Surrounding Context
The Site

- Frontage: 15.7 metres
- Depth: 43.4 metres
- Area: 1,022 sq. m.
- Existing one storey commercial building (former Scotia Bank)
- Surface parking
Views of Surroundings

SUBJECT SITE: VIEW LOOKING NORTH
Views of Surroundings
Views of Surroundings
Views of Surroundings
Views of Surroundings
Views of Surroundings
Evolution of Proposal

- Original Submission – March 2018
- 2nd Submission – November 2018
- 3rd Submission – March 2019
- 4th Submission – July 2019

Revised proposal were the result of comments from the public, DRP & City Staff
Proposal: Midrise Building

KEY STATISTICS

<table>
<thead>
<tr>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Residential</td>
</tr>
<tr>
<td>• Non-Residential</td>
</tr>
<tr>
<td>• TOTAL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FSI</th>
<th>4.93</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>27.4 m plus mech.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 1 Bedroom</td>
</tr>
<tr>
<td>• 2 Bedroom</td>
</tr>
<tr>
<td>• 3 Bedroom</td>
</tr>
<tr>
<td>• Townhouse</td>
</tr>
<tr>
<td>• TOTAL</td>
</tr>
</tbody>
</table>
**Proposal:**
Midrise Building

<table>
<thead>
<tr>
<th>KEY STATISTICS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicular Parking</td>
<td>32 (0.58/unit)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>61 spaces (55 long term)</td>
</tr>
<tr>
<td>Amenity Space</td>
<td></td>
</tr>
<tr>
<td>• Indoor</td>
<td>• 60.6 sq. m.</td>
</tr>
<tr>
<td>• Outdoor</td>
<td>• 746.8 sq. m.</td>
</tr>
<tr>
<td>• TOTAL</td>
<td>• 807.4 sq. m.</td>
</tr>
</tbody>
</table>
Angular Planes
Angular
Planes
Angular Planes
Angular Planes
1. **Additional Traffic to Neighbourhood**

Response: TIS by Paradigm analyzed the traffic impacts and concludes:

- The proposal is projected to generate 28 new vehicle trips during AM peak & 40 during PM peak
- Result is a minor increases to study area intersection volumes
- Existing transportation infrastructure is more than adequate to accommodate traffic from proposal
- City Staff are satisfied with this analysis
Issues Raised

2. Parking

Response: Parking Study prepared by Paradigm, which concludes:

- Given planned transit improvements and policy objectives, future parking demand will be lower than current vehicle ownership rates
- Parking utilization survey concluded support for a lower parking rate than what is proposed
- The proposed parking ration of 0.58 per unit is suitable for the proposed development
- City Staff are satisfied with this analysis
3. Height & Built Form

Response:

- Proposed height & built form is appropriate and desirable and will fit harmoniously within existing and planned built form context.
- Height is consistent with the 6-storey Port Authority building, 6-storey Guise St. Co-op and 17-storey apartments on MacNab.
- 5-storey height in Setting Sail does not include a metric height (Commercial = taller floor plate).
Issues Raised

3. Height & Built Form (Cont’d)

Response:

• Massing has been sculpted to limit built form impacts
• 6-storey base provided in accordance with guidelines (80% of ROW width)
• Angular plane to low rise residential to the east
• City Staff are satisfied with proposed built form and height
Reasons
For Approval

THE PROPOSAL:

- Is consistent with the PPS and conforms to the Growth Plan
- Complies with the Hamilton-Wentworth OP, the Hamilton OP and the general intent of the Setting Sail Secondary Plan
- Is compatible with existing land uses in the immediate area
- Enhances the streetscape character
- Achieves numerous intensification goals
- Is transit supportive
- Will add housing inventory and choice to the neighbourhood
- Is contextually appropriate and represents a high-quality architectural addition to the neighbourhood
- Is appropriately scaled to the surrounding context
- Represents good planning
Questions?