



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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
- 

|                         |   |                          |   |
|-------------------------|---|--------------------------|---|
| <b>APPLICATION NO.:</b> | <b>A-24:286</b>   | <b>SUBJECT PROPERTY:</b> | 173 Jackson Street South & 46 Ferguson Avenue South, Hamilton |
| <b>ZONE:</b>            | D1, H17, H19, H20<br>(Downtown Central Business District) | <b>ZONING BY-LAW:</b>    | Hamilton Zoning By-law 05-200                                 |

**APPLICANTS:**

Owner: Ferguson Jackson Inc c/o Andrew Salomon

Agent: Urban Solutions Planning & Land Development Consultants Inc. c/o Matt Johnston

The following variances are requested:

1. A minimum 0.0 metres setback shall be permitted from the building base facade height above 11.0 metres along Jackson Street East instead of the minimum 3.0m setback required from the building base facade height above 11.0 metres.
2. A minimum 0.0 metres setback shall be permitted from the building base facade height above 11.0 metres along Ferguson Avenue South instead of the minimum 3.0m setback required from the building base facade height above 11.0 metres.
3. A minimum 2.0 metre setback shall be required for the portion of a building exceeding 22.0 metres in height from a side or rear lot line whereas the By-law requires a minimum setback of 3.0 metres.
4. A minimum of 101 parking spaces shall be provided instead of the minimum required 210 parking spaces required.

**PURPOSE & EFFECT:** To construct a 29-storey multiple dwelling with 417 dwelling units and 101 parking spaces

**Notes:**

- i) Width of driveway along Jackson Street West is 7.45m whereas 7.5m is required as per Section 6.1.3

**A-24:286**

c) iv), additional variance required.

ii) Please note the Parking Lot is required to be a stable surfaces such as asphalt, concrete or other hard-surfaced material, material used for parking lot not provided on plans unable to determine compliance.

iii) Appears there is only two barrier free parking spaces proposed as per the underground parking floor plans, should variance # 4 be granted four barrier free parking spaces are required, additional variance required.

iv) Short-term bicycle parking is proposed on the north-west corner of the site, site statistics indicate four spaces are proposed whereas 5 spaces are required, additional variance required.

**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:

|               |   |
|---------------|---|
| <b>DATE:</b>  | <b>Thursday, February 13, 2025</b>  |
| <b>TIME:</b>  | <b>2:25 p.m.</b>  |
| <b>PLACE:</b> | <b>Via video link or call in (see attached sheet for details)</b>   |
|               | <b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>  |
|               | <b>To be streamed (viewing only) at</b><br><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a> |

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> 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 February 11, 2025

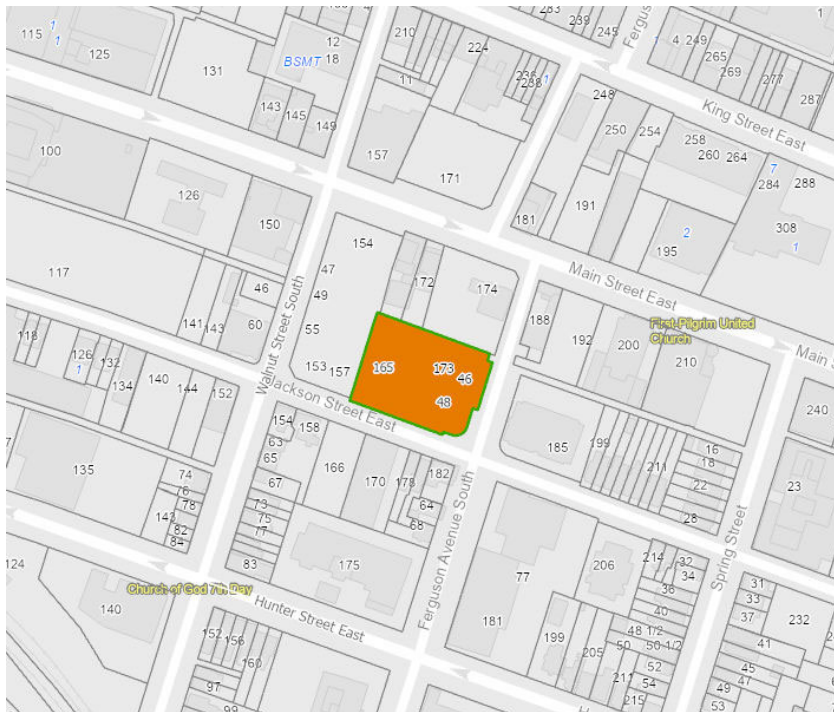
**Orally:** If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon February 12, 2025

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:286, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

**A-24:286**

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](mailto: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: January 27, 2025

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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

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Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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](mailto: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 Tuesday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://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](mailto: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.

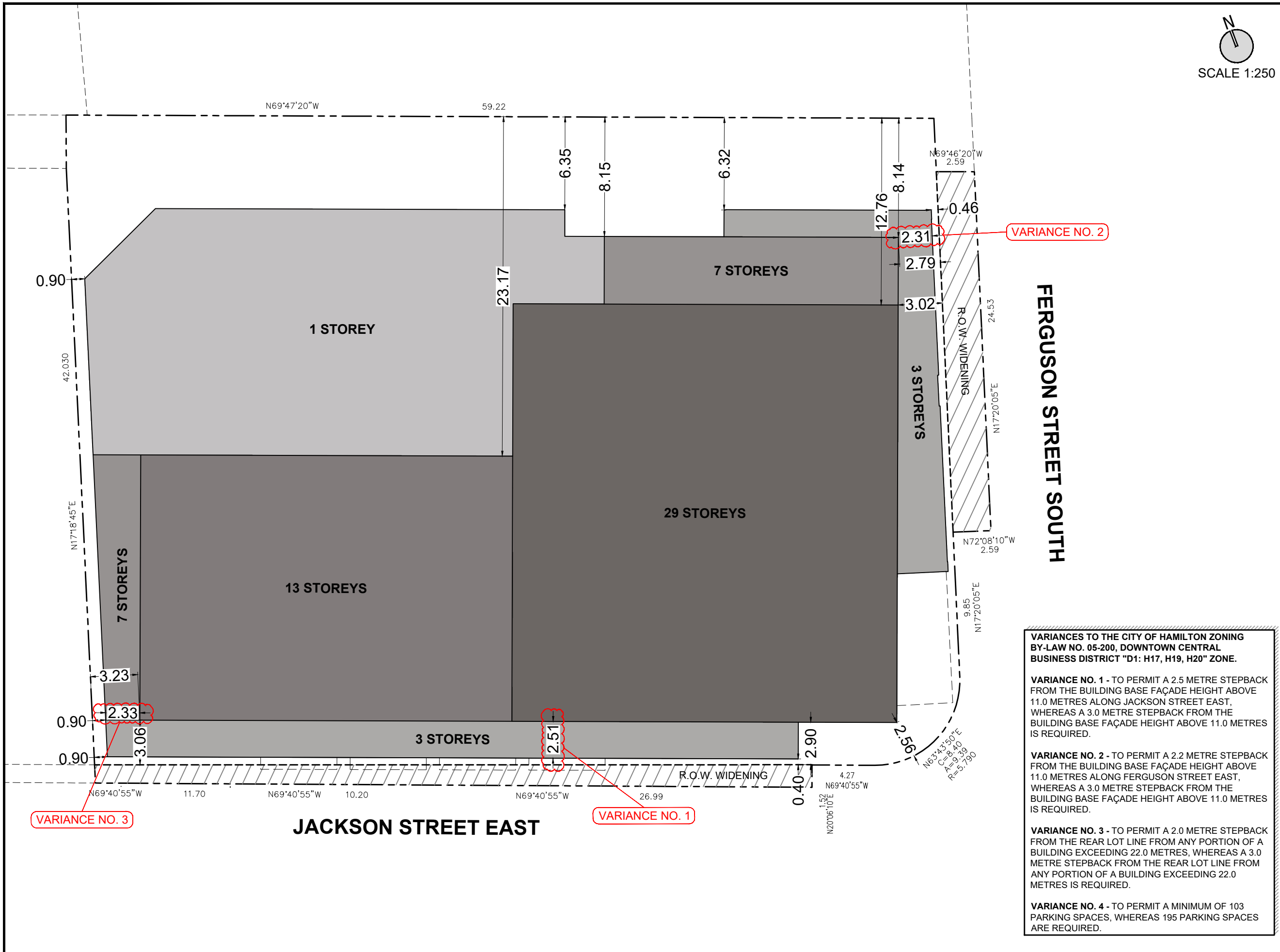
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

##### 2. In person Oral Submissions

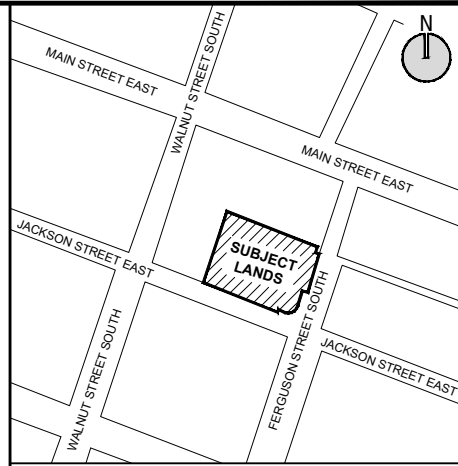
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than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



N  
SCALE 1:250



KEY MAP - N.T.S.  
SCALE 1:250  
METRES  
0 5 10

LEGEND  
--- SUBJECT LANDS  
■ PROPOSED BUILDING

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:  
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON      CHECKED BY: M. JOHNSTON  
DRAWN BY: S. ERICKSON      DATE: DECEMBER 23, 2024

PROJECT:  
**JACKSON & FERGUSON**  
173 JACKSON STREET EAST &  
46 FERGUSON AVENUE S

CLIENT:  
**FERGUSON JACKSON INC.**

TITLE:  
**MINOR VARIANCE SKETCH**

U/S FILE NUMBER: 459-22      SHEET NUMBER: 1

VARIANCE NO. 2

FERGUSON STREET SOUTH

**VARIANCES TO THE CITY OF HAMILTON ZONING BY-LAW NO. 05-200, DOWNTOWN CENTRAL BUSINESS DISTRICT "D1: H17, H19, H20" ZONE.**

**VARIANCE NO. 1** - TO PERMIT A 2.5 METRE STEPBACK FROM THE BUILDING BASE FAÇADE HEIGHT ABOVE 11.0 METRES ALONG JACKSON STREET EAST, WHEREAS A 3.0 METRE STEPBACK FROM THE BUILDING BASE FAÇADE HEIGHT ABOVE 11.0 METRES IS REQUIRED.

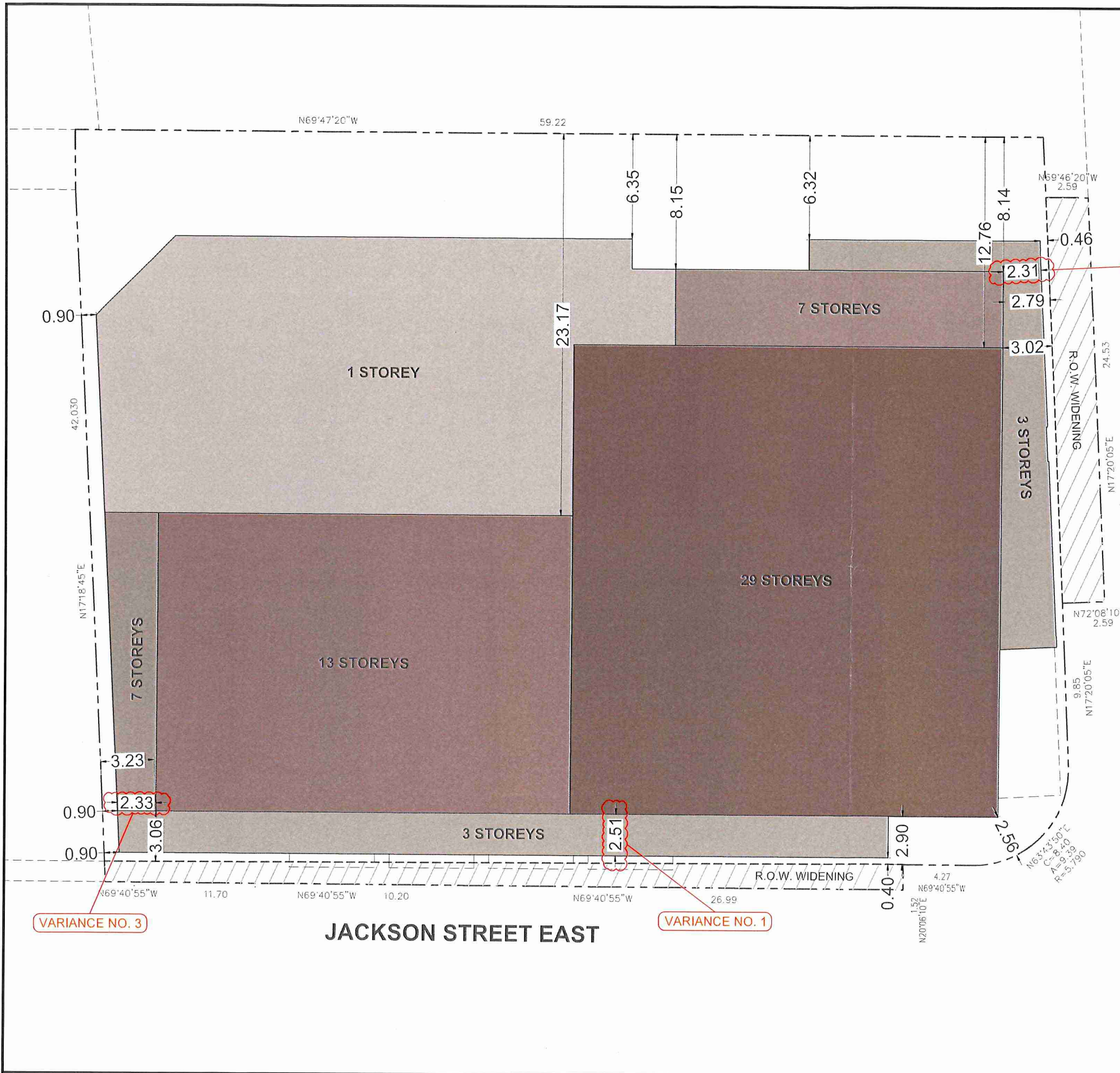
**VARIANCE NO. 2** - TO PERMIT A 2.2 METRE STEPBACK FROM THE BUILDING BASE FAÇADE HEIGHT ABOVE 11.0 METRES ALONG FERGUSON STREET EAST, WHEREAS A 3.0 METRE STEPBACK FROM THE BUILDING BASE FAÇADE HEIGHT ABOVE 11.0 METRES IS REQUIRED.

**VARIANCE NO. 3** - TO PERMIT A 2.0 METRE STEPBACK FROM THE REAR LOT LINE FROM ANY PORTION OF A BUILDING EXCEEDING 22.0 METRES, WHEREAS A 3.0 METRE STEPBACK FROM THE REAR LOT LINE FROM ANY PORTION OF A BUILDING EXCEEDING 22.0 METRES IS REQUIRED.

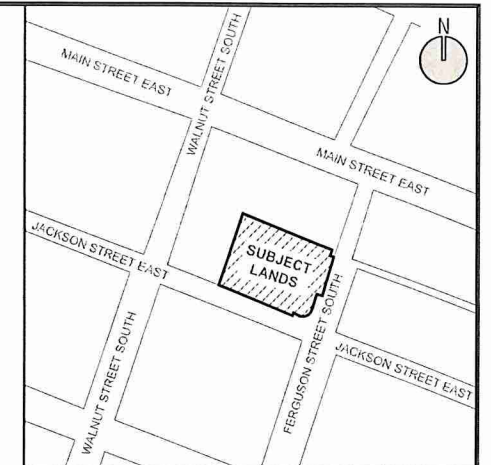
**VARIANCE NO. 4** - TO PERMIT A MINIMUM OF 103 PARKING SPACES, WHEREAS 195 PARKING SPACES ARE REQUIRED.

VARIANCE NO. 3

VARIANCE NO. 1



SCALE 1:250



KEY MAP - N.T.S.  
SCALE 1:250  
METRES

LEGEND  
 - - - - - SUBJECT LANDS  
 [Shaded Box] PROPOSED BUILDING

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:  
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON      CHECKED BY: M. JOHNSTON  
 DRAWN BY: S. ERICKSON      DATE: DECEMBER 23, 2024

URBAN SOLUTIONS  
 est 2014  
 PLANNING & LAND DEVELOPMENT  
 3 STUDEBAKER PLACE, SUITE 1  
 HAMILTON, ON L8L 0C8  
 905-546-1087 - urbansolutions.info

PROJECT:  
**JACKSON & FERGUSON**  
 173 JACKSON STREET EAST &  
 46 FERGUSON AVENUE S

CLIENT:  
**FERGUSON JACKSON INC.**

TITLE:  
**MINOR VARIANCE SKETCH**

U/S FILE NUMBER: 459-22      SHEET NUMBER: 1

FERGUSON STREET SOUTH

VARIANCE NO. 2

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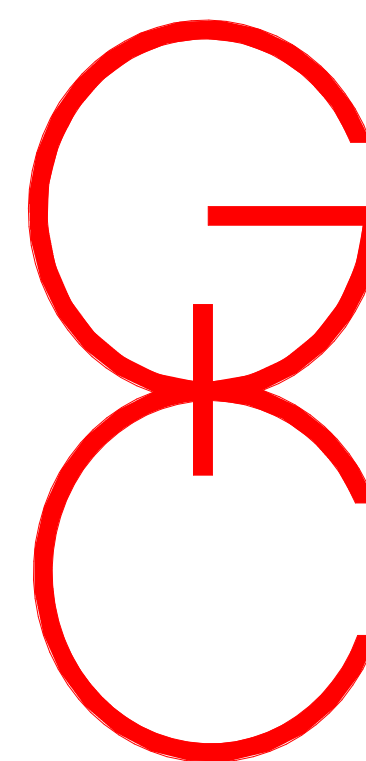
PROPOSED DEVELOPMENT

# 48 FERGUSON STREET

THE HI-RISE GROUP INC.

HAMILTON

ONTARIO



GRAZIANI  
+  
CORAZZA  
ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8  
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

**CLIENT:**

The Hi-Rise Group Inc.

25 Imperial Street, Suite 200,  
Toronto, Ontario  
M5P 1R9

T. 416 484 1230

**PLANNER:**

Urban Solutions Planning &  
Land development Consultants Inc.

3 Studebaker, Unit 1  
Hamilton, Ontario  
L8L 0C8

T. 905 546 1087

**ARCHITECT:**

Graziani + Corazza Architects Inc.

8400 Jane St. Building D-Suite 300  
Concord, Ontario  
L4K 4L8  
T. 905 795 2601  
F. 905 795 2844

**LANDSCAPE ARCHITECT:**

Whitehouse Urban Design

3 Studebaker Place, Unit 1  
Hamilton, ON  
L8L 0C8

T. 905 546 1087

**SURVEYOR:**

A.T. McLaren Limited

69 John Street South, Suite 230  
Hamilton, Ontario  
L8N 2B9

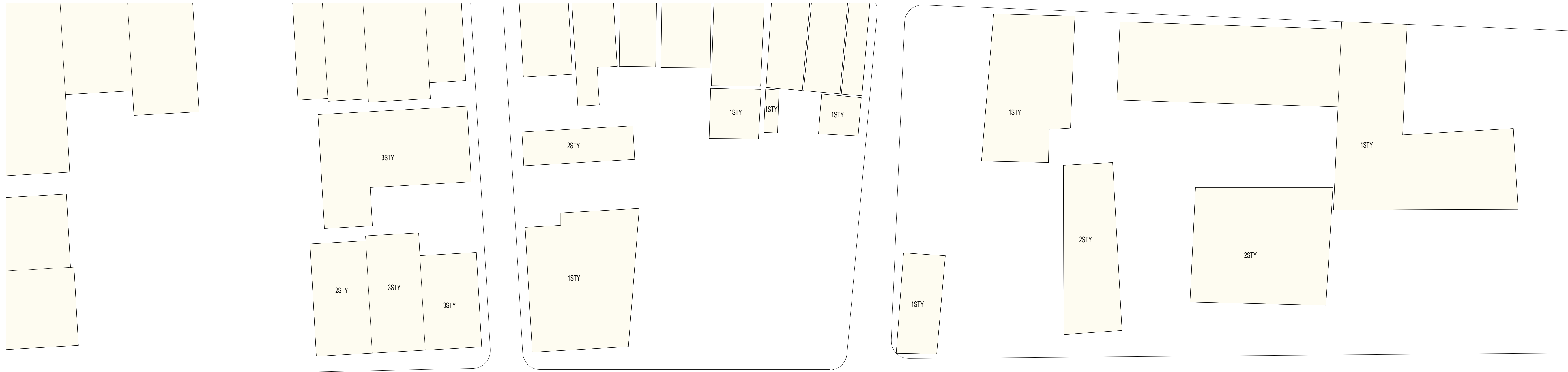
T. 905 527 8559

**TRANSPORTATION:**

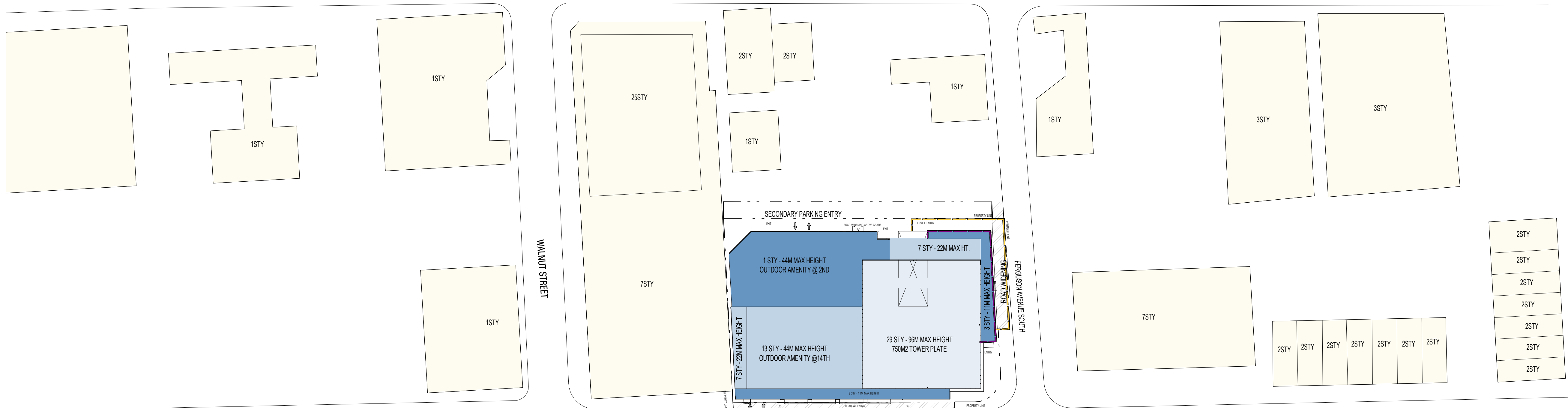
Stantec

200-835 Paramount Drive  
Stoney Creek, Ontario  
L8J 0B4

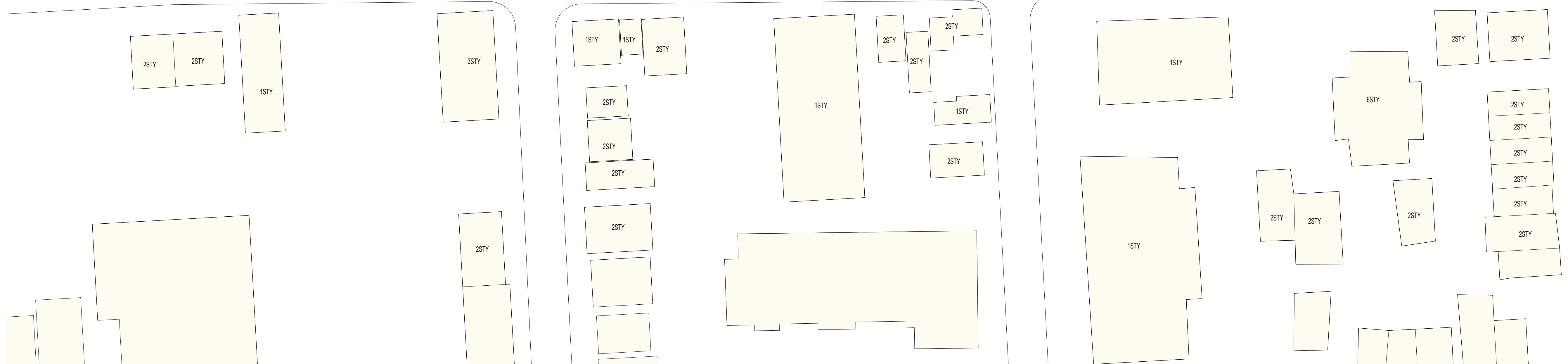
T. 905 818 2542



MAIN STREET



JACKSON STREET



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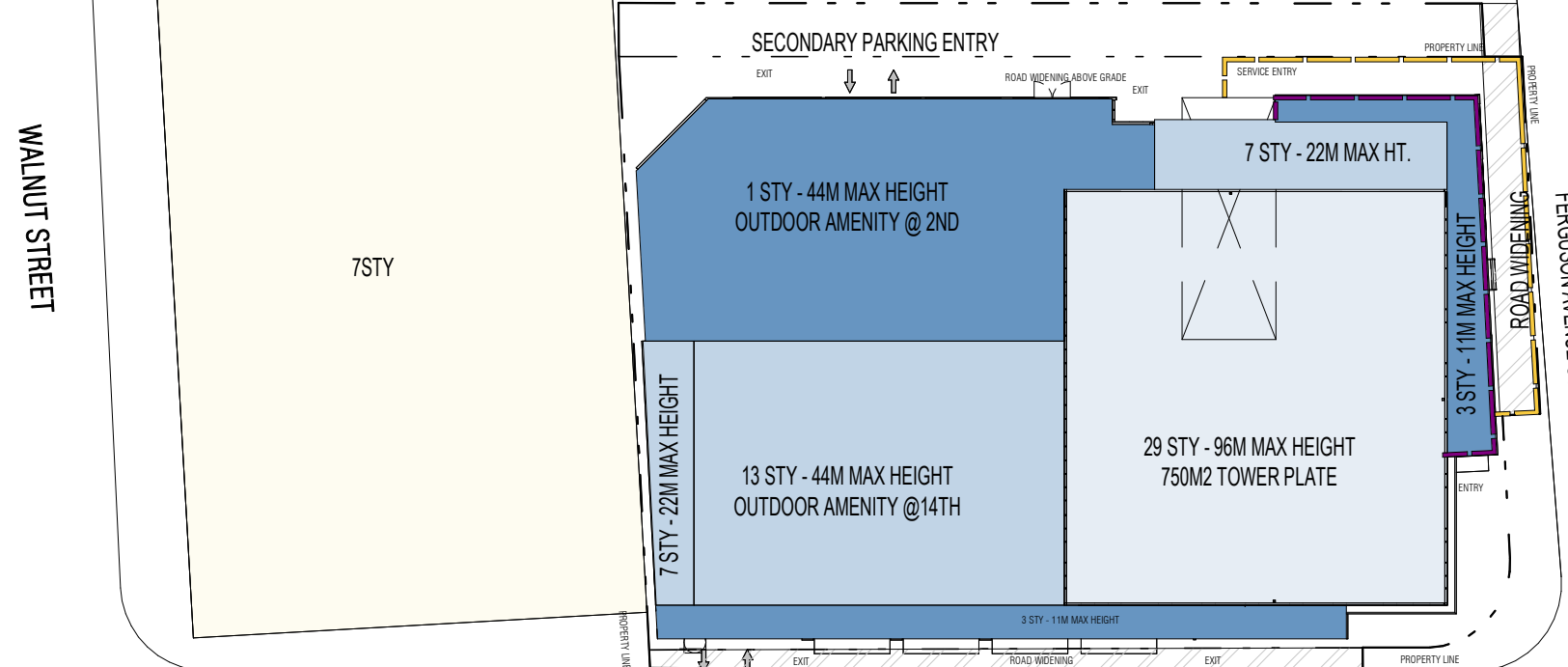
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

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2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issuances

|    |             |                     |    |
|----|-------------|---------------------|----|
| 1. | NOV.29.2023 | ISSUED FOR ZBA/ SPA | BG |
|----|-------------|---------------------|----|



Issued for revisions

**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4V 4J8  
PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

**48 FERGUSON AVE SOUTH**

HAMILTON, ONTARIO

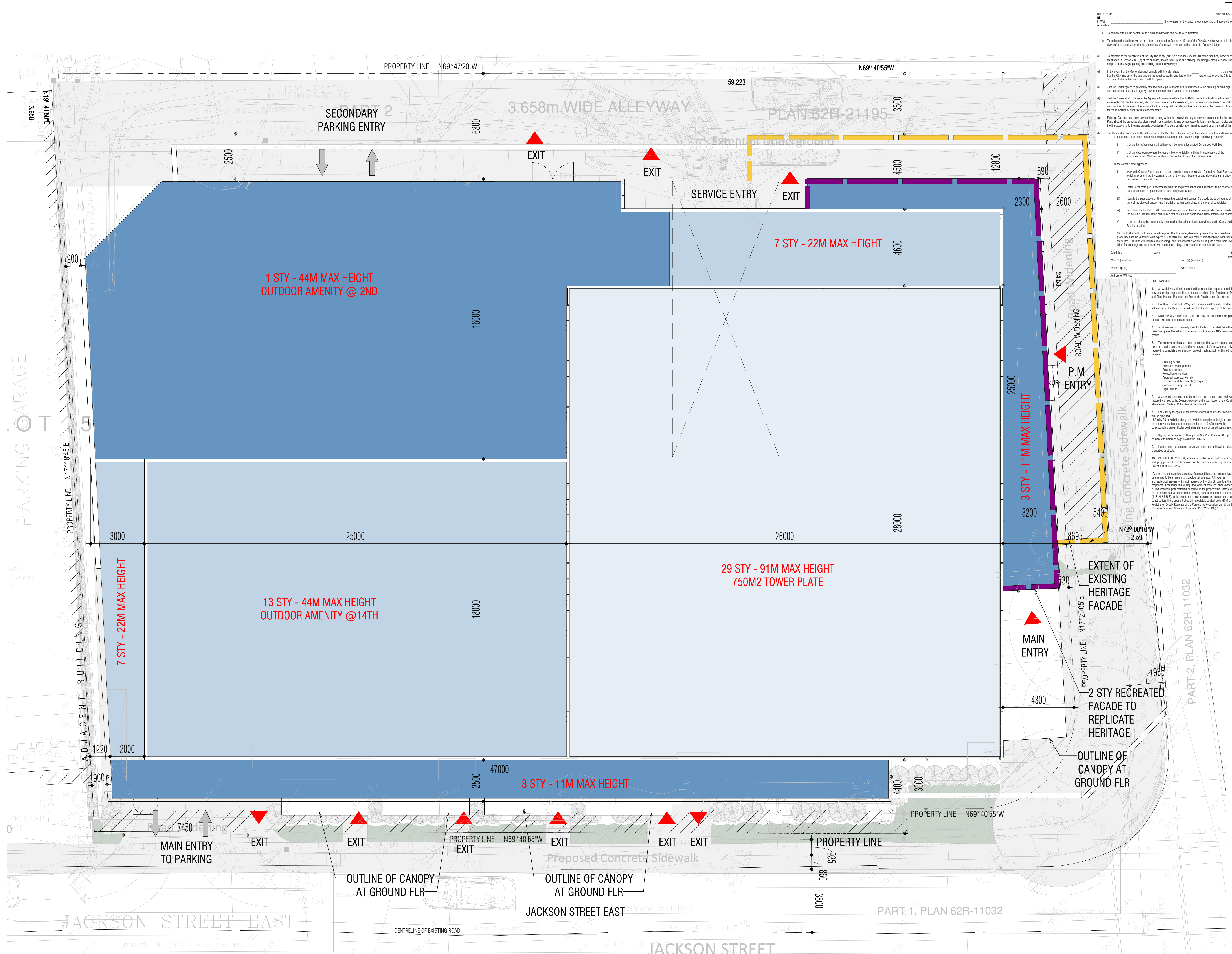
Project Architect: B. Graziani  
Assistant Designer: R. Lincoln  
Drawn By: T. Nguyen  
Checked By: D. Biase / G. Colangelo  
Plot Date: Dec. 18. 2024  
Job #: 2055.22

**CONTEXT PLAN**

N

1:500 A.100





UNDERTAKING  
 I, (Name), the owner(s) of the land, hereby constitute and agree without reservation,  
 to comply with all the content of this plan and drawing and not to vary therefrom;  
 To perform the building, works or matters mentioned in Section 41(7)(c) of the Planning Act shown on this plan and drawings 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)(c) of the Planning Act shown on this plan and drawings, including removal of snow from ramps or driveways, saving and loading mail and waterways;  
 In the event that the Owner does not comply with the plan dated \_\_\_\_\_, the Owner authorizes the City to use the security force to obtain compliance with this plan;  
 That the Owner agrees to physically affix the municipal numbers or full address to the building or on a sign in accordance with the City Sign By-Law, to be removed that is visible from the street;  
 That the Owner shall indicate in the Agreement, in words and symbols in their own language, the location of all the elements that may be required, which may include a layout agreement, for communication/intercommunication infrastructure, in the event of any utility work by the City or other utility companies, the Owner shall be responsible for the relocation of such facilities or easements;  
 Enbridge Gas Inc. does have service lines crossing within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan require 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;  
 The Owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post a vehicle mail delivery route plan for a designated Controlled Mail Box;  
 That the developments are responsible for officially notifying the purchasers of the east Centralized Mail Box location prior to the closing of any home sales;  
 In the event further agreed to:  
 work with Canada Post to determine and provide temporary suitable Controlled Mail Box locations which may be affected by Canada Post mail routes, timelines and delivery to be approved by Canada Post to facilitate the placement of Community Mail Boxes;  
 install concrete curbs 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 are to be placed at the time of the sidewalk and curb installation with each phase of the plan of subdivision;  
 determine the location of any established mail-receiving facilities to be operated with Canada Post and to include the location of the established mail facilities on appropriate maps, information boards and plans;  
 maps are also to be prominently displayed in the sales office(s) showing specific Controlled Mail facility locations;  
 Canada Post's mail and parcel policy, which requires that the owner/developer provide the controlled mail facility (Lock Box Assembly) at their own expense (not less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require one loading Lock Box Assembly which will require mail room space to be in effect for buildings and complexes with common lobby, common interior or sheltered space.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023  
 Witness (signature) \_\_\_\_\_ Owner(s) (signature) \_\_\_\_\_  
 Witness (print) \_\_\_\_\_ Owner (print) \_\_\_\_\_  
 Address of Witness \_\_\_\_\_

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI + CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI + CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI + CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, UNLESS OTHERWISE NOTED. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.  
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 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.  
 ISSUANCES  
 1. NOV. 29, 2023 ISSUED FOR ZBA/ SPA BG

SITE PLAN NOTES  
 1. All work involved in the construction, relocation, repair or replacement of the project shall be to the satisfaction of the Director of Planning and Chief Planner, 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 2.0 metres tolerance allowed.  
 4. All driveways from property lines for the first 7.6m shall be within 5% maximum grade. Thereafter, all driveways shall be within 15% maximum grade.  
 5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/licenses normally required to complete a construction project, such as, but not limited to the following:  
 - Building permit  
 - Street and Block permits  
 - Road Curb permits  
 - Approval of services  
 - Attachment Agreements (if required)  
 - Certificate of Acquisition  
 - Sign Permits  
 6. Abandoned accessways must be removed and the curb and footwalk replaced with curb and footwalk to the satisfaction of the Curbside Management Section, Public Works Department.  
 7. For visibility triangles, at the vehicular access points, the following sets will be provided:  
 - 15.0m by 3.0m visibility triangles in which the maximum height of any objects or relative separation is to be a maximum height of 0.6m above the corresponding perpendicular curbline extension of the adjacent street.  
 8. Signage is not approved through the Site Plan Process. All signs must comply with Ontario Sign By-Law No. 16-103.  
 9. Lighting must be directed on site and must not spill over to adjacent properties or streets.  
 10. CALL BEFORE YOU DIG, arrange for underground utility cable location and gas pipeline before engineering construction by contacting One-800-Call at 1-800-400-2255.  
 \*Caution: Maintaining 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 project is considered to be an archaeological project. Should any buried archaeological materials be found on the property the Ontario Ministry of Culture and Heritage (MCH) should be notified immediately (416-371-8686). In the event that human remains are encountered during construction, the proposed should immediately contact both MCH and the Registrar or Deputy Registrar of the Ontario Regulation Unit of the Ministry of Government and Consumer Services (416-371-7691).

Issued for revisions

**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8  
 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO  
 Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 19, 2024  
 Job #: 2055.22

**SITE PLAN**  
 1:100 A.101

| LIST OF DRAWINGS                      |                               |
|---------------------------------------|-------------------------------|
| A100 CONTEXT PLAN                     | A401 WEST ELEVATION           |
| A102 SITE PLAN                        | A402 SOUTH ELEVATION          |
| A103 STATISTICS                       | A403 EAST ELEVATION           |
|                                       | A404 NORTH ELEVATION          |
| A201 P2 UNDERGROUND PLAN              | A405 EAST HERITAGE ELEVATION  |
| A202 P1 UNDERGROUND PLAN              | A406 NORTH HERITAGE ELEVATION |
| A301 GROUND FLOOR PLAN                | A501 SECTION A-A              |
| A302 2ND FLOOR PLAN                   | A502 SECTION B-B              |
| A303 3RD FLOOR PLAN                   |                               |
| A304 4TH FLOOR PLAN                   | A701 VIEW LOOKING NORTHWEST   |
| A305 5TH FLOOR PLAN                   | A702 VIEW LOOKING NORTHWEST   |
| A306 6TH-7TH FLOOR PLAN               | A703 VIEW LOOKING SOUTHWEST   |
| A307 8TH FLOOR PLAN                   |                               |
| A308 9TH-13TH FLOOR PLAN              |                               |
| A309 14TH FLOOR PLAN                  |                               |
| A310 15TH FLOOR PLAN                  |                               |
| A311 TYPICAL FLOOR PLAN (16TH - 29TH) |                               |
| A312 MECHANICAL PENTHOUSE             |                               |

| TOPOGRAPHIC SURVEY  |
|---|
| <p style="text-align: center;">OF PLAN OF<br/>LOT 5, 6, &amp; 7 N/S JACKSON STREET<br/>REGISTERED PLAN 48<br/>IN THE CITY OF HAMILTON</p> |

| A.T. McLaren Limited  |
|---|
| <p style="text-align: center;">Legal and Engineering Surveys</p> <p style="text-align: center;">69 John Street South, Suite 230, Hamilton, Ontario L8N 2B9<br/>Tel: (905) 527-8559 Fax: (905) 527-0032</p> <p style="text-align: center;">E-MAIL: admin@atmclaren.com</p> |

**GENERAL NOTES**

- Staff have reviewed this application on the understanding it will comprise one mixed use condominium corporation upon completion. If any party, including the applicant or any subsequent owner submits an application for condominium approval for this development not in accordance with this information, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the city at the sole cost to the condominium applicant.
- It is the responsibility of the applicant to comply with the Sewer Use By-Law and obtain all approvals/ permits from Toronto Water - Environment Monitoring and/ or the Ministry of Environment and Climate Change from any proposed temporary/ permanent discharging of groundwater into municipal sewer systems and water courses.
- It is the responsibility of the applicant/ consultant to ensure compliance with all applicable provincial standards and to obtain all provincial approvals, including but not limited to Environmental Compliance Approvals.
- A parking area, driveway or aisle providing access to a parking area and any loading space and associated maneuvering area shall be located on a stable surface and treated with a hard surface dustless material such as asphalt, concrete, permeable paving or similar material.

**GFA DEFINITION**

The definition of gross floor area shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of all floors of a building (excluding any cellar or floor area having a ceiling height of 2.0 meters or less or devoted exclusively to parking) within all building on a lot but shall not including an area devoted to mechanical equipment. Mechanical area constitutes a corridor providing access to a mechanical room may be excused from gross floor area, providing the corridor exclusively providing access to the mechanical room and no other. Exclusions also include elevators, elevator shafts, stairways, incoming service rooms, electrical rooms, shaft openings for building services. Bike parking is including in the GFA if the parking is within a building.

**OBC DEFINITION**

| PROJECT STATISTICS   |   | STATISTICS PER: By-Law 05-200 |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|--|---|-------------------------------|-------------|-------------|-----------------|--------|------------|--------------|--------------------|-------------------------|-------|---------------------|------|--------------|-----------|--------|--------------|------------|------------|-------------|-------------|----|-----------|------|-----|-----------|--------------|-----|----|--------------|--|------------|-------------|-------------------------|--|--|--|--|--|--|--|------------|------------|----|---|-----|-----|-----|--|-------------|--------------|----|----|--|--|--|--|-----------|--------------|-----|-----|--|--|--|--|-------------------------------|--|--|--|--|--|--|--|------------|------------|---|---|--|--|--|--|-----------|--------------|---|---|--|--|--|--|--------------|--|---|--|---|--|--|-----|--|--|
| <b>PROJECT STATISTICS</b><br>JOB No: 2055.22<br>DATE: Dec 2024 |   |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>01. SITE</b>  | <table border="1"> <tr><td>m2</td><td>2159.87</td></tr> <tr><td>ha</td><td>0.22</td></tr> <tr><td>m2</td><td>23249</td></tr> <tr><td>ac</td><td>0.53</td></tr> </table>   | m2                            | 2159.87     | ha          | 0.22            | m2     | 23249      | ac           | 0.53               |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| m2   | 2159.87   |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| ha   | 0.22  |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| m2   | 23249   |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| ac   | 0.53  |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  |   | Required                      | Proposed    |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>02. G.F.A   Above Grade</b>                                 | <table border="1"> <tr><td>Residential</td><td>296136.7 m2</td><td>27512 m2</td></tr> <tr><td>Non-Residential</td><td>0.0 m2</td><td>m2</td></tr> <tr><td><b>Total</b></td><td><b>296136.7 m2</b></td><td><b>27512 m2</b></td></tr> </table>  | Residential                   | 296136.7 m2 | 27512 m2    | Non-Residential | 0.0 m2 | m2         | <b>Total</b> | <b>296136.7 m2</b> | <b>27512 m2</b>         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Residential  | 296136.7 m2   | 27512 m2                      |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Non-Residential  | 0.0 m2  | m2                            |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>Total</b>   | <b>296136.7 m2</b>  | <b>27512 m2</b>               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>03. LOT COVERAGE</b>  | Calculated using Bylaw  | 83.40%                        |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>04. FSI</b>   | Calculated using Bylaw G.F.A.   | 12.74                         |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>05. UNIT BREAKDOWN</b>                                      | <table border="1"> <tr><td>Residential Units</td><td>Live/Work</td><td>4</td><td>1%</td></tr> <tr><td></td><td>Studio</td><td>34</td><td>8%</td></tr> <tr><td></td><td>1 Bed</td><td>121</td><td>29%</td></tr> <tr><td></td><td>1 Bed + D</td><td>147</td><td>35%</td></tr> <tr><td></td><td>2 Bed</td><td>110</td><td>26%</td></tr> <tr><td></td><td>2 Bed + D</td><td>1</td><td>0%</td></tr> <tr><td></td><td>3 Bed</td><td>0</td><td>0%</td></tr> <tr><td><b>Total</b></td><td></td><td><b>417</b></td><td><b>100%</b></td></tr> </table>  | Residential Units             | Live/Work   | 4           | 1%              |        | Studio     | 34           | 8%                 |                         | 1 Bed | 121                 | 29%  |              | 1 Bed + D | 147    | 35%          |            | 2 Bed      | 110         | 26%         |    | 2 Bed + D | 1    | 0%  |           | 3 Bed        | 0   | 0% | <b>Total</b> |  | <b>417</b> | <b>100%</b> |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Residential Units  | Live/Work   | 4                             | 1%          |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | Studio  | 34                            | 8%          |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | 1 Bed   | 121                           | 29%         |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | 1 Bed + D   | 147                           | 35%         |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | 2 Bed   | 110                           | 26%         |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | 2 Bed + D   | 1                             | 0%          |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | 3 Bed   | 0                             | 0%          |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>Total</b>   |   | <b>417</b>                    | <b>100%</b> |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>06. PARKING</b>   | <table border="1"> <thead> <tr> <th>Residential Units</th> <th>RATIO</th> <th># of UNITS</th> <th>REQUIRED</th> <th>RATIO</th> <th># of UNITS</th> <th>TOTAL</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td colspan="8">Units less than 50 Sq m</td> </tr> <tr> <td>Units 1-12</td> <td>0 per unit</td> <td>12</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Units 13+</td> <td>0.3 per unit</td> <td>117</td> <td>35</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="8">Units more than 50 Sq m</td> </tr> <tr> <td>Units 1-12</td> <td>0 per unit</td> <td>12</td> <td>0</td> <td>0.4</td> <td>417</td> <td>167</td> <td></td> </tr> <tr> <td>Units 13-50</td> <td>0.5 per unit</td> <td>38</td> <td>19</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Units 51+</td> <td>0.7 per unit</td> <td>224</td> <td>156</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="8">Units with 3 or more bedrooms</td> </tr> <tr> <td>Units 1-12</td> <td>0 per unit</td> <td>4</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Units 13+</td> <td>0.3 per unit</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Barrier Free</td> <td></td> <td>6</td> <td></td> <td>3</td> <td></td> <td></td> <td>103</td> </tr> </tbody> </table> | Residential Units             | RATIO       | # of UNITS  | REQUIRED        | RATIO  | # of UNITS | TOTAL        | PROVIDED           | Units less than 50 Sq m |       |                     |      |              |           |        |              | Units 1-12 | 0 per unit | 12          | 0           |    |           |      |     | Units 13+ | 0.3 per unit | 117 | 35 |              |  |            |             | Units more than 50 Sq m |  |  |  |  |  |  |  | Units 1-12 | 0 per unit | 12 | 0 | 0.4 | 417 | 167 |  | Units 13-50 | 0.5 per unit | 38 | 19 |  |  |  |  | Units 51+ | 0.7 per unit | 224 | 156 |  |  |  |  | Units with 3 or more bedrooms |  |  |  |  |  |  |  | Units 1-12 | 0 per unit | 4 | 0 |  |  |  |  | Units 13+ | 0.3 per unit | 0 | 0 |  |  |  |  | Barrier Free |  | 6 |  | 3 |  |  | 103 |  |  |
| Residential Units  | RATIO   | # of UNITS                    | REQUIRED    | RATIO       | # of UNITS      | TOTAL  | PROVIDED   |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units less than 50 Sq m  |   |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 1-12   | 0 per unit  | 12                            | 0           |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 13+  | 0.3 per unit  | 117                           | 35          |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units more than 50 Sq m  |   |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 1-12   | 0 per unit  | 12                            | 0           | 0.4         | 417             | 167    |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 13-50  | 0.5 per unit  | 38                            | 19          |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 51+  | 0.7 per unit  | 224                           | 156         |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units with 3 or more bedrooms                                  |   |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 1-12   | 0 per unit  | 4                             | 0           |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Units 13+  | 0.3 per unit  | 0                             | 0           |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Barrier Free   |   | 6                             |             | 3           |                 |        | 103        |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>07. BIKE PARKING</b>  | <table border="1"> <tr><td>Residential</td><td>Ratio</td><td>Units</td><td>202</td><td>159</td></tr> <tr><td>Long-Term</td><td>0.50</td><td>417</td><td>4</td><td>4</td></tr> <tr><td>Short-Term</td><td></td><td>417</td><td></td><td></td></tr> <tr><td><b>Total</b></td><td></td><td></td><td><b>206</b></td><td><b>206</b></td></tr> </table>   | Residential                   | Ratio       | Units       | 202             | 159    | Long-Term  | 0.50         | 417                | 4                       | 4     | Short-Term          |      | 417          |           |        | <b>Total</b> |            |            | <b>206</b>  | <b>206</b>  |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Residential  | Ratio   | Units                         | 202         | 159         |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Long-Term  | 0.50  | 417                           | 4           | 4           |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Short-Term   |   | 417                           |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>Total</b>   |   |                               | <b>206</b>  | <b>206</b>  |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>08. AMENITY (m2)</b>  | <table border="1"> <tr><td>Indoor</td><td>Ratio</td><td>Units</td><td>834</td><td>824</td></tr> <tr><td>Outdoor</td><td>2.00</td><td>417</td><td>834</td><td>897</td></tr> <tr><td>Balconies/ Terraces</td><td>2.00</td><td>417</td><td></td><td>2489</td></tr> <tr><td><b>Total</b></td><td></td><td></td><td><b>1668</b></td><td><b>4210</b></td></tr> </table>   | Indoor                        | Ratio       | Units       | 834             | 824    | Outdoor    | 2.00         | 417                | 834                     | 897   | Balconies/ Terraces | 2.00 | 417          |           | 2489   | <b>Total</b> |            |            | <b>1668</b> | <b>4210</b> |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Indoor   | Ratio   | Units                         | 834         | 824         |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Outdoor  | 2.00  | 417                           | 834         | 897         |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Balconies/ Terraces  | 2.00  | 417                           |             | 2489        |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>Total</b>   |   |                               | <b>1668</b> | <b>4210</b> |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>09. BUILDING HEIGHT</b>                                     | 90.55m + 4.5m MPH + 1.4m Top Parapet  |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>10. BUILDING SETBACKS</b>                                   | <table border="1"> <tr><td>Above Grade/ Podium</td><td>North</td><td>6m</td></tr> <tr><td></td><td>East</td><td>0m</td></tr> <tr><td></td><td>South</td><td>0m</td></tr> <tr><td></td><td>West</td><td>0m</td></tr> <tr><td>Above Podium</td><td>North</td><td>13.75m</td></tr> <tr><td></td><td>East</td><td>2.5m</td></tr> <tr><td></td><td>South</td><td>3m</td></tr> <tr><td></td><td>West</td><td>25m</td></tr> </table>   | Above Grade/ Podium           | North       | 6m          |                 | East   | 0m         |              | South              | 0m                      |       | West                | 0m   | Above Podium | North     | 13.75m |              | East       | 2.5m       |             | South       | 3m |           | West | 25m |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Above Grade/ Podium  | North   | 6m                            |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | East  | 0m                            |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | South   | 0m                            |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | West  | 0m                            |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| Above Podium   | North   | 13.75m                        |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | East  | 2.5m                          |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | South   | 3m                            |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
|  | West  | 25m                           |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |
| <b>Notes:</b>  | * setbacks to main building face<br>** actual unit count may vary depending on market demand  |                               |             |             |                 |        |            |              |                    |                         |       |                     |      |              |           |        |              |            |            |             |             |    |           |      |     |           |              |     |    |              |  |            |             |                         |  |  |  |  |  |  |  |            |            |    |   |     |     |     |  |             |              |    |    |  |  |  |  |           |              |     |     |  |  |  |  |                               |  |  |  |  |  |  |  |            |            |   |   |  |  |  |  |           |              |   |   |  |  |  |  |              |  |   |  |   |  |  |     |  |  |

| STATISTICS   |       |           |           |            |      |            |          |          |            |
|--------------|-------|-----------|-----------|------------|------|------------|----------|----------|------------|
| UNIT MIX     | FLOOR | TOWNHOUSE | STUDIO    | 1B         | 1B+D | 2B         | 2B+D     | 3B       | TOTAL      |
|              | 1st   |           |           |            |      |            |          |          | 0          |
|              | 2nd   | 4         | 1         |            |      | 2          | 1        |          | 8          |
|              | 3rd   |           | 3         | 6          | 9    | 3          |          |          | 21         |
|              | 4th   |           | 2         | 8          | 8    | 3          |          |          | 21         |
|              | 5th   |           | 2         | 8          | 8    | 3          |          |          | 21         |
|              | 6th   |           | 2         | 8          | 8    | 3          |          |          | 21         |
|              | 7th   |           | 2         | 8          | 8    | 3          |          |          | 21         |
|              | 8th   |           | 1         | 6          | 7    | 5          |          |          | 19         |
|              | 9th   |           | 1         | 6          | 7    | 5          |          |          | 19         |
|              | 10th  |           | 1         | 6          | 7    | 5          |          |          | 19         |
|              | 11th  |           | 1         | 6          | 7    | 5          |          |          | 19         |
|              | 12th  |           | 1         | 6          | 7    | 5          |          |          | 19         |
|              | 13th  |           | 1         | 6          | 7    | 5          |          |          | 19         |
|              | 14th  |           | 1         | 2          | 4    | 3          |          |          | 10         |
|              | 15th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 16th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 17th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 18th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 19th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 20th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 21st  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 22nd  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 23rd  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 24th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 25th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 26th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 27th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 28th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
|              | 29th  |           | 1         | 3          | 4    | 4          |          |          | 12         |
| <b>TOTAL</b> |       | 4         | 34        | 121        | 147  | 110        | 1        | 0        | <b>417</b> |
|              |       | <b>4</b>  | <b>34</b> | <b>268</b> |      | <b>111</b> | <b>0</b> | <b>0</b> |            |
|              |       | 1%        | 8%        | 29%        | 35%  | 26%        | 0%       | 0%       |            |
|              |       | 1%        | 8%        | 64%        |      | 27%        | 0%       | 100%     |            |

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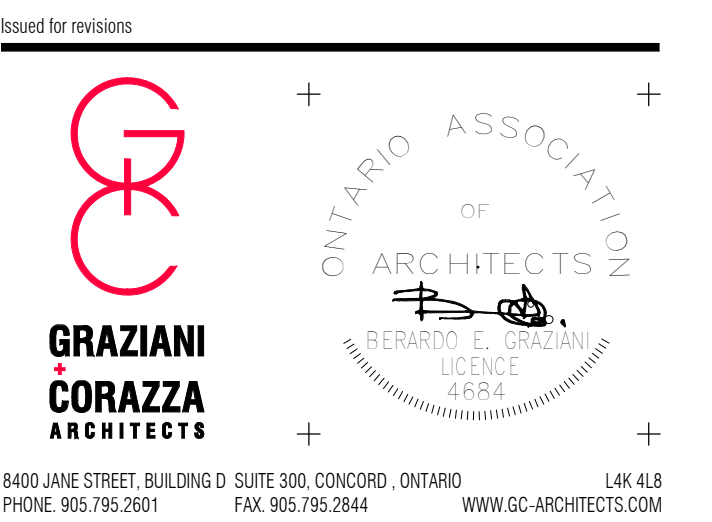
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Issuances

|    |              |                     |    |
|----|--------------|---------------------|----|
| 1. | NOV. 29/2023 | ISSUED FOR ZBA/ SPA | BG |
|----|--------------|---------------------|----|



PROPOSED MIXED USE DEVELOPMENT  
 48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 19.2024  
 Job #: 2055.22

STATISTICS

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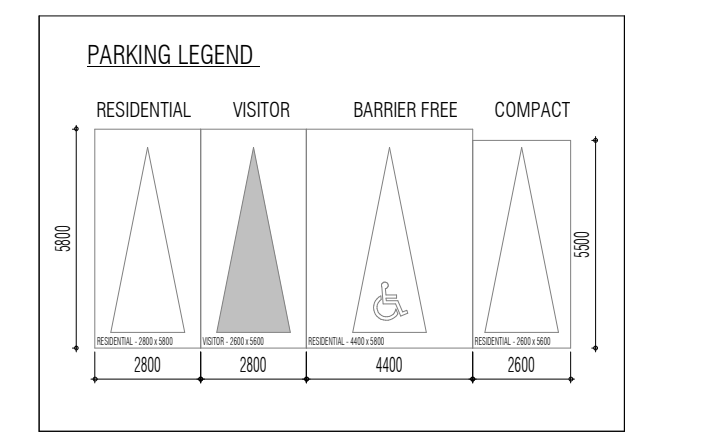
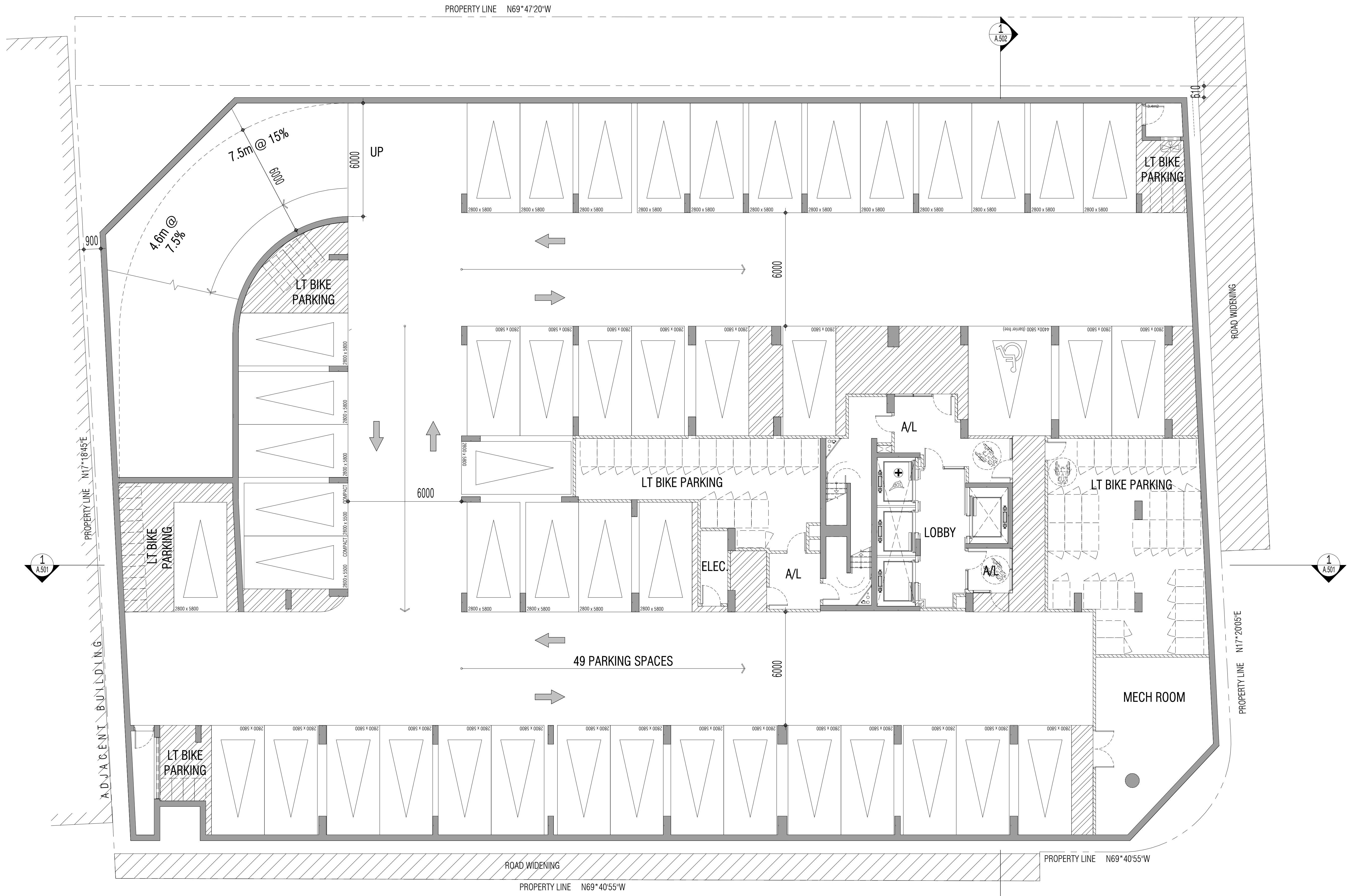
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



Issued for revisions

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 LICENCE 4684

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 19. 2024  
 Job #: 2055.22

**P2 UNDERGROUND**  
 1:100 A.201

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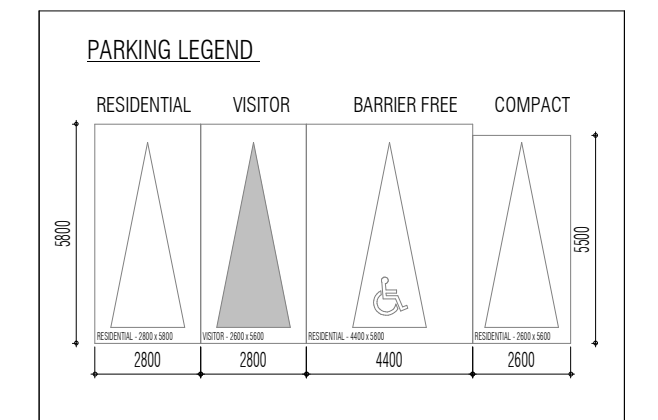
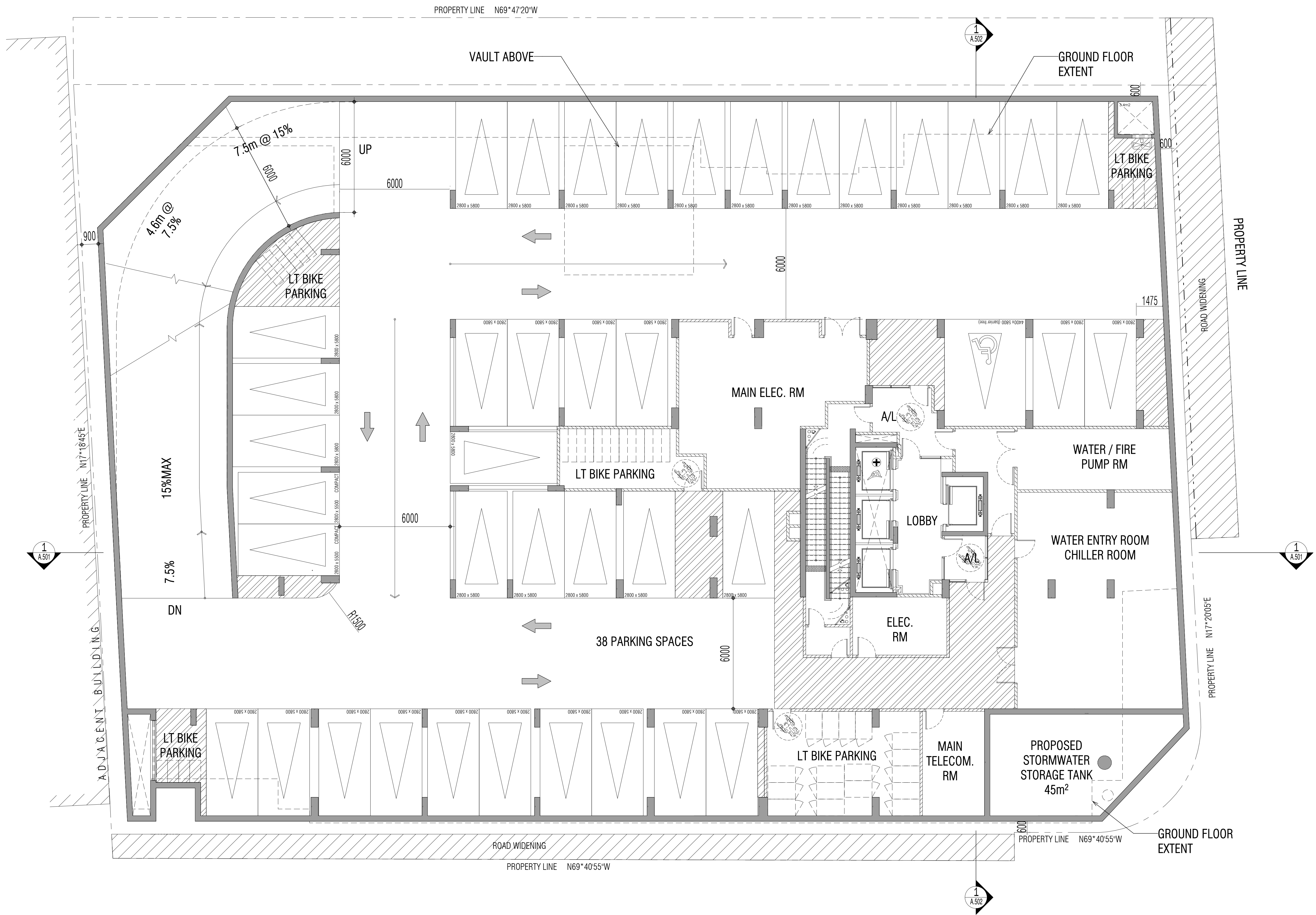
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Issuances

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Issued for revisions

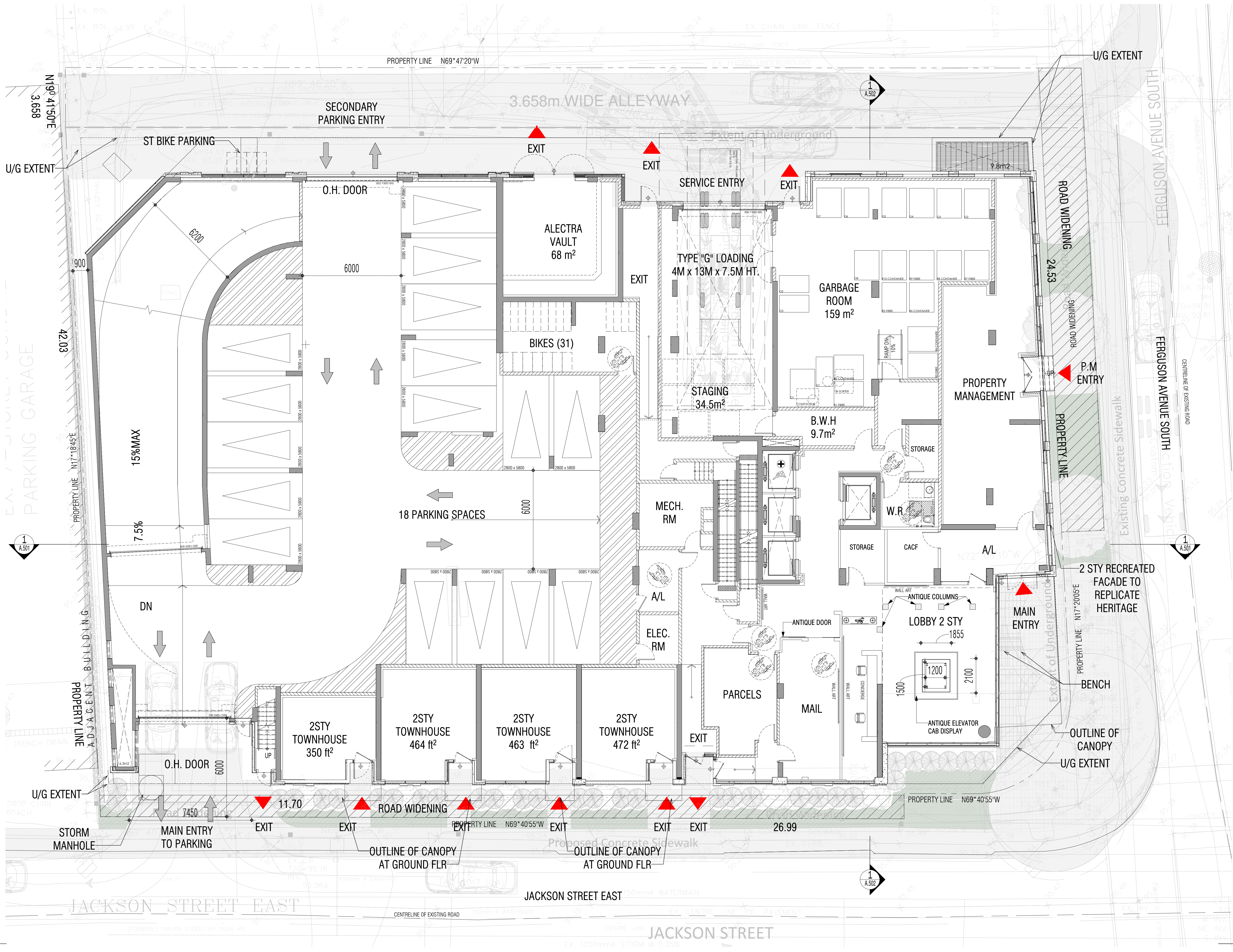
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ONTARIO ASSOCIATION OF ARCHITECTS  
 RERARDO E. GRAZIANI  
 LICENSE 4684

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 19. 2024  
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**P1 UNDERGROUND**  
 1:100 A.202



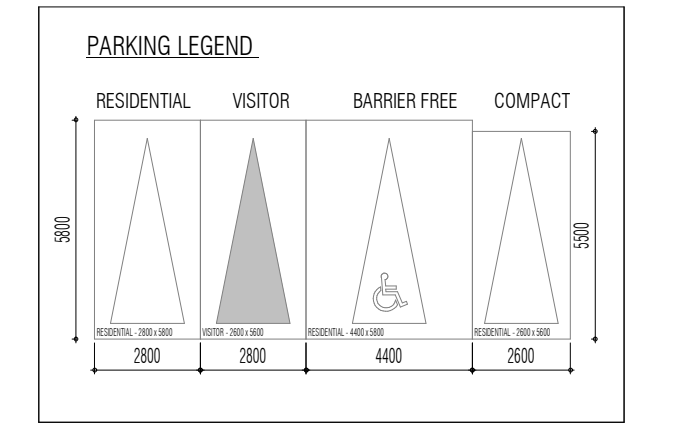
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Issues:  
1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



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PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
HAMILTON, ONTARIO

Project Architect: B. Graziani  
Assistant Designer: R. Lincoln  
Drawn By: T. Nguyen  
Checked By: D. Biase / G. Colangelo  
Plot Date: Dec. 19. 2024  
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**GROUND (1ST) FLOOR PLAN**  
1:100 A.301

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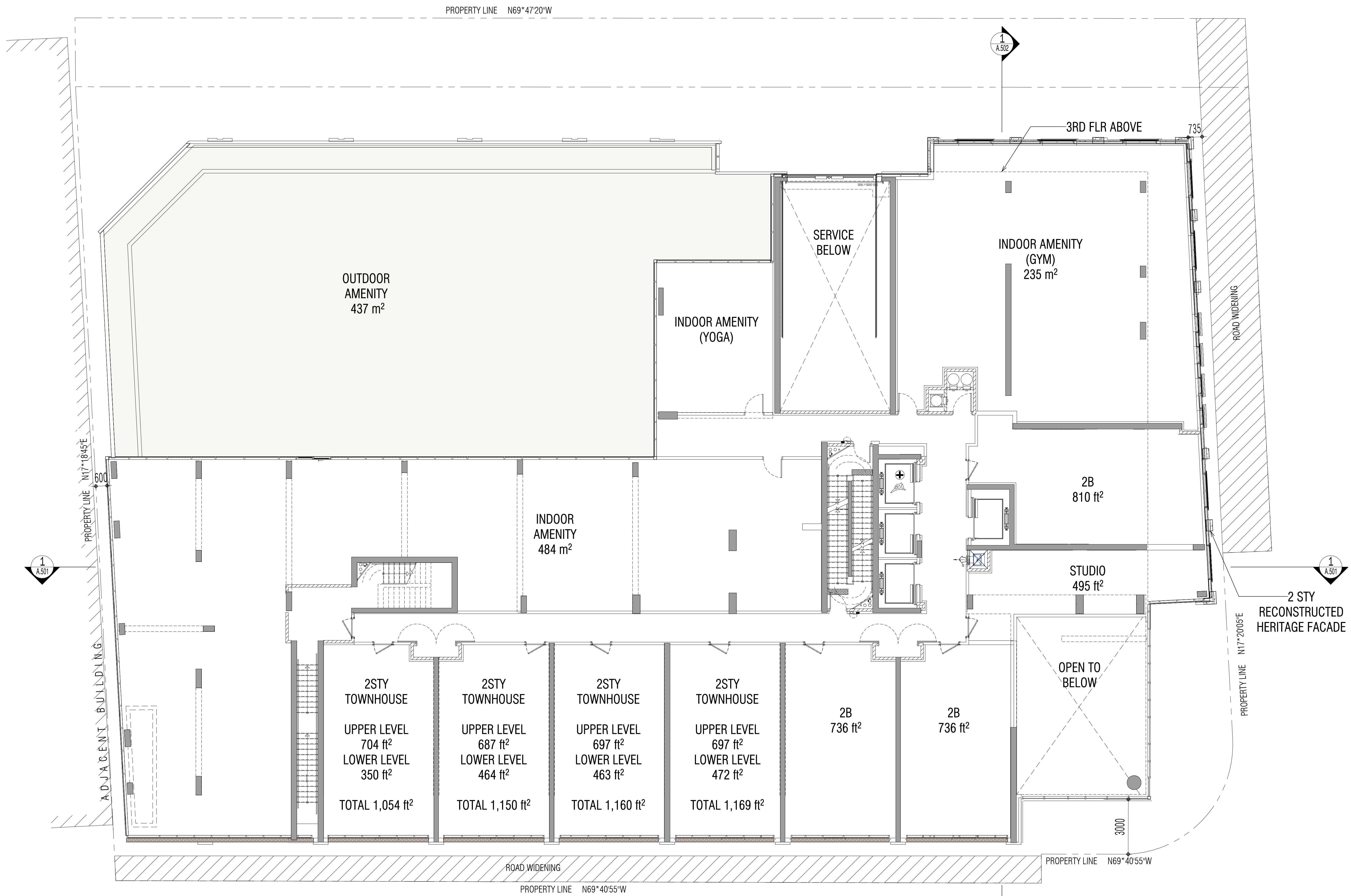
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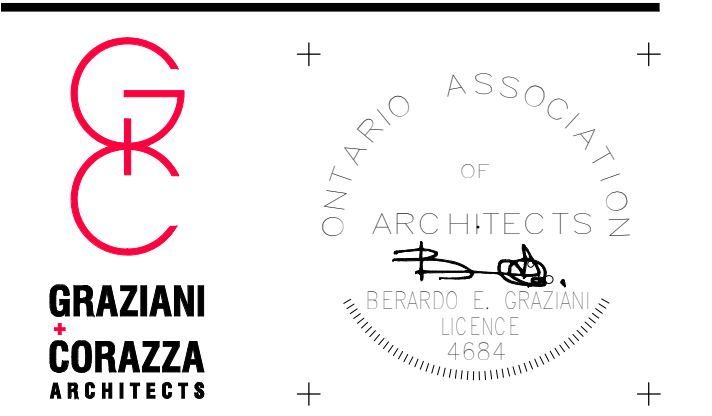
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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18.2024  
 Job #: 2055.22

2ND FLOOR PLAN  
 1:100 A.302



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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
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 Plot Date: Dec. 18. 2024  
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3RD FLOOR PLAN  
 1:100 A.303

North arrow pointing up, scale 1:100, and sheet identifier A.303.

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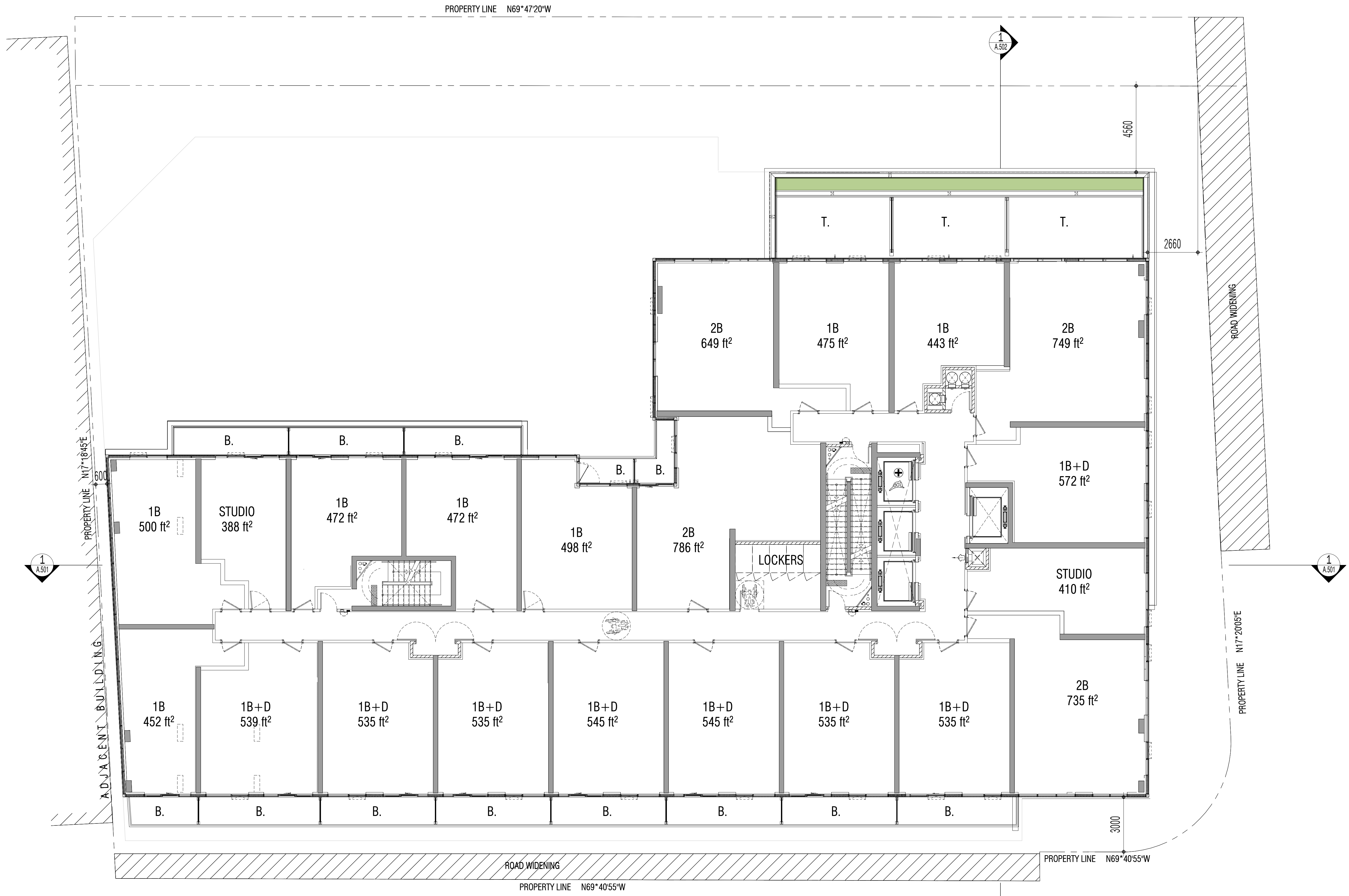
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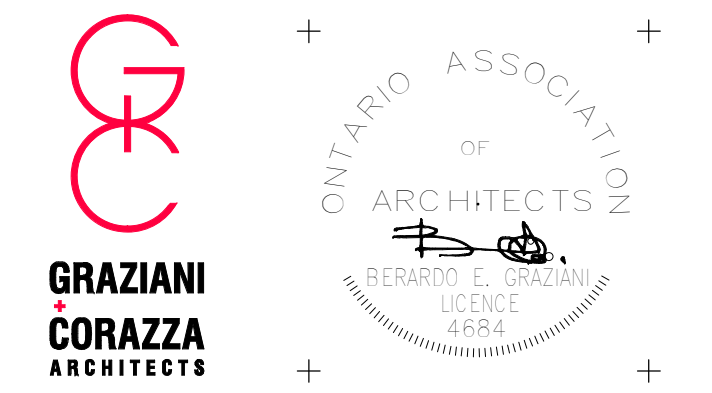
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Issuances

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PROPOSED MIXED USE DEVELOPMENT  
 48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO  
 Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
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 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
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4TH - 7TH FLOOR PLAN  
 1:100 A.304

Titleblock Size:



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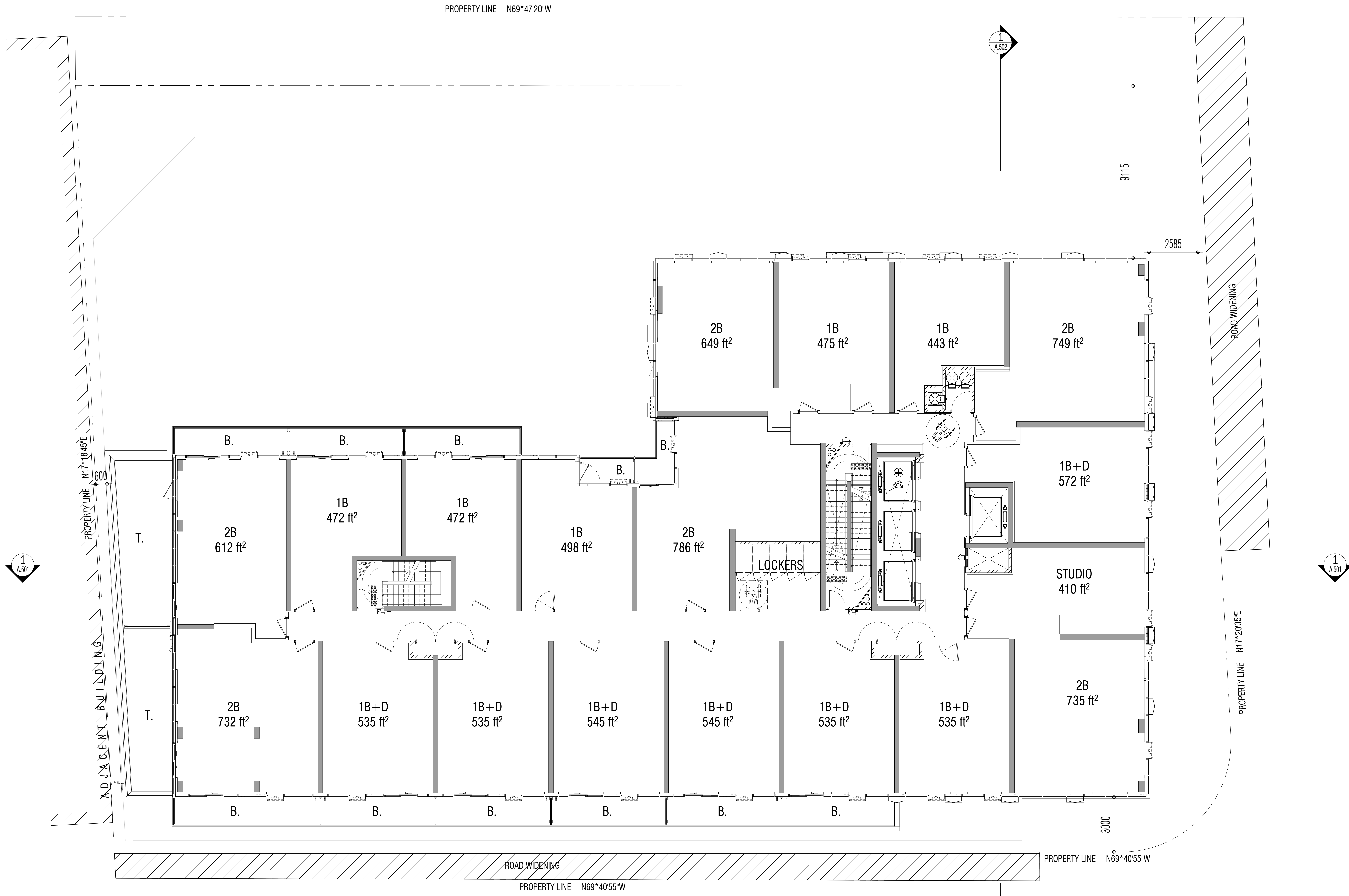
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**GRAZIANI CORAZZA ARCHITECTS**  
 RERARDO E. GRAZIANI  
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**8TH FLOOR PLAN**  
 1:100 A.307

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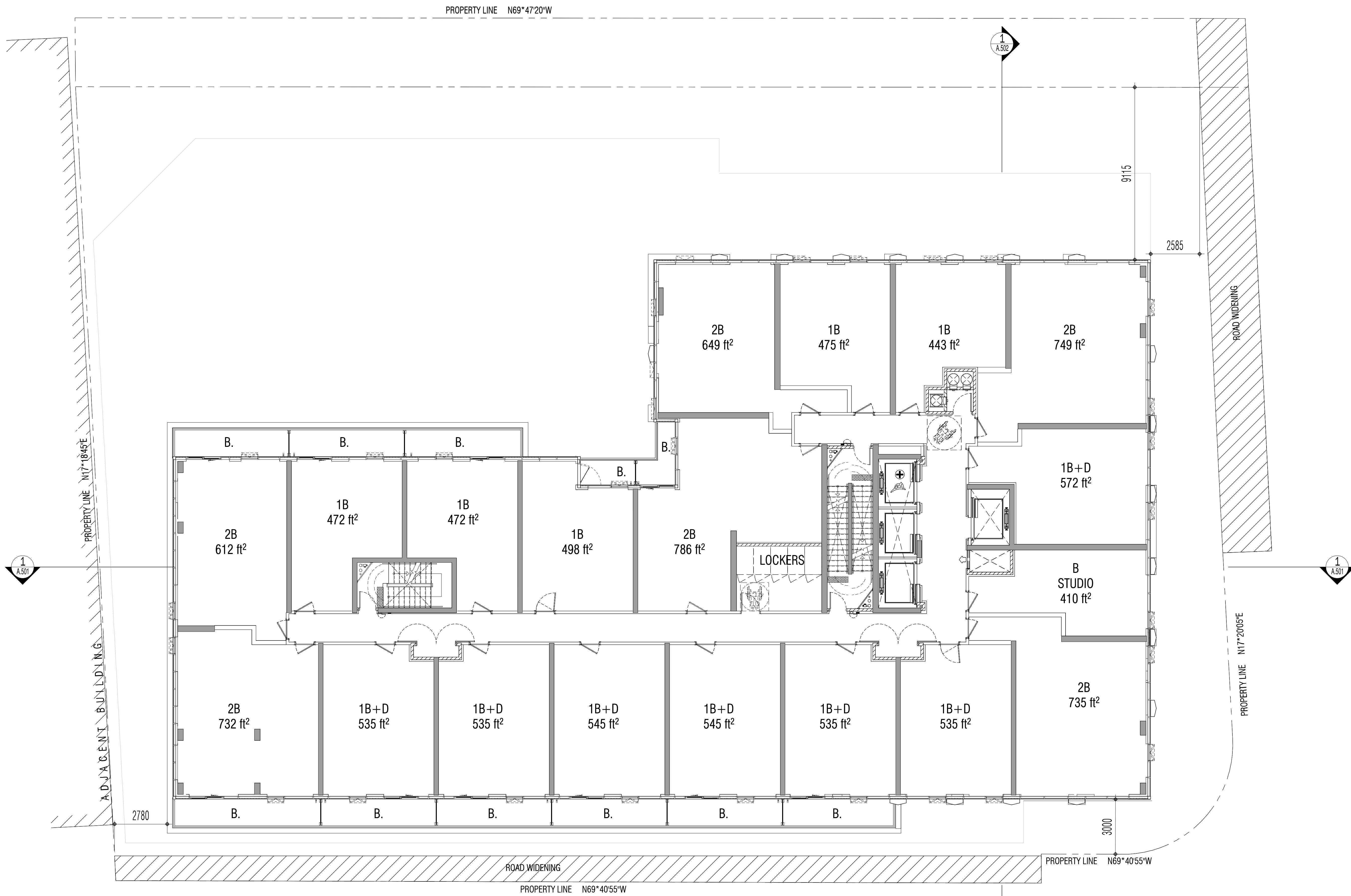
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



Issued for revisions

**GRAZIANI CORAZZA ARCHITECTS**  
 RERARDO E. GRAZIANI  
 LICENSE 4684

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8  
 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
 Job #: 2055.22

**9TH - 13TH FLOOR PLAN**  
 1:100 A.308

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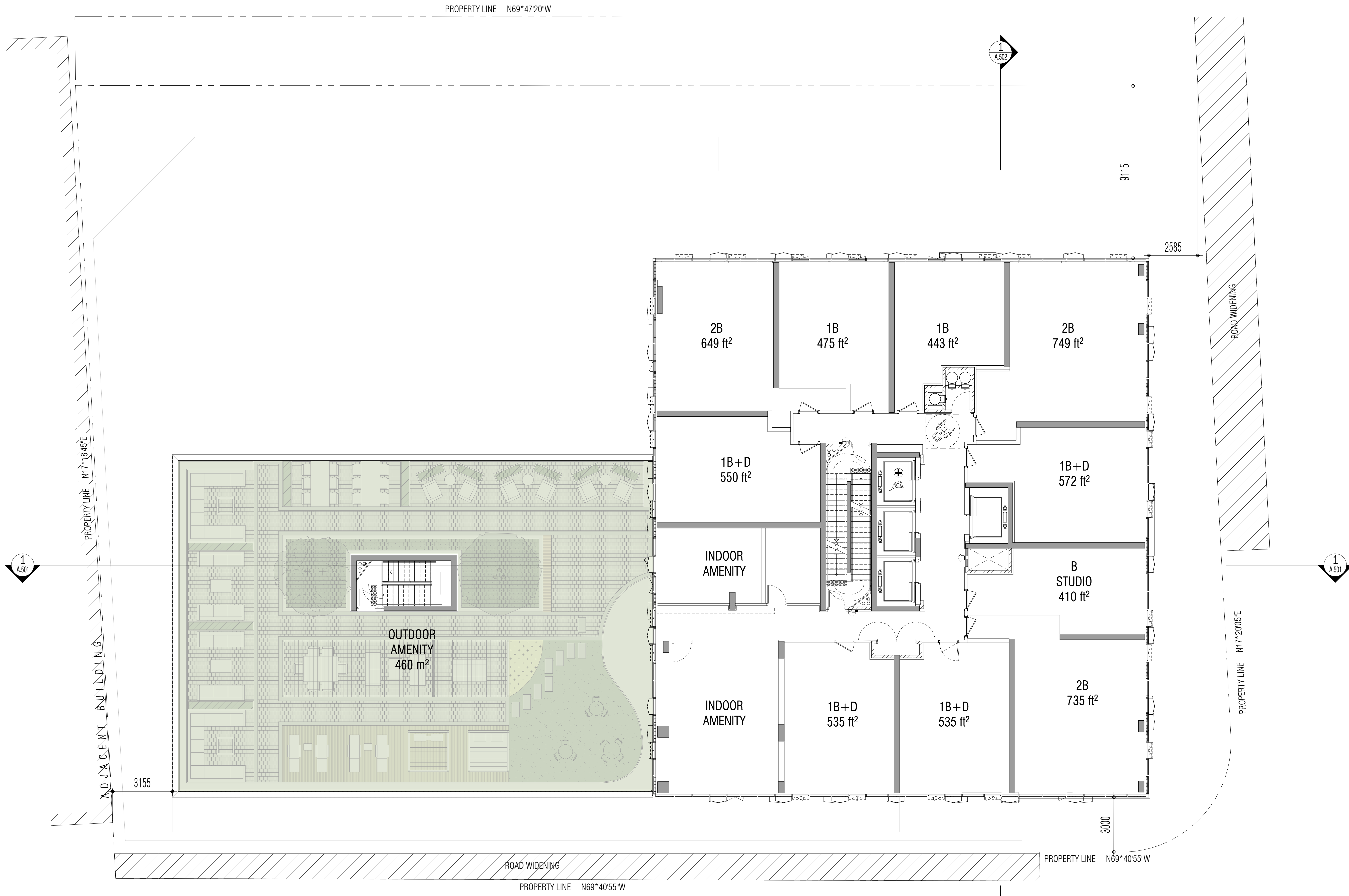
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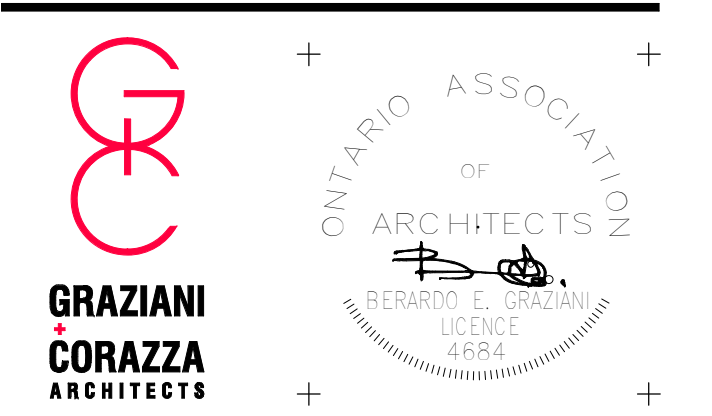
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



Issued for revisions



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 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
 Job #: 2055.22

14TH FLOOR PLAN  
 1:100 A.309



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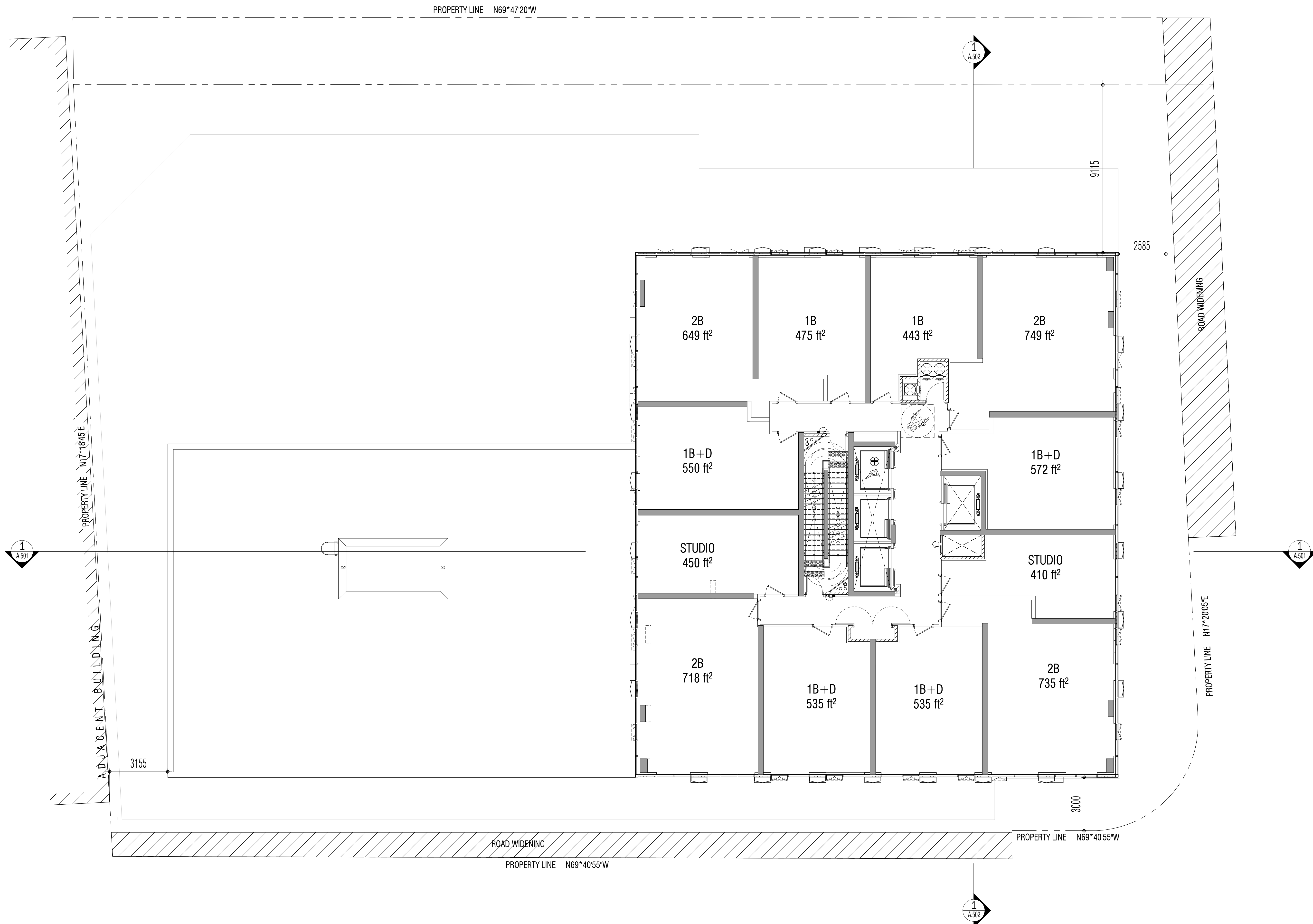
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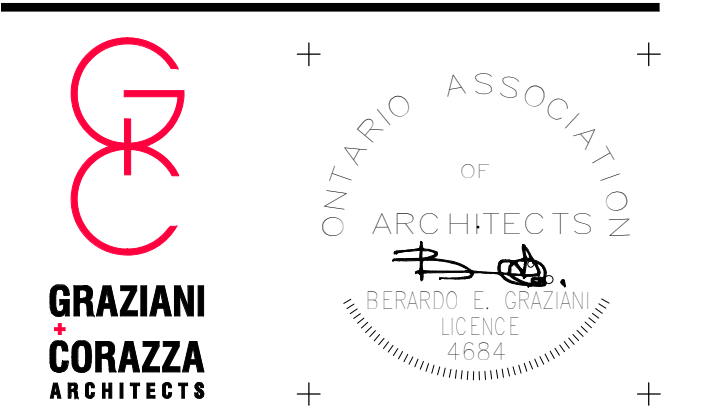
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
 Job #: 2055.22

15TH FLOOR PLAN  
 1:100 A.310



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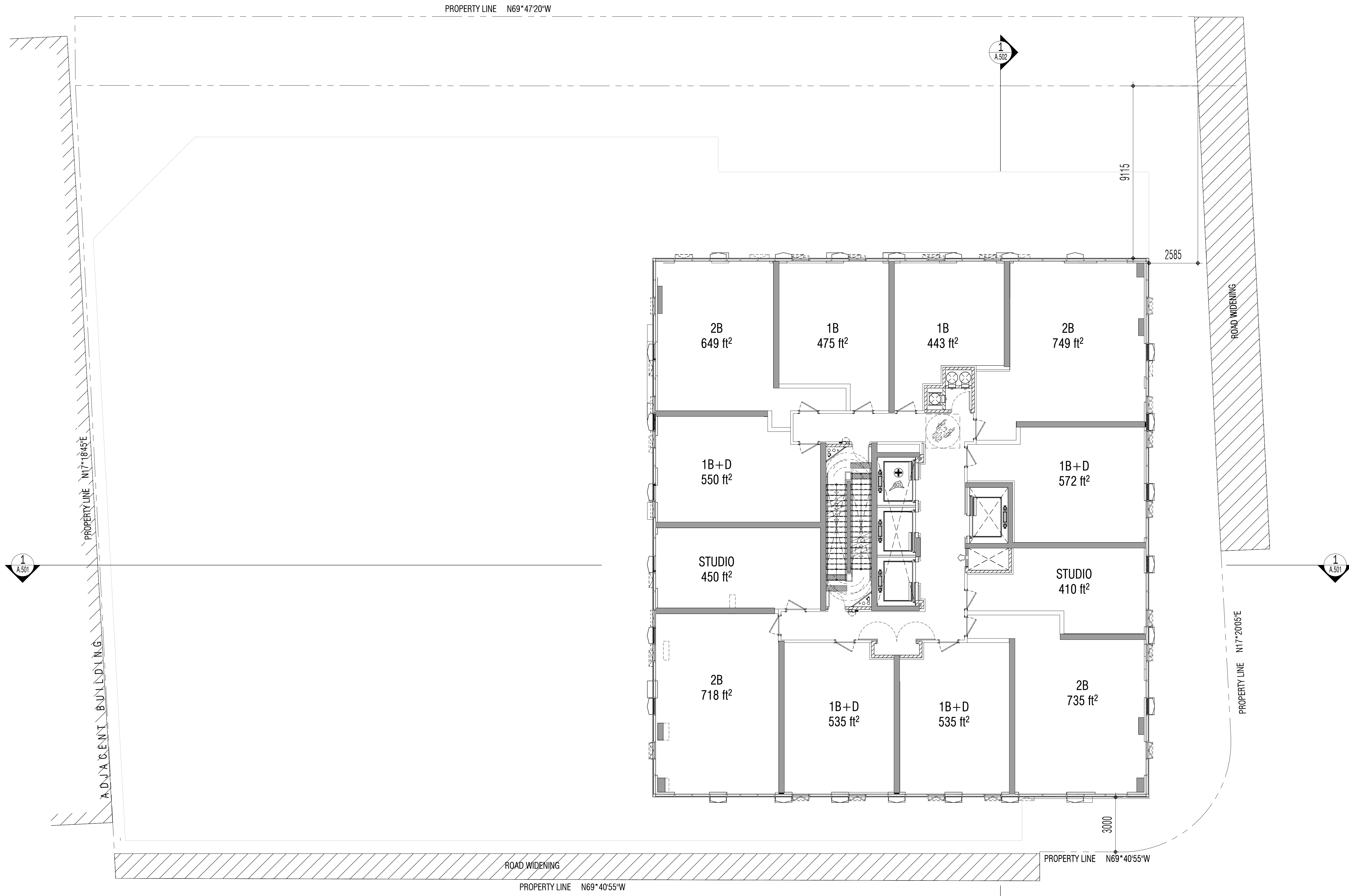
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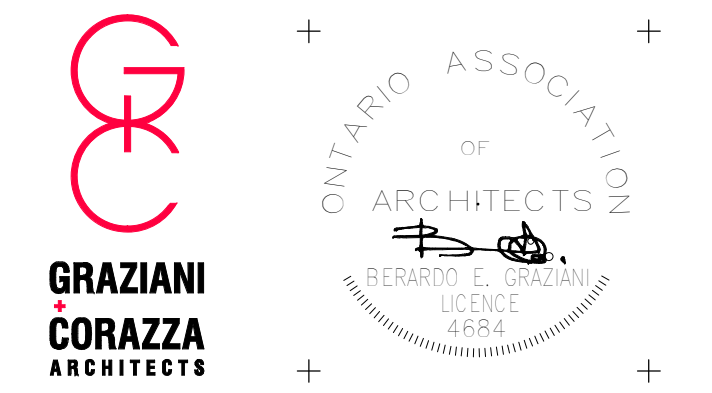
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



Issued for revisions



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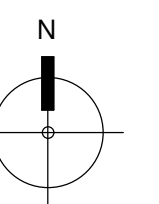
PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

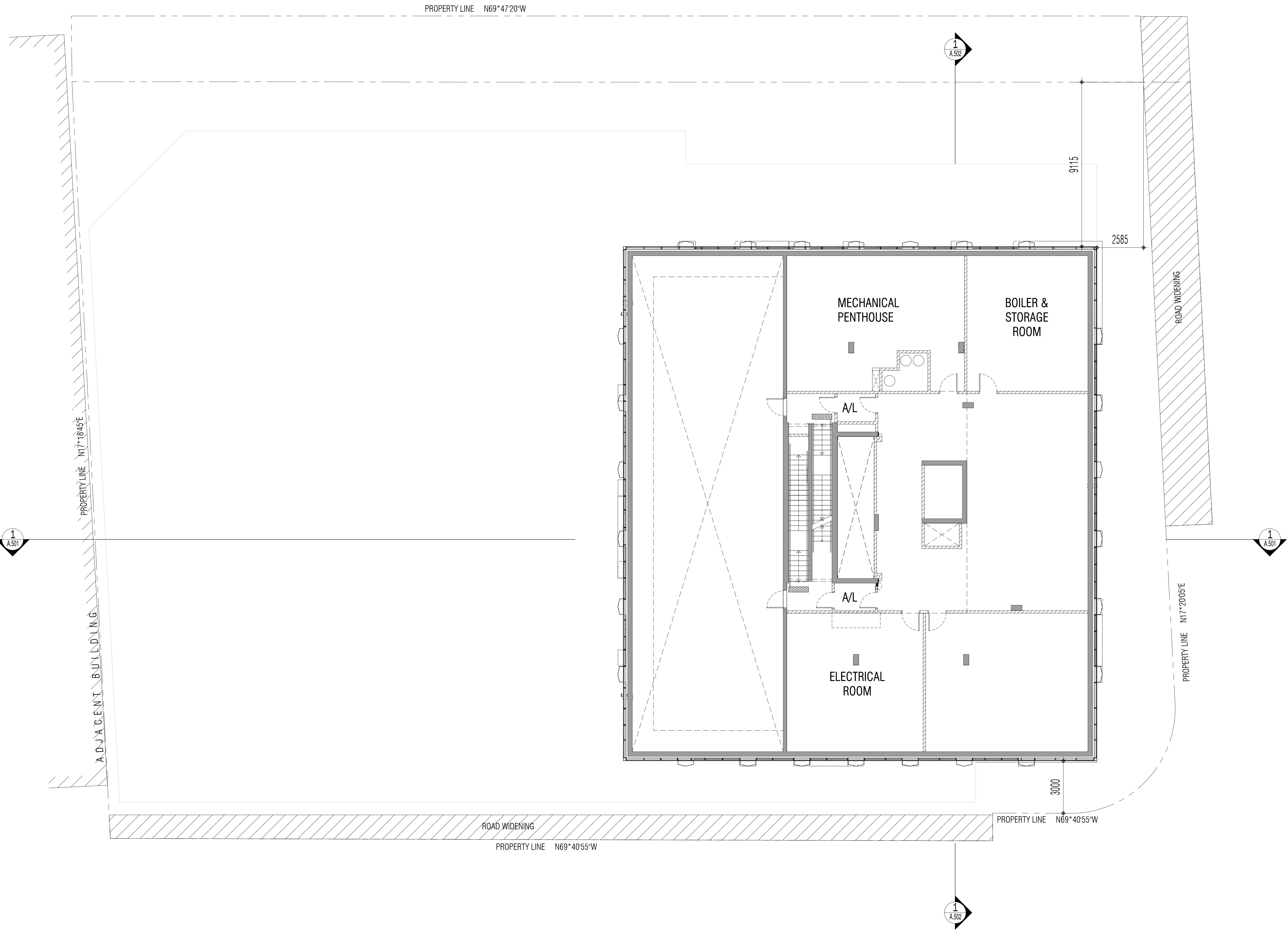
Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
 Job #: 2055.22

16TH FLOOR PLAN (TYP.)



1:100 A.311

Titleblock Size:



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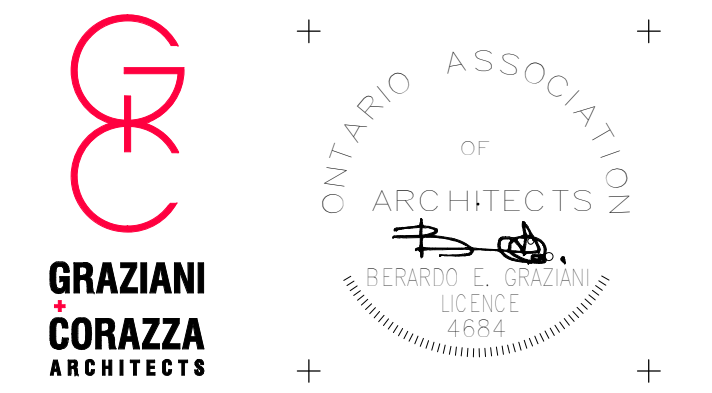
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG

Issued for revisions



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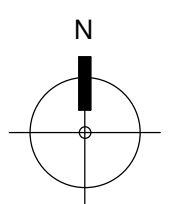
PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
 Job #: 2055.22

MECHANICAL PENTHOUSE



1:100 A.312

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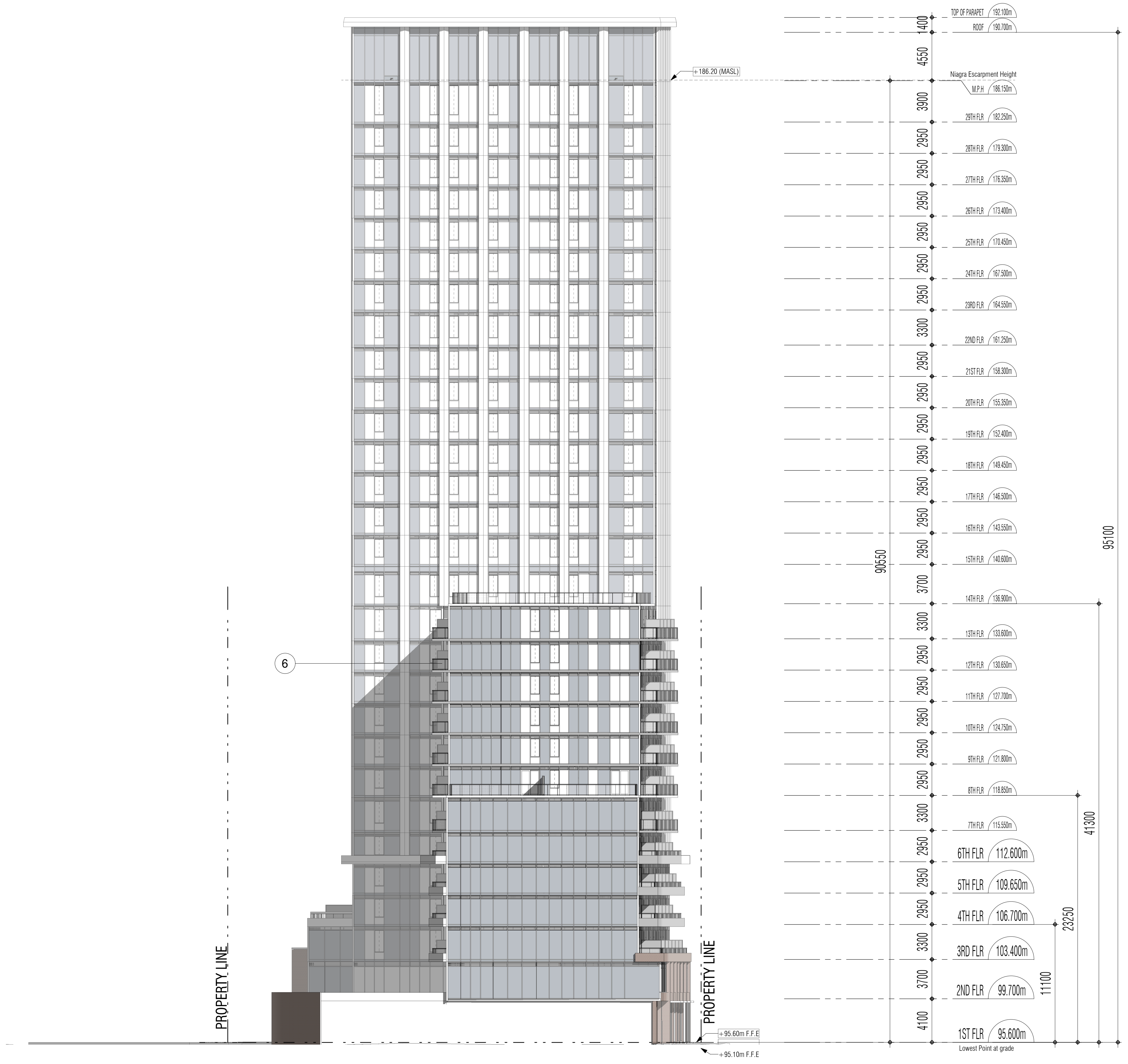
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Issuances

|    |             |                     |    |
|----|-------------|---------------------|----|
| 1. | NOV.29.2023 | ISSUED FOR ZBA/ SPA | BG |
|----|-------------|---------------------|----|



| MATERIALS LEGEND |  |
|------------------|--|
| 1                | WINDOW GLAZING   |
| 2                | WHITE PRECAST  |
| 3                | GRAY PRECAST   |
| 4                | BRICKS   |
| 5                | METAL PANEL, SLAB COVER, BALCONY SOFFIT, CANOPY AND MULLIONS |
| 6                | CLEAR GLASS RAILING  |

Issued for revisions

**GRAZIANI CORAZZA ARCHITECTS**  
 8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8  
 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

ONTARIO ASSOCIATION OF ARCHITECTS  
 GERARDO E. GRAZIANI  
 LICENSE 4684

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 18. 2024  
 Job #: 2055.22

WEST ELEVATION

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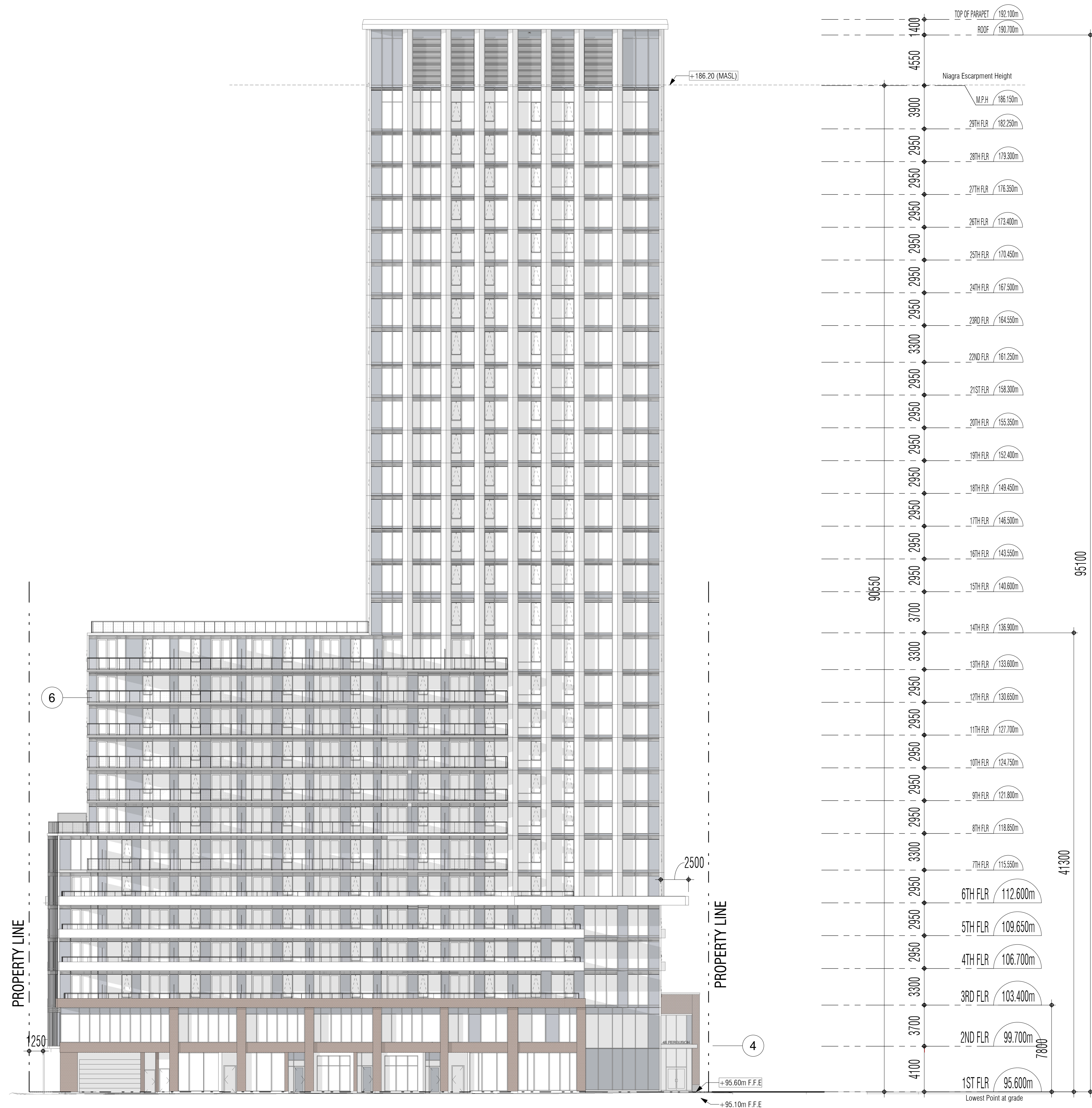
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Issuances

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| MATERIALS LEGEND |  |
|------------------|--|
| 1                | WINDOW GLAZING   |
| 2                | WHITE PRECAST  |
| 3                | GRAY PRECAST   |
| 4                | BRICKS   |
| 5                | METAL PANEL, SLAB COVER, BALCONY SOFFIT, CANOPY AND MULLIONS |
| 6                | CLEAR GLASS RAILING  |

Issued for revisions

**GRAZIANI CORAZZA ARCHITECTS**  
 8400 JANE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L8  
 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
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 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
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**SOUTH ELEVATION**



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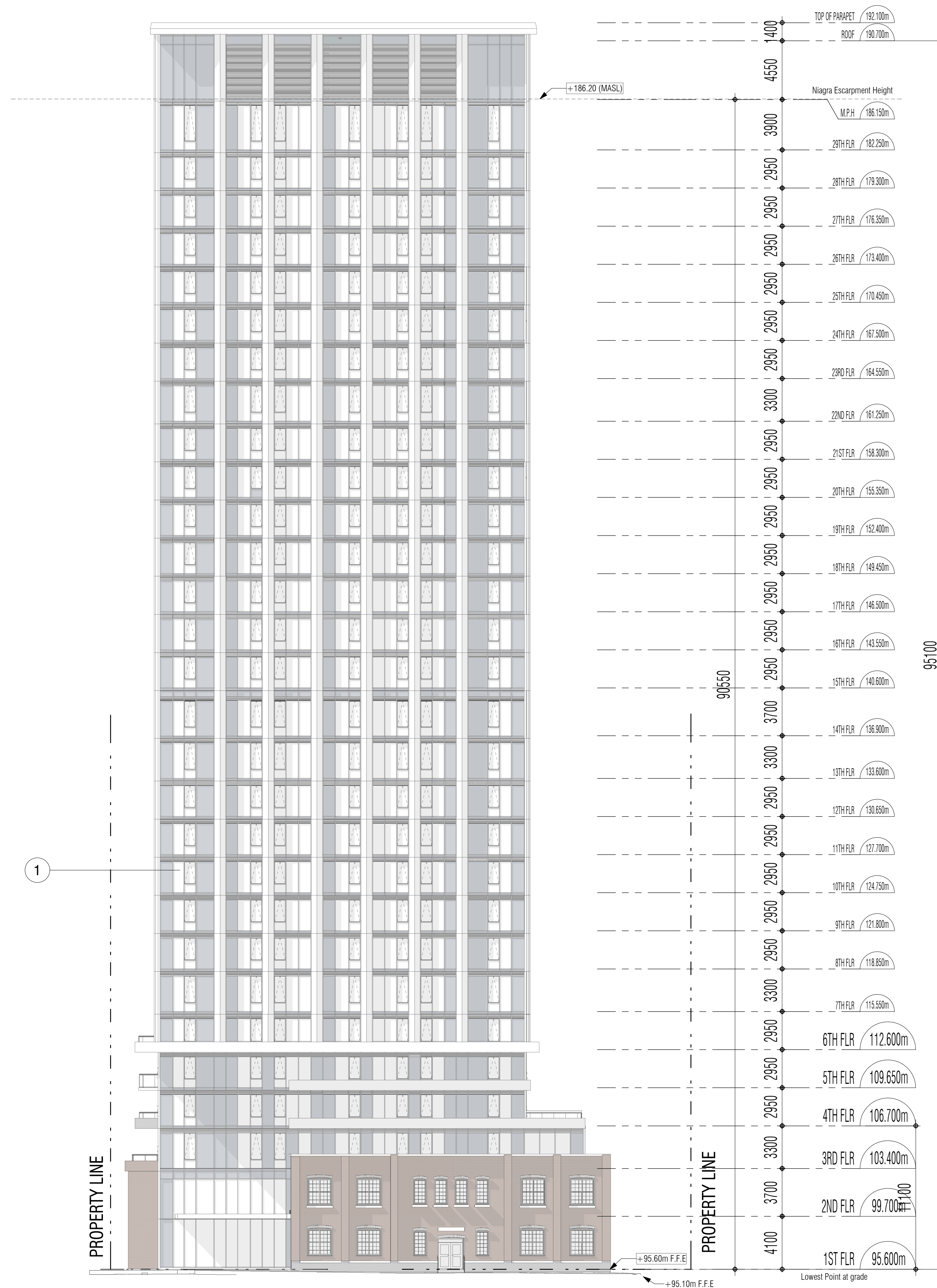
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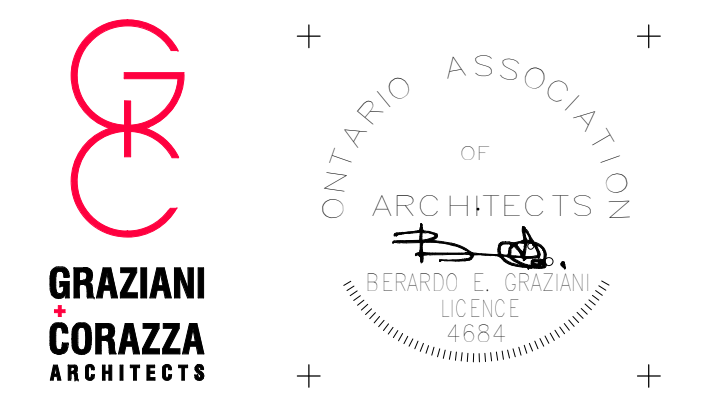
Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



| MATERIALS LEGEND |  |
|------------------|--|
| 1                | WINDOW GLAZING   |
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| 4                | BRICKS   |
| 5                | METAL PANEL, SLAB COVER, BALCONY SOFFIT, CANOPY AND MULLIONS |
| 6                | CLEAR GLASS RAILING  |

Issued for revisions



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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

Project Architect: B. Graziani  
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EAST ELEVATION

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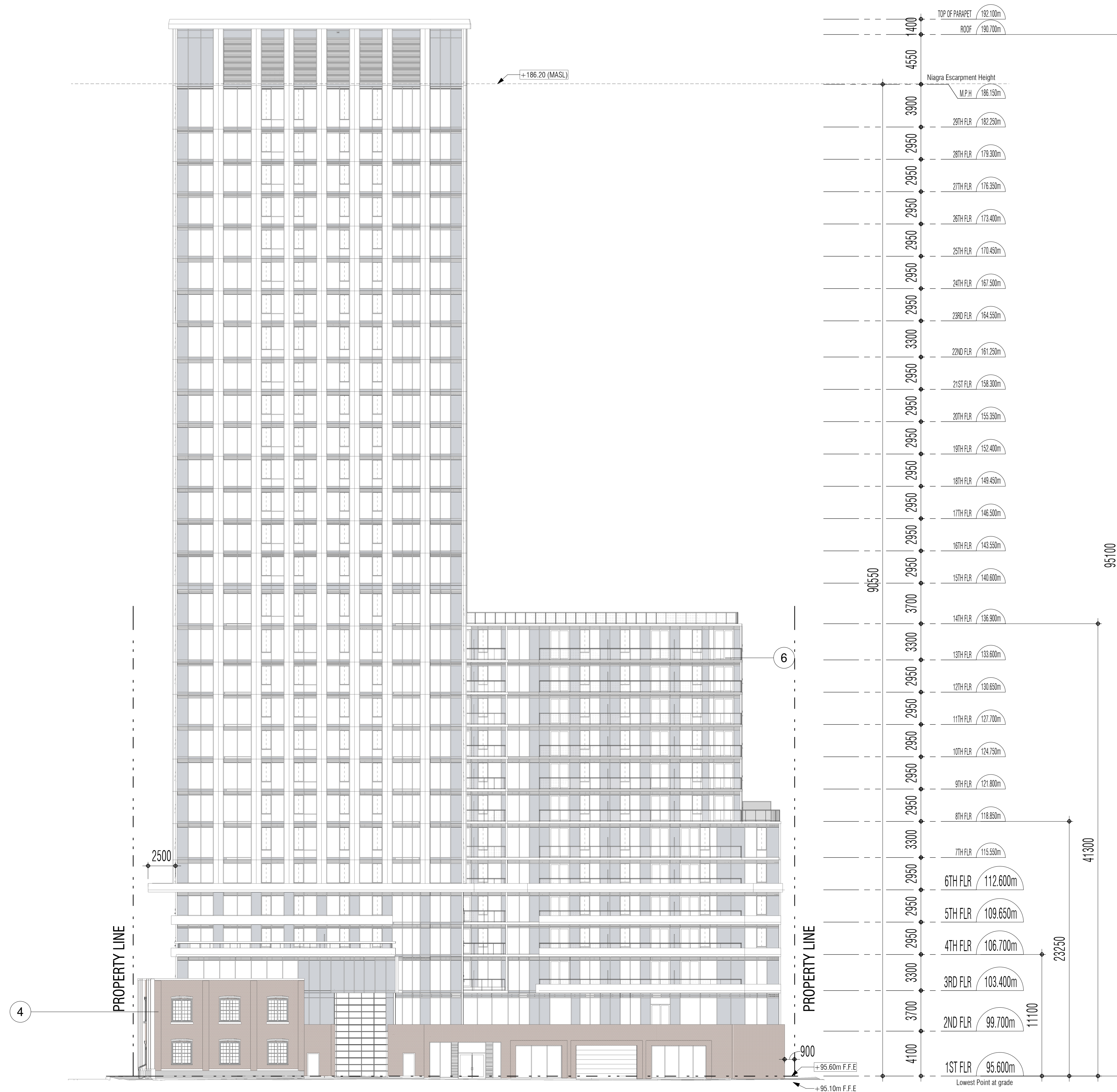
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Issuances

1. NOV.29.2023 ISSUED FOR ZBA/ SPA BG



| MATERIALS LEGEND |  |
|------------------|--|
| 1                | WINDOW GLAZING   |
| 2                | WHITE PRECAST  |
| 3                | GRAY PRECAST   |
| 4                | BRICKS   |
| 5                | METAL PANEL, SLAB COVER, BALCONY SOFFIT, CANOPY AND MULLIONS |
| 6                | CLEAR GLASS RAILING  |

Issued for revisions

**GRAZIANI CORAZZA ARCHITECTS**  
 R. GRAZIANI  
 R. CORAZZA  
 LICENSE # 4684

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8  
 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT  
**48 FERGUSON AVE SOUTH**  
 HAMILTON, ONTARIO

Project Architect: B. Graziani  
 Assistant Designer: R. Lincoln  
 Drawn By: T. Nguyen  
 Checked By: D. Biase / G. Colangelo  
 Plot Date: Dec. 19.2024  
 Job #: 2055.22

**NORTH ELEVATION**

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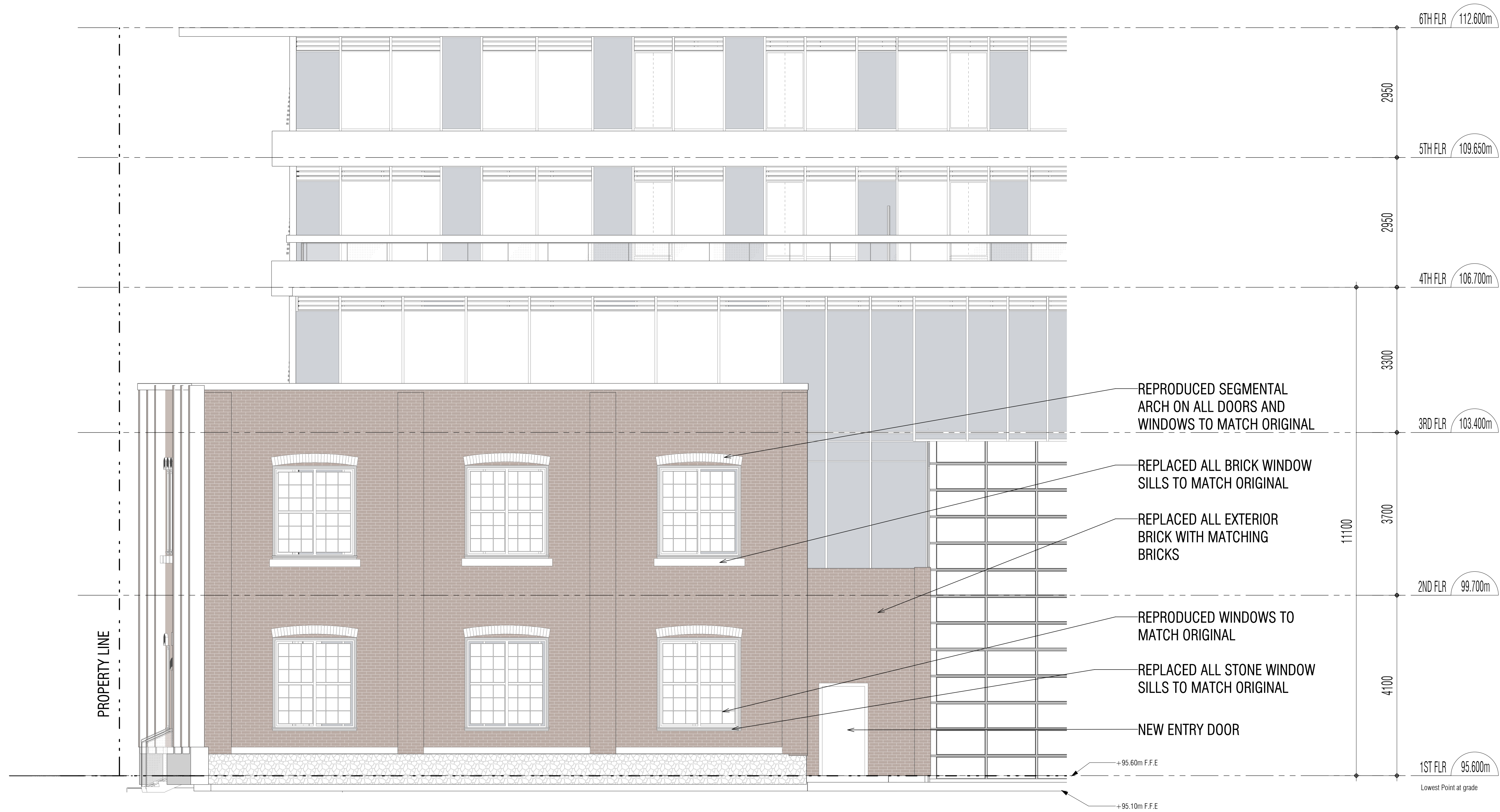
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NORTH HERITAGE ELEVATION

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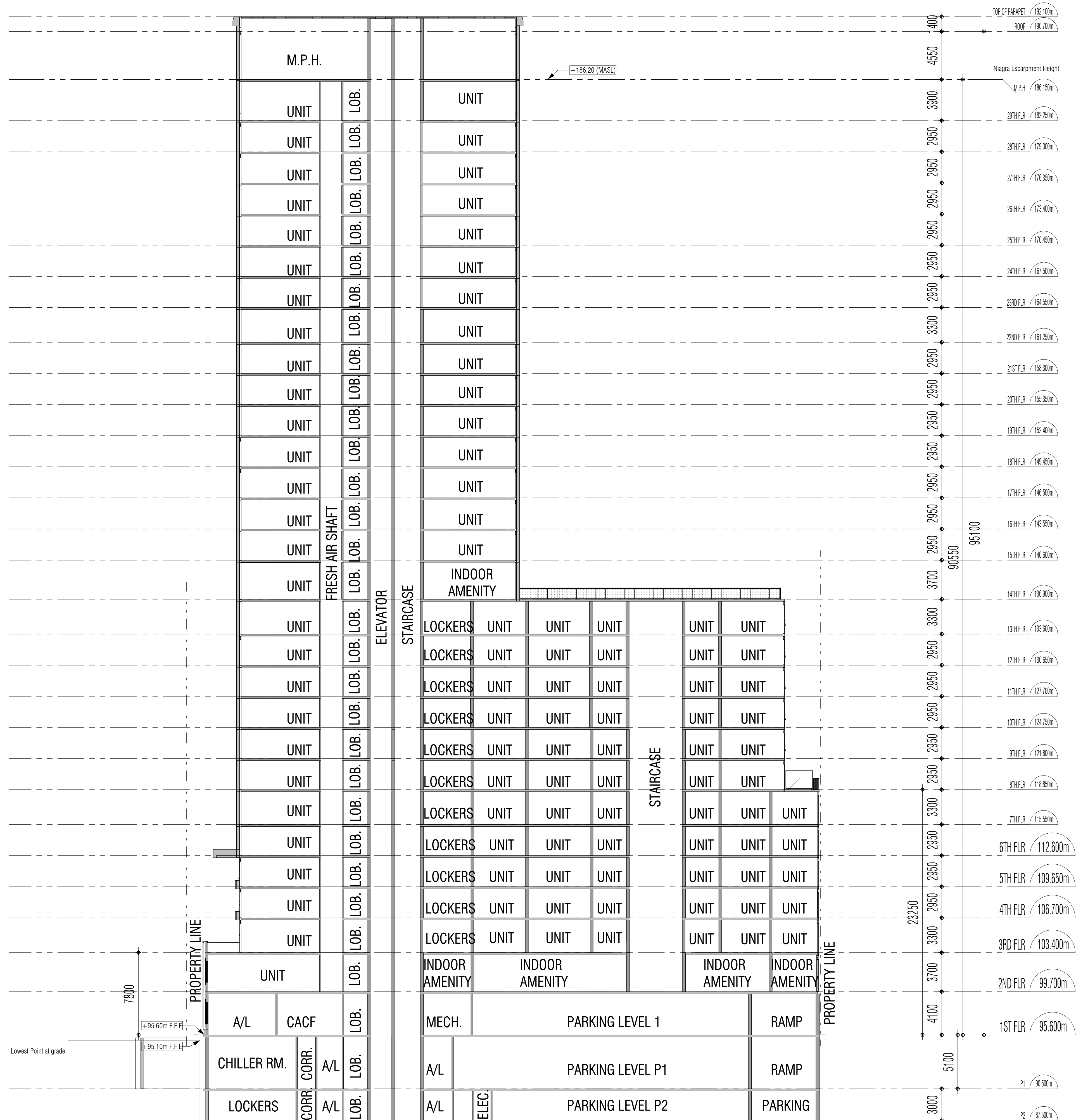
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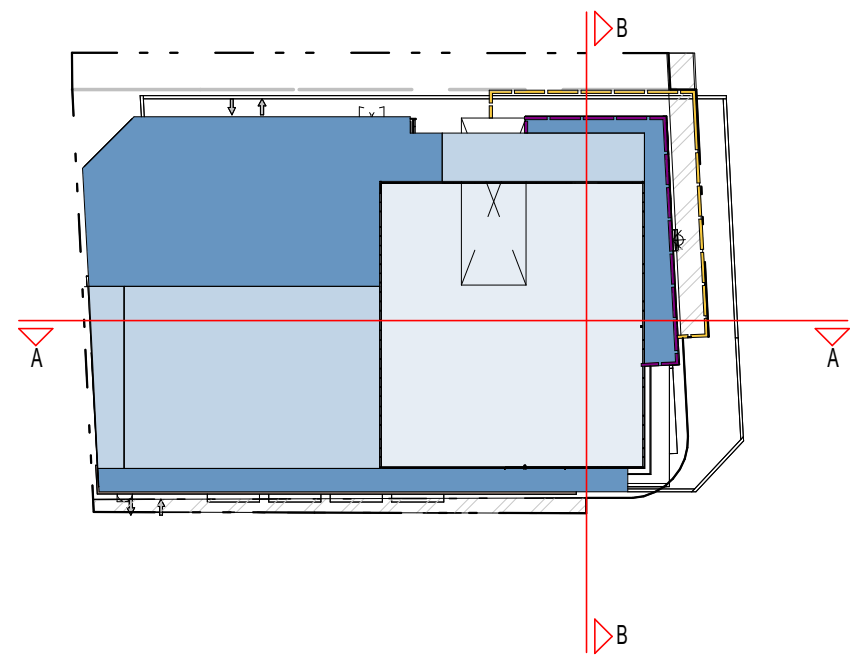
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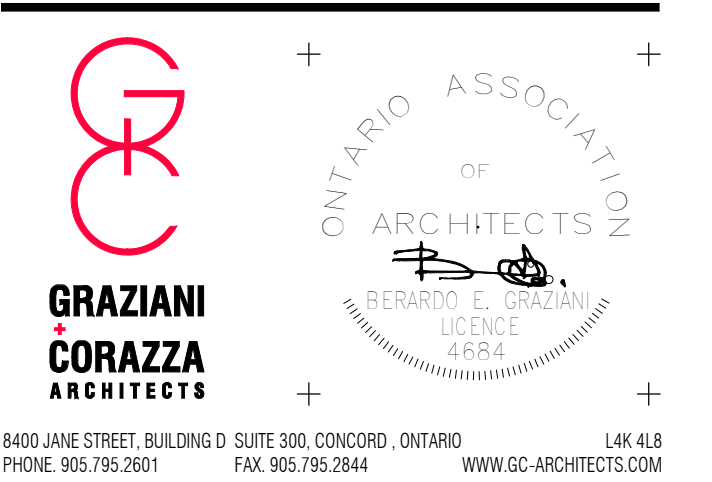
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PROPOSED MIXED USE DEVELOPMENT  
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SECTION A-A





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VIEW LOOKING NORTHWEST

A.701



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VIEW LOOKING SOUTHWEST

A.702





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**GRAZIANI CORAZZA ARCHITECTS**

ONTARIO ASSOCIATION OF ARCHITECTS  
 GERARDO E. GRAZIANI  
 LICENCE 4684

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4J8  
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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

HAMILTON, ONTARIO

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| Drawn By :           | T.Nguyen              |
| Checked By :         | D.Biase / G.Colangelo |
| Plot Date :          | Dec.18.2024           |
| Job #                | 2055.22               |

VIEW LOOKING SOUTHWEST



December 23, 2024

459-22

**Via Email & Delivered**

Ms. Jamila Sheffield  
Secretary Treasurer  
Committee of Adjustment

City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**RE: 173 JACKSON STREET EAST & 46 FERGUSON AVENUE SOUTH, HAMILTON  
Application for Minor Variance to the City of Hamilton Zoning By-law No. 05-200  
Site Plan File No. DA-23-074**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by Jackson Ferguson Inc., the registered owners of 173 Jackson Street East & 46 Ferguson Avenue South, in the City of Hamilton. On their behalf, UrbanSolutions is pleased to submit this application for Minor Variance to the Zoning By-law.

The subject lands are comprised of two properties merged on title which form a 0.23-hectare corner lot with 99.93 metres of combined frontage along Jackson Street East and Ferguson Avenue South. The lands received conditional Site Plan approval on January 24, 2024 (File No. DA-23-074) for a 29-storey multiple dwelling containing 417 residential units and 103 parking spaces.

**Policy Context**

The subject lands are currently designated as ‘Downtown Urban Growth Centre’ on Schedule E – Urban Structure and as ‘Downtown Mixed Use Area’ on Schedule E-1 – Urban Land Use of the Urban Hamilton Official Plan (the “UHOP”). Further, the lands are subject to the policies of the Downtown Hamilton Secondary Plan, where it is designated as ‘Downtown Mixed Use’, subject to the height permissions associated with the ‘High-Rise 2’ overlay. The lands are currently zoned as ‘Downtown Central Business District (D1, H17, H19, H20) Zone’. On December 6<sup>th</sup>, 2024, an application for Zoning By-law Amendment was submitted to the City of Hamilton to remove the Holding Provisions on the site.

**Purpose of the Application**

The purpose of this application is to obtain variances to the zoning by-law to facilitate the conditionally-approved Site Plan concept for the lands. Through liaison with planning and engineering staff, the concept has been refined to its proposed final form and zoning conformity is a required to obtain final Site Plan approval.

Accordingly, the following variances are required:

**Variance No. 1** – To permit a 2.5 metre stepback from the building base façade height above 11.0 metres along Jackson Street East, whereas a 3.0 metre stepback from the building base façade height above 11.0 metres is required.

**Variance No. 2** – To permit a 2.2 metre stepback from the building base façade height above 11.0 metres along Ferguson Street East, whereas a 3.0 metre stepback from the building base façade height above 11.0 metres is required.

**Variance No. 3** – To permit a 2.0 metre stepback from the rear lot line from any portion of a building exceeding 22.0 metres, whereas a 3.0 metre stepback from the rear lot line from any portion of a building exceeding 22.0 metres is required.

**Variance No. 4** – To permit a minimum of 103 parking spaces, whereas 195 parking spaces are required.

As per Section 45(1) of the *Planning Act*, R.S.O, 1990, as amended, applications to the Committee to vary from the Zoning By-law must meet 4 tests as outlined below:

- The proposal meets the general intent and purpose of the Official Plan;
- The proposal meets the general intent and purpose of the Zoning By-Law;
- The variance is minor in nature; and,
- The proposal is desirable for the appropriate development or use of the land.

The proposed built form demonstrates conformity with the policies of the Downtown Urban Growth Centre and Downtown Mixed Use Area designations. The proposed multiple dwelling will achieve numerous objectives of the Downtown Mixed Use designation under the Official Plan by implementing a permitted use at a desirable density which makes efficient use of the City's urban land base and is situated on the site to reinforce the urban streetwall. The proposed variances will enhance the urban character of the surrounding neighbourhood while still ensuring appropriate transitions in scale per the building massing are provided to abutting properties. As such, the proposed variances are in keeping with the general intent and purpose of the UHOP.

Further, the existing D1, H17, H19, H20 Zoning on the site permits the proposed built form and intensity of the development. The stepback requirements of the D1 Zone are intended to limit shading impacts and improve sunlight conditions on surrounding properties that may materialize from tall buildings. The proposed built form features numerous complex setbacks on all four sides intended to improve the quality of urban design on site and also to reduce shadow impacts on surrounding properties, as demonstrated in the Sun Shadow Study prepared by R. Bouwmeester & Associates to clear conditions of Site Plan approval. Furthermore, the proposed parking allocation recognizes the urban context of the subject lands and the built form regulations of the D1 zone while providing sufficient barrier-free parking opportunities. As such, the requested variances are in keeping with the general intent and purpose of the Zoning By-law.

The requested variances are necessary to obtain final Site Plan approval for the conditionally-approved Site Plan. The development concept has been refined in response to staff comments and has consideration for appropriate massing and transition in scale to surrounding properties. The massing of the tower component has been designed to limit shadow and visual impacts on surrounding properties by pushing the tallest portions of development towards the street corner. The proposed tower setbacks also facilitate a pedestrian-oriented massing along the streetscapes. Further, considering the urban context of the subject lands and the ease of access to the City's public transportation network, the requested reduction in the minimum number of parking spaces will not adversely affect the functionality of the site but will rather more appropriately reflect the transportation needs of future residents. The City's new parking ratios established within Zoning By-law No. 05-200 would result in a requirement for zero residential parking spaces and 22 visitor spaces for the proposal. Therefore, the proposed parking ratio is aligned with municipal objectives for reduced parking ratio requirements. Accordingly, the proposed variances are minor in nature and are desirable for the appropriate development of the lands.

Please note the **\$3,900.00** application fee is to be coordinated upon submission via credit card.

In support of this application please find enclosed the following:

- One (1) copy of the completed Minor Variance application form; and,
- One (1) copy of the Minor Variance sketch prepared by UrbanSolutions.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Stefano Rosatone, BES  
*Planner*

cc: Jackson Ferguson Inc. (via email)



Hamilton

Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**  
UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

|                      | NAME   |
|----------------------|--|
| Registered Owners(s) | Ferguson Jackson Inc.<br>c/o Andrew Salomon  |
| Applicant(s)         | Same as Owner  |
| Agent or Solicitor   | UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston (UrbanSolutions) |

1.2 Primary contact  Applicant  Owner  Agent/Solicitor

1.3 Sign should be sent to  Applicant  Owner  AgentSolicitor

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         | 173 Jackson Street East & 46 Ferguson Avenue South |            |  |
| Assessment Roll Number    |  |            |  |
| Former Municipality       | City of Hamilton                                   |            |  |
| Lot                       |  | Concession |  |
| Registered Plan Number    |  | 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:

Subject to an easement in Gross as in WE1633051 & WE1633602 (access); Alleyway closed by By-law WE1628073.

## 3. PURPOSE OF THE APPLICATION

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

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

3.1 Nature and extent of relief applied for:

Please refer to enclosed Cover Letter.

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

Please refer to enclosed Cover Letter.

3.3 Is this an application 45(2) of the Planning Act.

Yes  No

If yes, please provide an explanation:

N/A

## 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

| Lot Frontage | Lot Depth    | Lot Area | Width of Street |
|--------------|--------------|----------|-----------------|
| 99.93 metres | 61.93 metres | 0.23 ha  | 18 & 14 metres  |

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 |
|---------------------------|--------------------|-------------------|--------------------|----------------------|
| 2 Sty Brick Bldg          | 0.0 m              | n/a               | 0.0 m, 19.6 m      | Unknown              |
| 1 Sty Concrete Block Bldg | n/a                | 0.5 m             | 0.0 m, 5.0 m       | Unknown              |
|                           |                    |                   |                    |                      |
|                           |                    |                   |                    |                      |

Proposed:

| Type of Structure        | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|--------------------------|--------------------|-------------------|--------------------|----------------------|
| 29 Sty Multiple Dwelling | 0.0 m              | 0.0 m             | 6.0 m, 0.0 m       | TBC                  |
|                          |                    |                   |                    |                      |
|                          |                    |                   |                    |                      |
|                          |                    |                   |                    |                      |

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    |
|---------------------------|-------------------|------------------|-------------------|-----------|
| 2 Sty Brick Bldg          | +/- 552.0 sq.m.   | +/- 1,104 sq.m.  | 2 Storeys         | +/- 5.0 m |
| 1 Sty Concrete Block Bldg | +/- 673.3 sq.m.   | +/- 673.3 sq.m.  | 1 Storey          | +/- 9.0 m |
|                           |                   |                  |                   |           |
|                           |                   |                  |                   |           |

Proposed:

| Type of Structure        | Ground Floor Area | Gross Floor Area | Number of Storeys     | Height |
|--------------------------|-------------------|------------------|-----------------------|--------|
| 29 Sty Multiple Dwelling | 27,512 sq.m.      | 27,512 sq.m.     | 1, 3, 7, 13 & 29 Stys | 89.0 m |
|                          |                   |                  |                       |        |
|                          |                   |                  |                       |        |
|                          |                   |                  |                       |        |

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

- lake or other water body
- other means (specify)

\_\_\_\_\_

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

- ditches
- other means (specify)

\_\_\_\_\_

- 4.6 Type of sewage disposal proposed: (check appropriate box)  
 publicly owned and operated sanitary sewage  
 system privately owned and operated individual  
 septic system other means (specify) \_\_\_\_\_
- 4.7 Type of access: (check appropriate box)  
 provincial highway  right of way  
 municipal road, seasonally maintained  other public road  
 municipal road, maintained all year \_\_\_\_\_
- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  
 Residential
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):  
 Mixed Use (high-rise), Residential (Mid-rise & Low-rise), Commercial

## 7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:  
 Unknown
- 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:  
 Unknown
- 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Downtown Urban Growth Centre & Downtown Mixed Use Area

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

Please refer to enclosed Cover Letter.

- 7.6 What is the existing zoning of the subject land? Downtown Central Business District (D1) Zone, Holding Provision H17, H19, H20

- 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: n/a - Zoning By-law Amendment application for holding removal submitted December 6, 2024



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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: N/A

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 417

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

n/a

## 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

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