



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: Barton Street Development Inc

Panel Meeting Date: May 11, 2023

Project Address: 2481 Barton Street East

Date of Panel Pre-Consult [if applicable]:

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Zoning By-law Amendment

Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The applicant is proposing the development of a 17-storey mixed-use building with 5-storey podium on the Site, with 207 residential units, 475 square meters of ground floor commercial space, and a total gross floor area of 15,797 square meters. The Site is located on Barton Street East, to the east of the intersection with Centennial Parkway East in eastern Hamilton. The property is rectangular in shape and is approximately 0.37ha, with 72.5m of frontage on Barton Street East and a depth of 51.9m. The majority of the Site is currently vacant and is being used for the parking of construction vehicles. A small garage is located at the eastern lot line and is proposed to be demolished. The Site contains no topographic constraints.

The Site is located within a mixed commercial, and light industrial area. Commercial uses are generally clustered along Centennial Parkway North with light industrial uses behind. Residential uses are located to southeast at the edge of the immediate context. Overall, the surrounding neighbourhood has an auto-oriented character, with large surface parking lots and buildings set back from the street edge.

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

City Of Hamilton Urban Official Plan, Centennial Neighbourhood Secondary Plan, City-Wide Corridor Planning Principles and Design Guidelines, and Tall Building Guidelines, City of Hamilton Zoning By-law 05-200

Existing zoning: Restricted Light Industrial District (JJ) Zone (By-law 6493)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

40.0m

Proposed height and/or proposed density:

53.0m

Permitted Setbacks	Front Yard	4.5m
	Side Yard	7.5m
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	1.5m
	Side Yard	3.0m
	Rear Yard	21.05m

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

Res Ratio: 1/unit (> 50m²) + 0.3/unit (< 50m²) – 10% bicycle parking
 Res Total: 179 + 8.4 – 18.7 = 168 spaces
 Com Ratio: 1/17m² above 450m²
 Com Total: 1 space

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

Res Ratio: Res: 1/unit (> 50m²) + 0.37/unit (< 50m²) – 10% bicycle parking
 Res: 179 + 10.4 – 18.7 = 170 spaces
 Com Ratio: 1/12.5m² above 450m²
 Com Total: 2 spaces

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

As detailed in the submitted Planning Justification Report, the proposed 17 storey building meets the height policies in the Centennial Neighbourhood Secondary Plan. This maximum height is not reflected in the proposed Mixed Use High Density (C4) zone which only allows for a 40.0m height (approx. 13 storeys). Therefore, the applicant requests additional height to fulfill the policy objectives of the Official Plan.
 With regard to the reduced interior side yard, the east side of the Site is constrained by the required 70m industrial setback, requiring the proposed building to shift to the west, closer to the western property line. In the event that the parcel to the west is developed, a reduced interior side yard setback will contribute to a continuous street wall along Barton St E, a key urban design condition to create the high-density, mixed use node envisioned by the Official Plan.

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.

Rajan Banwait

(Print Name of Owner)

, the Owner, herby 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.
 April 21, 2023

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.