



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-22:64	SUBJECT PROPERTY:	211 John St S, Hamilton
ZONE:	“C5, 739” (Mixed Use Medium Density)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 21-038

APPLICANTS: Owner: Corktown GP Inc
Agent: GSP Group Inc – Stuart Hastings

The following variances are requested:

1. Parking spaces for the Multiple Dwelling use shall be provided at a rate of 0.55 parking spaces per dwelling unit instead of the minimum required 0.6 parking spaces per dwelling unit.

PURPOSE & EFFECT: To permit the construction of a new mixed-use development in accordance with Site Plan Control Application DA-21-112 notwithstanding that:

Notes:

- i. This variance is necessary to facilitate Site Plan Control Application DA-21-112.
- ii. Be advised that Amending By-law #21-038 previously amended the minimum number of required parking spaces to 0.6 spaces per unit. This variance will further reduce this required parking ratio.
- iii. Please be advised that the applicant has not obtained council approval to obtain any additional variances that may be necessary to facilitate the proposed development.

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, November 17, 2022
TIME:	1:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)

	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	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
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- 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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.



 Subject Lands

DATED: November 1, 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.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by 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.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.

DRAWING LIST	
DWG NO.	TITLE
SCHEDULES	
A100	SITE STATISTICS
A101	CONTEXT PLAN
A102	SURVEY PLAN
A103	SITE PLAN
PLANS	
A202	P3 PARKING LEVEL PLAN
A203	P2 PARKING LEVEL PLAN
A204	P1 PARKING LEVEL PLAN
A205	GROUND LEVEL PLAN
A205a	MEZZANINE LEVEL PLAN
A206	BUILDING A - LEVEL 2 PLAN
A207	BUILDING A - LEVELS 3-6 PLAN
A208	BUILDING A - LEVELS 7-8 PLAN
A209	BUILDING A - LEVEL 9 PLAN
A210	BUILDING A - LEVEL 10 PLAN
A211	BUILDING A - LEVELS 11-14 PLAN
A215	BUILDING B - LEVEL 2 PLAN
A216	BUILDING B - LEVELS 3-7 PLAN
A217	BUILDING B - LEVELS 8-26 PLAN
A218	BUILDING B - LEVEL 27 PLAN
ELEVATIONS	
A400	EAST ELEVATION
A401	SOUTH ELEVATION
A406	NORTH ELEVATION
A407	WEST ELEVATION
SECTIONS	
A420	CROSS SECTION A
A421	CROSS SECTION B
A422	CROSS SECTION C
A423	CROSS SECTION D

NO.	REVISIONS	DATE
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4	ISSUED FOR SPA	30 JUNE 2021
3	ISSUED FOR PRELIMINARY SPA	24 JULY 2020
2	RE-ISSUED FOR REZONING	9 MARCH 2020
1	ISSUED FOR REZONING	29 JUNE 2018

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CORKTOWN
 211-225 JOHN STREET S
 AND 70-78 YOUNG STREET
 HAMILTON, ON

CORKTOWN

ISSUED FOR COORDINATION

8 SEPTEMBER 2022



KEY PLAN
 SCALE: 2500

DRAWN G.S.	SCALE NTS
CHECKED G.S.	DATE 17 JANUARY 2018
TITLE TITLE PAGE	
PROJECT NO. 19-188	DRAWING NO. A000



YOUNG STREET

FOREST AVENUE

JOHN STREET SOUTH

CATHARINE STREET SOUTH

CHARLTON AVENUE EAST

14 STOREY
(~550m²)

14 STOREY
(~780m²)

17 STOREY
(~760m²)

14 STOREY
(~1,050m²)

14 STOREYS

27 STOREYS

11 STOREY
(~1,065m²)

21 STOREY
(~1,180m²)

10 STOREY
(~560m²)

21 STOREY
(~1,180m²)

23 STOREY
(785m²)

32 STOREY
(~700m²)

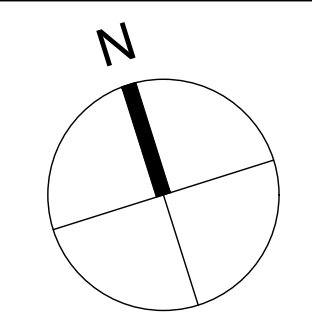
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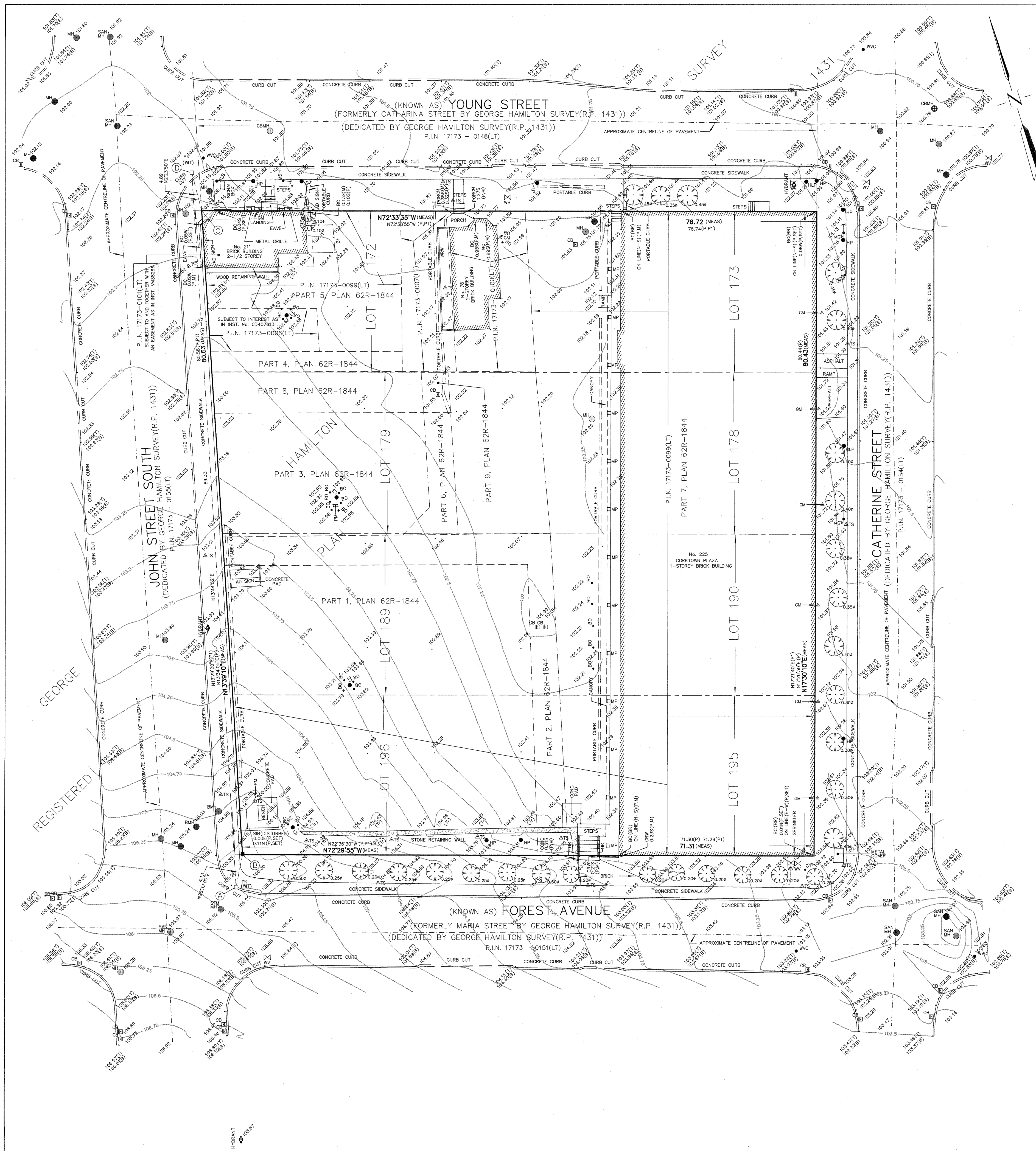
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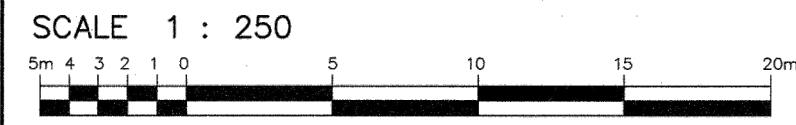
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DRAWN G.S.	SCALE 1:500
CHECKED G.S.	DATE 17 JANUARY 2018
TITLE CONTEXT PLAN	
PROJECT NO. 19-188	DRAWING NO. A101



BOUNDARY AND TOPOGRAPHICAL SURVEY OF
**ALL OF LOTS 172, 173, 178, 179, 189,
 190, 195 AND 196**
GEORGE HAMILTON SURVEY
(REGISTERED PLAN 1431)
 CITY OF HAMILTON



R. AVIS SURVEYING INC.

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

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS, DERIVED FROM OBSERVED REFERENCE POINTS AND HAVING A BEARING OF N134°45'2" E BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS-2014), CENTRAL MERIDIAN 81° 00' WEST LONGITUDE, (UNIVERSAL TRANSVERSE MERCATOR).

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS-2014).

POINT ID	NORTHING	EASTING
ORP A	4789178.587	591827.143
ORP B	4789182.217	591829.117
ORP C	4789226.471	591848.125
ORP D	4789225.355	591848.372

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

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999969177.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK No. 3-26, HAVING AN ELEVATION = 110.834 metres.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- MEAS/M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- PK DENOTES PK NAIL
- P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. T. McCLAREN, O.L.S. DATED JULY 18, 2014
- P1 DENOTES PLAN 62R-1844
- AD SIGN DENOTES ADVERTISEMENT SIGN
- BMH DENOTES BELL MANHOLE
- BO DENOTES BOLLARD
- BSS DENOTES BUS STOP SIGN
- BF DENOTES BOARD FENCE
- BR DENOTES BRICK
- B(D) DENOTES BOTTOM OF CURB
- CB DENOTES CATCH BASIN
- CBMH DENOTES CATCH BASIN MANHOLE
- CSW DENOTES CONCRETE SIDEWALK
- CONC DENOTES CONCRETE
- FH DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GVK DENOTES GAS VALVE KEY
- HGW DENOTES HYDRO GUY WIRE
- HLP DENOTES HYDRO LIGHT POLE
- HP DENOTES HYDRO POLE
- HR DENOTES HAND RAIL
- LS DENOTES LIGHT STANDARD
- ME DENOTES METAL POST
- MP DENOTES METAL POST
- PM DENOTES PARKING METRE
- RP DENOTES REGISTERED PLAN 1431
- SAN MH DENOTES SANITARY MANHOLE
- ST MH DENOTES STORM MANHOLE
- TLS DENOTES TRAFFIC LIGHT STANDARD
- TS DENOTES TRAFFIC SIGN
- (T) DENOTES TOP OF CURB
- (T) DENOTES TOP OF RETAINING WALL
- WW DENOTES WATER VALVE
- WVC DENOTES WATER VALVE CHAMBER
- WRW DENOTES WOOD RETAINING WALL
- 0.109 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
- DENOTES SPOT ELEVATION

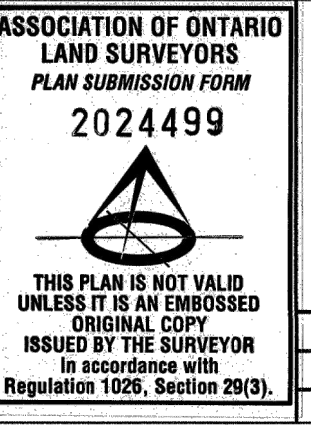
AREA: 5950.2 sq.m.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF AUGUST, 2017.

SEPTEMBER 1, 2017
 DATE

[Signature]
 PIRATHEEPAN RAMACHANDRAN
 Ontario Land Surveyor



R. AVIS SURVEYING INC.

SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6206
 www.ravisurveying.com

CHECKED BY : P.R., O.L.S.
 CALCULATED BY : JB/PR
 DRAWN BY : JB

PROJECT No. : 3119-0
 DRAWING No. : 3119-0T.DWG

NO.	REVISIONS	DATE
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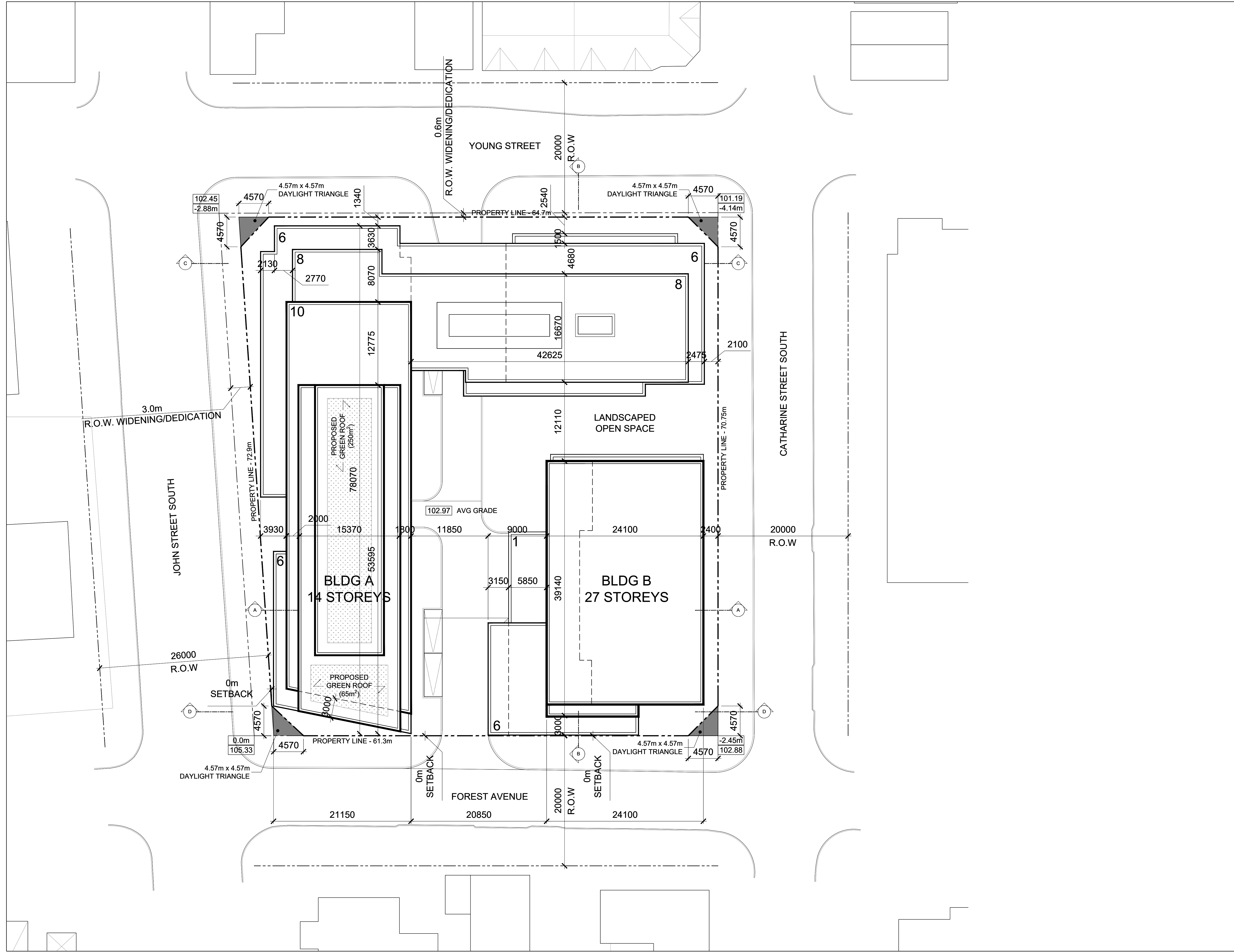
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DRAWN G.S.	SCALE N.T.S
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
SURVEY PLAN



NOTES:

CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.6392).

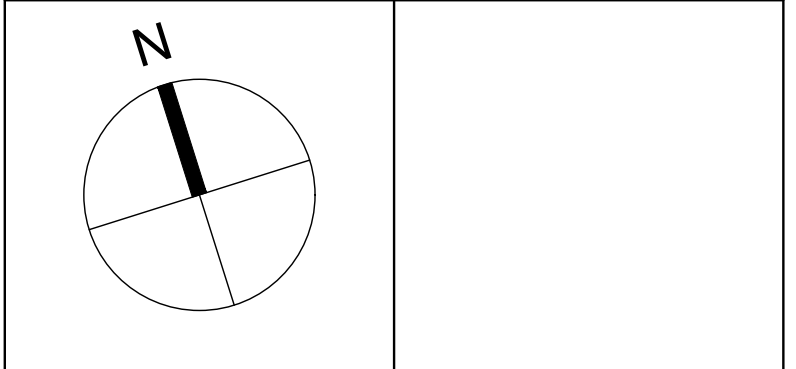
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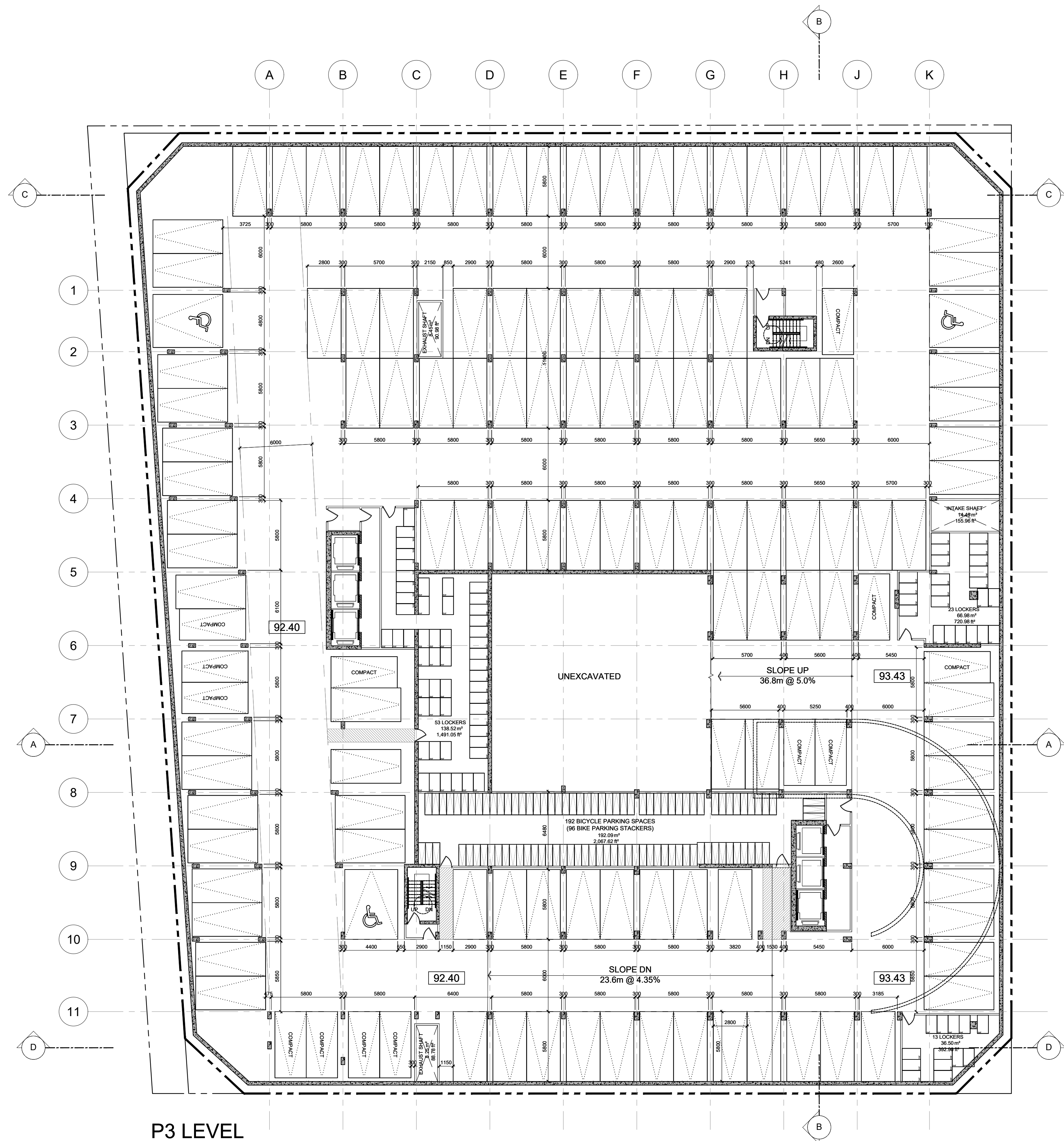
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DRAWN G.S.	SCALE 1:250
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
SITE PLAN

PROJECT NO. 19-188	DRAWING NO. A103
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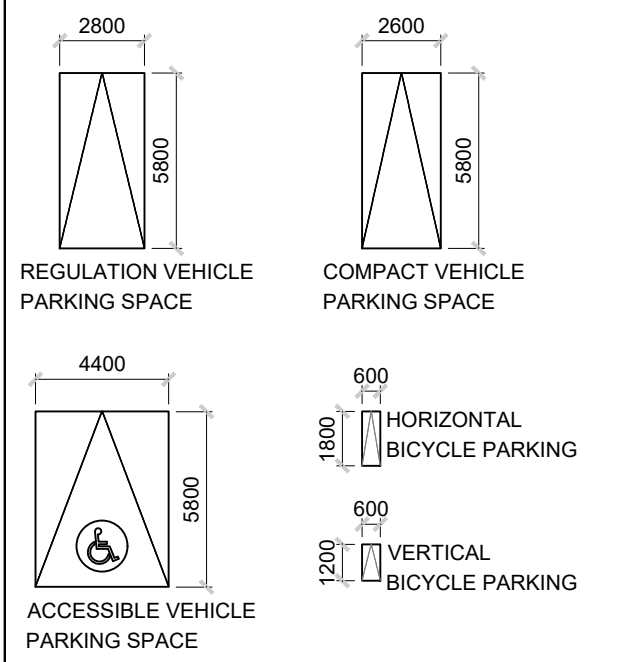


P3 LEVEL
136 PARKING SPACES

NOTES:

1. LOBBY VESTIBULES DOORS AND WALLS ADJACENT TO VESTIBULE DOORS HAVE TRANSPARENT GLAZING IN FIRE RATED DOORS AND ASSEMBLIES TO CONFORM TO O.B.C. ALLOWABLE AREA.

PARKING LEGEND



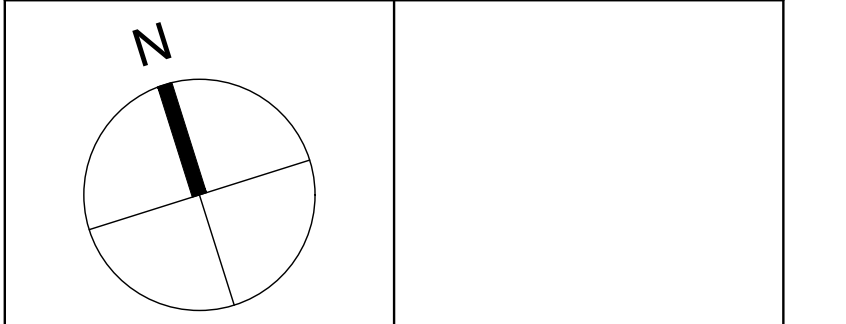
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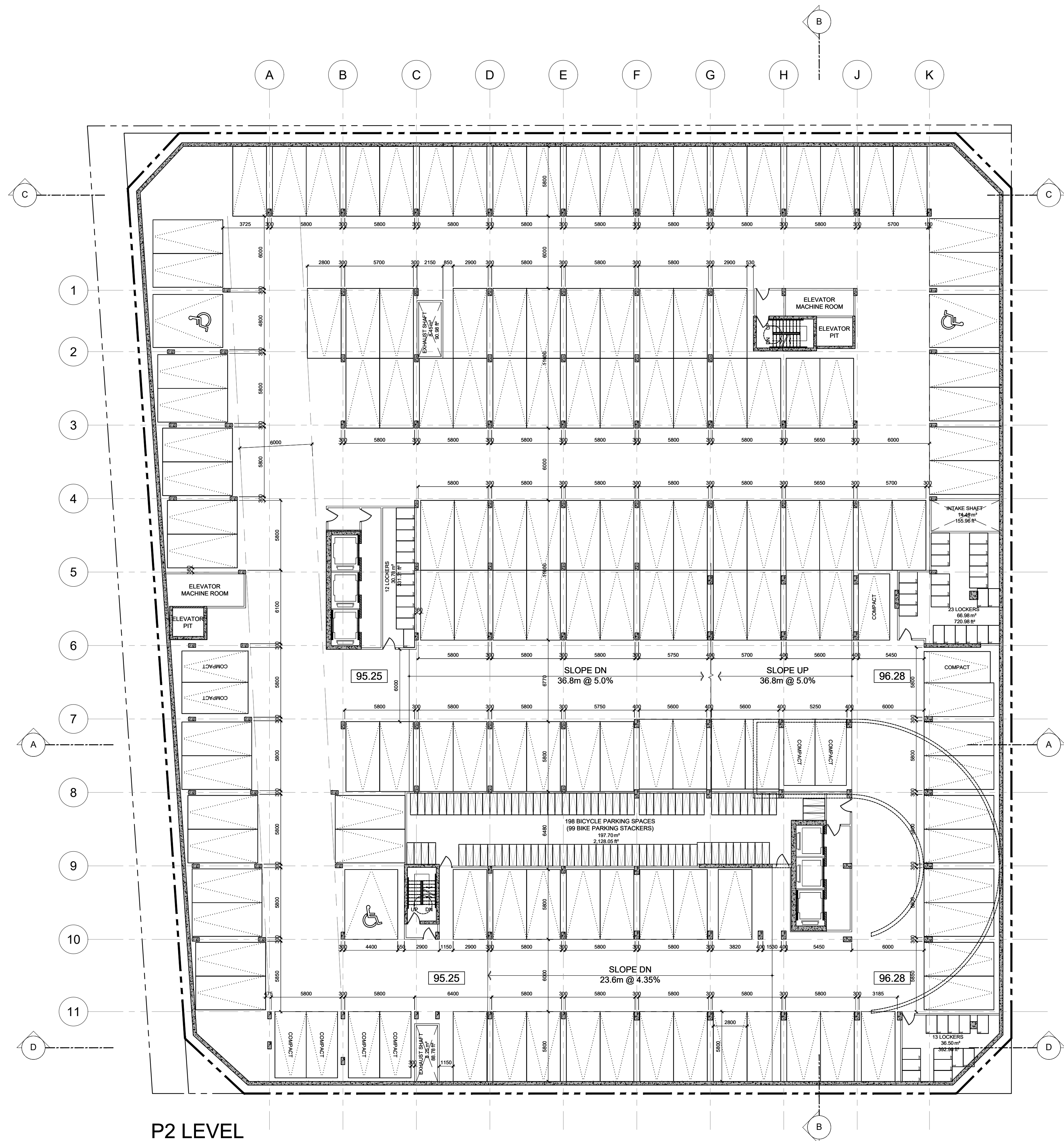
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DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
P3 PARKING LEVEL

PROJECT NO. 19-188	DRAWING NO. A202
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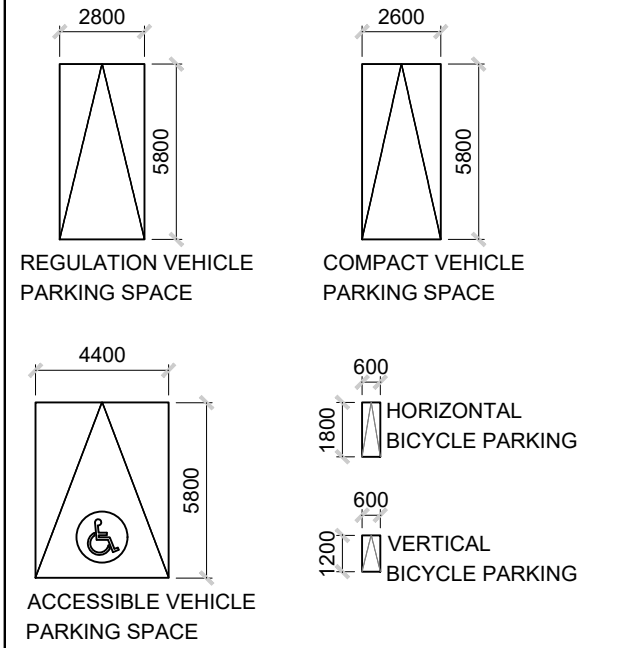


**P2 LEVEL
148 PARKING SPACES**

NOTES:

1. LOBBY VESTIBULES DOORS AND WALLS ADJACENT TO VESTIBULE DOORS HAVE TRANSPARENT GLAZING IN FIRE RATED DOORS AND ASSEMBLIES TO CONFORM TO O.B.C. ALLOWABLE AREA.

PARKING LEGEND



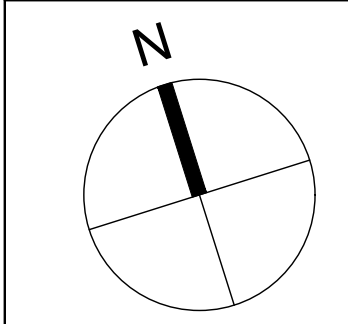
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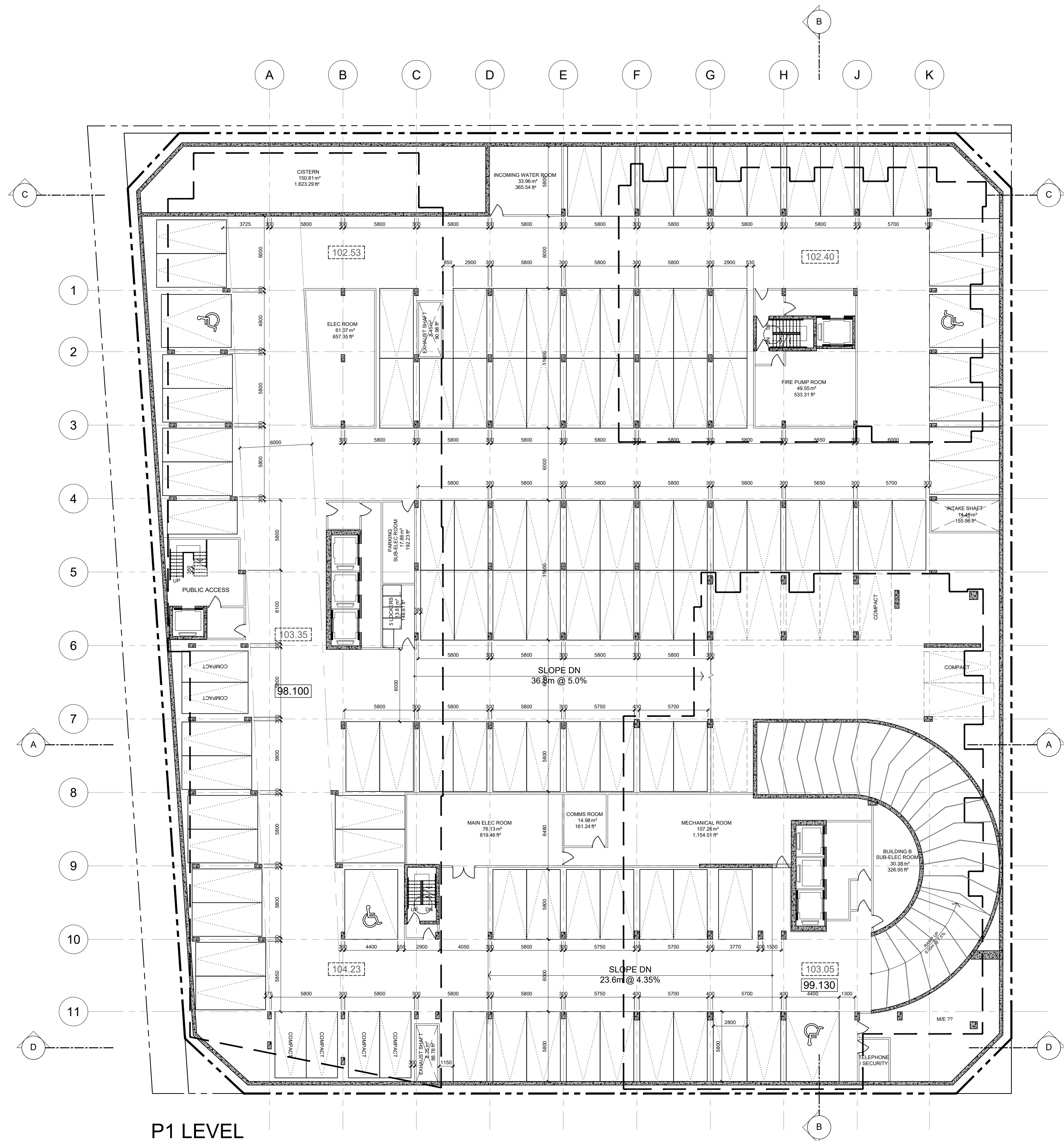
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DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
P2 PARKING LEVEL

PROJECT NO. 19-188	DRAWING NO. A203
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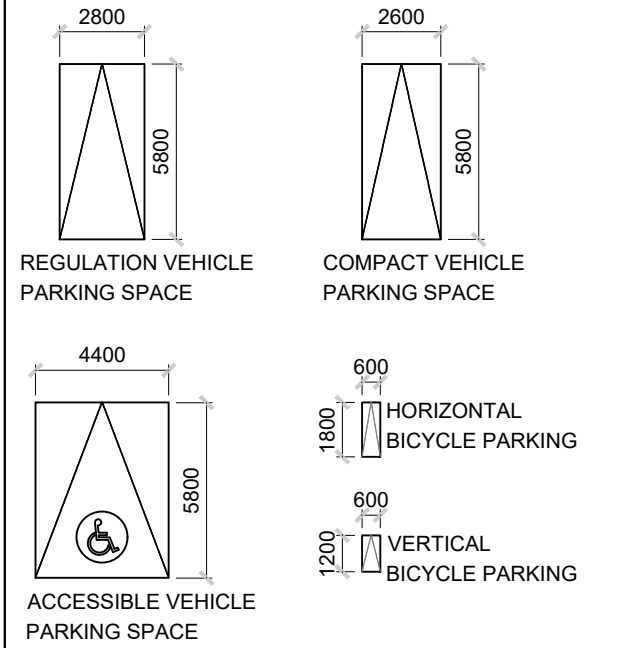


P1 LEVEL
110 PARKING SPACES

NOTES:

1. LOBBY VESTIBULES DOORS AND WALLS ADJACENT TO VESTIBULE DOORS HAVE TRANSPARENT GLAZING IN FIRE RATED DOORS AND ASSEMBLIES TO CONFORM TO O.B.C. ALLOWABLE AREA.

PARKING LEGEND



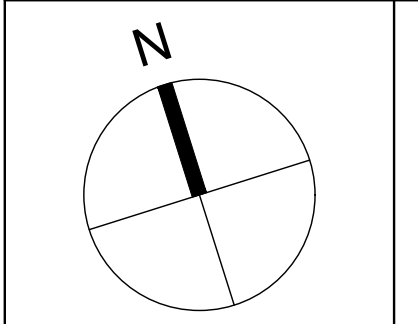
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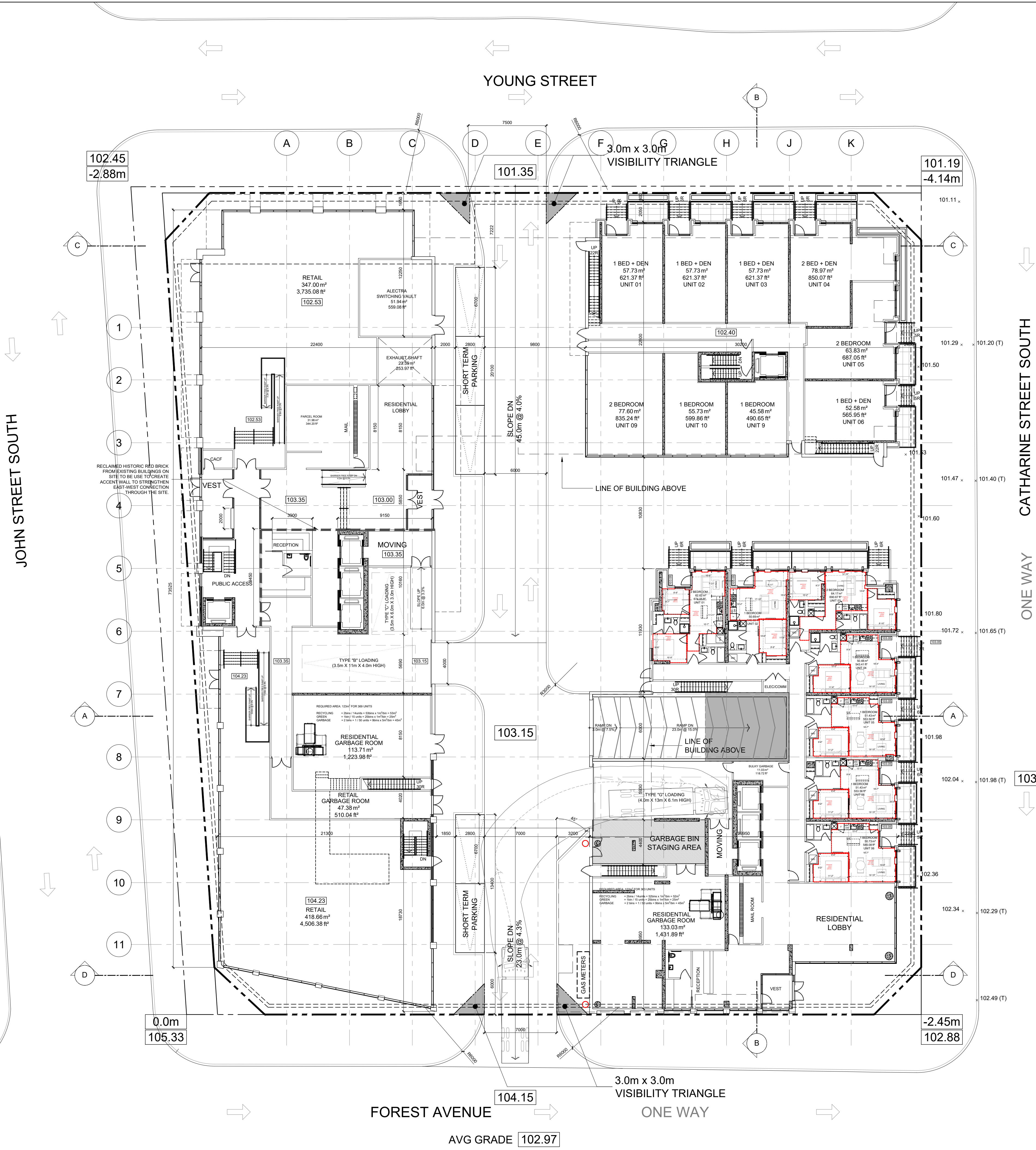
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AND 70-78 YOUNG STREET
HAMILTON, ON



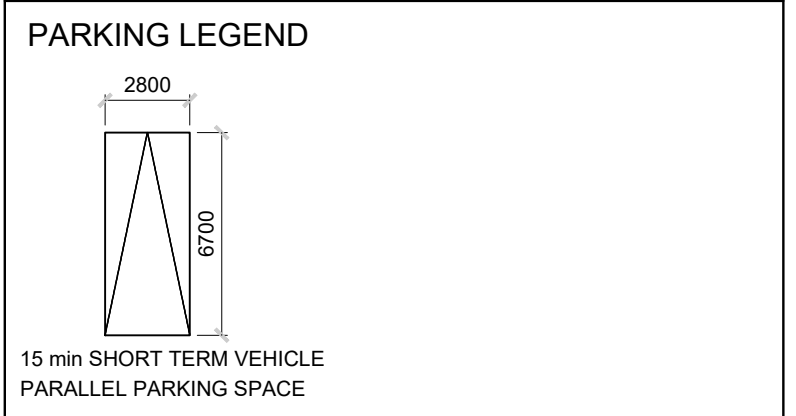
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
P1 PARKING LEVEL

PROJECT NO. 19-188	DRAWING NO. A204
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- NOTES:**
- REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.
 - REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
 - ALL BUILDINGS HAVE 1 CHUTE EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.



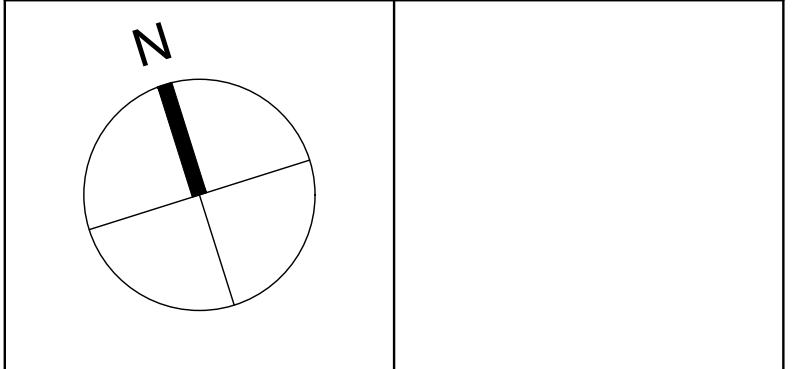
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6	ISSUED FOR COORDINATION	13 MAY 2022
5	ISSUED FOR PRELIMINARY PRICING	27 APRIL 2022
4	ISSUED FOR SPA	30 JUNE 2021
3	ISSUED FOR PRELIMINARY SPA	24 JULY 2020
2	REISSUED FOR REZONING	9 MARCH 2020
1	ISSUED FOR REZONING	29 JUNE 2018

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TITLE
GROUND FLOOR PLAN

PROJECT NO. 19-188	DRAWING NO. A205
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JOHN STREET SOUTH

YOUNG STREET

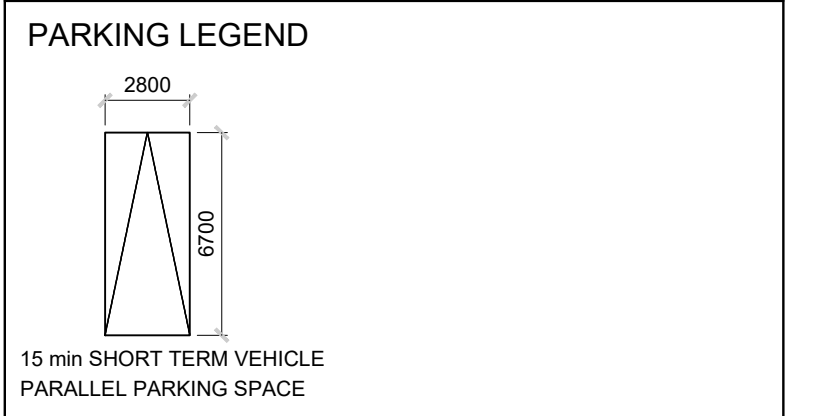
CATHARINE STREET SOUTH

FOREST AVENUE

ONE WAY



- NOTES:
- REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.
 - REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
 - ALL BUILDINGS HAVE 1 CHUTE EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.



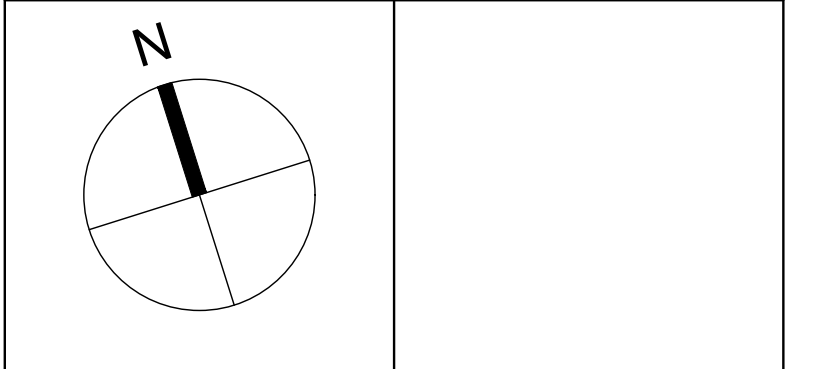
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6	ISSUED FOR COORDINATION	13 MAY 2022
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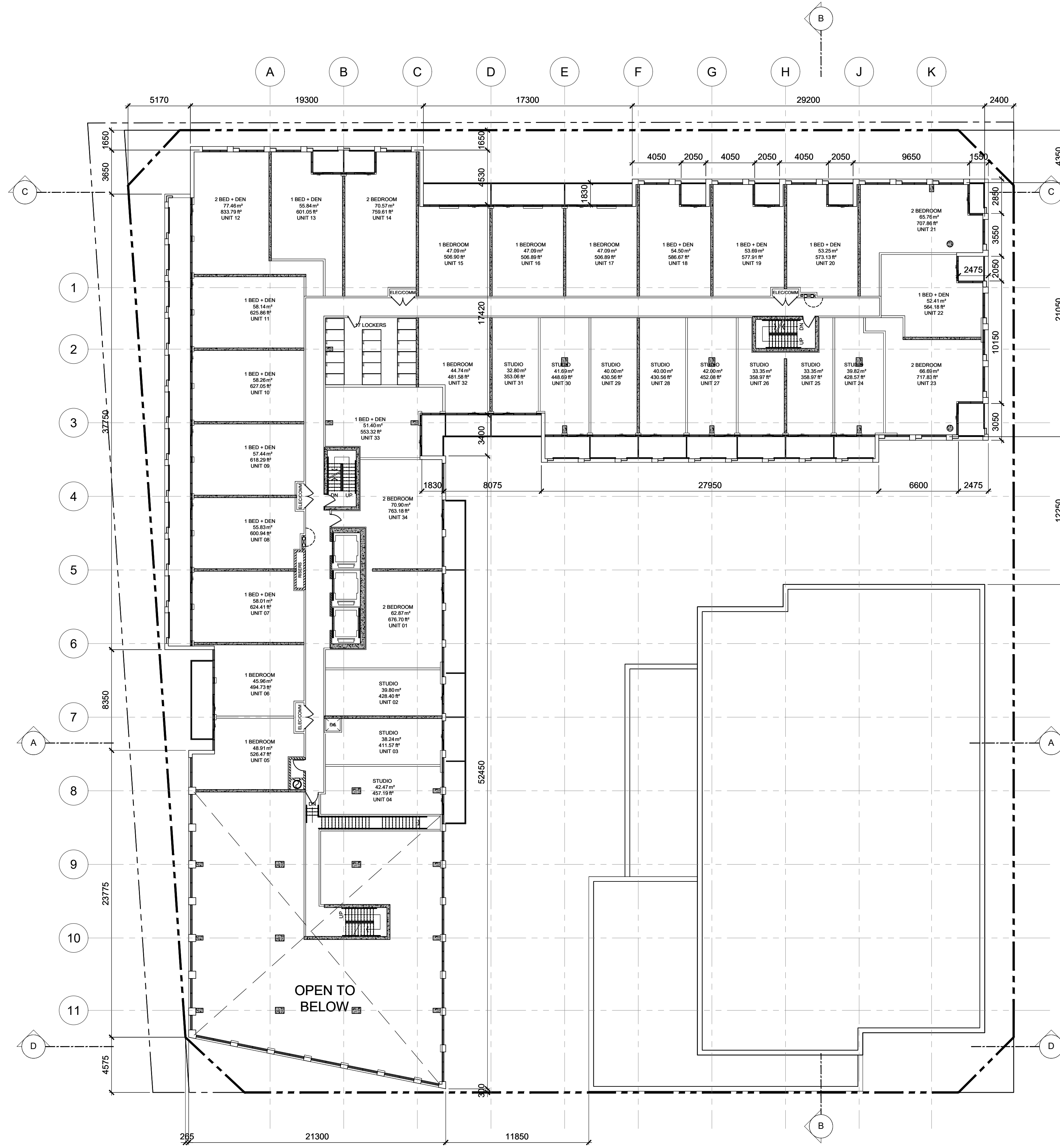
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
**MIDRISE MEZZANINE PLAN
 TOWER LEVEL 2 PLAN**

PROJECT NO. 19-188	DRAWING NO. A205a
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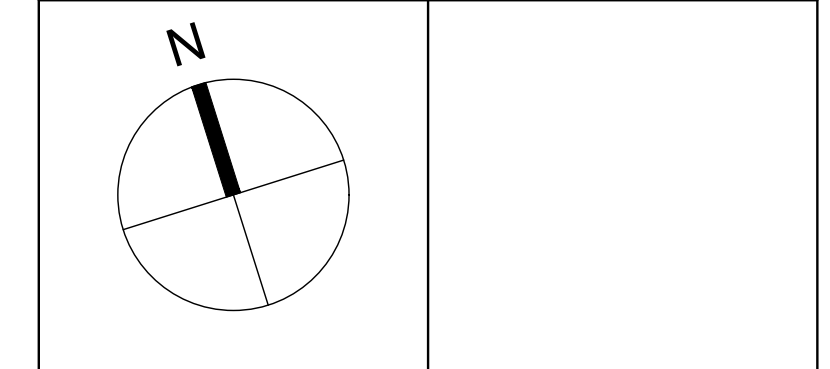
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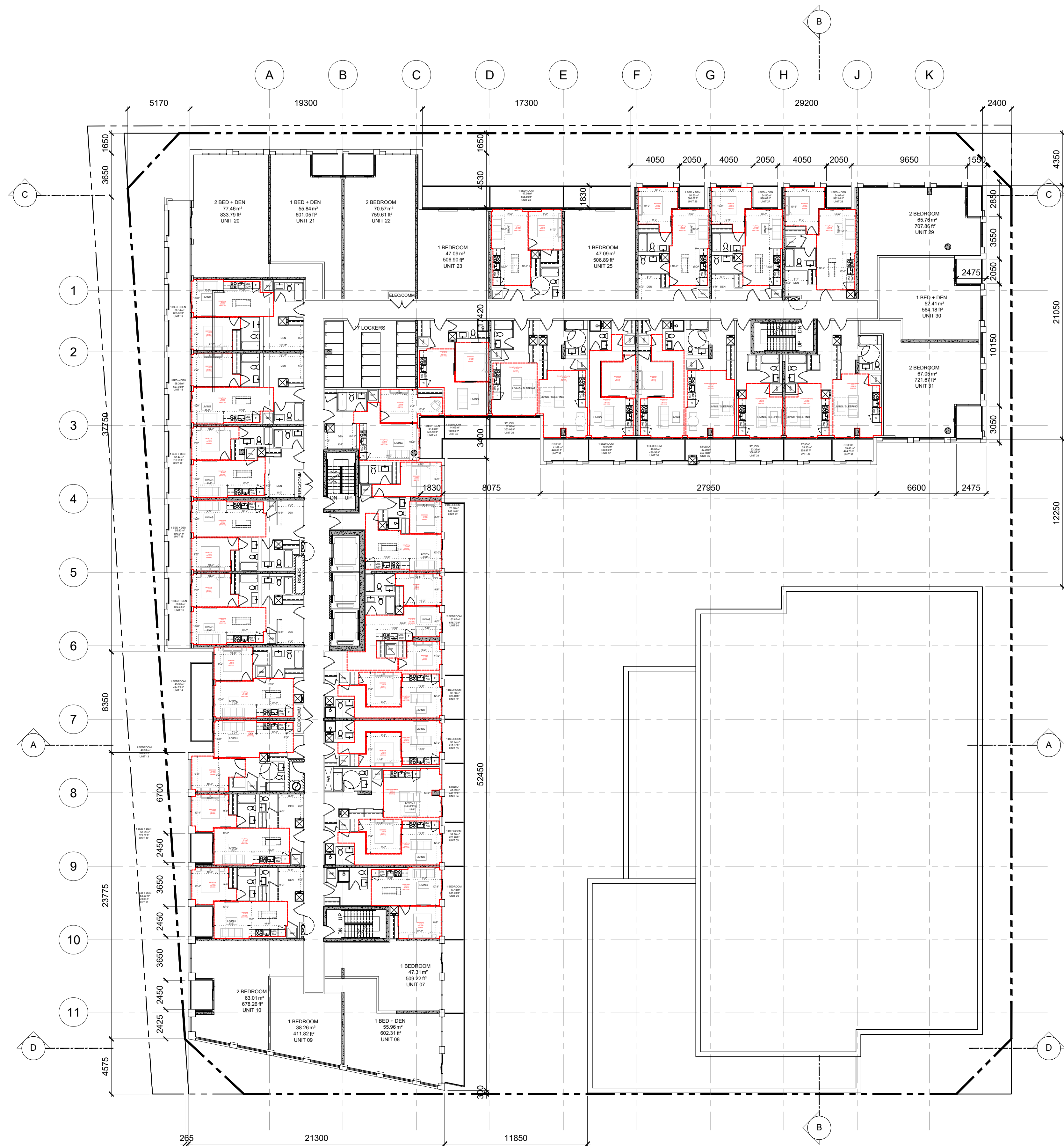
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING A - LEVEL 2 PLAN

PROJECT NO. 19-188	DRAWING NO. A206
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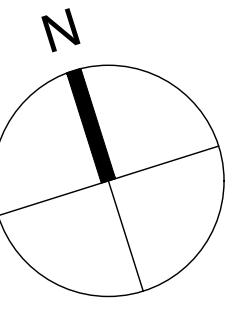
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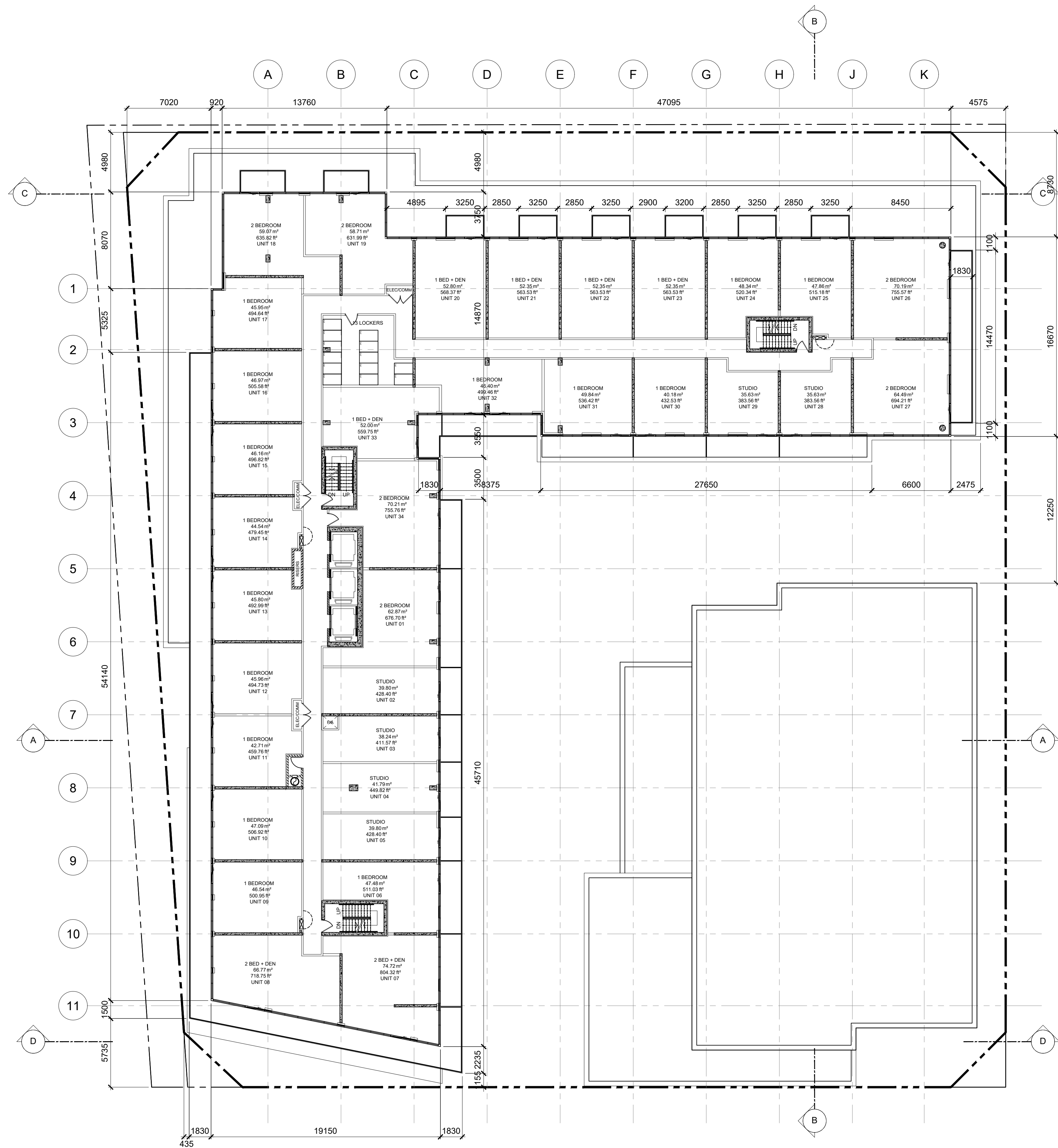
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TITLE
BUILDING A - LEVELS 3-6 PLAN

PROJECT NO. 19-188	DRAWING NO. A207
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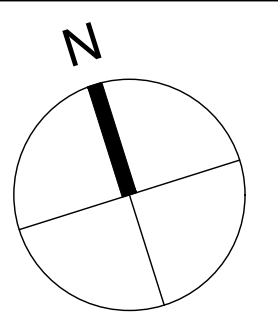
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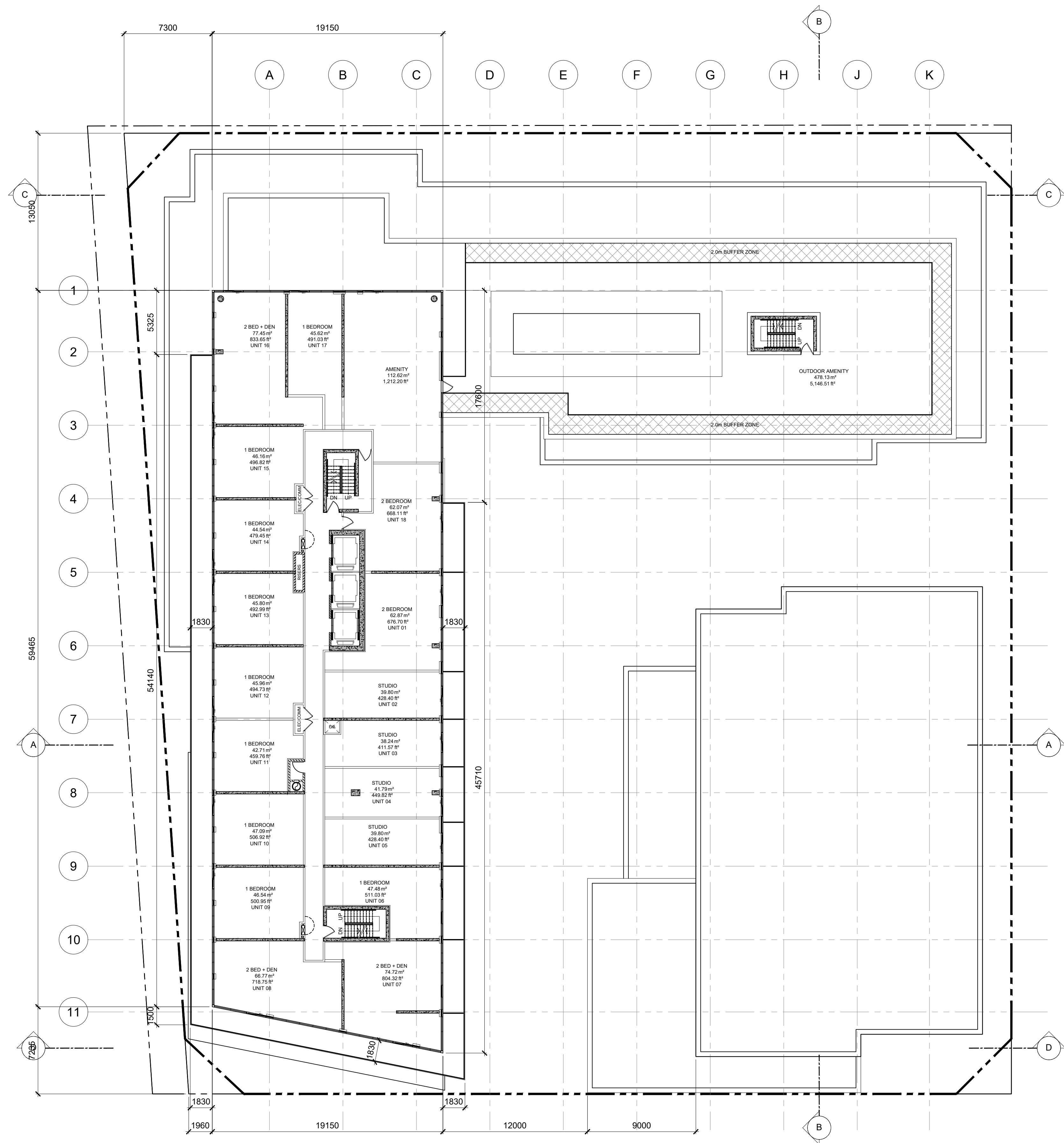
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING A - LEVELS 7-8 PLAN

PROJECT NO. 19-188	DRAWING NO. A208
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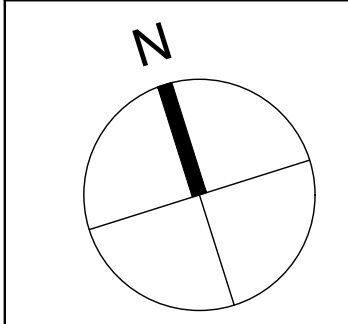
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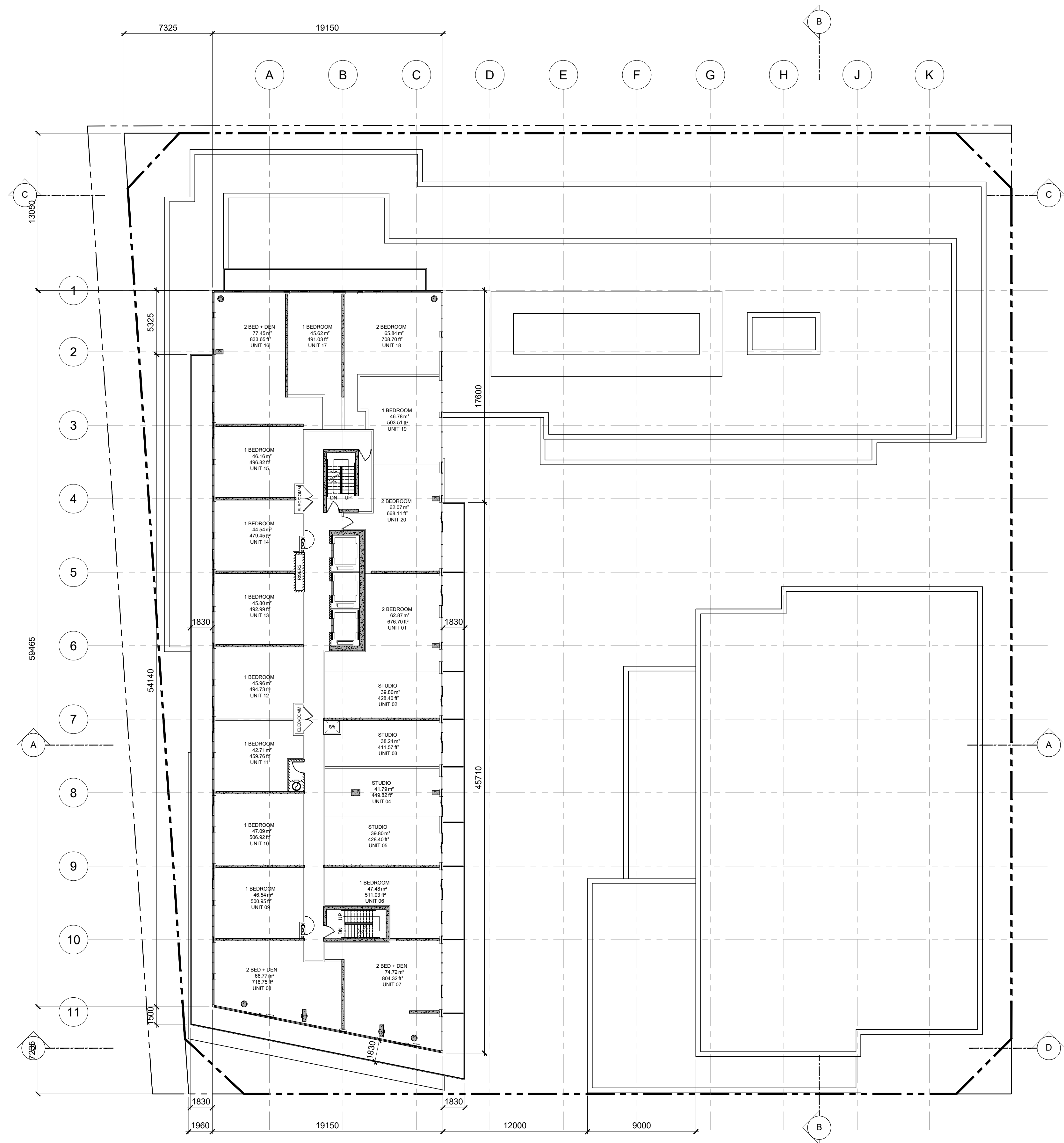
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TITLE
BUILDING A - LEVEL 9 PLAN

PROJECT NO. 19-188	DRAWING NO. A209
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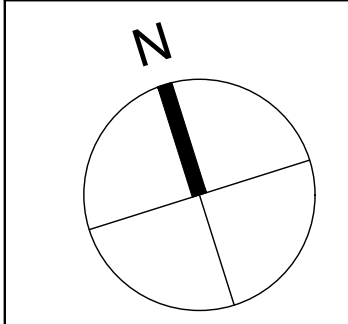
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1	ISSUED FOR REZONING	29 JUNE 2018

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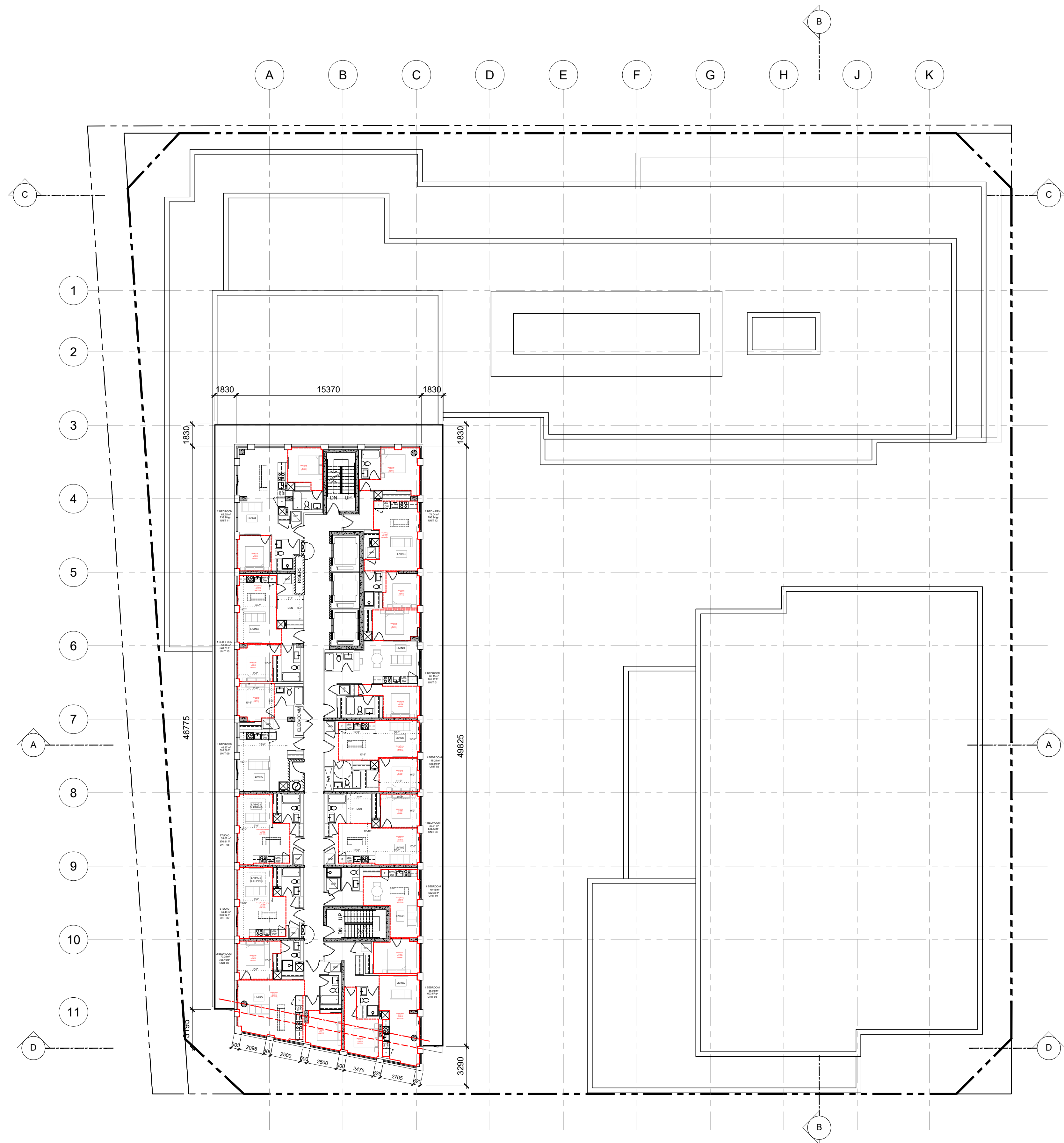
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING A - LEVEL 10 PLAN

PROJECT NO. 19-188	DRAWING NO. A210
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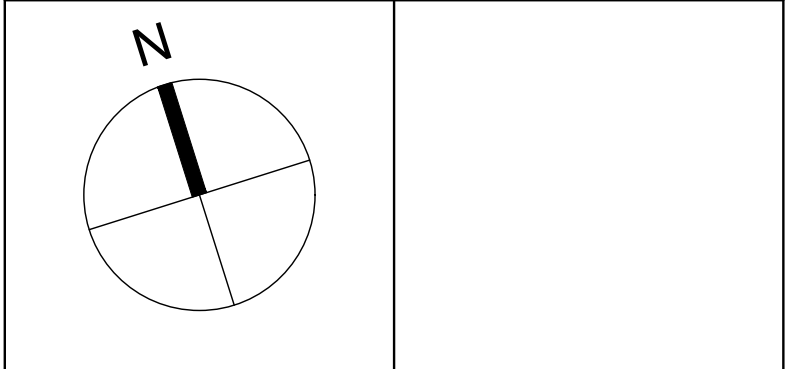
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1	ISSUED FOR REZONING	29 JUNE 2018

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TITLE
BUILDING A - LEVELS 11-14 PLAN

PROJECT NO. 19-188	DRAWING NO. A211
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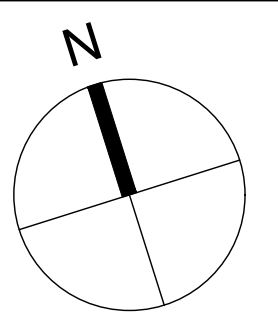
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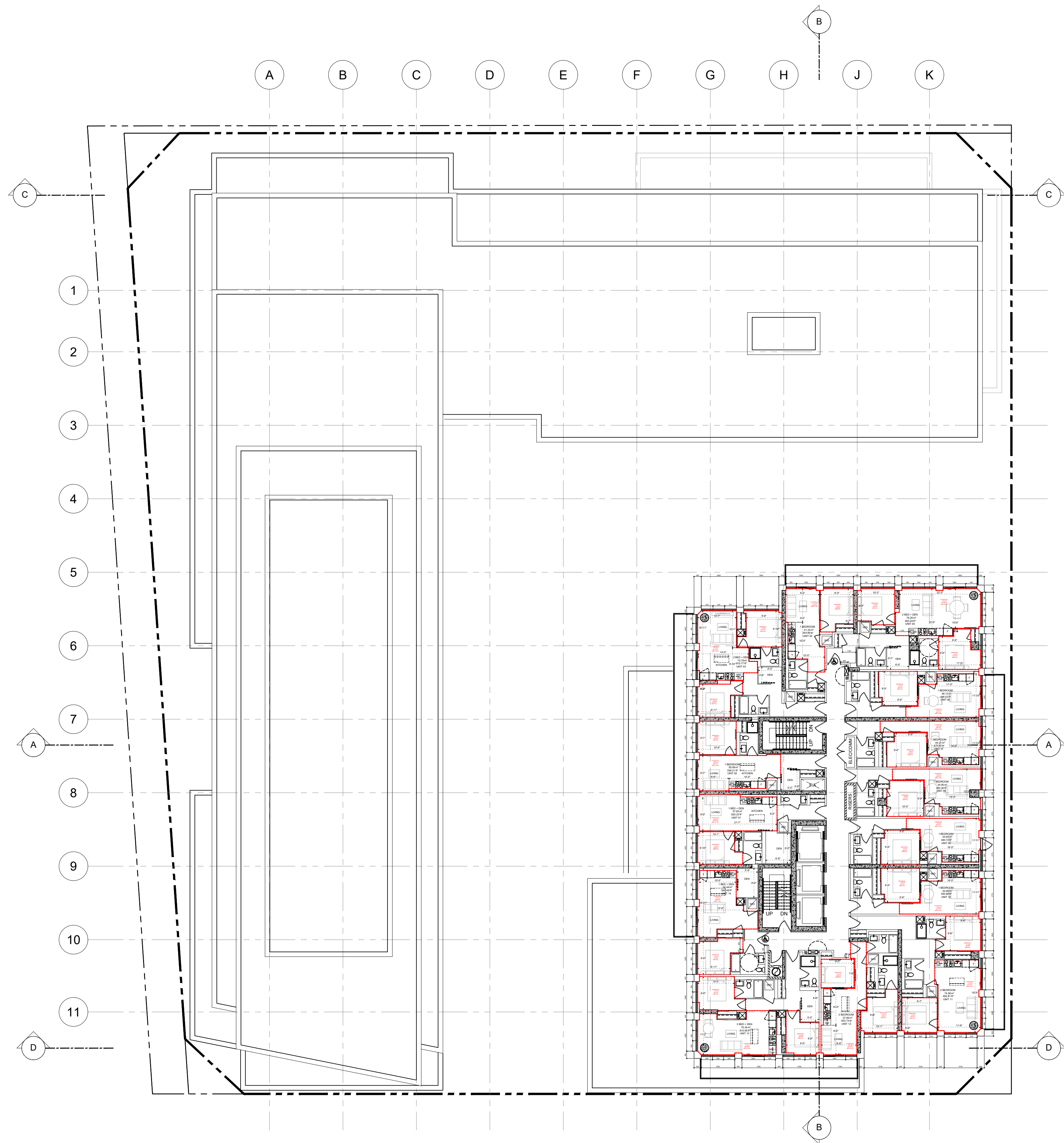
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING B - LEVEL 2 PLAN

PROJECT NO. 19-188	DRAWING NO. A215
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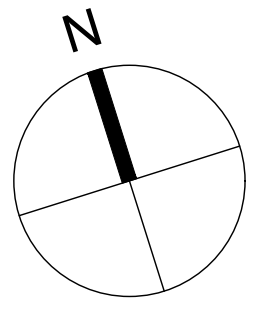
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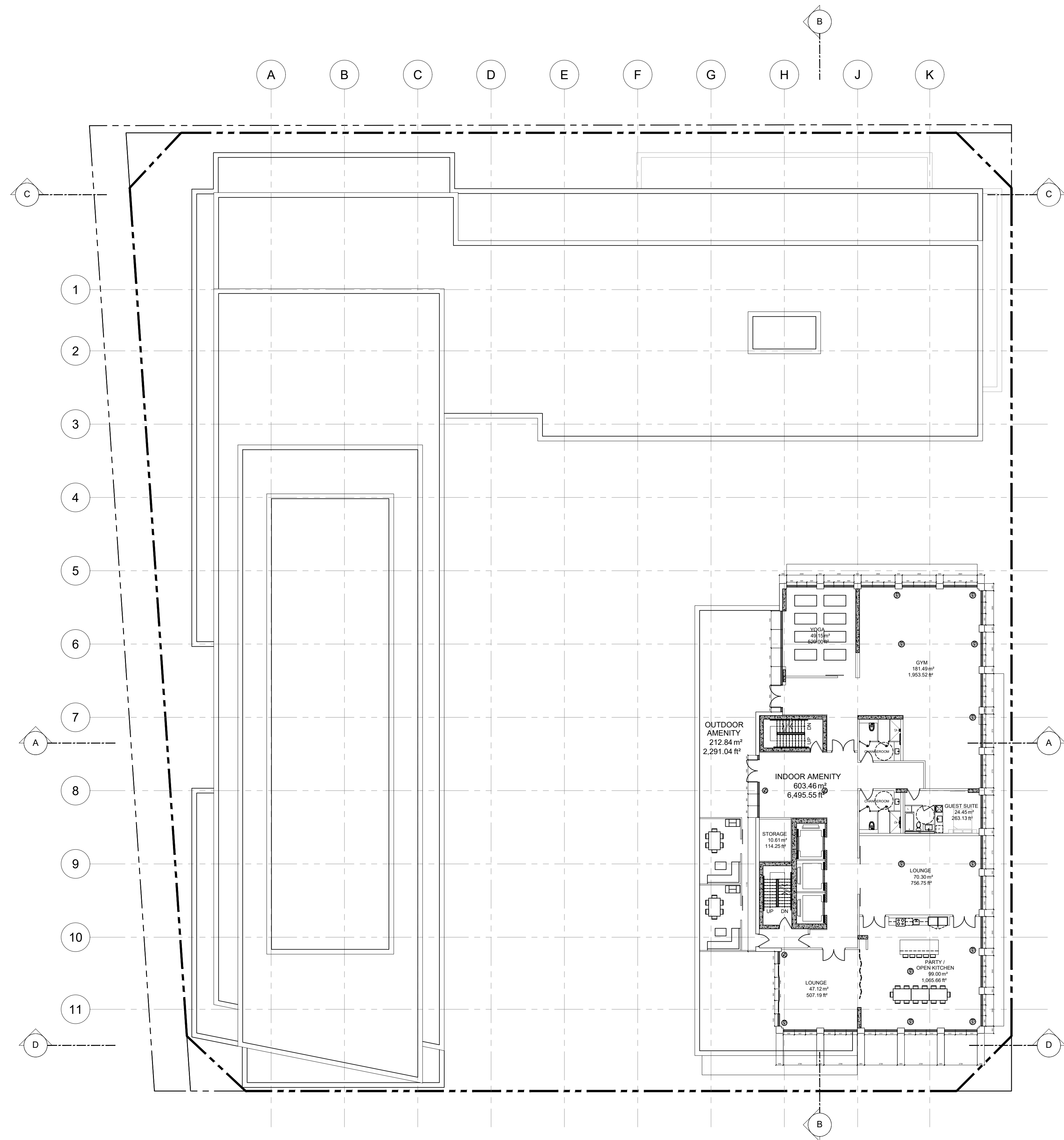
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CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING B - LEVELS 8-26 PLAN

PROJECT NO. 19-188	DRAWING NO. A217
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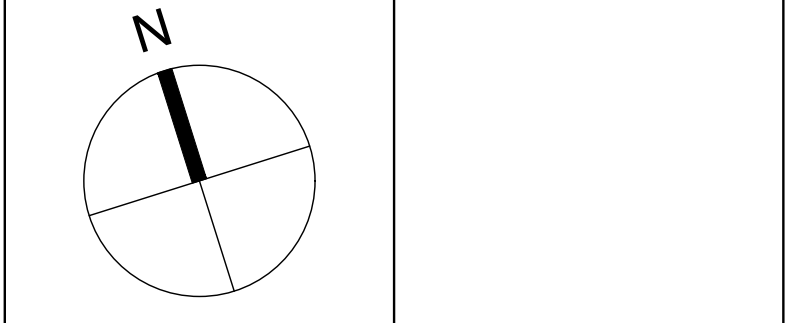
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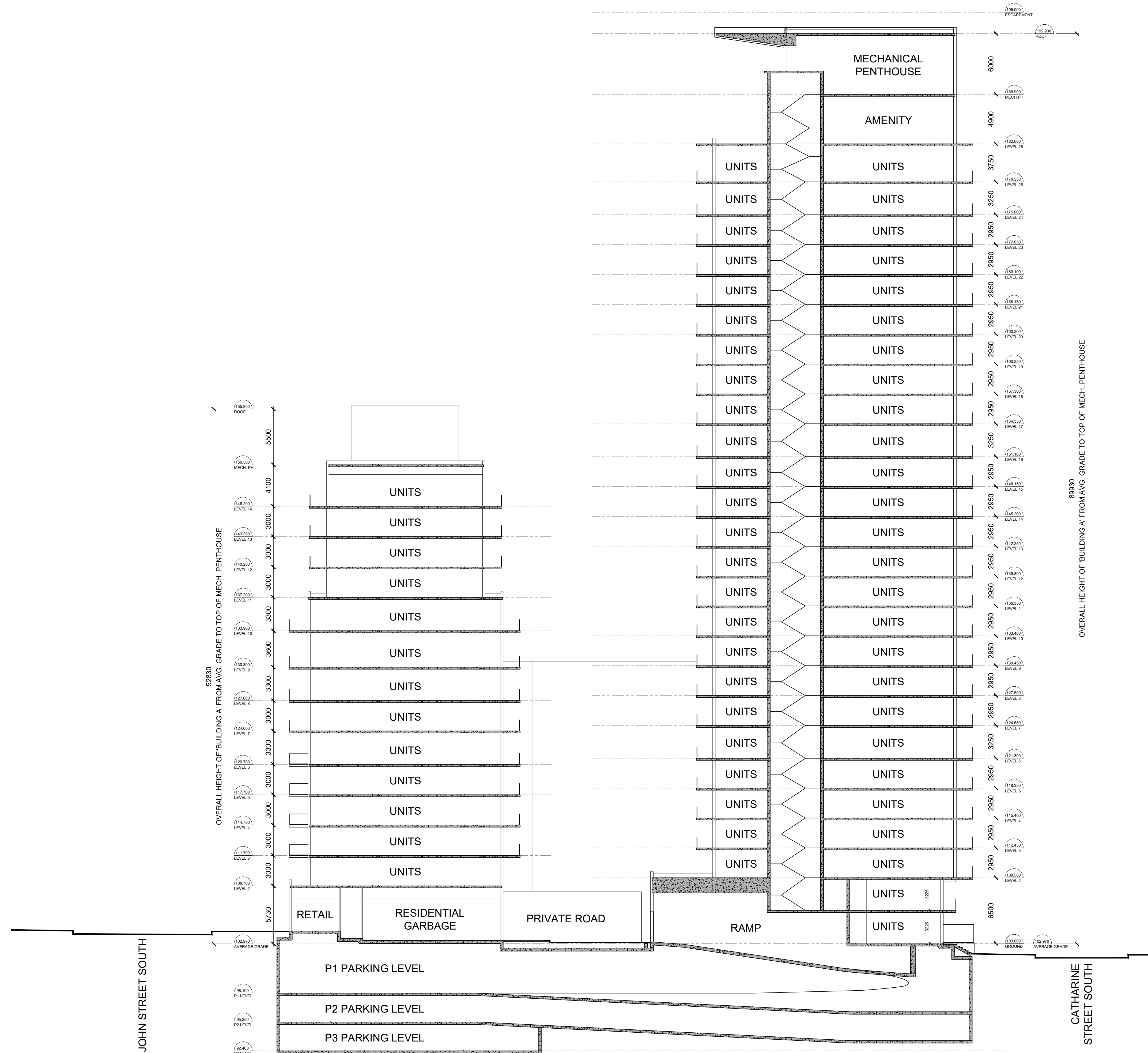
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DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING B - LEVEL 27 PLAN

PROJECT NO. 19-188	DRAWING NO. A218
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NO.	REVISIONS	DATE
7	ISSUED FOR COORDINATION	8 SEPTEMBER 2022
6	ISSUED FOR COORDINATION	13 MAY 2022
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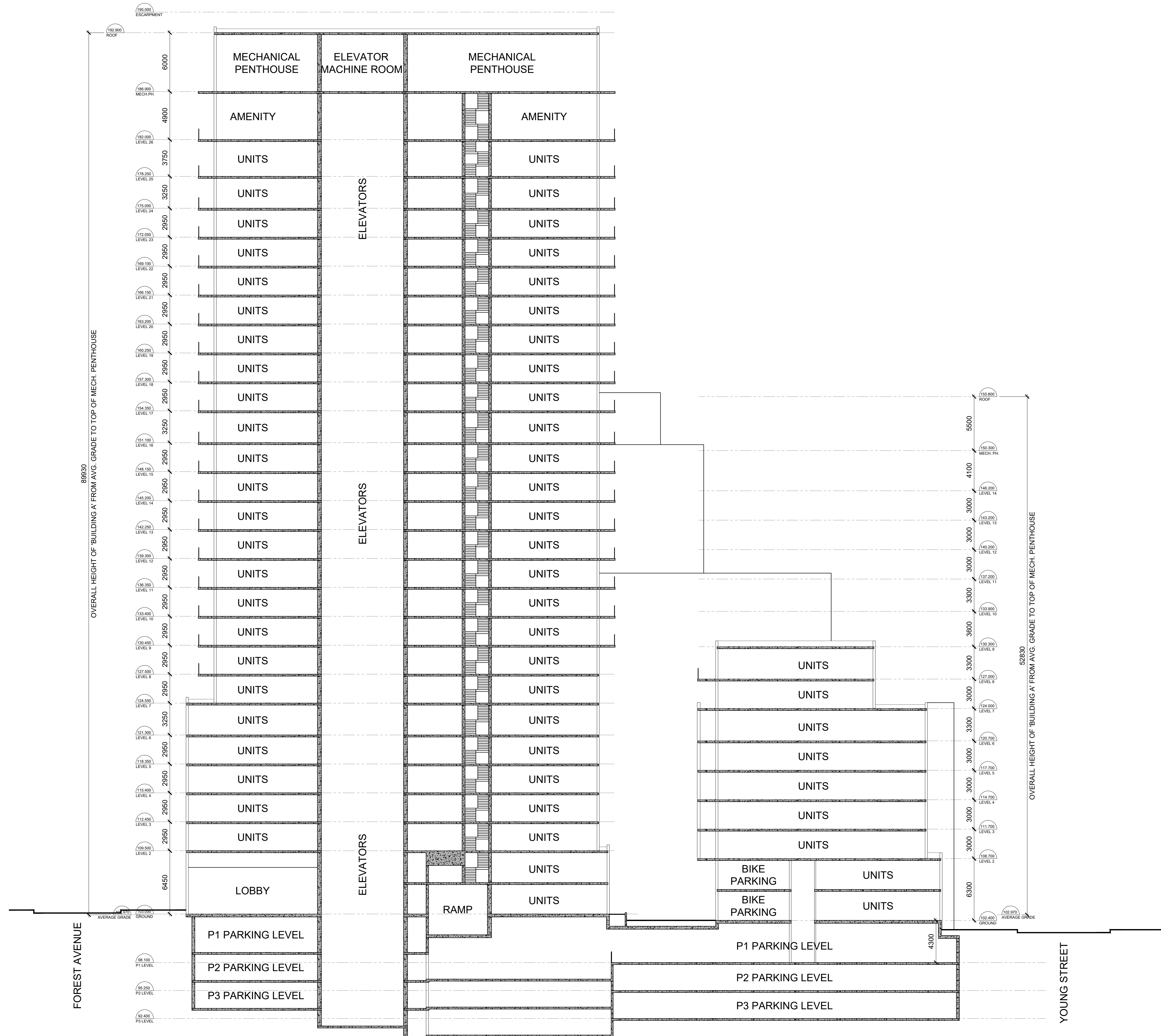
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DRAWN G.S.	SCALE 1:200
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TITLE
BUILDING SECTION A

PROJECT NO. 19-188	DRAWING NO. A420
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NO.	REVISIONS	DATE
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6	ISSUED FOR COORDINATION	13 MAY 2022
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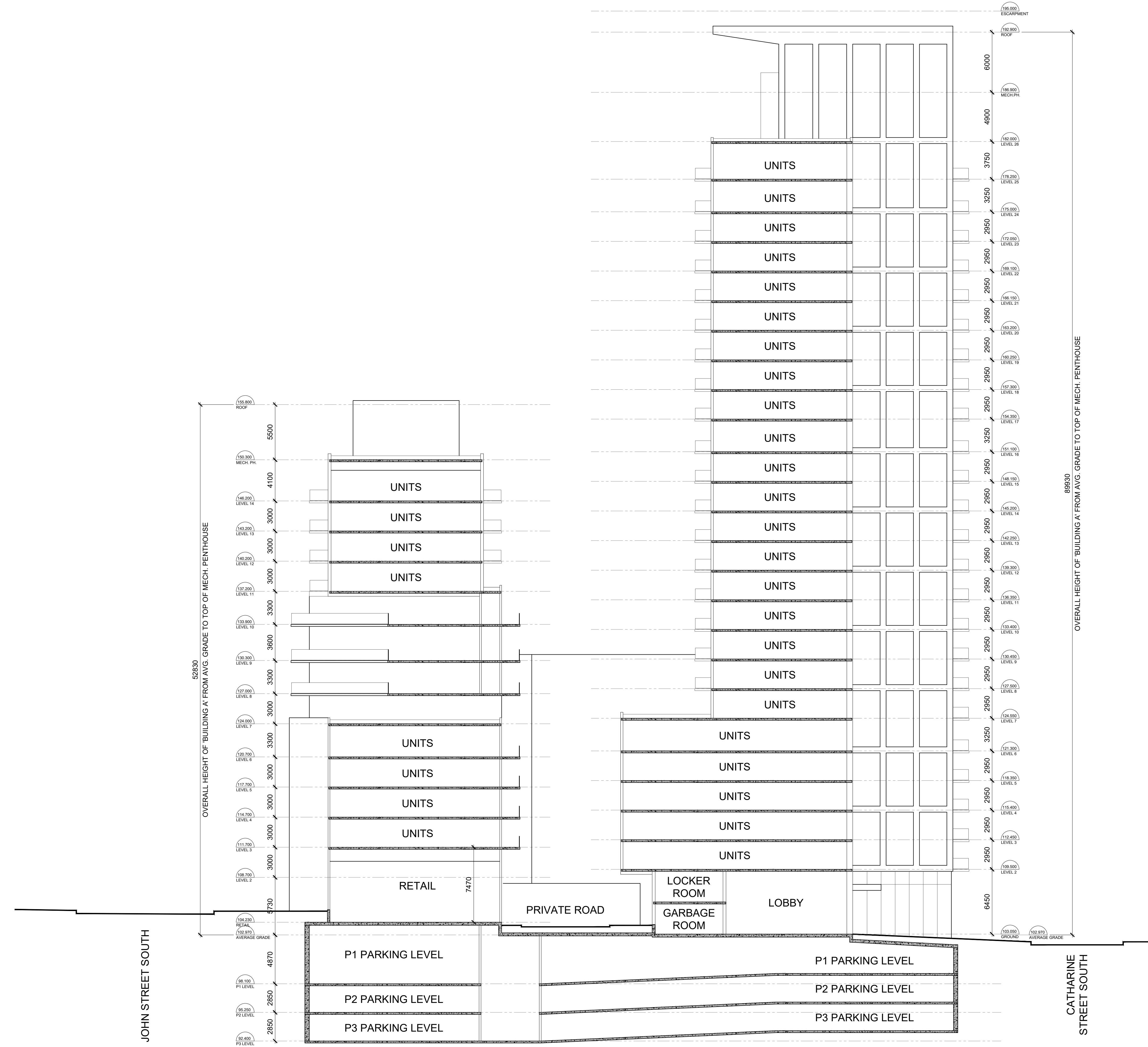
COREARCHITECTS
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CORKTOWN
 211-225 JOHN STREET S
 AND 70-78 YOUNG STREET
 HAMILTON, ON

DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING SECTION B

PROJECT NO. 19-188	DRAWING NO. A421
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NO.	REVISIONS	DATE
7	ISSUED FOR COORDINATION	8 SEPTEMBER 2022
6	ISSUED FOR COORDINATION	13 MAY 2022
5	ISSUED FOR PRELIMINARY PRICING	21 APRIL 2022
4	ISSUED FOR SPA	30 JUNE 2021
3	ISSUED FOR PRELIMINARY SPA	24 JULY 2020
2	RE-ISSUED FOR REZONING	9 MARCH 2020
1	ISSUED FOR REZONING	29 JUNE 2018

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 211-225 JOHN STREET S
 AND 70-78 YOUNG STREET
 HAMILTON, ON

DRAWN G.S.	SCALE 1:200
CHECKED G.S.	DATE 17 JANUARY 2018

TITLE
BUILDING SECTION D

PROJECT NO. 19-188	DRAWING NO. A423
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SHAPING GREAT COMMUNITIES

October 7, 2022

GSP File No. 17228

City of Hamilton
Committee of Adjustment
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attn: Ms. Jamila Sheffield
Secretary-Treasurer

**RE: Amendment to Minor Variance Application: HM/A-22:64
Cash-in-Lieu of Parking Application
211-225 John Street South & 70-78 Young Street, Hamilton (“Corktown Plaza”)
Related Site Plan Application: DA-21-112**

Dear Ms. Sheffield:

On behalf of Slate Asset Management, GSP Group would like to formally request to amend the above minor variance application respecting 211-225 John Street South & 70-78 Young Street, Hamilton (more commonly known as Corktown Plaza). The subject lands are currently subject to conditional Site Plan Approval (DA-21-112) for a comprehensive mixed-use redevelopment consisting of a 27-storey residential building and a 14-storey residential building with retail at ground level. The proposed development has been revised to include 744 units.

The *original* nature and extent of zoning relief applied for was as follows:

- To permit a parking rate of **0.44 parking spaces per unit for a multiple dwelling**, whereas 0.6 spaces per unit is required.

We request to *amend* the extent of the relief for to the following:

- To permit a parking rate of **0.55 parking spaces per unit for a multiple dwelling**, whereas 0.6 spaces per unit is required.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

October 7, 2022

GSP File No. 17228

As per the revised architectural drawings, 394 parking spaces are proposed to be provided across three levels of underground parking, representing a parking ratio of 0.53 spaces per unit. The deficiency between the requested parking ratio of 0.55, and the provided parking ratio of 0.53, which amounts to 15 parking spaces, is proposed to be provided by a cash-in-lieu of parking payment. Accordingly, a cash-in-lieu of parking application has been submitted concurrently with this amendment request.

The approach of combining an amended minor variance application with a cash-in-lieu of parking payment was proposed and outlined in comments provided by Transportation Planning (dated: July 26, 2022).

It is understood that in order to achieve the proposed ratio of 0.53 spaces per unit, the landowner is required to enter into a written agreement with the City to provide the TDM measures listed in the Transportation comments as well as to provide Cash-in-Lieu of Parking. At this time, I can confirm that the landowner is willing to enter into such a written agreement.

In support of this amended Minor Variance Application, please find attached the following digital documents and plans for your review and consideration:

- Comments from Transportation Planning, dated July 26, 2022; and
- Revised Architectural Drawings, including Site Statistics, a Survey, Site Plan, Floor Plans, and Elevation Drawings, prepared by Core Architects Inc. and dated September 8, 2022.

In addition to the above, I will submit a cheque in the amount of \$285.00 made payable to the “City of Hamilton” representing the minor variance recirculation fee tomorrow morning at City Hall.

Should you have any questions, or require any additional information, please contact Stuart Hastings at 289-778-1410 or by email at shastings@gspgroup.ca.

Yours truly,
GSP Group Inc.



Stuart Hastings, MCIP, RPP
Planner

cc: via email *Rino Dal Bello, Senior Project Manager – Urban Area*
Alaina Baldassara, Planner 1
Veronica Green, Slate Asset Management



July 26, 2022

Attention: Mark Kehler, Senior Planner, Development Planning

Prepared By: Jill Juhlke, Senior Project Manager, Transportation Planning

SUBJECT: 211-225 John Street South & 70-78 Young Street (WARD 2)
DA-21-112 (Previous Files: PSR-20-090, UHOPA-18-017, ZAC-18-041)

Documents Reviewed

- *211 John Street South – Parking Study Addendum, Prepared by Paradigm, dated 30 June 2022*

Transportation Planning has reviewed the 211 John Street South – Parking Study Addendum prepared by Paradigm, dated 30 June 2022. Based on the previously prepared Transportation Impact Study (TIS) and Parking Justification Study (June 2020) and the June 2022 addendum, Transportation Planning has developed two parking ratio options for consideration by the Applicant. Both options provide a reduction in parking that is acceptable to Transportation Planning and is supportive of the City’s goal to “explore changes to parking as an opportunity for economic recovery and stimulus” while ensuring the site provides adequate onsite parking so as not to increase the high demand for on-street parking within the surrounding area. Both options will require a commitment to the implementation of Travel Demand Management (TDM) measures to encourage and facilitate travel by alternative modes.

Option 1: 0.55 per unit parking ratio

To achieve this ratio, the applicant is required to provide the following TDM measures:

1. Long-term bicycle parking is to be provided at a minimum of 0.5 spaces per dwelling unit, or 371 spaces, located within a secure, weather-protected area(s) within the building. These spaces are to be illustrated and identified on the site plan.
2. Short-term bicycle parking is to be provided in excess of the Zoning By-law. Transportation Planning requires a total of 0.1 space per unit, or 74 short-term bicycle parking spaces. These spaces are to be provided in well-lit onsite areas near the building entrances and adjacent to the commercial space(s). These spaces are to be illustrated and identified on the site plan.
3. The Applicant is to provide, at their expense, an onsite Hamilton Bike Share (SoBi) hub near the John Street South and Young Street site limits and in close proximity to the existing HSR transit stop.



4. The Applicant is to provide a minimum of two dedicated onsite carshare parking spaces, to be reserved for one or more car-share providers. These spaces are to be provided in a location that is convenient for both residents and the surrounding neighbourhood and are to be illustrated and identified on the site plan.
5. The Applicant is to contact Hamilton Street Railway (HSR) to discuss upgrading the John Street South and Young Street transit stop, at the Applicant's expense. Upgrades could include an enhanced shelter or additional seating as space permits.
6. The site plan shall provide enhanced walking routes between main building entrances and the existing municipal sidewalks and transit stop located at John Street South and Young Street.
7. Where possible, the site should provide weather-protected waiting areas adjacent to the existing transit stop.
8. Explore the option of paid parking for employees and visitors. Transportation Planning recognizes that paid parking implementation may not be feasible since parking is proposed to be shared between all onsite uses. However, this could be achieved through designating un-assigned residential spaces as either visitor or employee parking until such time as those spaces are purchased and assigned. At a minimum, paid parking should be implemented at the short-term surface parking spaces.
9. The Applicant is required to implement unbundled parking so only those units requiring parking purchase a space. The applicant is strongly encouraged to assign spaces to units and limit parking purchases to one space per unit.
10. The Applicant is required to provide one Presto card with a pre-loaded balance of \$350, approximately the equivalent of a three-month Presto pass; and one six-month Hamilton Bike Share membership (\$100) with each new unit purchase to encourage travel by alternative modes.

Option 2: 0.50 per unit parking ratio

To achieve this ratio, the applicant is required to:

1. Provide all of the above-noted TDM measures with the exception of the Hamilton Bike Share hub, which will be provided at the City's expense.
2. Provide cash-in-lieu of parking (CILP) for 37 spaces (the difference in parking between 0.55 spaces per unit and 0.50 spaces per unit) based on the City's CILP Policy. The amount is based on 50% of the cost of constructing a parking space and will be calculated by the City.



Hamilton

The Applicant will be required to enter into a written agreement to provide the required TDM measures (Option 1) or TDM measures and CILP (Option 2).

Should you have any questions, please email tplanning@hamilton.ca, referencing:
211-225 John Street South & 70-78 Young Street - DA-21-112 (Ward 2) Transportation Planning Response

cc: Development Engineering Approvals



Hamilton

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

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:

n/a

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:

To permit a parking rate of 0.44 parking spaces per unit, whereas 0.60 spaces per unit is required.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Please refer to the Parking Study Addendum prepared by Paradigm Transportation Consulting Ltd. submitted with this application for details.

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**):

Legal: All of Lots 172, 173, 178, 179, 189, 190, 195, and 196 George Hamilton Survey (Registered Plan 1431)
Address: 211 and 225 John Street South, and 70 and 78 Young Street

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use Retail Plaza

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?

Owner's Knowledge. Phase II Environmental Assessment Summary Letter (Terraprobe).

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.

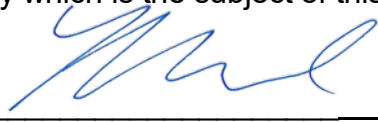
Is the previous use inventory attached? Yes No

Phase II Environmental Assessment Summary Letter (Terraprobe) previously submitted as part of applications (UHOPA-18-17 / ZAC-18-041)

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.

February 18, 2022
Date


Signature Property Owner(s)
Slate Holdings (Canada) ULS & Corktown Plaza
Lucas Manuel, Managing Director and Partner
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 71.3 metres (Forest Avenue)
Depth ±80 metres
Area 0.59 hectares
Width of street Forest Ave. (±21.2m); John St. S. (±20.1m); Young St. (±18.6m); Catharine St. S. (±20.1m)

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:

1-storey retail plaza with 2-storey stand-alone buildings.

Proposed

To comprehensively redevelop the site for a 26-storey residential building and a 14-storey residential building atop a mixed-use podium containing commercial retail space. Please refer to Site Plan Application (DA-21-112) for further details.

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

Existing:

Please refer to Survey submitted with this application.

Proposed:

Please refer to Site Plan drawings, prepared by Core Architects, and submitted with this application.

13. Date of acquisition of subject lands:
2017
-
14. Date of construction of all buildings and structures on subject lands:
All existing buildings to be demolished.
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Retail, Restaurants
-
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single-detached, High-rise residential buildings, and commercial uses
-
17. Length of time the existing uses of the subject property have continued:
Since approximately the 1980s.
-
18. Municipal services available: (check the appropriate space or spaces)
Water Connected
Sanitary Sewer Connected
Storm Sewers
19. Present Official Plan/Secondary Plan provisions applying to the land:
Schedule E: Neighbourhoods; Schedule E-1: Mixed Use - Medium Density
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Mixed Use Medium Density (C5) Zone, Exception: 739, Holding: H118
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-18-041
- 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.
Council passed a waiver on January 19th to authorize Slate Asset Management to apply for a minor variance of a site-specific by-law approved within the last 2 years. Waiver is attached to application.
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)
Paradigm Transportations Solutions has provided a Parking Study Addendum containing a justification for the reduced parking ratio.
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.