



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	King Dundurn Inc.
Panel Meeting Date:	March 14, 2024
Project Address:	4 Breadlbane Street and 676 King Street West, Hamilton
Date of Panel Pre-Consult [if applicable]:	

Project Data

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

The proposed redevelopment is a 7.5-storey multiple dwelling with an approximate building height of 26.3 metres with a total of 72 units. The proposed multiple dwelling is supported by 26 parking spaces, of which 23 are located within one level of underground parking and three (3) are located at grade, accessed from the laneway. The underground parking structure will be accessible from Breadalbane Street.

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

- Urban Hamilton Official Plan, Volume 1, Section B.3.3 – Urban Design Policies
- The City of Hamilton Site Plan Guidelines
- Urban Design and Built Form Policies from the residential intensifications policies (UHOP, Vol. 1, Section 2.4)
- City-Wide Corridor Planning Principles and Design Guidelines
- Strathcona Secondary Plan Urban Design Guidelines

Existing zoning: Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone – Zoning By-law No. 05-200

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

22 metres

Permitted Setbacks	Front Yard (Street Line)	Min. 3.0m Max. 4.5m
	Side Yard	Min. 0.0m
	Rear Yard (Street Line)	Min. 3.0m Max. 4.5m

Proposed height and/or proposed density:

26.3 metres

Proposed Setbacks	Front Yard (Street Line – King St W)	Min. 4.65m Max. 9.2m
	Street Line – Breadalbane St	Min. 1.65m Max. 1.8m
	Side Yard	3.1m
	Rear Yard	N/A

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

Applicable as of February 15, 2024:
 Dwelling Units less than 50.0 square metres in gross floor area: Minimum – 0.3/unit, Maximum. 1.25 per unit.

 Dwelling Units greater than 50.0 square metres in gross floor area
 1-14 units: Min. 0.7/unit, Max. 1.25/unit
 15-50 units: Min. 0.85/unit, Max. 1.25/unit
 51+: Min. 1/unit, Max. 1.25/unit

 = 52 units < 50m² X 0.3 = 15.6 spaces
 = 20 units > 50m²
 = 14 X 0.7 = 9.8 spaces
 = 6 units X 0.85 = 5.1
TOTAL: 30 spaces

Note under City wide proposed Parking, the following may be applicable:
 Multiple Dwelling:
 Min. No parking for residents except 2 visitor + 0.05 visitor/unit
 Max. 1 space/unit inclusive of resident and visitor

 Min. 72 units = 2 + 72(0.05) = 4 spaces
 Max 72: units = 1 X 72 = 72 spaces

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

26 spaces

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

Min. and Max. Street Line setbacks are not met due to the irregular shape of the property and ensuring adequate setbacks are provided from the King St W street line to ensure no obstruction of the Christ the King Cathedral. The setback of the building from the street line will facilitate landscape area to contribute to the urban canopy.

Parking – Limited space within underground. Should updated city-wide zoning come into effect, the proposal will conform to parking.

Height – the Secondary Plan permits up to 10-storeys. The permitted maximum height of 22m is generally characteristic of a 6-storey building. The additional height will facilitate 7.5-storeys.

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.

King Dundurn Inc.

(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.

Feb 16, 2024

Date



Signature of Owner

Michael Murrell-Wright

Name (Printed)

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.