



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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.:	DN/A-24:44	SUBJECT PROPERTY:	51-55 Cootes Drive & 110 King Street East, Dundas
ZONE:	"C5, 581" (Mixed Use Medium Density)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 17-240

APPLICANTS: Owner: 7612737 Canada Corp.
Agent: GSP Group Inc. – N. Frieday

The following variances are requested:

1. A maximum setback of 7.6 metres to a street line shall be permitted instead of the maximum required 4.5 metres to a street line.

PURPOSE & EFFECT: So as to permit a Multiple Dwelling notwithstanding that:

Notes:

- i) Please note, this variance is required to facilitate Site Plan application DA-18-018.
- ii) Be advised, as per section 10.5.3(a)iv), only those portions of the building façade which exceed the requirements of Section 10.5.3(g)iii) shall be excluded from the maximum setback requirements to a street line. It is noted that the building proposes multiple alcoves which are setback farther than the request 7.6 metres. Insufficient information has been provided to determine the total length of the building façade which conforms to the setback requirements. As such, should the total length of the building façade at the ground floor level not conform to the requirements under 10.5.3(a)i) and 10.5.3(a)iv), additional variances may be required.

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:	Tuesday, April 23, 2024
TIME:	1:35 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)

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

PUBLIC INPUT

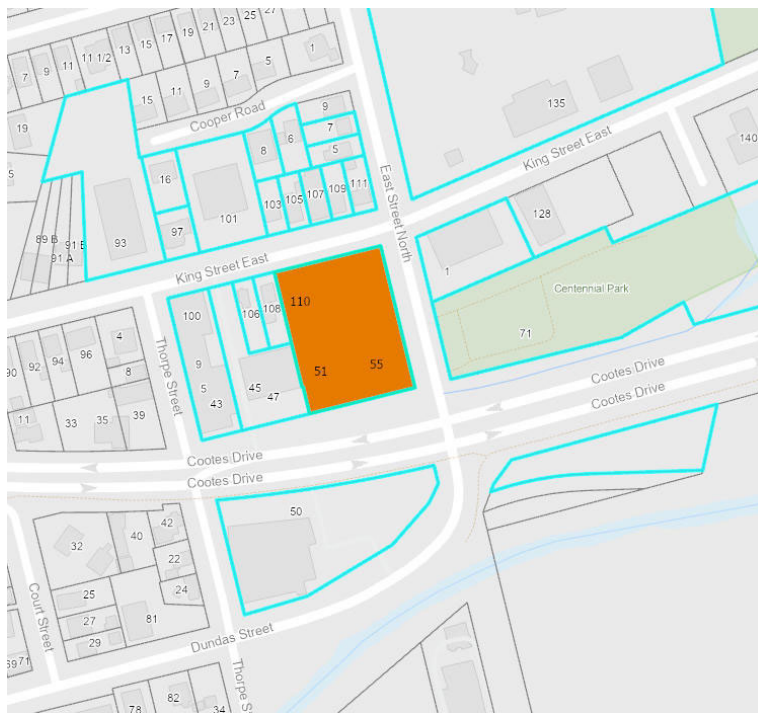
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. Written comments must be received no later than noon April 19, 2024

Orally: If you would like to speak to this item at the hearing you may do so by attending in person. Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing, as noted above.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding DN/A-24:44, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



DATED: April 4, 2024

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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E-mail: cofa@hamilton.ca

IN-PERSON 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 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 on the date listed on the Notice of Public Hearing.

Comments are available the Friday 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 in person at the Hearing.

In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive 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

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED: APRIL 28, 2017.

KING STREET EAST

(FORMERLY NORTH STREET, BY REGISTERED PLAN 1465, P.I.N. 17478-0194 (LT))

N 76° 56' E (REFERENCE BEARING)

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF

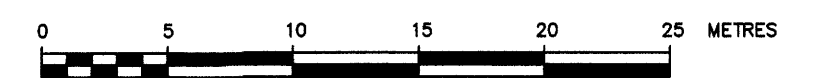
LOT 1 AND
PART OF LOT 2

BLOCK 76

REGISTERED PLAN 1465

CITY OF HAMILTON

SCALE 1:300



B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

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

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF KING STREET EAST AS SHOWN ON
PLAN 62R-7923, HAVING A BEARING OF N 76° 56' E.

ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE
REFERRED TO CITY OF HAMILTON BENCH MARK No. 75U004.
LOCATION: ONTARIO HYDRO AREA OFFICE, ALONG EAST SIDE
OF OLYMPIC DRIVE, NORTHWEST OF POWER HOUSE, 0.3 km.
NORTH OF INTERSECTION WITH HIGHWAY No. 102 OR COOTES
DRIVE, TABLET IN WEST CONCRETE FOUNDATION, 1.31 m. FROM
SOUTHWEST CORNER, 30 cm. BELOW BRICKWORK, 2 m. ABOVE
ROAD LEVEL.
ELEVATION = 80.281 m.

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SSIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- IB# DENOTES IRON BAR
- CC DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- WT. DENOTES WITNESS
- (OU) DENOTES ORIGIN UNKNOWN
- P1 DENOTES PLAN 62R-7923
- P2 DENOTES PLAN BY MACKAY MACKAY & PETERS LTD.
(FILE No. S-7101)
- N1 DENOTES FIELD NOTES BY A.T. McLAREN LTD.
(PAGE FILE: 18028)
- D1 DENOTES INSTRUMENT No. 233508CD
- (1135) DENOTES L.G. WOODS O.L.S.
- (1213) DENOTES J.D. PETERS O.L.S.
- (824) DENOTES A.T. McLAREN O.L.S.
- F.V. DENOTES FRAME VERANDAH
- L.S. DENOTES LIGHT STANDARD
- S.R.W. DENOTES STONE RETAINING WALL
- T.C. DENOTES TOP OF CURB
- T.L. DENOTES TRAFFIC LIGHT
- T.S. DENOTES TOP OF STONE
- W.V. DENOTES WATER VALVE
- 0.3# DENOTES DIAMETER OF TREE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2006453



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 28(3).

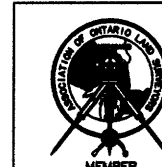
THIS REPORT WAS PREPARED FOR 7612737 CANADA CORP.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON APRIL 24, 2017.

APRIL 28, 2017.
DATE

BRYAN JACOBS
ONTARIO LAND SURVEYOR



B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 FAX 905-521-0089

© - COPYRIGHT

JOB No. 17s17-T

20.12 (P1 & Set)

22.86 (P1 & Meas)

37.49 (P1 & Meas)

20.12 (N1 & Set)

40.23 (N1 & Meas)

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CS-581 Zone Mixed Use Medium Density Min. Interior Side Yard Mod. by By-Law 19-062		Required	Proposed	Compliance
Permitted Uses	10.5.1	Range of Uses Permitted, including Multiple Dwelling	Multiple Dwelling - 129 units	Yes
Min. Building Setback from Street line	10.5.3 (i)	Min. 3.0 m for a bldg. with residential units on the ground floor facing a street	Min. 3.0 m from Coates Drive 7.5 m from King Street North Maximum of 4.5 m unless that 15.5.3 (i) is met	Yes
Min. Rear Yard (Rear) St. E.	10.5.3 (i)	7.5 m	7.5 m	Yes
Min. Interior Side Yard	10.5.3 (i)	7.5 m abutting a Res. or res. Zone lot containing a res. use	7.5 m (abutting res. use in CS-581 Zone)	Yes
Min. Interior Side Yard	10.5.3 (i)	Min. interior side yard - 1.3 m shall be provided along the southern portion of the building facing Coates Drive	1.3 m	Yes
Max. Building Height	10.5.3 (i)	(i) 22.0 m	22.0 m	Yes
Built Form - New Development	10.5.3 (i)	Roof-top mechanical equipment shall be located and/or screened from view from abutting streets	Roof-top equipment screened	Yes
Built Form - New Development	10.5.3 (i)	Corner Lot Min. combined width of the ground floor facade facing the front lot line and the rear lot line shall be 50% of the measurement of the lot lines abutting a street	49.834m + 63.184m = 112.738m No. of Units: 129 Lot Lines abutting a street: 47.55m + 59.14m + 51.21m = 157.90m	Yes
Built Form - New Development	10.5.3 (vi)	A min. of 1 principal entrance shall be within the ground floor facade that is set back closest to a street and accessible from the building facade with direct access from a public sidewalk	Entrance from East Street North	Yes
Built Form - New Development	10.5.3 (vi)	A walkway shall be permitted in a parking area where required by the By-Law	N/A	Yes
Min. Amenity Area for Multiple Dwellings	10.5.3 (i)	4 m ² / unit for units less than 50 m ²	Level 5 Amenity Terrace = 318 sq. m. Patios at Grade = 551 sq. m. Landscaped Area = 988 sq. m. Balconies / Terraces above Grade = 843 sq. m.	Yes
Min. Amenity Area for Multiple Dwellings	10.5.3 (i)	6 m ² / unit for units greater than 50 m ²	Minimum of 729 sq. m. required	Yes
Min. Amenity Area for Multiple Dwellings	10.5.3 (i)	An amenity Area outdoors must be unobstructed (except to light and air)	Unobstructed roof top amenity area open to light and air	Yes
Planning Strip Requirement	10.5.3 (i)	Where a property lot line abuts a property lot line within a Residential Zone or a Lot Line within a Lane, a minimum 1.5 metre-wide Planning Strip shall be provided and a landscaped area shall be required along the lot line abutting a Res. Zone, lot line, or a Lane in accordance with the requirements of Section 4.19 of the By-Law 19-062	N/A - abuts a CS-581 Zone	Yes
Visual Barrier Requirement	10.5.3 (i)	An unenclosed ramp for vehicular access may encroach into any required yard to no more than 1.0 m	N/A - abuts a CS-581 Zone	Yes
Permitted Yard Encroachment - Ramp	4.6 (i)	Encroachment permitted	Encroaches into Front Yard and Plankage Yard	Yes
Permitted Yard Encroachment - Balconies	4.6 (i)	1.0 m encroachment permitted for balconies	All balconies encroach less than 1.0 m into yards	Yes
Parking Stall Size	5.2 (i) (v)	2.8 m x 5.8 m + 0.3 m where adjacent to a wall / 300 L/60	2.8 m x 5.8 m	Yes
Small Parking Stall Allowance	5.2 (i) (v)	When 10 or more parking spaces required, 10% of required spaces may be for small cars only and shall be 2.4 x 5.5 m or 10% of 100 spaces + 10 spaces may be for small cars	Max. permitted spaces for small cars @ 2.4 m x 5.5 m = 10 Provided 4 spaces for small cars	Yes
Min. Aisle Width	5.2 (i)	90-degree parking: 6.0 m	6.0 m	Yes
Required Parking Spaces	5.6 (i)	27 units x 0.3 = 8.1 spaces 14 units x 0.7 = 9.8 spaces 52 units x 1 = 52 spaces	8.1 spaces 9.8 spaces 52 spaces	Yes
Short Term Bicycle Parking	5.7 (i)	Multiple dwelling: 5 spaces	5	Yes
Long Term Bicycle Parking	5.7 (i)	0.5 per dwelling unit	129 x 0.5 = 64.5	Yes
Barrier Free Parking Number	5.5 (i)	Between 50-100 required stalls: min 4% of total # of required stalls + 100 spaces x 4% = 4.5 spaces	4 barrier free stalls	Yes
Barrier Free Parking Stall Size	5.2 (i)	4.4 m x 5.8 m	4.4 m x 5.8 m	Yes
Location of Loading Facilities	5.2.1	N/A - abuts a CS-581 Zone and shall be screened by a Visual Barrier in accordance with Section 4.19 of By-Law 19-062	N/A	Yes

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 ALL THE VEHICULAR ACCESS POINTS THE FOLLOWING NOTE APPLIES: 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 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELIN 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 - COMMITTEE OF ADJUSTMENT
 - ROAD CUT PERMITS - SEWER AND WATER PERMITS
 - APPROACH APPROVAL PERMITS - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
7. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOI AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
8. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW NO. 10-197.
9. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLINE, ORGANICS AND LEAF & YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATION INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067, AS AMENDED.
10. CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY, THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTCSS) SHOULD BE NOTIFIED IMMEDIATELY (416-314-7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTCSS AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416-326-6392).
11. UNION GAS: UNION 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.

FILE NO. UNDERTAKING RE:

- 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; and,
- (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 affix the physical municipal number to the building in a manner that is visible from the street, or sign near the front entrance with either the municipal number (1) or full address (1 East Street North).

Dated this _____ day of _____, 20____

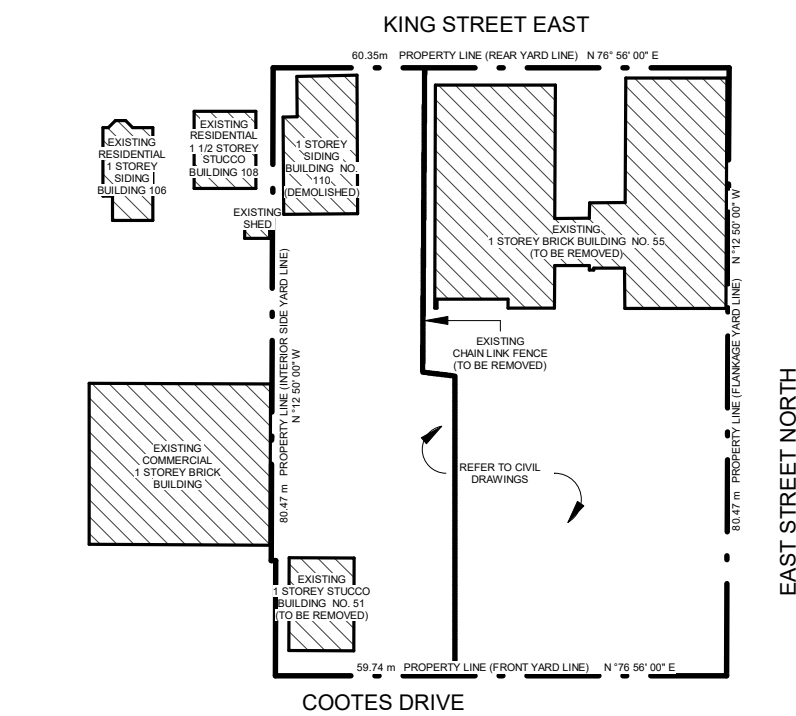
Witness (signature) _____ Owner(s) (signature) _____ (seal)

Witness (print) _____ Owner (print) _____ (seal)

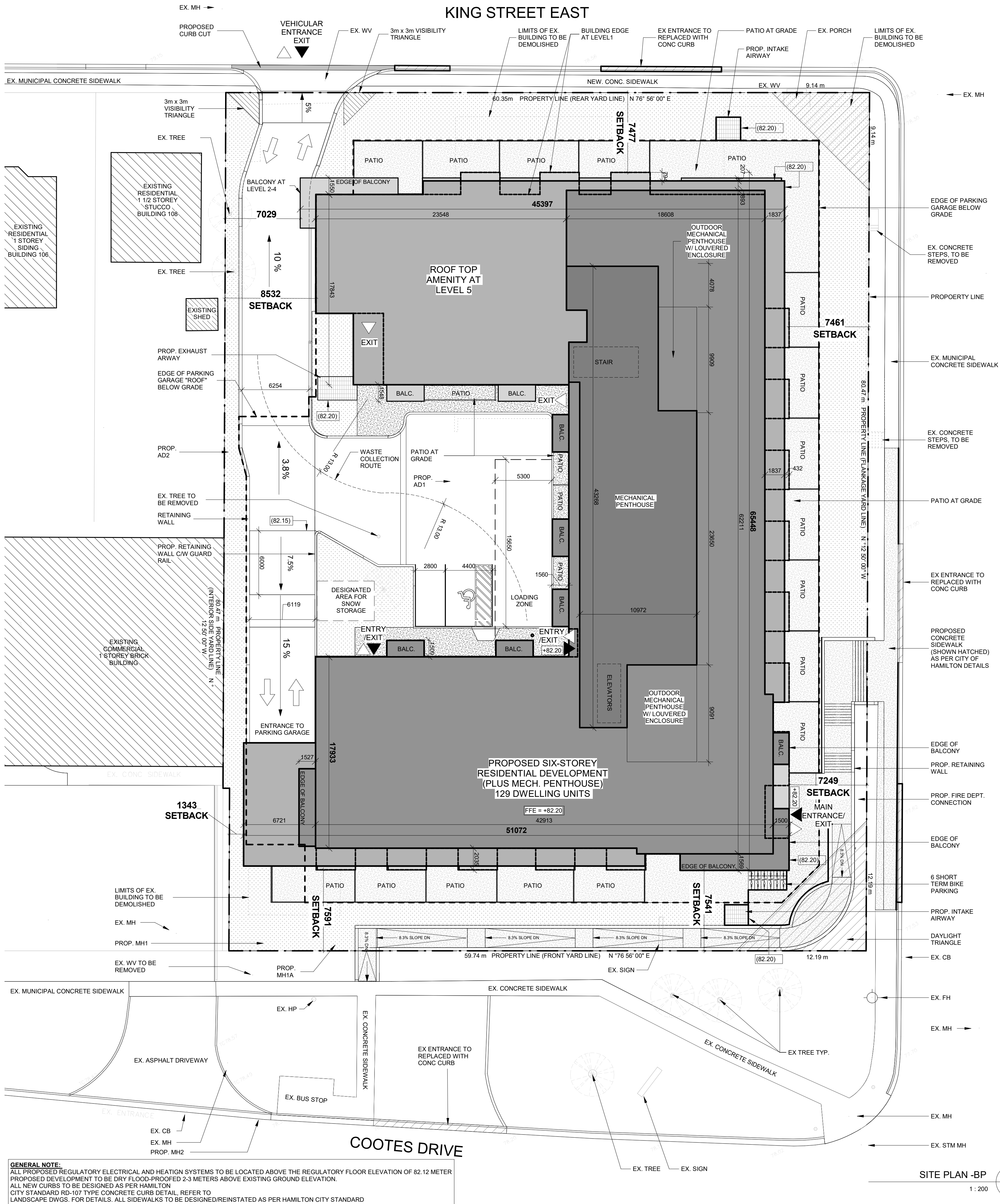
Address of Witness _____

OVERALL DEVELOPMENT STATISTICS

LOT AREA: 4,846 m²
AREA W/O DAYLIGHT TRIANGLES: 4,732 m²
BUILDING COVERAGE: 2,131 m²
COVERAGE %: 43.9%
DENSITY: 266 Units/HA
GROSS FLOOR AREA: 9,798 m²
NO. OF UNITS: 129 TOTAL
(102 > 50m² + 27 < 50m²)
LANDSCAPED AREA: 1288 m² (AT GRADE)
AMENITY AREA: 1400 m²
AVERAGE GRADE: 91.69 m ASL
REGULATION FLOOD LEVEL: 82.14 m
GROUND FLOOR LEVEL: 82.20 m



LOCATION SITE PLAN - EXISTING CONDITIONS

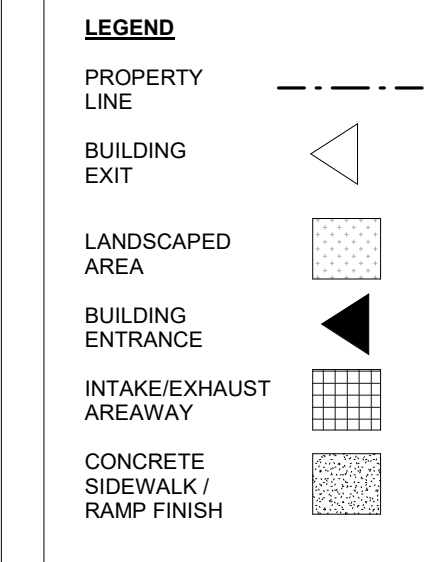
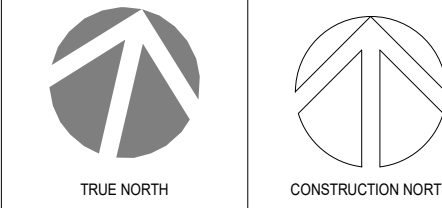


GENERAL NOTE:
ALL PROPOSED REGULATORY ELECTRICAL AND HEATING SYSTEMS TO BE LOCATED ABOVE THE REGULATORY FLOOR ELEVATION OF 82.12 METER
PROPOSED DEVELOPMENT TO BE DRY FLOOD-PROOFED 2-3 METERS ABOVE EXISTING GROUND ELEVATION.
ALL NEW CURBS TO BE DESIGNED AS PER HAMILTON
CITY STANDARD RD-107 TYPE CONCRETE CURB DETAIL. REFER TO LANDSCAPE DWGS. FOR DETAILS. ALL SIDEWALKS TO BE DESIGNED/REINSTATED AS PER HAMILTON CITY STANDARD

SITE PLAN -BP

1 : 200

PROJECT LOGO



NO.	DESCRIPTION	DATE
7	REISSUED FOR SPA	11-01-2023
6	REISSUED FOR SPA	11-04-2022
5	REISSUED FOR SPA	10-01-2021
4	REISSUED FOR SPA	11-15-2019
3	REISSUED FOR SPA	07-18-2019
2	ISSUED FOR SPA	06-13-2019
1	ISSUED FOR PRELIMINARY CONSULTATION WITH CITY	09-26-2019

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

DO NOT SCALE THE DRAWINGS.

McCallumSather
Westinghouse HQ, 2nd Floor
286 Sanford Ave. N
Hamilton, ON L8L 6A1
905.526.6700
www.mccallumsather.com



SEAL

CONSULTANTS:

PROJECT:
Coates Drive Development -
DA-18-018

1 EAST ST NORTH, DUNDAS,
ONTARIO

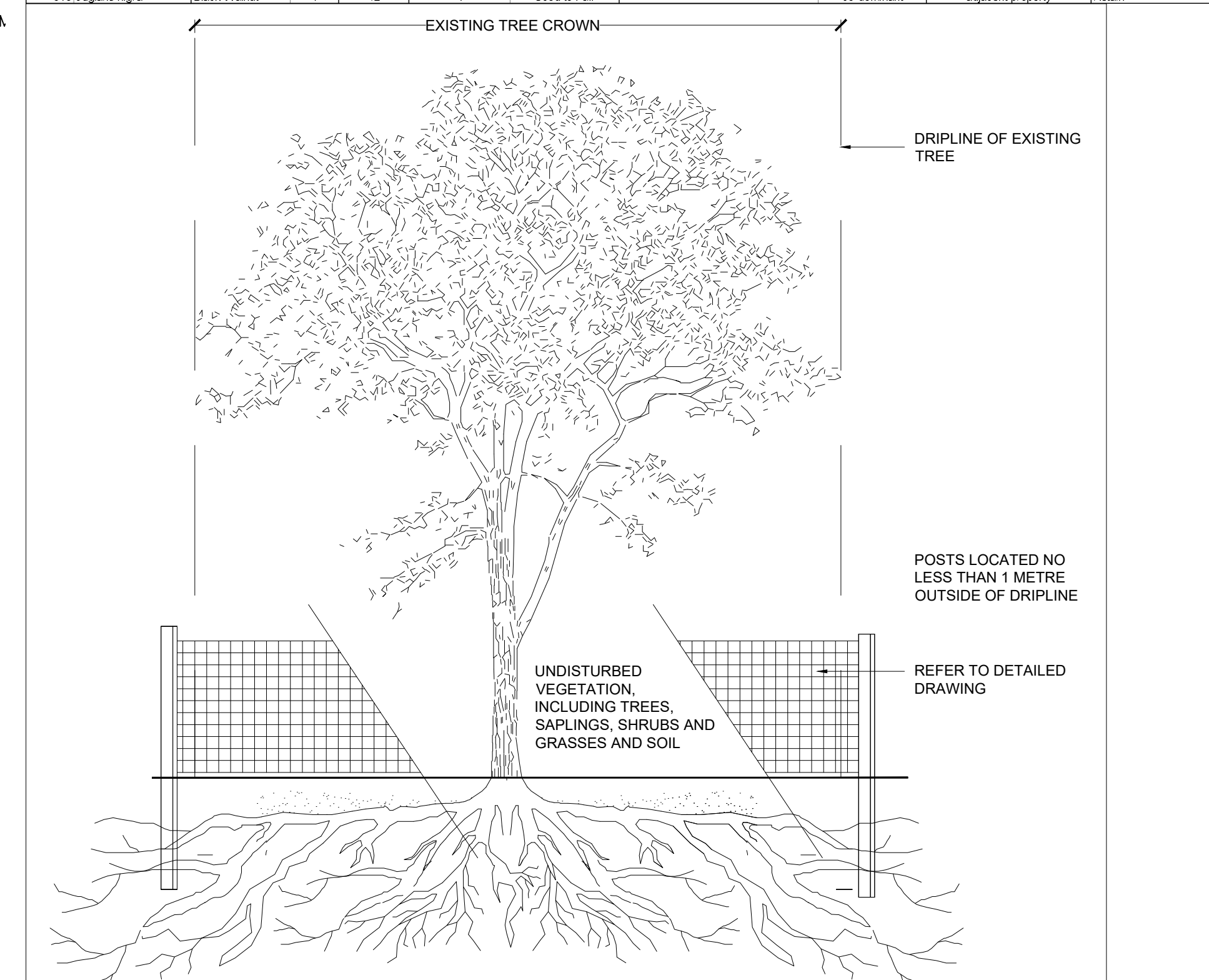
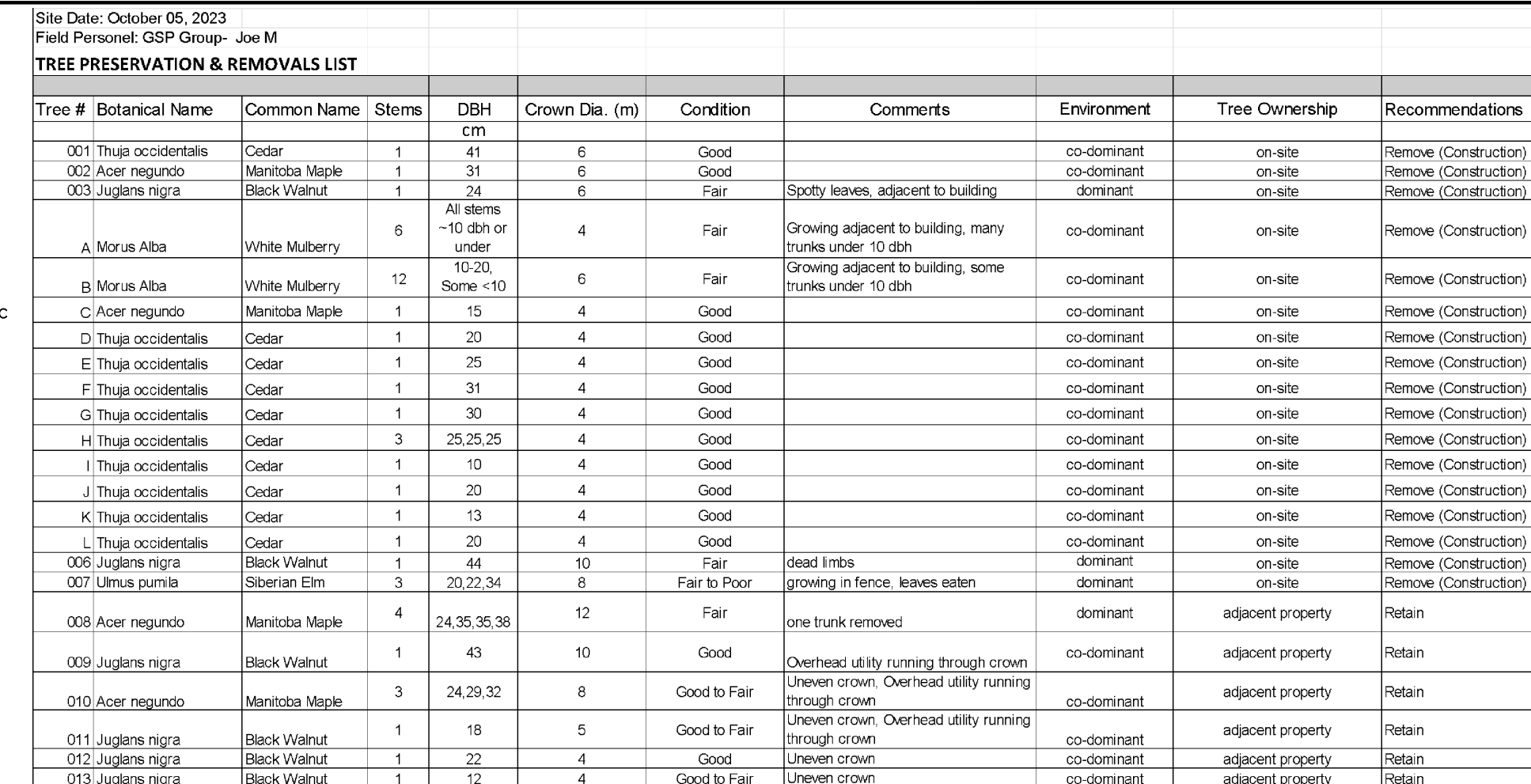
DRAWING TITLE:
SITE PLAN

DRAWN BY: AA-HD-MC DATE: 10/5/21
CHECKED BY: WN SCALE: As indicated

PROJECT NO: 20052

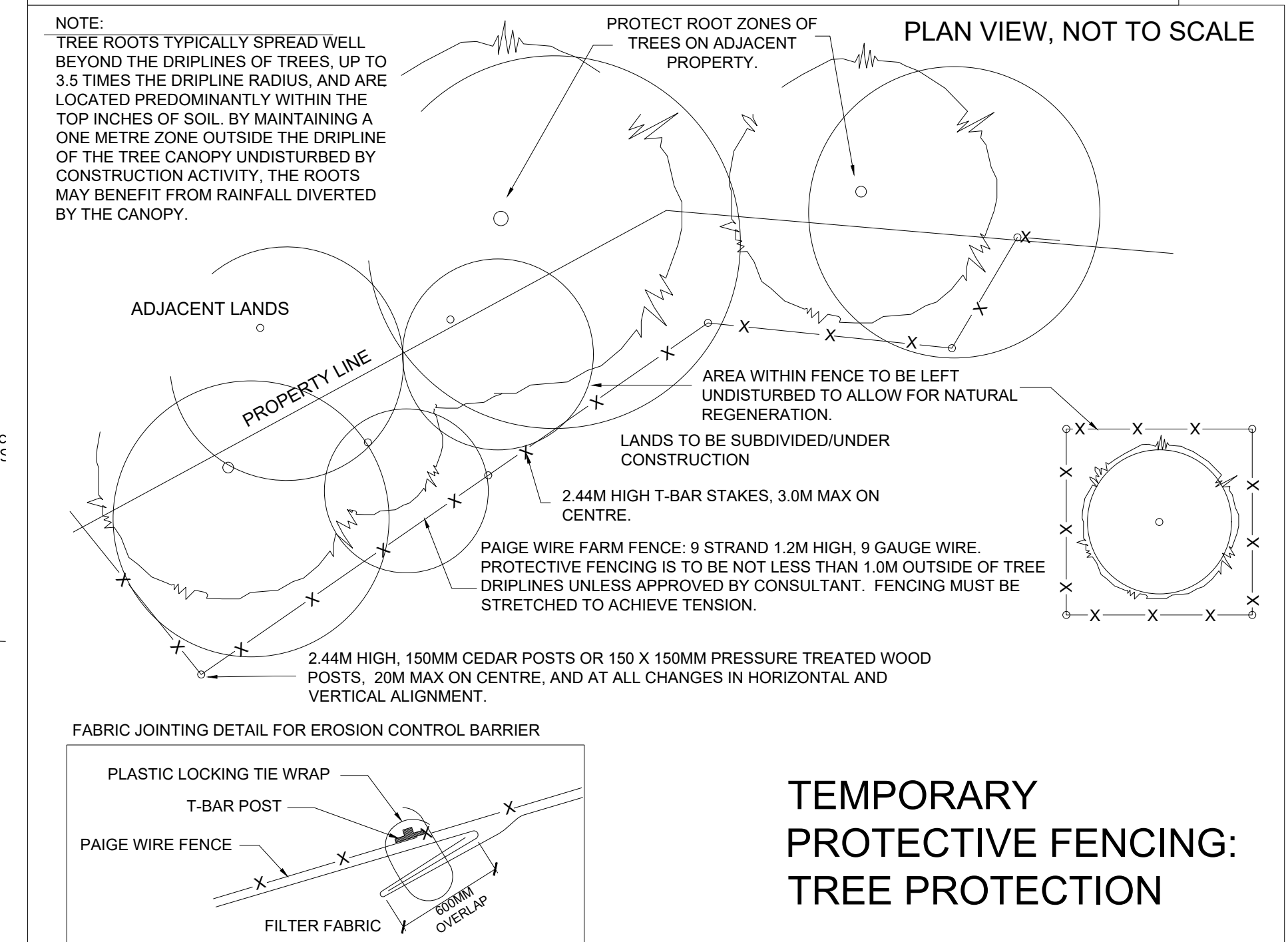
DRAWING NO:





A100



NOTE:

1. THE AREA WITHIN THE DRIPLINE OF ALL EXISTING TREES SHALL BE PROPERLY PROTECTED WITH TEMPORARY FENCING.
2. THE AREA WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT ACCESS AND STORAGE OR PROJECT RELATED GARBAGE.
3. TREE PROTECTION MEASURES SHALL REMAIN UNTIL THE COMPLETION OF FINE GRADING AND SODDING OR SEEDING.

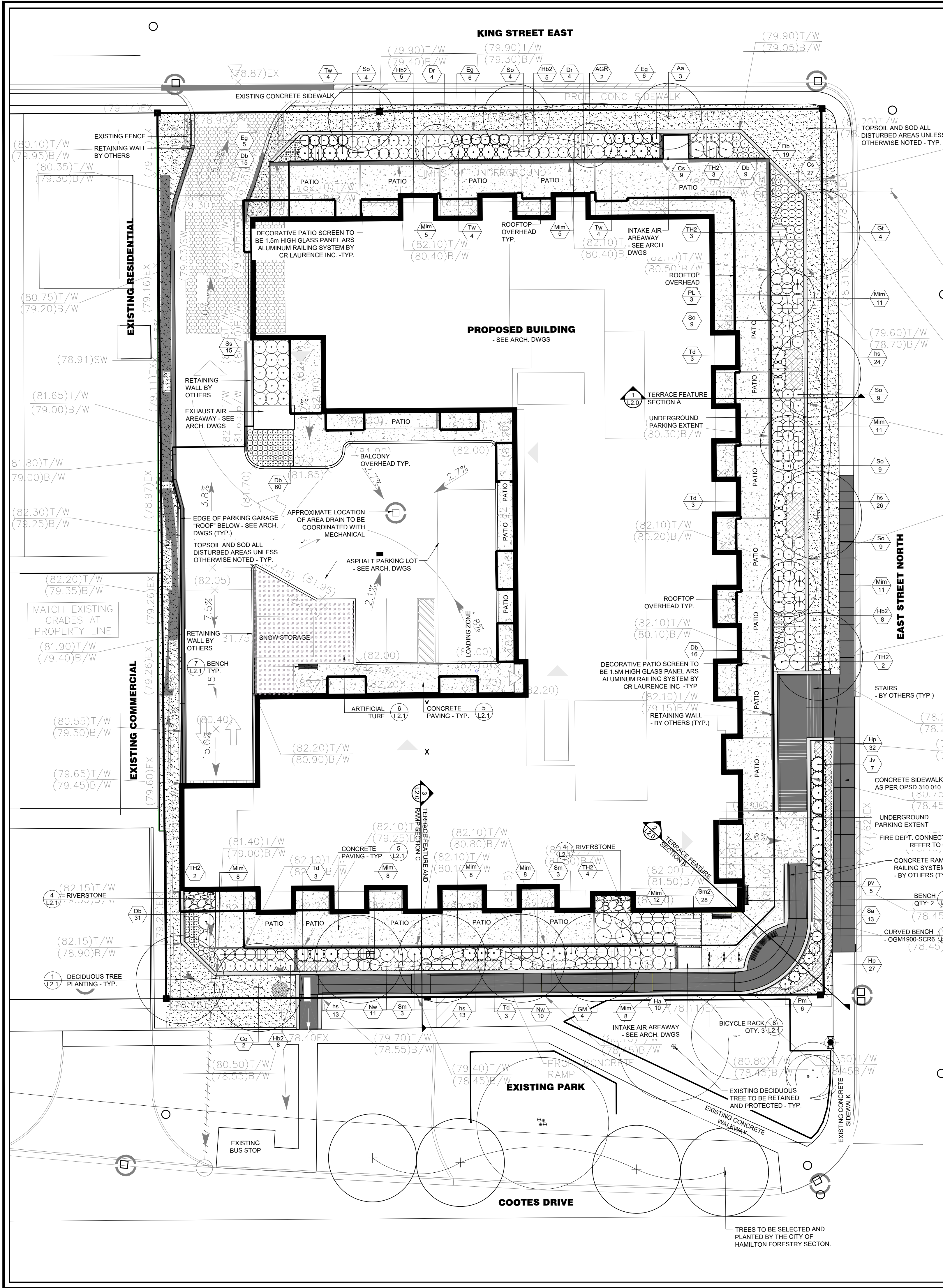


 EXISTING TREE TO BE PRESERVED
 EXISTING TREE TO BE REMOVED
 TREE PROTECTION FENCING
 TREE TAG NUMBER
 PROPERTY LINE

1. THE PREPARATION OF THE TREE PRESERVATION PLAN HAS BEEN COORDINATED WITH THE PREPARATION OF THE GRADING CONTROL PLAN AND EROSION & SEDIMENT CONTROL PLAN. THE PLANS HAVE BEEN REVIEWED BY THE LANDSCAPE ARCHITECT AND ENGINEERING CONSULTANTS. THE RELEVANT FEATURES OF THESE PLANS ARE IN CONFORMITY WITH EACH OTHER.
2. NO SERVICING, GRADING OR OTHER CONSTRUCTION ACTIVITY IS TO BEGIN UNTIL THE INSTALLATION OF THE TREE PROTECTION FENCING AND ANY OTHER PROTECTION MEASURES HAVE BEEN CERTIFIED BY THE LANDSCAPE ARCHITECT. PROTECTION FENCING SHALL NOT BE ALTERED OR RELOCATED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THEY ARE AWARE OF ALL MEASURES BEING TAKEN TO PROTECT ALL TREES IDENTIFIED.
4. BEFORE THE START OF ANY WORK, THE CONTRACTOR, SITE INSPECTOR AND LANDSCAPE ARCHITECT WILL MEET ON SITE TO REVIEW ALL TREE PROTECTION MEASURES REQUIRED TO PROTECT TREES.
5. ALL TREES TO BE SAVED SHALL BE FULLY PROTECTED WITH PROTECTIVE FENCING INSTALLED AS PER THE LOCATION SHOWN ON THE PLAN AND DETAIL. FENCING LOCATION TO BE APPROVED UPON INSTALLATION BY THE LANDSCAPE ARCHITECT, WHO THEN IN TURN PROVIDES A VERIFICATION LETTER TO THE DIRECTOR OF PLANNING TO CONFIRM THAT ALL TREE PROTECTION MEASURES HAVE BEEN INSTALLED AS SHOWN IN THE TREE PRESERVATION PLAN AS APPROVED BY THE CITY OF HAMILTON. TREE PROTECTION SHALL REMAIN IN PLACE UNTIL FINISH LANDSCAPING.
6. ALL DAMAGE TO TREES WILL BE REPORTED TO THE CONSULTANT IMMEDIATELY BY THE CONTRACTOR'S FOREPERSON.
7. THE VERIFICATION OF TREE PROTECTION LETTER MUST BE PROVIDED TO THE CITY BEFORE ANY ROUGH GRADING ON THE SITE CAN OCCUR. SERVICING CAN COMMENCE, OR BUILDING PERMIT CAN BE ISSUED. THE GRADING CONSULTANT MUST CONFIRM THAT THE TREE PROTECTION PLAN CONFORMS TO THE LOT GRADING CONTROL PLAN BEFORE THESE PLANS ARE APPROVED BY THE PLANNING DIVISION.
8. THE CITY FOREST CONSERVATION BY-LAW OFFICER WILL ALSO CHECK THE SITE DURING THE CONSTRUCTION PERIOD.
9. FOR SILT FENCING DETAILS REFER TO EROSION AND SEDIMENT CONTROL PLAN BY TBD.
10. FOR SERVICING AND GRADING INFORMATION, REFER TO DRAWINGS BY TBD.



L1.0



PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PL	3	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	60mm Cal.	
TH2	14	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	150cm Ht.	W.B.
DECIDUOUS TREES					
Aa	3	Acer x freemanii 'Armstrong'	Armstrong Maple	50mm Cal.	W.B.
AGR	3	Amelanchier x grandiflora 'Robin Hill'	Apple Serviceberry	60mm Cal.	W.B.
Co	2	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.
GM	4	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	60mm Cal.	W.B.
Gt	4	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	60mm Cal.	W.B.
SHRUBS					
Cs	56	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	60cm	3 gal.
BROADLEAF EVERGREENS					
Eg	17	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	50cm	3 gal.
CONIFEROUS SHRUBS					
Jv	8	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	60cm	3 gal.
Pm	6	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	30cm	3 gal.
Tw	12	Taxus x media 'Wardii'	Ward Anglo-Japanese Yew	60cm	3 gal.
Td	12	Taxus x media 'Densiflomis'	Dense Yew	60cm	3 gal.
DECIDUOUS SHRUBS					
Dr	8	Diervilla rivularis 'Morton'	Summer Stars Georgia Bush-Honeysuckle	60cm	3 gal.
Ha	10	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	60cm	3 gal.
Hb2	26	Hydrangea paniculata 'LVOBO'	Bobo® Panicle Hydrangea	60cm	3 gal.
So	44	Sorbaria sorbifolia 'Sem'	Sem False Spiraea	60cm	3 gal.
Ss	15	Spiraea japonica 'Shirobana'	Shirobana Spirea	40cm	3 gal.
Sm	6	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	60cm	3 gal.
ORNAMENTAL GRASSES					
Db	163	Deschampsia cespitosa 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	---	1 gal.
Mim	95	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	---	1 gal.
GROUND COVERS					
Nw	21	Nepeta x 'Walker's Low'	Walker's Low Catmint	---	500mm
PERENNIALS					
Sm2	28	Salvia nemorosa 'May Night'	May Night Meadow Sage	---	1 gal.
PERENNIALS & GROUNDCOVERS					
Hp	59	Hemerocallis x 'Purple D'Oro'	Purple D'Oro Daylily	---	1 gal.
hs	76	Hemerocallis x 'Stella D'Oro'	Stella D'Oro Daylily	---	1 gal.
pv	5	Panicum virgatum 'Northwind'	Northwind Switch Grass	---	1 gal.
Sa	13	Sedum x 'Autumn Charm'	Autumn Charm Sedum	---	1 gal.

GENERAL NOTES:

1.0 GENERAL

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING DRAWINGS.

2.0 LAYOUT AND PLANT SUPPLY

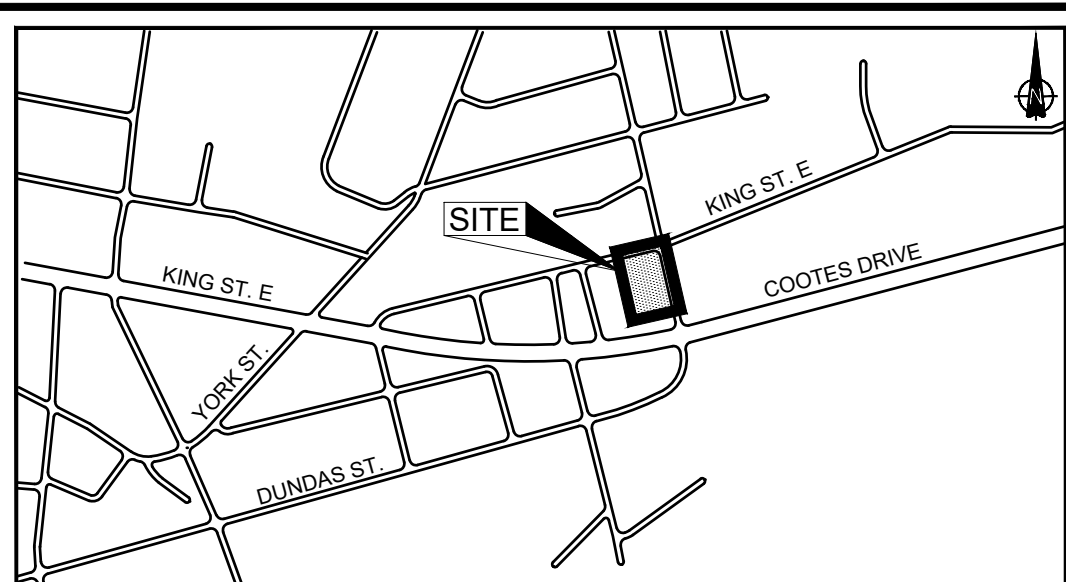
1. DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF THE TREES, ONCE DRIVEWAYS, LIGHT STANDARDS, AND UTILITIES HAVE BEEN INSTALLED AND/OR LOCATED, THE EXACT LOCATION OF THE TREES WILL BE STAKED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

2. CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE AND UTILITY LOCATES.

3. TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.

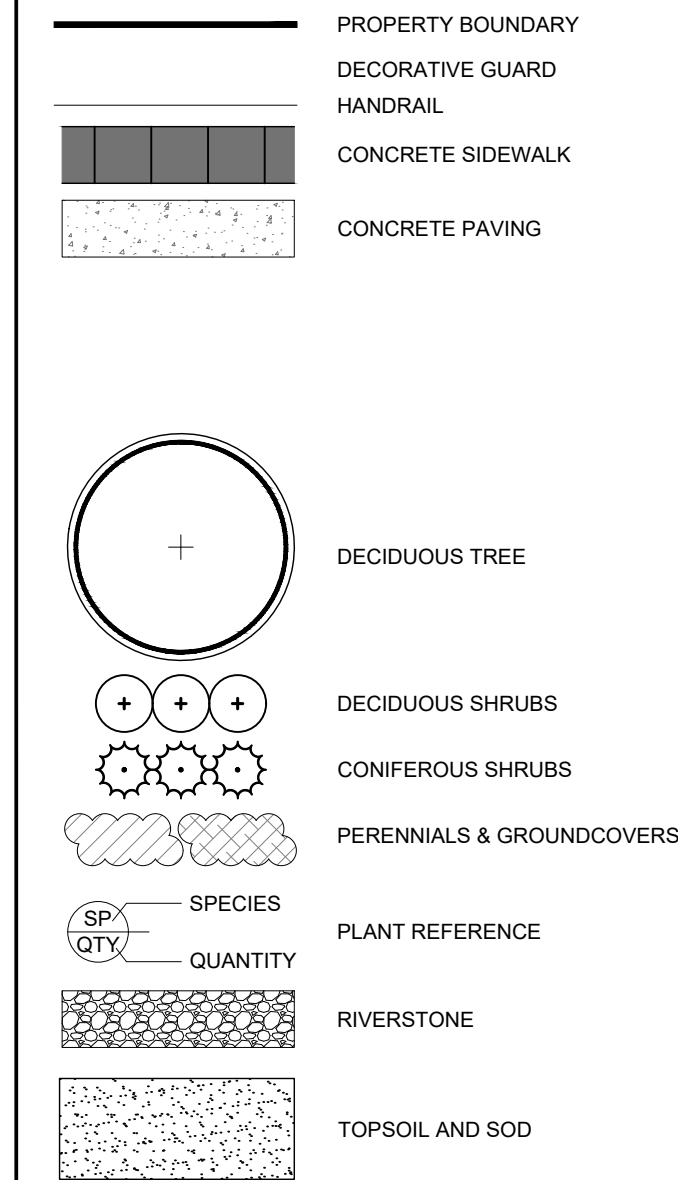
4. MINIMUM CLEARANCE FOR TREES ARE AS FOLLOWS:

TABLE OF TREE CLEARANCES	
FIRE HYDRANTS	3.0m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PEDESTALS	1.0m
UNDERGROUND SERVICES	1.0m
STORM/ SANITARY CATCH BASIN	1.0m
LIGHT STANDARD	5.0m



KEY PLAN N.T.S.
55 COOTES DRIVE, DUNDAS, ON

LEGEND



DUNDAS RESIDENTIAL
DEVELOPMENT
55 COOTES DRIVE, DUNDAS, ON

LANDSCAPE PLAN

ISSUED FOR SITE PLAN
APPROVAL, NOT FOR
CONSTRUCTION.



NO.	DATE	REVISIONS	BY
1.	MAY 10/19	ISSUED FOR REVIEW & COORDINATION	KW
2.	AUG. 2/19	ISSUED FOR REVIEW & COORDINATION	KW
3.	OCT. 22/20	ISSUED FOR REVIEW & COORDINATION	LB
4.	NOV. 9/20	ISSUED FOR SITE PLAN APPROVAL	LB
5.	OCT. 16/23	ISSUED FOR SITE PLAN APPROVAL	LB
6.	OCT. 27/23	ISSUED FOR ENCROACHMENT AGREEMENT	LB
7.	OCT. 30/23	ISSUED FOR FINAL SPA	LB



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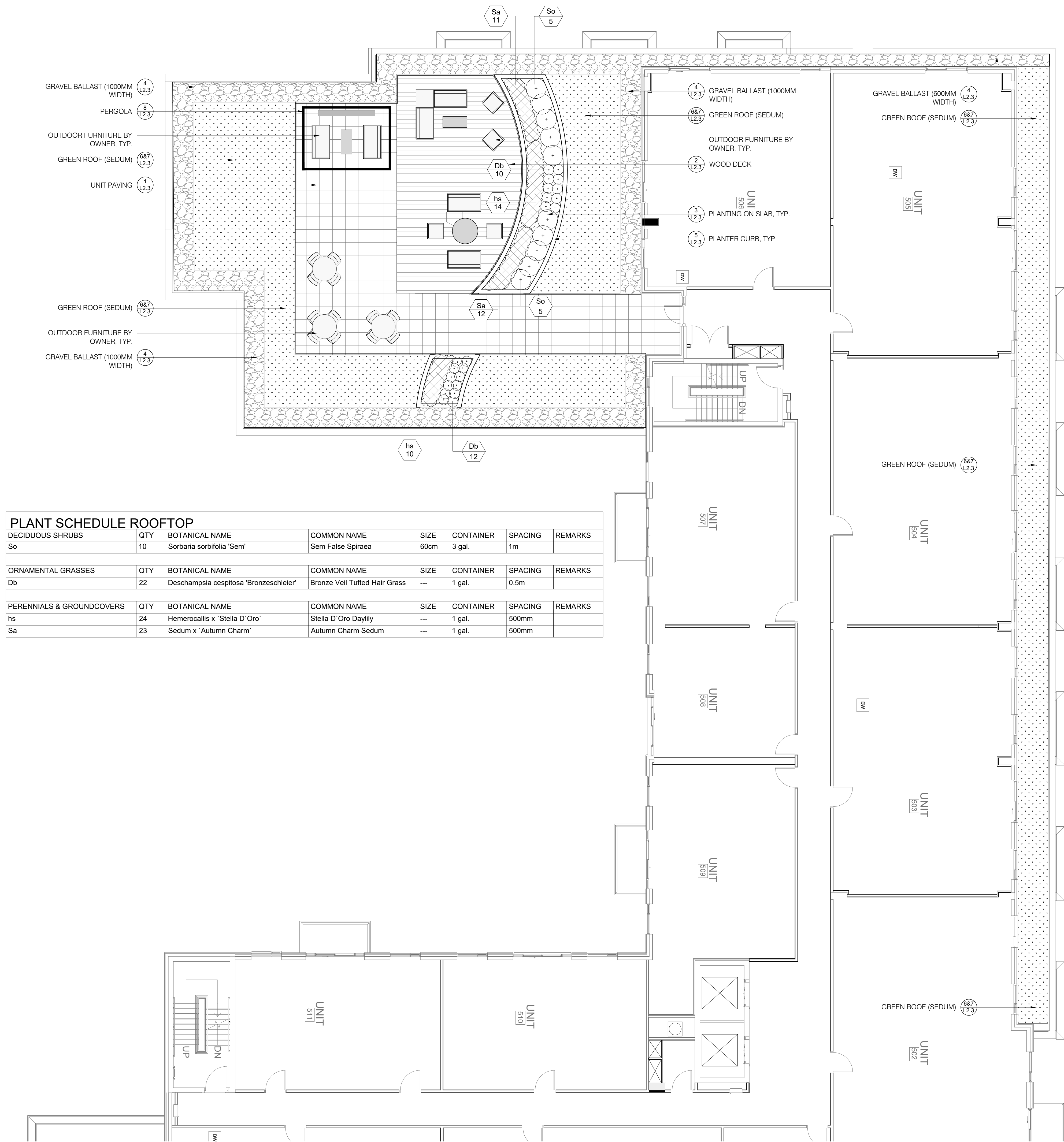
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DRAWN: LB

SCALE: 1:200

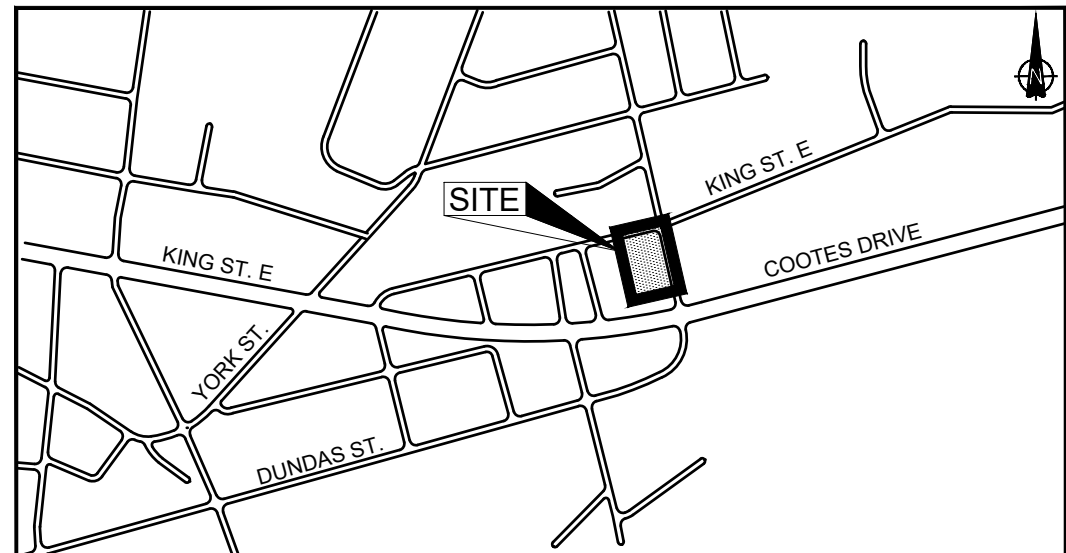
PROJECT NO. 17033

L1.1



PLANT SCHEDULE ROOFTOP							
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
So	10	Sorbaria sorbifolia 'Sem'	Sem False Spiraea	60cm	3 gal.	1m	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
Db	22	Deschampsia cespitosa 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	---	1 gal.	0.5m	
PERENNIALS & GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
hs	24	Hemerocallis x 'Stella D'Oro'	Stella D'Oro Daylily	---	1 gal.	500mm	
Sa	23	Sedum x 'Autumn Charm'	Autumn Charm Sedum	---	1 gal.	500mm	

- GENERAL NOTES:
- 1.0 GENERAL
 1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING DRAWINGS.
 - 2.0 LAYOUT AND PLANT SUPPLY
 1. DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF THE TREES. ONCE DRIVEWAYS, LIGHT STANDARDS, AND UTILITIES HAVE BEEN INSTALLED AND/OR LOCATED, THE EXACT LOCATION OF THE TREES WILL BE STAKED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE AND UTILITY LOCATES.
 3. TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
 4. MINIMUM CLEARANCE FOR TREES ARE AS FOLLOWS:
- | TABLE OF TREE CLEARANCES | |
|-----------------------------|------|
| FIRE HYDRANTS | 3.0m |
| HYDRO TRANSFORMERS | 3.0m |
| BELL OR CABLE PEDESTALS | 1.0m |
| UNDERGROUND SERVICES | 1.0m |
| STORM/ SANITARY CATCH BASIN | 1.0m |
| LIGHT STANDARD | 5.0m |



KEY PLAN N.T.S.
55 COOTES DRIVE, DUNDAS, ON

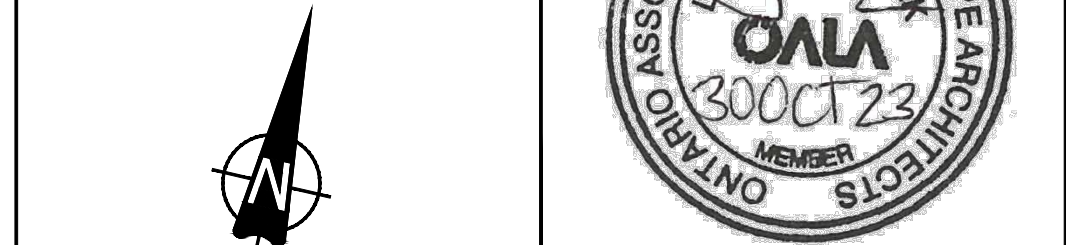
- LEGEND**
- PROPERTY BOUNDARY
 - SHRUB & PERENNIAL PLANTING
 - GREEN ROOF
 - UNIT PAVING
 - RIVER ROCK
 - WOOD DECK

DUNDAS RESIDENTIAL DEVELOPMENT

55 COOTES DRIVE, DUNDAS, ON

ROOFTOP AMENITY AREA PLAN

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.



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4.	NOV. 9/20	ISSUED FOR SITE PLAN APPROVAL	LB
5.	OCT. 16/23	ISSUED FOR SITE PLAN APPROVAL	LB
6.	OCT. 30/23	ISSUED FOR FINAL SPA	LB



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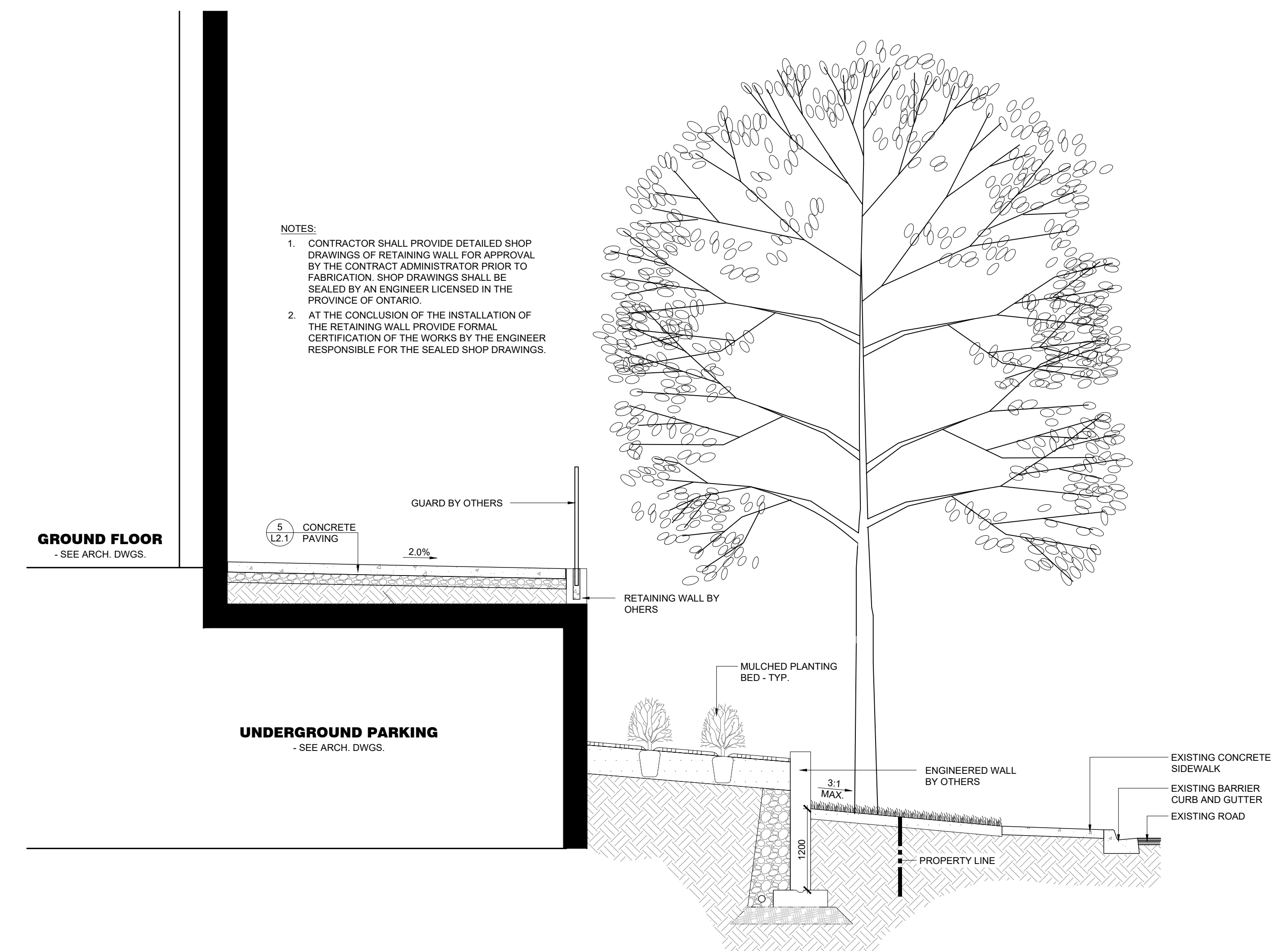
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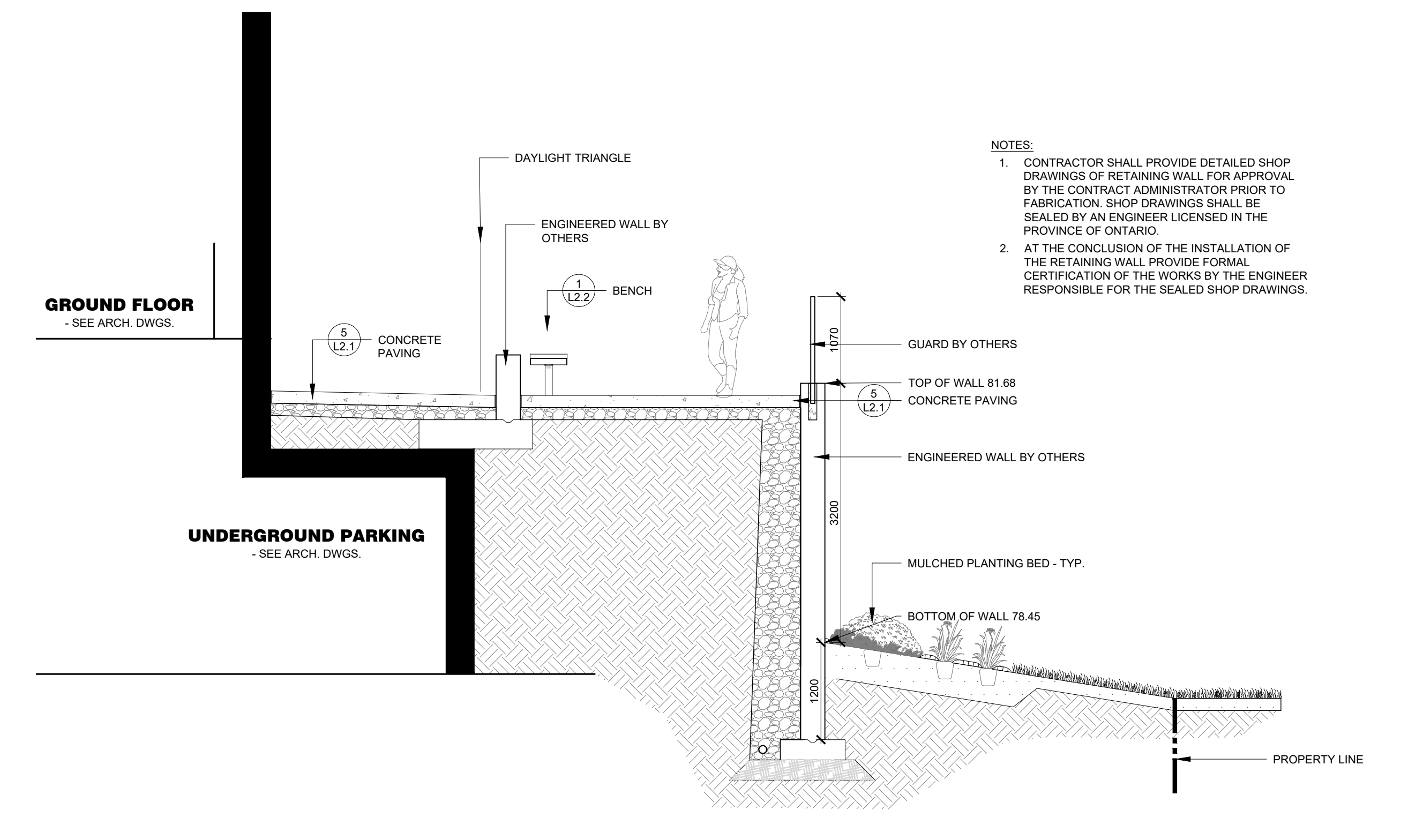
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PROJECT NO. 17033

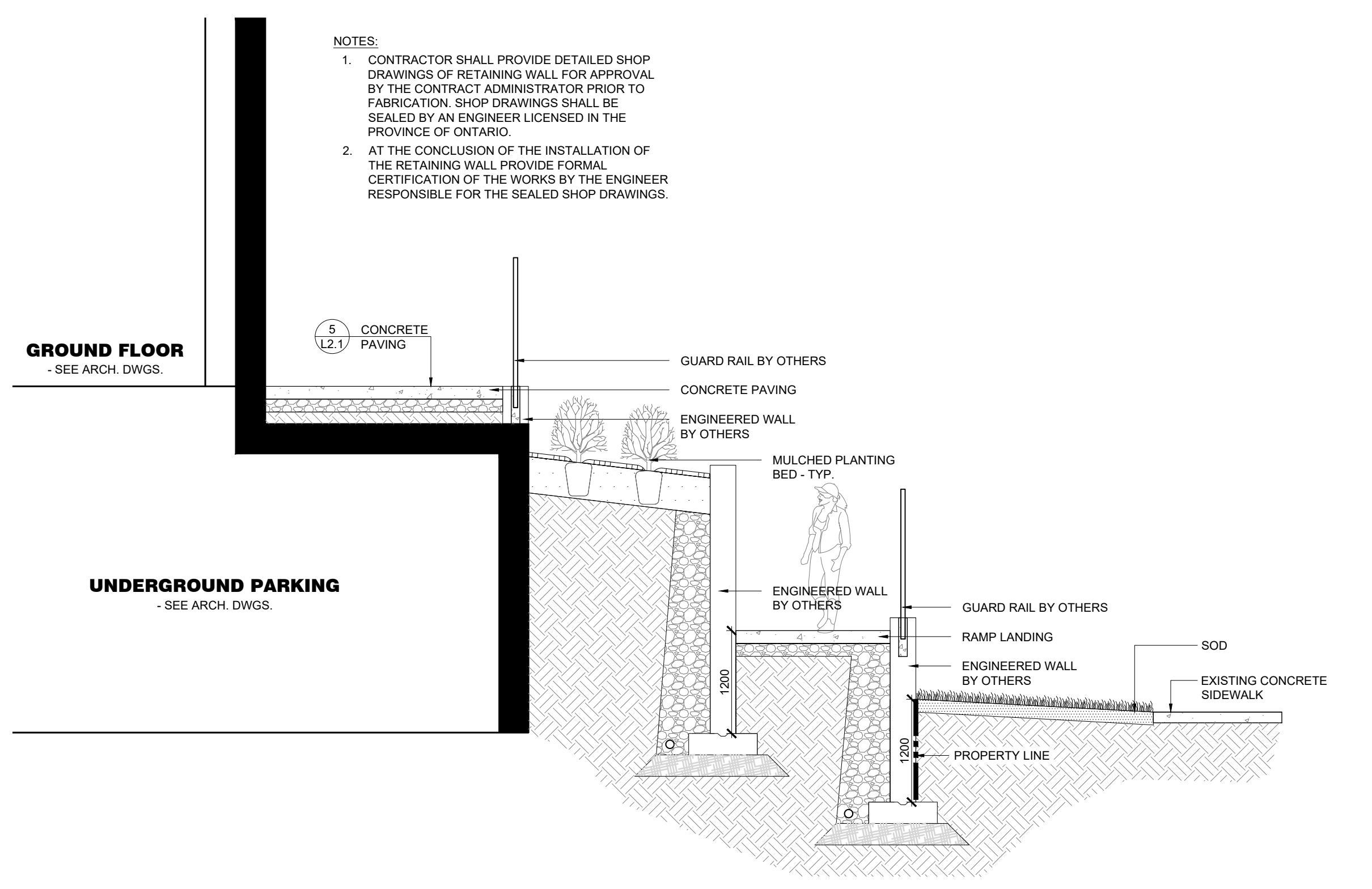
L1.2



1 TERRACE FEATURE SECTION A
1:50



2 TERRACE FEATURE SECTION B
1:50

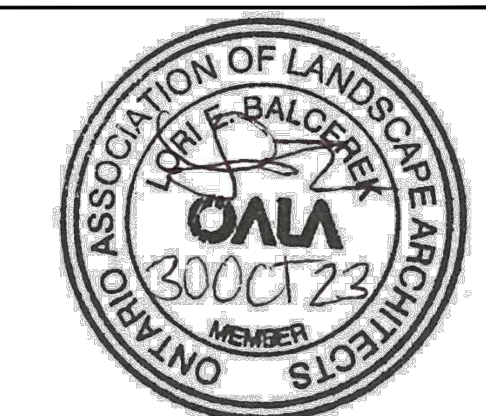


3 TERRACE FEATURE SECTION C
1:50

DUNDAS RESIDENTIAL DEVELOPMENT 55 COOTES DRIVE, DUNDAS, ON

LANDSCAPE DETAILS

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6.	OCT. 27/23	ISSUED FOR ENCROACHMENT AGREEMENT	LB
7.	OCT. 30/23	ISSUED FOR FINAL SPA	LB



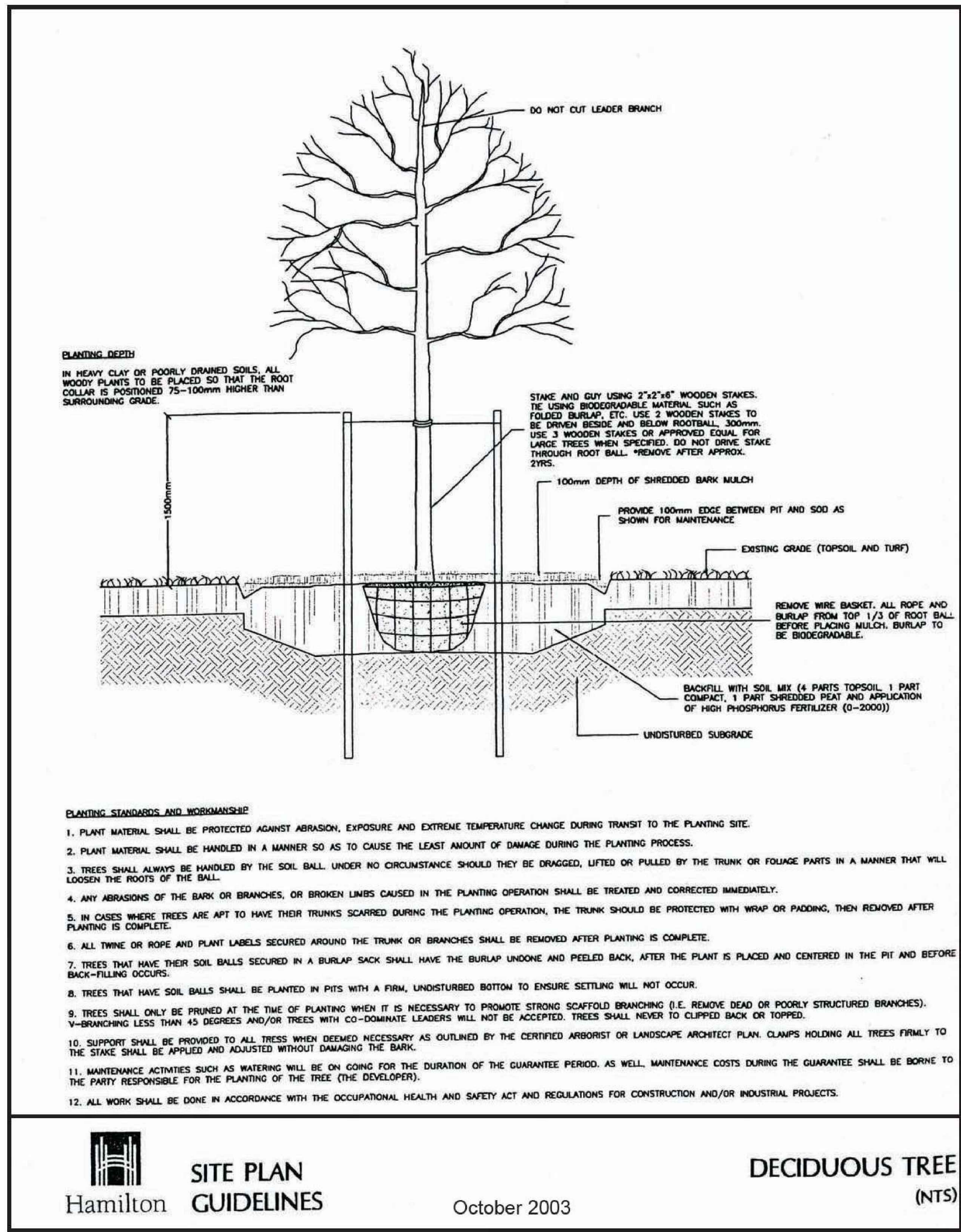
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Hamilton, Ontario L8P 4K9
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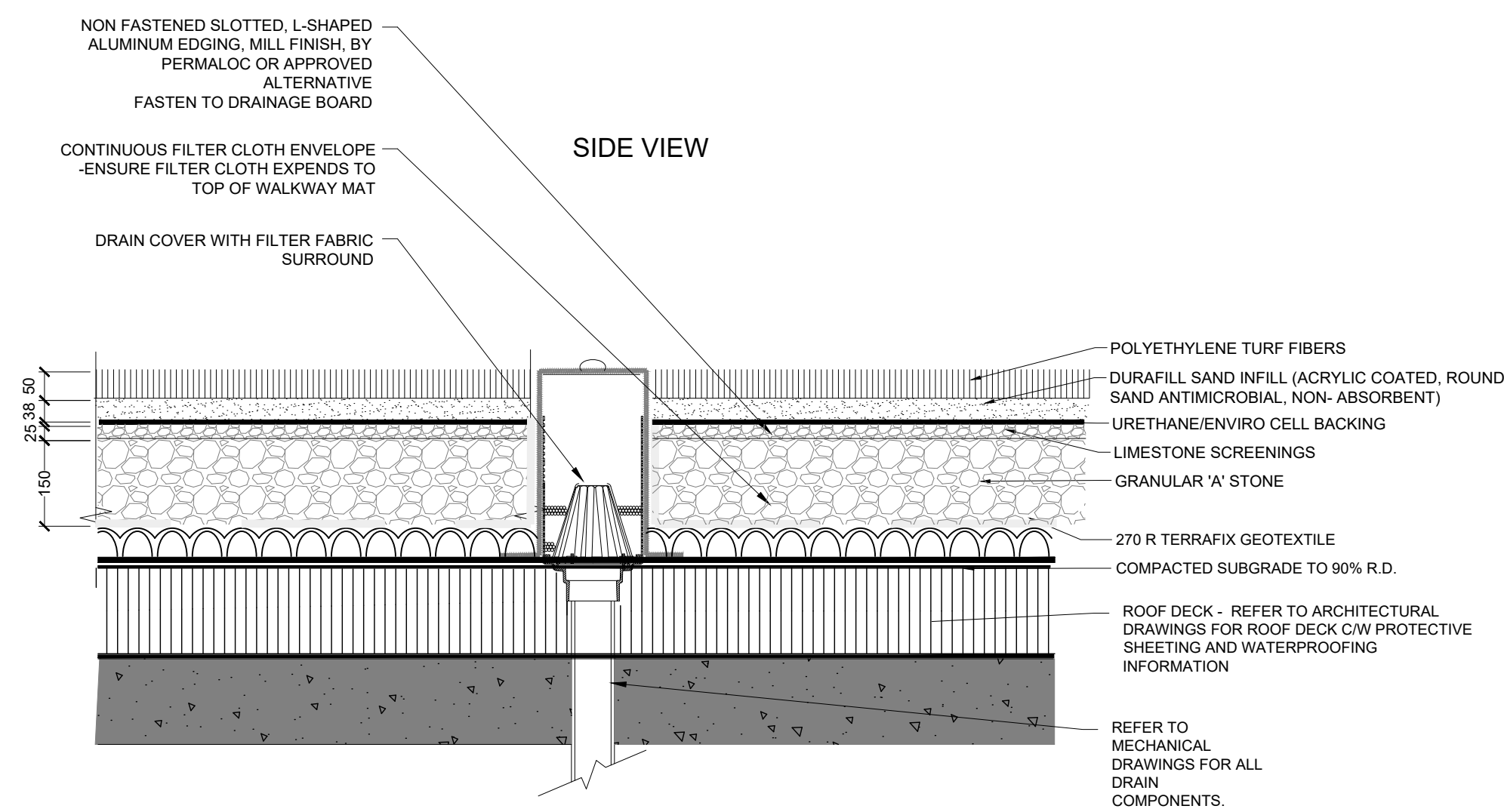
DATE: MAY 2019	DRAWN: KW
SCALE: AS SHOWN	PROJECT NO. 170333

L2.0



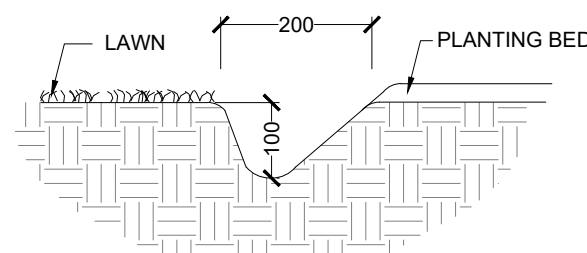
1 DECIDUOUS TREE PLANTING

NTS



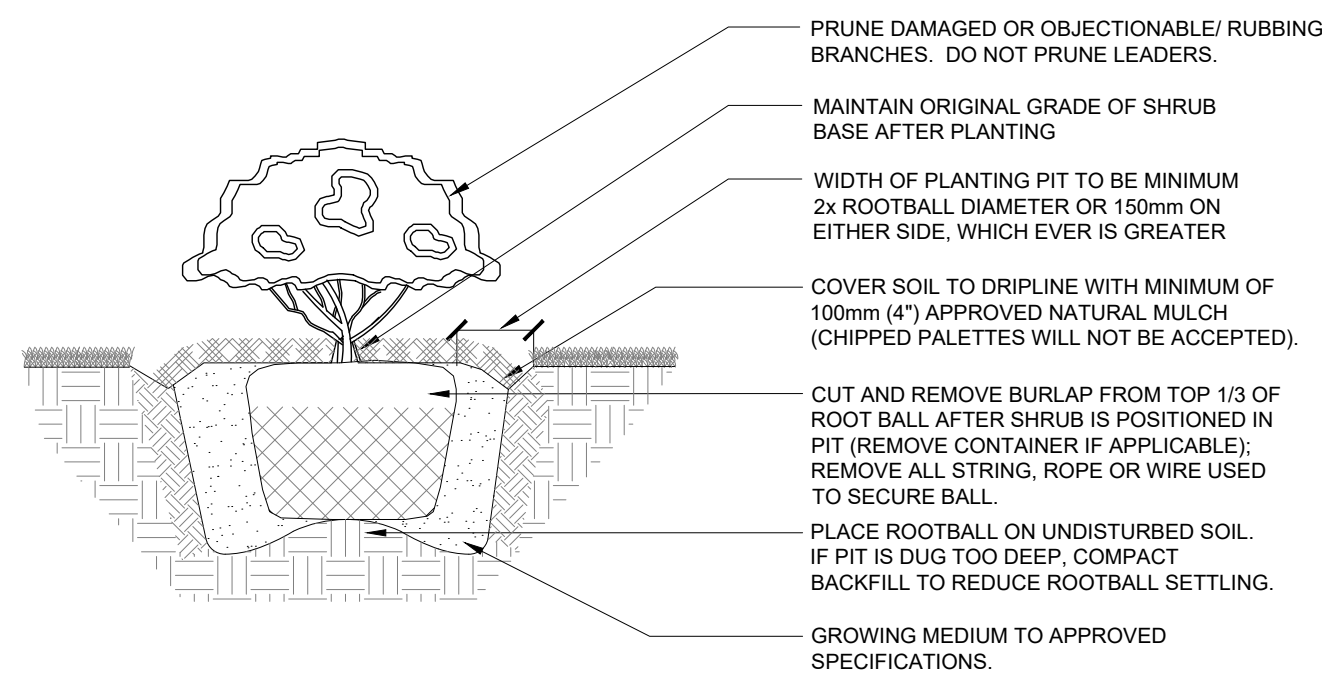
6 ARTIFICIAL TURF

1:10



2 TYPICAL PLANTING BED EDGE

SCALE 1:10



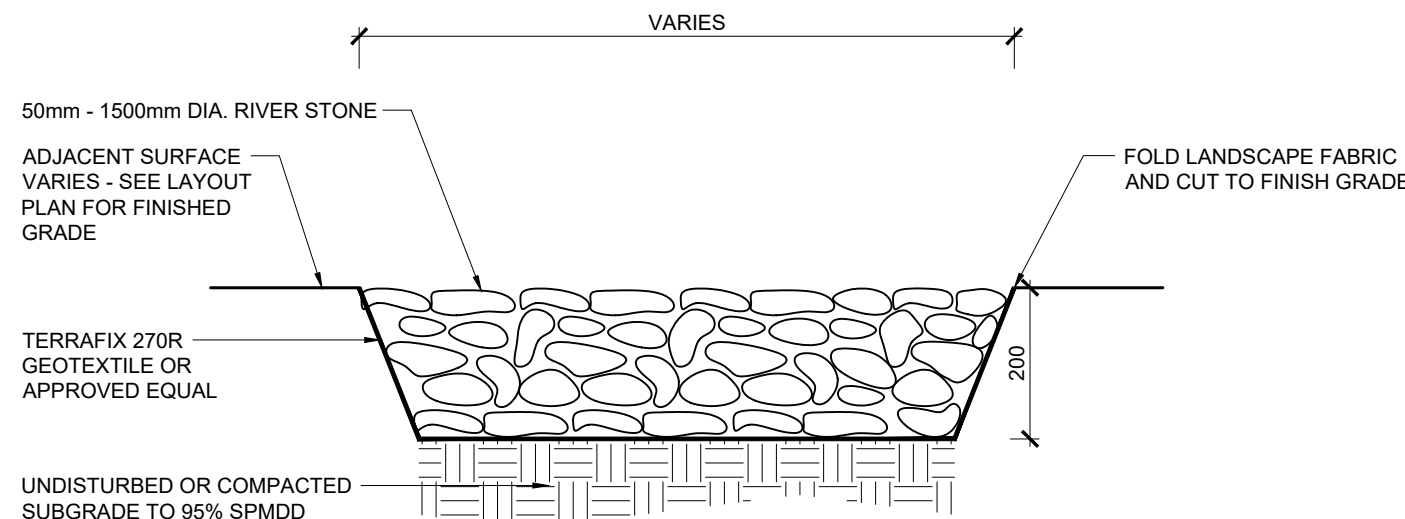
NOTES:

1. GROWING MEDIUM MIXTURE: 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SHREDDED PEAT & APPLICATION OF HIGH PHOSPHOROUS FERTILIZER (0-20-0).
2. PLANTING BED SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING & PRIOR TO MULCHING.
3. FOR POTTED SHRUBS, SATURATE CONTAINER/ ROOTS/SOIL PRIOR TO REMOVAL OF CONTAINER BEFORE PLANTING.
4. SHRUBS ARE TO BE SPACED AS DIRECTED.

3 SHRUB PLANTING

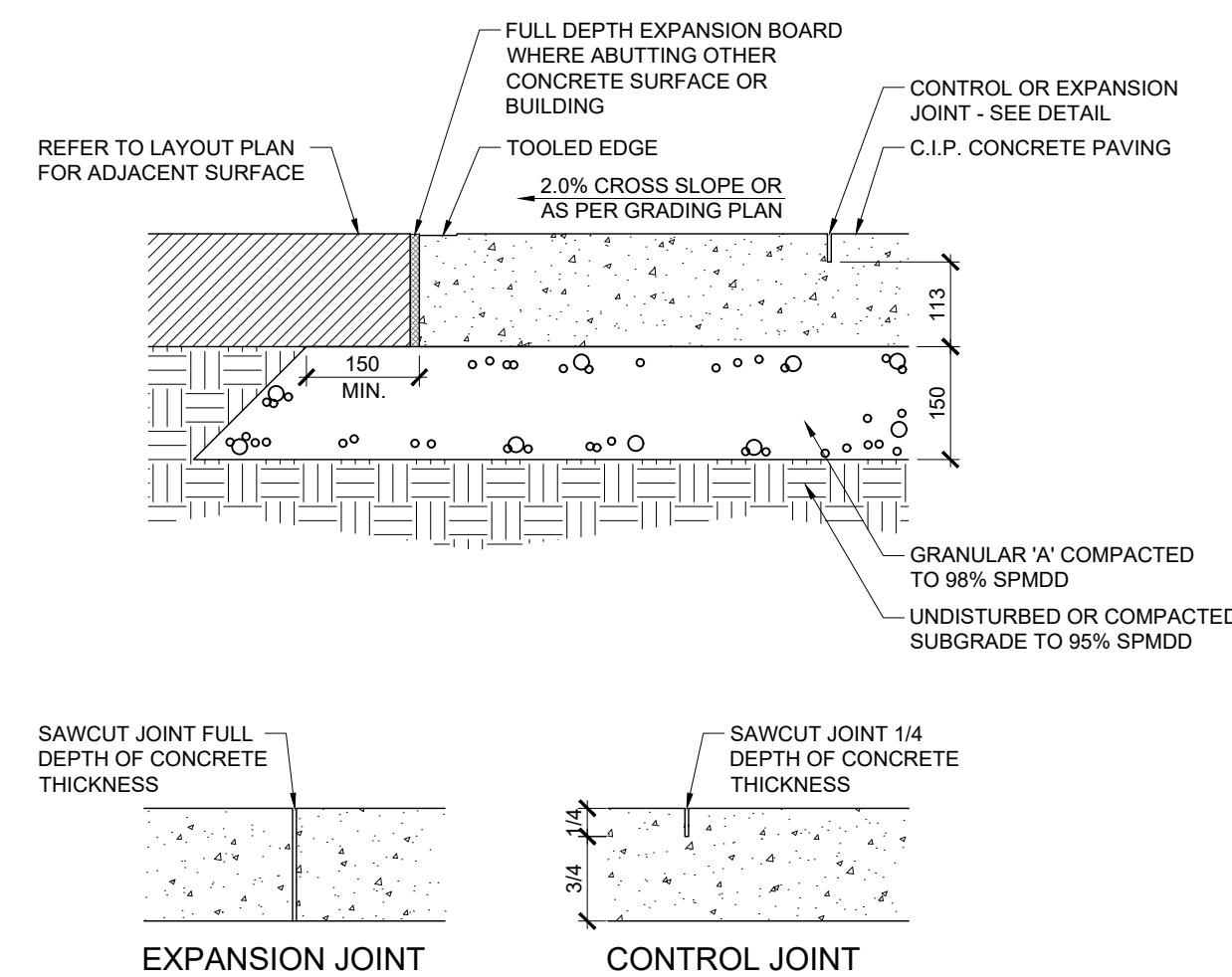
NTS

- NOTES:**
1. RIVERSTONE TO BE STONE VARYING IN SIZE BETWEEN 50mm-150mm DIAMETER WITH NATURAL SMOOTH FINISH GAINED THROUGH MECHANICAL EROSION BY WATER.
 2. CONTRACTOR TO PROVIDE THE SOURCE/ SUPPLIER AND A SAMPLE OF RIVERSTONE FOR ACCEPTANCE BY CONSULTANT.



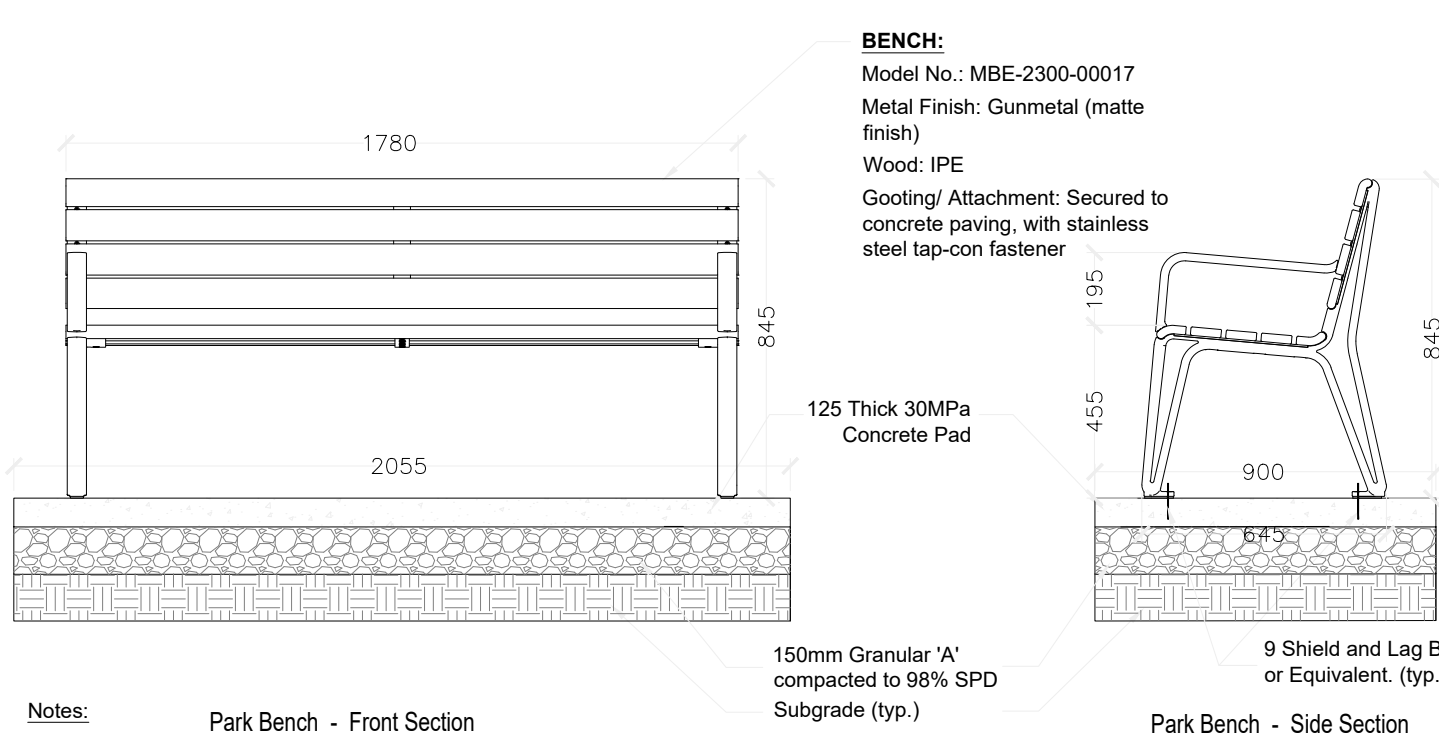
4 RIVERSTONE

1:10



5 CONCRETE PAVING

1:10

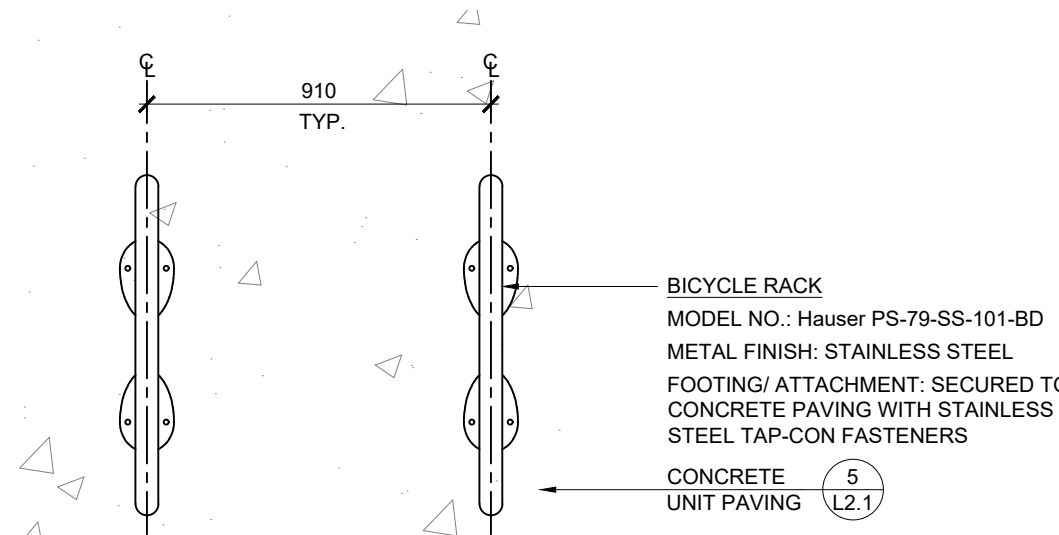


Notes:

1. All dimensions are in mm
2. All steel components are powder coated as per manufacturers specifications.
3. Bench colour to be indicated
4. The bench is delivered pre-assembled. Holes (8mm) are provided in each foot for securing to base. Contractor to provide hardware for installation
5. Refer to landscape drawings for layout of concrete pad

7 BENCH - MAGLIN MBE-2300

NTS



8 BICYCLE RACK

1:20

GENERAL NOTES:

SITE FURNISHING

1. SUPPLY AND INSTALL BENCHES AND BICYCLE RACKS AS SPECIFIED.
2. PACKAGE ALL PRODUCTS AND HANDLE CAREFULLY DURING SHIPMENT AND INSTALLATION TO AVOID DAMAGING THE PRODUCTS AND FINISHES. DAMAGED PRODUCTS WILL BE REJECTED.
3. OBTAIN SMOOTH UNIFORM GRADIENT AT INSTALLATION LOCATION.
4. ASSEMBLE AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED.
5. EXISTING SURFACE MATERIALS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER INSTALLATION AND ALL PACKAGING SHALL BE REMOVED FROM SITE.
6. ALL FASTENERS AND ANCHORS USED TO SECURE FURNISHINGS SHALL BE STAINLESS STEEL.

DUNDAS RESIDENTIAL DEVELOPMENT

55 COOTES DRIVE, DUNDAS, ON

LANDSCAPE DETAILS

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.



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4.	NOV. 9/20	ISSUED FOR SITE PLAN APPROVAL	LB
5.	OCT. 18/23	ISSUED FOR SITE PLAN APPROVAL	LB
6.	OCT. 30/23	ISSUED FOR FINAL SPA	LB



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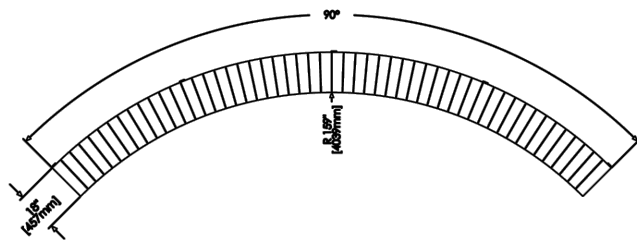
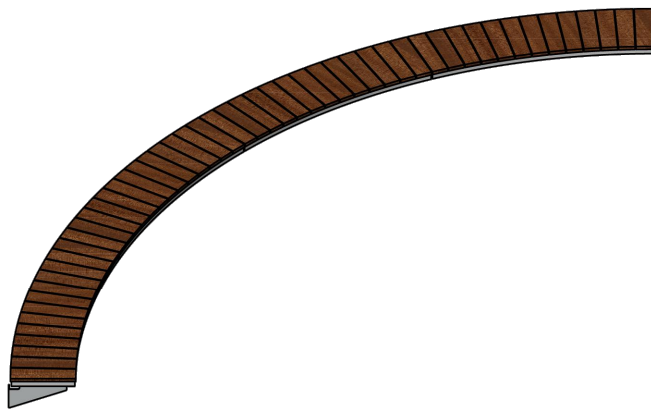
DATE: MAY 2019
SCALE: AS SHOWN

DRAWN: KW
PROJECT NO. 17033

L2.1

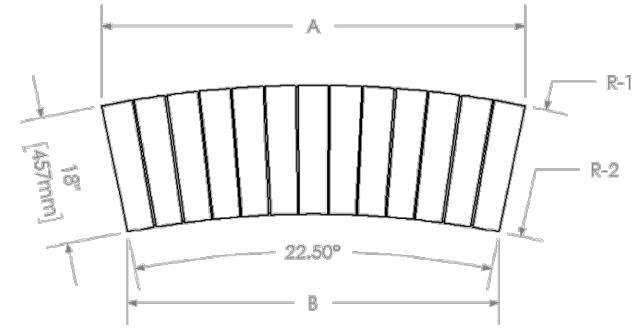
ITEM	QTY	MODEL NUMBER
1	4	OGM1900-SCR6-WFB-159
2	4	OGM1900-MS3
3	1	OGM1900-MSR

APPROVED BY: _____
DATE: _____



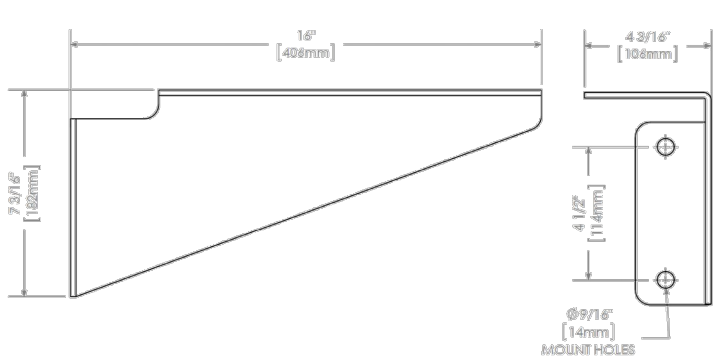
OGM1900-SCR6-WFB-159

NAME	DIMENSION
A	69.05"
B	69.05"
R-1	177"
R-2	159"



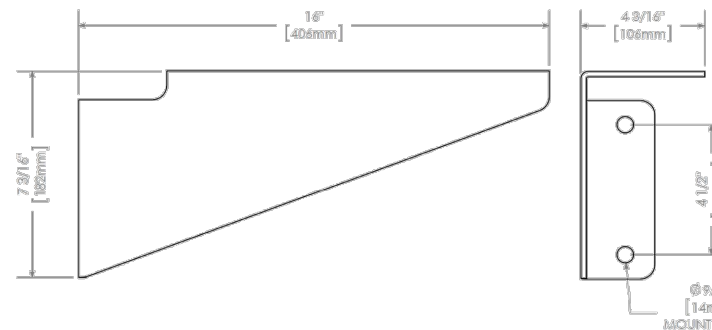
OGM1900-MS3L

NAME	DIMENSION
A	N/A
B	N/A
R-1	N/A
R-2	N/A



OGM1900-MS3R

NAME	DIMENSION
A	N/A
B	N/A
R-1	N/A
R-2	N/A



NAME	DIMENSION
A	
B	
R-1	
R-2	

* SEE FOLLOWING PAGE(S) FOR DIMENSION CHART(S)

MAGLIN WOODSTOCK 3-468 INNOVATION WAY, WOODSTOCK, ON N4V 0B9 T 800-716-5506
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WWW.MAGLIN.COM 999 10TH STREET, #1000, DENVER, CO 80202 Sales@maglin.com www.maglin.com
TEL: 800-716-5506 FAX: 877-260-9393

QUOTATION

PROJECT NAME: 55 Cootes Drive

LOCATION: Ontario, Canada

CUSTOMER NAME: Owen Wheeler

E-MAIL: owheeler@gspgroup.ca

MODEL	DESCRIPTION	QUANTITY	PRICE/UNIT	SUBTOTAL
OGM1900-SCR7-WFB-217	OGDEN, RADIUS RANGE 7, WFB-217 IN	5	\$ 1645.00	\$ 8225.00
OGM1900-MS2	OGDEN, PEDESTAL LEG	6	\$ 155.00	\$ 930.00

Sub Total	\$	9,155.00
¹⁾ Shipping Estimate	\$	N/A
²⁾ Grand Total	\$	9,155.00

¹⁾ Please contact MAGLIN for shipping cost
²⁾ Shipping and taxes are not included

Quoted prices valid for 60 days from quote date. This is an estimate only, please contact your Maglin Representative for a formal quote.

* SEE FOLLOWING PAGE(S) FOR DIMENSION CHART(S)

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TITLE: OG DEN, IPE, FB, PEDESTAL LEG
MODEL NO: OGM1900-127799

DATE: 11/5/2020
SHEET: 2 OF 3

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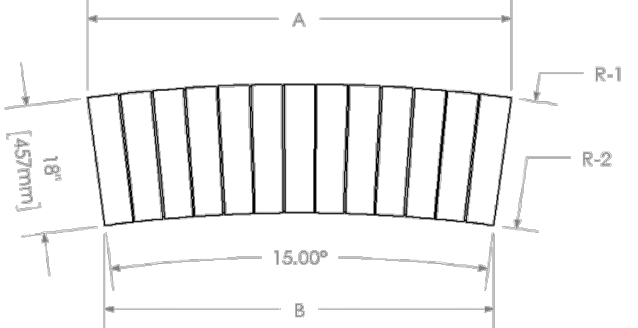
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TITLE: OG DEN, IPE, FB, PEDESTAL LEG
MODEL NO: OGM1900-127799

DATE: 11/5/2020
SHEET: 3 OF 3

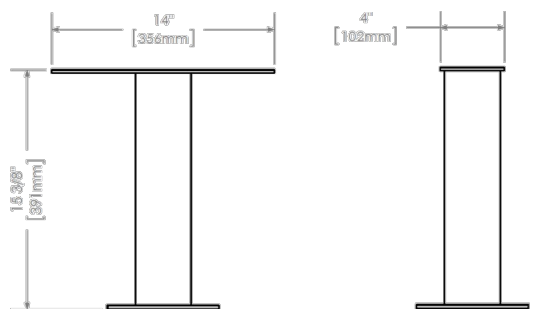
OGM1900-SCR7-WFB-217

NAME	DIMENSION
A	61.35"
B	56.65"
R-1	235"
R-2	217"



OGM1900-MS2

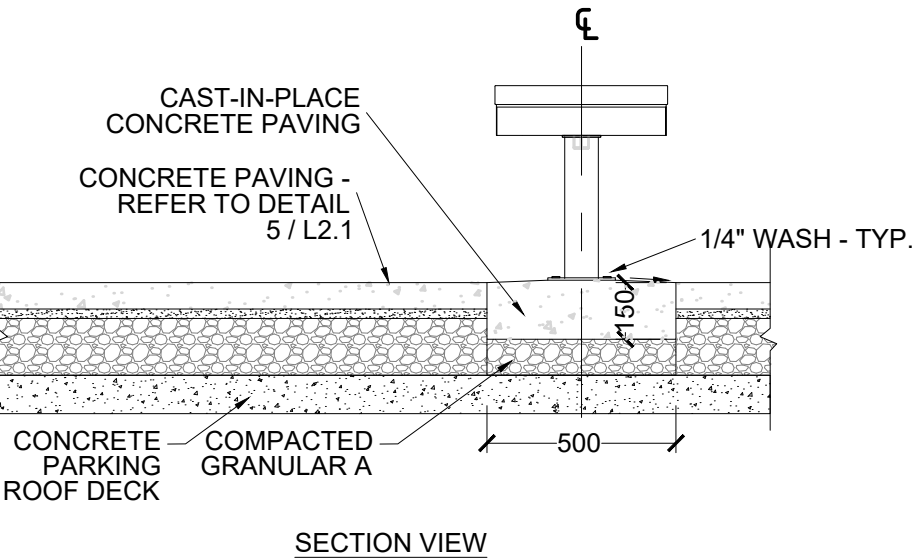
NAME	DIMENSION
A	N/A
B	N/A
R-1	N/A
R-2	N/A



NAME	DIMENSION
A	
B	
R-1	
R-2	

NAME	DIMENSION
A	
B	
R-1	
R-2	

PLAN VIEW



SECTION VIEW

NTS

1 L2.2 CURVED BENCH - MAGLIN OG DEN - OGM1900-SCR7

DUNDAS RESIDENTIAL DEVELOPMENT

55 COOTES DRIVE, DUNDAS, ON

LANDSCAPE DETAILS

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.



NO.	DATE	REVISIONS	BY
1.	MAY 10/19	ISSUED FOR REVIEW & COORDINATION	KW
2.	AUG. 2/19	ISSUED FOR REVIEW & COORDINATION	KW
3.	OCT. 22/20	ISSUED FOR REVIEW & COORDINATION	LB
4.	NOV. 9/20	ISSUED FOR SITE PLAN APPROVAL	LB
5.	OCT. 16/23	ISSUED FOR SITE PLAN APPROVAL	LB
6.	OCT. 30/23	ISSUED FOR FINAL SPA	LB



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F 519 885 8843

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Kitchener, Ontario N2G 4P5
T 519 872 7477

www.gspgroup.ca

DATE: MAY 2019
SCALE: AS SHOWN

DRAWN: KW
PROJECT NO: 17033

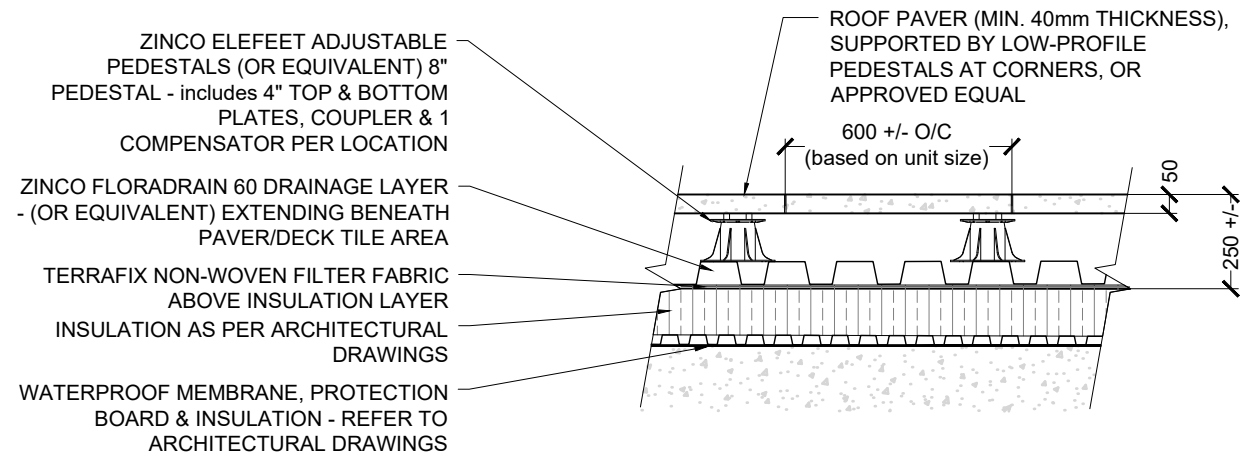
L2.2

1 TYPICAL PROFILE- PAVER ON PEDESTAL WITH DRAINAGE LAYER 1:20

2 WOOD DECK ON SLAB NTS

3 SHRUB PLANTING ON ROOF SLAB- GRANULAR DRAINAGE COURSE NTS

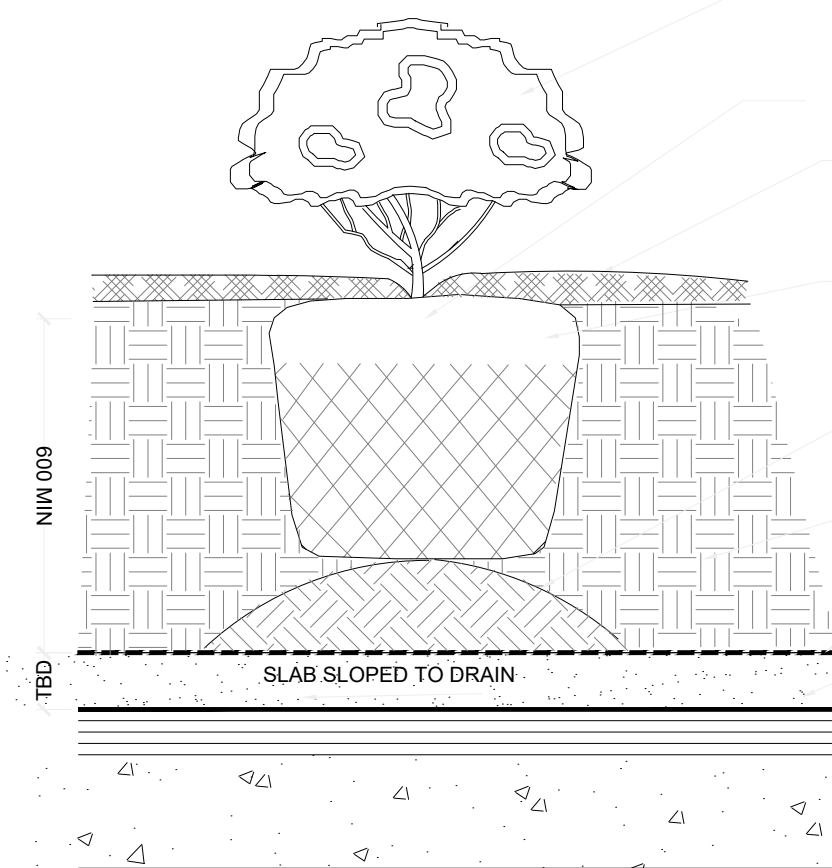
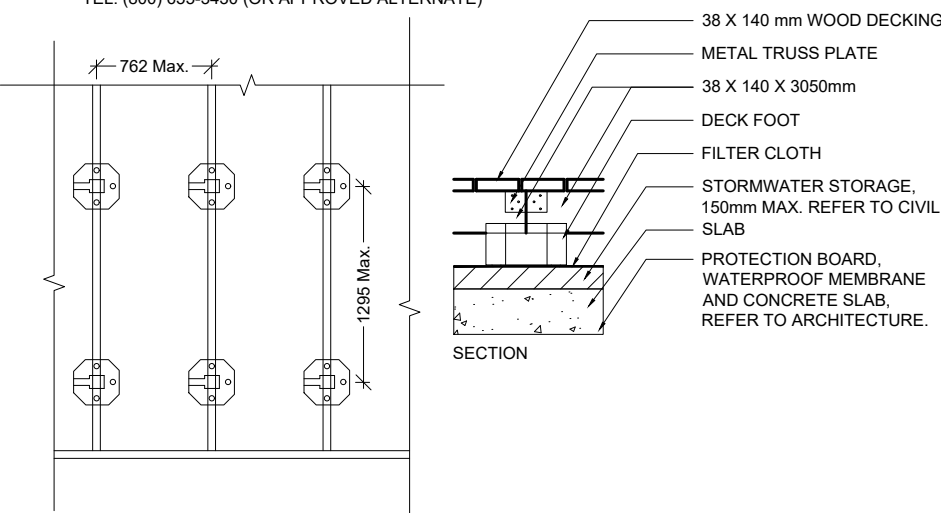
4 SECTION AT GRAVEL BALLAST 1:20



Dimension	Metric (Nominal)
1"	= 25mm
1/2"	= 12mm
3/4"	= 19mm
1 1/4"	= 32mm
1 1/2"	= 38mm
2"	= 51mm
2 1/2"	= 64mm
3"	= 76mm
3 1/2"	= 89mm
4"	= 102mm

NOTES:

1. ALL WOOD TO BE THERMALLY TREATED ASH (OR APPROVED ALTERNATE) AND MEET FIRE RATINGS FOR ONTARIO BUILDING CODE.
2. ALL WOOD TO BE NO. 1 CONSTRUCTION GRADE AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS.
3. ALL FASTENERS TO BE HOT DIPPED GALVANIZED.
4. DECKFOOT AVAILABLE FROM BROOKLIN CONCRETE LTD. TEL: (800) 655-5430 (OR APPROVED ALTERNATE)



PRUNE DAMAGED OR
OBJECTIONABLE RUBBING BRANCHES.
DO NOT PRUNE LEADERS.

MAINTAIN ORIGINAL GRADE OF
SHRUB BASE AFTER PLANTING

COVER SOIL TO DRIPLINE WITH
MINIMUM OF 100mm (4") APPROVED
NATURAL MULCH (CHIPPED
PALETTES WILL NOT BE ACCEPTED).

CUT AND REMOVE BURLAP FROM
TOP 1/3 OF ROOT BALL AFTER SHRUB
IS POSITIONED IN PIT (REMOVE
CONTAINER IF APPLICABLE). REMOVE
ALL STRING, ROPE OR WIRE USED TO
SECURE BALL.

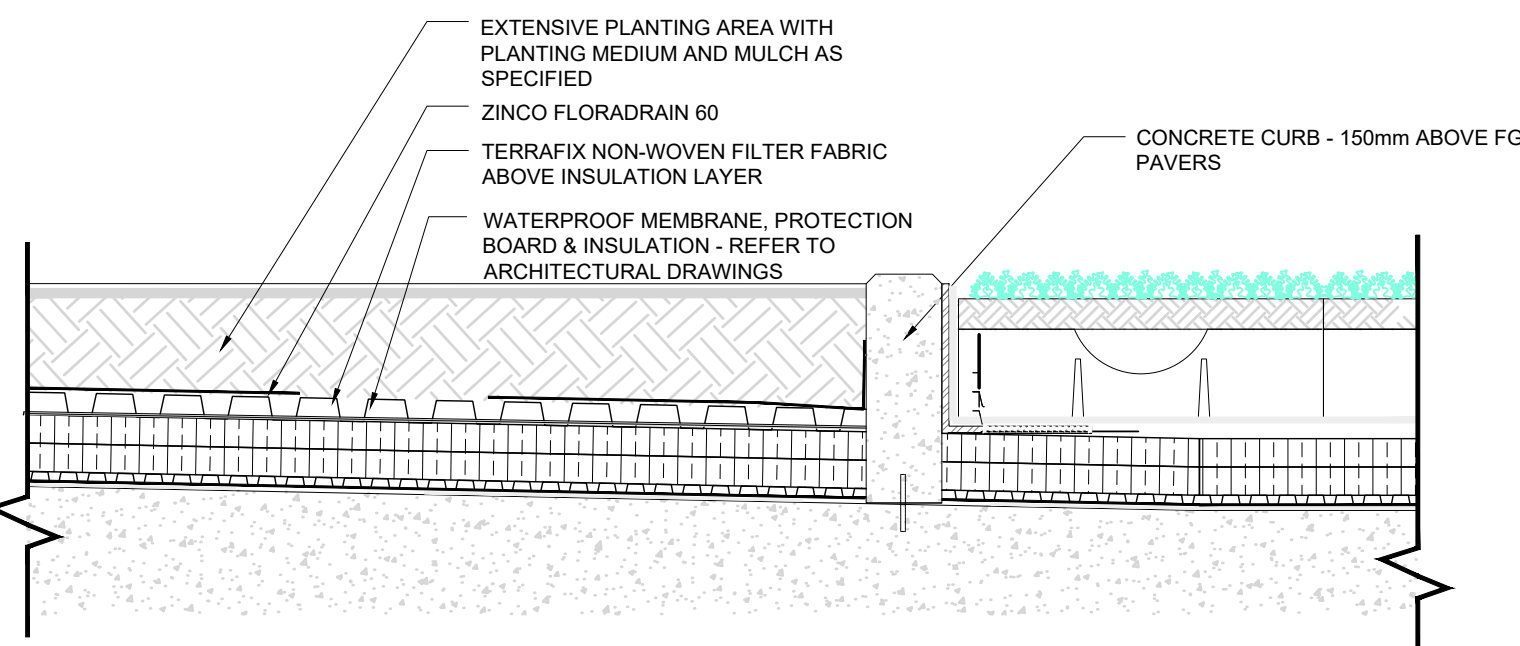
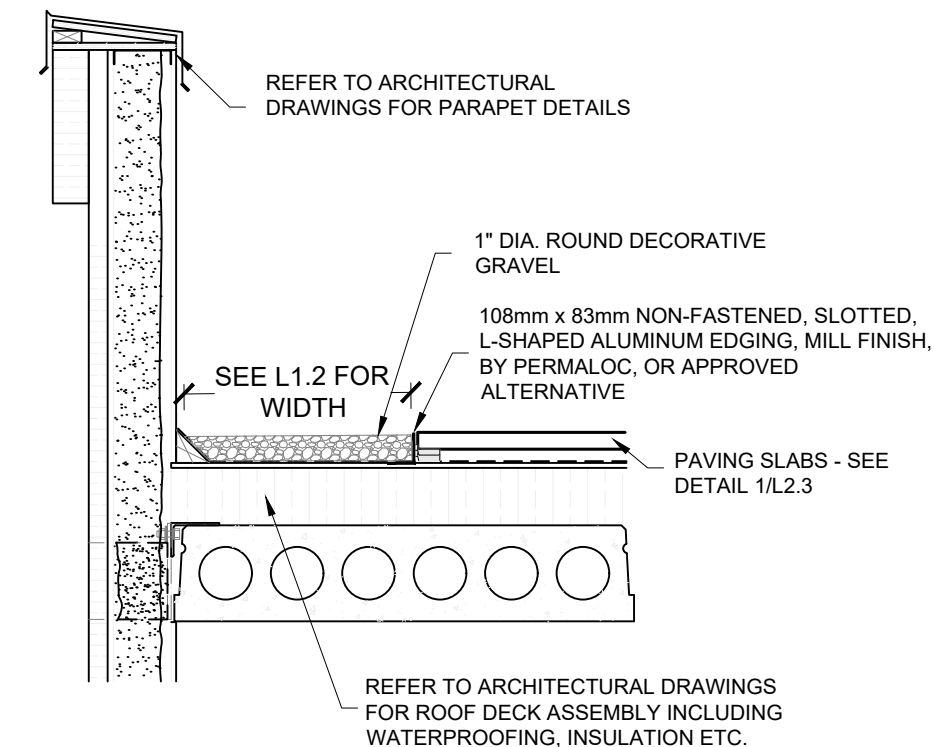
PLACE ROOTBALL ON COMPACTED
SOIL TO ESTABLISH CORRECT
PLANTING HEIGHT.

GROWING MEDIUM TO APPROVED
SPECIFICATIONS.

FILTER MEDIUM AND ROOT
BARRIER AS SPECIFIED

DRAINAGE COURSE-Depth and
material TBD

TYPICAL ROOF ASSEMBLY BY
OTHERS

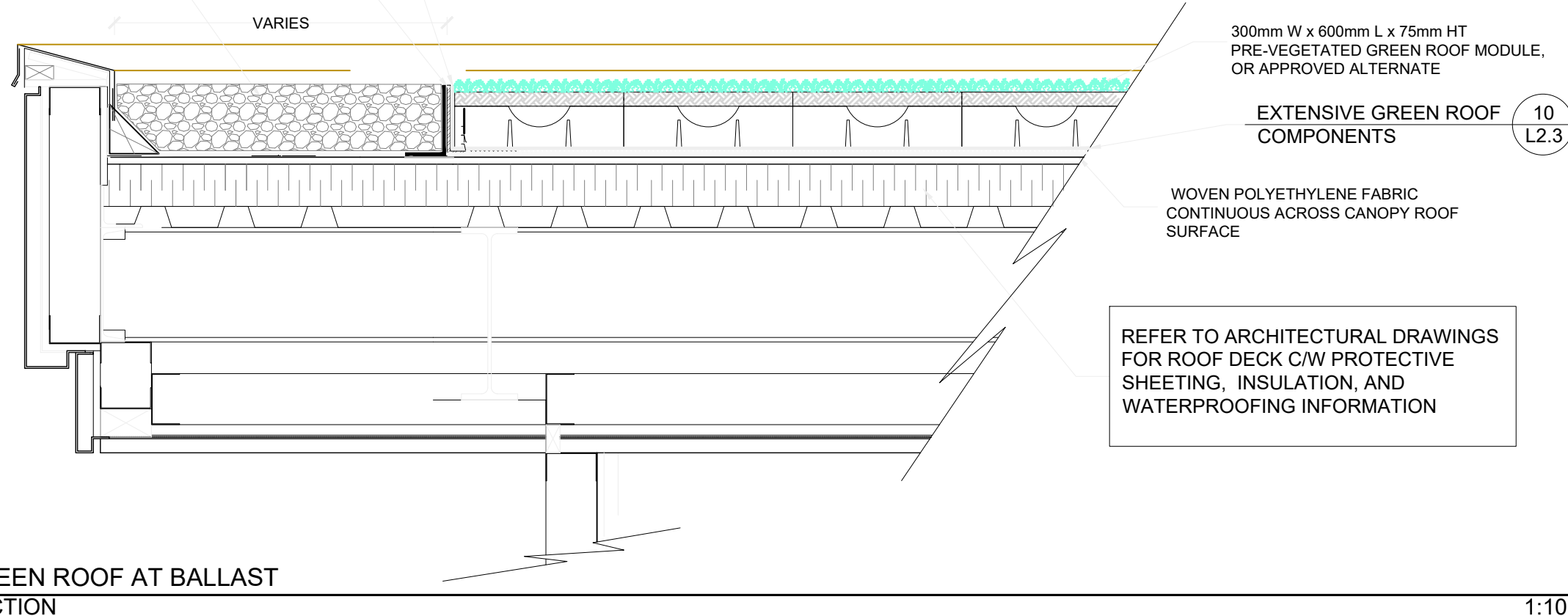


5 FLUSH CURB AT EXTENSIVE PLANTING AREA 1:20

NON-WOVEN GEOTEXTILE FILTER CLOTH UP SIDE OF
SLOTTED EDGING AND UNDER PRE-CULTIVATED GREEN
ROOF MODULE AS ILLUSTRATED, TYP.

NON-FASTENED L-SHAPED ALUMINUM
EDGING, MILL FINISH, BY PERMALOC, OR
APPROVED ALTERNATE

GRAVEL BALLAST
4
L2.3



300mm W x 600mm L x 75mm HT
PRE-VEGETATED GREEN ROOF MODULE,
OR APPROVED ALTERNATE

EXTENSIVE GREEN ROOF
COMPONENTS 10
L2.3

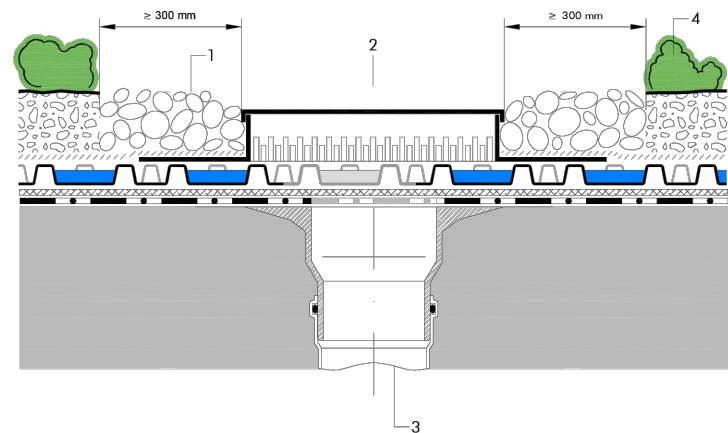
WOVEN POLYETHYLENE FABRIC
CONTINUOUS ACROSS CANOPY ROOF
SURFACE

REFER TO ARCHITECTURAL DRAWINGS
FOR ROOF DECK C/W PROTECTIVE
SHEETING, INSULATION, AND
WATERPROOFING INFORMATION

6 GREEN ROOF AT BALLAST SECTION 1:10

- 1 Gravel Strip, river rock 1'-2"
- 2 Inspection chamber ZinCo K3.6
- 3 Roof drain
- 4 System build-up:

- Roof surface
- Waterproofing membrane
- ZinCo root barrier WSF 40
- ZinCo Moisture Retention Mat TSM 32
- Drain and water storage element ZinCo Floodrain® XD 20
- ZinCo filter sheet SF (attached to Floodrain)
- Growing medium ZinCo Blend-E, Depth 60-80 mm
- Plant material - Sedum Species



Notes:

This detail is particular for the ZinCo Green Roof system to use. The roof construction and the waterproofing are not specified as this can vary.

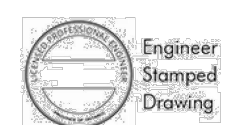
Scale:	System:	Title:	Drawn by:
1:10	Sedum Roof	Roof Drain	ZinCo Canada Inc.
Date:	Company:		
17.10.2017	ZinCo Canada Inc., P.O. Box 29, Canada, ON, Canada L0R 1H0 Phone: 905-895-1643 E-mail: greenroof@zinco.ca		
Date Adjusted:			
17.10.2017			

Pergola, 10' X 14' X 8' H
ST10-A13H-10X14-8 - Pergola

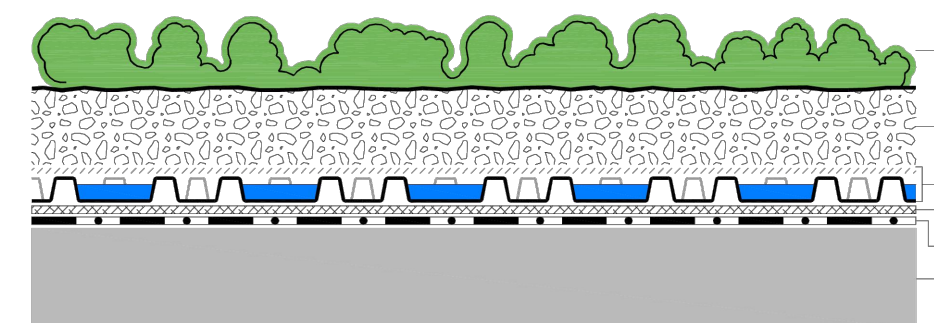
Our "Pergola" is the ideal solution for any shade requirement. Flexible and versatile, the all-aluminum 4" x 4" post and cross beam construction has been professionally engineered to allow for an infinite number of configurations. Shown here with 1" x 3" aluminum purlins, a variety of inset roof slat sizes and materials are available to choose from. The Pergola incorporates our proprietary Konnect System to ensure that each design is as fluid as possible, while still meeting the requisite load and wind analysis. The Hauser Konnect System, consisting of custom engineered Konnect Blocks and stainless steel countersunk hardware, ensures that each beam and column connection is seamless, strong and virtually undetectable. Built-in surface mount plates with concealed covers provide the finishing element to secure the connection. The core frame has been designed to accept a variety of lighting, charging and heat options. Create your own custom size and shape.



Width: 168" (426.7 cm)
Depth: 120" (304.8 cm)
Height: 96" (243.8 cm)



- 1 Plant material - Sedum Species
- 2 Growing medium ZinCo Blend-E, Depth: 60 - 80 mm
- 3 Drain and water storage element ZinCo Floodrain® XD 20 including filter sheet ZinCo SF
- 4 ZinCo moisture retention matSM32
- 5 ZinCo root barrier WSF 40
- 6 Roof surface with waterproofing membrane



Notes:

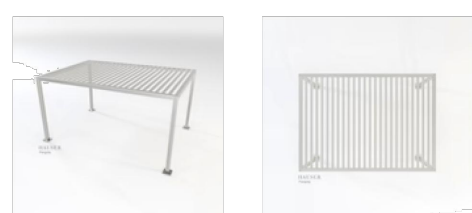
This detail is particular for the ZinCo Green Roof system to use. The roof construction and the waterproofing are not specified as this can vary.

Scale:	System:	Title:	Drawn by:
1:10	Sedum Roof	Green Roof Assembly	ZinCo Canada Inc.
Date:	Company:		
17.10.2017	ZinCo Canada Inc., P.O. Box 29, Canada, ON, Canada L0R 1H0 Phone: 905-895-1643 E-mail: greenroof@zinco.ca		
Date Adjusted:			
17.10.2017			

This drawing is an instrument of service and the property of ZinCo Canada Inc. The use of this drawing is permitted for the design and specifications of Green Roofs with the ZinCo Green Roof systems. Misuse is strictly prohibited.

7 ROOF DRAIN NTS

8 PERGOLA NTS



sales@hausersite.com | 1-800-268-7328 | hausersite.com

9 GREEN ROOF SYSTEM NTS

DUNDAS RESIDENTIAL
DEVELOPMENT
55 COOTES DRIVE, DUNDAS, ON

LANDSCAPE DETAILS

ISSUED FOR SITE PLAN
APPROVAL, NOT FOR
CONSTRUCTION.



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6.	OCT. 30/23	ISSUED FOR FINAL SPA	LB



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F 519 350 9443

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Hamilton, Ontario L8N 4P8
T 905 572 7477

www.gspgroup.ca

DATE: MAY 2019
SCALE: AS SHOWN

DRAWN: KW
PROJECT NO: 17033

L2.3



SHAPING GREAT COMMUNITIES

February 6, 2024

Project No. 17033

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
51 & 55 Cootes Drive & 110 King Street East, to be known as 1 East Street North

On behalf of 7612737 Canada Corp., GSP Group is pleased to submit a Minor Variance Application to permit an increase in the maximum building setback from the street line. The distance must be increased from three (3) street lines, Cootes Drive, East Street North and King Street East.

The Owner obtained conditional Site Plan approval for a six (6) storey apartment building on January 15, 2020 (Concurrent Site Plan / Building Permit Review Process) (Site Plan File No. DA-18-018). On December 22, 2023, GSP Group submitted a number of documents to clear the conditions associated with Site Plan approval. It came to our attention that we had misinterpreted the wording, and therefore application maximum building setback from a street line provision. City staff did not realize the error until recently. As a result, we were advised to submit a Minor Variance application.

The Zoning By-law currently requires a maximum setback of 4.5 metres. The wording in the Zoning By-law provides circumstances where the maximum building setback does not apply. We believed it did not apply to the proposed building given that the length of the three building facades facing Cootes Drive, East Street North and King Street East in relation to the length of each street line.

The Subject Lands are currently development but located within the Lower Spencer Creek floodplain. There are special policies within the Urban Hamilton Official Plan that permit redevelopment of the Subject Lands subject to specific conditions. For example, the building openings must be situated above the Regulatory Flood Elevation. Given the raised nature of the building, it is necessary to provide for a terraced, gradual slope to the street line. It is not possible

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

to meet the 4.5 metre maximum building setback from the street lines. The building setbacks are 7.6 metres.

Minor Variance Justification

The proposed variance is to increase to the maximum building setback from a street line from 4.5 metres to 7.6 metres for all three (3) street lines. The four (4) tests are discussed below.

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

The Subject Lands are located at the eastern edge of the Dundas Community Node and are designated Mixed Use – Medium Density on Schedule E-1 (Urban Land Use Designations in the UHOP).

Section E of the UHOP, Policy 4.6.17 states:

- 4.6.4 It is also the function of areas designated Mixed Use - Medium Density to serve as vibrant people places with increased day and night activity through the introduction of residential *development*. Residential development enhances the function of these areas as *transit supportive* nodes and corridors.

Lands designated Mixed Use – Medium Density can contain a range of densities and building heights, with a six-storey maximum and additional height up to twelve-storeys permitted provided certain criteria are met.

Section E, of the UHOP, Policy 4.6.17 states:

- 4.6.17 Areas designated Mixed Use - Medium Density are intended to develop in a compact urban form with a streetscape design and building arrangement that supports pedestrian use and circulation and create vibrant people places.

The UHOP does not contain a maximum building setback. However, it is recognized that the intent of the UHOP policies is to create buildings that are located close to the street, with an attractive streetscape that is user friendly. By virtue of the need to raise the building on the Site, the distance between the building façade and the street line is terraced and landscaped with trees and shrubs to provide an attractive streetscape. Access to the building is provided by ramps and stairs which intersect with the adjacent sidewalks. In our opinion, the proposed landscaping provides for the required pedestrian connectivity and attractive streetscape design.

In our opinion, the proposed minor variance meets the intent of the Urban Hamilton Official Plan.

2. Does the requested variance maintain the general intent and purpose of By-law 05-200?

The Subject Lands are zoned C5-Exception 581. Exception 581 seeks to restrict some uses on the site and permits a reduced interior side yard to accommodate the proposed redevelopment. An explanatory note is provided within the C5 zoning provisions and states:

“...The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm. Although residential uses are permitted, either as a single or mixed-use building, this zone is predominantly commercial.”

The proposed development meets the C5 zoning provisions outlined in section 10.5 of the Zoning By-law and proposes a six-storey residential development. Although the building footprint was required to be pushed back, additional landscaping and walkways up to the Subject Lands have been proposed to help maintain a pedestrian oriented development with an attractive public realm. These elements along with patio spaces and short-term bike parking are the only elements that are provided between the building and the property line.

The intent of the C5 Zone in By-law 05-200 is to promote compact development that creates an attractive public realm. Although this is usually done by placing building facades closer to the public realm, this cannot be achieved on the Subject Lands. Regardless, attractive elements are provided within the increased setback. The requested variance maintains the general intent and purpose of Zoning By-law 05-200.

3. Is the requested variance desirable for the appropriate development or use of the land, building or structure?

The Subject Lands are located in the Regulatory Floodplain of Lower Spencer Creek and subject to Dundas Area Specific Policy UD-3 in the UHOP – Dundas Two Zone Floodplain Area. The proposed development has been designed in compliance with the UD-3 policies in the UHOP. All development must be floodproofed to the regulatory flood elevation.

Generally, the parking structure will be constructed at grade with the residential floors above. The increased setback from the street lines is required in order to provide for berms and landscaping surrounding the parking structure. The landscaping on the berms is terraced at an appropriate angle. At the southeast corner of East Street North and Cootes Drive, stairs and ramps have also been provided at an accepted/desirable slope for accessible access to the building.

The requested variances are required and desirable for the appropriate redevelopment of the Subject Lands.

4. Is the requested variance minor in nature?

'Minor in nature' has been interpreted to mean little to no impact on the surrounding area. The increase to the maximum building setback from a street line provides the necessary space to accommodate landscaping, retaining walls, ramps and stairs to safely access the proposed building. There is no impact on the surrounding land uses. The new six (6) storey building will be setback 7.6 metres from the three street lines. There are single detached dwellings on the north side of King Street East and it can be argued that setting the building back 7.6 metres, rather than 4.5 metres provides for more of a visual buffer.

It is our opinion that the proposed minor variance is minor in nature.

Conclusion

In conclusion, the increase to the maximum building setback from a street line meets the four (4) tests under the *Planning Act*.

Should you have any questions, or require any additional information, please do not hesitate to contact me at 289-778-1431 or by email at nfrieday@gspgroup.ca.

Yours truly,

GSP GROUP INC.



Nancy Frieday, MCIP, RPP
Senior Planner

cc: 7612737 Canada Corp.

Enclosures:

Application Form

Survey Plan

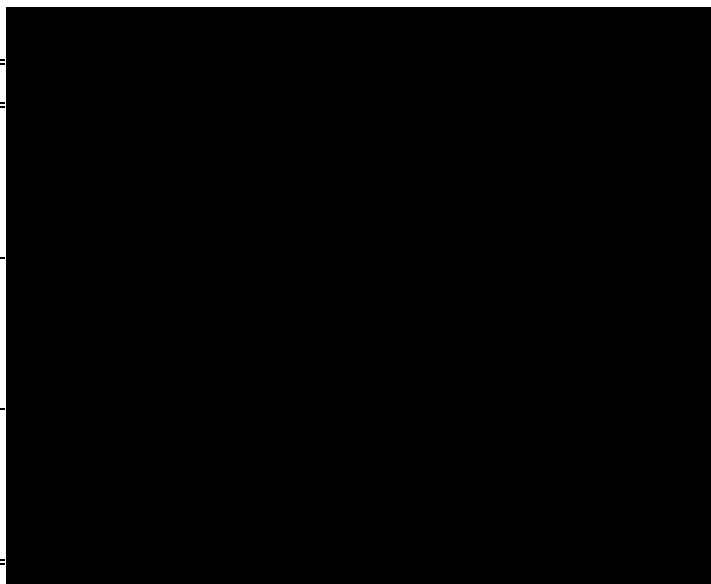
Site Plan and Landscape Plan

Email dated November 21, 2023 from City Staff

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

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	7612737 Canada Corp.
Applicant(s)	Same as above
Agent or Solicitor	



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

1.3 Sign should be sent to ☐ Purchaser ☐ Owner
☐ Applicant ☒ AgentSolicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No

If YES, provide email address where sign is to be sent



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	51 & 55 Cootes Drive and 110 King Street East		
Assessment Roll Number			
Former Municipality	Dundas		
Lot	LT1 & LT2 & PTLT2	Concession	
Registered Plan Number	1465	Lot(s)	
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:

Increase in the maximum building setback from a street line from 4.5m to 7.6m

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

See Cover/Justification Letter

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
59.74m	80.47m	4,846m ²	44.1m - Cootes

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
1 Storey brick commercial building	48.62m	2.26m	0.2m, 21.42m	01/01/1950
1 storey stucco building	3.32m	65.28m	48.96m, 3.06m	01/01/1950

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Apartment Building	7.6m	7.5m	7.5m, 1.3m	

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
1 storey stucco building	104m ²	104m ²	1	1 Storey
1 storey brick commercial building	930.9m ²	930.9m ²	1	1 Storey

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Apartment Building	2,131m ²	9,798m ²	6	21.3m

- 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

☐ right of way

☐ municipal road, seasonally maintained

☐ other public road

☒ municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Residential apartment building containing 129 units

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Single detached dwelling, commercial and parkland

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2012

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Commercial

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Commercial

7.4 Length of time the existing uses of the subject property have continued:
Several Decades

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) Mixed Use - Medium Density

Please provide an explanation of how the application conforms with the Official Plan.
See Cover/Justification Letter

7.6 What is the existing zoning of the subject land? _____

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: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes

☒ No

If yes, please provide the file number: _____

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

☐ Yes

☒ No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being “received” for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 129

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☒ Application Fee
- ☒ Site Sketch
- ☒ Complete Application form
- ☒ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
 - ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - ☐ Minimum Distance Separation Formulae (data sheet available upon request)
 - ☐ Hydrogeological Assessment
 - ☐ Septic Assessment
 - ☐ Archeological Assessment
 - ☐ Noise Study
 - ☐ Parking Study
-
-