



Looking south, Subject Site is highlighted with red line.

Source: Avison Young

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

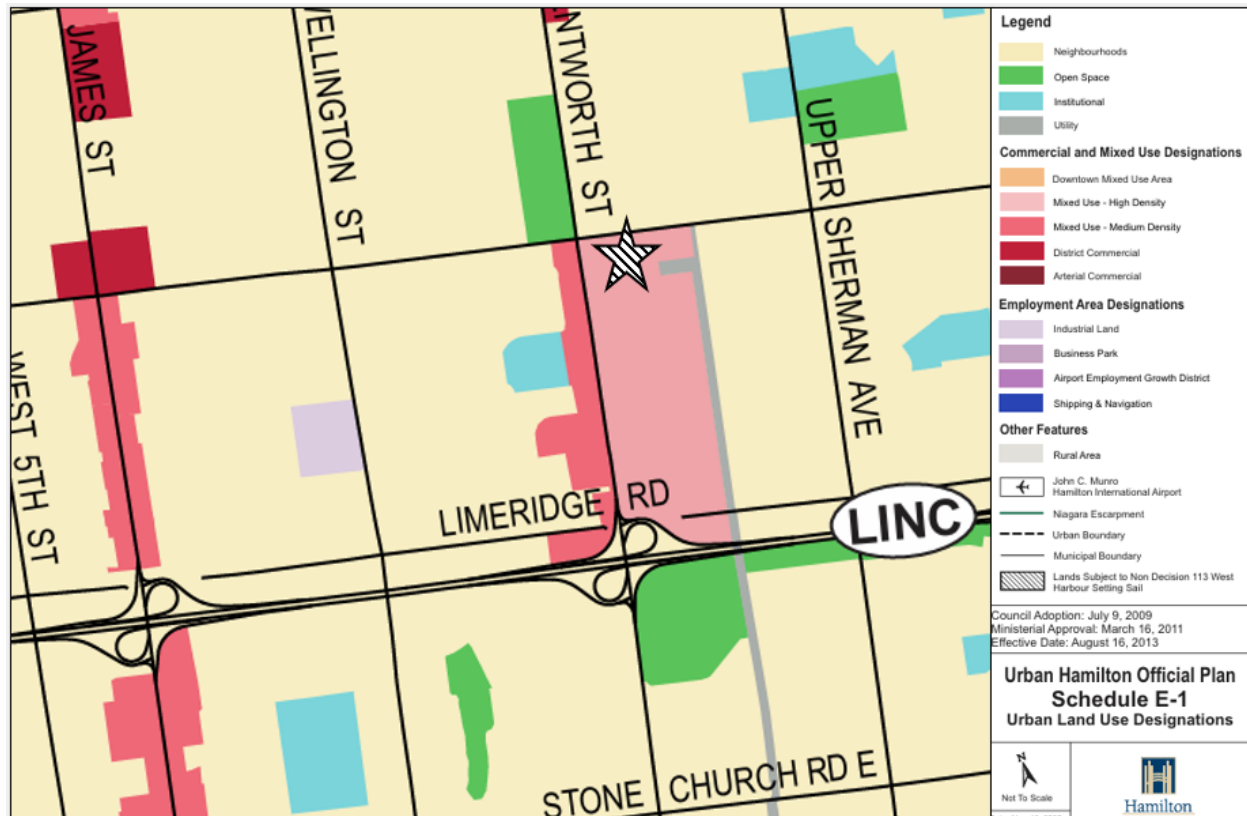


Looking north, Subject Site is highlighted with red line.

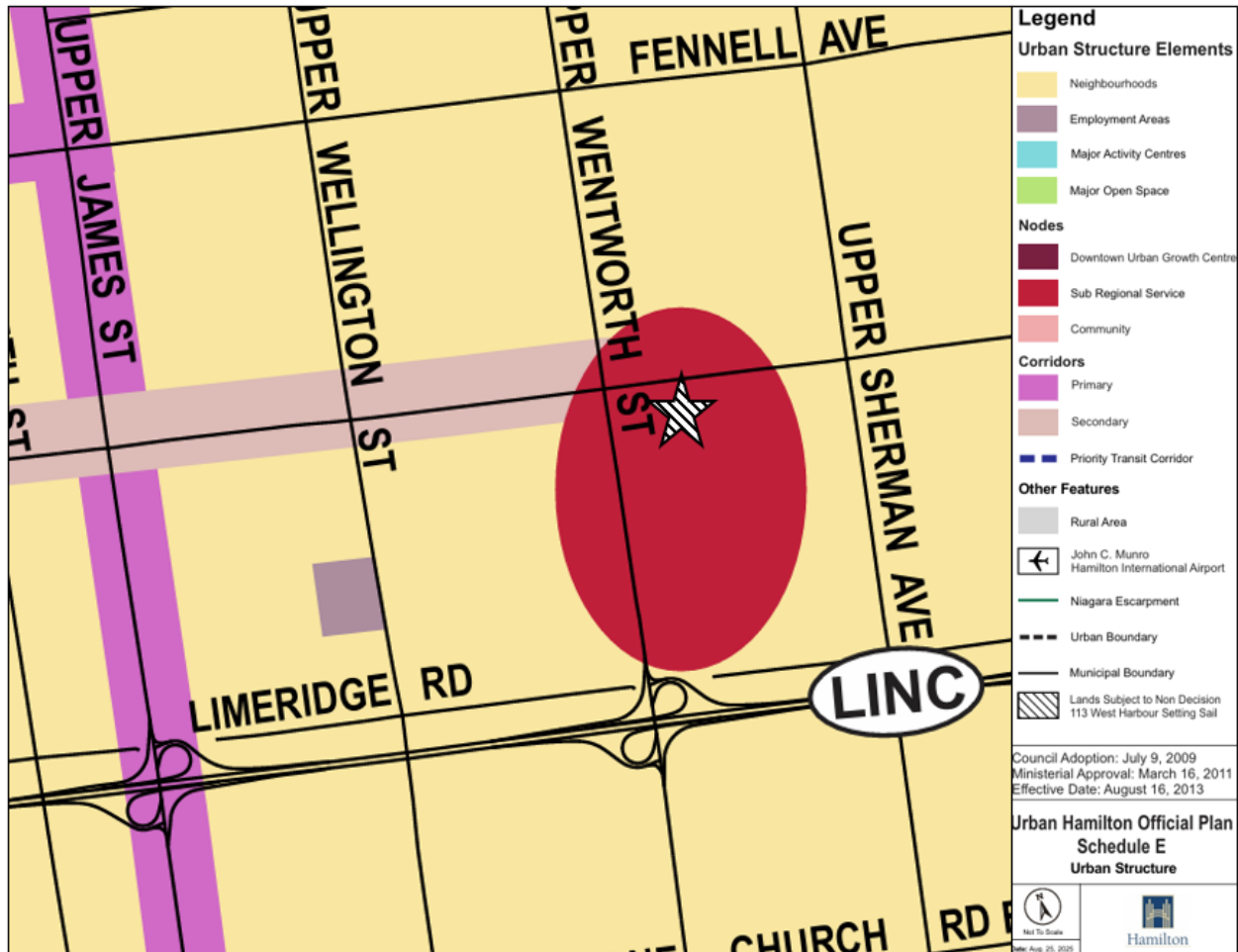
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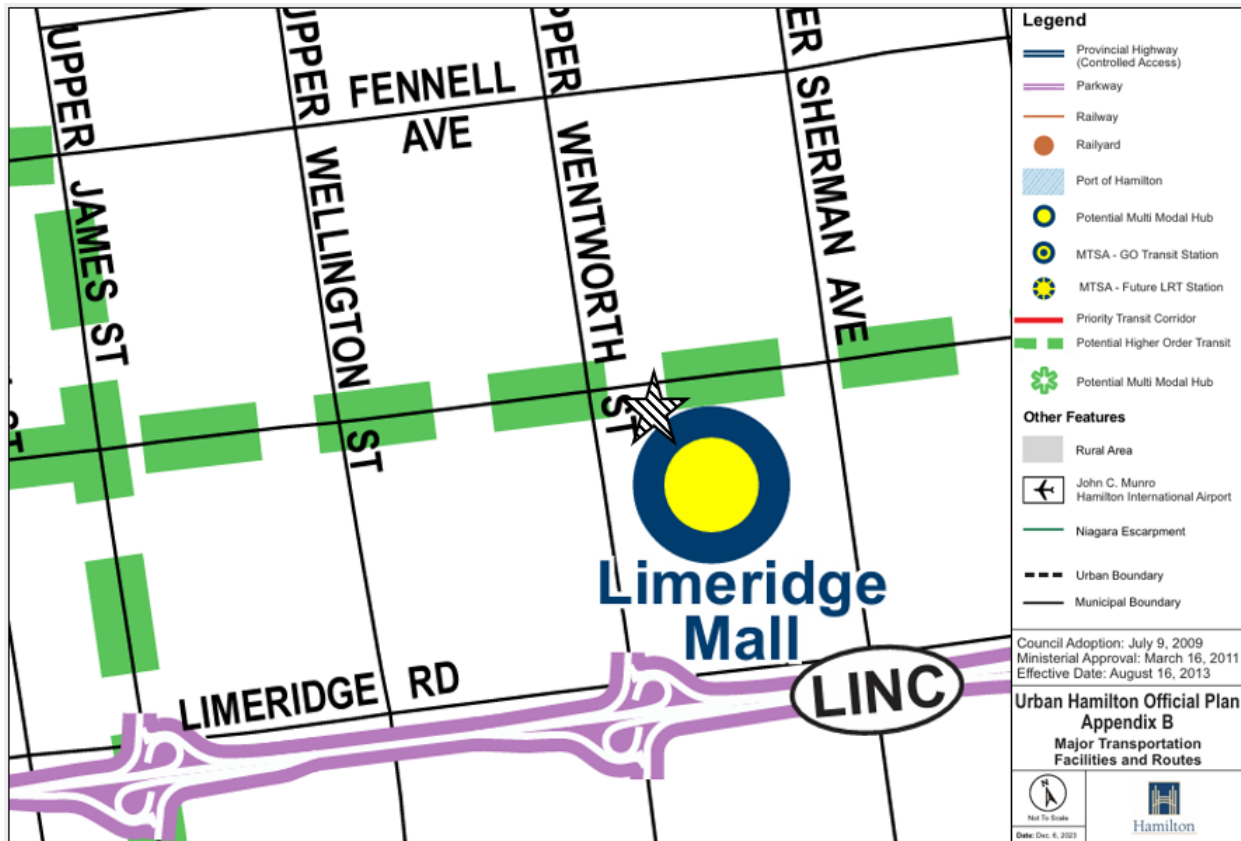
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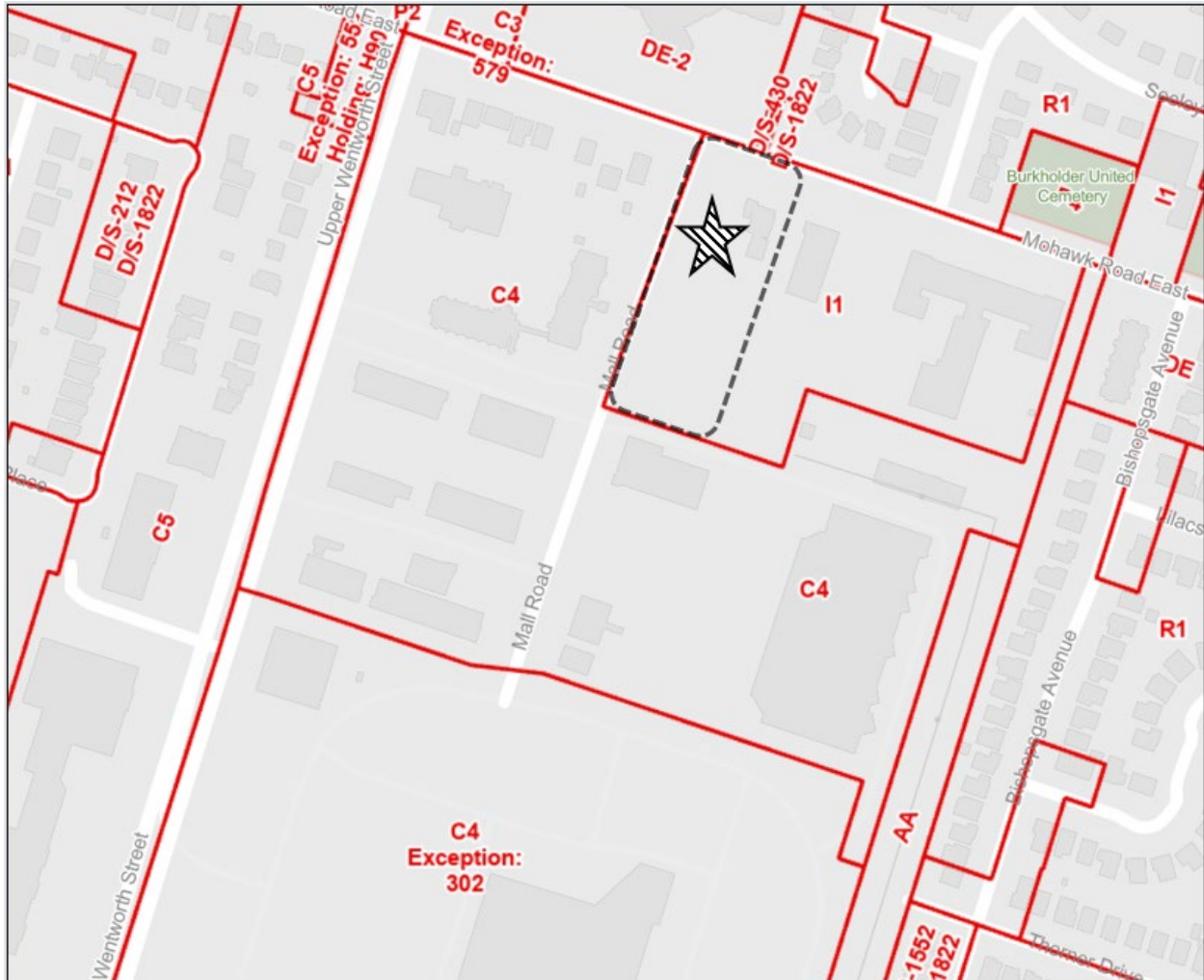
Subject Site highlighted with star, designated *Mixed Use – High Density* on Schedule E1: Urban Land Use Designations, Urban Hamilton Official Plan.



Subject Site highlighted with star, shown within the Sub Regional Service Node on Schedule E: Urban Structure, Urban Hamilton Official Plan.



Subject Site highlighted with star, fronting onto Mohawk Road East, a Major Arterial road identified as 'Potential Higher Order Transit' and north of Limeridge Mall, identified as 'Potential Multi Modal Hub' in Appendix B: Major Transportation Facilities and Routes, Urban Hamilton Official Plan.



Subject Site highlighted with star, zoned Neighbourhood Institutional, I1 reflecting previous institutional use on the site (2.5-storey brick building used as a church office and rectory)

Zoning Compliance Chart for Proposed Mixed Use High Density (C4)

Zoning Regulation		Required	Provided	✓/X																								
10.4.3 d)	Building Height	i) Minimum 11.0 metre façade height along a street;	Greater than 11m.	✓																								
		ii) In addition to Section 10.4.3i), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.4.3 b) and c) when abutting a Residential or Institutional Zone, and provide a maximum 20.0 metres setback to any yard; and,	Abut Institutional to the east (Interior Side Yard), therefore	--																								
			Building A:		X																							
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iii) Maximum 40.0 metres;	Building A: 58.4m Building B: 62.5m Building C: 40.9m	X																										
iv) In addition to the definition of Building Height in Section 3: Definitions, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations: A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area does not exceed 10% of the floor area of the storey directly beneath; B. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and, C. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building	No rooftop amenity proposed	N/A																										

Zoning Compliance Chart for Proposed Mixed Use High Density (C4)

Zoning Regulation		Required	Provided	✓/X																																												
		designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.																																														
4.17	Airport	All development in the City of Hamilton shall comply with the Hamilton Airport Zoning (Height) Regulations established by Transport Canada, which are registered at the local Land Titles Office and which may be amended from time to time. No projections shall be permitted beyond this maximum height.	Noted – To be submitted for confirmation.																																													
10.4.3 g)	Built Form for New Development	i) Rooftop mechanical equipment shall be located and/or screened from view any abutting street	Will be screened	✓																																												
		ii) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line and flankage lot line.	None	✓																																												
		iii) A minimum of one principal entrance shall be provided: 1. Within the ground floor façade that is set back closest to a street; and 2. Shall be accessible from the building façade with direct access from the public sidewalk	A principal entrance is located within the ground floor façade that is set back closest to a street (Mohawk Rd E) and has direct access to the public sidewalk	✓																																												
		iv) A walkway shall be permitted in a Planting Strip	Acknowledged	N/A																																												
10.4.3 h)	Minimum Amenity Area for Multiple Dwelling	<p>On a lot containing 10 or more dwelling units, the following Minimum Amenity Area requirements be provided:</p> <p>i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and</p> <p>ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.</p> <p>iii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.</p>	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>Units < 50m²</td> <td>71</td> <td>146</td> <td>21</td> </tr> <tr> <td>Units < 50m² * 4.0m²</td> <td>284</td> <td>584</td> <td>84</td> </tr> <tr> <td>Units > 50 m²</td> <td>153</td> <td>91</td> <td>93</td> </tr> <tr> <td>Units > 50 m² * 6.0m²</td> <td>960</td> <td>546</td> <td>558</td> </tr> <tr> <td>Total Required Amenity (m²)</td> <td>1202</td> <td>1130</td> <td>642</td> </tr> <tr> <td>Amenity (Balcony)</td> <td>1062</td> <td>854</td> <td>881</td> </tr> <tr> <td>Amenity (Indoor)</td> <td>298</td> <td>479</td> <td>296</td> </tr> <tr> <td>Amenity (Outdoor)</td> <td>172</td> <td>841</td> <td>0</td> </tr> <tr> <td>Total Provided Amenity (m²)</td> <td>1532</td> <td>2174</td> <td>1177</td> </tr> <tr> <td>Difference</td> <td>+330</td> <td>+1044</td> <td>+535</td> </tr> </tbody> </table>		A	B	C	Units < 50m ²	71	146	21	Units < 50m ² * 4.0m ²	284	584	84	Units > 50 m ²	153	91	93	Units > 50 m ² * 6.0m ²	960	546	558	Total Required Amenity (m²)	1202	1130	642	Amenity (Balcony)	1062	854	881	Amenity (Indoor)	298	479	296	Amenity (Outdoor)	172	841	0	Total Provided Amenity (m²)	1532	2174	1177	Difference	+330	+1044	+535	✓
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Zoning Regulation		Required	Provided	✓/X
		iii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.	Outdoor Amenity Area is unobstructed and exposed to light and air.	✓
10.4.3 i)	Planting Strip Requirement	Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.	1.5m provide along eastern lot line.	✓
10.4.3 j)	Visual Barrier Requirement	A visual barrier shall be require along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone.	N/A	N/A
Parking Requirements				
5.2.1 a) g)	Parking Stall Size	2.8m x 5.8m	2.8m x 5.8m	✓
5.2.1 f)	Parking Stall Size small car	where 10 or more parking spaces are provided on a lot, the minimum parking space size of not more than 10% of such required parking spaces may be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only.	Building A: 15 of 146 spaces are small car (10%) Building B: 17 of 215 spaces are small car (8%) Building C: 10 of 117 spaces are small car ((9%) Overall 42 of 478 spaces are small car (9%)	✓
5.2.1 b), c)	Parking Stall Size adjacent to column	b) Width = 2.8m + 0.3m (3.1m) where parking stall obstructed by a wall, column or other obstruction. c) Exceptions to Increase in Width due to Obstruction Notwithstanding Subsection 5.2.1 b), an additional 0.3 metres shall not be required provided all of the following conditions are met: i) the maximum length of the wall, column or other obstruction shall not exceed 1.15 metres, measured along the side of the parking space, from the front or rear of the space towards the side's midpoint; ii) the wall, column or other obstruction is located at the front, rear, or both ends of the parking space; and, iii) the wall, column or other obstruction does not project more than 0.15 metres into the width of the parking space	Provided	✓
5.2.2	Accessible Spaces	Each accessible parking space shall have: i) a minimum width of 3.4 metres, notwithstanding Section 5.2.1 a) above and subject to Section 5.2.2 b) below; ii) a minimum length of 5.8 metres; and,	Provided	✓

Zoning Compliance Chart for Proposed Mixed Use High Density (C4)

Zoning Regulation	Required	Provided	✓/X	
		<p>iii) a minimum of one side must continuously abut an accessibility aisle, provided in accordance with Section 5.2.2 c) and d) below.</p> <p>b) Permitted Reduction in Width for Accessible Parking Spaces Where two or more accessible parking spaces are provided, a maximum of 50% of such spaces, rounded up to the nearest whole number in the case of a numeric fraction, may have a reduced minimum width of 2.4 metres.</p> <p>c) Accessibility Aisle Requirements A minimum of one side of each accessible parking space shall continuously abut an unobstructed accessibility aisle which shall:</p> <p>i) have a minimum width of 1.5 metres; ii) have a minimum length which extends the full length of each abutting accessible parking space; and, iii) be clearly identified and marked.</p> <p>d) Sharing of Accessibility Aisle A maximum of two accessible parking spaces may abut one accessibility aisle, provided such spaces continuously abut opposite sides of the shared accessibility aisle.</p>	✓/X	
<p>5.7.1 a) 5.7.2 a)</p>	<p>Parking Space Requirement</p>	<p>Dwelling Unit, Mixed Use; where the total number of such units is 5 or greater</p> <p>b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.</p> <p>Maximum: 1.25 spaces per unit, inclusive of resident and visitor parking spaces.</p> <p>Commercial Units: Proposed Use either, Office, Personal Service, Restaurant, Retail therefore requiring 0 spaces for a unit less than 450sqm</p>	<p>Building A: 224 units require 112 resident spaces and 34 visitor spaces (146 Total) Provided: 146 Total (113resident, 34 visitors) (0.5/resident, 0.15/visitor)</p> <p>Building B: 237 units require 118 resident spaces and 35 visitor spaces. 153 Total Provided: 215 Total (180 resident, 35 visitors) (0.75/resident, 0.15/visitor)</p> <p>Building C: 114 units require 57 resident spaces and 17 visitor spaces. 74 Total Provided: 117 Total (100 resident, 17 visitors) (0.87/resident, 0.15/visitor)</p> <p>Overall: 0.68/unit, 0.15/Visitor</p>	✓
5.7.3	Accessible Parking	<p>201-1000 spaces provided: Min 2 spaces + 2% of the total number of parking spaces provided.</p>	<p>14 provided</p>	✓
5.7.5 a)	Bicycle Parking	<p><u>Short-Term</u> Dwelling Unit, Mixed Use: 0.1 per unit Commercial Use: 0.2 per 100sqm GFA</p> <p><u>Long-Term</u> Dwelling Unit, Mixed Use: 0.7 per unit Commercial Use: 0.15 per 100sqm GFA</p>	<p>Building A: Required: 224x0.1 = 23ST 224x0.7 = 157LT 374sqm/100x0.2 = 1STC 374sqm/100x0.15 = 1LTC Provided: 24 ST, 164LT</p>	

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Zoning Regulation		Required	Provided	✓/X
			Building B: Required: 237x0.1 = 24ST 237x0.7 = 166LT 309sqm/100x0.2 = 1STC 309sqm/100x0.15 = 1LTC Provided: 25ST, 169LT Building C: 114x 0.1 = 12ST 114x0.7 = 80LT 400sqm/100x0.2 = 1STC 400sqm/100x0.15 = 1LTC Provided: ST12,LT82	