

**COMMENT SUBMISSION**

**Hearing Date**      **February 13, 2025**

**Comments From:**      "Section"

**Committee Contact:**      Jamila Sheffield (905) 546-2424, ext. 4144, [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

1:20 p.m.      A-24:219      468 Ottawa Street North, Hamilton (Ward 4)      Agent: Abbey of Adtek Building Consultants - B. Abbey  
Owner: L. Dadouch

Reviewed By:	Abby (LaForme) Lee, MCFN DOCA, Consultation Coordinator, <a href="mailto:Abby.LaForme@mncfn.ca">Abby.LaForme@mncfn.ca</a>
Recommendation	Comments and Conditions/Notes
Proposed Conditions:	Archaeological Potential
Comments:	<p>The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.</p> <p>The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that <b>the project should be proceeded by, at minimum, a Stage 1 archaeological assessment</b> to determine the location’s archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this</p>

	<p>archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.</p> <p>DOCA expects to be notified of any and all future project updates and/or changes.</p> <p>If you have any questions for the DOCA consultation team, please feel free to contact us.</p>
Notes:	

# ADTEK BUILDING CONSULTANTS

ARCHITECTURAL TECHNOLOGISTS, BUILDING SCIENCE SPECIALISTS & CODE CONSULTANTS



November 27, 2024.

Project Number: 22/1764.

**Committee of Adjustment,**  
City of Hamilton, City Hall, 5<sup>th</sup> Floor.  
71 Main Street West,  
Hamilton, ON.  
L8P 4Y5.

Dear Sir or Madam,

**Re: Application No. A-24:219. The hearing held at 1:30pm on Tuesday, November 12, 2024.**

With reference to the above captioned hearing where the application was tabled (deferred) to enable me to revise the drawings to clarify my verbal comments that I gave at the hearing. I have attached herewith copies of the revised drawings that should eliminate minor variances 2, 3 and 4.

- Variance 1. was supported by staff and will be the only variance to be heard.
- Variance 2. Two additional accessible parking spaces have been added, making a total of 7 spaces on site.
- Variance 3. There are already seven short term bicycle parking spaces on site.
- Variance 4. A spare room on the ground floor will be converted into 14 long term bicycle parking spaces.

I trust you will find the revised drawings satisfactory for your purposes to be placed on the next available hearing date. As for the recirculation fee of \$320.00, I will pay by credit card and the representative can call me on either of the phone numbers below. However, should you require any additional information please feel free to reach out to me directly.

Yours sincerely,  
ADTEK BUILDING CONSULTANTS

**BRIAN L. ABBEY,**  
Int'l. Assoc. AIA. PPM.A.A.T.O. BSSO. A.Sc.T. CIAT. CIQS. NFPA. BCO.  
Principal

cc. Leslie Dadouch – Firm Capital Property Management Corp.



382 Cleveland Street, Toronto, Ontario, Canada. M4S 2W9.  
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Email: designs@adtekbuilding.com Web: http://www.adtekbuilding.com

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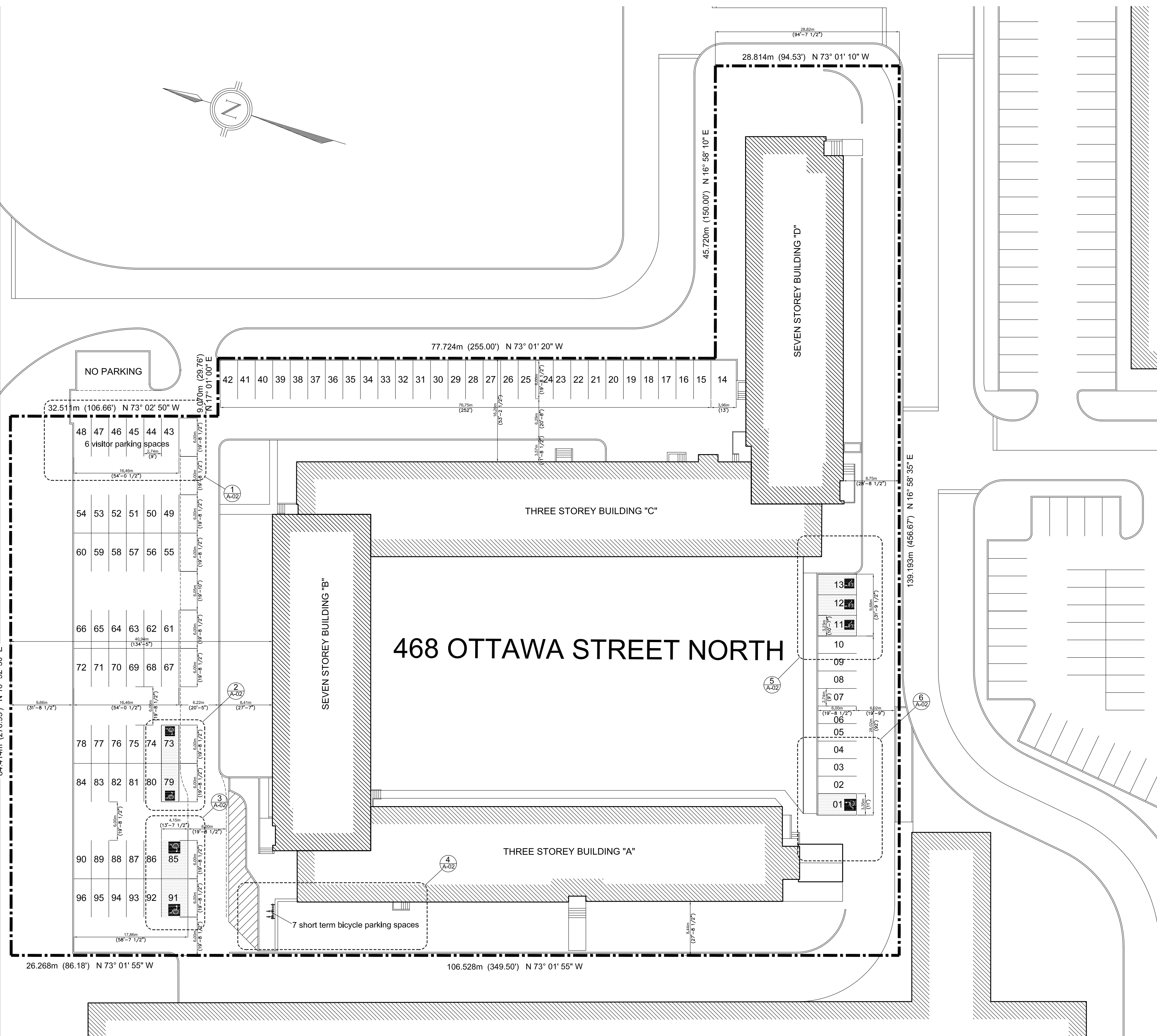
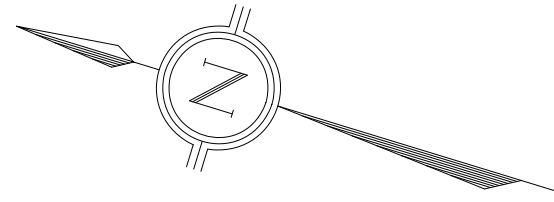
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OTTAWA STREET NORTH



**General Notes :-**  
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notes:

3	VARIANCES 2, 3 AND 4 ADDRESSED	11/18/24
2	ISSUED FOR COMM. OF ADJUSTMENT	09/25/24
1	ISSUED FOR ZONING REVIEW	07/22/24

no.	revisions	date

title  
**SITE PLAN AS PROPOSED**

project  
**PROPOSED REPAIRS AND ALTERATIONS TO CONVERT VACANT SPACE TO RENTAL UNITS AT 468 OTTAWA ST. N. HAMILTON, ON. L8H 4A6**

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AATO - TG 1229 - BCIN # 20550 & 27003

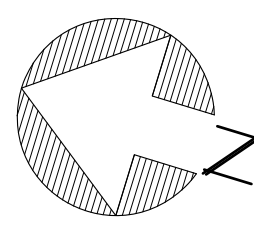
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code, Div. C, Part 3, Section 2024.1.(1).

designer's signature: *[Signature]*

**BCIN # 20550 & 27003**

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professional stamp: 

north 

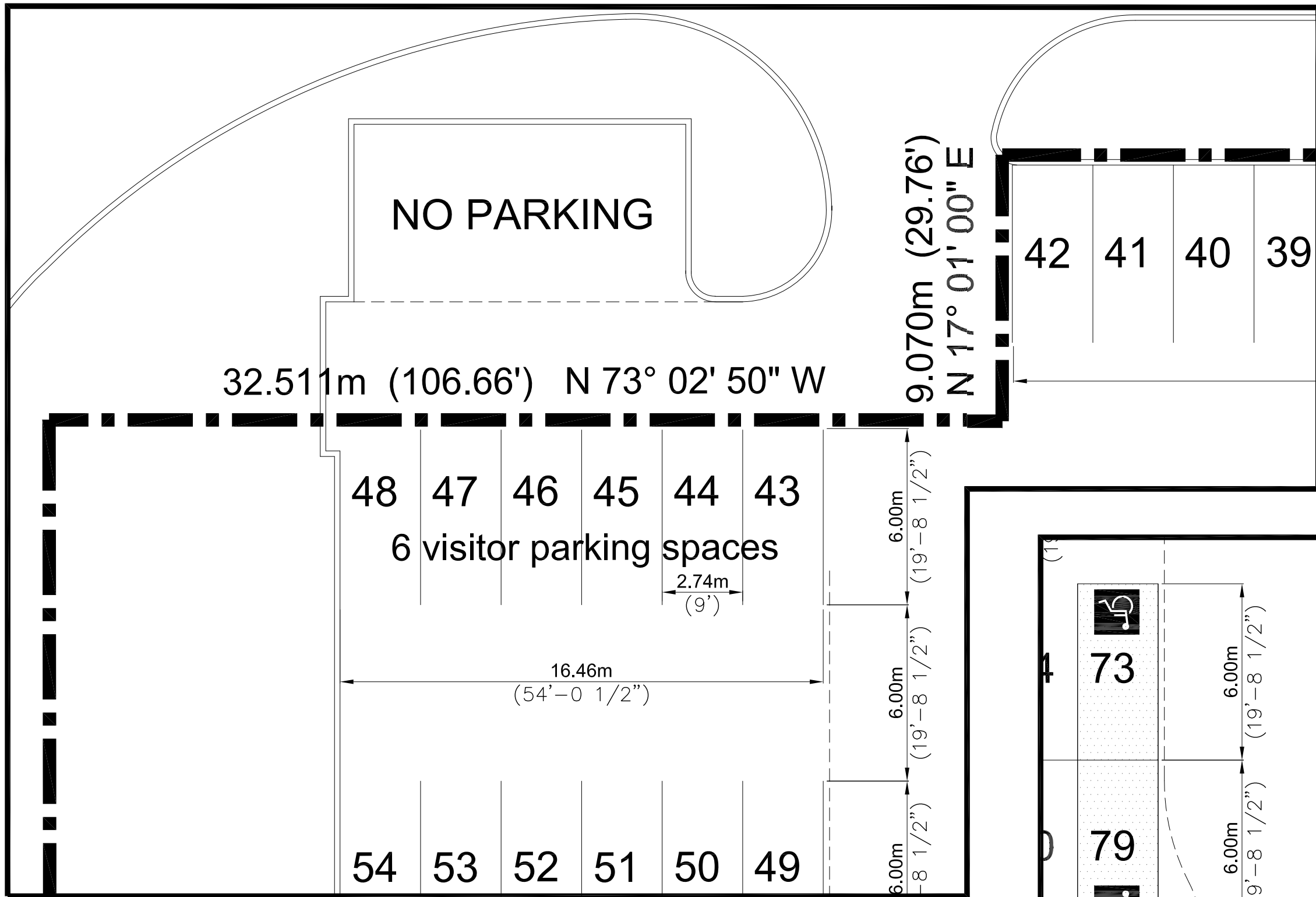
designer's signature: *[Signature]*

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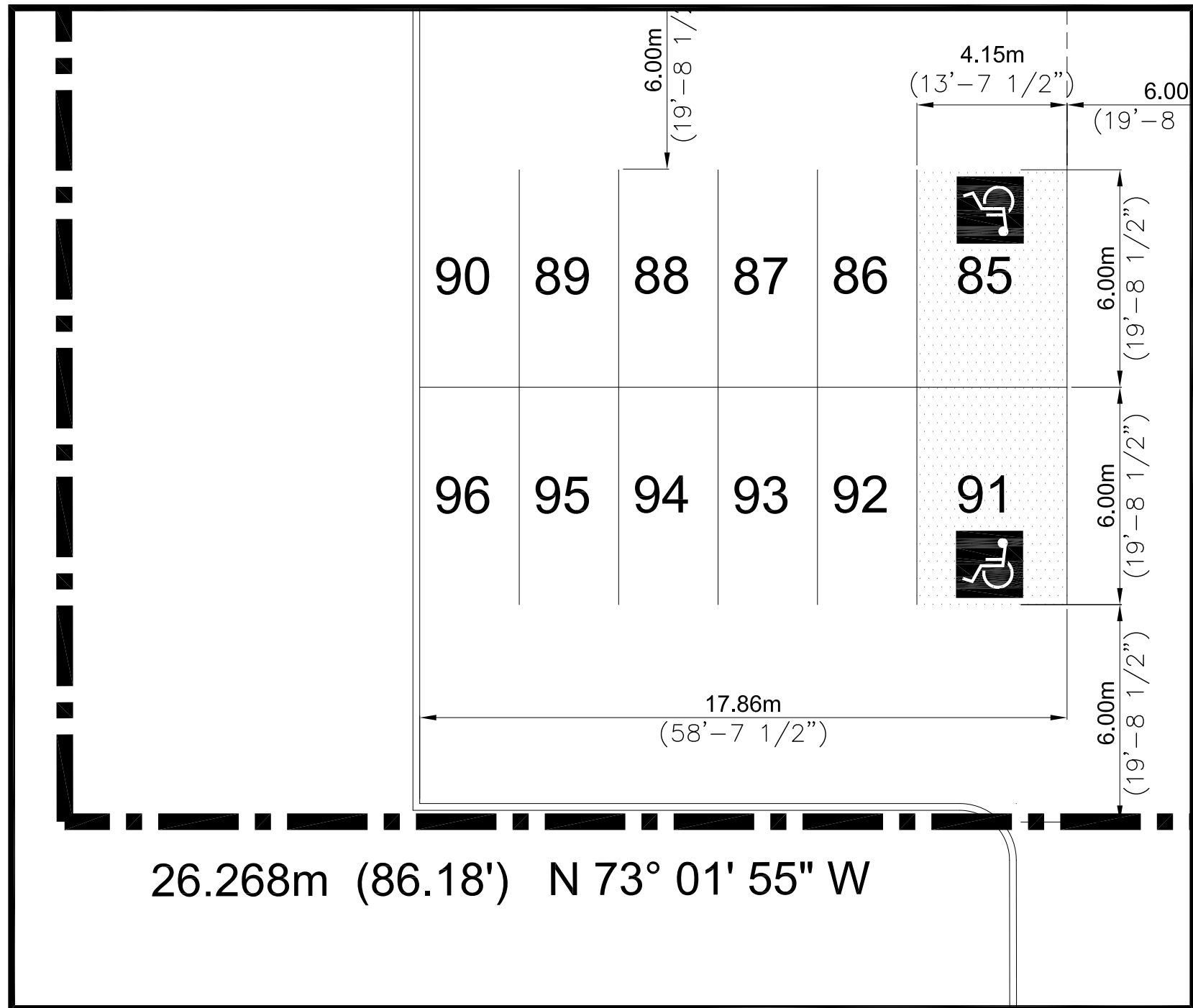
date	JULY 22/2024	project #	22/1764
scale	1 : 400	drawn by	B.Abbey.
dwg.#	A-01	rev	3

**SITE PLAN AS PROPOSED.**

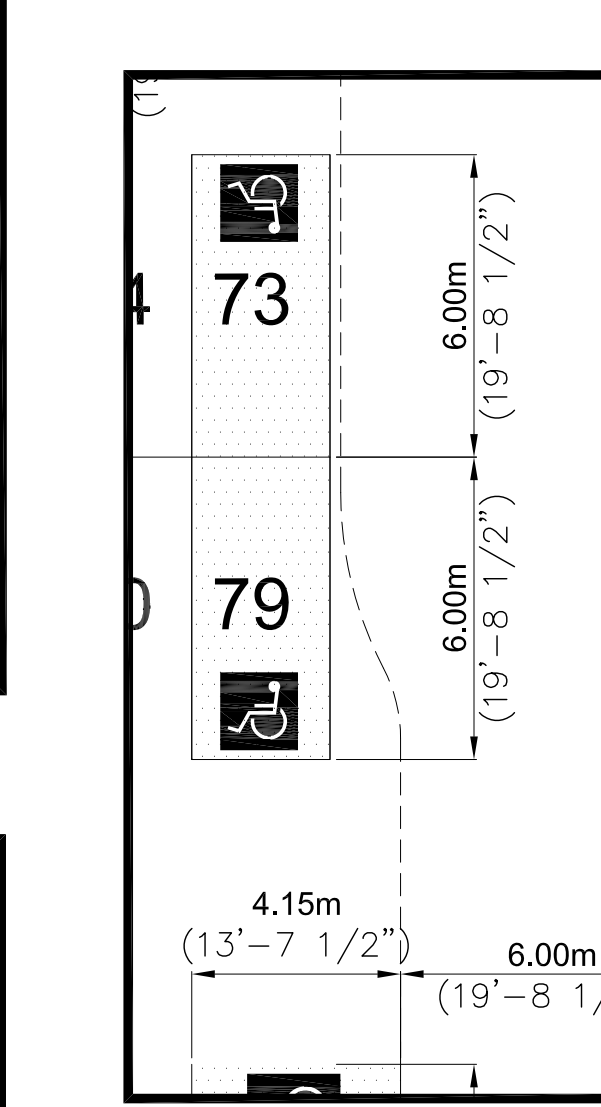
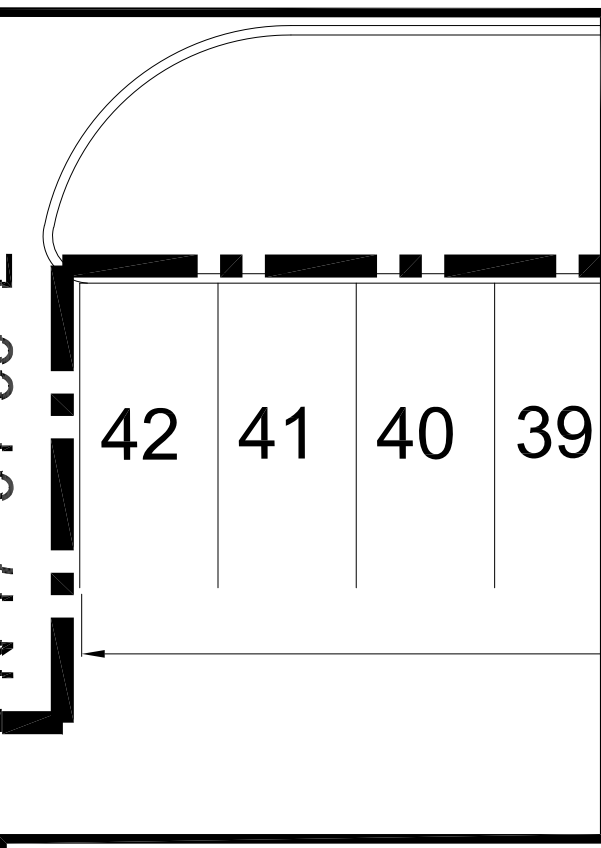
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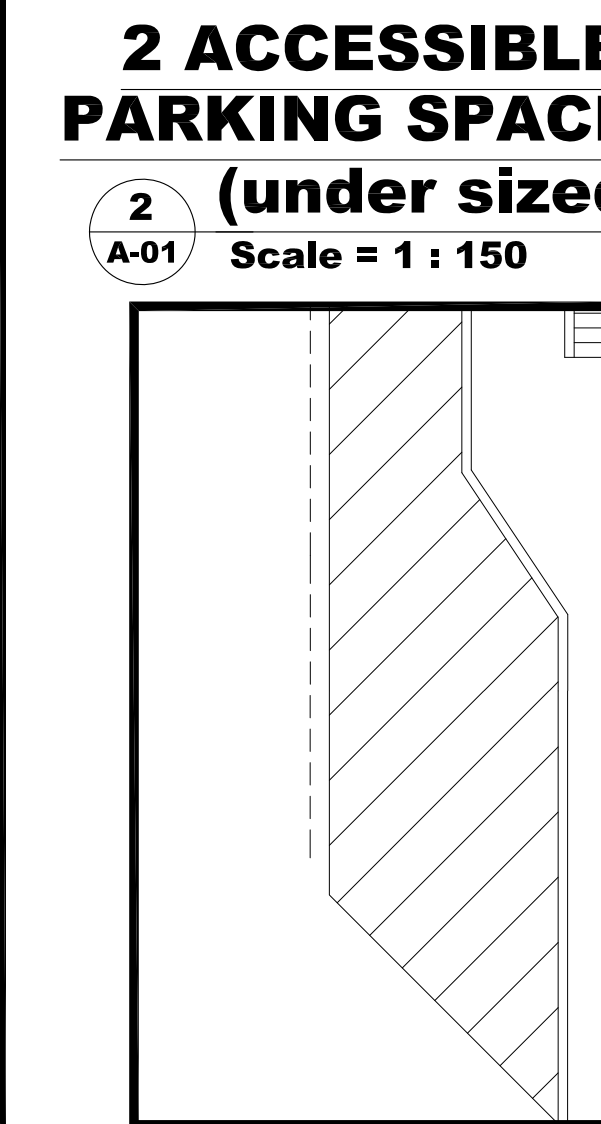
**1 VISITOR PARKING SPACES**  
 A-01 Scale = 1 : 150



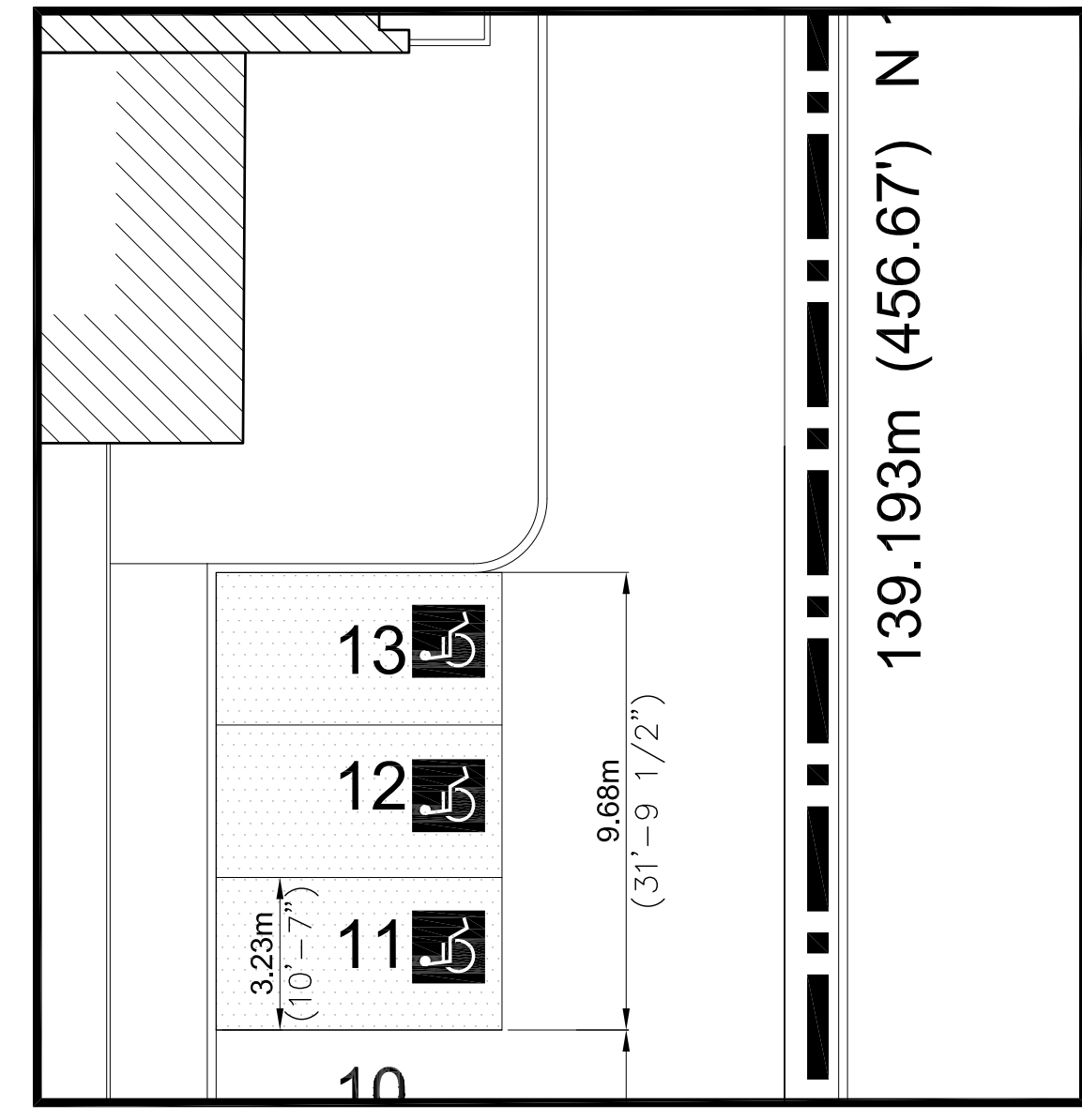
**3 2 ACCESSIBLE PARKING SPACES**  
 A-01 Scale = 1 : 150



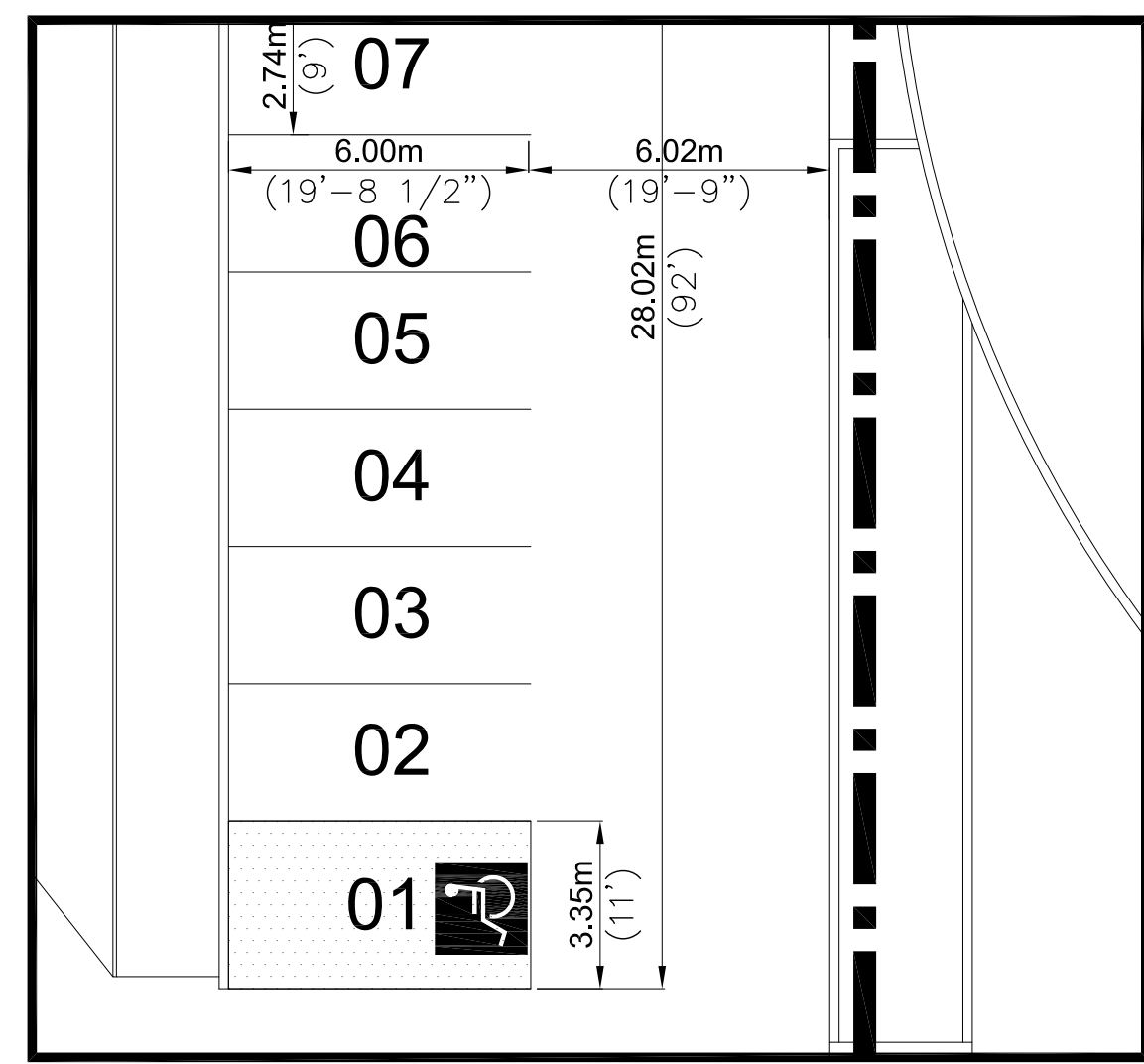
**2 ACCESSIBLE PARKING SPACES (under sized)**  
 A-01 Scale = 1 : 150



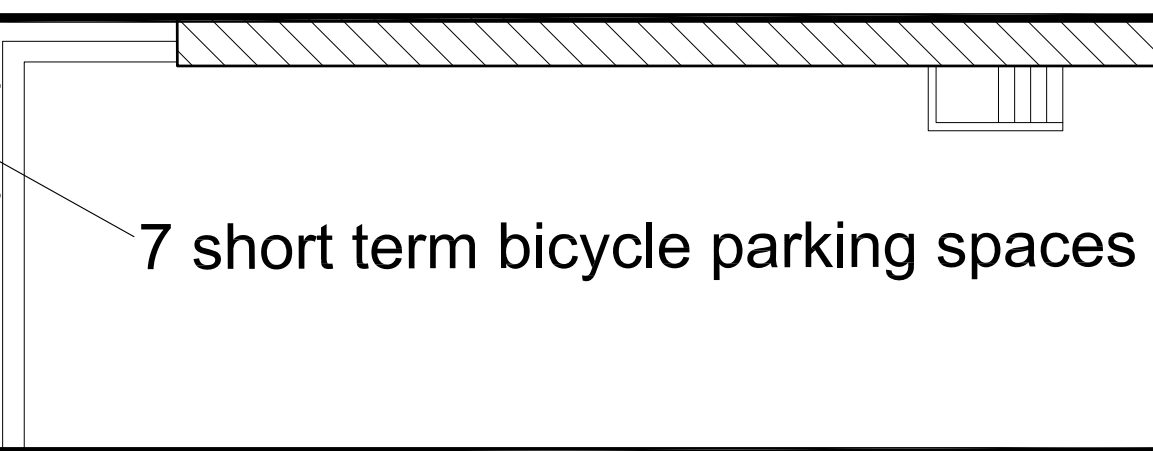
**4 7 SHORT TERM BICYCLE PARKING SPACES**  
 A-01 Scale = 1 : 150



**5 3 ACCESSIBLE PARKING SPACES (under sized)**  
 A-01 Scale = 1 : 150



**6 1 ACCESSIBLE PARKING SPACE**  
 A-01 Scale = 1 : 150



General Notes :-  
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notes:

1	ISSUED FOR COMM. OF ADJUSTMENT	11/18/24
no.	revisions	date

title  
**SITE PLAN ENLARGEMENTS**

project  
**PROPOSED REPAIRS AND ALTERATIONS TO CONVERT VACANT SPACE TO RENTAL UNITS AT 468 OTTAWA ST. N. HAMILTON, ON. L8H 4A6**

**ADTEK BUILDING CONSULTANTS**

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designer's signature: *[Signature]*

**BCIN # 20550 & 27003**

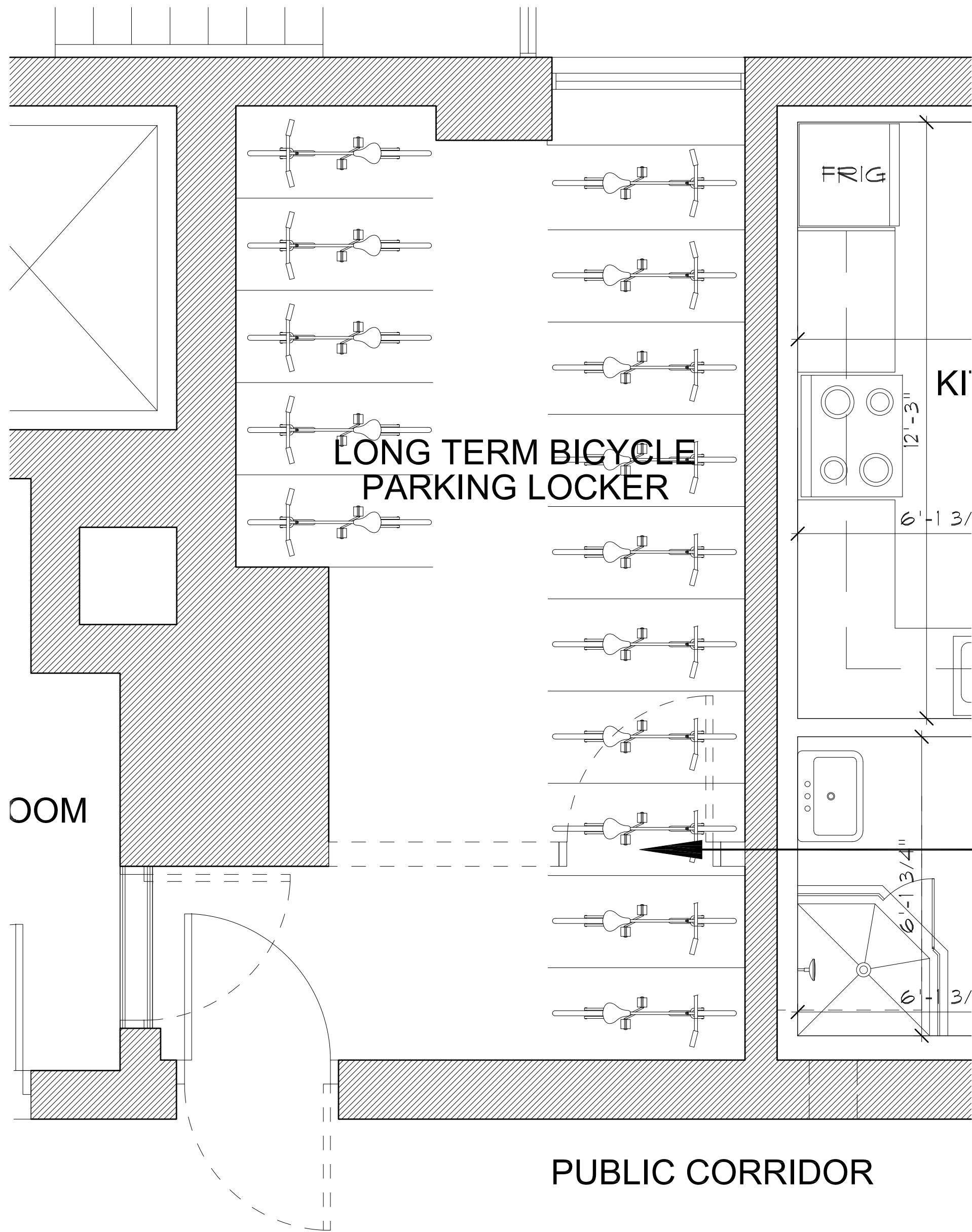
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professional stamp: **NOV 18 2024**  
 TG-1229  
 BRIAN L. ABBEY, M.A.A.T.O.

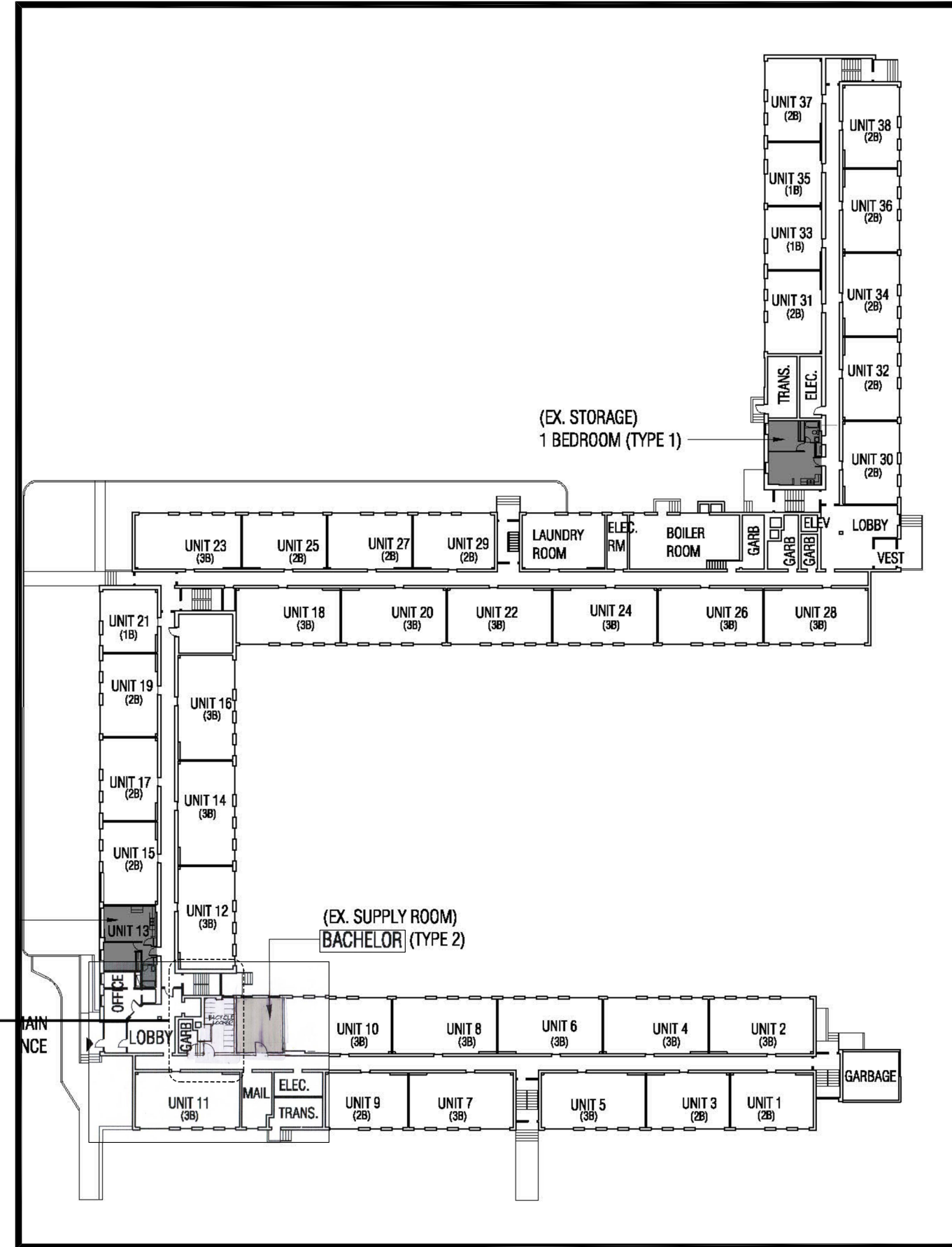
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date	NOV 18/2024	project #	22/1764
scale	1 : 150	drawn by	B.Abbey.
dwg.#	A-02	rev	1



**1 FLOORPLAN OF LONG TERM BICYCLE PARKING**  
 Scale : 1/2" = 1'-0"



**2 KEY PLAN - GROUND FLOOR**  
 Scale = N.T.S.

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notes:

1	ISSUED FOR COMM. OF ADJUSTMENT	11/18/24
no.	revisions	date

title

**FLOOR PLAN OF LONG TERM BICYCLE PARKING**

project

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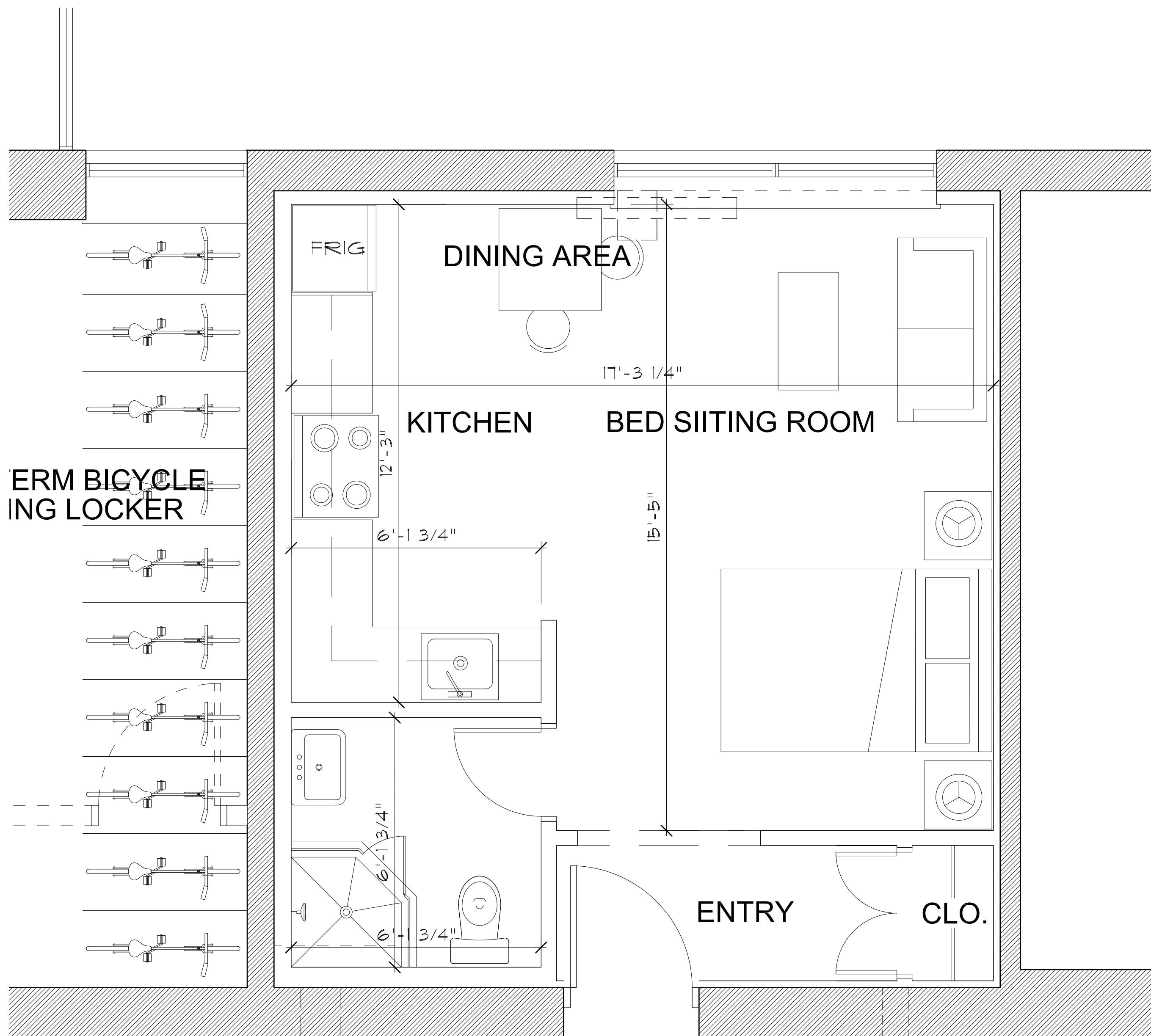
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 TG-1229  
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date	NOV 18/2024	project #	22/1764
scale	1/2" = 1'-0"	drawn by	B.Abbey.
dwg.#	A-03	rev	1



PUBLIC CORRIDOR

**FLOOR PLAN AS PROPOSED - TYPE 2 - GROUND FLOOR ONLY**

Scale : 1/2" = 1'-0"

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notes:

no.	revisions	date
1	ISSUED FOR CLIENT REVIEW	07/31/24

title  
**PROPOSED FLOOR PLAN TYPE 2 - GROUND FLOOR ONLY.**

project  
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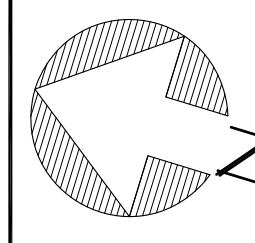
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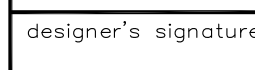
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north 

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date	JULY 31/2024	project #	22/1764
scale	1/2" = 1'-0"	drawn by	B.Abbey.
dwg.#	A-05	rev	1