



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: CityHousing Hamilton

Panel Meeting Date: July 8, 2021

Project Address: 55 Queenston Rd, Hamilton, ON

Date of Panel Pre-Consult [if applicable]:

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 is the construction of a Passive House certified six-storey building and is Phase 1 for the site. The Ground floor will offer commercial retail, entry to residential, and shared amenity space. Floors above will be one and three bedroom suites. The building will contain forty units. The gross floor area for the building is 4010 sq m and is approximately 22m tall. The proposed development includes forty on site parking spaces. The lot coverage ratio is 0.76 (GFA/Site Area).

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

Government of Ontario - Places to Grow;
Urban Hamilton Official Plan – Urban Design Policies;
Hamilton Zoning By-law 05-200, Transit Oriented Corridor Zoning TOC 1 & Exception 461.
Transit Oriented Development Guidelines;
Site Plan Guidelines

Existing zoning: TOC1; Exception 461

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

7.5m min
 30m max

Proposed height and/or proposed density:

21.23 m

Permitted Setbacks	Street Line	Floor 1-3 0.0m min 1.5m min @ West lot line & south rear lot line 3.5m max Floors 4-6 2m min for stories 4-6
	Side Yard	n/a
	Rear Yard	Min. 7.5m

Proposed Setbacks	Front Yard	3.5m Ground Floor @ South street line 4.88m @ West street line 1.5m stories 2-6 @ South street line 4.88m @ West street line
	Side Yard	2.2m
	Rear Yard	20m

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

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

Residential Parking

25 units <50m² @ 0.3/unit = 7 spaces min
 15 units > 50m² @ 0.85/unit = 12 spaces

Residential Parking

25 units <50m² = 7 spaces min
 15 units > 50m² = 12 spaces min

Commercial Parking

1 space / 30m² GFA = (176/30 = 5.88) = 5 spaces

Commercial Parking – 5 provided

Barrier

TOTAL PARKING REQUIRED = 24

TOTAL PARKING PROVIDED – 40 SPACES (2 B/F)

Bicycle Parking –

Short Term – 5 spaces

Exception 461 - Long Term Secure @ 0.1 spaces per unit = 40 x 0.1 = 4 spaces

Bicycle Parking

Short Term – 6 spaces provided

Long Term Secure – 10 spaces provided (27m² floor area provided)

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

The setbacks established in the zoning contemplated a taller building (8 stories) that stepped back as the building rose from the street. The proposed building recesses the ground floor in order to create a sense of entry into the ground floor commercial and residential entry. The upper floors project over the ground floor and only marginally don't meet the zoning requirements (1.5m instead of 2m)

Along the West property line, there are high voltage powerlines and a related setback requirement (4m). The size and number of the units has created an opportunity where we can provide a larger buffer from the powerlines and still create the desired size and number of residential units. We are proposing a setback of 4.88m instead of 3.5m, a small variance from the zoning.

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.

Councillor Chad Collins , 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 16, 2021

Date

Chad Collins

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.