



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-22:374	SUBJECT PROPERTY:	213 King St W, Hamilton
ZONE:	“D2, H17, H19, H20” (Downtown Mixed Use – Pedestrian Focus)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: DV Trillium Group Inc (Darko Vranich)
 Agent: AJ Clarke & Associates – R. Ferrari

The following variances are requested:

1. A 22m tall building base façade height shall be permitted instead of the minimum required 16m building base façade height.
2. A ground floor storey height of 6.0m shall be permitted instead of the maximum 4.5m ground storey height permitted.
3. A third storey height of 2.65 shall be permitted instead of the minimum required 3.0m third storey height.
4. A balcony may encroach 1.4m into a required setback and be as close as 0.0m from a property line, instead of the maximum 1.0m balcony encroachment permitted.

PURPOSE & EFFECT: To facilitate the Application DA-21-113;

Notes:

1. The divisions comments related to Site Plan Application DA-21-113 shall remain in place unless otherwise stated. Further variances may be required as further review is conducted.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, January 19, 2023
TIME:	3:30 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: January 3, 2023

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 MIXED-USE DEVELOPMENT
213 KING STREET WEST, HAMILTON, ONTARIO

DRAWING LIST		Issue For SPA (June 25, 2021)	Issue For SPA (Sept. 16, 2021)	Issue For SPA (Feb. 04, 2022)	Issue For SPA (May, 05, 2022)	Issue For SPA (Aug. 19, 2022)
Sheet Number	Sheet Name					
12 SITE PLAN APPLICATION						
1-SP-0						
SP-0.0	Cover Sheet					
2-SP-1						
SP-1.1	Project Statistics, OBC Matrix, Context Plan & General Notes					
SP-1.2	Site Plan					
SP-1.3	Signage Plan & Truck Turn Demonstration					
3-SP-2						
SP-2.1	P2 & P1 Floor Plans					
SP-2.2	Ground Floor Plan & L2					
SP-2.4	L3-4 & L5 Floor Plans					
SP-2.5	L6 & L7 Floor Plan					
SP-2.6	L8-9, L10-14, L15 & L16 Floor Plan					
SP-2.7	L17 to 29, L30 & MPH Floor Plan					
4-SP-E						
SP-E1	North Elevation & South Elevation					
SP-E2	West Elevation & East Elevation					
SP-E3	Enlarged Elevation					
SP-E4	Enlarged Elevation					
SP-E5	Material Board					
SP-E6	3D Views					
5-SP-S						
SP-S1	Building Section					
SP-S2	Building Section					
6-SP-PER						
SP-PER1	Perspectives					
SP-PER2	Elevation Perspective					
SP-PER3	Elevation Perspective					
SP-PER4	Rendering					
7-SP-SH						
SP-SH1	Sun & Shadow Study - June					
SP-SH2	Sun & Shadow Study - March/September					
DRT Shadow						
SH-01	Sun/Shadow Study - June					
SH-02	Sun/Shadow Study - June					
SH-03	Sun/Shadow Study - March/September					
SH-04	Sun/Shadow Study - March/September					

No.:	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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 ZOI RESERVES ALL PROPERTY RIGHTS IN AND TO THE DIGITAL DATA INCLUDING COPYRIGHT.

Architects:

Seal:

Client:
 213 KING WEST HOLDINGS INC.

DV Trillium
GROUP INC.

BELLACOR
 DESIGN
ALTERED SPACE

Application Number: DA-21-113
 Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton
 Drawing Title:

Cover Sheet

Scale:	Drawn by:	B.S.
Checked by:	Project No.:	20017
Date:	Drawing No.:	SP-0.0
August 19, 2022		

CONSULTANT TEAM

PROJECT NAME - 213 King St. W., Hamilton, ON

CLIENT:

213 KING WEST HOLDING INC.
366 King Street West, Hamilton, ON, L8P 1B3

TEL: 905-540-4800
www.vrancor.com

CONTRACTOR:

DV TRILLIUM GROUP INC.
366 King Street West, Hamilton, ON, L8P 1B3

TEL: 905-540-4800
www.vrancor.com

PROJECT ARCHITECT:

ZO1 Ltd
Unit 201, 85 Scarsdale Rd, North York, Ontario, M3B 2R2

TEL: 647-636-8771
https://www.zo1.ca/

STRUCTURAL ENGINEER:

EXP Engineering, Architecture, Design and Consulting
220 Commerce Valley Drive West, Suite 110, Markham, Ontario L3T 0A8

TEL: 905-695-3217
https://www.exp.com/

ELECTRICAL ENGINEER:

Millennium Engineering
5045 Mainway, #210-212, Burlington, Ontario L7L 5H9

TEL: 905-631-9294
http://www.mill-eng.com/

MECHANICAL ENGINEER:

Millennium Engineering
5045 Mainway, #210-212, Burlington, Ontario L7L 5H9

TEL: 905-631-9294
http://www.mill-eng.com/

TRAFFIC CONSULTANT:

Paradigm Transportation Solutions Limited
5A-150 Pinebush Road, Cambridge ON N1R 8J8

TEL: 905-381-2229
www.ptsl.com

LANDSCAPE ARCHITECT:

Adesso Design Inc.
218 Locke Street South, 2nd Floor, Hamilton, ON L8P 4B4

TEL: 905-526-8876
http://adessodesigninc.ca/

SITE SERVICING:

EXP Engineering, Architecture, Design and Consulting
220 Commerce Valley Drive West, Suite 110, Markham, Ontario L3T 0A8

TEL: 905-695-3217
https://www.exp.com/

GEO-ENVIRONMENTAL ENGINEER:

Soil-Mat Engineers & Consultants Ltd.
130 Lancing Drive, Hamilton, ON, L8W 3A1

TEL: 905-318-7440
www.soil-mat.com

BUILDING CODE CONSULTANT:

Glen D. Good Building Code Consulting & Training Inc.

TEL: 519-662-3963

SURVEYOR:

A.T.Mclaren Ltd.
69 John St. S. Suite 230, Hamilton, Ontario L8N 2B9

TEL: 905-527-8559
https://atmclaren.com/

PROJECT STATISTICS		Hamilton, ON		Project No. 20-017					
New Mixed Use Development - 30 Storey									
August 17, 2022									
1.0 SITE AREA									
1.1 Site	hectare	acres	sq. m.	sq. ft.					
Site Area	0.174	0.430	1,740.58	18,735					
Road Widening on Caroline St.			48.34	520					
Road Widening on King St. W.			133.17	1,441					
Daylight Triangle			3.13	34					
Site Area after deduction			1,555.24	16,740					
2.0 Proposed GFA*									
Shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of a building (excluding any cellar or floor area having a ceiling height of 2.0 metres or less or devoted exclusively to parking) within all buildings on a lot but shall not include any area devoted to mechanical equipment.									
2.1 Proposed Hotel GFA									
	floors	sq. m.	sq. m.	sq. ft.					
Level P2	1 x	56	56	603					
Level P1	1 x	65	65	700					
Level 1	1 x	353	353	3,796					
Level 2	1 x	159	159	1,717					
Level 3	1 x	1,286	1,286	13,843					
Level 4	1 x	1,286	1,286	13,843					
Level 5	1 x	1,286	1,286	13,843					
Level 6	1 x	1,244	1,244	13,392					
Level 7	1 x	1,244	1,244	13,392					
Levels 8 to 14	7 x	1,010	7,073	76,132					
Level 15	1 x	1,015	1,015	10,926					
Level 16	1 x	631	631	6,787					
Level 17	to 20	13 x	817	8,825					
Level 30	1 x	631	631	6,787					
Level 31	1 x	41	41	437					
Total Proposed Hotel GFA*			24,608	264,857					
2.2 Proposed Retail GFA									
	floors	sq. m.	sq. m.	sq. ft.					
Level 1	1 x	617	617	6,636					
Level 2	1 x	325	325	3,500					
Total Proposed Retail GFA*			942	10,136					
2.3 Total Proposed GFA									
	sq. m.	sq. m.	sq. m.	sq. ft.					
Hotel GFA		24,608	24,608	264,858					
Retail GFA		942	942	10,137					
Total Proposed GFA*			25,548	274,995					
3.0 Density									
	sq. m.	sq. ft.							
Proposed Total GFA		25,548	274,995						
Site Area after deduction		1,555.24	16,740						
Site Area original		1,740.58	18,735						
FSI (as per original Site Area)			14.88						
FSI (as per Site Area after deduction)			16.43						
4.0 Proposed Number of Storey and Building Height									
Shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire well, stair tower, fire tower, water tower, tank, elevator shafthead, ventilator, skylight, cooling tower, dome, conveyor, antenna, or any such requisite appendances, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building. (By-law No. 07-101, March 28, 2007) (By-law No. 14-238, September 30, 2014)									
30 Storeys and 88.13m (measured from Grade @ 100.92)									
5.0 Unit Count									
	No. Storey	Studio/1B (+50sqm)	1B/1B+D (+50sqm)	2B	2B+D	INT 2B+D	3B	Sub-Total	Total
5.1 Hotel Units	3	1 x	2	12	0	1	1	0	16
Level 4	1 x	2	12	0	1	1	0	16	16
Level 5	1 x	2	13	0	1	0	0	16	16
Level 6	1 x	1	14	0	1	0	0	16	16
Level 7	1 x	1	14	0	1	0	0	16	16
Level 8 to 14	7 x	4	9	1	0	0	1	28	105
Level 15	1 x	5	8	1	0	0	1	15	15
Level 16	1 x	3	3	2	0	0	0	8	8
Level 17	to 20	13 x	3	5	2	0	0	39	180
Level 30	1 x	2	1	1	3	0	0	7	7
Total Hotel Units	28 x							85	345
								29%	109%
								11%	2%
								1%	2%
								100%	345
6.0 Parking									
6.1 Parking Requirements Proposed									
	Parking Requirement	Unit (-50 sqm)	Unit (-50 sqm)	Unit 1-12	Unit 13-50	Unit 51+	Parking Required		
		Unit	(0 per unit)	(0.3 per unit)	(0.5 per unit)	(0.7 per unit)			
	Hotel								
	Studio/1B (+50sqm)	85	0	22	0	19	109		
	1B/1B+D (+50sqm)	37	0	0	1	26	64		
	2B+D	8	0	0	0	6	14		
	INT 2B	2	0	0	0	2	4		
	3B	0	0	0	0	0	0		
	Sub-total	345	0	22	0	19	149		
	Retail								
	Retail Parking	0.0					0		
	Total Parking Required						149		
6.2 Accessible Parking (Required)									
	Total Accessible Parking Required (Retail & Hotel)	1 to 3% of total parking required (for 101-200 parking spaces)				7			
6.3 Parking Provided									
	Hotel								
	L5 (at 20 George Street)	37 regular parkings	+	3 accessible parkings			40		
	L6 (at 20 George Street)	75 regular parkings	+	2 accessible parkings			77		
	L7 (at 20 George Street)	76 regular parkings	+	2 accessible parkings			78		
	Total Accessible Parking Provided			7 accessible parkings			195		
	Total Parking Provided for Hotel at 213 King						195		
7.0 Amenity Area									
7.1 Amenity Area Required									
Not specific requirement in bylaw									
7.2 Indoor Amenity Area Provided									
	Level 1	sq. m.	sq. ft.						
	Level 16	103.44	1,113						
	Total Indoor Amenity Area	101.48	1,092						
		204.92	2,205.74						
7.3 Outdoor Amenity Area Provided									
	Level 15	sq. m.	sq. ft.						
	Total Amenity Area Provided	235.00	2,539.52						
		235.00	2,539						
7.4 Total Amenity Area Provided									
	Indoor Amenity	sq. m.	sq. ft.						
	Outdoor Amenity	204.92	2,206						
	Total Amenity Area Provided	439.92	4,735						
8.0 Bike Parking									
8.1 Bike Parking Proposed									
	Short Term Bike Parking Required				Bike Parking Spaces				
	Hotel				5				
	Retail				5				
	Long Term Bike Parking Required	No. of Units	x	0.5 per Unit					
	Hotel	345			173				
	Retail				0				
	Total Bike Parking Required				173				
	Short Term Bike Parking				5				
	Long Term Bike Parking				173				
	Total Bike Parking Required				178				
8.2 Bike Parking Provided									
	Level 1 - short term				5				
	P1 - long term				173				
	Total Bike Parking Provided				178				
9.0 Glazed Façade Percentage									
	Glazed Façade at Ground Floor Required				60%				
	Glazed Façade at Ground Floor and Level 2 Provided				60%				
	Glazed Façade at Level 3 Provided				40%				



Context Plan 2
NTS SP-1.1

Ontario Building Code - Site Plan Approval					
Name of Project: Mixed Use Development at 213 King St. W., Hamilton, ON, Canada					
Location: 213 King St. W., Hamilton, ON, Canada					
Item	Ontario's 2012 Building Code in effect Jan 1, 2014	OBC Reference			
		References are to Division B unless noted [A] for Division A or [C] for Division C.			
1	Project Information: <input checked="" type="checkbox"/> New <input type="checkbox"/> Part 11 <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	11.1 to 11.4	1.1.2. [A]	1.1.2. [A] & 9.10.1.3.	
2	Major Occupancy(s) A2,C,D,E,F3		3.1.2.1.(1)	9.10.2.	
3	Building Area (m ²) Existing _____ New 1610.19sm Total 1610.19 sm		1.4.1.2. [A]	1.4.1.2. [A]	
4	Gross Area Existing _____ New 25,548 sm Total 25,548 sm		1.4.1.2. [A]	1.4.1.2. [A]	
5	Number of Storeys Above grade 30 storeys Below grade 2		1.4.1.2. [A]&3.2.1.1.	1.4.1.2.[A] & 9.10.4	
6	Number of Streets/Fire Fighter Access 2		3.2.2.10. & 3.2.5.	9.10.20.	
7	Building Classification 3.2.2.42, 3.2.2.62, 3.2.2.77		3.2.2.20.-83	9.10.2.	
8	Construction Restrictions <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both permitted Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both		3.2.2.20.-83	9.10.6.	
9	Mezzanine(s) Area m ² N/A		3.2.1.1.(3)-(8)	9.10.4.1.	
10	Sprinkler System Proposed <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> Not required		3.2.2.20.-83	9.10.8.	
11	Standpipe required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.9.	N/A	
12	Fire Alarm required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.4.	9.10.18.	
13	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7.	N/A	
14	High Building <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.6.	3.2.6.	
15	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)		3.8.	9.5.2.	
16	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)	N/A	

Seismic Hazard Index

Hamilton		Site Class C	
Sa (0.2)	0.26		
Sa (0.5)	0.128	Fa	1
Sa (1.0)	0.061	Fv	1
Sa (2.0)	0.028		
Sa (4.0)	0.014	IE	1
Sa (5.0)	0.0068	Rd	1.5
Sa (10.0)	0.0027	Ro	1.3
PGA	0.168		
PGV	0.101		
IE Fa Sa (0.2)	0.26		
IE Fv Sa (1.0)	0.061		

Architects:		
		
		
Client:		
213 KING WEST HOLDINGS INC.		
		
		
Application Number: DA-21-113		
Project:		
Proposed Mixed-Use Development		
213 King St. W., Hamilton		
Drawing Title:		
Project Statistics, OBC Matrix, Context Plan & General Notes		
Scale:	1 : 3000	Drawn by:
		B.S.
Checked by:	B.C.	Project No.:
		20017
Date:	August 19, 2022	Drawing No.:
		SP-1.1

UNDERTAKING

RE: 213 King Street West, Hamilton (DA-21-113)

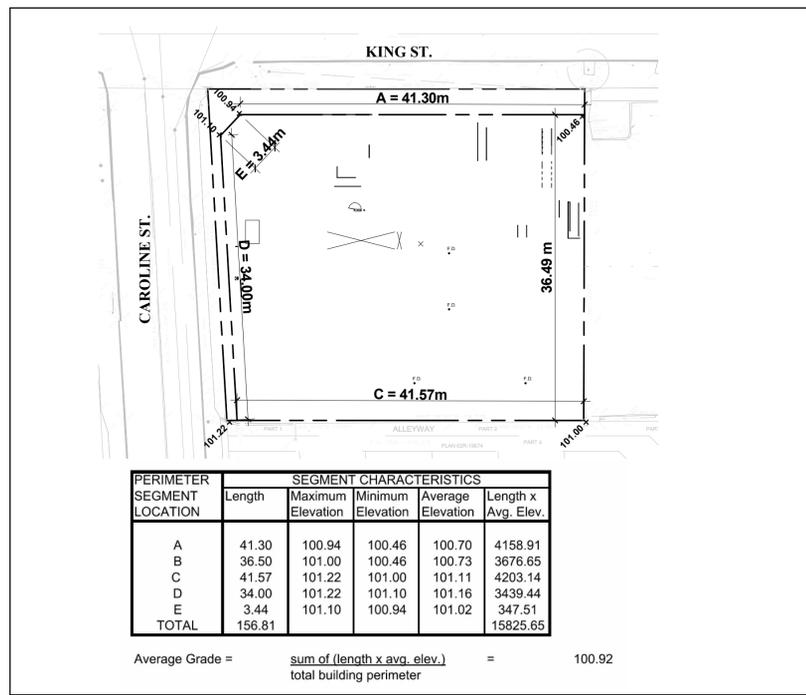
- I, (We) _____, the owner(s) of the land, hereby undertake and agree without reservation,
- a) to comply with all the content of this plan and drawing and not to vary therefrom;
 - b) to perform the facilities, works or matters mentioned in Section 41(7)(a) of The Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated _____;
 - c) to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways;
 - d) in the event that the Owner does not comply with the plan dated _____, the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan;
 - e) That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's sign By-law, in a manner that is visible from the street.
 - f) That the Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
 - g) That the Owner agrees to include in all offers of purchase and sale, a statement that advises the purchaser:
 - i) that the home mail delivery will be from a designated Centralized Mailbox;
 - ii) that the developers / owners will be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
 - h) That the Owner agrees to establish a centralized mail facility (rear loading mail room Lock Box Assembly) at their own expense.
 - i) That the Owner is responsible for all waste removal up until the time that an "Agreement for On-site Collection of Solid Waste" is finalized, and municipal collection services are initiated.
 - j) For municipal waste collection, the Owner must provide a signed letter from a professional engineer certifying that the road base along the access road can support at least 35,000 kilograms.
 - k) That prior to the start of municipal waste collection service, the development must be free of construction debris and construction related activities.
 - l) If the development is not designed according to municipal waste specifications, the Owner must:
 - i) Arrange for a private waste hauler for the removal of all waste materials.
 - ii) As part of the Purchase and Sale Agreement, the Owner must disclose in writing that the property is not serviceable for municipal waste collection.
 - m) 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 Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).
 - n) The Owner acknowledges that any works outside of the subject property are subject to further approvals prior to commencement of any works. This may include but not be limited to grading, storage, excavation, support, tree removal, security and hoarding. Approvals for works outside of the subject property must be applied for by the property owner and with the authorization of any affected adjacent property owners.
 - o) The Owner is encouraged to conduct a pre-condition survey of all properties that may be in the influence of the construction activities prior to commencement of any site works such as grading, storage, excavation, support, tree removal, security and hoarding.
 - p) The Owner acknowledges that additional Building Permits or agency approvals may be required for the proposed development. Specifically, any work requiring a Building Permit to be completed on neighbouring properties or any properties for which the use / access (either temporary or permanent) is reliant on for the completion of the permit on the subject property, shall be applied for and issued under the ownership of the affected property.
 - q) That the Owner acknowledge that entry of adjoining properties for maintenance purposes shall comply with By-law No. 05-336.

Dated this _____ day of _____, 20____

Witness (signature) _____ (seal)
Owner(s) (signature)

Witness (print) _____ Owner (print)

Address of Witness _____



Average Grade Calculation **3**
NTS **SP-12**

NOTES:

1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.
2. Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
4. For visibility triangles at the vehicular access points, the following note to be provided: "3 metre by 3 metre visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.60 metres above the corresponding perpendicular centreline elevation of the adjacent street."
5. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
6. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:
 - Building permit
 - Sewer and water permits
 - Road cut permits
 - Relocation of services
 - Approach approval permits
 - Encroachment Agreements (if required)
 - Committee of Adjustment
7. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Corridor Management Section, Public Works Department.
8. This development is eligible for private waste collection.
9. All fencing shall conform to Hamilton Fence By-law No 10-142.
10. All signs shall conform to Hamilton Sign By-law 10-197.
11. A minimum of 1.2 m separation must be provided within the City's road allowance area between driveways, a fence and any pole, utility, fire hydrant, tree, sign, etc. Any costs for traffic sign or utility relocation are the sole responsibility of the Applicant / Owner.
12. Enbridge Gas has service lines running within the area which may or may not be affected by the development. Should the Site Plan impact the services it may be necessary to relocate the lines, any service relocation would be at the cost of the property owner.

Alcra Utilities

- 1) Relocation, modification, or removal of any existing hydro facilities, shall be at the owners expense.
- 2) Do not excavate within 2m of hydro pole or anchors.
- 3) Excavation within 1m of underground hydro plant is not permitted unless approval is granted by a Horizon Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- 4) Alcra Utilities must be contacted if removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.

NOTES:

- FOR SURVEY INFORMATION, PLEASE REFER TO A.T.MCLAREN LTD DWG
- FOR SITE SERVICING INFORMATION, PLEASE REFER TO EXP DWG
- FOR LANDSCAPE DETAILS, PLEASE REFER TO ADESSO DESIGN INC.
- FOR FOR TRAFFIC SIGNAGE PLAN, PAVEMENT MARKING PLAN DRAWINGS, TRUCK TURNING PATH & OTHER TRAFFIC INFORMATION, PLEASE REFER TO PARADIGM TRANSPORTATION SOLUTIONS LIMITED
- SNOW WILL BE REMOVED FROM SITE

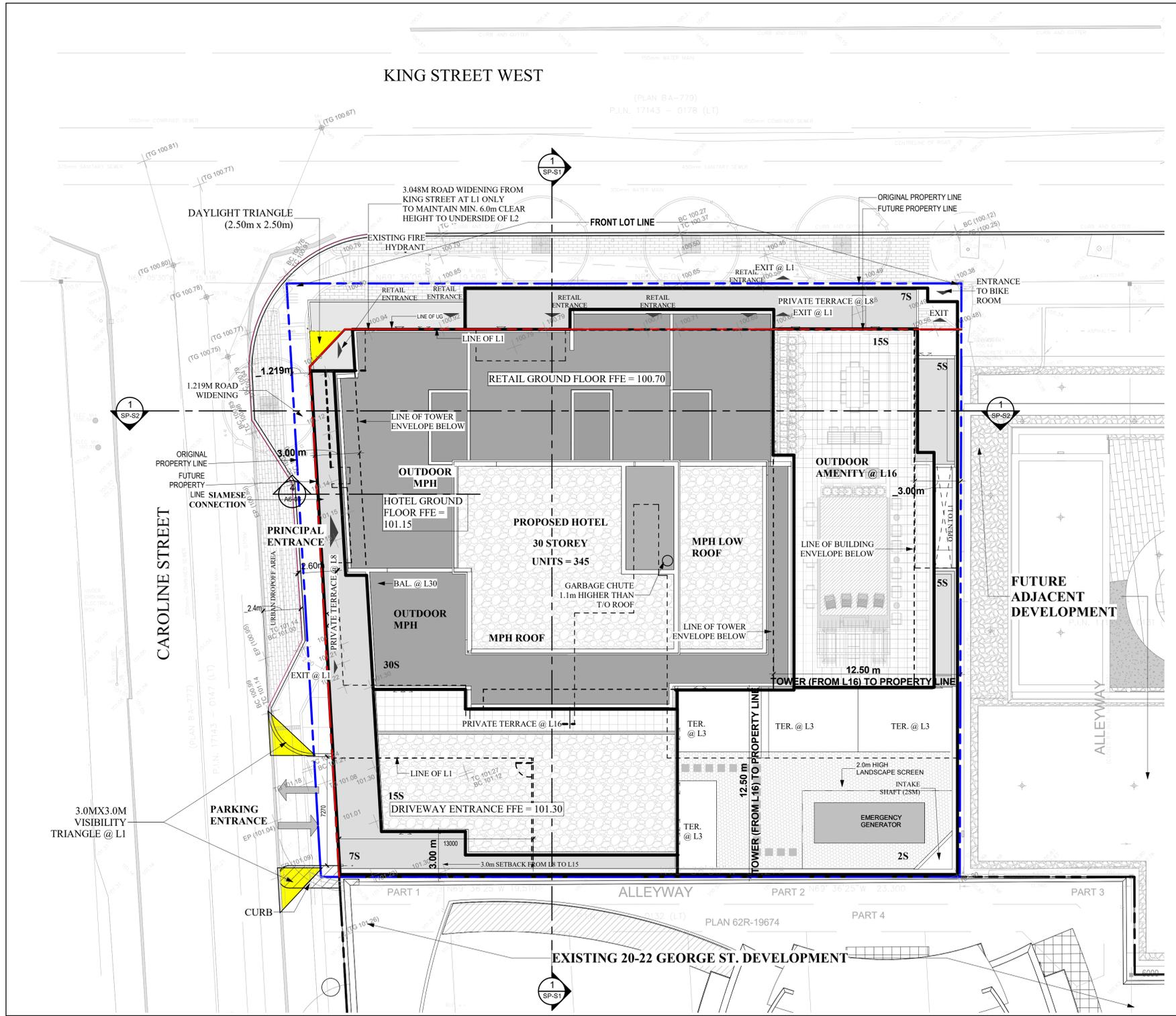
LOT INFORMATION:

#213 KING LOTS 1, 2, 3, AND 4, REGISTERED PLAN 114 BEING ALL OF PIN 17143-0129(LT)

#193 KING ST W LOTS 5, 6, 7, AND PART OF LOT 14, REGISTERED PLAN 114 BEING ALL OF PIN 17143-0130(LT)

FFE INFORMATION:

RETAIL GROUND FLOOR FFE = 100.70
HOTEL GROUND FLOOR FFE = 101.15
DRIVEWAY ENTRANCE @ 101.30



Site Plan **1**
1 : 150 **SP-12**

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:

ZOI

Seal: **ONTARIO ASSOCIATION OF ARCHITECTS**
BONNIE A. CHAN
LICENCE 6291

Client:
213 KING WEST HOLDINGS INC.

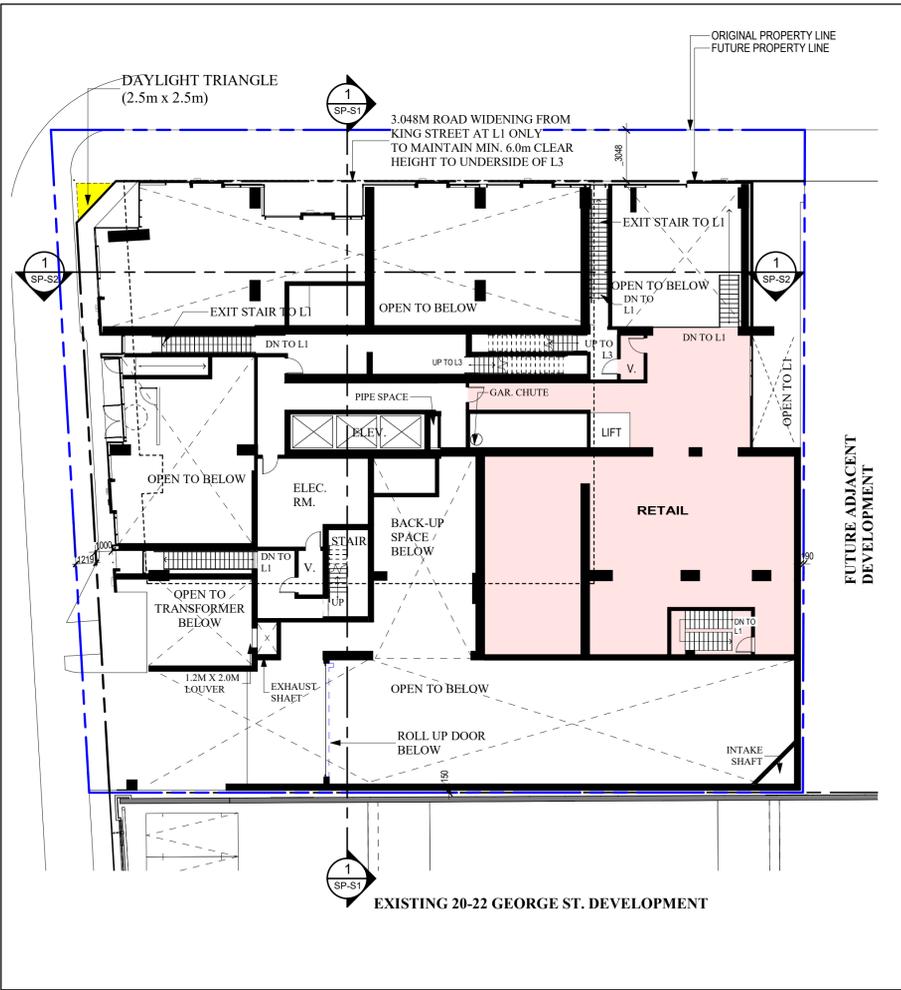
DV Trillium GROUP INC.

BELLACOR DESIGN
ALTERED SPACE

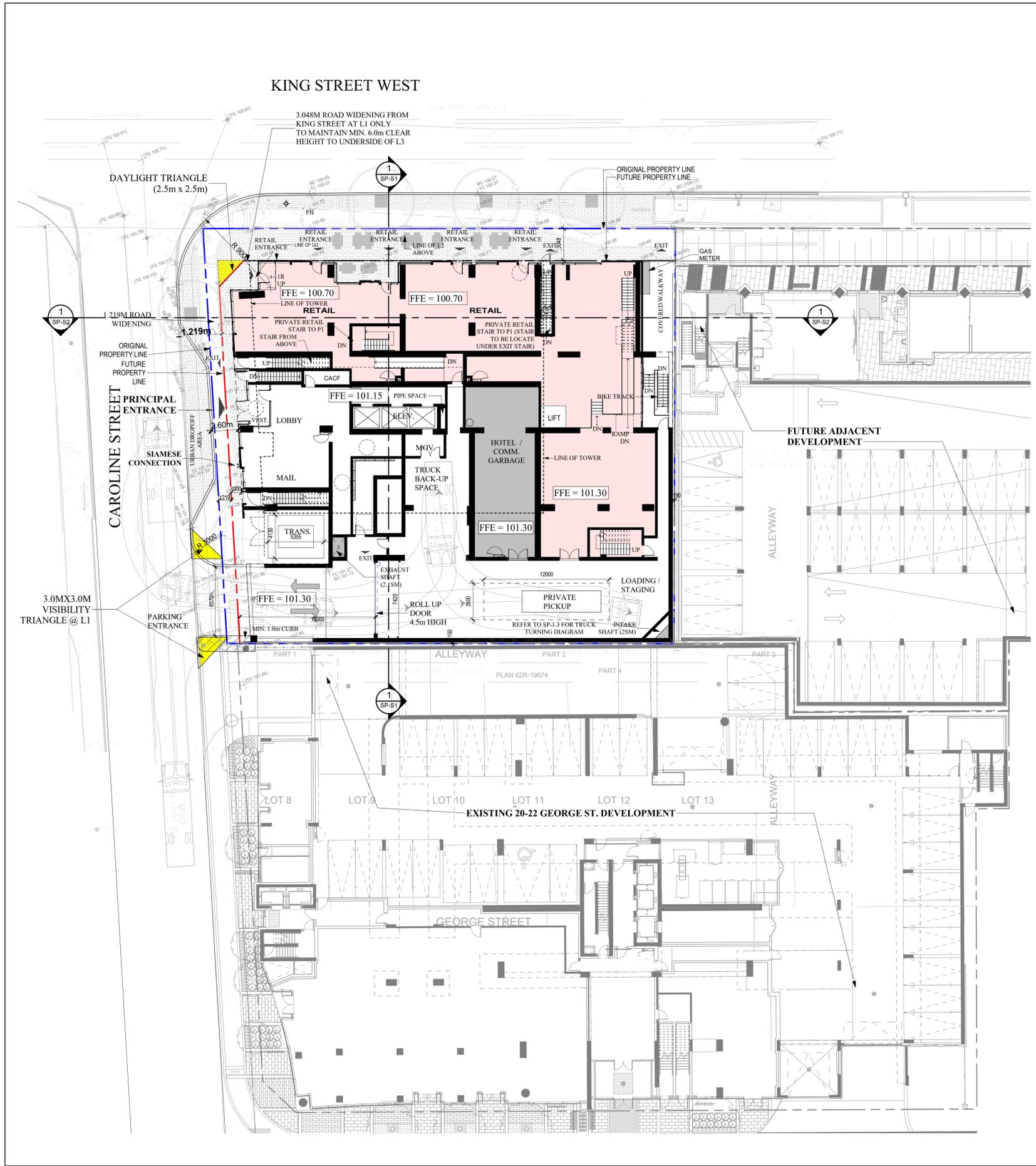
Application Number: DA-21-113
Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton
Drawing Title:
Site Plan

Scale:	As indicated	Drawn by:	B.S.
Checked by:	B.C.	Project No.:	20017
Date:	August 19, 2022	Drawing No.:	SP-1.2



Floor Plan Level 2 **2**
1 : 200 SP-2.2



Floor Plan Level 1 **1**
1 : 200 SP-2.2

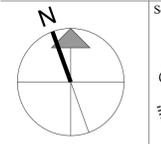
No.	Date:	Description:
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4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA

No.: Date: Description:

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Architects:

ZOI



Client:

213 KING WEST HOLDINGS INC.

DV Trillium
GROUP INC.

BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113

Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton

Drawing Title:

Ground Floor Plan & L2

Scale: 1 : 200

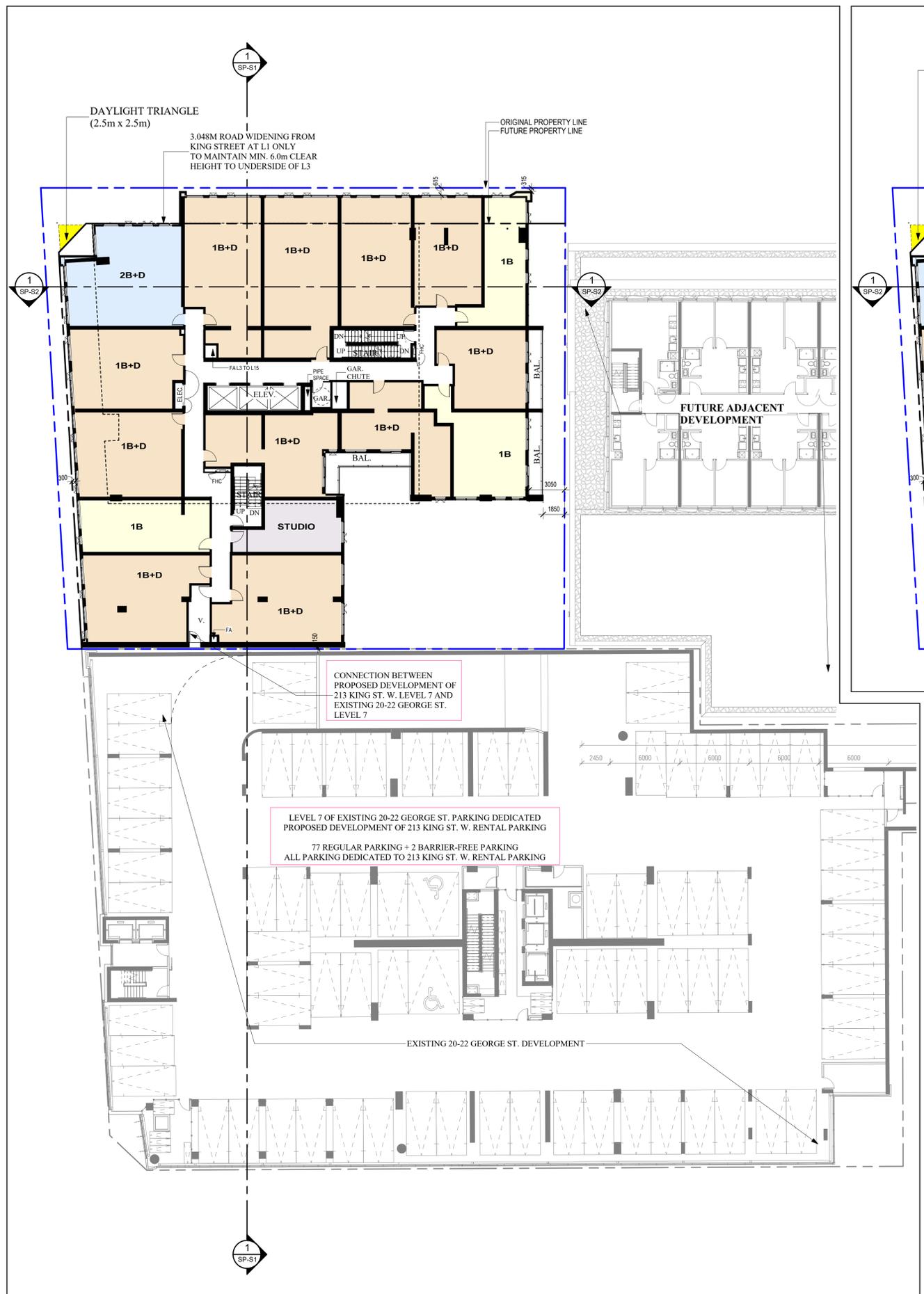
Drawn by: B.S.

Checked by: B.C.

Project No.: 20017

Date: August 19, 2022

Drawing No.: SP-2.2



Level 7 Floor Plan 1
1 : 200 SP-2.5



Level 6 Floor Plan 2
1 : 200 SP-2.5

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:

ZO1

Seal:
ONTARIO ASSOCIATION OF ARCHITECTS
BONNIE A. CHAN
LICENCE 6291

Client:
213 KING WEST HOLDINGS INC.

DV Trillium
GROUP INC.

BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113
Project:
Proposed Mixed-Use Development
213 King St. W., Hamilton
Drawing Title:
L6 & L7 Floor Plan

Scale:	1 : 200	Drawn by:	B.S.
Checked by:	B.C.	Project No.:	20017
Date:	August 19, 2022	Drawing No.:	SP-2.5



Level 16 Floor Plan 4
1 : 200 SP-2.6



Level 15 Floor Plan 1
1 : 200 SP-2.6



Level 10-14 Floor Plan 3
1 : 200 SP-2.6



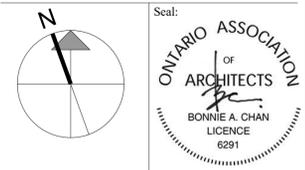
Level 8-9 Floor Plan 2
1 : 200 SP-2.6

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:

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Client:

213 KING WEST HOLDINGS INC.



Application Number: DA-21-113

Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton

Drawing Title:

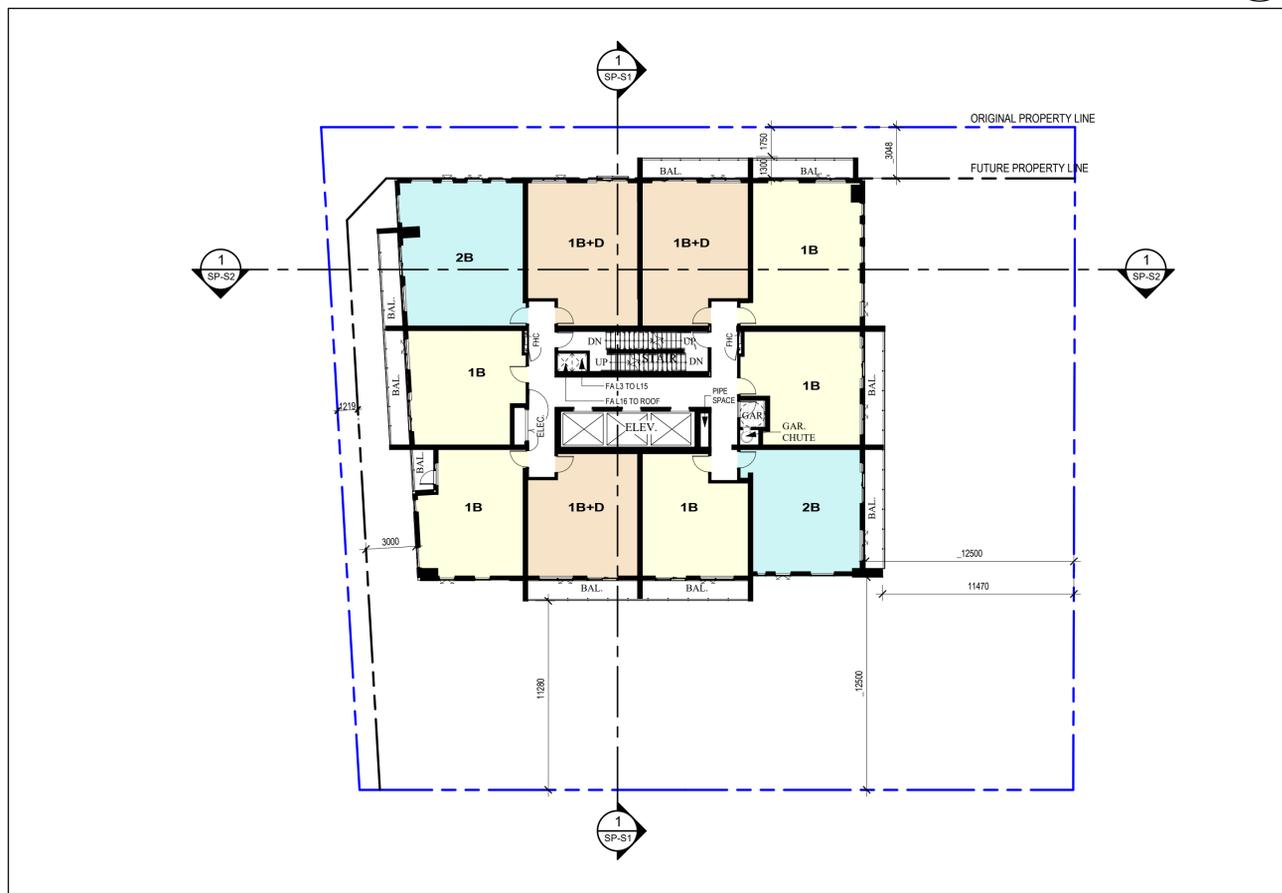
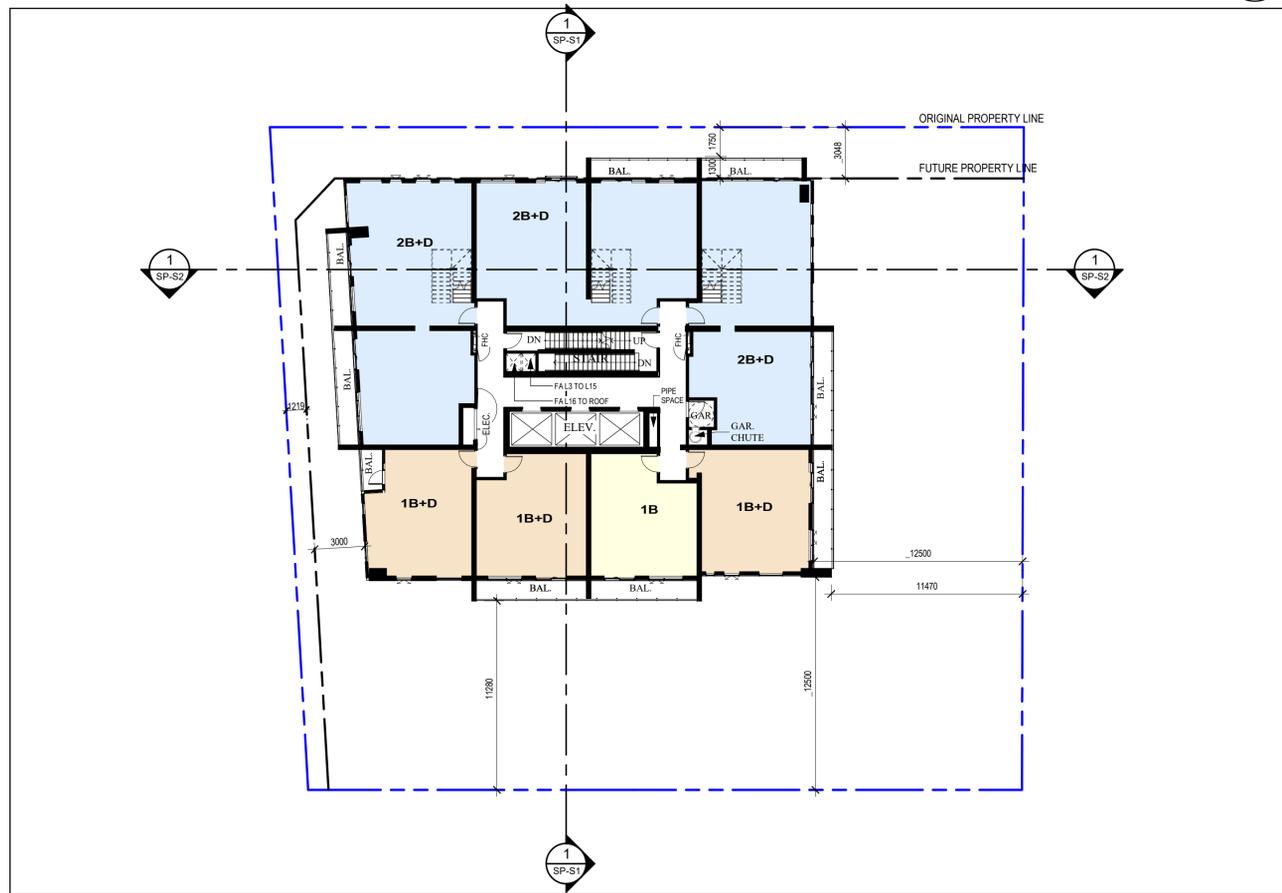
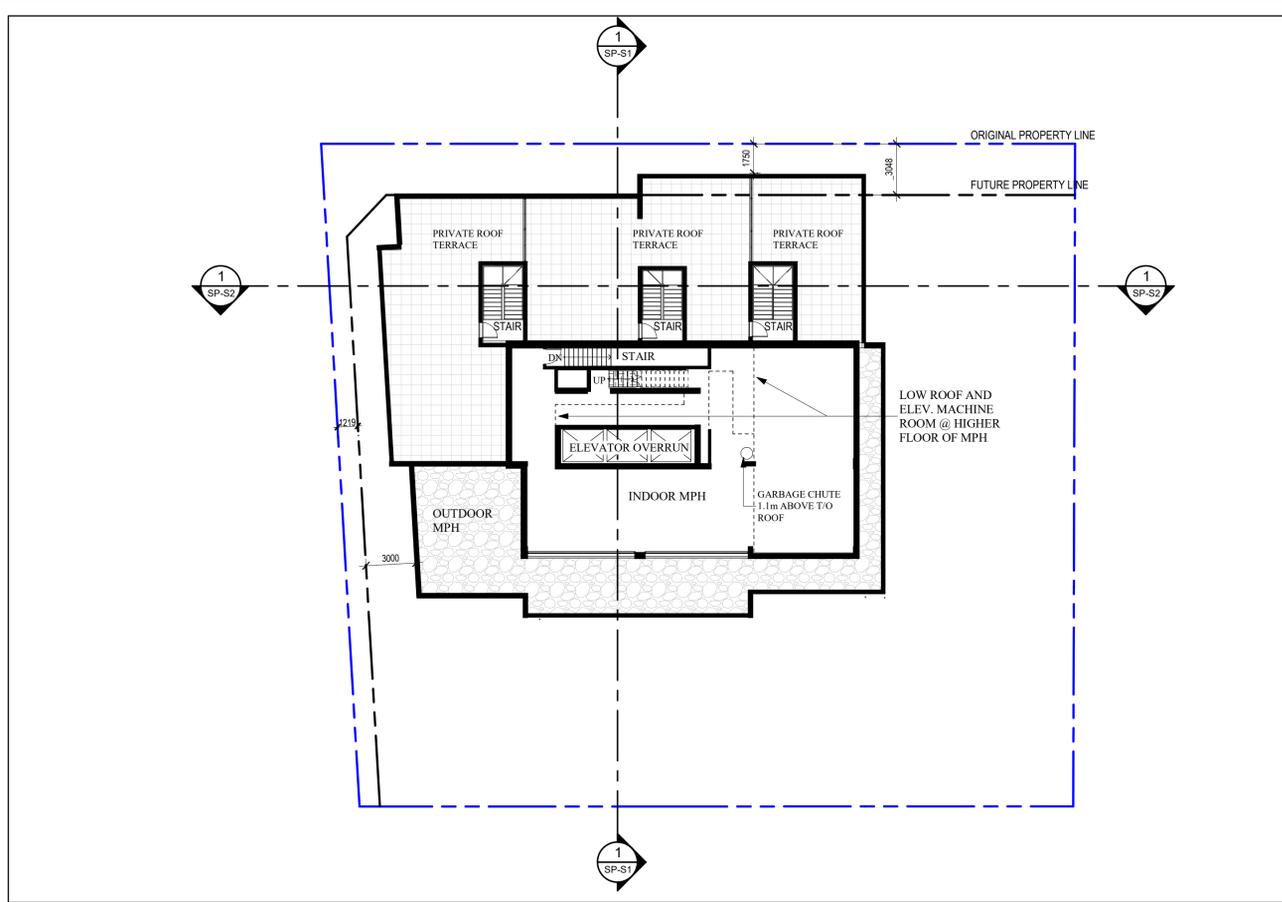
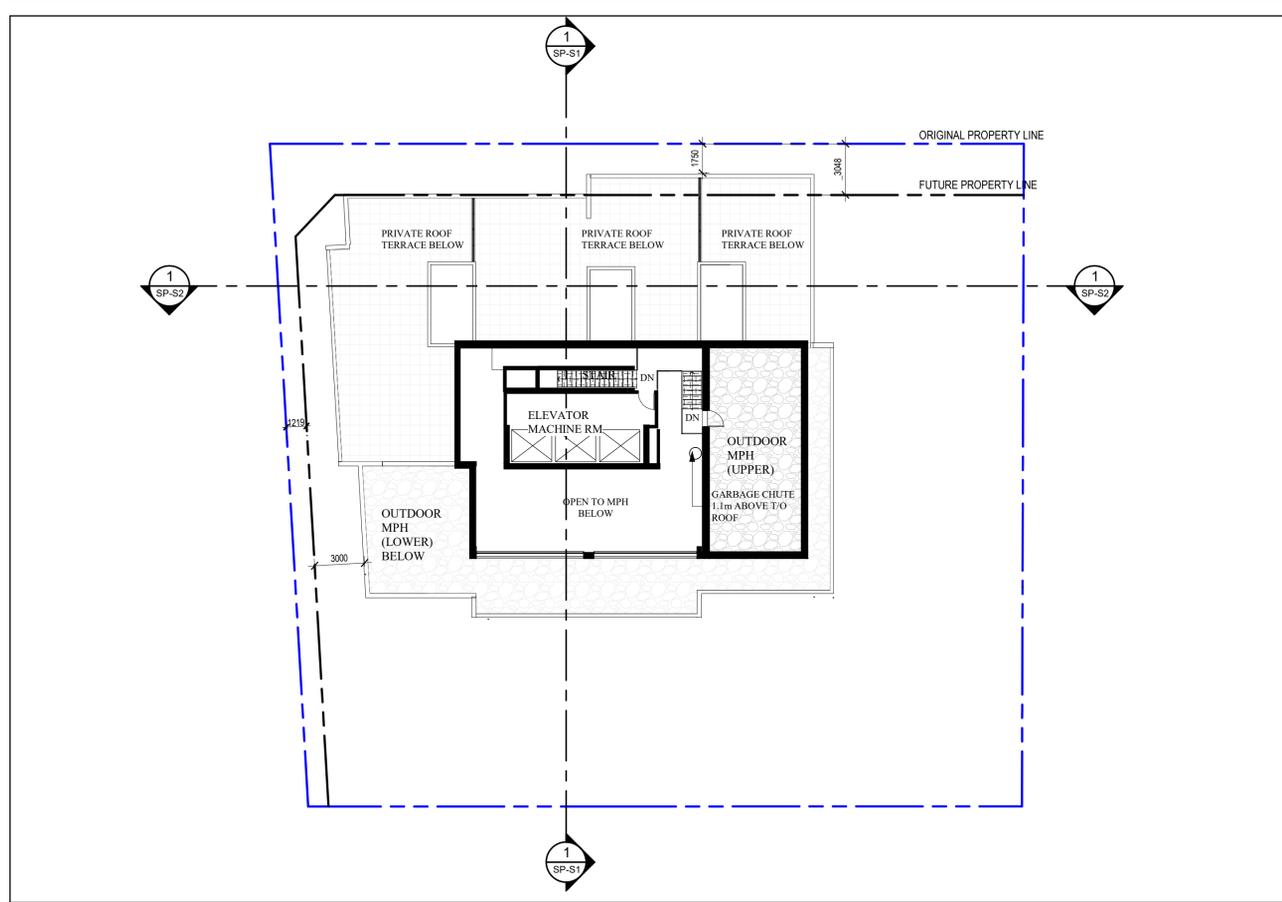
L8-9, L10-14, L15 & L16 Floor Plan

Scale: 1 : 200 Drawn by: B.S.

Checked by: B.C. Project No.: 20017

Date: Drawing No.:

August 19, 2022 SP-2.6



No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
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1.	June 30, 2021	Issue for SPA

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 BONNIE A. CHAN
 LICENCE 6291

Client:
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DV Trillium
 GROUP INC.

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 ALTERED SPACE

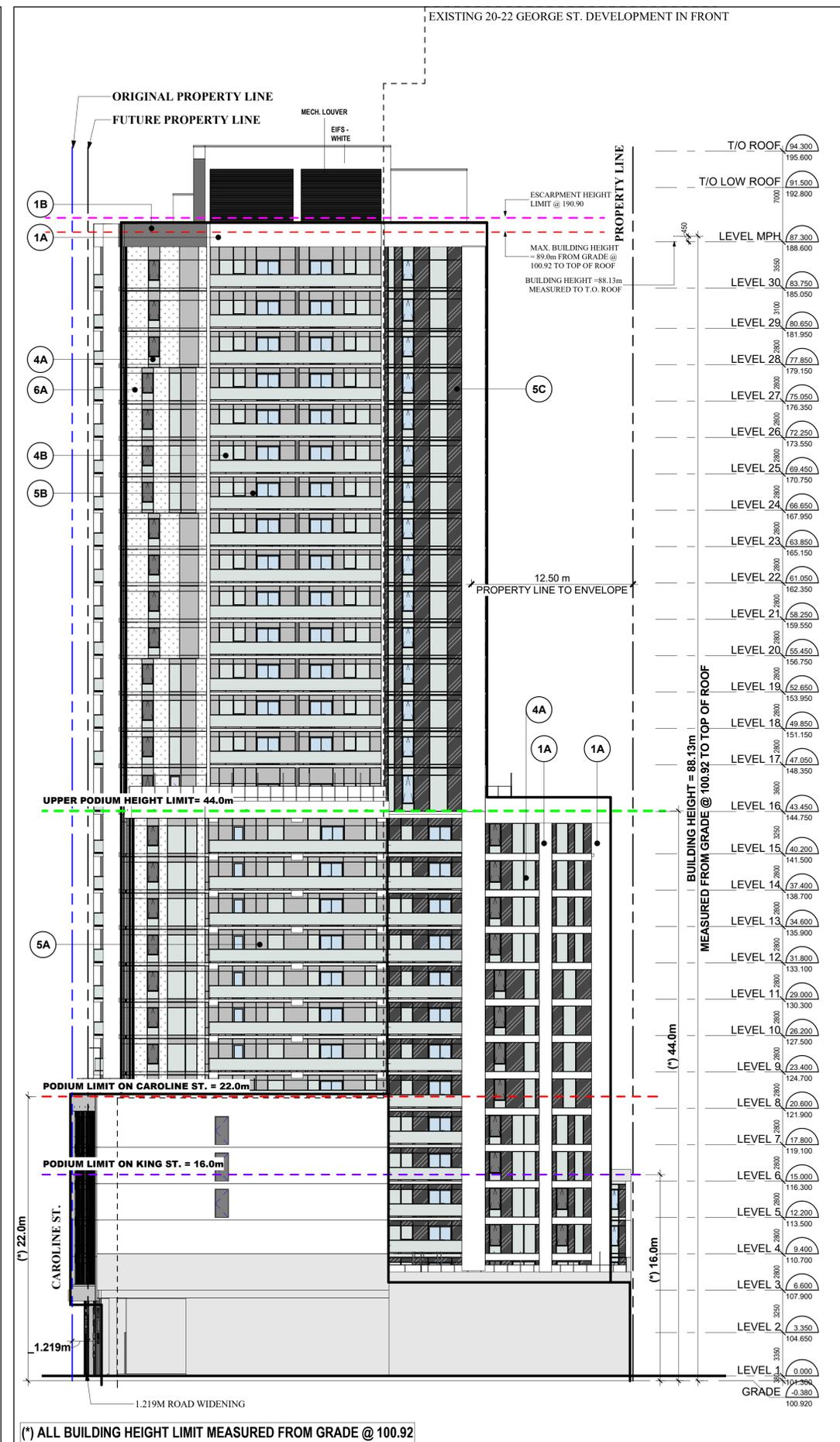
Application Number: DA-21-113
 Project:
 Proposed Mixed-Use Development

213 King St. W., Hamilton
 Drawing Title:
 L17 to 29, L30 & MPH Floor Plan

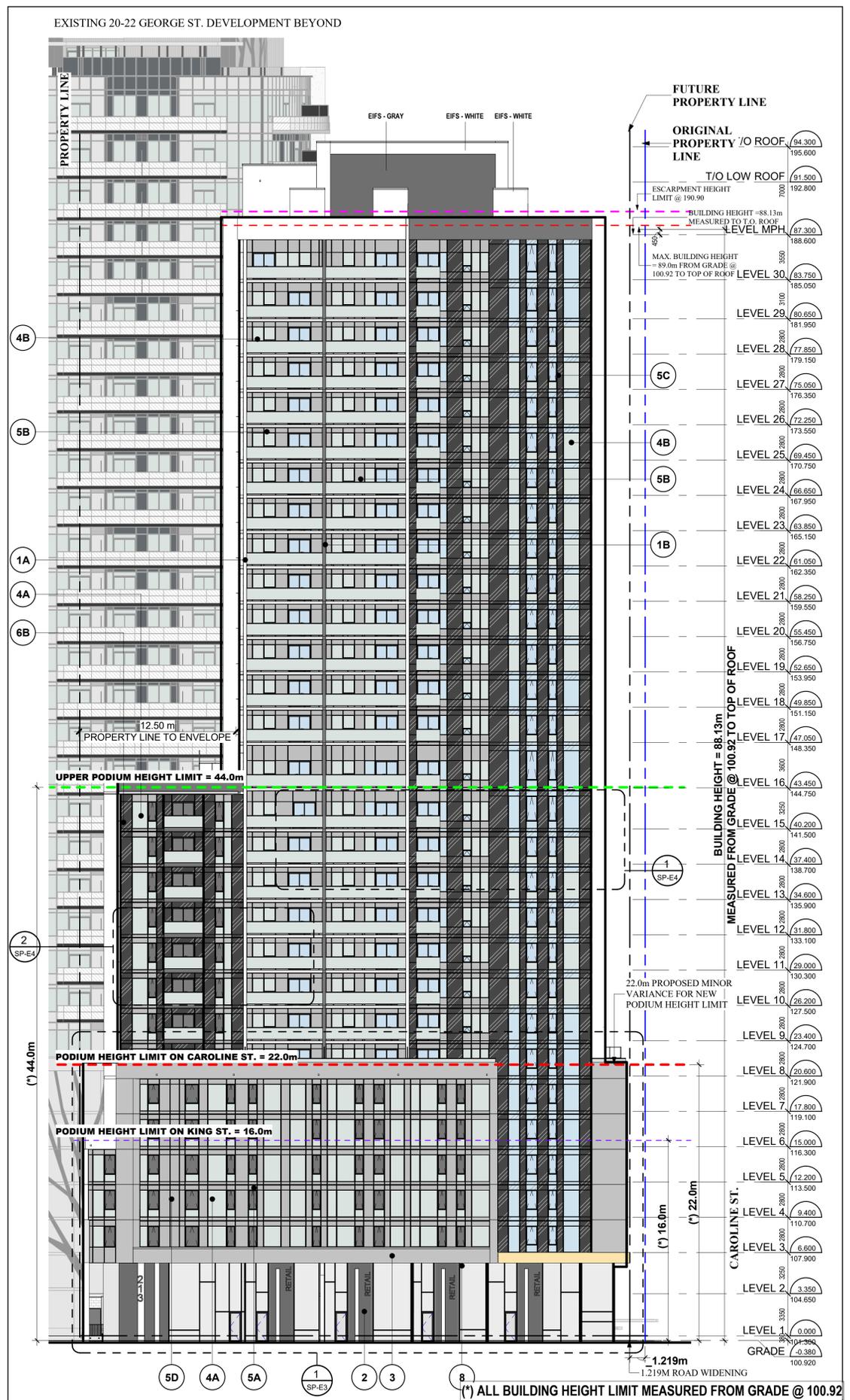
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Checked by:	B.C.	Project No.:	20017
Date:	August 19, 2022	Drawing No.:	SP-2.7

- 1A PRECAST PANEL - PAINTED
COLOR: WHITE
- 1B PRECAST PANEL - PAINTED
COLOR: BLACK
- 2 STONE - TITANIUM GRANITE
COLOR: BLACK MARBLE
- 3 RAISED METAL PANEL SYSTEM
COLOR: METALLIC SILVER
- SILVER STORM
- 4A PREFINISHED WINDOW WALL SYSTEM
- VISION GLASS 1
GLASS COLOR: CLEAR
MULLION COLOUR: SILVERSMITH
- 4B PREFINISHED WINDOW WALL SYSTEM
- VISION GLASS 2
GLASS COLOR: LIGHT GRAY
MULLION COLOUR: BLACK
- 4C PREFINISHED WINDOW WALL SYSTEM
- VISION GLASS 3
GLASS COLOR: DARK GRAY
MULLION COLOUR: BLACK
- 5A PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 1
COLOR: MARILYN'S DRESS
MULLION COLOUR: PEWTER
- 5B PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 2
COLOR: SMOKESTACK GRAY
MULLION COLOUR: BLACK
- 5C PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 3
COLOR: BLACK
MULLION COLOUR: BLACK
- 5D PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 4
COLOR: OPAL CREEK
MULLION COLOUR: BLACK
- 6A PREFINISHED WINDOW WALL SYSTEM
- RAISED METAL PANEL 1
COLOR: BONE WHITE
MULLION COLOUR: PEWTER
- 6B PREFINISHED WINDOW WALL SYSTEM
- RAISED METAL PANEL 2
COLOR: BLACK
MULLION COLOUR: BLACK
- 7A METAL PANEL - SLAB EDGE COVER 1
COLOR: BONE WHITE
- 7B METAL PANEL - SLAB EDGE COVER 2
COLOR: PEWTER
- 8 WOOD SOFFIT - LONG BOARD
COLOR: DARK CHERRY
- 9 LIGHT FIXTURE
- R1 GLASS RAILING - CLEAR
- R2 GLASS RAILING - DARK GRAY

LEVEL 1 AND 2			
ELEVATION	N	NW	W
OVERALL AREA	240	25	113
GLAZING AREA	125	25	77
GLAZING %		64%	
LEVEL 3			
ELEVATION	N	W	
OVERALL AREA	112	100	
GLAZING AREA	43	42	
GLAZING %		40%	



South Elevation 2
1 : 200
SP-E1



North Elevation 1
1 : 200
SP-E1

No.	Date:	Description:
6.	Nov. 08, 2022	Issue for SPA (Elevation Update)
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Seal:
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OF
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BONNIE A. CHAN
LICENCE
6291

Client:
213 KING WEST HOLDINGS INC.

DV Trillium
GROUP INC.

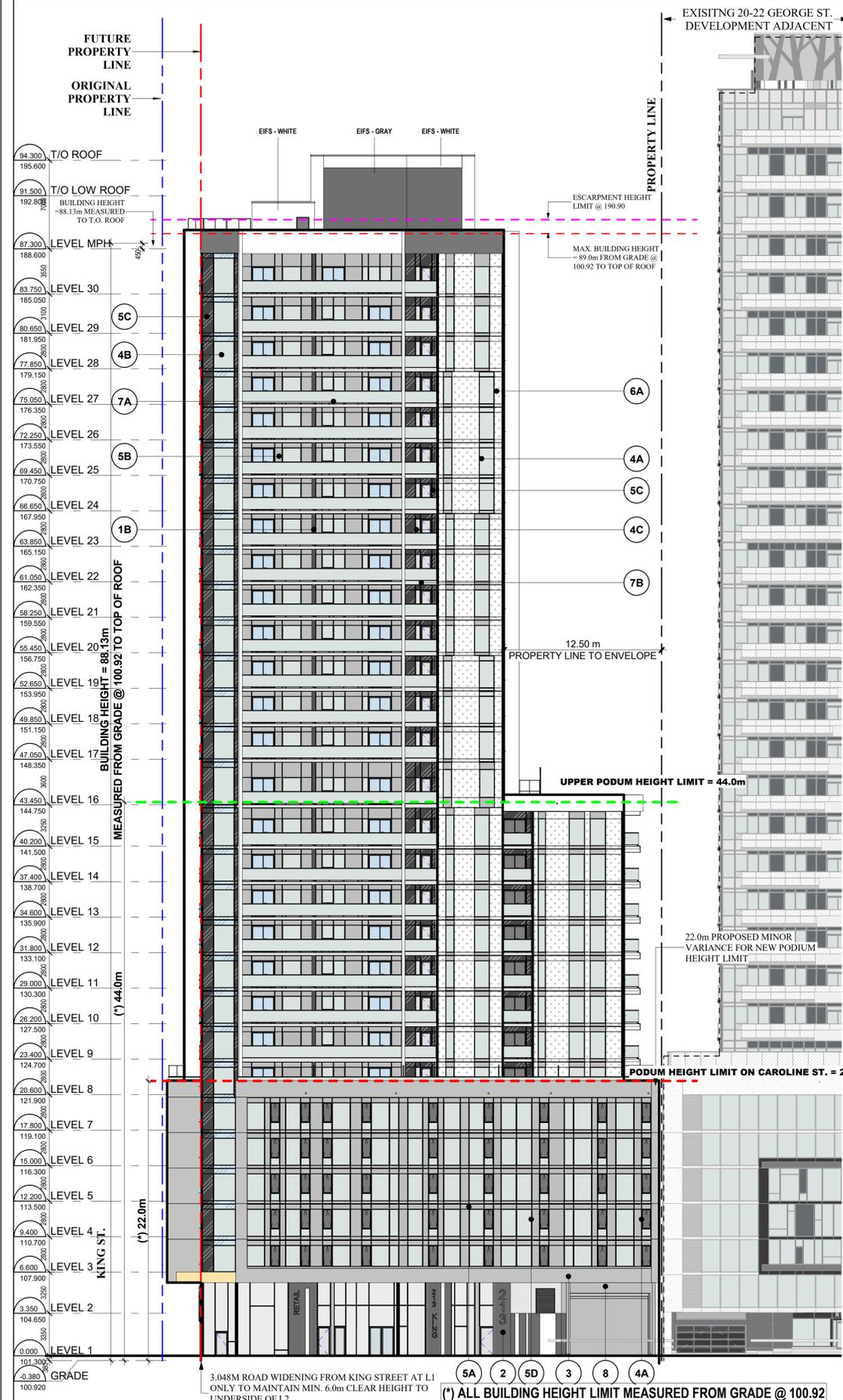
BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113
Project:
Proposed Mixed-Use Development

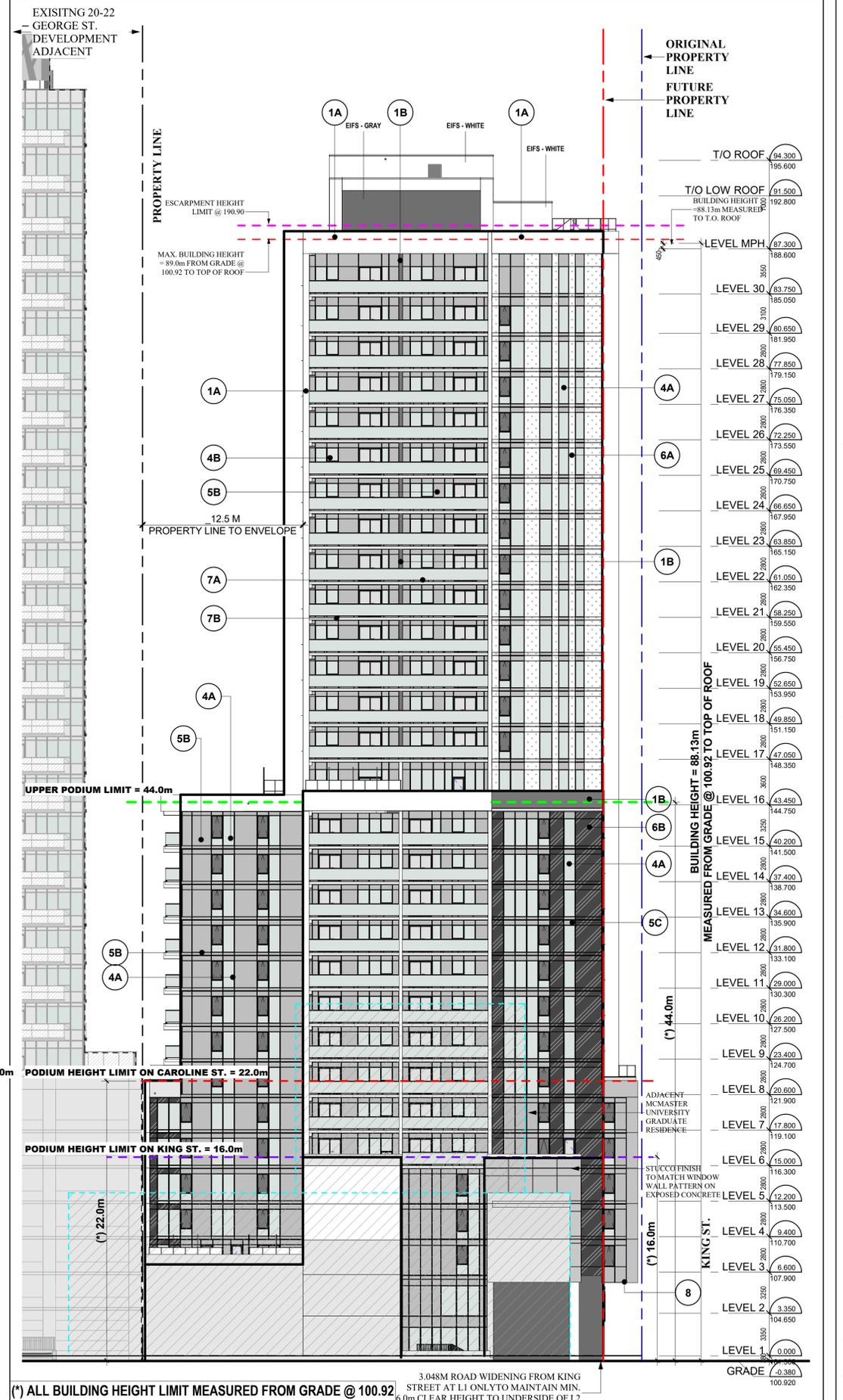
213 King St. W., Hamilton
Drawing Title:
North Elevation & South Elevation

Scale:	As indicated	Drawn by:	B.S.
Checked by:	B.C.	Project No.:	20017
Date:	August 19, 2022	Drawing No.:	SP-E1

- 1A PRECAST PANEL - PAINTED
COLOR: WHITE
- 1B PRECAST PANEL - PAINTED
COLOR: BLACK
- 2 STONE - TITANIUM GRANITE
COLOR: BLACK MARBLE
- 3 RAISED METAL PANEL SYSTEM
COLOR: METALLIC SILVER
- SILVER STORM
- 4A PREFINISHED WINDOW WALL SYSTEM
- VISION GLASS 1
GLASS COLOR: CLEAR
MULLION COLOUR: SILVERSMITH
- 4B PREFINISHED WINDOW WALL SYSTEM
- VISION GLASS 2
GLASS COLOR: LIGHT GRAY
MULLION COLOUR: BLACK
- 4C PREFINISHED WINDOW WALL SYSTEM
- VISION GLASS 3
GLASS COLOR: DARK GRAY
MULLION COLOUR: BLACK
- 5A PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 1
COLOR: MARILYN'S DRESS
MULLION COLOUR: PEWTER
- 5B PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 2
COLOR: SMOKESTACK GRAY
MULLION COLOUR: BLACK
- 5C PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 3
COLOR: BLACK
MULLION COLOUR: BLACK
- 5D PREFINISHED WINDOW WALL SYSTEM
- GLASS SPANDREL PANEL 4
COLOR: OPAL CREEK
MULLION COLOUR: BLACK
- 6A PREFINISHED WINDOW WALL SYSTEM
- RAISED METAL PANEL 1
COLOR: BONE WHITE
MULLION COLOUR: PEWTER
- 6B PREFINISHED WINDOW WALL SYSTEM
- RAISED METAL PANEL 2
COLOR: BLACK
MULLION COLOUR: BLACK
- 7A METAL PANEL - SLAB EDGE COVER 1
COLOR: BONE WHITE
- 7B METAL PANEL - SLAB EDGE COVER 2
COLOR: PEWTER
- 8 WOOD SOFFIT - LONG BOARD
COLOR: DARK CHERRY
- 9 LIGHT FIXTURE
- R1 GLASS RAILING - CLEAR
- R2 GLASS RAILING - DARK GRAY



West Elevation 2
1 : 200 SP-E2



East Elevation 1
1 : 200 SP-E2

No.	Date:	Description:
6.	Nov. 08, 2022	Issue for SPA (Elevation Update)
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
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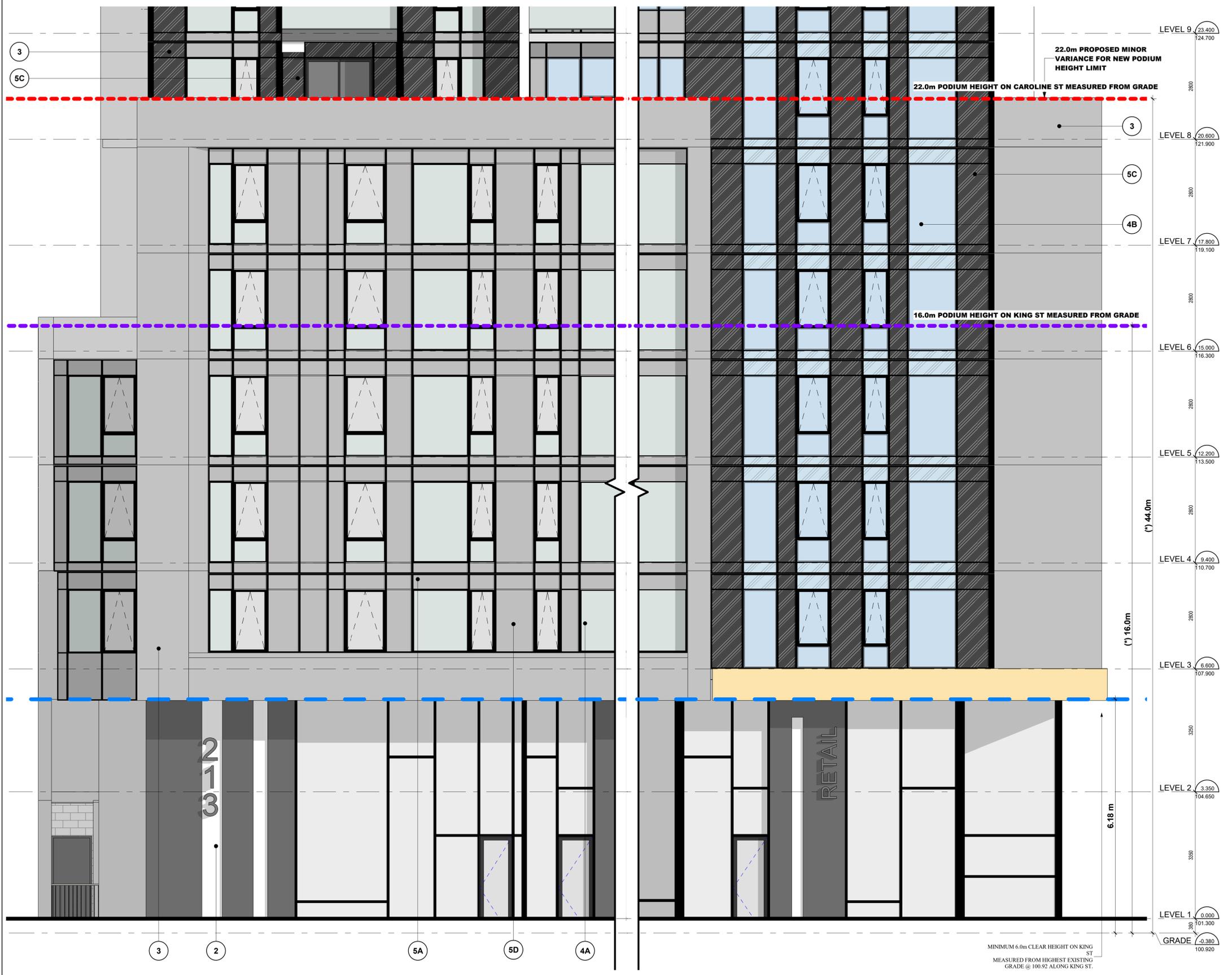
BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113
Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton
Drawing Title:
West Elevation & East Elevation

Scale:	As indicated	Drawn by:	B.S.
Checked by:	B.C.	Project No.:	20017
Date:	August 19, 2022	Drawing No.:	SP-E2

- 1A **PRECAST PANEL - PAINTED**
COLOR: WHITE
- 1B **PRECAST PANEL - PAINTED**
COLOR: BLACK
- 2 **STONE - TITANIUM GRANITE**
COLOR: BLACK MARBLE
- 3 **RAISED METAL PANEL SYSTEM**
COLOR: METALLIC SILVER
- SILVER STORM
- 4A **PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 1**
GLASS COLOR: CLEAR
MULLION COLOUR: SILVERSMITH
- 4B **PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 2**
GLASS COLOR: LIGHT GRAY
MULLION COLOUR: BLACK
- 4C **PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 3**
GLASS COLOR: DARK GRAY
MULLION COLOUR: BLACK
- 5A **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 1**
COLOR: MARILYN'S DRESS
MULLION COLOUR: PEWTER
- 5B **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 2**
COLOR: SMOKESTACK GRAY
MULLION COLOUR: BLACK
- 5C **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 3**
COLOR: BLACK
MULLION COLOUR: BLACK
- 5D **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 4**
COLOR: OPAL CREEK
MULLION COLOUR: BLACK
- 6A **PREFINISHED WINDOW WALL SYSTEM - RAISED METAL PANEL 1**
COLOR: BONE WHITE
MULLION COLOUR: PEWTER
- 6B **PREFINISHED WINDOW WALL SYSTEM - RAISED METAL PANEL 2**
COLOR: BLACK
MULLION COLOUR: BLACK
- 7A **METAL PANEL - SLAB EDGE COVER 1**
COLOR: BONE WHITE
- 7B **METAL PANEL - SLAB EDGE COVER 2**
COLOR: PEWER
- 8 **WOOD SOFFIT - LONG BOARD**
COLOR: DARK CHERRY
- 9 **LIGHT FIXTURE**
- R1 **GLASS RAILING - CLEAR**
- R2 **GLASS RAILING - DARK GRAY**



No.:	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
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DV Trillium
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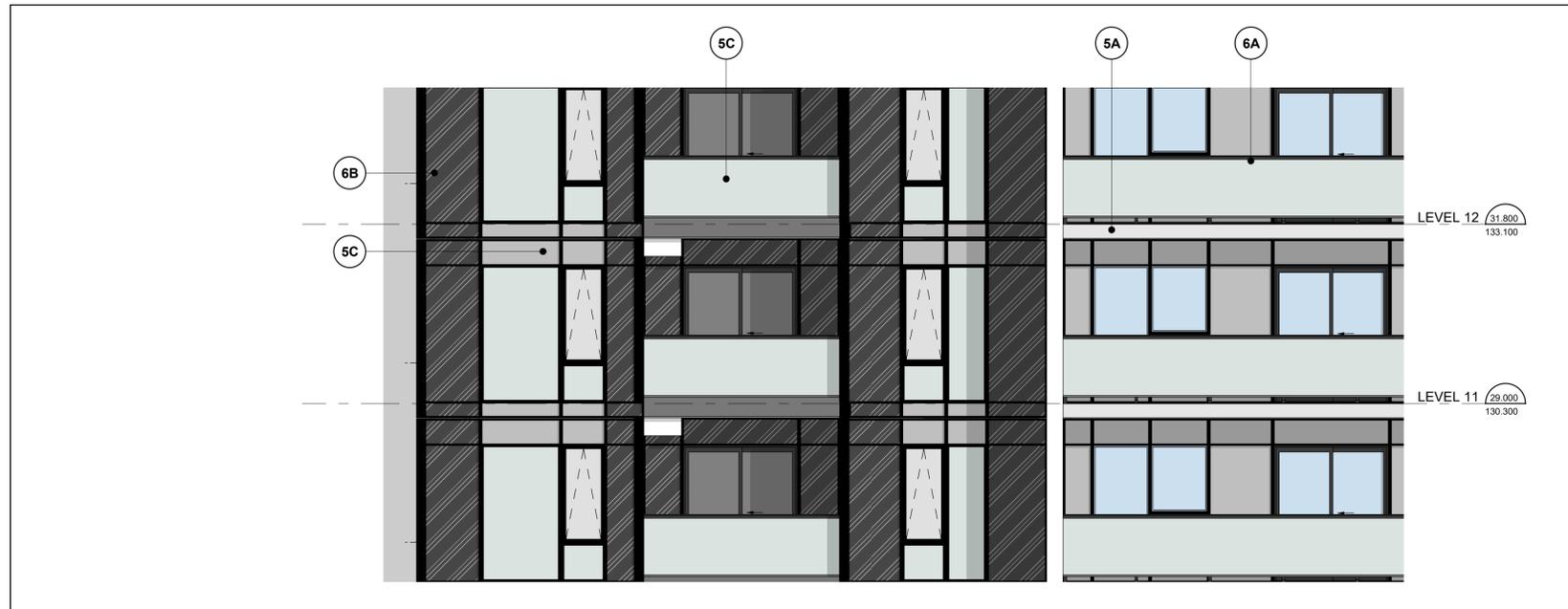
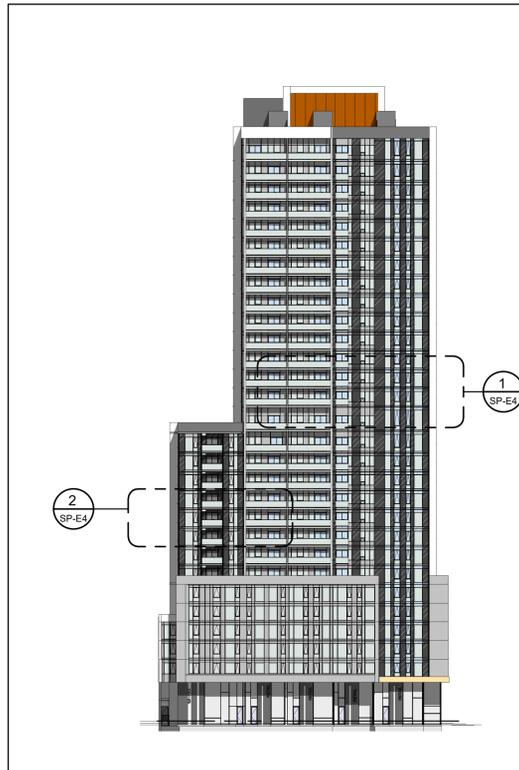
BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113
Project:
Proposed Mixed-Use
Development
213 King St. W., Hamilton
Drawing Title:
Enlarged Elevation

Scale: As indicated	Drawn by: B.S.
Checked by: B.C.	Project No.: 20017
Date: August 19, 2022	Drawing No.: SP-E3

Enlarged Elevation - King Street **1**
1 : 50 **SP-E3**

- 1A **PRECAST PANEL - PAINTED**
COLOR: WHITE
- 1B **PRECAST PANEL - PAINTED**
COLOR: BLACK
- 2 **STONE - TITANIUM GRANITE**
COLOR: BLACK MARBLE
- 3 **RAISED METAL PANEL SYSTEM**
COLOR: METALLIC SILVER
- SILVER STORM
- 4A **PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 1**
GLASS COLOR: CLEAR
MULLION COLOUR: SILVERSMITH
- 4B **PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 2**
GLASS COLOR: LIGHT GRAY
MULLION COLOUR: BLACK
- 4C **PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 3**
GLASS COLOR: DARK GRAY
MULLION COLOUR: BLACK
- 5A **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 1**
COLOR: MARILYN'S DRESS
MULLION COLOUR: PEWTER
- 5B **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 2**
COLOR: SMOKESTACK GRAY
MULLION COLOUR: BLACK
- 5C **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 3**
COLOR: BLACK
MULLION COLOUR: BLACK
- 5D **PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 4**
COLOR: OPAL CREEK
MULLION COLOUR: BLACK
- 6A **PREFINISHED WINDOW WALL SYSTEM - RAISED METAL PANEL 1**
COLOR: BONE WHITE
MULLION COLOUR: PEWTER
- 6B **PREFINISHED WINDOW WALL SYSTEM - RAISED METAL PANEL 2**
COLOR: BLACK
MULLION COLOUR: BLACK
- 7A **METAL PANEL - SLAB EDGE COVER 1**
COLOR: BONE WHITE
- 7B **METAL PANEL - SLAB EDGE COVER 2**
COLOR: PEWTER
- 8 **WOOD SOFFIT - LONG BOARD**
COLOR: DARK CHERRY
- 9 **LIGHT FIXTURE**
- R1 **GLASS RAILING - CLEAR**
- R2 **GLASS RAILING - DARK GRAY**



Enlarged Elevation **2**
1 : 50 SP-E4



Enlarged Elevation **1**
1 : 50 SP-E4

No.:	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
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3.	Feb. 04, 2022	Issue for SPA
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1.	June 30, 2021	Issue for SPA

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OF
ARCHITECTS
Bonnie A. Chan
BONNIE A. CHAN
LICENCE
6291

Client:
213 KING WEST HOLDINGS INC.

DV Trillium
GROUP INC.

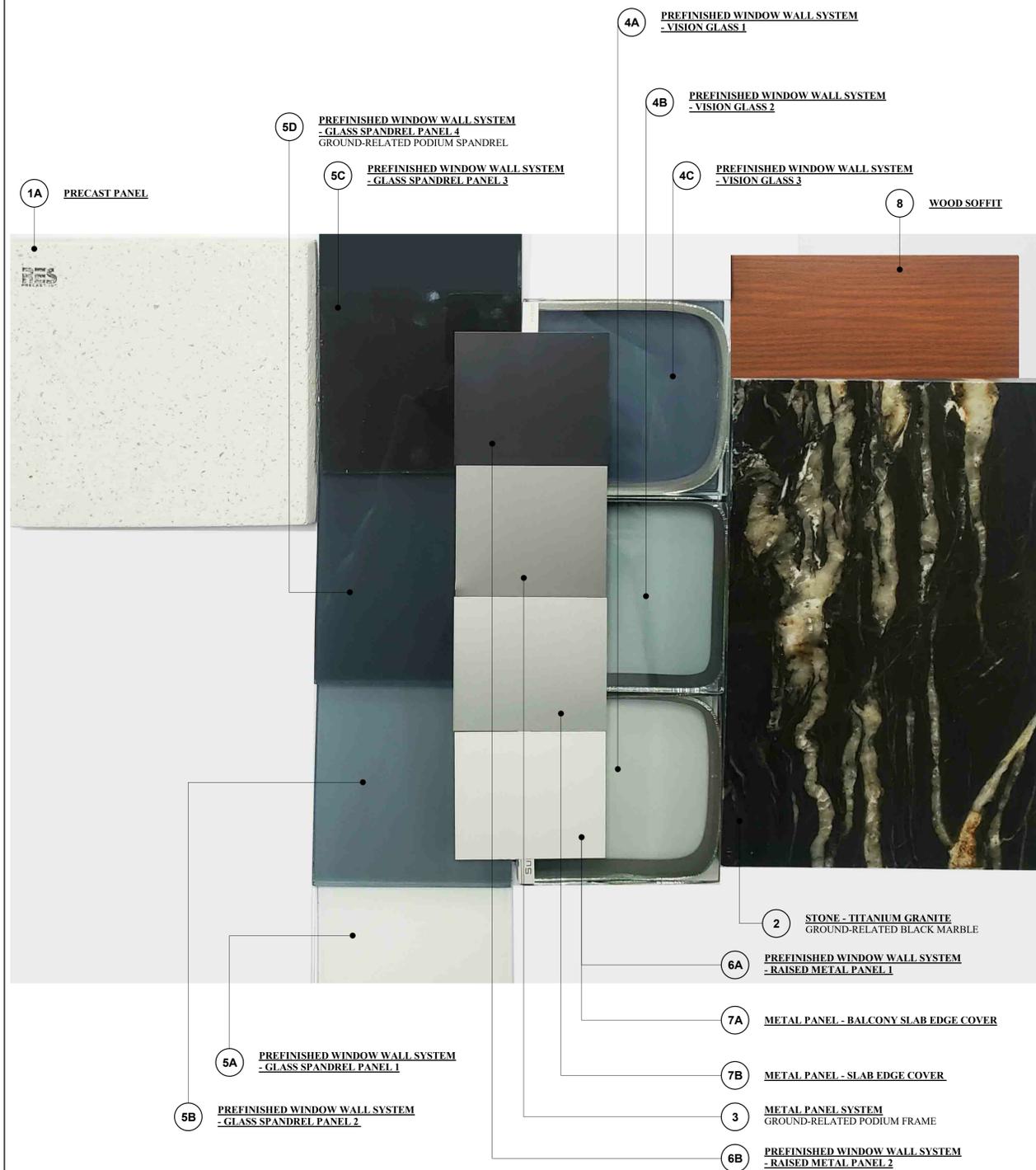
BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113
Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton
Drawing Title:

Enlarged Elevation

Scale: As indicated	Drawn by: B.S.
Checked by: B.C.	Project No.: 20017
Date: August 19, 2022	Drawing No.: SP-E4



1A PRECAST PANEL
COLOR: WHITE



2 STONE - TITANIUM GRANITE
COLOR: BLACK MARBLE



3 METAL PANEL SYSTEM
COLOR: METALLIC SILVER
- GALAXY SILVER



4A PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 1
GLASS COLOR: CLEAR
MULLION COLOUR: SILVERSMITH



4B PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 2
GLASS COLOR: LIGHT GRAY
MULLION COLOUR: BLACK



4C PREFINISHED WINDOW WALL SYSTEM - VISION GLASS 3
GLASS COLOR: DARK GRAY
MULLION COLOUR: BLACK



5A PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 1
COLOR: MARILYN'S DRESS
MULLION COLOUR: SILVERSMITH



5B PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 2
COLOR: SMOKESTACK GRAY
MULLION COLOUR: BLACK



5C PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 3
COLOR: BLACK
MULLION COLOUR: BLACK



5D PREFINISHED WINDOW WALL SYSTEM - GLASS SPANDREL PANEL 4
COLOR: OPAL CREEK
MULLION COLOUR: BLACK



6A PREFINISHED WINDOW WALL SYSTEM - RAISED METAL PANEL 1
COLOR: BONE WHITE
MULLION COLOUR: SILVERSMITH



6B PREFINISHED WINDOW WALL SYSTEM - RAISED METAL PANEL 2
COLOR: BLACK
MULLION COLOUR: BLACK



7A METAL PANEL - BALCONY SLAB EDGE COVER
COLOR: BONE WHITE



7B METAL PANEL - SLAB EDGE COVER
COLOR: PEWER



8 WOOD SOFFIT - LONG BOARD
COLOR: DARK CHERRY

9 LIGHT FIXTURE

R1 GLASS RAILING - CLEAR

R2 GLASS RAILING - DARK GRAY

5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA

No.:	Date:	Description:
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Architects:



Client:

213 KING WEST HOLDINGS INC.



Application Number: DA-21-113

Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton

Drawing Title:

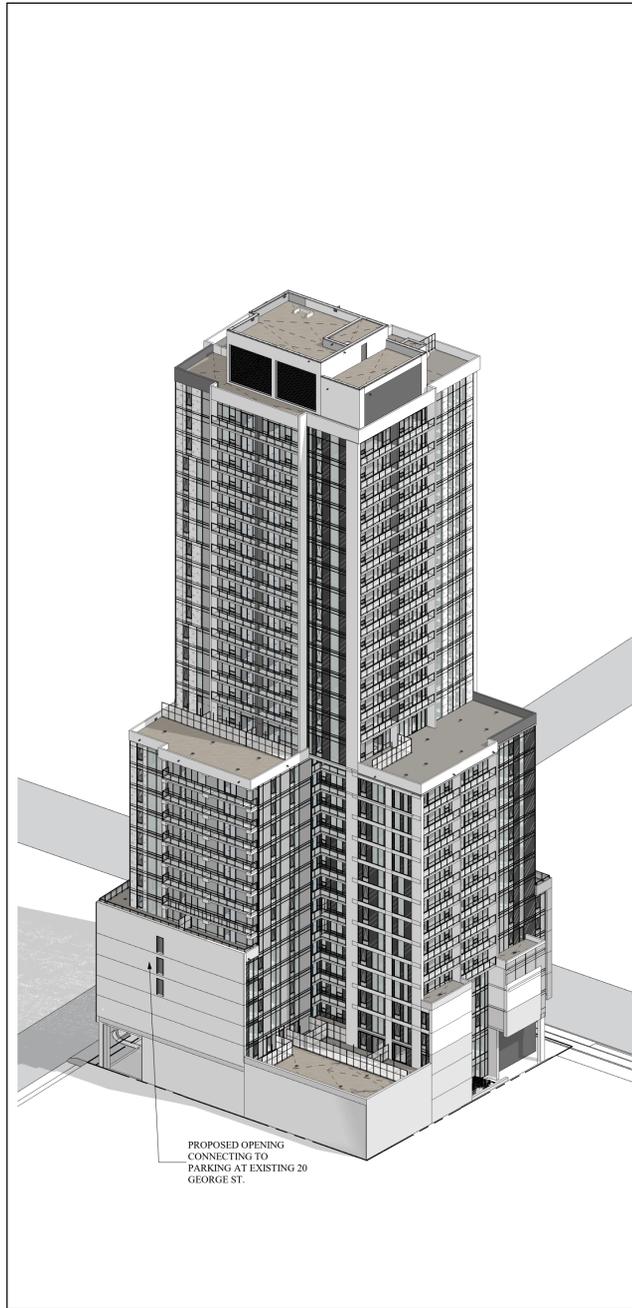
Material Board

Scale: 1 : 1 Drawn by: Author

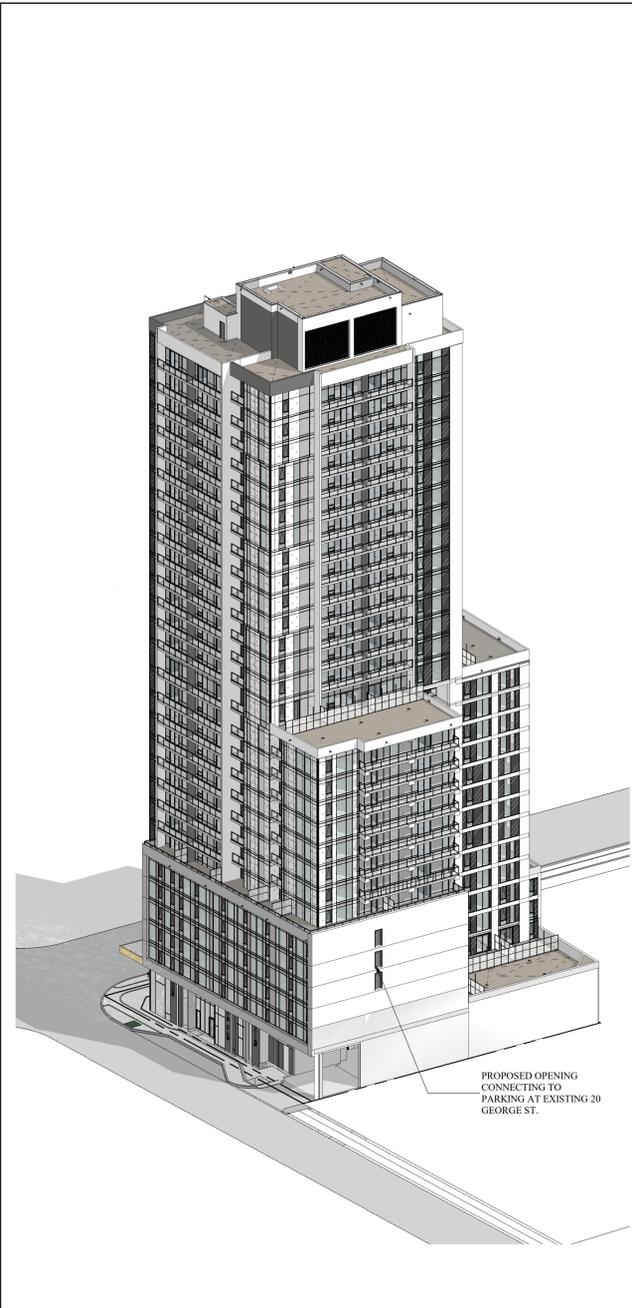
Checked by: Project No.: 20017

Date: Drawing No.:

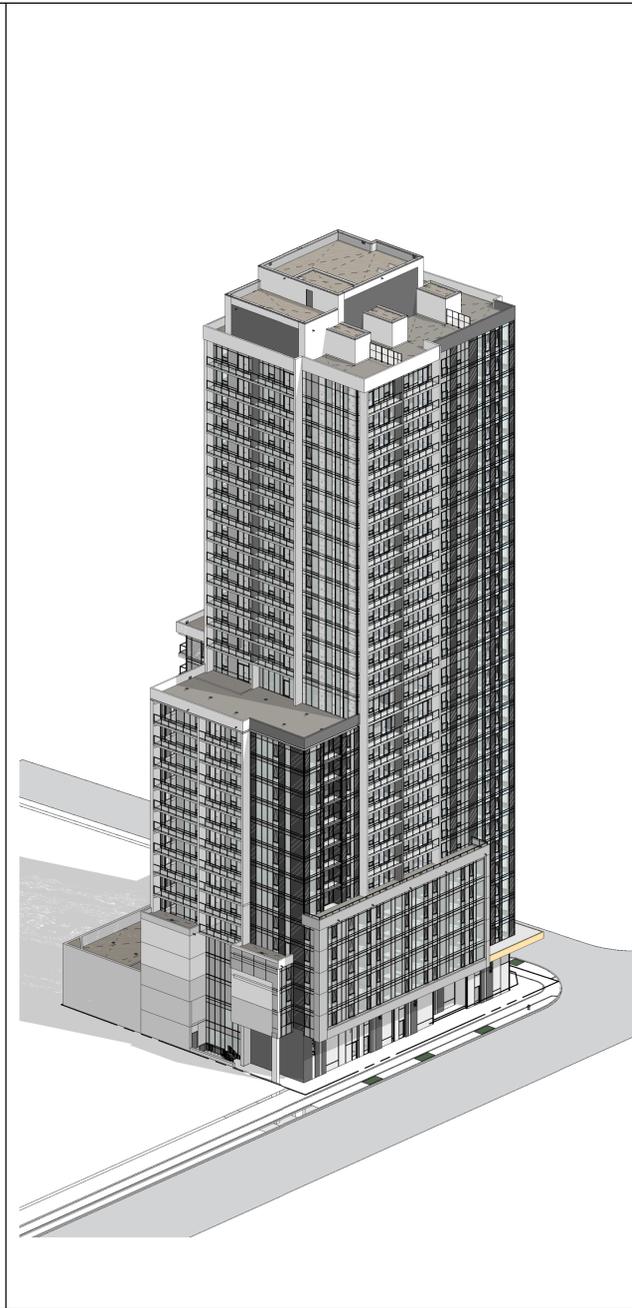
August 19, 2022 SP-E5



Southeast View



Southwest View



Northeast View



Northwest View

No.:	Date:	Description:
6.	Nov. 08, 2022	Issue for SPA (Elevation Update)
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:
ZOI



Client:
213 KING WEST HOLDINGS INC.



Application Number: DA-21-113
Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton

Drawing Title:
3D Views

Scale:	Drawn by:	B.S.
Checked by:	Project No.:	20017
Date:	August 19, 2022	Drawing No.: SP-E6



Southeast Street Perspective 2
 NTS SP-PER1



Northwest Perspective 1
 NTS SP-PER1

No.:	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
4.	May. 05, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:
ZO1



Client:
 213 KING WEST HOLDINGS INC.



Application Number: DA-21-113
 Project:
 Proposed Mixed-Use Development

213 King St. W., Hamilton
 Drawing Title:
 Perspectives

Scale:	Drawn by:	B.S.
Checked by:	Project No.:	20017
Date:	Drawing No.:	SP-PER1



Caroline Street Perspective

2

NTS

SP-PER2



King Street Perspective

1

NTS

SP-PER2

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:



Client:

213 KING WEST HOLDINGS INC.



Application Number: DA-21-113

Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton

Drawing Title:

Elevation Perspective

Scale:	Drawn by:	B.S.
Checked by:	Project No.:	20017
Date:	August 17, 2022	Drawing No.:
		SP-PER2



George Street Perspective

2

NTS

SP-PER3



Bay Street Perspective

1

NTS

SP-PER3

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
3.	Feb. 04, 2022	Issue for SPA
2.	Sept. 16, 2021	Issue for SPA
1.	June 30, 2021	Issue for SPA

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Architects:



Client:

213 KING WEST HOLDINGS INC.



Application Number: DA-21-113

Project:
Proposed Mixed-Use Development

213 King St. W., Hamilton

Drawing Title:

Elevation Perspective

Scale:	Drawn by:	B.S.
Checked by:	Project No.:	20017
Date:	August 17, 2022	Drawing No.:
		SP-PER3



King Street Rendering **4**
NTS SP-PER4



Intersection of King and Caroline Street Rendering **3**
NTS SP-PER4



King Street Perspective **2**
NTS SP-PER4



Caroline Street Perspective **1**
NTS SP-PER4

No.:	Date:	Description:
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Architects:

ZO1

Seal:

Client:

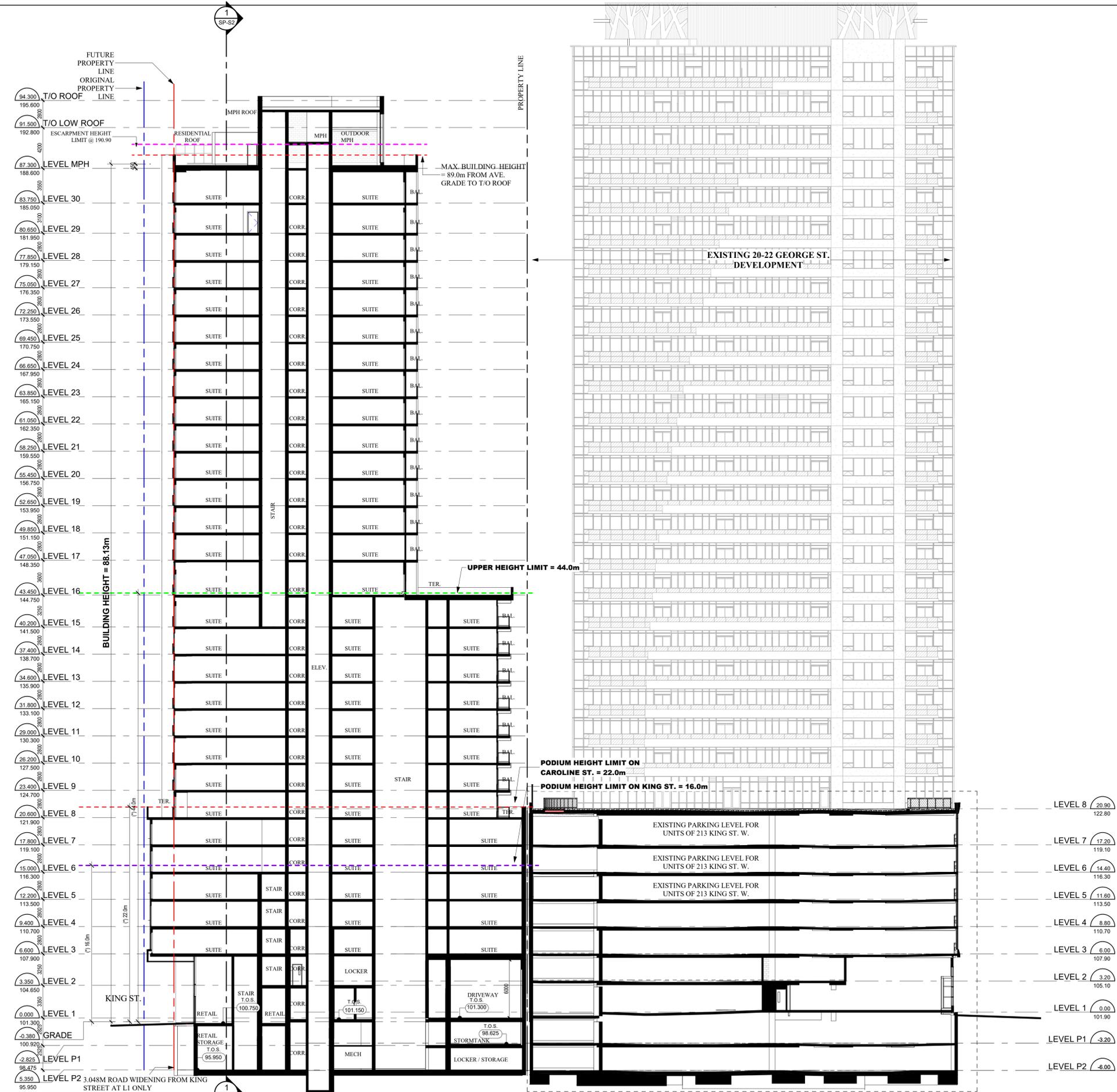
213 KING WEST HOLDINGS INC.

DV Trillium
GROUP INC.

BELLACOR
DESIGN
ALTERED SPACE

Application Number: DA-21-113
Project:
Proposed Mixed-Use Development
213 King St. W., Hamilton
Drawing Title:
Rendering

Scale:	Drawn by:	B.S.
Checked by:	Project No.:	20017
Date:	August 17, 2022	Drawing No.:
		SP-PER4



(* ALL BUILDING HEIGHT LIMIT MEASURED FROM GRADE @ 100.92m MAINTAIN MIN. 6.0m CLEAR HT TO UNDERSIDE OF L3

North-South Section 1 : 200

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
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3.	Feb. 04, 2022	Issue for SPA
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ZO1

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 OF
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 BONNIE A. CHAN
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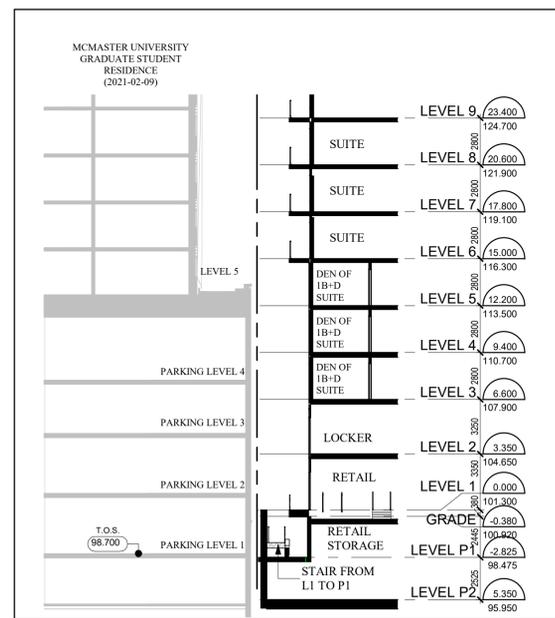
DV Trillium
 GROUP INC.

BELLACOR
 DESIGN
 ALTERED SPACE

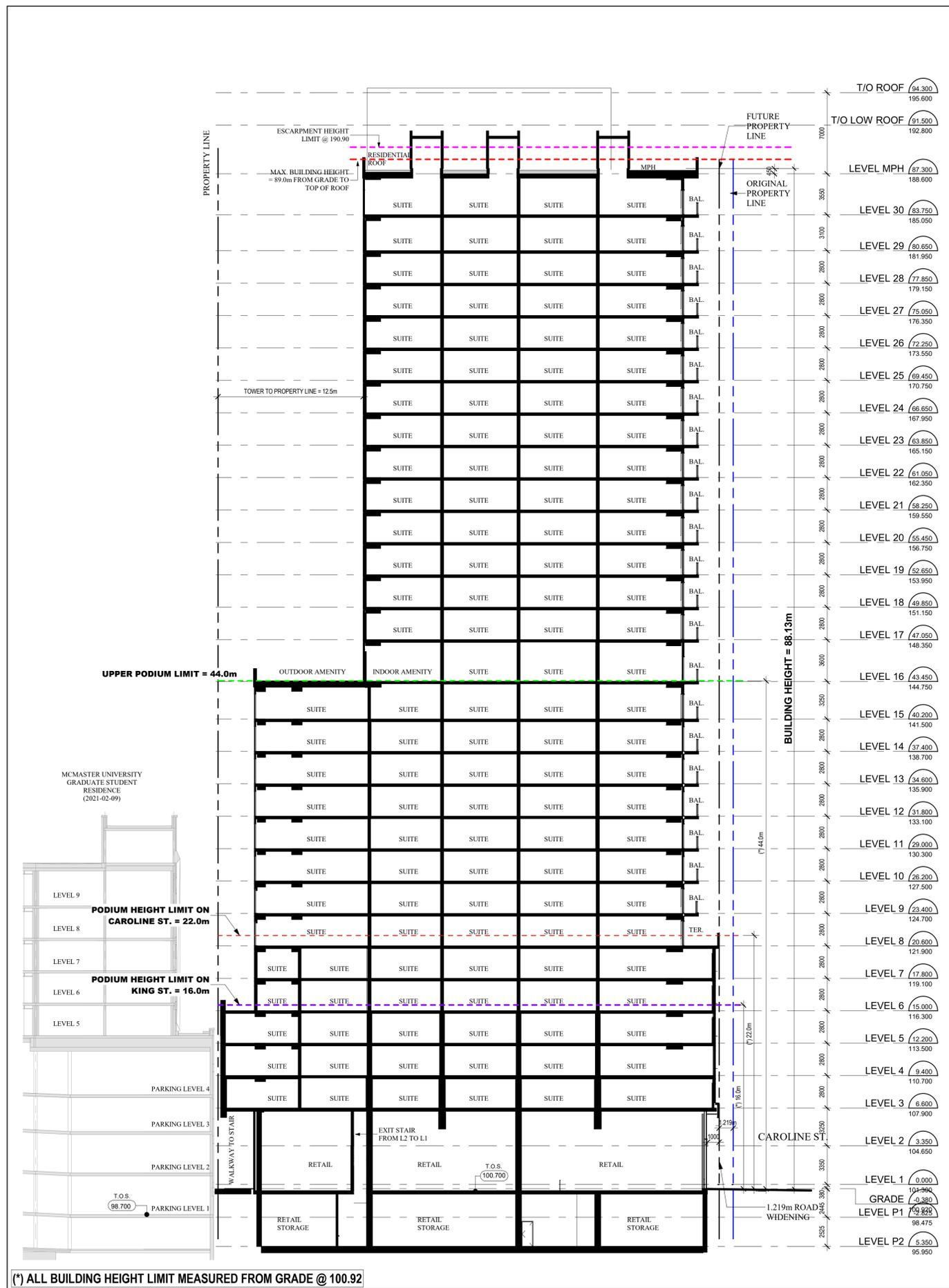
Application Number: DA-21-113
 Project:
 Proposed Mixed-Use Development

213 King St. W., Hamilton
 Drawing Title:
 Building Section

Scale:	1 : 200	Drawn by:	B.S.
Checked by:	B.C.	Project No.:	20017
Date:	August 19, 2022	Drawing No.:	SP-S1



Open Stair to Bike Parking 2
1 : 200 SP-S2



Building Section EW 1
1 : 200 SP-S2

No.	Date:	Description:
5.	Aug. 19, 2022	Issue for SPA
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 GROUP INC.

BELLACOR
 DESIGN
 ALTERED SPACE

Application Number: DA-21-113
 Project:
 Proposed Mixed-Use
 Development

213 King St. W., Hamilton
 Drawing Title:

Building Section

Scale: 1 : 200 Drawn by: B.S.

Checked by: B.C. Project No.: 20017

Date: August 19, 2022 Drawing No.: SP-S2



A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

November 15, 2022

City of Hamilton
Planning and Economic Development
City Hall 5th Floor
71 Main St W, Hamilton, ON L8P 4Y5

Attn: Ms. Jamila Sheffield
Secretary Treasurer – Committee of Adjustment

Re: 213 King Street West – Minor Variance Application Submission

Dear Madam:

A.J Clarke and Associates Ltd. has been retained by D.V Trillium Group, owners of the property municipally known as 213 King Street West for the purposes of submitting the enclosed Minor Variance Application. The following materials have been submitted in support of the application.

- One (1) copy of the signed and executed Minor Variance Application Form;
- One (1) cheque in the amount \$3,465.00 representing the required application fee for a Minor Variance Application;
- One (1) copy of the Site Plan and Elevations, dated June 25, 2021, prepared by ZO1 Architects;

The subject lands are designated “Downtown Secondary Plan Area” on Schedule E-1 of the Urban Hamilton Official Plan and are zoned Downtown Mixed Use (D2, H17, H19, H20) Zone in City of Hamilton Zoning By-law No. 05-200. The subject lands are currently improved by a paved parking lot.

The proposal consists of a 24 storey tower above a 6 storey podium, for a total height of 30 storeys (88.95m). The 6 Storey podium (22.0m) will consist of a Hotel Use containing 110 units, ground floor amenity space. The 24 Storey Tower component will consist of 242 Hotel units and associated indoor and outdoor amenity area.

The Minor Variances being sought are intended to facilitate an associated Site Plan Control Application (DA-21-113).

It is anticipated that the following variances will be required to facilitate the proposed building:

1. To permit a 22m tall podium height whereas the maximum podium height on Schedule F – Podium Heights in City of Hamilton Zoning By-law No. 05-200 is 16m in height.

The proposed podium height will compliment the existing streetscape along Caroline Street North where there is an existing 7 storey podium and assist in establishing the streetscape wall along King Street West. The proposed podium is directly proportional to the 24 storey tower which sits above the podium. Further, the proposed podium height



will facilitate a comfortable pedestrian streetscape with the inclusion of passive pedestrian space and glazed windows at the street level. The proposed podium is consistent with the City of Hamilton Tall Building Guidelines in terms of being equal or less than the width of the street in this case being King Street. The Caroline Street North side will be consistent with the established built form and be sufficiently glazed to provide for a comfortable pedestrian experience at the street level. The variance meets the four tests.

2. To permit the ground floor façade to have a 6m tall ground floor height whereas a maximum ground floor height of 4.5m is permitted.

The intent of requiring a 4.5m tall ground floor height is to facilitate a comfortable pedestrian environment and a pedestrian scale building at the street level. The proposed design of the ground floor level maintains a 3.5m façade height with a 2.5m tall mezzanine level which is technically the 2nd story of the development. The resultant façade height is 6m. The façade will be fully glazed with see-through glass that will provide for an attractive streetscape in combination with the proposed outdoor landscaping and indoor boutique hotel interior design treatments. Although an increase in height is required, the proposed height in combination with the ground floor design will facilitate a comfortable pedestrian experience at the street level and enhance the streetscape on both the King Street West and Carline Street North facades. The variance meets the four tests.

3. To permit the 3rd storey of the building to be 2.65m tall whereas a minimum height of 3.0m is required.

The variance is necessary as the third floor establishes the standard floor height above the first two floors of the proposed building. Further, the intent of the By-law is met as the entire podium consists of a well articulated façade that is consistent thought each of the levels above the third storey. This variance will facilitate an attractive podium that is proportional to the proposed tower and will establish an attractive street wall on both the King Street West and Caroline Street North property edges. The variance meets the four tests.

4. To permit a balcony to project out up to a maximum of 1.4m and 0.0m from a property line, whereas a maximum balcony projection of 1.0m is permitted.

The intent of this variance is to allow a 1.4m balcony encroachment into any required yard. This will promote adequate amenity space for each dwelling unit, without impeding on any of the surrounding or neighbouring yards. 1.0m will not allow adequate amenity space. There are no perceived impacts on any surrounding properties. The variance meets the four tests.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available Committee of



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

Adjustment Hearing date. If you have any questions or require additional information, please do not hesitate to contact this office.

Yours truly,

Ryan Ferrari, MCIP, RPP, CPT
Senior Planner

A. J. Clarke and Associates Ltd.

Copy: Vrancor Group Inc.
366 King Street West
Hamilton, ON L8P 1B3



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/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	D.V Trillium Group Inc. c/o Darko Vranich	
Applicant(s)	Same as above.	
Agent or Solicitor	A.J. Clarke and Associates Ltd. c/o Ryan Ferrari	

- 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 ryan.ferrari@ajclarke.com
- 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	213 King Street West		
Assessment Roll Number	02012150310		
Former Municipality	Hamilton		
Lot	Lot 16	Concession	Con 2
Registered Plan Number	114	Lot(s)	Lt 1-4
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:

See attached cover letter.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

These variances are necessary to facilitate a gentle transition from the existing 7 storey podium, to create a comfortable pedestrian environment and a pedestrian scale building at the street level, and to create an attractive podium that is proportional to the proposed tower.

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
45.10 metres	39.59 metres	1,745 square metres	20.6 metres

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
No existing structure.				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Hotel/Condominium	0 metres	3.0 metres	1.21 metres (west) and 0 metres (east)	TBD

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
No existing structure.				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Hotel/Condominium	14,058 square metres	±421,740 square metres	30	88.13 metres

- 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.):
Residential Condominium and Hotel.

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2019

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Commercial Motor Vehicle Sales, Rental and Service Establishment.

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Commercial Motor Vehicle Sales, Rental and Service Establishment.

7.4 Length of time the existing uses of the subject property have continued:
Approx. 3 years.

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) Downtown Mixed Use

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

7.6 What is the existing zoning of the subject land? 'D2' Downtown Mixed Use, Pedestrian Focus

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: