



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

| | | | |
|-------------------------|--|--------------------------|--------------------------------------|
| APPLICATION NO.: | A-25:109 | SUBJECT PROPERTY: | 804 - 810 King Street West, Hamilton |
| ZONE: | C5,732 (Mixed Use Medium Density Zone) | ZONING BY-LAW: | Hamilton Zoning By-law 05-200 |

APPLICANTS: Owner: Gateway Development Grp. Anthony Quattroiochi
Agent: WEBB Planning Consultants

The following variances are requested:

1. A minimum 1.25 metre wide Planting Strip shall be provided and maintained between the parking lot and a Residential Zone instead of the minimum required 1.5 metre wide Landscape Strip.
2. A minimum of 19 parking spaces shall be provided instead of the minimum required 38 parking spaces.

PURPOSE & EFFECT: To permit the construction of a new six (6) storey mixed-use building containing 68 dwelling units and two commercial units.

Notes:

- i. These variances are necessary to facilitate Site Plan Control Application No. DA-21-117.
- ii. It is unclear whether a 3.0 metre planting strip has been provided between the parallel parking and Paradise Road North. If compliance with Section 5.1(a) cannot be achieved, 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:

| | |
|---------------|--|
| DATE: | Thursday, July 17, 2025 |
| TIME: | 2:40 p.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | City Hall Council Chambers (71 Main St. W., Hamilton) |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

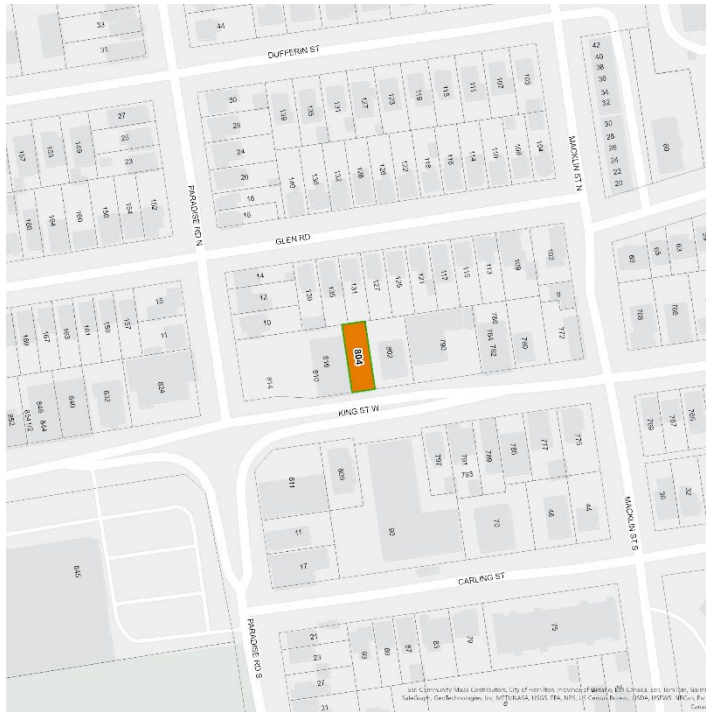
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

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 July 16, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:109, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



Subject Lands

DATED: June 30, 2025

Justin Leung,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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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 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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

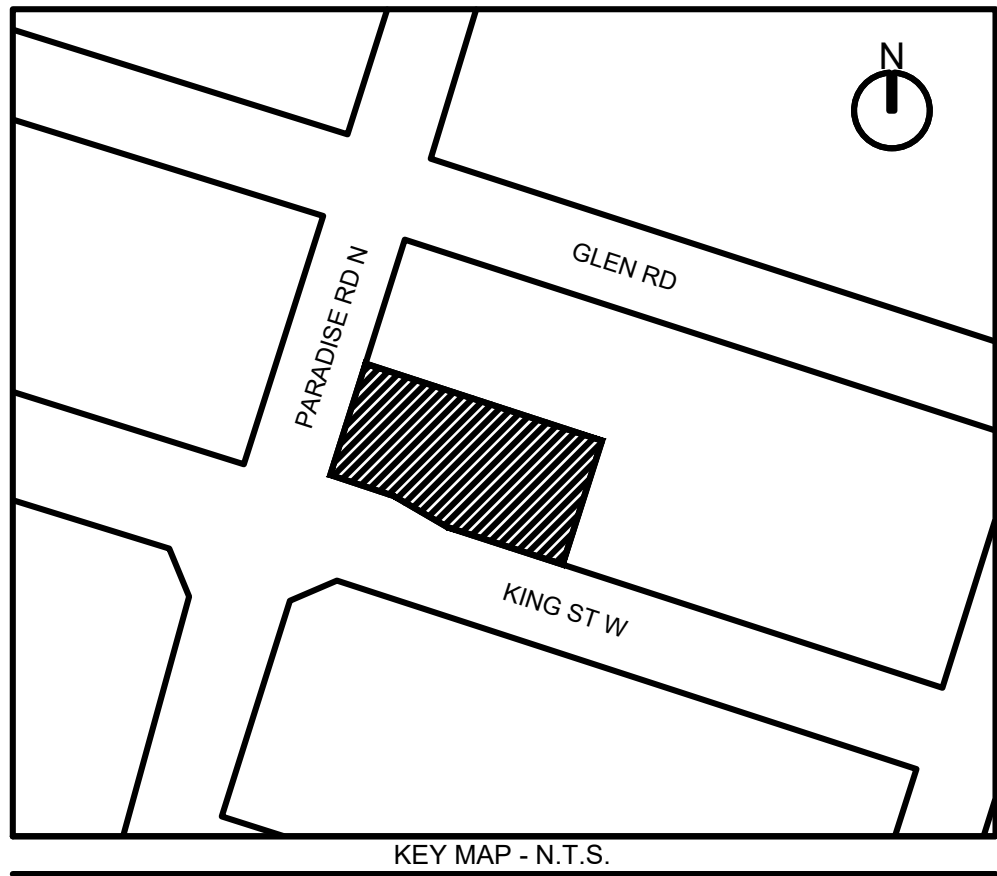
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



KEY MAP - N.T.S.

GENERAL NOTES:

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR AND CHIEF PLANNER OF THE PLANNING DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION SERVICES
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- ABANDONED ACCESSSES MUST BE REMOVED AND THE CURBS AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, TRANSPORTATION, OPERATIONS AND ENVIRONMENT DEPARTMENT.
- 3.0 METER BY 3.0 METER AND 2.20 METRE BY 2.20 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET.
- ALL SIGNS MUST COMPLY TO HAMILTON SIGN BY-LAW No. 10-197.
- ALL FENCES MUST COMPLY TO HAMILTON SIGN BY-LAW No. 10-142.
- THIS DEVELOPMENT IS ELIGIBLE FOR MUNICIPAL WASTE COLLECTION SUBJECT TO MEETING THE CITY'S REQUIREMENT.
- A MINIMUM OF 1.2 METRE SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE AND ANY POLE, UTILITY, FIRE HYDRANT, TREE, SIGN, ETC. ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER.
- ENBRIDGE GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES, ANY SERVICE RELOCATION MUST BE AT THE COST OF THE PROPERTY OWNER.
- ALECTRA UTILITIES
 - a) RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNERS EXPENSE.
 - b) DO NOT EXCAVATE WITHIN 2 METRES OF HYDRO POLES OR ANCHORS.
 - c) EXCAVATION WITHIN 1 METRE OF UNDERGROUND HYDRO PLANT IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY A HORIZON UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNER'S EXPENSE.
 - d) ALECTRA UTILITIES MUST BE CONTRACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLAN IS REQUIRED, ALL COST ASSOCIATED WITH THIS WORK WILL BE AT THE OWNERS EXPENSE.
- DUE TO ENHANCED LANDSCAPING PROPOSED ON SITE, FUTURE ENCROACHMENT AGREEMENT IS PROPOSED.

RE: 804 & 816 KING STREET WEST, CITY OF HAMILTON

- I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,
- TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;
 - TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;
 - TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,
 - IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
 - THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER (TO BE DETERMINED UPON CONDITIONAL SITE PLAN APPROVAL) OR FULL ADDRESS TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, IN A MANNER THAT IS VISIBLE FROM THE STREET.
 - THE OWNER ACKNOWLEDGES AND AGREES TO CONVEY AN EASEMENTS AS DEEMED NECESSARY BY BELL CANADA TO SERVICE THIS NEW DEVELOPMENT. THE OWNER FURTHER AGREES AND ACKNOWLEDGES TO CONVEY SUCH EASEMENTS AT NO COST TO BELL CANADA.
 - THE OWNER AGREES THAT SHOULD ANY CONFLICT ARISE WITH EXISTING BELL CANADA FACILITIES WHERE A CURRENT AND VALID EASEMENT EXISTS WITHIN THE SUBJECT AREA, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH FACILITIES OR EASEMENTS AT THEIR OWN COST.
 - THAT THE OWNER AGREES TO INCLUDE IN ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PURCHASER:
 - i) THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAILBOX.
 - ii) THAT THE DEVELOPERS/OWNERS WILL BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAILBOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
 - THAT THE OWNER AGREES TO ESTABLISH A CENTRALIZED MAIL FACILITY FRONT LOADING LOCK BOX ASSEMBLY AT THEIR OWN EXPENSE.
 - CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416-212-8886). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CUSTOMER SERVICES (416-212-7499).
 - THE OWNER IS RESPONSIBLE FOR ALL WASTE REMOVAL UP UNTIL THE TIME THAT AN 'AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE' IS FINALIZED, AND MUNICIPAL COLLECTION SERVICES ARE INITIATED.

- PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.
- IF THE DEVELOPMENT IS NOT DESIGNED ACCORDING TO MUNICIPAL WASTE COLLECTION SPECIFICATIONS, THE OWNER SHALL:
 - i) ARRANGE A PRIVATE WASTE HAULER FOR THE REMOVAL OF ALL WASTE MATERIALS.
 - ii) AS PART OF THE PURCHASE AND SALE AGREEMENT, THE OWNER MUST DISCLOSE IN WRITING THAT THE PROPERTY IS NOT SERVICEABLE FOR MUNICIPAL WASTE COLLECTION.
- THAT THE OWNER INCLUDE THE FOLLOWING WARNING CLAUSES ON TITLE AND IN ALL OFFERS AND AGREEMENT OF PURCHASE AND SALE OR LEASE OF ALL RESIDENTIAL UNITS:
 - "PURCHASERS/TENANTS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT AND WITHIN THE BUILDING UNITS, SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY ON OCCASION INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS."
 - "THIS DWELLING HAS BEEN SUPPLIED WITH CENTRAL AIR CONDITIONING SYSTEM WHICH WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS."

THE OWNER INCLUDES THE FOLLOWING NOISE MITIGATION MEASURES FOR THE PROPOSED DEVELOPMENT:
i) CENTRAL AIR CONDITIONING SYSTEMS SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS. THE LOCATION, INSTALLATION AND SOUND RATING OF THE OUTDOOR CONDENSING UNITS MUST BE COMPLIANT WITH MOECP GUIDELINE NPC-300.
ii) BUILDING COMPONENTS (WINDOWS, EXTERIOR DOORS, ETC.) MUST HAVE A MINIMUM ATTENUATION OF STC 30 FOR ALL RESIDENTIAL UNITS.

DATED THIS _____ DAY OF _____

WITNESS (SIGNATURE) _____

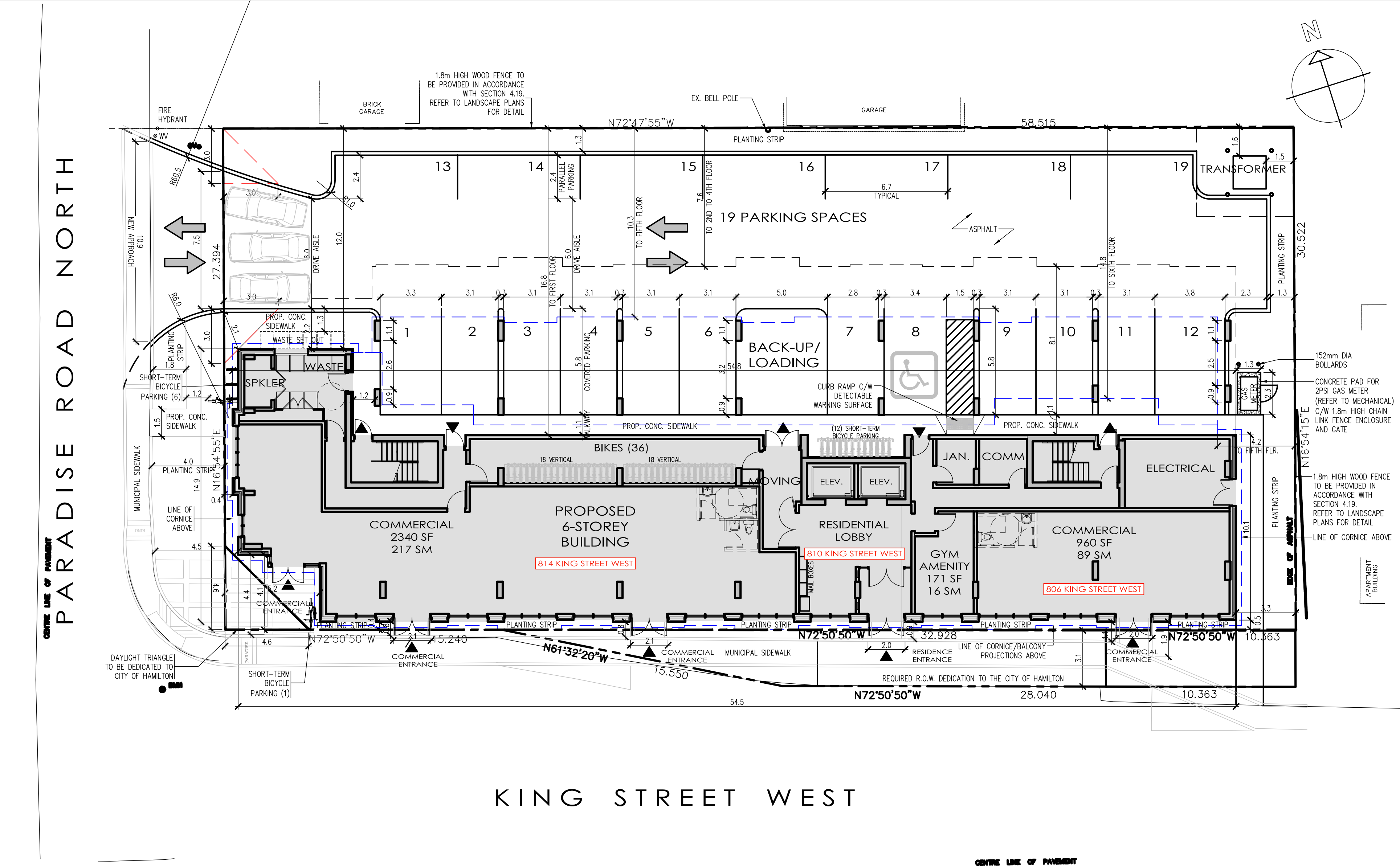
OWNER (SIGNATURE) _____

(SEAL)

WITNESS (PRINT) _____

OWNER (PRINT) _____

ADDRESS OF WITNESS _____



KING STREET WEST

CENTRE LINE OF PARADEISE ROAD NORTH

| 804 King Street West, Hamilton | | |
|--|---|---|
| Zone: Mixed Use Medium Density (C5-732) Zone in the City of Hamilton | | |
| Zoning By-Law: City of Hamilton, By-Law 05-200 | | |
| Regulations | Required | Proposed |
| Number of Units | - | 68 |
| Density (Net) | - | 423 units/hectare |
| Min. Lot Frontage | 4.5m | 58.5m (King) |
| Total Street Frontage | - | 85.9m |
| Façade Width Facing Street | 50% | 69.5m (81%) |
| Lot Area (Gross) | - | 160663 hectare (1606.63m ²) |
| Landscaped Area | - | 127.4m ² (7.9%) |
| Building Coverage Area | - | 1013.61m ² |
| Total Gross Floor Area | - | 4945m ² |
| Gross Floor Area Residential | - | 4638m ² |
| Gross Floor Area Commercial | - | 307m ² |
| Ground Floor Area | - | 563m ² |
| Max. Setback from Street Line (King) | 4.5m | 0.4m |
| Max. Setback from Street Line (Paradise) | 4.5m | 0.4m |
| Minimum Interior Side Yard | 3.3m | 3.3m |
| Min. Setback above 4th Storey | 4.2m | 4.2m |
| Minimum Rear Yard | | |
| To Second to Fourth Floor | 7.3m | 7.6m |
| To Fifth Floor | 10.2m | 10.3m |
| To Sixth Floor | 14.8m | 14.8m |
| Building Height | 19.5m | 19.5m |
| Number of Storeys | | 6 Storeys |
| Façade Height along a Street | Min. 7.5m | 19.5m |
| Maximum Height | 19.5m | 19.5m |
| Amenity Area | | |
| Units Less Than or Equal to 50sm | 21 Units less than 50sm @ 4sm per unit = 84sm | |
| Units Greater Than 50sm | 47 Units greater than 50sm @ 6sm per unit = 282sm | |
| Total | 366sm required | 385.5m provided |
| Parking | Required | Proposed |
| Commercial Parking | No Parking Required (<450sm) | 0 Spaces |
| Residential Parking | 2 Visitor Spaces plus 0.05 visitor spaces per dwelling unit: 0.05 x 68 + 3.4 (round down) 3+2=5 spaces required | 19 parking spaces |
| Minimum Number of Barrier Free Parking Spaces | 1 | 1 |
| Typical Parking Space Size | 2.8m x 5.8m | 2.8m x 5.8m |
| Barrier-Free Parking Space Size | 4.9m x 5.8m | 4.9m x 5.8m |
| Short Term Bicycle Parking | Commercial - 0 Required Residential - 6 Required | 19 Spaces |
| Long Term Bicycle Parking | Commercial - 0 Required Residential - 47 Required | 48 Spaces |
| Minimum Aisle width | 6.0m | 6.0m |
| Number of Loading Spaces | | 1 |
| Residential Unit Summary | | |
| Unit Type (No. of Rooms) | No. of Units | |
| Studio | 2 | |
| 1 Bedroom | 46 | |
| 2 Bedroom | 20 | |
| TOTAL NO. OF SUITES | 68 | |
| REQ. NO. OF B.F. SUITES | 10 | |

LINTACK ARCHITECTS

INCORPORATED

244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209 • E: info@lntack.com
www.lntack.com



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

| No. | Revisions | Date |
|-----|-------------------|--------------|
| 6 | ISSUED FOR SPA | MAY 29, 2025 |
| 5 | ISSUED FOR SPA | APR 10, 2025 |
| 4 | ISSUED FOR PERMIT | MAR 21, 2025 |
| 3 | ISSUED FOR SPA | NOV 22, 2024 |
| 2 | DESIGN REVIEW | NOV 04, 2024 |
| 1 | DESIGN REVIEW | SEP 11, 2024 |
| No. | Issue | Date |

Proposed:
Yoke King & Paradise
DA-21-117
804 King Street West
Hamilton, ON

job no. 24.044

dwg. file

dwn. by RL/JR

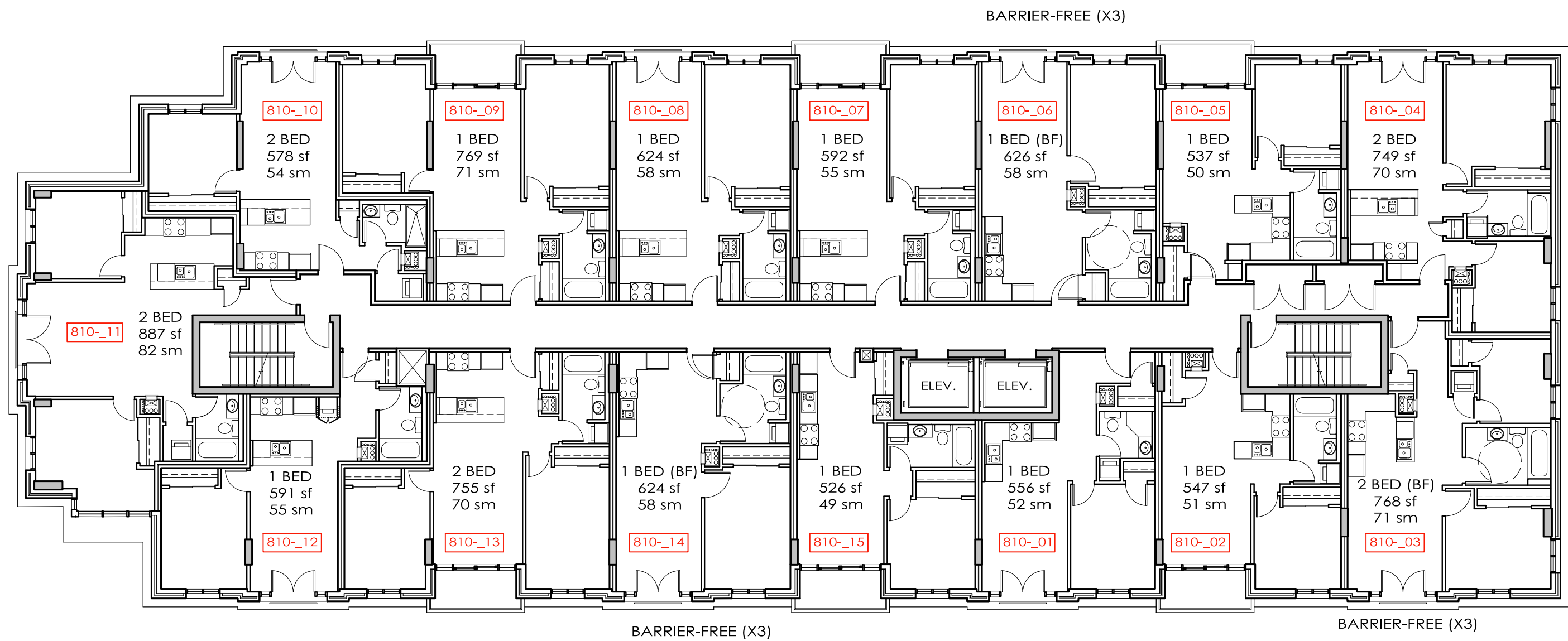
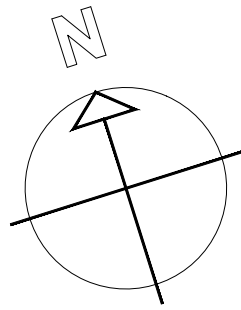
scale As Noted

date

dwg. title

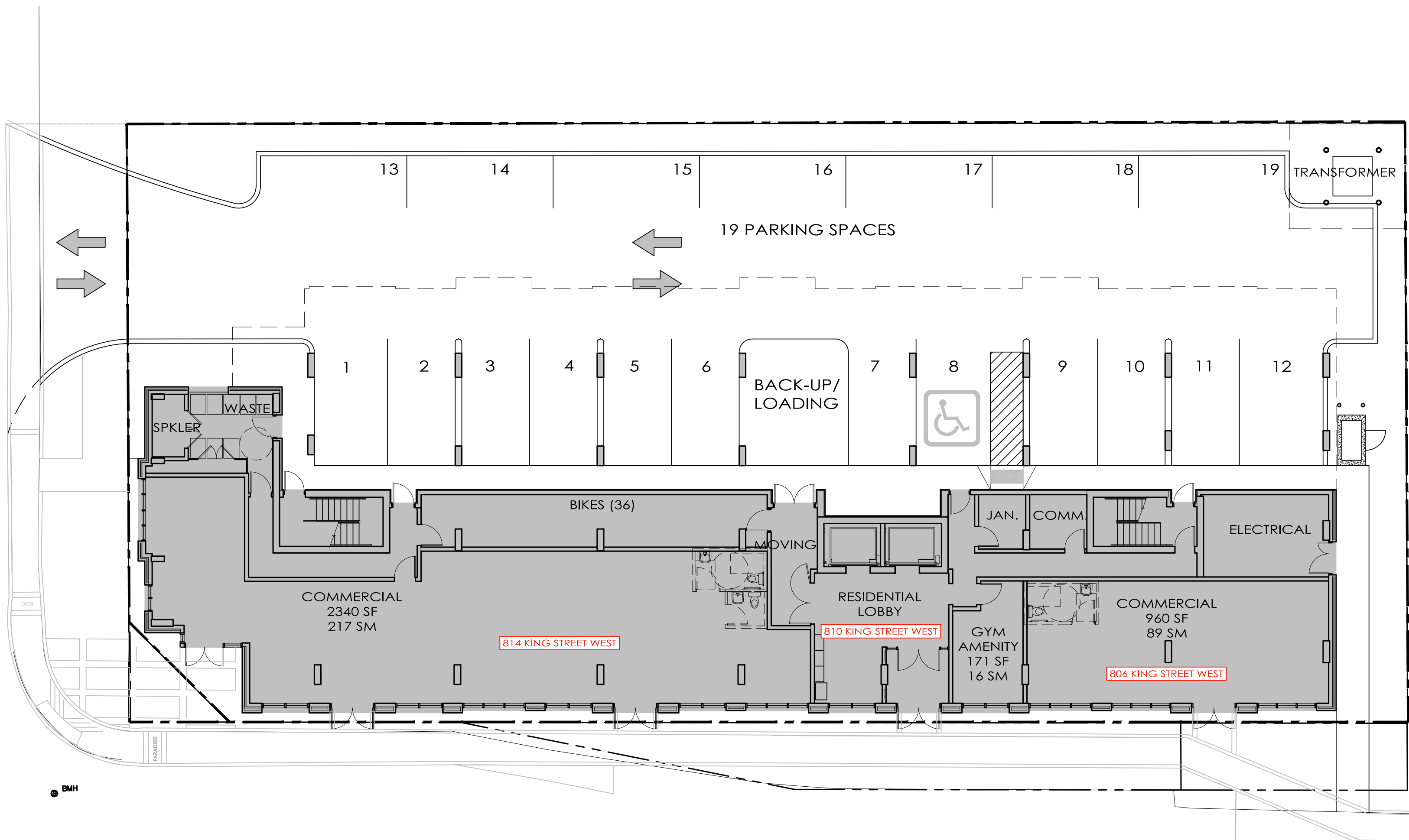
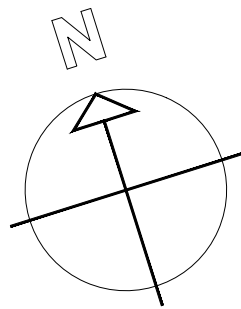
Site Plan

dwg. SP1.1



2nd-4th FLOORS - 15 UNITS
10 - 1 BEDROOM
5 - 2 BEDROOMS
TOTAL - 68 UNITS

2 SECOND TO FOURTH FLOOR PLAN
A2.1 SCALE 1 : 150



1 GROUND FLOOR PLAN
A2.1 SCALE 1 : 150

LINTACK ARCHITECTS
INCORPORATED

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T: 905.522.6165 • E: info@lintack.com
www.lintack.com

FOR SITE PLAN
APPROVAL

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
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| No. | Revisions | Date |
|-----|----------------|--------------|
| 5 | ISSUED FOR SPA | MAY 28, 2025 |
| 4 | ISSUED FOR SPA | APR 10, 2025 |
| 3 | ISSUED FOR OPA | NOV 22, 2024 |
| 2 | DESIGN REVIEW | NOV 04, 2024 |
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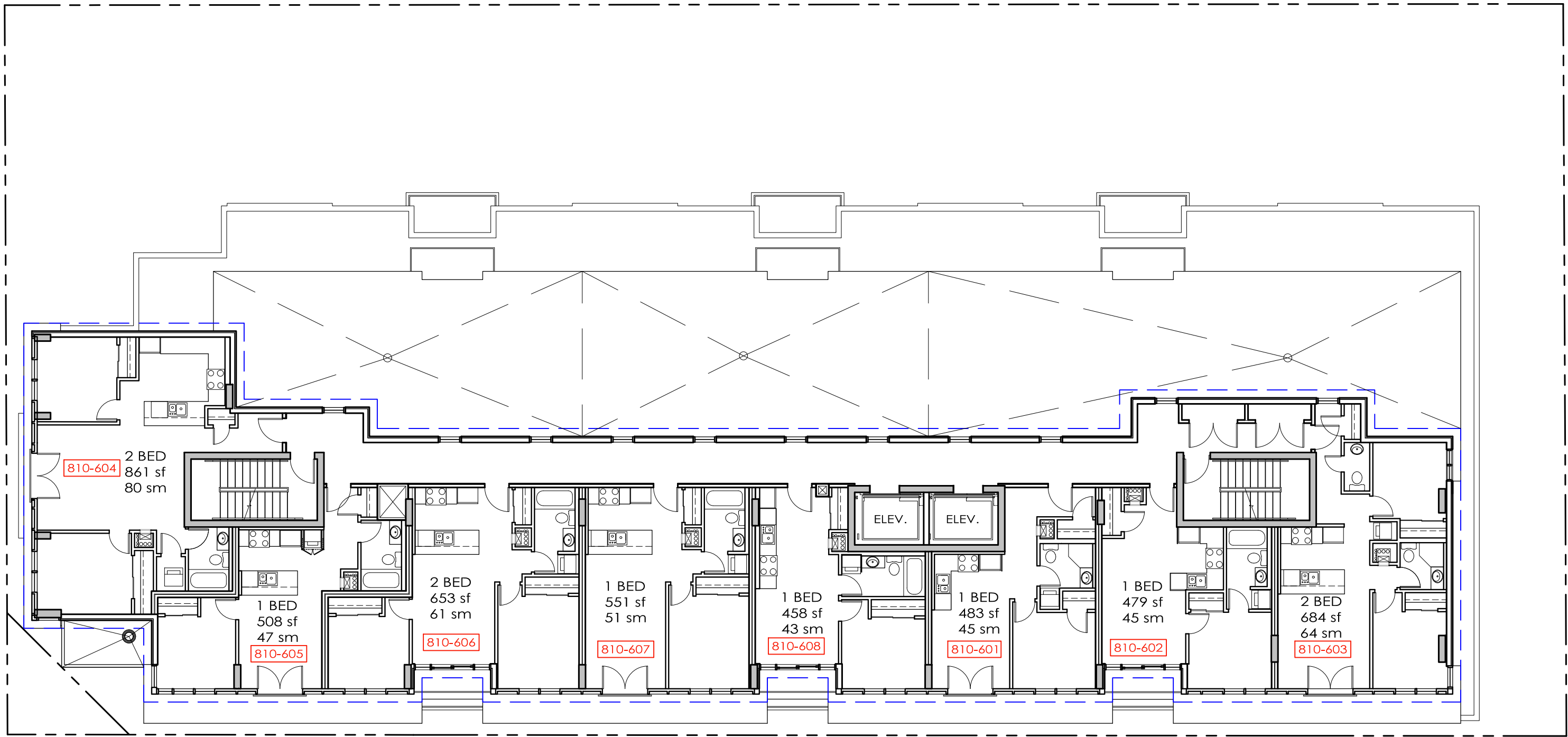
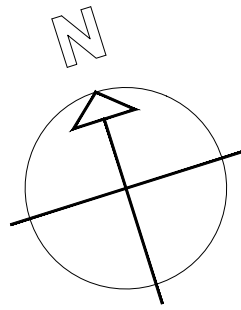
dwn. by RL/JR

scale As Noted

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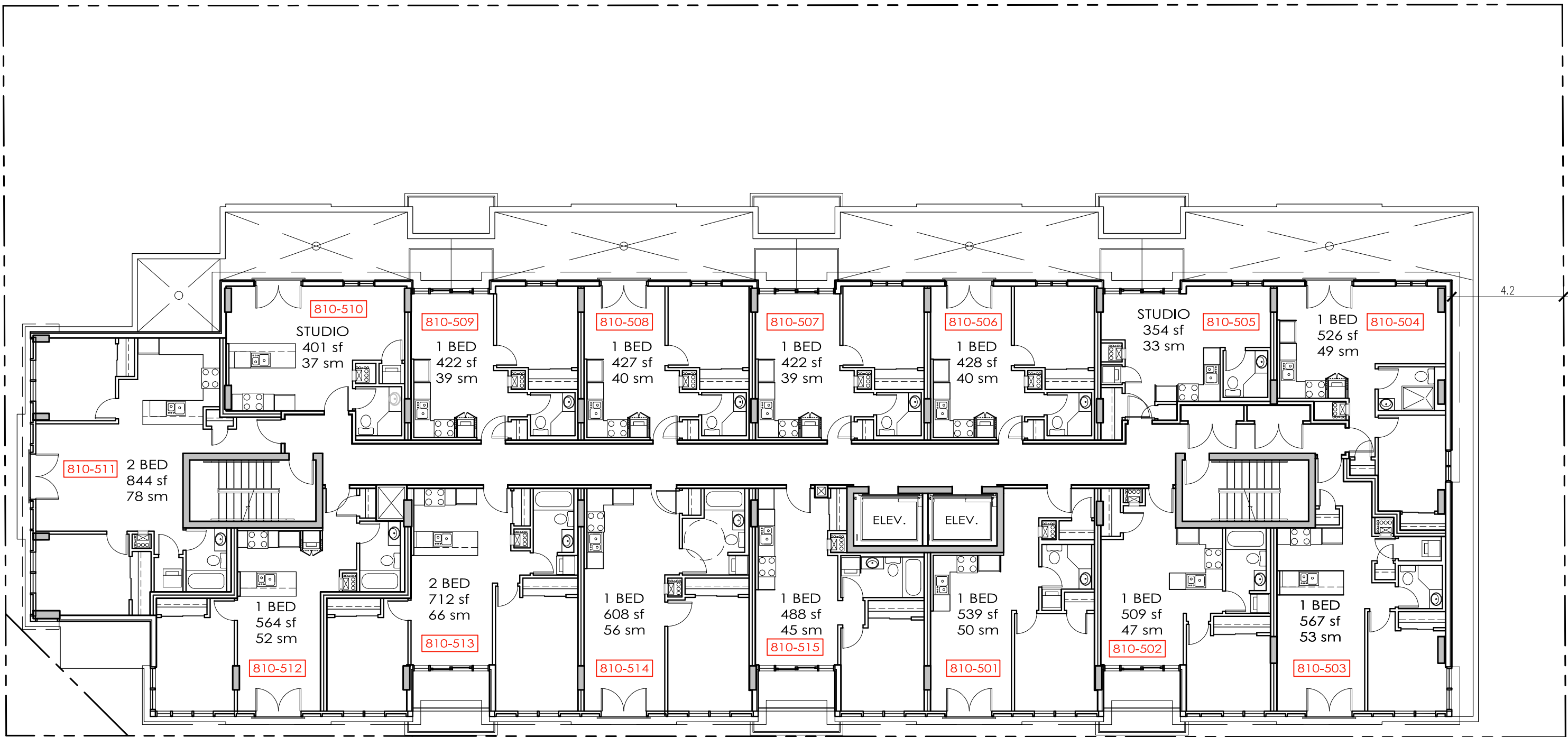
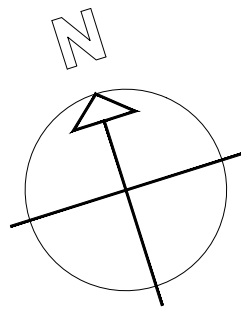
dwg. title
Ground Floor
2nd-4th Floors

dwg. A2.1



6TH FLOOR - 8 UNITS
5 - 1 BEDROOM
3 - 2 BEDROOMS

2 SIXTH FLOOR PLAN
A2.2 SCALE 1 : 150



5TH FLOOR - 15 UNITS
2 - STUDIOS
11 - 1 BEDROOM
2 - 2 BEDROOMS

1 FIFTH FLOOR PLAN
A2.2 SCALE 1 : 150



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DA-21-117
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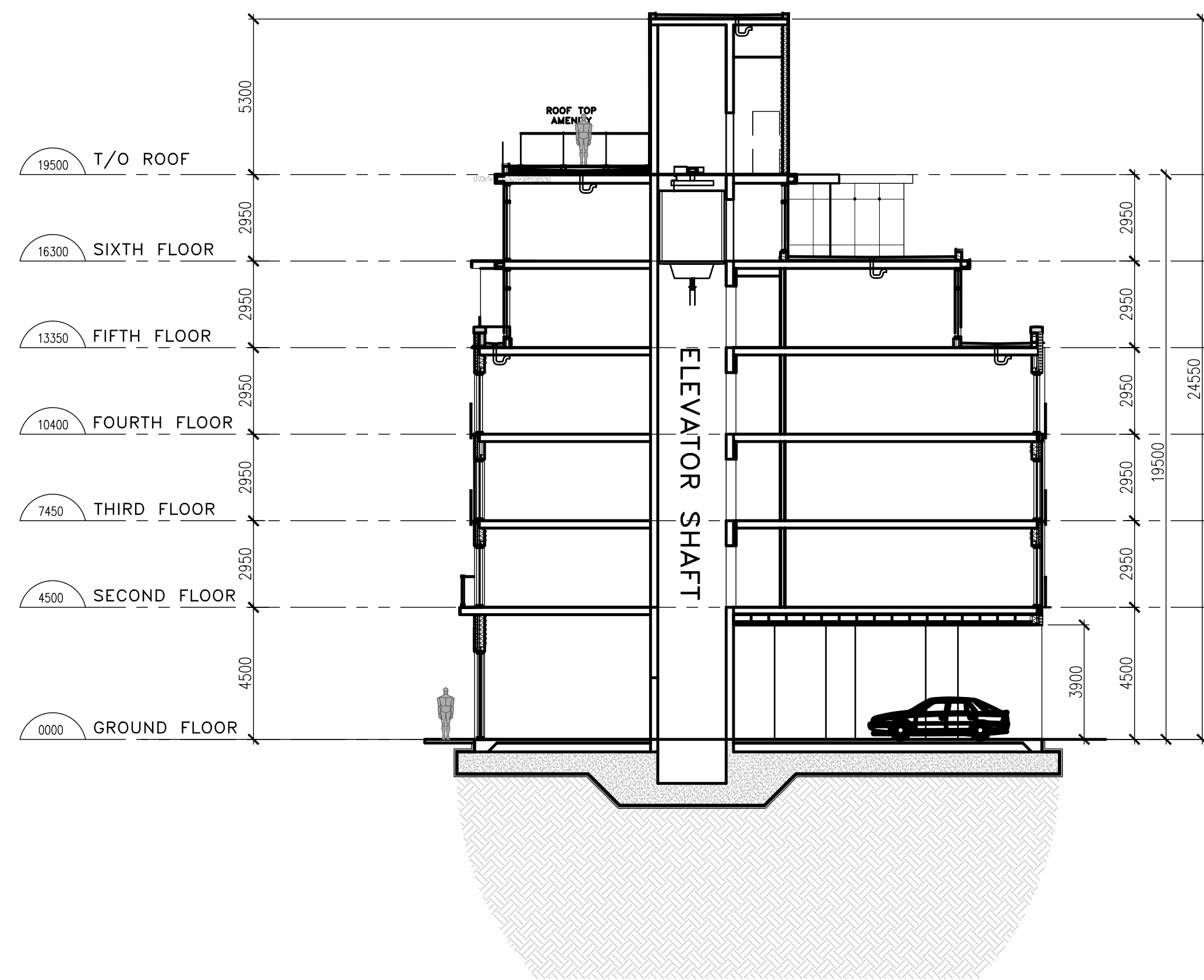
dwn. by RL/JR

scale As Noted

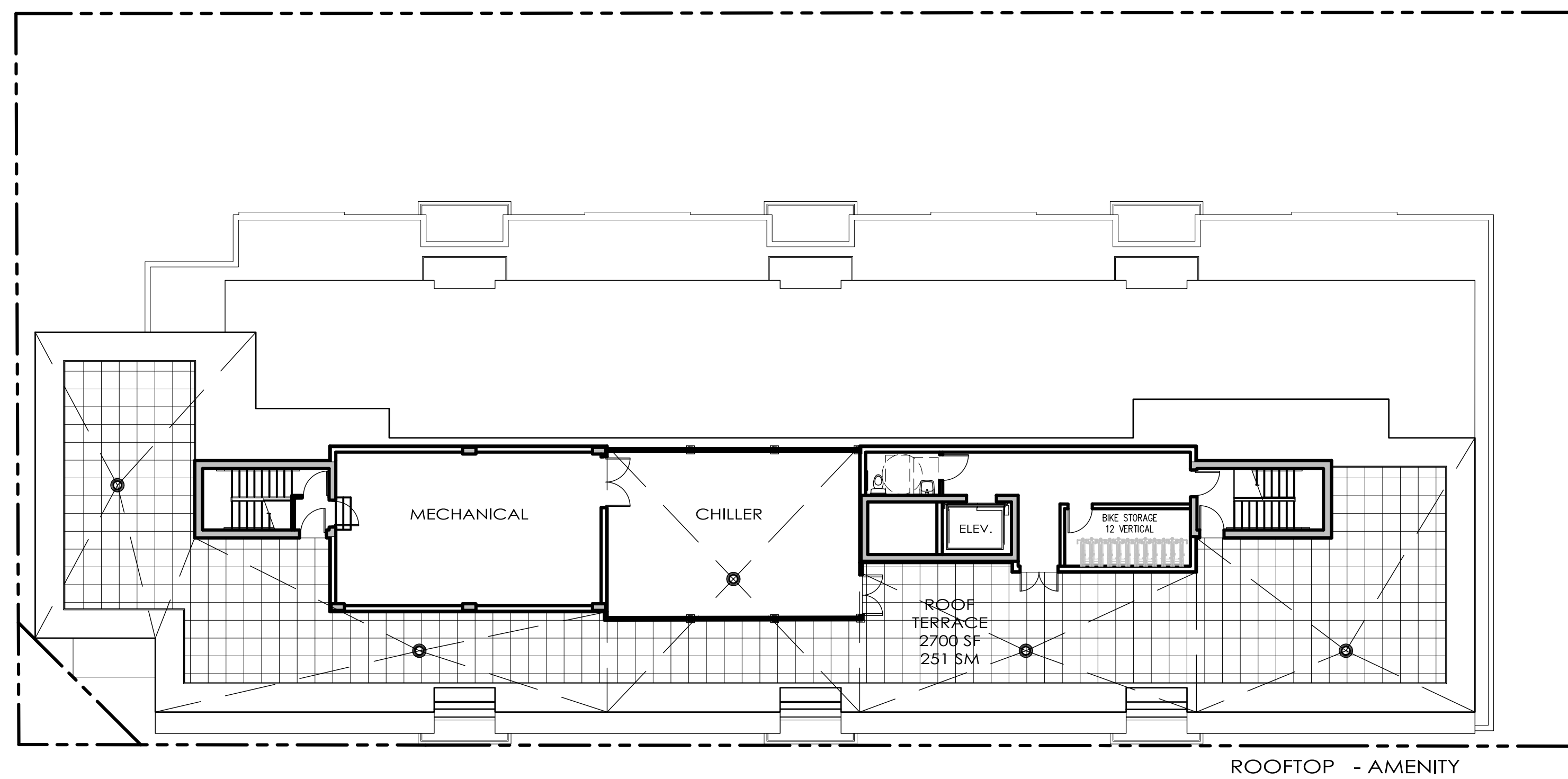
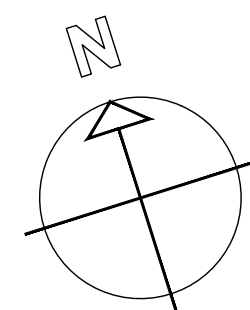
date

dwg. title
Fifth & Sixth
Floor Plans

dwg. A2.2



2 TYPICAL NORTH - SOUTH SECTION
A2.3 SCALE 1 : 150



1 ROOF PLAN
A2.3 SCALE 1 : 150

LINTACK ARCHITECTS

I N C O R P O R A T E D

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FOR SITE PLAN
APPROVAL

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4148

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| 5 | ISSUED FOR SPA | MAY 202 |
| 4 | ISSUED FOR SPA | APR 202 |
| 3 | ISSUED FOR OPA | NOV 202 |
| 2 | DESIGN REVIEW | NOV 202 |
| 1 | DESIGN REVIEW | SEP 202 |
| No. | Issue | Date |

Proposed:
Yoke King & Paradise
DA-21-117
804 King Street west
Hamilton, ON

job no. 24.04

dwg. file

dwn. by RL/J

| | |
|-------|---------|
| scale | As Note |
|-------|---------|

| |
|------|
| date |
|------|

dwg. title

Roof Plan

dwg. A2.3



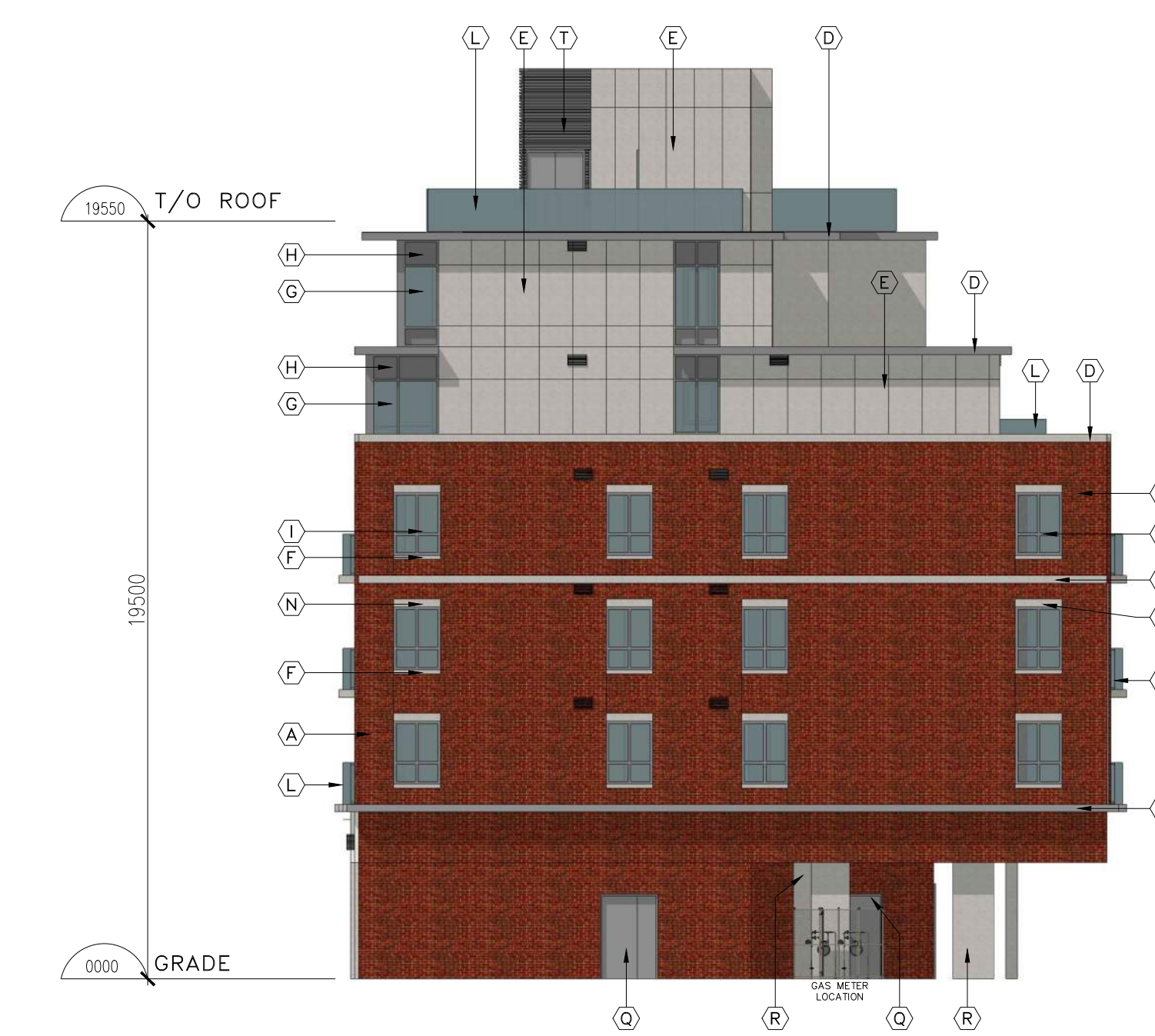
1 SOUTH ELEVATION
3.1 SCALE 1 : 150



3 NORTH ELEVATION
3.1 SCALE 1 : 150



2 WEST ELEVATION
3.1 SCALE 1 : 150



4 EAST ELEVATION
3.1 SCALE 1 : 150

| EXTERIOR FINISH LEGEND | |
|------------------------|---|
| (A) | 3/4" BRICK VENEER - COLOUR: RED |
| (B) | RESERVED |
| (C) | STONE VENEER -COLOUR: GRAY LIMESTONE |
| (D) | PRE-FINISHED ALUMINUM FLASHING |
| (E) | EXTERIOR INSULATED FINISHING SYSTEM (E.I.F.S.) - COLOUR: GREY |
| (F) | PRECAST STONE LEDGE (CLEAR COAT SEALER) |
| (G) | ALUMINUM CURTAIN WALL GLAZING SYSTEM EQUAL TO ALUMICOR THERMAWALL TW2200 SERIES: DOUBLE GLAZED (OR APPROVED EQUAL) -COLOUR: GREY |
| (H) | ALUMINUM CURTAIN WALL GLAZING SYSTEM EQUAL TO ALUMICOR THERMAWALL TW2200 SERIES: INSULATED SPANDREL PANEL WITH STEEL BACK PAN. (OR APPROVED EQUAL) -COLOUR: CLEAR ANODIZED |
| (I) | THERMALLY BROKEN WINDOW EQUAL TO ALUMICOR SHADOWLINE 970 SERIES: DOUBLE GLAZED (OR APPROVED EQUAL) -COLOUR: CLEAR ANODIZED |
| (J) | ALUMICOR INSULDOOR - DOUBLE GLAZED, TINTED, TEMPERED GLASS. (OR APPROVED EQUAL) -COLOUR: CLEAR ANODIZED |
| (K) | STEEL POWDER COATED ROLL-UP DOOR -COLOUR: CHARCOAL |
| (L) | TEMPERED GLASS PRE-FINISHED ALUMINUM GUARD RAILINGS BY GRECO RAILINGS OR APPROVED EQUAL -COLOUR: SILVER |
| (M) | PRECAST CONCRETE CORNICE (CLEAR COAT SEALER) |
| (N) | PRECAST STONE HEADER (CLEAR COAT SEALER) |
| (O) | PRECAST BANDING (CLEAR COAT SEALER) |
| (P) | TENANT SIGNAGE N.I.C. (SIGNAGE PERMIT TO BE APPLIED FOR SEPARATELY) |
| (Q) | HOLLOW METAL DOOR -PAINT FINISH, COLOUR: GREY |
| (R) | POURED CONCRETE COLUMN -STUCCO FINISH, COLOUR: GREY |
| (S) | THERMALLY BROKEN DOOR AND JULIETTE BALCONY RAILING |
| (T) | LOUVRE PANELS, MCGILL MODEL VS-645 (OR APPROVED EQUAL) |

LINTACK ARCHITECTS

INCORPORATED

244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
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FOR SITE PLAN APPROVAL



ONTARIO ASSOCIATION
OF
ARCHITECTS
RICHARD F. LINTACK
LICENCE 4148

This drawing must not be scaled.

General Contractor shall verify all dimensions, volumes and levels prior to commencement of the work.

All errors and omissions are to be reported immediately to the architect.

| No. | Revisions | Date |
|-----|-------------------|-------------|
| | | |
| | | |
| 9 | ISSUED FOR SPA | MAY 29 2025 |
| 8 | ISSUED FOR SPA | APR 10 2025 |
| 7 | ISSUED FOR OPA | FEB 25 2025 |
| 6 | ISSUED FOR OPA | NOV 22 2024 |
| 5 | DESIGN REVIEW | NOV 04 2024 |
| 4 | DESIGN REVIEW | SEP 11 2024 |
| 3 | RE-ISSUED FOR SPA | APR 13 2022 |
| 2 | ISSUED FOR SPA | FEB 04 2022 |
| 1 | ISSUED FOR SPA | MAY 28 2021 |
| | | |
| No. | Issue | Date |

Proposed:
King & Paradise Student Residence
DA-21-117
804 King Street West
Hamilton, ON

| | |
|------------|----------|
| job no. | 18.008 |
| dwg. file | |
| dwn. by | JR |
| scale | As Noted |
| date | MAY 2021 |
| dwg. title | |
| Elevations | |
| dwg. A3.1 | |

June 3, 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, 804 King Street West, City of Hamilton

WEBB Planning Consultants are retained by Gateway Development Group Inc. to facilitate the municipal planning approvals required to implement the planned development of the property. This letter and materials are provided in support of an application for Minor Variance that is necessary to achieve compliance with the Regulations of the City's Zoning By-law.

The subject property is located on the North Side of King Street West, immediately to the east of Paradise Road North, within the Westdale Village area of the Ainslie Wood Westdale Secondary Plan, City of Hamilton. The subject property is a consolidation of two parcels, 804 and 816 King Street West. The lot has a gross area of 0.17 hectares, 58.5 metres of frontage onto King Street West and a depth of 27.5 metres flanking Paradise Road North.

As illustrated by the following Photograph, the property is currently developed with two adjoining commercial buildings, built immediately adjacent to the streetline of King Street. Both buildings are proposed to be demolished in anticipation of the site being redeveloped.



Site Photograph: Existing Conditions

Planning Applications were initially processed for the property by the former owner in 2016 to facilitate the development of a six storey building intended for student accommodation. The Planning Applications included an Official Plan Amendment (City File No. OPA-U-146) and Zoning By-law Amendment (City File No. ZAC-19-009), approved in April 2021. The amending By-law 21-048, approved Site Specific Regulations as necessary to guide the massing of the building, setbacks, and parking requirements.

An Application for Site Plan Approval was subsequently submitted (City File No. DA-21-117) and granted Conditional Approval on November 4, 2021. The following Figure is an excerpt from the Conditionally Approved Site Plan illustrating the at-grade conditions, noteworthy is the minimum 1.3 metre width planting strip along the north property line (bubbled) abutting the Residentially Zoned properties to the North. Whereas the Zoning By-law typically requires 1.5 metres, the Amendment reduced the required planting strip to 1.3 metres.

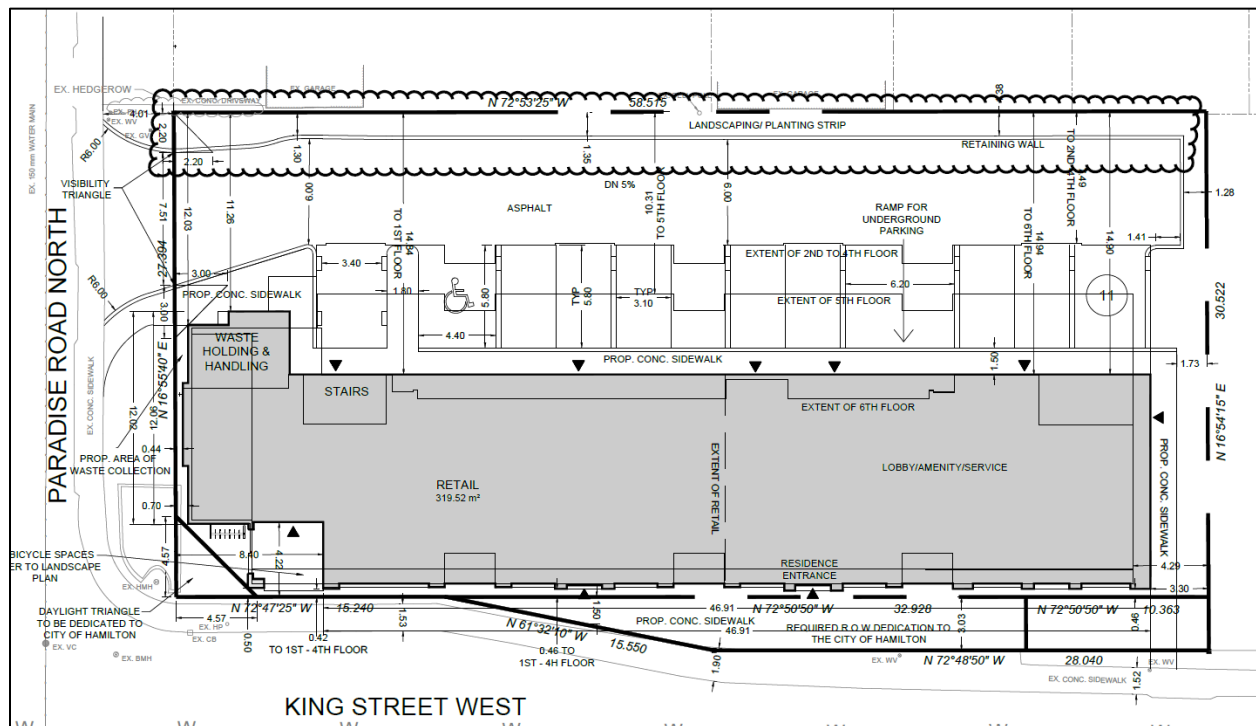


FIGURE 1: EXCERPT, CONDITIONALLY APPROVED SITE PLAN (NOV. 2021)

Following a change in ownership in 2024, the development has since been reevaluated and redesigned as a traditional apartment building rather than purpose built student accommodation. Where the prior approval provided for a total of 122 bedrooms among 31 dwelling units, the modified building will increase the number of dwelling units to 68 but the overall number of bedrooms decreases to 88, a mix of studio, one- and two-bedroom units. The change represents a net reduction in the overall intensity of the building.

The redesigned project generally complies with the permitted uses and massing enabled by the prior Official Plan and Zoning By-law Amendments. However, the increase in the number

of dwelling units necessitated a modification to the Site Specific Secondary Plan Policies to permit the increased Density. An Application for OPA was subsequently submitted and approved by City Council to permit the increase to 68 dwelling units, retaining the mixed-use configuration with the at-grade commercial units.

Upon the Official Plan Amendment (OPA 230) coming into full force & effect, the City has resumed the processing of the previously submitted application for Site Plan Approval, City File No. DA-21-117.

As illustrated by the excerpt below from the proposed Site Plan and the following Figure Three showing the elevations, the building has maintained the scale, setbacks, and massing of the prior Conditionally Approved Site Plan. The design change did eliminate the basement level of the building which previously accommodated a small number of parking spaces, storage and mechanical space. Whereas the prior building provided a total of 20 parking spaces, the reconfigured building has a total of 19 surface parking spaces all located at the rear of the building.

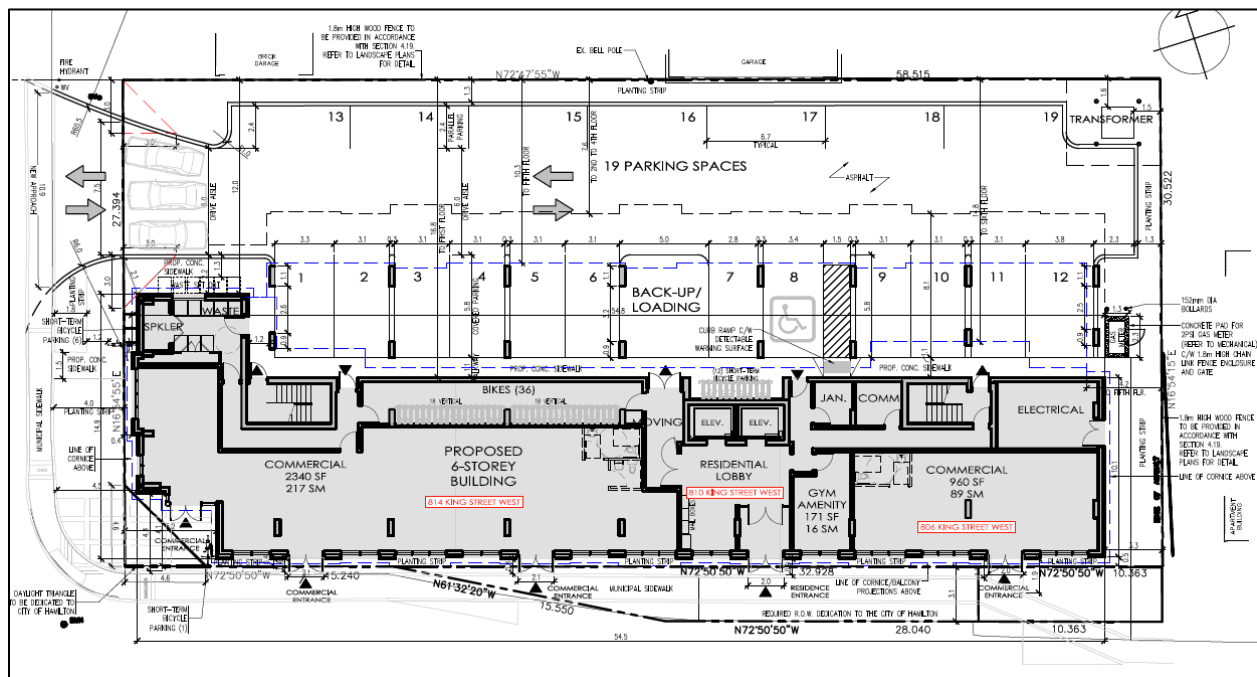


FIGURE TWO: CONDITIONALLY APPROVED SITE PLAN (2025)

A fulsome Zoning Analysis has been completed through the Site Plan Approval review and confirms limited non-compliance with Regulations of the City's comprehensive Zoning By-law 05-200, specifically, the number of parking spaces and the associated requirement for a planting strip where parking is located adjacent to residentially zoned properties. As detailed by the Zoning comment letter dated May 12, 2025, the Variances required to implement the project include:



FIGURE THREE: KING STREET ELEVATION

1. Notwithstanding Section 5.2 – Design Standards, where a parking lot is situated on a lot abutting a residential Zone, a landscape strip having a minimum width of 1.25 metres shall be provided.
2. Notwithstanding Section 5.6.(c) - Minimum Number of Required Parking Spaces, a total of 19 parking spaces shall be provided whereas a total of 41 parking spaces required.

It is noted that Variance No. 1 is considered to be a technical Variance as the previously adopted Zoning By-law amendment, By-law 21-048, did vary the Planting Strip requirements of the C5 Zone, Section 10.5.(i) of the By-law. The exception reduced the width of the Planting Strip where a property line abuts a residential zone to 1.25 metres notwithstanding the required width of 1.5 metres. To ensure full compliance of the proposed development, the amendment should have included a parallel amendment to vary the width on the landscape strip of Section 5.2 of the By-law, Parking Regulations. The Variance will rectify that omission.

With respect to Variance No. 2, it is noted that the rezoning adopted in March of 2021 modified the in-force Parking Regulations of By-law 05-200 by adopting reduced parking requirements. Notwithstanding that the City has since adopted new and significantly reduced parking requirements, the Site Specific Regulations in force at the date of the amendment are deemed to apply and are the basis for determining Zoning compliance.

ANALYSIS OF VARIANCES

We have undertaken an analysis and 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 Mixed Use Medium Density, and subject to the Intensification, Urban Design and Transportation Policies of Volume One of the UHOP and the Ainslie Wood Westdale Secondary Plan of Volume Two.

The form and scale of development is permitted by the Secondary Plan Policies and represents an appropriate form of intensification at a location adjacent to existing and planned frequent transit corridors. The building is located on a Primary Transit Corridor and designed to incorporate sufficient parking and bicycle storage as well as shared amenity space which is complemented by proximity to nearby parks and recreation facilities. The Westdale Neighbourhood is well regarded as a complete community, a place to live, work and play.

The Urban Design Policies of the UHOP, Section 3.3, include Policy direction with respect to parking. Specific to circumstances where a reduction in the minimum number of required parking spaces is proposed, Policy 3.3.10.11 states the City requirement to provide a Parking Analysis as part of a complete application. This Policy has been addressed in the form of a TIS that was prepared by Paradigm Transportation Solutions and submitted with the prior application for OPA. The TIS included an analysis of the proposed parking and confirmed the supply is adequate for the intended use.

Policies for Parking and Loading are outlined in Sections 4.5.15 – 4.5.19 of Volume One of the UHOP, Transportation Policies. Directly relevant is Policy 4.5.19 which states that new development on properties adjacent to major arterial and minor arterials and where necessary, collector roads, shall include provisions for sufficient parking, loading, manoeuvring and off-street parking. In providing a supply that exceeds the minimum requirement of the updated parking Regulations it is our opinion that the parking supply is sufficient.

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 Variance for the minor reduction in the width of the Planting Strip has been considered in the context of the Urban Design Policies of Volume 1 of the UHOP and Policies for appropriate Intensification.

Per Urban Design Policy 3.3.3.2 (b), a consideration for new development is designing to minimize impact on neighbouring buildings and by ensuring adequate privacy. The

combination of the landscaped planting strip with the privacy fence shown on the conditionally approved Landscape Plan will achieve this objective.

In consideration of the General Residential Intensification Policies, Section 2.4.1 of Volume One, applications for residential intensification development within the Neighbourhoods designation, shall consider matters of compatibility with adjacent land uses. In confirming the adequacy of the planting strip, regard is had for matters such as noise, lighting, traffic, and other nuisance effects. The Conditionally approved landscape plan does satisfy this Policy by demonstrating the 1.3 metre wide strip and associated privacy fence are adequate to mitigate potential nuisance arising from the adjoining parking and maneuvering area.

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

The Zoning By-law amendment adopted in March 2021 modified the in-force parking Regulations by introducing Site Specific requirements. Based on a building containing 31 dwelling units and two at-grade commercial units, a total of 20 parking spaces were required.

With the change in the design of the building to a traditional apartment building with 68 dwelling units, albeit less residents based on decrease in the number of bedrooms, the required parking is 41 spaces as stated in the letter issued by Zoning staff on May 12th, 2025.

However, the City of Hamilton has undertaken a comprehensive review of the Zoning requirements for Parking and has adopted significantly reduced requirements. Pursuant to amending By-law 24-052, the purpose of the amending By-law is "To Delete and Replace Section 5: Parking of Zoning By-law No. 05-200". The effect is to eliminate the prior framework on which the Site Specific Rezoning was based.

Having regard for the revised Minimum Required Parking Rate Schedule, Section 5.7.1. of the By-law, the required number of parking spaces for the building decreases to a total of 5 parking spaces based on a location within Parking Rate Area 1 (PRA 1). This requirement is documented in a letter issued by Zoning Staff on January 9th, 2025. The proposed supply of 19 spaces exceeds the By-law requirement.

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.

With respect to the reduction of the width of the planting strip, the basis for the By-law requirement of 1.5 metres is based on the ability to accommodate soil volumes to support vegetation growth. The project landscape architects, ADESSO Design, have provided confirmation that the proposed 1.3 metre wide landscape strip is adequate and suitable to achieve the proposed planting scheme to achieve appropriate buffering and screening.

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 number of parking spaces is generally similar to the previously approved development proposal for purpose built student housing which had an increased overall intensity based on the total number of bedrooms.

As noted above, the proposed supply of 19 spaces exceeds the updated parking Regulations of the By-law which would otherwise require only 5 spaces based on a location within Parking Rate Area 1 (PRA 1). This requirement is documented in a letter issued by Zoning Staff on January 9th, 2025.

The Transportation Impact Study (TIS) that was completed in support of the Official Plan Amendment did include an analysis of the proposed parking reduction. The TIS reviewed the parking in the context of the City's updated Regulations. Based on a location in Parking Rate Area 1, the calculations confirm the Zoning By-law requirements for both vehicular and bicycle parking exceeds the minimum requirements of the By-law. The Analysis also acknowledged a location on a higher order transit corridor as an appropriate location for the parking supply based on proximity to alternative transportation options.

THE project landscape architects, ADESSO Design, have confirmed that a planting strip having a minimum width of 1.25 metres and associated soil volumes is adequate to accommodate the proposed planting plant.

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. Notwithstanding the technical nature of the requirement to implement 'current' parking Regulations that would require significantly less parking, the proposal will be in fact be providing an over-supply relative to the City's updated standards.

Overall, the design and massing of the building retains the previously approved development proposal and provides needed housing, including affordable housing, in an appropriate and compatible form.

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 urban living, adds to the diversity of housing choices, including affordable housing, and promotes new businesses adjoining the Westdale community core.

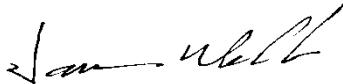
To facilitate the City's review of the proposed development, the following materials are being submitted to advance the Application for Minor Variance: :

- Completed Application for Minor Variance;
- Application fee of \$4,065.00, to be paid via credit card;
- Site Plan and Building Elevations prepared by Lintack Architects;

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.



James Webb, MCIP, RPP

cc: Yoke Group Inc.
Lintack Architects



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

| | NAME | MAILING ADDRESS |
|-----------------------------|--|-----------------|
| Registered Owners(s) | Gateway Development Grp. Anthony Quattrociocchi | |
| Applicant(s) | The Yoke Group Anthony Quattrociocchi | |
| Agent or Solicitor | WEBB Planning Consultants | |

1.2 Primary contact

☐ Applicant

☐ Owner

☒ Agent/Solicitor

1.3 Sign should be sent to

☐ Applicant

☐ Owner

☒ Agent/Solicitor

1.4 Request for digital copy of sign

☒ Yes*

☐ No

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

1.5 All correspondence may be sent by email

☒ Yes*

☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will be 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 | 804 - 810 King Street West | | |
| Assessment Roll Number | | | |
| Former Municipality | City of Hamilton | | |
| Lot | | Concession | |
| Registered Plan Number | 118 | Lot(s) | 71, 73, Part of 70 & 72 |
| 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:

Planting Strip where parking is adjoining a Residential Zone shall be 1.25 metres, notwithstanding the requirement for a 1.5 metre width per Reg. 5.2 (a)(i), and;

A total of 19 parking spaces, including one accessible parking space, shall be permitted notwithstanding Section 5.6 (c)

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Prior Site Specific Zoning By-law Regulations had reduced width of Planting Strip where abutting a Residential Zone to 1.25 metres, removal of underground parking and change of unit type from purpose built student housing to traditional apartment building with reduction in 3 of bedrooms

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 |
| 58.5 m | 30.5 m | 0.1606 Hectares | 20.0 m |

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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| None, vacant | | | | |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|--------------------|--------------------|--------------------|--------------------|----------------------|
| 6 Storey brick bld | 0.4 m | 12.0 m (1st Floor) | 3.3 m | 09/01/2025 |
| | | | | |
| | | | | |
| | | | | |

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 |
|-------------------|-------------------|------------------|-------------------|--------|
| None, vacant | | | | |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|--------------------|-------------------|------------------|-------------------|--------|
| 6 storey brick bld | 563 sq. m | 4,945 sq. m | 6 | 19.5 |
| | | | | |
| | | | | |
| | | | | |

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.):

6 Storey mixed use building, two at grade commercial units with total GFA of 309 sq.m,
upper floors having a total of 68 dwelling units of various sizes, 19 surface parking space

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

Low density residential to north - single detached dwelling, mix of high rise and low rise multiple dwellings to south, commercial uses to the east and west

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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

Commercial - fitness club and offices

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

None, lands are imminently slated for demolition

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

Demolition Permit issued May 2025

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

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

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) MUM, SSPA Area "J"

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

proposed mixed use building with at grade commercial and residential units above complies with permitted uses of the Mixed Use Medium Density Designation, Site Specific Policy Area "J" permits gross density of 380 units hectare, property is appropriate form of intensification on a Priority Transit Corridor

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

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: _____

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: 68

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
