

City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name: 3H Properties Group Inc.

Panel Meeting Date: October 14, 2021

Project Address: 405 Main Street West, Hamilton

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]:

Redevelop the subject property for a 7-storey multiple dwelling with a total of 97 dwelling units. 20 parking spaces are proposed within an underground parking structure accessed from Jackson Street West. 63 long term bike spaces and 10 short term bike spaces are proposed.

East: Vacant commercial building (Inventoried Heritage), Poulette Street;

North: Mix of residential and commercial within converted detached dwellings;

West: Commercial (Note 415 Main St W under site plan review (DA-20-059) for 8-storey multiple dwelling. Building height approved at Committee of Adjustment HM/A-20:242 March 2021.

South: Low Density Residential

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

Urban Hamilton Official Plan, Volume 1, Chapter B, Section 3.3

Strathcona Secondary Plan Urban Design Guidelines

City-Wide Corridor Planning Principles and Design Guidelines

Strathcona Transportation Management Plan

Transit Oriented Development Guidelines

City-Wide Corridor Planning Principles and Design Guidelines

Existing zoning: Mixed Use – Medium Density (C5) Zone

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

C5 Zone: Max. 22m appealed therefore former "H" District of ZBL 6593 applies with Max. 17m with side yards <3m

Proposed height and/or proposed density:

7-storeys/21m

Permitted Setbacks	Front Yard	Setback from Streetline: Min. 3.0m where ground floor res. units face street Max: 4.5m
	Side Yard	7.5m (westerly for portion of lot line abutting residential zone)
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	Setback from Street Line (No ground floor res. facing streets) 1.5m
	Side Yard	1.1m to C5 Zone 7.6m to Residential Use (west)
	Rear Yard	N/A (Street Line – 4.0m)

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

Multiple Dwelling (C5 Zone)
 Dwelling Units <50m²: Min. 0.3 Max. 1.25
 90 units = 27 spaces
 Dwelling Units >50m²:
 1-14 units: Min. 0.7 Max. 1.25
 7 units = 4 spaces

Replace max 10% of required parking with long term bicycle spaces (5 bike/1 vehicle) = 15 long term spaces for a reduction of 3 vehicle spaces

TOTAL: 28 Spaces

Long Term Bike Parking: N/A
 Short Term Bike Parking: 5 spaces

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

20 vehicle spaces
 55 long term bike spaces
 13 short term bike spaces

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

Building Height (ZBL 6593): due to appeals of By-law 17-240, the permitted maximum building height of 22m in the C5 District does not apply as the more restrictive regulation of the former ZBL 6593 "H" District of 17m will apply for portions of the building with side yards <3m. Therefore, the portion of the 21m building height with a minimum side yard of 1.1m to adjacent C5 Zone properties requires a variance.

Side Yard to Residential Zone (ZBL 05-200): 404 Jackson St W is owned by the applicant and to be merged with 405 Main St W used for landscaping (condition of final site plan). However, 404 Jackson St W is zoned "D" District (i.e. residential zone) and therefore, a 7.5m side yard setback to the zoning boundary is required. A 7.6m side yard is proposed to the property line of 406 Jackson St W and therefore, maintains the intent of the zoning by-law.

Parking (ZBL 05-200): the limited lot width restricts the underground parking envelope. In order to implement safe manoeuvring to vehicles, 20 parking spaces can be accommodated. Transportation Demand Management measures are to be implemented including providing 55 long term bike spaces, 13 short term bike spaces and promoting the use of existing and planned transit.

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.

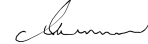
3H Properties Group Inc. c/o

Alfredo Hermano, 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.

September 23, 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.

Signature Certificate

Document Ref.: GBZEI-858XT-WEPZO-ZV60P

Document signed by:

	<p>Alfredo Hermano Verified E-mail: alfredoh@3hproperties.com</p>	 
<p>IP: 69.156.7.12 Date: 23 Sep 2021 14:50:07 UTC</p>		

Document completed by all parties on:

23 Sep 2021 14:50:07 UTC

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