



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-25:084</b>	<b>SUBJECT PROPERTY:</b>	56 York Boulevard, Hamilton
<b>ZONE:</b>	D1 (Downtown Central Business District)	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200, as Amended

**APPLICANTS:**      Owner: 56YB Corp.  
                          Applicant: Core Urban Inc.  
                          Agent: WEBB Planning Consultants

The following variances are requested:

1. A minimum setback of 0.0 metres shall be permitted for the portion of the building base facade above above 16.0 metres in height along Macnab Street instead of the minimum 3.0m setback required from the building base facade height above 16.0 metres.
2. Parking for a Hotel use shall be provided at a minimum rate of 0.0 parking spaces per unit instead of the minimum required 0.6 parking spaces per unit or minimum required four (4) parking spaces.
3. No Accessible Parking Spaces shall be provided instead of the minimum required one (1) Accessible Parking Space.

**PURPOSE & EFFECT:** To permit the redevelopment of an existing building(s) to contain at grade commercial uses along York Boulevard, 36 Dwelling Units within the westerly building and 60 Hotel units within the Easterly building

**Notes:**

- i. These variances are required to facilitate Site Plan application DA-25-019.
- ii. Please note, Variances #2 and #3 are provided in relation to the proposed addition to the portion of the building containing the Hotel use. The proposed addition is intended to

**A-25:084**

provide an additional 7 guest rooms not located within an existing portion of the building. As such, a total of 4 Parking Spaces and 1 Accessible Parking Space are/is required for the proposed addition. Should additional guest rooms be proposed which result in an increased number of parking spaces, beyond that which relief is provided for, additional variances may be 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, May 29, 2025</b>
<b>TIME:</b>	<b>1:20 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> <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 May 27, 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 May 28, 2025

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:084, 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.

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.





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### 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.

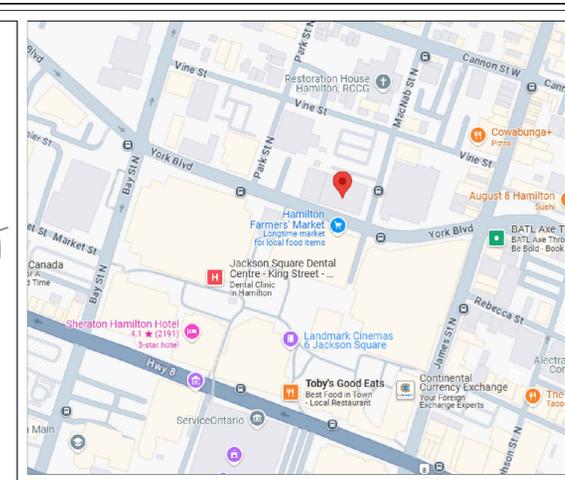
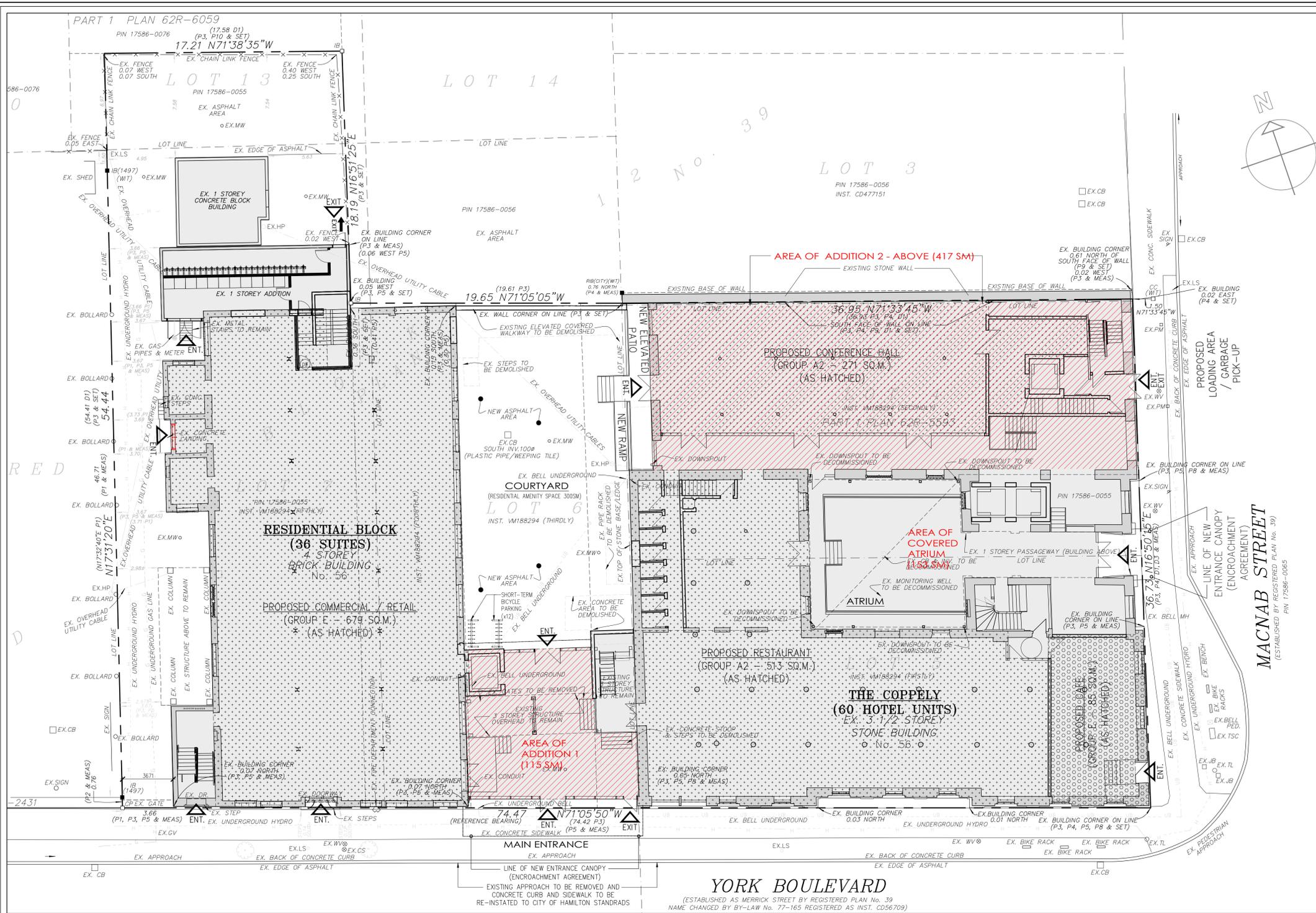
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

##### 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.



**SITE STATISTICS:**  
 EXISTING ZONING: "D1" (DOWNTOWN CENTRAL BUSINESS DISTRICT)  
 ZONING BY-LAW 05-200 (H-17 / H-19 / H-20)  
 LEGAL DESCRIPTION:  
 PLAN OF SURVEY OF  
 LOTS 4 & 5 AND PART OF LOTS 3, 6, 7, & 13  
 BLOCK 12  
 REGISTERED PLAN No. 39  
 IN THE  
**CITY OF HAMILTON**  
 SCALE 1:150 METRIC

SITE (LOT) AREA:	3,021.9 SQ.M.
BUILDING COVERAGE: (MAX 85%)	2256 SQ.M. (74.6%)
- EXISTING BUILDING COVERAGE:	1989 SQ.M.
- NEW BUILDING COVERAGE:	267 SQ.M.
- TOTAL BUILDING COVERAGE:	2256 SQ.M.
AMENITY AREA (LOCATED IN COURTYARD):	300 SM
LOT FRONTAGE: (YORK BOULEVARD & MACNAB)	111.2 M
STREET FRONTAGE: (YORK BOULEVARD & MACNAB)	107.5 M

AREA OF ADDITION 1 (ENTRANCE)	115 SQ.M.
AREA OF ADDITION 2 (PARTIAL 4TH FLOOR)	417 SQ.M.
FACADE FACING STREET LINE:	96.6%
LOWER LEVEL (BASEMENT) AREA:	2,125 SQ.M.
GROUND FLOOR AREA:	2,102 SQ.M.
2ND FLOOR AREA:	2,105 SQ.M.
3RD FLOOR AREA:	2,105 SQ.M.
4TH FLOOR AREA:	1,970 SQ.M.
GROSS FLOOR AREA (GFA):	8,282 SQ.M.

<b>SUITES (APARTMENTS):</b>	<b>No. OF:</b>	
BACHELOR	3	
1 BED	21	
2 BED	12	
TOTALS:	36	
<b>SUITES (HOTEL):</b>	<b>No. OF:</b>	
BACHELOR	22	
1 BED	31	
2 BED	7	
TOTALS:	60	

BUILDING HEIGHT:				
- EXISTING BUILDING HEIGHT: (7.5M MIN)	±19.25 METERS			
- MAXIMUM BUILDING HEIGHT:	95 METERS			
<b>BICYCLE PARKING REQUIREMENTS:</b>				
	SHORT-TERM: LOCATED IN COURTYARD	LONG-TERM: LOCATED IN BUILDING		
	REQ. PROP.	REQ. PROP.		
RESIDENTIAL - MULTIPLE DWELLING	0	2	0	25
COMMERCIAL / HOTEL	0	10	0	18
TOTAL BICYCLE SPACES:	0	12	0	43

**1 SITE PLAN**  
 A1.0 SCALE: 1:150 (METRIC)

**UNDERTAKING**  
 RE: 56 YORK BOULEVARD, HAMILTON  
 I, (WE) \_\_\_\_\_, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION:  
 (a) TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;  
 (b) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(1)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED \_\_\_\_\_;  
 (c) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(1)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SHOW FROM ACCESS RAMPS AND OVERHEADS, PARKING AND LOADING AREAS AND WALKWAYS;  
 (d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED \_\_\_\_\_, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FUND TO OBTAIN COMPLIANCE WITH THIS PLAN;  
 (e) THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER 509 OR FULL ADDRESS (509 JAMES STREET SOUTH) TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, IN A MANNER THAT IS VISIBLE FROM THE STREET;  
 (f) THAT THE OWNER SHALL INDICATE IN THE AGREEMENT, IN WORDS SATISFACTORY TO BELL CANADA, THAT IT WILL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT, FOR COMMUNICATION/TELECOMMUNICATION FACILITIES, IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS;  
 (g) ENHROGE GAS INC. DOES HAVE SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE PROPOSED SITE PLAN. SHOULD THE PROPOSED SITE PLAN IMPACT THESE SERVICES, IT MAY BE NECESSARY TO TERMINATE THE GAS SERVICE AND RELOCATE THE LINES ACCORDING TO THE NEW PROPERTY BOUNDARIES. ANY SERVICE RELOCATION REQUIRED WOULD BE AT THE COST OF THE OWNER.

(h) THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING OF THE CITY OF HAMILTON AND CANADA POST:  
 (i) INCLUDE ON ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:  
 ii) THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX;  
 iii) THAT THE DEVELOPER/OWNERS ARE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES;  
 (j) THE OWNER FURTHER AGREES TO:  
 i) WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAILBOX LOCATIONS WHICH MAY BE USED BY CANADA POST UNTIL THE CURBS, BOULEVARDS AND SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE SUBDIVISION;  
 ii) INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMENTS MAILBOXES; iii) IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVICES DRAWINGS, SAID PADS ARE TO BE LOCATED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE PLAN OF SUBDIVISION;  
 (k) DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL BOX LOCATIONS AND CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS;  
 (l) MARKS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICES SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS;  
 (m) CANADA POSTS MULTI-UNIT POLICY, WHICH REQUIRES THAT THE OWNER/DEVELOPER PROVIDE THE CENTRALIZED MAIL FACILITY (LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE (LESS THAN 100 UNITS) WILL REQUIRE A FRONT LOADING LOCK BOX ASSEMBLY & MORE THAN 100 UNITS WILL REQUIRE A REAR LOADING LOCK BOX ASSEMBLY WHICH WILL REQUIRE A MAIL ROOM) WILL BE IN AFFECT FOR BUILDING AND COMPLEXES WITH A COMMON LOBBY, COMMON HALL OR SHIELDED SPACE;  
 (n) AN AGREEMENT FOR ON-SITE COLLECTION OF MUNICIPAL SOLID WASTE MUST BE COMPLETED AND EXECUTED TO RECEIVE MUNICIPAL WASTE COLLECTION FOR THE RESIDENTIAL DWELLINGS ON THE PRIVATE ROAD;  
 (o) THE DEVELOPER IS RESPONSIBLE FOR ALL WASTE REMOVAL UP UNTIL THE TIME THAT AN AGREEMENT FOR ON-SITE COLLECTION OF MUNICIPAL SOLID WASTE IS SIGNED AND MUNICIPAL COLLECTION SERVICES ARE INITIATED BY BELL TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE. THE DEVELOPMENT MUST BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 WITNESS (SIGNATURE) \_\_\_\_\_ OWNER(S) (SIGNATURE)  
 WITNESS (PRINT) \_\_\_\_\_ OWNER(S) (PRINT)  
 ADDRESS OF WITNESS \_\_\_\_\_

**SITE PLAN NOTES**  
 1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING 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. N/A  
 4. N/A  
 5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:  
 • BUILDING PERMIT  
 • SEWER AND WATER PERMIT  
 • ROAD CUT PERMITS  
 • RELOCATION OF SERVICES  
 • APPROACH APPROVAL PERMITS  
 • ENCROACHMENT AGREEMENTS (IF REQUIRED)  
 • COMMITTEE OF ADJUSTMENT  
 • SIGN PERMITS  
 6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOIL AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.  
 7. N/A  
 8. SIGNAGE IS NOT APPROVED THROUGH THE SITE PLAN PROCESS. ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.  
 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 HYDRO CABLE (LOCATED) AND GAS PIPES BEFORE BEGINNING CONSTRUCTION BY CONTACTING ONTARIO ONE CALL AT 1-800-400-2225.  
 11. ALL WASTE MUST BE STORED AND COLLECTED ON PRIVATE PROPERTY ACCORDING TO THE CITY OF HAMILTON'S SOLID WASTE MANAGEMENT BY-LAW 20-221.  
 12. SUBJECT TO ANY REQUIREMENTS THAT HAVE BEEN IDENTIFIED BY EXTERNAL AGENCIES.

<b>YARD SETBACKS:</b>	<b>REQUIRED:</b>	<b>PROPOSED:</b>
MIN. STREET YARD (YORK BOULEVARD)	4.5M MAX.	0.00 METERS (EX.)
MIN. STREET YARD (MACNAB STREET)	4.5M MAX.	0.00 METERS (EX.)
MIN. SIDE YARD (EAST)	N/A	0.00 METERS (EX.)
MIN. SIDE YARD (WEST)	N/A	3.67 METERS (EX.)
MIN. REAR YARD (NORTH @ EX. STONE WALL)	N/A	0.00 METERS (EX.)
MIN. REAR YARD (MOST NORTHERLY)	N/A	7.54 METERS (EX.)

**LINTACK ARCHITECTS**  
 INCORPORATED  
 244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3  
 T: 905.522.2209 • E: info@lntack.com  
 www.lntack.com

FOR ZONING REVIEW  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 RICHARD F. LINTACK  
 LICENCE #148

This drawing must not be scaled.  
 General Contractor shall verify all dimensions, stations and levels prior to commencement of the work.  
 All errors and omissions are to be reported immediately to the Architect.

No. Revisions	Date
1.0 STAFF COMMENTS	02.20.25
2.0 HERITAGE PERMIT FOR ZONING REVIEW	27.02.25
No. Issue	01.30.25

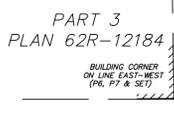
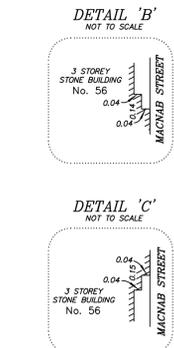
PROPOSED ALTERATIONS TO:  
**THE COPPLEY BUILDING**  
**CORE URBAN INC.**  
 56 YORK BOULEVARD  
 HAMILTON, ONTARIO

job no. 24.067  
 dwg. file Site Plan 01  
 dwn. by RL/JD  
 scale 1:150  
 date JAN. 2025  
 dwg. title SITE PLAN  
 dwg. A0.1

PLAN OF SURVEY OF  
 LOTS 4 & 5  
 AND PART OF LOTS 3, 6, 7, & 13  
 BLOCK 12  
 REGISTERED PLAN No. 39  
 IN THE  
**CITY OF HAMILTON**  
 SCALE 1:150  
 NICHOLAS P. MUTH O.L.S.

- LEGEND**
- SIGN THUS □ DENOTES A SURVEY MONUMENT PLANTED
  - SIGN THUS ■ DENOTES A SURVEY MONUMENT FOUND
  - IS DENOTES IRON BAR
  - (CITY) DENOTES CITY OF HAMILTON
  - (1497) DENOTES J. P. NOUWENS, O.L.S.
  - (MEAS) DENOTES MEASURED
  - (WT) DENOTES WITNESS
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. T. MCLAREN O.L.S. DATED AUGUST 31, 2021 (INDEX 36743-F)
  - P2 DENOTES PLAN 62R-2431
  - P3 DENOTES PLAN BY MACKAY, MACKAY & PETERS O.L.S. DATED FEBRUARY 3, 1978 (INDEX Y-17421)
  - P4 DENOTES PLAN 62R-5593
  - P5 DENOTES PLAN BY MACKAY, MACKAY & PETERS O.L.S. DATED APRIL 19, 1965 (INDEX M-1676)
  - P6 DENOTES PLAN 62R-2625
  - P7 DENOTES PLAN 62R-12184
  - P8 DENOTES PLAN BY MACKAY & MACKAY O.L.S. DATED NOVEMBER 1946 (INDEX Y-5444)
  - P9 DENOTES PLAN BY MACKAY & MACKAY O.L.S. DATED DECEMBER 29 1947 (INDEX S-1204)
  - P10 DENOTES PLAN 62R-6059
  - D1 DENOTES INSTRUMENT VM188294
  - D2 DENOTES INSTRUMENT CD351057
  - D3 DENOTES INSTRUMENT CD477151
  - W1 DENOTES FIELD NOTES BY THE CITY OF HAMILTON DATED MARCH 27, 1969
  - WV DENOTES WATER VALVE
  - CS DENOTES CURB STOP
  - TL DENOTES TRAFFIC LIGHT
  - JB DENOTES JUNCTION BOX
  - PED. DENOTES PEDESTAL
  - PM DENOTES PARKING METER
  - INV. DENOTES INVERT
  - TW DENOTES TOP OF WALL
  - MW DENOTES MONITORING WELL
  - CB DENOTES CATCH BASIN
  - GV DENOTES GAS VALVE
  - TSC DENOTES TRAFFIC SIGNAL CONTROL BOX
  - LS DENOTES LIGHT STANDARD
  - HP DENOTES HYDRO POLE
  - 100# DENOTES DIAMETER (mm)
  - 95.50 DENOTES ELEVATION (METRES)
  - DENOTES DECIDUOUS TREE

NOTE: WATER SERVICE LOCATION IS BASED ON CITY OF HAMILTON INSPECTOR'S NOTES DATED SEPTEMBER 2010 AND NOT ON MARKED LOCATIONS ON GROUND OR ACTUAL FIELD SURVEY

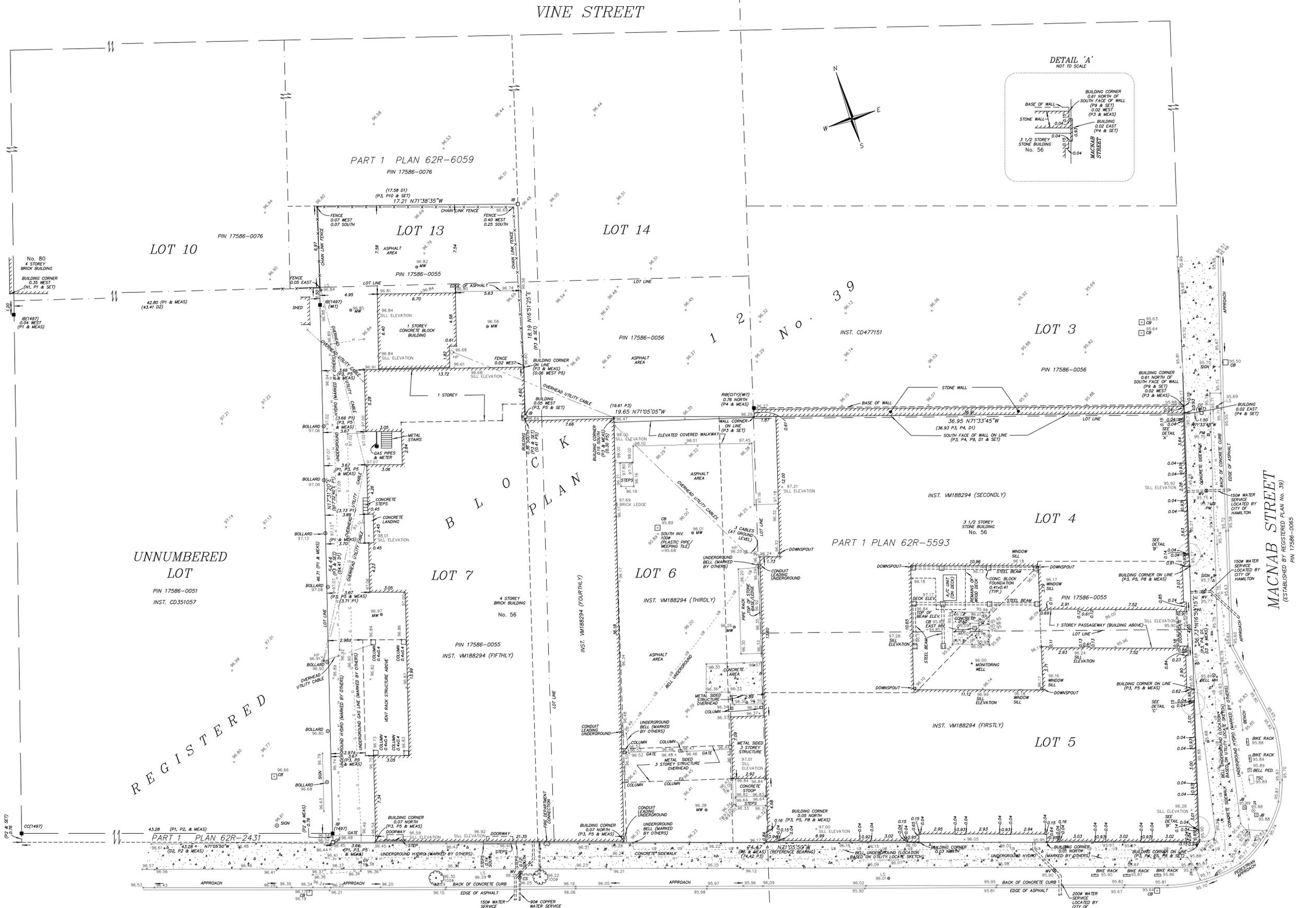


**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF JUNE 2022.  
 AUGUST 12, 2022  
 NICHOLAS P. MUTH  
 ONTARIO LAND SURVEYOR

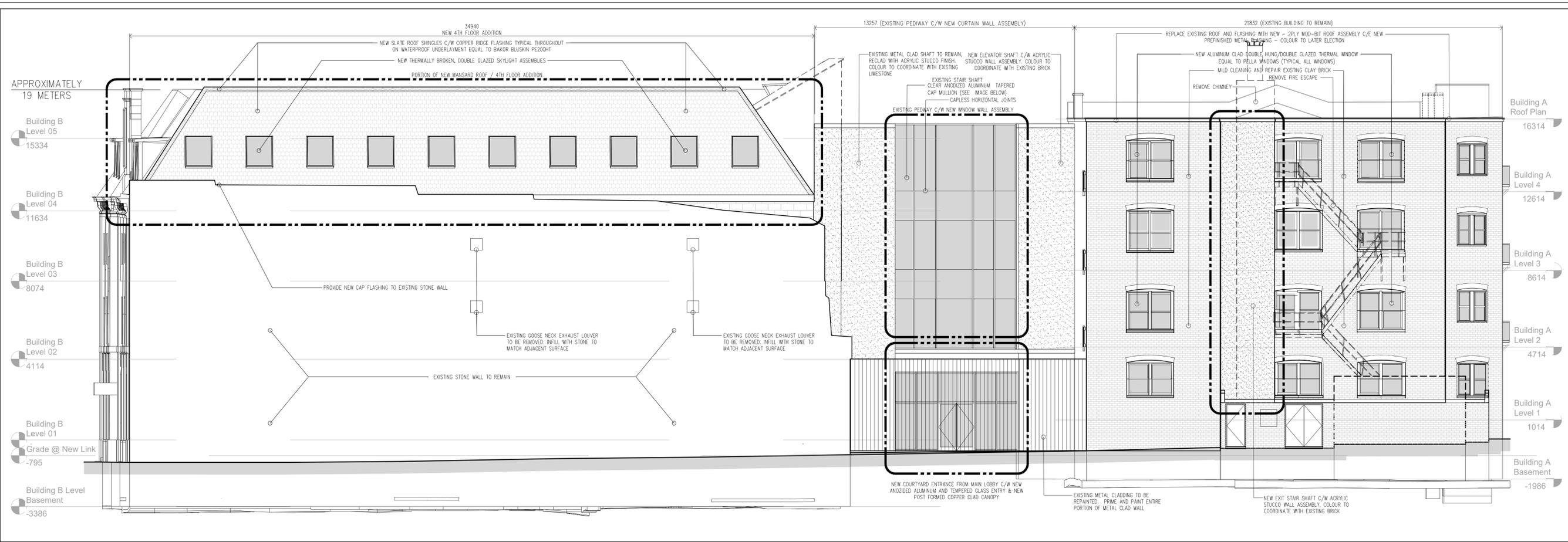
**BEARINGS NOTE:**  
 BEARINGS ARE UTM GRID AND REFERRED TO THE NORTHERLY LIMIT OF YORK BOULEVARD AS SHOWN ON (P1) HAVING A BEARING OF N71°05'50"W.  
**BENCHMARK:**  
 CITY OF HAMILTON MONUMENT No. 0011965U649  
 HOUSE No. 34 QUEEN STREET SOUTH, AT SOUTHWEST CORNER OF INTERSECTION OF GEORGE STREET, PLATE IN NORTH BRICK WALL AT NORTHEAST CORNER.  
 ELEVATION = 112.302m CGVD 1928:1978  
**METRIC:**  
 DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**YORK BOULEVARD**  
 (ESTABLISHED AS MERRICK STREET BY REGISTERED PLAN No. 39 NAME CHANGED BY BY-LAW No. 77-165 REGISTERED AS INST. 0256709) PIN 17586-0071

**J. Clarke and Associates Ltd.**  
 SURVEYORS • PLANNERS • ENGINEERS  
 25 MAIN STREET WEST, SUITE 300  
 HAMILTON, ONTARIO, L8P 1H1  
 TEL. 905-528-9761 FAX 905-528-2289  
 email: jclarke@jclarke.com







1 NORTH ELEVATION  
A0.3 SCALE: 1:100 (METRIC)



2 WEST ELEVATION  
A0.3 SCALE: 1:100 (METRIC)

**LINTACK ARCHITECTS**  
INCORPORATED  
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3  
T: 905.522.6145 • E: info@lntack.com  
www.lntack.com

FOR ZONING REVIEW  
ONTARIO ASSOCIATION OF ARCHITECTS  
Richard F. Lintack  
LICENCE 4148

This drawing must not be scaled.  
General Contractor shall verify all dimensions, columns and levels prior to commencement of the work.  
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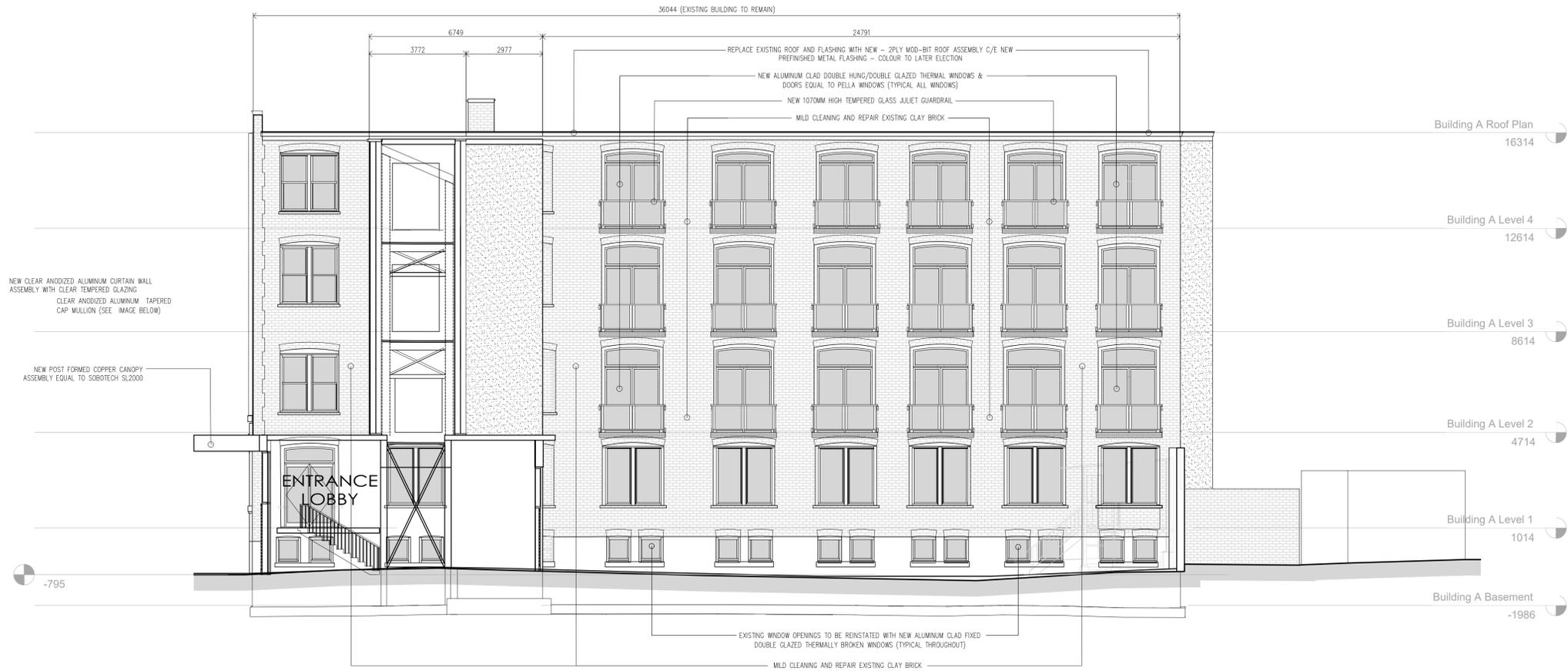
No.	Revisions	Date
2.0	HERITAGE PERMIT	27.02.25
1.0	FOR ZONING REVIEW	01.30.25
No.	Issue	Date



PROPOSED ALTERATIONS TO:  
**THE COPPLEY BUILDING**  
CORE URBAN INC.  
56 YORK BOULEVARD  
HAMILTON, ONTARIO

job no.	24.067
dwg. file	Site Plan 01
dwn. by	RL/JD
scale	1:100
date	JAN. 2025
dwg. title	ELEVATIONS

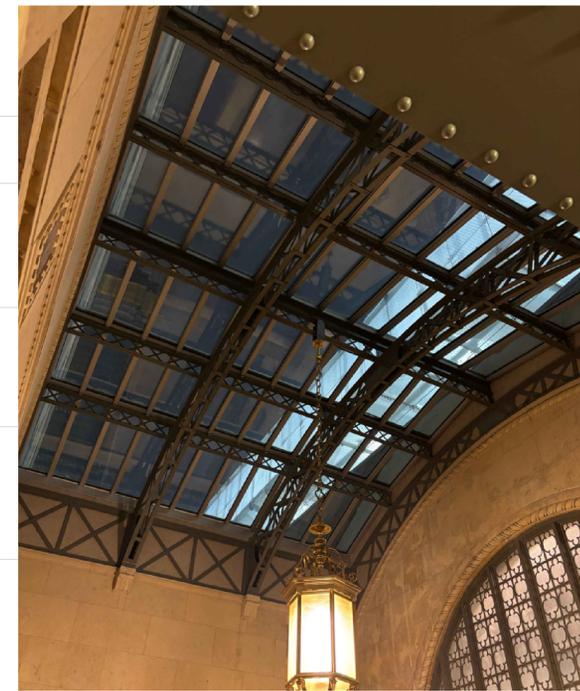
dwg. A0.3



1 EAST COURTYARD ELEVATION  
A0.4 SCALE: 1:100 (METRIC)



2 WEST COURTYARD ELEVATION  
A0.4 SCALE: 1:100 (METRIC)

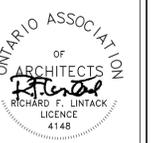


BARREL VAULT TRUSS EXAMPLE

- NATURAL LIMESTONE CLEANING AND RESTORATION NOTES:
1. REPOINT AND DAMAGED OR LOOSE MORTAR JOINTS WITH HYDRAULIC LIME MORTAR EQUAL TO MHN-60, REFER TO SPECIFICATION.
  2. EXISTING LIMESTONE BANDING, PLASTER AND KEYSTONES TO BE MAINTAINED, MILD CLEANING AND REPOINT AS REQUIRED. (UTILIZE HYDRAULIC LIME MORTAR)
  3. MILD CLEANING REFER TO SPECIFICATION

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FOR ZONING REVIEW



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No.	Revisions	Date
2.0	HERITAGE PERMIT	27.02.25
1.0	FOR ZONING REVIEW	01.30.25
No.	Issue	Date



PROPOSED ALTERATIONS TO:  
**THE COPPLEY BUILDING**  
**CORE URBAN INC.**  
56 YORK BOULEVARD  
HAMILTON, ONTARIO

job no. 24.067

dwg. file Site Plan 01

dwn. by RL/JD

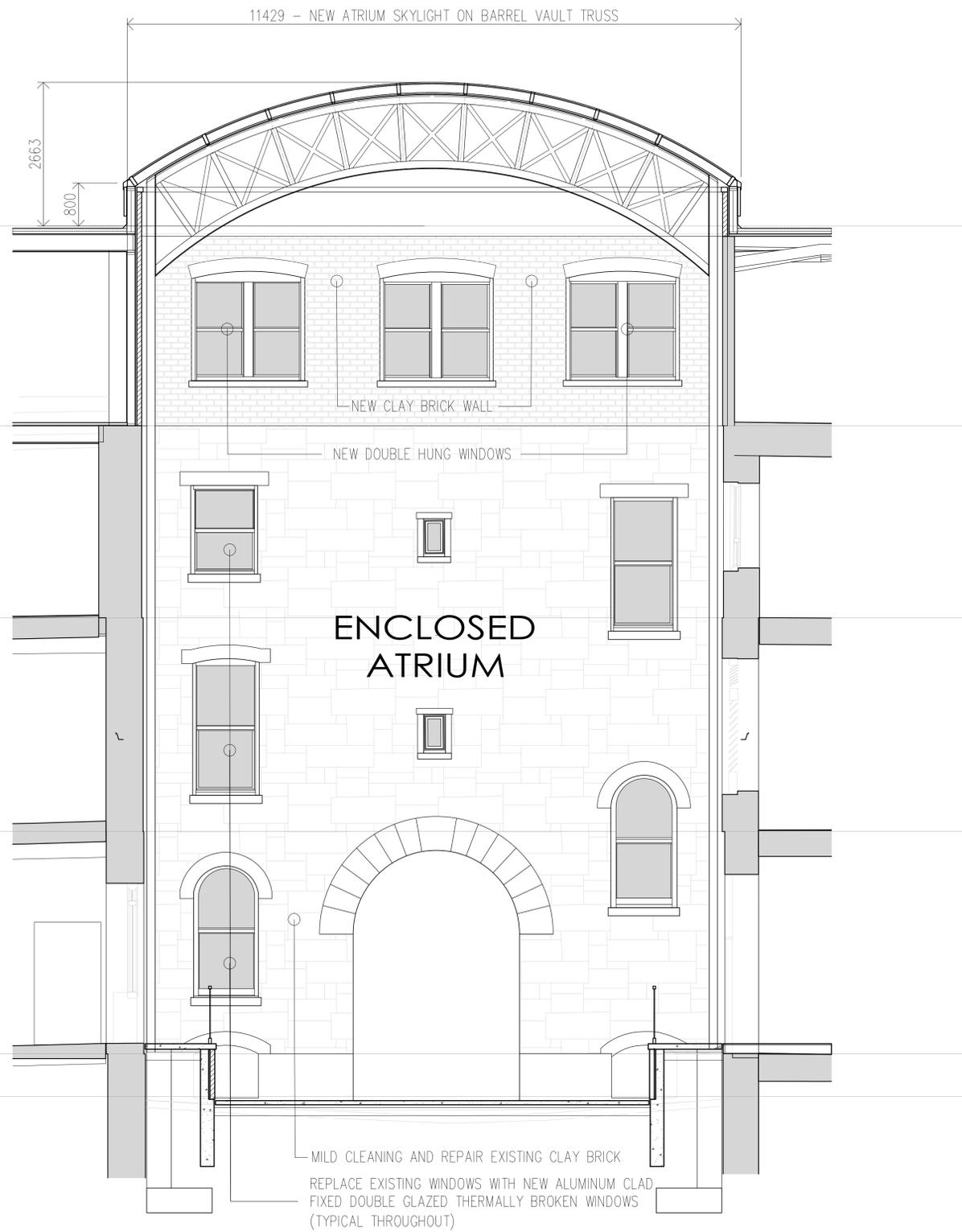
scale 1:100

date JAN. 2025

dwg. title

**ELEVATIONS**

dwg. A0.4



**NATURAL LIMESTONE CLEANING AND RESTORATION NOTES:**

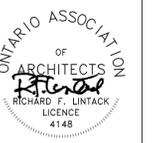
1. REPOINT AND DAMAGED OR LOOSE MORTAR JOINTS WITH HYDRAULIC LIME MORTAR EQUAL TO XHN-60, REFER TO SPECIFICATION.
2. EXISTING LIMESTONE BANDING, PILASTERS AND KEYSTONES TO BE MAINTAINED, MILD CLEANING AND REPOINT AS REQUIRED. (UTILIZE HYDRAULIC LIME MORTAR)
3. MILD CLEANING REFER TO SPECIFICATION

**1 EAST ATRIUM ELEVATION**  
SCALE: 1:50 (METRIC)



**2 NORTH ATRIUM ELEVATION**  
SCALE: 1:50 (METRIC)

FOR ZONING REVIEW



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dwn. by RL/JD

scale 1:100

date JAN. 2025

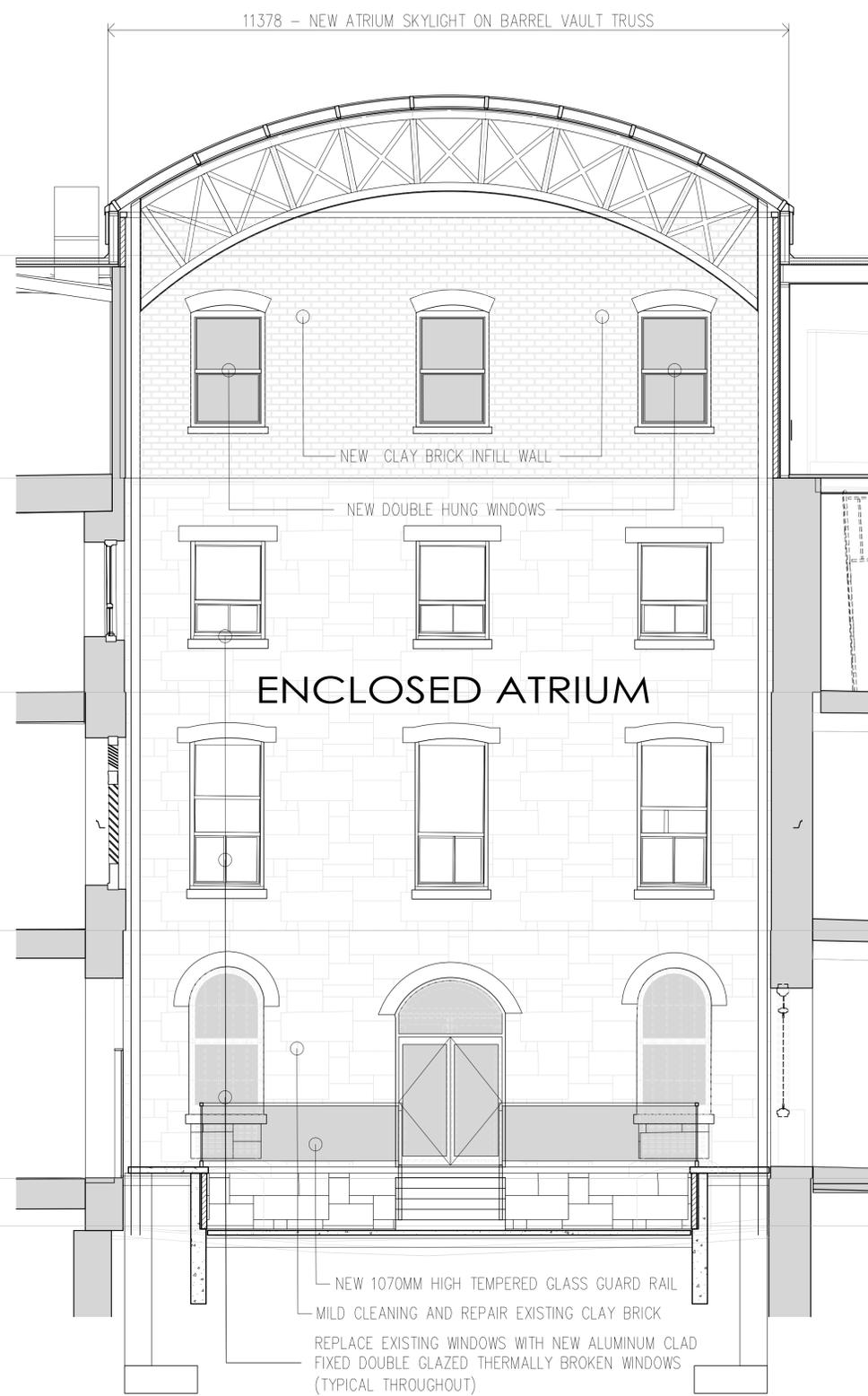
dwg. title

**ELEVATIONS**

dwg. A0.5



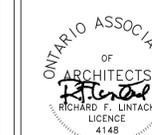
1 SOUTH ATRIUM ELEVATION  
A0.6 SCALE: 1:50 (METRIC)



- NATURAL LIMESTONE CLEANING AND RESTORATION NOTES:
1. REPOINT AND DAMAGED OR LOOSE MORTAR JOINTS WITH HYDRAULIC LIME MORTAR EQUAL TO XHN-60, REFER TO SPECIFICATION.
  2. EXISTING LIMESTONE BANDING, PILASTERS AND KEYSTONES TO BE MAINTAINED, MILD CLEANING AND REPOINT AS REQUIRED. (UTILIZE HYDRAULIC LIME MORTAR)
  3. MILD CLEANING REFER TO SPECIFICATION

2 WEST ATRIUM ELEVATION  
A0.6 SCALE: 1:50 (METRIC)

FOR ZONING REVIEW



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job no. 24.067

dwg. file Site Plan 01

dwn. by RL/JD

scale 1:100

date JAN. 2025

dwg. title

ELEVATIONS

dwg. A0.6

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**CORE URBAN INC.**  
 56 YORK BOULEVARD  
 HAMILTON, ONTARIO

job no. 24.067

dwg. Coppley\_Work01

dwn. by RL

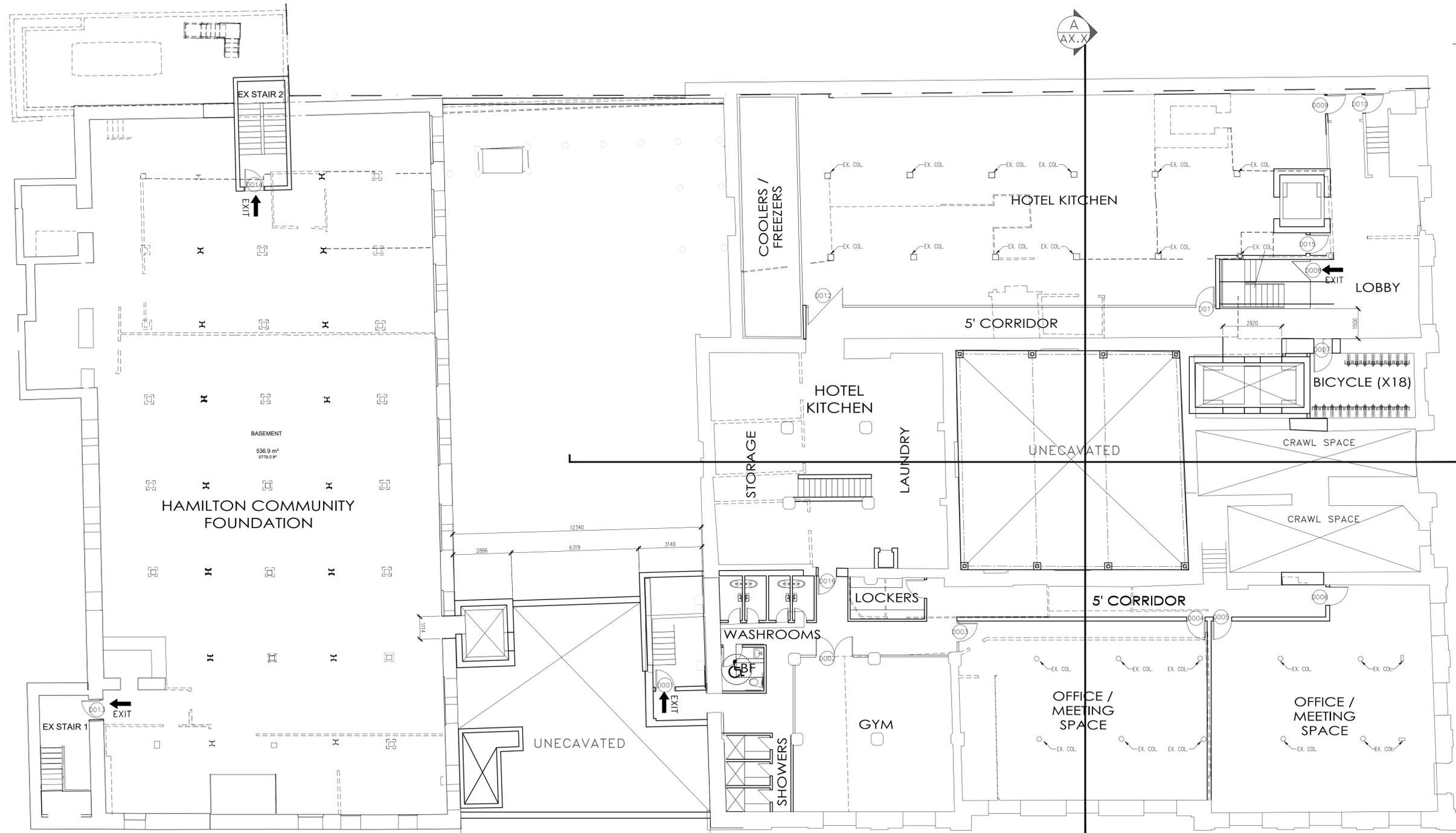
scale 1:100

date JAN. 2025

dwg. title

**BASEMENT FLOOR PLAN**

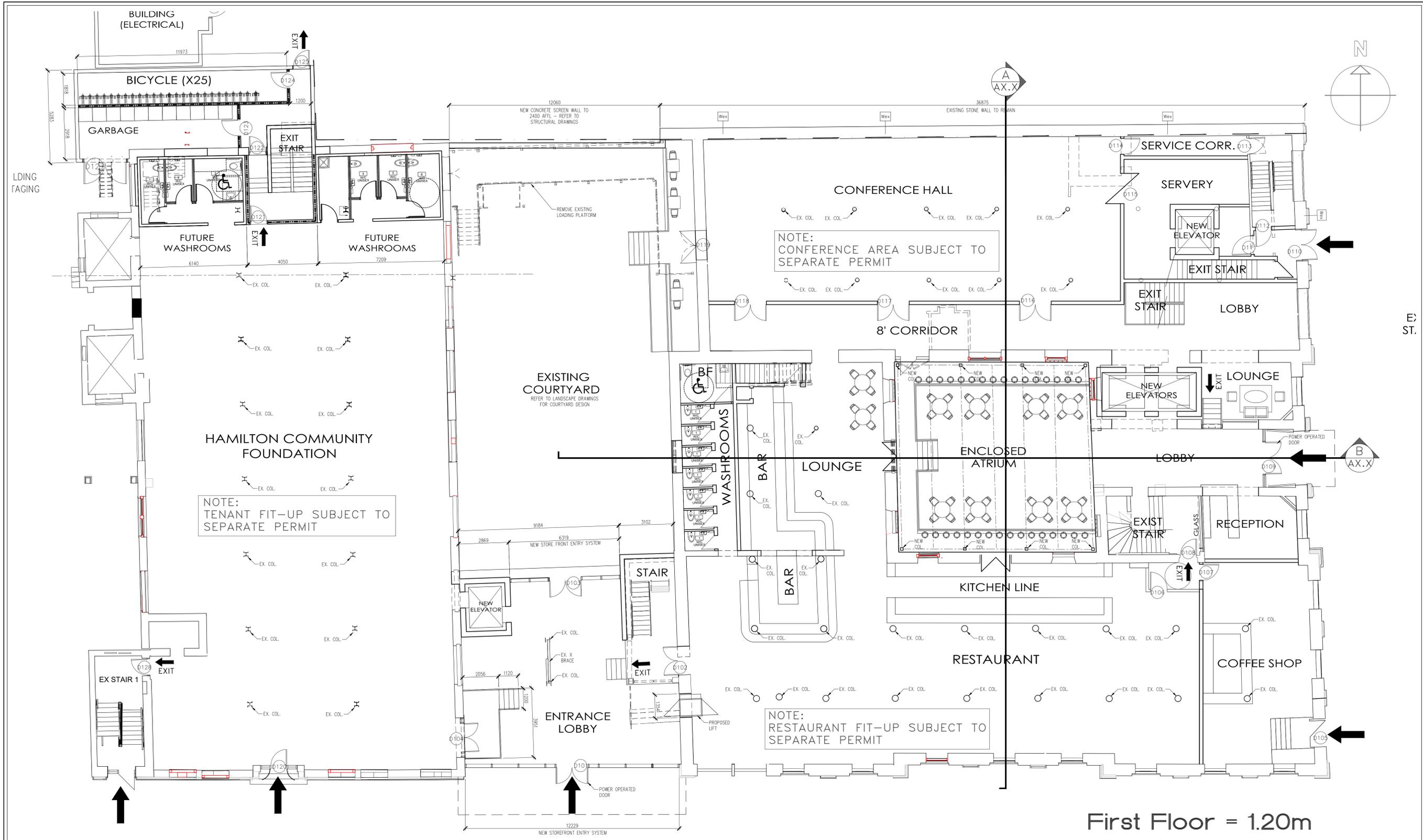
dwg. A2.1



Basement = -1.30m

**1 BASEMENT FLOOR PLAN**  
 A2.1 SCALE: 1:100 (METRIC)

INTERIOR ASSEMBLIES	ROOF/FLOOR ASSEMBLIES	SHAFT ASSEMBLIES	LEGEND:
<p><b>W1</b> EXISTING WALL ASSEMBLY TO REMAIN</p> <p><b>W2</b> 1HR RATED DEMISING WALL (ULC U423) (NO STC)                      - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD**                      - 92mm THICK STEEL STUDS @ 400 C/C C/W ROCKWOOL AFB</p> <p><b>W3</b> 1HR RATED DEMISING WALL (ULC U423) (STC 54) BETWEEN SUITES AND CORRIDOR                      - 1 LAYER OF 16mm THICK TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)                      - RESILIENT METAL CHANNELS (CORRIDOR SIDE)                      - 92mm (3 5/8") THICK STEEL STUDS @ 400mm C/C C/W ROCKWOOL AFB INSULATION                      - 1 LAYER OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</p> <p><b>W4</b> 2HR RATED DEMISING WALL (ULC U419)                      - 2 LAYERS OF 16mm (5/8") THICK TYPE 'X' GYPSUM BOARD **                      - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT ** (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</p> <p><b>W5</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (B*)                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)                      - 152mm METAL STUD FRAMING AT 16" C/C                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)</p> <p><b>W6</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (A*)                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P. &amp; P.)                      - 90mm WOOD STUD FRAMING AT 16" C/C                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P. &amp; P.)</p>	<p><b>R1</b> FLAT ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - WEICHERHAUSER NO. WNR/PCA 60-03) (CAN/ULC S101-2)                      - 2 PLY SBS MODIFIED BITUMEN ROOF ASSEMBLY (SOPRALENE 250 FR GR OR APPROVED EQUAL) (25 YEAR)                      - TAPERED INSULATION (1% SLOPE MINIMUM)                      - VAPOUR BARRIER                      - 19mm PLYWOOD SHEATHING (REFER TO STRUCT.)                      - ROOF JOIST AT 16" O/C MAX (REFER TO STRUCT.)                      - R40 FIBER BATT INSULATION                      - 22mm RESILIENT CHANNELS @ 600mm O/C                      - 13mm THICK GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</p> <p><b>R2</b> PITCHED ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - SR-2.3.12, CEILING MEMBRANE)                      - SLATE ROOFING ON GRACE ICE AND WATER SHIELD                      - 19mm PLYWOOD SHEATHING (REFER TO STRUCTURAL)                      - EXISTING OR NEW ROOF JOISTS (REFER TO STRUCTURAL)                      - R40 FIBER BATT INSULATION                      - GMI POLY VAPOUR BARRIER                      - 13mm MIN. RESILIENT CHANNELS @ 24" O/C (REFER TO STRUCT.)                      - 13mm GYPSUM WALL BOARD                      - EXISTING 3/4" MIN. THICK SUBFLOOR ON EX. WOOD JOIST (SEE STRUCT.)</p> <p><b>F1</b> EXISTING WOOD JOIST FLOOR ASSEMBLY (1 HR - ULC M509) (STC 50)                      - NEW 1 1/2" FLOOR TOPPING MIXTURE                      - EXISTING 3/4" MIN. THICK SUBFLOOR ON EX. WOOD JOIST (SEE STRUCT.)                      - 3/4" RESILIENT FURRING CHANNEL AT 24" OC                      - NEW 3/4" SHEETROCK FIRECODE C CORE (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</p> <p><b>F2</b> NEW WOOD JOIST FLOOR ASSEMBLY (1 HR RATED, WEICHERHAUSER NO. WNR/RCA 60-01) (CAN/ULC S101-2) (STC 58)                      - 1 1/2" FLOOR TOPPING MIXTURE                      - 5/8" THICK T &amp; G SUBFLOOR                      - 16" PRE-ENGINEERED WOOD JOIST @ 16 O/C (REFER TO STRUCT.)                      - 3/4" RESILIENT FURRING CHANNEL AT 24" O/C                      - 2 LAYERS OF 3/8" THICK TYPE 'X' GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</p>	<p><b>SH1</b> SHAFT WALL ASSEMBLY (2 HR RATED - ULC M507, STC 50)                      - 2 LAYERS OF 3/4" FIRECODE 'C' TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)                      - 2 1/2" C-H STEEL STUDS AT 24" O.C. MAX.                      - 1 LAYER OF 1" FIRECODE 'C' TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</p> <p>1. ALL DIMENSIONS ARE TO FINISHED SURFACES OR FROM GRID LINES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.                      2. CO-ORDINATE FINAL WALL LOCATIONS WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION.                      3. FOR CONTINUATION OF WALL TYPE SCHEDULE REFER TO BUILDING SECTION DRAWINGS A5.1</p>	<p>INDICATES 1 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 1.5 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 2 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p><b>NOT TO BE USED FOR CONSTRUCTION</b></p>



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PROPOSED ALTERATIONS TO:  
**THE COPPLEY BUILDING**  
**CORE URBAN INC.**  
56 YORK BOULEVARD  
HAMILTON, ONTARIO

job no. 24.067  
dwg. title Coppley\_Work01  
dwn. by RL  
scale 1:100  
date JAN. 2025  
dwg. title **FIRST FLOOR PLAN**  
dwg. A2.2

**1 FIRST FLOOR PLAN**  
A2.2 SCALE: 1:100 (METRIC)

INTERIOR ASSEMBLIES	ROOF/FLOOR ASSEMBLIES	SHAFT ASSEMBLIES	LEGEND:
<p><b>W1</b> EXISTING WALL ASSEMBLY TO REMAIN</p> <p><b>W2</b> 1HR RATED DEMISING WALL (ULC U423) (STC 54) BETWEEN SUITES AND CORRIDOR</p> <p><b>W3</b> 1HR RATED DEMISING WALL (ULC W407) (STC 55) BETWEEN SUITES</p> <p><b>W4</b> 2HR RATED DEMISING WALL (ULC U419)</p> <p><b>W5</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (G)</p> <p><b>W6</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (F)</p>	<p><b>R1</b> FLAT ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS)</p> <p><b>R2</b> PITCHED ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS)</p> <p><b>F1</b> EXISTING WOOD JOIST FLOOR ASSEMBLY (1 HR - ULC M509) (STC 50)</p>	<p><b>SH1</b> SHAFT WALL ASSEMBLY (2 HR RATED - ULC W507, STC 50)</p>	<p>INDICATES 1 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 1.5 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 2 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p><b>NOT TO BE USED FOR CONSTRUCTION</b></p>

First Floor = 1.20m

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1.0	FOR ZONING REVIEW	01.30.25
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PROPOSED ALTERATIONS TO:  
**THE COPLEY BUILDING**  
CORE URBAN INC.  
56 YORK BOULEVARD  
HAMILTON, ONTARIO

job no. 24.067

dwg. C:\appleby\_Work01

dwn. by RL

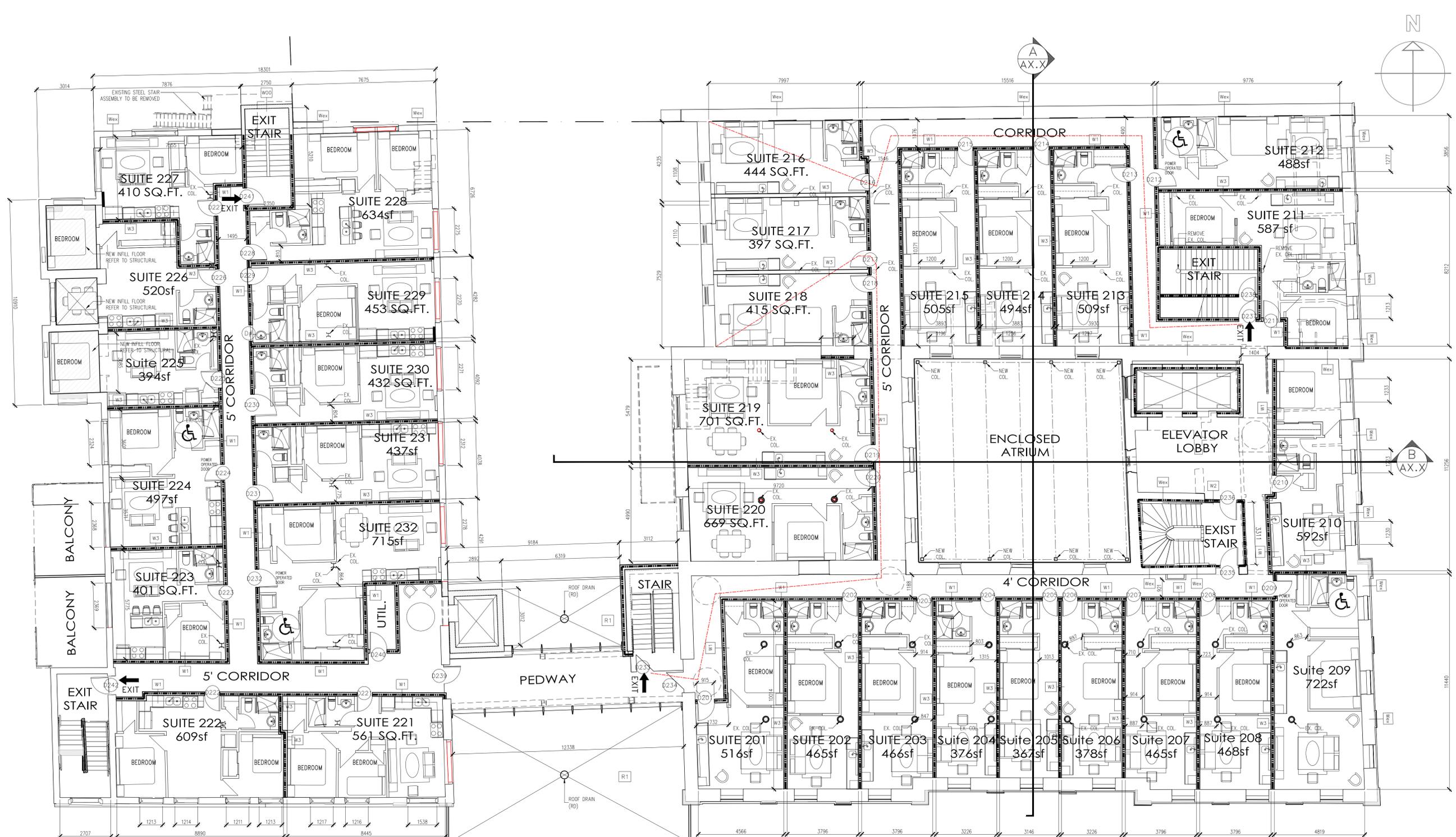
scale 1:100

date JAN. 2025

dwg. title

**SECOND FLOOR PLAN**

dwg. A2.3



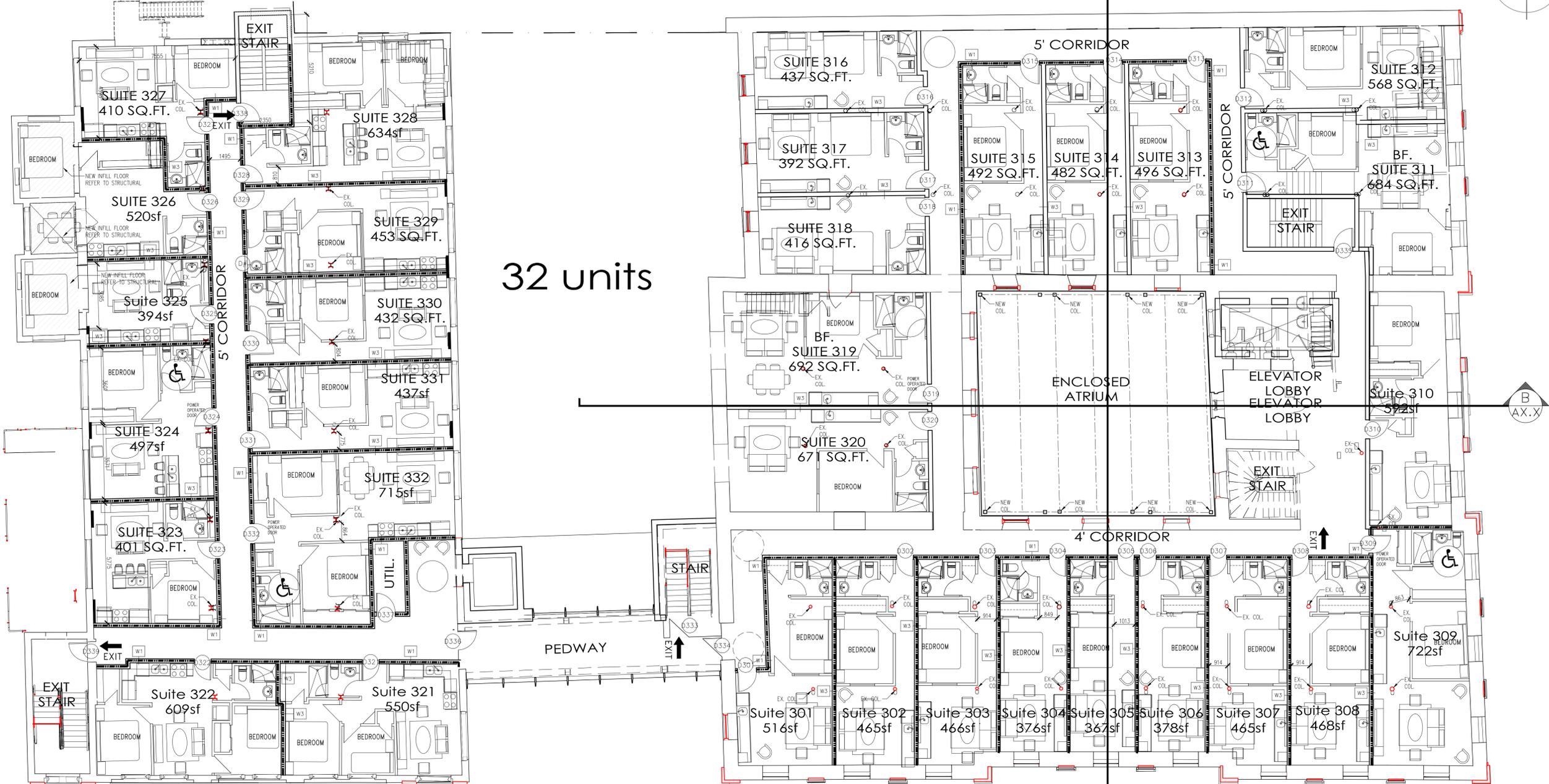
NOTE:  
1.0 15% OF RESIDENTIAL SUITES NEED TO BE BARRIER FREE  
2.0 10% OF HOTEL CORE SUITES NEED TO BE BARRIER FREE

**Second Floor = 4.80m**

# 32 UNITS

**1 SECOND FLOOR PLAN**  
A2.3 SCALE: 1:100 (METRIC)

INTERIOR ASSEMBLIES	ROOF/FLOOR ASSEMBLIES	SHAFT ASSEMBLIES	LEGEND:
<p><b>W2</b> 1HR RATED DEMISING WALL (ULC U423) (NO STC)</p> <ul style="list-style-type: none"> <li>- 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD**</li> <li>- 92mm THICK STEEL STUDS @ 400 C/C C/W ROCKWOOL ASF</li> <li>- 1 LAYERS OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD** (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)**</li> </ul> <p><b>W3</b> 1HR RATED DEMISING WALL (ULC W407) (STC 55) BETWEEN SUITES</p> <ul style="list-style-type: none"> <li>- 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD**</li> <li>- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT</li> <li>- 25mm (1") AIR SPACE</li> <li>- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT</li> <li>- 1 LAYERS OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</li> </ul> <p><b>W4</b> 2HR RATED DEMISING WALL (ULC U419)</p> <ul style="list-style-type: none"> <li>- 2 LAYERS OF 16mm (5/8") THICK TYPE 'X' GYPSUM BOARD**</li> <li>- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT</li> <li>- 2 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD** (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)**</li> </ul> <p><b>W5</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (6")</p> <ul style="list-style-type: none"> <li>- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)</li> <li>- 152mm METAL STUD FRAMING AT 16" C/C</li> <li>- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)</li> </ul> <p><b>W6</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (4")</p> <ul style="list-style-type: none"> <li>- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)</li> <li>- 90mm WOOD STUD FRAMING AT 16" C/C</li> <li>- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)</li> </ul>	<p><b>R1</b> FLAT ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - WEYERHAEUSER NO. WNB/FCA 60-03) (CAN/ULC S101-2)</p> <ul style="list-style-type: none"> <li>- 2 PLY SBS MODIFIED BITUMEN ROOF ASSEMBLY (SOPRALANE 250 FR GR OR APPROVED EQUAL) (25 YEAR)</li> <li>- TAPERED INSULATION (1% SLOPE MINIMUM)</li> <li>- VAPOUR BARRIER</li> <li>- 19mm PLYWOOD SHEATHING (REFER TO STRUCT.)</li> <li>- ROOF JOIST AT 16" O/C MAX (REFER TO STRUCT.)</li> <li>- R40 FIBER BATT INSULATION</li> <li>- 22mm RESILIENT CHANNELS @ 600mm O/C</li> <li>- 13mm THICK GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</li> </ul> <p><b>R2</b> PITCHED ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - SP-2-3-12) CEILING MEMBRANE</p> <ul style="list-style-type: none"> <li>- SLATE ROOFING ON GRACE ICE AND WATER SHIELD</li> <li>- 19mm PLYWOOD SHEATHING (REFER TO STRUCTURAL)</li> <li>- EXISTING OR NEW ROOF JOISTS (REFER TO STRUCTURAL)</li> <li>- R40 FIBER BATT INSULATION</li> <li>- 6MIL POLY VAPOR BARRIER</li> <li>- 13mm MIN. RESILIENT CHANNELS @ 24" O/C</li> <li>- 13mm GYPSUM WALL BOARD</li> </ul> <p><b>F1</b> EXISTING WOOD JOIST FLOOR ASSEMBLY (1 HR - ULC M509) (STC 50)</p> <ul style="list-style-type: none"> <li>- NEW 1/2" FLOOR TOPPING MIXTURE</li> <li>- EXISTING 3/4" MIN. THICK SUBFLOOR ON EX. WOOD JOIST (SEE STRUCT.)</li> <li>- 1/2" RESILIENT FURRING CHANNEL AT 24" O/C</li> <li>- NEW 1/2" SHEETROCK FIRECODE C CORE (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</li> </ul> <p><b>F2</b> NEW WOOD JOIST FLOOR ASSEMBLY (1 HR RATED - WEYERHAEUSER NO. WNB/FCA 60-01) (CAN/ULC S101-2) (STC 58)</p> <ul style="list-style-type: none"> <li>- 1/2" FLOOR TOPPING MIXTURE</li> <li>- 3/8" THICK T &amp; G SUBFLOOR</li> <li>- 16" PRE-ENGINEERED WOOD JOIST @ 16" O/C (REFER TO STRUCT.)</li> <li>- 1/2" RESILIENT FURRING CHANNEL AT 24" O/C</li> <li>- 2 LAYERS OF 3/8" THICK TYPE 'X' GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</li> </ul>	<p><b>SH1</b> SHAFT WALL ASSEMBLY (2 HR RATED - ULC W507, STC 50)</p> <ul style="list-style-type: none"> <li>- 2 LAYERS OF 3/4" FIRECODE "C" TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</li> <li>- 2 1/2" C-H STEEL STUDS AT 24" O.C. MAX.</li> <li>- 1 LAYER OF 1" FIRECODE "C" TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</li> </ul> <p>NOTES:</p> <ol style="list-style-type: none"> <li>ALL DIMENSIONS ARE TO FINISHED SURFACES OR FROM GRID LINES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.</li> <li>CO-ORDINATE FINAL WALL LOCATIONS WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION.</li> <li>FOR CONTINUATION OF WALL TYPE SCHEDULE REFER TO BUILDING SECTION DRAWINGS A5.1</li> </ol>	<p>INDICATES 1 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 1.5 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 2 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p><b>NOT TO BE USED FOR CONSTRUCTION</b></p>



32 units

Third Floor = 8.20m

**1 THIRD FLOOR PLAN**  
A2.4 SCALE: 1:100 (METRIC)

**INTERIOR ASSEMBLIES**

W1 EXISTING WALL ASSEMBLY TO REMAIN

W2 1HR RATED DEMISING WALL (ULC U423) (NO STC)  
- 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*  
- 92mm THICK STEEL STUDS @ 400 C/C C/W ROCKWOOL ABF

W3 1HR RATED DEMISING WALL (ULC U423) (STC 54) BETWEEN SUITES AND CORRIDOR  
- 1 LAYER OF 16mm THICK TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED & PAINTED)  
- RESILIENT METAL CHANNELS (CORRIDOR SIDE)  
- 400mm C/C C/W ROCKWOOL ABF INSULATION  
- 1 LAYER OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED & PAINTED)

W4 2HR RATED DEMISING WALL (ULC U419)  
- 2 LAYERS OF 16mm (5/8") THICK TYPE 'X' GYPSUM BOARD \*\*  
- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT  
- 2 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*  
\*\* (TAPED, FILLED, SANDED, PRIMED & PAINTED)

W5 INTERIOR GYPSUM BOARD WALL ASSEMBLY (6")  
- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & F)  
- 152mm METAL STUD FRAMING AT 16" C/C

W6 INTERIOR GYPSUM BOARD WALL ASSEMBLY (4")  
- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & F)  
- 90mm WOOD STUD FRAMING AT 16" C/C  
- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & F)

W2 1HR RATED DEMISING WALL (ULC U423) (NO STC)  
- 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*  
- 92mm THICK STEEL STUDS @ 400 C/C C/W ROCKWOOL ABF

W3 1HR RATED DEMISING WALL (ULC U407) (STC 55) BETWEEN SUITES  
- 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*  
- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT  
- 25mm (1") AIR SPACE  
- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT  
- 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*  
\*\* (TAPED, FILLED, SANDED, PRIMED & PAINTED)

W4 2HR RATED DEMISING WALL (ULC U419)  
- 2 LAYERS OF 16mm (5/8") THICK TYPE 'X' GYPSUM BOARD \*\*  
- 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT  
- 2 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*  
\*\* (TAPED, FILLED, SANDED, PRIMED & PAINTED)

W5 INTERIOR GYPSUM BOARD WALL ASSEMBLY (6")  
- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & F)  
- 152mm METAL STUD FRAMING AT 16" C/C

W6 INTERIOR GYPSUM BOARD WALL ASSEMBLY (4")  
- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & F)  
- 90mm WOOD STUD FRAMING AT 16" C/C  
- 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & F)

**ROOF/FLOOR ASSEMBLIES**

R1 FLAT ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - WEYERHAEUSER NO. WNR/ECA 60-03) (CAN/ULC S101-7)  
- 2 PLY SBS MODIFIED BITUMEN ROOF ASSEMBLY (SOPRALINE 250 FR GR OR APPROVED EQUAL) (25 YEAR)  
- TAPERED INSULATION (1% SLOPE MINIMUM)  
- VAPOUR BARRIER  
- 19mm PLYWOOD SHEATHING (REFER TO STRUCT.)  
- ROOF JOIST AT 16" O/C MAX (REFER TO STRUCT.)  
- R40 FIBER BATT INSULATION  
- 22mm RESILIENT CHANNELS @ 600mm O/C  
- 13mm THICK GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED & PAINTED)

R2 PITCHED ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - SR-2 2.312 CEILING MEMBRANE)  
- SLATE ROOFING ON GRACE ICE AND WATER SHIELD  
- 19mm PLYWOOD SHEATHING (REFER TO STRUCTURAL)  
- EXISTING OR NEW ROOF JOISTS (REFER TO STRUCTURAL)  
- R40 FIBER BATT INSULATION  
- 6MIL POLY VAPOR BARRIER  
- 13mm MIN. RESILIENT CHANNELS @ 24" O/C  
- 13mm GYPSUM WALL BOARD  
- EXISTING WOOD JOIST FLOOR ASSEMBLY (1 HR - ULC M509) (STC 50)  
- NEW 3/4" FLOOR TOPPING MIXTURE  
- EXISTING 3/4" MIN. THICK SUBFLOOR ON EX. WOOD JOIST (SEE STRUCT.)  
- 3/4" RESILIENT FURRING CHANNEL AT 24" OC  
- NEW 3/4" SHEETROCK FIRECODE C CORE (FILLED, TAPED, SANDED, PRIMED & PAINTED)

F2 NEW WOOD JOIST FLOOR ASSEMBLY (1 HR RATED WEYERHAEUSER NO. WNR/RCA 60-01) (CAN/ULC S101-7) (STC 58)  
- 1 1/2" FLOOR TOPPING MIXTURE  
- 3/8" THICK T&G SUBFLOOR  
- 16" PRE-ENGINEERED WOOD JOIST @ 16 O/C (REFER TO STRUCT.)  
- 3/4" RESILIENT FURRING CHANNEL AT 24" O/C  
- 2 LAYERS OF 3/4" THICK TYPE 'X' GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED & PAINTED)

**SHAFT ASSEMBLIES**

SH1 SHAFT WALL ASSEMBLY (2 HR RATED - ULC W507, STC 50)  
- 2 LAYERS OF 3/4" FIRECODE "C" TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED & PAINTED)  
- 2 1/2" C-H STEEL STUDS AT 24" O.C. MAX.  
- 1 LAYER OF 1" FIRECODE "C" TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED & PAINTED)

NOTES:  
1. ALL DIMENSIONS ARE TO FINISHED SURFACES OR FROM GRID LINES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.  
2. CO-ORDINATE FINAL WALL LOCATIONS WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION.  
3. FOR CONTINUATION OF WALL TYPE SCHEDULE REFER TO BUILDING SECTION DRAWINGS A5.1

**LEGEND:**

INDICATES 1 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)

INDICATES 1.5 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)

INDICATES 2 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)

**NOT TO BE USED FOR CONSTRUCTION**

This drawing must not be scaled.  
General Contractor shall verify all dimensions, columns and levels prior to commencement of the work.  
All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
2.0	HERITAGE PERMIT	27.02.25
1.0	FOR ZONING REVIEW	01.30.25
No.	Issue	Date



PROPOSED ALTERATIONS TO:  
**THE COPPLEY BUILDING**  
**CORE URBAN INC.**  
56 YORK BOULEVARD  
HAMILTON, ONTARIO

job no. 24.067

dwg. title Coppley\_Work01

dwn. by RL

scale 1:100

date JAN. 2025

dwg. title

**THIRD FLOOR PLAN**

dwg. A2.4

This drawing must not be scaled.  
General Contractor shall verify all dimensions, columns and levels prior to commencement of the work.  
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No.	Revisions	Date
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**THE COPLEY BUILDING**  
**CORE URBAN INC.**  
56 YORK BOULEVARD  
HAMILTON, ONTARIO

job no. 24.067

dwg. C:\copley\_Work01

dwn. by RL

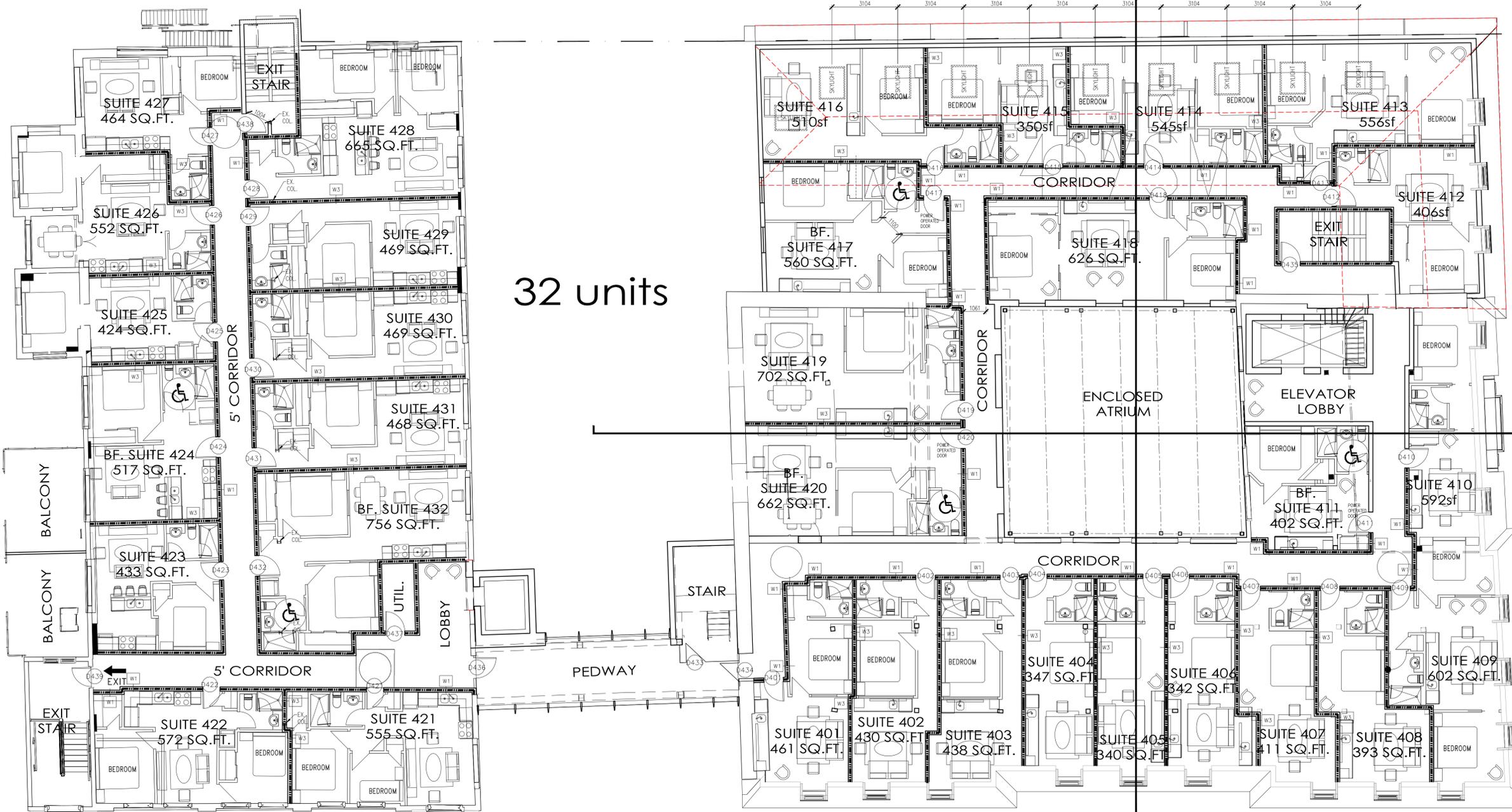
scale 1:100

date JAN. 2025

dwg. title

**FOURTH FLOOR PLAN**

dwg. A2.5



32 units

Fourth Floor = 13.25m

**1 FOURTH FLOOR PLAN**  
A2.5 SCALE: 1:100 (METRIC)

**INTERIOR ASSEMBLIES**

- W2** 1HR RATED DEMISING WALL (ULC U423) (NO STC)
  - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*
  - 92mm THICK STEEL STUDS @ 400 C/C C/W ROCKWOOL AFB
  - 1 LAYERS OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD \*\* (TAPED, FILLED, SANDED, PRIMED & PAINTED) \*\*
- W3** 1HR RATED DEMISING WALL (ULC W407) (STC 55) BETWEEN SUITES
  - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*
  - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT
  - 25mm (1") AIR SPACE
  - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT
  - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*
  - \*\* (TAPED, FILLED, SANDED, PRIMED & PAINTED)
- W4** 2HR RATED DEMISING WALL (ULC U419)
  - 2 LAYERS OF 16mm (5/8") THICK TYPE 'X' GYPSUM BOARD \*\*
  - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT
  - 2 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD\*\*
  - \*\* (TAPED, FILLED, SANDED, PRIMED & PAINTED)
- W5** INTERIOR GYPSUM BOARD WALL ASSEMBLY (6")
  - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & P)
  - 13mm METAL STUD FRAMING AT 16" C/C
  - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & P)
- W6** INTERIOR GYPSUM BOARD WALL ASSEMBLY (4")
  - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & P.)
  - 90mm WOOD STUD FRAMING AT 16" C/C
  - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P & P.)

**ROOF/FLOOR ASSEMBLIES**

- R1** FLAT ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - SR-2 2.3.12 CEILING MEMBRANE)
  - WEYERHAEUSER NO. WNB/RCA 60-03) (CAN/ULC S101-2)
  - 2 PLY SBS MODIFIED BITUMEN ROOF ASSEMBLY (SOPRALANE 250 FR GR OR APPROVED EQUAL) (25 YEAR)
  - TAPERED INSULATION (1% SLOPE MINIMUM)
  - 19mm PLYWOOD SHEATHING (REFER TO STRUCT.)
  - R40 FIBER BATT INSULATION
  - 13mm THICK GYPSUM WALL BOARD (FILLED, TAPED, SANDED, PRIMED & PAINTED)
- F1** EXISTING WOOD JOIST FLOOR ASSEMBLY (1 HR - ULC M509) (STC 50)
  - NEW 1/2" FLOOR TOPPING MIXTURE
  - EXISTING 3/4" MIN. THICK SUBFLOOR ON EX. WOOD JOIST (SEE STRUCT.)
  - 1/2" RESILIENT FURRING CHANNEL AT 24" OC
  - NEW 3/8" SHEETROCK FIRECODE C CORE (FILLED, TAPED, SANDED, PRIMED & PAINTED)
- F2** NEW WOOD JOIST FLOOR ASSEMBLY (1 HR RATED WEYERHAEUSER NO. WNB/RCA 60-01) (CAN/ULC S101-2) (STC 58)
  - 1/2" FLOOR TOPPING MIXTURE
  - 3/8" THICK T & G SUBFLOOR
  - 16" PRE-ENGINEERED WOOD JOIST @ 16 O/C (REFER TO STRUCT.)
  - 3/2" RESILIENT FURRING CHANNEL AT 24" O/C
  - 2 LAYERS OF 3/2" THICK TYPE 'X' GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED & PAINTED)

**SHAFT ASSEMBLIES**

- SH1** SHAFT WALL ASSEMBLY (2 HR RATED - ULC M507, STC 50)
  - 2 LAYERS OF 3/2" FIRECODE "C" TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED & PAINTED)
  - 2 1/2" C-H STEEL STUDS AT 24" O.C. MAX.
  - 1 LAYER OF 1" FIRECODE "C" TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED & PAINTED)

**LEGEND:**

- INDICATES 1 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)
- INDICATES 1.5 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)
- INDICATES 2 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)

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No.	Revisions	Date
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PROPOSED ALTERATIONS TO:  
**THE COPPLEY BUILDING**  
**CORE URBAN INC.**  
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 HAMILTON, ONTARIO

job no. 24.067

dwg. Coppley\_Work01

dwn. by RL

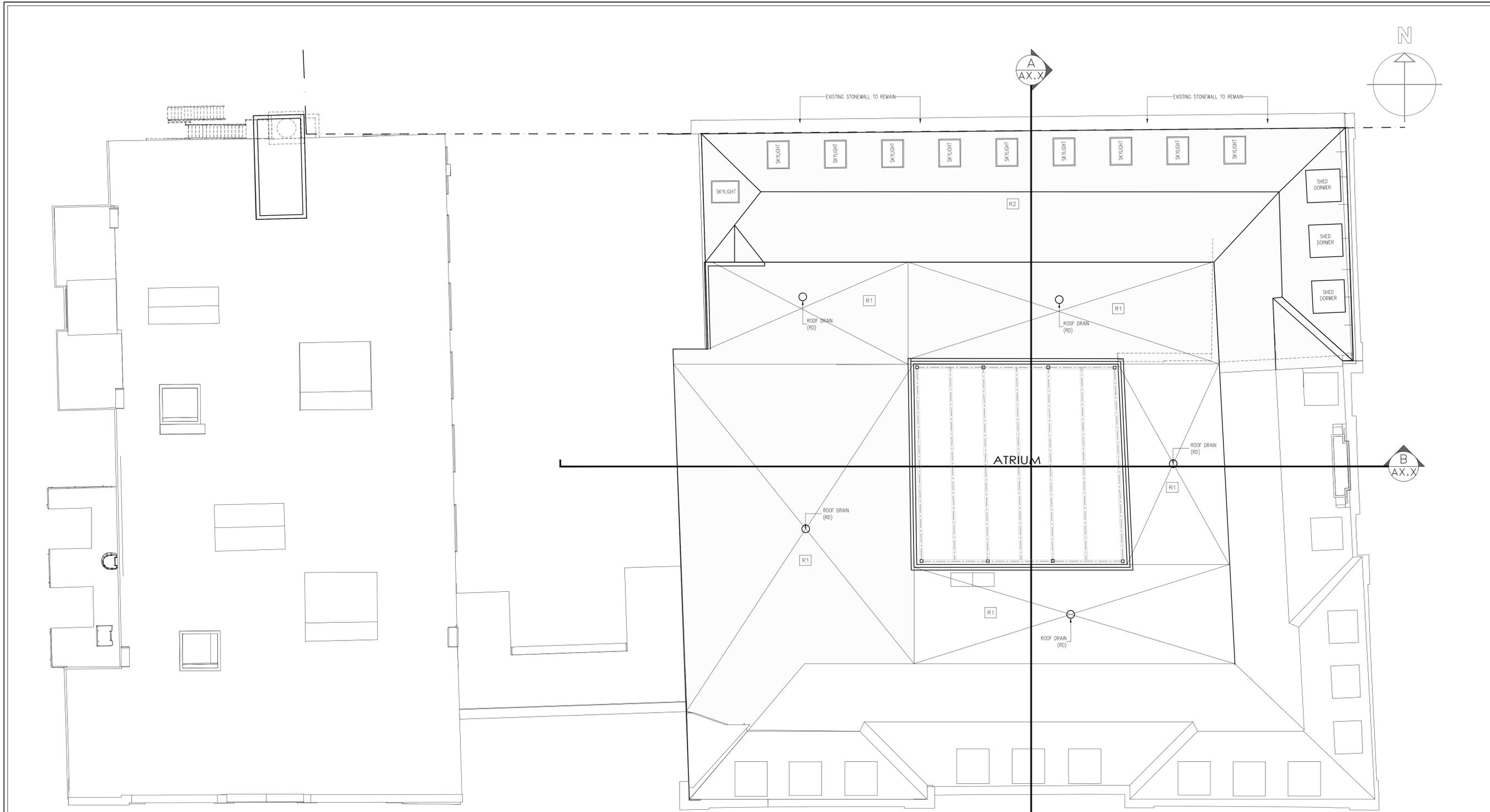
scale 1:100

date JAN. 2025

dwg. title

**ROOF PLAN**

dwg. A2.6



**ROOF PLAN**

**1**  
**A2.6**  
 SCALE: 1:100 (METRIC)

INTERIOR ASSEMBLIES	ROOF/FLOOR ASSEMBLIES	SHAFT ASSEMBLIES	LEGEND:
<p><b>Wex</b> EXISTING WALL ASSEMBLY TO REMAIN</p> <p><b>W1</b> 1HR RATED DEMISING WALL (ULC U423) (STC 54) BETWEEN SUITES AND CORRIDOR                      - 1 LAYER OF 16mm THICK TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)                      - RESILIENT METAL CHANNELS (CORRIDOR SIDE)                      - 92mm C/C W ROCKWOOL ABF INSULATION                      - 1 LAYER OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</p> <p><b>W2</b> 1HR RATED DEMISING WALL (ULC U423) (NO STC)                      - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD**                      - 92mm THICK STEEL STUDS @ 400 C/C C/W ROCKWOOL ABF                      - 1 LAYERS OF 16mm THICK CERTAINTED TYPE 'X' GYPSUM BOARD** (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)**</p> <p><b>W3</b> 1HR RATED DEMISING WALL (ULC W407) (STC 55) BETWEEN SUITES                      - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD**                      - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT                      - 25mm (1") AIR SPACE                      - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT                      - 1 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD** (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)**</p> <p><b>W4</b> 2HR RATED DEMISING WALL (ULC U419)                      - 2 LAYERS OF 16mm (5/8") THICK TYPE 'X' GYPSUM BOARD**                      - 92mm THICK STEEL STUDS @ 400mm C/C C/W ACOUSTIC BATT                      - 2 LAYERS OF 16mm THICK TYPE 'X' GYPSUM BOARD** (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)**</p> <p><b>W5</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (6")                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)                      - 152mm METAL STUD FRAMING AT 16" C/C                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)</p> <p><b>W6</b> INTERIOR GYPSUM BOARD WALL ASSEMBLY (4")                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P)                      - 90mm WOOD STUD FRAMING AT 16" C/C                      - 13mm THICK GYPSUM BOARD (TAPED, FILLED, SANDED, P &amp; P.)</p>	<p><b>R1</b> FLAT ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - WEYERHAEUSER NO. WNR/FCA 60-03) (CAN/ULC S101-7)                      - 2 PLY SBS MODIFIED BITUMEN ROOF ASSEMBLY (SOPRALENE 250 FR GR OR APPROVED EQUAL) (25 YEAR)                      - TAPERED INSULATION (1% SLOPE MINIMUM)                      - VAPOUR BARRIER                      - 19mm PLYWOOD SHEATHING (REFER TO STRUCT.)                      - R40 FIBER BATT INSULATION                      - 13mm MIN. RESILIENT CHANNELS @ 24" O/C                      - 15mm GYPSUM WALL BOARD</p> <p><b>R2</b> PITCHED ROOF ASSEMBLY (CLASS 'A' ROOF COVERINGS) (1 HR - SB-2 2.3.12 CEILING MEMBRANE)                      - SLATE ROOFING ON GRADE ICE AND WATER SHIELD                      - 19mm PLYWOOD SHEATHING (REFER TO STRUCTURAL)                      - EXISTING OR NEW ROOF JOISTS (REFER TO STRUCTURAL)                      - R40 FIBER BATT INSULATION                      - 6MIL POLY VAPOUR BARRIER                      - 13mm MIN. RESILIENT CHANNELS @ 24" O/C                      - 15mm GYPSUM WALL BOARD</p> <p><b>F1</b> EXISTING WOOD JOIST FLOOR ASSEMBLY (1 HR - ULC M509) (STC 50)                      - NEW 1 1/2" FLOOR TOPPING MIXTURE                      - EXISTING 3/4" MIN. THICK SUBFLOOR ON EX. WOOD JOIST (SEE STRUCT.)                      - 1/2" RESILIENT FURRING CHANNEL AT 24" OC                      - NEW 3/8" SHEETROCK FIRECODE C CORE (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</p> <p><b>F2</b> NEW WOOD JOIST FLOOR ASSEMBLY (1 HR RATED WEYERHAEUSER NO. WNR/FCA 60-01) (CAN/ULC S101-7) (STC 58)                      - 1 1/2" FLOOR TOPPING MIXTURE                      - 3/8" THICK 18 C SUBFLOOR                      - 16" PRE-ENGINEERED WOOD JOIST @ 16 O/C (REFER TO STRUCT.)                      - 1/2" RESILIENT FURRING CHANNEL AT 24" O/C                      - 2 LAYERS OF 1/2" THICK TYPE 'X' GYPSUM WALLBOARD (FILLED, TAPED, SANDED, PRIMED &amp; PAINTED)</p>	<p><b>SH1</b> SHAFT WALL ASSEMBLY (2 HR RATED - ULC W507, STC 50)                      - 2 LAYERS OF 3/4" FIRECODE 'C' TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)                      - 2 1/2" C-H STEEL STUDS AT 24" O.C. MAX.                      - 1 LAYER OF 1" FIRECODE 'C' TYPE GYPSUM WALLBOARD (TAPED, FILLED, SANDED, PRIMED &amp; PAINTED)</p> <p>NOTES:                      1. ALL DIMENSIONS ARE TO FINISHED SURFACES OR FROM GRID LINES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.                      2. CO-ORDINATE FINAL WALL LOCATIONS WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION.                      3. FOR CONTINUATION OF WALL TYPE SCHEDULE REFER TO BUILDING SECTION DRAWINGS A5.1</p>	<p>INDICATES 1-HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 1.5 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p>INDICATES 2 HOUR FIRE RESISTANCE RATING (PENETRATIONS TO BE FIRE CAULKED ULC LISTING OF EQUAL VALUE)</p> <p><b>NOT TO BE USED FOR CONSTRUCTION</b></p>



April 16, 2025

City of Hamilton  
Planning & Economic Development  
Committee of Adjustment  
71 Main Street West  
Hamilton ON L8P 4Y5

Attention: Justin Leung  
Secretary Treasurer

Dear Mr. Leung,

**Re:** Application for Minor Variance  
Copley Building - 56 York Boulevard, City of Hamilton

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WEBB Planning Consultants (WEBB PC) are retained by the property owner to act as their Agent for the purpose of securing the municipal planning approvals necessary to facilitate the adaptive re-use of the former Copley Clothing manufacturing building in downtown Hamilton.

As illustrated by the enclosed plans prepared by Lintack Architects, the property is presently occupied by two vacant buildings of 3 ½ and 4 storeys in height that are joined by a causeway historically used for access between the buildings and movement of goods and materials.

The proposed adaptive re-use will see the westerly building converted to residential uses on the upper storeys with at-grade commercial (office) uses, a total of 36 multiple dwellings. The easterly building flanking onto McNab Street is proposed as a boutique hotel that will include a range of ancillary uses including a restaurant and conference space.

New construction is limited to two areas – the restoration of the existing causeway facing York Blvd. with a contemporary entrance and floor space for residential lobby and elevators to access the westerly building. The second addition is located at the north-east corner of the roof-top level of the proposed hotel building, the addition designed to restore and complement the roof profile consistent with the existing massing and heritage character of the building.

Pursuant to a By-law adopted in 1980, the buildings are designated as a significant heritage resource under the Ontario Heritage Act. The rationale for the designation described as an opportunity to re-purpose “this fine old building” to the benefit of the people of Hamilton and to its heritage. In keeping with the Heritage Designation, the approval of a Heritage Permit by the City is a prerequisite to proceeding with the planned restoration. The Permit Application and supporting materials were considered by the City’s Heritage Permit Review Sub-Committee at their meeting of April 15<sup>th</sup> and recommended for approval.

The City is currently processing an Application for Site Plan Approval and Concurrent Permit review process that is appropriate for the scale of redevelopment. This approach enables the

phased issuance of the necessary municipal approvals and commencement of work at the earliest opportunity.

As a prerequisite to processing the Application for Site Plan Approval, a fulsome Zoning Analysis has been completed, a copy of the City's Zoning Compliance Review dated February 10, 2025, is attached. As detailed in the letter, the adaptive re-use does result in limited non-compliance with the applicable Regulations of the City's comprehensive Zoning By-law 05-200, specific to the Parking Regulations of the By-law.

The following Variances are necessary for the proposed adaptive re-use to achieve full compliance with the By-law Regulations:

1. Notwithstanding Section 5.7.1 (a), Minimum Required Parking Rate, no additional parking shall be required for the new Gross Floor Area to be added to the proposed Hotel Use, notwithstanding the requirement to provide four (4) parking spaces.
2. Notwithstanding Section 5.7.3 (c), Minimum Accessible Parking Calculation, no Accessible Parking shall be required for the new Gross Floor Area to be added to the proposed Hotel Use notwithstanding the requirement to provide one (1) accessible parking space.

It is our opinion that the proposed Variances are appropriate for the proposed development of the lands. As summarized below, the Variances have been considered in the context of the four tests outlined by Section 45 (1) of the Planning Act and in all respects comply.

**The Variances have been considered in the context of the Official Plan and in our opinion maintain the general purpose and intent.**

The subject lands are designated as Downtown Mixed Use, and subject to the Urban Design and Built Heritage Policies of the UHOP and the Downtown Secondary Plan.

The form and scale of development is permitted by the Secondary Plan Policies and represents an appropriate form of intensification at a location within the central area of the City. The property is in close proximity to transit and the expansive range of services, entertainment and employment. The proposal supports key principles of the Secondary Plan including the promotion of downtown living and building on the existing strengths of the downtown which includes a legacy of historic buildings.

The Policies of the UHOP support reduced parking supply in the Downtown consistent with Policies of the former Growth Plan that support reduced parking standards where development is proposed in proximity to major transit station areas and Frequent Transit Corridors such as James Street North.

Recognizing the importance of achieving good urban design and heritage conservation, the Conservation and re-use of the heritage buildings not only enhances the Downtown but can serve as a catalyst for other public and private investments. The proposed adaptive re-use of

the former Copley building supports Policies which are intended to preserve significant cultural heritage properties and permit their reasonable adaptation for re-use.

With respect to Policies that encourage active transportation and cycling, it is noted that the development does provide the necessary cycling infrastructure with at-grade design considerations to create an active and safe pedestrian environment.

**The Variances have been considered in the context of the Zoning By-law and in our opinion maintain the general purpose and intent.**

The non-compliance is a result of the proposal to add 417 square metres of new floor area at the roof level of the easterly building. The new floor area will add 7 suites to the proposed hotel use which triggers the need for 4 parking spaces including one accessible parking space.

The Parking Regulations of By-law 05-200 include provisions wherein no parking shall be required for any use located in all or part of a building existing on the effective date of the By-law (Section 5.1.1 (b)). Further, the City has recently adopted updates to the Parking Regulations of the By-law wherein properties within the downtown, identified as Parking Rate Area One (PRA 1), are provided significantly reduced parking requirements as a means to encourage appropriate redevelopment.

Recognizing the intent of the updated Parking Regulation to encourage appropriately scaled development in the Downtown, the relief requested is consistent with the principle of reduced parking requirements to encourage appropriate development. In particular the core area of the City's Downtown is the appropriate location to encourage reduced parking based on the elevated levels of public transit and the evolving character of the core as a walkable precinct that encourages active transportation including walking and cycling.

It is noted that the proposed design does implement the Zoning By-law objectives to active transportation, meeting the minimum requirements for both short and long term bicycle parking.

**The Variances are Minor.**

The appropriate test to establish that the Variances are minor is to consider if any adverse or negative impacts arise from the development.

It is our opinion that the Variances do not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for the appropriate supply of on-site parking.

The scale of the required parking is insignificant in the context of an existing building that presently has no on-site parking. The area is well served with on-street parking and is abutting the York Boulevard Parkade Municipal carpark which provides a conveniently located and abundant supply of parking.

**The proposed development is desirable for the appropriate development of the lands.**

It is our opinion that the Variances will provide for the desirable and appropriate development of the lands. The proposed adaptive re-use of a designated heritage building design has the full support of the City's Heritage Sub-committee and is generally seen as a significant benchmark in the revitalization of the core.

It is recognized that the existing heritage building and associated site has no ability to accommodate the additional parking without significant alterations to the building which would conflict with preservation of a significant cultural heritage property.

The ability to accommodate a minor addition to the existing building will contribute the commercial viability of the project which is a reasonable benefit in consideration of the preservation of a historic building and heritage character of the core.

An additional consideration is the aesthetics of the proposed roof top addition which has been designed to be consistent with the existing roof profile of the easterly building. The proposed addition reflects the same mansard roof design and is scaled to match the existing heritage character of the 3 ½ storey building constructed in 1881. The addition has been considered by the City's Heritage Permit Review Sub-Committee and endorsed as an appropriate addition to the designated Heritage building.

In summary, it is our opinion that the Variances required to implement the proposal meet the four tests of the Planning Act and will provide for the appropriate development of the site as a mixed use project that promotes downtown living, adds to the diversity of businesses in the core and preserves heritage through adaptive re-use.

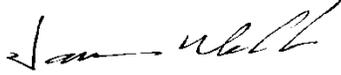
To facilitate the processing of the Application for Minor Variance, the following items are provided :

- Executed Application for Minor Variance;
- Applicable Law Review, dated February 10, 2025;
- Payment of Routine MV Fee - \$4,015.00 (to be paid via credit card);
- Site Plan, Elevations and Floor Plans, prepared by Lintack Architects;
- Plan of Survey, prepared by A. J. Clarke & Associates.

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Minor Variance. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

**WEBB Planning Consultants Inc.**

A handwritten signature in black ink, appearing to read "James Webb", written in a cursive style.

James Webb, MCIP, RPP

cc: Core Urban Inc.  
Lintack Architects



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
Building Division  
71 Main Street West  
Hamilton, Ontario, Canada, L8P 4Y5  
Phone: 905.546.2720 Fax: 905.546.2764  
[www.hamilton.ca](http://www.hamilton.ca)

February 10, 2025

FILE: ZCR-25-019  
FOLDER: ALR  
ATTENTION OF: Liam Tapp  
TELEPHONE NO: (905) 546-2424  
EXTENSION:

WEBB Planning Consultants  
244 James Street South  
Hamilton ON, L8P3B3

**Re: APPLICABLE LAW REVIEW**  
**Present Zoning: D1, H17, H19, H20 (Downtown Central Business District)**  
**Address: 56 Yourk Boulevard, Hamilton ON**

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An Applicable Law Review in Support of a Site Plan application has been completed and the following comments are provided.

**COMMENTS:**

- 1) The applicant proposes redevelop/repurpose the existing building(s) to contain at grade commercial along York Boulevard, 30 Dwelling Units within the Westerly building and 60 Hotel units within the Easterly building. The existing breezeway is to be replaced with an at grade entry with elevator for barrier free access.
- 2) Be advised, Zoning By-Law Amendment 24-051 and 24-052 was passed on April 10, 2024 to amend Section 1: Administration, Section 3: Definitions, Section 4: General Provisions, Section 5: Parking regulations and Section 15: Residential Zones under Hamilton Zoning By-Law 05-200. As per OLT-24-000544, dated September 25, 2024, appeals to Zoning By-law Amendment 24-051 and 24-052 have been allowed and both Amendments are now Final and Binding, retroactive to April 10, 2024.

Furthermore, please be advised that the Electric Vehicle Parking requirements under By-law 24-052, remain under appeal and are not covered under Section 1.12 of the "Transitional Provisions" of the Hamilton Zoning By-law 05-200. At present, a review of the Electric Parking requirements has not been included in the following zoning chart. If the remaining portions of By-law 24-052 become final before issuance of a building permit, the Electric Vehicle Parking requirements will be applicable upon review for such building permit."

- 3) The proposed use(s) of Retail, Multiple Dwelling and Hotel are permitted within the D1 Zone and are defined as follows:

***Retail*** - Shall mean the sale or rental of goods or materials to the ultimate consumer which shall include but not be limited to Building or Contracting Supply Establishment, Building and Lumber Supply Establishment, Home Furnishing Retail Establishment, Home Improvement Supply Establishment, but shall not include a restaurant, farm implement dealership, the sale or rental of motor vehicles and the sale of motor vehicle fuel or major recreational equipment.

And;

**“Multiple Dwelling** – shall mean a building or part thereof containing five or more dwelling units but shall not include a street townhouse dwelling. - *Shall mean an office for the management of administration of Manufacturing establishments.*”

And;

**“Hotel** - *Shall mean a commercial establishment used for temporary rental sleeping accommodation for travellers and which may offer other facilities such as personal service establishments, restaurants, retail stores, conference or convention facilities, exhibition facilities, commercial entertainment or commercial recreation, but shall not include a Casino, and for the purposes of this By-law a motel, motor hotel or an apartment hotel shall be deemed to be a “hotel”.*”

- 4) This property is designated under Part IV of the *Ontario Heritage Act*, by municipal By-law Number 22-203 as a property of cultural heritage value. A Heritage Permit may be required for alterations or changes to the property. Please contact a Cultural Heritage Planner at [culturalheritageplanning@hamilton.ca](mailto:culturalheritageplanning@hamilton.ca), or visit [www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning) for further information.
- 5) This is a corner lot. Based on “front lot line” as defined shall mean shall mean the shorter of the lot lines abutting the streets. As such, the lot line adjacent to Macnab Street is considered the front lot line for this property.
- 6) Construction of the proposed development is subject to the issuance of a building permit. Be advised that Ontario Building Code regulations may require specific setback and construction types.
- 7) All new signs proposed for this development must comply with the regulations contained within the Sign By-law 10-197.
- 8) All new fences proposed for this development must comply with the regulations contained within the Fence By-law 10-142.
- 9) The designer shall ensure that the fire access route conforms to the Ontario Building Code.
- 10) The proposed development has been reviewed in accordance with the provisions of the “D1” (Downtown Central Business District) Zone as indicated in the following chart:

Regulations	Required by By-law	Provided	Conforms/ Non- conforming
<b>Section 6.0 – Downtown Zones General Provisions</b>			
<b>General Downtown Provisions - Buildings Constructed After the By-law</b> <i>[per Section 6.0 c) and Schedule C, 701 b)a)i) and b)b)i)]</i>	In the case of buildings constructed after the effective date of this Bylaw, for any building exceeding 44.0 metres in height the following special regulations shall also apply:  i) A minimum 3.0 metre setback shall be required from the building base façade	<b><u>York Boulevard Street line</u></b>  Insufficient Information provided to confirm height of proposed Pedestrian Crossway.  <b>Note: Demolition of existing pedestrian bridge. Proposed</b>	<b>Unable to Determine Compliance</b>

	height shown in Schedule "F" – Special Figure 15.  <i>Pursuant to Schedule 'F' – special figure 15, a building base façade height of 18.5m shall apply to the façade along York Boulevard and 16.0 metres shall apply to the façade along Macnab Street. As such, any portion exceeding 18.5m or 16.0 metres along their respective Streets shall be stepback a minimum 3.0m from the portion of the building below.</i>	<b>new construction of pedestrian connection shall comply with requirements of Section 6.0 c); any portion of the proposed addition above 18.5 metres shall be stepped back 3.0 metres from base façade.</b>	
		<b>Macnab Street line</b> Existing façade	<b>Deemed to Comply</b>
	ii) A minimum 3.0 metre step back shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line except any flankage lot line.	Building indicated to be maximum 19 metres in height	<b>N/A</b>
	iii) The following additional stepbacks shall be required for any portion of building exceeding 44.0 metres in height: 1. Minimum of 9.5 metres from a lot line abutting a laneway; 2. Minimum 12.5 metres from all side and rear lot lines except any flankage lot line.	Not applicable	<b>N/A</b>
	iv) Notwithstanding Section 6.1.3 a) i) of this By-law, for lands zoned Downtown Central Business District (D1) Zone, a maximum 10.0 metre setback from a street line shall be permitted for a yard where an Urban Square with a minimum size of 135.0 square metres has been provided.	Not Proposed	<b>N/A</b>
<b>General Downtown Provisions - Buildings Constructed After the By-law</b> <i>[per Section 6.0 c)v]</i>	Notwithstanding Section 4.7 of this By-law a minimum lot frontage of 35.0 metres is required.	Existing Lot (36.73 m)  <b>Note: Section 4.12 a) recognizes the existing lot width</b>	<b>Conforms</b>
<b>General Downtown Provisions - Buildings Constructed After the By-law</b> <i>[per Section 6.0 c)vi]</i>	Notwithstanding Section 4.7 of this By-law a minimum lot area of 1,575.0 square metres is required.	3,021.9 m <sup>2</sup> as per Zoning Statistics table	<b>Conforms</b>
<b>General Downtown Provisions -</b>	In addition to 6.0 a) above, for that portion of a building exceeding 44.0 metres in height a distance of 25.0 metres shall be	Building indicated to be maximum 19.0 metres	<b>N/A</b>

<b>Buildings Over 44m in Height</b> <i>[per Section 6.2.30 d)]</i>	provided between exterior walls on the same property.		
<b>General Downtown Provisions - Heritage Character Zone</b> <i>[per Section 6.2.30 e)]</i>	For the lots delineated as a Heritage Character Zone on Figure 2 of Schedule "F" – Special Figures, where construction and/or alteration to the façade of a building are proposed, the following regulations shall also apply:  i) A minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows and doors. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;	Not within Heritage Character Zone	<b>N/A</b>
	ii) A minimum of 25% and a maximum of 40% of the façade of the second and third storeys shall be composed of windows. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;	Not within Heritage Character Zone	<b>N/A</b>
	iii) The ground floor storey shall be no less than 3.6 metres in height and no greater than 4.5 metres in height. The second and third storeys shall each be no less than 3.0 metres in height and no greater than 4.0 metres in height; and,	Not within Heritage Character Zone	<b>N/A</b>
	iv) Exterior building cladding for the first three storeys, except decorative architectural features (such as window and door frames, sills, lintels, surrounds, and cornices), shall be of either one or a combination of no more than two of the following materials: 1. Brick; 2. Concrete panels; 3. Stone block, stone veneer or	Not within Heritage Character Zone	<b>N/A</b>

	artificial stone; 4. Stucco; or, 5. Metal and metal panels, excluding aluminum siding or any metal variant thereof.		
<b>Section 6.1 – Downtown Central Business District</b>			
<b>Building Setback from a Street Line</b> <i>[per Section 6.1.3 a) i) and iv, v)]</i>	i) Maximum 4.5 metres for any portion of building below 11.0 metres in height, except where a visibility triangle shall be provided for a driveway access;	Pedestrian Crosswalk and main entrance appears to be less than 4.5 metres from York Boulevard  <b>Note: All other portions of building are existing</b>	<b>Conforms</b>
	ii) Notwithstanding Section 6.1.3 a) i) above, a maximum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.	Not proposed	<b>N/A</b>
	iii) Section 6.1.3 a) i) above, shall not apply for any portion of a building that exceeds the requirement established in Section 6.1.3 c) ii) or iii) below.	<b>Interpretation:</b> <b>For the purposes of 6.1.3 a) iii), the ground floor façade requirement as per 6.2.3 c) must be equal to or greater than 50% of the front and flankage lot line AND be a maximum of 4.5 m from the lot line for a minimum of 50% of the combined façade facing the front and flankage lot lines to comply with this section.</b>  <b>See review below of 6.1.3 a) iv) for applicable exemption</b>	
	iv) Where a building(s) has been constructed and complies with Section 6.1.3 c) ii) or iii) below, additional buildings constructed on the subject property shall not be subject to Section 6.1.3 a) i) above, as it relates to the setback from a front lot line.	Addition not subject to setback requirements	<b>Conforms</b>
	(v) Rooftop mechanical penthouse, stair tower and elevator bulkhead shall not be subject to Section 6.1.3 a) i) above.	<b>Rooftop Mechanical is examined under Section 6.2.3 c) i)</b>	
	(vi) Accessory buildings and structures shall not be subject to Section 6.1.3 a) i).	No accessory buildings are proposed	<b>N/A</b>
<b>Building Height</b> <i>[per Section 6.1.3 b)]</i>  <b>Definitions:</b> <i>Height: "Shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any</i>	i) Minimum 7.5 metres; and,	Maximum 19 metres	<b>Conforms</b>  <b>Note:</b> <b>Proposal is subject to Holding Removal for H</b>

<p><i>portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure."</i></p> <p><i>Grade: "Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls."</i></p>	<p>ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule "F" – Special Figures.</p> <p>Maximum – 97 metres</p>	<p>19 metres</p>	<p><b>Provisions 17</b></p> <p><b>Conforms</b></p>
<p><b>Built Form for New Development</b> [[per Section 6.1.3 c)]</p>	<p>In the case of buildings constructed after the effective date of this By-law or additions to buildings existing as of the effective date of this By-law the following regulations shall apply:</p> <p>i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street; and,</p>	<p>Mechanical Equipment not indicated</p> <p><b>Note: All proposed Mechanical equipment shall comply with applicable regulations</b></p>	<p><b>N/A</b></p>
<p>(iii) For a corner lot the minimum combined width of the ground floor façade facing the front lot line and flankage lot line shall:</p> <p>1. be greater than or equal to 50% of the measurement of the front lot line and flankage lot line; and,</p> <p>2. comply with Section 6.1.3 a) i) above.</p>	<p>Existing Façade is greater than 50% and located closer than 4.5m to a street line</p> <p><b>Note: Total proposed Frontage is 96.6%</b></p>	<p><b>Conforms</b></p>	
<p>(iv) Notwithstanding Section 6.1.3 c) ii) and iii) above, a driveway with a maximum width of 7.5 metres shall be permitted for ingress and egress.</p>	<p>Not Proposed</p>	<p><b>N/A</b></p>	
<p>(v) No parking or aisles shall be located between the required building façade and the front lot line or flankage lot line.</p>	<p>Not Proposed</p>	<p><b>N/A</b></p>	
<p>(vi) A minimum of one principal entrance shall be provided:</p> <p>1. within the ground floor building façade setback the least distance from a street; and,</p>	<p>Multiple entrances are identified closest to all street lines</p>	<p><b>Conforms</b></p>	

	2. shall be accessible from the building façade with direct access from the public sidewalk.		
	vii) Notwithstanding the definition of a planting strip, a sidewalk shall be permitted where required by Section 6.1.3 c) vi) above.	Applicant to note	<b>Applicant to Note</b>
<b>Outdoor Storage</b> <i>[per Section 6.1.3 d) ]</i>	(i) No outdoor storage of goods, materials, or equipment shall be permitted.  (ii) Notwithstanding Section 6.1.3 d) i) above, the outdoor display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or flankage yard	No outdoor storage or outdoor display areas are identified	<b>Conforms</b>
<b>Maximum Lot Coverage</b> <i>[per Section 6.1.3 e) and Schedule C, 701 c)]</i>	85%	74.6%  <b>Note: The applicant has indicated two calculations for building coverage; 2,102 m2 and 2255 m2. For the purpose of this review, the higher building coverage has been taken</b>	<b>Conforms</b>
<b>Minimum Amenity Area for Dwelling Units and Multiple Dwellings</b> <i>[per Section 6.1.3 f)]</i>	On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements be provided:  i) An area of 4.0 square metres for each dwelling unit; and,  <b>36 units x 4 = 144 m2 of Amenity Area</b>	300 m2	<b>Conforms</b>
	ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.	Applicant to note	<b>Applicant to note</b>
<b>Green Roof for Multiple Dwelling</b> <i>[per Section 6.1.3 g)]</i>  <b>Green Roof</b> <i>A treatment to a rooftop that supports living vegetation and includes a synthetic, high quality waterproof</i>	Notwithstanding Section 6.1.3 f) i) above, for every 0.5 square metres of Green Roof area provided, the required Amenity Area may be reduced by 1.0 square metre.	Does not appear to be proposed	<b>N/A</b>

<i>membrane, drainage layer, root barrier, soil layer, and vegetation layer.</i>			
<b>Section 4.0 – General Provisions</b>			
<b>Yard Encroachments - Canopy</b> <i>[per Section 4.6 d ]</i>	A porch, deck or canopy may encroach into any required yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser	No minimum required for canopy features at grade  <b>Note: An Encroachment Agreement is required for the Canopy proposed within the York Boulevard Right of Way</b>	<b>N/A</b>
<b>Minimum Number of Required Parking Spaces</b> [as per section 5.1.1 (a) of Hamilton Zoning By-law 05-200]	The minimum number of required parking spaces which must be provided shall be the result of applying:  i) The minimum amount in accordance with the Minimum Required Parking Rate Schedule in Section 5.7.1;  ii) Any eligible exception in this Section; and,	See review below for required number of parking spaces	<b>See Review Below</b>
<b>Exception for Existing Buildings in All Zones</b> [as per section 5.1.1 (b) of Hamilton Zoning By-law 05-200]	Notwithstanding Section 5.7.1, for any use located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided, except that:  i) a use shall not be required to provide additional parking beyond that which is required by Section 5.7.1; and,  ii) where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.7.1 shall only apply to the increased gross floor area of the building.	Parking requirements have been calculated for the pedestrian crosswalk only  <b>Note: Existing Building is exempt from parking calculation</b>	<b>See Review Below</b>
<b>Rounding Calculations</b> [as per section 5.1.1 (c) of Hamilton Zoning By-law 05-200]	i) Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction, fractions shall be rounded down to the nearest whole number.  ii) Where the application of the minimum accessible parking standards in Section 5.7.3 results in a numeric fraction, fractions shall be rounded up to the nearest whole number.  iii) Where the calculations in Sections 5.7.1, 5.7.2, 5.7.3, 5.7.4 or 5.7.5 apply to multiple uses, rounding shall only be applied to the sum of the requirements for all uses on the lot.	Applicant to note calculation	<b>Applicant to Note</b>
<b>Required Parking to be Provided on Same</b>	All required parking spaces shall be located on the same lot as the use for which they are	No Parking Provided	<b>N/A</b>

<b>Lot</b> [as per section 5.1.1 (d) of Hamilton Zoning By-law 05-200]	required, unless the parking spaces are provided on another lot in compliance with Section 5.6.1.		
<b>Provision of Parking on a Lot Subject to Multiple Zones</b> [as per section 5.1.1 (e) of Hamilton Zoning By-law 05-200]	Where more than one zone applies to a lot, parking spaces provided for any use on the lot may be located within any zone within the boundaries of the lot, except:  i) where a portion of a lot is within one of the Open Space and Park Zones, no parking spaces may be located within such portion of the lot except parking spaces required for a permitted use located within such portion.	Within one Zone	<b>N/A</b>
<b>Maximum Permitted Number of Parking</b> [as per section 5.1.2 of Hamilton Zoning By-law 05-200]	<u>a) Maximum Permitted Number of Parking Spaces</u>  Where Section 5.7.2 specifies a maximum permitted number of parking spaces, the number of parking spaces located on a lot shall not exceed that number.	No Parking Provided	<b>N/A</b>
	<u>b) Reduction of Excess Parking Spaces</u>  Where the number of existing parking spaces exceeds the maximum permitted in accordance with Section 5.7.2, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section 5.7.1.	No Parking Provided	<b>N/A</b>
<b>Minimum Required Number of Accessible Parking Spaces</b> [as per section 5.1.3 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Number of Accessible Parking Spaces</u>  Accessible parking shall be designated and provided in accordance with the requirements of the Minimum Accessible Parking Rate Schedule in Section 5.7.3.	See review below for required number of accessible parking spaces	<b>See Review Below</b>
	<u>b) Exception for Certain Residential Uses</u>  Section 5.7.3 shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings and Street Townhouse Dwellings.	Not a Residential Use listed as an exemption	<b>N/A</b>
<b>Minimum Required Number of Electric Vehicle Parking Spaces</b> [as per section 5.1.4 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Required Number of Electric Vehicle Parking Spaces</u>  Where parking spaces are provided, Electric Vehicle Parking Spaces shall be provided in accordance with:  i) The minimum rates in accordance with the Parking Schedule in Section 5.7.4; and,  ii) Any eligible exception in this Section.	See review below for required number of electrical parking spaces	<b>See Review Below</b>

	<p><u>b) Exception for the Agriculture (A1) Zone, Rural (A2) Zone, and any Open Space and Park Zone</u></p> <p>The minimum requirement for Electric Vehicle Parking Spaces shall not apply to any parking space located within one of the following Zones:</p> <p>i) Agriculture (A1) Zone; ii) Rural (A2) Zone; and, iii) Any Open Space and Park Zone.</p>	Within D1 Zone	N/A
	<p><u>c) Exception for Existing Buildings in All Zones</u></p> <p>Notwithstanding Section 5.7.4, for any use within any Zone, located in all or part of a building existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required, except that:</p> <p>i) where an addition or expansion of an existing building is proposed, the Electric Vehicle Parking requirements of Section 5.7.4 shall only apply to such addition or expansion.</p>	<p>Electrical Vehicle Parking rates shall apply to the Parking Spaces of the new Building</p> <p><b>Note: See Section 5.1.4 d) below for exception</b></p>	See Review Below
	<p><u>d) Exception for Existing Parking Lots in All Zones</u></p> <p>Notwithstanding Section 5.7.4, for any Parking Lot or portion thereof within any Zone, existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required, except that: i) where an expansion or enlargement of such parking is proposed, the electric vehicle parking requirements of Section 5.7.4 shall only apply to such expansion or enlargement.</p>	No Existing Parking	N/A
	<p><u>e) Regulations for Electric Vehicle</u></p> <p>Electric Vehicle Parking Spaces shall be subject to the regulations in Section 5.6.7.</p>	Any required parking spaces shall be subject to 5.6.7	Applicant to Note
<b>5.2 FUNCTIONAL DESIGN REQUIREMENTS</b>			
<p><b>Minimum Parking Space Dimensions</b> [as per section 5.2.1 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Parking Space Dimensions</u></p> <p>Unless permitted by another regulation in this By-law, parking space sizes shall be a minimum of 2.8 metres in width and 5.8 metres in length.</p>	No Parking Provided	N/A
	<p><u>b) Required Increase in Width due to Obstruction</u></p> <p>Where a wall, column, or any other obstruction is located abutting or within any parking space, the minimum width of a parking space shall be increased by 0.3 metres for each side which is obstructed by a wall, column, or other obstruction;</p>	Not applicable	N/A
	<p><u>c) Exceptions to Increase in Width due to Obstruction</u></p>	Not applicable	N/A

	<p>Notwithstanding Subsection 5.2.1 b), an additional 0.3 metres shall not be required provided all of the following conditions are met:</p> <p>i) the maximum length of the wall, column or other obstruction shall not exceed 1.15 metres, measured along the side of the parking space, from the front or rear of the space towards the side's midpoint;</p> <p>ii) the wall, column or other obstruction is located at the front, rear, or both ends of the parking space; and,</p> <p>iii) the wall, column or other obstruction does not project more than 0.15 metres into the width of the parking space.</p>		
	<p><u>d) Increase in Length Due to Stairs within an Attached Garage</u></p> <p>The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space, except:</p> <p>i) an open stairway may project into the length of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 metres</p>	Not applicable	N/A
	<p><u>e) Light Standards Not Considered Obstructions</u></p> <p>Notwithstanding Section 5.2.1 b), light standards, including the base, located at the intersection of four parking spaces shall not be considered as an obstruction.</p>	Not Indicated	N/A
	<p><u>f) Optional Reduction in Minimum Dimensions for Small Car Parking</u></p> <p>Notwithstanding Subsection 5.2.1 a), where 10 or more parking spaces are provided on a lot, the minimum parking space size of not more than 10% of such required parking spaces may be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only.</p>	Not proposed	N/A
	<p><u>g) Minimum Parallel Parking Space Dimensions</u></p> <p>Notwithstanding Subsection 5.2.1 a), each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres, except that end spaces which have a clear, unobstructed approach, may have a minimum length of 5.5 metres.</p>	Not Proposed	N/A

<p><b>Minimum Accessible Parking Space Dimensions and Minimum Accessibility Aisle Requirements</b> [as per section 5.2.2 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Accessible Parking Space Width and Accessibility Aisle Requirement</u></p> <p>Each accessible parking space shall have:</p> <p>i) a minimum width of 3.4 metres, notwithstanding Section 5.2.1 a) above and subject to Section 5.2.2 b) below;</p> <p>ii) a minimum length of 5.8 metres; and,</p> <p>iii) a minimum of one side must continuously abut an accessibility aisle, provided in accordance with Section 5.2.2 c) and d) below</p>	Not proposed	N/A												
	<p><u>b) Permitted Reduction in Width for Accessible Parking Spaces</u></p> <p>Where two or more accessible parking spaces are provided, a maximum of 50% of such spaces, rounded up to the nearest whole number in the case of a numeric fraction, may have a reduced minimum width of 2.4 metres.</p>	Not proposed	N/A												
	<p><u>c) Accessibility Aisle Requirements</u></p> <p>A minimum of one side of each accessible parking space shall continuously abut an unobstructed accessibility aisle which shall:</p> <p>i) have a minimum width of 1.5 metres;</p> <p>ii) have a minimum length which extends the full length of each abutting accessible parking space; and,</p> <p>iii) be clearly identified and marked.</p>	Not proposed	N/A												
	<p><u>d) Sharing of Accessibility Aisle</u></p> <p>A maximum of two accessible parking spaces may abut one accessibility aisle, provided such spaces continuously abut opposite sides of the shared accessibility aisle.</p>	Not proposed	N/A												
<p><b>Drive Aisle Requirements</b> [as per section 5.2.3 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Drive Aisle Width</u></p> <p>The drive aisle abutting any parking space shall be designed and provided in accordance with the following minimum width requirements</p>	<p>No Parking Proposed</p> <p><b>Note: Should Loading and Staging area be intended to be accessed by vehicles, an access aisle shall be provided and indicated on plans</b></p>	N/A												
	<table border="1"> <thead> <tr> <th>Parking Angle Degree</th> <th>One-Way and Two-Way Aisle Width</th> </tr> </thead> <tbody> <tr> <td>0°</td> <td>3.7m</td> </tr> <tr> <td>15°</td> <td>3.7m</td> </tr> <tr> <td>30°</td> <td>3.7m</td> </tr> <tr> <td>45°</td> <td>4.5m</td> </tr> <tr> <td>60°</td> <td>5.5m</td> </tr> </tbody> </table>			Parking Angle Degree	One-Way and Two-Way Aisle Width	0°	3.7m	15°	3.7m	30°	3.7m	45°	4.5m	60°	5.5m
	Parking Angle Degree			One-Way and Two-Way Aisle Width											
	0°			3.7m											
	15°			3.7m											
	30°			3.7m											
45°	4.5m														
60°	5.5m														

	75°	6.0m		
	90°	6.0m		
<b>Access Requirements</b> [as per section 5.2.4 of Hamilton Zoning By-law 05-200]	<u>a) Access Design Requirements</u> Access to all parking shall: i) be arranged so as to not interfere with normal public use of the street or laneway; ii) be provided by means of an access driveway: 1. located on the lot; or, 2. located partly on the lot in the case of a mutual driveway; or, 3. by means of a Right-of-Way; and, iii) in the case of a Parking Lot, provide ingress and egress of vehicles to and from a street in a forward motion only.		No Parking Proposed  <b>Note: Should Loading and Staging area be intended to be accessed by vehicles, an access aisle shall be provided and indicated on plans</b>	<b>Conforms</b>
	<u>b) Minimum Access Driveway Width</u> The width of any driveway providing access to a parking space shall be a minimum of 2.7 metres		No proposed parking	N/A
	<u>c) Tandem and Stacked Parking Restriction and Exceptions</u> All parking spaces shall have adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, except: i) the accessibility to a maximum of one of the parking spaces for a Single Detached Dwelling may be obstructed by another motor vehicle; and, ii) where a parking attendant is on site or a valet service is provided in association with a Commercial Parking Facility or Hotel, parking spaces may		Not Proposed	N/A
	<u>d) Minimum Floor Level for an Attached Garage</u> Where an attached garage is provided for a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Street Townhouse Dwelling, Triplex Dwelling or Fourplex Dwelling in any Zone except the Agriculture (A1) and Rural (A2) Zone, the finished floor level of the garage shall be a minimum of 0.3 metres above grade.		Not Proposed	N/A
<b>5.3 LOCATIONAL, LANDSCAPING AND SURFACE MATERIAL REQUIREMENTS</b>				
<b>Locational and Landscaping</b>	<u>a) Streetline Setback and Planting Strip Requirement</u>		No proposed parking	N/A

<p><b>Requirements for All Uses</b> [as per section 5.3.1 of Hamilton Zoning By-law 05-200]</p>	<p>Unless identified as exempt in Section 5.3.1 b), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall be subject to all of the following:</p> <p>i) Shall not be located within 3.0 metres of a street line;</p> <p>ii) Shall provide a 3.0 metre wide Planting Strip being required and permanently maintained between the street line and the parking spaces or aisle, except for that portion of a lot line;</p> <p>1. Notwithstanding 5.3.1 a) iii), no Planting Strip shall be required for any portion of a lot line abutting the Red Hill Valley Parkway or the Lincoln Alexander Parkway; and,</p> <p>iii) Where a Planting Strip is provided, as per 5.3.1 a) ii) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.</p>		
	<p><u>b) Exemption for Certain Uses</u></p> <p>The setback and Planting Strip requirements of Section 5.3.1 a) shall not apply to parking provided in association with the following uses:</p> <p>i) Single Detached Dwelling; ii) Semi-Detached Dwelling; iii) Street Townhouse Dwelling; iv) Duplex Dwelling; v) Triplex Dwelling; and vi) Fourplex Dwelling.</p>	<p>Not an Exempt Use</p>	<p>N/A</p>
	<p><u>c) Multiple Dwelling Front and Flankage Yard Parking Restriction</u></p> <p>In addition to Section 5.3.1 a), on a lot containing a Multiple Dwelling:</p> <p>i) With the exception of any visitor parking required by Section 5.7.1, required parking for Multiple Dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.</p> <p>ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front or flankage yard shall be used for visitor parking and access to such parking</p>	<p>No proposed parking</p>	<p>N/A</p>
	<p><u>d) Landscape Strip and Visual Barrier Requirement for Parking Lots</u></p> <p>Where a Parking Lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be</p>	<p>Does not abut specified Zones</p>	<p>N/A</p>

	<p>provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:</p> <p>i) A minimum 1.5 metre wide landscape strip which shall contain a Visual Barrier in accordance with Section 4.19 of this By-law.</p>		
	<p><u>e) Landscaped Area and Landscaped Parking Island Requirements for Surface Parking Lots Containing 50 or More Parking Spaces in All Zones</u></p> <p>In addition to Section 5.3.1 b), the following requirements shall apply to surface Parking Lots in all zones which contain 50 or more parking spaces:</p> <p>i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p> <p>iii) The calculation for Landscaped Area(s) and Landscaped Parking Island(s) shall not include the area of landscaping provided to satisfy the minimum requirement of any other Section of this By-law;</p> <p>iv) A Landscaped Area or Landscaped Parking Island may be traversed by a pedestrian walkway; and,</p> <p>v) When calculating the minimum number of parking spaces in accordance with Section 5.7.1, such number may be reduced by the number needed to accommodate the minimum Landscaped Parking Island requirement of this section, up to a maximum of 10% of the required parking spaces.</p>	<p>No proposed parking</p>	<p>N/A</p>
<p><b>Parking Facility Surface Material Requirements</b> [as per section 5.3.4 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Parking Spaces, Driveways and Widening(s) in All Zones</u></p> <p>Parking spaces, driveways and widening(s) in all zones shall be provided and maintained with stable surfaces such as asphalt, concrete or other hardsurfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition.</p> <p>i) Notwithstanding Section 5.3.4 a), on a lot containing a residential use in a Residential Zone, any parking provided beyond that which is required by Section 5.7.1 of this By-law shall be maintained with permeable material and shall not be deemed landscaped area in the calculation of total landscaped area on a lot.</p>	<p>No proposed parking</p>	<p>N/A</p>

	<p>ii) Notwithstanding Section 5.3.4 a), in the Industrial Zones, where crushed stone or gravel is provided, the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.</p>		
	<p><u>b) Parking Lots in All Zones, except the Rural Zones</u>  Parking Lots in all zones, except the Rural Zones, shall be designed and maintained with stable surfaces such as asphalt, concrete, or other hardsurfaced material, or permeable pavers.</p>	<p>No proposed parking</p>	<p><b>N/A</b></p>
	<p><u>c) Parking Lots in the Rural Zones</u>  Parking lots in the Rural Zones shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone, permeable pavers, or gravel, except that:  i) Where crushed stone or gravel is provided, the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.</p>	<p>Not within Rural Zone</p>	<p><b>N/A</b></p>
<b>5.4 BICYCLE PARKING REQUIREMENTS</b>			
<p><b>Minimum Bicycle Parking Requirements</b> [as per section 5.4.1 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Number of Required Bicycle Parking Spaces</u>  The minimum required number of short-term and long-term bicycle parking spaces which must be provided for each building on a lot in accordance with Section 5.4.2 shall be the result of applying:  i) The minimum amount in accordance with the Minimum Bicycle Parking Schedule in Section 5.7.5; and,  ii) Any eligible exception in this Section.</p>	<p>See review below for required number of bicycle parking spaces</p>	<p><b>See Review Below</b></p>
	<p><u>b) Exception for Existing Buildings</u>  Notwithstanding Section 5.7.5, for any use located in all or part of a building existing on the effective date of this By-law, no additional bicycle parking spaces are required, provided that the number of bicycle parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained, except that:</p>	<p>Bicycle Parking shall be required for the GFA of the addition</p>	<p><b>See Review Below</b></p>

	<p>i) a use shall not be required to provide additional bicycle parking beyond that which is required by Section 5.7.5; and,</p> <p>ii) where an addition, alteration or expansion of an existing building is proposed, the bicycle parking requirements of Section 5.7.5 shall only apply to the increased gross floor area of the building.</p>		
<p><b>Bicycle Parking Regulations</b> [as per section 5.4.2 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Bicycle Parking Locational Requirements</u></p> <p>i) Short-term Bicycle Parking Spaces shall be publicly accessible and located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area.</p> <p>ii) Long-term Bicycle Parking Spaces shall be located in a secure enclosed bicycle parking area.</p>	<p>Short Term spaces indicated within courtyard at grade</p> <p>Long Term Bicycle Parking not indicated</p> <p>Note: Should long term</p>	<p><b>Unable to Determine Compliance</b></p>
<b>5.5 LOADING FACILITIES</b>			
<p><b>Loading Facility Regulations</b> [as per section 5.5.1 of Hamilton Zoning By-law 05-200]</p>	<p>a) The location of loading doors and associated loading facilities shall be subject to the following:</p> <p>i) Shall not be permitted within a Front Yard;</p> <p>ii) Shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law; and,</p> <p>iii) Shall not be permitted in a required yard abutting a Residential Zone or an Institutional Zone and shall be screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law.</p>	<p>Located within building</p> <p><b>Note: Should Loading and Staging area be intended to be accessed by vehicles and and portion of the loading area located external to the building, this shall be clearly indicated on plans.</b></p>	<p><b>Conforms</b></p>
<b>5.6 GENERAL PARKING REGULATIONS</b>			
<p><b>Requirements for Locating Required Parking on Another Lot</b> [as per section 5.6.1 of Hamilton Zoning By-law 05-200]</p>	<p>a) Notwithstanding Subsection 5.1.1 d), where the provision of parking on the same lot as the use requiring the parking is not possible, such off-site parking may be located on another lot within 300.0 metres of the lot containing the use requiring the parking, provided:</p> <p>i) Such off-site parking shall only be permitted within a zone in which the use requiring such parking is permitted or a U3 Zone;</p> <p>ii) Such off-site parking shall be subject to Subsection 5.6.1 b); and,</p> <p>iii) Notwithstanding Subsection 5.6.1 a), off-site parking shall only be permitted on a lot in a Residential Zone where the off-site parking is for a use in a Residential Zone.</p>	<p>Not Proposed</p>	<p><b>N/A</b></p>
	<p>b) Where the required parking is provided in accordance with 5.6.1 a) above, the owners of both lots shall enter into an agreement with the</p>	<p>Not Proposed</p>	<p><b>N/A</b></p>

	<p>City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use requiring the parking. The lot upon which the parking is located, pursuant to the agreement, shall continue to be so used only for such purposes until alternate parking spaces in conformity with the regulations of this By-law are provided.</p>		
	<p>c) Parking as provided for in 5.6.1 b) may be transferred to another lot in accordance with Subsection 5.6.1 a), provided that an agreement as per 5.6.1 b) is registered on title of said other lot.</p>	Not Proposed	N/A
<p><b>Commercial Motor Vehicles</b> [as per section 5.6.2 of Hamilton Zoning By-law 05-200]</p>	<p>a) In any Residential Zone, Downtown (D5) Zone, Downtown (D6) Zone, Settlement Residential (S1) Zone, or any Residential uses in any Institutional Zone:</p> <p>i) A maximum of one Commercial Motor Vehicle may be parked on a lot.</p> <p>ii) Commercial Motor Vehicles shall be stored or parked within a garage or fully enclosed building.</p> <p>iii) Notwithstanding Subsection 5.6.2 a) ii), a Commercial Motor Vehicle may be parked on a driveway, provided the vehicle:</p> <ol style="list-style-type: none"> <li>1. shall not exceed a gross weight of 3,000 kilograms registered with the Province;</li> <li>2. shall not exceed a maximum vehicle length of 6.0 metres;</li> <li>3. shall not exceed a maximum vehicle height of 2.4 metres; and,</li> <li>4. shall not occupy the required parking spaces for existing dwellings on the lot.</li> </ol> <p>iv) Subsections 5.6.2 a) i), ii), and iii) shall not apply to any Commercial Motor Vehicle attending a residential lot for the purpose of short-term delivery or service.</p>	Not located in specified Zones	N/A
	<p>b) In any Agricultural (A1) Zone or Rural (A2) Zone:</p> <p>i) A maximum of one Commercial Motor Vehicle may be parked unenclosed, provided it is setback a minimum of 20 metres from any lot line and 50 metres from a dwelling on an adjacent lot.</p> <p>ii) Notwithstanding the definition of Commercial Motor Vehicle, Section 5.6.2 b) i) above does not apply to the storage or parking of agricultural vehicles and equipment associated with an agricultural operation.</p>	D1 Zone	N/A

<p><b>Major Recreational Equipment</b> [as per section 5.6.4 of Hamilton Zoning By-law 05-200]</p>	<p>a) In any Residential Zone, Downtown (D5) or Downtown (D6) Zone or Settlement Residential (S1) Zone, Major Recreational Equipment:</p> <p>i) May be stored in a garage;</p> <p>ii) Shall not be stored in the front yard or flankage yard;</p> <p>iii) May be stored in a rear yard provided that it is screened from the view of a street and abutting properties zoned Residential or Downtown (D5) or Downtown (D6) with a Visual Barrier in accordance with Section 4.19 of this By-law;</p> <p>iv) May be stored in a carport or side yard provided that the Major Recreational Equipment is screened with a Visual Barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side lot line; and,</p> <p>v) Notwithstanding 5.6.4 a) ii), iii), and iv), Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year.</p>	Not located in specified Zones	N/A
	<p>b) In any Rural Zone, Major Recreational Equipment:</p> <p>i) May be stored enclosed;</p> <p>ii) Shall not be stored in the minimum required front yard or flankage yard;</p> <p>iii) May be stored in a rear yard or side yard provided that the Major Recreational Equipment is screened with a visual barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side or rear lot line;</p> <p>iv) Notwithstanding Subsections i), ii) and iii) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year; and,</p> <p>v) Storage of Major Recreational Equipment shall only be permitted for Major Recreational Equipment owned by a resident of the lot</p>	Not located in specified Zone	N/A
<p><b>Prohibition of New Principal Surface Parking Lots in Downtown Zones</b> [as per section 5.6.5 of Hamilton Zoning By-law 05-200]</p>	<p>a) Within any Downtown Zone, no new surface parking lots shall be permitted except where the parking is accessory to the main use on the same lot.</p>	D1 Zone	N/A

<b>Visitor Parking Space Requirements</b> [as per section 5.6.6 of Hamilton Zoning By-law 05-200]	a) A required visitor parking space provided on a lot shall be clearly identified and marked as being reserved for such purpose.	No Parking proposed	N/A
<b>Electric Vehicle Parking Space Regulations</b> [as per section 5.6.7 of Hamilton Zoning By-law 05-200]	<u>a) Permission for Chargers to Encroach Within Required Landscaping Features and Planting Strips</u>  Notwithstanding any other Section of this By-law, except Section 5.6.7 b) below, a charging device associated with an Electric Vehicle Parking Space, including any such space required by Section 5.1.4, may be located within any of the following required features and will not constitute a reduction of that feature's provision: i) Planting Strip; ii) Landscape Strip; iii) Landscaped Area; and, iv) Landscaped Parking Island.	Not proposed	N/A
	<u>b) Restrictions for Chargers Encroaching Within Required Landscaping Features and Planting Strips</u>  Despite Section 5.6.7 a) above, the permission to encroach within the noted features shall not apply to any of the following: i) A transformer or mechanical enclosure other than a charging device; or, ii) A charging device with a hard-surfaced base exceeding an area of 1.0 square metres.	Not proposed	N/A
	<u>c) Permission for Chargers to Encroach Within any Required Yard</u>  Notwithstanding any other Section of this By-law, a charging device associated with an Electric Vehicle Parking Space may be located within any required yard, except that any such charging device may not be located: i) less than 0.6 metres from any lot line; or, ii) within a visibility triangle.	Not proposed	N/A
<b>5.7 PARKING SCHEDULES</b>			
<b>Parking Schedules</b> [as per section 5.7 of Hamilton Zoning By-law 05-200]	<u>a) Parking Rate Areas</u>  Where this By-law indicates that a Parking Rate Area (PRA) applies for the purpose of calculating a parking requirement or permission, such Parking Rate Area shall apply to lands and shall be indicated as Parking Rate Area (PRA1), (PRA2) and (PRA3) on Schedule "A" – Zoning Maps.	Property within PRA 1	<b>See Review of Parking Below</b>
	<u>b) Application of Parking Rate Areas</u>	PRA 1	N/A

	<p>Where a parking rate or requirement contained in this By-law does not contain reference to a Parking Rate Area (PRA), such parking rate shall apply to all lands throughout the City. Only where a parking rate refers to a specific Parking Rate Area, and where such use is located within that specified Parking Rate Area, shall there be any modification to the parking rate, and only in the manner prescribed.</p>		
<p><b>Minimum Required Parking Rate Schedule</b> [as per section 5.7.1 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Required Parking Rate Schedule</u></p> <p>Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1:</p> <p><b>Refer to table in By-law 5.7.1</b></p> <p><b><u>Multiple Dwelling</u></b></p> <p>In PRA 1, no parking spaces are required for residents, and 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p><b>No Dwelling Units proposed in Addition; Dwelling Units within Existing portion of building and exempt from Parking</b></p> <p><b><u>Hotel</u></b></p> <p>In PRA1, 0.6 spaces for each guest room</p> <p><b>As per correspondence with applicant, 7 guest rooms are proposed within new GFA of building</b></p> <p><b>4.2 spaces = 4 spaces</b></p> <p><b><u>Retail</u></b></p> <p>In PRA 1, and, i) within a Downtown Zone, no parking is required;</p> <p><b><u>Insufficient Information to Determine Parking Requirements</u></b></p>	<p>0 provided</p> <p><b>Note: “Partial Addition to Fourth Floor” indicates 417 m2 od additional GFA within existing building. Applicant shall clearly indicate new GFA intended within Fourth floor</b></p>	<p><b>Does not Comply</b></p>
<p><b>Maximum Permitted Parking Rate Schedule</b> [as per section 5.7.2 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Maximum Permitted Parking Rate Schedule</u></p> <p>For any use listed in Column 1, the number of parking spaces provided shall not exceed the number in Column 2:</p> <p><b>Refer to table in By-law 5.7.2</b></p> <p>Maximum 36 spaces permitted for a Multiple Dwelling</p>	<p>No parking provided</p>	<p><b>Conforms</b></p>
<p><b>Minimum Accessible Parking Rate Schedule</b> [as per section 5.7.3 a)</p>	<p><u>a) Minimum Accessible Parking Rate Schedules</u></p>	<p>Applicant to note calculation</p>	<p><b>Applicant to Note</b></p>

<p>of Hamilton Zoning By-law 05-200]</p>	<p>The minimum number of accessible parking spaces which must be provided shall be the greater minimum number resulting from the calculations in Sections 5.7.3 b) and 5.7.3 c) below, with numeric fractions rounded up in accordance with Section 5.1.1 c) ii) and iii).</p>												
<p><b>Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision</b> [as per section 5.7.3 b) of Hamilton Zoning By-law 05-200]</p>	<p><u>b) Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision</u></p> <p>On a lot containing 5 or more parking spaces, a minimum number of the parking spaces provided shall meet the requirements of the Minimum Accessible Parking Rate Schedule below:</p> <p><b>No Parking spaces provided</b></p> <table border="1" data-bbox="415 667 938 1283"> <thead> <tr> <th data-bbox="415 667 618 848"><u>Column 1</u> <b>Total Number of Parking Spaces Provided</b></th> <th data-bbox="618 667 938 848"><u>Column 2</u> <b>Minimum Number of Accessible Parking Spaces</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="415 848 618 957">5 – 100 spaces</td> <td data-bbox="618 848 938 957">Minimum 4% of the total number of parking spaces provided;</td> </tr> <tr> <td data-bbox="415 957 618 1066">101 – 200 spaces</td> <td data-bbox="618 957 938 1066">Minimum 1 space + 3% of the total number of parking spaces provided;</td> </tr> <tr> <td data-bbox="415 1066 618 1176">201 - 1000 spaces</td> <td data-bbox="618 1066 938 1176">Minimum 2 spaces + 2% of the total number of parking spaces provided; and,</td> </tr> <tr> <td data-bbox="415 1176 618 1283">1000 or more spaces</td> <td data-bbox="618 1176 938 1283">Minimum 11 + 1% of the total number of required parking spaces.</td> </tr> </tbody> </table>	<u>Column 1</u> <b>Total Number of Parking Spaces Provided</b>	<u>Column 2</u> <b>Minimum Number of Accessible Parking Spaces</b>	5 – 100 spaces	Minimum 4% of the total number of parking spaces provided;	101 – 200 spaces	Minimum 1 space + 3% of the total number of parking spaces provided;	201 - 1000 spaces	Minimum 2 spaces + 2% of the total number of parking spaces provided; and,	1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.	<p>No Parking Provided</p>	<p><b>Conforms</b></p>
<u>Column 1</u> <b>Total Number of Parking Spaces Provided</b>	<u>Column 2</u> <b>Minimum Number of Accessible Parking Spaces</b>												
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1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.												
<p><b>Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone</b> [as per section 5.7.3 c) of Hamilton Zoning By-law 05-200]</p>	<p><u>c) Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone</u></p> <p>The minimum number of accessible parking spaces which must be provided shall be:</p> <p>ii) In any Downtown Zone, the result of applying Column 2 hereunder for each use listed in Column 1, excluding any existing gross floor area within any existing building:</p> <p><b>Refer to table in By-law 5.7.3 c)</b></p> <p><b>Multiple Dwelling - 0.02 per unit in excess of 12 dwelling units</b></p> <p><b>All units located within existing GFA – 0 required</b></p> <p><b>Hotel - 0.03 per guest room</b></p>	<p>No Parking Provided</p> <p><b>Note: “Partial Addition to Fourth Floor” indicates 417 m2 of additional GFA within existing building. Further correspondence with applicant indicates 7 hotel units within additional GFA</b></p>	<p><b>Does not Comply</b></p>										

	<p><b>7 new units located in additional GFA - 0.21 spaces = 1 required space</b></p>		
<p><b>Minimum Electric Vehicle Parking Rate Schedule</b> [as per section 5.7.4 a) of Hamilton Zoning By-law 05-200]</p>	<p>a) Minimum Electric Vehicle Parking Rate Schedule Of the parking spaces provided on a lot, a minimum percentage shall be provided as Electric Vehicle Parking Spaces, as specified in Column 2 hereunder for each associated use listed in Column 1, and any such Electric Vehicle Parking Spaces shall be subject to Section 5.6.7:</p> <p><b>Refer to table in By-law 5.7.4</b></p> <p>Multiple Dwelling - 100% of all parking spaces, excluding any visitor parking space</p> <p>Hotel/ Retail - 50% of spaces required to be electric vehicle</p> <p><b>Note: EV Parking is currently under Review and Zoning Review is exempt until such time that the appeal has been resolved.</b></p>	<p>No Parking Provided</p> <p><b>Note: Be advised, should the appeal to EV parking be resolved prior to the issuance of a building permit, the Electric Vehicle Parking requirements will be applicable upon review for such building permit."</b></p>	<p><b>N/A</b></p>
<p><b>Minimum Bicycle Parking Rate Schedule</b> [as per section 5.7.5 a) of Hamilton Zoning By-law 05-200]</p>	<p>a) Minimum Required Bicycle Parking Rate Schedule For each building containing one or more of the uses listed in Column 1 in the following schedule:</p> <p>i) Short-term Bicycle Parking Spaces shall be provided in the minimum quantity specified in Column 2 and subject to the regulations in Section 5.4.2; and</p> <p>ii) Long-term Bicycle Parking Spaces shall be provided in the minimum quantity specified in Column 3 and subject to the regulations in Section 5.4.2.</p> <p><b>Refer to table in By-law 5.7.5</b></p> <p><b>Calculation</b></p> <p><u>Short Term Bicycle Parking Space</u></p> <p><u>0 required spaces</u></p> <p><b>Multiple Dwelling</b> – In Parking Rate Area (PRA) 1 and PRA 2, 0.1 per unit - Multiple Dwelling Proposed in Existing Building – 0 spaces</p> <p><b>Hotel</b> – In PRA 1 and PRA 2, 0.2 for each 100 square metres of gross floor area – 0.8</p> <p><b>Retail</b> - In PRA 1 and PRA 2, 0.2 for each 100 square metres of gross floor area – Retail located within existing Building – 0 spaces</p>	<p>12 short Term Spaces Provided</p> <p><b>Note: "Partial Addition to Fourth Floor" indicates 417 m2 od additional GFA within existing building.</b></p>	<p><b>Conforms</b></p>
	<p><u>Long Term Bicycle Parking Spaces</u></p> <p><b>Multiple Dwelling</b> – In Parking Rate Area (PRA) 1 and PRA 2, 0.7 per unit - Multiple</p>		

	<p>Dwelling Proposed in Existing Building – 0 spaces</p> <p><b>Hotel</b> – In PRA 1 and PRA 2, 0.15 for each 100 square metres of gross floor area - 0.6 spaces</p> <p><b>Retail</b> - In PRA 1 and PRA 2, 0.2 for each 100 square metres of gross floor area – Retail located within existing Building – 0 spaces</p>		
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Yours truly



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For the Manager of Zoning & Committee of Adjustment



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

Table with 3 columns: Category, Name, Mailing Address. Rows include Registered Owners(s), Applicant(s), and Agent or Solicitor.

1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

Applicant

Owner

Agent/Solicitor

1.4 Request for digital copy of sign

Yes\*

No

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

[Redacted]

1.5 All correspondence may be sent by email

Yes\*

No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person

Cheque

Credit over phone\*

\*Must provide number above

**2. LOCATION OF SUBJECT LAND**

2.1 Complete the applicable sections:

Municipal Address	56 York Boulevard		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot		Concession	
Registered Plan Number	39	Lot(s)	4, 5 & Pts 3, 6, 7,& 13
Reference Plan Number (s)		Part(s)	

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

Yes  No

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

**3. PURPOSE OF THE APPLICATION**

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

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

3.1 Nature and extent of relief applied for:

Per Section 5.7.1 (a), no parking shall be required for the addition to the Hotel building  
 Per Section 5.7.3 (c), no accessible parking spaces shall be provided for the proposed addition to the Hotel building.

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

Existing built site, no ability to accommodate surface parking

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

Yes  No

If yes, please provide an explanation:

**4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION**

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
36.7	74.4	0.302	20.0 (66')

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
4 st. Brick Bld	0.0 (York Blvd)	7.5 (North)	3.7 (W) & 46 (E)	01/01/1911
3 1/2 st. Stone Bld	0.0 (McNab)	36 (West)	0.0 & 0.0	01/01/1881

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Breezeway (York Blvd)	0.0	20.0 (north)	0.0 & 0.0	07/01/2025
Roof top addition	0.0	36 (west)	0.0 (N) & 20.0	07/01/2025

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
4 st Brick Bld	combined 1989 m2	combined GFA 7710 m2	4	19.25 m
3 1/2st. Stone Bld	combined 1989 m2	combined GA 7710 m2	3 1/2	19.25 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Breezeway	50 m2	115 m2	4	17.0
Roof top - hotel suites	Nil	417 m2	1	19.25

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

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

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

- ditches  
 other means (specify)  
 \_\_\_\_\_

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

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

4.7 Type of access: (check appropriate box)

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

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

West building - commercial (office) on first floor, 36 multiple dwelling units on upper storeys,  
East building - 60 hotel suites

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

Vacant - former Copley clothing manufacturing business

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Pending - May 2025

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

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

vacant, pending for adaptive re-use

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

In excess of 100 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Downtown Mixed Use

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

Proposed uses comply with permitted uses, adaptive re-use supports Heritage Policies, will develop on basis of full municipal services, will contribute to mixed use character of downtown and intensification objectives.

7.6 What is the existing zoning of the subject land? D1 Zone, H 17, H 19 & H 20

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: D1 Zone, H 17, H 19 & H 20

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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: \_\_\_\_\_

**8 ADDITIONAL INFORMATION**

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 36

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

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study

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