
Re: Updated Submission - 71 Rebecca Street - Minor Variance Application

From Ryan Ferrari <ryan.ferrari@ajclarke.com>

Date Wed 10/23/2024 3:55 PM

To Committee of adjustment <CofA@hamilton.ca>

Cc Stefanog@Melroseinvestments.com <Stefanog@Melroseinvestments.com>; Chloe Andre <chloe.andre@ajclarke.com>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Bonaventura, David <David.Bonaventura@hamilton.ca>; Sheffield, Jamila <Jamila.Sheffield@hamilton.ca>

External Email: Use caution with links and attachments

Good afternoon,

Per discussions with staff and yesterday's Committee Hearing I am attaching the following:

- Updated Architectural Set
- Addendum to Planning Brief per discussions with staff

[71 Rebecca MV. October 23](#)

By way of this email I can confirm that we are only seeking the following variances:

1. To permit 56 parking stalls at 2.8 m x 5.8 m, whereas 62 parking stalls at 2.8 m x 5.8 m are required.
2. To permit 68 parking stalls at 2.6 m x 5.8 m, whereas 93 parking stalls at 2.6 m x 5.8 m are required.
3. To permit 32 parking stalls at 2.6 m x 5.5 m, whereas 36 parking stalls at 2.6 m x 5.5 m are required.
4. To permit 9 parking stalls at 2.8 m x 5.5 m, whereas 13 parking stalls at 2.8 m x 5.5 m are required.
5. To permit 0 car share parking stalls, whereas 4 are required.
6. To permit a balcony to encroach 1.5m into any required yard instead of the minimum 1.0m.

I would appreciate if Planning Staff could confirm that the attached reflects our conversations to this point.

We would ask that these materials be circulated to staff for review. I have cc'd my client in case there are any recirculation fees.

Regards,



Ryan Ferrari, MCIP, RPP, CPT
Senior Planner

A. J. Clarke and Associates Ltd.

25 Main Street West, Suite 300, Hamilton, ON L8P 1H1

ryan.ferrari@ajclarke.com | www.ajclarke.com

Phone: (905) 528-8761

Mobile: (416)788-2105





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

October 23, 2024

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

**Re: 71 Rebecca Street, Hamilton
Minor Variance Application Submission – Updated October 23, 2024**

Dear Ms. Sheffield:

A.J Clarke and Associates Ltd. has been retained by Hi Rose (Rebecca) Inc for the purposes of submitting the enclosed Minor Variance Application to facilitate the construction of a 29-storey mixed-use development on the lands municipally known as 71 Rebecca Street, in the City of Hamilton.

- Architectural Package, prepared by Core Architects, dated August 27, 2024;

Planning Justification for Variances

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 26 vehicular parking spaces would be required.

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 January of 2023 and the new By-law provisions are not applicable to the subject lands.

As such the following zoning provisions are applicable to the proposed development:

Zoning Provision as per Site Specific 701, 1.c) i)	Proposed
i. 62 parking stalls at 2.8 m x 5.8 m;	i. 56 parking stalls at 2.8 m x 5.8 m;
ii. 93 parking stalls at 2.6 m x 5.8 m;	ii. 68 parking stalls at 2.6 m x 5.8 m;
iii. 36 parking stalls at 2.6 m x 5.5 m;	iii. 32 parking stalls at 2.6 m x 5.5 m;
iv. 13 parking stalls at 2.8 m x 5.5 m;	iv. 9 parking stalls at 2.8 m x 5.5 m;
v. 4 car share parking stalls, at grade at 2.6 m x 5.5 m.	v. 0 car share parking stalls, at grade at 2.6 m x 5.5 m.

The variances would have the effect of permitting 171 total parking stalls instead of 210 parking spaces and 4 car share parking spaces. This represents a parking rate of 0.35 spaces per unit whereas 0.44 spaces per unit is required.



Minor Variances

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

1. To permit 56 parking stalls at 2.8 m x 5.8 m, whereas 62 parking stalls at 2.8 m x 5.8 m are required.
2. To permit 68 parking stalls at 2.6 m x 5.8 m, whereas 93 parking stalls at 2.6 m x 5.8 m are required.
3. To permit 32 parking stalls at 2.6 m x 5.5 m, whereas 36 parking stalls at 2.6 m x 5.5 m are required.
4. To permit 9 parking stalls at 2.8 m x 5.5 m, whereas 13 parking stalls at 2.8 m x 5.5 m are required.
5. To permit 0 car share parking stalls, whereas 4 are required.
6. To permit a balcony to encroach 1.5m into any required yard instead of the minimum 1.0m.

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

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, it would require this same development to provide a total of 26 parking spaces. The variance is therefore technical in nature and should be approved.

Car Share

The purpose and intent is to encourage alternative modes of transportation and to reduce reliance on private automobile. In lieu of 4 designated car share spaces, the proposed variance will allow the spaces to be used as regular parking spaces. Once a condo corporation is established, these spaces will be left to be flexible for car share or regular parking.

When the application was first introduced in September of 2018, the existing Car Share services (Communauto, ZipCar) were not as expansive or popular as they are today. Communauto has since expanded the number of stations throughout downtown Hamilton and in addition, Flex Cars have been introduced which can be parked anywhere in the City. The SoBi Bike Share System continues to be expanded and a new electric Scooter Service (BIRD) has been established.

Further, the owner of the subject lands is providing Preloaded Presto Passes and SoBi memberships to future purchasers to help offset the need for private motor vehicles. The need for Car Share on site has been met by the continued expansion of TDM Measures since 2018. Accordingly, this variance meets the four (4) tests.

Balconies

The proposed development features balconies that are 1.5m in depth whereas 1.0m is permitted. This variance has been approved throughout Downtown Hamilton as it provides for greater outdoor private space for each unit and increases the overall available amenity space for each unit. Accordingly, the variance meets the four tests.



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

71 REBECCA STREET

8	ISSUED FOR C OF A	27 AUG. 2024
7	ISSUED FOR SPA	28 AUG. 2023
6	ISSUED FOR SPA	14 JULY 2023
5	ISSUED FOR SPA	30 NOVEMBER 2022
4	ISSUED FOR SPA	20 JUNE 2022
3	ISSUED FOR 100% DO	29 APRIL 2022
2	ISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

No. Revisions Date

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



Drawn ST	Scale
Checked BL	Date 27 AUG. 2024

Title
TITLE PAGE

Project No. 20-199	Drawing No. A000
-----------------------	----------------------------

ZONING REQUIREMENTS (71 REBECCA STREET)		
SITE AREA	34,817 SQ. FT. / 3,180 SQ.M. PROVIDED BY SURVEY PLAN	
SITE INFORMATION	SEE SURVEY BY A.T. McLENN LIMITED.	
PROGRAM	OCCUPANCY IS RESIDENTIAL AND RETAIL	
ZONING	D1 (DOWNTOWN CENTRAL BUSINESS)	
MAX. BUILDING HEIGHT (BASED ON FIGURE 1 OF SCHEDULE "P" - SPECIAL FIGURES OF ZONING BY-LAW 05-200)	REQUIRED / PERMITTED 97m EXCLUDING MPH (189.90 m) (30 STOREY EXCLUDING MPH)	PROVIDED 29 STOREYS @ 93.40m (186.20 m) + 6m MECHANICAL PENTHOUSE (ESTABLISHED GRADE = 92.80 m)
MAX. DENSITY	---	DENSITY (TOTAL GFA / SITE AREA) = 10.22
LOADING	---	1 TYPE "G" LOADING SPACE
GROSS FLOOR AREA		TOTAL GFA = 347,907 sf / 32,322 sm • RESIDENTIAL GFA = 343,722sf / 31,933 sm • COMMERCIAL GFA = 4,185 sf / 389 sm
LOT COVERAGE		LOT COVERAGE (LEVEL 2 GCA / SITE AREA) = % 95
PARKING		
RESIDENTIAL PARKING (BASED ON ZONING BY-LAW No. 05-200)	-For units < 50sm = Min. [0 per unit (1-12 units) & 0.3 per unit (13+ units)] Max. [1.25 per unit] -For units > 50sm = Min. [0 per unit (1-12 units) , 0.5 per unit (13-50 units) & 0.7 per unit (51+ units)] Max. [1.25 per unit] -For 3 or more bedroom = Min. [0 per unit (1-12 units) , 0.3 per unit (13+ units)] Max. [1.25 per unit]	PROVIDED: 171 PARKING SPACES • 167 RESIDENTIAL (2.8 m x 5.5m size) • 4 RESIDENTIAL CAR SHARE • 0 COMMERCIAL
COMMERCIAL PARKING (BASED ON ZONING BY-LAW No. 05-200)	No Parking unless listed as below: commercial school, financial establishment, hotel, conference or convention center, medical clinic, office, veterinary services. For financial establishment : 1 for each 50 sm of gross floor area in excess of 450 sm. Medical Clinic: 1 for each 50 sm of gross floor area in excess of 450sm. Offices: 1 for each 50 sm of gross floor area in excess of 450sm. Veterinary Service: 1 for each 50 sm of gross floor area in excess of 450 sm.	
RESIDENTIAL VISITOR PARKING (BASED ON SITE SPECIFIC ZONING)	4 CAR SHARE PARKING STALLS AT GRADE 2.6m X 5.5m SIZE	
TOTAL REQUIRED	MIN: 213 RESIDENTIAL PARKING SPACES MAX: 597 RESIDENTIAL PARKING SPACES 0 COMMERCIAL PARKING SPACES 4 CAR SHARE PARKING STALLS AT GRADE	
RES. (LONG-TERM) BICYCLE PARKING (BASED ON ZONING BY-LAW No. 05-200)	0.5 / UNIT = 477 UNITS X 0.5 = 239 IN TOTAL	PROVIDED: 249 RESIDENTIAL BICYCLE SPACES • 239 RESIDENCE (LONG-TERM) • 10 VISITOR (SHORT-TERM)
RES. VIS. (SHORT-TERM) BICYCLE PARKING (BASED ON ZONING BY-LAW No. 05-200)	5	
TOTAL REQUIRED	244 RESIDENTIAL BICYCLE SPACES (239 RESIDENCE (LONG-TERM) + 5 VISITORS (SHORT-TERM))	
COMM. (LONG-TERM) BICYCLE PARKING (BASED ON ZONING BY-LAW No. 05-200)	0 for < 450sm, 2 per unit for area of 450-1000 sm, 5 per unit for area between 1001-10000sm	PROVIDED: 13 COMM. BICYCLE SPACES • 8 OCCUPANTS (LONG-TERM) • 5 VISITORS (SHORT-TERM)
COMM. VIS. (SHORT-TERM) BICYCLE PARKING (BASED ON ZONING BY-LAW No. 05-200)	10 for commercial entertainment, 5 for other commercial use. No visitor bike space for office, personal services, restaurant or retail use less than 450sm.	
TOTAL REQUIRED	0 COMMERCIAL BICYCLE SPACES (0 OCCUPANTS (LONG-TERM) + 0 VISITORS (SHORT-TERM))	
AMENITY SPACE	4 SM per unit Note: For every 0.5 SM of green roof area provided the required Amenity area may be reduced by 1.0 SM	PROVIDED: EXTERIOR AMENITY = 1,015 sm INTERIOR AMENITY = 494 sm PRIVATE TERRACE = 912 sm PRIVATE BALCONY = 989 sm TOTAL = 3,410 sm
TOTAL REQUIRED	4 X 477 = 1908	
PARKING SIZE (BASED ON SITE SPECIFIC ZONING)	REQUIRED:	PROVIDED:
2.8 m X 5.8 m	62	56 (INCLUDING 4 EVSE)
2.6 m X 5.8 m	93	68 (INCLUDING 11 EVSE)
2.6 m X 5.5 m	36	32 (INCLUDING 21 EVSE)
2.8 m X 5.5 m	13	9 (INCLUDING 2 EVSE)
4.6 m X 5.8 m (B.F.)	3	3 (INCLUDING 2 EVSE)
4.6 m X 5.5 m (B.F.)	3	3 (INCLUDING 2 EVSE)
2.6 m X 5.5 m (CAR SHARE)	4	0 AT GRADE (INCLUDING 0 EVSE)
LOCKERS	N / A	226 (ABOVE GRADE)

LEVELS	# OF FL	AMENITY								UNITS/FL				UNITS/BLD.			
		INTERIOR		EXTERIOR		PRIVATE TERRACE	PRIVATE BALCONY	1 BED (410 sf - 510 sf)	1 BED+DEN (500 sf - 600 sf)	2 BED (625 sf - 725 sf)	TOTAL UNITS/FL	1 BED (410 sf - 510 sf)	1 BED+DEN (500 sf - 600 sf)	2 BED (625 sf - 725 sf)	TOTAL UNITS/BLD.		
		(sf)	(sm)	(sf)	(sm)	(sf)	(sm)	(sf)	(sm)								
P1	1																
GROUND LEVEL	1	3,110.77	289.00	0.00	0.00												
LEVEL 2	1																
LEVEL 3	1																
LEVEL 4	1																
LEVEL 5	1	387.50	36.00	2,152.78	200.00	5,539.00	514.59	453.00	42.09	18	9	6	33	18	9	6	33
LEVEL 6	1							2,503.00	232.54	17	8	8	33	17	8	8	33
LEVEL 7 & 9	2							2,503.00	232.54	18	8	34	36	16	16	16	68
LEVEL 8	1							2,503.00	232.54	18	8	34	18	8	8	8	34
LEVEL 10	1					2,111.44	196.16	977.00	90.77	16	11	4	31	16	11	4	31
LEVEL 11	1							2,423.00	225.10	16	11	4	31	16	11	4	31
LEVEL 12 (SPACER)	1	1,819.10	169.00	8,773.00	815.04	2,164.00	201.04	444.00	41.25	3	4	2	9	3	4	2	9
LEVEL 13-29	17							1,345	124.92	3	8	3	14	51	136	51	238
LEVEL MECH	1																
TOTAL		5,317	494	10,926	1,015	9,814	912	10,648	989	109	67	43	219	175	203	99	477
TOTAL EXCLUDING LEVELS 2 TO 4		TOTAL AMENITY (SM)		3,410				%				36.69	42.56	20.75			
						CLIENT TARGET				40%	40%	20%					

BARRIER FREE UNITS		
	1BED/1BED+DEN	2B/2B+DEN
TOTAL REQUIRED B.F UNITS (WITH 15%)	55	18
TOTAL PROVIDED B.F UNITS	62	22

No.	Revisions	Date
8	ISSUED FOR C O A	27 AUG. 2024
7	RESUBMITTED FOR SPA	28 AUG. 2023
6	RESUBMITTED FOR SPA	14 JULY 2023
5	RESUBMITTED FOR SPA	30 NOVEMBER 2022
4	RESUBMITTED FOR SPA	20 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	RESUBMITTED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



Drawn: ST
Scale:
Checked: BL
Date: 27 AUG. 2024

Title:
STATISTICS & ZONING REQUIREMENTS

Project No.: 20-199
Drawing No.: **A100**



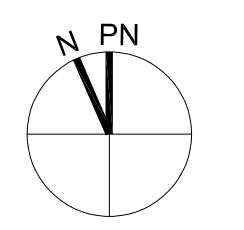
No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	REISSUED FOR SPA	28 AUG. 2023
6	REISSUED FOR SPA	14 JULY 2023
5	REISSUED FOR SPA	30 NOVEMBER 2022
4	REISSUED FOR SPA	28 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	REISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

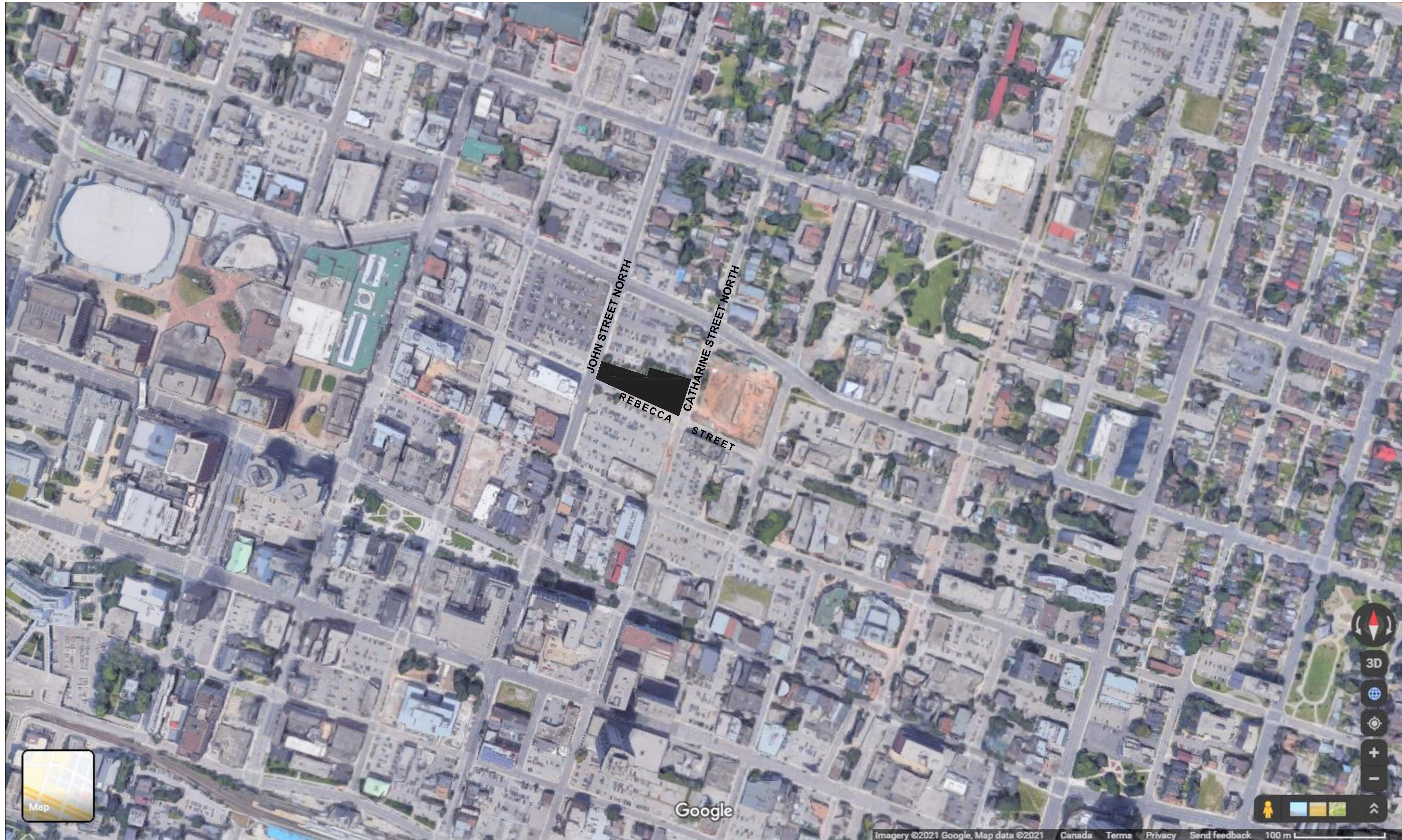
COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P6
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091



Drawn ST	Scale
Checked BL	Date 27 AUG. 2024
Title SURVEY	

PROJECT SITE



8	ISSUED FOR C/A	27 AUG. 2024
7	REISSUED FOR SPA	28 AUG. 2023
6	REISSUED FOR SPA	14 JULY 2023
5	REISSUED FOR SPA	30 NOVEMBER 2022
4	REISSUED FOR SPA	28 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	REISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

No. Revisions Date
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P6
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091



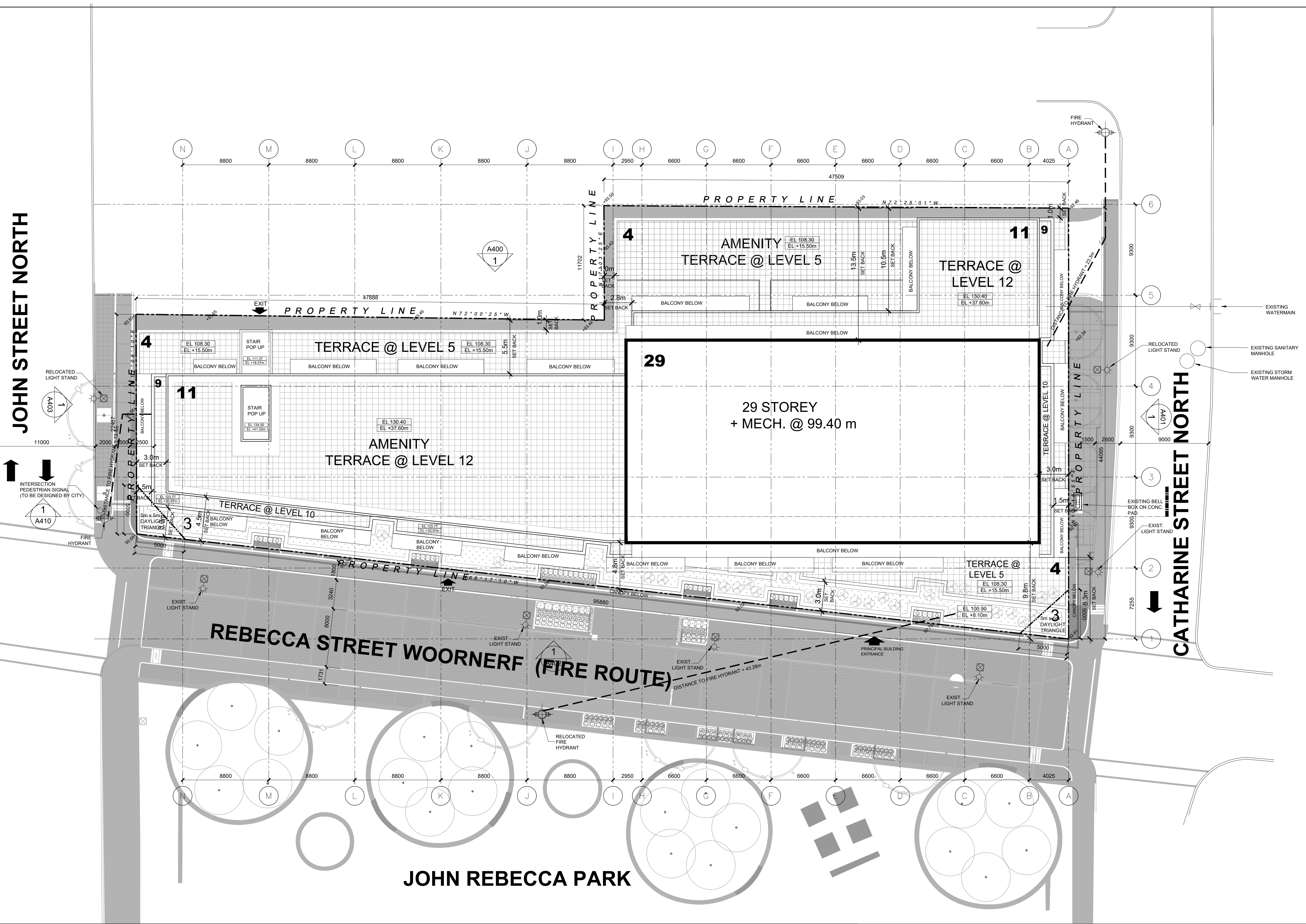
Drawn ST	Scale
Checked BL	Date 27 AUG. 2024

Title
CONTEXT PLAN

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 AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUT SIGNS AND 3-WAY FIRE HYDRANT 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 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m 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
 - ROAD CUT PERMIT
 - APPROACH APPROVAL PERMIT
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMIT
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE GEOMATICS AND CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: 15.0 METER BY 5.0 METER VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET. WITHOUT SETTING PRECEDENT, TRANSPORTATION PLANNING MAY ACCEPT REDUCED VISIBILITY TRIANGLE REQUIREMENTS ON THE NORTHERN SIDE OF THE PROPOSED DRIVEWAY ACCESS TO CATHARINE STREET NORTH PROVIDED THAT THE VISIBILITY TRIANGLE IS DIMENSIONED ON THE SITE PLAN ACCORDINGLY AND FREE OF OBSTRUCTIONS AS REQUIRED.
- PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN BY-LAW No. 10-197.
- LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
- A MINIMUM 1.2 METER SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE, AND ANY POLE, UTILITY, FIRE HYDRANT, TREE SIGN, ETC. ANY COSTS FOR TRAFFIC SIGNS OR UTILITY RELOCATED ARE THE SOLE RESPONSIBILITY OF THE APPLICANT / OWNER. IT IS THE APPLICANT'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE DEPARTMENTS AHEAD OF TIME.
- THE OWNER IS ADVISED THAT IF THE PROPERTY IS REDEVELOPED IN THE FUTURE THEN A ROAD WIDENING OF APPROXIMATELY 3 METERS WILL BE REQUIRED FOR BARTON STREET EAST.
- THE WASTE LOADING AREA DOES NOT MEET THE CITY'S REQUIREMENTS FOR THE FOLLOWING REASONS:
 - THE WASTE LOADING AREA DOES NOT INCLUDE MEASUREMENTS AND MAY NOT BE LARGE ENOUGH TO ACCOMMODATE ALL WASTE CONTAINERS FOR THE BUILDING.
 - THE PROPOSED WASTE LOADING AREA REQUIRES A VERTICAL CLEARANCE OF 9.5 METERS.
 - THE LOADING AREA MUST PERMIT ONE OF THE FOLLOWING OPTIONS FOR WASTE COLLECTION VEHICLE(S):
 - ALLOWANCE FOR A MINIMUM 18 METER OF DISTANCE FOR THE HEAD-ON APPROACH OF THE WASTE COLLECTION VEHICLE(S);
 - A TURNAROUND AREA ALLOWING FOR A MAXIMUM THREE-POINT TURN OF NOT MORE THAN ONE TRUCK LENGTH;
 - AN AREA WHICH THE WASTE COLLECTION VEHICLE MAY DRIVE THROUGH IN A CONTINUOUS FORWARD MOTION;
 - THE SITE PLAN MUST INCLUDE A LOCATION ADJACENT TO THE ROAD FOR THE CURBSIDE COLLECTION OF RECYCLING CARTS AND ORGANIC WASTE CARTS WHICH MEETS THE SPACE REQUIREMENTS SET OUT IN THIS MEMORANDUM. THERE IS LIMITED SPACE ADJACENT TO THE BUILDING FOR THE COLLECTION OF RECYCLING CARTS AND GREEN CARTS.

JOHN STREET NORTH



CATHARINE STREET NORTH

REBECCA STREET WOERNER (FIRE ROUTE)

JOHN REBECCA PARK

8	ISSUED FOR C.O.P.A.	27 AUG. 2024
7	REVISION FOR SPA	25 OCT. 2023
6	REVISION FOR SPA	28 AUG. 2023
5	REVISION FOR SPA	14 JULY 2023
4	REVISION FOR SPA	30 NOVEMBER 2022
3	REVISION FOR SPA	22 JUNE 2022
2	ISSUED FOR 100% DD	29 APRIL 2022
1	REVISION FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P6
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

UNDERTAKING
 RE: 71 REBECCA STREET, HAMILTON FILE No. DA-21-091
 I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION.

- TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM.
- 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 _____.
- TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(b) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS.
- IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
- THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBERS OR FULL ADDRESSES 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.

- THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBERS TO EACH COMMERCIAL UNIT ENTRANCE, IN A MANNER THAT IS VISIBLE FROM THE STREET.
- THE OWNER ACKNOWLEDGES AND AGREES TO CONVEY ANY EASEMENT(S) AS DEEMED NECESSARY BY BELL CANADA TO SERVICE THIS NEW DEVELOPMENT. THE OWNER FURTHER AGREES AND ACKNOWLEDGES TO CONVEY SUCH EASEMENTS AT NO COST TO BELL CANADA. THE OWNER AGREES THAT SHOULD ANY CONFLICT ARISE WITH EXISTING BELL CANADA FACILITIES WHERE A CURRENT AND VALID EASEMENT EXISTS WITHIN THE SUBJECT AREA, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH FACILITIES OR EASEMENT AT THEIR OWN COST.
- THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR OF GROWTH MANAGEMENT AND CANADA POST:
 - INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:
 - THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX.
 - THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
 - THE OWNER FURTHER AGREES TO:
 - 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.
 - 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.
 - IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVICING DRAWINGS. SAID PADS TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE PLAN OF SUBDIVISION.
 - DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS.
 - MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.

- CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPOSITOR IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416.212.8888). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPOSITOR SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.212.7499).
- THE OWNER TO INCLUDE THE FOLLOWING WARNING CLAUSES ON TITLE AND IN ALL OFFERS OF PURCHASE AND SALE OR LEASE OF ALL RESIDENTIAL UNITS:
 - THIS DWELLING UNIT HAS BEEN DESIGNED WITH THE PROVISION FOR ADDING CENTRAL AIR CONDITIONING AT THE OCCUPANT'S DISCRETION. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT IN WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT.
 - PURCHASERS/TENANTS ARE ADVISED THAT DUE TO THE PROXIMITY OF THE GENERATORS AT ALECTRA UTILITIES AND HAMILTON POLICE INVESTIGATIVE SERVICES, NOISE FROM TESTING MAY AT TIMES BE AUDIBLE.

DATED THIS _____ DAY OF _____ 20__

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____

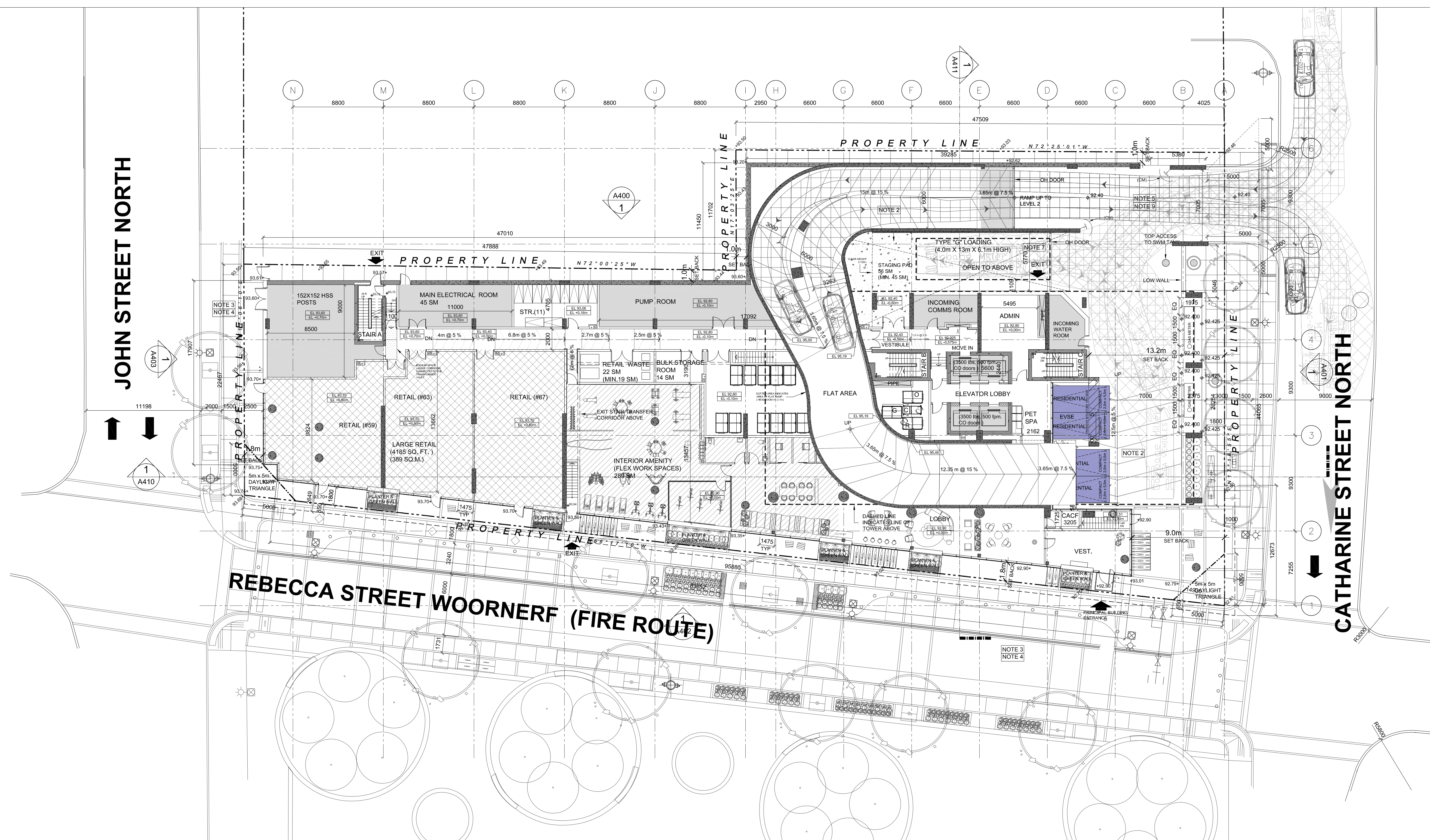
WITNESS (PRINT) _____ OWNER(S) (PRINT) _____

ADDRESS OF WITNESS _____

1
A100
SITE PLAN

71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091

Drawn ST Scale 1:200
 Checked BL Date 27 AUG. 2024
 Title SITE PLAN
 Project No. 20-199 Drawing No. **A103**



1 RAMP FROM GROUND TO SECOND PLAN
A104



2 RAMP FROM GROUND TO SECOND SECTION
A104

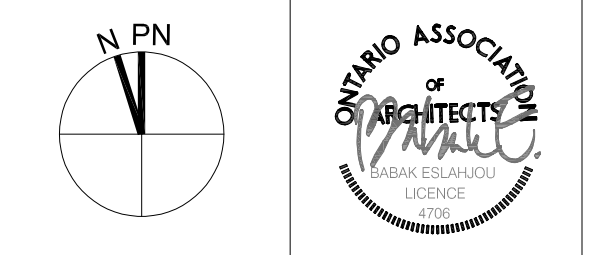
No.	Revisions	Date
9	ISSUED FOR C.O.P.	27 AUG. 2024
8	RESUBMITTED FOR SPA	25 OCT. 2023
7	RESUBMITTED FOR SPA	28 AUG. 2023
6	RESUBMITTED FOR SPA	14 MAY 2023
5	RESUBMITTED FOR SPA	30 NOVEMBER 2022
4	RESUBMITTED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	RESUBMITTED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P5
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



Drawn: ST
Scale: 1:200
Checked: BL
Date: 27 AUG. 2024
Title: RAMP FROM GROUND TO SECOND

JOHN STREET NORTH

CATHARINE STREET NORTH

REBECCA STREET WOORNERF (FIRE ROUTE)

AREA NOT INCLUDED IN GFA

COMPACT PARKING SIZES AS PER SITE SPECIFIC ZONING



- NOTES:
- NOTE 1: (RESERVED)
 - NOTE 2: ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS TAKEN FROM TRAFFIC REPORT REFER ALSO TO TRAFFIC REPORT
 - NOTE 3: REFER TO SITE SERVING AND GRADING PLAN FOR DETAILED GRADING
 - NOTE 4: REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATION MATERIALS AND DETAILS.
 - NOTE 5: ACCEPTABLE PAVEMENT MARKING AND SIGNING PLAN FOR ACCESS DRIVEWAY WILL BE PROVIDED WHICH INCLUDES NO PARKING SIGNING AND WARNING SIGNING INDICATING THE PRESENCE OF LARGE TRUCKS, AT NO COST TO THE CITY (REFER TO TRAFFIC REPORT)
 - NOTE 6: CURB AND SIDEWALK AT THE VEHICULAR ACCESS POINT BUILT AS PER CITY OF HAMILTON STANDARDS AND ANY EXISTING VEHICULAR ACCESS RAMP ON STREETS ADJACENT TO PROPERTY WILL BE ELIMINATED AND THE SIDEWALK AND CITY SIDEWALK WILL BE REVERTED TO CITY OF HAMILTON STANDARDS AND SPECIFICATIONS AT NO EXPENSE TO THE CITY.
 - NOTE 7: TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MOVE BINS FOR THE GARBAGE COLLECTION DRIVER AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING; AND CONSTRUCT THE TYPE 'C' LOADING SPACE, STAGING PAD, AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO. THE REQUIREMENTS OF THE BUILDING CODE (MELLONS ALLOWANCE FOR CITY OF HAMILTON BUILT UP WITH IMPACT FACTORS, WHEN THEY ARE TO BE BUILT AS SUPPORTING STRUCTURES) SHALL BE THE MINIMUM. ALL ACCESS DRIVEWAYS AND LANES THAT ARE TO BE SERVED BY THE COLLECTION VEHICLE WILL BE LEVEL (±0.1%), AT LEAST 4.5 METERS WIDE AND 4.5 METERS CLEAR AT ENTRANCE AND EXITS AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF OVERHEAD DOORS.
 - NOTE 8: RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED TO BE OPPOSITE DAYS FROM THOSE OF RESIDENTIAL COLLECTION DAYS. COMMERCIAL OFFICE BINS MUST BE CLEARLY LABELED.
 - NOTE 9: CONVEX MIRRORS TO BE INSTALLED WITHIN PARKING GARAGE AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC (TYPICAL)
 - NOTE 10: PARKING LEVELS UTILIZE TRUE COLOR REDUCTION LIGHTING (OR HSI) LIGHT FIXTURES WILL BE LOCATED OVER REAR THIRD OF PARKING SPACES, AND OVERALL MINIMUM LIGHT LEVELS WILL COMPLY WITH CODE.
 - NOTE 11: GARAGE TO BE EQUIPPED WITH SECURITY CAMERAS.
 - NOTE 12: AIR SHAFT WILL INCORPORATE SOUND ATTENUATION MEASURES OR SELECTION OF VENTILATION EQUIPMENT THAT RESULT IN THE SOUND LEVELS AT THE SENSITIVE POINTS OF RECEPTION THAT MEET THE CITY OF HAMILTON AND MINISTRY OF ENVIRONMENT AND CLIMATE CHANGES (MFC-3000) NOISE CRITERIA AT ALL TIMES OF THE DAY OR NIGHT. NOISE CONTROL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO DUCT BENDERS, SOUND LINING, BARRIERS OR THE SELECTION OF QUIETER MECHANICAL VENTILATION EQUIPMENT. GRILL TO BE GALV. STEEL.
 - NOTE 13: ALL ELEVATOR LOBBY, STAIR AND VESTIBULE DOORS TO HAVE MAXIMUM ALLOWABLE GLAZING AS PER OBC.

SIGNS:

8 SIGN: DENOTES "NO PARKING" AND DRIVEWAY SIGN

8	ISSUED FOR C&A	27 AUG. 2024
8	REISSUED FOR SPA	25 OCT. 2023
7	REISSUED FOR SPA	28 AUG. 2023
6	REISSUED FOR SPA	14 JUN. 2023
5	REISSUED FOR SPA	30 NOVEMBER 2022
4	REISSUED FOR SPA	12 JUNE 2022
3	ISSUED FOR 100% DD	22 APRIL 2022
2	REISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

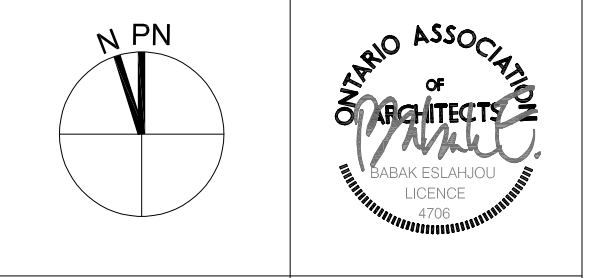
No. Revisions Date

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P6
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091

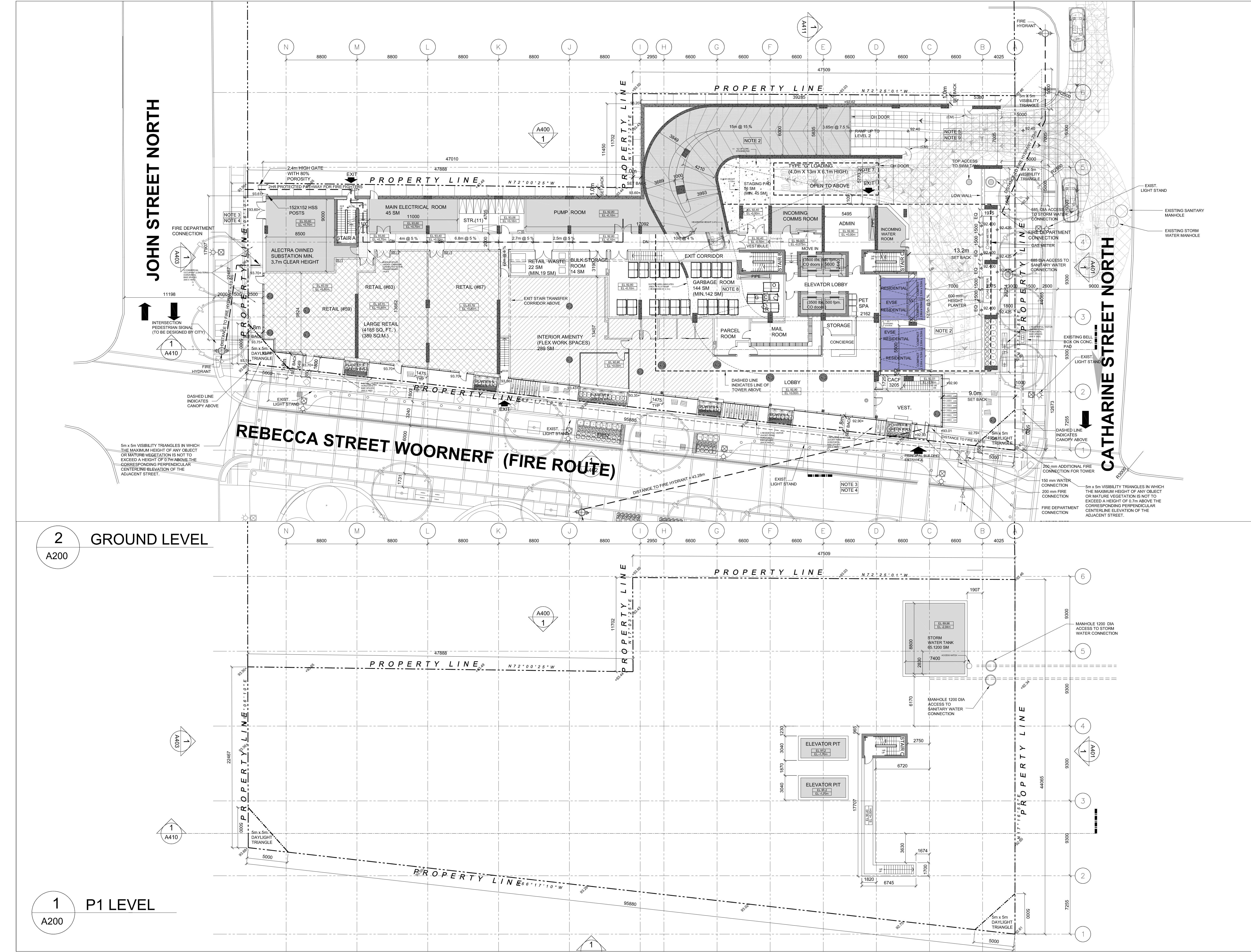


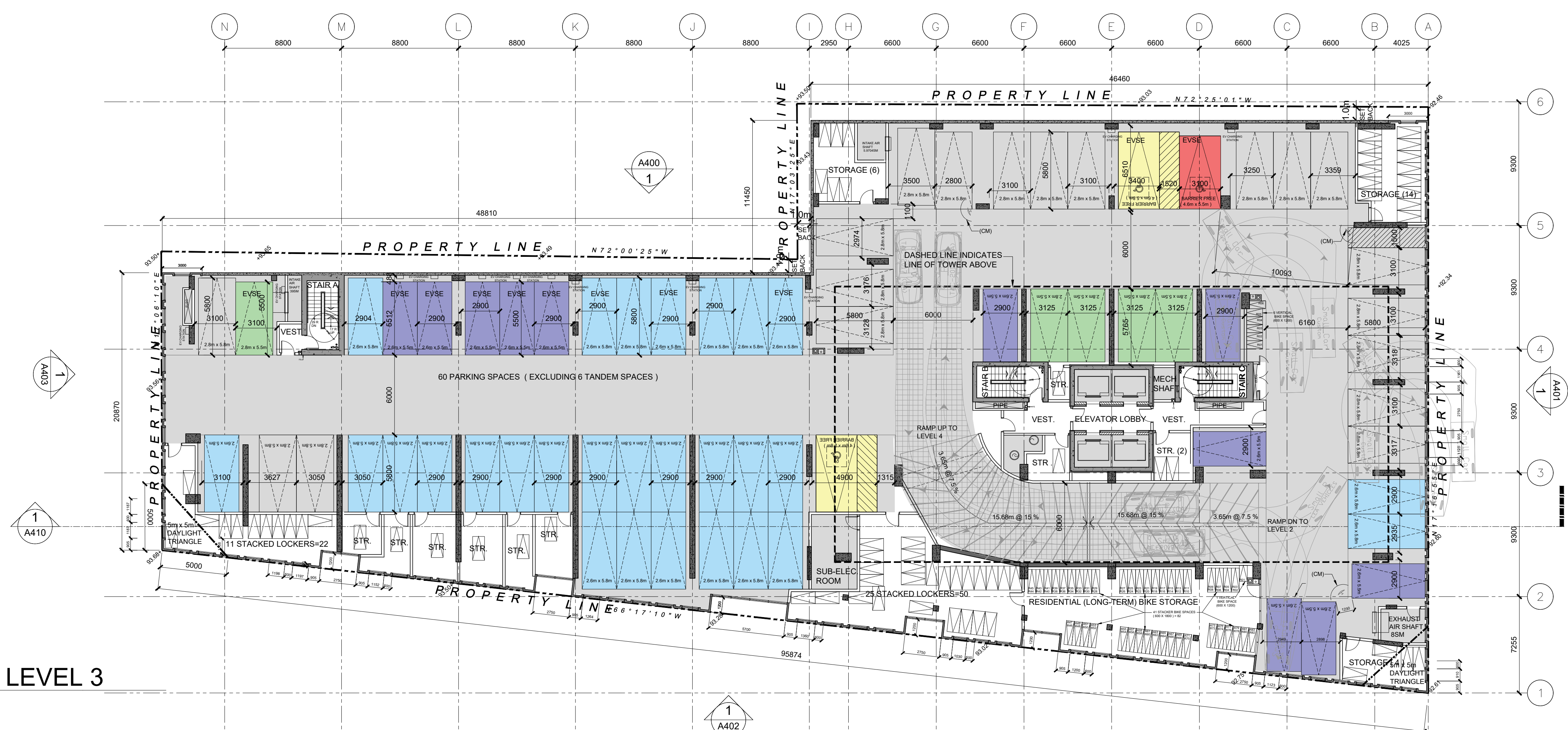
Drawn: ST Scale: 1:200
 Checked: BL Date: 27 AUG. 2024
 Title: P1 & GROUND LEVELS

Project No: 20-199 Drawing No: A200

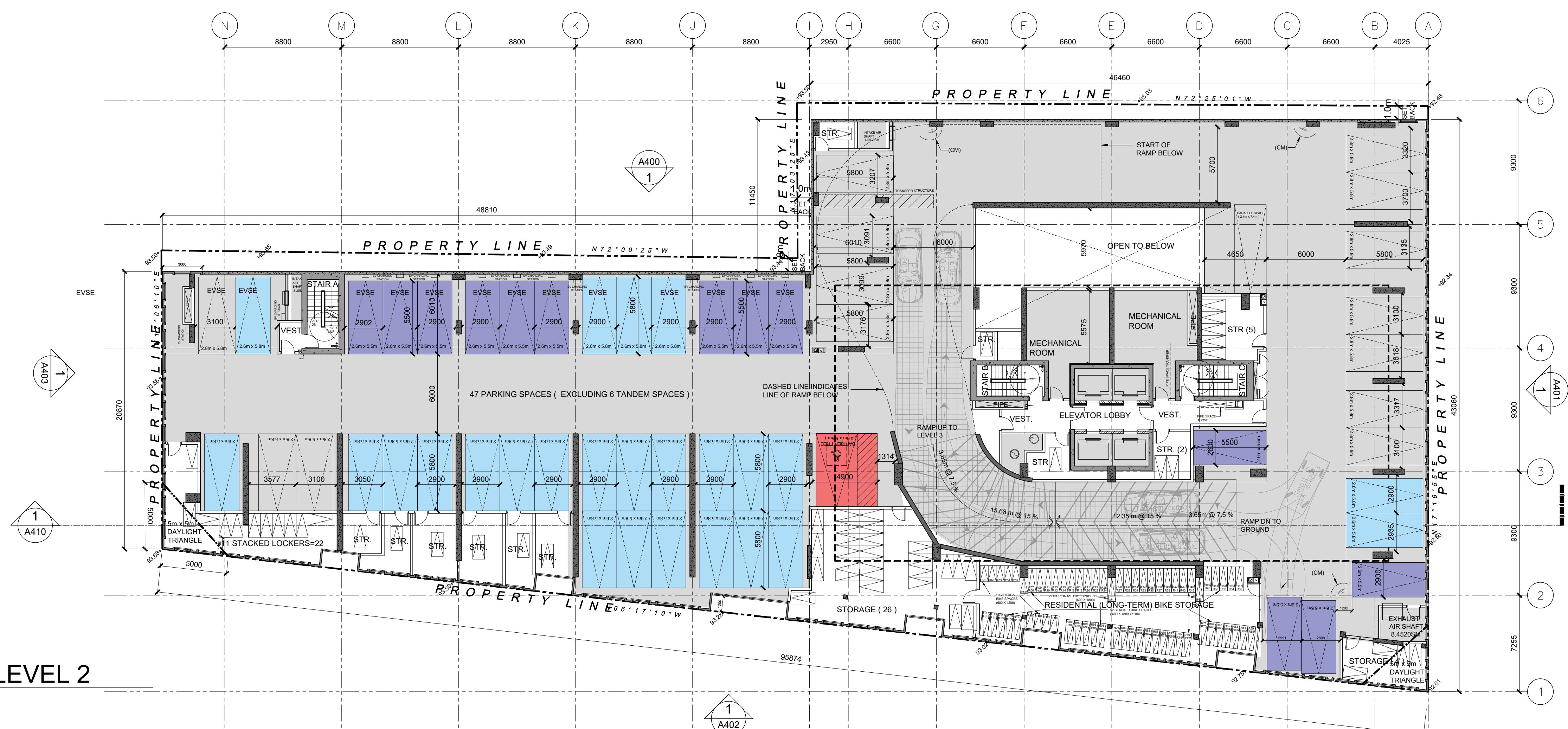
2 GROUND LEVEL A200

1 P1 LEVEL A200





2 LEVEL 3
A201



1 LEVEL 2
A201

AREA NOT INCLUDED IN GFA

PARKING SIZES AS PER SITE SPECIFIC ZONING

2.9m x 5.8m

2.9m x 5.5m

2.6m x 5.5m

2.9m x 5.8m

4.6m x 5.8m

4.6m x 5.5m

8	ISSUED FOR C OF A	27 AUG. 2024
7	RESUBMITTED FOR SPA	28 AUG. 2023
6	RESUBMITTED FOR SPA	14 JULY 2023
5	RESUBMITTED FOR SPA	30 NOVEMBER 2022
4	RESUBMITTED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	RESUBMITTED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

No. Revisions Date

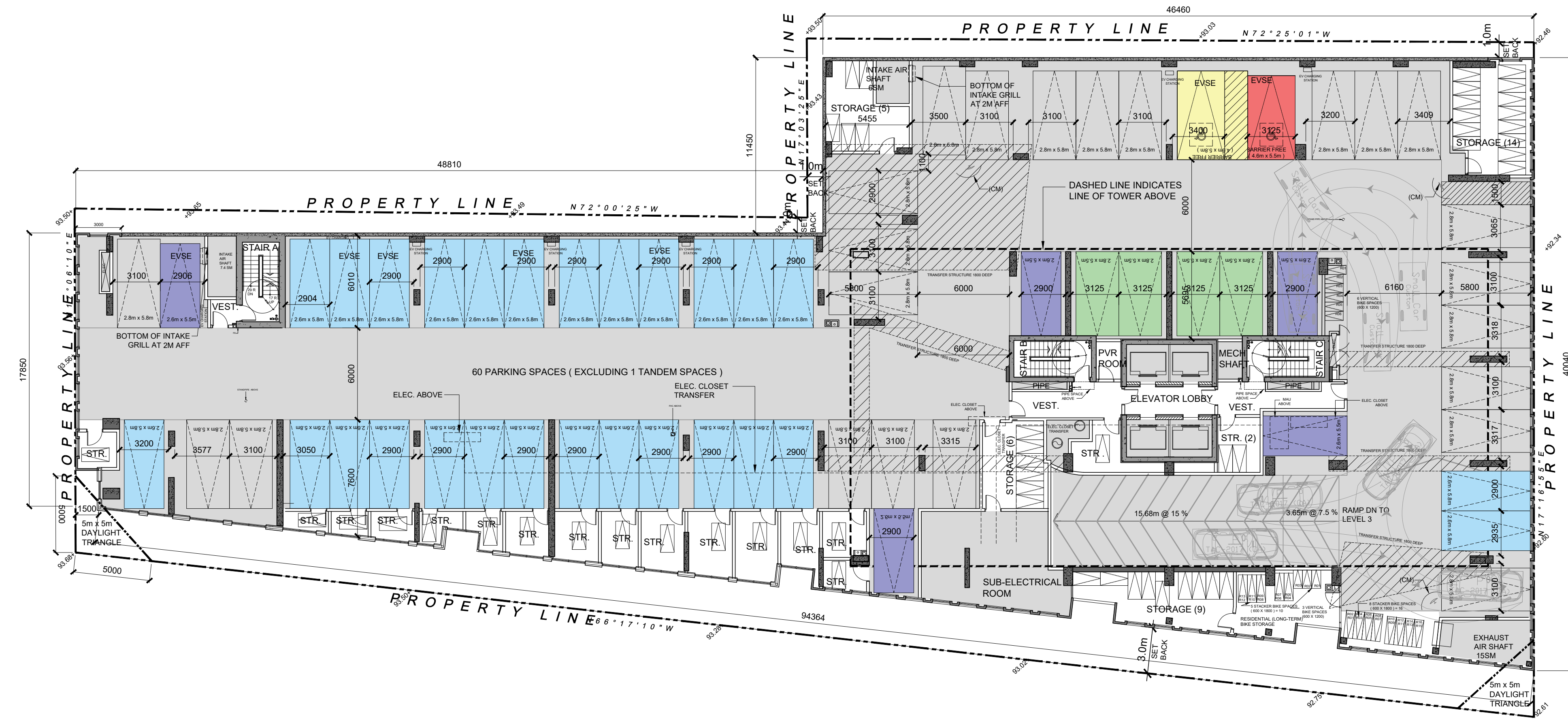
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P6
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

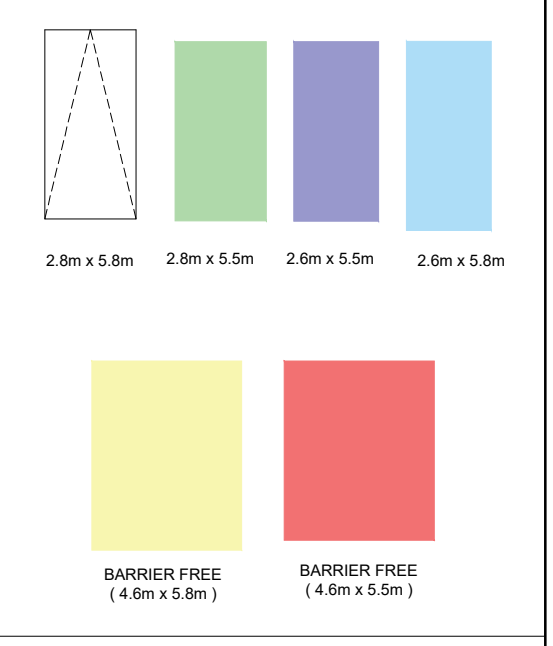
71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091

Drawn: ST Scale: 1:200
 Checked: BL Date: 27 AUG. 2024
 Title: LEVEL 2 & 3
 Project No.: 20-199 Drawing No.: A201



AREA NOT INCLUDED IN GFA

PARKING SIZES AS PER SITE SPECIFIC ZONING



1 LEVEL 4
A202

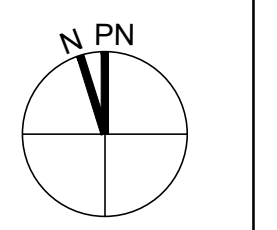
No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	ISSUED FOR SPA	28 AUG. 2023
6	ISSUED FOR SPA	14 JULY 2023
5	ISSUED FOR SPA	30 NOVEMBER 2022
4	ISSUED FOR SPA	20 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	ISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

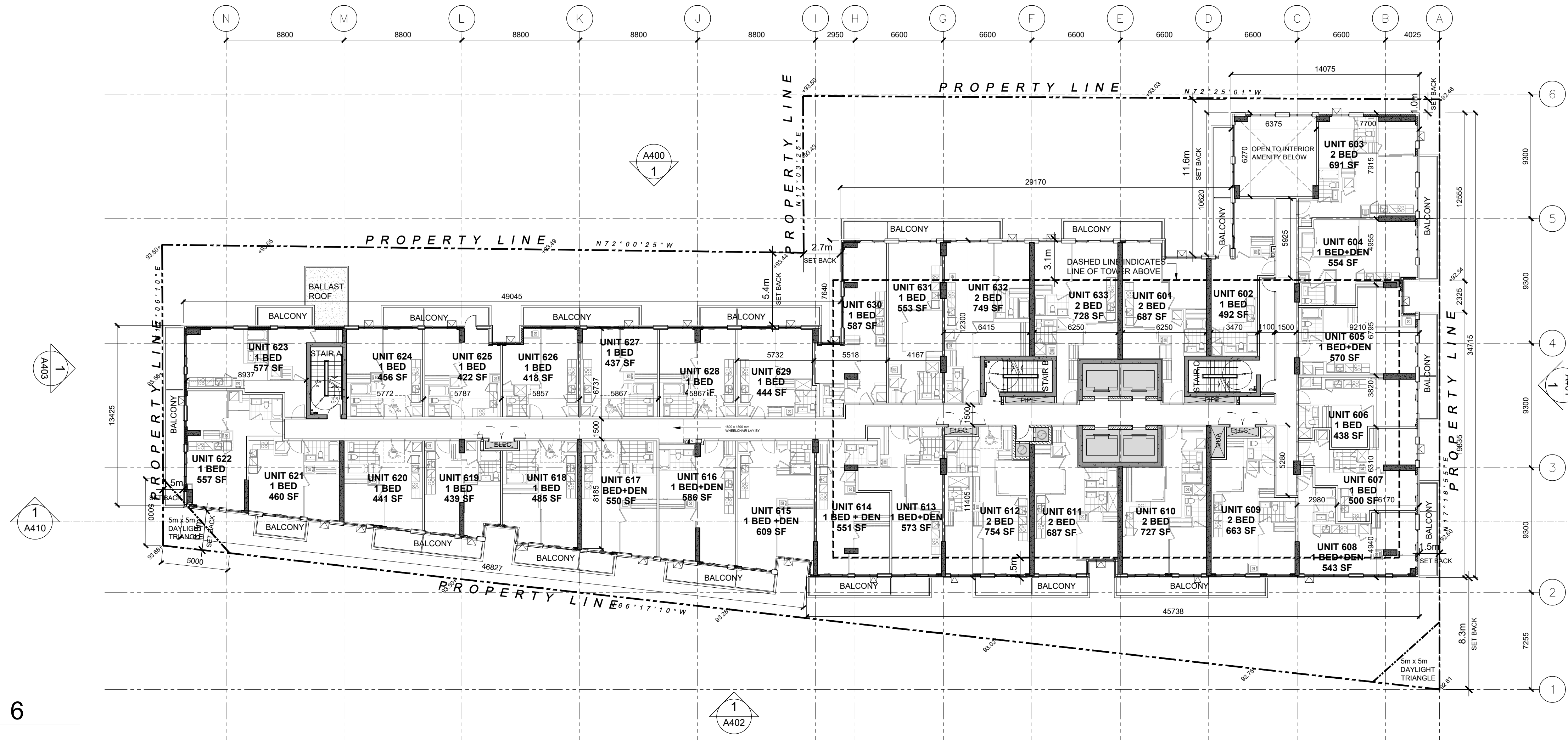
71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



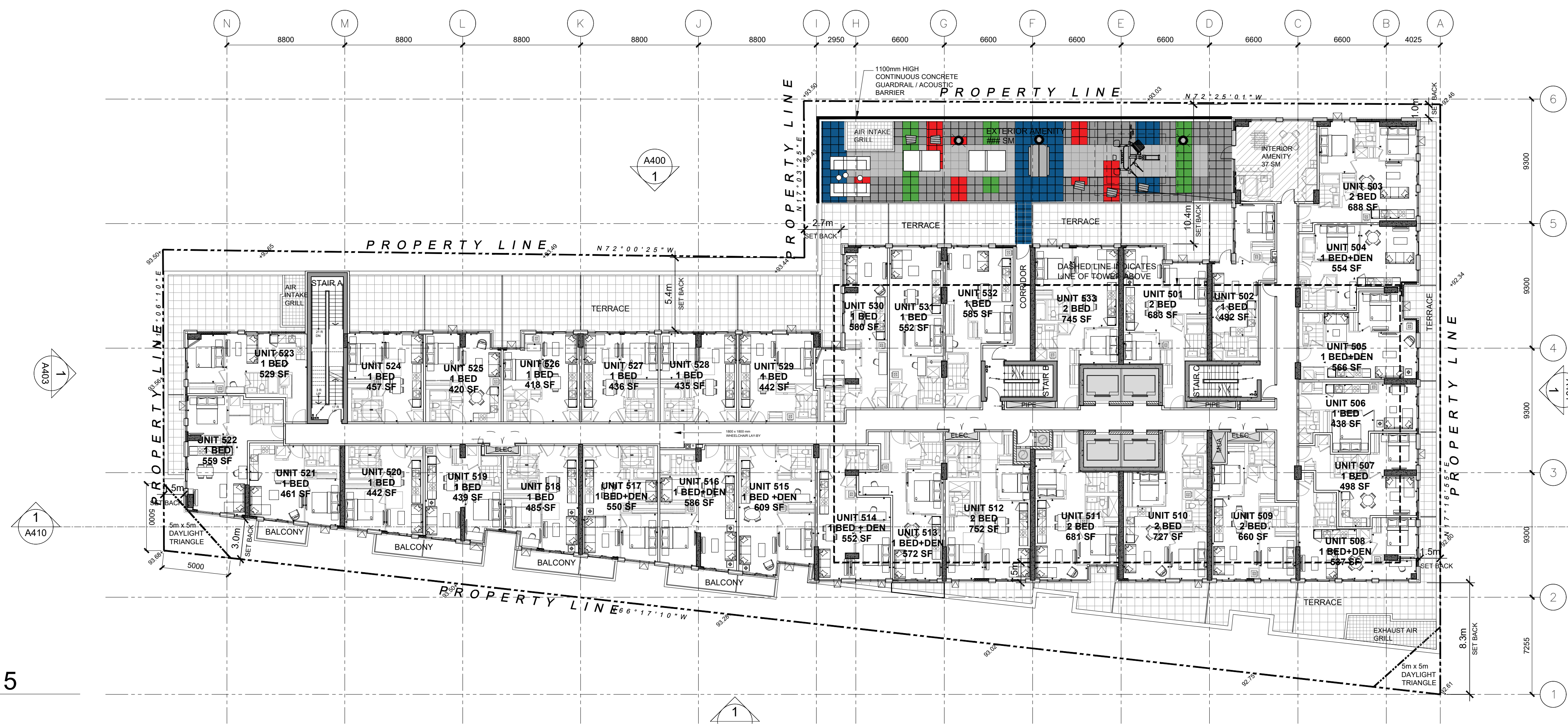
Drawn ST	Scale 1:200
Checked BL	Date 27 AUG. 2024

Title
LEVEL 4

AREA NOT INCLUDED IN GFA



2 LEVEL 6
A203



1 LEVEL 5
A203

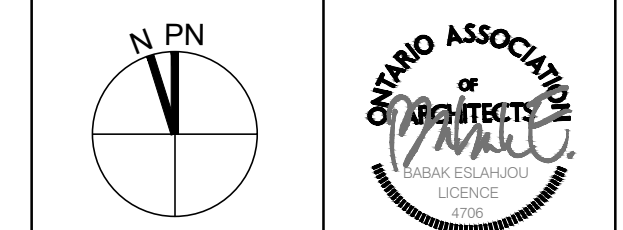
No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	ISSUED FOR SPA	28 AUG. 2023
6	ISSUED FOR SPA	14 JULY 2023
5	ISSUED FOR SPA	30 NOVEMBER 2022
4	ISSUED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	ISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

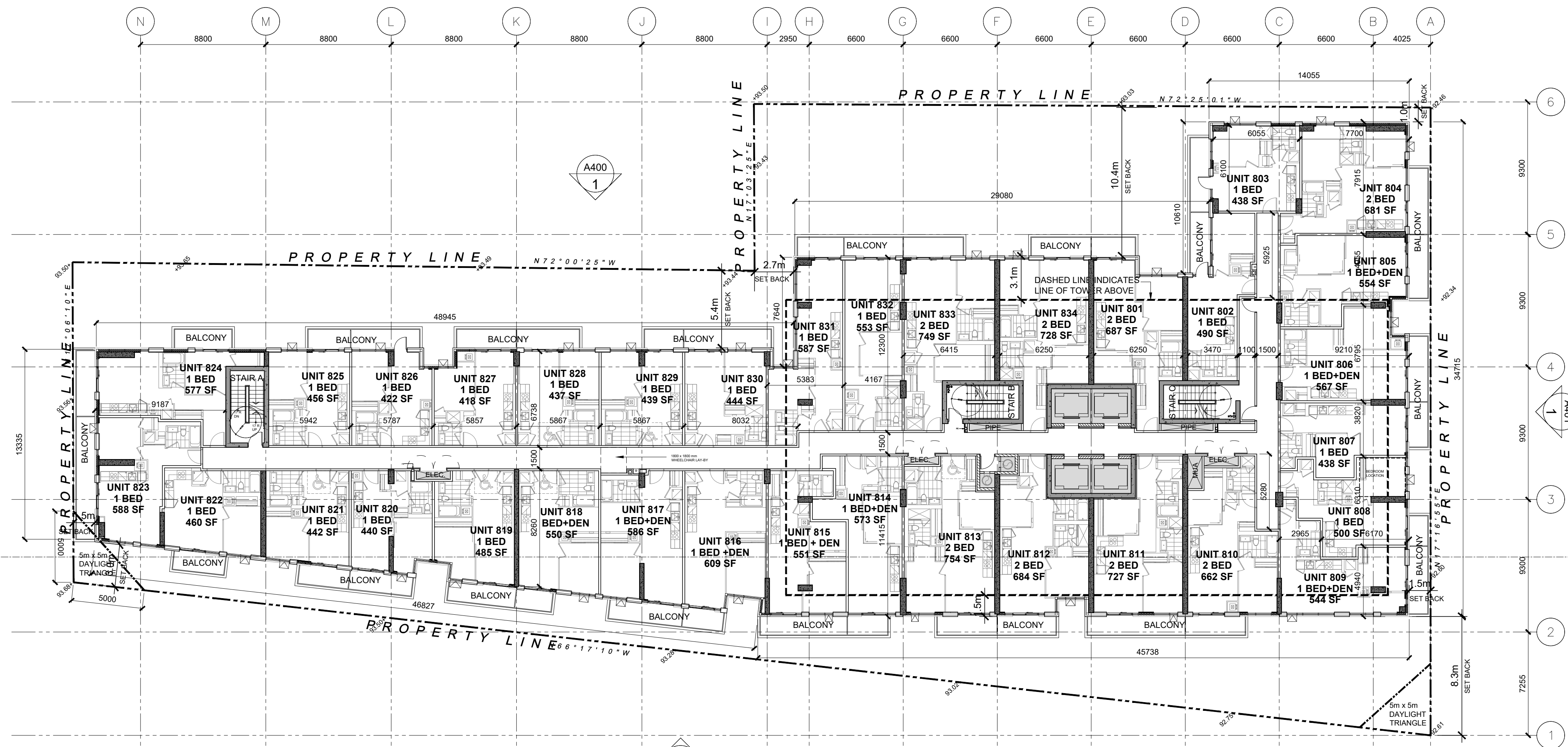
COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091

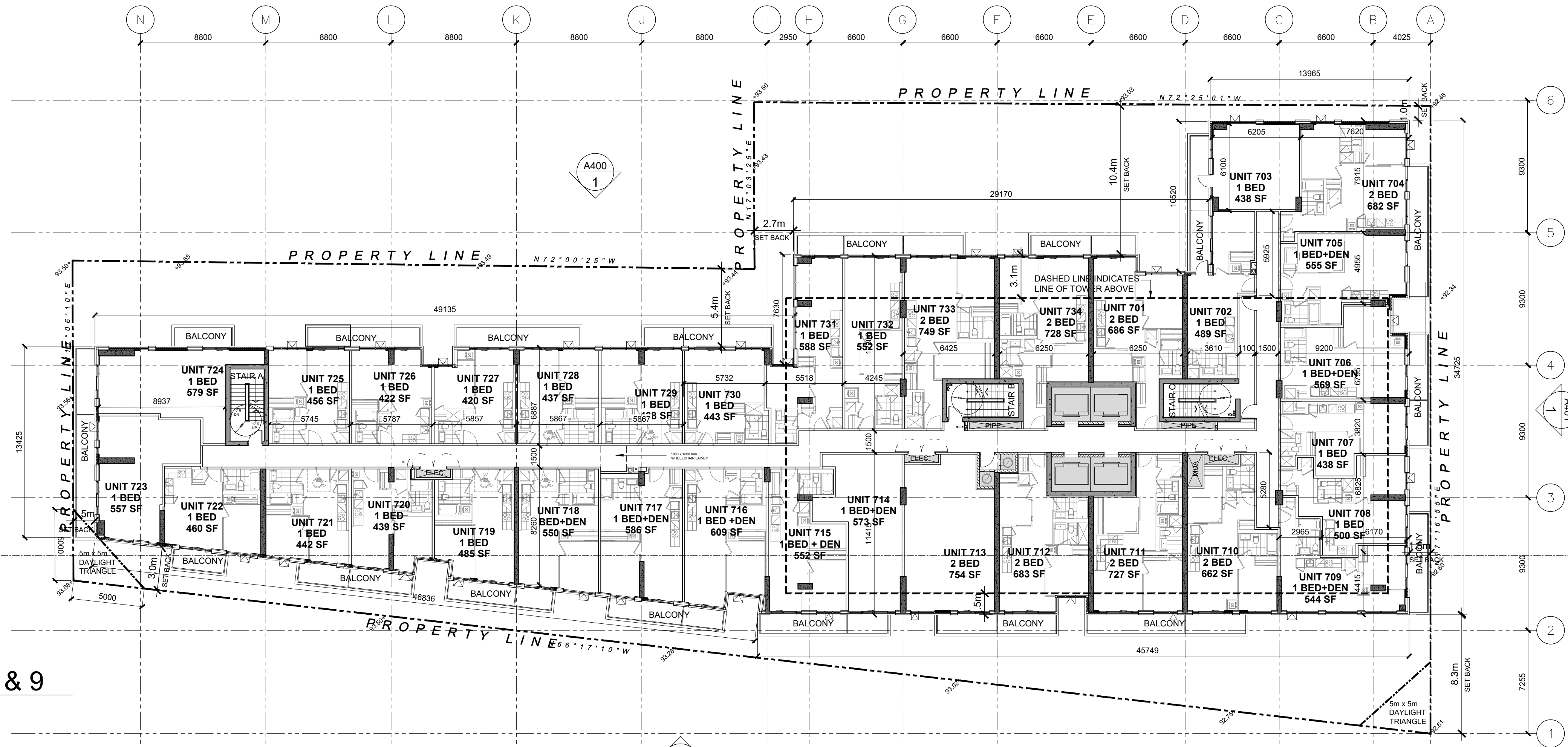


Drawn ST	Scale 1:200
Checked BL	Date 27 AUG. 2024
Title LEVELS 5 & 6	

AREA NOT INCLUDED IN GFA



2 LEVEL 8
A204



1 LEVEL 7 & 9
A204

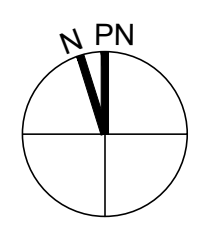
No.	Revisions	Date
8	ISSUED FOR C O F A	27 AUG 2024
7	REVISED FOR SPA	28 AUG 2023
6	REVISED FOR SPA	14 JULY 2023
5	REVISED FOR SPA	30 NOVEMBER 2022
4	REVISED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	REVISED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091

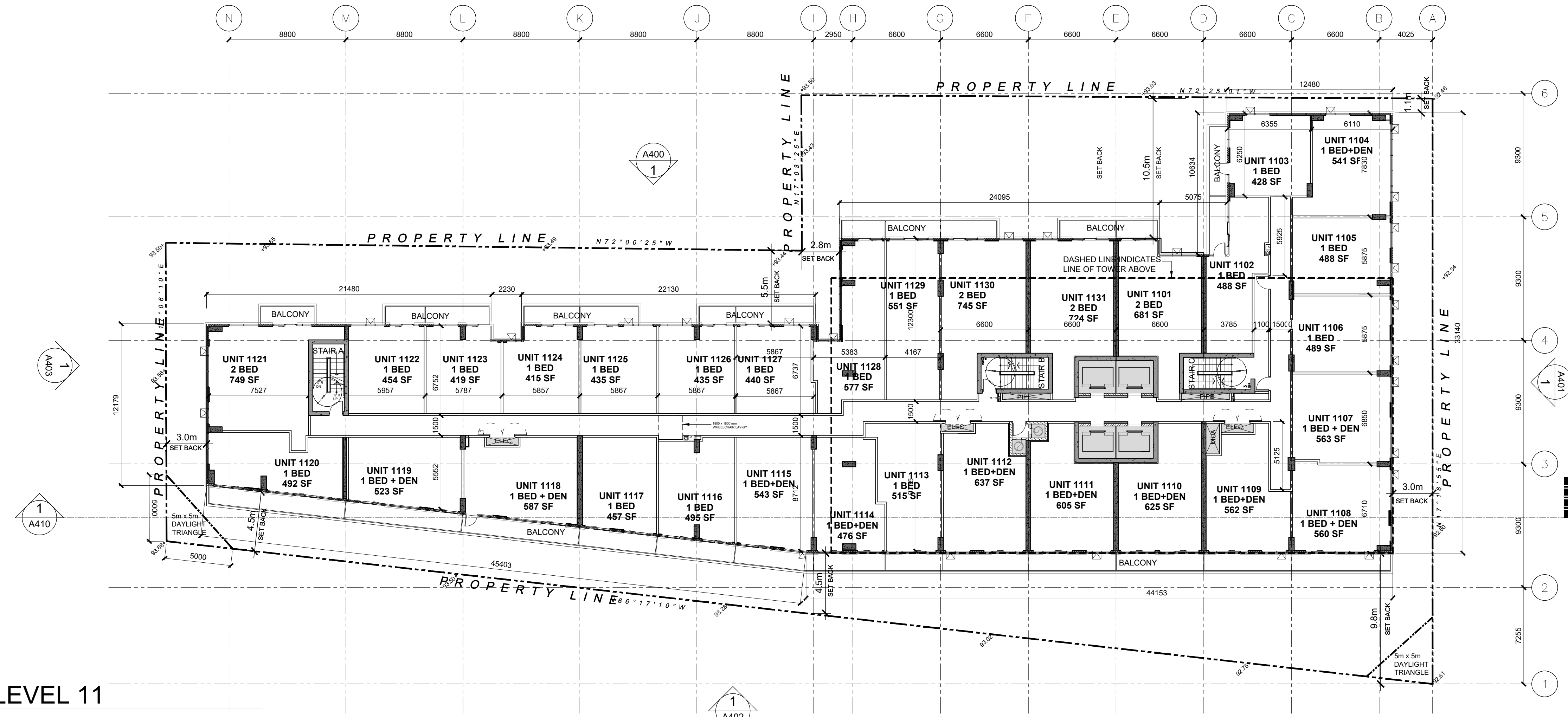


Drawn: ST Scale: 1:200
Checked: BL Date: 27 AUG 2024

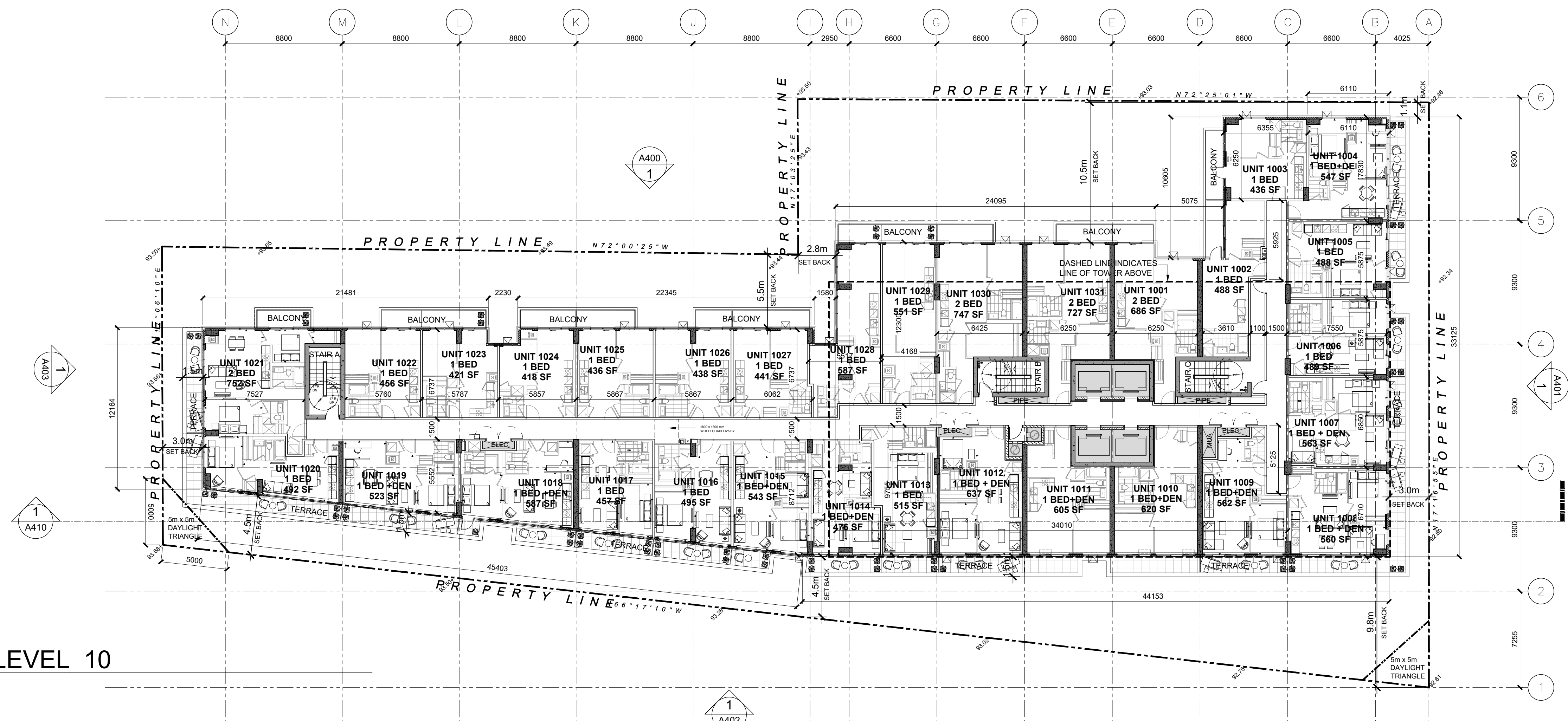
Title: LEVELS 7 & 9 AND LEVEL 8

Project No. 20-199 Drawing No. A204

AREA NOT INCLUDED IN GFA



2 LEVEL 11
A205

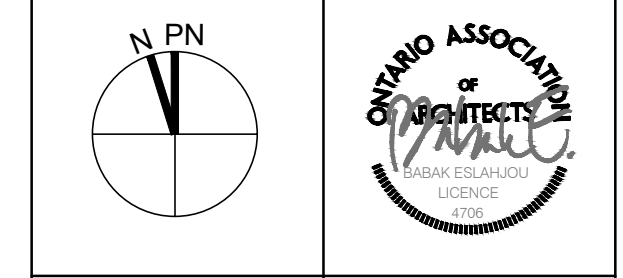


1 LEVEL 10
A205

8	ISSUED FOR C OF A	27 AUG. 2024
7	REISSUED FOR SPA	28 AUG. 2023
6	REISSUED FOR SPA	14 JULY 2023
5	REISSUED FOR SPA	30 NOVEMBER 2022
4	REISSUED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DO	29 APRIL 2022
2	REISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021
No.	Revisions	Date

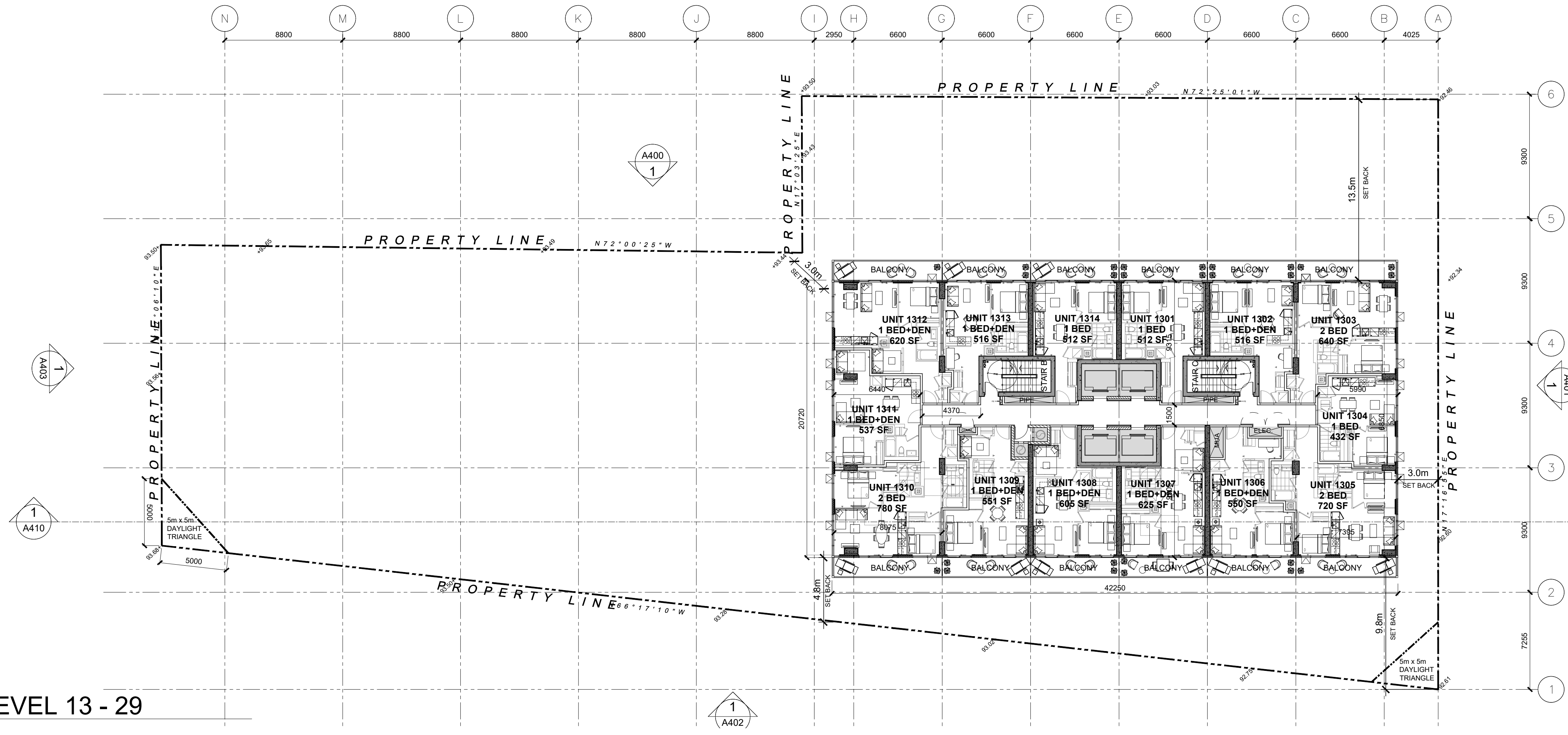
COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P8
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091

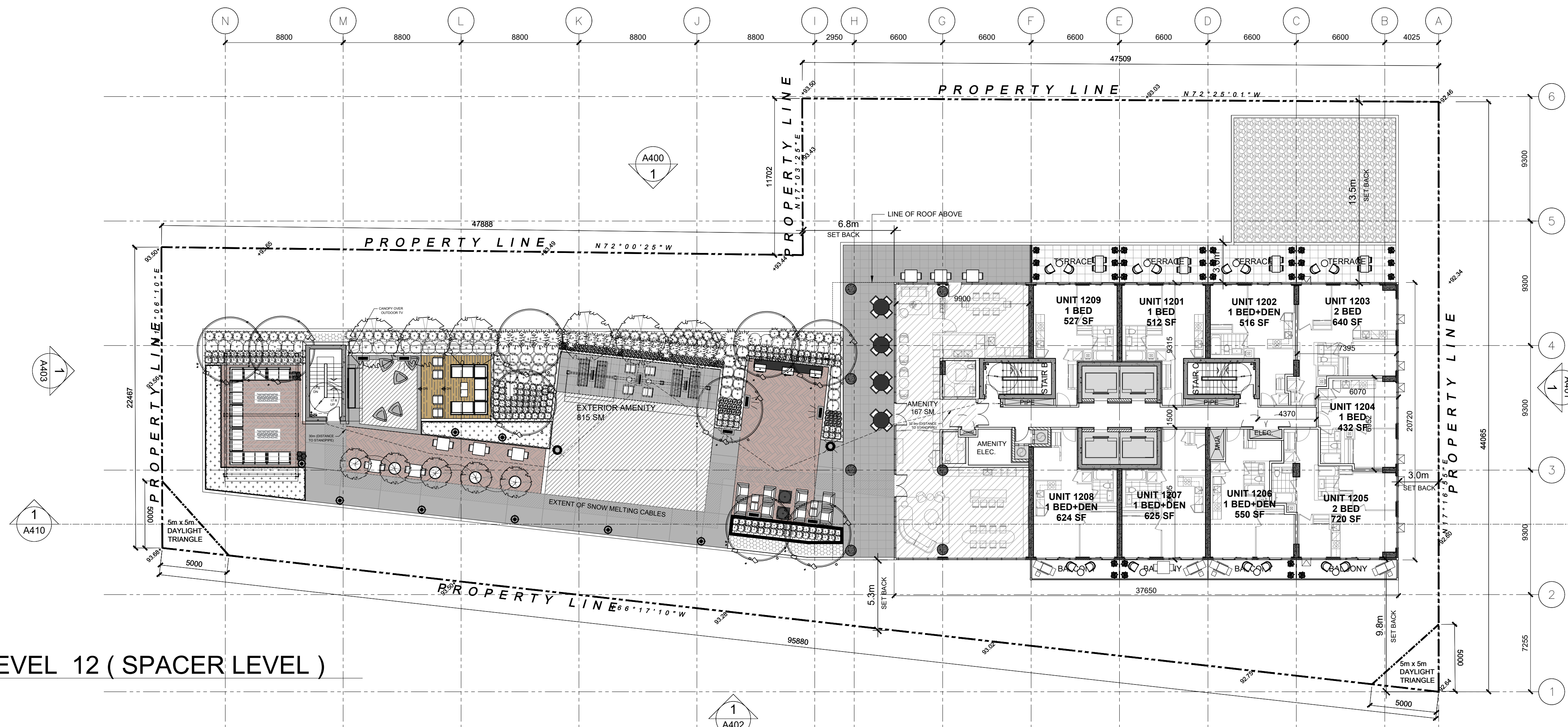


Drawn ST	Scale 1:200
Checked BL	Date 27 AUG. 2024
Title LEVELS 10 & 11	

AREA NOT INCLUDED IN GFA



2 LEVEL 13 - 29
A206



1 LEVEL 12 (SPACER LEVEL)
A206

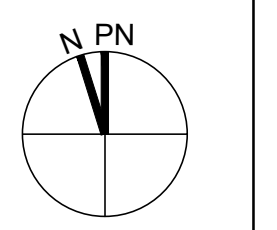
No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	REVISED FOR SPA	28 AUG. 2023
6	REVISED FOR SPA	14 JULY 2023
5	REVISED FOR SPA	30 NOVEMBER 2022
4	REVISED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	REVISED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

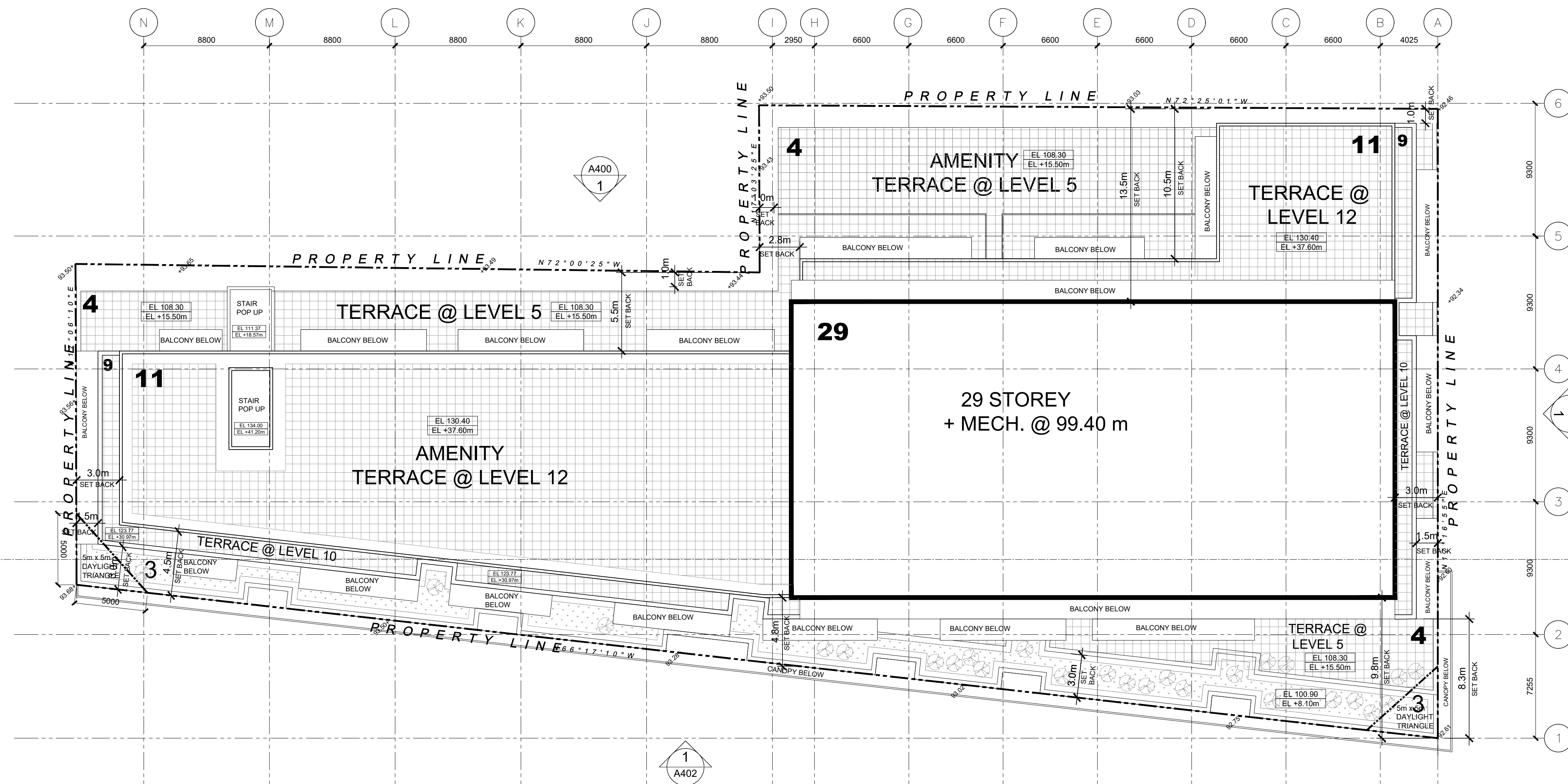
71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



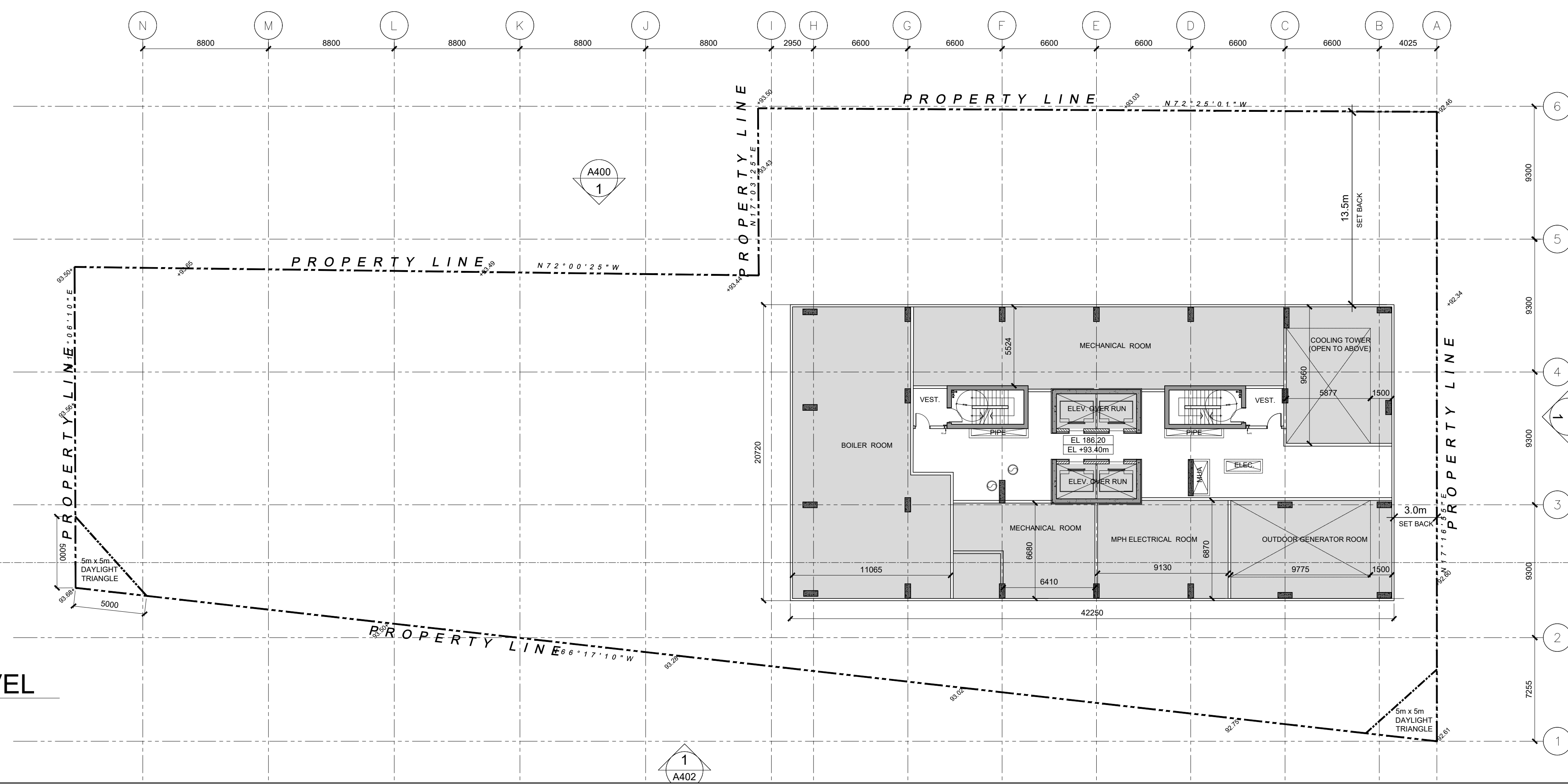
Drawn: ST Scale: 1:200
Checked: BL Date: 27 AUG. 2024

Title: LEVELS 12 (SPACER LEVEL) & LEVELS 13 - 29

Project No. 20-199 Drawing No. A206



2 ROOF PLAN
A207



1 MECHANICAL LEVEL
A207

AREA NOT INCLUDED IN GFA

No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	REISSUED FOR SPA	28 AUG. 2023
6	REISSUED FOR SPA	14 JULY 2023
5	REISSUED FOR SPA	30 NOVEMBER 2022
4	REISSUED FOR SPA	20 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	REISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

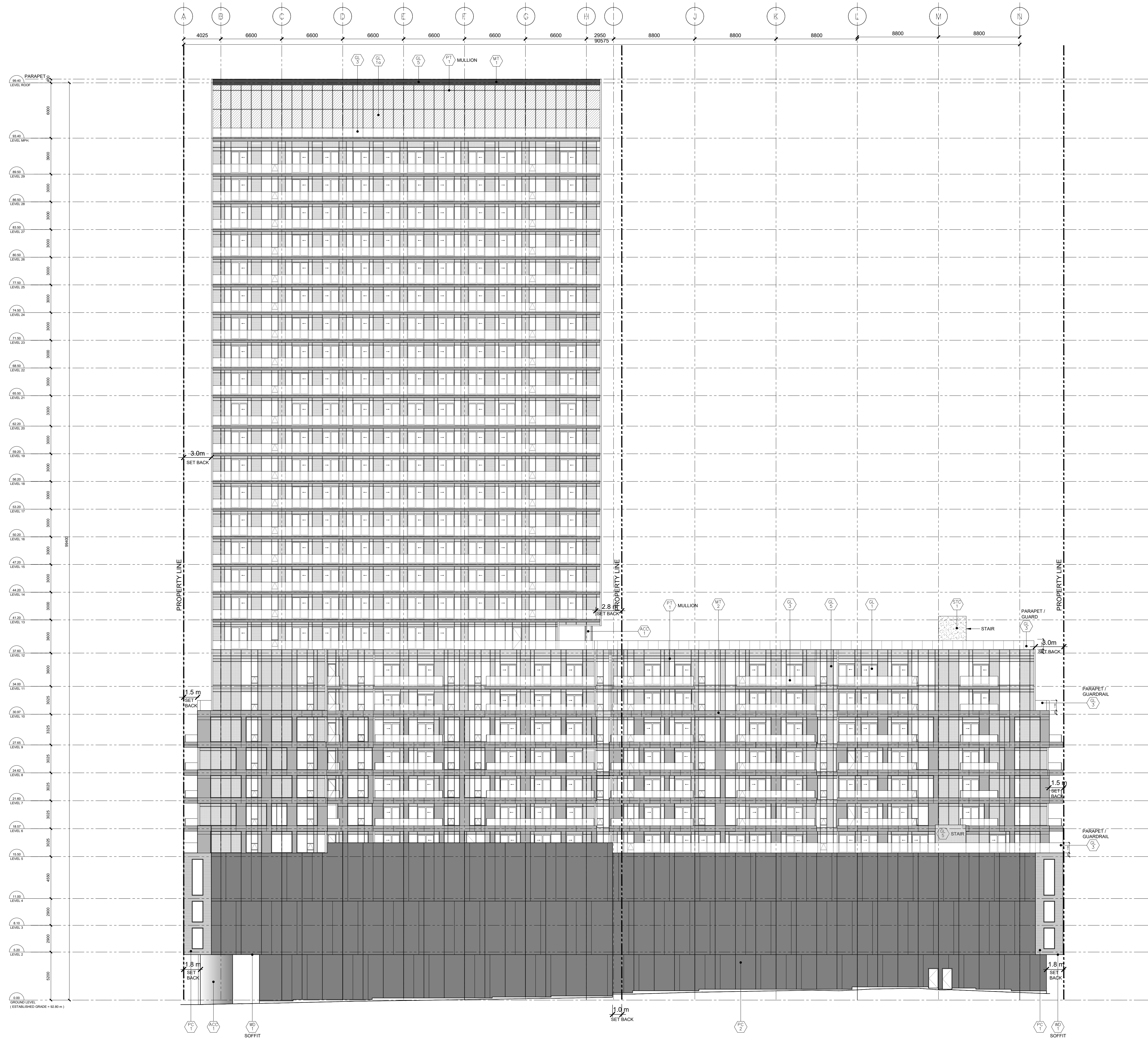
71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



Drawn: ST
Checked: BL
Title: MECHANICAL & ROOF LEVELS

Scale: 1:200
Date: 27 AUG. 2024

Project No: 20-199
Drawing No: A207



MATERIAL LEGEND

- GL 1 GLASS TYPE 1 (CLEAR, LOW-E)
- GL 2 GLASS TYPE 2 (PROTECTED, LOW-E)
- GL 3 GLASS TYPE 3 (CLEAR, LOW-E, TEMPERED)
- GL 4 GLASS TYPE 4 (CLEAR, BALCONY GLAZING)
- GL 5 GLASS TYPE 5 (BACK-PANED SPANDREL GLAZING 88% VISIBLE DEEP SILVER)
- PC 1 PRECAST CONCRETE WITH THIN BRICK RIBLAY (ENDCOTT MANGANESE FINISH/SPOT NORMAN PROFILE)
- PC 2 MASONRY PRECAST CONCRETE (DARK GREY)
- PT 1 PAINT TYPE 1 (CHARCOAL GREY)
- PT 2 PAINT TYPE 2 (CHARCOAL GREY)
- MT 1 METAL PANEL (CHARCOAL GREY)
- MT 2 METAL PANEL (CHARCOAL GREY)
- MT 3 TOP-HAT METAL PANEL (880126-70 SILV WHITE)
- MT 4 WIRE PLANTING SUPPORT
- MT 5 ARCHITECTURAL CONCRETE TYPE 1
- STC STUCCO (DARK GREY)
- WD WOOD APPEARANCE METAL PANEL
- LV LOUVER

NOTE:
SIGNAGE WILL COMPLY WITH ZONING REQUIREMENTS AND WILL BE APPLIED FOR AS A SEPARATE PERMIT WHERE REQUIRED

No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	ISSUED FOR SPA	28 AUG. 2023
6	ISSUED FOR SPA	14 JULY 2023
5	ISSUED FOR SPA	30 NOVEMBER 2022
4	ISSUED FOR SPA	20 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	ISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8B 1B6
SITE PLAN FILE NUMBER: DA-21-091



Drawn: ST Scale: 1:200
Checked: BL Date: 27 AUG. 2024

Title: NORTH ELEVATION

Project No. 20-199 Drawing No. A400



MATERIAL LEGEND

- GL 1 GLASS TYPE 1 (CLEAR, LOW E)
- GL 2 GLASS TYPE 2 (REFLECT, LOW E)
- GL 3 GLASS TYPE 3 (CLEAR, LOW E, THERMO)
- GL 4 GLASS TYPE 4 (CLEAR, LOW E, THERMO)
- GL 5 GLASS TYPE 5 (CLEAR, LOW E, THERMO)
- GL 6 GLASS TYPE 6 (CLEAR, LOW E, THERMO)
- GL 7 GLASS TYPE 7 (CLEAR, LOW E, THERMO)
- GL 8 GLASS TYPE 8 (CLEAR, LOW E, THERMO)
- GL 9 GLASS TYPE 9 (CLEAR, LOW E, THERMO)
- GL 10 GLASS TYPE 10 (CLEAR, LOW E, THERMO)
- GL 11 GLASS TYPE 11 (CLEAR, LOW E, THERMO)
- GL 12 GLASS TYPE 12 (CLEAR, LOW E, THERMO)
- GL 13 GLASS TYPE 13 (CLEAR, LOW E, THERMO)
- GL 14 GLASS TYPE 14 (CLEAR, LOW E, THERMO)
- GL 15 GLASS TYPE 15 (CLEAR, LOW E, THERMO)
- GL 16 GLASS TYPE 16 (CLEAR, LOW E, THERMO)
- GL 17 GLASS TYPE 17 (CLEAR, LOW E, THERMO)
- GL 18 GLASS TYPE 18 (CLEAR, LOW E, THERMO)
- GL 19 GLASS TYPE 19 (CLEAR, LOW E, THERMO)
- GL 20 GLASS TYPE 20 (CLEAR, LOW E, THERMO)
- GL 21 GLASS TYPE 21 (CLEAR, LOW E, THERMO)
- GL 22 GLASS TYPE 22 (CLEAR, LOW E, THERMO)
- GL 23 GLASS TYPE 23 (CLEAR, LOW E, THERMO)
- GL 24 GLASS TYPE 24 (CLEAR, LOW E, THERMO)
- GL 25 GLASS TYPE 25 (CLEAR, LOW E, THERMO)
- GL 26 GLASS TYPE 26 (CLEAR, LOW E, THERMO)
- GL 27 GLASS TYPE 27 (CLEAR, LOW E, THERMO)
- GL 28 GLASS TYPE 28 (CLEAR, LOW E, THERMO)
- GL 29 GLASS TYPE 29 (CLEAR, LOW E, THERMO)
- GL 30 GLASS TYPE 30 (CLEAR, LOW E, THERMO)
- GL 31 GLASS TYPE 31 (CLEAR, LOW E, THERMO)
- GL 32 GLASS TYPE 32 (CLEAR, LOW E, THERMO)
- GL 33 GLASS TYPE 33 (CLEAR, LOW E, THERMO)
- GL 34 GLASS TYPE 34 (CLEAR, LOW E, THERMO)
- GL 35 GLASS TYPE 35 (CLEAR, LOW E, THERMO)
- GL 36 GLASS TYPE 36 (CLEAR, LOW E, THERMO)
- GL 37 GLASS TYPE 37 (CLEAR, LOW E, THERMO)
- GL 38 GLASS TYPE 38 (CLEAR, LOW E, THERMO)
- GL 39 GLASS TYPE 39 (CLEAR, LOW E, THERMO)
- GL 40 GLASS TYPE 40 (CLEAR, LOW E, THERMO)
- GL 41 GLASS TYPE 41 (CLEAR, LOW E, THERMO)
- GL 42 GLASS TYPE 42 (CLEAR, LOW E, THERMO)
- GL 43 GLASS TYPE 43 (CLEAR, LOW E, THERMO)
- GL 44 GLASS TYPE 44 (CLEAR, LOW E, THERMO)
- GL 45 GLASS TYPE 45 (CLEAR, LOW E, THERMO)
- GL 46 GLASS TYPE 46 (CLEAR, LOW E, THERMO)
- GL 47 GLASS TYPE 47 (CLEAR, LOW E, THERMO)
- GL 48 GLASS TYPE 48 (CLEAR, LOW E, THERMO)
- GL 49 GLASS TYPE 49 (CLEAR, LOW E, THERMO)
- GL 50 GLASS TYPE 50 (CLEAR, LOW E, THERMO)
- GL 51 GLASS TYPE 51 (CLEAR, LOW E, THERMO)
- GL 52 GLASS TYPE 52 (CLEAR, LOW E, THERMO)
- GL 53 GLASS TYPE 53 (CLEAR, LOW E, THERMO)
- GL 54 GLASS TYPE 54 (CLEAR, LOW E, THERMO)
- GL 55 GLASS TYPE 55 (CLEAR, LOW E, THERMO)
- GL 56 GLASS TYPE 56 (CLEAR, LOW E, THERMO)
- GL 57 GLASS TYPE 57 (CLEAR, LOW E, THERMO)
- GL 58 GLASS TYPE 58 (CLEAR, LOW E, THERMO)
- GL 59 GLASS TYPE 59 (CLEAR, LOW E, THERMO)
- GL 60 GLASS TYPE 60 (CLEAR, LOW E, THERMO)
- GL 61 GLASS TYPE 61 (CLEAR, LOW E, THERMO)
- GL 62 GLASS TYPE 62 (CLEAR, LOW E, THERMO)
- GL 63 GLASS TYPE 63 (CLEAR, LOW E, THERMO)
- GL 64 GLASS TYPE 64 (CLEAR, LOW E, THERMO)
- GL 65 GLASS TYPE 65 (CLEAR, LOW E, THERMO)
- GL 66 GLASS TYPE 66 (CLEAR, LOW E, THERMO)
- GL 67 GLASS TYPE 67 (CLEAR, LOW E, THERMO)
- GL 68 GLASS TYPE 68 (CLEAR, LOW E, THERMO)
- GL 69 GLASS TYPE 69 (CLEAR, LOW E, THERMO)
- GL 70 GLASS TYPE 70 (CLEAR, LOW E, THERMO)
- GL 71 GLASS TYPE 71 (CLEAR, LOW E, THERMO)
- GL 72 GLASS TYPE 72 (CLEAR, LOW E, THERMO)
- GL 73 GLASS TYPE 73 (CLEAR, LOW E, THERMO)
- GL 74 GLASS TYPE 74 (CLEAR, LOW E, THERMO)
- GL 75 GLASS TYPE 75 (CLEAR, LOW E, THERMO)
- GL 76 GLASS TYPE 76 (CLEAR, LOW E, THERMO)
- GL 77 GLASS TYPE 77 (CLEAR, LOW E, THERMO)
- GL 78 GLASS TYPE 78 (CLEAR, LOW E, THERMO)
- GL 79 GLASS TYPE 79 (CLEAR, LOW E, THERMO)
- GL 80 GLASS TYPE 80 (CLEAR, LOW E, THERMO)
- GL 81 GLASS TYPE 81 (CLEAR, LOW E, THERMO)
- GL 82 GLASS TYPE 82 (CLEAR, LOW E, THERMO)
- GL 83 GLASS TYPE 83 (CLEAR, LOW E, THERMO)
- GL 84 GLASS TYPE 84 (CLEAR, LOW E, THERMO)
- GL 85 GLASS TYPE 85 (CLEAR, LOW E, THERMO)
- GL 86 GLASS TYPE 86 (CLEAR, LOW E, THERMO)
- GL 87 GLASS TYPE 87 (CLEAR, LOW E, THERMO)
- GL 88 GLASS TYPE 88 (CLEAR, LOW E, THERMO)
- GL 89 GLASS TYPE 89 (CLEAR, LOW E, THERMO)
- GL 90 GLASS TYPE 90 (CLEAR, LOW E, THERMO)
- GL 91 GLASS TYPE 91 (CLEAR, LOW E, THERMO)
- GL 92 GLASS TYPE 92 (CLEAR, LOW E, THERMO)
- GL 93 GLASS TYPE 93 (CLEAR, LOW E, THERMO)
- GL 94 GLASS TYPE 94 (CLEAR, LOW E, THERMO)
- GL 95 GLASS TYPE 95 (CLEAR, LOW E, THERMO)
- GL 96 GLASS TYPE 96 (CLEAR, LOW E, THERMO)
- GL 97 GLASS TYPE 97 (CLEAR, LOW E, THERMO)
- GL 98 GLASS TYPE 98 (CLEAR, LOW E, THERMO)
- GL 99 GLASS TYPE 99 (CLEAR, LOW E, THERMO)
- GL 100 GLASS TYPE 100 (CLEAR, LOW E, THERMO)

NOTE: SIGNAGE WILL COMPLY WITH ZONING REQUIREMENTS AND WILL BE APPLIED FOR AS A SEPARATE PERMIT WHERE REQUIRED

No.	Revisions	Date
1	ISSUED FOR SPA	27 AUG 2024
2	ISSUED FOR SPA	25 OCT 2023
3	ISSUED FOR SPA	28 AUG 2023
4	ISSUED FOR SPA	14 JULY 2023
5	ISSUED FOR SPA	30 NOVEMBER 2022
6	ISSUED FOR SPA	22 JUNE 2022
7	ISSUED FOR SPA	29 APRIL 2022
8	ISSUED FOR SPA	06 JANUARY 2022
9	ISSUED FOR SPA	27 MAY 2021

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

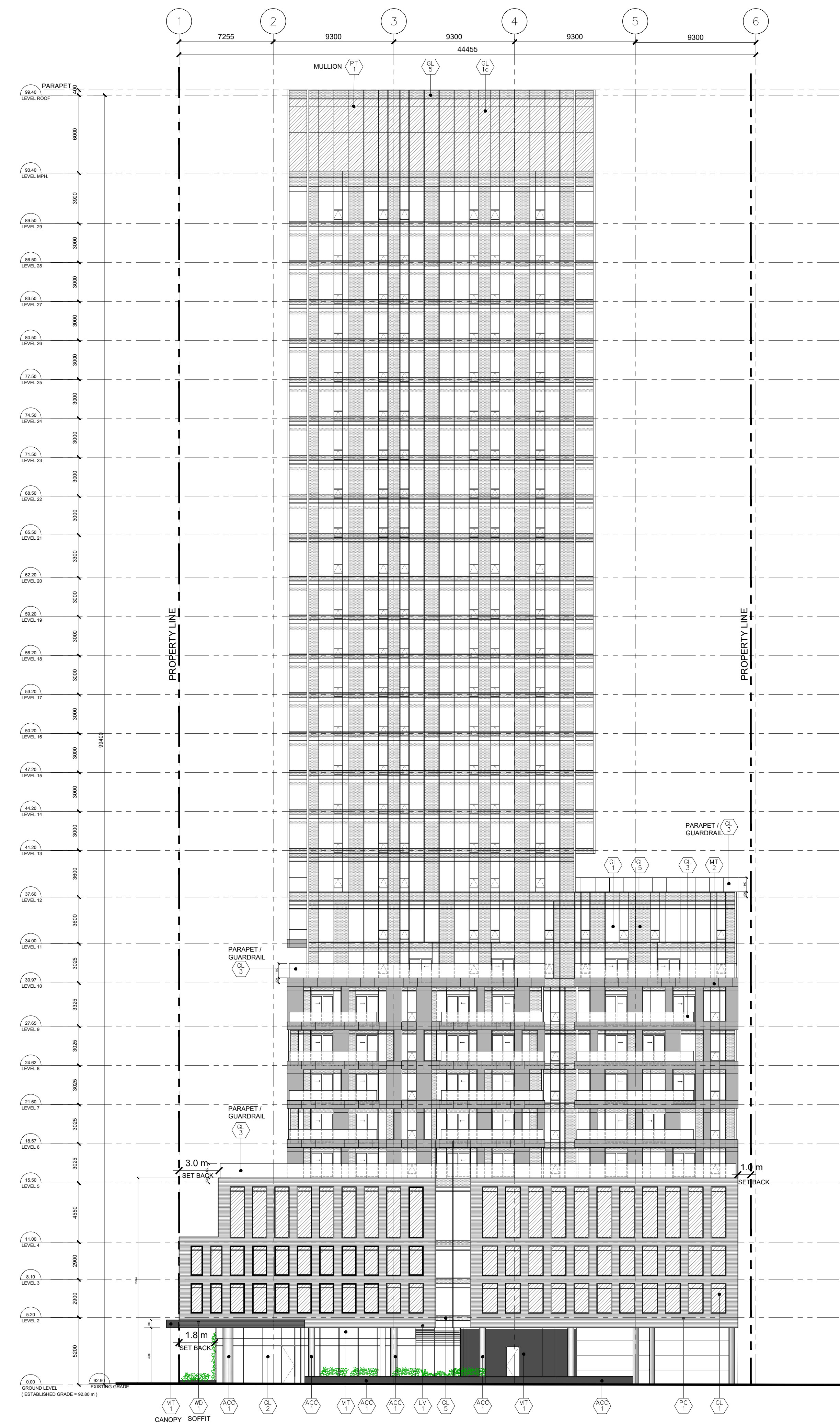
COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P8
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091

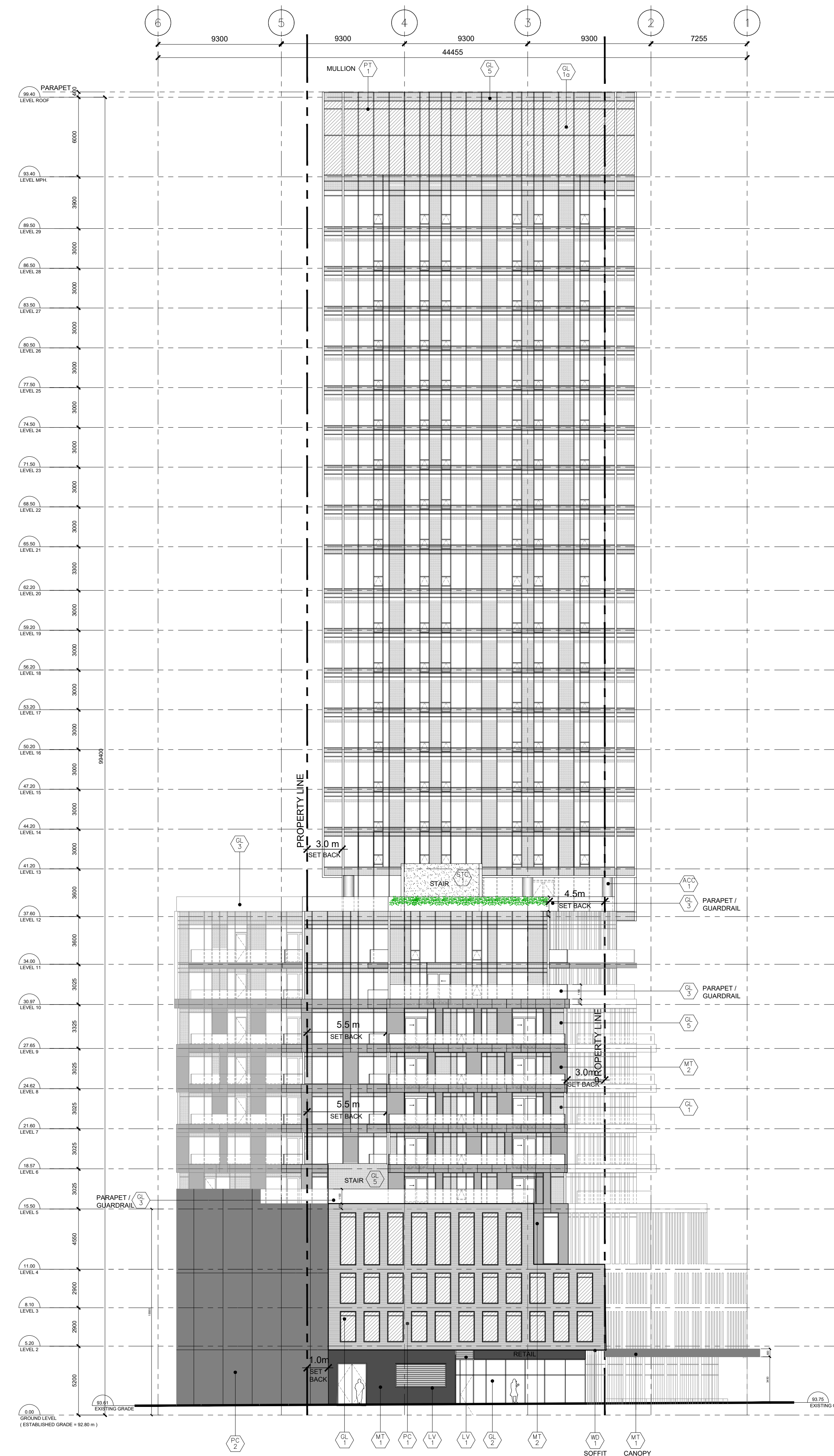


Drawn ST	Scale 1:200
Checked BL	Date 27 AUG 2024

Title
SOUTH ELEVATION



1 EAST ELEVATION
A402



2 WEST ELEVATION
A402

- MATERIAL LEGEND**
- GL 1 GLASS TYPE 1 (CLEAR, LOW E)
 - GL 2 GLASS TYPE 2 (CLEAR, LOW E, TEMPERED)
 - GL 3 GLASS TYPE 3 (CLEAR, LOW E, GLAZING)
 - GL 4 GLASS TYPE 4 (CLEAR, LOW E, TEMPERED)
 - GL 5 GLASS TYPE 5 (BACK PAINTED SPANDREL GLAZING 8M 2124 34 'DEEP SLIP')
 - PC PRECAST CONCRETE WITH THIN BACK BAY (PRODUCT MANUFACTURE: HENKERT NORMAN BROS.)
 - MT 1 SMOOTH PRECAST CONCRETE (DARK GREY)
 - MT 2 PAINT TYPE 1 (CHARCOAL GREY)
 - MT 3 METAL PANEL (CHARCOAL GREY)
 - MT 4 TOP HAT METAL PANEL (8401 126 10 'SLIP WHITE')
 - WP WIRE PLANKING SUPPORT
 - AC 1 ARCHITECTURAL CONCRETE TYPE 1
 - STUCCO (DARK GREY)
 - WP WOOD APPEARANCE METAL PANEL
 - CO LOUVER

NOTE:
SIGNAGE WILL COMPLY WITH ZONING REQUIREMENTS AND WILL BE APPLIED FOR AS A SEPARATE PERMIT WHERE REQUIRED

No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
8	RESUBMITTED FOR SPA	25 OCT. 2023
7	RESUBMITTED FOR SPA	28 AUG. 2023
6	RESUBMITTED FOR SPA	14 JULY 2023
5	RESUBMITTED FOR SPA	30 NOVEMBER 2022
4	RESUBMITTED FOR SPA	22 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	RESUBMITTED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

*ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P8
T +1 416 343 0400 • F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

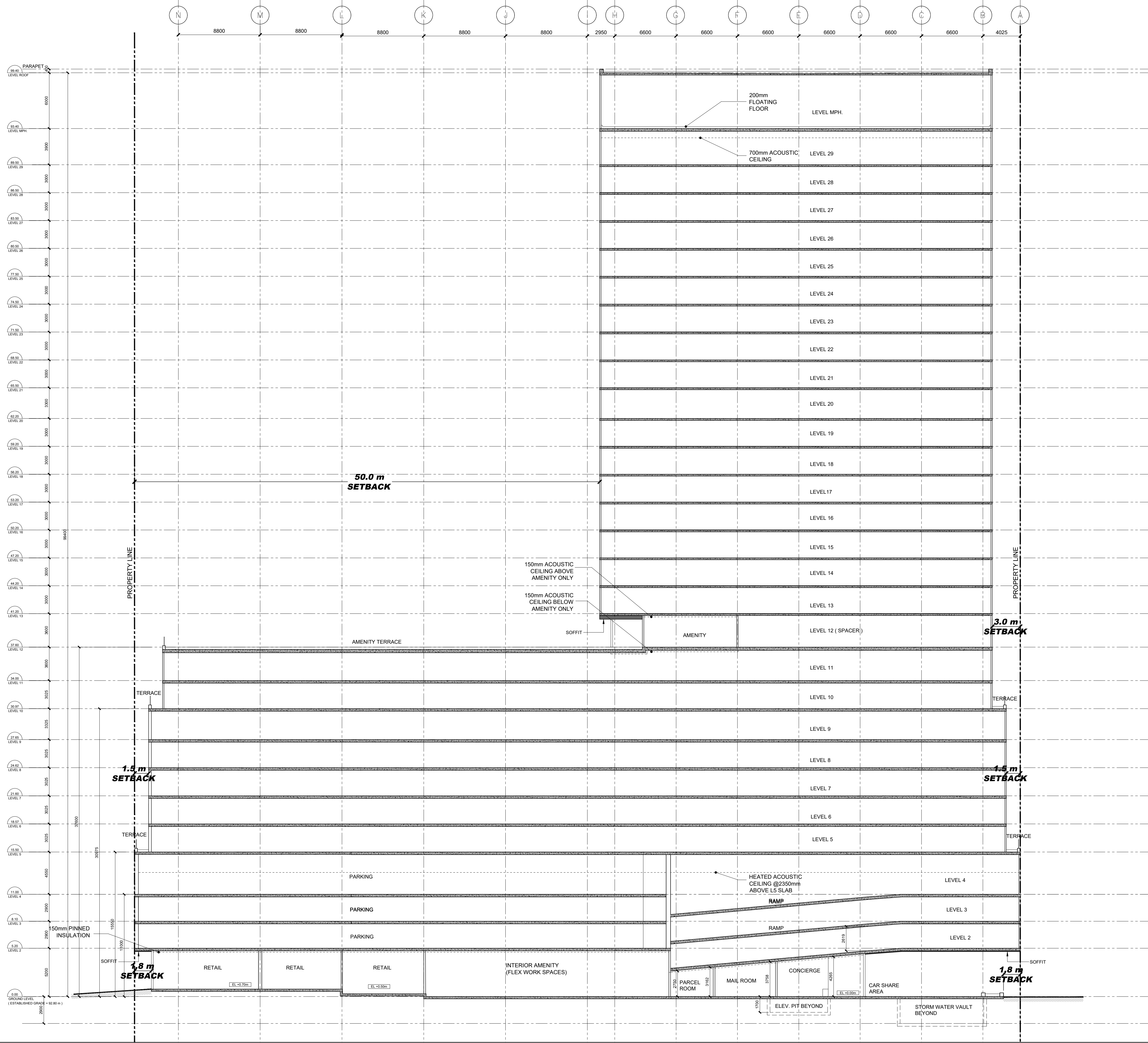
71 Rebecca
71 REBECCA STREET
HAMILTON, ONTARIO, L8R 1B6
SITE PLAN FILE NUMBER: DA-21-091



Drawn: ST
Scale: 1:200
Checked: BL
Date: 27 AUG. 2024

Title: EAST & WEST ELEVATIONS

Project No: 20-199
Drawing No: A402



No.	Revisions	Date
8	ISSUED FOR C OF A	27 AUG. 2024
7	ISSUED FOR SPA	28 AUG. 2023
6	ISSUED FOR SPA	14 JULY 2023
5	ISSUED FOR SPA	30 NOVEMBER 2022
4	ISSUED FOR SPA	20 JUNE 2022
3	ISSUED FOR 100% DD	29 APRIL 2022
2	ISSUED FOR SPA	06 JANUARY 2022
1	ISSUED FOR SPA	27 MAY 2021

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
 TORONTO, ON CANADA M5A 0P8
 T +1 416 343 0400 • F +1 416 343 0401
 INFO@COREARCHITECTS.COM
 WWW.COREARCHITECTS.COM

71 Rebecca
 71 REBECCA STREET
 HAMILTON, ONTARIO, L8R 1B6
 SITE PLAN FILE NUMBER: DA-21-091



Drawn ST	Scale 1:200
Checked BL	Date 27 AUG. 2024
Title SECTION	