City of Hamilton – Design Review Panel
Staff Project Summary Sheet

Project Data
Project address: 647 -649 King Street East
Applicant/Agent: Manni Chauhan
Brief description of the project: The applicant proposes to construct a six storey multiple dwelling containing 20 residential dwelling units with 2 parking spaces and a loading space accessed from the adjacent assumed alleyway.
Brief description of existing and planned context: The subject lands currently contain a two and a half storey building. Surrounding Land Uses: There are existing two to three storey mixed use buildings along King Street East to the east, west and south of the subject lands. There are single detached dwellings to the north of the subject lands along King William Street and to the south of the subject lands along Grant Avenue. Cathedral High School is located north east of the subject lands.

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 X	

Applicable UHOP and/or Secondary Plan Policies:

<u>Volume 1 – UHOP</u>

Schedule E – "Primary Corridor"
Schedule E-1 – "Mixed Use – Medium Density"

- E.2.4.2 – E.2.4.8 (Function of Urban Corridors)
- E.2.4.10 – 2.4.13 (Scale along Urban Corridors)
- E.2.4.14 – E.2.4.17 (Design of Urban Corridors)
- E.4.6.5 f) (Permitted uses)
- E.4.6.7 – E.4.6.10 (Scale)

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

Volume 1 – UHOP

- 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 and B.2.4.3.1 (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)

City-Wide Corridor Planning Principles and Design Guidelines

- 3.0 (Corridor Planning Principles)
- 4.2 (Development Potential and Property Size)
- 4.3.1 (Maximum Building Height Related to Property Depth)
- 4.3.2 (Maximum Building Height Related to Street Width)

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 X	Town of Dundas No. 3581-86
City of Hamilton No. 6593	Town of Flamborough No. 90-145-Z
City of Stoney Creek No. 3692-92	Township of Glanbrook No. 464
Town of Ancaster No. 87-57	

Applicable Zoning: The property is zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone. A multiple dwelling is a permitted use in the (TOC1) Zone. A minimum finished floor elevation of 0.9 metres above grade is required for any dwelling unit and a 3.0 metre setback from the street line is required for dwelling units on ground floor facing the street. A minimum building height of 11.0 metres is required and a maximum building height of 22.0 metres is permitted subject to other applicable regulations. A minimum of 0.3 parking spaces per unit is required for dwelling units within the (TOC1) Zone.

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

- N/A - Staff advised the applicant the proposal could go straight to Site Plan Control.

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 include the provision of amenity space and what is the relationship to existing patterns of private and public amenity space? (B.2.4.2.2 f))

- Does the proposal use materials that are consistent and compatible with the surrounding context? (B.3.3.2.4c)