSIBLE PARKING SPACES (4 ON GROUND + 2 ON MEZZANINE)					

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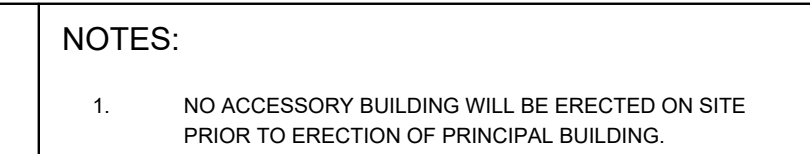
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TITLE

PROJECT STATISTICS

PROJECT NO. 20-240	DRAWING NO. A000
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LEGEND

- ROAD WIDENING
- EASEMENT
(INSTRUMENT NO. HL81064)
- OUTDOOR AMENITY

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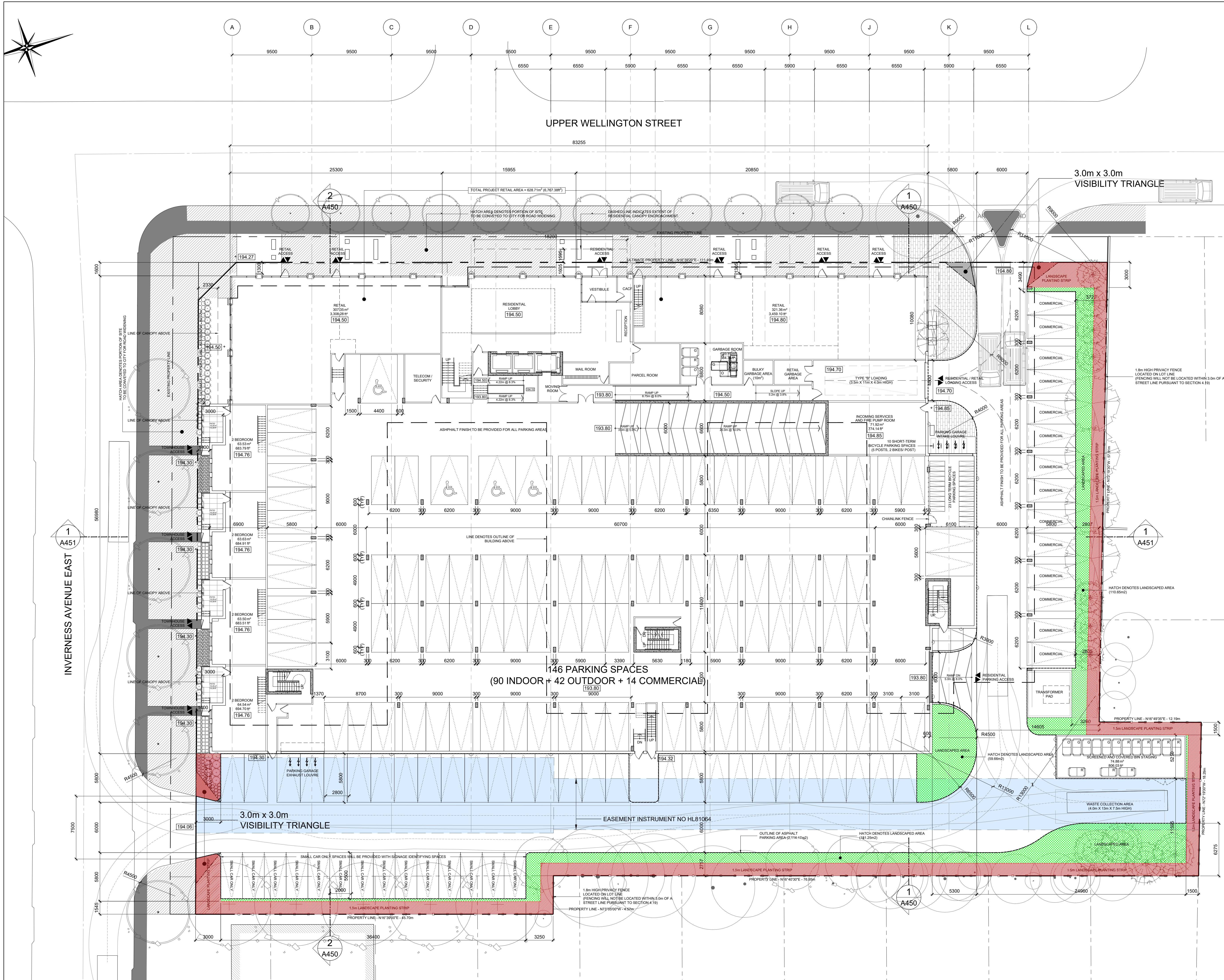
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TITLE	SITE PLAN
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PROJECT NO
20-240

DRAWING NO.	A103
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NOTES:

- REFER TO SITE SERVING AND GRADING PLAN FOR DETAILED GRADING.
- REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
- BUILDING HAS 3 CHUTES EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.

LEGEND

ROAD WIDENING

EASEMENT (INSTRUMENT NO. HL81064)

REGULATION VEHICLE PARKING SPACE

REGULATION VEHICLE PARKING SPACE WITH OBSTRUCTION ON 1 SIDE

ACCESSIBLE VEHICLE PARKING SPACE

COMPACT VEHICLE PARKING SPACE

HORIZONTAL BICYCLE PARKING

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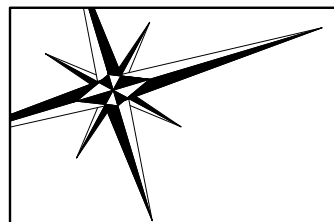
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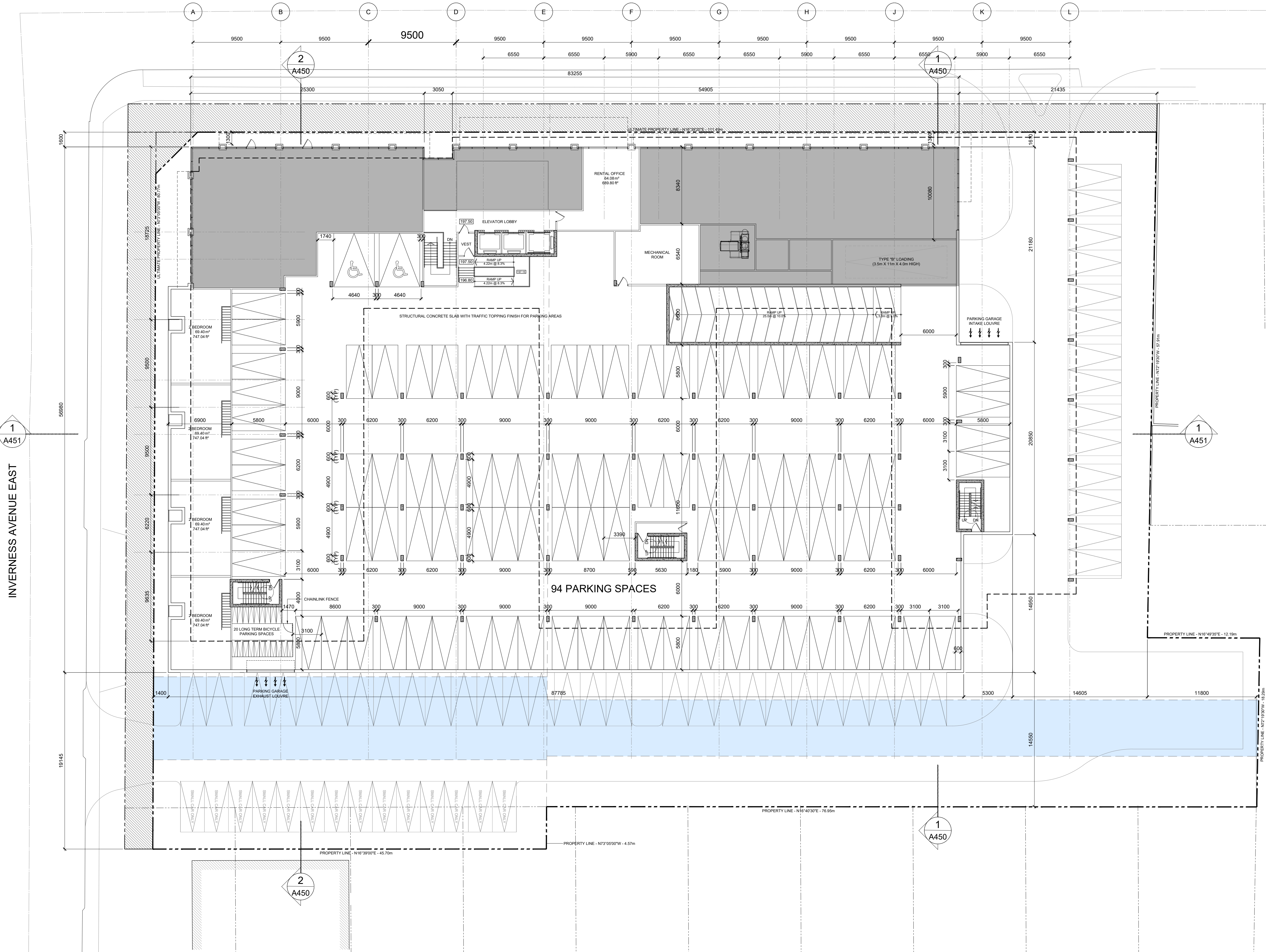
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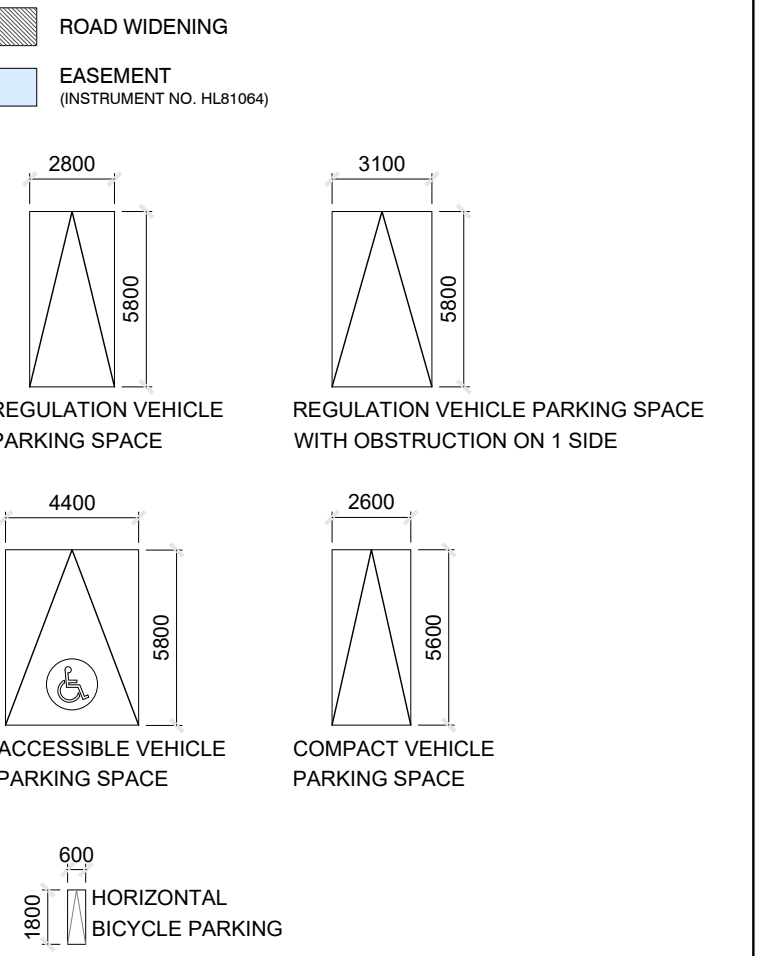
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PROJECT NO. 20-240	DRAWING NO. A201



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LEGEND



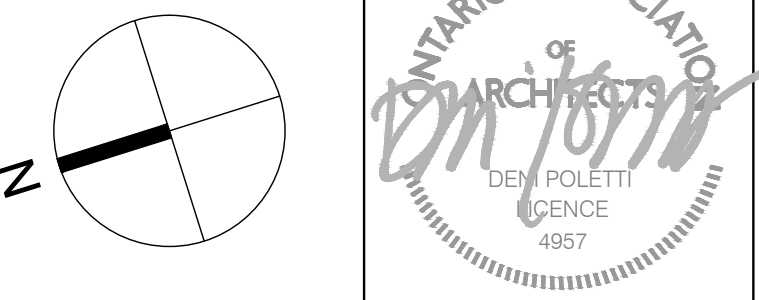
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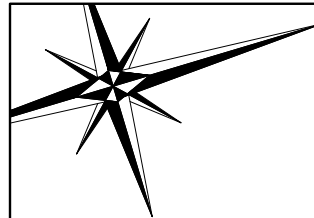
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TITLE
MEZZANINE FLOOR PLAN

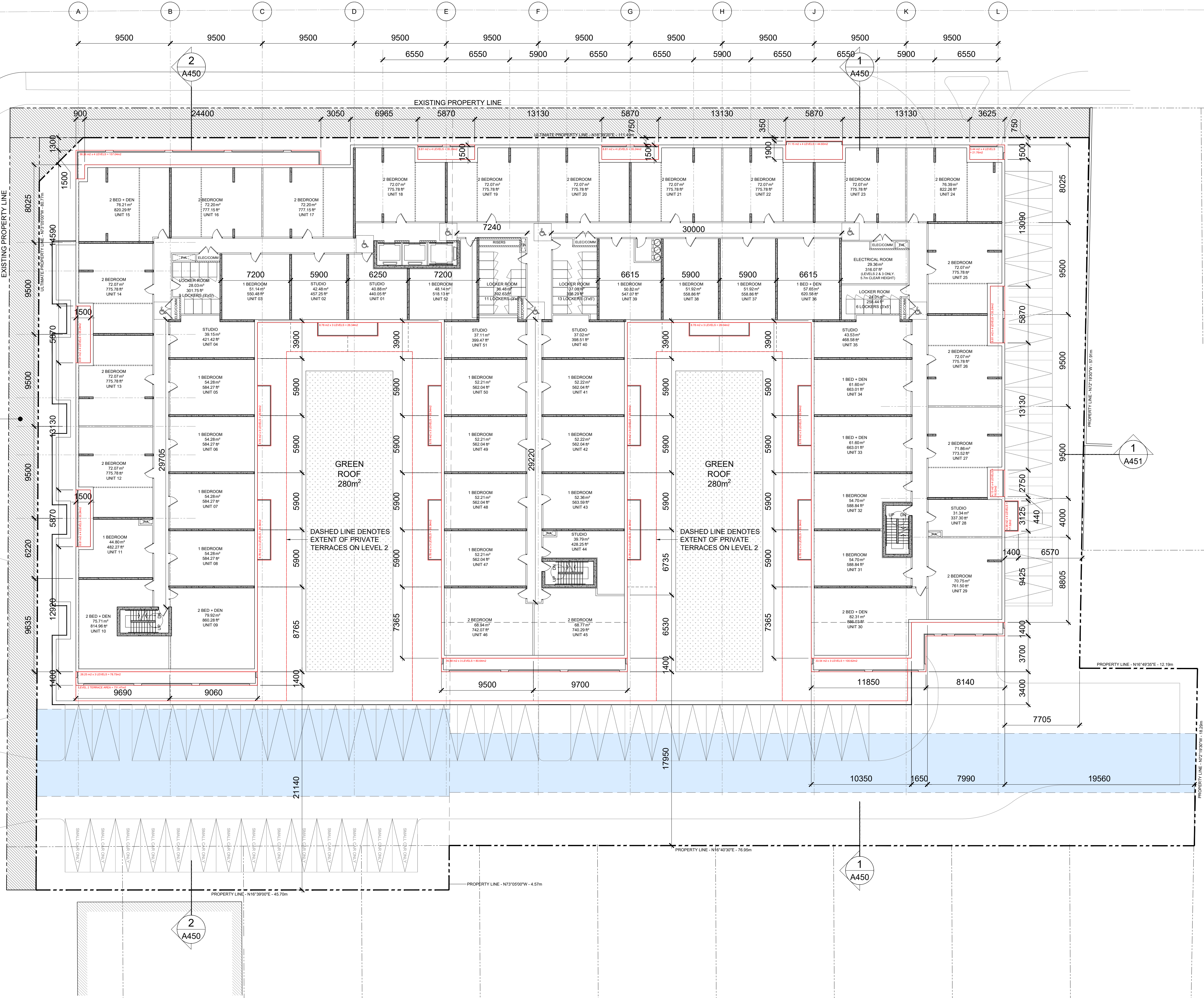
PROJECT NO. 20-240	DRAWING NO. A202
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UPPER WELLINGTON STREET

HATCH AREA DENOTES PORTION OF SITE
TO BE CONVEYED TO CITY FOR ROAD WIDENING

INVERNESS AVENUE EAST



LEGEND

- ROAD WIDENING
- EASEMENT (INSTRUMENT NO. HL81064)

PRIVATE BALCONY AREAS:

LEVEL 2 = 639.88m²
LEVEL 3-5 = 282.88m² x 3 LEVELS = 848.64m²

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
3	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
2	RE-ISSUED FOR SPA	16 FEBRUARY 2022
1	ISSUED FOR SPA	26 AUGUST 2021

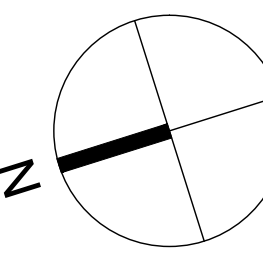
NO. REVISIONS DATE

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HAMILTON, ON



DRAWN
G.S.

SCALE
1:200

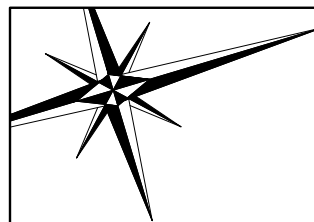
CHECKED
G.S.

DATE
DECEMBER 2020

TITLE
LEVELS 2-5 PLAN

PROJECT NO.
20-240

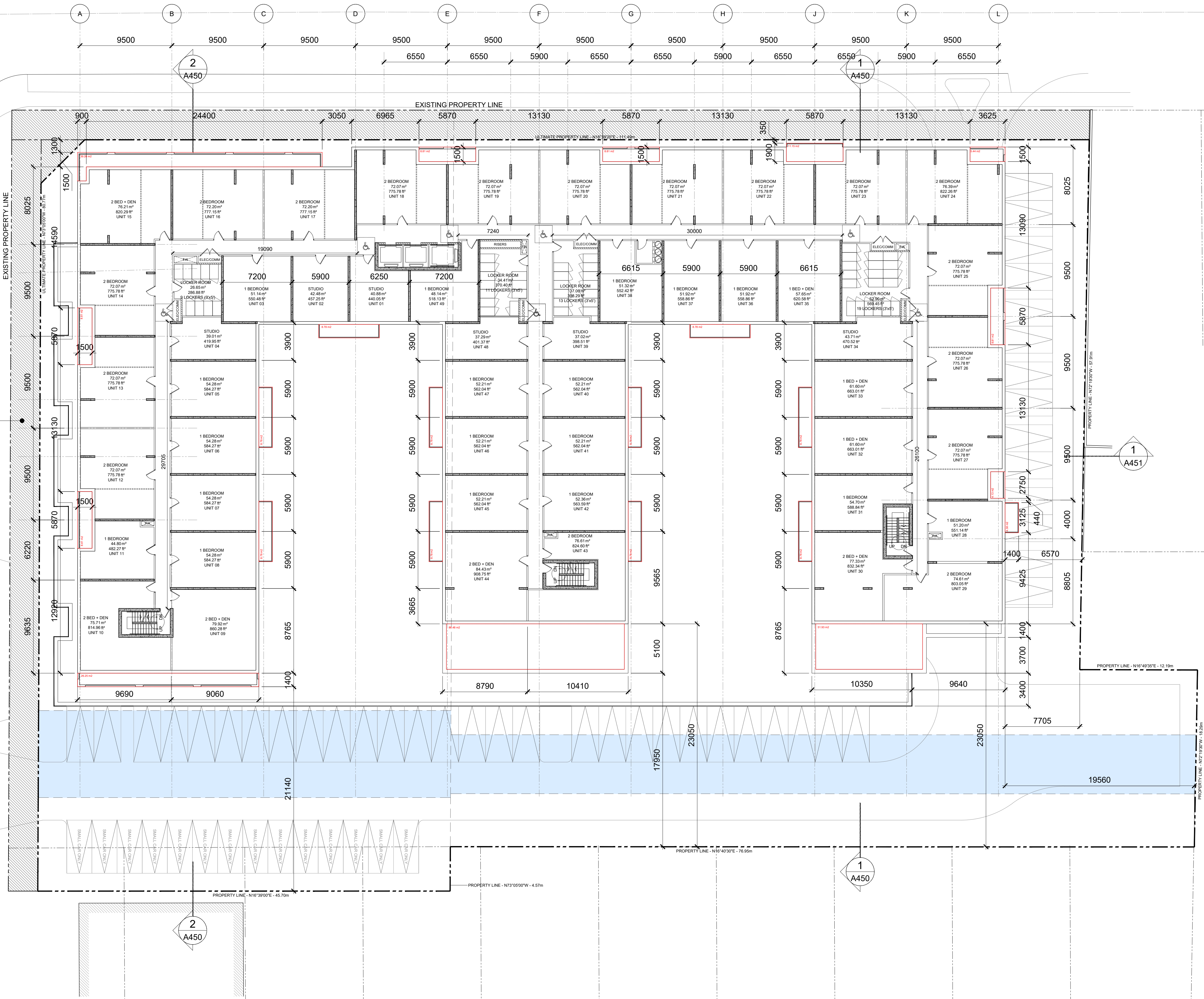
DRAWING NO.
A203



UPPER WELLINGTON STREET

HATCH AREA DENOTES PORTION OF SITE
TO BE CONVEYED TO CITY FOR ROAD WIDENING

INVERNESS AVENUE EAST



LEGEND

- ROAD WIDENING
- EASEMENT
(INSTRUMENT NO. HL81064)

PRIVATE BALCONY AREAS:

LEVEL 6 = 360.87m²

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
3	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
2	RE-ISSUED FOR SPA	16 FEBRUARY 2022
1	ISSUED FOR SPA	26 AUGUST 2021

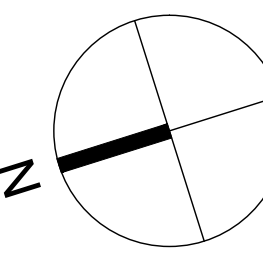
NO. REVISIONS DATE

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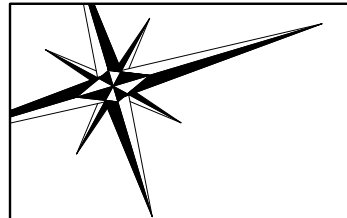
488 - 500 UPPER
WELLINGTON STREET
HAMILTON, ON



DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE DECEMBER 2020

TITLE
LEVEL 6 PLAN

PROJECT NO. 20-240	DRAWING NO. A204
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UPPER WELLINGTON STREET

HATCH AREA DENOTES PORTION OF SITE
TO BE CONVEYED TO CITY FOR ROAD WIDENING

HATCH AREA DENOTES PORTION OF SITE
TO BE CONVEYED TO CITY FOR ROAD WIDENING

EXISTING PROPERTY LINE

ULTIMATE PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

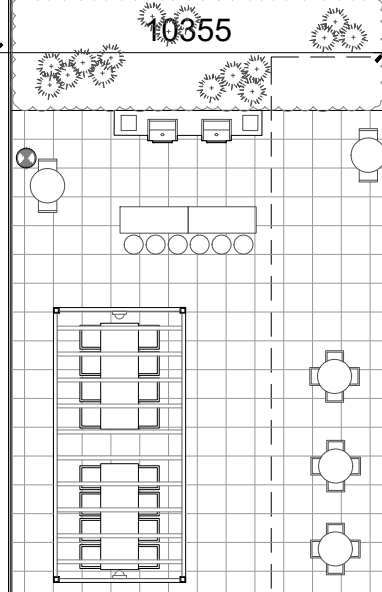
PROPERTY LINE

PROPERTY LINE

INVERNESS AVENUE EAST

EXISTING PROPERTY LINE

ULTIMATE PROPERTY LINE



OUTDOOR AMENITY
700.80 m²
7,543.73 ft²

6960

29120

1500

3000

13300

4035

64000

INDOOR AMENITY
350.67 m²
3,774.98 ft²

MECHANICAL PENTHOUSE
281.03 m²
3,025.32 ft²

SCREENED OUTDOOR
MECHANICAL SPACE

3550

13300

1500

NOTES:

1. ALL MECHANICAL EQUIPMENT LOCATED OUTSIDE THE
PENTHOUSE FOOTPRINT WILL BE SCREENED FROM VIEW.

LEGEND

- ROAD WIDENING
- EASEMENT
(INSTRUMENT NO. H/LR1064)

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
3	ISSUED FOR MINOR VARIANCE	2 MARCH 2022
2	RE-ISSUED FOR SPA	16 FEBRUARY 2022
1	ISSUED FOR SPA	26 AUGUST 2021

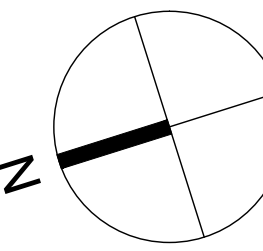
NO.	REVISIONS	DATE
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WELLINGTON STREET
HAMILTON, ON




DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE DECEMBER 2020

TITLE
MECHANICAL PENTHOUSE PLAN

PROJECT NO. 20-240	DRAWING NO. A205
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<p>488 - 500 UPPER WELLINGTON STREET HAMILTON, ON</p>	
<p></p>	
<p>DRAWN G.S.</p>	<p>SCALE 1:200</p>
<p>CHECKED G.S.</p>	<p>DATE DECEMBER 2020</p>
<p>TITLE</p> <p>EAST & NORTH ELEVATIONS</p>	
<p>PROJECT NO. 20-240</p>	<p>DRAWING NO. A400</p>

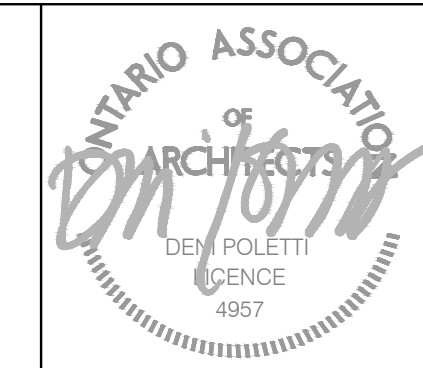


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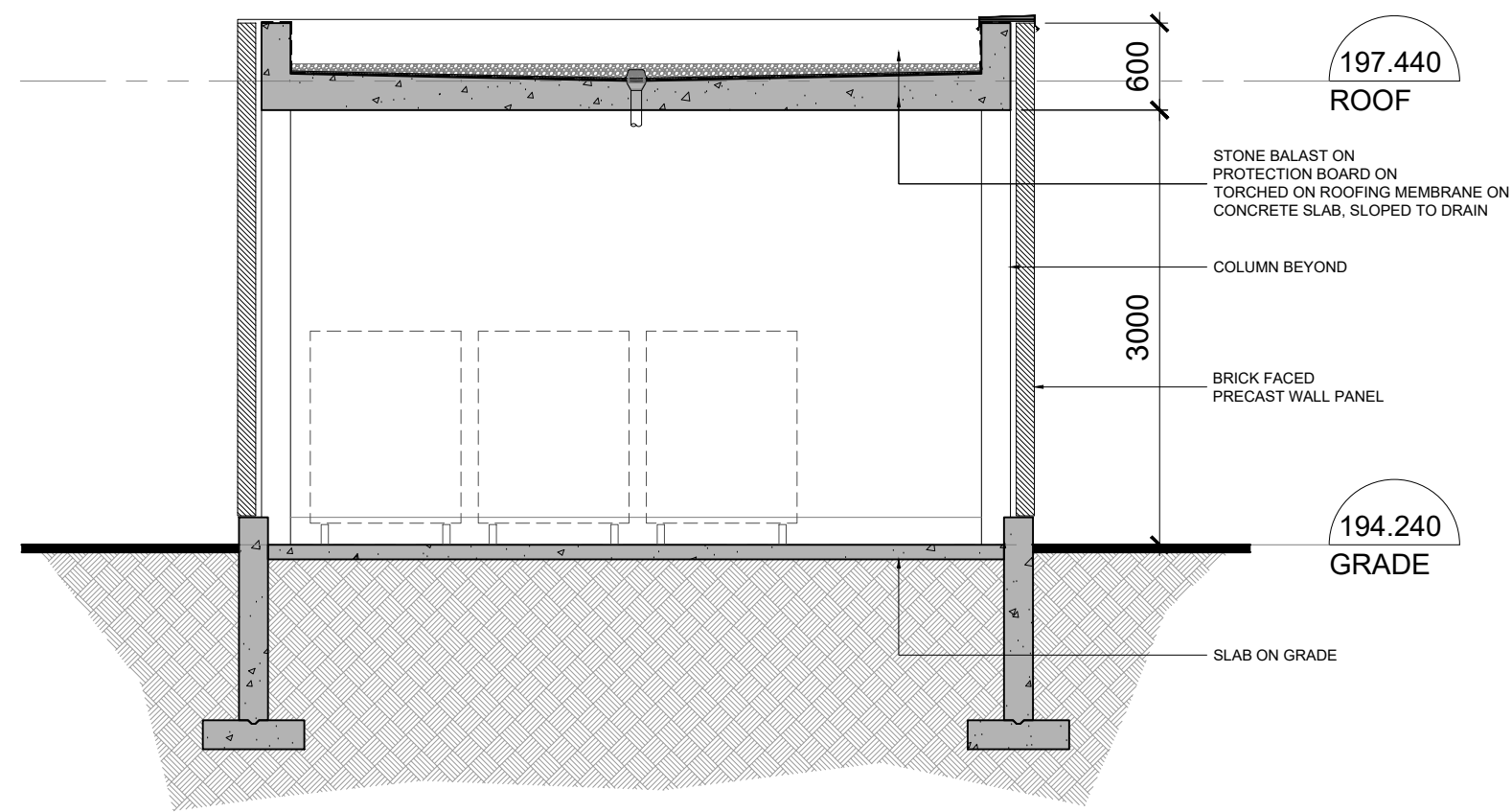
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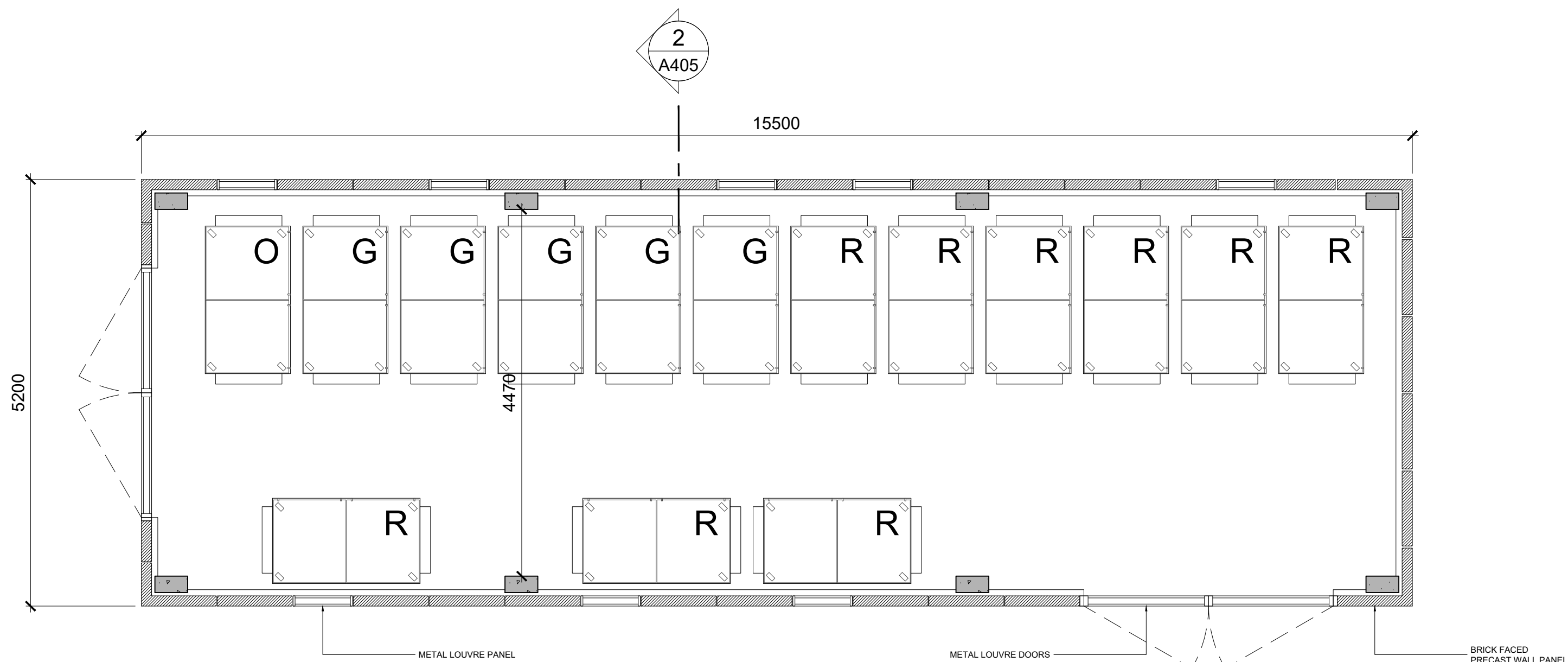
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HAMILTON, ON



DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE DECEMBER 2020
TITLE EAST AND SOUTH ELEVATIONS	
PROJECT NO. 20-240	DRAWING NO. A401



2 SECTION
A405



1 PLAN
A405

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
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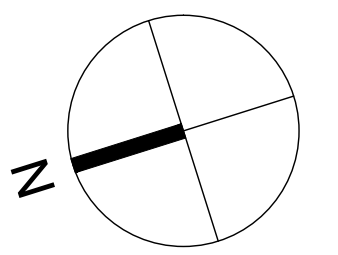
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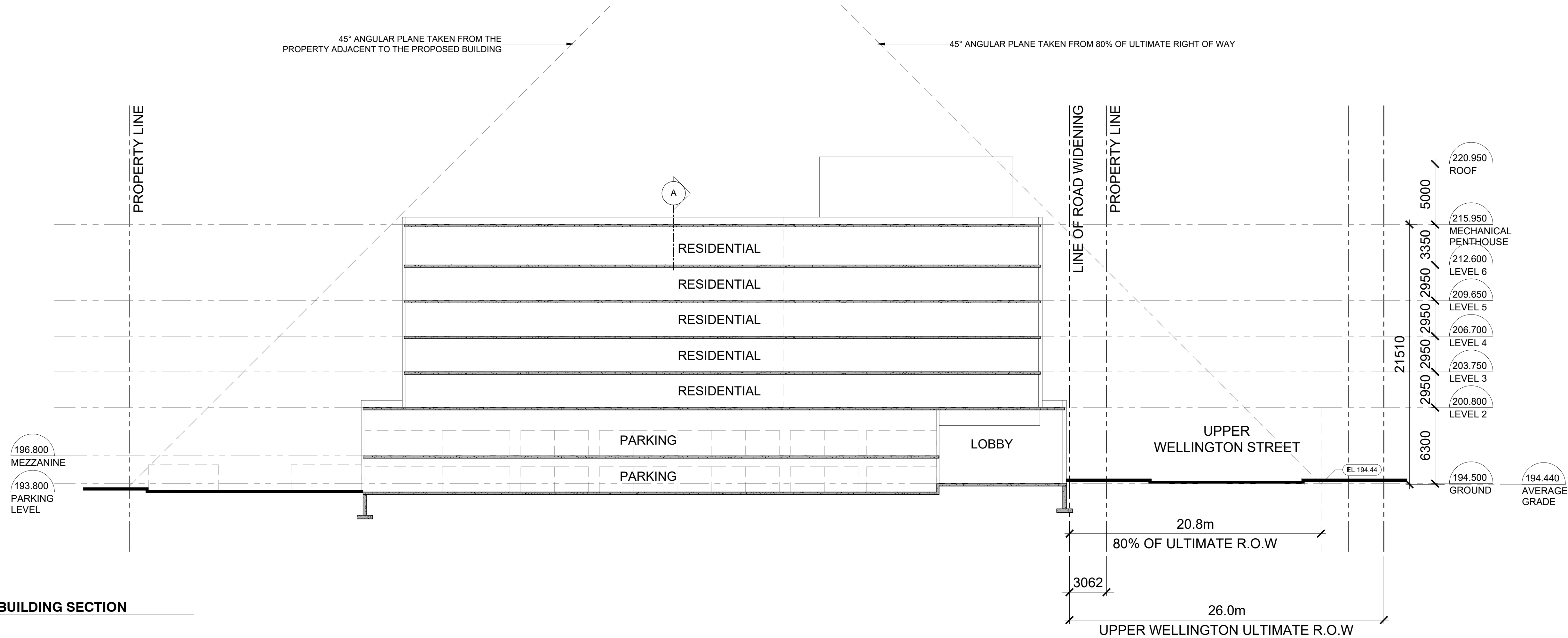
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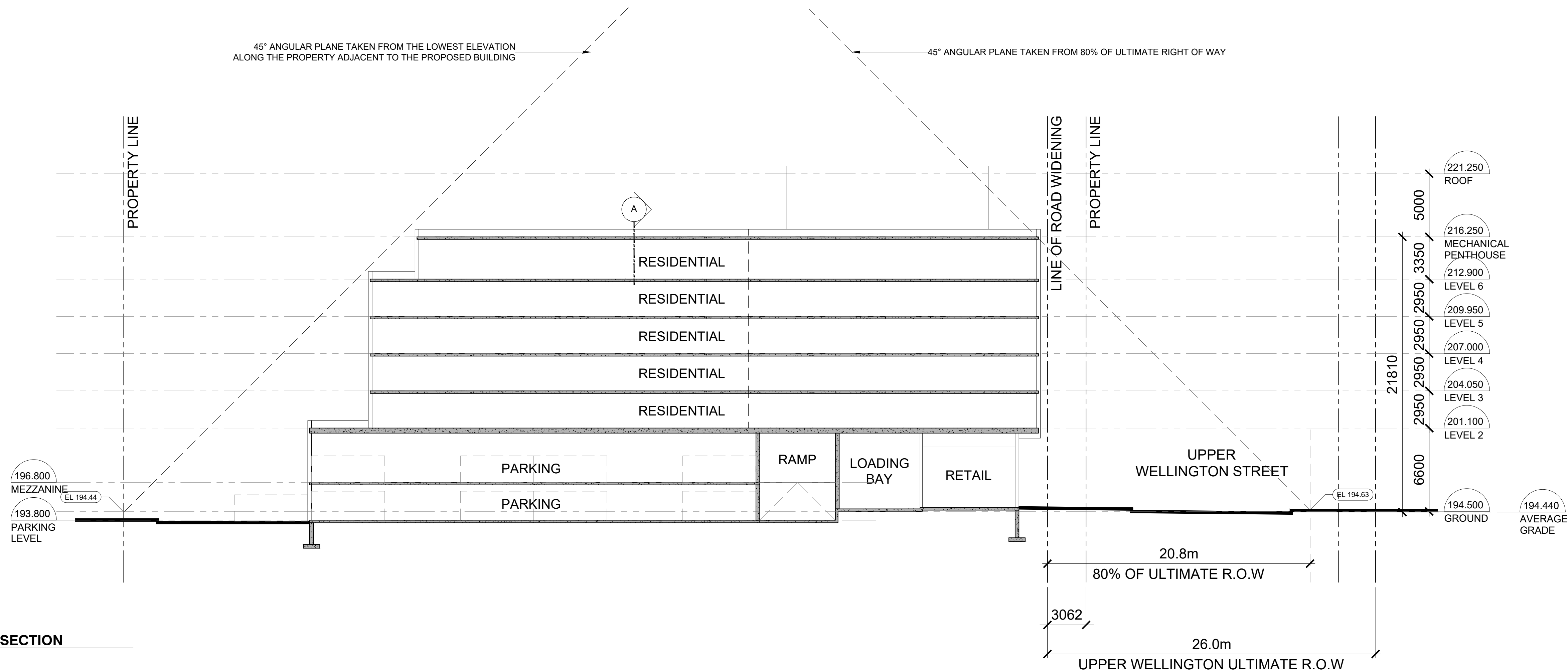
DRAWN G.S.	SCALE AS INDICATED
CHECKED G.S.	DATE DECEMBER 2020

TITLE
GARBAGE BIN ENCLOSURE

PROJECT NO. 20-240	DRAWING NO. A405
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2 BUILDING SECTION
A450



1 BUILDING SECTION
A450

6	REISSUED FOR SPA	29 APRIL 2022
5	REISSUED FOR SPA	19 APRIL 2022
4	REISSUED FOR SPA	5 APRIL 2022
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1	ISSUED FOR SPA	26 AUGUST 2021

NO.	REVISIONS	DATE
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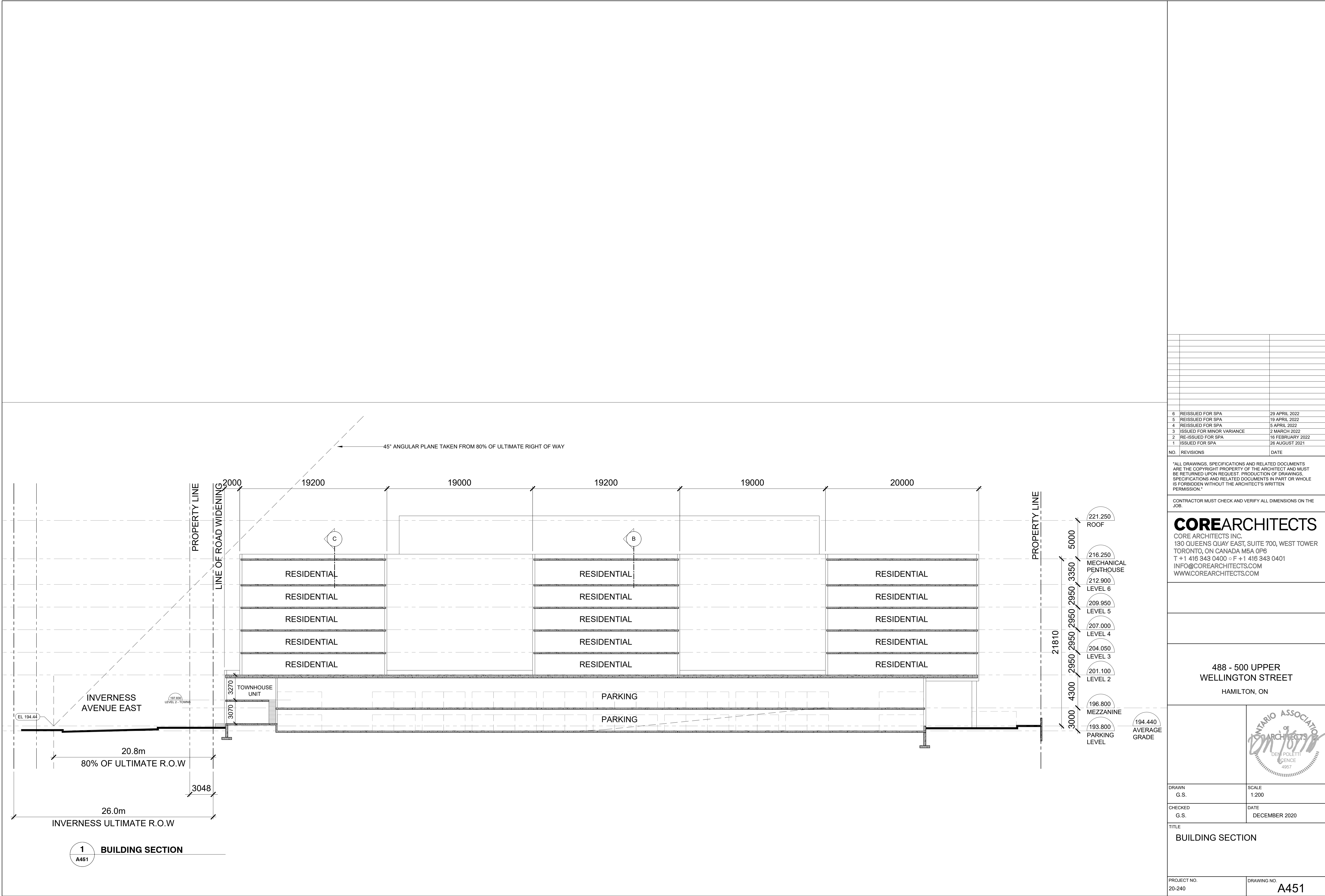
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TITLE
BUILDING SECTIONS

PROJECT NO. 20-240	DRAWING NO. A450
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488 - 500 UPPER
WELLINGTON STREET
HAMILTON, ON



TITLE	MASSING
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PROJECT NO. 20-240	DRAWING NO. A500
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488-500 Upper Wellington Street**Minor Variance Comparison**

April 26, 2022

Previously Submitted Variances	Revised Variances
To permit 4 dwelling units at grade along Inverness Avenue East whereas the C5A Zone requires commercial uses at grade and only permits Dwelling Units, Mixed Use above the ground floor.	Four (4) dwelling unit(s), mixed use shall be permitted to be located on the ground floor instead of the requirement that dwelling unit(s), mixed use shall only be permitted above the ground floor except for access, accessory office and utility areas.
To permit a maximum height of 22.0 metres or six storeys whereas the C5A (x316) Zone permits a maximum height of 11.0 metres or two storeys.	A maximum building height of 22.0m shall be permitted instead of the maximum required building height of 11.0m or two storeys within the portion of the lot zoned "C5a,316".
To permit a maximum overall building height of 22.0 metres whereas the C5a Zone permits a maximum building height of 18.06 metres based on a side yard setback of 14.56 metres.	A minimum side yard setback from the southerly 57.91 metre side lot line of 7.7 metres and minimum side yard setback from the westerly 76.95 metre side lot line of 14.5 metres shall be permitted for any portion of the building having a building height above 11.0 metres to a maximum building height of 22.0 metres whereas the Zoning By-law states that the minimum building height may be equivalently increased as the yard increases beyond the minimum yard requirement when abutting a Residential or Institutional Zone for all portions of a building beyond 11.0m in height to a maximum height of 22.0m.
To permit a maximum first storey height of 7.0 metres whereas the C5A Zone permits a maximum first storey height of 4.5 metres.	A minimum height of 3.0 metres and maximum height of 6.6 metres shall be permitted for the first storey instead of the requirement that the first storey shall have a minimum height of 3.6 metres and maximum height of 4.5 metres.
To permit a maximum height for the enclosed rooftop amenity area of 5.0 metres whereas the C5A Zone permits a maximum of 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.	The wholly enclosed rooftop amenity area which projects above the uppermost point of the building shall be permitted to not be greater than 5.0m in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure instead of the requirement that it shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.
To permit a minimum yard depth of 1.4 metres up to 6.66 metres in height along the northerly lot line whereas the C5A (x316) Zone requires a minimum yard depth of 3.0 metres.	A minimum depth of 1.4m shall be permitted along the north lot line (Inverness Avenue East lot line) for the multiple dwelling instead of the requirement that a yard having a minimum depth

	of 3 metres in the case of multiple dwellings shall be provided and maintained along the northerly lot line within the portion of the lot zoned "C5a,316".
To permit a minimum setback from the enclosed rooftop amenity area to the western exterior wall of the storey directly beneath of 1.5 metres, whereas the C5A Zone permits a minimum setback of 3.0 metres.	The wholly enclosed rooftop amenity area which projects above the uppermost point of the building shall be permitted to be setback a minimum of 1.5 metres from the exterior walls of the storey directly beneath instead of the requirement that it shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath
To permit a loading area within the required minimum yard abutting a Residential Zone whereas the C5A Zone does not permit loading facilities within a required yard abutting a Residential Zone.	A loading facility (being a "waste collection area") shall be permitted to be a minimum of 1.5m from the southerly 18.29m rear lot line and a minimum of 6.2m from the easterly 12.19m side lot line and the westerly 76.95m side lot line instead of the requirement that loading facilities shall not be permitted in a required yard abutting a Residential Zone (being a Minimum Side Yard of 7.5m and a Minimum Rear Yard of 7.5m).
To permit a minimum 1.5m rear yard setback to an accessory garbage enclosure whereas the C5A Zone requires a minimum 7.5m setback.	A minimum rear yard of 1.5m shall be permitted for the garbage bin enclosure accessory building instead of the minimum required 7.5m rear yard.
To permit a minimum 1.5m side yard setback to an accessory garbage enclosure whereas the C5A Zone requires a minimum 7.5m setback when abutting a Residential Zone.	A minimum side yard of 1.5m shall be permitted to the 12.19m easterly side lot line for the garbage bin enclosure accessory building instead of the minimum required 7.5m side yard.