# City of Hamilton – Design Review Panel
## Staff Project Summary Sheet

<table>
<thead>
<tr>
<th>Project Data</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project address</strong> – 433 King Street East</td>
</tr>
<tr>
<td><strong>Applicant/Agent</strong> – 2819212 Ontario Inc. c/o Diana and Jon Benitez</td>
</tr>
<tr>
<td><strong>Brief description of the project</strong> – To demolish the existing 2 and a ½ storey building and construct a 6-storey, 20.15m tall, 20 unit multiple dwelling. The development is supported by 10 long term bicycle parking spaces in the basement, 5 short term bicycle parking spaces close to King Street East and 5 Vehicle parking spaces (including 1 barrier free space) beneath a cantilevered portion of the building connecting directly to a rear municipal lane.</td>
</tr>
<tr>
<td><strong>Brief description of existing and planned context</strong> - The subject property has frontage on the North Side of King Street East (along the future LRT Corridor and Major Transit Station Area [MTSA]) and is located to the East of Victoria Avenue North. The context of the immediately adjacent lands are:</td>
</tr>
<tr>
<td>- To the north is a municipal laneway</td>
</tr>
<tr>
<td>- To the east is mixed use buildings (commercial at grade and residential above)</td>
</tr>
<tr>
<td>- To the south is a Place of Worship (St. Patrick Church) and Elementary School</td>
</tr>
<tr>
<td>- To the west are buildings ranging from 1 – 3 stories with residential and commercial uses</td>
</tr>
</tbody>
</table>

### Urban Hamilton Official Plan Designation *(check all that apply):*

- Neighbourhoods
- Open Space
- Institutional
- Utility
- Downtown Mixed Use Area
- Mixed Use – High Density
- **Mixed Use – Medium Density (Primary Corridor)**

### Applicable UHOP and/or Secondary Plan Policies:

- **Schedule “E” – (Primary Corridor)**
- **Schedule “E-1” – (Mixed Use – Medium Density)**
  - E.2.4.2 - E.2.4.4 & E.2.4.6 - E.2.4.8 (Function – Primary Corridors)
  - E.2.4.10 & 2.4.11 (Scale along Urban Corridors)
  - E.4.6.5 (Permitted uses)
  - E.4.6.7 – E.4.6.10 (Scale)
Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

- E.2.4.14 – E.2.4.17 (Design for Urban Corridors)
- E.4.6.16 -E.4.6.19 & E.4.6.21 – E.4.6.27 (Design in Mixed Use Medium Density)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.1.2 – B.3.3.1.6 (Urban Design Goals)
- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.5 (Safety)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.2.8 (Sustainability)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 4.4 (massing and building design)
- 4.6 (design of buildings on infill sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200 Town of Dundas No. 3581-86
City of Hamilton No. 6593 Town of Flamborough No. 90-145-Z
City of Stoney Creek No. 3692-92 Township of Glanbrook No. 464
Town of Ancaster No. 87-57

Applicable Zoning:

- The property is zoned as Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone. A multiple dwelling is permitted in the (TOC1) Zone. A minimum building height of 11.0 metres is required and a maximum building height of 22.0 metres is permitted.

1. **Review of Formal Consultation Document (file number, proposal and applicable studies identified):**

- Formal Consultation (FC-21-136) was discussed at a Development Review Team Meeting on October 13, 2021.

- The Formal Consultation was for a Six storey multiple dwelling containing 20 units, with five parking spaces accessed from an alleyway at the rear.

- In support of the proposal, the following studies / Reports were requested: Survey Plan, Sit Plan and Building Elevations, Urban Design Report, Archeological Assessment, Cultural Heritage Impact Assessment, Landscape Plan, Tree Management Plan / Study, Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Grading Plan, Stormwater Management Brief, Site

2. **Key questions for Panel (refer to Design Review Panel Questions):**
   - Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character (B.2.4.1.4 d))
   - Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a))
   - Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)