



# City of Hamilton – Design Review Panel

## Applicant Project Summary Sheet

<b>Applicant Name:</b>	A-Game Investments
<b>Panel Meeting Date:</b>	November 11 <sup>th</sup> , 2021
<b>Project Address:</b>	537-563 King Street East, Hamilton
<b>Date of Panel Pre-Consult [if applicable]:</b>	N/A

### Project Data

<b>Application Type [e.g. Site Plan, Re-zoning]:</b>	Site Plan Application
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### Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The subject lands are located at the northwest corner of the intersection of Steven Street and King Street East. The subject lands are comprised of five parcels of land, inclusive of 537-563 King Street East. The lands include a mix of commercial and residential uses, as well as vacant land. The building at the easterly corner of the site has been demolished due to significant fire damage. A laneway runs east-west along the northern property limit. Neither the subject lands nor any adjacent lands are designated under the Ontario Heritage Act, however portions of the site and adjacent lands are identified on the City's heritage inventory.

The surrounding area features a diversity of commercial and residential land uses. Commercial, higher density residential, and mixed uses are generally located along King Street East. Lower density residential built forms are located to the north and south of King Street East. The lands to the east are generally commercial in nature, with some mixed-use buildings fronting along King Street East. The lands to the south are residential in nature, including a three-storey residential apartment building and other multi-unit dwellings. To the west, there is a mix of commercial and residential uses, including a ±21-storey apartment building. The lands to the north are generally residential in nature. It should also be noted that the future LRT is planned to be built along King Street East, passing in front of the subject lands. The nearest stop will be roughly ±250 metres to the east, at the intersection of Wentworth Street North and King Street East.

The proposed development consists of a six-storey (19.20 m) residential development, containing a total of 102 dwelling units. A total of 928 m<sup>2</sup> of amenity space will be provided (including common and private spaces), for a total of ±9.10 m<sup>2</sup> of amenity per unit. A common outdoor amenity area is proposed at the rear of the site, accessible via a ground floor amenity room. The majority of units will also feature a private balcony, terrace, or patio.

Vehicular access will be provided via Steven Street, with the primary pedestrian entrance being at the corner of Steven and King. On-site parking will be provided at a rate of ±0.62 spaces per unit, for a total of 64 parking spaces – contained within a two-storey underground parking structure. In addition, 82 bicycle parking spaces are proposed. On-site vehicular and bicycle parking will be further supported by the future LRT line and existing bus transit routes along King Street East.

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

- Terms of Reference – Shadow Impact Study, Pedestrian Level Wind Impact Study and Visual Impact Analysis
- Zoning By-law 05-200
- City of Hamilton Site Plan Guidelines
- City of Hamilton Corridor Planning Principles and Design Guidelines (2012)

**Existing zoning:**

Transit Oriented Corridor, Mixed Use Medium Density (TOC1) Zone

**Zoning/Site Plan Details** [complete relevant sections]

**Permitted height and/or permitted density:**

Max Height = 22 metres

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

6 storeys (19.20 metres)

<b>Permitted Setbacks</b>	<b>Front Yard</b>	3m – 4.5m from a street line
	<b>Side Yard</b>	7.5m if abutting single/semi/towns
	<b>Rear Yard</b>	7.5m

<b>Proposed Setbacks</b>	<b>Front Yard</b>	4.35 m
	<b>Side Yard</b>	1.63 m
	<b>Rear Yard</b>	8.07 m

**Permitted Parking**

\*varies by unit size\*

**Proposed Parking**

64 parking spaces (0.62 spaces per unit)

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

The proposed development has been designed based on the existing policy and zoning regulations for the area. Although the intent is for the development to be largely zoning compliant, it is acknowledged that there may be need for some minor variances related to relatively minor technical matters.

## 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.

A-Game Investments

c/o Benjamin Julius \_\_\_\_\_, 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.

October 14<sup>th</sup>, 2021 \_\_\_\_\_

Date



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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.