



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-24:165	SUBJECT PROPERTY:	92-100 John Street North, 61-81 Wilson Street, Hamilton
ZONE:	Downtown Residential (D5)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Hamilton III GP Inc. c/o Kash Pashtootan
Agent: A.J. Clarke & Associates Ltd. c/o Ryan Ferrari

The following variances are requested:

1. 120 parking spaces shall be provided instead of the minimum required 159 parking spaces

PURPOSE & EFFECT: To facilitate site plan application DA-23-051

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 20, 2024
TIME:	1:30 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 16, 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 19, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:165, 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



 **Subject Lands**

DATED: August 1, 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.



VIEW LOOKING AT THE SOUTHWEST CORNER

MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

92-100 JOHN ST N & 75-81 WILSON ST, HAMILTON, ON

ARCHITECTURAL DRAWING LIST

SPA DRAWING LIST								
Sheet #	Sheet Name	ZCR	SPA1	MV	SPA	SPA R	SPA 3	MV
A0								
A 0.01	PROJECT STATISTICS	●	●	●	●	●	●	●
A 0.010	AERIAL VIEWS	●	●	●	●	●	●	●
A 0.011	PERSPECTIVE VIEWS	●	●	●	●	●	●	●
A1 1:200								
A 1.00	SITE PLAN	●	●	●	●	●	●	●
A 1.01	GROUND FLOOR SITE PLAN	●	●	●	●	●	●	●
A3 1:100								
A 3.00	BELOW GRADE PLAN		●	●	●	●	●	●
A 3.01	GROUND FLOOR PLAN	●	●	●	●	●	●	●
A 3.02	LEVEL 02	●	●	●	●	●	●	●
A 3.03	LEVEL 03	●	●	●	●	●	●	●
A 3.04	LEVEL 04	●	●	●	●	●	●	●
A 3.05	LEVEL 05	●	●	●	●	●	●	●
A 3.06	LEVEL 06	●	●	●	●	●	●	●
A 3.06a	LEVEL 06 (UPPER)	●	●	●	●	●	●	●
A 3.07	LEVEL 07	●	●	●	●	●	●	●
A 3.08	LEVEL 08	●	●	●	●	●	●	●
A 3.09	LEVEL 09-13	●	●	●	●	●	●	●
A 3.10	LEVEL 14	●	●	●	●	●	●	●
A 3.11	LEVEL 15	●	●	●	●	●	●	●
A 3.12	LEVEL 16-30	●	●	●	●	●	●	●
A 3.13	LEVEL 31		●	●	●	●	●	●
A 3.14	MECHANICAL PENTHOUSE	●	●	●	●	●	●	●
A 3.14a	MECH. PENTHOUSE (UPPER)		●				●	●
A 3.15	ROOF	●	●	●	●	●	●	●
A5 1:200								
A 5.00	EAST ELEVATION	●	●	●	●	●	●	●
A 5.01	SOUTH ELEVATION	●	●	●	●	●	●	●
A 5.02	WEST ELEVATION	●	●	●	●	●	●	●
A 5.03	NORTH ELEVATION	●	●	●	●	●	●	●
A6 1:200								
A 6.00	SECTION A	●	●	●	●	●	●	●
A 6.01	SECTION B	●	●	●	●	●	●	●
A 6.02	SECTION C	●	●	●	●	●	●	●
A 6.03	SECTION 1	●	●	●	●	●	●	●
A 6.04	SECTION 2	●	●	●	●	●	●	●
A 6.05	SECTION D						●	●

TEAM DIRECTORY:

CLIENT:

EMBLEM Developments
1819 Yonge St.
Toronto, ON M4S 1X8

416.865.8620
www.emblemdevcorp.com

CIVIL:

A.J. Clarke and Associates Ltd.
25 Main Street West, Suite 300
Hamilton, ON L8P 1H1

905.528.8761
www.ajclarke.com

PLANNER:

A.J. Clarke and Associates Ltd.
25 Main Street West, Suite 300
Hamilton, ON L8P 1H1

905.528.8761
www.ajclarke.com

TRANSPORTATION:

LEA Consulting Ltd.
625 Cochran Drive, 5th Floor
Markham, ON L3R 9B9

905.470.0015
www.lea.ca

LANDSCAPE ARCHITECT:

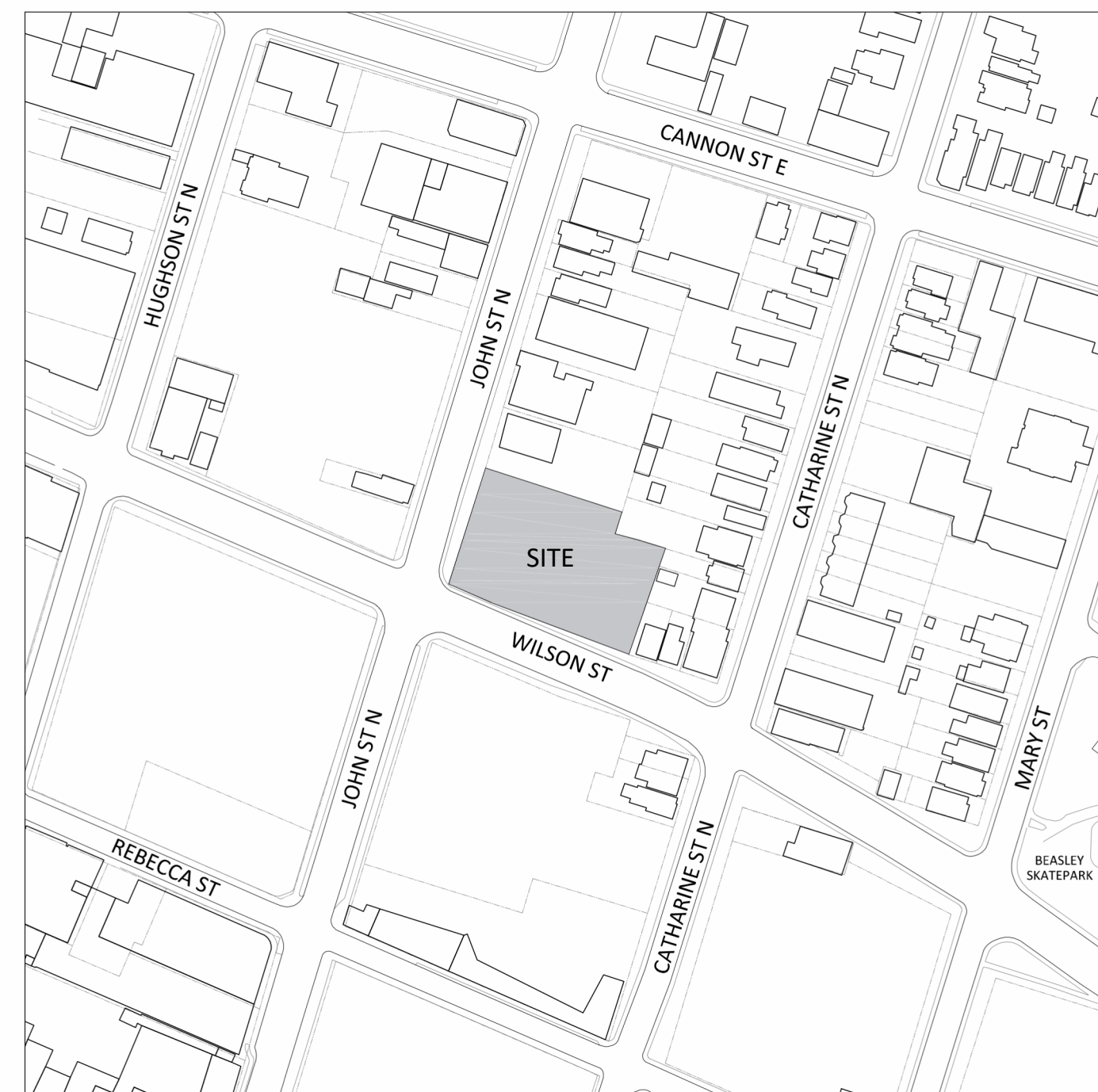
adesso design inc.
69 John Street S., Suite 250
Hamilton, ON L8N 2B9

905.526.8876
www.adessodesigninc.ca

HERITAGE:

GBCA
362 Davenport Road, Suite 200,
Toronto, ON M5R 1K6

416.929.6556
www.gbca.com



CONTEXT PLAN

Scale: 1:2000

ISSUED FOR MINOR VARIANCE

June 26, 2024

Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

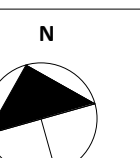
SITE PLAN FILE NUMBER:

DA-23-051

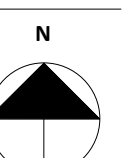
Architect:

STUDIO JCI

20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com



TRUE NORTH



PROJECT NORTH

MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

ADDRESS:
92-100 JOHN ST N & 75-81 WILSON ST,
HAMILTON, ON

COVER

Project No.: 2223

Scale:

Date: June 26, 2024

Drawn by: STUDIO JCI

Drawing No.:

A 0



1 SOUTH WEST AERIAL VIEW



2 SOUTH EAST AERIAL VIEW



3 NORTH EAST AERIAL VIEW



4 NORTH WEST AERIAL VIEW

Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:
 HM/A-23: 147
 SITE PLAN FILE NUMBER:
 DA-23-051
 Architect:
STUDIO JCI
 20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

AERIAL VIEWS

Project No.: 2223
 Scale:
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 0.010



1 VIEW LOOKING AT THE SOUTH WEST CORNER



2 SOUTH ELEVATION VIEW ALONG JOHN ST N



3 VIEW LOOKING AT THE SOUTH EAST CORNER



4 PEDESTRIAN REALM ALONG WILSON ROAD FACING NORTH EAST

NOTE:
1. All illustrations are artist's concepts, E.&O.E

Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
SITE PLAN FILE NUMBER:
DA-23-051
Architect:
STUDIO JCI
20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com

MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL
ADDRESS:
92-100 JOHN ST N & 75-81 WILSON ST,
HAMILTON, ON

PERSPECTIVE VIEWS

Project No.: 2223
Scale:
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.:
A 0.011

UNDERTAKING

RE: File No. DA-23-051
I, (We) _____, the owner(s) of the land, hereby undertake and agree without reservation, (to) comply with all the contents of this plan and drawing and not to vary therefrom;

(b) To perform the facilities, works or matters mentioned in Section 41 (7)(a) of the Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the letter of Approval dated:
(c) To maintain to the satisfaction of the City at my (our) sole risk and expense, all the facilities, works or matters mentioned in Section 41 (7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways;

(d) In the event that the Owner does not comply with the plan dated _____, the Owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security to obtain compliance with this plan.
(e) That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-Law, near the entrance in a manner that is visible from the street.

(f) That the Owner shall indicate in Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a banker easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
(g) Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any service relocation required would be at the cost of the Owner.

(h) The Owner must complete and execute an "Agreement for On-site Collection of Municipal Solid Waste" to receive municipal waste collection for the residential dwellings on the private road.
(i) The Owner must provide a signed letter from a Professional Engineer certifying that the road base along the access route can support at least 35,000 kilograms.
(j) Prior to the start of municipal waste collection service, the development must be free of construction debris and construction related activities.

(k) The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canadian Post:
i. include on all offers of purchase and sale, a statement that advises the prospective purchaser
ii. that the home/business mail delivery will be from a designated Centralized Mail Box.
iii. that the developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

ii. The owner further agrees to:
i) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
ii) Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.

iii) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time and/or curb installation within each phase of the plan of subdivision.
iv) Determine the location of all centralized mail facilities on appropriate maps, information boards and plans.
v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations, and to indicate the location.

iii. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front-loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a small room) will be in-effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Dated this _____ day of _____, 20____
Witness (signature) _____ Owner(s) (signature) _____
Witness (print) _____ Owner(s) (print) _____
Address of Witness _____

SITE PLAN NOTES

- 1. All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
2. Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
4. All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:

- Building permit
- Sewer and water permits
- Road cut permits
- Relocation of services
- Approach approval permits
- Encroachment Agreements (if required)
- Committee of Adjustment

6. Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.

7. For visibility triangles at the vehicular access points, the following note to be provided:
"4.57 metres by 4.57 metres visibility triangles in which the maximum height of any objects or mature vegetation is not to exceed a height of 0.70 metres above the corresponding perpendicular centreline elevation of the adjacent street."

8. Signage is not approved through the Site Plan Process. All signs must comply with the Hamilton Sign By-Law No. 10-197.

9. Lighting must be directed on site and must not spill over adjacent properties or streets.

10. CALL BEFORE YOU DIG, arrange for underground hydro cable location(s) and gas pipelines before beginning construction by contacting Ontario One Call at 1-905-409-2255.

11. That the Applicant/Owner ensure that prior to the start of municipal waste collection service, the development is free of construction debris and construction related activities.

12. The developer is responsible for all waste removal up until the time that the Agreement is finalized and municipal collection services are initiated.

Alectra Notes:

- 1. Minimum of 4m horizontal clearance from existing O/H lines must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
2. Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
3. Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
4. Developers to acquire an easement, if required.
5. Developers to provide a grade level transformer and switching room/vault as per standard 19U-416. This standard is for REFERENCE PURPOSES ONLY and cannot be utilized for construction purposes. Alectra Standards Department is to be consulted on actual standards required for specific development application.
6. Transformer vault access and location are to be approved by an Alectra Utilities representative.

Waste Management:

The following must be shown on the site plan to receive municipal waste collection:

- 1) An internal storage room that is ventilated, rodent proof and separate from the living space with adequate space to store the required number of waste containers for the building. The storage room must comply with the Ontario Building Code.
2) The chutes will have lock-out and washing mechanisms.
3) If a garbage compactor is proposed, it will be inaccessible to residents.
4) The loading and staging area shall meet the following requirements:
a) minimum loading area size requirements of 3.5 metres wide by 13 metres long
b) the loading area must have a vertical clearance of at least 7 metres throughout
c) the staging area requires at least 5 m2 of space for each front-end bin container
d) the staging pad shall be at grade or not more than 1.0 metres above the loading area
e) the loading and staging area shall be in an area which avoids potential conflicts with pedestrian and vehicle traffic.

5) Access roads shall meet the following requirements:

- a) internal roads must have a minimum width of 6.0 metres for two-way traffic of 3.0 metres for one way traffic.
b) internal roads must have a 13 metres turning radii from the centreline
c) access routes have a maximum grade of 8%
d) access routes have a minimum overhead clearance of 4.4 metres.

6) The road base over a supported structure must support a minimum of 35,000 kilograms and 6,000 kilograms point load.

7) The loading area shall be constructed with a minimum of 0.20 metres of reinforced concrete.

8) The road layout must be designed to allow continuous forward movement of the collection vehicles exclusive of parking spaces and/or stored snow. The anticipated movement of the waste collection vehicles must be shown on the site plan using Auto Turn or other similar software.

9) The collection area must be designed to allow for a waste collection vehicle to drive forward onto the site, collect the waste, and exit without the need to back up onto a municipal road. The internal roadway towards the collection area must be level (i.e. +/- 2%), and the same width as the collection area at minimum.

10) The vehicle travel path will require traffic safety signage, which includes:

a) No parking signs will be installed along all loading areas, vehicle turnaround areas and along one-way drives which are part of the waste collection vehicles access route.

b) Wherever a waste collection vehicle will reverse over a pedestrian travel path or any other replace where it is reasonable to believe a pedestrian would walk, warning lights to indicate that a waste collection vehicle may be reversing will be located on either side of the pedestrian travel path and will be activated whenever a waste collection vehicle is operating in the area.

c) Mirrors will be installed in all locations, internal or external to a building, where waste collection vehicles will travel in a forward motion and where walls or other impediments may challenge the ability of waste collection vehicle drivers to safely view the access route around corners.

Transportation:

Refer to Response to Comments Letter (Ref: 23197) dated August 22, 2023 by LEA Consulting Ltd for vehicular path review and sight line analysis.

Cultural Heritage - Archeology:

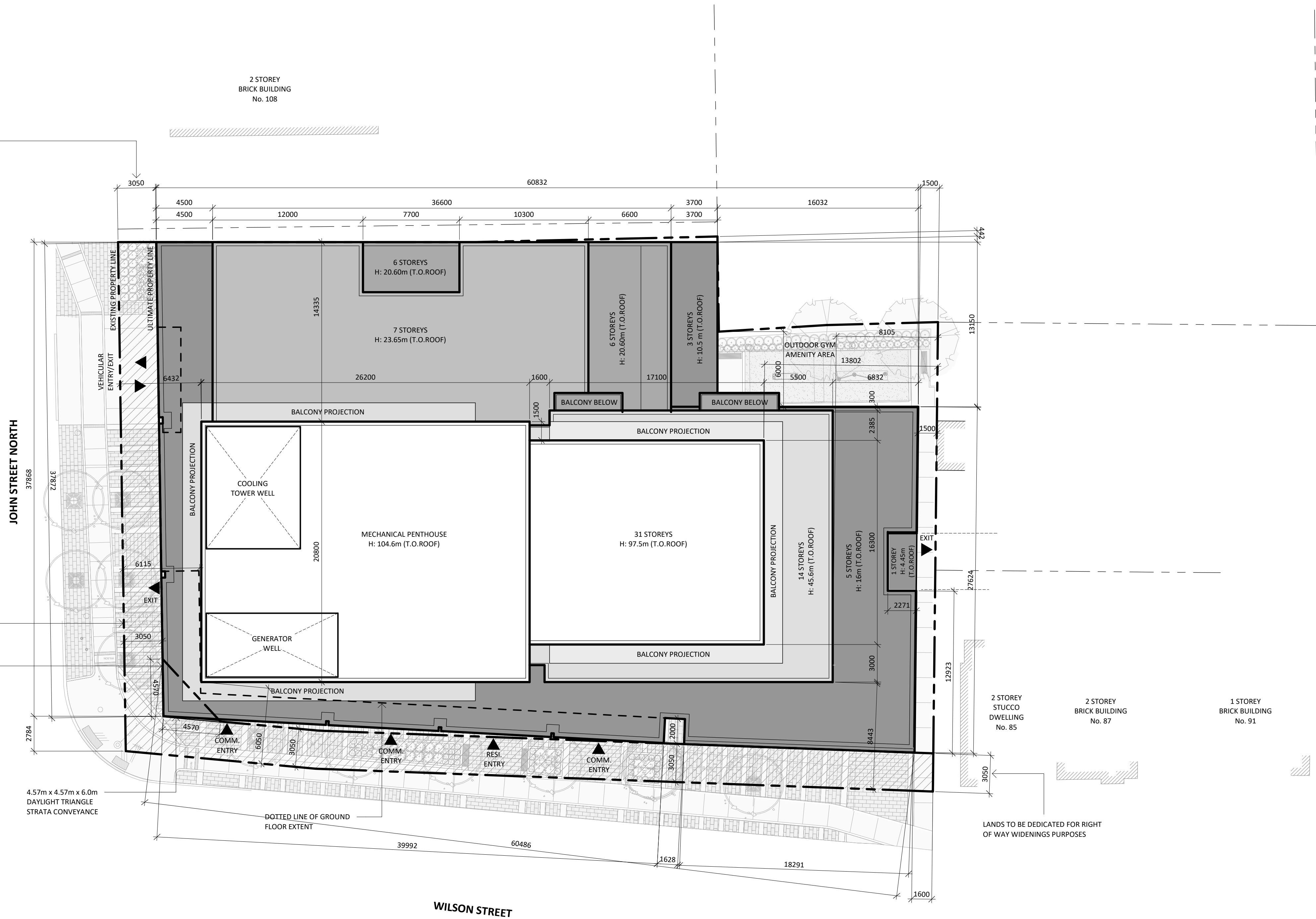
CAUTION: Notwithstanding current surface conditions, the property has been determined to be an area of archeological potential. Although an archeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archeological materials be found on the property, the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-322-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Consumer's Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

Legislative Approvals:

1. The Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-Law, in a manner that is visible from the street.



LANDS TO BE DEDICATED FOR RIGHT OF WAY WIDENINGS PURPOSES



EXISTING PROPERTY LINE

ULTIMATE PROPERTY LINE

4.57m x 4.57m x 6.0m DAYLIGHT TRIANGLE STRATA CONVEYANCE

NOTE:
1. All balcony projections to be 1.5m from face of wall unless otherwise noted.
FOR THE PURPOSES OF THIS APPLICATION, THE FRONT LOT LINE SHALL BE JOHN STREET NORTH.

Issued:

Table with columns: Minor Variance, SPA Resubmission, SPA Resubmission, SPA Submission, Minor Variance, SPA Submission # 1, Zoning Compliance Review, Rev. Issuance, 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 or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

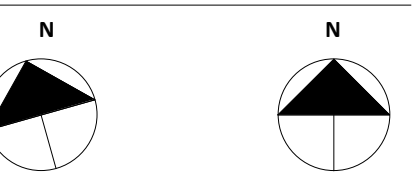
SITE PLAN FILE NUMBER:

DA-23-051

Architect:

STUDIO JCI

20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com



TRUE NORTH PROJECT NORTH
MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

ADDRESS: 92-100 JOHN ST N & 75-81 WILSON ST, HAMILTON, ON

SITE PLAN

Project No.: 2223
Scale: 1 : 200
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.:

A 1.00

UNDERTAKING
 RE: _____ File No. DA-23-051
 I, (We) _____, the owner(s) of the land, hereby undertake and agree without reservation,
 (a) comply with all the content of this plan and drawing and not to vary therefrom;

(b) To perform the facilities, works or matters mentioned in Section 41 (7)(a) of the **Planning Act** shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the letter of Approval dated _____;
 (c) To maintain to the satisfaction of the City at my (our) sole risk and expense, all the facilities, works or matters mentioned in Section 41 (7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways;
 (d) In the event that the Owner does not comply with the plan dated _____, the Owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security to obtain compliance with this plan.

(e) That the Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-Law, near the entrance in a manner that is visible from the street.
 (f) That the Owner shall indicate in Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanketed easement, for communication/telecommunication infrastructure, in the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

(g) Enbridge Gas Inc. does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any service relocation required would be at the cost of the Owner.
 (h) The Owner must complete and execute an "Agreement for On-site Collection of Municipal Solid Waste" to receive municipal waste collection for the residential dwellings on the private road.
 (i) The Owner must provide a signed letter from a Professional Engineer certifying that the road base along the access route can support at least 35,000 kilograms.

(j) Prior to the start of municipal waste collection service, the development must be free of construction debris and construction related activities.
 (k) The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canadian Post:
 i. include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 ii) that the developer/owner is responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
 ii. The owner further agrees to:

i) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 ii) Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.
 iii) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time and/or curb installation within each phase of the plan of subdivision.
 iv) Determine the location of all centralized mail facilities on appropriate maps, information boards and plans.
 v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations, and to indicate the location.
 iii. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front-loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a room) will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Dated this _____ day of _____, 20____
 Witness (signature) _____ Owner(s) (signature) _____
 Witness (print) _____ Owner(s) (print) _____
 Address of Witness _____

SITE PLAN NOTES

- All work involved in the construction, relocation, repair of municipal services for the project shall be to the satisfaction of the Director of Planning, Planning and Economic Development Department.
- Fire Route Signs and 3-Way Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
- Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
- All driveways from property lines for the first 7.5 m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grades.
- The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project, such as, but not limited to the following:

- Building permit
- Sewer and water permits
- Road cut permits
- Relocation of services
- Approach approval permits
- Encroachment Agreements (if required)
- Committee of Adjustment

- Abandoned accesses must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Traffic Engineering Section, Public Works Department.
- For visibility triangles at the vehicular access points, the following note to be provided: "4.57 metres by 4.57 metres visibility triangles to which maximum height of any objects or mature vegetation is not to exceed a height of 0.70 metres above the corresponding perpendicular centreline elevation of the adjacent street."
- Signage is not approved through the Site Plan Process. All signs must comply with the Hamilton Sign By-Law No. 10-197.
- Lighting must be directed on site and must not spill over adjacent properties or streets.

- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) and gas pipelines before beginning construction by contacting Ontario One Call at 1-905-409-2255.
- The Applicant/Owner ensure that prior to the start of municipal waste collection service, the development is free of construction debris and construction related activities.
- The developer is responsible for all waste removal up until the time that the Agreement is finalized and municipal collection services are initiated.

Alcetra Notes:

- Minimum of 4m horizontal clearance from existing O/H lines must be maintained at all times as per Alcetra Utilities Standard 3-105. Please consult with Alcetra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alcetra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- Developers to provide a grade-level transformer and switching room/vault as per standard 19U-416. This standard is for REFERENCE PURPOSES ONLY and cannot be utilized for construction purposes. Alcetra Standards Department is to be consulted on actual standards required for specific development application.
- Transformer vault access and location are to be approved by an Alcetra Utilities representative.

Waste Management:

- The following must be shown on the site plan to receive municipal waste collection:
- An internal storage room that is ventilated, rodent proof and separate from the living space with adequate space to store the required number of waste containers for the building. The storage room must comply with the Ontario Building Code.
 - The chutes will have lock-out and washing mechanisms.
 - If a garbage compactor is proposed, it will be inaccessible to residents.
 - The loading and staging area shall meet the following requirements:
 - minimum loading area size requirements of 3.5 metres wide by 13 metres long
 - the loading area must have a vertical clearance of at least 7 metres throughout
 - the staging area requires at least 5 m² of space for each front-end bin container
 - the staging pad shall be at grade or not more than 1.0 metres above the loading area
 - the loading and staging area shall be in an area which avoids potential conflicts with pedestrian and vehicle traffic.
 - Access roads shall meet the following requirements:
 - internal roads must have a minimum width of 6.0 metres for two-way traffic of 3.0 metres for one-way traffic.
 - internal roads must have a 13 metres turning radii from the centreline
 - access routes have a maximum grade of 8%
 - access routes have a minimum overhead clearance of 4.4 metres.
 - The road base over a supported structure must support a minimum of 35,000 kilograms and 6,000 kilograms point load.
 - The loading area shall be constructed with a minimum of 0.20 metres of reinforced concrete
 - The road layout must be designed to allow continuous, forward movement of the collection vehicles exclusive of parking spaces and/or stored snow. The anticipated movement of the waste collection vehicles must be shown on the site plan using Auto Turn or other similar software.
 - The collection area must be designed to allow for a waste collection vehicle to drive forward onto the site, collect the waste, and exit without the need to back up onto a municipal road. The internal roadway towards the collection area must be level (i.e. +/- 2%), and the same width as the collection area at minimum.
 - The vehicle travel path will require traffic safety signage, which includes:
 - No parking signs will be installed along all loading areas, vehicle turnaround areas and along one-way drives which are part of the waste collection vehicles access route.
 - Whenever a waste collection vehicle will reverse over a pedestrian travel path or any other replace where it is reasonable to believe a pedestrian would walk, warning lights to indicate that a waste collection vehicle may be reversing will be located on either side of the pedestrian travel path and will be activated whenever a waste collection vehicle is operating in the area.
 - Mirrors will be installed in all locations, internal or external to a building, where waste collection vehicles will travel in a forward motion and where walls or other impediments may challenge the ability of waste collection vehicle drivers to safely view the access route around corners.

Transportation:

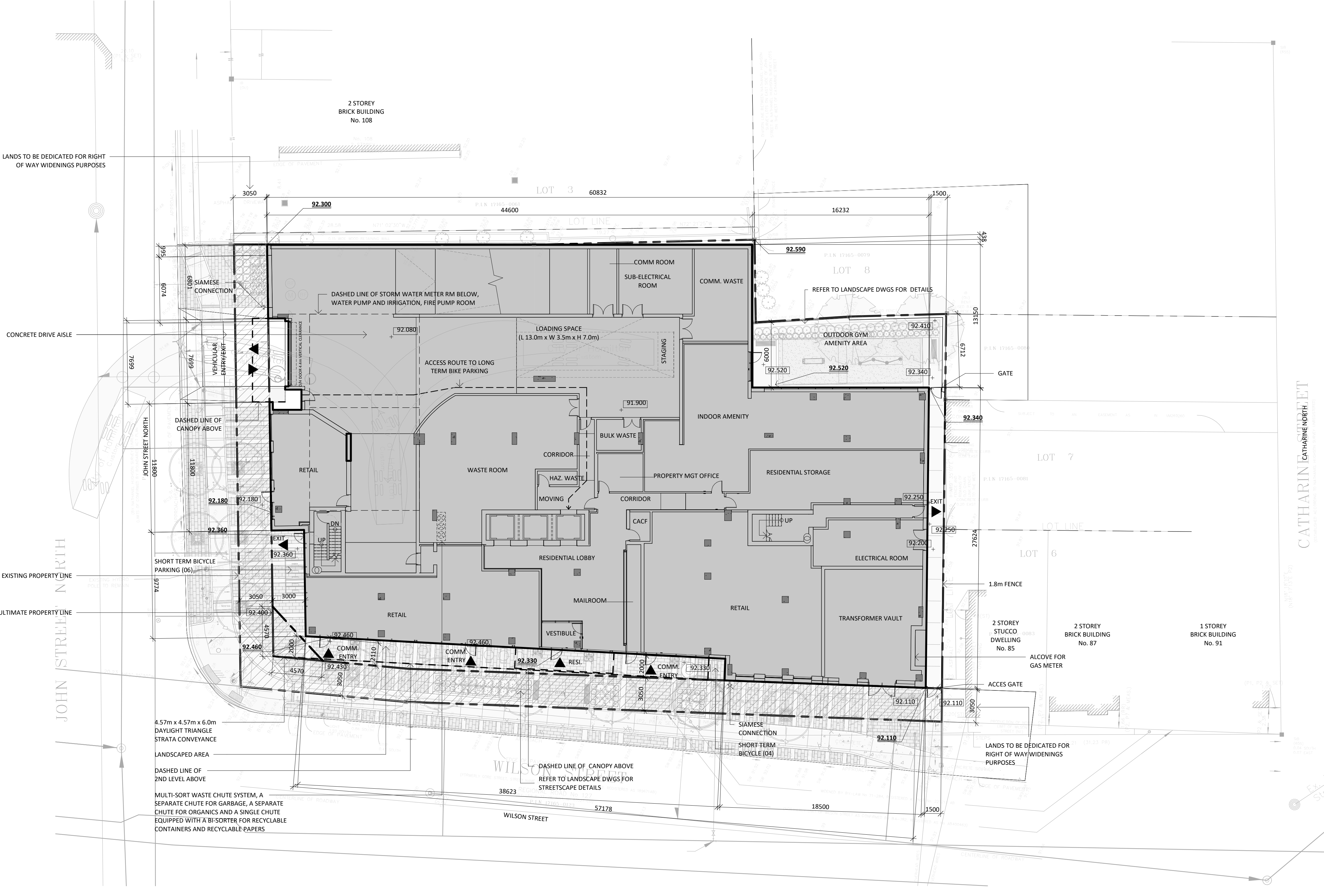
Refer to Response to Comments Letter (Ref: 23197) dated August 22, 2023 by LEA Consulting Ltd for vehicular path review and sight line analysis.

Cultural Heritage - Archeology:

CAUTION: Notwithstanding current surface conditions, the property has been determined to be an area of archeological potential. Although an archeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archeological materials be found on the property, the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-322-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Consumer's Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

Legislative Approvals:

- The Owner agrees to physically affix the municipal number or full address to the building or on a sign in accordance with the City's Sign By-Law, in a manner that is visible from the street.



LANDS TO BE DEDICATED FOR RIGHT OF WAY WIDENINGS PURPOSES

CONCRETE DRIVE AISLE

EXISTING PROPERTY LINE

ULTIMATE PROPERTY LINE

4.57m x 4.57m x 6.0m DAYLIGHT TRIANGLE STRATA CONVEYANCE
 LANDSCAPED AREA
 DASHED LINE OF 2ND LEVEL ABOVE

MULTI-SORT WASTE CHUTE SYSTEM, A SEPARATE CHUTE FOR GARBAGE, A SEPARATE CHUTE FOR ORGANICS AND A SINGLE CHUTE EQUIPPED WITH A BI-SORTER FOR RECYCLABLE CONTAINERS AND RECYCLABLE PAPERS

LEGEND

XXXX SPOT ELEVATIONS USED FOR GRADE CALCULATION
 XXXX SPOT ELEVATIONS

ESTABLISHED GRADE CALCULATION DETERMINED AS FOLLOWS:
 GRADE as defined by Bylaw 05-200
 Average of 92.30, 92.18, 92.36, 92.46, 92.33, 92.11, 92.34, 92.52, 92.59 = **92.35m**
 Grades are taken from the topographic survey prepared by A.J. Carke and Associates Ltd. dated November 24, 2022.

FOR THE PURPOSES OF THIS APPLICATION, THE FRONT LOT LINE SHALL BE JOHN STREET NORTH.

Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	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 and electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

TRUE NORTH PROJECT NORTH

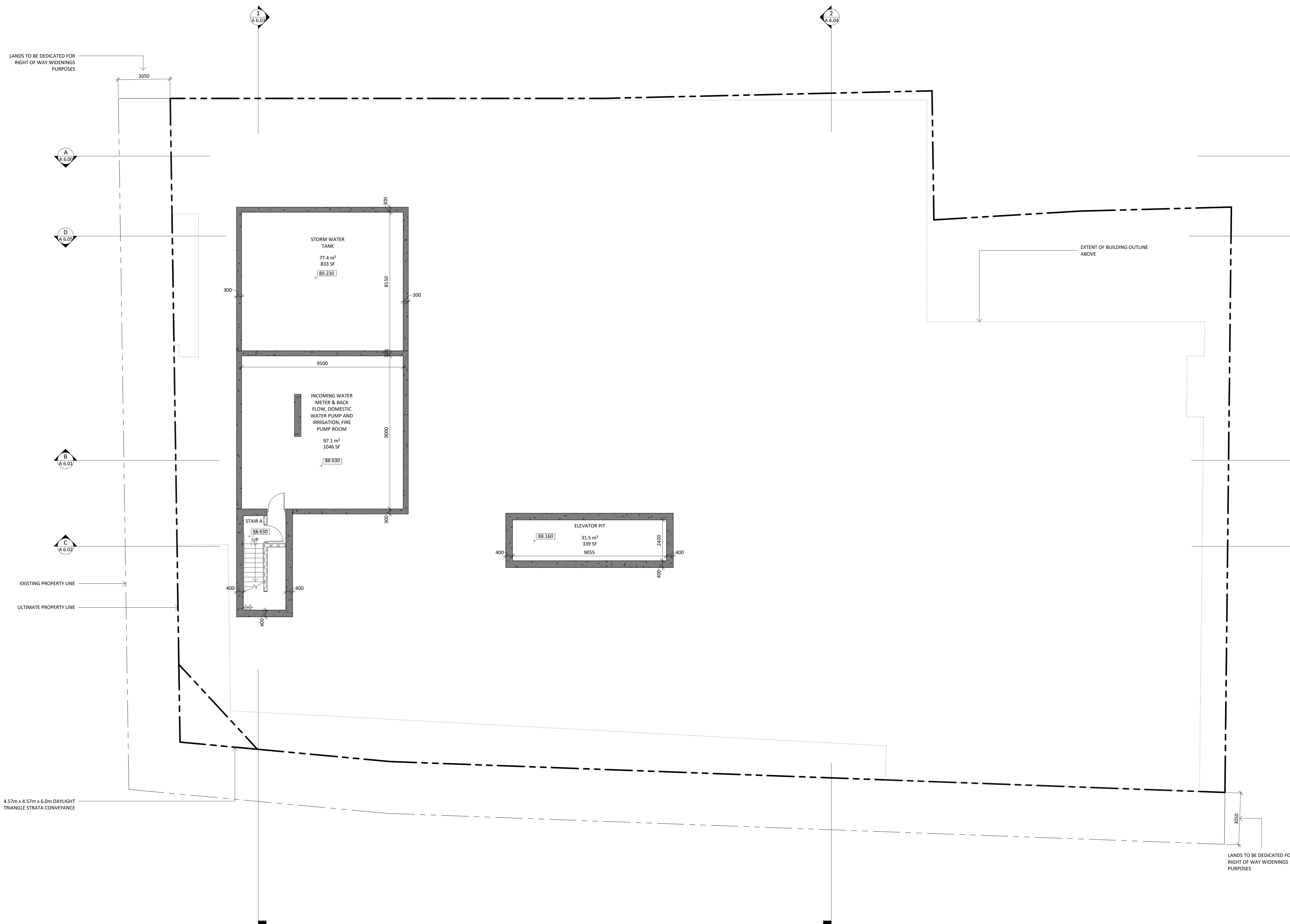
MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

GROUND FLOOR SITE PLAN

Project No.: 2223
 Scale: 1 : 200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 1.01**



Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Submission		2023-05-24
Minor Variance		2023-05-18

- General Notes:
- 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.
 - 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.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

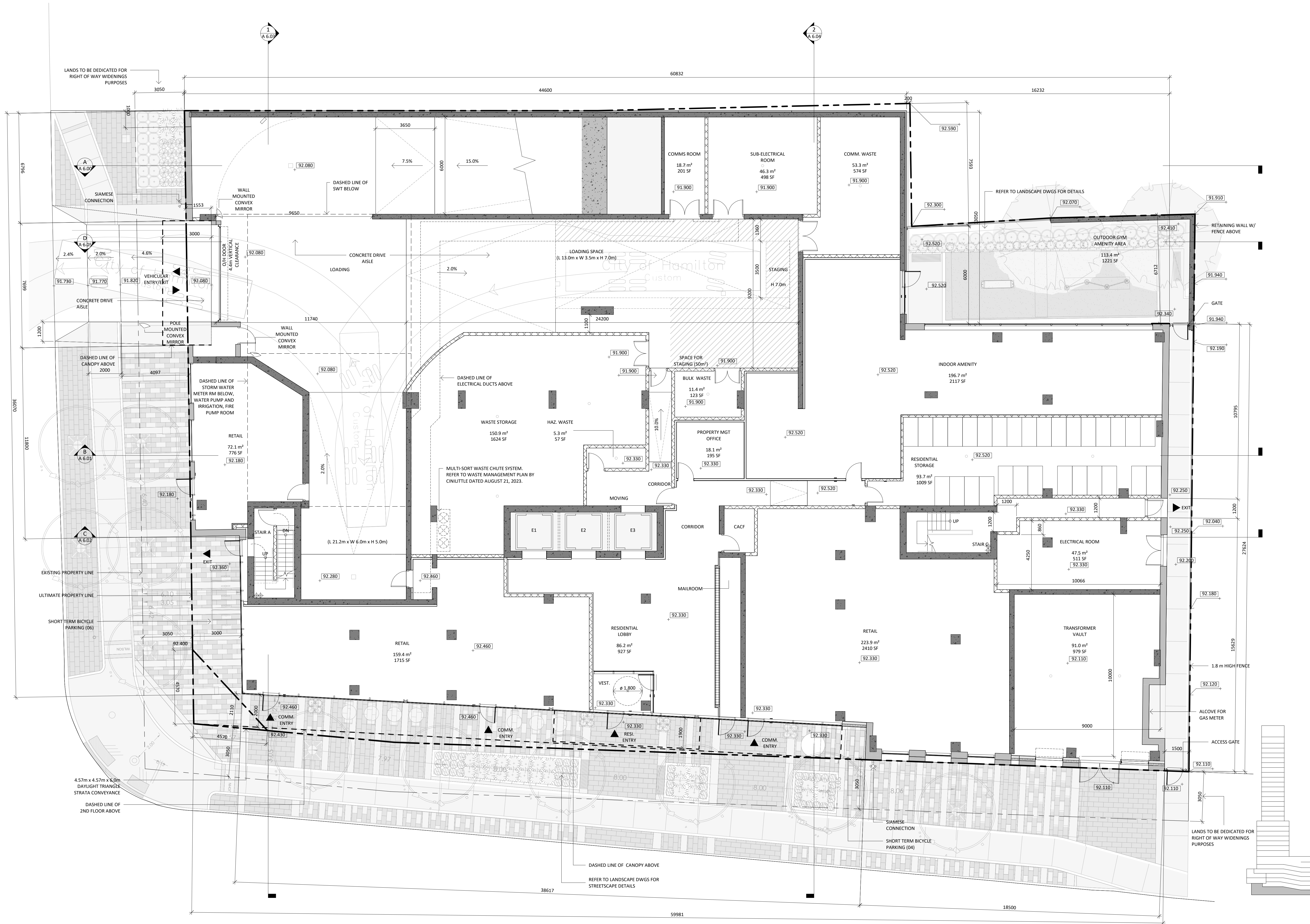
Architect:
STUDIO JCI
 20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

TRUE NORTH PROJECT NORTH
 MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

BELOW GRADE PLAN

Project No.: 2223
 Scale: 1 : 100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:
A 3.00



Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	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 Architectural drawings govern over the Mechanical and Electrical Drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

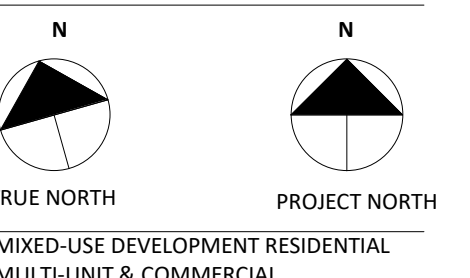
HM/A-23: 147

SITE PLAN FILE NUMBER:

DA-23-051

Architect:
STUDIO JCI

20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com



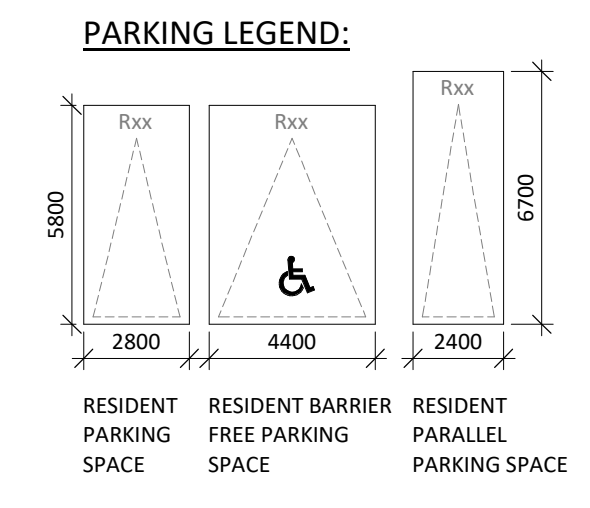
ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

GROUND FLOOR PLAN

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.01



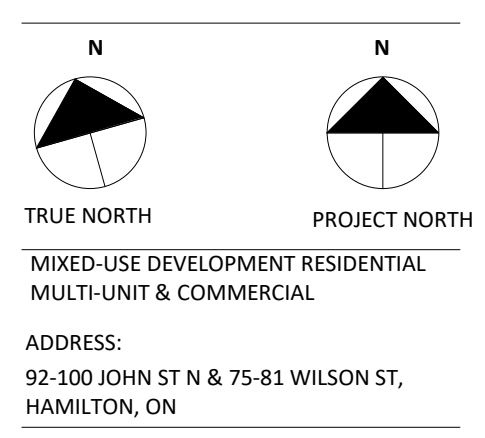
ALL PARKING SPACES DIMENSIONED AS SHOWN ABOVE UNLESS OTHERWISE NOTED

Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

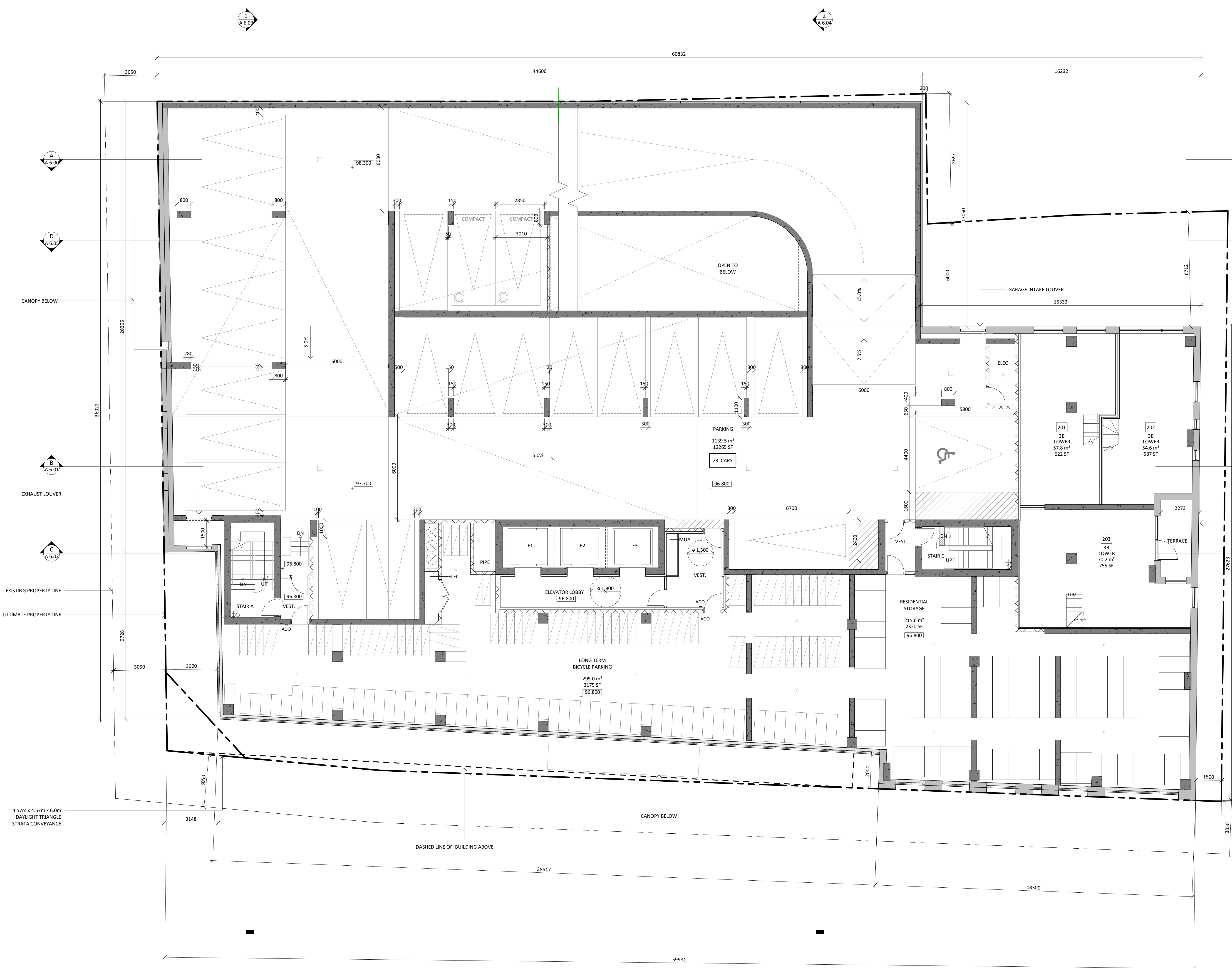
General Notes:
 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the 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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

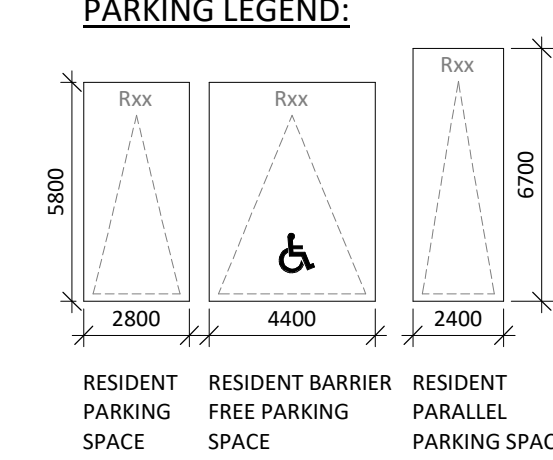
COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051
 Architect:
STUDIO JCI
 20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com



LEVEL 02
 Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 3.02**





ALL PARKING SPACES DIMENSIONED AS SHOWN ABOVE UNLESS OTHERWISE NOTED

Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	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.

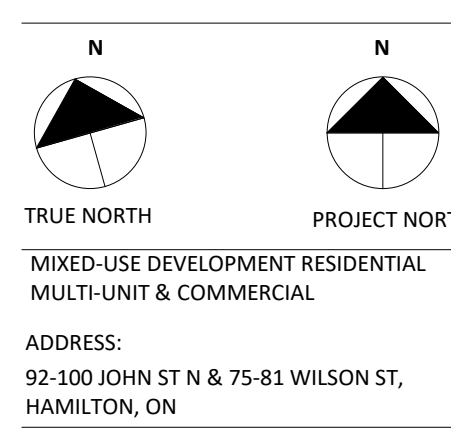
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147

SITE PLAN FILE NUMBER:
DA-23-051

Architect:
STUDIO JCI

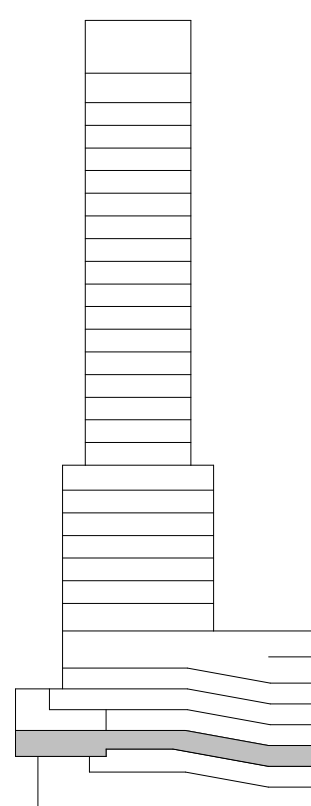
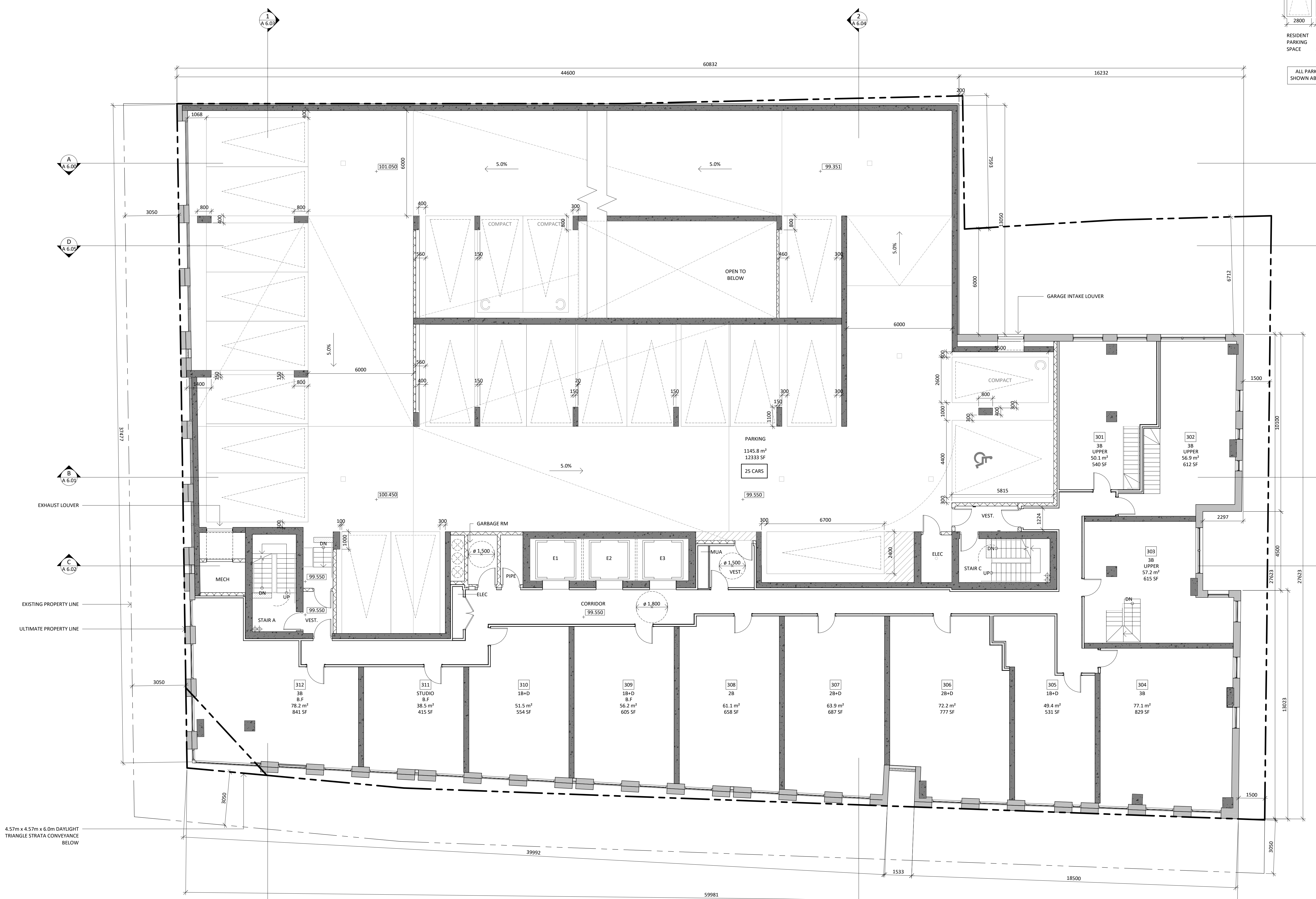
20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com

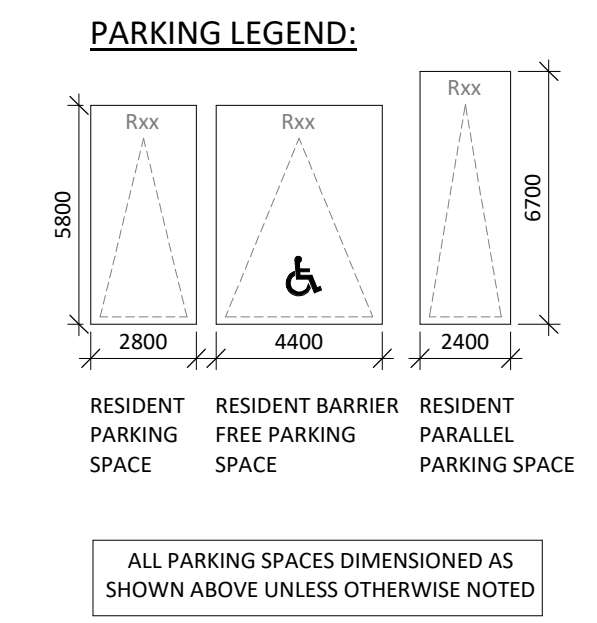


LEVEL 03

Project No.: 2223
Scale: 1:100
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.: **A 3.03**



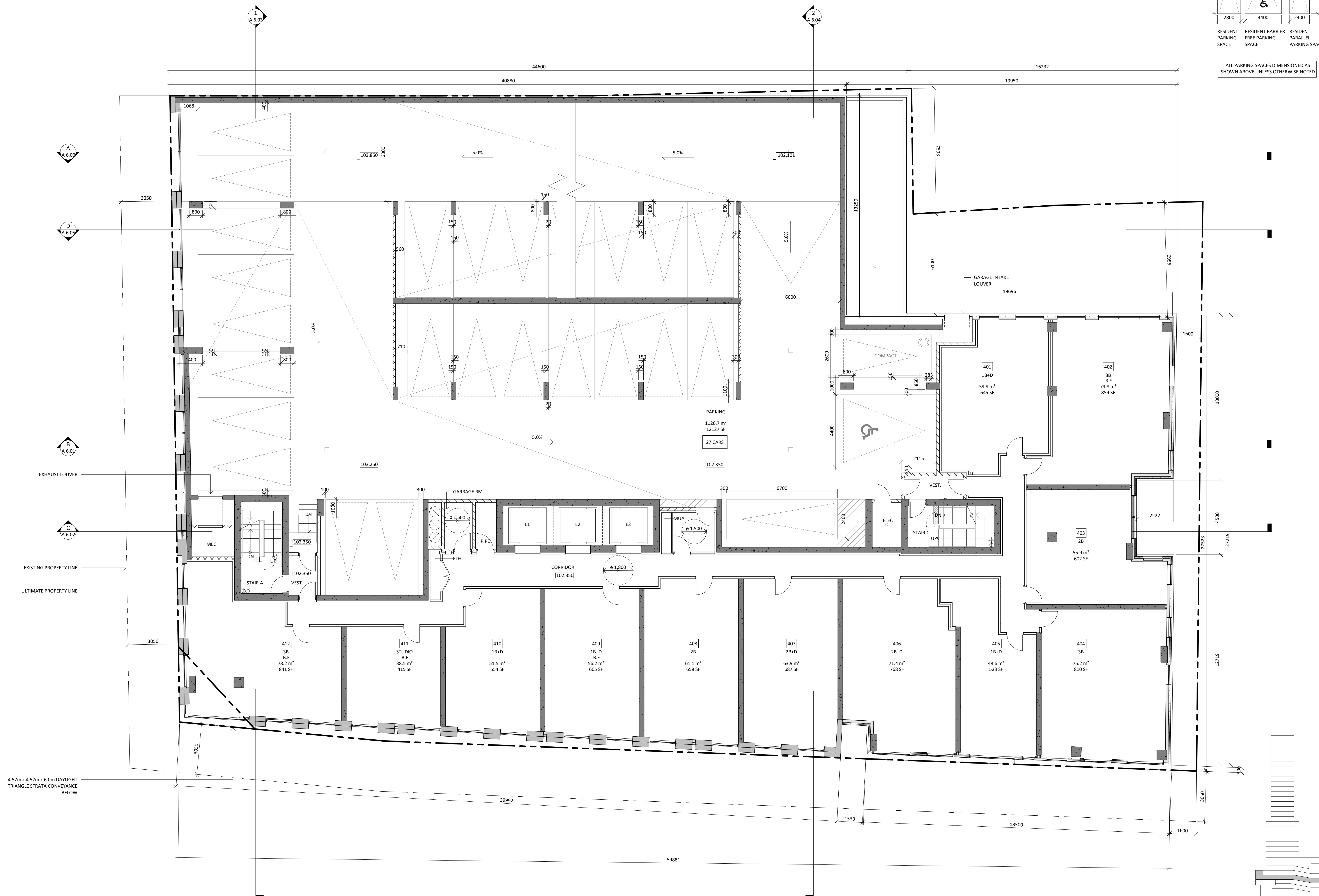


Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

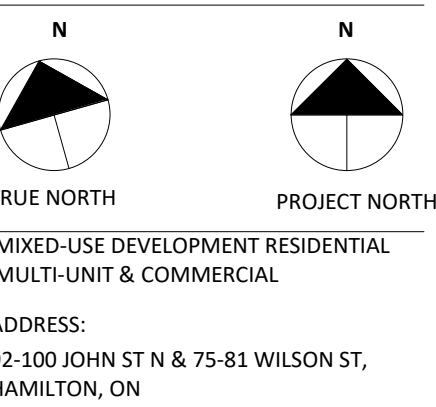
General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect



COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

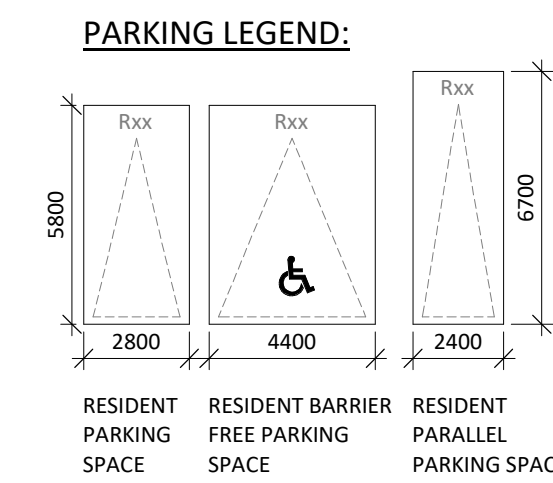


LEVEL 04

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.04



ALL PARKING SPACES DIMENSIONED AS SHOWN ABOVE UNLESS OTHERWISE NOTED

Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

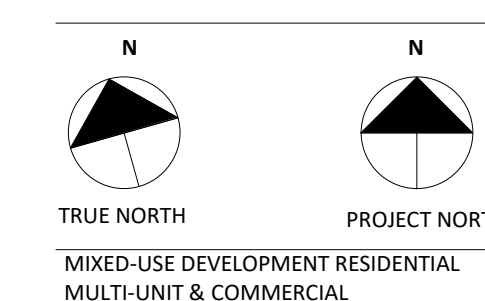
General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the 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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
SITE PLAN FILE NUMBER:
DA-23-051

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



MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

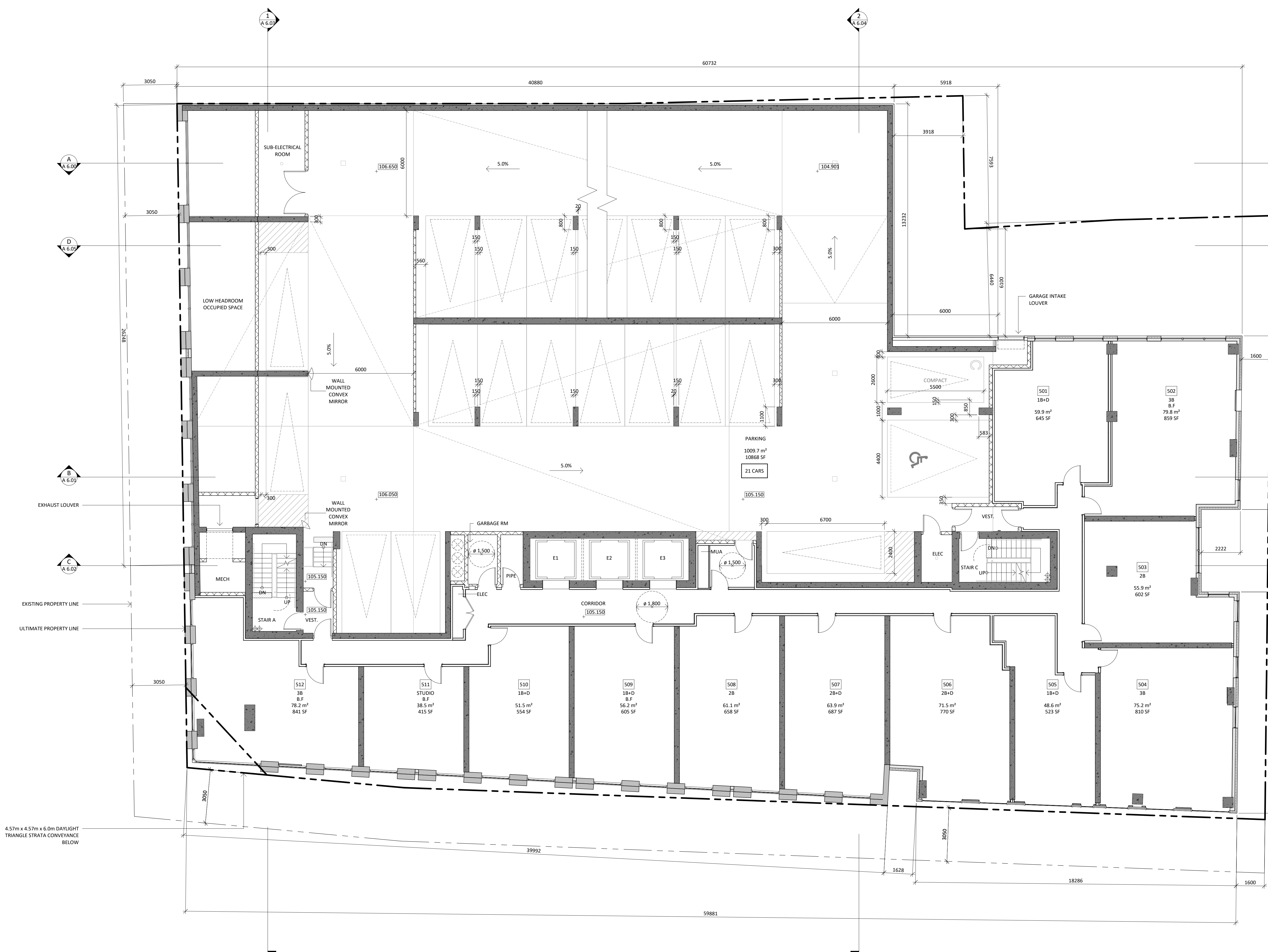
ADDRESS:
92-100 JOHN ST N & 75-81 WILSON ST,
HAMILTON, ON

LEVEL 05

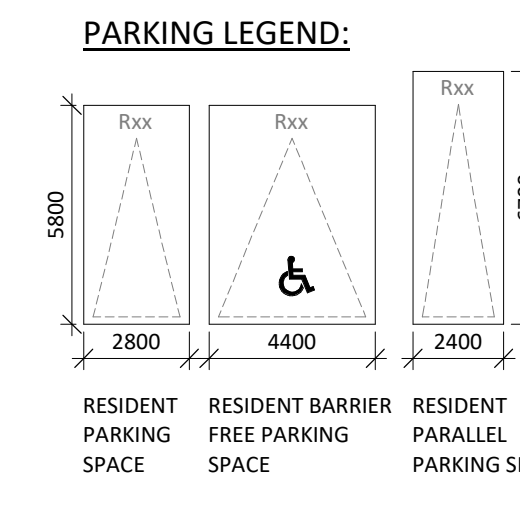
Project No.: 2223
Scale: 1:100
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.:

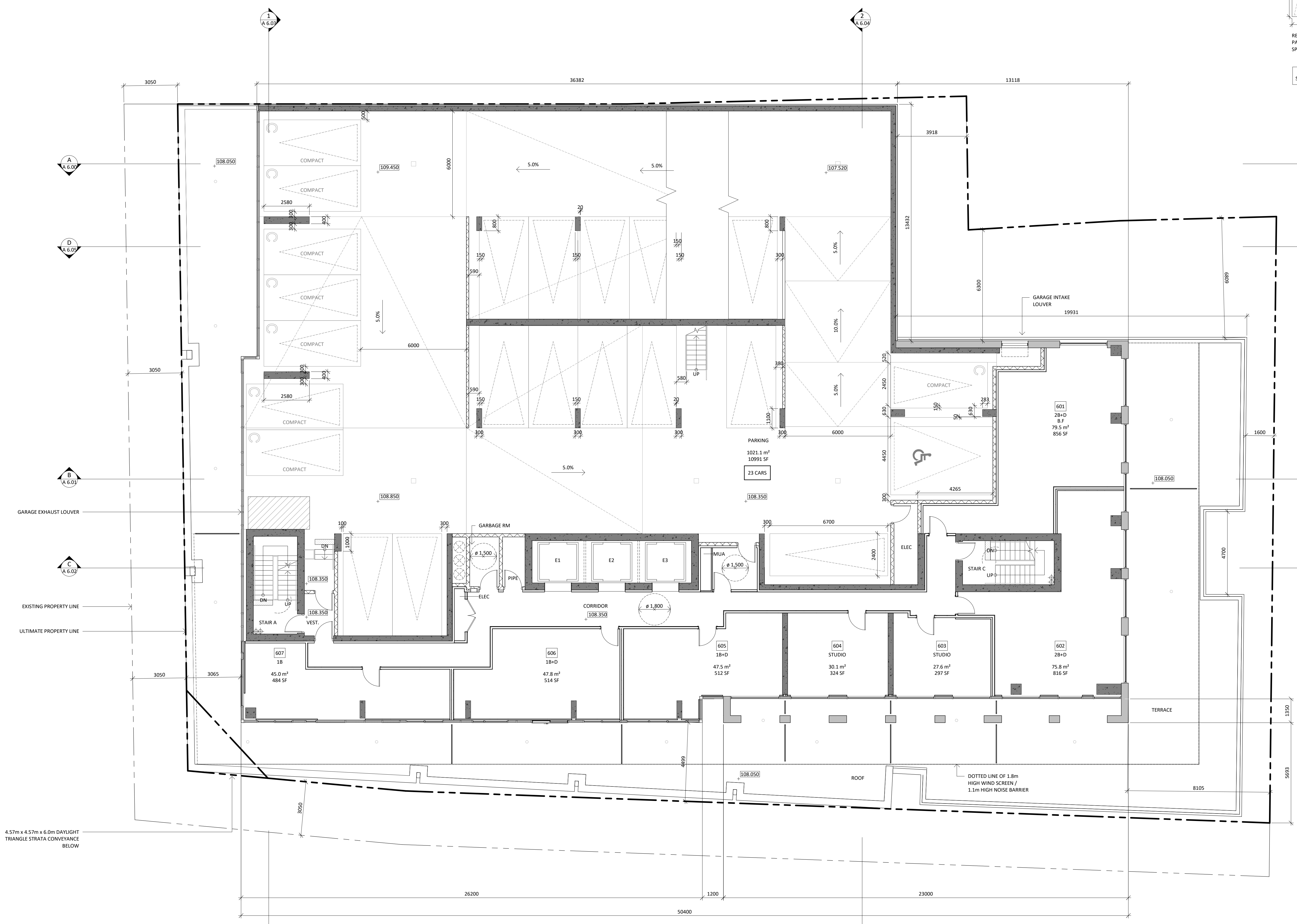
A 3.05



4.57m x 4.57m x 6.0m DAYLIGHT TRIANGLE STRATA CONVEYANCE BELOW



ALL PARKING SPACES DIMENSIONED AS SHOWN ABOVE UNLESS OTHERWISE NOTED



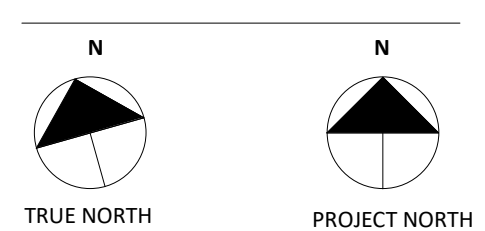
Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

- General Notes:**
- 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.
 - 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.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
SITE PLAN FILE NUMBER:
DA-23-051

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



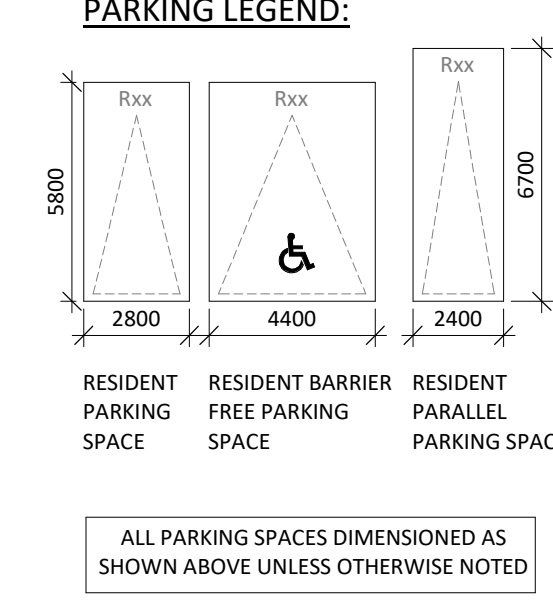
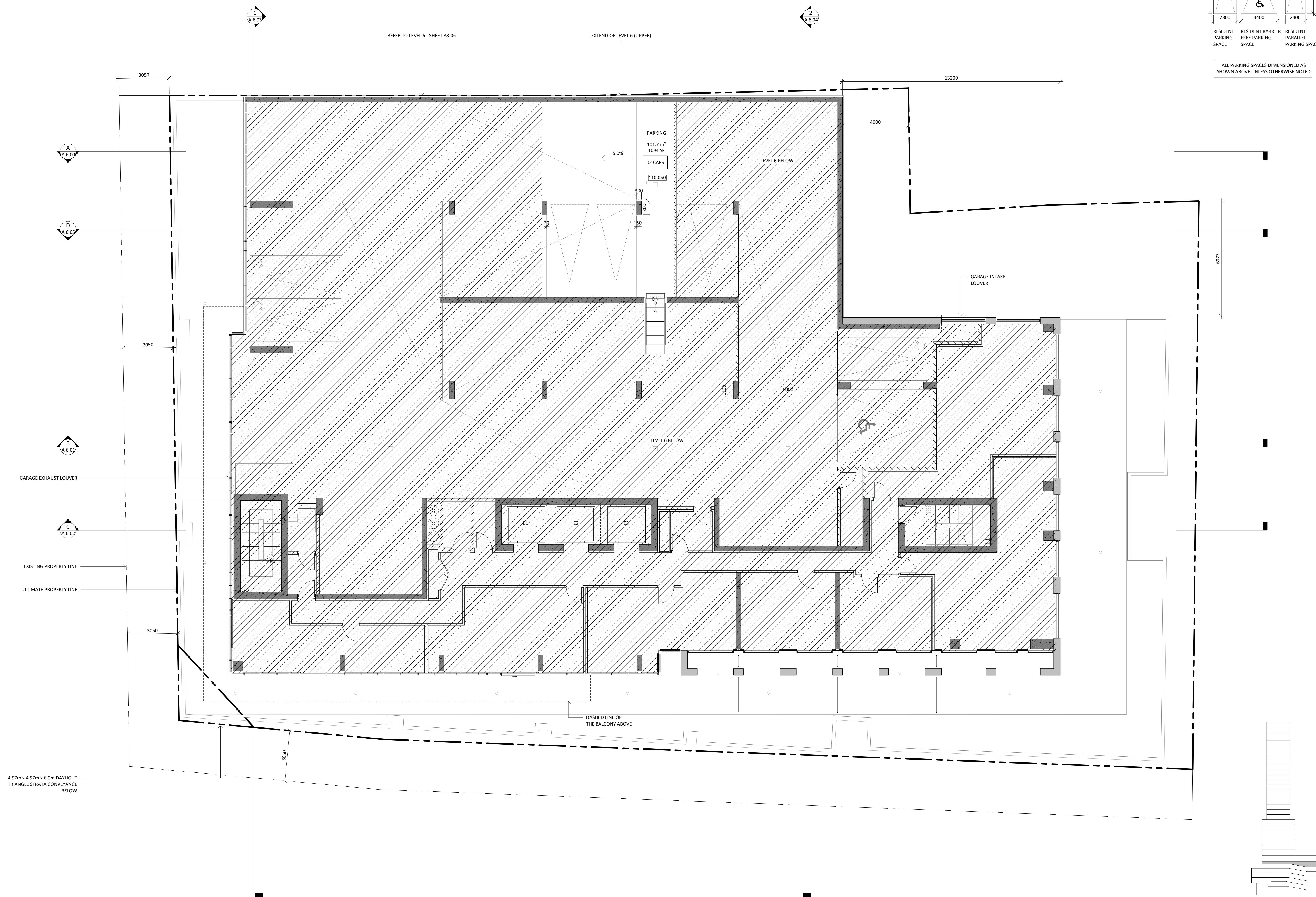
MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL
ADDRESS:
92-100 JOHN ST N & 75-81 WILSON ST,
HAMILTON, ON

LEVEL 06

Project No.: 2223
Scale: 1:100
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.:

A 3.06



Issued:

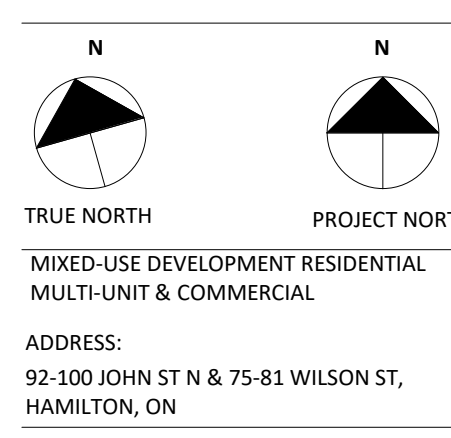
Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
SITE PLAN FILE NUMBER:
DA-23-051

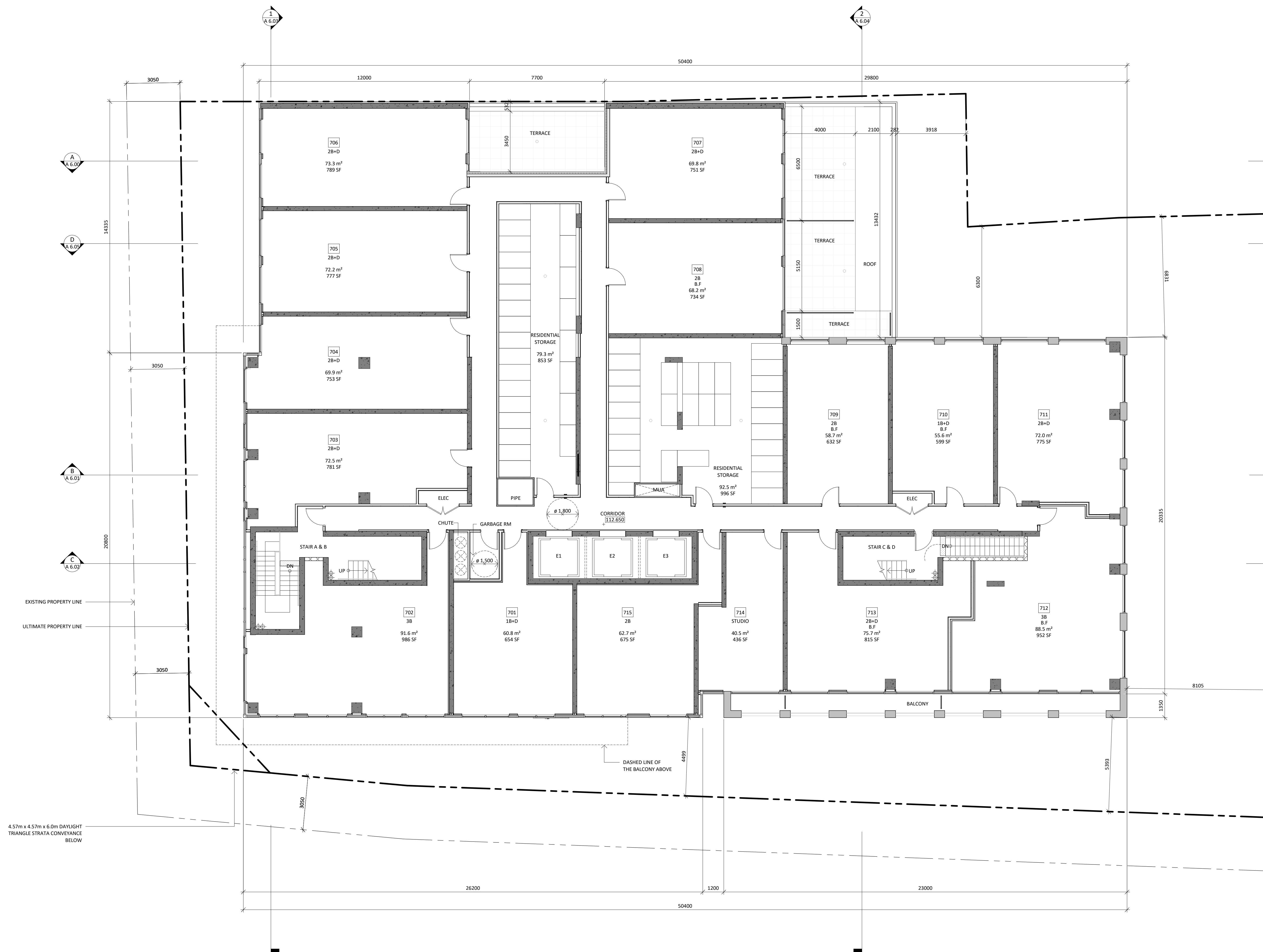
Architect:
STUDIO JCI
20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com



LEVEL 06 (UPPER)

Project No.: 2223
Scale: 1:100
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.: **A 3.06a**



Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

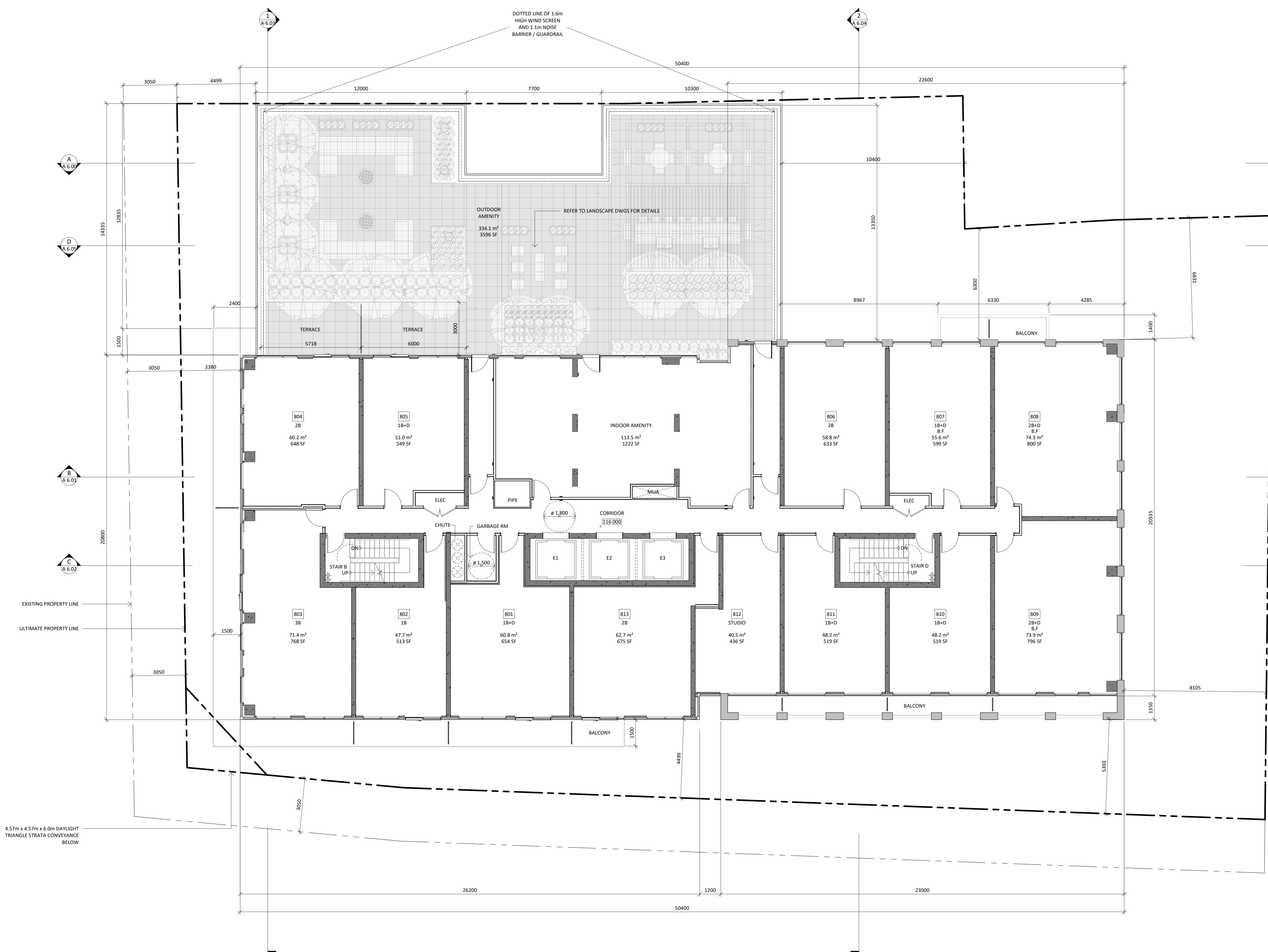
TRUE NORTH PROJECT NORTH
 MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

LEVEL 07

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.07



Issued:

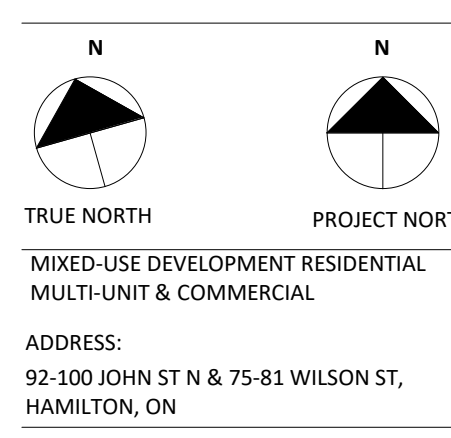
Rev.	Issuance	Date
Minor Variance	2024-06-26	
SPA Resubmission	2024-03-01	
SPA Resubmission	2023-08-28	
SPA Submission	2023-05-24	
Minor Variance	2023-05-18	
SPA Submission # 1	2023-04-17	
Zoning Compliance Review	2023-03-23	

General Notes:

- 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.
- Drawings are not to be used 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

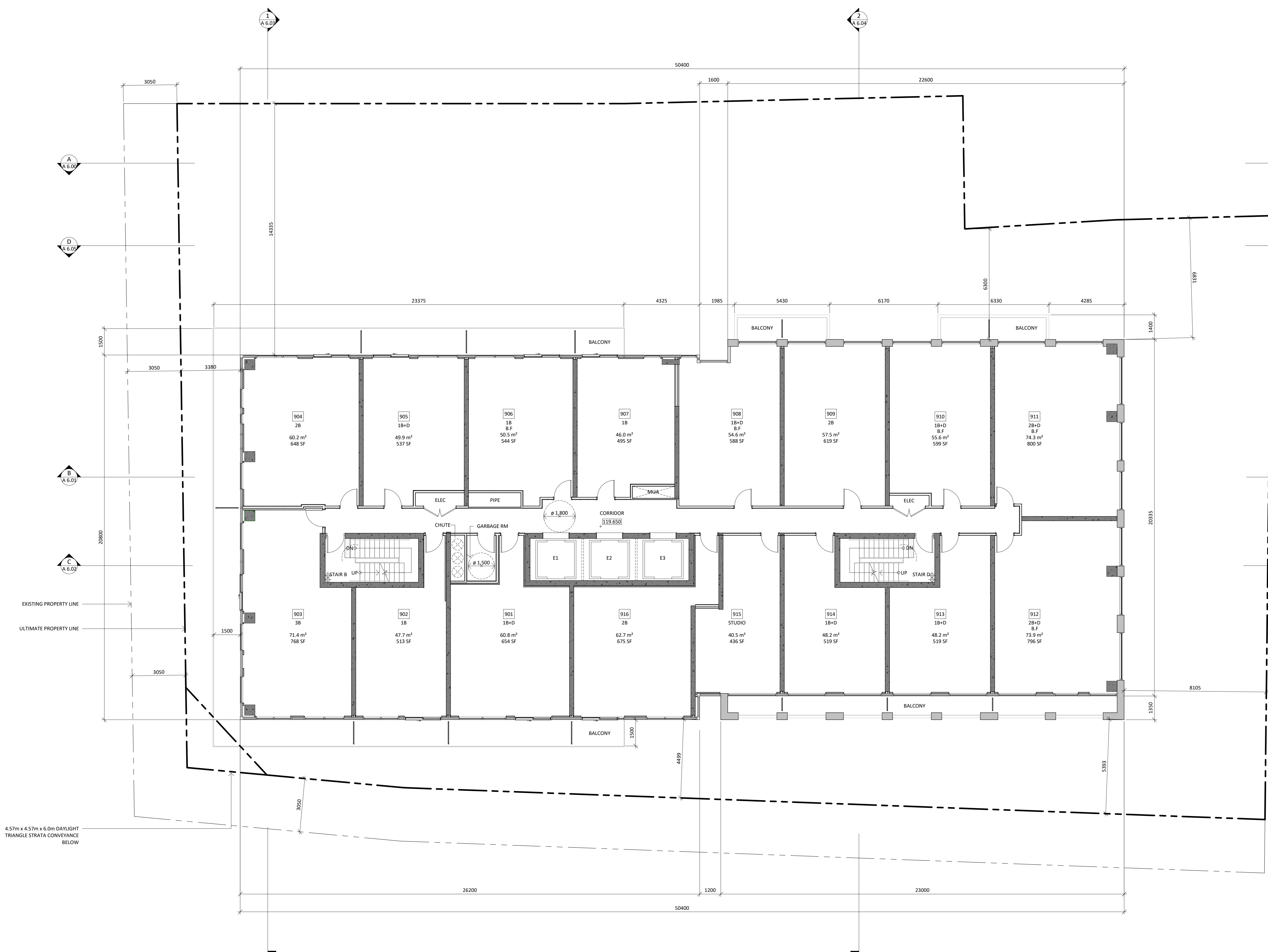


LEVEL 08

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.08



Issued:

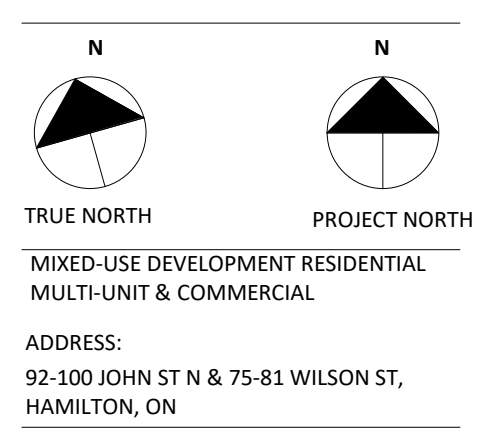
Rev.	Issuance	Date
Minor Variance	2024-06-26	
SPA Resubmission	2024-03-01	
SPA Resubmission	2023-08-28	
SPA Submission	2023-05-24	
Minor Variance	2023-05-18	
SPA Submission # 1	2023-04-17	
Zoning Compliance Review	2023-03-23	

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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



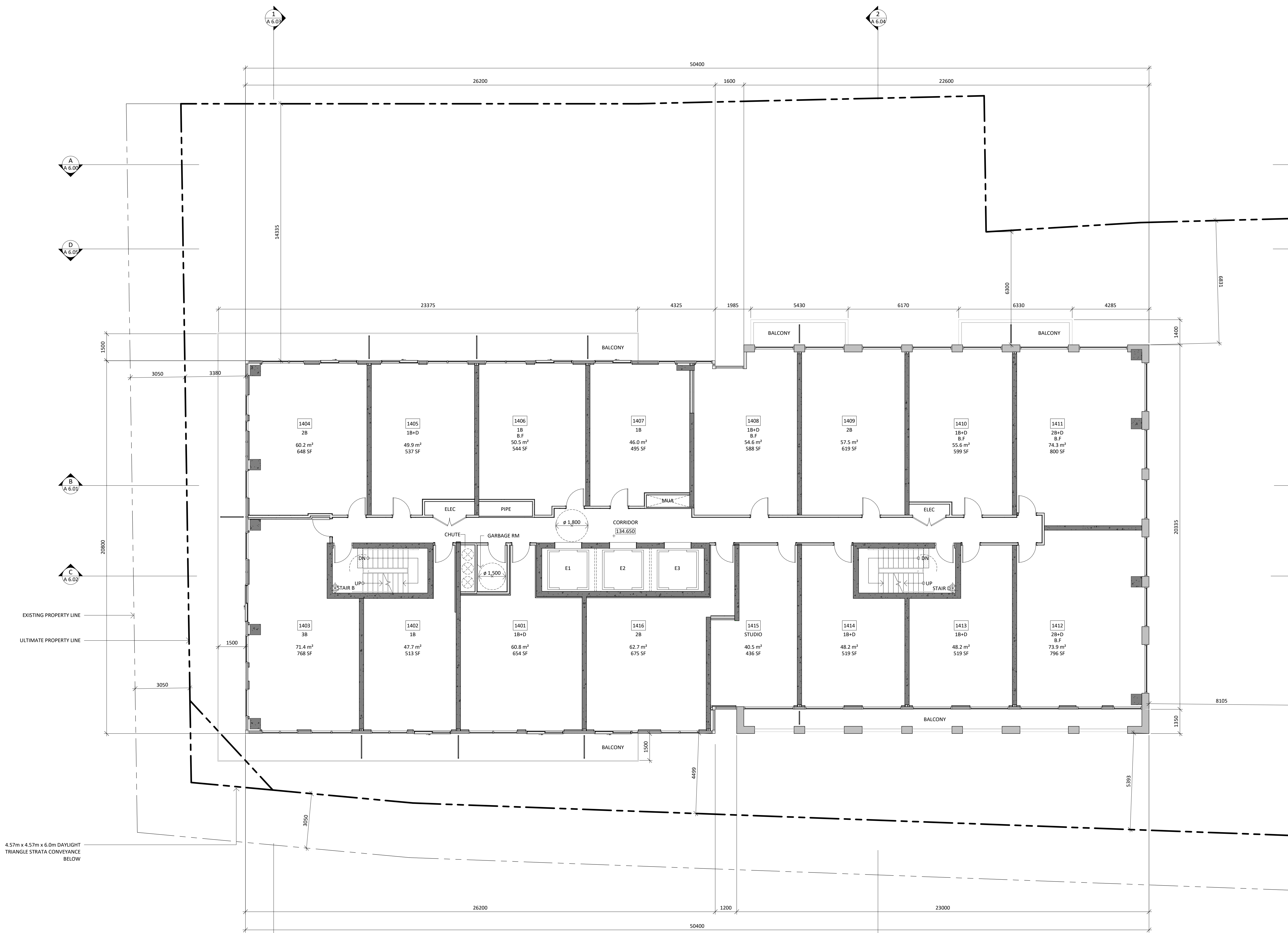
MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

LEVEL 09-13

Project No.: 2223
 Scale: 1 : 100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.09



Issued:

Rev.	Issuance	Date
	Minor Variance	2024-06-26
	SPA Resubmission	2024-03-01
	SPA Resubmission	2023-08-28
	SPA Submission	2023-05-24
	Minor Variance	2023-05-18
	SPA Submission # 1	2023-04-17
	Zoning Compliance Review	2023-03-23

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

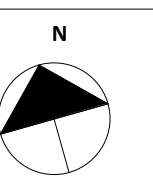
SITE PLAN FILE NUMBER:

DA-23-051

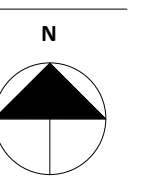
Architect:

STUDIO JCI

20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com



TRUE NORTH



PROJECT NORTH

MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

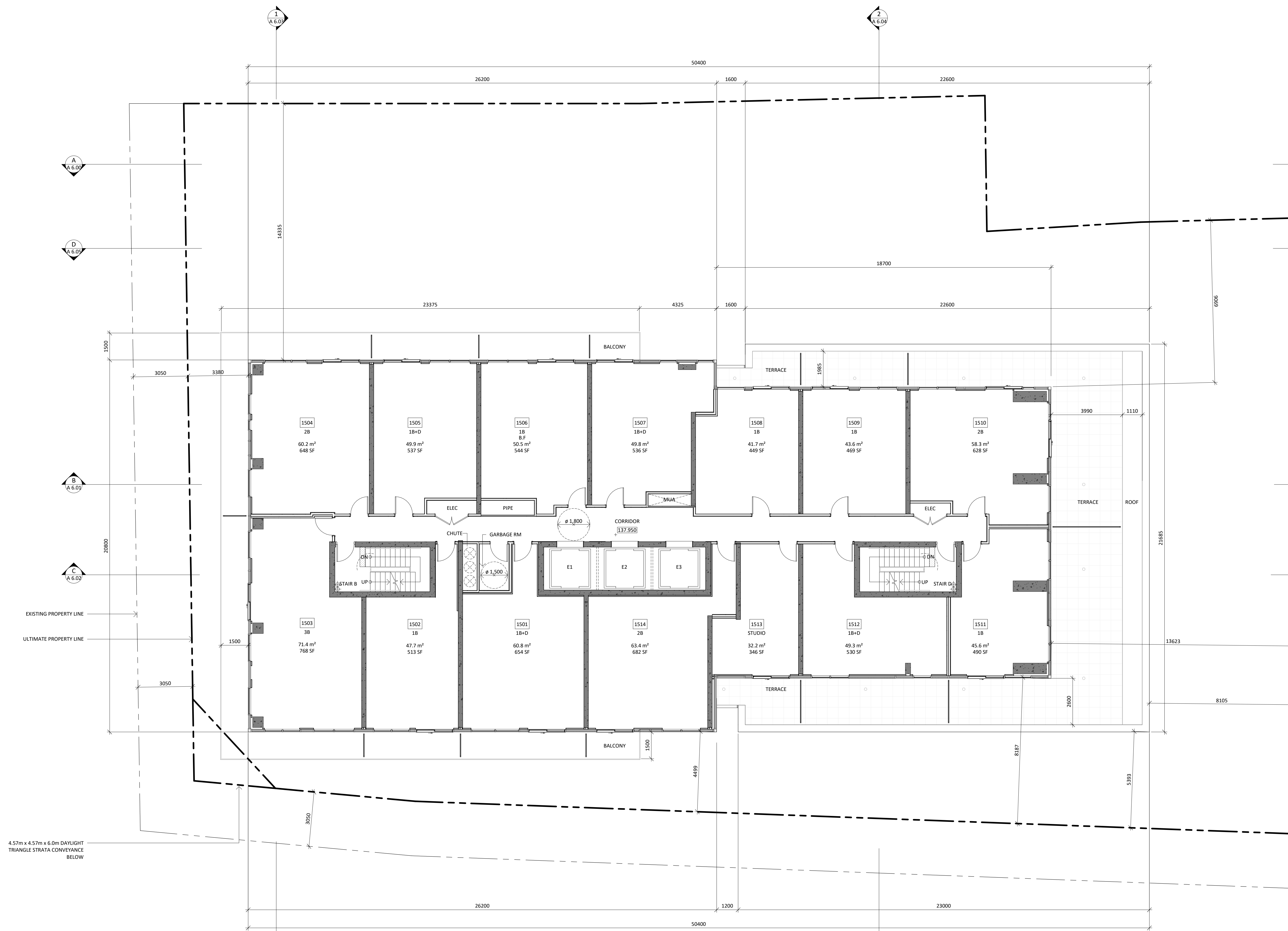
ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

LEVEL 14

Project No.: 2223
 Scale: 1 : 100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.10



Issued:

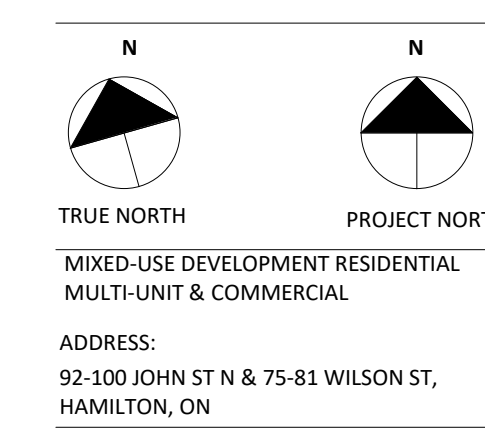
Rev.	Issuance	Date
Minor Variance	2024-06-26	
SPA Resubmission	2024-03-01	
SPA Resubmission	2023-08-28	
SPA Submission	2023-05-24	
Minor Variance	2023-05-18	
SPA Submission # 1	2023-04-17	
Zoning Compliance Review	2023-03-23	

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

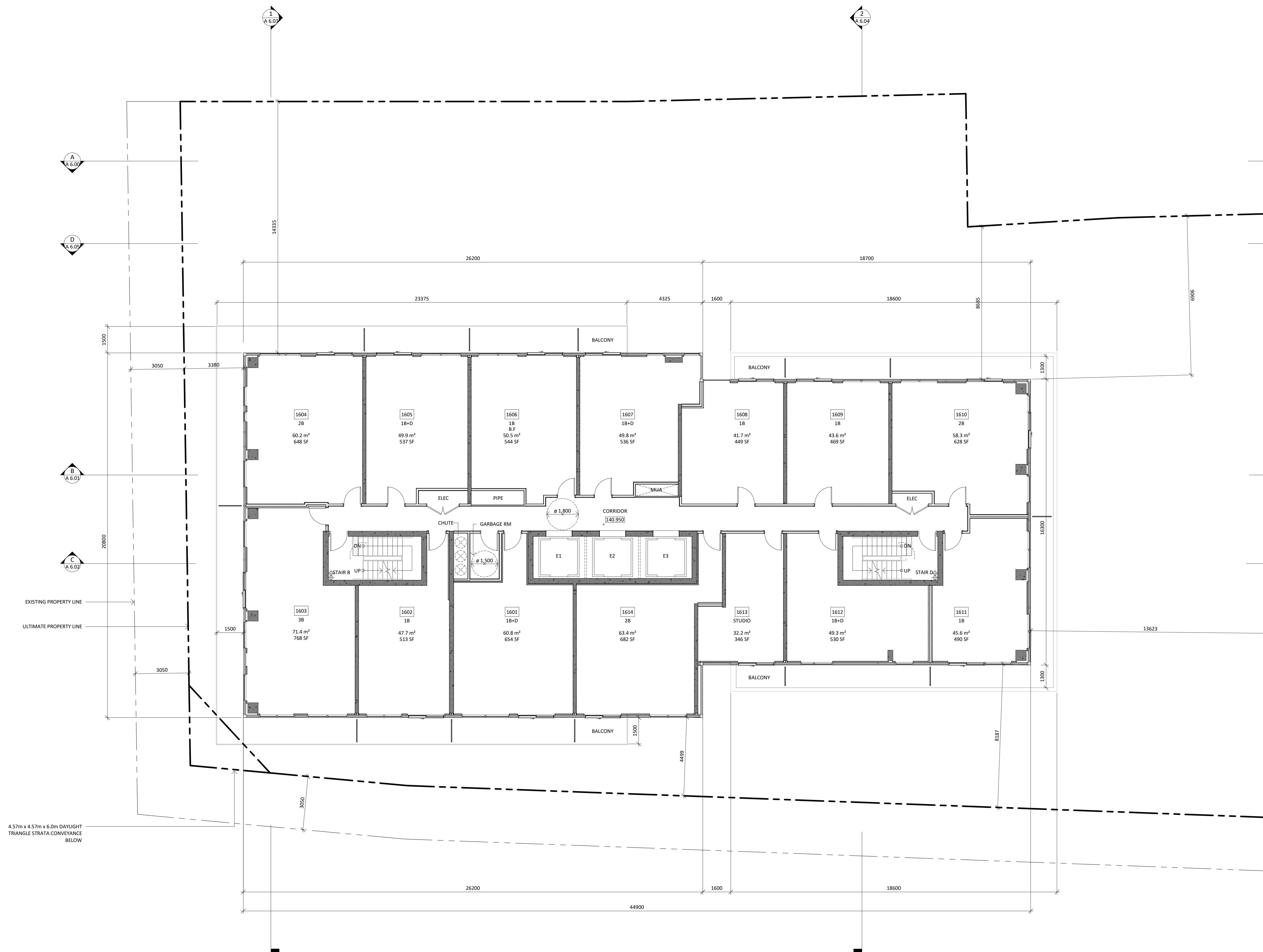
Architect:
STUDIO JCI
 20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com



LEVEL 15

Project No.: 2223
 Scale: 1 : 100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.: **A 3.11**



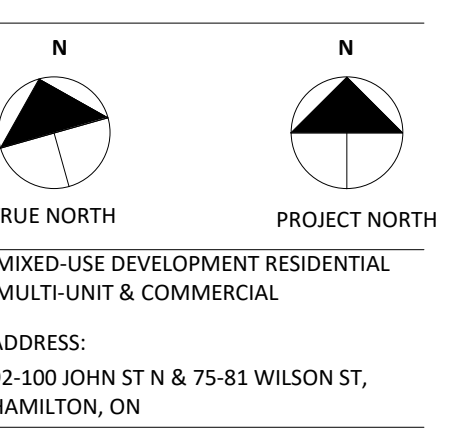
Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

- 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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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



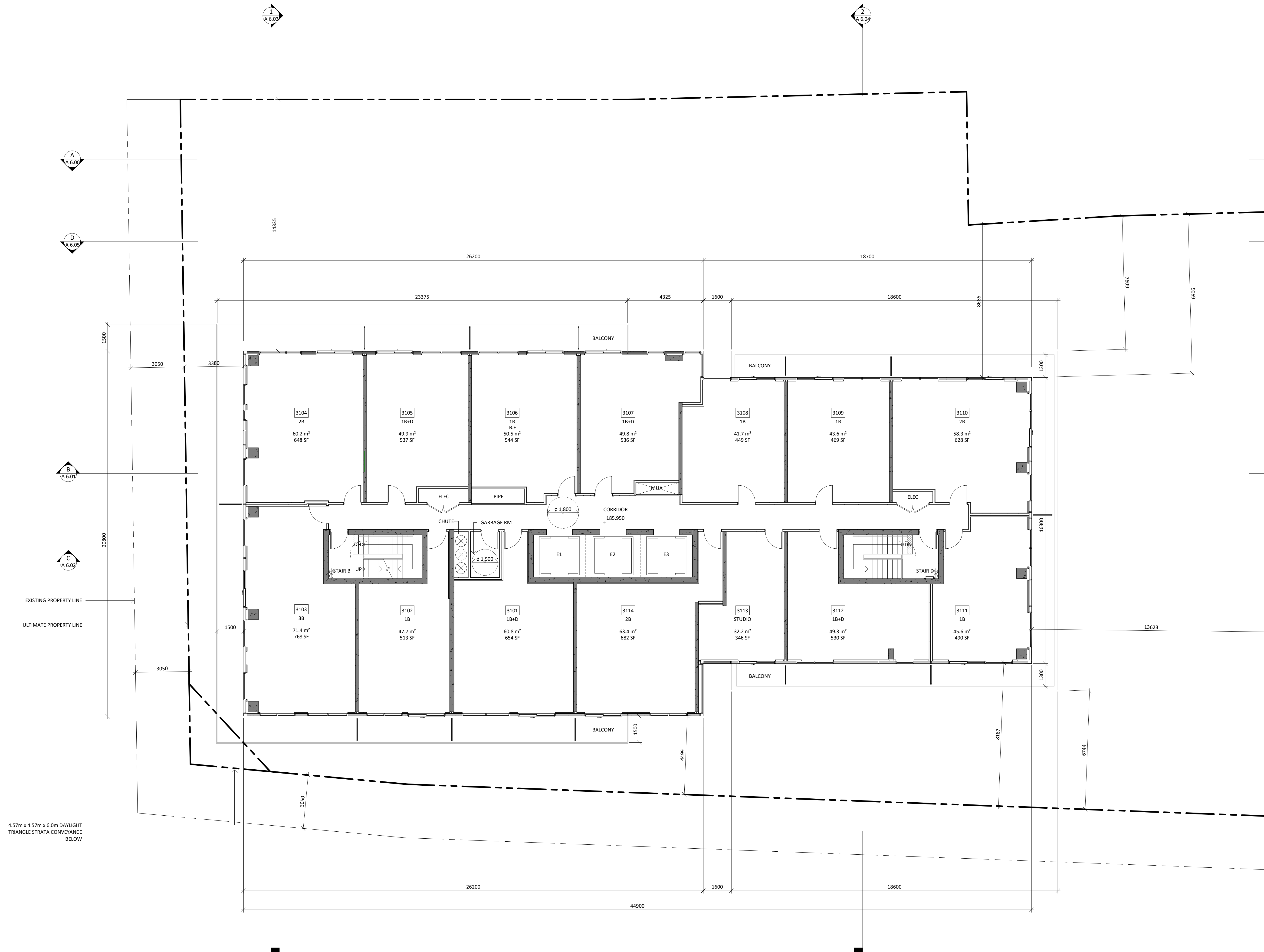
MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

LEVEL 16-30

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.12



4.57m x 4.57m x 6.0m DAYLIGHT TRIANGLE STRATA CONVEYANCE BELOW

Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

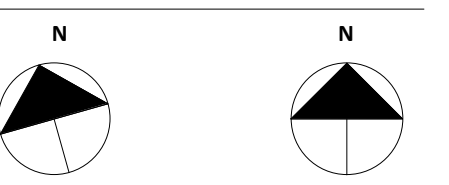
HM/A-23: 147

SITE PLAN FILE NUMBER:

DA-23-051

Architect:
STUDIO JCI

20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com



MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

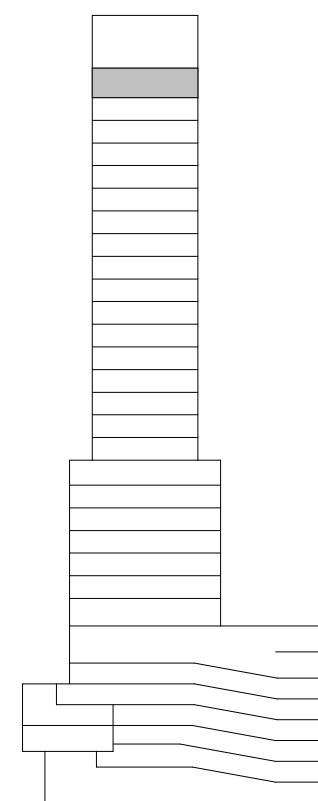
ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

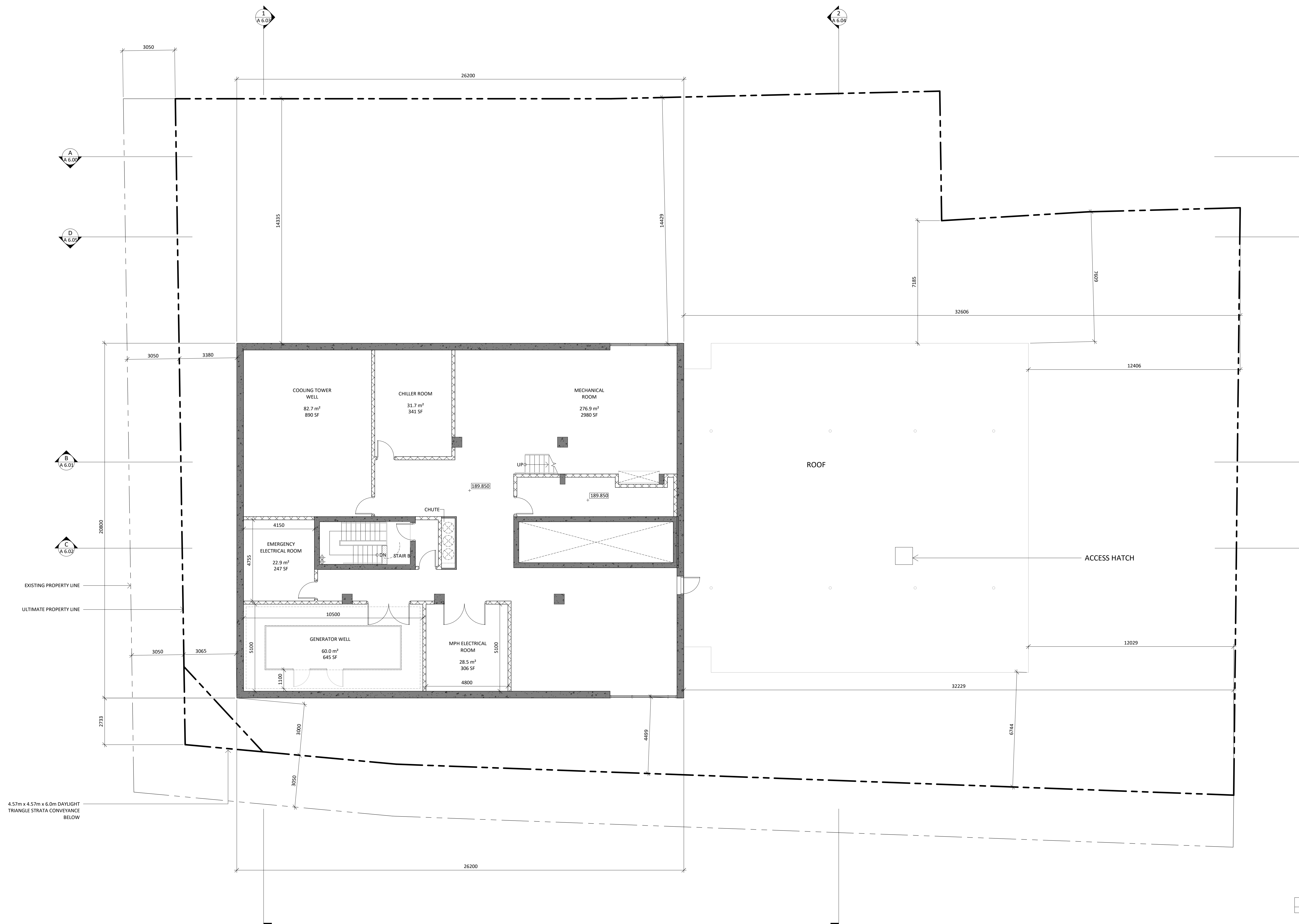
LEVEL 31

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 3.13





Issued:

Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

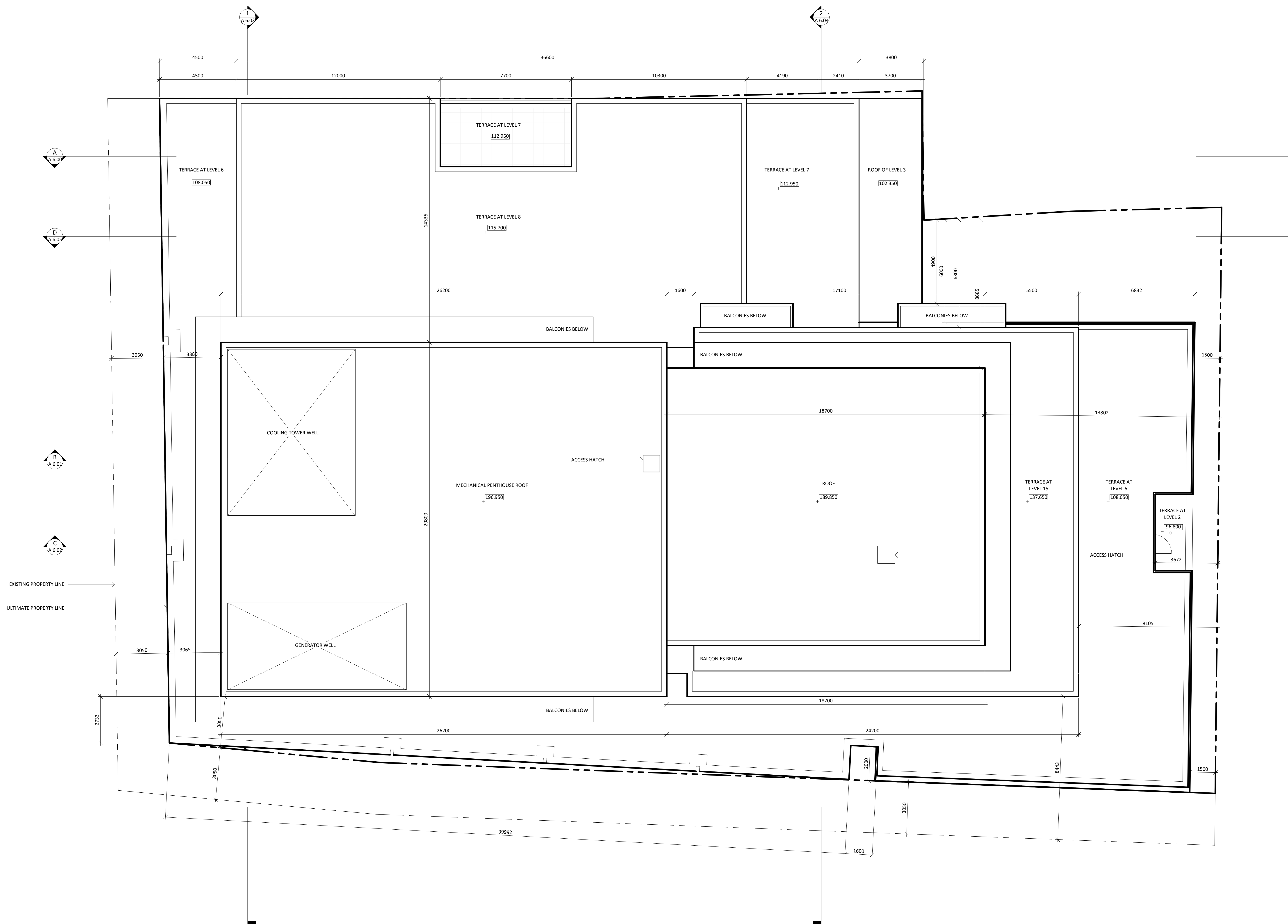
Architect:
STUDIO JCI
 20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

TRUE NORTH PROJECT NORTH
 MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

**MECHANICAL
 PENTHOUSE**

Project No.: 2223
 Scale: 1:100
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:



Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

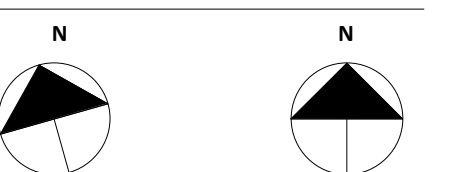
HM/A-23: 147

SITE PLAN FILE NUMBER:

DA-23-051

Architect:
STUDIO JCI

20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com



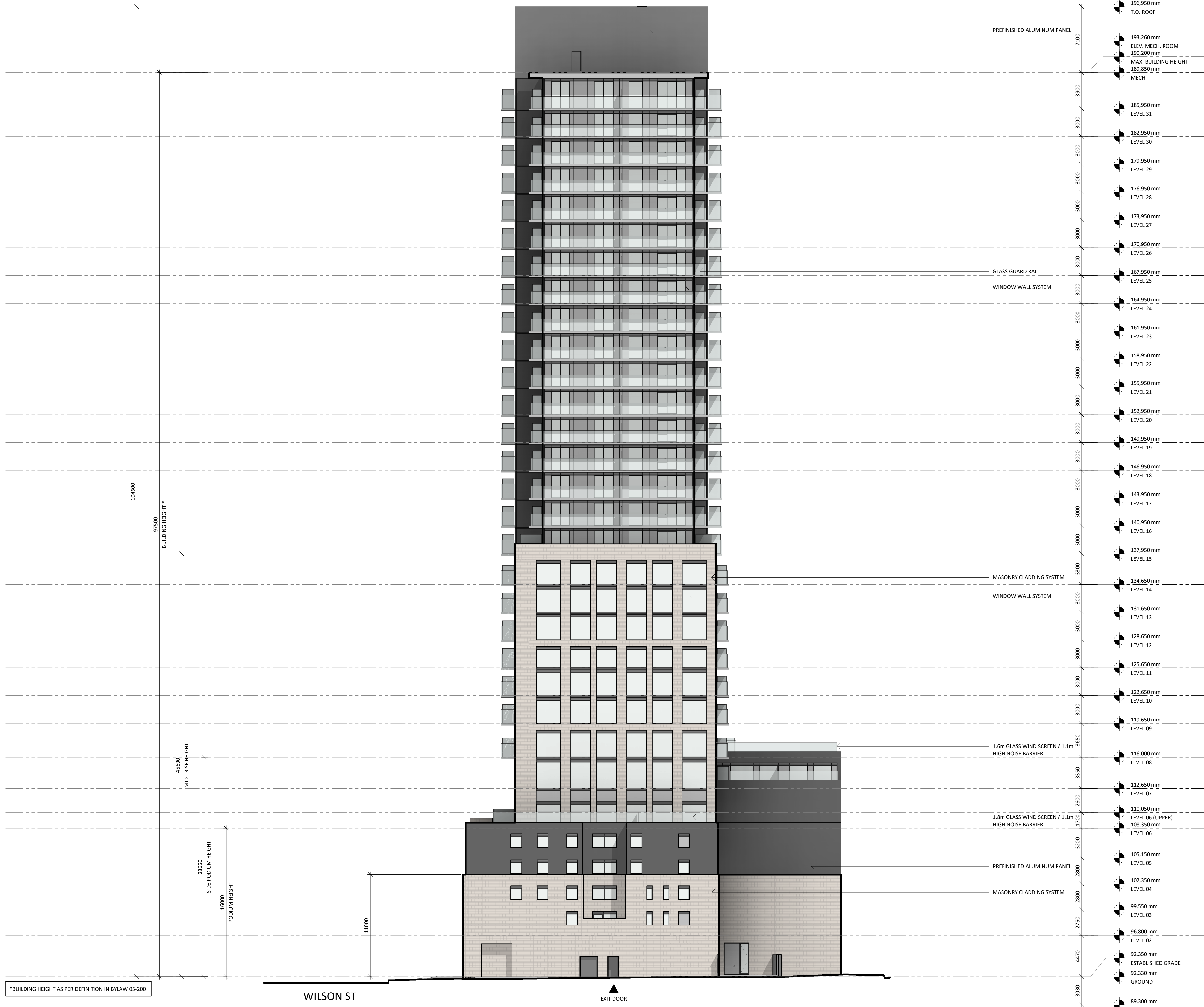
TRUE NORTH PROJECT NORTH
MIXED-USE DEVELOPMENT RESIDENTIAL
MULTI-UNIT & COMMERCIAL
ADDRESS:
92-100 JOHN ST N & 75-81 WILSON ST,
HAMILTON, ON

ROOF

Project No.: 2223
Scale: 1:100
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.:

A 3.15



*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

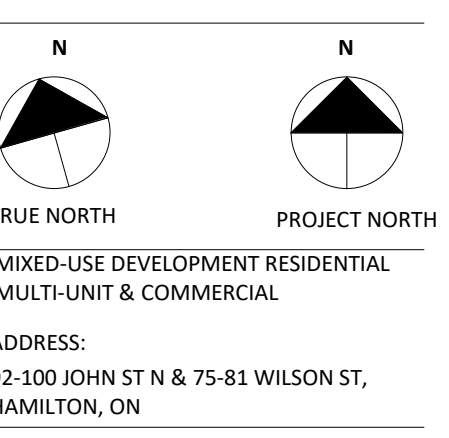
General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147

SITE PLAN FILE NUMBER:
DA-23-051

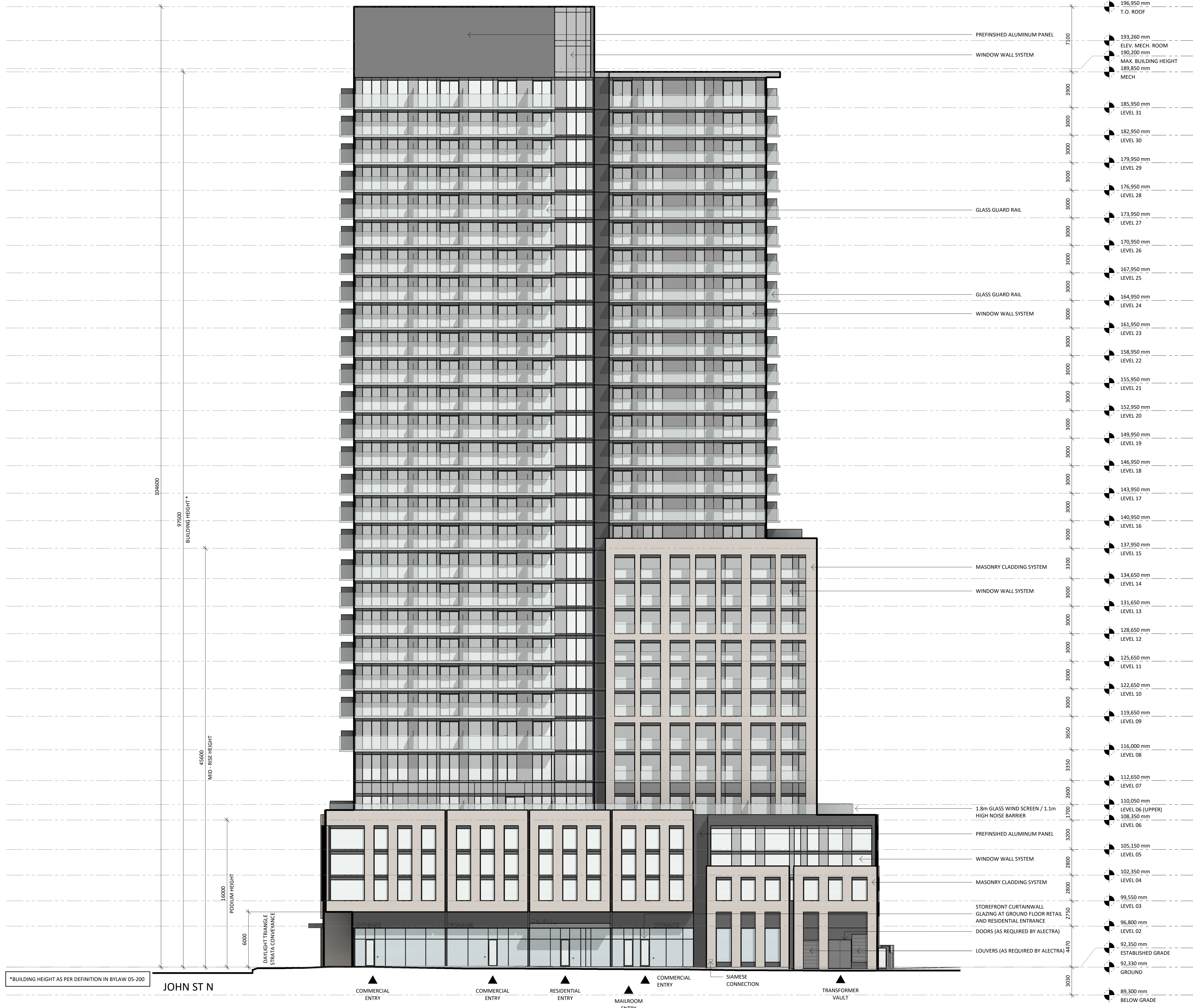
Architect:
STUDIO JCI
20 De Boers Drive, Suite 525
Toronto, ON M3J 0H1
t. 416.901.6528
www.studiojci.com



EAST ELEVATION

Project No.: 2223
Scale: 1 : 200
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.: **A 5.00**



Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28
SPA Submission		2023-05-24
Minor Variance		2023-05-18
SPA Submission # 1		2023-04-17
Zoning Compliance Review		2023-03-23

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

SITE PLAN FILE NUMBER:

DA-23-051

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

TRUE NORTH PROJECT NORTH

MIXED-USE DEVELOPMENT RESIDENTIAL MULTI-UNIT & COMMERCIAL

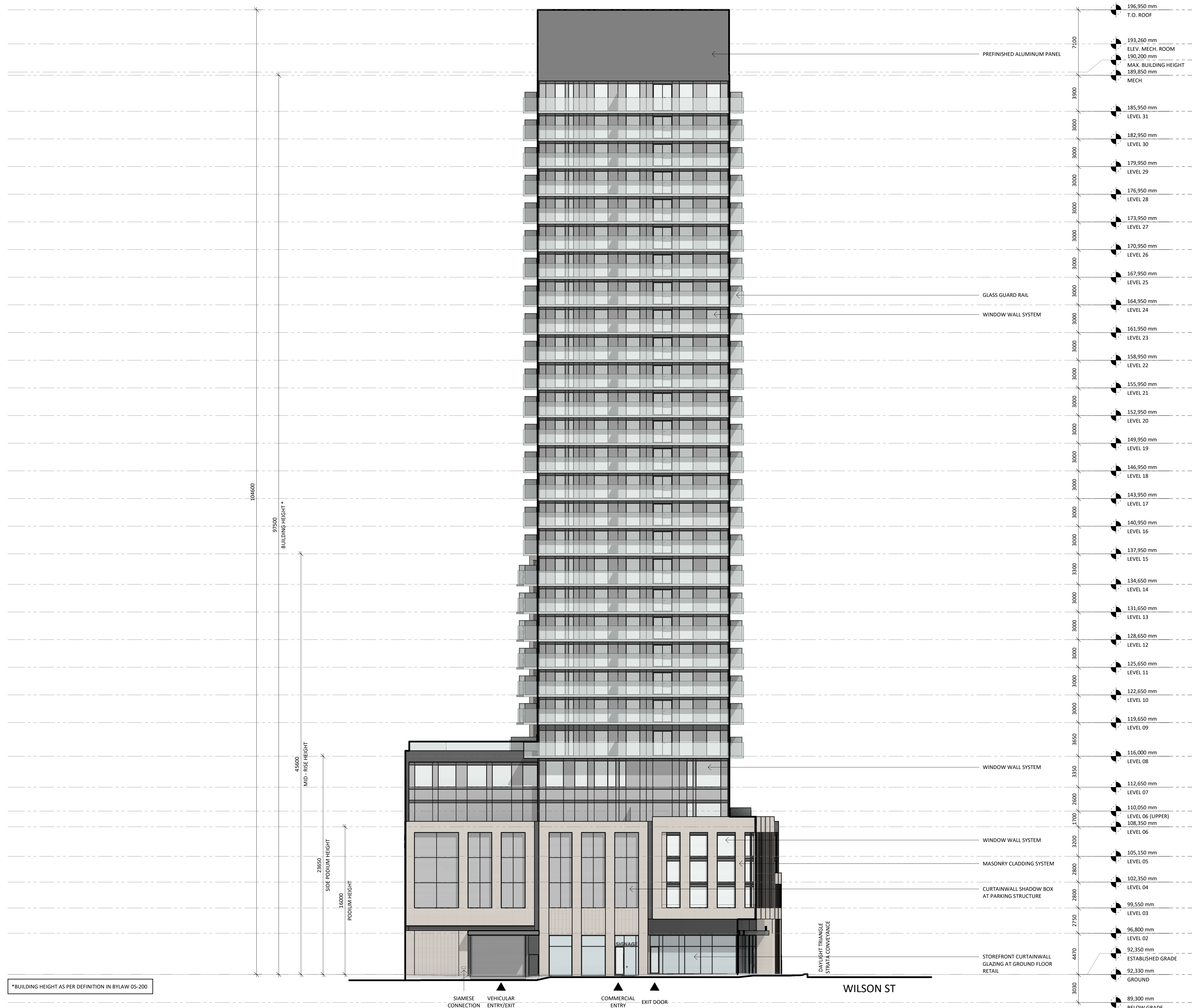
ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

SOUTH ELEVATION

Project No.: 2223
 Scale: 1:200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

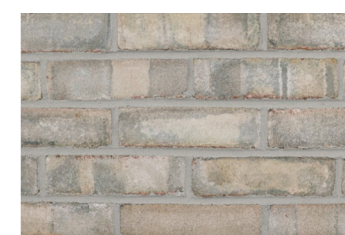
Drawing No.:

A 5.01

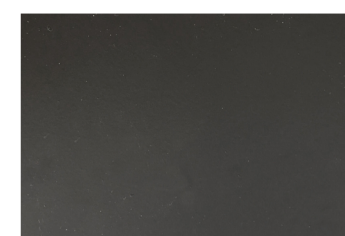


*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

MATERIAL LEGEND



MASONRY CLADDING SYSTEM
Windham Brick (or similar)



PREFINISHED ALUMINUM PANEL
Black

Issued:

Rev.	Issuance	Date
	Minor Variance	2024-06-26
	SPA Resubmission	2024-03-01
	SPA Resubmission	2023-08-28
	SPA Submission	2023-05-24
	Minor Variance	2023-05-18
	SPA Submission # 1	2023-04-17
	Zoning Compliance Review	2023-03-23

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

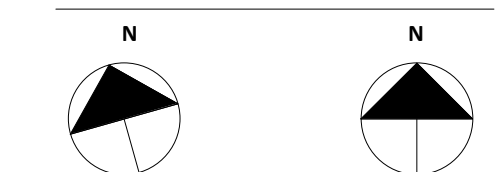
SITE PLAN FILE NUMBER:

DA-23-051

Architect:

STUDIO JCI

20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com



TRUE NORTH PROJECT NORTH

MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL

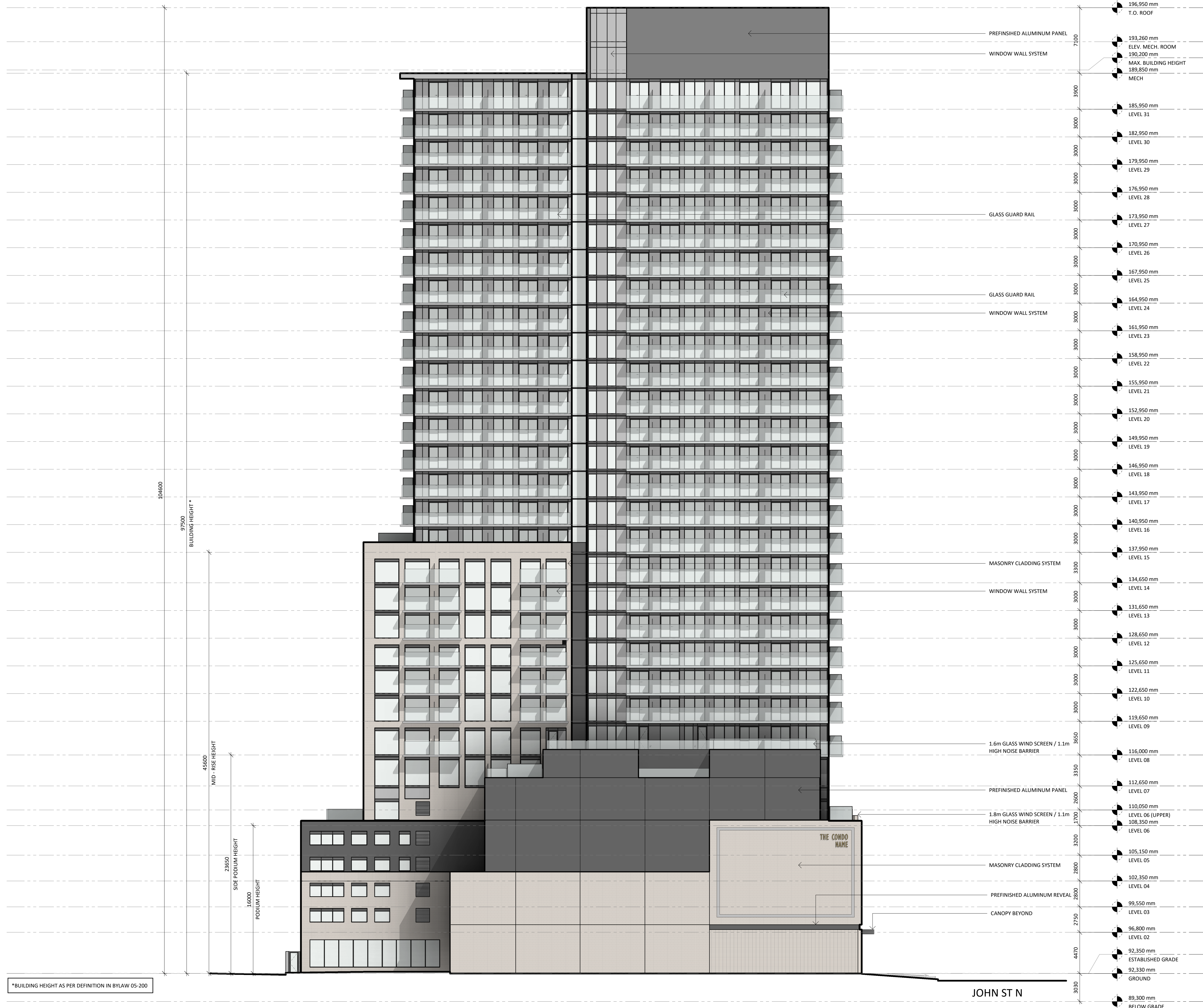
ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

WEST ELEVATION

Project No.: 2223
 Scale: 1 : 200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 5.02



*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

Issued:

Rev.	Issuance	Date
	Minor Variance	2024-06-26
	SPA Resubmission	2024-03-01
	SPA Resubmission	2023-08-28
	SPA Submission	2023-05-24
	Minor Variance	2023-05-18
	SPA Submission # 1	2023-04-17
	Zoning Compliance Review	2023-03-23

General Notes:

- 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.
- 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.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
SITE PLAN FILE NUMBER:
DA-23-051

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

TRUE NORTH PROJECT NORTH
MIXED-USE DEVELOPMENT RESIDENTIAL
MULTI-UNIT & COMMERCIAL
ADDRESS:
92-100 JOHN ST N & 75-81 WILSON ST,
HAMILTON, ON

NORTH ELEVATION

Project No.: 2223
Scale: 1 : 200
Date: June 26, 2024
Drawn by: STUDIO JCI

Drawing No.:

A 5.03



*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

196,950 mm	T.O. ROOF
193,260 mm	ELEV. MECH. ROOM
190,200 mm	MAX. BUILDING HEIGHT
189,850 mm	MECH
185,950 mm	LEVEL 31
182,950 mm	LEVEL 30
179,950 mm	LEVEL 29
176,950 mm	LEVEL 28
173,950 mm	LEVEL 27
170,950 mm	LEVEL 26
167,950 mm	LEVEL 25
164,950 mm	LEVEL 24
161,950 mm	LEVEL 23
158,950 mm	LEVEL 22
155,950 mm	LEVEL 21
152,950 mm	LEVEL 20
149,950 mm	LEVEL 19
146,950 mm	LEVEL 18
143,950 mm	LEVEL 17
140,950 mm	LEVEL 16
137,950 mm	LEVEL 15
134,650 mm	LEVEL 14
131,650 mm	LEVEL 13
128,650 mm	LEVEL 12
125,650 mm	LEVEL 11
122,650 mm	LEVEL 10
119,650 mm	LEVEL 09
116,000 mm	LEVEL 08
112,650 mm	LEVEL 07
110,050 mm	LEVEL 06 (UPPER)
108,350 mm	LEVEL 06
105,150 mm	LEVEL 05
102,350 mm	LEVEL 04
99,550 mm	LEVEL 03
96,800 mm	LEVEL 02
92,350 mm	ESTABLISHED GRADE
92,330 mm	GROUND
89,300 mm	BELOW GRADE

Issued:

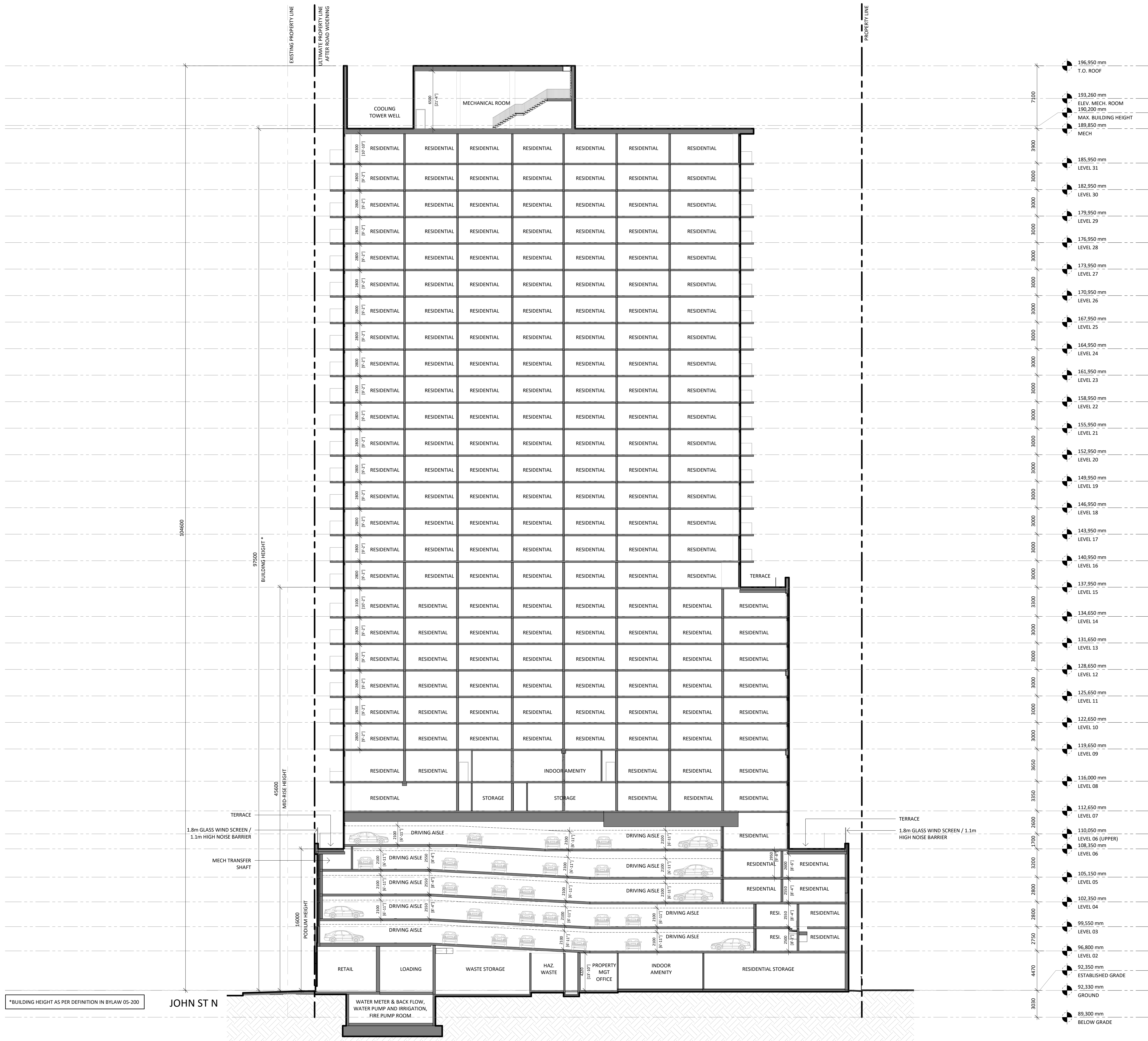
Minor Variance	2024-06-26
SPA Resubmission	2024-03-01
SPA Resubmission	2023-08-28
SPA Submission	2023-05-24
Minor Variance	2023-05-18
SPA Submission # 1	2023-04-17
Zoning Compliance Review	2023-03-23
Rev. Issuance	Date

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051
 Architect:
STUDIO JCI
 20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON
SECTION A
 Project No.: 2223
 Scale: 1:200
 Date: June 26, 2024
 Drawn by: STUDIO JCI
 Drawing No.:

A 6.00



Issued:

Rev.	Issuance	Date
Minor Variance	2024-06-26	
SPA Resubmission	2024-03-01	
SPA Resubmission	2023-08-28	
SPA Submission	2023-05-24	
Minor Variance	2023-05-18	
SPA Submission # 1	2023-04-17	
Zoning Compliance Review	2023-03-23	

- General Notes:**
- 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.
 - 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.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

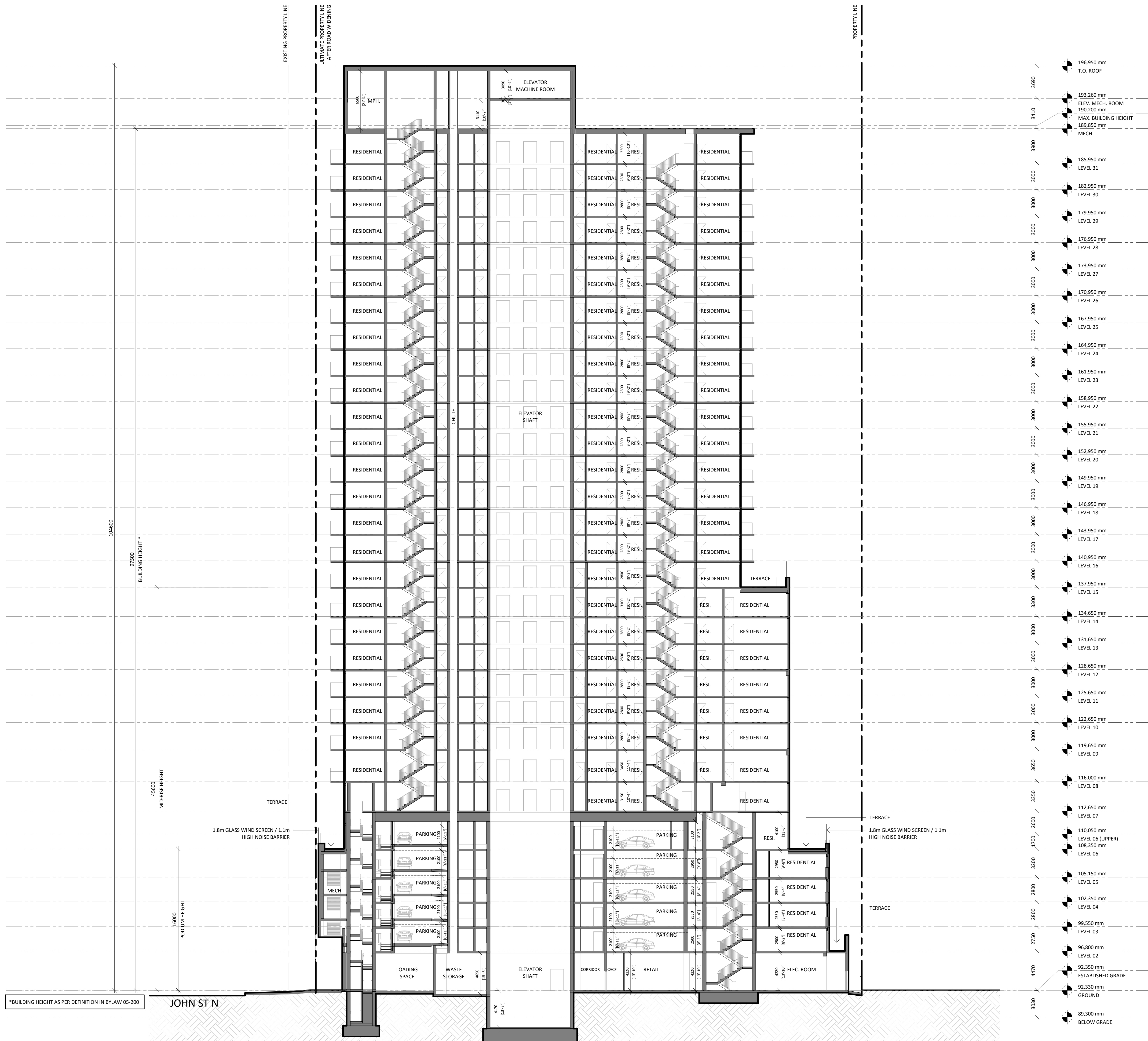
MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

SECTION B

Project No.: 2223
 Scale: 1 : 200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.01



*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

JOHN ST N

Issued:

Rev.	Issuance	Date
Minor Variance	2024-06-26	
SPA Resubmission	2024-03-01	
SPA Resubmission	2023-08-28	
SPA Submission	2023-05-24	
Minor Variance	2023-05-18	
SPA Submission # 1	2023-04-17	
Zoning Compliance Review	2023-03-23	

- General Notes:
- 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.
 - 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.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical Drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

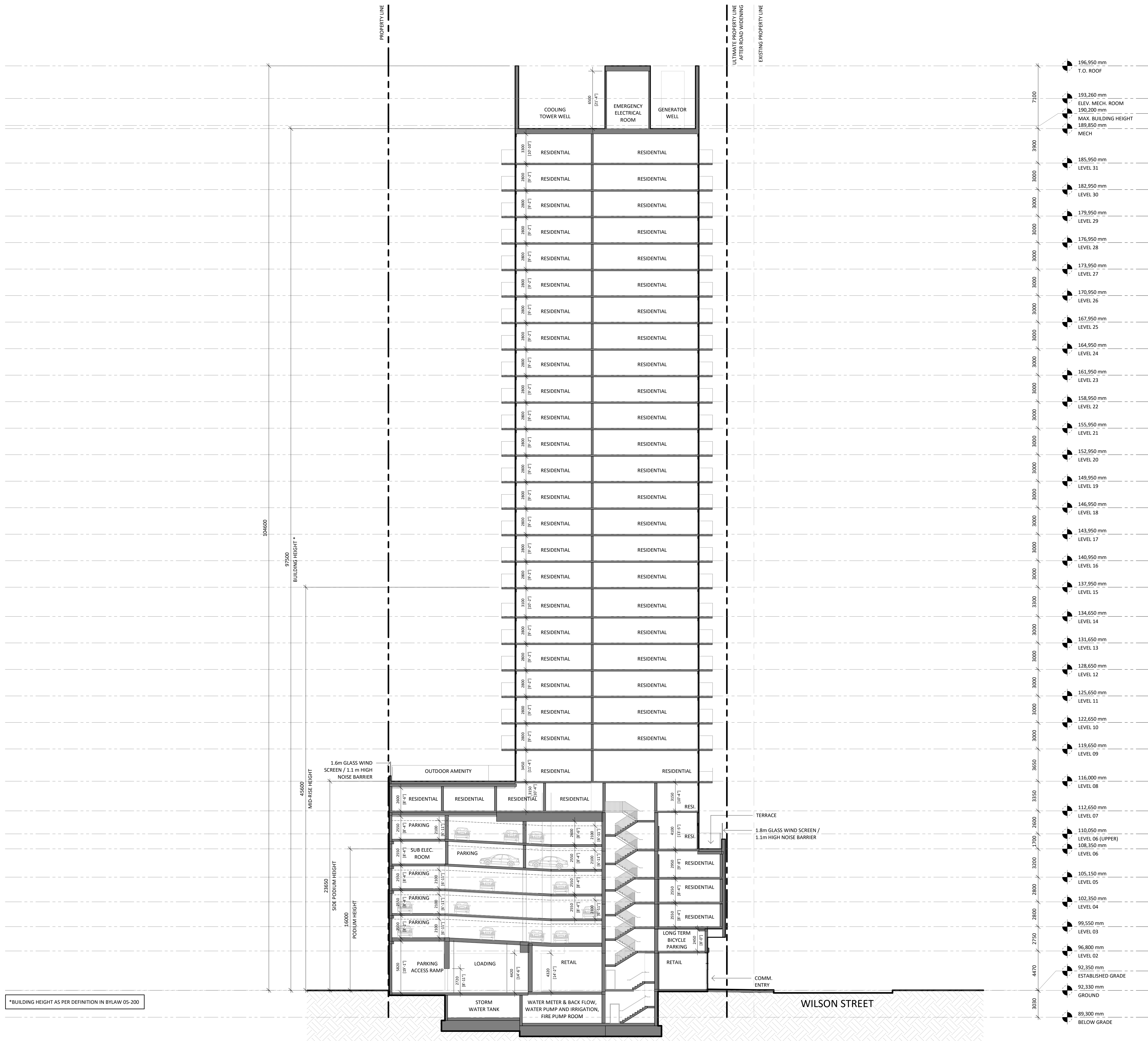
MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

SECTION C

Project No.: 2223
 Scale: 1:200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.02



Issued:

Rev.	Issuance	Date
	Minor Variance	2024-06-26
	SPA Resubmission	2024-03-01
	SPA Resubmission	2023-08-28
	SPA Submission	2023-05-24
	Minor Variance	2023-05-18
	SPA Submission # 1	2023-04-17
	Zoning Compliance Review	2023-03-23

- General Notes:
- 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.
 - 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.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:
HM/A-23: 147
 SITE PLAN FILE NUMBER:
DA-23-051

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

MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL
 ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

SECTION 1

Project No.: 2223
 Scale: 1:200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:



*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

Issued:

Rev.	Issuance	Date
	Minor Variance	2024-06-26
	SPA Resubmission	2024-03-01
	SPA Resubmission	2023-08-28
	SPA Submission	2023-05-24
	Minor Variance	2023-05-18
	SPA Submission # 1	2023-04-17
	Zoning Compliance Review	2023-03-23

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 govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

SITE PLAN FILE NUMBER:

DA-23-051

Architect:

STUDIO JCI

20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL

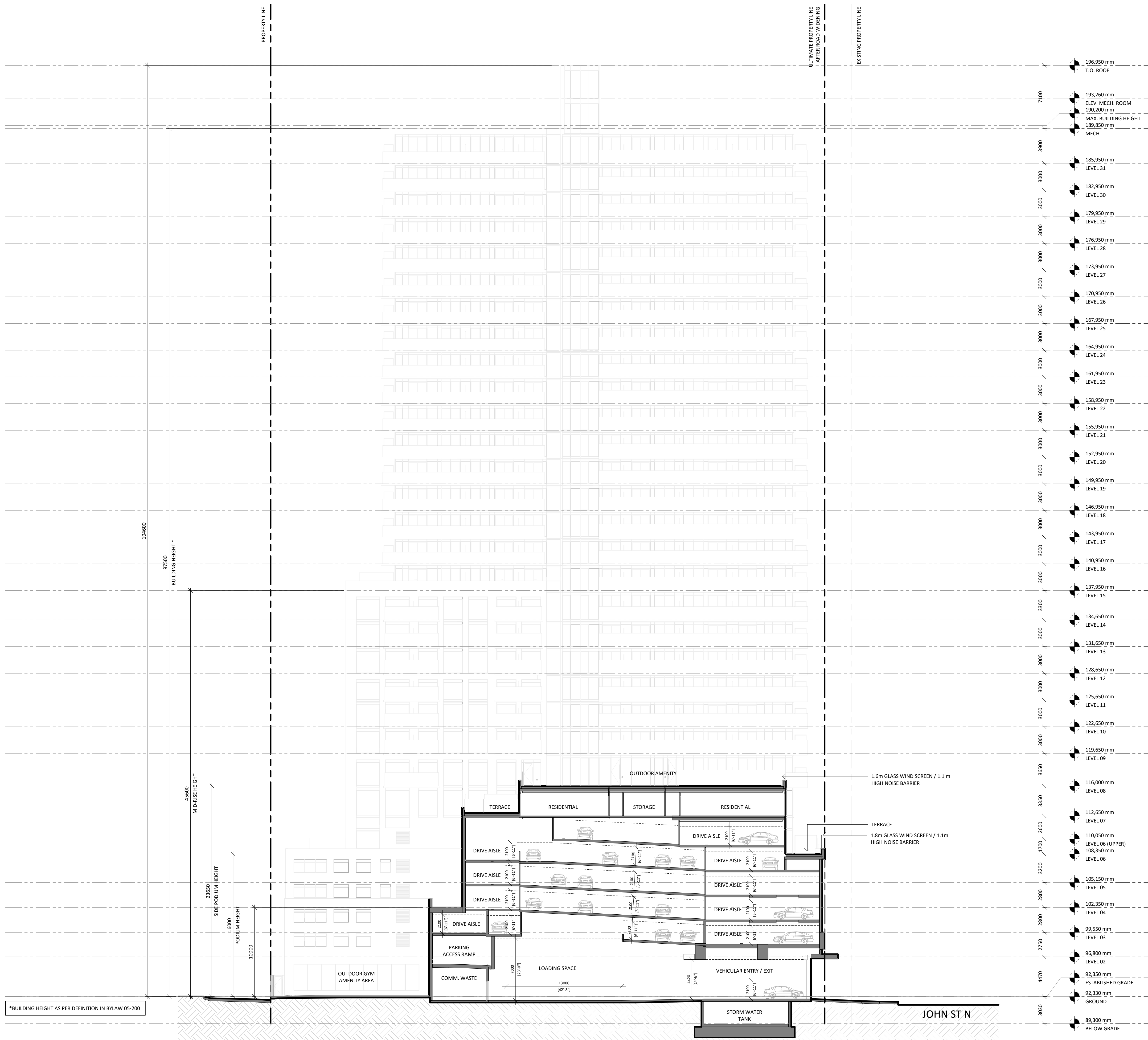
ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

SECTION 2

Project No.: 2223
 Scale: 1:200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.04



*BUILDING HEIGHT AS PER DEFINITION IN BYLAW 05-200

Issued:

Rev.	Issuance	Date
Minor Variance		2024-06-26
SPA Resubmission		2024-03-01
SPA Resubmission		2023-08-28

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 Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

COMMITTEE OF ADJUSTMENT FILE NUMBER:

HM/A-23: 147

SITE PLAN FILE NUMBER:

DA-23-051

Architect:

STUDIO JCI

20 De Boers Drive, Suite 525
 Toronto, ON M3J 0H1
 t. 416.901.6528
 www.studiojci.com

MIXED-USE DEVELOPMENT RESIDENTIAL
 MULTI-UNIT & COMMERCIAL

ADDRESS:
 92-100 JOHN ST N & 75-81 WILSON ST,
 HAMILTON, ON

SECTION D

Project No.: 2223
 Scale: 1 : 200
 Date: June 26, 2024
 Drawn by: STUDIO JCI

Drawing No.:

A 6.05



June 27, 2024

Reference Number: 23197

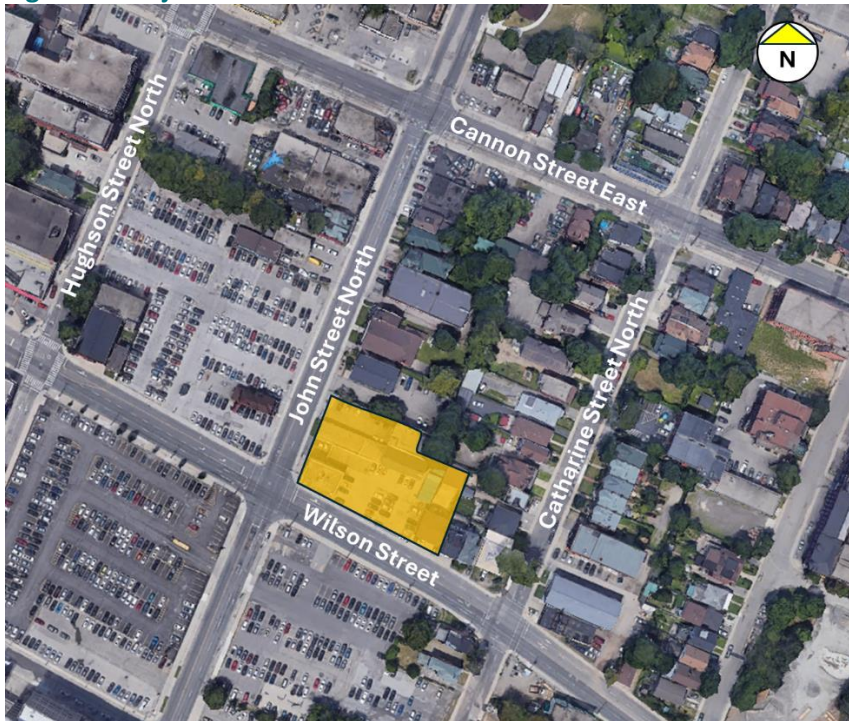
Ryan Millar
Emblem Development Corporation
1819 Yonge Street,
Toronto, ON
M4S 1X8

Dear Ryan Millar,

**RE: Parking Opinion Letter
Proposed Mixed-Use Development
92 John Street, City of Hamilton**

LEA Consulting Ltd. (LEA) has been retained to provide transportation consulting services for the proposed mixed-use development located at 92 John Street (herein referred to as the “subject site”) in the City of Hamilton. The subject site location is illustrated in **Figure 1**.

Figure 1: Subject Site Location



Source: Google Maps, accessed June 2024

The proposed development is currently at the SPA stage. This letter has been prepared as part of a Minor Variance application to assess the proposed parking supply rate.



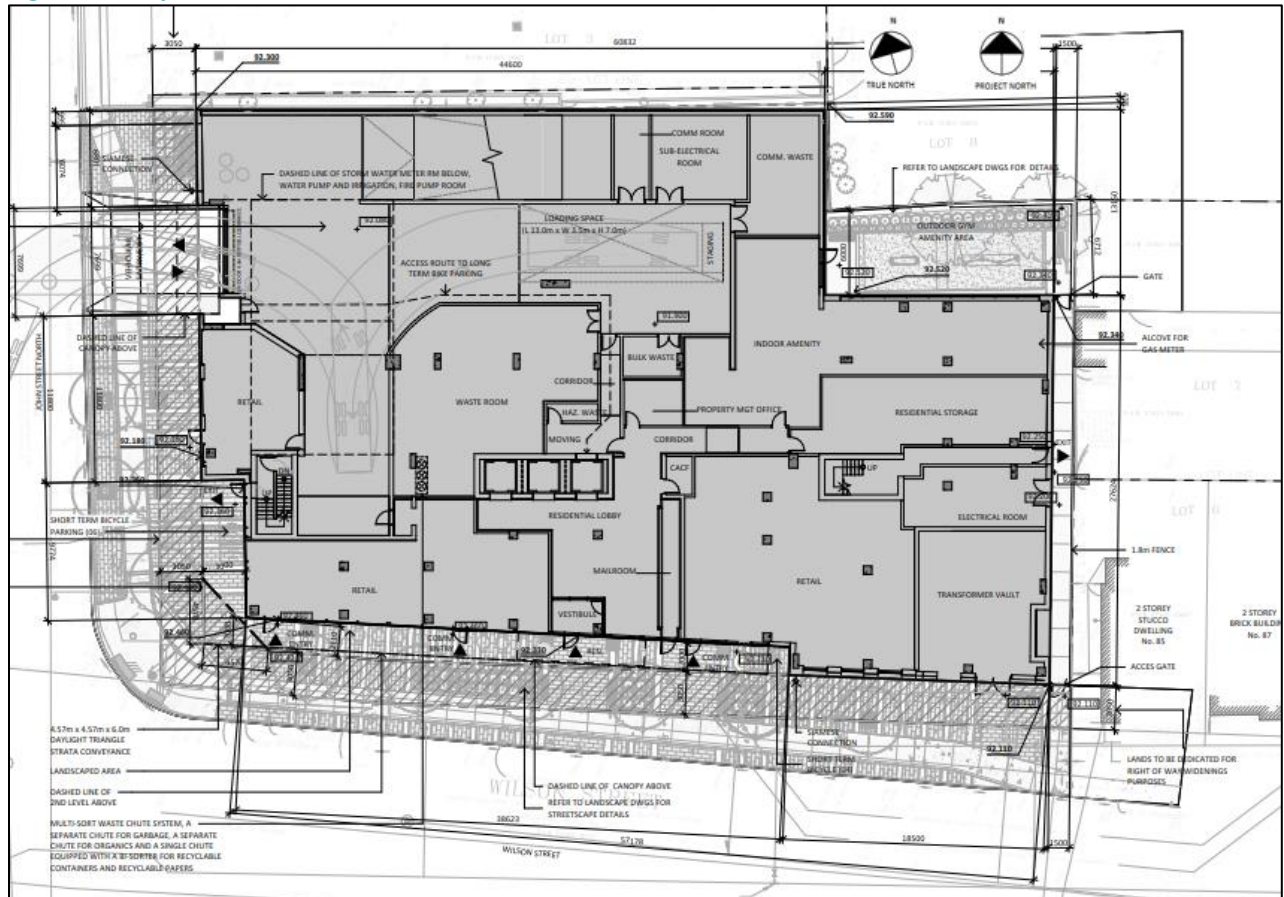
1 PROPOSED DEVELOPMENT

The proposed development statistics are summarized in **Table 1** with the site plan illustrated in **Figure 2**.

Table 1: Proposed Development Statistics

Land Use	Current Submission (June 2024)
Residential	405 Units
Studio	30 Units
1 Bedroom	229 Units
2 Bedroom	109 Units
3 Bedroom	37 Units
Retail	456 m² (4,913 ft²)

Figure 2: Proposed Site Plan



Source: Studio JCI, June 2024



2 PARKING REVIEW

The applicable parking requirements for the subject development based on the requirements outlined in the City of Hamilton Zoning By-law 05-200 for Downtown Zones, as summarized in **Table 2**. It is noted that as per the by-law, where the application of a parking rate results in a numeric fraction, fractions were rounded down to the nearest whole number.

Table 2: Zoning By-law 05-200 Vehicle Parking Standards

Land Use	Units/GFA	Minimum Parking Rate	Maximum Parking Rate	Minimum Parking Required	Maximum Parking Permitted	Provided	
Residential (<50 m ²)	1 to 12 Units	0 sp./unit	1.25 sp./unit	0	248	120	
	13 to 201 Units	0.3 sp./unit		59			
Residential (>50m ²)	1 to 12 Units	0 sp./unit	1.25 sp./unit	0	196		
	13 to 50 Units	0.5 sp./unit		18			
	51 to 94 Units	0.7 sp./unit		75			
Residential 3 Bedrooms+	1 to 12 Units	0 sp./unit	1.25 sp./unit	0	46		
	13 +	0.3 sp./unit		7			
Retail	456 m ²	No Min./Max. Requirement		-	-		
Total				159	490		120

Based on the by-law requirements, the proposed development is required to provide a minimum of 159 parking spaces and is permitted to provide a maximum of 490 parking spaces. In total, 120 parking spaces are proposed for the development. This results in a parking shortfall of 39 parking spaces, equivalent to approximately a 24% reduction in parking supply when compared to the minimum by-law requirements.

In April of 2024, the City of Hamilton passed By-law 24-052. This by-law eliminated residential requirements throughout Downtown Hamilton and the lower city. This by-law was appealed to the Ontario Land Tribunal. Currently, the old parking By-law applies to the subject lands. Additionally, comments dated June 6, 2024, received from the City of Hamilton Transportation Planning Staff state that the proposed parking supply and general layout are supported. As such, the proposed reduction in parking provisions for the proposed development through this Minor Variance application are aligned with the intent of the new parking standards and supported by City staff.

3 TRANSPORTATION CONTEXT

The following section will review the existing and planned transportation network improvements to determine whether the surrounding transportation context is supportive of a reduced residential parking supply compared to the prevailing City of Hamilton By-law 05-200 requirements.

3.1 TRANSIT NETWORK

The City of Hamilton is well connected by local transit operating within the City as well as the growing regional transit options that provide service between Hamilton and other parts of Ontario. The site is well situated to



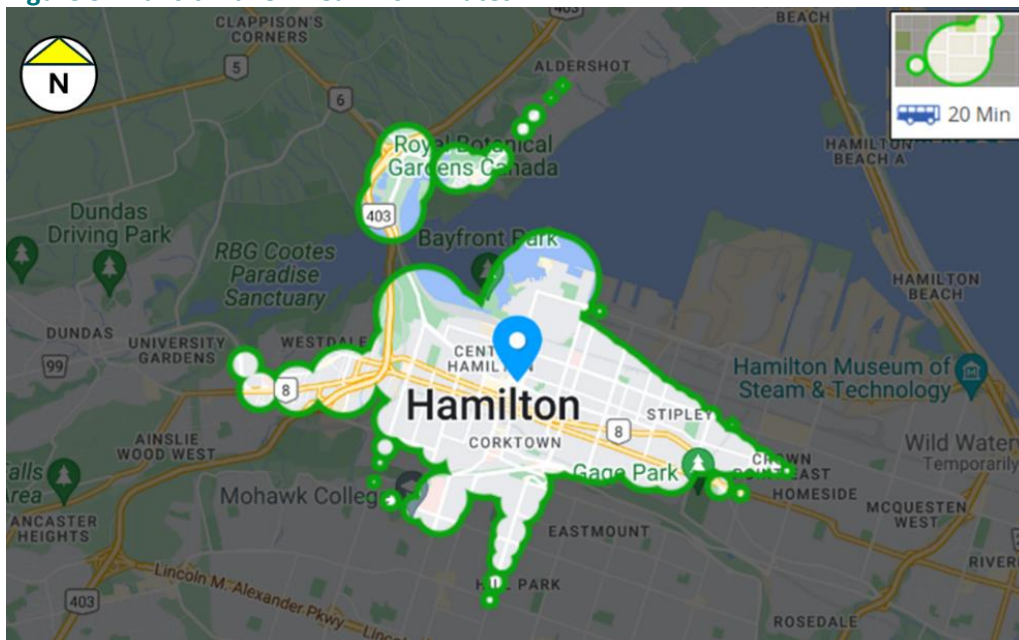
take advantage of these services, with multiple Hamilton Street Railway (HSR) routes located near the site and its proximity to the West Harbour GO Station and Hamilton GO Station. Having access to a wide range of transit routes allows for residents and visitors to opt for travel that is not auto-dependent.

Existing routes servicing the subject site include:

- ▶ Lakeshore West GO route and GO Bus Routes including Route 40, Route 16, Route 41, and Route 18; and
- ▶ HSR Routes including Route 1 (King), Route 2 (Barton), Route 3 (Cannon), Route 5 (Delaware), Route 6 (Aberdeen), Route 7 (Locke), Route 8 (York), Route 9 (Rock Gardens), and Route 10 (B-Line Express).

The subject site has a TransitScore© of 84 (out of 100), which classifies it as having “Excellent Transit” and indicates that transit is convenient for most trips. **Figure 3** illustrates the area accessible by transit within 20 minutes, including most of downtown and McMaster University.

Figure 3: Transit Travel Area – 20 Minutes



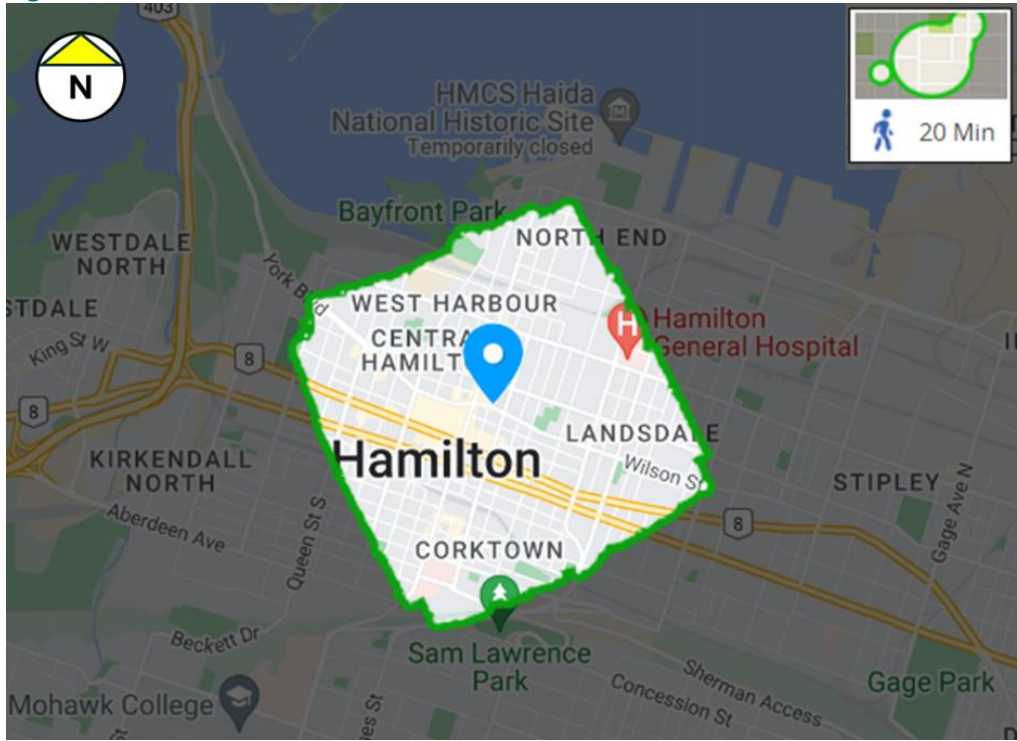
Source: Walkscore©, accessed June 2024

3.2 PEDESTRIAN NETWORK

The subject site has a WalkScore© of 99 (out of 100), a measure that assesses the number and type of amenities that can be accessed within a reasonable walking distance. A score of 99 classifies the areas as “Walker’s Paradise” and indicates that daily errands do not require a car. As illustrated in Figure 4, a wide range of amenities can be found within 20 minutes walking distance of the site, including retail, institutional, restaurants, and grocery stores.



Figure 4: Pedestrian Travel Area – 20 Minutes



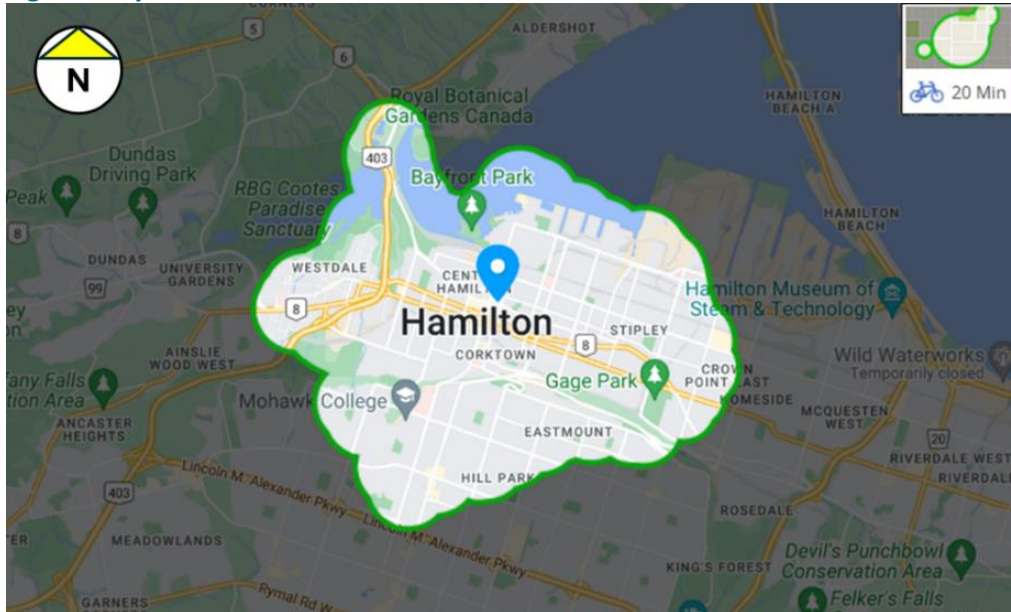
Source: Walkscore®, accessed June 2024

3.3 CYCLING NETWORK

The subject site has a BikeScore® of 92 (out of 100), which classifies it as a “Biker’s Paradise” due to the provision of adjacent separated cycling facilities and flat terrain and that daily errands can be accomplished by bike. As illustrated in **Figure 5**, within 20 minutes, the entirety of downtown and portions of the Hamilton Waterfront are accessible by cycling.



Figure 5: Cyclist Travel Area – 20 Minutes



Source: Walkscore®, accessed June 2024

4 TRANSPORTATION DEMAND MANAGEMENT MEASURES

Transportation Demand Management (TDM) is a set of strategies that strive towards a more efficient transportation network by influencing travel behaviour. A robust set of transportation demand management (TDM) measures were proposed for the development as part of the May 2023 Site Plan Approval (SPA) application. These measures included:

Pedestrian-Based Strategies

- ▶ Building entrances should be oriented close to the street with direct connections to pedestrian pathways
- ▶ The pedestrian network should be provided with an enhanced landscape that would encourage walking and pedestrian activity

Transit-Based Strategies

- ▶ Connections to transit network

Cycling-Based Strategies

- ▶ Provision of long-term and short-term bicycle parking
- ▶ Promoting and increasing cycling awareness
- ▶ Provision of bicycle repair facilities



Parking and Travel-Based Strategies

- ▶ Provision of unbundled parking

The proposed TDM measures will encourage future residents and patrons of the development to engage in more sustainable transportation modes.

5 CONCLUSIONS

This letter has been prepared as part of a Minor Variance application for the proposed development at 92 John Street in the City of Hamilton. In total, 405 residential units and 456 m² of ground floor retail is proposed.

While the proposed parking provisions represent a shortfall when compared to the previous City of Hamilton By-law requirements, this is considered appropriate. Given the transportation context and transportation demand management measures proposed as part of the SPA application, as well as support from City of Hamilton Transportation Planning staff, the proposed parking supply is expected to be sufficient for the proposed development.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

LEA CONSULTING LTD.

Jocelyn Wallen, P.Eng.

Project Manager, Transportation Engineer

Amelia Crichton

Intermediate Planner



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

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

June 28, 2024

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (email: Jamila.Sheffield@hamilton.ca)

**Re: 92-100 John Street North, 61-81 Wilson Street, Hamilton (the "Subject Lands")
Minor Variance Application Submission**

Dear Ms. Sheffield:

A.J Clarke and Associates Ltd. has been retained by Hamilton III GP Inc. for the purposes of submitting the enclosed Minor Variance Application for the Subject Lands.

The Subject Lands are located at the northeast corner of Wilson Street and John Street North, within the Downtown Urban Growth Centre. The Subject Lands are currently occupied by various vacant commercial and residential buildings. The proposed development is to construct a 31-storey mixed use building containing a total of 405 dwelling units. In total, 120 vehicular parking spaces are provided to support the use, along with 212 long term bike storage spaces, and 148 storage lockers.

A Minor Variance Application File: HM/A-23:147 has been approved for the subject lands to facilitate Site Plan Application DA-23-051. Since this time, our team has been working to clear various site plan conditions.

Through the course of attending the Design Review Panel and through the process of clearing site plan conditions, we have received comments from Urban Design and the Design Panel Members on how to improve upon the development. Working with staff, a revised development scheme has been developed and submitted through SPA resubmission which improves upon the design of the John Street façade with additional fenestration and architectural treatment along with wrapping residential units facing John Street to improve animation, additional stepbacks on the north elevation, heritage character additions on the façade to name a few all of which have been positively received by staff. This change is an improvement on the overall development concept which staff are in full support of. As a result, the number of parking spaces has been reduced from 159 (0.33 spaces per unit) to 120 (0.3 spaces per unit). As the parking count is being reduced, a Minor Variance Application is required. The positive changes noted above cannot occur without this minor variance.

Site Plan Application

Site Plan Conditional Approval was granted on July 21, 2023. The Application has gone through two revisions and the result is the proposal before the Committee. Transportation Planning provided comments on June 6, 2024, indicating support for the parking layout and number of spaces provided. In



addition, Urban Design provided comments on June 7, 2024, and have indicated that there are no revisions or clarifications necessary on the Site Plan Application.

The following supporting materials are submitted to your attention, in support of the subject application:

- One (1) digital copy of the required filled and signed Minor Variance Application Form;
- One (1) digital copy of the Architectural Drawing Package, prepared by JCI Architects Inc., dated June 21st, 2024;
- One (1) digital copy of a Parking Opinion Letter, prepared by LEA Consulting Ltd, dated June 27th, 2024.

*Payment in the amount of \$3,900.00 representing the required application fee, will be made over the phone. Contact information has been provided in the application form.

Parking By-law

In April of 2024, the City of Hamilton passed By-law 24-052. This By-law, amongst other matters, eliminated residential parking requirements throughout Downtown Hamilton and the lower city. As such, this redevelopment would only require a percentage of visitor parking to be provided on site. Based on the By-law that was passed, only 22 parking spaces would be required. This By-law was appealed to the Ontario Land Tribunal. Currently, the old parking By-law applies to the subject lands. Accordingly, a variance is required because By-law 24-052 is not currently in force and effect.

On June 17th, 2024, Staff has advised that if conditional site plan approval was granted prior to April 10th, 2024 that the old parking By-law would be applicable. Accordingly, conditional approval was granted in July of 2023 and the new By-law provisions are not applicable to the subject lands.

Minor Variance

A minor variance is required to facilitate the proposed development as is described as follows:

1. To permit 120 vehicular parking spaces, representing a parking ratio of 0.30, whereas 159 vehicular parking spaces are required (0.33 spaces per unit).

The reduction maintains the intent and direction of the Urban Hamilton Official Plan principles of reducing greenhouse gas emissions and providing a healthy supply of housing.

As evidenced through the city initiated and council-approved by-law 24-052, it is the intention of the city to reduce parking requirements across the city to support active modes of transportation and to utilize mass transit over the motor vehicle. The By-law is currently under appeal, however, as this development was conditionally approved prior to the passing of By-law 24-052, the old parking requirements are applicable. Should the new parking by-law be put into force and effect, would require this same development to provide a total of 22 parking spaces.

The variance will allow for the development to provide 22 more dwelling units than originally designed on the subject lands making for a higher efficiency of lands. Further, the redesign improves upon the public realm by providing for additional façade treatments along John Street and dwelling units which wrap around the podium.



The proposed variance is minor, and as evidenced by the Parking Study put together by LEA Consulting, will support the development. As the proposed spaces are almost 5.5 times greater than what would be required following by-law 24-052 coming into effect. The variance meets the four (4) tests, is technical in nature and should be approved.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Ryan Ferrari, MCIP, RPP, CPT
Senior Planner
A. J. Clarke and Associates Ltd.

Encl.

rmillar@emblemdevcorps.com



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)	Hamilton III GP Inc. c/o Kash Pashtootan
Applicant(s)	see below
Agent or Solicitor	A.J. Clarke & Associates Ltd. c/o Ryan Ferrari

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	92-100 John Street North, 75-81 Wilson Street		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	1,2,3	Concession	
Registered Plan Number	Nathan Hughson Survey	Lot(s)	
Reference Plan Number (s)		Part(s)	

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

Yes No

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

3. PURPOSE OF THE APPLICATION

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

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

3.1 Nature and extent of relief applied for:

Parking reduction to permit 120 Parking spaces, whereas 159 would be required.
See cover letter along with submitted architectural package and Transportation Study for full details.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Removal of spaces allows for increase in units available while maintaining the intent of the City to reduce parking requirements. Supported through concurrently submitted Transportation Study.

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
37.9m/ 61m	Varies	2,653.5m ²	20.1m

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
three-storey office	0m	32m	0m	
2-storey residential	2.1m	21m	0m	
1-storey commercial	0m	0m	0m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
31-storey mixed use	0m	1.5m	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
three-storey office	n/a	n/a	3	11m
two-storey residential	n/a	n/a	2	8m
one-storey commercial	n/a	n/a	1	4.5m
All structures demolished on site				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
31-storey mixed use	1,620.8m ²	34,334.4m ²	31	

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

- lake or other water body
 other means (specify)

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

- ditches
 other means (specify)

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

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

4.7 Type of access: (check appropriate box)

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

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

Mixed Use

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

mixed use, residential, vacant land (parking lot)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2022

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

commercial

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

commercial

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

approximately 1950s

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 Residential

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

See cover letter

7.6 What is the existing zoning of the subject land? D5

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-23:147

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: 405

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

Please see cover letter and attached Transportation and Parking Study

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

archtietural package
