



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	D.V Trillium Group Inc.
Panel Meeting Date:	July 8 th , 2021
Project Address:	193 - 213 King Street West, Hamilton, ON
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan Application
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Proposed Use, Description of Project and Brief description of adjacent uses:

The subject lands consists of a corner lot, bounded by King Street West(north), Caroline Street South (west). The subject lands consist of two parcels of land, known as 213 King Street West and 193 King Street West, respectively. The subject lands are currently utilized for a parking lot.

The surrounding area features a number of existing and proposed land uses. The site is located north of an existing 32 storey multi residential building at 20 George Street. To the north is an existing four storey building which is approved for a 13 mixed use storey redevelopment. To the west of the subject lands is a 7 storey hotel and an existing commercial plaza. To the northeast is a row of existing 2 and 3 storey mixed use buildings which are identified as being on the registered (non-designated) on the City's heritage inventory list.

The proposed development consists of a 24-storey tower (89m excluding mechanical penthouses), sitting atop a common 6-storey(22m) podium for a total of 30 storeys. The podium is proposed to consist of a hotel use with 110 units, while the remaining floors will provide for a total of 242 residential dwelling units ranging from studio to two bedroom units. At this time the development is proposed to be rental tenure. The podium is proposed to connect with the adjacent development at 20 George Street which will provide off-site parking for the redevelopment via a shared parking agreement. Additionally, 8 on-site parking spaces at the ground floor will provide parking for the proposed Hotel Use. Green roofs are proposed on the 15th floor and 30th floor. In total, approximately 500m² of amenity area is intended for the residential component while 593 m² of amenity area is intended for the Hotel use.

Policy and guideline documents examined in preparing proposal:

- City of Hamilton Tall Building Guidelines & Downtown Hamilton Tall Building Study
- Urban Hamilton Official Plan
- Downtown Hamilton Secondary Plan
- Downtown Hamilton Zoning By-law 05-200
- City of Hamilton Site Plan Guidelines

Existing zoning:

Downtown Mixed Use – Pedestrian Focus (D2) Zone: Holding H17, H19, H20

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Max. Height (Schedule "F") = 89 metres

Permitted Setbacks	Front Yard	Max 2.0m from a streetline
	Side Yard	Max 2.0m from a streetline
	Rear Yard	N/A

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

varies by unit type

Proposed height and/or proposed density:

Proposed Height = 88.95 metres

Proposed Setbacks	Front Yard & Flankage	Max 0.0m
	Exterior Side Yard	3.0 m
	Rear Yard	Min 0.0 m

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

Residential = 153 Parking Spaces / 0.63 per unit
 Hotel = 66 Parking Spaces / 0.6 per unit

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

The following variances are required:

1. To permit a maximum podium height of 22m, whereas 16m is permitted as per Schedule F, Figure 15 of Zoning By-Law No. 05-200.
2. To permit a maximum height of 6m on the ground floor and mezzanine level whereas a maximum height of 4.5m is permitted.
3. To permit a minimum height of 2.65m for the 3rd floor of the building whereas a minimum height of 3m is required.

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.

Danko Vrankh, 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.

JUNE 14 2021
Date

[Signature]
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.