



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	GRACE WANG ARCHITECT INC.
Panel Meeting Date:	JUNE 9, 2022
Project Address:	26 WEST AVE SOUTH, HAMILTON, ON
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]:

Proposed Use:

Multi-Unit Residential.

Description of Project:

This project proposes a complete renewal of an existing multi-unit residential building circa 1920, located within the Stinson Established Historic Neighbourhood.

According to Fire Insurance Mapping, the building was originally constructed as a two-storey brick dwelling around the turn of the century and was modified in the 1920s into a three-storey multi-residential dwelling know as the “Briertan Apartments”.

This project proposes to demolish an existing dilapidated one-storey garage facing the alleyway and existing wood fire escapes on north and south sides of the building. A 1-storey addition will be constructed at approximate the same location of the garage. A 3-storey addition will be constructed at the front of the building, bringing the new façade closer to the street and in conformance with the maximum front setback bylaw. A total of 14 modern dwelling units will be created and they range from 520 sf to 880 sf.

Adjacent Uses:

The subject property is located on a streetscape comprised of a cluster of brick two to three-storey multi-residential dwellings, including apartment walk-ups and semi-detached dwellings, constructed between the late-19th century and early-20th century.

Adjacent property to the south is 38 West Ave S., a 3-storey multi-residential building current being renovated by the same owner.

Adjacent proper to the north is the 3-storey multi-residential building owned and operated by the Sacajawea Non-profit Housing.

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

1. Hamilton Zoning By-law 05-200-Section 6.5 Downtown Residential (D5) Zone.
2. “Downtown Mixed Use Area” on Schedule E-1 of the Urban Hamilton Official Plan.
 - Policies B.3.6.3.1, B.3.6.3.2, B.3.6.3.7 b), E.4.4.4 e), E.4.4.7, E.4.4.8, E.4.4.9, E.4.4.11
 - The subject property is designated “Downtown Residential” on Map B.6.1-1, identified as “Low-rise 2” on Map B.6.1-2 and identified as a location where there may be impacts to views on Appendix C of the Downtown Hamilton Secondary Plan.
 - Policies B.6.1.4.6 c), B.6.1.4.12 b), B.6.1.4.26, B.1.4.28, B.6.1.5.1 a), B.6.1.10.1 a), B.6.1.10.7
3. The subject property is also adjacent to 16 West Ave S, a property designated under Part IV of the Ontario Heritage Act and a “protected heritage property” under the Provincial Statement. Accordingly, Section 2.6.3 of the Provincial Policy Statement Applies
 - Policies B.3.4.1.3, B.3.4.2.1(g), B.3.4.2.1(h), B.3.4.3.6

Existing zoning: D5, DOWNTOWN RESIDENTIAL ZONE

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

7.5m MIN. / 22m MAX.

Proposed height and/or proposed density:

11.7m

Permitted Setbacks	Front Yard	4.5m MAX.
	Side Yard	7.5m MAX.
	Rear Yard	7.5m MIN.

Proposed Setbacks	Front Yard	4.5m
	Side Yard	0m N 0.8m S
	Rear Yard	2.8m

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

MIN. PARKING SPACES REQUIRED = 0
 MAX PARKING SPACE PERMITTED = 17.5

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

3 EXISTING SPACES TO REMAIN

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

SIDE AND REAR YARD SETBACKS ARE EXISTING

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.

26 WEST INC.

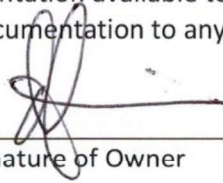
(Print Name of Owner)

, 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.

MAY 17 | 2022

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.