City of Hamilton – Design Review Panel
Applicant Project Summary Sheet

Applicant Name:	Manni Chauhan, MCIP, RPP
Panel Meeting Date:	January 13, 2022
Project Address:	647-649 King Street East
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g., Site Plan, Re-zoning]:	Site Plan

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

The proposed development will consist of a 6-storey building with 20 residential apartments comprising of unit areas that are less than $50m^2$. The building will cover an area on the ground floor of $2667ft^2$ ($247.7m^2$). The covered area will be 61% of the lot or 0.61. The FSI will be 3.7. The Ground Floor will have an indoor loading area and a common hall. A door that leads into the building will face King Street, where future residents can use the linking Foyer to reach the elevators for the floor to their units. Each floor will have 4 units extending from the 2^{nd} floor to the 6th floor.
The site is located on King Street and the adjacent uses are mixed uses with mostly commercial stores on the ground floor. A variety of uses exist along the street. Residential development is relegated to the rear of the existing commercial uses.

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

Zoning Bylaw
Official Plan
Corridor Planning Principles
Urban Design Guidelines

By default
PPS
Growth Plan
Planning Act

Existing zoning:	Transit Oriented Corridor Zone (TOC1) Mixed Use

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

22 mts

Proposed height and/or proposed density:

20mts

Permitted Setbacks	**Front Yard**	3m
	Side Yard	0m
	Rear Yard	7.5

Proposed Setbacks	**Front Yard**	0m
	Side Yard	0m
	Rear Yard	7.2m

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

0.3/unit-6spaces

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

0.10/unit-2 spaces + 1 Loading Space

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

The zoning provisions for parking and front yard setback cannot be met due to constraints related to the site. The site is wedged in between continuous fully built commercial (mixed use) buildings that have 0m setback to the street. A 3m setback is not appropriate to this location.
The parking requirement cannot be met due to the site being very tight with a width of less than 40ft. and access from a 12ft lane. The location itself encourages transit and pedestrian movement being close to transit stops and the future LRT. The size of the units is less than $50m^2$ and making them affordable precludes providing parking spaces for any unit or visitors.

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.

Prizzi Mehta , the Owner, herby agree and acknowledge that the information
(Print Name of Owner)

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.

November 18, 2021

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.*

2021

DESIGN REVIEW PANEL SUBMISSION
647 KING ST. E

Manni Chauhan, MCIP, RPP
G-FORCE URBAN PLANNERS & CONSULTANTS
11/11/2021

Figure 18: View South East

Figure 17: View North East

Figure 20: View of Rear Lane looking west

Figure 19: Rear Lane looking East