405 MAIN STREET WEST, HAMILTON ON

Design Review Panel Presentation | October 14th, 2021

Revel House | architecture
This brief has been prepared on behalf of 3H Properties Group Inc. as part of the planning approval process for their subject lands at 405 Main Street West and 404 Jackson Street West, located between Poulette Street and Dundurn Street South.

The brief describes the development vision in accordance with the following Urban Design policies and guidelines:
- Urban Design policies outlined in the City’s Urban Official Plan (UHOP, Vol. 1, Section B.3.3 - Urban Design Policies)
- The City of Hamilton Site Plan Guidelines
- Strathcona Secondary Plan, including the applicable Urban Design Guidelines
- City-Wide Corridor Planning Principles and Design Guidelines.

The intent of the brief is to illustrate how this development is aligned with the City’s vision for the development of Main Street West.

The design vision is described in this document according to these main sections:
- Context
- Planning Rationale
- Heritage context
- Architectural vision
SITE | SITE PHOTOS

CORNER OF MAIN AND POULETTE STREETS

CORNER OF JACKSON AND POULETTE STREETS
LEVEL 4 FLOOR PLAN

**RESIDENTIAL**
- 1BR UNIT: 37 m² (399 SF)
- 1BR UNIT (DEEP AFFORDABLE): 30 m² (328 SF), 31 m² (329 SF), 31 m² (329 SF), 31 m² (329 SF), 31 m² (330 SF)
- 2BR UNIT: 49 m² (529 SF)

**RESIDENTIAL ACCESSIBLE**
- 1BR UNIT: 49 m² (530 SF)
- 1BR UNIT: 47 m² (510 SF)
- 2BR UNIT: 56 m² (604 SF)

**EXTERIOR AMENITY SPACES**
- JACKSON STREET TERRACE = 88 m² (947 SF)
- MAIN STREET TERRACES = 17.5 m² (188 SF)
- BALCONY = 4 m² (43 SF)

**TOTAL = 109.5 m² (1,178 SF)**
415 MAIN STREET WEST
- 8 STOREYS
- RESIDENTIAL
- SPA APPROVAL PHASE

101 LOCKE STREET SOUTH
- 7 STOREYS
- RESIDENTIAL WITH GROUND FLOOR COMMERCIAL
- CONSTRUCTION COMPLETE
405 Main Street strives to address the six goals of the Strathcona Secondary Plan “Vision Strathcona” with a project that is vibrant, diverse and green. It helps create a more livable neighbourhood with a strong sense of community and historical character.

1. The project is a respectful piece of a larger puzzle for the historical neighbourhood. It strives to build on what makes the area unique and be a positive fit through complementary materials and massing.

2. Vibrancy has been a key consideration of all design decisions. The unit mix encourages tenancies for all ages and dynamics for singles, roommates and families. The project has an engaging streetscape with all of its public amenities located along the Main Street frontage, encouraging interactions from the tenants to the neighbourhood at large.

3. The project’s green initiatives start with its prime location as a project that will not have a reliance on the automobile by being located on a primary transit route close to downtown. We expect our tenants will be heavy users of the bus system, ride their bikes and walk. In the near future they will enjoy the LRT.

4. The tenant mix and amenities at 405 Main Street accommodate all types of tenants with a variety of one and two bedroom units to make it livable for multiple generations. Amenities for the project include a humanly scaled green space off of Jackson Street and a landscaped rooftop terrace.

5. 405 Main Street is very urban in nature. It is a distinctive, compact design that addresses its surroundings well as it strives to create a pedestrian oriented environment. The project also strives to address all of the guidelines the City has established for positive urban form.

6. The location of the project makes it an interconnected piece of its surroundings. It is a good neighbour at the pedestrian scale with thoughtful landscaping and adds needed density to the existing transit route.

UHOP, Vol.1, Section B.3.3 - Urban Design Policies
The project strives to address the goals set out in the document by creating compact, unique, accessible, pedestrian oriented, transit supportive housing that is compatible with and improves the character of it’s environment and locale.

The goal of public art installations will be addressed during the design development of our Main Street landscape with unique planters and benches and with the design of the fencing on Jackson Street that will be visible to all passers-by.

The City of Hamilton Site Plan Guidelines
Our proposal intends to address the City of Hamilton Site Plan Guidelines except for the following items:

- 3.3.1 We cannot accommodate waste pickup completely within our structure so we will be arranging for private waste pick up. The bin storage will be behind operable overhead doors so it is not visible from the street.

As a moderately sized transit oriented, street facing project our proposal addresses the proposed design guidelines of the Strathcona Secondary Plan.

Our exceptions to these guidelines include the following:

- Section 3 We are residential only, as opposed to mixed-use
- 4.1 We are proposing a 7 storey building as opposed to the recommended 4-6 storeys

City-Wide Corridor Planning Principles and Design Guidelines (2012)
Our proposal addresses the proposed principles and guidelines of the City-Wide Corridor except for the following items:

- 4.7.1.2 Our ground floor is to be 3.35m high as opposed to the requested 4.5 m
- 4.8.2 We step back 300mm above 3 storeys as opposed to the requested 5.5m.
- 4.11.2 We are a rear to rear lot

Our proposal addresses the proposed principles and guidelines of the Transit Oriented Development Guidelines except for the following items:

- 4.3.b Public Art

We are also proposing to establish parking maximums or reduced parking requirements as per Section 6.1.
Main Characteristics:
- Residential
- 3-storey buildings
- Brick facade (tan/red)
The architectural vision for 405 Main Street is to create a project that in every way possible is an asset for the City Of Hamilton. It addresses the affordable housing situation head on with EVERY unit deemed affordable by current calculators. It strives to respect all of the requirements and suggestions of the City of Hamilton Urban Design Guidelines, Strathcona Secondary Plan and the Transit Oriented Development Guidelines. It will be an immediate asset for the neighbourhood and an ideal type of housing when the LRT is completed and able to take tenants downtown within minutes, without the need for automobiles.

Site Composition

The site is actually composed of two sites, 404 Jackson Street and 405 Main Street W. We use property 404 as our buffer to the neighbourhood allowing light into our units also being a perfect location of significant planting including larger deciduous trees. There is no built form on this site. The 405 plot, with C5 zoning, is the actual building site.

Relationship to the Streets

a) Main Street

The dual Main Street - Neighbourhood Street nature of the project, with its through lot configuration, requires different approaches to each street face. On the Main Street side we reinforce the desired urban wall condition. This facade is clad in brick up to three stories on the west side, to align with the new development at 415 Main Street, and two stories on the east side to address the lower height of the adjacent building. The upper floors are clad with a variation of soft greys so they recede into the sky. Specific bays on the upper floors are clad with a punch of colour (blue for the sky, green for the landscape) to give the building some personality and add a needed pop of colour to the street.

The ground floor on Main Street contains all of the social spaces for the building (party room, business centre, management offices) with the purpose of animating the streetscape and encouraging interaction amongst tenants and the neighbourhood.

The side elevations continue the soft grey scheme with the alternating pattern reducing the bulk by adding a visual ripple to the composition. Both side elevations are buffered from their neighbours by coniferous screens and deciduous trees.

b) Jackson Street

The Jackson Street elevation massing and material approach is much more varied to reduce the effect of its scale on the neighbouring properties. Once again we use brick on the lower three stories but then set back level 4 with a landscaped deck before rising again in the soft grey cladding. A punch of colour is again added to the upper floors. The landscaping along Jackson with raised planters, slat fencing and native plantings attempts to mediate the scale of the project relative to its surroundings.

The Jackson Street frontage will accommodate multiple points of contact and each has been addressed as effectively as possible. The ramp to the underground parking is used to buffer the property to the east and provide light into the east side units. The loading dock is enclosed with an overhead door to screen the bay, while the door itself includes polycarbonate panels to reduce its mass and cast some diffuse light during the evenings. Moving to the west we have a gate and planting with a larger bicycle lock up area and views to a landscaped common area for the tenants.
Parking

Due to the nature of the site, parking can only be accommodated below grade. We achieve the majority of the required spaces here along with substantial bicycle parking. The entire space will be well lit with the bicycle areas open to the main space with screens as opposed to walls to address safety concerns.

Interiors

We believe that happy tenants are one of the keys to our success, so while the units are relatively small, they are very efficiently laid out with real life furnishings and adequate storage in mind. Elevators and amenities are placed in locations we believe will encourage interaction amongst the residents.

Accessibility

The building goes above and beyond the OBC requirements for accessibility. 20% of the units are, in fact, fully accessible. The elevator core is situated very close to the front door, along with all amenity zones, so those in wheelchairs or with mobility difficulties do not have to exert themselves any more than other tenants.

Sustainability

Due to its location relative to transit, its promotion of bicycle use and its efficient use of space, the building is inherently more sustainable than most by reducing the need for cars amongst its tenants. Sustainable features will include a number of energy efficient elements including hyper insulated walls and roofs, electric heating and cooling, fiberglass windows and doors, on demand water heating and in-unit ceiling fans. Exterior and interior materials and finishes will be selected with the goal of selecting materials that have the lowest carbon footprint possible, either through their chemistry or transportation requirements.
1. Height & Lot Setbacks

2. Continuous facade on Main Street

3. Setback from base at Jackson Street

4. Landscape buffer for privacy
<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>C1</td>
<td>Architectural drawing set</td>
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<tr>
<td>C2</td>
<td>Shadow studies</td>
</tr>
<tr>
<td>C3</td>
<td>Applicant Project Summary sheet</td>
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<tr>
<td>C4</td>
<td>Planning supporting documents</td>
</tr>
</tbody>
</table>
NEW CONSTRUCTION

7 STOREY AFFORDABLE HOUSING

405 MAIN STREET WEST, HAMILTON, ON L8P 1K5

DRAWING ISSUANCE:

XX/09/2021 ISSUED FOR DESIGN REVIEW PANEL

ARCHITECTURE

RevelHouse architecture

TBD

TBD

TBD

Contact: John Plumpton
Ph: (416) 830-8363

ADDRESS

Toronto, ON XXX XXX

Toronto, ON XXX XXX

Toronto, ON XXX XXX

STRUCTURAL

MECHANICAL

ELECTRICAL
The subject property has been determined to be an area of archeological potential. It is reasonable to expect that archeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archeological resources are identified on-site, further Stage 3 Site-specific assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Heritage, Science and Sport and the City of Hamilton.

During any of the above development activities the MHSTCI should be notified immediately (416-212-8886). In the event of an archeological incident, the MHSTCI should immediately contact the City of Hamilton Archaeology Services (905-548-8111) or the Provincial Archeologist at 1-877-527-2872 (Ontario Archaeology Services).
CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.
CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK.
LEVEL 3 FLOOR AREAS

<table>
<thead>
<tr>
<th>Area</th>
<th>SQ. M.</th>
<th>SF</th>
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</thead>
<tbody>
<tr>
<td>CORRIDOR</td>
<td>57 m²</td>
<td>609 SF</td>
</tr>
<tr>
<td>CORRIDOR</td>
<td>23 m²</td>
<td>250 SF</td>
</tr>
<tr>
<td>ELEC./DATA</td>
<td>4 m²</td>
<td>46 SF</td>
</tr>
<tr>
<td>ELEVATOR 1</td>
<td>6 m²</td>
<td>63 SF</td>
</tr>
<tr>
<td>ELEVATOR 2</td>
<td>6 m²</td>
<td>63 SF</td>
</tr>
<tr>
<td>EXIT STAIR A</td>
<td>15 m²</td>
<td>163 SF</td>
</tr>
<tr>
<td>EXIT STAIR B</td>
<td>15 m²</td>
<td>159 SF</td>
</tr>
<tr>
<td>LEVEL 3 LOBBY</td>
<td>24 m²</td>
<td>263 SF</td>
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LEVEL 3 FLOOR AREAS

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<thead>
<tr>
<th>Name</th>
<th>SQ. M.</th>
<th>SF</th>
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<tbody>
<tr>
<td>RESIDENTIAL</td>
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</tr>
<tr>
<td>1BR UNIT</td>
<td>42 m²</td>
<td>456 SF</td>
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<tr>
<td>1BR UNIT</td>
<td>43 m²</td>
<td>465 SF</td>
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<td>1BR UNIT (DEEP AFFORDABLE)</td>
<td>30 m²</td>
<td>328 SF</td>
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<td>31 m²</td>
<td>330 SF</td>
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<tr>
<td>1BR UNIT</td>
<td>49 m²</td>
<td>529 SF</td>
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<tr>
<td>2BR UNIT</td>
<td>69 m²</td>
<td>739 SF</td>
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LEVEL 3 FLOOR AREAS

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<thead>
<tr>
<th>Name</th>
<th>SQ. M.</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>1BR UNIT</td>
<td>49 m²</td>
<td>530 SF</td>
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<tr>
<td>1BR UNIT</td>
<td>47 m²</td>
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<tr>
<td>1BR UNIT</td>
<td>48 m²</td>
<td>521 SF</td>
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LEVEL 3 FLOOR AREAS

<table>
<thead>
<tr>
<th>Name</th>
<th>SQ. M.</th>
<th>SF</th>
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<tbody>
<tr>
<td>EXTERIOR AMENITY SPACES</td>
<td></td>
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<tr>
<td>MAIN STREET TERRACE</td>
<td>13.5 m²</td>
<td>146 sf</td>
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<tr>
<td>BALCONY</td>
<td>4 m²</td>
<td>44 SF</td>
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<td>TOTAL</td>
<td>17.5 m²</td>
<td>190 SF</td>
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LEVEL 3 FLOOR AREAS

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<tr>
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### LEVEL 5 FLOOR AREAS

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<th>Name</th>
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<tbody>
<tr>
<td>CORRIDOR</td>
<td>55 m²</td>
<td>595 SF</td>
<td></td>
</tr>
<tr>
<td>CORRIDOR</td>
<td>23 m²</td>
<td>250 SF</td>
<td></td>
</tr>
<tr>
<td>ELEVATOR 1</td>
<td>6 m²</td>
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<td></td>
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<tr>
<td>ELEVATOR 2</td>
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<td>63 SF</td>
<td></td>
</tr>
<tr>
<td>EXIT STAIR A</td>
<td>15 m²</td>
<td>163 SF</td>
<td></td>
</tr>
<tr>
<td>EXIT STAIR B</td>
<td>15 m²</td>
<td>166 SF</td>
<td></td>
</tr>
<tr>
<td>LEVEL 5 LOBBY</td>
<td>24 m²</td>
<td>263 SF</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
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<td>145 m²</td>
<td>1564 SF</td>
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<tr>
<td>1BR UNIT</td>
<td>42 m²</td>
<td>452 SF</td>
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</tr>
<tr>
<td>1BR UNIT (DEEP AFFORDABLE)</td>
<td>30 m²</td>
<td>328 SF</td>
<td></td>
</tr>
<tr>
<td>1BR UNIT (DEEP AFFORDABLE)</td>
<td>31 m²</td>
<td>329 SF</td>
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<tr>
<td>1BR UNIT (DEEP AFFORDABLE)</td>
<td>31 m²</td>
<td>330 SF</td>
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</tr>
<tr>
<td>2BR UNIT</td>
<td>49 m²</td>
<td>529 SF</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL ACCESSIBLE</td>
<td></td>
<td>153 m²</td>
<td>1644 SF</td>
</tr>
<tr>
<td>1BR UNIT</td>
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<td></td>
</tr>
<tr>
<td>1BR UNIT</td>
<td>47 m²</td>
<td>510 SF</td>
<td></td>
</tr>
<tr>
<td>2BR UNIT</td>
<td>56 m²</td>
<td>604 SF</td>
<td></td>
</tr>
<tr>
<td>EXTERIOR AMENITY SPACES</td>
<td></td>
<td>671 m²</td>
<td>7224 SF</td>
</tr>
</tbody>
</table>

1. **Balconies**: 8 m² (86 sq ft)
LEVEL 7 FLOOR AREAS

Name | Area | SQ. M. | SF
--- | --- | --- | ---
CORRIDOR | 55 m² | 595 SF
CORRIDOR | 23 m² | 250 SF
ELEVATOR 1 | 6 m² | 63 SF
ELEVATOR 2 | 6 m² | 63 SF
EXIT STAIR A | 15 m² | 163 SF
EXIT STAIR B | 15 m² | 166 SF
LEVEL 6 LOBBY | 24 m² | 263 SF

RESIDENTIAL | 1BR UNIT | 37 m² | 399 SF
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2BR UNIT | 49 m² | 529 SF

RESIDENTIAL ACCESSIBLE | 1BR UNIT | 49 m² | 530 SF
1BR UNIT | 47 m² | 510 SF
2BR UNIT | 56 m² | 604 SF

EXTERIOR AMENITY SPACES
• BALCONIES = 8m² [86sf]
CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.
City of Hamilton – Design Review Panel
Applicant Project Summary Sheet

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>3H Properties Group Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Panel Meeting Date:</td>
<td>October 14, 2021</td>
</tr>
<tr>
<td>Project Address:</td>
<td>405 Main Street West, Hamilton</td>
</tr>
<tr>
<td>Date of Panel Pre-Consult [if applicable]:</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Setback from Streetline:</th>
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<tbody>
<tr>
<td>Front Yard: Min. 3.0m where ground floor res. units face street Max: 4.5m</td>
</tr>
<tr>
<td>Side Yard: 7.5m (westerly for portion of lot line abutting residential zone)</td>
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<tr>
<td>Rear Yard: 7.5m</td>
</tr>
</tbody>
</table>

#### Proposed height and/or proposed density:

- 7-storeys/21m

<table>
<thead>
<tr>
<th>Setback from Street Line (No ground floor res. facing streets)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard: 1.5m</td>
</tr>
<tr>
<td>Side Yard: 1.1m to C5 Zone</td>
</tr>
<tr>
<td>Rear Yard: N/A (Street Line – 4.0m)</td>
</tr>
</tbody>
</table>

#### 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

Long Term Bike Parking: N/A
Short Term Bike Parking: 5 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 05-000): 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 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.
Legend

- **Designated under the Crown Heritage Act**
- ** Listed in Volume 2 Inventory of Buildings or Architectural Heritage Landscapes**
- **Cultural Heritage Landscapes**
  1. Hamilton’s Cemetery
  2. Hamilton’s Spire
  3. Cathedral of Christ the King
  4. Mill’s Survey
  5. Victoria Park
  6. Victoria Hall

Other Features

- Secondary Plan Boundary

Urban Hamilton Official Plan
Strathcona
Secondary Plan
Cultural Heritage Resources
Appendix B

Date: Dec. 9, 2020

Not To Scale

**OF SURVEY**

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