



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

**Applicant Name:** 2626364 Ontario Inc. c/o UrbanSolutions Planning & Land Development Consultants Inc.

**Panel Meeting Date:** October 13, 2022

**Project Address:** 2900 King Street East, Hamilton

**Date of Panel Pre-Consult [if applicable]:** May 18, 2018 (FC-18-043)

## Project Data

**Application Type [e.g. Site Plan, Re-zoning]:** Official Plan & Zoning By-law Amendment

**Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:**

The proposed development will be completed in two phases. The first phase consists of 302 units and 356 sq. m of commercial space, while the second phase consists of an additional 262 units (564 total units). To support these proposed uses, 422 total parking spaces will be provided in the form of both at grade and underground stalls, resulting in a parking ratio of 0.75 for residential use.

Across King Street East to the north is a Husky Gas Station at 104 King Street East. Across Centennial Parkway South to the east of the subject site is Battlefield Park. Abutting the subject site to the south is vacant land. Abutting the subject site to the west is the Stoney Creek Municipal Cemetery.

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

Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Urban Hamilton Official Plan, City of Hamilton Zoning By-law No. 05-200.

**Existing zoning:** Community Commercial (C3) in the City of Hamilton Zoning By-law No. 05-200

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

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

Permitted Height: 14.0 metres  
 Permitted Density: 200 Units/ha

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

Proposed Height: 20 storeys (64.0 metres)  
 Proposed Density: 970 Units/ha

<b>Permitted Setbacks</b>	<b>Front Yard</b>	1.5 metres
	<b>Side Yard</b>	1.5 metres
	<b>Rear Yard</b>	6.0 metres

<b>Proposed Setbacks</b>	<b>Front Yard</b>	0.8 metres (Centennial) and 2.8 metres (King)
	<b>Side Yard</b>	0.8 metres (Centennial) and 2.8 metres (King)
	<b>Rear Yard</b>	12.0 metres

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

1.0/unit multiple dwelling GFA > 50 m<sup>2</sup> = 232;  
 0.3/unit multiple dwelling GFA < 50m<sup>2</sup> = 100;  
 0.15/unit Visitors = 85; 0.0/unit Retail < 450m<sup>2</sup> = 0;  
 Total Required = **416 spaces**

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

0.75/unit – **422 spaces** proposed  
 Including 11 accessible spaces (10 required)

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

Amendments are required to accommodate the site-specific characteristics of the proposed development including setbacks, height, planting strip, and amenity area requirements. These are to be addressed through the amending Zoning By-law.

**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.

2626364 Ontario Inc. c/o Kyle  
 Camarro

*(Print Name of Owner)*

, 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 22, 2022

Date

**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.

*Kyle Camarro*

Signature of Owner