



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Belmont Equity (58 York) Hamilton Inc.
Panel Meeting Date:	March 14, 2024
Project Address:	58 York Boulevard, Hamilton
Date of Panel Pre-Consult [if applicable]:	

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan and removal of Holding Provisions
------------------------------------------------------	---------------------------------------------

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

Proposed Use: To construct a high-rise mixed-use 28 storey building including a 4-storey podium with a maximum height of 94 metres.

Description of Project: The proposed building includes 120m² of ground floor commercial office space and 344 residential units above. The vehicular entrance to the site is from Park Street North and the 122 parking spaces are spread across one level of underground and in three of the four levels of the podium.

Adjacent uses:

The Site is a corner lot located in a prime development location in downtown Hamilton, north of York Boulevard and Jackson Square, and east of Park Street North. The Site is square-shaped with a frontage of 43.4 metres along York Boulevard and a flankage of 46.6 metres along Park Street North. The approximate area of the Site is 0.2 hectares (0.5 acres).

North: A 4-storey building is immediately north of the site and is used by G.S. Dunn Dry Mustard Millers. This building is situated along Park St N and spans up to Vine St. To the Northwest and to the northeast (across Park St N) are commercial parking lots.

East: Immediately to the east of the site is a 4-storey brick building (portion of Copley Building).

South: Directly south (across York Blvd) is Marca College (hairdressing school). To the southwest is First Ontario Centre and to the southeast is the Hamilton Public Library, Hamilton Farmers' Market.

West: Across Park St N to the west is Philpott Memorial Church which is situated at the corner of York Blvd and Park St N. However, the site is being sold to a developer and the developer has submitted a development proposal for two 30-storey towers.

Application is for Site Plan and the removal of the Holding Provisions from "Downtown Central Business District (D1) with Holding Provision H17, H19, and H20" to "Downtown Central Business District (D1)" within the City comprehensive Zoning By-law 05-200.

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

Applicable UHOP Volume 2, Chapter B – Hamilton Secondary Plans Downtown Hamilton Secondary Plan (OPA 102)

- B.6.1.3.3 (Create Quality Residential Neighbourhoods)
- B.6.1.3.4 (Enhance Streets and Public Spaces)
- B.6.1.4.18 – B.6.1.4.24 (High-Rise (Tall) Buildings)
- B.6.1.4.25 – B.6.1.3.30 (Built Form)
- B.6.1.4.31 – B.6.1.4.33 (Transition in Scale)
- B.1.4.34 – B.1.4.39 (Public Realm)
- B.6.1.4.40 – B.6.1.4.47 (Parking)
- B.6.1.6 (Downtown Mixed Use Designation)
- B.6.1.6.2 (Pedestrian Focus Streets)
- B.6.1.10 (Urban Design)
- B.6.1.10.3 – B.6.1.10.10 (Views and Vistas)

Applicable UHOP Urban Design Policies:

- B.3.3.2.3 (Respect for existing character, sensitivity toward community identity, design consistent with surrounding environment)
- B.3.3.2.6 (Complimenting surroundings, adaptive built form, minimizing shadow and lighting impacts)
- B.3.3.3.2 (Transitions in scale, adequate privacy and sunlight, minimizing shadow and wind impacts, massing)
- B.3.3.3.5 (Safe streetscape, amenity areas, compact community, variety of uses, active transportation, landscape buffering, pavement treatments, energy efficiency)
- B.3.3.3.5 (Principal entrances close to street, ample glazing, quality landscaping, parking located at rear of site, stepbacks)
- B.3.3.10.4 (Parking located at rear of site, continuous street edge)
- B.3.3.10.7 (Landscape islands)
- B.3.3.10.10 (Bicycle parking, sheltered racks)
- B.3.3.11 (Barrier Free Design)
- B.3.4.1.4 (Contextually appropriate development adjacent to Cultural Heritage resources)
- B.3.5.2.1 (Accessibility, transit, barrier-free, limit noise, limit traffic limit privacy impacts, main entrances fronting road, parking at rear of site, connectivity, cycling infrastructure, high quality lighting and landscaping)
- B.3.6.3 (Noise)
- B.3.6.3.11 (Noise mitigation adjacent to Minor Arterial Roads)
- E.2.4.1 (Downtown Urban Growth Centre)
- E.2.5 (Major Transit Station Areas)
- E.4.4 (Downtown Mixed Use Designation)
- E.4.4.10 (Building orientation and pedestrian experience)
- E.4.4.11 (Building massing and stepbacks)

Applicable Site Plan Guidelines:

- 2.2 Built Form, Public Realm, Streetscape
- 2.4 Heritage Resources

- 2.5 Safety and Security
- 2.6 Barrier-Free Design and Urban Braille
- 2.7 Public Art
- 3.2 Site Circulation
- 3.4 Waste Management Services
- 3.5 Loading, Storage and Utility Area
- 3.6 Grading
- 3.7 Stormwater Management
- 3.8 Noise Attenuation
- 3.9 Lighting
- 4.2 Siting Buildings in a Neighbourhood
- 4.3 Microclimate Design
- 4.4 Massing and Building Design
- 4.5 Skyline and Rooftops
- 4.6 Design of Buildings on Infill Sites

Existing zoning:

Downtown Central Business District (D1) with Holding Provision H17, H19, and H20
 Proposed zoning: Downtown Central Business District (D1)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

95m (as per Schedule F; Figure 1)

Permitted Setbacks	Front Yard	4.5m <u>max</u>
	Side Yard	12.5m <u>min</u>
	Rear Yard	12.5m <u>min</u>

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

Multiple Dwelling

i) Dwelling Units < 50m²

Units 1-12 Min 0 per unit
 Units 13+ Min 0.3 per unit

ii) Dwelling Units > 50m²

Units 1-12 Min 0 per unit
 Units 13-51 Min 0.5 per unit
 Units 51+ Min 0.5 per unit

74.7 + 41.9 = 116.6 spaces required

Commercial Parking

Proposed height and/or proposed density:

94m

Proposed Setbacks	Front Yard	2.4m (York Blvd)
	Side Yard	6.65m
	Rear Yard	14.05m

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

Multiple Dwelling

261 Dwelling Units < 50m²

12 x 0 = 0
 249 x 0.3 = 74.7

83 Dwelling Units > 50m²

12 x 0 = 0
 39 x 0.5 = 19.5
 32 x 0.7 = 22.4
 74.7 + 41.9 = 116.6

122 spaces provided

1 for each 50m² of gross floor area in excess of 450m² which accommodates such use.

Therefore, **0 commercial spaces required.**

Short-term Bicycle Parking

Required short-term spaces for:

Multiple Dwelling: 5
Other Commercial Uses: 5

5.7 d) – Notwithstanding Section c) above, for any Office, Personal Services, Restaurant, or Retail use less than 450.0m² no short-term bicycle parking space(s) shall be required.

5 short-term bicycle parking spaces required.

Long-term Bicycle Parking

Multiple dwelling: 0.5 spaces per dwelling unit

Commercial Uses: 0 where less than 450.0m² of gross floor area

344 x 0.5 = 172 spaces

172 long-term bicycle parking spaces required.

Commercial Parking

120m² of ground floor commercial office space proposed (> 450m²), **0 commercial spaces provided.**

Short-term Bicycle Parking

Required short-term spaces for:

Multiple Dwelling: 5
Other Commercial Uses: 5

10 short-term bicycle parking spaces

Long-term Bicycle Parking

344 x 0.5 = 172 spaces

172 long-term bicycle spaces provided.

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

Holding Provisions

In order to facilitate a high-rise mixed-use development Site Plan, the removal of Holding Provisions H17, H19, and H20 will be required. The following summarizes the requirements for removing each holding provision:

Holding Provision H17:

Holding Provision H17 restricts the maximum building height to 44.0 metres until the following conditions are satisfied:

1. Demonstrate sufficient land assembly has occurred to achieve minimum lot area and lot frontage requirements.
 - Minimum Required Lot Area: 1,575.0m² (provided: 2,038.2m²)
 - Minimum Required Lot Frontage: 35.0 metres (provided: 43.4 metres)

2. Demonstrate that the development proposal conforms to the policies of the Downtown Secondary Plan by submitting the following studies to the satisfaction of the City:
 - Shadow Impact Study;
 - Pedestrian Level Wind Study;

- Visual Impact Assessment;
- Traffic Impact Study; and
- Functional Servicing Report.

3. Demonstrate that the proposal does not exceed the height of the Niagara Escarpment (95.0 metres at this location).

4. That conditional Site Plan Approval be received, which shall address matters including but not limited to Design Review Panel advice.

Holding Provision H19:

Holding Provision H19 restricts the maximum building height to 44.0 metres until the landowner enters into a Section 37 Agreement to secure provision of Community Benefits.

Holding Provision H20:

Holding Provision H20 restricts the maximum building height to 22.0 metres until the landowner demonstrates that any redevelopment having the effect of removing rental housing will be replaced to the satisfaction of the City. Given that there is currently no rental accommodation located

Side Yard Setback

Further to the removal of the Holding Provisions, the proposed development does not meet the “Side Yard Setback” provision on the east side. This will be addressed through a Minor variance application however it has been included in this form for reference purposes:

What is Required:

6.0 c) In the case of buildings constructed after the effective date of their By-law , for any building exceeding 44.0 metres in height the following special regulations shall also apply:

iii) The following additional setbacks shall be required for any portion of building exceeding 44.0 metres in height:

1. Minimum of 9.5 metres from a lot line abutting a laneway;
2. Minimum 12.5 metres from all side and rear lot lines except any flankage lot line.

What is being provided:

East Side Yard Setback from portion of building exceeding 44m in height: 6.65m

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.

Belmont Equity (58 York) Hamilton Inc. , the Owner, hereby 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.

Feb 8, 2024



Signature of Owner

Date

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.