



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-24:155	SUBJECT PROPERTY:	566 Highway 6, Flamborough
ZONE:	General Business Park (M2)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 10-128
ZONE:	Prestige Business Park (M3)		

APPLICANTS: Owner: West Waterdown Industrial
 Agent: Arcadis Professional Services (Canada) Inc. c/o Isabelle Ilagan

The following variances are requested:

1. A maximum setback abutting Highway 6 shall be 41.88 metres instead of the maximum permitted 27.0 metres.

PURPOSE & EFFECT: So as to permit the construction of a Warehouse use.

Notes:

- i. This variance is required for conditional approval of Site Plan application DA-24-007, which was conditionally approved on March 13, 2024.
- ii. The proposed variance is applicable to the entirety of the property as per a Divisional interpretation for development located within two or more Zones. It is noted that the requested variance is specific to the lot line abutting Highway No. 6, however Section 9.3.3 b)ii) is applicable to all portions of the building abutting a lot line. Please note, no additional variances are required for maximum building setback for the proposed portion of the building abutting Medicorum Place.
- iii. Please note, a Divisional interpretation has determined that the maximum setback to a street line within the “M3” Zone shall only be applied to the portion of a building closest to the street line. As such, the closest portion of the proposed Warehouse building is indicated to be 27.44 metres from the street line and the farthest portion of the building is proposed to be 41.88 metres

A-24:155

from the street line. As per the above interpretation, the proposed building is considered to have a maximum setback of 27.44 metres.

- iv. Be advised, insufficient information has been provided to determine the total area for Landscaped Area and Landscaped Parking Islands associated with the proposed parking area(s). Please note, Landscaped Area/ Landscape Parking Island shall only be calculated based on Landscaped elements that are directly associated with a Parking Lot/ Area. Landscaping used in the calculation for required landscaped buffers abutting a street line cannot be used towards the calculation required under this Section. The Landscaped Area associated with all parking areas shall be clearly indicated on the Site Plan. Additional Variances may be required should the total Landscaped Area and Landscaped Parking Islands not meet the requirements under Section 5.2(h).

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, August 6, 2024
TIME:	2:45 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

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 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 August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:155, 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.

A-24:155

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.



 **Subject Lands**

DATED: July 18, 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

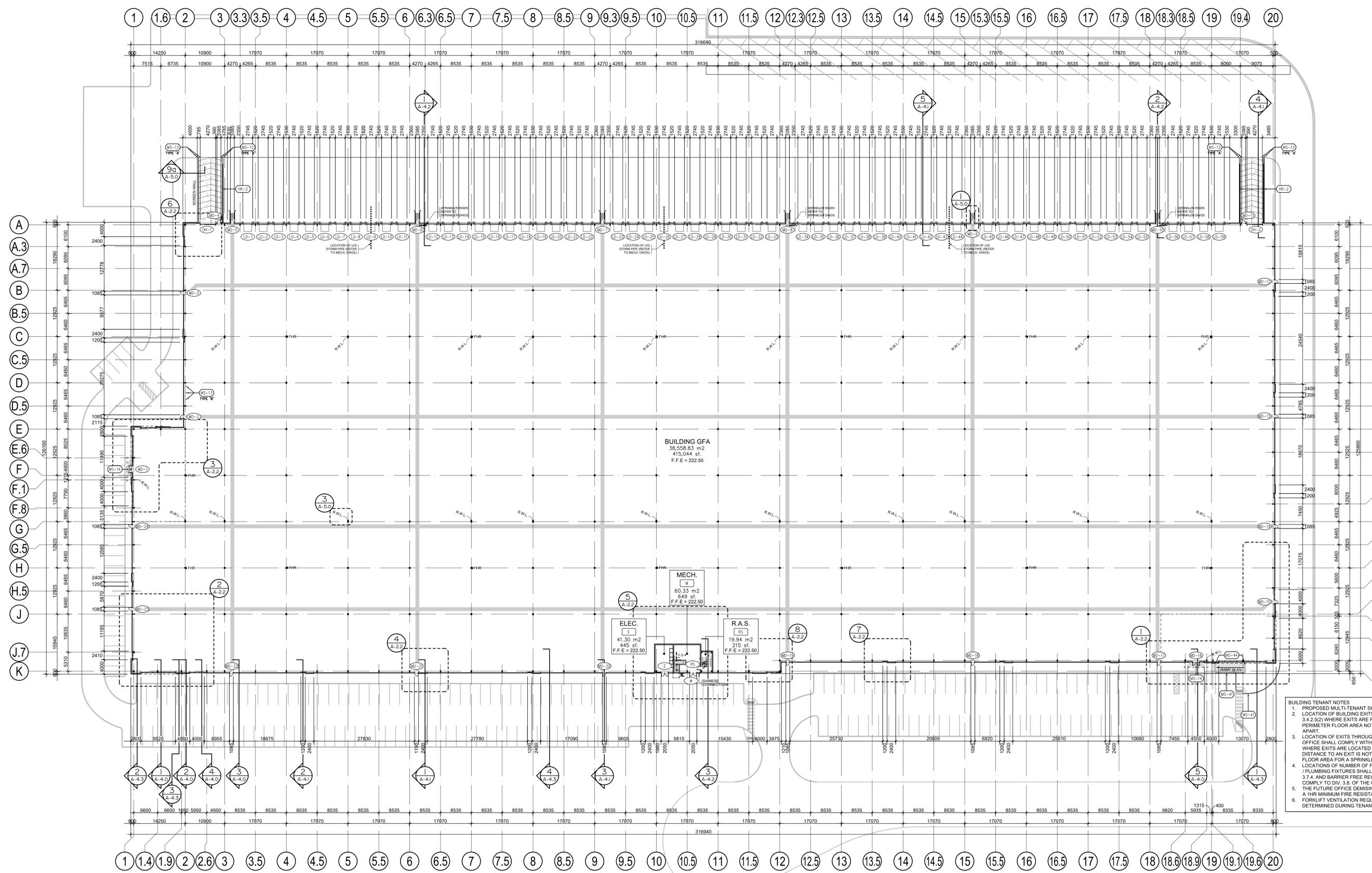
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 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.

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.



PROJECT NORTH



- BUILDING TENANT NOTES**
1. PROPOSED MULTI-TENANT SHELL BUILDING
 2. LOCATION OF BUILDING EXITS IS BASED ON O.B.C. 3.4.2.5(2) WHERE EXITS ARE PLACED ALONG THE PERIMETER FLOOR AREA NOT MORE THAN 60m APART.
 3. LOCATION OF EXITS THROUGH THE FUTURE OFFICE SHALL COMPLY WITH O.B.C. 3.4.2.5(1)(C) WHERE EXITS ARE LOCATED SO THAT THE TRAVEL DISTANCE TO AN EXIT IS NOT MORE THAN 45m IN A FLOOR AREA FOR A SPRINKLER BUILDING.
 4. LOCATIONS OF NUMBER OF FUTURE WASHROOMS / PLUMBING FIXTURES SHALL COMPLY WITH DIV. 3.7.4. AND BARRIER FREE REQUIREMENTS SHALL COMPLY TO DIV. 3.8. OF THE O.B.C.
 5. THE FUTURE OFFICE DEMIGNS WALL SHALL HAVE A 1HR MINIMUM FIRE RESISTANCE RATING.
 6. FORKLIFT VENTILATION REQUIREMENTS TO BE DETERMINED DURING TENANT FIT-UP.

No.	ISSUED	DATE
1	ISSUED FOR ZONING COMPLIANCE	DEC. 20, 2023
2	ISSUED FOR SPA	JAN. 22, 2024
3	ISSUED FOR PERMIT	MAR. 28, 2024
4	RE-ISSUED FOR SPA	APR. 8, 2024
5	ISSUED FOR TENDER	MAY 8, 2024

6	RE-ISSUED FOR SPA	MAY 21, 2024
---	-------------------	--------------

No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

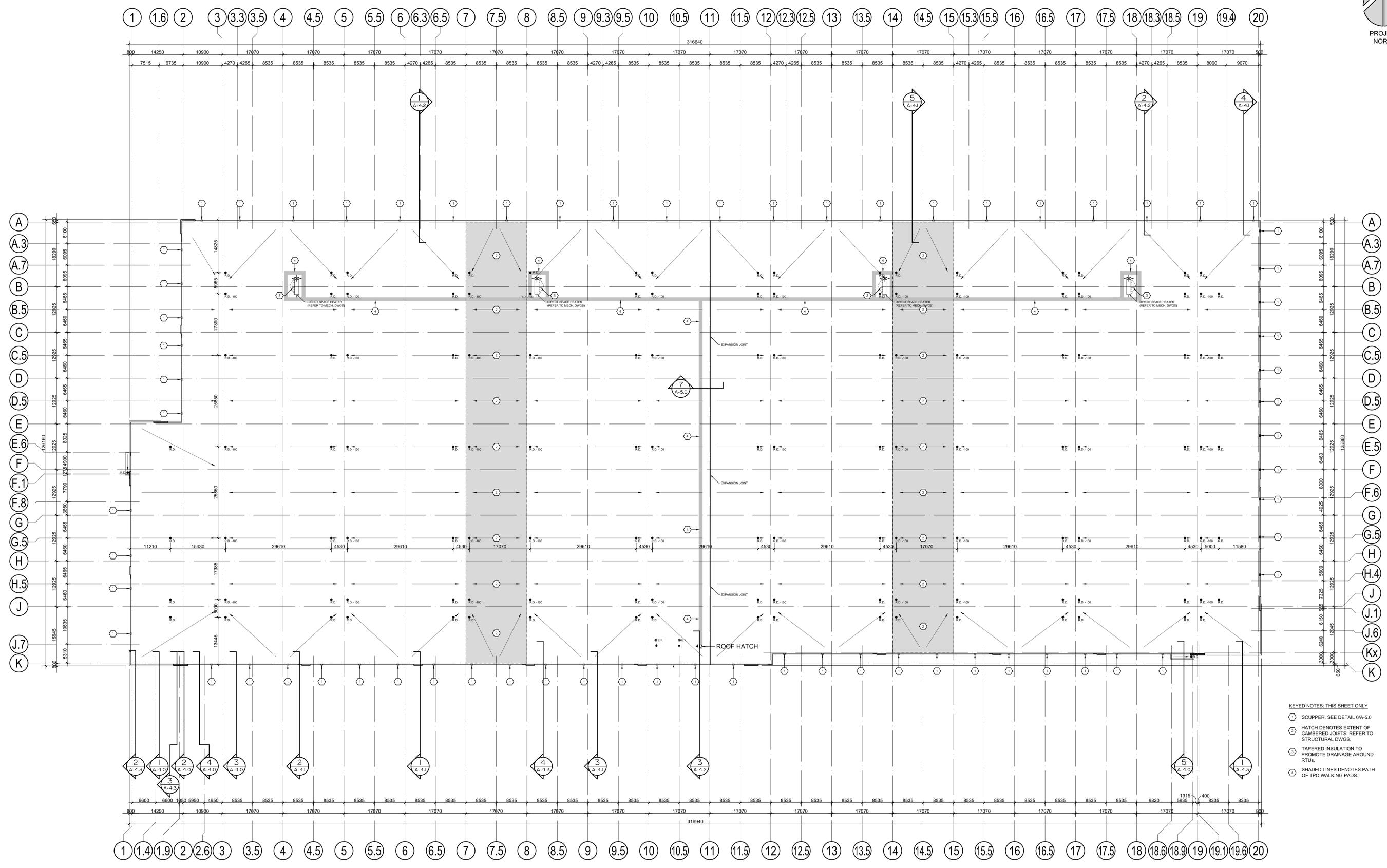
Floor Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	1:400
PROJECT No.:	DRAWING No.:		

23-27 **A-2.0**



PROJECT NORTH



- KEYED NOTES: THIS SHEET ONLY**
- SCUPPER. SEE DETAIL 6/A-5.0
 - ⊞ HATCH DENOTES EXTENT OF CAMBERED JOISTS. REFER TO STRUCTURAL DWGS.
 - ⊞ TAPERED INSULATION TO PROMOTE DRAINAGE AROUND RTUs.
 - ⊞ SHADED LINES DENOTES PATH OF TPO WALKING PADS.

No.	ISSUED	DATE
1	ISSUED FOR PERMIT	MAR. 28, 2024
2	RE-ISSUED FOR SPA	APR. 8, 2024
3	ISSUED FOR TENDER	MAY 8, 2024
4	RE-ISSUED FOR SPA	MAY 31, 2024

No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



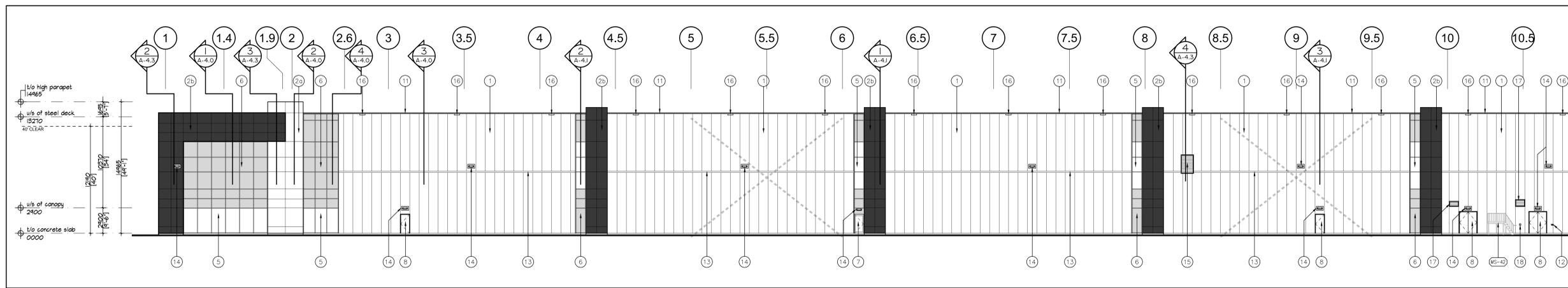
INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

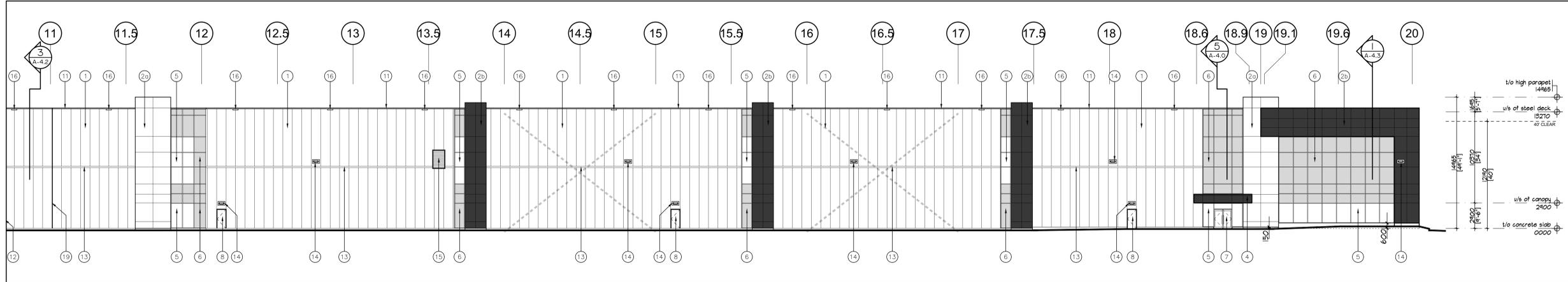
Roof Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
MAR. 2024	CI		1:400
PROJECT No.:	DRAWING No.:		
23-27	A-2.1		

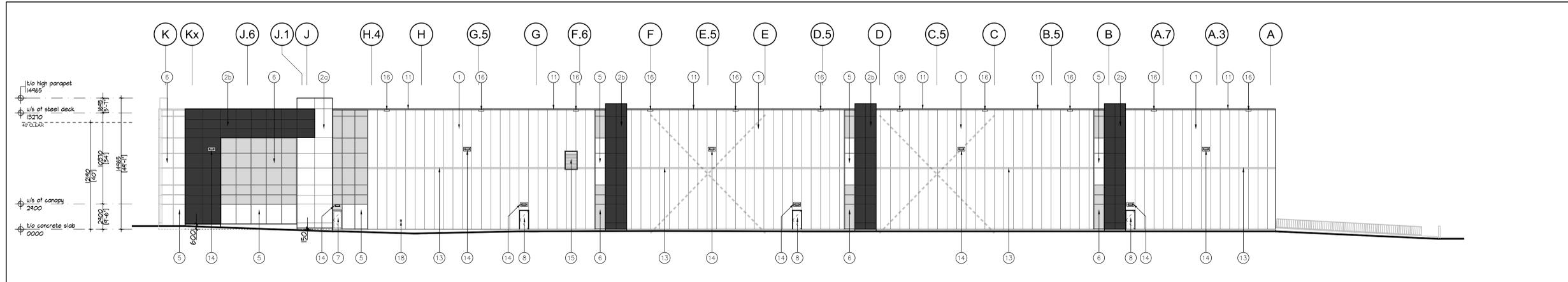
No.	ISSUED	DATE
1	ISSUED FOR ZONING COMPLIANCE	DEC. 20, 2023
2	ISSUED FOR SPA	JAN. 22, 2024
3	ISSUED FOR PERMIT	MAR. 28, 2024
4	RE-ISSUED FOR SPA	APR. 8, 2024
5	ISSUED FOR TENDER	MAY 8, 2024
6	RE-ISSUED FOR SPA	MAY 31, 2024



1 Partial - South Elevation
A-3.0 1:200



2 Partial - South Elevation
A-3.0 1:200



3 East Elevation
A-3.0 1:200

LEGEND	
1	INSULATED METAL PANELS, SMOOTH FINISH, COLOUR: WHITE.
2a	COMPOSITE ALUMINIUM PANELS BY ALPOLIC, COLOUR: TXG GREY OR CVG GREY OR AGT GREY.
2b	COMPOSITE ALUMINIUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
3	INSULATED PRECAST PANELS, SMOOTH SANDBLAST FINISH, COLOUR: WHITE.
4	CANOPY, COMPOSITE ALUMINIUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
5	THERMAL LOW-E GLASS VISION GLAZING C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF GLAZING: GREY TINT)
6	SPANDREL PANEL C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF SPANDREL: INKAN 1-121-1)
7	CLEAR TEMPERED THERMAL GLASS AND ALUMINIUM DOOR(S), COLOUR OF ALUMINIUM TO MATCH CURTAIN WALL.
8	INSULATED HOLLOW METAL MAN DOOR IN THERMAL PRESSED STEEL FRAME, PAINT TO MATCH ADJACENT MATERIAL.
9	INSULATED METAL SECTIONAL OVERHEAD DOOR C/W 510mm x 125mm (WxH) LEXAN INSERT. 4270mm (W) x 4880mm (H). COLOUR TO BE WHITE.
10	INSULATED METAL SECTIONAL OVERHEAD DOOR C/W DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS AND 510mm x 152mm (WxH) LEXAN INSERT. 2745mm (W) X 3050mm (H). COLOUR TO BE WHITE. DOCK SEAL TO HAVE BUSINESS PARK LOGO.
11	PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH INSULATED METAL PANEL BELOW.
12	SIAMESE CONNECTION.
13	150mm WIDE x 25.4mm DEEP DECORATIVE BANDS. COLOUR TO MATCH METAL PANELS.
14	LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS.
15	48" WIDE x 34" HIGH EXHAUST LOUVER C/W COUNTER BALANCING DAMPER (REFER TO MECH. DWGS). BAKED ENAMEL FINISH TO MATCH METAL PANELS.
16	600mm WIDE x 150mm HIGH SCUPPERS (68 COUNT)
17	LOUVERS, BAKED ENAMEL FINISH TO MATCH METAL PANELS. REFER TO MECH. DWGS.
18	NON-FREEZE HOSE BIB. REFER TO MECH. DWGS.
19	EXPANSION JOINT. PROVIDE EMSEAL AT PRECAST EXPANSION JOINT.

NOTE:
"ROOF TOP UTILITY AND MECHANICAL EQUIPMENT WILL BE SUFFICIENTLY SET BACK FROM EDGE OF BUILDING PARAPET AND WILL NOT BE VISIBLE FROM PUBLIC VIEW."



No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

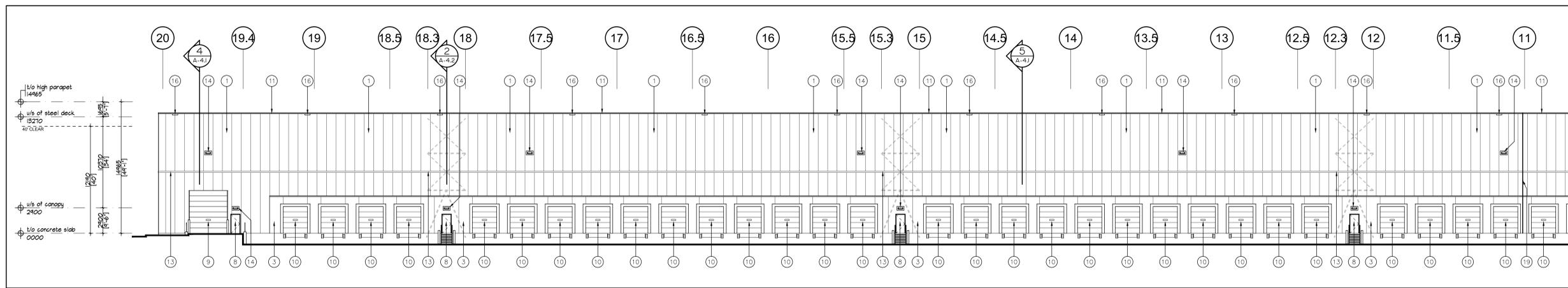
Elevations

File No. DA-24-007			
DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	AS NOTED
PROJECT No.		DRAWING No.	

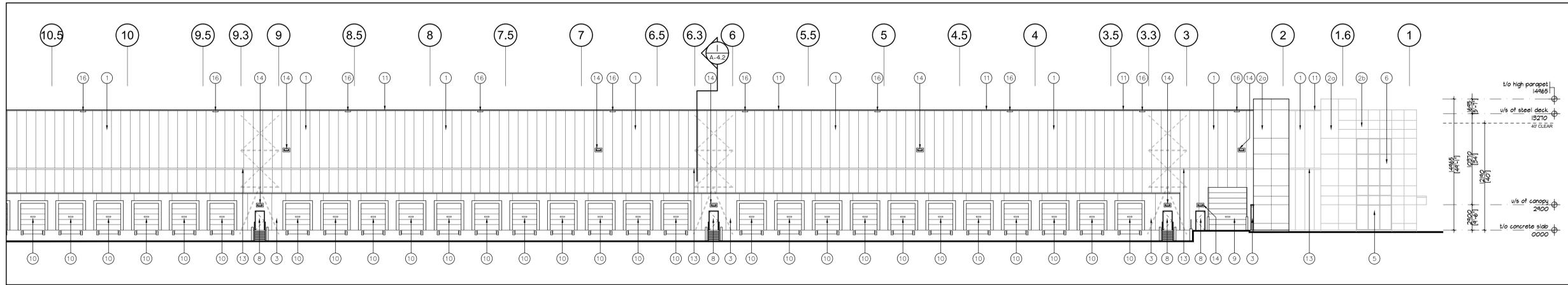
23-27

A-3.0

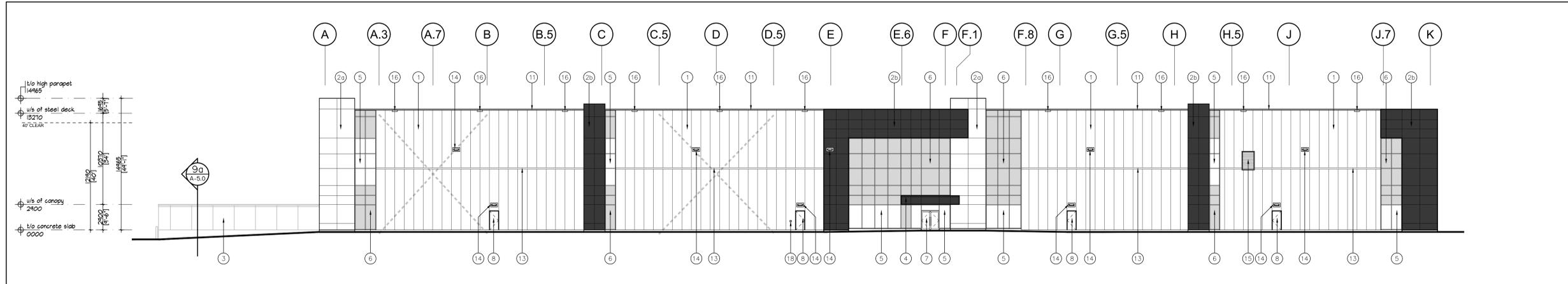
No.	ISSUED	DATE
1	ISSUED FOR ZONING COMPLIANCE	DEC. 20, 2023
2	ISSUED FOR SPA	JAN. 22, 2024
3	ISSUED FOR PERMIT	MAR. 28, 2024
4	RE-ISSUED FOR SPA	APR. 8, 2024
5	ISSUED FOR TENDER	MAY 8, 2024
6	RE-ISSUED FOR SPA	MAY 31, 2024



1 Partial - North Elevation
A-31 1:200



2 Partial - North Elevation
A-31 1:200

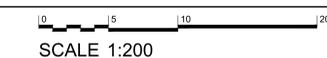


3 West Elevation
A-31 1:200

LEGEND

- 1 INSULATED METAL PANELS, SMOOTH FINISH, COLOUR: WHITE.
- 2 COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: TXG GREY OR CVG GREY OR AGT GREY.
- 20 COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
- 3 INSULATED PRECAST PANELS, SMOOTH SANDBLAST FINISH, COLOUR: WHITE.
- 4 CANOPY, COMPOSITE ALUMINUM PANELS BY ALPOLIC, COLOUR: CNC CHARCOAL.
- 5 THERMAL LOW-E GLASS VISION GLAZING C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF GLAZING: GREY TINT)
- 6 SPANDREL PANEL C/W CLEAR ANODIZED THERMALLY BROKEN ALUMINIUM CURTAIN WALL FRAMES. (COLOUR OF SPANDREL: INKAN 1-121-4)
- 7 CLEAR TEMPERED THERMAL GLASS AND ALUMINIUM DOOR(S), COLOUR OF ALUMINIUM TO MATCH CURTAIN WALL.
- 8 INSULATED HOLLOW METAL MAN DOOR IN THERMAL PRESSED STEEL FRAME, PAINT TO MATCH ADJACENT MATERIAL.
- 9 INSULATED METAL SECTIONAL OVERHEAD DOOR C/W 510mm x 125mm (WxH) LEXAN INSERT. 4270mm (W) x 4880mm (H). COLOUR TO BE WHITE.
- 10 INSULATED METAL SECTIONAL OVERHEAD DOOR C/W DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS AND 510mm x 152mm (WxH) LEXAN INSERT. 2745mm (W) X 3050mm (H). COLOUR TO BE WHITE. DOCK SEAL TO HAVE BUSINESS PARK LOGO.
- 11 PREFINISHED METAL CAP FLASHING, COLOUR TO MATCH INSULATED METAL PANEL BELOW.
- 12 SIAMESE CONNECTION.
- 13 150mm WIDE x 25.4mm DEEP DECORATIVE BANDS. COLOUR TO MATCH METAL PANELS.
- 14 LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS.
- 15 48" WIDE x 34" HIGH EXHAUST LOUVER C/W COUNTER BALANCING DAMPER (REFER TO MECH. DWGS). BAKED ENAMEL FINISH TO MATCH METAL PANELS.
- 16 600mm WIDE x 150mm HIGH SCUPPERS (68 COUNT)
- 17 LOUVERS, BAKED ENAMEL FINISH TO MATCH METAL PANELS. REFER TO MECH. DWGS.
- 18 NON-FREEZE HOSE BIB. REFER TO MECH. DWGS.
- 19 EXPANSION JOINT. PROVIDE EMSEAL AT PRECAST EXPANSION JOINT.

NOTE:
"ROOF TOP UTILITY AND MECHANICAL EQUIPMENT WILL BE SUFFICIENTLY SET BACK FROM EDGE OF BUILDING PARAPET AND WILL NOT BE VISIBLE FROM PUBLIC VIEW."



No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:

INDUSTRIAL DEVELOPMENT

566 HIGHWAY 6
HAMILTON, ON

Elevations

File No. DA-24-007			
DATE:	DRAWN BY:	CHECKED:	SCALE:
JUL. 2023	HP	JP	AS NOTED
PROJECT No.		DRAWING No.	

23-27

A-3.1

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP	IMPACTS OF DEVELOPMENT	RECOMMENDATION	COMMENTS
1301	GLEDITSIA TRICANTHOS VAR. INERM	THORNLESS HONEY LOCUST	15.5	F	2.4	S	IMPACTED: INDUSTRIAL BUILDING	R	ON SLOPE, ABOVE WATERCOURSE
1302	MALUS DOMESTICA	DOMESTIC APPLE	35.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	BROKEN LEADER
1303	CRATAEGUS MOLLI	DOWNY HAWTHORN	25.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
1304	TILIA AMERICANA	BASSWOOD	25.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	SIGNIFICANT LEAN, NOT TAGGED
1305	QUERCUS MACROCARPA	BUR OAK	15.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
1306	RHAMNUS CATHARTICA	BUCKTHORN	11.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	NOT TAGGED
1307	RHAMNUS CATHARTICA	BUCKTHORN	17.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	NOT TAGGED, HALF DEAD
1308	CRATAEGUS MOLLI	DOWNY HAWTHORN	37.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	MODERATE LEAN
1309	RHAMNUS CATHARTICA	BUCKTHORN	12.8	P	2.4	S	IMPACTED: CURBS, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
1310	RHAMNUS CATHARTICA	BUCKTHORN	11.5	P	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
1311	QUERCUS MACROCARPA	BUR OAK	32.5	F	2.4	S	LIMITED: PROPOSED PARKING LOT	P	NOT TAGGED
1312	CRATAEGUS MOLLI	DOWNY HAWTHORN	17.5	F	2.4	S	NONE	P	NOT TAGGED
1313	RHAMNUS CATHARTICA	BUCKTHORN	10.5	F	1.8	S	NONE: INVASIVE SPECIES REMOVAL	R	
1314	QUERCUS MACROCARPA	BUR OAK	11.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
1315	MALUS DOMESTICA	DOMESTIC APPLE	18.5	F	2.4	S	LIMITED: REMOVAL OF ADJACENT SPECIES, PROPOSED PARKING LOT	R	MODERATE LEAN
1316	CRATAEGUS MOLLI	DOWNY HAWTHORN	22.5	F	2.4	S	IMPACTED: PEDESTRIAN SIDEWALK	R	
1317	RHAMNUS CATHARTICA	BUCKTHORN	16.0	F	2.4	S	IMPACTED: PEDESTRIAN SIDEWALK, INVASIVE SPECIES REMOVAL	R	
1318	FRAXINUS AMERICANA	WHITE ASH	13.5	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, 5m WATERWAY EASEMENT	R	
1319	ULMUS AMERICANA	AMERICAN ELM	27.0	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, 5m WATERWAY EASEMENT	R	
1320	FRAXINUS AMERICANA	WHITE ASH	22.0	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, 5m WATERWAY EASEMENT	R	
1321	CRATAEGUS MOLLI	DOWNY HAWTHORN	27.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	
1322	CRATAEGUS MOLLI	DOWNY HAWTHORN	35.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	MODERATE LEAN
1323	CRATAEGUS MOLLI	DOWNY HAWTHORN	36.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
1324	FRAXINUS AMERICANA	WHITE ASH	13.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
1325	TILIA AMERICANA	BASSWOOD	44.0	F	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	SAPSUCKER HOLES, RISING ROOTS
1326	(DEAD)			D			S REMOVE DUE TO CONDITION	R	
1327	CRATAEGUS MOLLI	DOWNY HAWTHORN	30.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	BROKEN LEADER
1328	QUERCUS MACROCARPA	BUR OAK	21.0	F	2.4	S	NONE	P	
1329	ACER RUBRUM	RED MAPLE	47.5	F	3.0	S	NONE	P	
1330	ULMUS AMERICANA	AMERICAN ELM	19.0	F	2.4	S	NONE	P	MODERATE LEAN
1331	QUERCUS MACROCARPA	BUR OAK	10.0	F	1.8	A	NONE	P	
1332	RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	A	NONE: INVASIVE SPECIES REMOVAL	P	
1333	FRAXINUS AMERICANA	WHITE ASH	10.5	P	1.8	S	NONE	P	
1334	QUERCUS MACROCARPA	BUR OAK	28.5	F	2.4	A	NONE	P	
1335	ACER NEGUNDO	BOXELDER MAPLE	17.0	P	2.4	S	NONE	P	SEVERE LEAN
1336	ACER NEGUNDO	BOXELDER MAPLE	32.5	F	2.4	S	NONE	P	CO-DOMINANT
1337	QUERCUS MACROCARPA	BUR OAK	12.5	P	2.4	S	NONE	P	
1338	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	S	NONE	P	VINES GROWING WITHIN CANOPY
1339	FRAXINUS AMERICANA	WHITE ASH	12.5	F	2.4	S	NONE	P	
1340	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	A	NONE: INVASIVE SPECIES REMOVAL	P	
1341	QUERCUS MACROCARPA	BUR OAK	26.0	G	2.4	A	NONE	P	
1342	(DEAD)			D			S NONE: REMOVAL FOR CANOPY RESTORATION	R	
1343	ULMUS AMERICANA	AMERICAN ELM	30.0	F	2.4	A	NONE	P	
1344	ULMUS AMERICANA	AMERICAN ELM	27.0	F	2.4	S	NONE	P	
1345	FRAXINUS SP	ASH TREE	15.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
1346	ULMUS AMERICANA	AMERICAN ELM	49.0	G	3.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
1347	ACER NEGUNDO	BOXELDER MAPLE	14.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT	R	
1348	RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
1349	ACER RUBRUM	RED MAPLE	38.0	F	2.4	S	IMPACTED: CURB, 9m WATERWAY EASEMENT	R	
1350	ACER RUBRUM	RED MAPLE	37.1	F	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
1351	ACER NEGUNDO	BOXELDER MAPLE	40.5	P	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	ONE LEADER DEAD
1352	ACER RUBRUM	RED MAPLE	53.0	G	3.6	S	IMPACTED: 9m WATERWAY EASEMENT	R	NOT TAGGED
2000	QUERCUS MACROCARPA	BUR OAK	16.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3000	RHAMNUS CATHARTICA	BUCKTHORN	65.0	F	4.2	A	NONE: INVASIVE SPECIES REMOVAL	P	
3001	ACER PLATANOIDES	NORWAY MAPLE	64.0	G	4.2	A	NONE	P	
3002	ACER NEGUNDO	BOXELDER MAPLE	10.0	F	1.8	A	NONE	P	
3003	ACER NEGUNDO	BOXELDER MAPLE	15.0	F	2.4	A	NONE	P	
3004	ACER NEGUNDO	BOXELDER MAPLE	64.5	G	4.2	A	IMPACTED: CURB, ENGINEERING	R	
3005	BETULA POPULIFOLIA	GRAY BIRCH	41.0	G	3.0	A	NONE	P	
3006	CATALPA SPECIOSA	NORTHERN CATALPA	95.0	F	6.0	A	IMPACTED: CURB, ROADWAY, ENGINEERING	R	SLIGHT LEAN
3007	ACER NEGUNDO	BOXELDER MAPLE	27.5	F	2.4	A	IMPACTED: ENGINEERING	R	
3008	ACER NEGUNDO	BOXELDER MAPLE	33.0	F	2.4	A	NONE	P	
3009	ACER NEGUNDO	BOXELDER MAPLE	45.0	F	3.0	A	NONE	P	
3010	ACER NEGUNDO	BOXELDER MAPLE	20.0	F	2.4	A	NONE	P	
3011	CRATAEGUS MOLLI	DOWNY HAWTHORN	30.0	P	2.4	A	NONE	P	
3012	TILIA AMERICANA	BASSWOOD	38.2	G	2.4	A	NONE	P	
3013	TILIA AMERICANA	BASSWOOD	35.4	G	2.4	A	NONE	P	(692)
3014	FRAXINUS AMERICANA	WHITE ASH	52.0	P	3.6	A	NONE	P	
3015	FRAXINUS AMERICANA	WHITE ASH	62.5	F	4.2	A	NONE	P	
3016	FRAXINUS AMERICANA	WHITE ASH	41.5	F	3.0	A	NONE	P	
3017	TILIA AMERICANA	BASSWOOD	100.0	P	6.0	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3018	RHAMNUS CATHARTICA	BUCKTHORN	11.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3019	ULMUS AMERICANA	AMERICAN ELM	11.5	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3020	TILIA AMERICANA	BASSWOOD	30.0	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3021	CRATAEGUS MOLLI	DOWNY HAWTHORN	31.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
3022	SALIX BABYLONICA	WEeping WILLOW	62.0	G	4.2	A	NONE	P	
3023	TILIA AMERICANA	BASSWOOD	31.0	F	2.4	A	NONE	P	
3024	ULMUS AMERICANA	AMERICAN ELM	25.0	F	2.4	A	NONE	P	
3025	ACER NEGUNDO	BOXELDER MAPLE	28.0	P	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3026	ACER NEGUNDO	BOXELDER MAPLE	45.0	F	3.0	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3027	ACER NEGUNDO	BOXELDER MAPLE	32.0	F	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3028	ACER NEGUNDO	BOXELDER MAPLE	14.5	F	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
3029	ACER NEGUNDO	BOXELDER MAPLE	120.0	G	6.0	A	NONE	P	
3030	ACER NEGUNDO	BOXELDER MAPLE	25.0	G	2.4	A	NONE	P	
3031	ACER NEGUNDO	BOXELDER MAPLE	34.5	G	2.4	A	NONE	P	
G1	RHAMNUS CATHARTICA	BUCKTHORN	17.0	F	2.4	A	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G2	RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G2a	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	S	NONE: INVASIVE SPECIES REMOVAL	R	
b	(DEAD)			D			S NONE: REMOVAL FOR CANOPY RESTORATION	R	
c	RHAMNUS CATHARTICA	BUCKTHORN	10.5	F	1.8	S	NONE: INVASIVE SPECIES REMOVAL	R	
d	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	S	IMPACTED: CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
e	RHAMNUS CATHARTICA	BUCKTHORN	10.5	P	1.8	S	IMPACTED: CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G3	CRATAEGUS MOLLI	DOWNY HAWTHORN	11.0	F	2.4	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
G4	CRATAEGUS MOLLI	DOWNY HAWTHORN	10.0	F	1.8	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT	R	
a	RHAMNUS CATHARTICA	BUCKTHORN	20.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK, INVASIVE SPECIES REMOVAL	R	
b	RHAMNUS CATHARTICA	BUCKTHORN	11.5	F	2.4	S	IMPACTED: CURB, INVASIVE SPECIES REMOVAL	R	
c	RHAMNUS CATHARTICA	BUCKTHORN	10.0	F	1.8	S	IMPACTED: PARKING SPACES, CURB, 5m WATERWAY EASEMENT, INVASIVE SPECIES REMOVAL	R	
G5	CRATAEGUS MOLLI	DOWNY HAWTHORN	15.5	F	2.4	M	IMPACTED: PEDESTRIAN SIDEWALK, CURB, ROADWAY ENTRANCE	R	
b	CRATAEGUS MOLLI	DOWNY HAWTHORN	17.5	P	2.4	M	IMPACTED: PEDESTRIAN SIDEWALK, CURB, ROADWAY ENTRANCE	R	
c	CRATAEGUS MOLLI	DOWNY HAWTHORN	19.0	G	2.4	S	IMPACTED: CURB, ROADWAY ENTRANCE	R	
G6	RHAMNUS CATHARTICA	BUCKTHORN	22.0	F	2.4	S	IMPACTED: CURB, ROADWAY ENTRANCE, INVASIVE SPECIES REMOVAL	R	
b	RHAMNUS CATHARTICA	BUCKTHORN	22.5	F	2.4	S	IMPACTED: CURB, ROADWAY ENTRANCE, INVASIVE SPECIES REMOVAL	R	
c	RHAMNUS CATHARTICA	BUCKTHORN	11.5	F	2.4	S	IMPACTED: ROADWAY ENTRANCE, INVASIVE SPECIES REMOVAL	R	
G7	RHAMNUS CATHARTICA	BUCKTHORN	16.5	F	2.4	S	IMPACTED: ROADWAY SIDEWALK, INVASIVE SPECIES REMOVAL	R	
b	RHAMNUS CATHARTICA	BUCKTHORN	10.0	F	1.8	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
c	RHAMNUS CATHARTICA	BUCKTHORN	13.5	F	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
d	RHAMNUS CATHARTICA	BUCKTHORN	15.0	F	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
e	RHAMNUS CATHARTICA	BUCKTHORN	25.0	F	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	
f	RHAMNUS CATHARTICA	BUCKTHORN	15.0	P	2.4	S	IMPACTED: INVASIVE SPECIES REMOVAL, 7.75m DRAINAGE CHANNEL	R	

EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP	IMPACTS OF DEVELOPMENT	RECOMMENDATION	COMMENTS
G8a	RHAMNUS CATHARTICA	BUCKTHORN	35.0	F	2.4	S	IMPACTED: ROADWAY SIDEWALK	R	
b	(DEAD)			D			S NONE: REMOVAL FOR RESTORATION CANOPY	R	
G9a	QUERCUS MACROCARPA	BUR OAK	34.5	F	2.4	A	NONE	P	(709)
b	(DEAD)			D			S NONE: REMOVAL FOR RESTORATION CANOPY	R	
c	QUERCUS MACROCARPA	BUR OAK	46.0	F	3.0	A	NONE	P	(703)
d	(DEAD)			D			S NONE: REMOVAL FOR RESTORATION CANOPY	R	
G10a	RHAMNUS CATHARTICA	BUCKTHORN	14.0	F	2.4	S	NONE	P	
b	RHAMNUS CATHARTICA	BUCKTHORN	12.5	F	2.4	S	NONE	P	
c	RHAMNUS CATHARTICA	BUCKTHORN	15.0	D		S	NONE	P	
d	RHAMNUS CATHARTICA	BUCKTHORN	17.5	D		S	NONE	P	
e	RHAMNUS CATHARTICA	BUCKTHORN	13.0	D		S	NONE	P	
f	RHAMNUS CATHARTICA	BUCKTHORN	26.0	F	2.4	A	NONE	P	
G11a	FRAXINUS AMERICANA	WHITE ASH	10.0	F	1.8	A	NONE	P	
b	FRAXINUS AMERICANA	WHITE ASH	25.5	G	2.4	S	NONE	P	(702)
c	FRAXINUS AMERICANA								

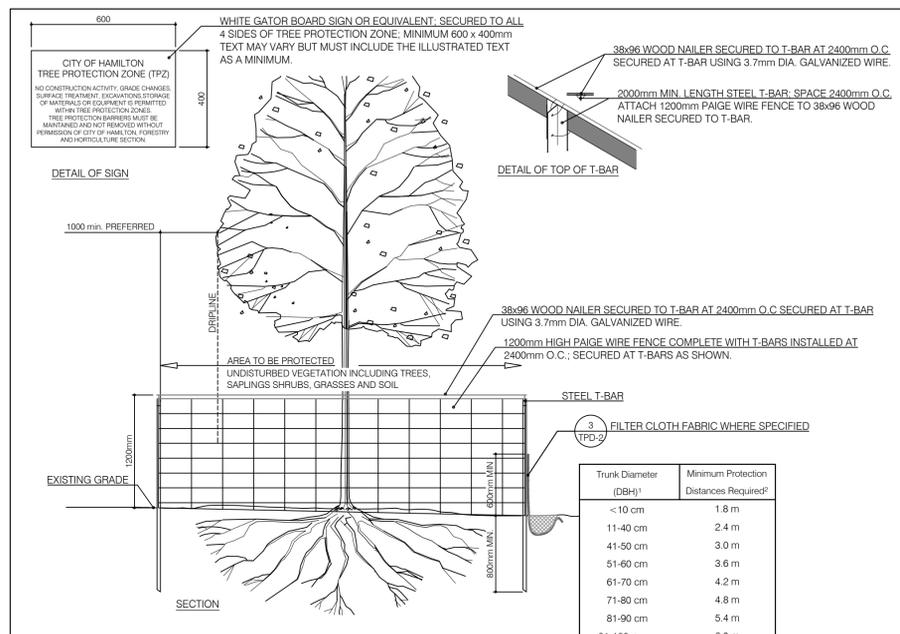
EXISTING TREE IDENTIFICATION TABLE

TREE NO. OR GRP	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION	MINIMUM TREE PROTECTION ZONE (MTPZ) (m)	OWNERSHIP	IMPACTS OF DEVELOPMENT ⁽⁴⁾	RECOMMENDATION ⁽⁵⁾	COMMENTS ⁽⁶⁾
G20a	QUERCUS MACROCARPA	BUR OAK	32.5	F	2.4	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
b	QUERCUS MACROCARPA	BUR OAK	60.0	F	3.6	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
c	QUERCUS MACROCARPA	BUR OAK	15.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
d	QUERCUS MACROCARPA	BUR OAK	70.0	F	4.2	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
e	QUERCUS MACROCARPA	BUR OAK	17.5	F	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
f	QUERCUS MACROCARPA	BUR OAK	26.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
g	QUERCUS MACROCARPA	BUR OAK	42.0	F	3.0	A	NONE	P	
h	QUERCUS MACROCARPA	BUR OAK	42.0	P	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
i	(DEAD)		24.5	D	A	A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
j	QUERCUS MACROCARPA	BUR OAK	30.0	G	2.4	A	LIMITED: REMOVAL OF ADJACENT SPECIES	P	
G21a	QUERCUS MACROCARPA	BUR OAK	24.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
b	QUERCUS MACROCARPA	BUR OAK	10.0	P	1.8	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
c	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
d	QUERCUS MACROCARPA	BUR OAK	15.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
e	QUERCUS MACROCARPA	BUR OAK	23.5	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
f	QUERCUS MACROCARPA	BUR OAK	42.0	P	3.0	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
g	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
h	QUERCUS MACROCARPA	BUR OAK	72.0	P	4.8	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
G22a	QUERCUS MACROCARPA	BUR OAK	18.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
b	(DEAD)		13.0	D	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
c	QUERCUS MACROCARPA	BUR OAK	13.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
d	QUERCUS MACROCARPA	BUR OAK	12.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
e	QUERCUS MACROCARPA	BUR OAK	13.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
f	QUERCUS MACROCARPA	BUR OAK	18.0	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
g	(DEAD)		18.0	D	A	A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
h	QUERCUS MACROCARPA	BUR OAK	15.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
i	QUERCUS MACROCARPA	BUR OAK	24.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
j	QUERCUS MACROCARPA	BUR OAK	20.0	F	2.4	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
k	QUERCUS MACROCARPA	BUR OAK	14.5	P	2.4	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
l	QUERCUS MACROCARPA	BUR OAK	32.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
m	QUERCUS MACROCARPA	BUR OAK	21.0	P	2.4	A	LIMITED: 7.75m DRAINAGE CHANNEL	P	
n	(DEAD)		19.0	D	A	A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
o	QUERCUS MACROCARPA	BUR OAK	35.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
p	QUERCUS MACROCARPA	BUR OAK	17.2	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
q	QUERCUS MACROCARPA	BUR OAK	19.5	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
r	QUERCUS MACROCARPA	BUR OAK	80.0	P	4.8	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
s	(DEAD)		25.0	D	A	A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
t	(DEAD)		25.0	D	A	A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
G23a	(DEAD)		30.0	D	A	A	IMPACTED: 7.75m DRAINAGE CHANNEL, REMOVE DUE TO CONDITION	R	
b	QUERCUS MACROCARPA	BUR OAK	31.5	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
c	QUERCUS MACROCARPA	BUR OAK	105.0	F	6.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
d	QUERCUS MACROCARPA	BUR OAK	42.0	F	3.0	S	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
e	QUERCUS MACROCARPA	BUR OAK	12.5	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
f	QUERCUS MACROCARPA	BUR OAK	32.0	F	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
g	QUERCUS MACROCARPA	BUR OAK	32.0	P	2.4	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
h	QUERCUS MACROCARPA	BUR OAK	52.0	P	3.6	A	IMPACTED: 7.75m DRAINAGE CHANNEL	R	
i	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	S	IMPACTED: CURB, 9m WATERWAY EASEMENT	R	
j	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	A	NONE	P	
k	QUERCUS MACROCARPA	BUR OAK	26.0	G	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
l	QUERCUS MACROCARPA	BUR OAK	35.0	F	2.4	A	NONE	P	
m	QUERCUS MACROCARPA	BUR OAK	22.0	G	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
n	QUERCUS MACROCARPA	BUR OAK	58.0	G	3.6	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
o	QUERCUS MACROCARPA	BUR OAK	20.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
p	QUERCUS MACROCARPA	BUR OAK	30.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
q	QUERCUS MACROCARPA	BUR OAK	26.0	G	2.4	A	IMPACTED: 9m WATERWAY EASEMENT	R	
G24a	TILIA AMERICANA	BASSWOOD	105.0	F	6.0	A	IMPACTED: CURB, 9m WATERWAY EASEMENT	R	
b	TILIA AMERICANA	BASSWOOD	23.0	F	2.4	A	LIMITED: REMOVAL OF ADJACENT SPECIES	P	
G25a	QUERCUS MACROCARPA	BUR OAK	23.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
b	QUERCUS MACROCARPA	BUR OAK	11.5	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
c	QUERCUS MACROCARPA	BUR OAK	27.5	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
d	QUERCUS MACROCARPA	BUR OAK	35.0	P	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
e	QUERCUS MACROCARPA	BUR OAK	36.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
f	QUERCUS MACROCARPA	BUR OAK	56.0	P	3.6	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
g	QUERCUS MACROCARPA	BUR OAK	76.0	G	4.8	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
h	QUERCUS MACROCARPA	BUR OAK	47.4	F	3.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
i	QUERCUS MACROCARPA	BUR OAK	35.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
G26a	QUERCUS MACROCARPA	BUR OAK	18.5	G	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
b	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, 9m WATERWAY EASEMENT	R	
c	QUERCUS MACROCARPA	BUR OAK	63.0	F	4.2	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
d	QUERCUS MACROCARPA	BUR OAK	26.0	F	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
e	QUERCUS MACROCARPA	BUR OAK	105.0	P	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
f	QUERCUS MACROCARPA	BUR OAK	120.0	G	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
g	(DEAD)		40.0	D	A	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
h	QUERCUS MACROCARPA	BUR OAK	41.5	P	3.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
i	QUERCUS MACROCARPA	BUR OAK	81.0	G	5.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
j	QUERCUS MACROCARPA	BUR OAK	36.0	G	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
k	QUERCUS MACROCARPA	BUR OAK	91.5	F	6.0	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
l	QUERCUS MACROCARPA	BUR OAK	25.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
G27a	ACER NEGUNDO	BOXELDER MAPLE	10.5	F	1.8	S	IMPACTED: 9m WATERWAY EASEMENT	R	
b	ACER NEGUNDO	BOXELDER MAPLE	11.5	P	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	SEVERE LEAN
G28a	QUERCUS MACROCARPA	BUR OAK	86.0	F	5.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	714
b	QUERCUS MACROCARPA	BUR OAK	86.0	F	5.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
c	QUERCUS MACROCARPA	BUR OAK	15.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
G29a	CRATAEGUS MOLLIS	DOWNY HAWTHORN	20.0	F	2.4	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
b	CRATAEGUS MOLLIS	DOWNY HAWTHORN	15.0	G	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
c	(DEAD)		17.0	D	A	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
G30a	QUERCUS MACROCARPA	BUR OAK	75.0	F	4.8	S	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	
b	QUERCUS MACROCARPA	BUR OAK	26.0	F	2.4	S	IMPACTED: 9m WATERWAY EASEMENT	R	
G31a	QUERCUS MACROCARPA	BUR OAK	150.0	F	6.0	A	IMPACTED: TRUCK PARKING STALLS, CURB, 9m WATERWAY EASEMENT	R	(117)
b	QUERCUS MACROCARPA	BUR OAK	32.5	G	2.4	A	LIMITED: REMOVAL OF ADJACENT SPECIES	P	
G32a	PICEA GLAUCA	WHITE SPRUCE	26.0	G	2.4	A	NONE	P	
b	PICEA GLAUCA	WHITE SPRUCE	37.0	G	2.4	A	NONE	P	
G33a	PICEA GLAUCA	WHITE SPRUCE	32.0	F	2.4	A	NONE	P	
b	PICEA GLAUCA	WHITE SPRUCE	21.0	P	2.4	A	NONE	P	UPPER CROWN ONLY, 25% DEAD

(1) Trees recommended for PRESERVING IN SHADED BONES.
 (2) Condition: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects; Fair (F) - 10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects; Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects; Dead (D) - tree shows signs of life.
 (3) Comments based on tree health, condition, structure and existing physical constraints; recommendations for pruning or decomposition.
 (4) Ownership: S - Subject Property; A - Adjacent Property; M - Municipal Property.
 (5) Recommendation: Preserve, Remove, Transplant.
 (6) Rationale: Reasons for removal based on impact of construction.
 NONE - no construction activity occurs at or within the dripline of a tree.
 LIMITED - construction activity occurs at or within the dripline of a tree, but is not likely to lead to tree death in the short term (5-10 years) if precautionary measures are taken; this may require root pruning.
 IMPACTED - construction activity (XXX) = structures, fencing, trenching, grading, etc) which requires the direct removal of a tree or occurs within a significant portion of the canopy/foot zone, such that the activity will significantly affect tree health leading to death in the short term.

1 EXISTING TREE IDENTIFICATION TABLE (CONTINUED FROM TPD-1)

TPD-2 N.T.S

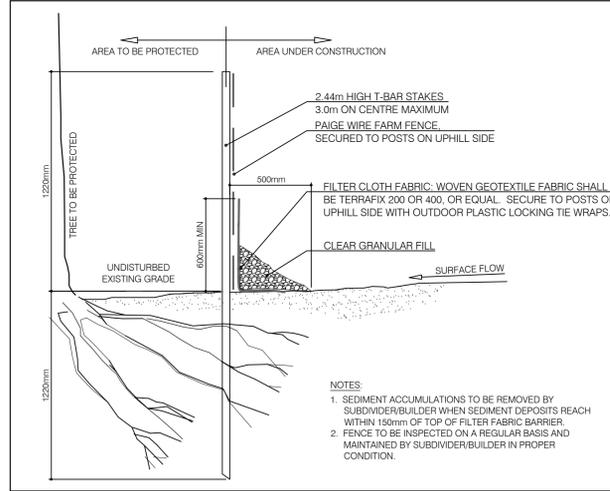


TREE PRESERVATION NOTES:

- ALL EXISTING TREES TO REMAIN ON SITE, OR ON ADJACENT PROPERTIES, SHALL BE TAGGED AND FULLY PROTECTED WITH FENCING BEYOND THEIR DRIPLINE TO THE SATISFACTION OF THE CITY. TREE PROTECTION ZONES MAY BE EXPANDED AS REQUIRED BASED ON THE SPECIES OF THE TREE. THESE BARRIERS ARE CREATED TO PROTECT THE ROOTS, TRUNKS AND BRANCHES DURING DEVELOPMENT, AS WELL AS THE UNDERSTOREY AND GROUNDCOVERS. SMALL LOT BY LOT TREE PROTECTION REQUIRES SNOW FENCING WITH METAL POST ENCLOSURES. LONG TERM DEVELOPMENT CONSTRUCTION REQUIRES SPECIAL PAIGE WIRE FENCING OR PLYWOOD TO A MINIMUM HEIGHT OF 1.2m.
- FENCES SHALL BE LOCATED AT A MINIMUM OF 0.5 TIMES THE CROWN RADIUS OF THE TREE FROM THE DRIPLINE, 360 DEGREES AROUND THE PERIMETER OF INDIVIDUAL OR CLUSTERED TREES.
- AREAS WITHIN THE TREE PROTECTION ZONE SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS, STRUCTURES OR EQUIPMENT. THIS TREE PROTECTION ZONE SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION, OR ANY TYPE OF CONSTRUCTION.
- SURPLUS SOIL, EQUIPMENT, VEHICLES, TOOLS, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER THE ROOT SYSTEMS OF THE TREES WITHIN THE TREE PROTECTION ZONE. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- TREE ROOTS TYPICALLY SPREAD WELL BEYOND THE DRIPLINE OF TREES, UP TO 3.5 TIMES THE DRIPLINE RADIUS, AND ARE LOCATED PREDOMINANTLY IN THE TOP 30CM OF SOIL. AS THIS AREA IS NOT PROTECTED, ACTIVITY SHOULD BE KEPT TO A MINIMUM TO PREVENT ROOT DAMAGE AND SOIL COMPACTION. WHERE ROOT SYSTEMS OF TREES ARE EXPOSED OR DAMAGED BY CONSTRUCTION WORK, THE CITY MUST BE ADVISED FIRST BEFORE THE ROOTS ARE TRIMMED NEATLY AND THE AREA BACK-FILLED WITH TOPSOIL.
- EQUIPMENT SHALL NOT COMPACT SOIL OVER THE ROOT ZONE OF EXISTING TREES. TO AVOID DAMAGE TO TREES THAT AREA TO BE PROTECTED, ACCESS ROUTES MUST BE ESTABLISHED AWAY FROM PROTECTED AREAS. ALL ACCESS ROUTES REGARDLESS OF HOW TEMPORARY, MUST BE IDENTIFIED AND APPROVED BY THE CITY.
- WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY PRIOR TO CONDUCTING WORK SUCH AS TUNNELING, TORPEDOING, DIGGING OR TRENCHING WITHIN THE DRIPLINE OF ANY TREE TO MINIMIZE ROOT INJURY AND AVOID SOIL COMPACTION.
- WHEREVER POSSIBLE AVOID CUTTING SURFACE ROOTS. DURING EXCAVATION IF ROOT CUTS ARE NECESSARY, IT SHOULD BE DONE QUICKLY, MAKING FLUSH CUTS WHILE SUPERVISED BY AN INSPECTING CITY FORESTRY REPRESENTATIVE. THE ROOTS SHALL BE BACKFILLED AND WATERED BEFORE THEY HAVE A CHANCE TO DRY OUT. WHERE ROOTS REQUIRE REMOVAL, THERE MAY BE A SUBSEQUENT DECLINE WITHIN THE TREE CANOPY. BRANCHES SHOULD ONLY BE REMOVED IF DIEBACK OCCURS.
- WHERE LIMBS OR PORTIONS OF TREES ARE DAMAGED OR MUST BE REMOVED FROM CITY OWNED TREES TO ACCOMMODATE CONSTRUCTION WORK, CITY FORESTRY PERSONNEL, IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICES, WILL REMOVE THEM. MEASURES SHALL BE TAKEN TO PREVENT ANY FURTHER DAMAGE.
- UNLESS AUTHORIZED, ALL INDIVIDUALS SHALL AVOID DISTURBING ORIGINAL GRADES AROUND TREES IN AREAS OF THE TREE PROTECTION ZONE. IN ADDITION, ROAD GRADES SHOULD MATCH TOPOGRAPHY AT THE CURB LINES TO MAXIMIZE TREE RETENTION IN BOULEVARD AND FRONT YARDS. IF GRADES AROUND PROTECTED TREES ARE LIKELY TO CHANGE, THE DEVELOPER AND THEIR AGENTS SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLS, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE CITY.
- NO CABLES, ROPES SHALL BE WRAPPED AROUND OR INSTALLED IN OR ON ANY TREE THAT IS TO REMAIN AFTER CONSTRUCTION. NOR SHALL IT HAVE SIGNS OR FENCES NAILED TO IT, OR SURVEY MARKINGS OR PAINT APPLIED TO IT.
- ALL VEGETATION WITHIN THE TREE PROTECTION ZONE, INCLUDING TREES, SHRUBS, GRASSES ARE TO BE WATERED, AND MAINTAINED TO AN ACCEPTABLE LEVEL AS REQUIRED.
- THE CITY SHALL BE NOTIFIED TO INSPECT ALL TREE PROTECTION ZONES. THESE MEASURES SHALL REMAIN IN EFFECT UNTIL THE COMPLETION OF THE WORK, AT WHICH TIME AUTHORIZATION FROM THE CITY MUST BE OBTAINED BEFORE REMOVAL.
- THE CITY MUST BE NOTIFIED IMMEDIATELY WHEN ANY MUNICIPALLY OWNED TREE IS INJURED OR DESTROYED DURING CONSTRUCTION OR DEVELOPMENT.
- IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, 1994, AND ACTIVE BAT SEASON, TREE REMOVAL SHALL NOT TAKE PLACE FROM MARCH 31 TO OCTOBER 31.
- IN ACCORDANCE WITH THE CITY TREE PROTECTION GUIDELINES, A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST, REGISTERED PROFESSIONAL FORESTER OR LANDSCAPE ARCHITECT) IS TO PROVIDE A VERIFICATION OF TREE PROTECTION LETTER TO THE DIRECTOR OF PLANNING TO CONFIRM THAT ALL TREE PROTECTION MEASURES HAVE BEEN INSTALLED. NATURAL HERITAGE PLANNING STAFF SHOULD BE COPIED ON THIS CORRESPONDENCE. THIS CORRESPONDENCE IS REQUIRED PRIOR TO THE UNDERTAKING OF ANY GRADING ACTIVITIES.

2 TREE PRESERVATION FENCING

TPD-2 N.T.S

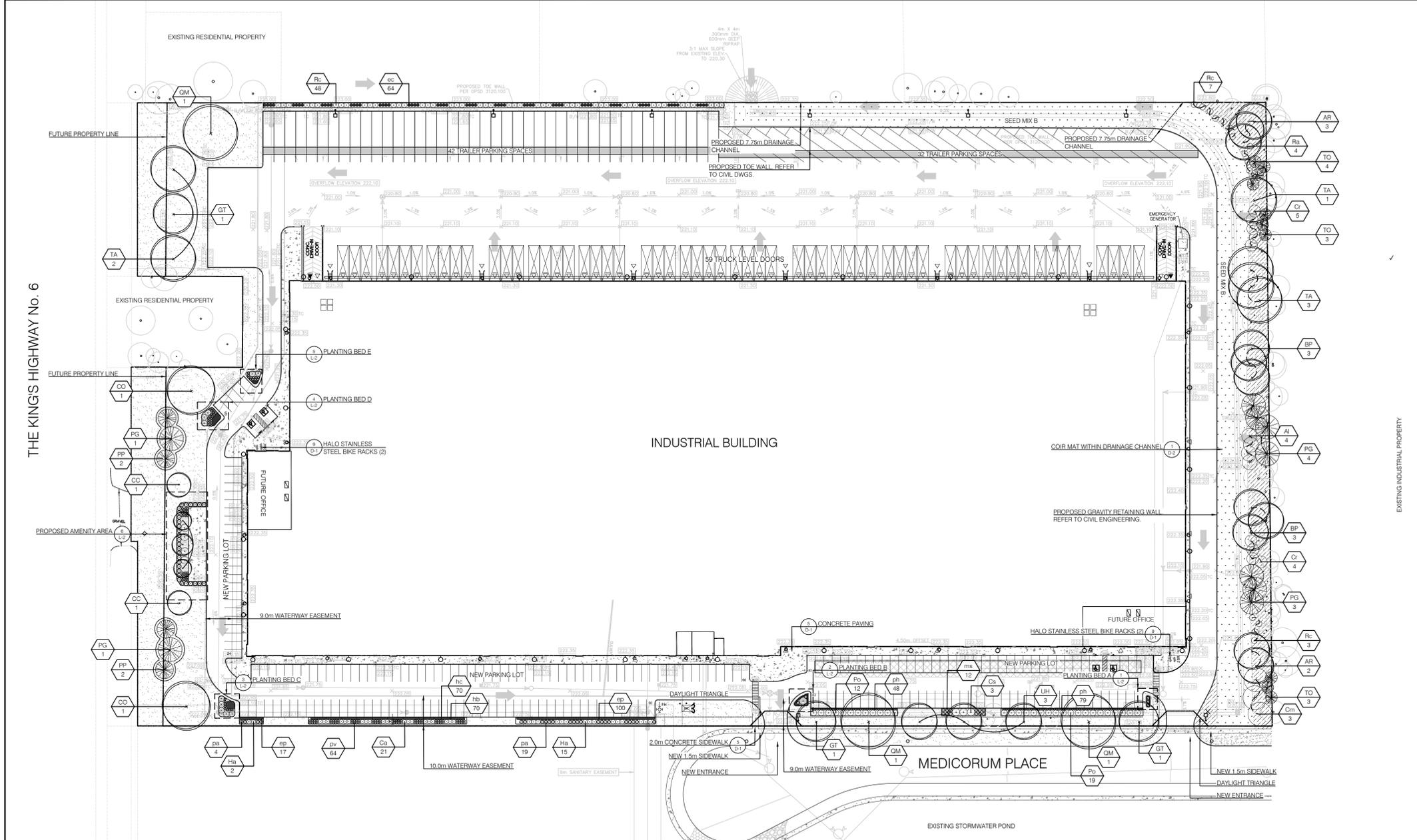


3 EROSION CONTROL AND SEDIMENTATION FENCING

TPD-2 N.T.S

WOOD DISPOSAL NOTES:

- ALL WOOD DEBRIS ON SITE IN NATURALIZED AREAS SHALL REMAIN TO DETERIORATE NATURALLY. ALL BRUSH, LIMBS AND STEMS SHALL BE PLACED AT RANDOM, NOT PILED, AND SHALL NOT EXCEED 1.2m IN HEIGHT ABOVE GROUND LEVEL. ALL WOOD DEBRIS LESS THAN 10cm SHALL BE CHIPPED. ALL WOOD DEBRIS SHALL BE REMOVED A MINIMUM OF 5m FROM ANY PATH OR ROAD, DRAINAGE INFRASTRUCTURE, WATER COURSE, MANICURED LAWN OR PARK AREA. WOOD DEBRIS SHALL BE PLACED IN THE LOCATIONS INDICATED OR ANOTHER LOCATION WITH THE WRITTEN APPROVAL OF THE CONSULTANT OR CITY OF HAMILTON FORESTRY. ANY ADDITIONAL WOOD DEBRIS THAT CANNOT BE ACCOMMODATED ON SITE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- WHERE DEEMED APPROPRIATE, WILDLIFE TREES MAY BE RETAINED AS HABITATS FOR BIRDS AND MAMMALS. NO WILDLIFE TREE IS TO BE RETAINED WITHIN 5m OF ANY PATH OR ROAD, DRAINAGE INFRASTRUCTURE, WATER COURSE, MANICURED LAWN OR PARK AREA. WILDLIFE TREE HEIGHTS SHALL BE DETERMINED BY ENSURING THE TREE HEIGHT IS LESS THAN 1.5x THE HORIZONTAL DISTANCE AWAY FROM ANY POTENTIAL TARGET AND NO GREATER THAN 10m IN HEIGHT.
- WHERE APPROPRIATE, RETAIN NON-HAZARDOUS HABITAT TREES THAT CONTAIN NEST, DEN OR ROOST CAVITIES.
- CLEARING AND TREE REMOVALS SHOULD TAKE PLACE OUTSIDE OF THE ACTIVE BAT SEASON (I.E



LEGEND

- TOPSOIL AND SOD AS SPECIFIED
MINIMUM 150mm TOPSOIL DEPTH
- TOPSOIL AND SEED MIX A AS SPECIFIED
MINIMUM 150mm TOPSOIL DEPTH
- TOPSOIL AND SEED MIX B AS SPECIFIED
MINIMUM 150mm TOPSOIL DEPTH
- MULCHED AREA
- CONCRETE PAVING
- EX. DECIDUOUS TREE TO REMAIN
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ORNAMENTAL GRASSES
- PLANT SPECIES
- QUANTITY
- DETAIL NUMBER
- SHEET NUMBER

- ### LANDSCAPE NOTES:
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BY-LAWS AND CODES HAVING JURISDICTION OVER SITE LOCATION.
 - COMPLETE ALL WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - REPORT ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SERVICE LOCATIONS.
 - EXACT LOCATIONS OF PLANT MATERIAL WILL BE DETERMINED BY PLACEMENT OF SITE SERVICES SUCH AS HYDRO VALVES, METERS, UTILITIES ROOF RAIN WATER LEADERS, DRIVEWAYS, LIGHT STANDARDS, ETC.
 - SUPPLY ALL PLANT MATERIAL IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK (991 Es).
 - INSTALL PLANT MATERIAL ACCORDING TO DETAILS SHOWN.
 - DISTURBED SOIL AREAS AROUND TREES AND SHRUBS ARE TO BE COVERED WITH SHREDDED CONIFER BARK MULCH SUCH AS CANADA RED OR GRO-BARK 50% MULCH, OR APPROVED EQUIVALENT. ALTERNATIVE MULCHES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONTRACTOR TO UTILIZE LAYOUT DIMENSIONS WHERE PROVIDED.
 - PROVIDE PLANTING BED AREA AS NOTED ON THE DRAWING OR TO ACCOMMODATE MATURE SIZE OF PLANT MATERIAL.
 - ALL SUPPORT SYSTEMS MUST BE REMOVED BY THE CONTRACTOR AT TIME OF FINAL ACCEPTANCE. NO EXTRAS WILL BE PAID TO COMPLETE THIS WORK.
 - SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF 150mm UNLESS OTHERWISE SPECIFIED.
 - SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 803 UNLESS OTHERWISE SPECIFIED.
 - SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACIFIER. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL PROTECTION AS REQUIRED TO ENSURE SOIL STABILIZATION AND PROPER SEED GERMINATION.
 - ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
 - IF DISCREPANCIES ARISE BETWEEN PLANT MATERIAL COUNT SHOWN ON DRAWING AND PLANT LIST, THE DRAWING SHALL BE CONSIDERED CORRECT.
 - CONTRACTOR TO PROVIDE MINIMUM TWO (2) YEAR WARRANTY FROM DATE ACCEPTED ON ALL WORK UNLESS OTHERWISE SPECIFIED.
 - ANY SITE PLAN OR GRADING AND SERVICES SHOWN IS FOR INFORMATION ONLY. REFER TO APPROVED DRAWINGS.
 - NOT FOR CONSTRUCTION UNLESS STAMPED, SIGNED AND DATED BY LANDSCAPE ARCHITECT.
 - DRAWINGS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LANDSCAPE ARCHITECT.
 - APPROVAL OF LANDSCAPE PLAN TO BE OBTAINED FROM MUNICIPALITY.
 - FOR GRADING AND SERVING INFORMATION REFER TO THE ENGINEER'S DRAWINGS.
 - FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL DRAWINGS.

PROPOSED PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	CAL.	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%	
DECIDUOUS TREES										
AA	Acer rubrum 'Armstrong'	Armstrong Maple	50mm	W.B.	16.0	7.0	8.0	1	1.80%	
AR	Acer rubrum	Red Maple		#10 cont.	15.0	12.0	10.0	5	8.90%	
BP	Betula papyrifera	Paper Birch	200cm	#15 cont.	16.0	12.0	10.0	6	10.60%	
CC	Cercis canadensis	Eastern Redbud	50mm	W.B.	10.0	8.0	8.0	2	3.60%	
CO	Celtis occidentalis	Common Hackberry	50mm	W.B.	18.0	16.0	10.0	2	3.60%	
GT	Gleditsia tricanthos var. inermis	Thornless Honeylocust	50mm	W.B.	18.0	13.0	10.0	3	5.40%	
PG	Picea glauca	White Spruce	200cm	W.B.	25.0	8.0	8.0	9	16.10%	
PP	Picea pungens	Colorado Blue Spruce	200cm	W.B.	18.0	6.0	8.0	4	7.10%	
PV	Prunus virginiana	Chokecherry	50mm	W.B.	7.0	6.0	8.0	2	3.60%	
QM	Quercus macrocarpa	Burr Oak	50mm	W.B.	22.0	18.0	10.0	3	5.40%	
TA	Tilia americana	Boulevard Linden	50mm	W.B.	25.0	15.0	10.0	6	10.60%	
TO	Thuja occidentalis	White Cedar	200cm	W.B.	12.0	4.0	8.0	10	17.90%	
UH	Ulmus x 'Homestead'	Homestead Elm	50mm	W.B.	18.0	12.0	10.0	3	5.40%	
								TOTAL	56	100%
SHRUBS										
Al	Aralia nudicaulis	Spicebush		#1 cont.	5.0	5.0	3.0	4		
Ca	Ceanothus americanus	New Jersey Tea		#1 cont.	1.25	1.25	3.0	21		
Cm	Crataegus mollis	Downy Hawthorn		#1 cont.	12.0	8.0	3.0	5		
Cr	Cornus racemosa	Grey Dogwood		#1 cont.	4.0	4.0	4.0	9		
Cs	Cornus sericea	Red Osier Dogwood		#1 cont.	2.0	2.5	3.0	8		
Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		#1 cont.	1.5	1.5	1.5	17		
Mp	Myrica pensylvanica	Bayberry		#1 cont.	2.0	2.0	2.0	5		
Po	Physocarpus opulifolius	Common Ninebark		#1 cont.	2.0	2.0	2.0	36		
Ra	Rhus aromatica	Fragrant Sumac		#1 cont.	1.5	2.0	3.0	4		
Rc	Rosa carolina	Pasture Rose		#1 cont.	1.75	1.75	3.0	58		
To	Thuja occidentalis 'Sunkist'	Sunkist Cedar		#1 cont.	2.5	1.5	1.5	29		
								TOTAL	196	

PERENNIALS/ORNAMENTAL GRASSES

an	Aster novae-angliae	New England Aster	#1 cont.	1.25	0.6	0.6	18	
ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#1 cont.	1.5	0.8	0.8	32	
ec	Elymus canadensis	Canada Wild Rye	#1 cont.	1.5	0.9	0.9	64	
ep	Echinacea purpurea	Purple Coneflower	#1 cont.	1.2	0.6	0.6	117	
fb	Hemerocallis 'Big Time Happy'	Daylily	#1 cont.	0.45	0.5	0.5	70	
fc	Hemerocallis 'Children's Festival'	Daylily	#1 cont.	0.55	0.5	0.5	70	
hm	Heuchera micrantha 'Palace Purple'	Coral Bells	#1 cont.	0.3	0.45	0.45	30	
ms	Miscanthus sinensis 'Kleine Fontaine'	Chinese Silver Grass	#1 cont.	1.5	1.25	1.25	46	
pa	Pennisetum alopecuroides 'Prairie Winds'	Desert Plains Fountain Grass	#1 cont.	0.9	0.6	0.6	23	
ph	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 cont.	0.9	0.6	0.6	127	
pv	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	#1 cont.	1.5	0.8	0.8	64	
ss	Sedum spectabile 'Autumn Fire'	Stoncrop	#1 cont.	0.9	0.6	0.6	14	
TOTAL								675

SEED MIX A:

CONTRACTOR TO SOW NURSE CROP AVENA SATIVA OVER ENTIRE AREA TO BE SEED AT A RATE OF 25kg/HECTARE.

UPLAND DRY MEADOW MIX BY CONSERVATION HALTON. TO BE SEED AT A RATE OF 25KG PER HA. SEED MIX TO INCLUDE:

- Black Eyed Susan (*Rudbeckia hirta*) 15%
- Big Bluestem (*Andropogon gerardi*) 30%
- Blue Wood Aster (*Symphoricarpos cordifolius*) 1%
- Canada Goldenrod (*Solidago canadensis*) 2%
- Canada Anemone (*Anemone canadensis*) 1%
- Common Milkweed (*Asclepias syriaca*) 5%
- Evening Primrose (*Oenothera biennis*) 2%
- Grass Leaved Goldenrod (*Euthamia graminifolia*) 1%
- Little Blue Stem (*Schizachyrium scoparium*) 20%
- Meadow/Open Field Sage (*Carex granularis*) 12%
- New England Aster (*Aster novae-angliae*) 1%
- Virginian Bower (*Clematis virginiana*) 5%
- Wild Bergamot (*Monarda fistulosa*) 5%

NATIVE SEED MIXES DO BEST WHEN PLANTED IN THE FALL, BETWEEN OCTOBER 15TH AND NOVEMBER 15TH. LATE FALL SOWINGS ADDITIONALLY STRATIFY THE SEED. AN EARLY SPRING SOWING IN APRIL WILL WORK BUT NOT AS EFFECTIVELY. IF IDEAL GROWING SEASONS ARE UNAVAILABLE, THE SEED MAY GO DORMANT AND NOT GERMINATE UNTIL SPRING THE FOLLOWING YEAR.

SUBSTITUTIONS MAY BE MADE WITH NATIVE SPECIES ONLY. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SEED MIX B:

CONTRACTOR TO SOW NURSE CROP AVENA SATIVA OVER ENTIRE AREA TO BE SEED AT A RATE OF 25kg/HECTARE.

MEADOW MARSH MIX BY CONSERVATION HALTON. TO BE SEED AT A RATE OF 25KG PER HA. SEED MIX TO INCLUDE:

- Betbs Sedge (*Carex bebbii*) 1%
- Blue Lobelia (*Lobelia siphilitica*) 1%
- Blue Vervain (*Verbena hastata*) 15%
- Boneset (*Eupatorium perfoliatum*) 2%
- Dark Green Burdock (*Scirpus atrovirens*) 5%
- Fox Sedge (*Carex vulpina*) 25%
- Grass Leaved Goldenrod (*Euthamia graminifolia*) 1%
- Meadow/Open Field Sage (*Carex granularis*) 10%
- Purple Stemmed Aster (*Syrphothrix punctum*) 1%
- Soft Rush (*Juncus effusus*) 5%
- Spotted Joe Pye Weed (*Eupatorium maculatum*) 2%
- Murkley Flower (*Mitella repens*) 1%
- Stalk Grass Sedge (*Carex scopae*) 2%
- Tall Manna Grass (*Glyceria grandis*) 2%
- Woolgrass (*Scirpus cyperinus*) 2%
- Four Bluegrass (*Poa palustris*) 25%

NATIVE SEED MIXES DO BEST WHEN PLANTED IN THE FALL, BETWEEN OCTOBER 15TH AND NOVEMBER 15TH. LATE FALL SOWINGS ADDITIONALLY STRATIFY THE SEED. AN EARLY SPRING SOWING IN APRIL WILL WORK BUT NOT AS EFFECTIVELY. IF IDEAL GROWING SEASONS ARE UNAVAILABLE, THE SEED MAY GO DORMANT AND NOT GERMINATE UNTIL SPRING THE FOLLOWING YEAR.

SUBSTITUTIONS MAY BE MADE WITH NATIVE SPECIES ONLY. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CLIENT
WEST WATERDOWN INDUSTRIAL LLP
5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
Formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31

CONSULTANTS

SEAL

PRIME CONSULTANT
ARCADIS
360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT
INDUSTRIAL DEVELOPMENT
566 HIGHWAY 6, HAMILTON, ON

PROJECT NO:
140918

DRAWN BY:
T.KEMP

CHECKED BY:
Z.BROWN

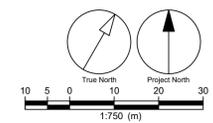
PROJECT MGR:
C.JANDU

APPROVED BY:
Z.BROWN

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1

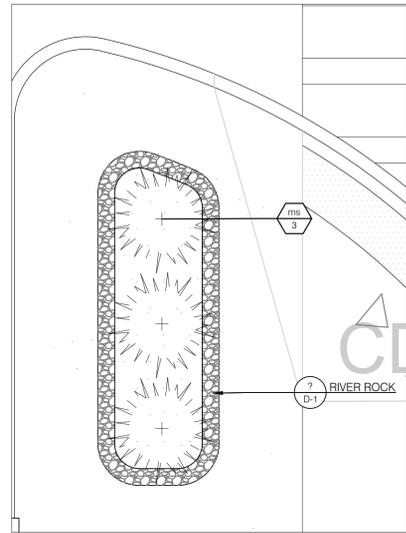
ISSUE
3



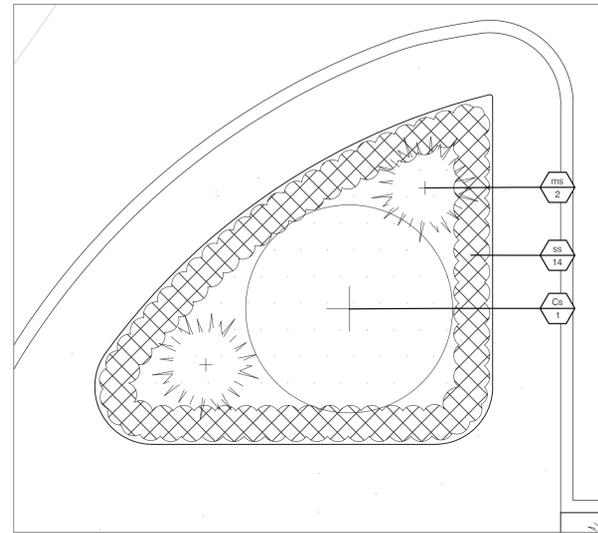
COPYRIGHT
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
 formerly IBI Group Professional Services (Canada) Inc.

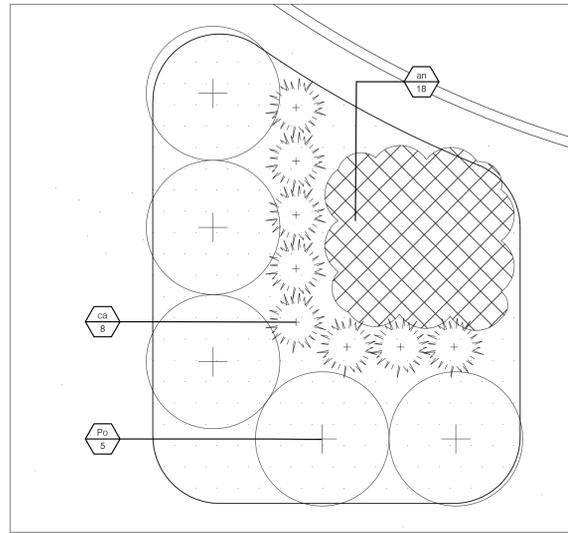
ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31



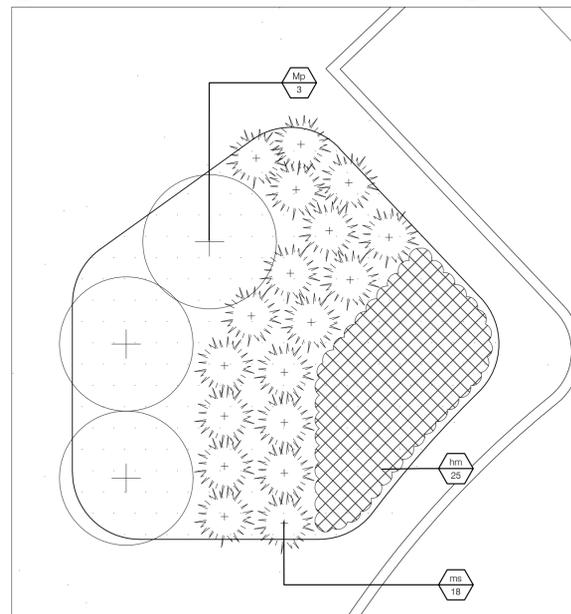
1 PLANTING BED A
 L-2 1:40



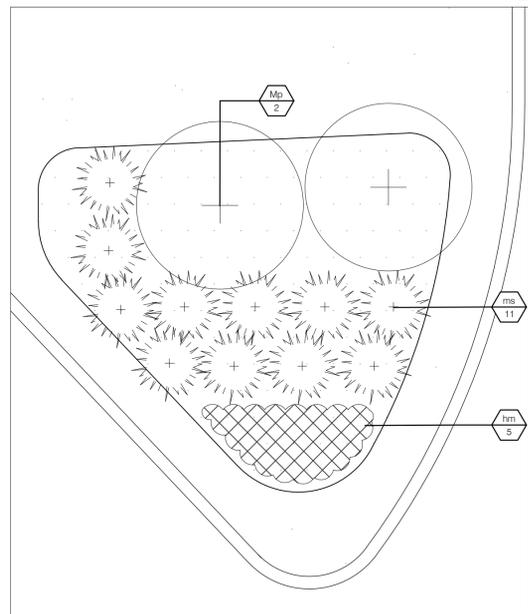
2 PLANTING BED B
 L-2 1:40



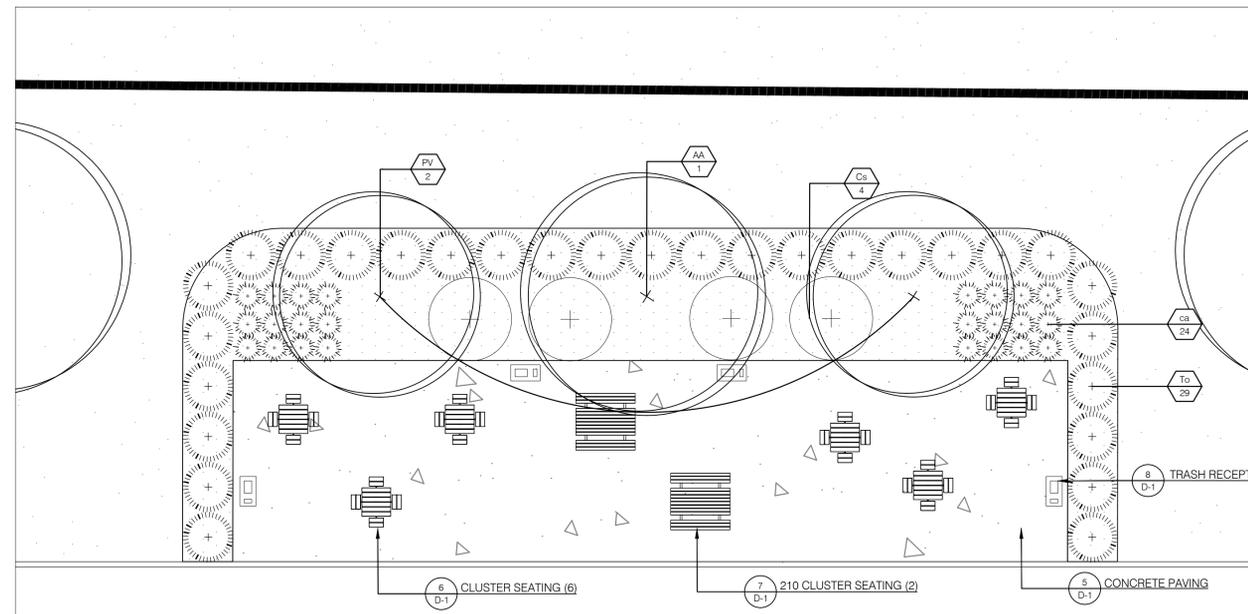
3 PLANTING BED C
 L-2 1:40



4 PLANTING BED D
 L-2 1:40



5 PLANTING BED E
 L-2 1:40



6 AMENITY AREA
 L-2 1:100



CONSULTANTS
NOT FOR CONSTRUCTION



PRIME CONSULTANT
ARCADIS
 360 James Street North - Suite 200
 Hamilton ON L8L 1H5 Canada
 tel 905 546 1010
 www.arcadis.com

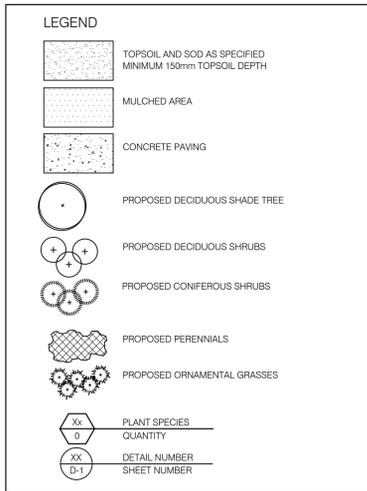
PROJECT
INDUSTRIAL DEVELOPMENT
 566 HIGHWAY 6, HAMILTON, ON

PROJECT NO:
 140918
DRAWN BY: T.KEMP
CHECKED BY: Z.BROWN
PROJECT MGR: C.JANDU
APPROVED BY: Z.BROWN

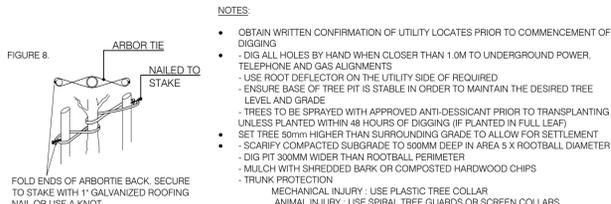
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER L-2 **ISSUE** 3

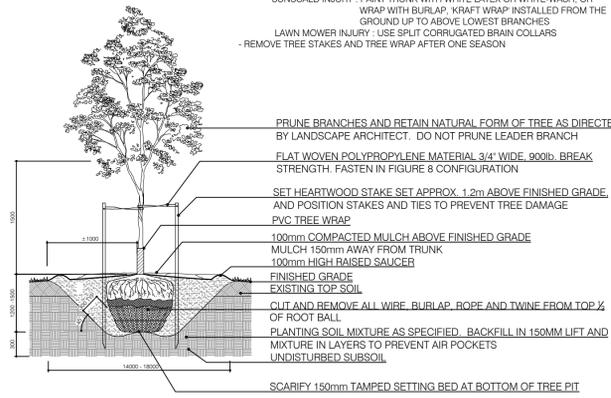
L-2 PROPOSED PLANTING SCHEDULE									
KEY	BOTANICAL NAME	COMMON NAME	CAL.	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	
DECIDUOUS TREES									
AA	Acer rubrum 'Armstrong'	Armstrong Maple	50mm	W.B.	16.0	7.0	8.0	1	
PV	Prunus virginiana	Common Chokecherry	50mm	W.B.	7.0	6.0	8.0	2	
									TOTAL 3
SHRUBS									
Cs	Cornus sericea	Red Osier Dogwood			#1 cont.	2.0	2.5	3.0	5
Mp	Myrica pensylvanica	Bayberry			#1 cont.	2.0	2.0	2.0	5
Po	Physocarpus opulifolius	Common Ninebark			#1 cont.	2.0	2.0	2.0	5
To	Thuja occidentalis 'Sunkist'	Sunkist Cedar			#1 cont.	2.5	1.5	1.5	29
									TOTAL 44
PERENNIALS/ORNAMENTAL GRASSES									
an	Aster novae-angliae	New England Aster			#1 cont.	1.25	0.6	0.6	18
ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass			#1 cont.	1.5	0.8	0.8	32
hm	Heuchera micrantha 'Palace Purple'	Coral Bells			#1 cont.	0.3	0.45	0.45	30
ms	Miscanthus sinensis 'Kleine Fontaine'	Chinese Silver Grass			#1 cont.	1.5	1.25	1.25	34
ss	Sedum spectabile 'Autumn Fire'	Stoncrop			#1 cont.	0.9	0.6	0.6	14
									TOTAL 128



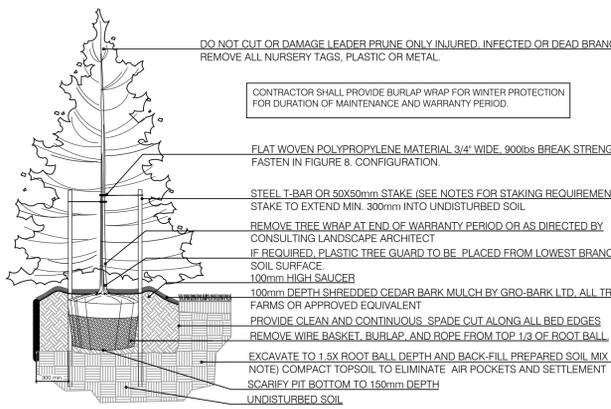
File Location: I:\1140918_566_Highway_170_Production\03_Design\landscape\140918PTP.dwg
 Last Saved: May 30, 2024, by Taylor Kemp
 Plotted: Thursday, May 30, 2024, 7:05:44 PM by Taylor Kemp
 1/16



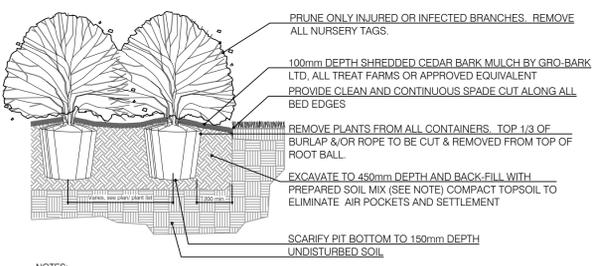
- NOTES:**
- OBTAIN WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF DIGGING
 - DIG ALL HOLES BY HAND WHEN CLOSER THAN 1.0M TO UNDERGROUND POWER, TELEPHONE AND GAS ALIGNMENTS
 - USE ROOT DEFLECTOR ON THE UTILITY SIDE OF REQUIRED
 - ENSURE BASE OF TREE PIT IS STABLE IN ORDER TO MAINTAIN THE DESIRED TREE LEVEL AND GRADE
 - TREES TO BE SPRAYED WITH APPROVED ANTI-DESSICANT PRIOR TO TRANSPORTING UNLESS PLANTED WITHIN 48 HOURS OF DIGGING (IF PLANTED IN FULL LEAF)
 - SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT
 - SCARIFY COMPACTED SUBGRADE TO 300MM DEEP IN AREA 5 X ROOTBALL DIAMETER
 - DIG PIT 300MM WIDER THAN ROOTBALL PERIMETER
 - MULCH WITH SHREDDED BARK OR COMPOSTED HARDWOOD CHIPS
 - TRUNK PROTECTION
 - MECHANICAL INJURY - USE PLASTIC TREE COLLAR
 - ANIMAL INJURY - USE SPIRAL TREE GUARDS OR SCREEN COLLARS
 - SUNSCALD INJURY - PAINT TRUNK WITH WHITE LATEX OR WHITE WASH OR WRAP WITH BURLAP, KRAFT WRAP INSTALLED FROM THE GROUND UP TO ABOVE LOWEST BRANCHES
 - LAWN MOWER INJURY - USE SPLIT CORRUGATED BRASS COLLARS
 - REMOVE TREE STAKES AND TREE WRAP AFTER ONE SEASON



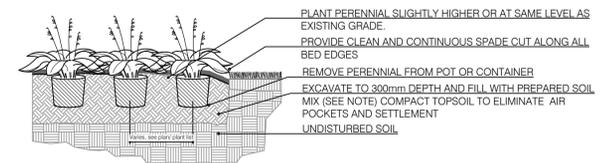
1 BALLED & BURLAPPED/WIRE BASKET DECIDUOUS TREE
D-1 N.T.S.



2 BALLED & BURLAPPED/WIRE BASKET CONIFEROUS TREE
D-1 N.T.S.

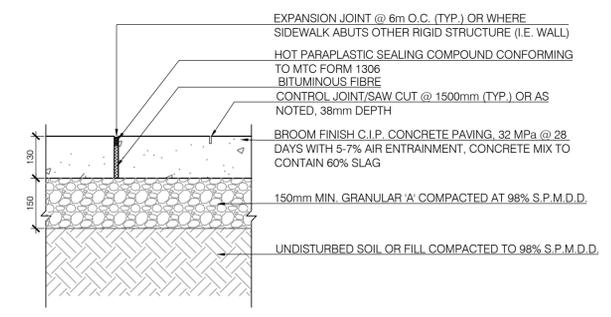


3 BALLED & BURLAPPED/POTTED SHRUB
D-1 N.T.S.

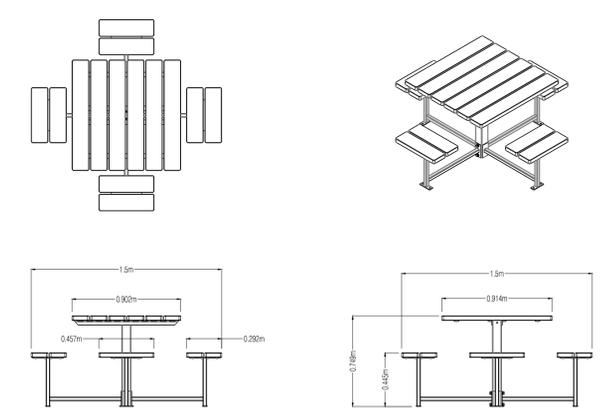


- NOTES:**
- SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL ONE (1) PART WELL ROTTED COMPOST
 - SALICER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING
 - ALL DIMENSIONS ARE IN mm.
 - CUT AND REMOVE CONTAINER. SCARIFY ROOTBALL SIDES.
 - ALL PLANTS TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.
- CONTRACTOR SHALL PROVIDE 75mm MULCH FOR ALL PERENNIALS EXCEPT GROUNDCOVERS UNLESS SPECIFIED OTHERWISE.

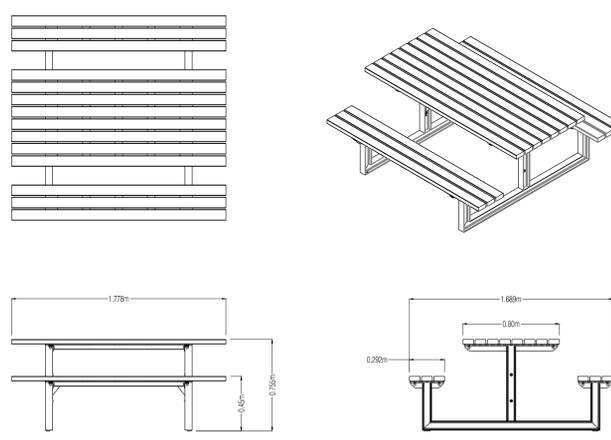
4 CONTAINER GROWN PERENNIAL/GRASS
D-1 N.T.S.



5 CONCRETE PAVING
D-1 N.T.S.



6 CLUSTER SEATING (MTB-0400-00011) SURFACE MOUNT, AS MANUFACTURED BY MAGLIN
D-1 N.T.S.



7 210 CLUSTER SEATING SURFACE MOUNT, AS MANUFACTURED BY MAGLIN
D-1 N.T.S.

LEXICON

MRR-1500-00012
Legacy #LXRC1502-48-MS-VGST-LD0-VGST-RS

DESCRIPTION: 1500 Series - Lexicon Recycle Receptacle: Steel Frame, Laser Cut and Formed Steel Side Panels, Metal Lids, Front Opening, 2 Streams, 1 x 32 and 1 x 16 Gallon Polyethylene Liners, Vinyl Graphics, Rain Shield

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash/recycle unit is delivered pre-assembled. Holes (9/16") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MRR-1500-00012
Choose:
- Powdercoat Color

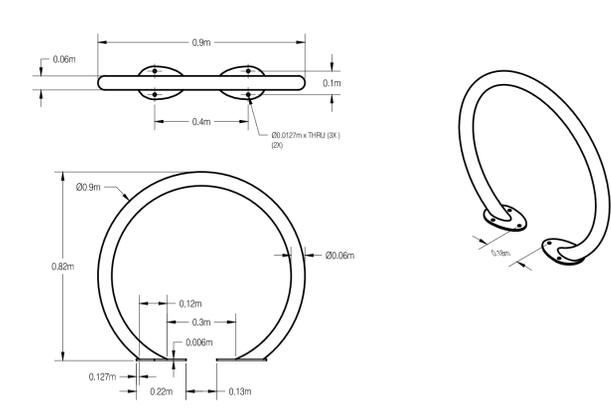
HEIGHT: 47.5" (120.7cm) **LENGTH:** 35" (88.8cm) **DEPTH:** 19" (48.3cm) **WEIGHT:** 209.85lbs (95.2kg)

MAGLIN
Site Furniture

T 800 716 9308
F 877 250 8353
www.maglin.com
sales@maglin.com

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to continuing improvements of our products.

8 LEXICON TRASH RECEPTACLE (MRR-1500-00012) SURFACE MOUNT, AS MANUFACTURED BY MAGLIN
D-1 N.T.S.



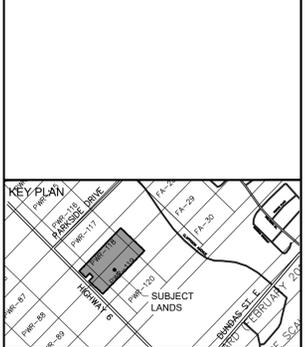
9 HALO STAINLESS STEEL BIKE RACK, AS MANUFACTURED BY HAUSER SITE FURNITURE
D-1 N.T.S.

CLIENT
WEST WATERDOWN INDUSTRIAL LLP
5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.
Formerly IBI Group Professional Services (Canada) Inc.

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31



CONSULTANTS

NOT FOR CONSTRUCTION

SEAL

PRIME CONSULTANT

ARCADIS

360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

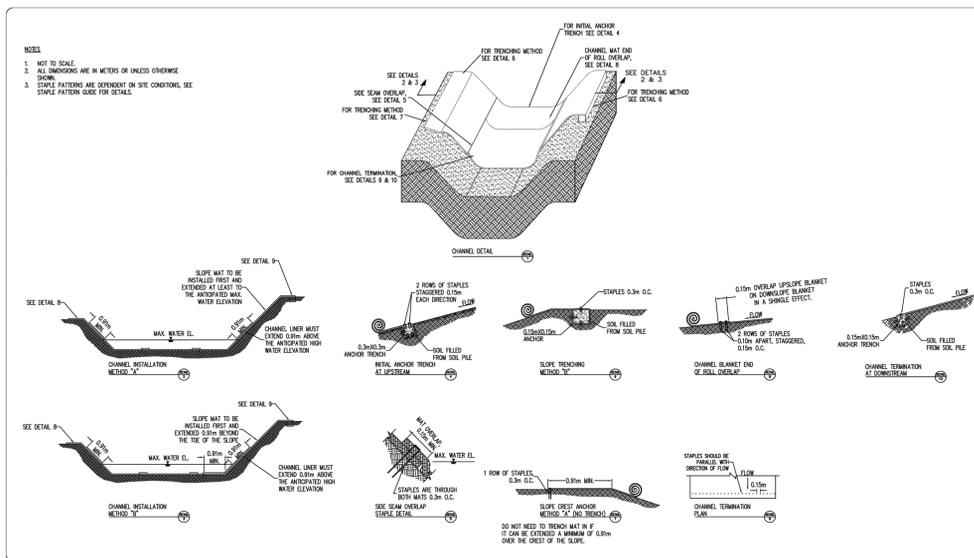
PROJECT
INDUSTRIAL DEVELOPMENT
566 HIGHWAY 6, HAMILTON, ON

PROJECT NO:
140918

DRAWN BY: T.KEMP	CHECKED BY: Z.BROWN
PROJECT MGR: C.JANDU	APPROVED BY: Z.BROWN

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER D-1	ISSUE 3
----------------------------	-------------------

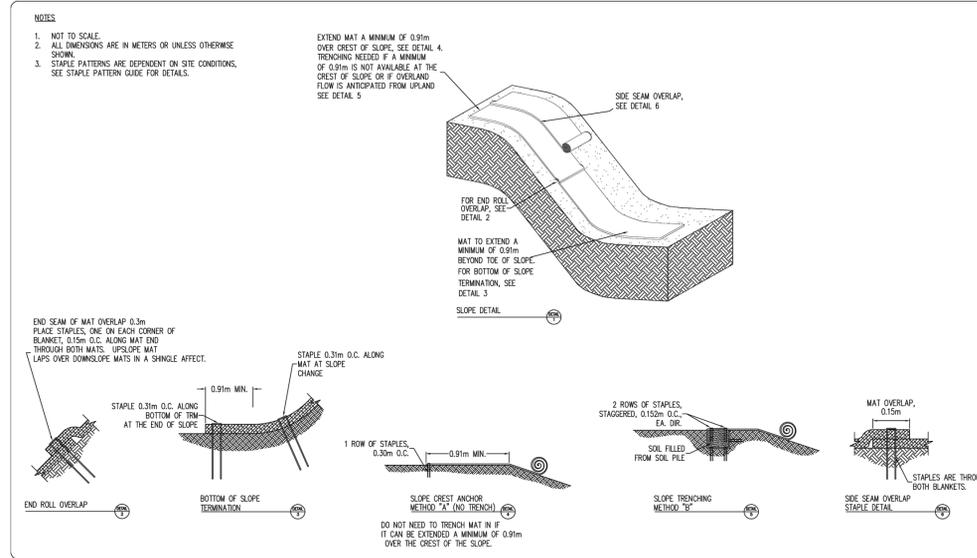


Copyright 2016, TERRAFIX GEOSYNTHETICS INC.

terrafix
geosynthetics inc.
455 Homage Avenue
Toronto, Ontario
M9W 4R9
Tel: (416) 674-0363

REVISIONS \ ISSUE

Sheet Number: 1 OF 1



Copyright 2015, TERRAFIX GEOSYNTHETICS INC.

terrafix
geosynthetics inc.
455 Homage Avenue
Toronto, Ontario
M9W 4R9
Tel: (416) 674-0363

REVISIONS \ ISSUE

Sheet Number: 1 OF 1

1 COIR MAT AS MANUFACTURED BY TERRAFIX OR APPROVED EQUAL
D-2 N.T.S.

CLIENT
WEST WATERDOWN INDUSTRIAL LLP
5530 RUE MAURICE CULLEN, SUITE 1234, LAVAL, QC

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

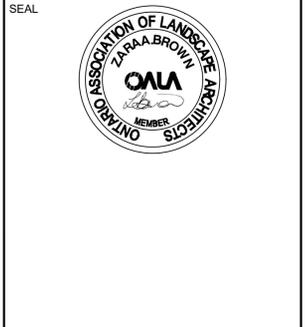
Arcadis Professional Services (Canada) Inc.
Formerly IBI Group Professional Services (Canada) Inc.

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-01-18
2	SECOND SITE PLAN SUBMISSION	2024-04-04
3	THIRD SITE PLAN SUBMISSION	2024-05-31



CONSULTANTS

NOT FOR CONSTRUCTION



PRIME CONSULTANT
ARCADIS
360 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
tel 905 546 1010
www.arcadis.com

PROJECT
INDUSTRIAL DEVELOPMENT
566 HIGHWAY 6, HAMILTON, ON

PROJECT NO:
140918
DRAWN BY:
T.KEMP
PROJECT MGR:
C.JANDU
CHECKED BY:
Z.BROWN
APPROVED BY:
Z.BROWN

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
D-2
ISSUE
3

Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
Committee of Adjustment
City of Hamilton
71 Main Street West – 5th Floor
Hamilton ON, L8P 4Y5

Arcadis Professional Services
(Canada) Inc.
55 St. Clair Avenue West
7th Floor Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010
www.arcadis.com

Date: June 17, 2024

Our Ref: 140918

Subject: **APPLICATION FOR MINOR VARIANCE AT 566 HIGHWAY 6 IN THE CITY OF HAMILTON**

Dear Ms. Sheffield,

1.0 INTRODUCTION

Arcadis Professional Services (Canada) Inc. (“Arcadis”) is the authorized planning agent for West Waterdown Industrial LLP (the “client”), the owner of approximately 0.27 hectares of land located at 566 Highway 6 in the City of Hamilton (the “City”) (herein referred to as the “subject site”). As you may be aware, there is currently a Site Plan Approval application in process with the City for the subject site in which Conditional Site Plan approval was granted on March 13, 2024 (File: DA-24-007). The proposed development has been revised since the original Site Plan Submission on January 23, 2024, to reflect changes to the naturalized channel at the northeast corner of the site. The application was resubmitted on June 7, 2024.

The proposed development is to construct an industrial building with an approximate building area of 38,558.83 m² with 224 total parking spaces (65 trailer spaces and 4 barrier-free spaces) and 59 loading dock door spaces. Access is being proposed via 2 driveways near the terminus of the Medicorum Place cul-de-sac.

To permit the industrial building, an application for Minor Variance will be required to address requirements related to the maximum yard setbacks abutting a street. Through our analysis, it is our opinion that the variance meets the four tests outlined in Section 45 (1) of the *Planning Act*, RSO 1990, for the reasons outlined within our planning discussion in Section 4.0 below.

2.0 SITE LOCATION AND CONTEXT

The subject site is located northeast of Dundas Street East (Highway No. 5 West) and Highway No. 6 intersection (Clappison’s Corner), on the eastern side of Highway 6. It is generally rectangular in shape with an approximate area of 19.49 ac and a combined frontage of 179 m. The frontage is interrupted by the abutting residential parcel (570 Highway No. 6), which is developed with a 1-storey single detached residential dwelling.

The subject site has an approximate depth of 382 m. As seen in **Figure 1**, the subject site is currently vacant with vegetation comprised of former crop areas, strips of shrubs, and treed hedgerows along portions of the subject site’s boundary. The subject site is located in the community of Waterdown, in the north part of the City of Hamilton. The site is surrounded by existing industrial users within the Flamborough Industrial Park and the Flamborough Power Centre North with some rural residential uses located on Highway 6. The lands to the northwest are owned by the City of Hamilton and will be developed for future emergency services. Employment uses including Stryker Canada, Burlington Automation, and XYZ and WARDJET and commercial uses including Value Village and the

Keg Steakhouse + Bar are located to the east of the site. Immediately to the southwest of the subject site is Highway 6.



Figure 1: Aerial image of subject site, retrieved from Google Maps

3.0 PROPOSED DEVELOPMENT

The proposed development has been revised since the original Site Plan Submission on January 23, 2024, to reflect changes to the naturalized channel at the northeast corner of the site. The proposed development is to construct an industrial building with an approximate building area of 38,558.83 m² with 224 total parking spaces (65 trailer spaces and 4 barrier-free spaces) and 59 loading dock door spaces. Access is being proposed via 2 driveways near the terminus of the Medcorum Place cul-de-sac. Please refer to **Figure 2** for a reduced version of the Site Plan prepared by Baldassarra Architects.

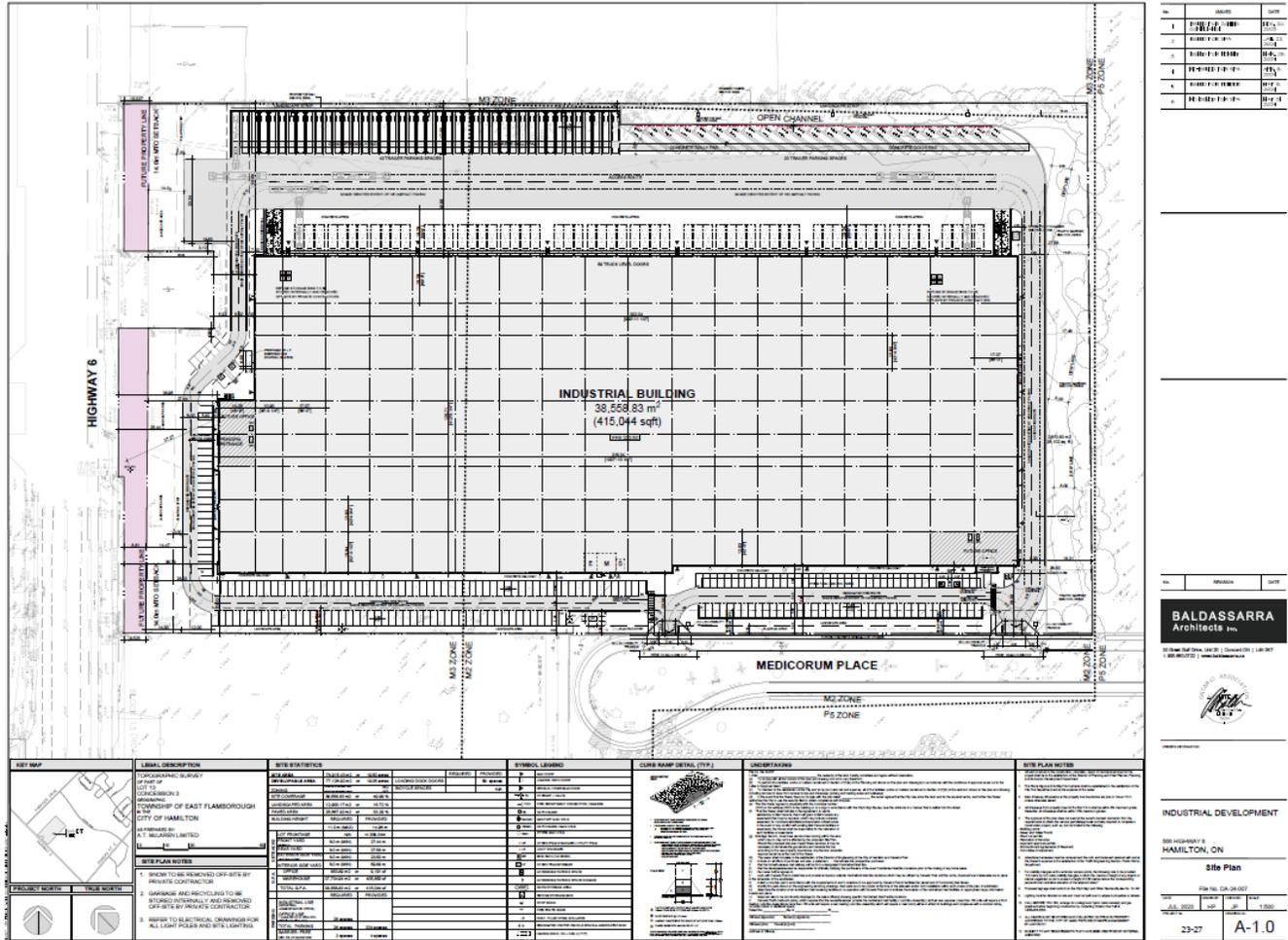


Figure 2: Site Plan prepared by Baldassarra Architects

4.0 PROPOSED MINOR VARIANCES

As per Schedule E-1 (Urban Land Use Designations) of the Urban Hamilton Official Plan (“UHOP”), the subject site is located within the Employment Area and is designated ‘Business Park’. The subject site is zoned ‘General Business Park’ (M2) and ‘Prestige Business Park’ (M3) as per the City of Hamilton Zoning By-law 05-200 (the “Zoning By-law”). The revised Site Plan was reviewed against the Zoning Compliance Review which was completed on January 16, 2024. The variance being applied for, made under Section 45 (1) of the *Planning Act*, is as follows:

Variance 1: A maximum setback of 41.88 m abutting Highway 6 shall be provided, whereas Section 9.3.3b) of the Zoning By-law requires a maximum 27.0 m setback from a street to be provided for the entire site/building.

Planning Act Section 45 (1) Compliance

Section 45 (1) of the Planning Act permits the Committee of Adjustment to grant Minor Variances from the Zoning By-law provided that they meet what is known at the four (4) tests. The four tests are:

1. Is the variance minor in nature?
2. Is the variance desirable and appropriate?
3. Does the variance maintain the general intent and purpose of the Official Plan? and,
4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The following will provide an analysis of the proposed variance against the four tests.

4.1 Variance 2: Maximum Setback Abutting a Street

The proposed development would require a variance to permit a maximum setback of 41.88 m abutting Highway 6, whereas the Zoning By-law requires a maximum 27.0 m setback from a street to be provided for the entire site/building.

1. Is the variance minor in nature?

The determination of whether this variance can be considered minor is based on the overall impact an increase in the maximum setback abutting Highway 6 would have on the surrounding properties and the neighbourhood context. The lands to the northwest is owned by the City of Hamilton and will be developed for future emergency services whereas the lands to the southeast contain a stormwater management pond and industrial lands. As outlined above, the lands to the southwest side of 566 Highway 6 are low density residential uses and there is an existing residential dwelling between Highway 6 and the proposed development (i.e. which was acquired by MTO this past January and is not part of this development). The residential uses are appropriately setback from the building due to Highway 6, the lands expropriated by MTO, the 14 m MTO setback, and the 3 m planting strip.

From Highway 6, the closest part of the building is setback 27.44 m and the farthest portion of the building is setback 41.88 m due to the bend in the road to circumvent the existing residential dwelling. Notably, there is a 15.70 m setback from the residential dwelling to the building. Approximately 77% of the building remains generally in conformity with the 27 m maximum setback except for about 23% of the building being located farther as the designated fire route, 9 m servicing easement, 6 m circulation road, parking spaces, and 2 m concrete walkway for pedestrian access must be accommodated. As such, the increased maximum setback would not result in adverse impacts to the surrounding uses.

2. Is the variance desirable and appropriate?

The requested variance is necessary to permit the most effective design and situation of the proposed development within the subject site. It is appropriate to circumvent the existing residential property located along Highway 6 which is not part of this development as well as to facilitate the road circulation along Highway 6. The variance is required to accommodate the 14 m MTO setback, the 3 m planting strip, the designated fire route, 9 m servicing easement, parking spaces, and 2 m concrete walkway. Overall, the proposed development as a whole represents appropriate and desirable development, given its contribution to employment uses within the immediate area.

3. Does the variance maintain the general intent and purpose of the Official Plan? and,

As outlined above, the subject site is located within the Employment Area and is designated 'Business Park'. In regard to the goals of the Employment Area Designations, the requested variance supports the proposed development which will contribute to the supply of zoned and serviced employment lands to help meet the City's projected employment growth forecast. Furthermore, the UHOP states that "Business Parks are planned for a broad range of employment uses compatible with the design policies for business parks. These areas are well served by roadway infrastructure and are generally more able to accommodate proper buffering from sensitive land uses". The requested variance will permit the proposed industrial building which is a permitted use within the designation

Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
City of Hamilton
June 17, 2024

and will contribute to the range of employment uses within the area. Moreover, the requested variance will not result in any adverse impacts to the adjacent properties or surrounding neighbourhood as outlined above.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The subject site is zoned General Business Park (M2) and Prestige Business Park (M3). The intent and purpose of the maximum setback abutting a street is to ensure compatibility between existing and future uses and to reduce adverse impacts to surrounding properties. As outlined above, the variance would not result in adverse impacts to the surrounding uses.

5.0 PLANNING CONCLUSION

Based on our analysis above, it is our opinion that the above variance is minor in nature, is desirable and appropriate for the efficient use of the property, and continues to maintain the general intent of the Official Plan and Zoning By-law. The overall proposed development utilizes vacant lands within the urban boundary of the City and will contribute to the City's projected employment growth forecast which is desirable and appropriate. As such, we are of the opinion that the variance should be approved by the Committee of Adjustment as the proposal meets the objectives of the City and represents good planning that is in the public's interest.

In support of the application, please find enclosed the following:

- One (1) completed and signed copy of the Minor Variance Application Form;
- One (1) copy of the Architectural Set prepared by Baldassarra Architects;
- One (1) copy of the Landscape Plan prepared by Arcadis;
- One (1) cheque in the amount of \$3,900.00 made payable to the City of Hamilton; and,
- One (1) cheque in the amount of \$1,489.34 made payable to the Hamilton Conservation Authority.

We trust the enclosed is in order, however, should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Carmen Jandu MCIP RPP
Associate – Senior Planner



Isabelle Ilagan
Planner

Email: carmen.jandu@arcadis.com
Direct Line: 905 546 1010 ext 63106
Mobile: 416 938 3838

CC. Doug Tam, via email
Danny Ash, via email



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)	West Waterdown Industrial
Applicant(s)	Same as Agent below
Agent or Solicitor	Arcadis Professional Services (Canada) Inc. (Arcadis) c/o Isabelle Ilagan

1.2 Primary contact

- Applicant
 Owner
 Agent
 Agent/Solicitor

1.3 Sign should be sent to

- Applicant
 Owner
 Agent
 Agent/Solicitor

1.4 Request for digital copy of sign

- Yes*
 No

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

[Redacted]

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	566 Highway 6		
Assessment Roll Number			
Former Municipality	Flamborough		
Lot	13	Concession	3
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R17284	Part(s)	SAVE/EXCEPT PARTS

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 refer to Cover Letter.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Please refer to Cover 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
±179 m (along Highway No. 6)	±382 m (from Highway No. 6 to the rear of the property)	±7.89 ha (19.49 acres)	± 17 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
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Spec build industrial	6.0m - 41.88m	6.0m - 27.58m	6.0m - 23.5m (ext) &	

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

Existing:

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

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Spec build industrial	38,558.83m ²	77,117.66m ²	2	14.965m

- 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.):

Spec build industrial building

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

Open space, business park uses, single detached dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2021

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

Vacant

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:

N/A

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) Employment Area: Business Park

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

Please refer to Cover Letter.

7.6 What is the existing zoning of the subject land? General Business Park (M2) Zone

Prestige Business Park (M3) Zone

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: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 0

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
-
-