



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

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.:	A.24.109	SUBJECT PROPERTY:	64 Main Street East, Hamilton
ZONE:	"D1" (Downtown Central Business District)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: 10000316547 Ontario Inc.
 Agent: Arcadis c/o Jared Marcus

The following variances are requested:

1. No setbacks shall be permitted to be maintained whereas the zoning By-law requires a setback of 3.0m from a side or rear lot line except any flankage lot line for a building exceeding 22.0m in height.
2. No setbacks shall be permitted to be maintained whereas the zoning By-law requires a setback of 9.5m from a lot line abutting a laneway and a setback of 12.5m from all side and rear lot lines except a flankage lot line for a building exceeding 44.0m in height.
3. A minimum lot area of 1100.0m² shall be permitted instead of the minimum 1575.0m² lot area required.
4. A maximum building height of 59.0m shall be permitted instead of the maximum 54.0m building height permitted.
5. No visual barrier shall be permitted to be maintained for the loading door accessed from Bowen street line whereas the zoning By-law requires that screening from view by a visual barrier is provided when abutting a street.
6. A minimum of 74 parking spaces shall be permitted instead of the minimum 108 parking spaces required.
7. A minimum of 132 long-term bicycle parking spaces shall be permitted instead of the minimum 136 long-term bicycle parking spaces required.

A.24.109

Additional Variances to By-law No. 24-052 (Not Final & Binding).

- 8. A minimum of four (4) accessible parking spaces shall be permitted instead of the minimum six (6) accessible parking spaces required.
- 9. A minimum of 16 short-term bicycle parking shall be permitted instead of the minimum 27 short-term bicycle parking required.
- 10. A minimum of 132 long-term bicycle parking shall be permitted instead of the minimum 190 long-term bicycle parking required.

PURPOSE & EFFECT: To facilitate the construction of a 19-storey multiple dwelling containing a total of 272 dwelling units and commercial space.

Notes:

These variances are necessary to facilitate Site Plan Control Application DA-17-064.

If a portion of the underground parking lot projects off site and into the proposed road Widening along Main St E., further variance shall be required.

No Electric Vehicle (EV) parking spaces have been visually shown or identified on the submitted plans and further variances may be required. Please note that the zoning By-law 24-052 requires 100% of the resident parking to be provided as EV parking. The site contains a total of 74 parking spaces which appear to be allocated for resident parking only.

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, June 25, 2024
TIME:	2:35 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (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

PUBLIC INPUT

A.24.109

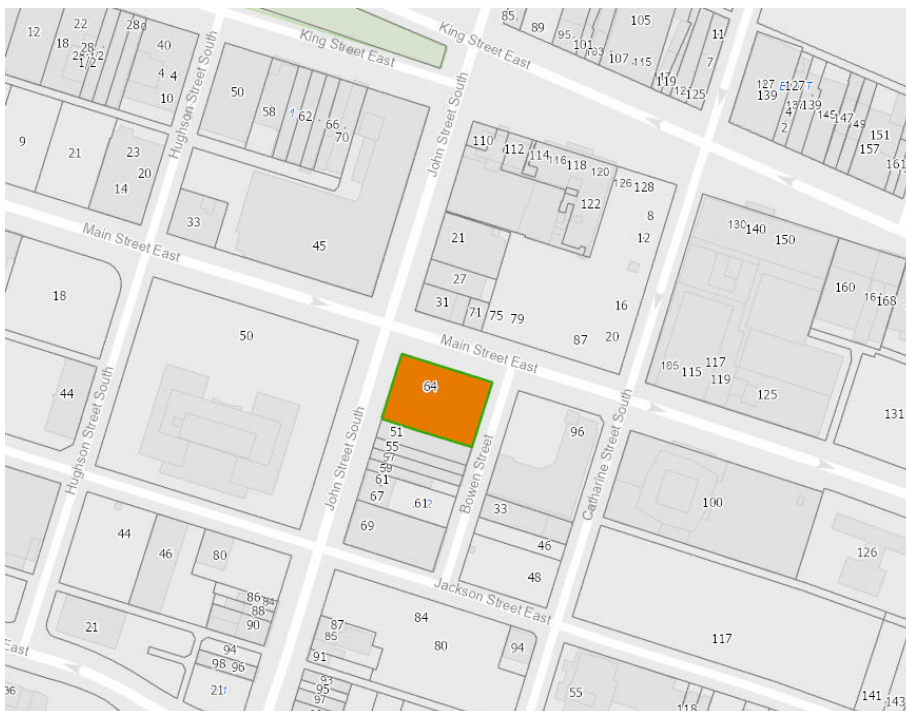
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon June 21, 2024

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, registration to participate virtually must be received no later than noon June 24, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A.24.109, 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: June 6, 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.



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

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 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 on the day listed on the Notice of Public 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 one business day before the Hearing. Only those registered will be called upon to speak.

2. 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 or by phone at 905-977-1654.

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.



3D IMAGE 1
VIEW LOOKING SOUTH EAST



3D IMAGE 2
VIEW LOOKING SOUTH WEST

MIXED-USE DEVELOPMENT

64 Main St. East. Hamilton, Ontario

ARCHITECTURAL DRAWING LIST

ZBA / SPA DRAWING LIST			
Sheet #	Sheet Name	ZCR	SPA
A0			
A 0.01	PROJECT STATISTICS	•	•
A1			
A 1.00	SITE PLAN	•	•
A 1.01	GROUND FLOOR SITE PLAN	•	•
A 1.10	3D VIEWS 1	•	•
A 1.11	3D VIEWS 2	•	•
A3			
A 3.0X	FLOOR PLAN - P3	•	•
A 3.0Y	FLOOR PLAN - P2	•	•
A 3.0Z	FLOOR PLAN - P1	•	•
A 3.01	FLOOR PLAN - GROUND	•	•
A 3.02	FLOOR PLAN - LEVEL 2	•	•
A 3.03	FLOOR PLAN - LEVEL 3-5	•	•
A 3.04	FLOOR PLAN - LEVEL 6-17	•	•
A 3.05	FLOOR PLAN - LEVEL 18	•	•
A 3.06	FLOOR PLAN - MPH	•	•
A 3.07	ROOF PLAN	•	•
A5			
A 5.00	EAST ELEVATION	•	•
A 5.01	SOUTH ELEVATION	•	•
A 5.02	WEST ELEVATION	•	•
A 5.03	NORTH ELEVATION	•	•
A 5.10	MAIN STREET WEST ELEVATION	•	•
A 5.11	MAIN STREET EAST ELEVATION	•	•
A 5.12	JOHN STREET SOUTH ELEVATION	•	•
A 5.13	BOWEN STREET ELEVATION	•	•
A6			
A 6.00	SECTION 1	•	•
A 6.01	SECTION A	•	•
A 6.02	SECTION B	•	•

Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
No.	Issued for	Date

General Notes:
 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

CLIENT

Core Development Group Ltd.
 EY Tower
 100 Adelaide Street West, Suite 2805
 Toronto, ON M5H 1S3
 t. 416.966.2673
 coredevelopment.ca

PLANNER

Arcadis | IBI Group
 360 James Street North, Suite 200
 Hamilton, ON L8L 1H5
 t. 905.546.1010
 www.ibigroup.com

LANDSCAPE ARCHITECT

MHBC
 7050 Weston Road, Suite 230
 Woodbridge, ON L4L 8G7
 t. 905.761.5588
 www.mhbcplan.com

TRANSPORTATION

Crozier
 211 Yonge Street, Suite 300
 Toronto, ON M5B 1M4
 t. 416.477.3392
 www.cfcrozier.ca

CIVIL

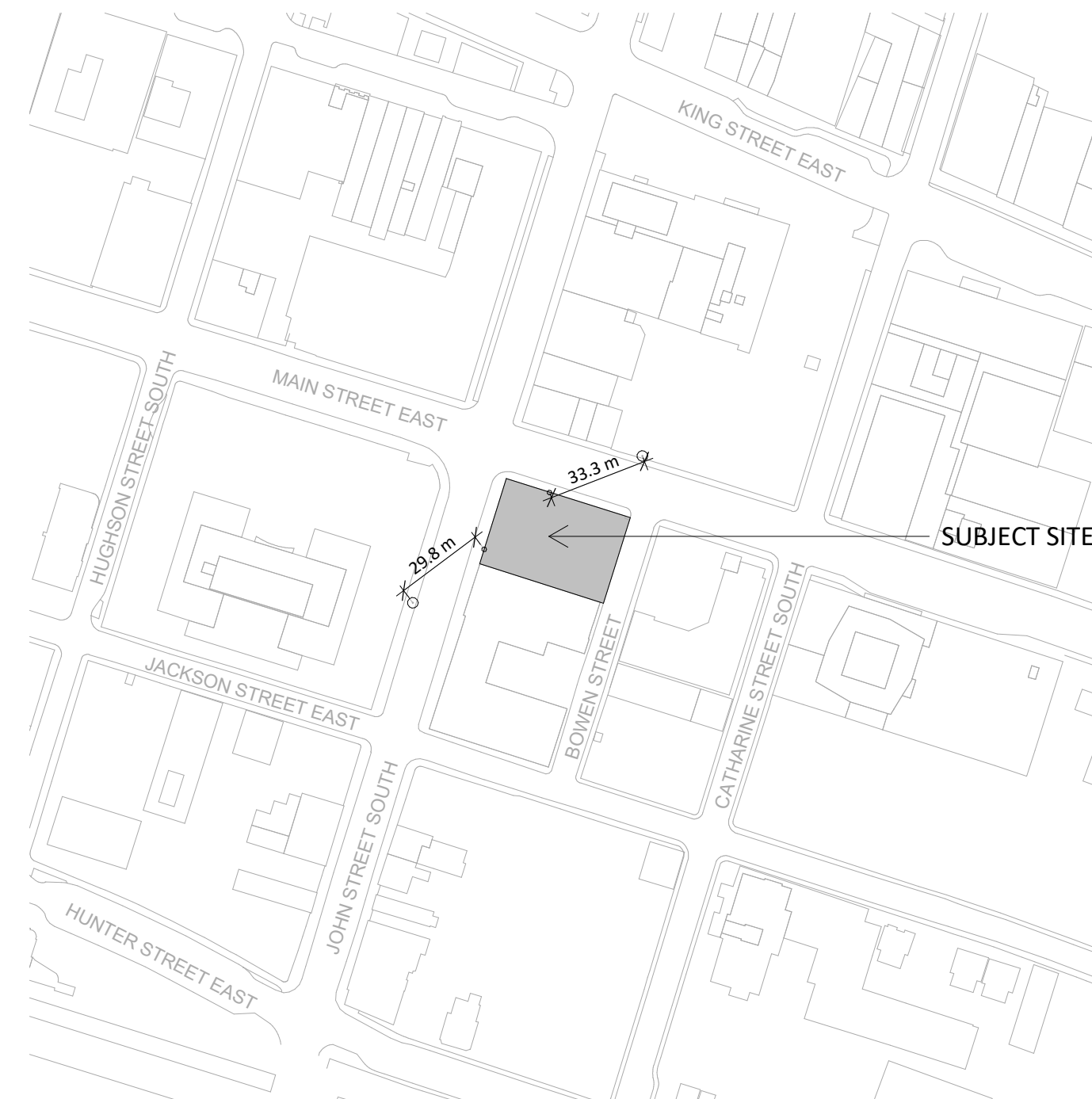
MTE Consultants Inc.
 1016 Sutton Drive, Unit A
 Burlington, ON L7L 6B8
 t. 905.639.2552
 www.mte85.com

WIND

RWDI
 625 Queen Street, St W,
 Toronto, ON M5V 2B7
 t. 647.475.1048
 www.rwdi.com

WASTE MANAGEMENT

Cinilittle
 20251 Century Blvd. Suite 150
 Germantown, MD 20874
 t. 301.528.9700
 www.cinilittle.com



CONTEXT PLAN
 Scale: 1:2000

ISSUED FOR MINOR VARIANCE

April 17, 2024

Architect:
 STUDIO
JCI
 20 De Boers Drive suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT

ADDRESS:
 64 Main St. East. Hamilton, Ontario

COVER

Project No.: 2302
 Scale:
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

RESIDENTIAL DEVELOPMENT

64 Main Street East, Hamilton

AREA SUMMARY

Lot Area (existing):	1261.5 m ²	13,578.9 ft ²	Residential GFA:	16573.8 m ²	178,398.9 ft ²	Number of Stories:	19	*Inclusive of Mech/Amenity
Lot Area (after Road Widening):	1107.9 m ²	11,925 ft ²	Non-Residential GFA:	323.8 m ²	3,485.1 ft ²	Building Height:	54 m	*Inclusive of Mech/Amenity
Lot Coverage ⁽³⁾ :	72.4%		Building Total GFA:	16897.6 m ²	181,884.0 ft ²	Maximum Building Height:	54 m	*to the top of Mechanical Equipment

Level	GROSS CONSTRUCTION AREA ^{(1) (2)} (GCA)		RESIDENTIAL (UNIT AREA) (2)		COMMERCIAL/RETAIL		COMMON AREA / CIRCULATION		VEHICLE PARKING		INDOOR AMENITY (3)		OUTDOOR AMENITY (3)		PRIVATE OUTDOOR AMENITY (3)		GFA EXEMPTIONS (4)		TOTAL GFA (4)		RESIDENTIAL UNITS
	m2	SF	m2	SF	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	
P3	1170.9 m ²	12,603.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	152.4 m ²	1,640.3 ft ²	1018.5 m ²	10,962.9 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1148.9 m ²	12,366.9 ft ²	21.9 m ²	236.3 ft ²	
P2	1169.7 m ²	12,590.3 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	135.0 m ²	1,453.0 ft ²	1034.7 m ²	11,137.3 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1147.7 m ²	12,354.0 ft ²	21.9 m ²	236.3 ft ²	
P1	1170.9 m ²	12,603.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	190.9 m ²	2,054.5 ft ²	980.0 m ²	10,548.7 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	1146.4 m ²	12,339.3 ft ²	24.5 m ²	263.9 ft ²	
GROUND FLOOR	975.8 m ²	10,503.0 ft ²	0.0 m ²	0.0 ft ²	323.8 m ²	3,485.1 ft ²	467.6 m ²	5,033.0 ft ²	94.9 m ²	1,021.3 ft ²	89.5 m ²	963.6 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	267.1 m ²	2,874.9 ft ²	708.7 m ²	7,628.1 ft ²	
FLOOR 2	913.7 m ²	9,834.5 ft ²	789.3 m ²	8,495.4 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	106.3 m ²	1,143.8 ft ²	25.0 m ²	269.6 ft ²	888.6 m ²	9,564.9 ft ²	16
FLOOR 3	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 4	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 5	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 6	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 7	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 8	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 9	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 10	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 11	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 12	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 13	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 14	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 15	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 16	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 17	957.6 m ²	10,307.2 ft ²	833.2 m ²	8,968.1 ft ²	0.0 m ²	0.0 ft ²	124.4 m ²	1,339.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	38.0 m ²	408.9 ft ²	25.0 m ²	269.6 ft ²	932.5 m ²	10,037.6 ft ²	16
FLOOR 18	902.7 m ²	9,717.1 ft ²	782.0 m ²	8,417.0 ft ²	0.0 m ²	0.0 ft ²	120.8 m ²	1,300.2 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	83.1 m ²	894.0 ft ²	25.0 m ²	269.6 ft ²	877.7 m ²	9,447.5 ft ²	16
MECH/AMENITY	445.1 m ²	4,791.1 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0.0 ft ²	131.5 m ²	1,415.2 ft ²	0.0 m ²	0.0 ft ²	313.6 m ²	3,375.9 ft ²	471.7 m ²	5,077.0 ft ²	0.0 m ²	0.0 ft ²	78.8 m ²	848.3 ft ²	366.3 m ²	3,942.8 ft ²	
TOTAL	21112.3 m²	227,250.6 ft²	14068.6 m²	151,433.6 ft²	323.8 m²	3,485.1 ft²	3188.6 m²	34,322.3 ft²	3128.1 m²	33,670.1 ft²	403.2 m²	4,339.5 ft²	471.7 m²	5,077.0 ft²	759.1 m²	8,170.6 ft²	4214.7 m²	45,366.6 ft²	16897.6 m²	181,884.0 ft²	272

Total GCA

Above Grade: 17600.9 m² 189,454.0 ft²

PROPOSED AMENITY SPACE (By-Law 05-200)(3)				
Type	Unit Count	Required Amenity Space	Minimum Amenity Space Required (m2)	Total Proposed (m2)
INDOOR AMENITY	272			403.2 m ²
OUTDOOR AMENITY	272			471.7 m ²
PRIVATE OUTDOOR AMENITY	272			759.1 m ²
TOTAL AMENITY	272	4.0 m2/unit	1088	1633.9 m²

Minimum Amenity Area for Dwelling Units and Multiple Dwellings in the D1 zone. On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements be provided:

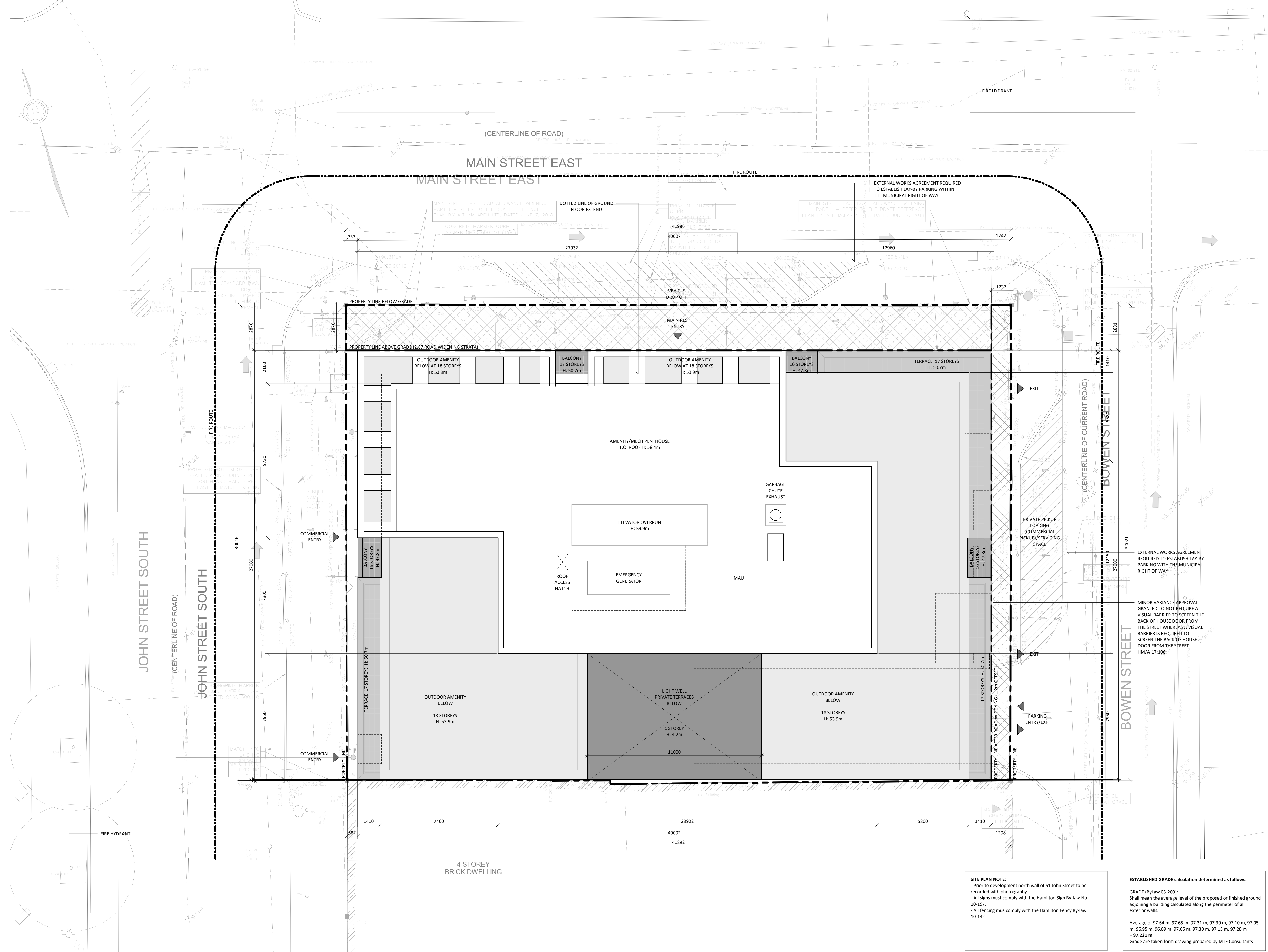
- (i) An area of 4.0 square meters for each dwelling unit; and,
- (ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.

VEHICULAR PARKING REQUIREMENT (Multiple Dwelling By-Law 05-200)				
Unit Area	Minimum Requirement	Unit Count	Minimum Parking Space Required	Total Parking Space Proposed
Unit <50 m ²	1-12: 0 /unit 13+: 0.3 /unit	157	43.5	
Unit >50 m ²	1-12: 0 /unit 13-50: 0.5 /unit 51+: 0.7 /unit	115	64.5	
TOTAL		272	108	74

	Required	Proposed
Accessible	1 space + 3% of required parking spaces	4

PROPOSED BICYCLE PARKING (Multiple Dwelling By-Law 05-200, Zone D1)					
Use	Type	Units	Minimum Rate	Required Spaces	Proposed Supply
Commercial	Short-Term (at grade)	272	5	5	6
Residential	Short-Term (at grade)	272	5	5	10
Residential	Long-Term (interior)	272	0.5	136	132
Total Residential Bicycle Parking					148

RESIDENTIAL UNIT COUNT						
Level	Studio	1B	1B+D	2B	2B+D	Count
FLOOR 2	4	6	2	4	0	16
FLOOR 3	2	6	3	5	0	16
FLOOR 4	2	6	3	5	0	16
FLOOR 5	2	6	3	5	0	16
FLOOR 6	2	6	3	5	0	16
FLOOR 7	2	6	3	5	0	16
FLOOR 8	2	6	3	5	0	16
FLOOR 9	2	6	3	5	0	16
FLOOR 10	2	6	3	5	0	16
FLOOR 11	2	6	3	5	0	16
FLOOR 12	2	6	3	5	0	16
FLOOR 13	2	6	3	5	0	16
FLOOR 14	2	6	3	5	0	16
FLOOR 15	2	6	3	5	0	16
FLOOR 16	2	6	3	5	0	16
FLOOR 17	2	6	3	5	0	16
FLOOR 18	2	6	3	5	0	16



SITE PLAN NOTE:
 - Prior to development north wall of 51 John Street to be recorded with photography.
 - All signs must comply with the Hamilton Sign By-law No. 10-197.
 - All fencing must comply with the Hamilton Fence By-law 10-142

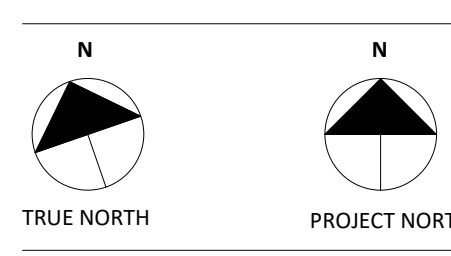
ESTABLISHED GRADE calculation determined as follows:
 GRADE (By-law 05-200):
 Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls.
 Average of 97.64 m, 97.65 m, 97.31 m, 97.30 m, 97.10 m, 97.05 m, 96.95 m, 96.89 m, 97.05 m, 97.30 m, 97.13 m, 97.28 m = **97.221 m**
 Grade are taken from drawing prepared by MTE Consultants

Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
No.	Issued for	Date

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 T. 416.901.6528
 www.studiojci.com

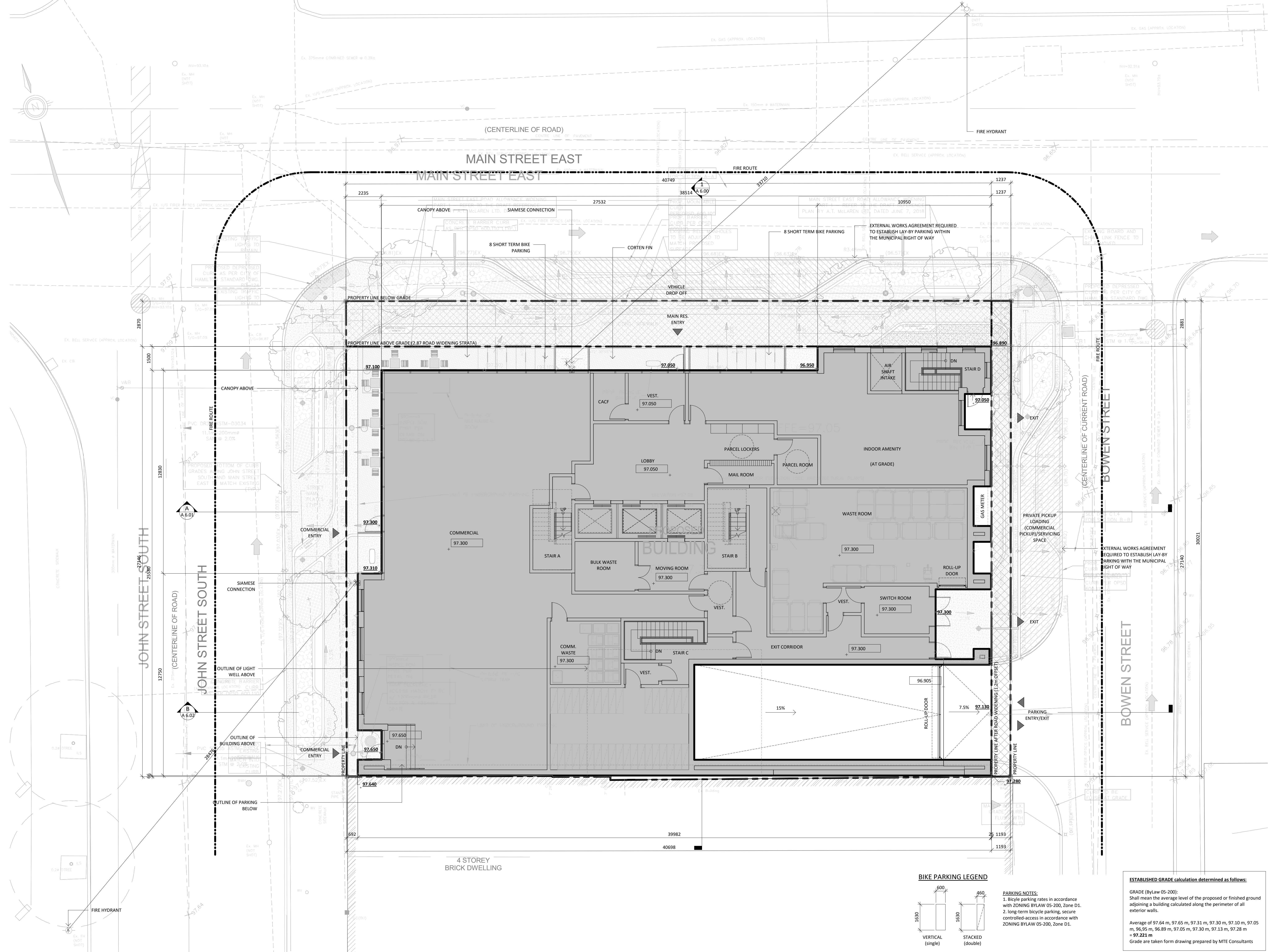


MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

SITE PLAN

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 1.00



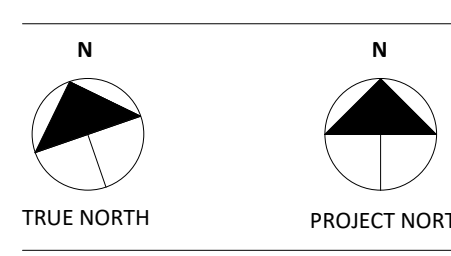
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LEGEND
 XX.XXX SPOT ELEVATIONS USED FOR GRADE CALCULATION
 + XXXXX SPOT ELEVATIONS

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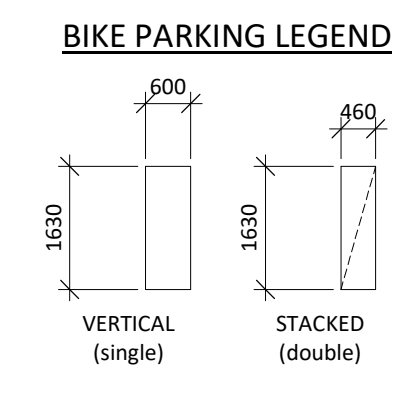


MIXED-USE DEVELOPMENT
 ADDRESS: 64 Main St. East, Hamilton, Ontario

GROUND FLOOR SITE PLAN

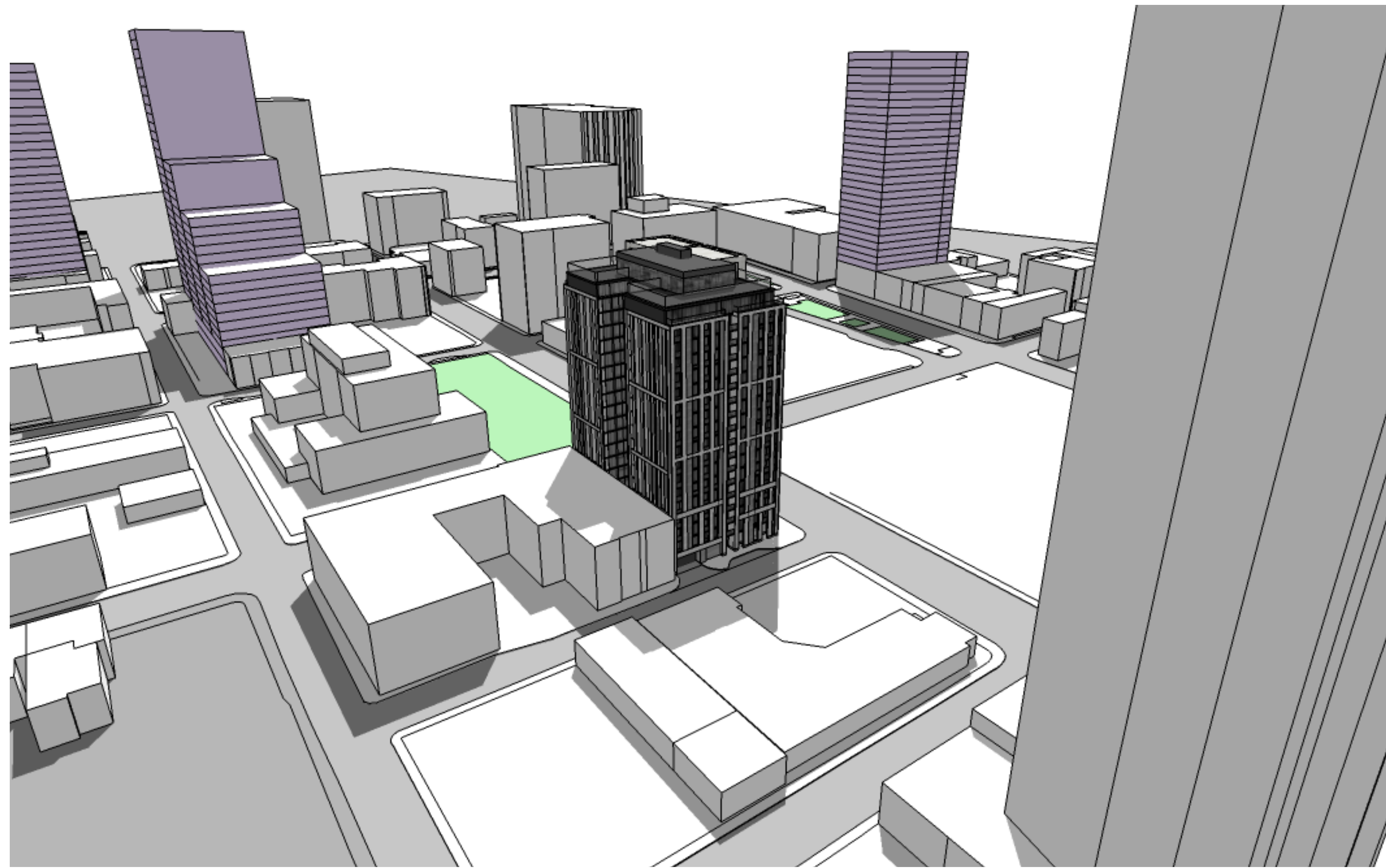
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 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 1.01**

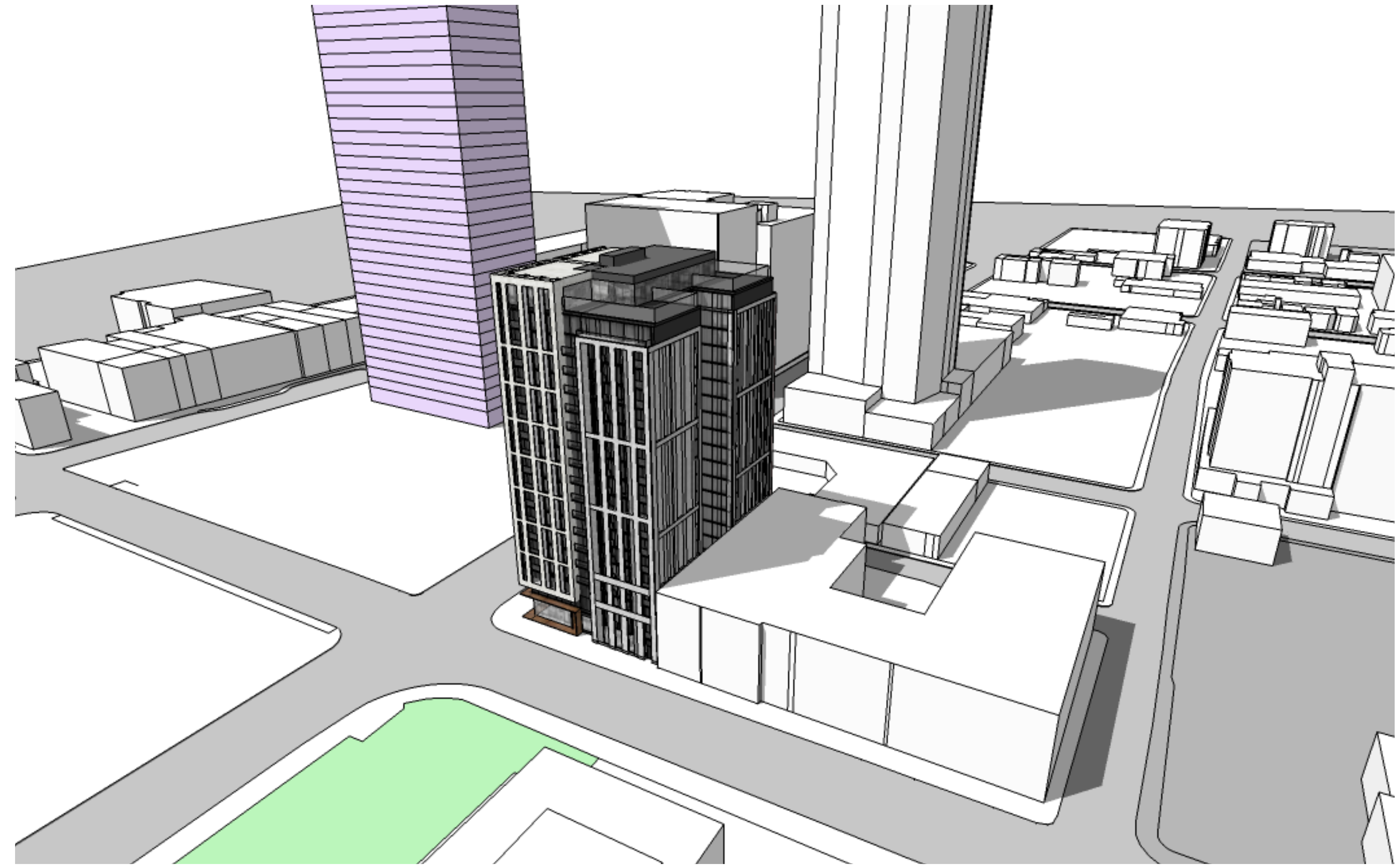


PARKING NOTES:
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 2. long-term bicycle parking, secure controlled-access in accordance with ZONING BYLAW 05-200, Zone D1.

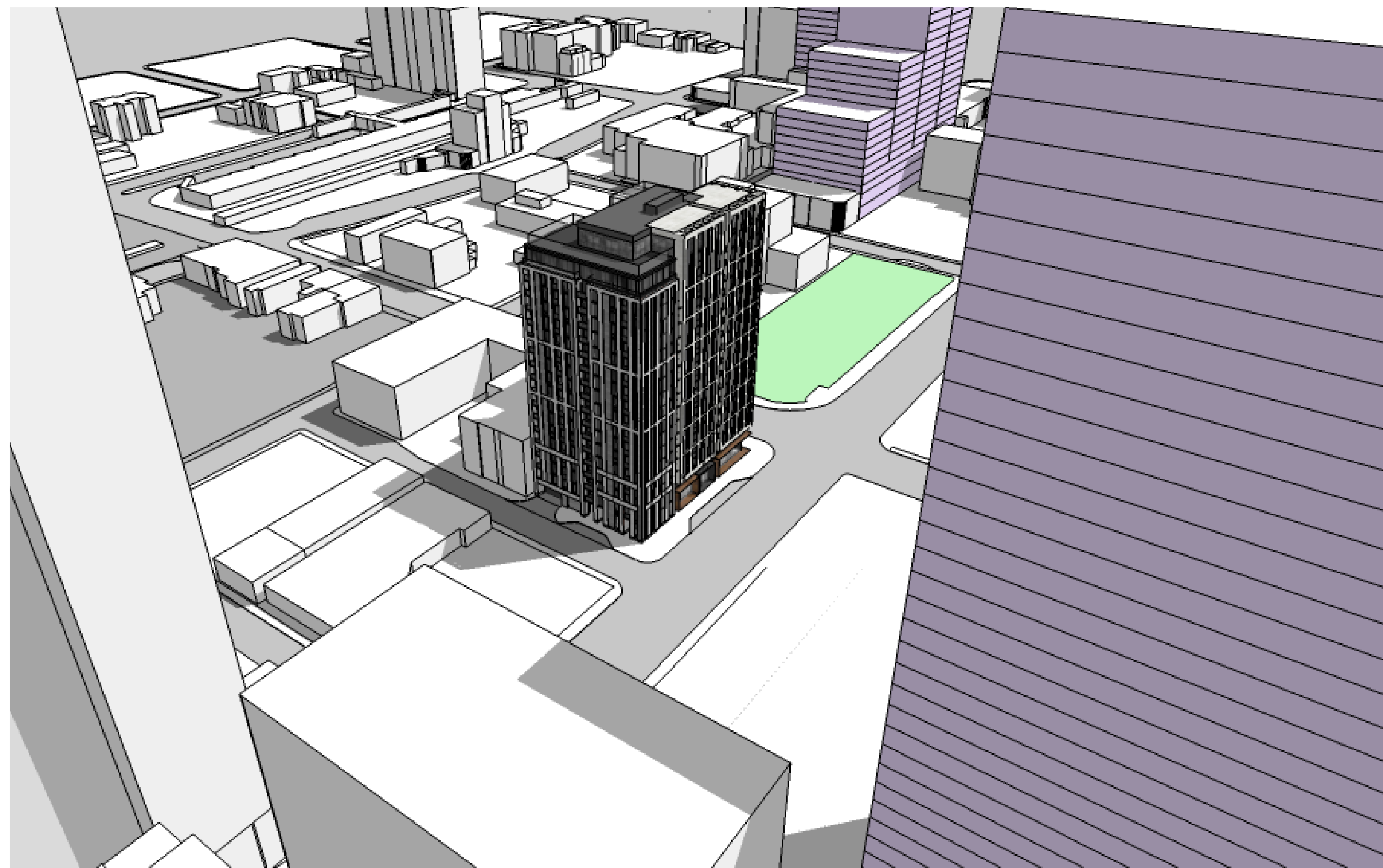
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 Grade are taken from drawing prepared by MTE Consultants



1 NORTH WEST AXONOMETRIC VIEW
Scale: 1 : 130



2 NORTH EAST AXONOMETRIC VIEW
Scale: 1 : 130



3 SOUTH WEST AXONOMETRIC VIEW
Scale: 1 : 130



4 SOUTH EAST AXONOMETRIC VIEW
Scale: 1 : 130

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 T. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

3D VIEWS 1

Project No.: 2302
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 1.10



1 PERSPECTIVE VIEW 1
Scale: 1 : 130



2 PERSPECTIVE VIEW 2
Scale: 1 : 130



3 PERSPECTIVE VIEW 3
Scale: 1 : 130



4 PERSPECTIVE VIEW 4
Scale: 1 : 130

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

3D VIEWS 2

Project No.: 2302
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 1.11

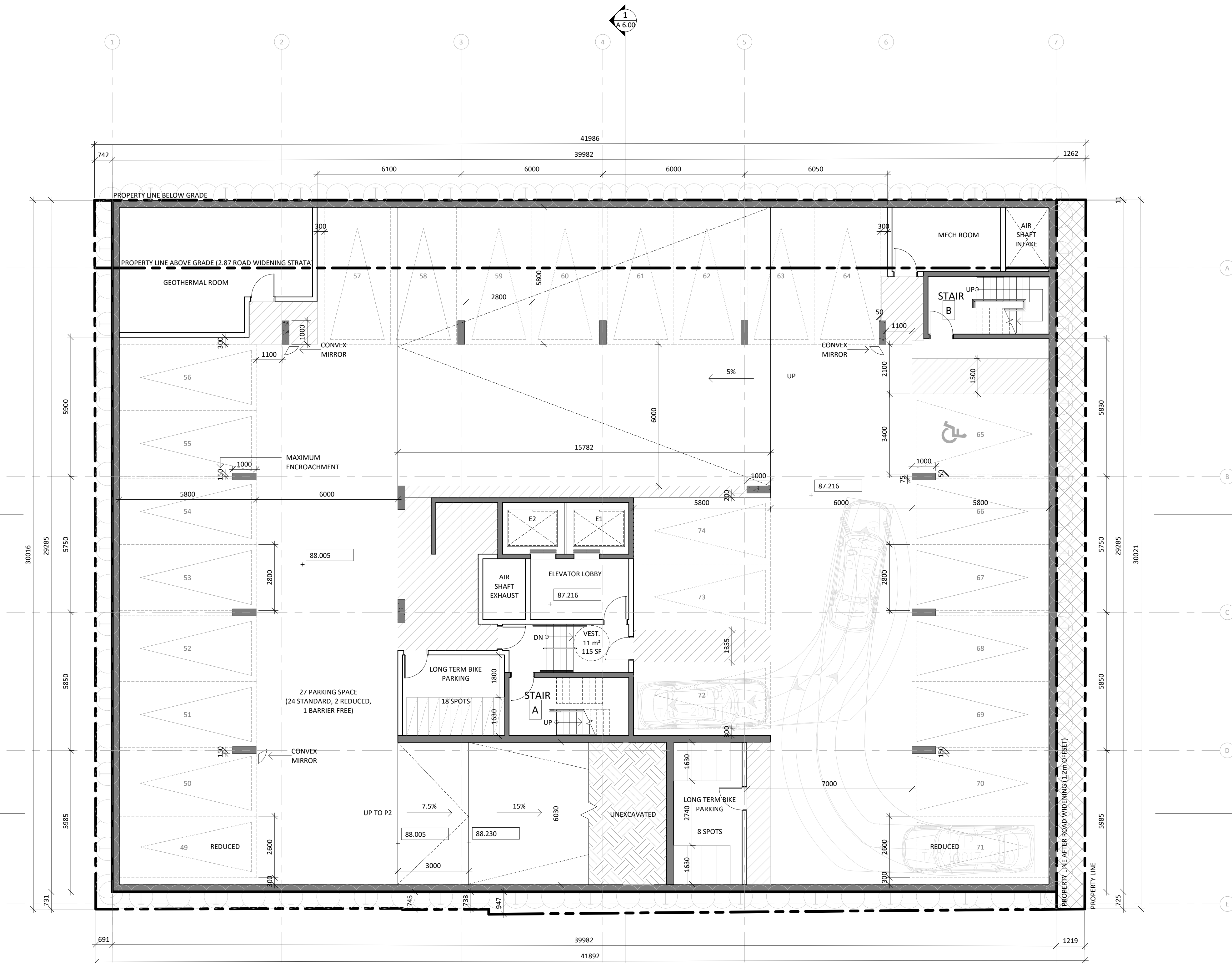
Issued:

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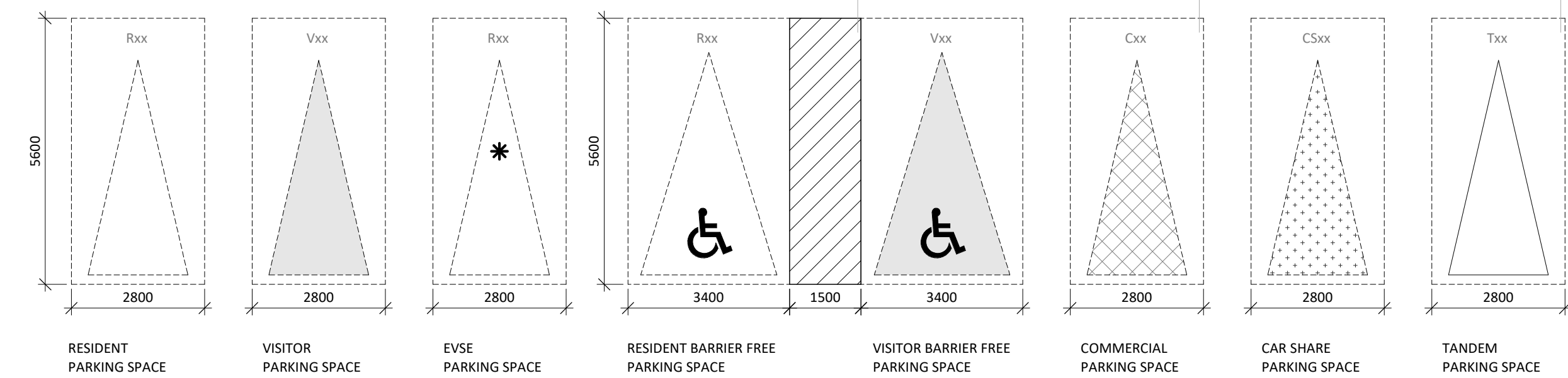
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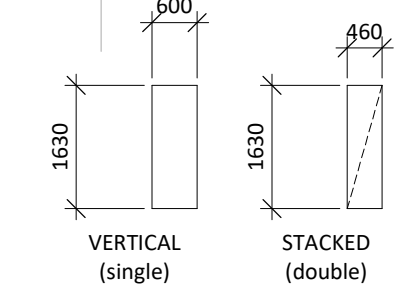
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PARKING LEGEND:



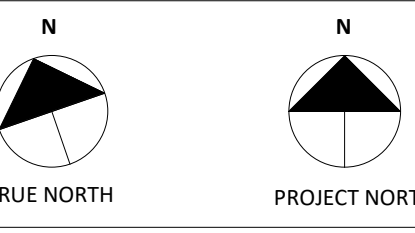
BIKE PARKING LEGEND



PARKING NOTES:
 1. Bicycle parking rates in accordance with ZONING BYLAW 05-200, Zone D1.
 2. long-term bicycle parking, secure controlled-access in accordance with ZONING BYLAW 05-200, Zone D1.

GENERAL NOTE:
 Parking surface material: Concrete

Architect:
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 20 De Boers Drive suite 525
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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - P3

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.0X

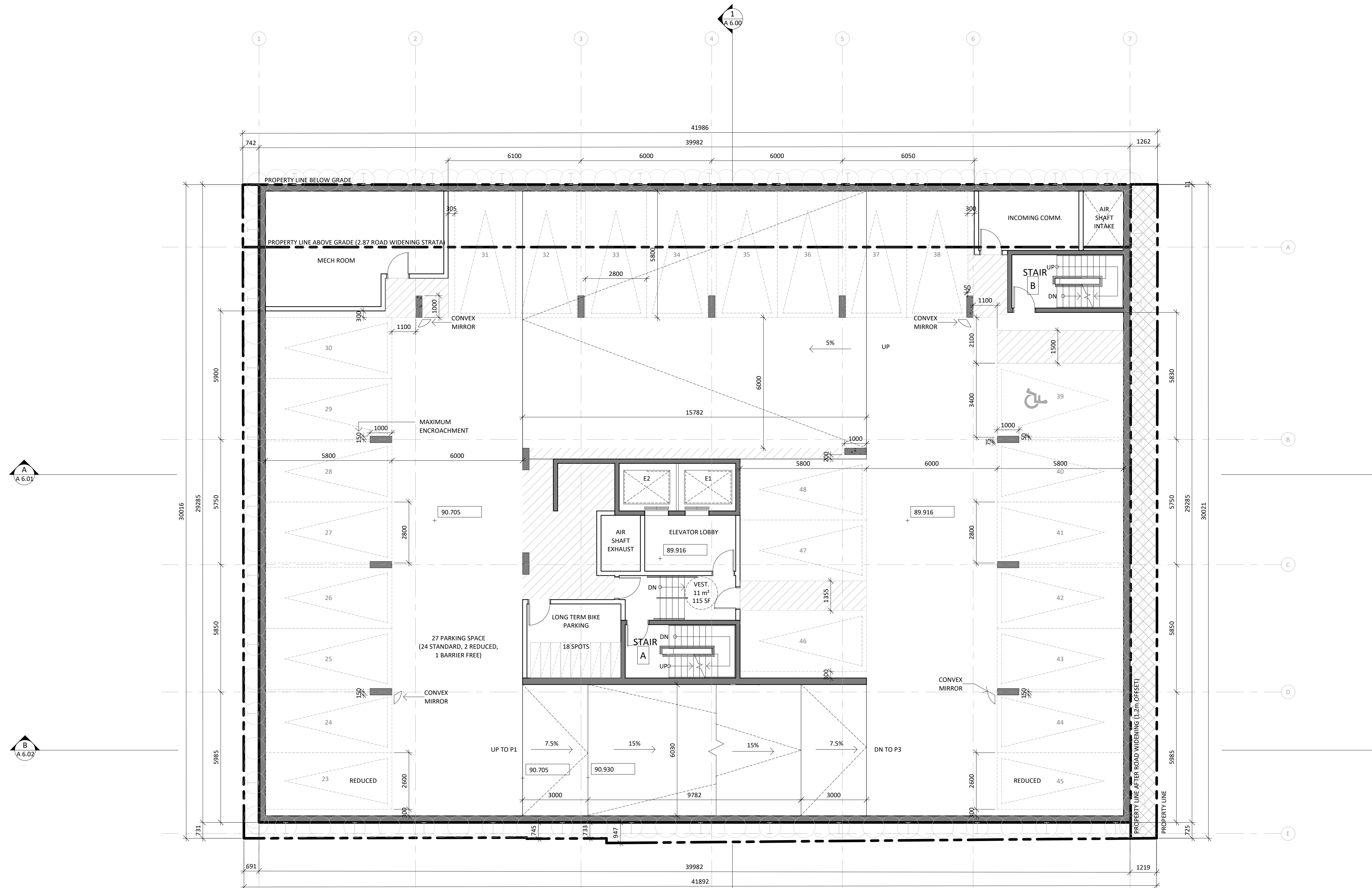
Issued:

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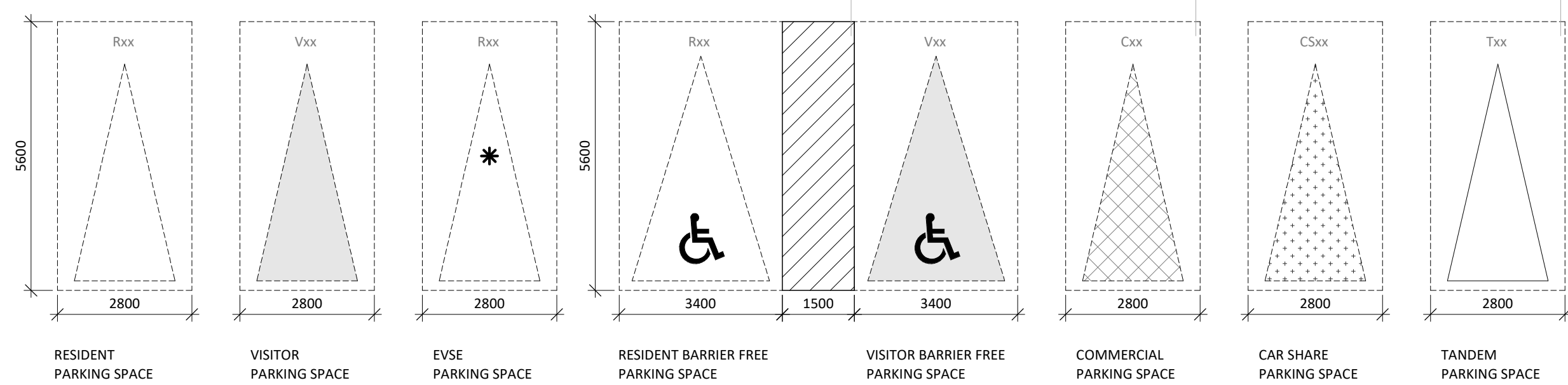
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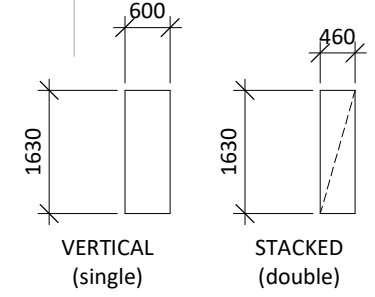
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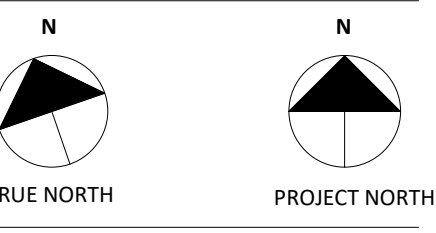
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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - P2

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 3.0Y

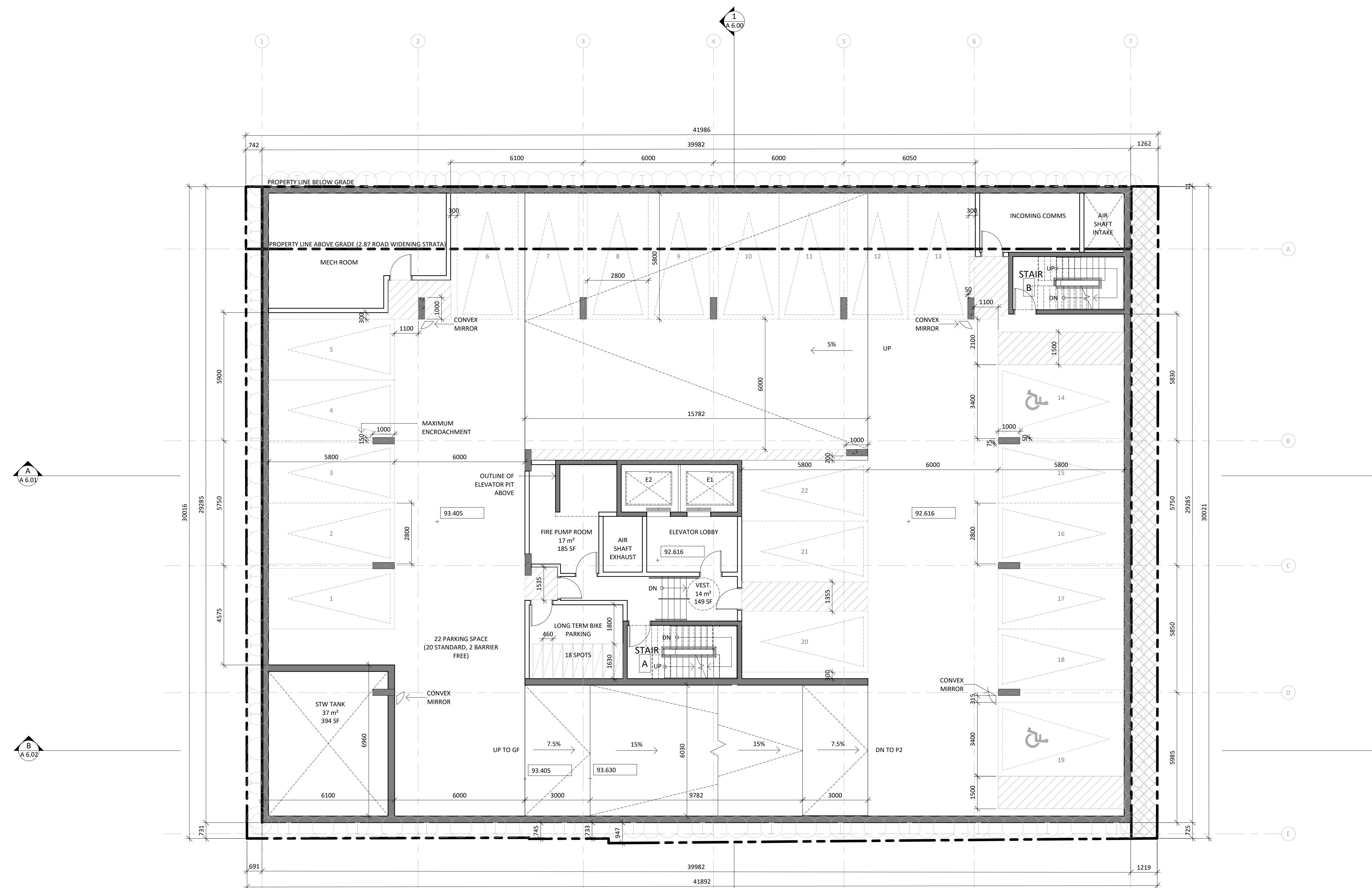
Issued:

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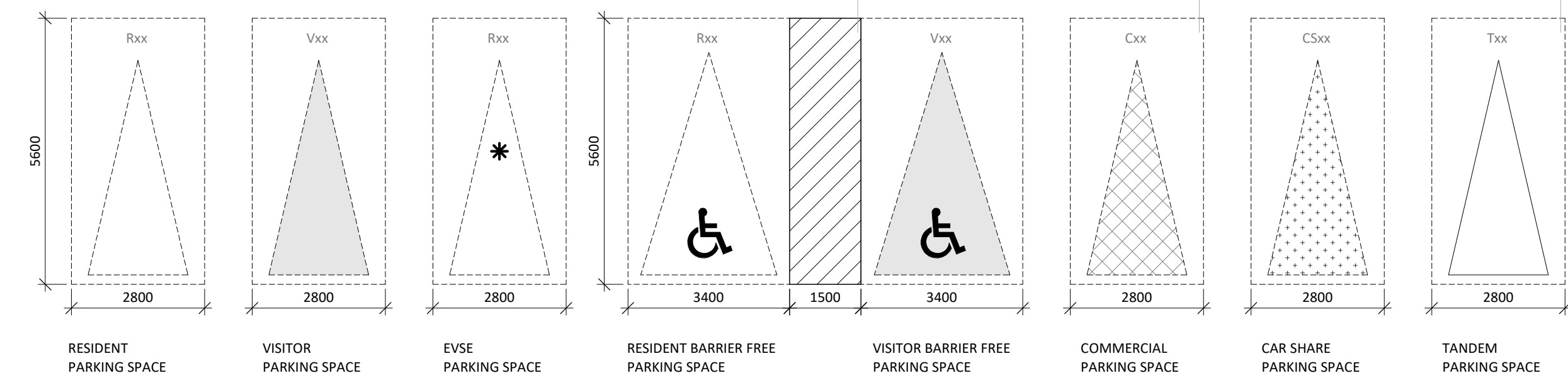
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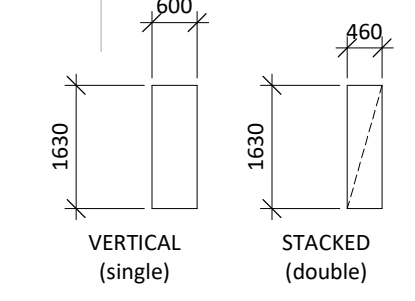
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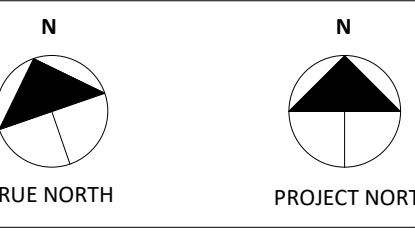
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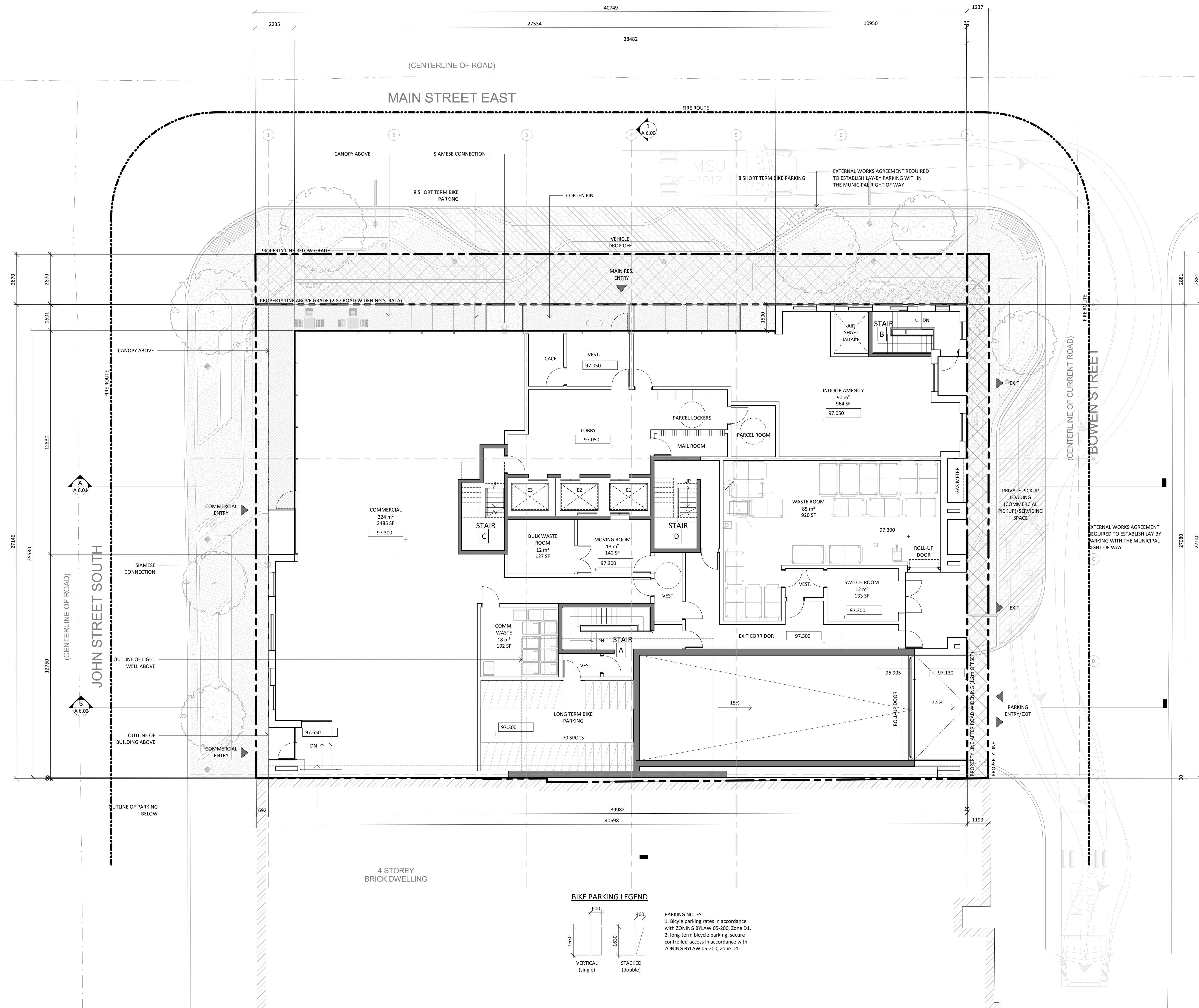
MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - P1

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.0Z



Issued:

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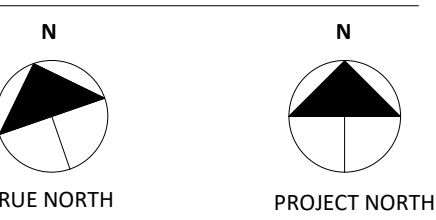
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MIXED-USE DEVELOPMENT

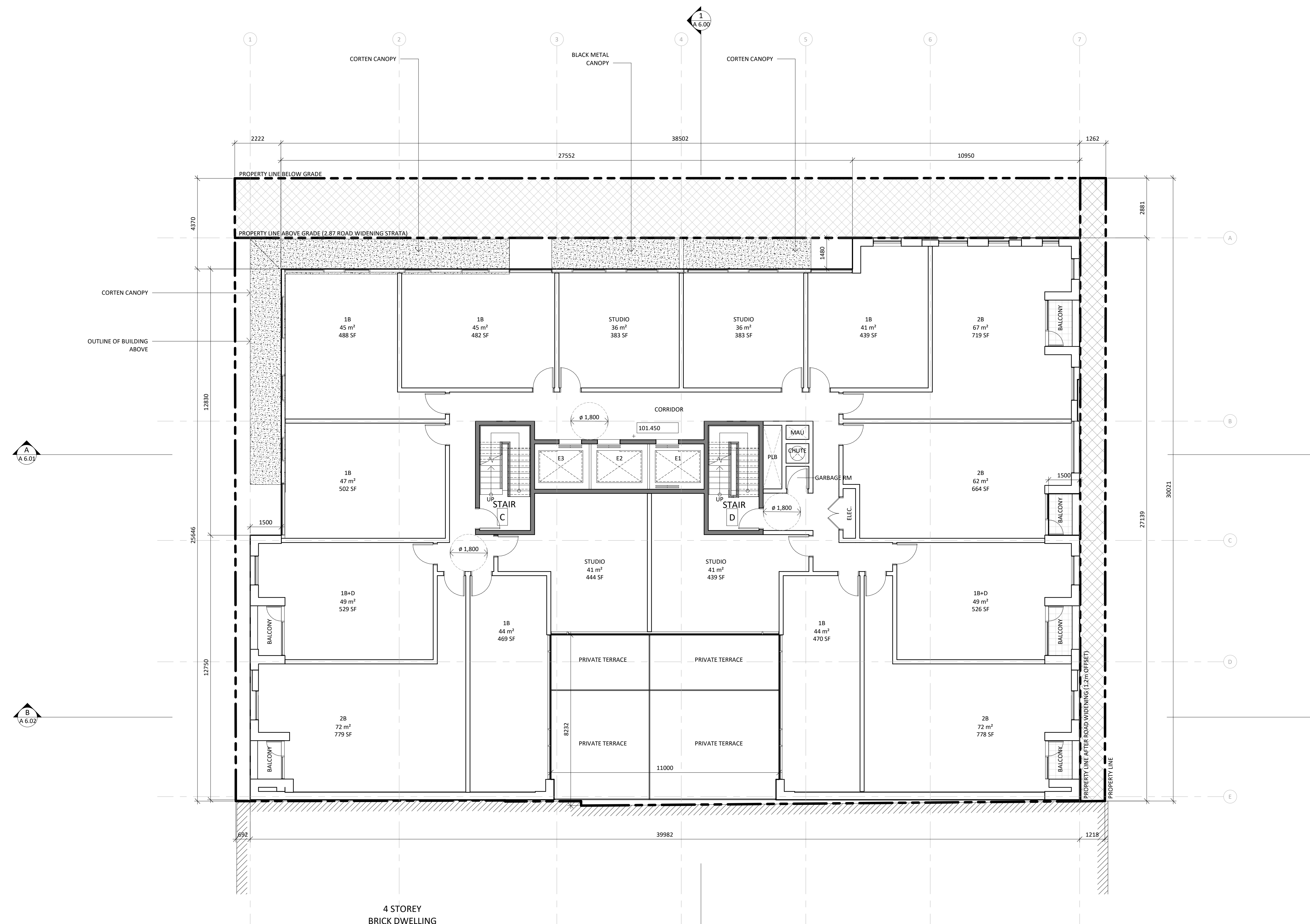
ADDRESS:
 64 Main St. East, Hamilton, Ontario

FLOOR PLAN - GROUND

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.01



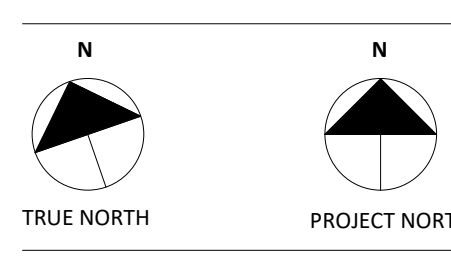
4 STOREY
BRICK DWELLING

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

FLOOR PLAN -
 LEVEL 2

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.02

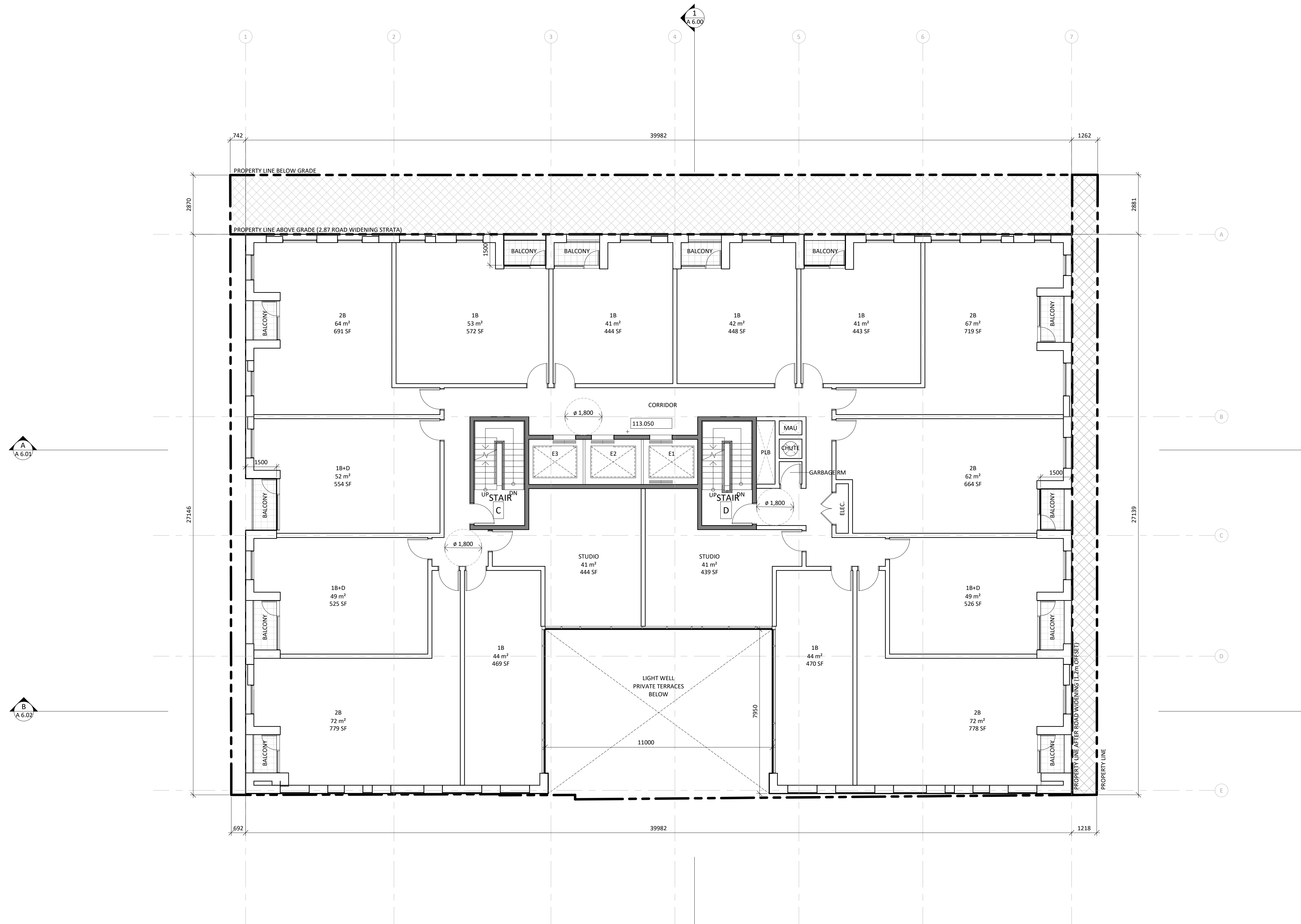
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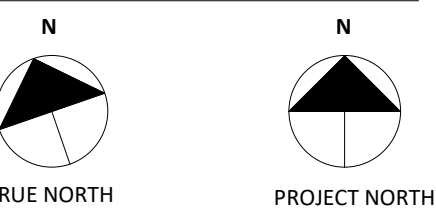
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MIXED-USE DEVELOPMENT

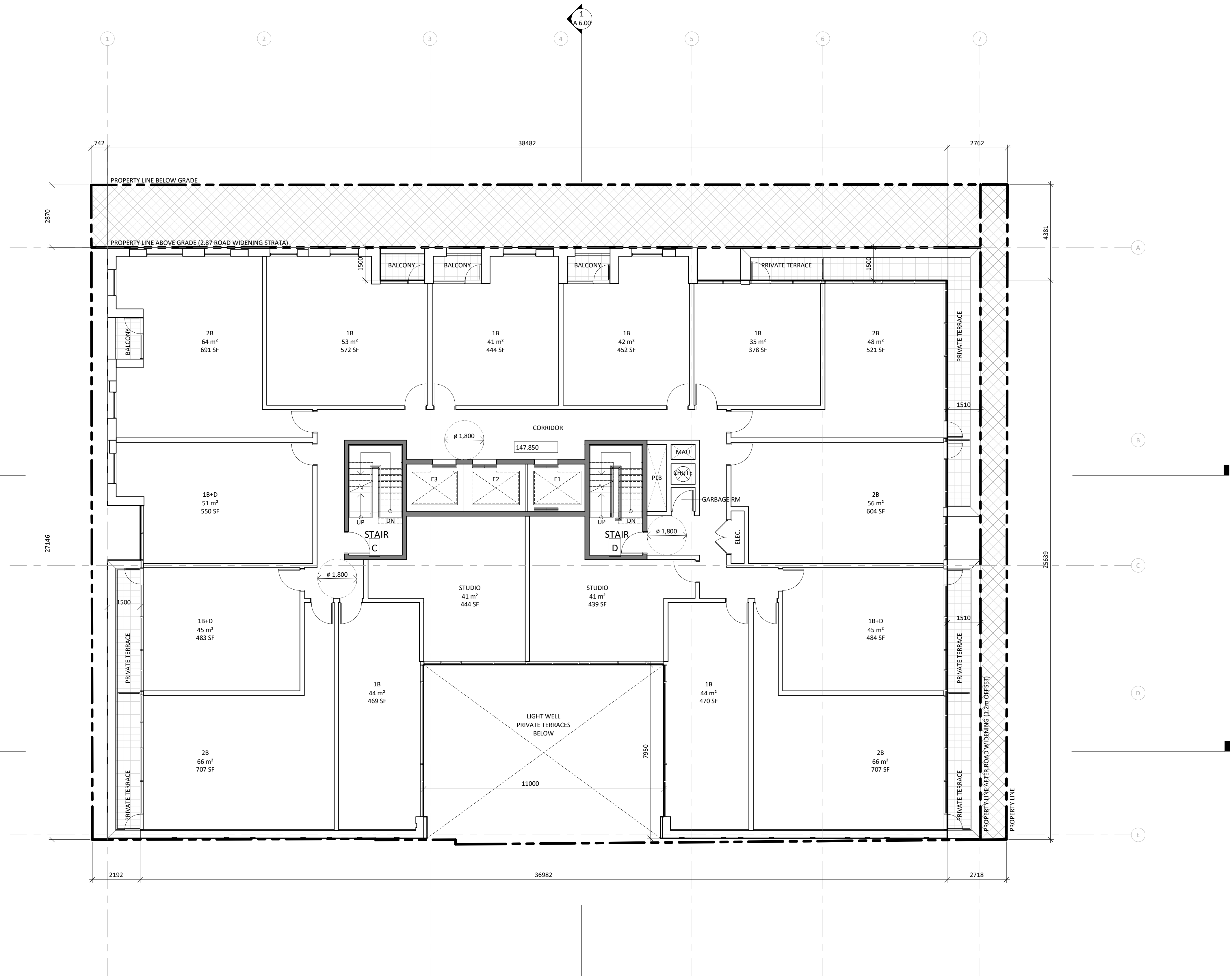
ADDRESS:
 64 Main St. East. Hamilton, Ontario

**FLOOR PLAN -
 LEVEL 6-17**

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.04



Issued:

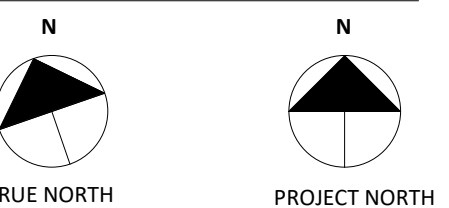
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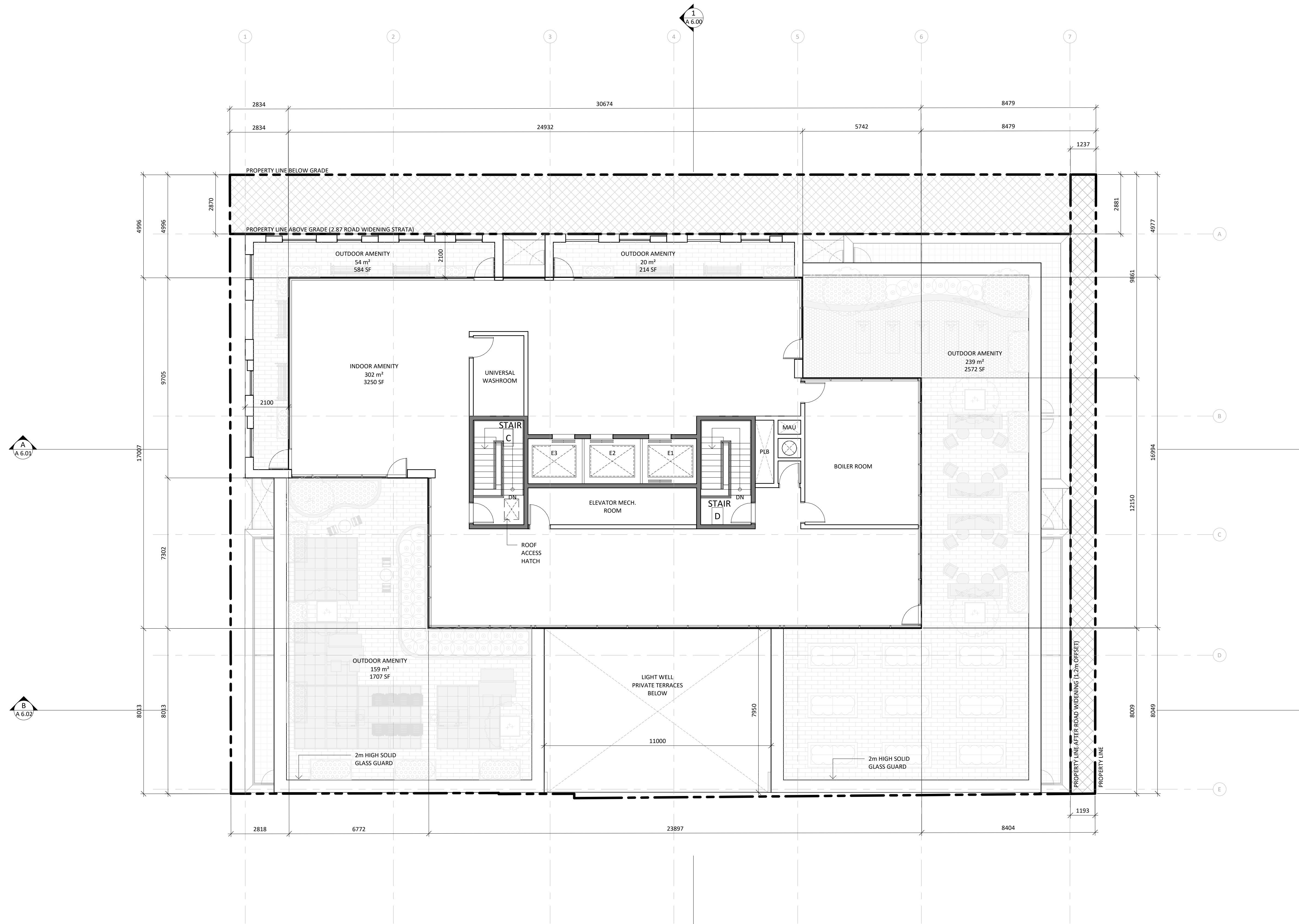
MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

FLOOR PLAN - LEVEL 18

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.05



Issued:

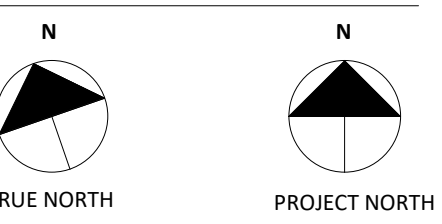
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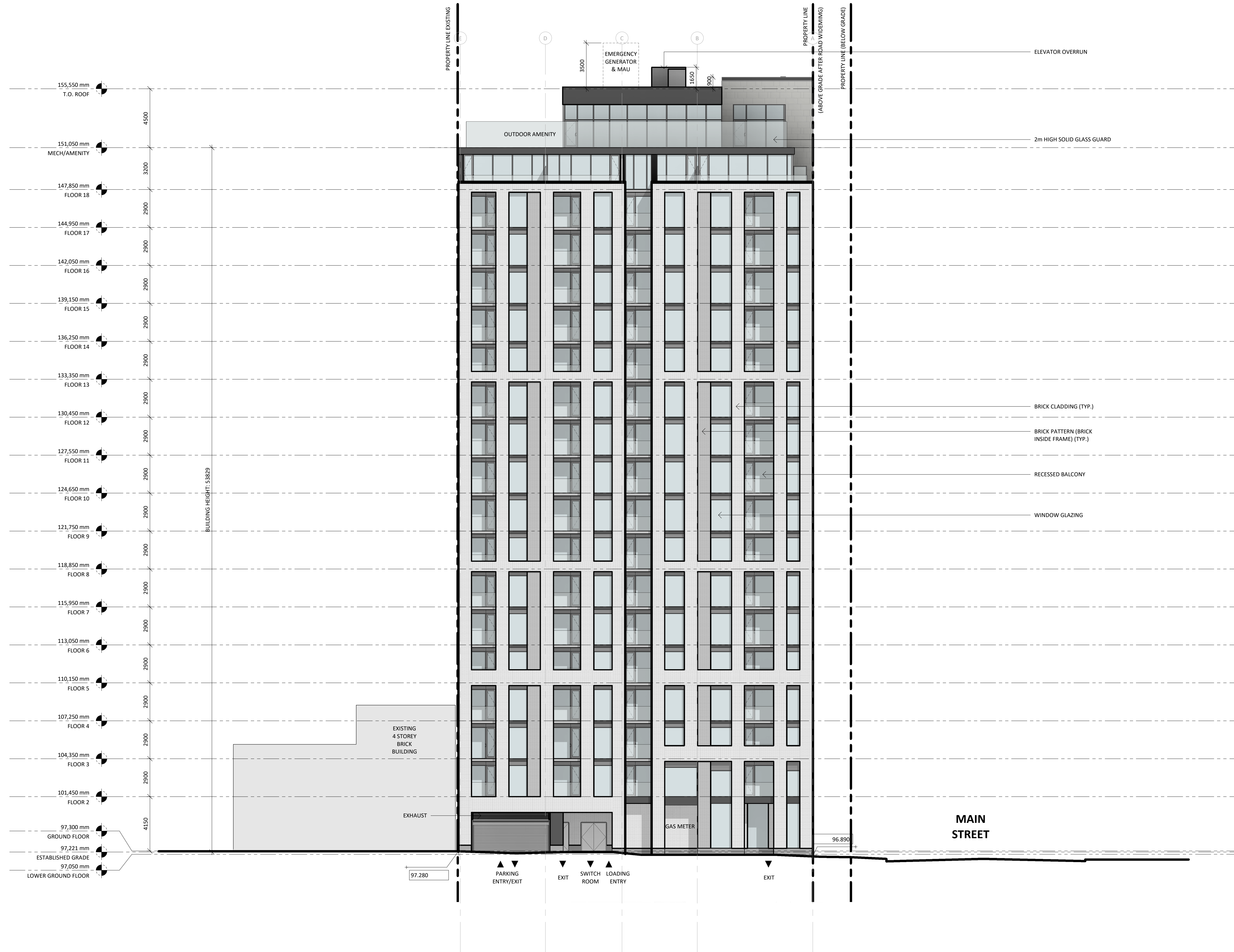


MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

FLOOR PLAN - MPH

Project No.: 2302
 Scale: 1:100
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 3.06**



Issued:

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ADDRESS:
 64 Main St. East. Hamilton, Ontario

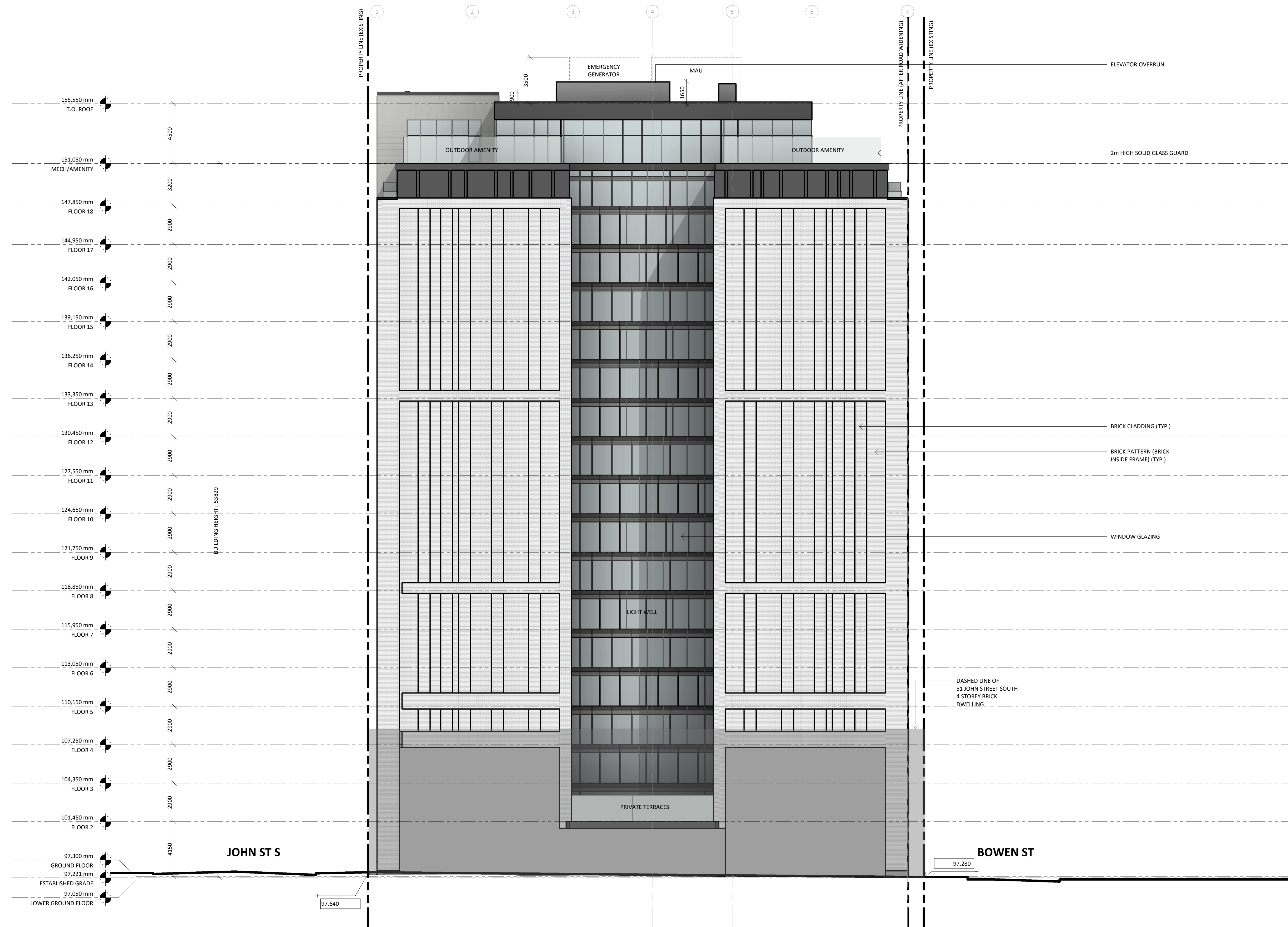
EAST ELEVATION

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.00

BUILDING HEIGHT (Bylaw 05-200):
 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 wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appearance, 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 10, 2014)



Issued:

2	SPA	Sep 18, 2023
1	ZCR	April 17, 2023
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Architect:
STUDIO JCI
 20 De Boers Drive suite 525
 Toronto, ON M5S 0H1
 T. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

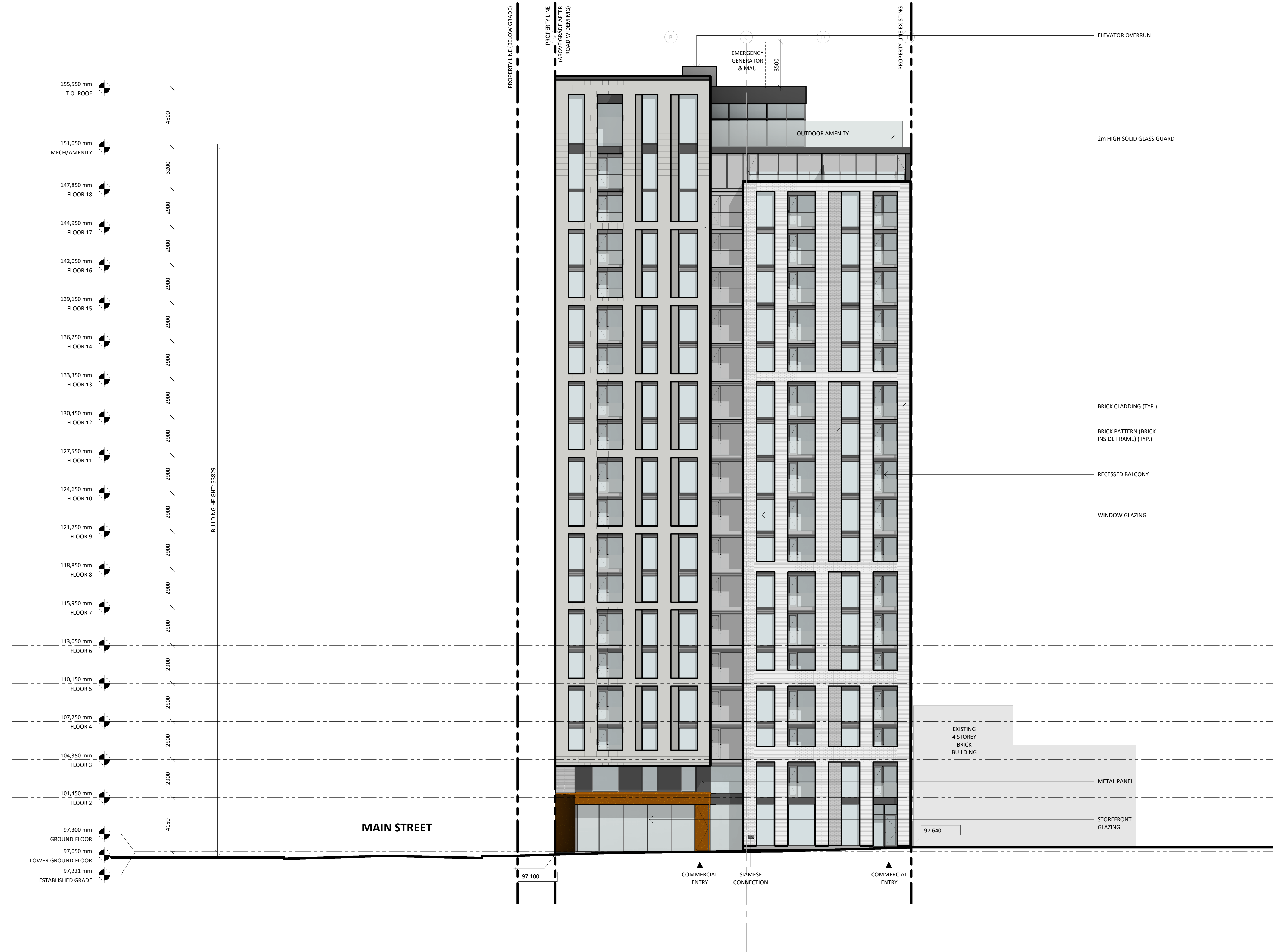
SOUTH ELEVATION

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.01

BUILDING HEIGHT (Bylaw 05-200):
 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 wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, 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 10, 2014)



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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East, Hamilton, Ontario

WEST ELEVATION

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.02



Issued:

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

NORTH ELEVATION

Project No.: 2302
 Scale: 1:150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 5.03

BUILDING HEIGHT (Bylaw 05-200):
 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 wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, 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 10, 2014)



BOWEN ST

118,850 mm FLOOR 8
 115,950 mm FLOOR 7
 113,050 mm FLOOR 6
 110,150 mm FLOOR 5
 107,250 mm FLOOR 4
 104,350 mm FLOOR 3
 101,450 mm FLOOR 2
 97,300 mm GROUND FLOOR
 97,221 mm ESTABLISHED GRADE
 97,050 mm LOWER GROUND FLOOR

PROPERTY LINE (EXISTING)
 PROPERTY LINE (AFTER ROAD WIDENING)
 BRICK CLADDING (TYP.)
 BRICK PATTERN (BRICK INSIDE FRAME) (TYP.)
 RECESSED BALCONY
 WINDOW GLAZING
 METAL PANEL
 STOREFRONT GLAZING

96.890

GLAZING LEGEND
 [Hatched Box] WINDOW AREA PART OF THE CALCULATION

▲
 MAN RES.
 ENTRY

SIAMESE
 CONNECTION

MAIN STREET E. WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 153.9 m²
 TOTAL AREA OF GLAZING: 102.0 m² (66%)
 MINIMUM REQUIREMENT : 44%

SECOND & THIRD STORY
 TOTAL AREA: 228.5 m²
 TOTAL AREA OF GLAZING: 70.2 m² (31%)
 REQUIREMENT : 25% - 40%

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

**MAIN STREET
 WEST ELEVATION**

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 5.10



▲
MAIN RES.
ENTRY

↑
SIAMESE
CONNECTION

GLAZING LEGEND
 WINDOW AREA PART OF THE CALCULATION

MAIN STREET E. WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 153.9 m²
 TOTAL AREA OF GLAZING: 96.0 m² (62%)
 MINIMUM REQUIREMENT : 44%

SECOND & THIRD STORY
 TOTAL AREA: 228.5 m²
 TOTAL AREA OF GLAZING: 70.2 m² (31%)
 REQUIREMENT : 25% - 40%

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MIXED-USE DEVELOPMENT
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MAIN STREET EAST ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 5.11



BRICK CLADDING (TYP.)

BRICK PATTERN (BRICK INSIDE FRAME) (TYP.)

WINDOW GLAZING

RECESSED BALCONY

METAL PANEL

STOREFRONT GLAZING

EXISTING 4 STOREY BRICK BUILDING

GLAZING LEGEND

WINDOW AREA PART OF THE CALCULATION

JOHN STREET S. WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 102.3 m²
 TOTAL AREA OF GLAZING: 57.4 m² (56%)
 MINIMUM REQUIREMENT : 52%

SECOND & THIRD STORY
 TOTAL AREA: 153.6 m²
 TOTAL AREA OF GLAZING: 47.1 m² (30%)
 REQUIREMENT : 25% - 40%

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MIXED-USE DEVELOPMENT
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JOHN STREET SOUTH ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.12



EXISTING
4 STOREY
BRICK
BUILDING

97.280

▲ ▼
PARKING
ENTRY/EXIT

▼
EXIT

▼
SWITCH ROOM

▼
WASTE ROOM

▼
EXIT

GAS METER

ROLL-UP DOOR

96.890

MAIN
STREET

- 118,850 mm FLOOR 8
- 115,950 mm FLOOR 7
- 113,050 mm FLOOR 6
- 110,150 mm FLOOR 5
- 107,250 mm FLOOR 4
- 104,350 mm FLOOR 3
- 101,450 mm FLOOR 2
- 97,300 mm GROUND FLOOR
- 97,221 mm ESTABLISHED GRADE
- 97,050 mm LOWER GROUND FLOOR

GLAZING LEGEND
 WINDOW AREA PART OF THE CALCULATION

BOWEN STREET WINDOW AREA CALCULATIONS

FIRST STORY
 TOTAL AREA : 120.1 m²
 TOTAL AREA OF GLAZING: 7.2 m² (6%)
 MINIMUM REQUIREMENT : 1%

SECOND & THIRD STORY
 TOTAL AREA: 157.1 m²
 TOTAL AREA OF GLAZING: 58 m² (37%)
 REQUIREMENT : 25% - 40%

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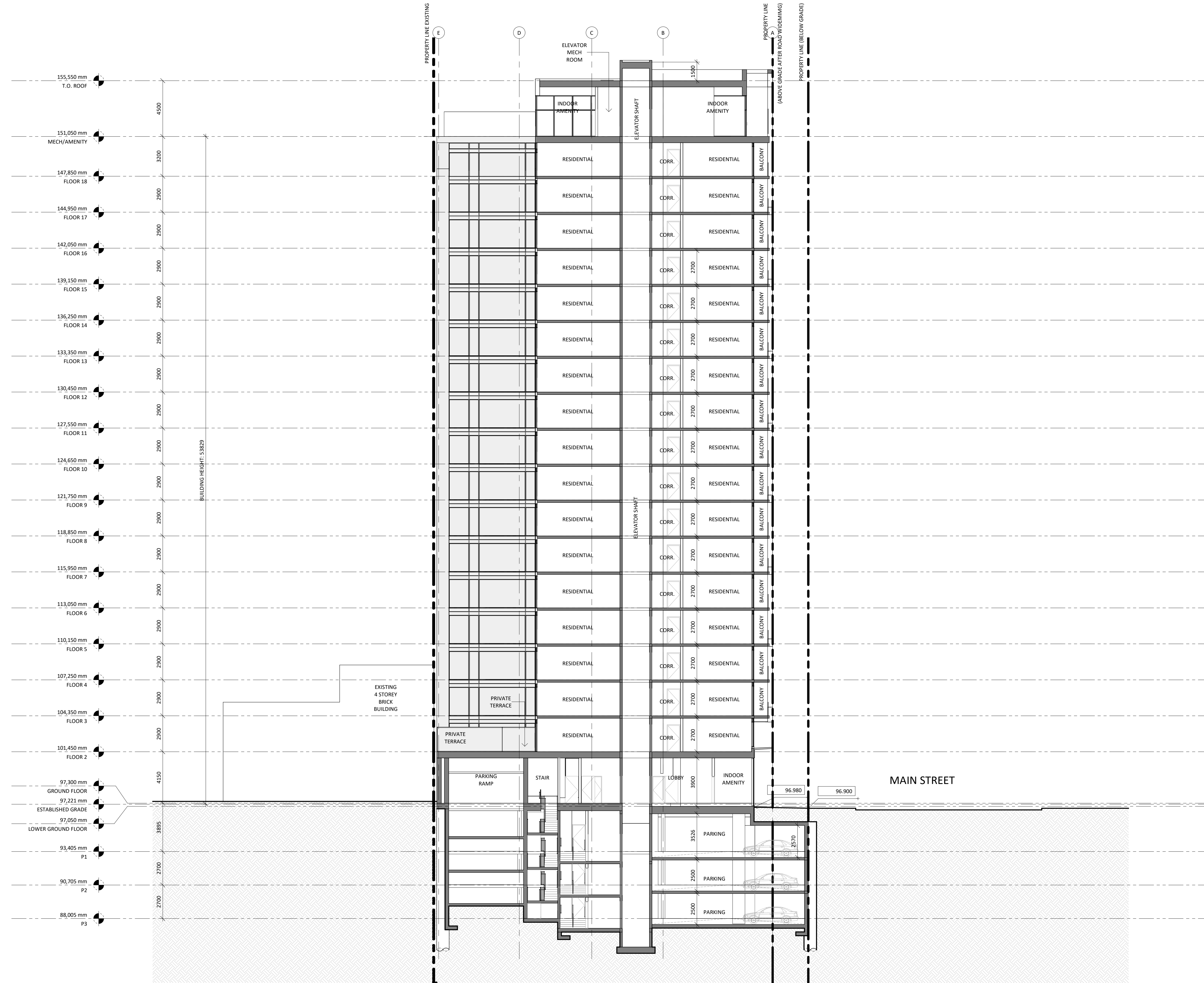
MIXED-USE DEVELOPMENT
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BOWEN STREET ELEVATION

Project No.: 2302
 Scale: 1 : 50
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.13



Issued:

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MIXED-USE DEVELOPMENT
 ADDRESS:
 64 Main St. East. Hamilton, Ontario

SECTION 1

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.00



Issued:

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MIXED-USE DEVELOPMENT
 ADDRESS:
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SECTION A

Project No.: 2302
 Scale: 1 : 150
 Date: April 17, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.01



Issued:

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MIXED-USE DEVELOPMENT

ADDRESS:
64 Main St. East. Hamilton, Ontario

SECTION B

Project No.: 2302
Scale: 1 : 150
Date: April 17, 2024
Drawn by: STUDIO JCI

Drawing No.:

A 6.02

64 MAIN STREET EAST, HAMILTON, ON

SUN SHADOW STUDY

SEPTEMBER 18, 2023

STUDIO **JCI**

This shadow study illustrates the impact of the proposed development at 64 Main ST. East. Hamilton Ontario. The study used geolocation coordinates N 43 degrees (14'30") W 79 degrees (51'00") and referenced astronomic true north from the site survey. To create the 3D mapping showing shadow impacts, the existing building information and building footprints generated from air photos were obtain from Hamilton's Open Data Portal.

The proposal is a 18-storey building mixed used commercial/residential consisting of commercial at the ground floor and residential suites above. The proposal is adjacent to the Prince's Square. The upper floors of the building step back to minimize the shadow impact on the existing open areas and mid-rise buildings north of the site. Additionally, the proposed massing is at the approved 54m height as continuation of the current application. The proposed tower's floor plate measuring 905 m² is slightly reduced from the current application having a negligibly smaller shadow impact than previous submissions. During the early morning the proposed development does cast a minimal shadow on the Prince's Square and continues to project over the north side of the neighborhood towards Main St. East. This shadow impact is almost exactly the same impact of the previous submissions. On the south side, towards Jackson St. East, no shadows are cast.

The sun shadow study submitted for this application indicates the shadow resulting from the as-of-right height and the massing, as well as the impact of any new net shadows. It should be noted that net shadows produced with this most recent modification to the massing is negligible making the shadow impact almost exactly as the previous application.

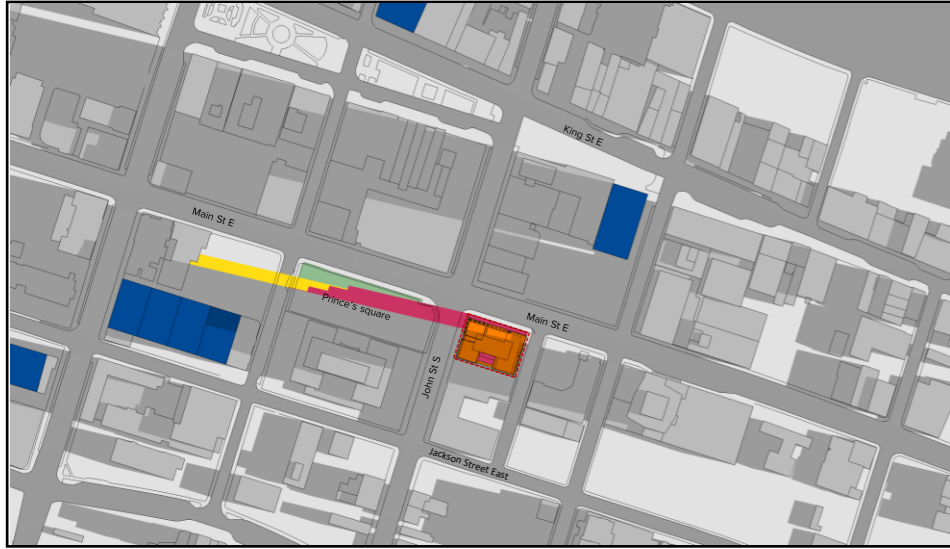
Shadow from the proposed development allows for minimum of 3 hours of sun coverage between 10:00 am and 4:00 pm as measured on March 21st for the public realm. The proposed Robin McKenna, OAA, Associate, Architect development cast a minimal new net shadows from 10 am to 11 am over the Prince's Square and doesn't cast any new net shadows over the Prince's Square between 11:00 am and 4:00 pm, as measured on March 21st and allows for a minimum of 50% sun coverage over Common Amenity Areas at all times of the day, as measured on March 21st.

In summary, shadow from the proposed development has a limited effect on the existing neighborhood and complies with the City of Hamilton's Impact Criteria and Considerations for the Public Realm and Common Amenity areas in Downtown Hamilton, as well as adding no new net shadow impacts (negligible) from previous submissions with their respective sun shadow studies.

Sincerely,
Studio JCI

Robin McKenna, OAA,
Associate, Architect

Audrey Daudon,
Intern Architect



March 21, 8:48 am. (1.5hr after sunrise)



March 21, 9:48 am



March 21, 10:48 am



March 21, 11:48 am

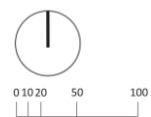


March 21, 12:48 pm



March 21, 1:23 pm (Solar noon)

- Subject Site
- Applicant Proposal
- As-of-right massing
- City Planner Proposed
- Under Construction
- Park and Open Space
- Existing Building
- Shadow of Proposal
- Shadow of As-of-right Massing
- Shadow of Existing building



March 21 [UTC-4]
1:48 PM- 5:59 PM



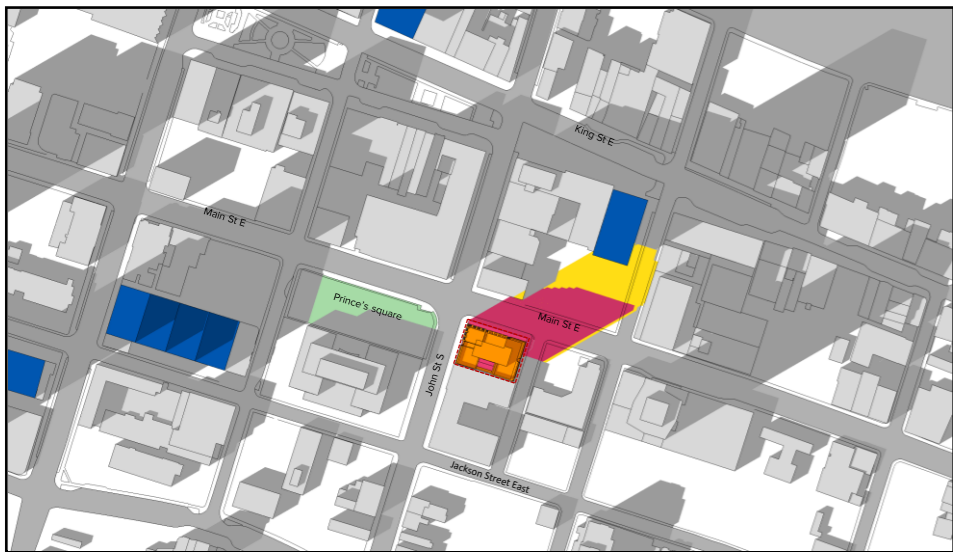
March 21, 1:48 pm



March 21, 2:48 pm



March 21, 3:48 pm



March 21, 4:48 pm



March 21, 5:48 pm



March 21, 5:59 pm. (1.5hr before sunset)

- Subject Site
- Applicant Proposal
- As-of-right massing
- City Planner Proposed
- Under Construction
- Park and Open Space
- Existing Building
- Shadow of Proposal
- Shadow of As-of-right Massing
- Shadow of Existing building



20 De Boers Drive, suite 525
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t. 416 901 6528 www.studiojci.com

STUDIOJCI

ADDRESS: 64 MAIN STREET EAST, HAMILTON, ON
DATE: JULY 18, 2023

Arcadis Inc.
360 James Street North – Suite 200
Hamilton
Ontario L8L 1H5
Canada
Phone: 905-546-1010 ext. 63139
www.arcadis.com



Ms. Jamila Sheffield, ACST
Secretary Treasurer, Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Subject: 64 Main Street East, Hamilton – Minor Variance Application
Date: May 2, 2024

Dear Ms. Sheffield,

On behalf of our client, Core Development Group, we are pleased to submit a Minor Variance application for the above noted property.

The application would permit relief from the City of Hamilton Zoning By-law No. 05-200 and is required to facilitate the approval of concurrent Site Plan Control application DA-17-064. The subject lands were reviewed previously by Committee of Adjustment under decision HM/A-17:106.

In support of the Consent application please find enclosed the following information:

- A digital copy of the completed Minor Variance application form and Minor Variance List;
- A digital copy of the Planning Opinion Memo;
- A digital copy of the Architectural design set; and,
- A digital copy of the Sun Shadow Study.

Please note that a cheque in the amount of \$3,900.00, made payable to the City of Hamilton will be delivered under separate cover.

Should you require any additional information please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Jared Marcus", with a stylized flourish at the end.

Jared Marcus, CPT
Associate – Manager, Planning

Cc: Core Development Group

Minor Variance List

1. A building setback shall not be provided, whereas the Zoning By-law requires a minimum setbacks along the streetline and rear lot line (S.6.0(c)(i, ii & iii));
2. A minimum lot area of 1,100m² shall be provided, whereas the Zoning By-law requires a minimum lot area of 1,575.0m²(S.6.0(c)(vi));
3. A maximum building height of 59.0m shall be permitted, whereas the Zoning By-law permits a maximum building height of 54.0m (S.6.1.3(b));
4. The loading door accessed from Bowen Street shall not be screened from view, whereas the Zoning By-law requires a visual barrier to be provided to screen the loading door from view from the street (S.5.2.1);
5. 74 parking spaces shall be provided, whereas the Zoning By-law requires 119 parking spaces (S.5.6(a)); and,
6. 132 long-term bicycle parking spaces shall be provided, whereas the Zoning By-law requires 136 long-term bicycle parking spaces (S.5.7).

Additional Variances to By-law No. 24-052, April 10, 2024, not final & binding.

7. The loading door accessed from Bowen Street shall not be screened from view, whereas the proposed Zoning By-law requires a visual barrier to be provided to screen the loading door from view from the street (S.5.5.1(a)(ii));
8. 16 short term bicycle parking spaces shall be provided, whereas the proposed Zoning By-law requires 27.2 spaces (S.5.7.5(a));
9. 132 long term bicycle parking spaces shall be provided, whereas the proposed Zoning By-law requires 190.4 spaces (S.5.7.5(a)); and,
10. 4 accessible parking spaces shall be provided, whereas the proposed Zoning By-law requires 6 spaces (S.5.7.3(c)(ii)(i)).

Please see enclosed Planning Opinion Memo for additional details.



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
Registered Owners(s)	1000316547 Ontario Inc. c/o
Applicant(s)	Same as below
Agent or Solicitor	Arcadis c/o Jared Marcus



1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner Agent/Solicitor

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.

1.6 Payment type In person Credit over phone* Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	64 Main Street East		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	LT 5 BLK OLD COUF	Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R20516	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:

Please see enclosed Minor Variance List and Planning Opinion Memo for additional details.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Please refer to Planning Opinion Memo prepared by Arcadis.

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
41.98 m	30.02 m	1,266 m ²	20 m

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

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
18-storey Multiple Dwelling	0m	0m	0.69m & 0m	

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

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
18-storey building	975.8 m ²	17,155.7m ²	18	59 m

- 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.):
18-storey Multiple Dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2023

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

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

7.4 Length of time the existing uses of the subject property have continued:
2012

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.

Proposed use and density of the proposed Multiple Dwelling conforms with the UHOP policies.

7.6 What is the existing zoning of the subject land? Downtown Central Business District (D1)

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: HM/A-17:106

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: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 272

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

Please refer to Planning Opinion Memo.

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

Sun Shadow Study
