



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.:	FL/A-22:351	SUBJECT PROPERTY:	90 Skinner Rd, Flamborough
ZONE:	"R6-31" (Medium Density Residential Zone)	ZONING BY-LAW:	Zoning By-law former Town of Flamborough 90-145-Z, as Amended 14-099

APPLICANTS: Owner: NHDG (Waterdown) Inc - Nicole
Agent: GSP Group Inc - Sarah Knoll

The following variances are requested:

1. The proposed stacked townhouse development shall be permitted to maintain an access driveway width of 5.8m for a maximum of four (4) parking spaces with an obstructed access by another vehicle whereas the zoning by-law requires that access driveways with a two-way vehicular movement shall have a minimum unobstructed width of 6.0m.

PURPOSE & EFFECT: To facilitate the development of two (2) stacked house buildings containing a total of twenty-one (21) units.

Notes:

The lands are subject to Site Plan Control Application DA-22-003.

The applicant shall ensure that the required parking space size of 2.6m x 5.8m is maintained for all parking spaces including parking spaces within each of the private garages.

The applicant shall ensure that visitors parking is clearly labelled.

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, December 8, 2022
TIME:	1:15 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 22, 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.

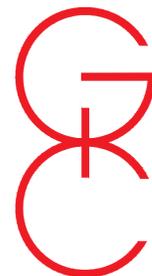
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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



PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY. BLOCK 646

HAMILTON

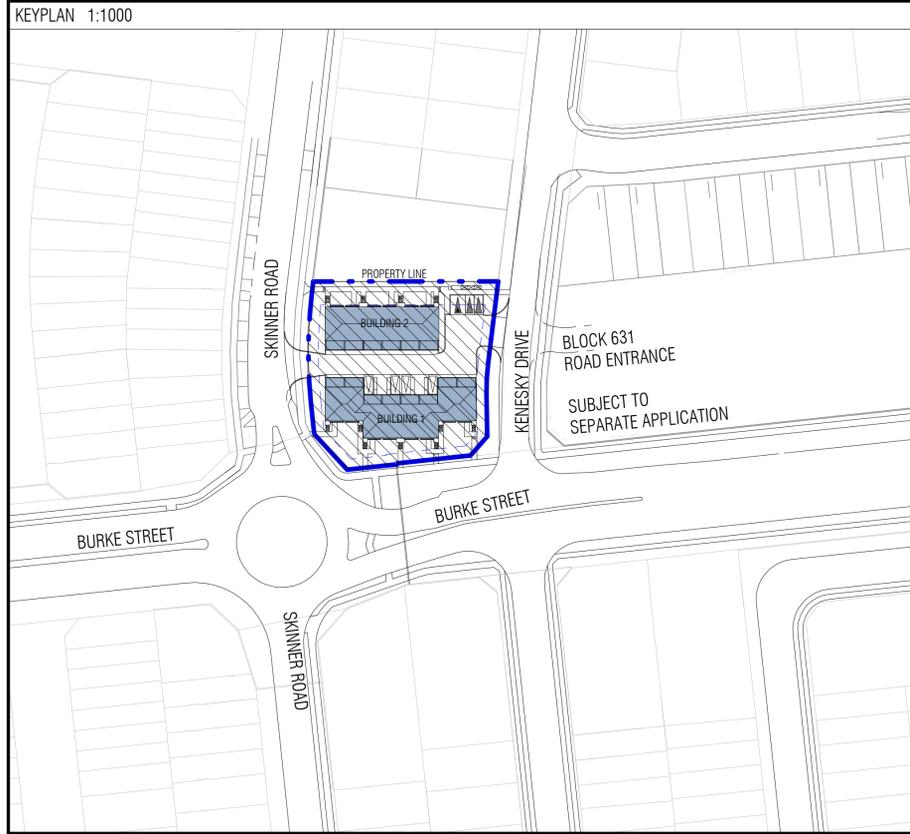
ONTARIO



**GRAZIANI
+
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ONTARIO L4K 4L8
T.905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

ISSUED FOR S.P.A. MAR.01.2022



LIST OF DRAWINGS

- A-101 - STATISTICS & NOTES
- A-102 - SITEPLAN
- A-401 - ELEVATIONS - SET 1
- A-402 - ELEVATIONS - SET 2
- A-501 - BURKE ST. ELEVATION
- A-601 - PERSPECTIVE

SURVAY INFO

TOPOGRAPHIC SURVEY
AND ALL OF
BLOCK 646
REGISTERED PLAN 62M-1266
IN THE
CITY OF HAMILTON

Firm Name: Graziani & Corazza Architects Inc.		Certificate of Practice Number: 3150	
1320 Sheverson Drive, Suite 100 Mississauga, ON, L4W 1C3		The Certificate of Practice Number of the holder is the holder's BCIN.	
Name of Project:		1964.22. Waterdown Bay Block 646	
Block 646, 90 Skinner Rd Hamilton, ON		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCIN.	
Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference	
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration 11.1 to 11.4 2.1.1 2.1.1 9.10.1.3		
2	Major Occupancy(s) Group C	3.1.2.1(1) 9.10.2	
3	Building Area (m ²) Existing 0 New 1,056 Total 1,056	1.1.3.2 1.1.3.2	
4	Gross Area (m ²) Existing 0 New 2,722 Total 2,722	1.1.3.2 1.1.3.2	
5	Number of Storeys Above grade 3 Below grade 0	3.2.1.1 & 1.1.3.2 2.1.1.3	
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5 9.10.19	
7	Building Classification 9.10.2	3.2.2.20-83 9.10.4	
8	Fire Protection System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> basement only 3.2.2.73 <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not applicable 3.2.2.17	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8	
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A	
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.17.2	
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A	
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A	
13	Permitted Construction <input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6	
14	Mezzanine(s) Area m ² n/a	3.2.1.1 (3-8) 9.10.4.1	
15	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building	3.1.16 9.9.1.3	
	Basement: Occupancy n/a Load n/a persons		
	1 st Floor: Occupancy n/a Load n/a persons		
	2 nd Floor: Occupancy n/a Load n/a persons		
	3 rd Floor: Occupancy n/a Load n/a persons		
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	3.8 9.5.2	
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3(4)	
18	Required Fire Resistance Rating (FRR) <input type="checkbox"/> Horizontal Assemblies <input type="checkbox"/> Fire Floors <input type="checkbox"/> Roof <input type="checkbox"/> Mezzanine <input type="checkbox"/> FRR of Supporting Members	Listed Design No. or Description (SG-2) T.I.F.F.C.A. 60-01	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
	Floors 1 Hours		
	Roof 0 Hours		
	Mezzanine n/a Hours		
	Floors 1 Hours	4364	
	Roof 0 Hours		
	Mezzanine n/a Hours		
19	Spatial Separation - Construction of Exterior Walls	3.2.3	9.10.14
	Wall Area of EBF (m ²)	L.D. (m) L/R or H/L Permitted Max. % of Openings	Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Constr. Non-Cladding
	North n/a		
	South n/a		
	East n/a		
	West n/a		
20	Other - Describe	n/a	

PROJECT STATISTICS
JOB No: 1964.22. Waterdown Bay Block 646
DATE: Feb. 18, 2022

01. SITE AREAS	(m ²)	(ha)	(ft ²)	(ac)
LOT AREA	2855	0.29	30730.93	0.71
BUILDING AREA	1056	0.11	11366.68	0.26
ASPHALT AREA	725	0.07	7803.83	0.18
LANDSCAPE AREA	1074	0.11	11560.43	0.27

02. G.C.A. (m ²) BRAEKDOWN	PROPOSED
FLOOR	
GROUND FLOOR	1056
2ND	833
3RD	833
TOTAL	2722

04. SETBACKS ** (m)	PROPOSED
ABOVE GRADE	
NORTH-WEST	3.50
NORTH-EAST	7.00
SOUTH-EAST	3.00
SOUTH-WEST	5.60

05. UNIT COUNT **	RESIDENTIAL UNITS
	21

06. PARKING	PROPOSED	MIN. REQUIRED
GARAGE SPACES	21	
SURFACE PARKING	6	
TOTAL	27	@ 1.25 / unit = 27%
BARRIER FREE P.	1	1

07. BIKE PARKING	PROPOSED
GARAGE SPACES	21
SURFACE PARKING	3 BIKE RINGS

10. BUILDING HEIGHT
3 storeys

NOTES:
* GCA including garage area
** setbacks to main building face
*** actual unit count may vary depending on market demand

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Issuances

001. FEB. 18, 2022. ISSUED FOR CONTROL ARCHITECT REVIEW B.G.
002. MAR. 01, 2022. ISSUED FOR S.P.A. B.G.

ZONING CHART

Town of Flamborough Zoning By-law No. 90-145-Z R6-31 (By-Laws 13-238, 14-099 OMB)			
11.3.31 Use	Provided Block 646	Compliance	
[...] (h) Stacked Townhouse Dwelling	Stacked Townhouse Dwelling	Y	
Zone Provisions for (h) - Stacked Townhouse			
Use	Shall be defined as a residential apartment building containing a minimum of 4, and a maximum of 32 units, each of which has an independent entrance, provided that	Stacked Townhouses 21 units total on site	Y
	Stacked townhouse buildings shall have a maximum length of 60m.	45.3 m max length	Y
	Not more than half of all dwelling units shall be on or below the ground floor	33.3(3)% units designed to be located on the ground floor 66.6(6)% units designed to be located on higher floors	Y
	Dwelling units shall be fully attached to adjoining units, and are attached vertically or horizontally.	Dwelling units to be fully attached to adjoining units.	Y
	Access to all second level units shall be from an interior stairway within the stacked townhouse building.	Access to each second level unit designed to be from an interior stairway.	Y
Min Lot Area	120 sq. m. per dwelling unit	Area = 2,855 m ² / 21 135.95 m ² per unit	Y
Min Lot Frontage	30m For the Block located at Burke St and Skinner Rd - Burke St shall be deemed the front lot line	48.6m	Y
Max Height	4 storeys	3 storeys designed	Y
Max Lot Coverage	N/A	N/A	Y
Min Front Yard	0.0m, except 5.8m to an attached garage or attached carport. (Burke St)	Front Yard: to Burke Street 5.6m (No garage or carport from the front Yard)	Y
Min Rear Yard	7.0m, except 3.0m where abutting lands zone for Open Space purposes	Rear Yard: Lot 104 lot line (P4 zone) 7m	Y
Min Interior Side Yard	1.2m, except for the side yard related to the common wall of the townhouse, in which case a minimum side yard of 0.0m shall be provided.	N/A	Y
Min Exterior Side Yard	2.4m, except that an attached garage or carport which fronts on the exterior lot line shall not be located within 5.8m of the exterior lot line	3m to Kenesky Dr 5300m to hypotenuse at Burke St/Kenesky Dr 4900m to hypotenuse at Burke St/Skinner Rd	Y

Town of Flamborough Zoning By-law No. 90-145-Z R6-31 (By-Laws 13-238, 14-099 OMB)			
Landscape Open Space	Provided Block 646	Compliance	
	3500m to Skinner Rd		
Landscape Open Space	N/A	N/A	N/A
Planting Strip	A planting strip shall be maintained along all lot lines adjacent to a street of a lot zoned for Commercial, Institutional, Public Use, Open Space with the exception of parks, Industrial, Medium Density Residential (R6 zone) with the exception of street townhouses, and High Density Residential uses [Section 5.12.2(a)] A planting strip shall have a minimum width throughout of 3.0 metres measured perpendicular to the adjacent lot line except when a continuous solid fence or continuous solid wall is provided, the minimum width shall be a minimum of 1.5m [Section 5.12.2(g)] A planting strip may include a berm except that within a sight triangle, the maximum combined height of the berm and vegetation shall not exceed 0.60m, as per Section 5.27 [Section 5.12.2(h)] Nothing in this By-law shall prevent a planting strip from being crossed by a pedestrian walkway or driveway [Section 5.12.2(i)] Where a planting strip is required and is crossed by a pedestrian walkway or by a driveway, such planting strip shall not be required to extend closer than 1.0 metre to the edge of the pedestrian walkway or driveway. The intersecting space between the planting strip and the pedestrian walkway or driveway shall be maintained as landscaped open space [Section 5.12.2(j)] Any planting strip required by this section shall be separated from any other use on the lot other than an area of landscaped open space by a continuous concrete barrier curb or a continuous brick or wooden barrier; and [Section 5.12.2(k)]	A 3m planting strip designed along lot line adjacent to a street	

Town of Flamborough Zoning By-law No. 90-145-Z R6-31 (By-Laws 13-238, 14-099 OMB)			
Overall Density	Provided Block 646	Compliance	
Overall Density	50-75 upnph for lands zoned R6-31	Overall Density designed to be @ 72.41 upnph	Y
Min Dwelling Unit	No dwelling unit shall be erected or used unless it has the following minimum gross floor area: (a) all other dwelling units - to be calculated as the total of 42 square metres for a bachelor dwelling unit plus an additional 14 square metres for each bedroom within the dwelling unit.	Designed 1 BR units GFA=63sqm (min 42+14 = 56) 2 BR units GFA=129sqm (min 42+14+14 = 70) 3 BR units GFA=198sqm (min 42+14+14+14=84)	Y
Parking Size	the dimensions for a surface parking space within a front yard shall be 2.6m x 5.5m, visitor parking spaces shall have dimensions of 2.6m x 5.5m.	All surface parking spaces designed to be min 2.6m x 5.8m	Y
Parking	1.25 parking spaces, including visitor parking, shall be required per Stacked Townhouse dwelling unit	1.25 x 21 = 27 needed Provided: 21 garage parking 4 driveway parking 2 surface spaces	Y
Disabled Parking	In addition to requirement above, for a parking area between 20-99 spaces, 1 disabled parking space is required	Additional 1 Barrier free parking Space of 4.4 x 5.8m	Y
Drive Isle	Two-way driveway 6m.	All driveways (Laneways) designed to be Two way & 6m wide	Y
Yard Encroachments:	Sills, beltcourses, cornices, fireplace, chimney breasts, pilasters eaves, or gutters: 0.65m into required yard (all yards) Bay, bow, or box windows with or without a foundation: 1.0m plus further 0.3m for eaves into required yard (front, rear, exterior side only) Steps, enclosed and unenclosed porches: 2.0m porches into required yard, 0.6m from the streetline for steps (front, rear, exterior side only) Setback of all structures from the site triangles: 0.3m setback from site triangle (front and exterior side only)		Y

EXTERIOR MATERIALS

ITEM	SUPPLIER	COLOUR
BRICK 1	MERIDIAN BRICK - CANADA COLLECTION SERIES	PORTLAND - DARK GREY
BRICK 2	MERIDIAN BRICK - CANADA COLLECTION SERIES	CONESTOGA - LIGHT GREY
BRICK 3	MERIDIAN BRICK - CANADA COLLECTION SERIES	CAVENDISH - RED
ENTRANCE CANOPY - PREFINISHED METAL PANEL	TBD	WHITE
RAILINGS	TBD	BLACK
WINDOW FRAME	POLLARD - ADVANTAGE SERIES	MIDNIGHT BLACK
ENTRANCE DOOR - FRONT	POLLARD - POLARDOR COLLECTION (Slab Design A)	BLACK
ENTRANCE DOOR - GARAGE	POLLARD - POLARDOR COLLECTION (Slab Design A)	DARK GREY
GARAGE DOOR	TBD	DARK GREY
EAVES / SOFFIT FLASHINGS	TBD	BLACK
ROOF- ASPHALT SHINGLES	TBD	BLACK

No.	Date	Description	Issued by
Issued for revisions			



8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

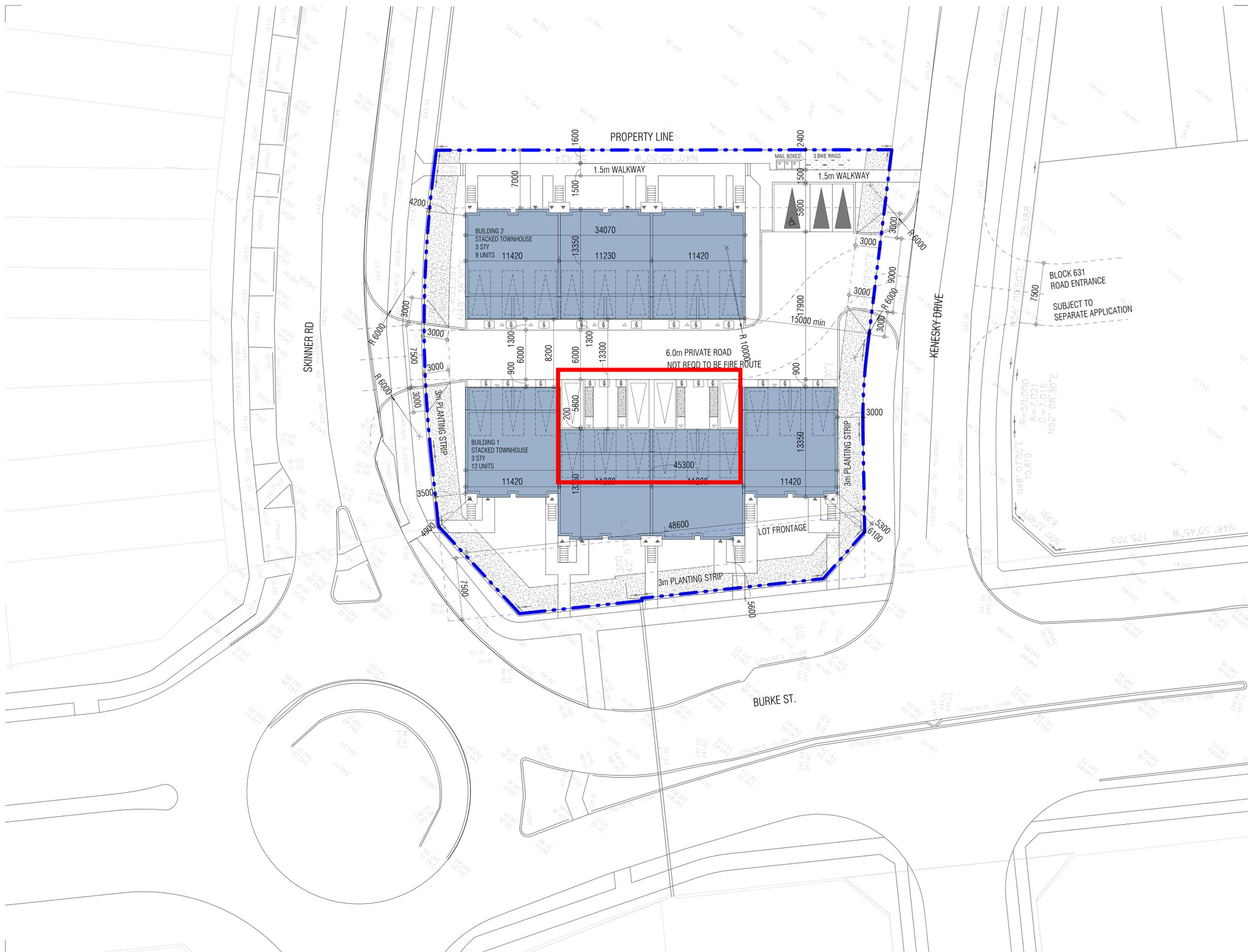
PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY. BLOCK 646

HAMILTON ONTARIO

Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G.
Checked By: D.B.
Plot Date: MAR.01.2022
Job #: 1964.22

STATISTICS & NOTES

As indicated A101



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LEGEND:

- PROPERTY LINE
- PLANTING STRIP
- DESIGNED BUILDINGS
- MAIN ENTRANCE
- REAR ENTRANCE
- WASTE COLLECTION LOCATION
- CURB COLLECTION
- MAILBOX
- BIKE RINGS - BICYCLE PARKING
- LANDSCAPE BREAK

PARKING LEGEND:

- RESID.
- VISIT.
- BARBER FREE
- GAZELLE
- DRIVE ABLE

No.	Date	Description	Issued by
Issued for revisions			

8400 JANE STREET, BUILDING D, SUITE 300, CONCORD, ONTARIO L4K 4L8
 PHONE: 905.795.2001 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY, BLOCK 646

HAMILTON		ONTARIO	
Project Architect:	B.G.	Assistant Designer:	A.G.
Drawn By:	A.G.	Checked By:	D.B.
Plot Date:	MAR.01.2022	Job #:	1964.22

SITEPLAN
 1:200 A102



SHAPING GREAT COMMUNITIES

November 3, 2022

File No. 21140

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

Attn: Ms. Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

RE: MINOR VARIANCE APPLICATION
Block 646, 62M-1266
90 Skinner Road

GSP Group is pleased to submit on behalf of NHDG (Waterdown) Inc., an application for a Minor Variance to permit the construction of twenty-one (21) stacked townhouse units. Thirty (30) parking spaces (including one barrier-free) are provided.

The purpose of the minor variance application is to permit parking accessory to a stacked townhouse to be exempt from providing a minimum unobstructed width of no less than 6.0 metres for driveways with two-way vehicular movement.

The parking spaces that are the subject of this application are located in the garages of Building One. The access to the garage parking spaces are obstructed by the driveway parking spaces.

Prior to the City issuing Conditional Site Plan approval under application DA-22-003, which includes the requirement to obtain the Minor Variance, Planning Staff required a review of the parking allocation on site to determine sufficient parking will be provided.

A Visitor Parking Review was completed by Paradigm Traffic Solutions Limited, dated September 26, 2022, and concluded "based on our review, the proposed parking supply and arrangement is appropriate to serve the peak parking demand of the site. We request that the City permit the Applicant to continue seeking Conditional Site Plan Approval, and approval of the Minor Variance." City Planning indicated they were "satisfied with the findings". Both documents are included with the submission.

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

The four tests of a minor variance application are analyzed below:

Does the requested variance maintain the general intent and purpose of the City of Hamilton's Urban Hamilton Official Plan (UHOP)?

The Site is designated *Medium Density Residential 2* within the Waterdown South Secondary Plan. The Site promotes compact urban form and meets the intent of the Official Plan.

The requested variance to permit parking spaces that do not have direct access to the internal drive aisle conforms with the purpose and intent of the UHOP because the use of the land supports the long-term vision of the UHOP and achieves the density targets within the Plan. The UHOP does not provide direction on the functional design of parking areas and thus, the use of the land to support 21 three storey stacked townhomes maintains the general purpose and intent of the UHOP.

Does the requested variance maintain the general intent and purpose of the former Town of Flamborough's Zoning By-law?

The Site is regulated by the former Town of Flamborough's Zoning By-law. The Site is zoned Medium Density Residential (R6-31).

The intent of providing unobstructed access to parking is to ensure parking can be utilized. The proposed design is a standard design layout. The garage spaces and driveway space will be used solely by the tenants of the unit directly abutting the parking spaces.

The requested minor variance maintains the general purpose and intent of the zoning by-law because the use of the land is a permitted use in the R6-31 Zone, and conforms to all other regulations within the by-law, including the number of parking spaces required for the site.

Is the requested variances desirable for the appropriate development or use of the land, building or structure?

To meet this criterion in the four-part minor variance, the plans for the stacked townhouse dwelling must be desirable from a planning and public interest point of view. The stacked townhomes are a permitted use in the UHOP and in the Zoning by-law. The allowance of these spaces will not hinder the ability of the site to function or create an adverse impact where a homeowner will not have a dedicated space to park their vehicle. The requested variance will not have adverse impacts on abutting neighbours or hinder their ability to use their land. As such, for the above reasons the requested variance is desirable.

Is the requested variances minor in nature?

To meet these final criteria in the four-part test of a minor variance, the requested variance must illustrate that the variance is small in size or importance. The requested variance is minor in nature because the configuration of the parking layout internal to the site does not hinder the ability of

the site's users to park their cars or use the site. The variance can be considered minor in nature and appropriate for the lands as it supports an efficient building layout.

Please be advised that the fees submitted herein for **\$3,465.00** reflect the 2022 Fee for a Minor Variance Application.

Should you have any questions, or require any additional information, please do not hesitate to contact me at 289-776-6445 or by email at sknoll@gspgroup.ca.

Yours truly,

GSP GROUP INC.

A handwritten signature in black ink, appearing to read 'SK Knoll', is written over the printed name.

Sarah Knoll, BES, MCIP, RPP

Senior Planner

cc: NHDG (Waterdown) Inc.

Enclosures: Application
Site Plan
Parking Overview (PTSL)
City Acceptance Email

26 September 2022
Project: (220446)

Elisha Vankleef
Development Manager
New Horizon Development Group
200-3170 Harvester Road
Burlington, ON L7N 3W8

RE: 90 SKINNER ROAD – RESIDENTIAL DEVELOPMENT, HAMILTON – VISITOR PARKING REVIEW

New Horizon Development Group (NHDG) retained Paradigm Transportation Solutions Limited (Paradigm) to conduct this Parking Study Report for residential development. The subject site is municipally known as 90 Skinner Road in Hamilton. It is located south of Skinner Road and east of Burke Street.

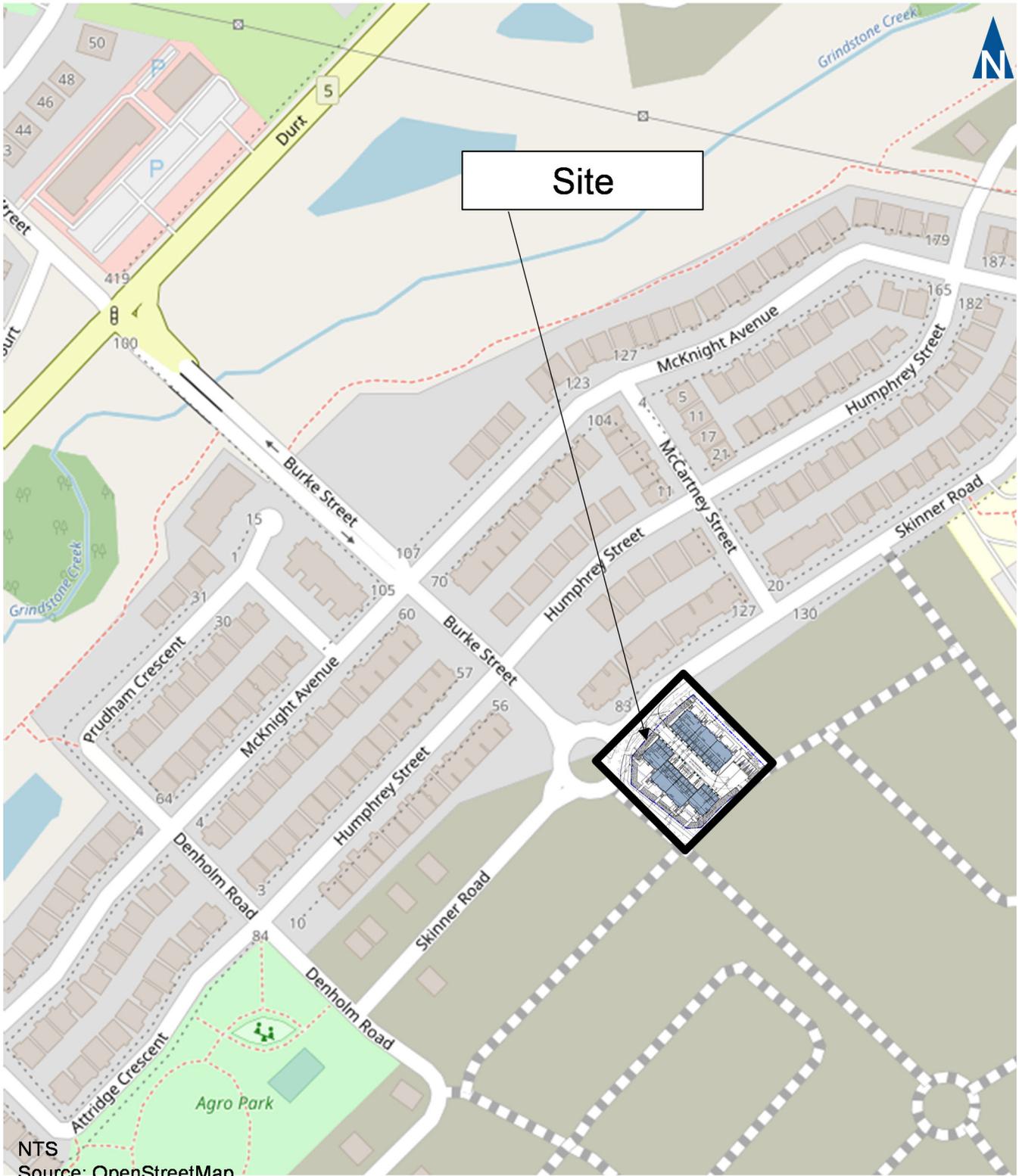
The purpose of the study is to assess the adequacy of the proposed visitor parking supply and provides an overview of the parking arrangement. **Figure 1** illustrates the location of the subject site.

Transportation Characteristics

Road Network

The main roadways near the subject site include Burke Street and Skinner Road. The characteristics of these roadways are as follows:

- ▶ **Burke Street** is a north-south arterial roadway that operates under the jurisdiction of the City of Hamilton. The road has an urban cross-section with two-way operation and a four-lane cross-section. Sidewalks and on-street cycling lanes are provided on both sides, and on-street parking is prohibited.
- ▶ **Skinner Road** is an east-west collector roadway that operates under the jurisdiction of the City of Hamilton. The roadway has an urban cross-section with two-way operation and a two-lane cross-section. Sidewalks are provided on both sides of the street. East of Burke Street, on-street parking is prohibited on both sides while on-road cycling lanes are provided. West of Burke Street, on-street parking is permitted on one side of the road without any provision for on-road cycling lanes.



Subject Site Location

Transit Network

Hamilton Street Railway (HSR) is the public transit operator for Hamilton. HSR Route 18 Waterdown has recently changed to an on-demand service called HSR myRide. This on-demand model is a "stop to stop" service that dynamically adjusts the route as customers request to be picked up. HSR myRide is available for travel to or from designated bus stops within the service area to a connecting Burlington Transit bus route and Aldershot GO Station, improving regional connectivity and travel choices.

Concept and Zoning

Twenty-one stacked townhouses are proposed. The zoning for the Site is R6-31 within the Former Town of Flamborough ZBL No. 90-145-Z, which was approved through an OMB Decision with the following parking requirements:

- ▶ 1.25 parking spaces, including visitor parking, shall be required per Stacked Townhouse dwelling unit. In addition to the requirement, one accessible parking space is needed, equating to a total supply of 28 spaces.

The Applicant proposes constructing 21 residential units with 30 parking spaces exceeding the zoning requirements. Three parking spaces not attached to a unit will be labelled as visitor spaces, providing a visitor rate of 0.14 spaces per unit. **Appendix A** includes a reduced-scale site plan.

However, per the zoning, there is no defined number of visitor spaces, only that one or more visitor spaces have to be labelled. All units will have one garage space, while six will have an additional driveway space in tandem with the garage.

A minor variance is being sought to permit this design to allow the tandem parking spaces to satisfy the zoning. In addition, the City of Hamilton Planning staff has indicated that the Applicant needs to justify 'sufficient' visitor parking on the site.

Visitor Supply

The current parking requirements for residential parking in the Zoning By-law do not require a specific ratio for the visitor supply. By limiting the majority of parking to residents only, the development provides a further incentive to change and shape the travel choices of visitors to the development, mainly since the limited parking supply will be a factor in an individual's transportation decision¹.

¹ The Dimensions of Parking 5th Edition, Urban Land Institute, 2010



On-Site Parking Arrangement

All units will have a minimum of 1.00 residential spaces per unit. In contrast, four larger and two typical units will be provided with an additional parking space within the unit's driveway. The extra spaces will operate in a flexible manner, either as a second residential space or as a visitor space. Assuming the flexible space is used by residents, then the parking supply for the development would be 1.29 residential spaces per unit and 0.14 visitor spaces per unit.

However, if development residents require only a single parking space, the parking supply for the development would be 1.00 resident space per unit with a visitor supply of 0.43 spaces per unit. Granted, these extra spaces would be limited to visitors of those units where residents do not own a second vehicle; however, these units would not depend on the surface visitor parking spaces. **Table 1** outlines the proposed parking arrangement.

TABLE 1: PARKING ARRANGEMENT

Type	Number of Units	Provided Rate	Provided Supply
Residential + Flexible Spaces	21	1.29 space per unit	27
Surface Visitor	21	0.14 space per unit	3
Total On-Site Supply	21	1.43 spaces per unit	30
Residential	21	1.00 space per unit	21
Surface Visitor + Flexible Spaces	21	0.43 spaces per unit	9
Total On-Site Supply	21	1.43 spaces per unit	30

Parking Demand

A review of actual visitor parking demand likely to be generated by the proposed development has been considered. The "real" demand is based upon a review of parking demand technical resources and information collected by Paradigm and others at comparable land uses. The specified demands consider several influencing factors, including market demands and interaction effects between uses.

Local Parking Demand Surveys

Paradigm surveyed parking demands for two relatively new developments within the Waterdown community in August 2022. The two sites are noted as follows:

- ▶ 261 Skinner Road – A 23-unit stacked townhouse development with parking contained on-site. The site is located approximately 630 metres from the development. On-street parking occupancy was also observed. Of importance to note is the on-street parking along 261 Skinner Road provides short-term parking to all area residents and not the specific developments surveyed. As a result, only the observed spaces to/from the surveyed sites were included in the utilization rates.
- ▶ 215 Dundas Street East – A 58-unit townhouse development with parking contained on-site. The site is located approximately 2.5 kilometres from the development. As on-



street parking is not permitted along Dundas Street East, only the site's visitor parking area has been surveyed.

Table 2 summarizes the parking utilization rates for the surveyed sites over the two days of data collection. The data reflects a peak visitor parking demand of 0.14 spaces per unit.

Appendix B contains the parking data.

TABLE 2: WATERDOWN PARKING DEMAND SURVEYS

Address	Location	Type	Municipality	Units	Visitor Supply	Date	Peak Parking Demand	Effective Parking Rate	Unutilized Spaces
261 Skinner Road	Suburban	Condominium	Hamilton	23	5	Fri., Aug. 19, 2022	2	0.09	-3
						Sat., Aug. 20, 2022	3	0.13	-2
215 Dundas Street	Suburban	Condominium	Hamilton	58	17	Fri., Aug. 19, 2022	6	0.10	-11
						Sat., Aug. 20, 2022	8	0.14	-9
Average								0.11	-

Adjacent Municipality Parking Demand Surveys

Paradigm has proxy demand surveys completed at two townhouse developments within Niagara Falls in May 2022. The sites are noted as follows:

- ▶ 7768 Ascot Circle, Niagara Falls – A 98-unit townhouse development with parking contained on-site. On-street parking occupancy was also observed. This proxy site has access to four transit routes served by Niagara Falls Transit within 600 metres of the site.
- ▶ 6118 Kelsey Crescent, Niagara Falls – A 63-unit townhouse development with parking contained on-site. On-street parking occupancy was also observed. This proxy site has access to three transit routes served by Niagara Falls Transit within 600 metres of the site.

Survey data was collected over three days and reflects an average peak parking demand of 0.99 spaces per unit, including residential and visitor demand.

Paradigm also has a proxy visitor demand survey completed in June 2022 at a townhouse development within the Crystal Beach Area of Fort Erie. The site is noted as follows:

- ▶ 340 Prospect Point Road North, Fort Erie – A 51-unit townhouse development with parking contained on-site. On-street parking occupancy was also observed. This proxy site is limited to on-demand transit service only provided by the Town of Fort Erie. The Pickup and Dropoff vary in time depending on how busy the service is. Transit service is similar to that of Waterdown as it is on a demand basis as opposed to fixed route.

Survey data were collected over two days and reflect a peak visitor parking demand of 0.12 spaces per unit. **Table 3** summarizes the parking utilization rates for the adjacent municipal sites. **Appendix B** contains the parking data.



TABLE 3: ADJACENT MUNICIPALITY PARKING DEMAND SURVEYS

Address	Location	Type	Municipality	Units	Total Supply	Date	Peak Parking Demand	Effective Parking Rate	Unutilized Spaces
7768 Ascot Circle	Suburban	Townhouse	Niagara Falls	98	124	May 12, 2022	92	0.94	-32
						May 13, 2022	81	0.83	-43
						May 14, 2022	91	0.93	-33
6118 Kelsey Crescent	Suburban	Townhouse	Niagara Falls	63	79	May 12, 2022	62	0.98	-17
						May 13, 2022	58	0.92	-21
						May 14, 2022	62	0.98	-17
Average								0.93	-

Address	Location	Type	Municipality	Units	Visitor Supply	Date	Peak Parking Demand	Effective Parking Rate	Unutilized Spaces
340 Prospect Point Road North	Suburban	Townhouse	Fort Erie	51	20	June 10, 2022	3	0.06	-17
						June 11, 2022	6	0.12	-14

Secondary Source

Numerous industry associations and institutions are dedicated to surveying and reviewing parking requirements related to various land uses. These associations, such as ITE and the Urban Land Institute (ULI), collect, review, and disseminate parking demand, supply, and appropriate design standards. This data helps establish a typical range of requirements. The latest ITE parking generation manual is the 5th edition² and is a comparison to determine baseline assumptions. The following ITE Land Use Code (LUC) was reviewed:

- ▶ LUC 220 (Multifamily Housing (Low-Rise) includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence.

ITE has survey data for 119 sites throughout North America. The characteristics of the sites are located in a general urban/suburban setting without access to nearby rail transit. The ITE data identifies that the average parking rate for a dwelling unit is 1.21 spaces per unit.

Appendix C contains the ITE data.

As ITE does not distinguish between residential and visitor demand, the ULI Shared Parking, Third Edition, has also been reviewed. The ULI document aims to provide parking consultants, planners, engineers, developers, and agencies with tools to quantify better and understand how shared parking can be successful. The Shared Parking Document states that 0.10 spaces per unit typically represents visitor parking at a residential site during weekdays and 0.15 spaces per unit on weekends³. **Appendix D** contains the excerpt from ULI.

² ITE Parking Generation 5th Edition, Washington DC, 2019.

³ ULI Shared Parking 3rd Edition, Washing DC, 2020.



Summary

The Applicant proposes constructing 21 stacked townhouse units with 30 parking spaces exceeding the zoning requirements. All units will have one garage space, while six will have an additional driveway space in tandem with the garage. Three parking spaces not attached to a unit will be labelled as visitor spaces, providing a visitor rate of 0.14 spaces per unit.

The extra spaces will operate in a flexible manner, either as a second residential space or as a visitor space. Assuming the flexible space is used by residents, then the parking supply for the development would be 1.29 residential spaces per unit and 0.14 visitor spaces per unit. However, if development residents require only a single parking space, the parking supply for the development would be 1.00 resident space per unit with a visitor supply of 0.43 spaces per unit.

If the additional tandem parking spaces are used by residents and the on-site visitor parking supply is limited to the three surface spaces (0.14 spaces per unit), the proxy survey data supports this supply as sufficient for peak parking demand. The local demand surveys observed a peak visitor parking demand of 0.14 spaces per unit. In contrast, data within the Town of Fort Erie observed a peak visitor parking demand of 0.12 spaces per unit.

In addition, secondary source data has also been reviewed. ITE has survey data for 119 sites throughout North America. The characteristics of the sites are located in a general urban/suburban setting without access to nearby rail transit. The ITE data identifies that the average parking rate for a dwelling unit is 1.21 spaces per unit (inclusive of resident and visitor demand). As the site provides an overall supply of 1.43 spaces per unit, the site meets the ITE parking demand data.

Furthermore, as ITE does not distinguish between residential and visitor demand, the ULI Shared Parking, Third Edition, has also been reviewed as ULI separates residential and visitor demand. Based on the ULI data, visitor parking at a residential site is typically represented by 0.10 spaces per unit during weekdays and 0.15 spaces per unit on weekends. The ULI data is consistent with the proxy survey data that supports the sufficient visitor supply of three spaces.

Based on our review, the proposed parking supply and arrangement is appropriate to serve the peak parking demand of the site. We request that the City permit the Applicant to continue seeking Conditional Site Plan Approval, and approval of the Minor Variance.



Yours very truly,

PARADIGM TRANSPORTATION SOLUTIONS LIMITED



Adam J. Makarewicz
Dipl.T., C.E.T. MITE
Senior Project Manager



Stew Elkins
B.E.S., MITE
Vice President



Appendix A

REDUCED SCALE SITE PLAN

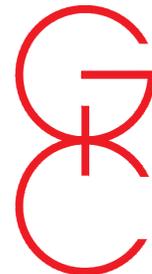




PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY. BLOCK 646

HAMILTON

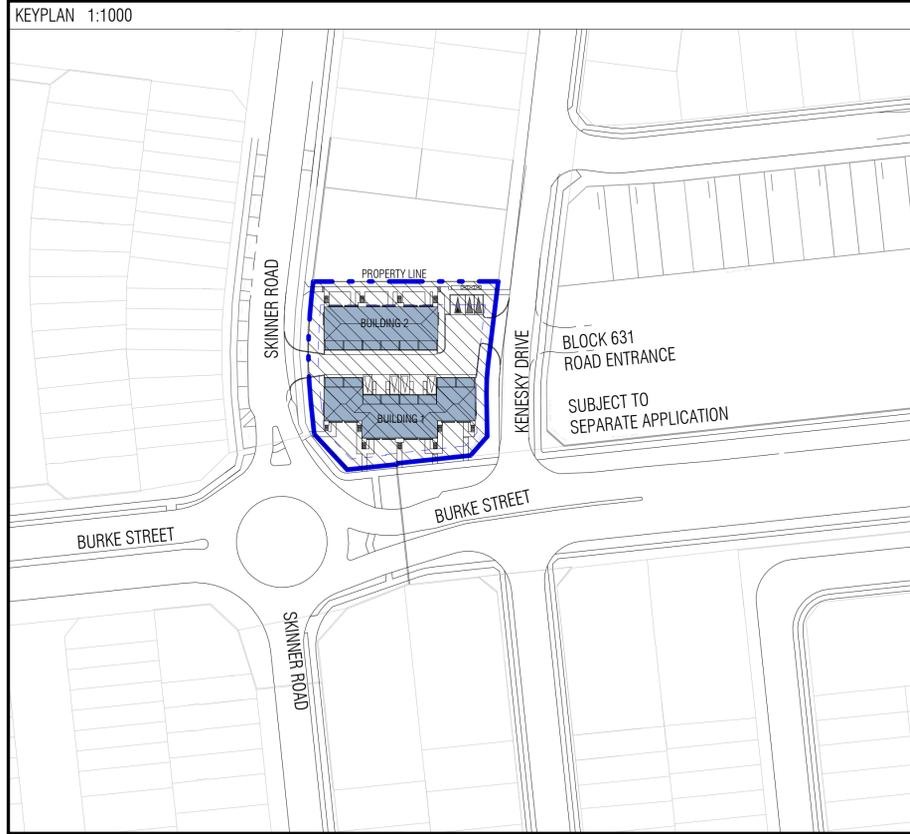
ONTARIO



**GRAZIANI
+
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 CONCORD, ONTARIO L4K 4L8
T.905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

ISSUED FOR CONTROL ARCHITECT REVIEW
MAY.13.2022



LIST OF DRAWINGS

- A-101 - STATISTICS & NOTES
- A-102 - SITEPLAN
- A-201 - MASSING PERSPECTIVE
- A-301 - BUILDING FLOOR PLANS
- A-302 - BUILDING FLOOR PLANS
- A-303 - BUILDING FLOOR PLANS
- A-304 - UNIT FLOOR PLANS
- A-401 - ELEVATIONS - SET 1
- A-402 - ELEVATIONS - SET 2
- A-501 - COLOURED ELEVATION

SURVAY INFO

TOPOGRAPHIC SURVEY
AND ALL OF
BLOCK 646
REGISTERED PLAN 62M-1266
IN THE
CITY OF HAMILTON

Firm Name: Graziani & Corazza Architects Inc.		Certificate of Practice Number: 3150	
1320 Sheverson Drive, Suite 100 Mississauga, ON, L4W 1C3		The Certificate of Practice Number of the holder is the holder's BCIN.	
Name of Project:		Block 646, 90 Skinner Rd Hamilton, ON	
Location:		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCIN.	
Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference	
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 13 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration 11.1 to 11.4 2.1.1 2.1.1 9.10.1.3		
2	Major Occupancy(s) Group C	3.1.2.1(1) 9.10.2	
3	Building Area (m ²) Existing 0 New 1,056 Total 1,056	1.1.3.2 1.1.3.2	
4	Gross Area (m ²) Existing 0 New 2,722 Total 2,722	1.1.3.2 1.1.3.2	
5	Number of Storeys Above grade 3 Below grade 0	3.2.1.1 & 1.1.3.2 2.1.1.3	
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5 9.10.19	
7	Building Classification 9.10.2	3.2.2.20-83 9.10.4	
8	Fire Protection System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> basement only 3.2.2.73 <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not applicable 3.2.1.5 3.2.2.17	9.10.8	
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A	
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.17.2	
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A	
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A	
13	Permitted Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6	
14	Mezzanine(s) Area m ² n/a	3.2.1.1 (3-8) 9.10.4.1	
15	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building 3.1.16 9.9.1.3 Basement: Occupancy n/a Load n/a persons 1 st Floor: Occupancy n/a Load n/a persons 2 nd Floor: Occupancy n/a Load n/a persons 3 rd Floor: Occupancy n/a Load n/a persons		
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	3.8 9.5.2	
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3(4)	
18	Required Fire Resistance Rating (FRR) <input type="checkbox"/> Horizontal Assemblies <input type="checkbox"/> Listed Design No. or Description (SG-2) <input type="checkbox"/> FRR (Hours) 1 Hours T-1/JFCA 80-01 <input type="checkbox"/> Roof 0 Hours <input type="checkbox"/> Mezzanine n/a Hours <input type="checkbox"/> FRR of Supporting Members <input type="checkbox"/> Listed Design No. or Description (SG-2) 4364 <input type="checkbox"/> Floors 1 Hours <input type="checkbox"/> Roof 0 Hours	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9	
19	Spatial Separation - Construction of Exterior Walls <input type="checkbox"/> Wall Area of EBF (m ²) L.D. (m) L/R or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Constr. Non-Cladding	3.2.3 9.10.14	
20	Other - Describe n/a		

PROJECT STATISTICS

JOB No: 1964.22.Waterdown.Bay.Block.646
DATE: Mar.09.2022

01. SITE AREAS	(m ²)	(ha)	(ft ²)	(ac)
LOT AREA	2855	0.29	30730.93	0.71
BUILDING AREA	1056	0.11	11366.68	0.26
ASPHALT AREA	725	0.07	7803.83	0.18
LANDSCAPE AREA	1074	0.11	11560.43	0.27

02. G.C.A. (m²) BRAEKDOWN PROPOSED

FLOOR	Area (m ²)
GROUND FLOOR	1056
2ND	833
3RD	833
TOTAL	2722

04. SETBACKS ** (m) PROPOSED

ABOVE GRADE	DIRECTION	SETBACK (m)
NORTH-WEST 3.20 NORTH-EAST 7.00 SOUTH-EAST 3.00 SOUTH-WEST 5.60	NORTH-WEST	3.20
	NORTH-EAST	7.00
	SOUTH-EAST	3.00
	SOUTH-WEST	5.60

05. UNIT COUNT **

RESIDENTIAL UNITS	Count
RESIDENTIAL UNITS	21

06. PARKING PROPOSED vs MIN. REQUIRED

Category	Proposed	Min. Required
GARAGE SPACES	21	
SURFACE PARKING	6	
TOTAL	27	@ 1.25 / unit = 27%
BARRIER FREE P.	1	1

07. BIKE PARKING PROPOSED

Category	Count
GARAGE SPACES	21
SURFACE PARKING	3 BIKE RINGS

10. BUILDING HEIGHT

Height
3 storeys

NOTES:
* GCA including garage area
** setbacks to main building face
*** actual unit count may vary depending on market demand

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI & CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI & CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI & CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THE SITE.

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CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS, APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

ISSUES:
001. FEB.18.2022. ISSUED FOR CONTROL ARCHITECT REVIEW B.G.
002. MAR.01.2022. ISSUED FOR S.P.A. B.G.
003. MAR.22.2022. ISSUED FOR CONTROL ARCHITECT REVIEW B.G.
004. MAY.13.2022. ISSUED FOR CONTROL ARCHITECT REVIEW B.G.

ZONING CHART

Block 646 90 Skinner Rd – February 8, 2022 Site Plan

Use	Town of Flamborough Zoning By-law No. 90-145-Z R6-31 (By-Laws 13-238, 14-099 OMB)	Provided Block 646	Compliance
11.3.31 Use	[...] (h) Stacked Townhouse Dwelling	Stacked Townhouse Dwelling	Y
Zone Provisions for (h) – Stacked Townhouse			
Use	Shall be defined as a residential apartment building containing a minimum of 4, and a maximum of 32 units, each of which has an independent entrance, provided that	Stacked Townhouses 21 units total on site	Y
	Stacked townhouse buildings shall have a maximum length of 60m.	45.3 m max length	Y
	Not more than half of all dwelling units shall be on or below the ground floor	33.3(3)% units designed to be located on the ground floor 66.6(6)% units designed to be located on higher floors	Y
	Dwelling units shall be fully attached to adjoining units, and are attached vertically or horizontally.	Dwelling units to be fully attached to adjoining units.	Y
	Access to all second level units shall be from an interior stairway within the stacked townhouse building.	Access to each second level unit designed to be from an interior stairway.	Y
Min Lot Area	120 sq. m. per dwelling unit	Area = 2,855 m ² / 21 = 135.95 m ² per unit	Y
Min Lot Frontage	30m For the Block located at Burke St and Skinner Rd – Burke St shall be deemed the front lot line	48.6m	Y
Max Height	4 storeys	3 storeys designed	Y
Max Lot Coverage	N/A	N/A	Y
Min Front Yard	0.0m, except 5.8m to an attached garage or attached carport. (Burke St)	Front Yard: to Burke Street 5.6m (No garage or carport from the front yard)	Y
Min Rear Yard	7.0m, except 3.0m where abutting lands zone for Open Space purposes	Rear Yard: Lot 104 lot line (P4 zone) 7m	Y
Min Interior Side Yard	1.2m, except for the side yard related to the common wall of the townhouse, in which case a minimum side yard of 0.0m shall be provided.	N/A	Y
Min Exterior Side Yard	2.4m, except that an attached garage or carport which fronts on the exterior lot line shall not be located within 5.8m of the exterior lot line	3m to Kenesky Dr 5300m to hypotenuse at Burke St/Kenesky Dr 4900m to hypotenuse at Burke St/Skinner Rd	Y

Category	Town of Flamborough Zoning By-law No. 90-145-Z R6-31 (By-Laws 13-238, 14-099 OMB)	Provided Block 646	Compliance
Landscape Open Space	N/A	N/A	N/A
Planting Strip	A planting strip shall be maintained along all lot lines adjacent to a street of a lot zoned for Commercial, Institutional, Public Use, Open Space with the exception of parks, Industrial, Medium Density Residential (R6 zone) with the exception of street townhouses, and High Density Residential uses [Section 5.12.2(a)] A planting strip shall have a minimum width throughout of 3.0 metres measured perpendicular to the adjacent lot line except when a continuous solid fence or continuous solid wall is provided, the minimum width shall be a minimum of 1.5m [Section 5.12.2(g)] A planting strip may include a berm except that within a sight triangle, the maximum combined height of the berm and vegetation shall not exceed 0.60m, as per Section 5.27 [Section 5.12.2(h)] Nothing in this By-law shall prevent a planting strip from being crossed by a pedestrian walkway or driveway [Section 5.12.2(i)] Where a planting strip is required and is crossed by a pedestrian walkway or by a driveway, such planting strip shall not be required to extend closer than 1.0 metre to the edge of the pedestrian walkway or driveway. The intersecting space between the planting strip and the pedestrian walkway or driveway shall be maintained as landscaped open space [Section 5.12.2(j)] Any planting strip required by this section shall be separated from any other use on the lot other than an area of landscaped open space by a continuous concrete barrier curb or a continuous brick or wooden barrier, and [Section 5.12.2(k)]	A 3m planting strip designed along lot line adjacent to a street	Y

Category	Town of Flamborough Zoning By-law No. 90-145-Z R6-31 (By-Laws 13-238, 14-099 OMB)	Provided Block 646	Compliance
Overall Density	50-75 upnph for lands zoned R6-31	Overall Density designed to be @ 72.41 upnph	Y
Min Dwelling Unit	No dwelling unit shall be erected or used unless it has the following minimum gross floor area: (a) all other dwelling units - to be calculated as the total of 42 square metres for a bachelor dwelling unit plus an additional 14 square metres for each bedroom within the dwelling unit.	Designed 1 BR units GFA=63sqm (min 42+14 = 56) 2 BR units GFA=129sqm (min 42+14+14 = 70) 3 BR units GFA=198sqm (min 42+14+14+14=84)	Y
Parking Size	the dimensions for a surface parking space within a front yard shall be 2.6m x 5.5m, visitor parking spaces shall have dimensions of 2.6m x 5.5m.	All surface parking spaces designed to be min 2.6m x 5.8m	Y
Parking	1.25 parking spaces, including visitor parking, shall be required per Stacked Townhouse dwelling unit	1.25 x 21 = 27 needed Provided: 21 garage parking 4 driveway parking 2 surface spaces	Y
Disabled Parking	In addition to requirement above, for a parking area between 20-99 spaces, 1 disabled parking space is required	Additional 1 Barrier free parking Space of 4.4 x 5.8m	Y
Drive Isle	Two-way driveway 6m.	All driveways (Laneways) designed to be Two way & 6m wide	Y
Yard Encroachments:	Sills, beltcourses, cornices, fireplace, chimney breasts, pilasters eaves, or gutters: 0.65m into required yard (all yards) Bay, bow, or box windows with or without a foundation: 1.0m plus further 0.3m for eaves into required yard (front, rear, exterior side only) Steps, enclosed and unenclosed porches: 2.0m porches into required yard, 0.6m from the streetline for steps (front, rear, exterior side only) Setback of all structures from the site triangles: 0.3m setback from site triangle (front and exterior side only)	All Sills, beltcourses, cornices, pilasters, eaves or gutters designed within 0.65 limit no bay, bow or box windows dsigned porches no more than 1m steps no less than 3m from a street line structures set back at least 1.5m from site triangles	Y

EXTERIOR MATERIALS

ITEM	SUPPLIER	COLOUR
BRICK 1	MERIDIAN BRICK - CANADA COLLECTION SERIES	PORTLAND - DARK GREY
BRICK 2	MERIDIAN BRICK - CANADA COLLECTION SERIES	SUSSEX - LIGHT GREY
BRICK 3	MERIDIAN BRICK - CANADA COLLECTION SERIES	TRINITY - RED
ENTRANCE CANOPY - PREFINISHED METAL PANEL	TBD	WHITE
RAILINGS	TBD	BLACK
WINDOW FRAME	POLLARD - ADVANTAGE SERIES	MIDNIGHT BLACK
ENTRANCE DOOR - FRONT	POLLARD - POLARDOR COLLECTION (Slab Design A)	BLACK
ENTRANCE DOOR - GARAGE	POLLARD - POLARDOR COLLECTION (Slab Design A)	DARK GREY
GARAGE DOOR	TBD	DARK GREY
EAVES / SOFFIT FLASHINGS	TBD	BLACK
ROOF- ASPHALT SHINGLES	TBD	BLACK

Issued for revisions

8400 JANE STREET, BUILDING 1 SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

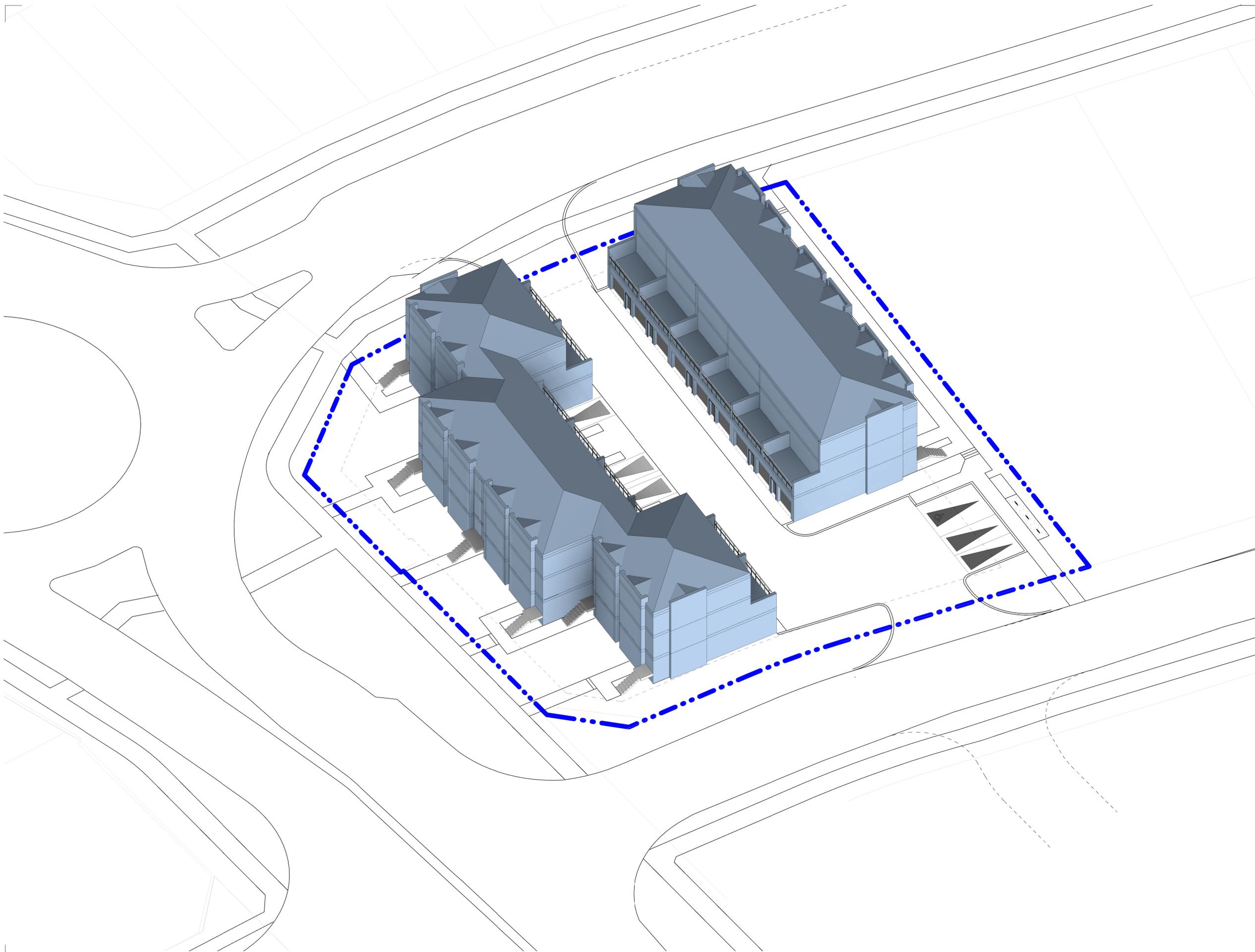
PROPOSED STACKED TOWNHOUSE DEVELOPMENT

WATERDOWN BAY. BLOCK 646

HAMILTON ONTARIO

Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G.
Checked By: D.B.
Plot Date: MAY.13.2022
Job #: 1964.22

STATISTICS & NOTES



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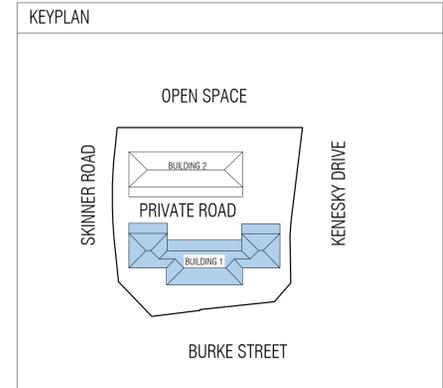
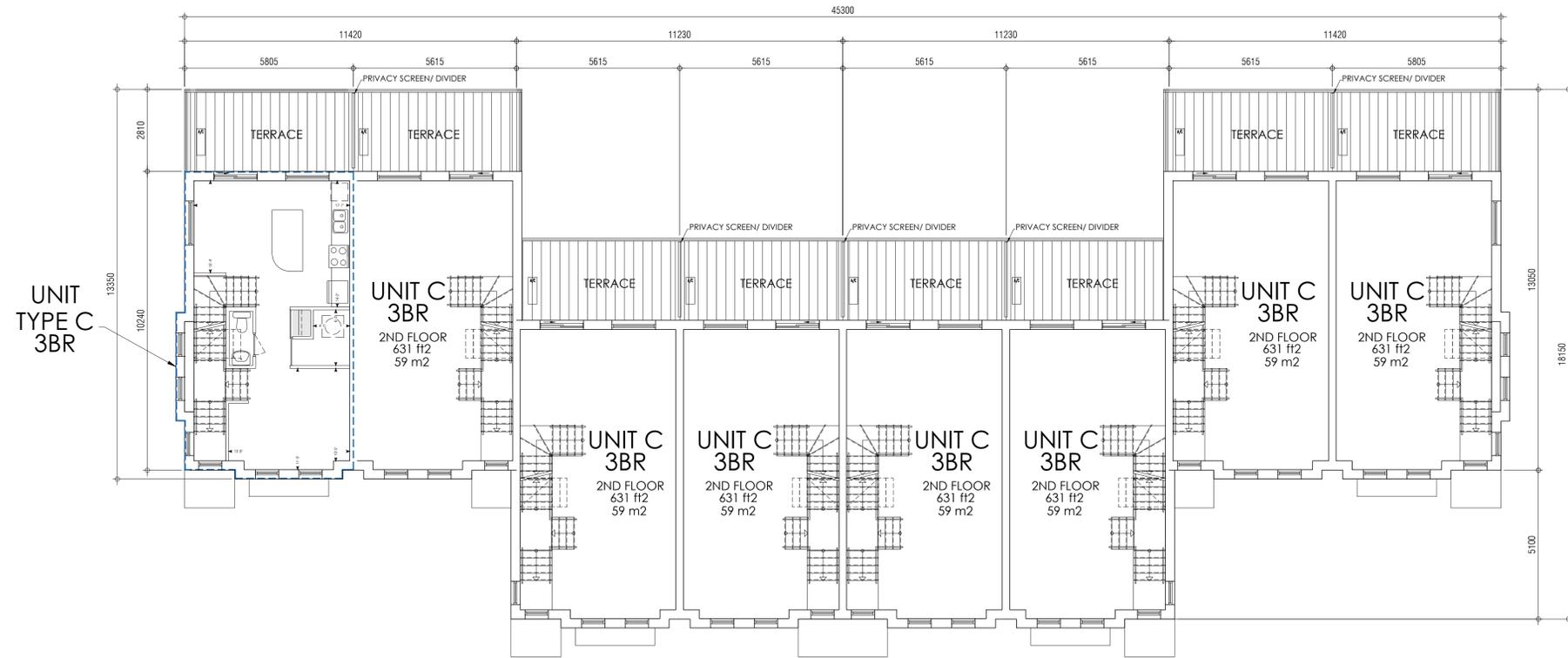
Issues:

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 002. MAR.01.2022. ISSUED FOR S.P.A. B.G.
 003. MAR.22.2022. ISSUED FOR CONTROL ARCHITECT REVIEW B.G.
 004. MAY.13.2022. ISSUED FOR CONTROL ARCHITECT REVIEW B.G.

Issued for revisions		
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PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY, BLOCK 646

HAMILTON	ONTARIO
Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G.
Checked By:	D.B.
Plot Date:	MAY.13.2022
Job #	1964.22



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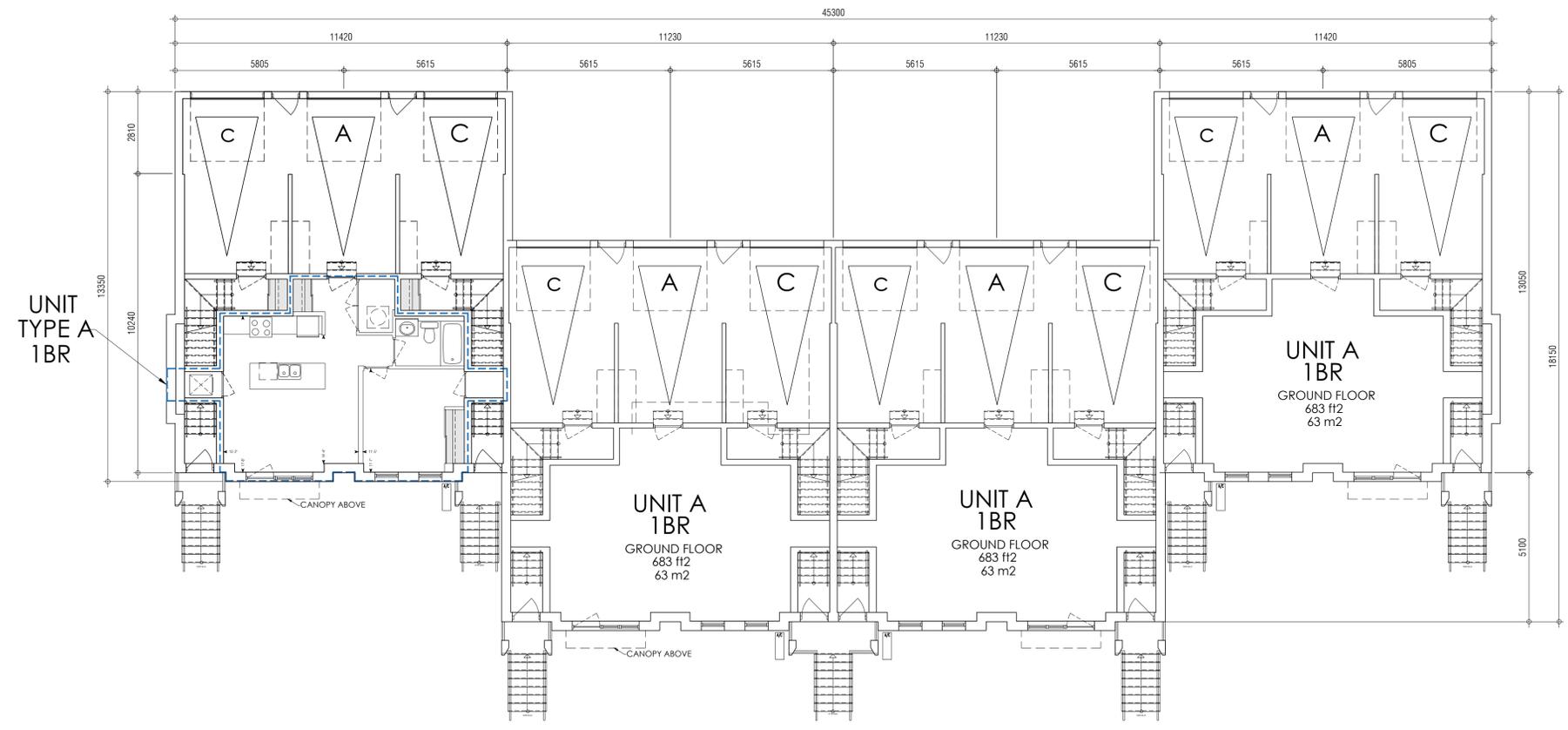
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 002. MAR.22.2022 ISSUED FOR CONTROL ARCHITECT REVIEW BC
 003. MAY.31.2022 ISSUED FOR CONTROL ARCHITECT REVIEW BC



2ND FLOOR PLAN 1:100

GROUND FLOOR PLAN 1:100

issued for revisions

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CORAZZA
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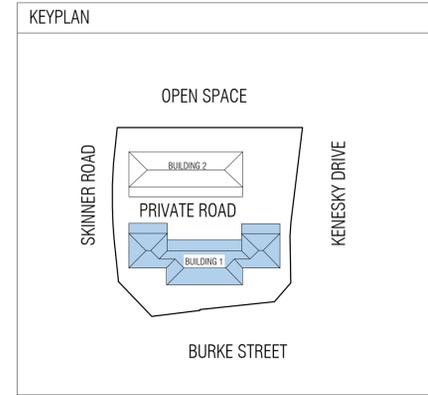
PROPOSED STACKED TOWNHOUSE DEVELOPMENT

WATERDOWN BAY. BLOCK 646

Hamilton Ontario

PROJECT ARCHITECT: B.G.
 ASSISTANT DESIGNER: A.G.
 DRAWN BY: A.G./S.A.G.
 CHECKED BY: D.B.
 PLOT DATE: MAY.12.2022
 JOB #: 1964.22

BUILDING 1 FLOOR PLANS



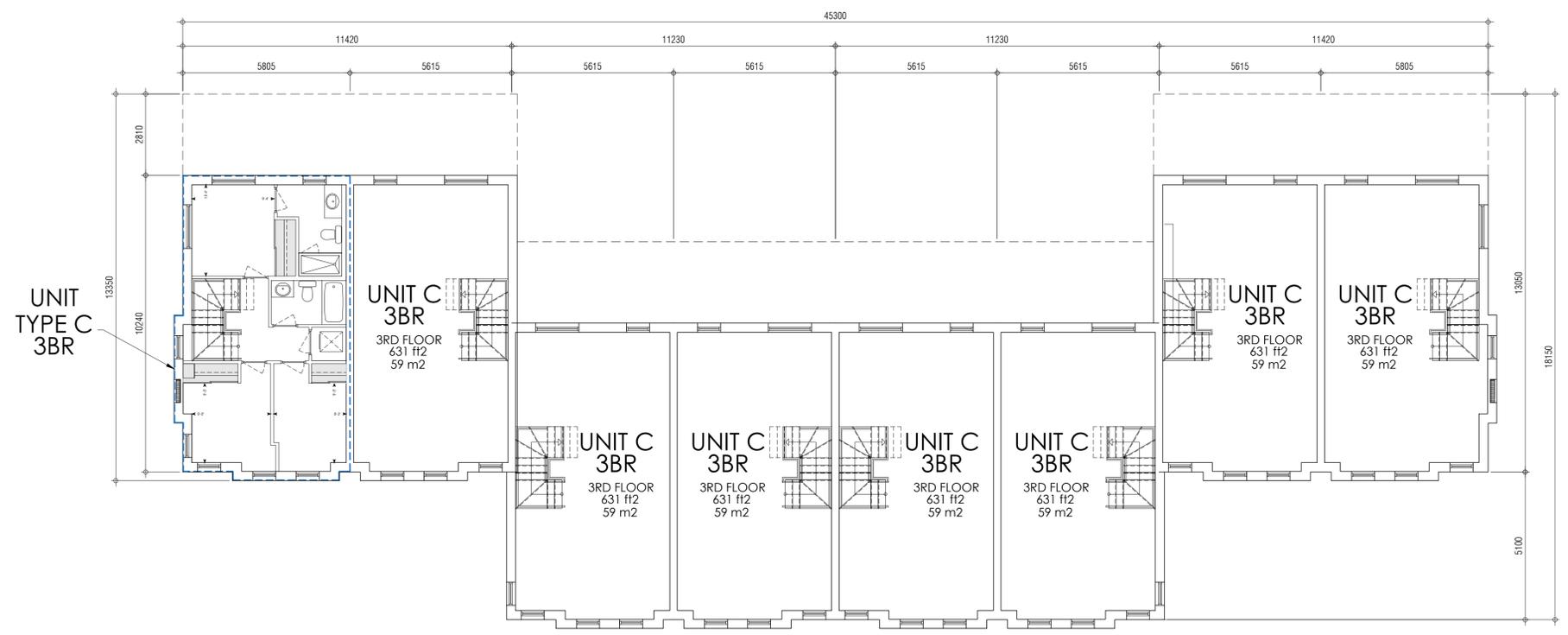
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003. MAY.31.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.



3RD FLOOR
PLAN 1:100

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PROPOSED STACKED TOWNHOUSE DEVELOPMENT

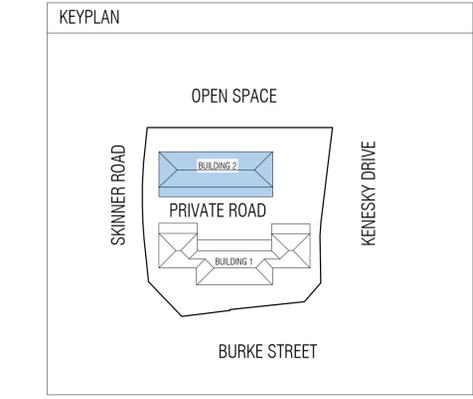
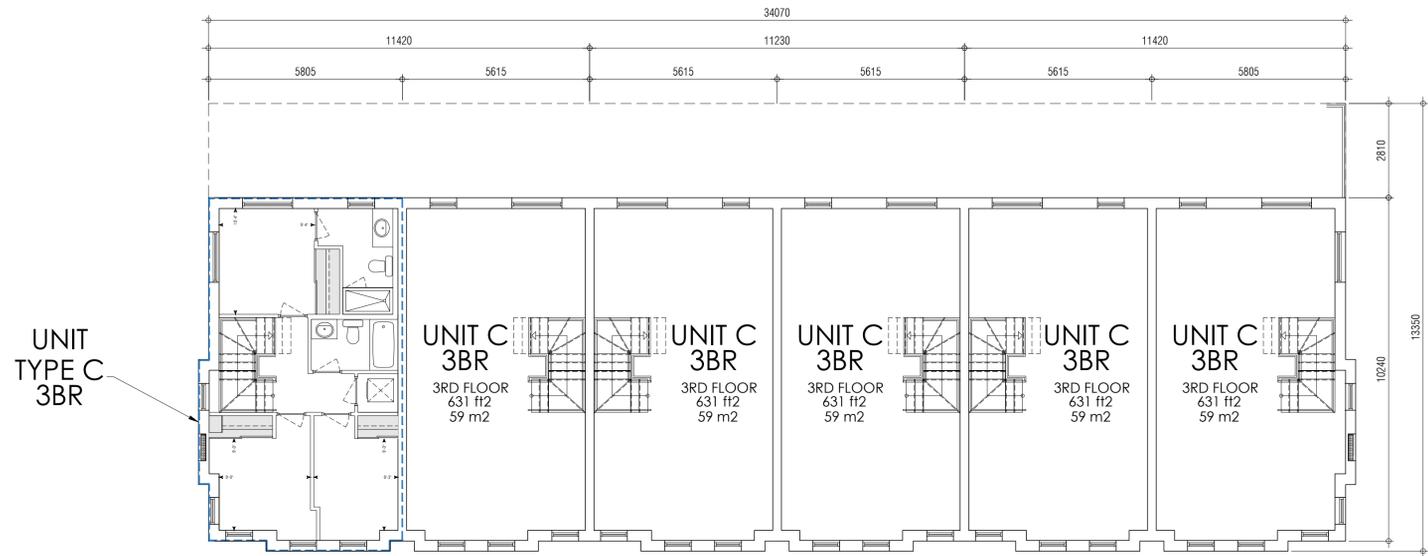
WATERDOWN BAY. BLOCK 646

Hamilton	Ontario
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G.
DRAWN BY:	A.G. / S.A.G.
CHECKED BY:	D.B.
PLOT DATE:	MAY.12.2022
JOB #	1964.22

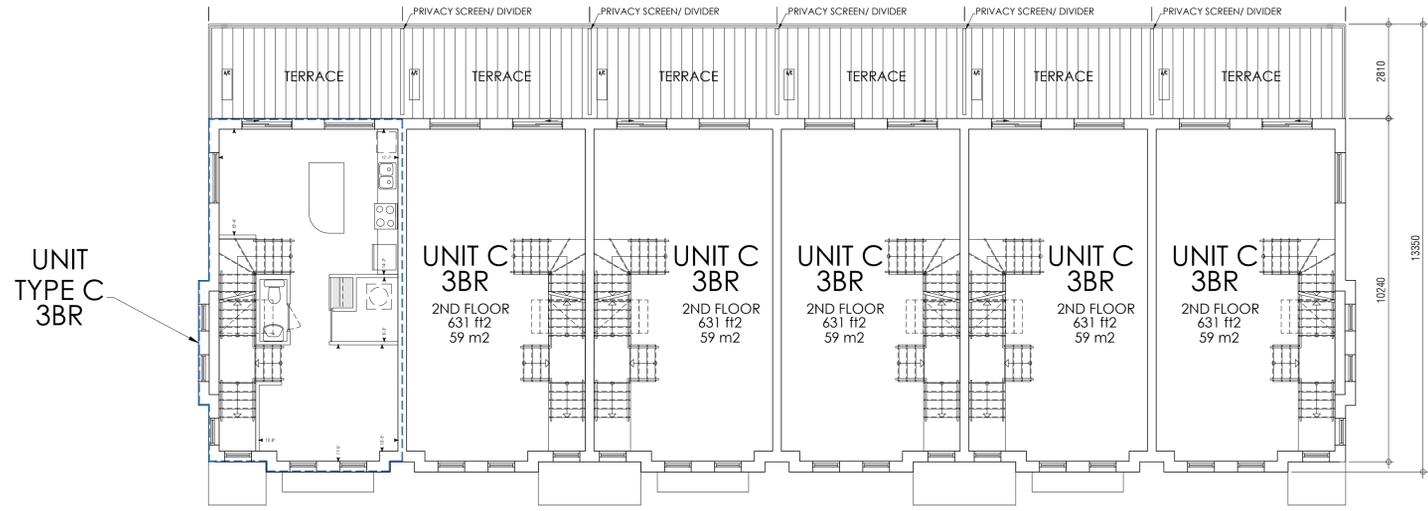
BUILDING 1 FLOOR PLANS

1:100 **A302**

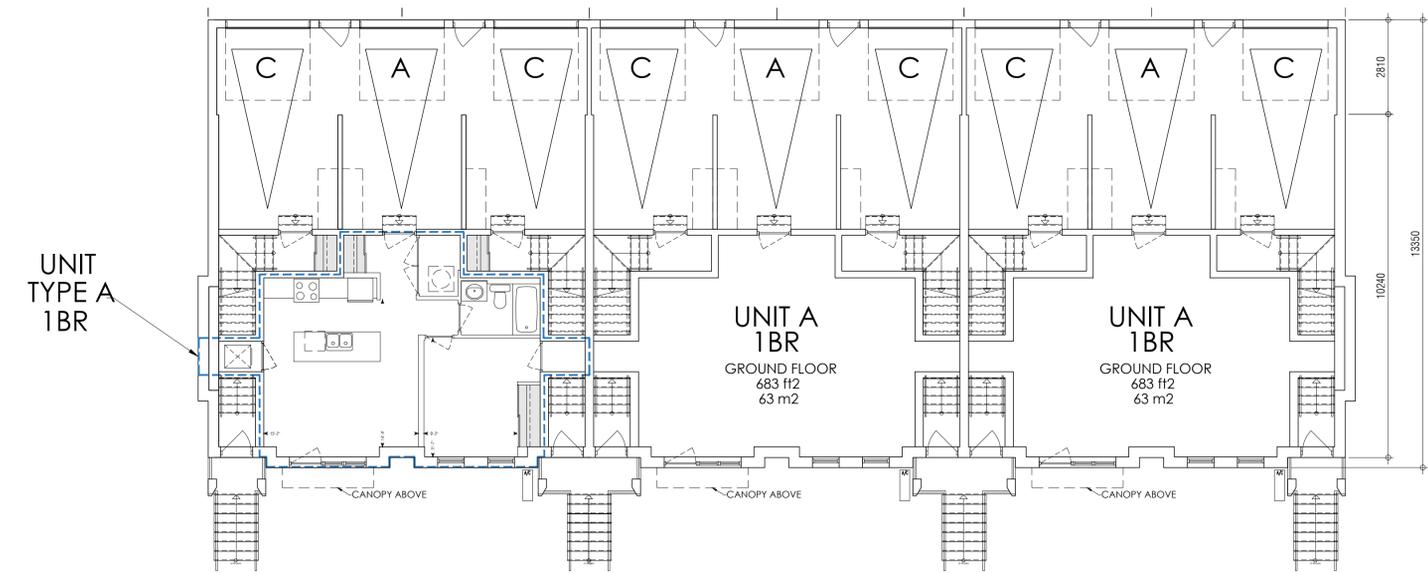
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3RD FLOOR
PLAN 1:100



2ND FLOOR
PLAN 1:100



GROUND FLOOR
PLAN 1:100

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PROPOSED STACKED TOWNHOUSE DEVELOPMENT

WATERDOWN BAY. BLOCK 646

Hamilton	Ontario
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G.
DRAWN BY:	A.G./S.A.G.
CHECKED BY:	D.B.
PLOT DATE:	MAY.12.2022
JOB #	1964.22

BUILDING 2 FLOOR PLANS

1:100 **A303**

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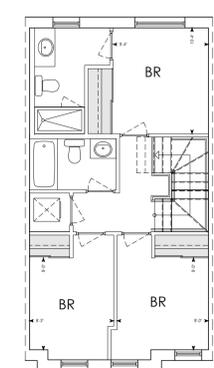
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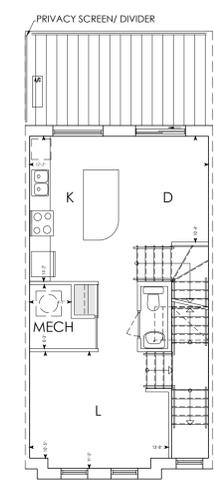
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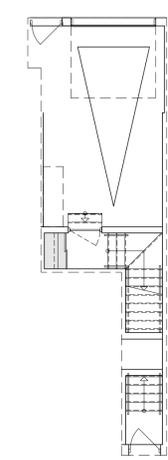
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003. MAY.31.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.



Third Floor 631 ft2 / 59m2



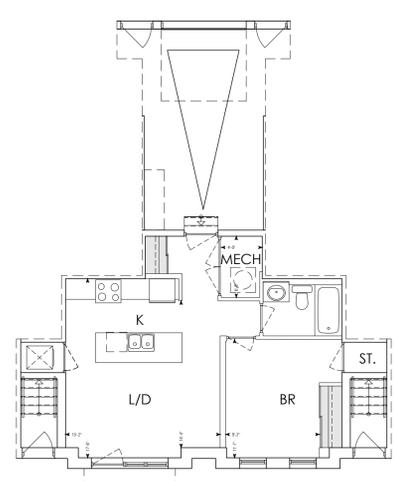
Second Floor 631 ft2 / 59 m2



Ground Floor 134 ft2 / 13 m2

UNIT TYPE C

Ground Floor	134 ft2 / 13 m2
Second Floor	631 ft2 / 59 m2
Third Floor	631 ft2 / 59m2
Total	1396 ft2 / 131 m2



Ground Floor 683 ft2 / 63 m2

UNIT TYPE A

Ground Floor	683 ft2 / 63 m2
Total	683 ft2 / 63 m2

issued for revisions

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PROPOSED STACKED TOWNHOUSE DEVELOPMENT

WATERDOWN BAY. BLOCK 646

Hamilton	Ontario
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G.
DRAWN BY:	A.G. / S.A.G.
CHECKED BY:	D.B.
PLOT DATE:	MAY.12.2022
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UNIT FLOOR PLANS



ELEVATION - BURKE STREET - BUILDING 1

1 : 100



ELEVATION - INTERNAL DRIVEWAY - BUILDING 1

1 : 100



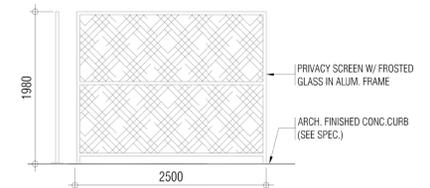
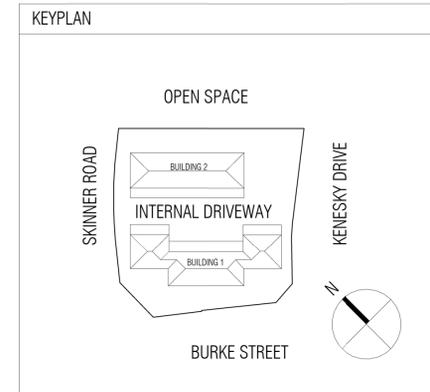
ELEVATION - KENESKY DRIVE - BUILDING 1

1 : 100

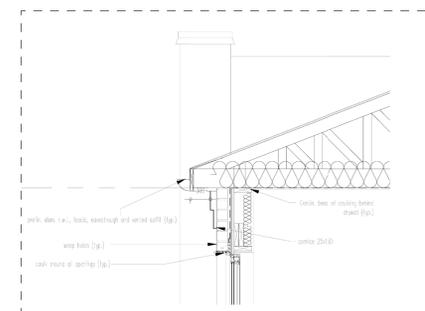


ELEVATION - SKINNER ROAD - BUILDING 1

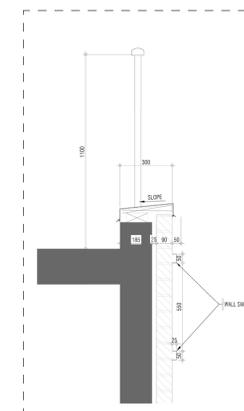
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TERRACE SCREENING DETAIL



DETAIL 1



DETAIL 2

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Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS

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PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY, BLOCK 646

Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G./A.N.
Checked By: D.B.
Plot Date: MAY.13.2022
Job #: 1964.22

ELEVATIONS



ELEVATION - NORTH EAST - BUILDING 2

1 : 100



ELEVATION - INTERNAL DRIVEWAY - BUILDING 2

1 : 100



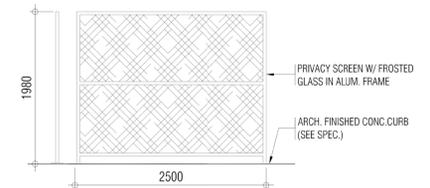
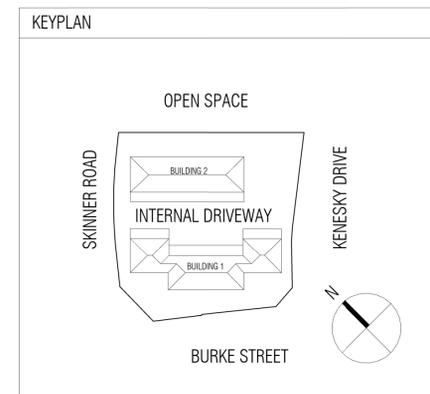
ELEVATION - KENESKY DRIVE - BUILDING 2

1 : 100

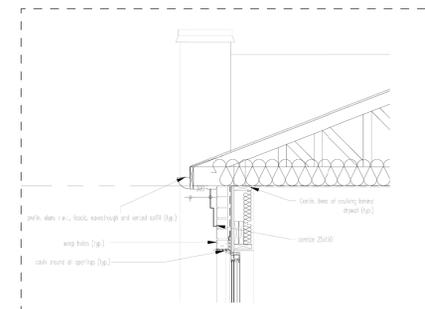


ELEVATION - SKINNER ROAD - BUILDING 2

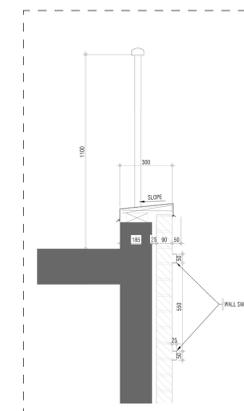
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TERRACE SCREENING DETAIL



DETAIL 1



DETAIL 2

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Revisions

001. FEB.18.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.
002. MAR.01.2022	ISSUED FOR S.P.A.	B.G.
003. MAR.22.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.
004. MAY.13.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS

8400 JANE STREET, BUILDING D, SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED STACKED TOWNHOUSE DEVELOPMENT
WATERDOWN BAY, BLOCK 646

Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G./A.N.
Checked By: D.B.
Plot Date: MAY.13.2022
Job #: 1964.22

ELEVATIONS

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Issues

001. FEB.18.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.
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004. MAY.13.2022	ISSUED FOR CONTROL ARCHITECT REVIEW	B.G.



ELEVATION COLOR SET 1

No.	Date	Description	Issued by
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Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2601 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED STACKED TOWNHOUSE DEVELOPMENT
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Project Architect: B.G.
Assistant Designer: A.G.
Drawn By: A.G./A.N.
Checked By: D.B.
Plot Date: MAY.13.2022
Job #: 1964.22

ELEVATION CLOURED RENDER

Appendix B

PROXY SURVEYS



Time Ending	261 Skinner Road, Hamilton (23 Units)					
	Friday August 19, 2022			Saturday August 20, 2022		
	Site	Street	Total	Site	Street	Total
7:00 PM	1	1	2	1	1	2
7:15 PM	0	1	1	1	1	2
7:30 PM	0	1	1	0	1	1
7:45 PM	0	1	1	0	2	2
8:00 PM	0	2	2	0	2	2
8:15 PM	0	2	2	0	2	2
8:30 PM	0	2	2	1	2	3
8:45 PM	0	2	2	0	2	2
9:00 PM	0	2	2	1	2	3
9:15 PM	0	2	2	2	1	3
9:30 PM	0	2	2	1	1	2
9:45 PM	0	2	2	1	2	3
10:00 PM	0	2	2	1	1	2
10:15 PM	0	2	2	1	1	2
10:30 PM	0	2	2	1	1	2
10:45 PM	0	1	1	0	1	1
11:00 PM	0	1	1	0	1	1
11:15 PM	0	1	1	0	1	1
11:30 PM	0	1	1	0	1	1
11:45 PM	0	1	1	0	0	0
12:00 AM	0	1	1	0	0	0
12:15 AM	0	1	1	0	0	0
MAX	1	2	2	2	2	3
Visitor Rate	0.04	0.09	0.09	0.09	0.09	0.13

Time Ending	215 Dudas Street (58 Units)	
	Friday August 19, 2022	Saturday August 20, 2022
	Site	Site
7:00 PM	5	8
7:15 PM	5	8
7:30 PM	5	8
7:45 PM	5	8
8:00 PM	6	8
8:15 PM	6	8
8:30 PM	6	7
8:45 PM	5	7
9:00 PM	5	7
9:15 PM	5	7
9:30 PM	4	7
9:45 PM	4	7
10:00 PM	4	6
10:15 PM	4	6
10:30 PM	3	5
10:45 PM	3	5
11:00 PM	3	5
11:15 PM	3	4
11:30 PM	3	4
11:45 PM	3	4
12:00 AM	3	4
12:15 AM	3	4
MAX	6	8
Visitor Rate	0.10	0.14



Time Ending	7768 Ascot Circle (98 Units)								
	Friday May 10, 2022			Saturday May 11, 2022			Sunday May 12, 2022		
	Site	Street	Total	Site	Street	Total	Site	Street	Total
10:15 AM	-	-	-	64	0	64	89	1	90
10:30 AM	-	-	-	65	0	65	88	1	89
10:45 AM	-	-	-	67	0	67	88	1	89
11:00 AM	-	-	-	68	0	68	86	1	87
11:15 AM	-	-	-	69	0	69	85	1	86
11:30 AM	-	-	-	70	0	70	85	1	86
11:45 AM	-	-	-	71	0	71	85	1	86
12:00 PM	-	-	-	71	0	71	84	1	85
12:15 PM	-	-	-	72	1	73	83	1	84
12:30 PM	-	-	-	73	1	74	82	2	84
12:45 PM	-	-	-	75	1	76	80	2	82
1:00 PM	-	-	-	75	1	76	79	2	81
1:15 PM	-	-	-	76	1	77	77	2	79
1:30 PM	-	-	-	74	1	75	89	2	91
1:45 PM	-	-	-	73	1	74	88	2	90
2:00 PM	-	-	-	73	1	74	88	2	90
2:15 PM	-	-	-	71	1	72	86	2	88
2:30 PM	-	-	-	70	1	71	85	2	87
2:45 PM	-	-	-	70	2	72	85	2	87
3:00 PM	-	-	-	70	2	72	85	2	87
3:15 PM	48	0	48	69	2	71	84	1	85
3:30 PM	45	0	45	69	2	71	83	1	84
3:45 PM	45	1	46	67	2	69	82	1	83
4:00 PM	49	0	49	66	2	68	80	1	81
4:15 PM	50	0	50	65	2	67	79	1	80
4:30 PM	51	0	51	63	2	65	77	0	77
4:45 PM	52	1	53	62	2	64	66	0	66
5:00 PM	52	1	53	60	2	62	67	0	67
5:15 PM	53	1	54	62	2	64	68	0	68
5:30 PM	55	1	56	60	2	62	67	0	67
5:45 PM	56	2	58	59	2	61	66	0	66
6:00 PM	58	2	60	61	1	62	67	0	67
6:15 PM	59	2	61	61	1	62	68	0	68
6:30 PM	60	2	62	61	1	62	67	0	67
6:45 PM	61	2	63	61	1	62	68	0	68
7:00 PM	62	2	64	62	1	63	69	0	69
7:15 PM	64	2	66	62	1	63	68	0	68
7:30 PM	67	2	69	62	1	63	69	0	69
7:45 PM	69	2	71	64	1	65	71	0	71
8:00 PM	71	2	73	65	0	65	71	0	71
8:15 PM	73	2	75	67	0	67	74	0	74
8:30 PM	74	2	76	67	0	67	74	0	74
8:45 PM	74	2	76	68	0	68	75	0	75
9:00 PM	77	2	79	70	0	70	76	0	76
9:15 PM	78	3	81	69	0	69	76	0	76
9:30 PM	80	3	83	71	2	73	78	0	78
9:45 PM	81	3	84	72	2	74	79	0	79
10:00 PM	83	3	86	73	2	75	80	0	80
10:15 PM	84	3	87	74	2	76	81	0	81
10:30 PM	85	3	88	76	2	78	83	1	84
10:45 PM	85	3	88	78	2	80	85	1	86
11:00 PM	85	3	88	78	2	80	85	0	85
11:15 PM	86	2	88	78	2	80	85	0	85
11:30 PM	89	2	91	79	2	81	86	1	87
11:45 PM	88	2	90	79	1	80	86	1	87
12:00 AM	90	2	92	80	1	81	87	1	88
12:15 AM	90	2	92	80	1	81	89	1	90
MAX	90	3	92	80	2	81	89	2	91

Time Ending	6118 Kelsey Crescent (63 Units)								
	Friday May 10, 2022			Saturday May 11, 2022			Sunday May 12, 2022		
	Site	Street	Total	Site	Street	Total	Site	Street	Total
10:15 AM	-	-	-	52	5	57	56	6	62
10:30 AM	-	-	-	51	5	56	56	6	62
10:45 AM	-	-	-	51	5	56	56	6	62
11:00 AM	-	-	-	50	5	55	55	6	61
11:15 AM	-	-	-	50	5	55	54	5	59
11:30 AM	-	-	-	50	5	55	54	5	59
11:45 AM	-	-	-	49	5	54	54	5	59
12:00 PM	-	-	-	49	5	54	53	5	58
12:15 PM	-	-	-	48	5	53	53	5	58
12:30 PM	-	-	-	47	5	52	52	5	57
12:45 PM	-	-	-	47	5	52	51	5	56
1:00 PM	-	-	-	46	5	51	50	5	55
1:15 PM	-	-	-	45	5	50	49	5	54
1:30 PM	-	-	-	52	5	57	56	6	62
1:45 PM	-	-	-	51	6	57	56	6	62
2:00 PM	-	-	-	52	6	58	56	6	62
2:15 PM	-	-	-	50	6	56	55	6	61
2:30 PM	-	-	-	50	6	56	54	5	59
2:45 PM	-	-	-	50	6	56	54	5	59
3:00 PM	-	-	-	49	6	55	54	5	59
3:15 PM	33	4	37	49	6	55	53	5	58
3:30 PM	30	3	33	48	6	54	53	5	58
3:45 PM	29	3	32	47	6	53	52	5	57
4:00 PM	31	4	35	47	6	53	51	5	56
4:15 PM	31	4	35	46	6	52	50	5	55
4:30 PM	31	4	35	45	6	51	49	5	54
4:45 PM	32	4	36	37	6	43	42	4	46
5:00 PM	36	4	40	38	6	44	42	4	46
5:15 PM	37	4	41	39	6	45	43	4	47
5:30 PM	38	4	42	38	6	44	42	4	46
5:45 PM	39	4	43	37	6	43	42	4	46
6:00 PM	40	5	45	38	6	44	43	4	47
6:15 PM	40	5	45	39	6	45	43	4	47
6:30 PM	42	5	47	38	6	44	43	4	47
6:45 PM	42	5	47	39	6	45	43	4	47
7:00 PM	43	5	48	39	6	45	43	4	47
7:15 PM	44	5	49	39	7	46	43	4	47
7:30 PM	46	5	51	39	7	46	44	4	48
7:45 PM	48	5	53	40	7	47	45	4	49
8:00 PM	49	0	49	41	7	48	45	4	49
8:15 PM	50	0	50	42	7	49	47	4	51
8:30 PM	51	6	57	42	7	49	47	4	51
8:45 PM	51	6	57	43	7	50	47	4	51
9:00 PM	53	6	59	44	7	51	48	4	52
9:15 PM	56	6	62	44	7	51	48	4	52
9:30 PM	55	5	60	45	7	52	49	4	53
9:45 PM	56	5	61	46	7	53	50	4	54
10:00 PM	57	5	62	46	7	53	50	4	54
10:15 PM	57	5	62	47	7	54	51	3	54
10:30 PM	57	5	62	48	7	55	52	3	55
10:45 PM	57	5	62	49	7	56	53	3	56
11:00 PM	57	5	62	49	7	56	54	3	57
11:15 PM	56	5	61	50	7	57	54	3	57
11:30 PM	56	5	61	50	7	57	54	3	57
11:45 PM	56	4	60	50	7	57	54	3	57
12:00 AM	56	4	60	50	7	57	55	3	58
12:15 AM	56	4	60	51	7	58	55	3	58
MAX	57	6	62	52	7	58	56	6	62

Appendix C

ITE DATA



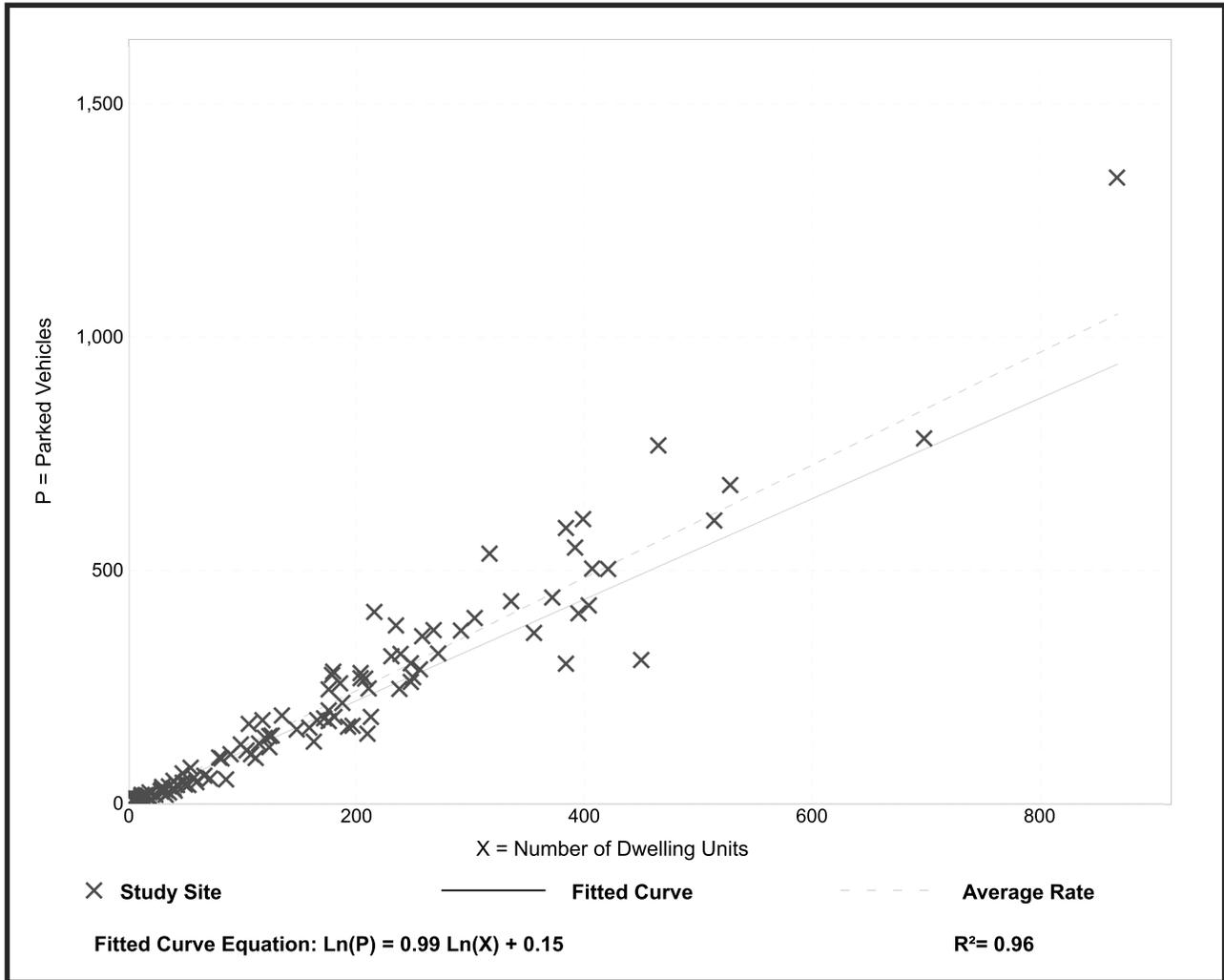
Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 11:00 p.m. - 6:00 a.m.
 Number of Studies: 119
 Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.21	0.58 - 2.50	1.03 / 1.52	1.16 - 1.26	0.27 (22%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Appendix D

ULI DATA



FIGURE 2-2 (continued)

Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	Employees	Visitors	Employees			
Hotel–business	1.00	0.15	1.00	0.15	1.15	key	2,3
Hotel–leisure	1.00	0.15	1.00	0.15	1.15	key	2,3
Restaurant/lounge	6.67	1.20	7.67	1.33	9.00	ksf GLA	2,3
Meeting/banquet (0–20 sq ft/key)	scaled from 0 to 30	scaled from 0 to 2.0	scaled from 0 to 20	scaled from 0 to 2.0	scaled from 0 to 32	ksf GLA	2,3
Meeting/banquet (20–50 sq ft/key)	scaled from 30 to 20	scaled from 2 to 1.5	scaled from 20 to 10	scaled from 2 to 1.5	scaled from 32 to 21.5	ksf GLA	2,3
Meeting/banquet (50–100 sq ft/key)	scaled from 20 to 10	scaled from 1.5 to 1.0	scaled from 10 to 5.5	scaled from 1.5 to 1.0	scaled from 21.5 to 11.1	ksf GLA	2,3
Convention (100–200 sq ft/key)	scaled from 10 to 5.5	scaled from 1 to 0.5	5.50	scaled from 1 to 0.5	scaled from 11.1 to 6	ksf GLA	2,3
Convention (>200 sq ft/key)	use convention center but adjust for captive on site						2,3
Residential							
Studio efficiency	0.10	0.85	0.15	0.85	1.00	unit	2,3
1 bedroom	0.10	0.90	0.15	0.90	1.05	unit	2,3
2 bedrooms	0.10	1.65	0.15	1.65	1.80	unit	2,3
3+ bedrooms	0.10	2.50	0.15	2.50	2.65	unit	2,3
Senior housing	0.55	0.30	0.42	0.30	0.85	unit	2,3
Office <25,000 sq ft	0.30	3.50	0.03	0.35	3.80	ksf GFA	3
Office 25,000–100,000 sq ft	sliding scale between <25,000 and 100,000				scaled from 3.8 to 3.4	ksf GFA	3
Office = 100,000 sq ft	0.25	3.15	0.03	0.32	3.40	ksf GFA	3
Office 100,000–500,000 sq ft	sliding scale between 100,000 and 200,000				scaled from 3.4 to 2.8	ksf GFA	3
Office >500,000 sq ft	0.20	2.60	0.02	0.26	2.80	ksf GFA	3
Open plan/ high-density office	0.25	5.75	0.03	0.58	6.00	ksf GFA	2
Medical/dental office	3.00	1.60	0.00	0.00	4.60	ksf GFA	2,3
Bank (drive-in branch)	3.50	2.50	3.00	1.75	6.00	ksft GFA	2,3
Arena	0.27	0.03	0.30	0.03	0.33	seat	2
Pro football stadium	0.30	0.01	0.30	0.01	0.31	seat	2
Pro baseball stadium	0.31	0.01	0.34	0.01	0.35	seat	2

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, DC: ULI, 1999).
2. Developed by Team Members from a combination of sources.
3. *Parking Generation*, 5th ed. (Washington, DC: Institute of Transportation Engineers, 2019).

Note: New land uses and changes to second edition titles shown in **bold**. Changes or new ratios are highlighted in blue.

Sarah Knoll

From: Bello, Aminu <Aminu.Bello@hamilton.ca>
Sent: October 3, 2022 2:42 PM
To: Sarah Knoll
Cc: Nicole Cimadamore; Elish Vankleef; Toman, Charlie
Subject: Visitor Parking Review: 90 Skinner Rd (DA-22-003)

Hi Sarah,

Staff have reviewed the Visitor Parking Assessment prepared by Paradigm dated September 26, 2022 and are satisfied with the findings. Planning staff find that the local visitor parking demand of 0.14 spaces/unit demonstrates the proposed development may function independently. Please be advised a requirement for Minor Variance will be imposed as a Site Plan condition to permit the 4 tandem parking spaces. An addendum to the January 13, 2022 conditional approval is forthcoming.

Regards,

Aminu Bello, MCIP RPP
Planner II
Planning and Economic Development
Planning, City of Hamilton
(905) 546-2424 Ext. 5264



Hamilton The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

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APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	NHDG (Waterdown) Inc. (c/o Nicole Cimadamore)	
Applicant(s)		
Agent or Solicitor	GSP Group Inc. (c/o Sarah Knoll)	

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
 If YES, provide email address where sign is to be sent sknoll@gspgroup.ca

1.5 All correspondence may be sent by email Yes* No
 If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	90 Skinner Road		
Assessment Roll Number			
Former Municipality	East Flamborough		
Lot	PT LT 2,3,4,5	Concession	3
Registered Plan Number	62M-1266	Lot(s)	Block 646
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To permit spaces that do not have direct access from the internal laneway. Parking accessory to a stacked townhouse shall be exempt from providing a minimum unobstructed width of no less than 6.0 metres for driveways with two-way vehicular movement.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Design constraints associated with garbage pickup (two access points needed).

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
48.6m	54.1	2,820	26m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Building	5 . 6m	7m	3m	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Vacant				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Building	1,056m ²	2,722m ²	3	3 storeys

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
-

- 4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 - privately owned and operated individual septic system
 - other means (specify)
-

4.7 Type of access: (check appropriate box)

- provincial highway
 - municipal road, seasonally maintained
 - municipal road, maintained all year
 - right of way
 - other public road
-

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Stacked townhouses

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Residential, vacant

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
none - vacant

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
none - vacant

7.4 Length of time the existing uses of the subject property have continued:
Unknown - vacant

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Medium Density Residential 2

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? R6-31 in By-law 90-145-Z Flamborough

7.8 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: