



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 433 King Street East

Applicant/Agent – 2819212 Ontario Inc. c/o Diana and Jon Benitez

Brief description of the project – To demolish the existing 2 and a ½ storey building and construct a 6-storey, 20.15m tall, 20 unit multiple dwelling.

The development is supported by 10 long term bicycle parking spaces in the basement, 5 short term bicycle parking spaces close to King Street East and 5 Vehicle parking spaces (including 1 barrier free space) beneath a cantilevered portion of the building connecting directly to a rear municipal lane.

Brief description of existing and planned context -The subject property has frontage on the North Side of King Street East (along the future LRT Corridor and Major Transit Station Area [MTSA]) and is located to the East of Victoria Avenue North.

The context of the immediately adjacent lands are:

- To the north is a municipal laneway
- To the east is mixed use buildings (commercial at grade and residential above)
- To the south is a Place of Worship (St. Patrick Church) and Elementary School
- To the west are buildings ranging from 1 – 3 stories with residential and commercial uses

Urban Hamilton Official Plan Designation *(check all that apply):*

Neighbourhoods	District Commercial
Open Space	Arterial Commercial
Institutional	Industrial Land
Utility	Business Park
Downtown Mixed Use Area	Airport Business Park
Mixed Use – High Density	Shipping & Navigation
Mixed Use – Medium Density (Primary Corridor)	

Applicable UHOP and/or Secondary Plan Policies:

- **Schedule “E” – (Primary Corridor)**
- **Schedule “E-1” – (Mixed Use – Medium Density)**
 - E.2.4.2 - E.2.4.4 & E.2.4.6 - E.2.4.8 (Function – Primary Corridors)
 - E.2.4.10 & 2.4.11 (Scale along Urban Corridors)
 - E.4.6.5 (Permitted uses)
 - E.4.6.7 – E.4.6.10 (Scale)

Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

- E.2.4.14 – E.2.4.17 (Design for Urban Corridors)
- E.4.6.16 -E.4.6.19 & E.4.6.21 – E.4.6.27 (Design in Mixed Use Medium Density)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.1.2 – B.3.3.1.6 (Urban Design Goals)
- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.5 (Safety)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.2.8 (Sustainability)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 4.4 (massing and building design)
- 4.6 (design of buildings on infill sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

Applicable Zoning:

- The property is zoned as Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone. A multiple dwelling is permitted in the (TOC1) Zone. A minimum building height of 11.0 metres is required and a maximum building height of 22.0 metres is permitted.

1. Review of Formal Consultation Document (file number, proposal and applicable studies identified):

- Formal Consultation (FC-21-136) was discussed at a Development Review Team Meeting on October 13, 2021.
- The Formal Consultation was for a Six storey multiple dwelling containing 20 units, with five parking spaces accessed from an alleyway at the rear.
- In support of the proposal, the following studies / Reports were requested: Survey Plan, Sit Plan and Building Elevations, Urban Design Report, Archeological Assessment, Cultural Heritage Impact Assessment, Landscape Plan, Tree Management Plan / Study, Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Grading Plan, Stormwater Management Brief, Site

Servicing Plan, Water Servicing Report and Wastewater Generation Calculations, Noise Impact Study, Parking Analysis Study, Cost Acknowledgement, DRP Submission, Storm Drainage Area Plan, Watermain Hydraulic Analysis, Temporary Sewer Discharge Permit, CCTV Video Inspection, Possible External Works Agreement.

2. Key questions for Panel (refer to Design Review Panel Questions):

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character (B.2.4.1.4 d))
- Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a))
- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)