



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Tyros Development Ltd.
Panel Meeting Date:	July 11, 2024
Project Address:	87-109 Ashley Street, Hamilton
Date of Panel Pre-Consult [if applicable]:	N/A – DRP appearance requested on May 29, 2024 at FC Meeting.

Project Data

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

The proposal contemplates the development of a six (6) storey, 136-unit residential multiple dwelling (i.e. apartment) building along the west side of Ashley Street. The development will contain a mix of underground (77 spaces) and surface vehicle parking (17) and will have 76 bicycle parking spaces. There are also existing 10-foot-wide (3.048 metre) municipal alleyways that flank the property on the north, south and west sides of the property. These alleyways will be expanded (widened) with permeable paving to provide suitable pedestrian and vehicular access around the proposed development.

The subject lands are located amongst a mix of varying residential dwelling forms which include detached dwellings (2-3 storey), one-storey row houses and townhouses. Further from the site there are mixed use buildings and a three-storey residential apartment building.

A Zoning By-law Amendment is required change the site zoning from Neighbourhood Commercial (C2) Zone and Development (D) Zone to a site-specific Mixed-use Medium Density – Pedestrian Focus (C5-X) Zone. This amendment will relieve the requirement of providing a commercial use/uses on the site and permit a wholly residential building to be developed.

The subject lands currently contain an existing one and two storey industrial and commercial building which will be demolished to facilitate the development.

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

The following policies and guidelines have been reviewed and considered by the architect, planner, urban designer and landscape architects in their design and are addressed in the Urban Design Report and Planning Justification Report that will be submitted with the Zoning By-law Amendment application.

City of Hamilton - Urban Hamilton Official Plan

Chapter B – Communities

B.2.2.4 – Residential Intensification

B.2.3.3 – Urban Design Policies

B.2.4.1 – General Residential Intensification Policies

B.2.4.2 – Residential Intensification in the Neighbourhoods Designation

Chapter E – Urban Systems and Designations

E.1.0 - Goals

E.3.0 – Neighbourhoods Designation

E.3.1 – Policy Goals

E.3.2 – Neighbourhoods Designation – General Policies

E.3.3 – Residential Uses – General Policies

E.3.5 – Medium Density Residential

City of Hamilton - City Wide Corridor Planning Principles and Design Guidelines (2012)

4.1 - Corridor Design Goals

4.2 - Development Potential and Property Size (Table 1)

4.3 - Maximum Building Height

4.4 - Minimum Building Height

4.5 - Landscaping

4.6 - Parking and Loading

4.7 - Relationship to the Street

4.8 - Side Yards, Side Walls and Side Step Backs

4.9 - Long Buildings

4.10 - Sidewalks and Streetscapes

4.12 - Shadow Impacts

City of Hamilton - Site Plan Guidelines (2003)

1.2 Site Development Objectives

2.2 – Built Form, Public Realm and Streetscape

2.5 – Safety and Security

2.6 – Barrier Free Design

3.2 – Site Circulation

3.3 – Landscape Design

3.4 – Waste Management Services

3.5 – Loading, Storage and Utility Areas

3.8 – Noise Attenuation

3.9 – Lighting

4.2 – Siting Buildings in a Neighbourhood

4.3 – Microclimate Design

4.4 – Massing and Building Design
4.5 – Skyline and Rooftops
4.6 – Design of Buildings on Infill Sites
6.4 – Multiple Unit – Residential (Apartment Guidelines)

Existing zoning: Main Site - Neighbourhood Commercial (C2) / Additional Lands to West - Development (D)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

22.0 m height

Permitted Setbacks	Front Yard	3.0 m
	Side Yard	N/A
	Rear Yard	7.5 m

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

0.0/unit
2 visitor plus 0.05 visitor /unit = 8.8 (9) Visitor
Spaces required– in PRA 1

Proposed height and/or proposed density:

19.8 m height

Proposed Setbacks	Front Yard	1.6/ 1.7 m
	Side Yard	3.12 (N)
	Rear Yard	4.3 m

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

0.66/unit – 91 spaces (71 UDG + 14 surface)

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

Minimum Front Yard Setback – from 3.0 metres to 0.6 m / 0.5 m (surveyor confirming widening limit)

Due the required road widening along Ashley Street (approx. 2.4 to 2.5 m) and the need to ensure a proper 6.0 metre drive aisle along all sides of the building, the developer is seeking a reduction in front yard setback from 3.0 m to 0.6 / 0.5 metres. The building remains be placed at the 3.0 m setback location from the existing right-of-way limit (prior to required widening). This building placement is consistent with previous designs that have progressed through the Formal Consultation process without objection and should not limit opportunities for landscaping or balconies.

Minimum Rear Yard – from 7.5 m to 4.3 metres (10.5.3 b))

The proposal includes the utilization and expansion of the existing municipal alleyways on the property. The proposed building is located 4.35 metres from the City-owned alley at the rear (west) of the property. This closest setback is from the NW building corner. With the consideration and inclusion of the alley into the

design, a physical setback of 7.4 metres is achieved from the proposed building to the adjacent lots to the west. This setback is consistent with the zoning requirement and provides sufficient room for a drive aisle. The reduction is technical in nature and will not affect the functionality of the site.

Principal Entrance Location not located in façade closest to the street. (10.5.3 g) vii)

Due to the "C" shape design of the building, some units will face directly towards Ashley Street at grade. The principal entrance is accessed from the Courtyard area, roughly ~14 metres from the edge of the existing sidewalk. Although not directly on the street edge, the provision of the landscaped corridor and courtyard is a suitable and inviting area for accessing the building from Ashley Street. This area is supplemented with bicycle parking, as well.

Other building accesses are provided from the underground parking area and surface parking areas to supplement access.

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.

GUS TYROSVOUTIS

(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.

June 19, 2024

Date

Signature of Owner

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.