



WELCOME TO THE CITY OF HAMILTON

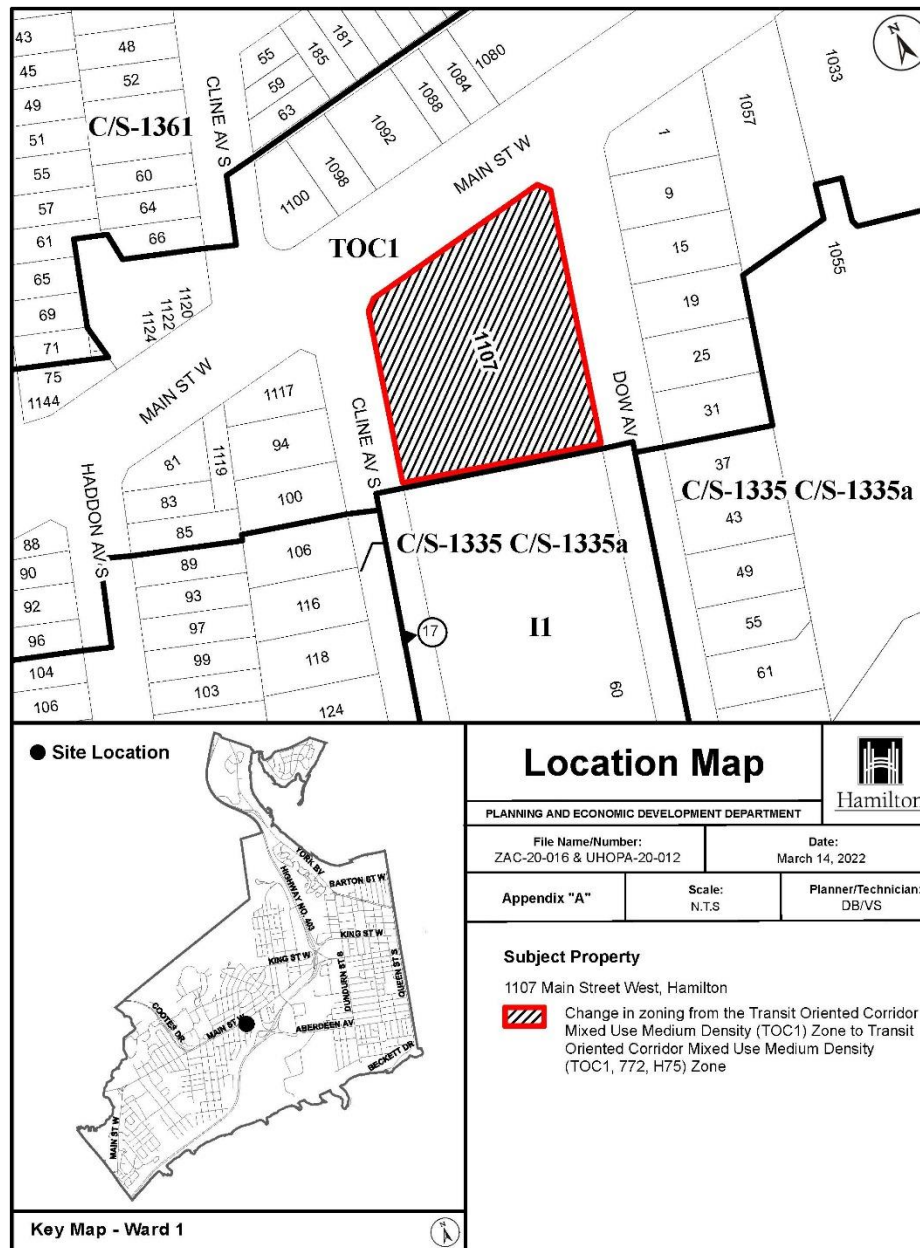
PLANNING COMMITTEE

May 31, 2022

PED22098 – (ZAC-20-016 / UHOPA-20-012)

Applications for Official Plan Amendment and Zoning By-law Amendment for Lands
Located at 1107 Main Street West, Hamilton.

Presented by: Daniel Barnett





SUBJECT PROPERTY



1107 Main Street West, Hamilton



1. DOES NOT SCALE/RENDER WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2010 OHIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS OF ALL WORK ELEMENTS DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SIGNED AND APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, REPRODUCTION OR REUSE OF ANY INFORMATION IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACTOR AGREES TO HOLD THE ARCHITECT HARMLESS AND CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE. THE ARCHITECT MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION, AND ANY DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTY.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES OF ANY KIND TO ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE INFORMATION CONTAINED HEREIN.



BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL FLOOR AREA (sq ft)	XX (max)	249 units
BUILDING AREA (sq ft)	XX (max)	2,428.71 (sq ft)
GROSS FLOOR AREA (sq ft)	XX (max)	20,383.97 (sq ft)
NET FLOOR AREA (sq ft)	XX (max)	20,383.97 (sq ft)
STAIR AREA (sq ft)	XX (max)	3.18 (sq ft) per unit
ME MECHANICAL FLOOR AREA (sq ft)	XX (max)	4.51 (sq ft) per unit
ME MECHANICAL FLOOR AREA (sq ft)	XX (max)	74.82 (sq ft) per unit
NUMBER OF STOREYS	XX (max)	22
BUILDING HEIGHT (m)	22 (m) MAX.	68.16 m (max) height
COMMERCIAL AREA (sq ft)	XX (max)	80.03 (sq ft) per unit
RETAIL AREA (sq ft)	XX (max)	10.03 (sq ft) per unit
CATERING AREA (sq ft)	XX (max)	173.03 (sq ft) per unit
RESIDENTIAL SALEABLE AREA (sq ft)	XX (max)	18.42 (sq ft) per unit
RESIDENTIAL SALEABLE AREA (sq ft)	XX (max)	18.42 (sq ft) per unit
INTERIOR AREA (sq ft)	XX (max)	179.03 (sq ft) per unit
OUTDOOR AMENITY AREA (sq ft)	=	283.18 (sq ft) per unit
COURT YARD		283.18 (sq ft) per unit
ROOF TERRACE		743.18 (sq ft) per unit
RECREATION		127.00 (sq ft) per unit

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING		
SHORT TERM	5	12
LONG TERM	0.5 / unit = 260k 0.5 = 135	135
COMMERCIAL BICYCLE PARKING		
SHORT TERM	5	5
LONG TERM	10 (2 stacks of 50 units)	10
TOTAL	155	162

UNIT SIZE BREAKDOWN		
LEVEL	< 50 sq	> 50 sq
LEVEL 1	7	12
LEVEL 2	7	2
LEVEL 3	28	6
LEVEL 4	29	6
LEVEL 5	22	6
LEVEL 6	28	6
LEVEL 7	22	5
LEVEL 8	8	4
LEVEL 9	12	2
LEVEL 10	12	2
LEVEL 11	12	2
LEVEL 12	12	2
LEVEL 13	11	1
LEVEL 14	11	1
LEVEL 15	11	1
TOTAL	291	58

23	2021-11-26	ISSUED FOR OPAZ/BA
22	2021-10-26	ISSUED FOR COORDINATION
21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
17	2021-04-21	ISSUED FOR REVIEW
15	2020-12-01	ISSUED FOR OPAZ/BA
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
No.	Date	Revision

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ARCHITECTS INC.

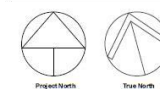
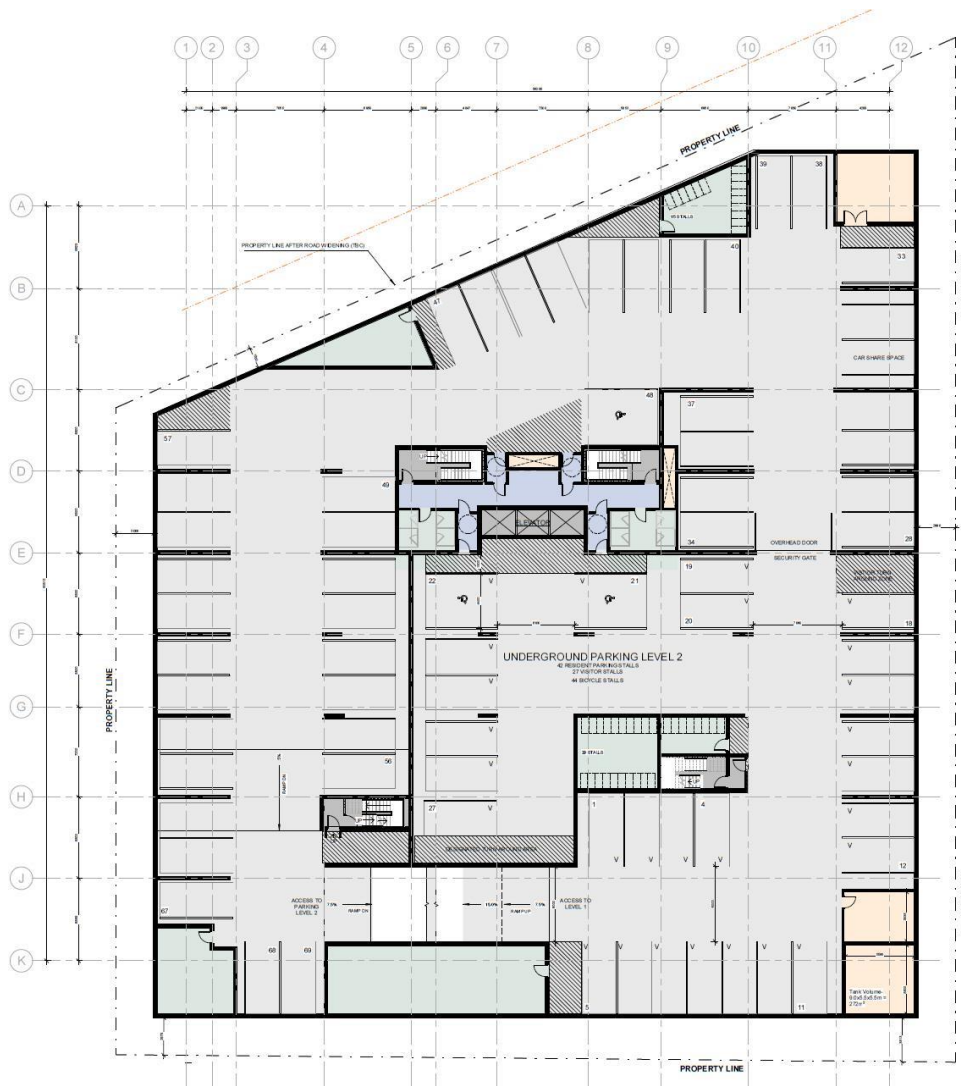
IN8
1107 MAIN ST

SITE PLAN

Closing Date	As indicated
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A1.1 - r23





- GENERAL NOTES**
1. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
 2. ALL WORK SHALL COMPLY WITH THE BEST ADAPTED BUILDING CODE AND AMENDMENTS.
 3. CONTRACTOR MUST OBTAIN AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE SPECIFIED, ANY OR PARTIAL REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE REPRODUCTION OF SUCH THIRD PARTIES.
 6. THE MATERIAL CONTAINED HEREIN IS SUBJECT TO THE CONSULTANT'S BEST JUDGMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR CONSTRUCTION THEREON, SHALL BE AT THE USER'S RESPONSIBILITY OF SUCH THIRD PARTIES.
 7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF RECORDS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

BUILDING LEGEND

- CIRCULATION
- COMMON
- PARKING
- SERVICE
- VERTICAL CIRCULATION

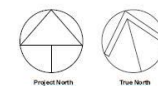
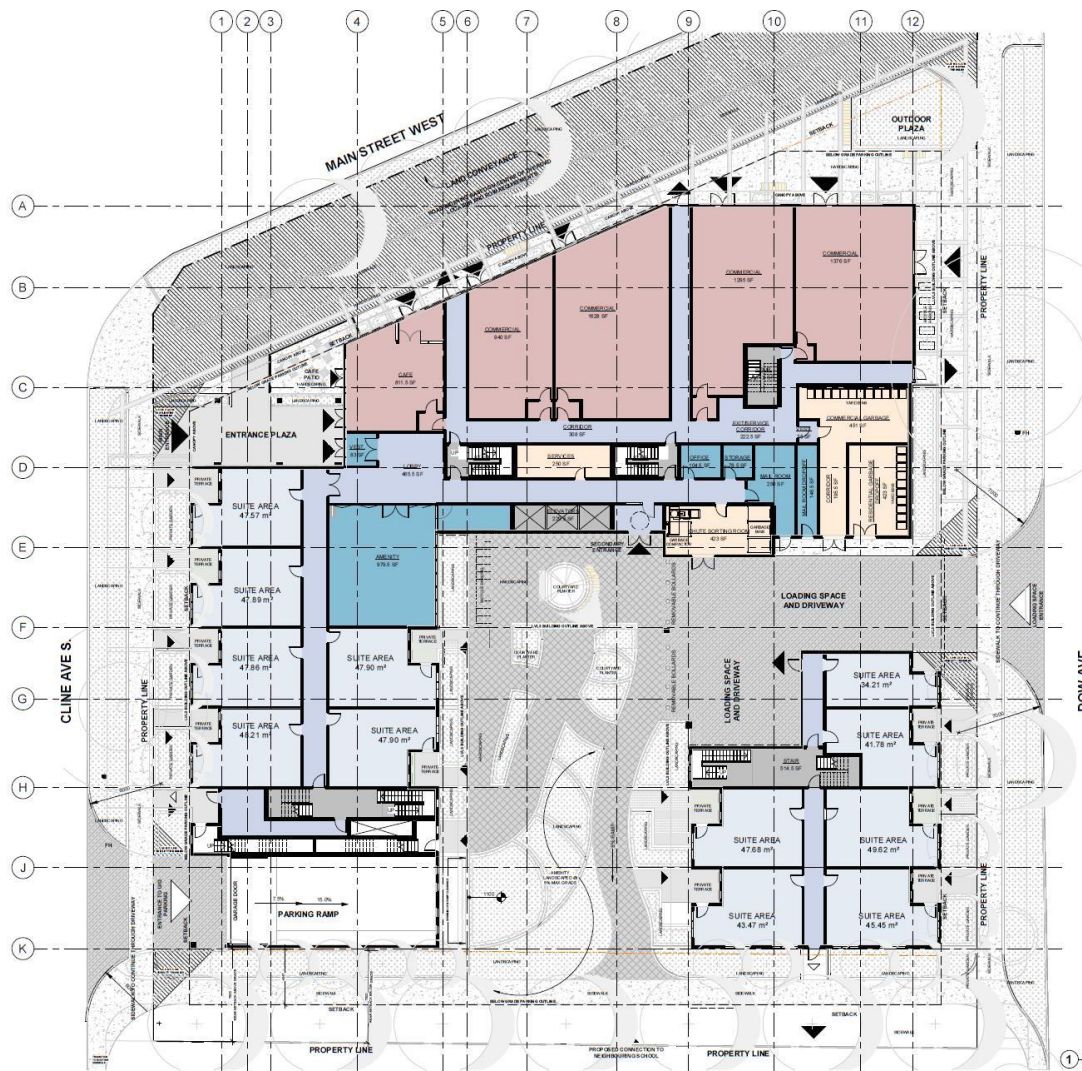
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100	2021-12-02	1.99
101	2021-12-02	2.00

srm ARCHITECTS INC.	Project:	19002
	Client:	2021-12-02
	Design:	PKP
	Architect:	MYV
Actual Date:		2021-12-02 4:37:32 PM

IN8
1107 MAIN ST

LEVEL P1 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS REGISTERED PROFESSIONAL ARCHITECT 19002	Drawing Date:	1-190
	Date:	
	Drawing No.:	
	Scale:	
A2.2 - r23		



- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK BEING PERFORMED TO THE PROJECT TO AVOID DISCREPANCIES WITH THE WORK.
 4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. CONTRACTORS SHALL NOT REPRODUCE OR ALTER ANY INFORMATION FROM THESE DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 6. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CONSULTANT WITH ALL INFORMATION IN ORDER TO PREPARE THE CONSTRUCTION DOCUMENTS. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PREPARATION AND USE OF SUCH A THIRD PARTY BASED ON THE CONSULTANT'S OWN NEGLIGENCE OR NEGLIGENCE OF THE CONSULTANT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CONSULTANT WITH ALL INFORMATION IN ORDER TO PREPARE THE CONSTRUCTION DOCUMENTS.
 7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE BASED ON THE CONSTRUCTION DOCUMENTS.

BUILDING LEGEND

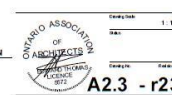
- CIRCULATION
- RESIDENTIAL
- OUTDOOR AMENITY
- SERVICE
- VERTICAL CIRCULATION
- AMENITY
- COMMERCIAL

No.	Date	Revision
1		
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IN8
1107 MAIN ST

LEVEL 1 FLOOR PLAN



1 LEVEL 1 FLOOR PLAN



2 SALAGED HERITAGE ELEMENTS ELEVATION
N.T.S.

MATERIAL LEGEND

1	PRECAST CONCRETE - RED MASONRY
2	PRECAST CONCRETE - WHITE MASONRY
3	PRECAST CONCRETE - CHARCOAL MASONRY
4	RECLAIMED HERITAGE MASONRY
5	SPANDREL PANEL A
6	GLAZING: TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE FORMLINE
9	ALUMINUM PANEL
10	PRE-CAST CONCRETE CORNICE
11	METAL CANOPY: CHARCOAL
12	SPANDREL PANEL B

23	2023-11-28	11:54:30 AM	REVISED
22	2023-11-28	11:54:30 AM	REVISED
21	2023-11-28	11:54:30 AM	REVISED
20	2023-11-28	11:54:30 AM	REVISED

No.	Date	Revision
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	Project No.	10052
	Project Date	2023-11-28
	Client	DM
	Architect	MYV

IN8
1107 MAIN ST

PRESENTATION
ELEVATION - NORTH

	Architect	As Indicated
	Date	
	Architect	
	Architect	

A3.18 - r23



1 NORTH ELEVATION PRESENTATION
1:200

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MATERIAL LEGEND

1	PRECAST CONCRETE - RED MASONRY
2	PRECAST CONCRETE - WHITE MASONRY
3	PRECAST CONCRETE - CHARCOAL MASONRY
4	RECLAIMED HERITAGE MASONRY
5	SPANDREL PANEL A
6	GLAZING - TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE FORMLINE
9	ALUMINUM PANEL
10	PRE-CAST CONCRETE CORNICE
11	METAL CANOPY - CHARCOAL
12	SPANDREL PANEL B

11	2021-06-11	RE-ISSUED FOR TGA
18	2021-04-28	ISSUED FOR COORDINATION
No.	Date	Revision

	Project No.	19052
	Project Date	2021-11-08
	Drawn by	EM
	Checked by	MYV
	2021-11-08 11:04:20 AM	

IN8
1107 MAIN ST

PRESENTATION
ELEVATION - SOUTH

	Architect	As Indicated
	Architect	
	Architect	
	Architect	
	A3.19 - r21	



MATERIAL LEGEND

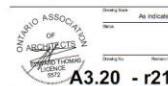
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2	PRECAST CONCRETE - WHITE MASONRY
3	PRECAST CONCRETE - CHARCOAL MASONRY
4	RECLAIMED HERITAGE MASONRY
5	SPANDREL PANEL A
6	GLAZING - TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE FORMLINE
9	ALUMINUM PANEL
10	PRE-CAST CONCRETE CORNICE
11	METAL CANOPY - CHARCOAL
12	SPANDREL PANEL B

No.	Date	Revision
11	2021-11-26	PREPARED PRESENTATION
12	2021-11-26	PREPARED PRESENTATION



IN8
1107 MAIN ST

PRESENTATION
ELEVATION - EAST





MATERIAL LEGEND

1	PRECAST CONCRETE - RED MASONRY
2	PRECAST CONCRETE - WHITE MASONRY
3	PRECAST CONCRETE - CHARCOAL MASONRY
4	RECLAIMED HERITAGE MASONRY
5	SPANDREL PANEL A
6	GLAZING - TINT 2
7	ALUMINUM MULLION
8	PRECAST CONCRETE - WHITE FORMLINE
9	ALUMINUM PANEL
10	PRE-CAST CONCRETE CORNICE
11	METAL CANOPY - CHARCOAL
12	SPANDREL PANEL B

21	2021-06-11	RE-ISSUED FOR ZSA
18	2021-06-28	ISSUED FOR COORDINATION
No.	Date	Revision

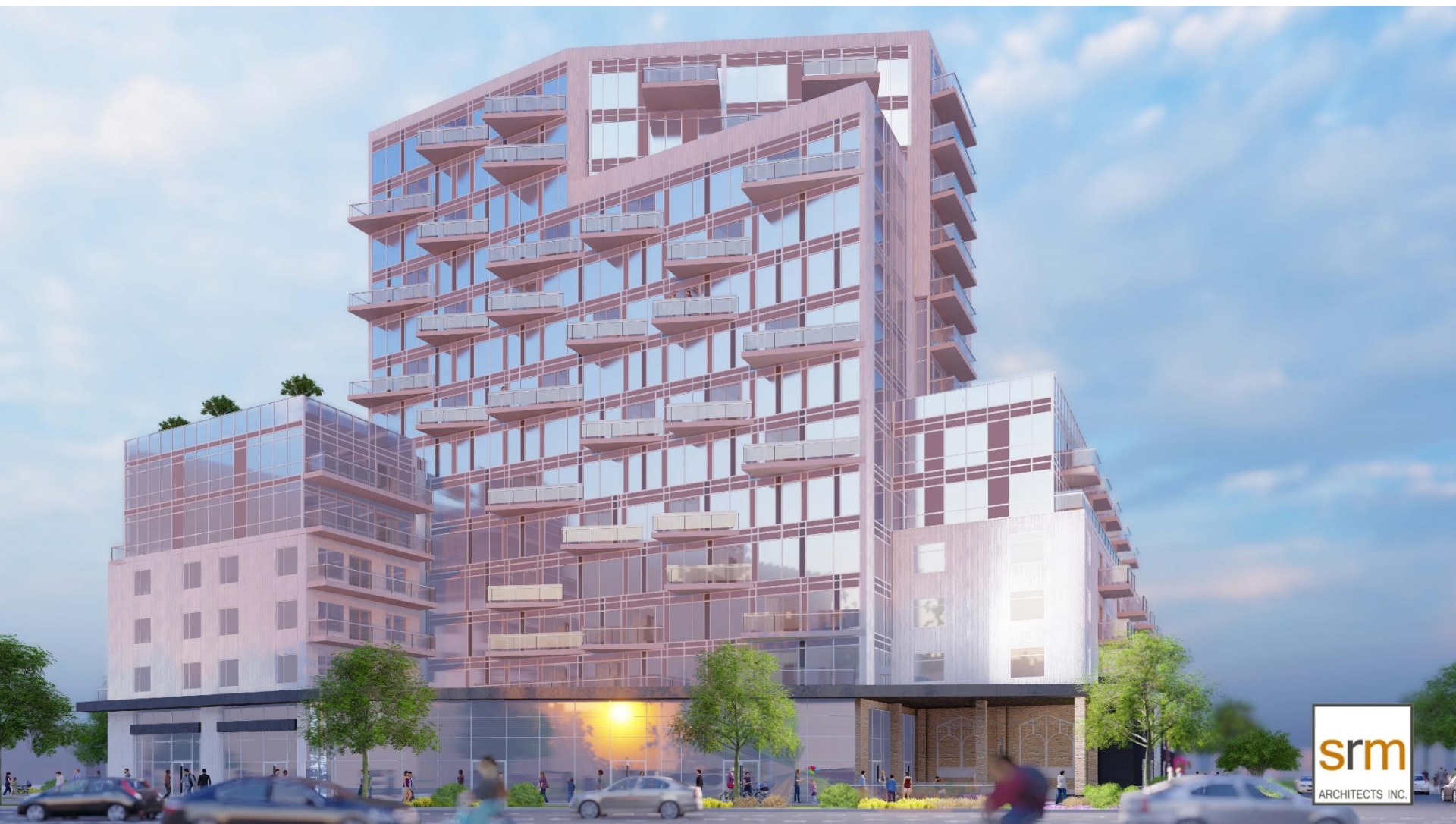


IN8
1107 MAIN ST

PRESENTATION
ELEVATION - WEST















Existing Place of Worship at 1107 Main Street West, as seen from the intersection of Main Street West and Cline Avenue South looking south east



Existing Place of Worship at 1107 Main Street West, as seen from the intersection of Main Street West and Dow Avenue looking south west



Existing Place of Worship at 1107 Main Street West, as seen from Dow Avenue looking west



Existing Place of Worship at 1107 Main Street West, as seen from Cline Avenue South looking east



Properties at 9, 15 and 19 Dow Avenue located to the east of the subject property, as seen from Dow Avenue looking north east



Properties at 25, 31, and 37 Dow Avenue located to the east and south east of the subject property, as seen from Dow Avenue looking south east



Commercial lands at 1070 Main Street West located to the north east of the subject property, as seen from Main Street West looking north east



Properties of 1080, 1084 and 1088 Main Street West located to the north of the subject property, as seen from Main Street West looking north



Properties at 1098 and 1100 Main Street West located to the north and north west of the subject property, as seen from Main Street West looking north



Property at 1124 Main Street West located to the north west of the subject property, as seen from Main Street West looking north west



Property at 1117 Main Street West located to the west of the subject property, as seen from Main Street West looking south west



Properties at 94, 100 and 106 Cline Avenue North located to the west and south west of the subject property, as seen from Cline Avenue South looking south west



Property at 60 Dow Avenue located to the south of the subject property, as seen from Cline Avenue looking south east



Property at 60 Dow Avenue located to the south of the subject property, as seen from Dow Avenue looking south west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE