



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	2819212 Ontario Inc. c/o Diana and Jon Benitez
Panel Meeting Date:	March 10, 2022
Project Address:	433 King Street East
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposal submitted herein is for a 6-storey, 20.15m tall, 20 unit multiple dwelling building on lands located at 433 King Street East along the future LRT Corridor and Major Transit Station Area (MTSA).

The ground floor of the proposed building includes an internal amenity area and a pedestrian access from the King Street East side of the building, as well as a pedestrian access to the rear of the building to 5 parking spaces (including 1 barrier free space) beneath a cantilevered portion of the building. The rear parking area connects directly to a rear municipal lane that also serves as a buffer between the taller and denser sites along King Street East and the lower density neighbourhood to the north.

The proposed multiple dwelling units will be supported by 10 long term bicycle parking spaces located in a common basement location and 5 short term bicycle spaces located in close proximity to the King Street East pedestrian access. Portions of the 5th and 6th levels are recessed along the King Street East frontage to provide a streetwall that is similar to existing buildings along the north streetscape for this particular stretch of King Street East between Victoria Avenue North and East Avenue North.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

Urban Hamilton Official Plan

Policy E.2.4.16 “New development shall respect the existing built form of adjacent neighbourhoods where appropriate by providing a gradation in building height. New development shall locate and be designed to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.”

Policy E.4.6.5 “The following uses shall be permitted on lands designated Mixed Use – Medium Density on Schedule E-1 – Urban Land Use Designations:
f) Multiple dwellings.”

Policy E.4.6.7 “Lands designated Mixed Use – Medium Density shall contain a range of densities and building heights to a maximum of six storeys, which shall be set out in the implementing zoning by-law. The specific permitted height and densities shall depend on the area and be established through secondary plans where one exists and the zoning by-law.”

Policy E.4.6.10 “Permitted uses shall be located in single or mixed use buildings.”

Policy E.4.6.16 “New development shall be designed and oriented to create comfortable vibrant and stimulating pedestrian oriented streets within each area designated Mixed Use – Medium Density.”

Policy E.4.6.24 “New development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building height and densities, and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.”

Policy E.4.5.27 “Reduced parking requirements shall be considered to encourage a broader range of use and take advantage of a higher level of transit service.”

Urban Design

Policy B.3.3.2.3 “Urban design should foster a sense of community pride and identify by:

- a) respecting existing character, development patterns, built form, and landscape;
- b) promoting quality design consistent with the locale and surrounding environment;
- c) recognizing and protecting the cultural history of the City and its communities;
- d) conserving and respecting the existing built heritage features of the City and its communities;
- e) conserving, maintaining, and enhancing the natural heritage and topographic features of the City and its communities; Chapter B – Communities Urban Hamilton Official Plan February 2021 B.3 13 of 56
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;
- h) respecting prominent sites, views, and vistas in the City; and,
- i) incorporating public art installations as an integral part of urban design.”

Policy B.3.3.2.4 “Quality spaces physically and visually connect the public and private realms. Public and private development and redevelopment should create quality spaces by:

- a) organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;
- b) recognizing that every new building or structure is part of a greater whole that contributes to the overall appearance and visual cohesiveness of the urban fabric;
- c) using materials that are consistent and compatible with the surrounding context in the design of new buildings;
- d) creating streets as public spaces that are accessible to all;
- e) creating a continuous animated street edge in urban environments;
- f) including transitional areas between the public and private spaces where possible through use of features such as landscaping, planters, porches, canopies, and/or stairs;
- g) creating public spaces that are human-scale, comfortable, and publicly visible with ample building openings and glazing;
- h) creating, reinforcing, and emphasizing important public vistas and view corridors; and,
- i) minimizing excessive street noise and stationary noise source levels through the design, placement, and construction of buildings and landscaping.”

Policy B.3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment by:

- a) complementing and animating existing surroundings through building design and placement as well as through placement of pedestrian amenities;
- b) respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics;
- c) allowing built form to evolve over time through additions and alterations that are in harmony with existing architectural massing and style;
- d) complementing the existing massing patterns, rhythm, character, colour, and surrounding context; and,

e) encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm.”

Policy B.3.3.3.2 “New development shall be designed to minimize impact on neighbouring buildings and public spaces by:

- a) Creating transitions in scale to neighbouring buildings;
- b) Ensuring adequate privacy and sunlight to neighbouring properties; and,
- c) Minimizing the impact of shadows and wind conditions.

Policy B.3.3.3.3 “New development shall be massed to respect existing and planned street proportions.”

Policy B.3.3.3.5 “Built form shall create comfortable pedestrian environments by:

- a) Locating principal facades and primary building entrances parallel to and as close to the street as possible;
- b) Including ample glazing on ground floors to create visibility to and from the public sidewalk;
- c) Including a quality landscape edge along frontages where buildings are set back from the street;
- d) Locating surface parking to the side or rear of sites of buildings, where appropriate; and,
- e) Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.”

City Wide Corridor Planning Principles and Design Guidelines

Section 4.2 Development Potential and Property Size

Section 4.3.1 Maximum Building Height Related to Property Depth

Section 4.3.2 Maximum Building Height Related to Street Width

Section 4.3.2 Maximum Building Height Related to Street Width

Section 4.5 Landscaping

Section 4.8 Side Yard, Side Walls and Side Step Backs

Existing zoning: Transit Oriented Corridor – Mixed Use Medium Density (TOC 1) Zone

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

6-8 storeys / 22m

Permitted Setbacks	Front Yard	n/a
	Side Yard	n/a
	Rear Yard	Min 7.5m

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Units Under 50m2:
 0.3/unit x 6 units = 1.8 spaces

Units Over 50m2:
 0.7/unit (1-14 units) x 14 units = 9.8 spaces

Total = 11 spaces (11.6)

Proposed height and/or proposed density:

6 storeys / 20.15m

Proposed Setbacks	Front Yard	n/a
	Side Yard	n/a
	Rear Yard	9.992m

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Units Under 50m2:
 0.25/unit x 6 units = 1.5 spaces

Units Over 50m2:
 0.25/unit (1-14 units) x 14 units = 3.5 spaces

Total = 5 spaces

If certain zoning provisions cannot be met, please explain why:

The parking cannot be met as the physical geometric size of the Site inhibits more than 5 spaces to feasibly be located while maintaining a functional ground floor for the proposed multiple dwelling building. Consequently, a reduced parking rate will be required through a future minor variance application on this Site located immediately adjacent to the future LRT corridor. Of note- if site was located 1 min walk west within the downtown boundary, the unit matrix would require 1 parking spaces and we would be exceeding the requirement.

Disclosure of Information

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

2819212 Ontario Inc.

c/o Diana and Jon Benitez

(Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information

contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.



Signature of Owner

February 17, 2022

Date

NOTE 1: Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

NOTE 2: Design Review Panel meetings are public.