WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

October 6, 2020

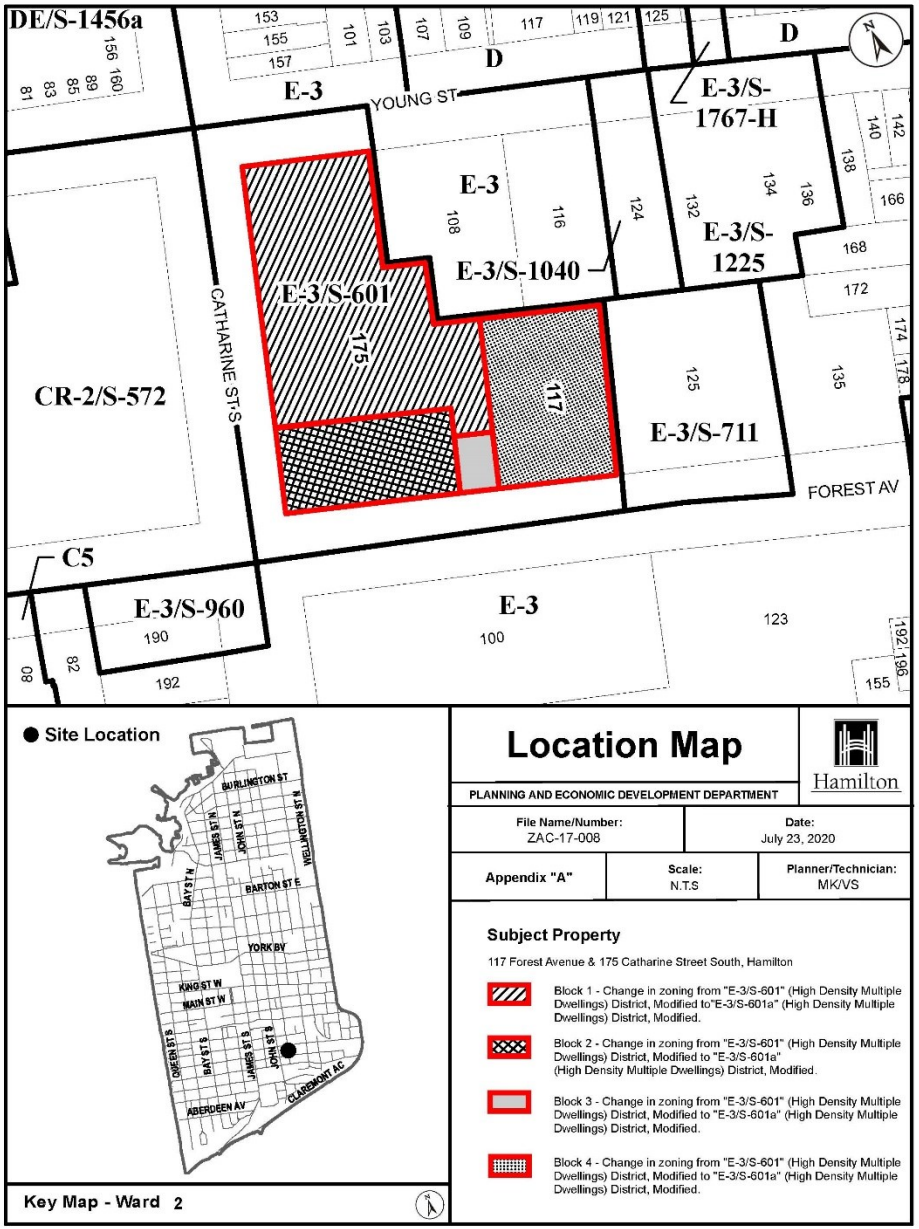
Presented by: Shannon McKie

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PED20153 – (ZAC-17-028)

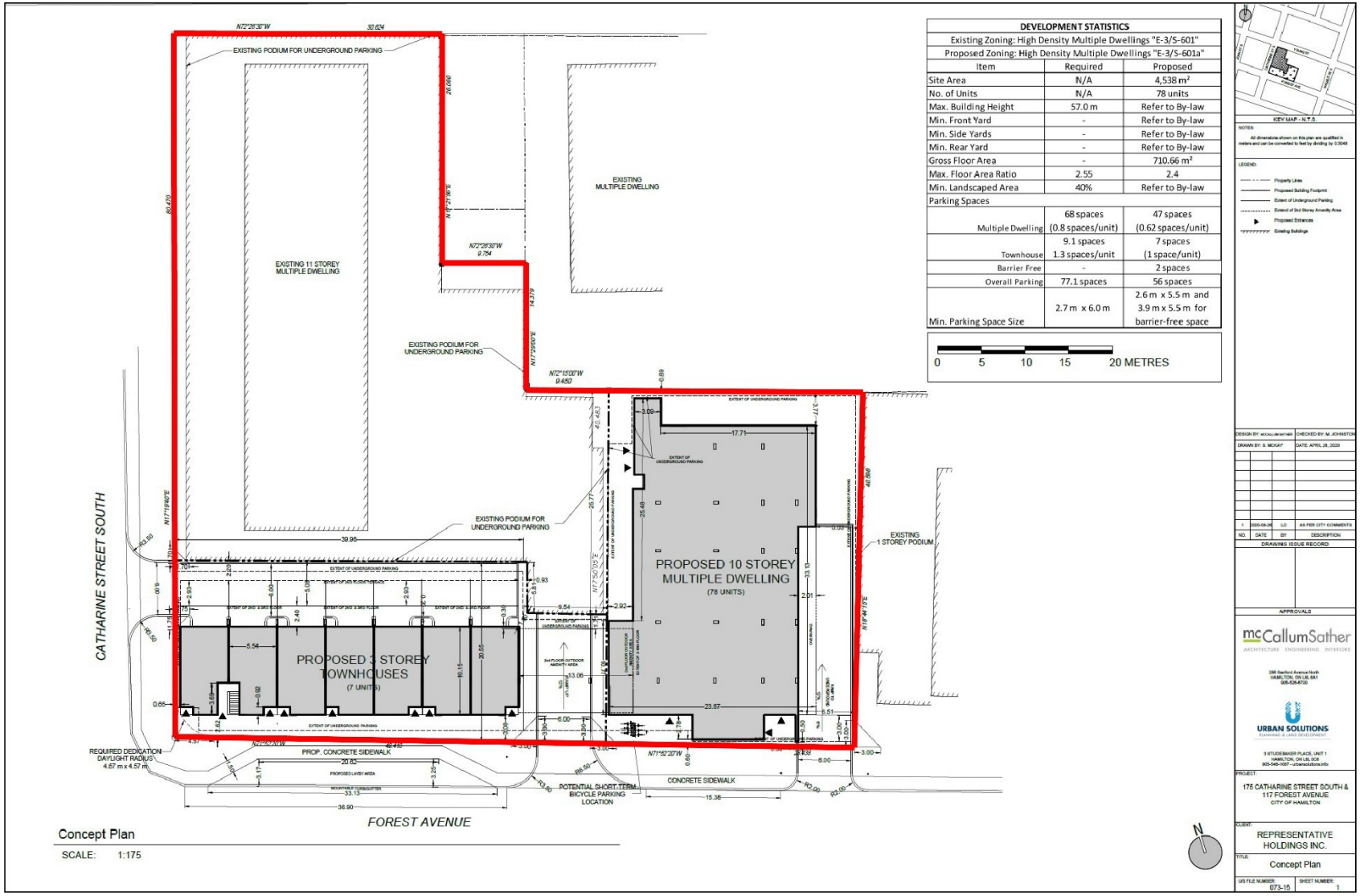
Application for a Zoning By-law Amendment for lands located at 117 Forest Avenue and 175 Catharine Street South, Hamilton.

Presented by: Shannon McKie


DE/S-1456a
E-3
D
YOUNG ST
E-3/S-1767-H
E-3
E-3/S-1040
E-3/S-1225
E-3/S-601
175
117
CATHARINE ST S
CR-2/S-572
E-3/S-711
FOREST AV
C5
E-3/S-960
E-3
Site Location
BURLINGTON ST
JAMES ST N
JOHN ST N
WELLINGTON ST N
BAY ST N
BARTON ST E
YORK BV
KING ST W
MAIN ST W
QUEEN ST S
BAY ST S
JAMES ST S
JOHN ST S
CLAREMONT AC
ABERDEEN AV
Key Map - Ward 2
Location Map
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Hamilton
File Name/Number: ZAC-17-008
Date: July 23, 2020
Appendix "A"
Scale: N.T.S
Planner/Technician: MK/VS
Subject Property
117 Forest Avenue & 175 Catharine Street South, Hamilton
Block 1 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to"E-3/S-601a" (High Density Multiple Dwellings) District, Modified.
Block 2 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.
Block 3 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.
Block 4 - Change in zoning from "E-3/S-601" (High Density Multiple Dwellings) District, Modified to "E-3/S-601a" (High Density Multiple Dwellings) District, Modified.

SUBJECT PROPERTY

117 Forest Avenue & 175 Catharine Street South, Hamilton


DEVELOPMENT STATISTICS
Existing Zoning: High Density Multiple Dwellings "E-3/S-601"
Proposed Zoning: High Density Multiple Dwellings "E-3/S-601a"
Item | Required | Proposed
Site Area | N/A | 4,538 m²
No. of Units | N/A | 78 units
Max. Building Height | 57.0 m | Refer to By-law
Min. Front Yard | - | Refer to By-law
Min. Side Yards | - | Refer to By-law
Min. Rear Yard | - | Refer to By-law
Gross Floor Area | - | 710.66 m²
Max. Floor Area Ratio | 2.55 | 2.4
Min. Landscaped Area | 40% | Refer to By-law
Parking Spaces
Multiple Dwelling | 68 spaces (0.8 spaces/unit) | 47 spaces (0.62 spaces/unit)
Townhouse | 9.1 spaces 1.3 spaces/unit | 7 spaces (1 space/unit)
Barrier Free | - | 2 spaces
Overall Parking | 77.1 spaces | 56 spaces
Min. Parking Space Size | 2.7 m x 6.0 m | 2.6 m x 5.5 m and 3.9 m x 5.5 m for barrier-free space
0 5 10 15 20 METRES
EXISTING PODIUM FOR UNDERGROUND PARKING
EXISTING MULTIPLE DWELLING
EXISTING 11 STOREY MULTIPLE DWELLING
EXISTING PODIUM FOR UNDERGROUND PARKING
EXISTING PODIUM FOR UNDERGROUND PARKING
EXISTING 1 STOREY PODIUM
PROPOSED 10 STOREY MULTIPLE DWELLING
(78 UNITS)
PROPOSED 3 STOREY TOWNHOUSES
(7 UNITS)
CATHARINE STREET SOUTH
FOREST AVENUE
PROP. CONCRETE SIDEWALK
CONCRETE SIDEWALK
REQUIRED DEDICATION DAYLIGHT RADIUS 4.57 m x 4.57 m
POTENTIAL SHORT-TERM BICYCLE PARKING LOCATION
Concept Plan
SCALE: 1:175
KEY MAP - N.T.S.
mcCallumSather
URBAN SOLUTIONS
175 CATHARINE STREET SOUTH & 117 FOREST AVENUE
CITY OF HAMILTON
REPRESENTATIVE HOLDINGS INC.
Concept Plan

DEVELOPMENT STATISTICS		
Existing Zoning: High Density Multiple Dwellings "E-3/S-601"		
Proposed Zoning: High Density Multiple Dwellings "E-3/S-601a"		
Item	Required	Proposed
Site Area	N/A	4,538 m²
No. of Units	N/A	78 units
Max. Building Height	57.0 m	Refer to By-law
Min. Front Yard	-	Refer to By-law
Min. Side Yards	-	Refer to By-law
Min. Rear Yard	-	Refer to By-law
Gross Floor Area	-	710.66 m²
Max. Floor Area Ratio	2.55	2.4
Min. Landscaped Area	40%	Refer to By-law
Parking Spaces		
Multiple Dwelling	68 spaces (0.8 spaces/unit)	47 spaces (0.62 spaces/unit)
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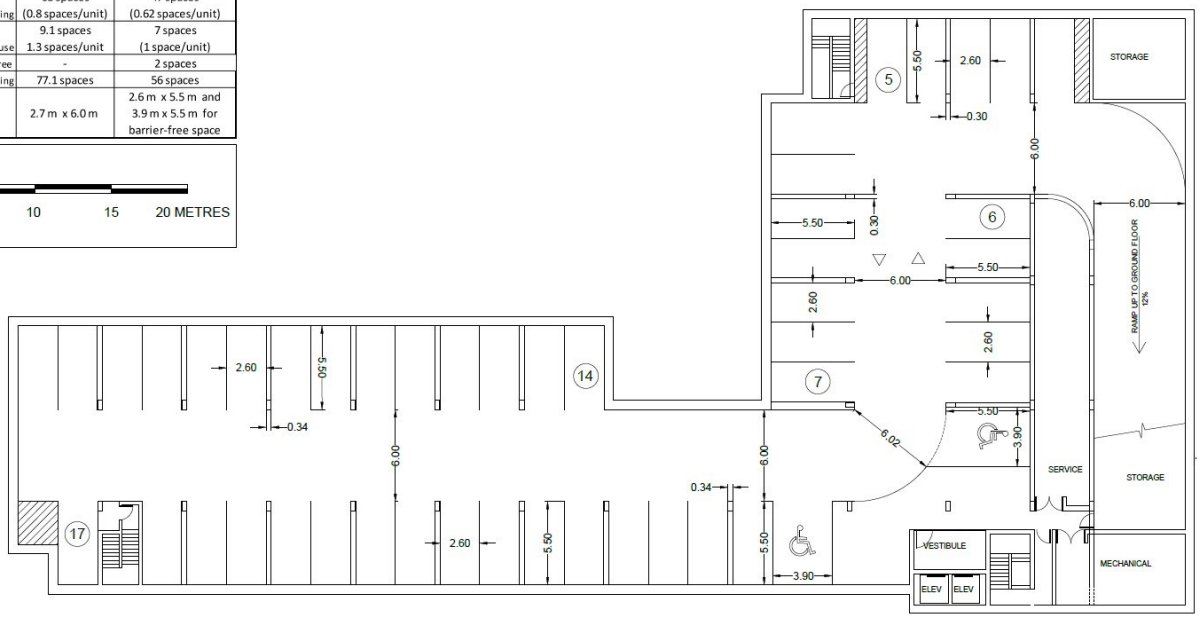
0 5 10 15 20 METRES



Underground Parking Plan

SCALE: 1:125

KEY MAP - N.T.S.

NOTES:
All dimensions shown on this plan are qualified in meters and can be converted to feet by dividing by 0.3048

LEGEND:
Property Lines
Proposed Building Footprint
Extent of Underground Parking
Extend of 3rd Storey Amenity Area
Proposed Entrances
Existing Buildings

DESIGN BY: MCCALLUM SATHER | CHECKED BY: M. JOHNSTON
DRAWN BY: S. MCKAY | DATE: APRIL 28, 2020

NO.	DATE	BY	DESCRIPTION
1	2020-08-24	LD	AS PER CITY COMMENTS

DRAWING ISSUE RECORD

APPROVALS

mcCallumSather
ARCHITECTURE ENGINEERING INTERIORS
286 Barton Avenue North
HAMILTON, ON L8L 6A1
905-526-6700

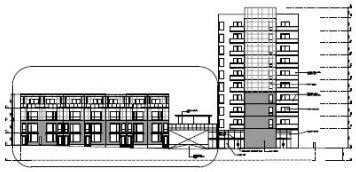
URBAN SOLUTIONS
PLANNING & URBAN DEVELOPMENT
3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
175 CATHARINE STREET SOUTH & 117 FOREST AVENUE
CITY OF HAMILTON

CLIENT:
REPRESENTATIVE HOLDINGS INC.

TITLE:
Concept Plan

UrS FILE NUMBER:	SHEET NUMBER:
073-15	1



FOREST ST. SOUTH ELEVATION- KEY PLAN

UrbanSolutions

EFFORT TRUST

NO.	BY	DESCRIPTION	DATE
3		ISSUED FOR CITY REVIEW	20-10-16
2		ISSUED FOR CITY REVIEW	19-09-17
1		ISSUED FOR PRELIM. DPA	19-12-05

REVISIONS

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE.

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Westinghouse HQ, 2nd Floor
386 Sanford Ave. N.
Hamilton, ON L8L 6A1
905.526.6700

SEAL

CONSULTANTS

PROJECT

CATHARINE ST. & FOREST AVE,

117 Forest Avenue,
Hamilton, Ontario L8N 1X4

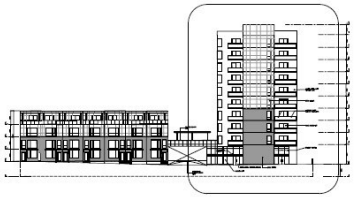
DRAWING TITLE

PARTIAL FOREST ST. ELEVATION (SOUTH)

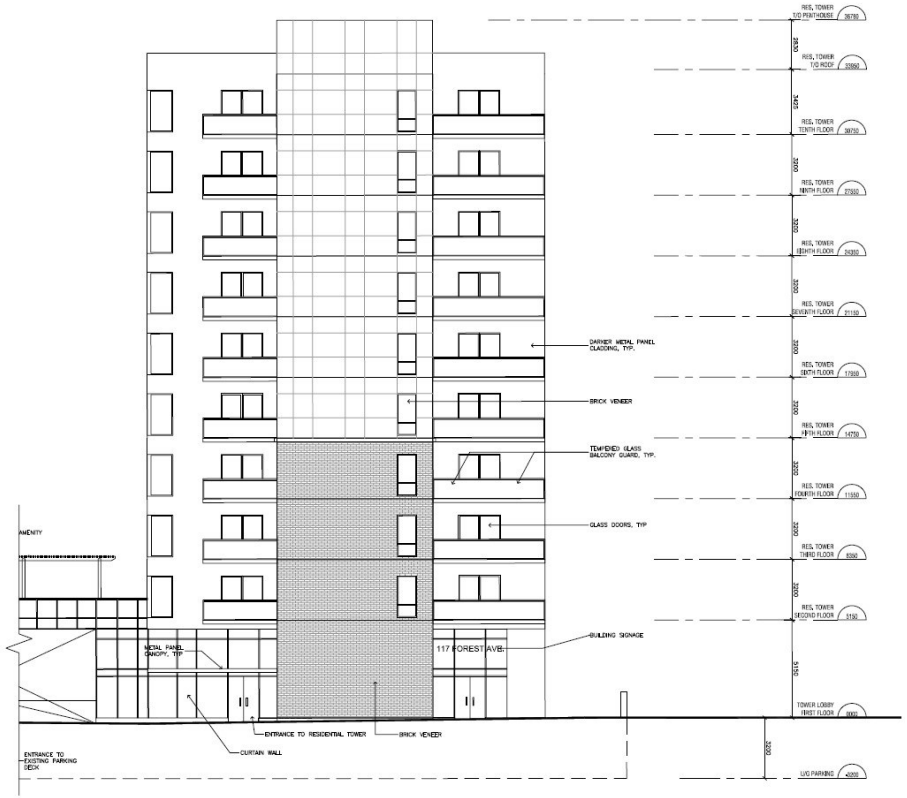
DRAWN BY:	NR	DATE:	16.10.20
CHECKED BY:	DH	SCALE:	1:100

PROJECT NO. 16107

DRAWING NO. A401



FOREST ST, SOUTH ELEVATION- KEY PLAN



UrbanSolutions

EFFORT TRUST

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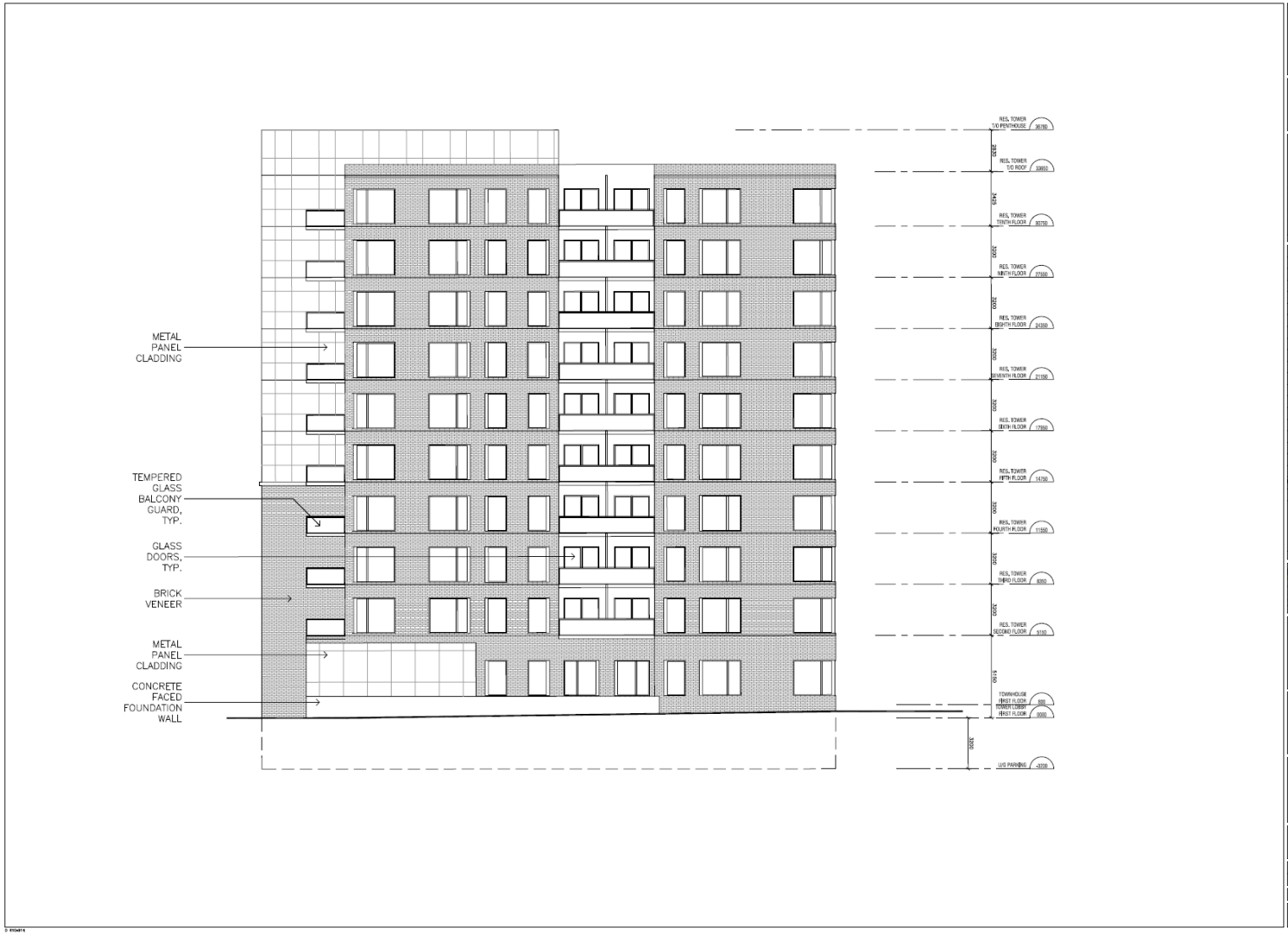
CATHARINE ST, & FOREST AVE,

117 Forest Avenue, Hamilton, Ontario L8N 1X4

PARTIAL FOREST ST, ELEVATION (SOUTH)

DRAWN BY:	NR
CHECKED BY:	DH
DATE:	16.10.20
SCALE:	1:100
PROJECT NO.	16107
DRAWING NO.	A402


METAL PANEL CLADDING
TEMPERED GLASS BALCONY GUARD, TYP.
GLASS DOORS, TYP.
BRICK VENEER
METAL PANEL CLADDING
CONCRETE FACED FOUNDATION WALL
RES. TOWER T/D PENTHOUSE
RES. TOWER T/D ROOF
RES. TOWER TENTH FLOOR
RES. TOWER NINTH FLOOR
RES. TOWER EIGHTH FLOOR
RES. TOWER SEVENTH FLOOR
RES. TOWER SIXTH FLOOR
RES. TOWER FIFTH FLOOR
RES. TOWER FOURTH FLOOR
RES. TOWER THIRD FLOOR
RES. TOWER SECOND FLOOR
TOWNHOUSE FIRST FLOOR
TOWER LOBBY FIRST FLOOR
U/G PARKING
UrbanSolutions
EFFORT TRUST
PROJECT LOCO
TRUE NORTH
CONSTRUCTION NORTH
SITE PLAN
DO NOT SCALE THE DRAWINGS.
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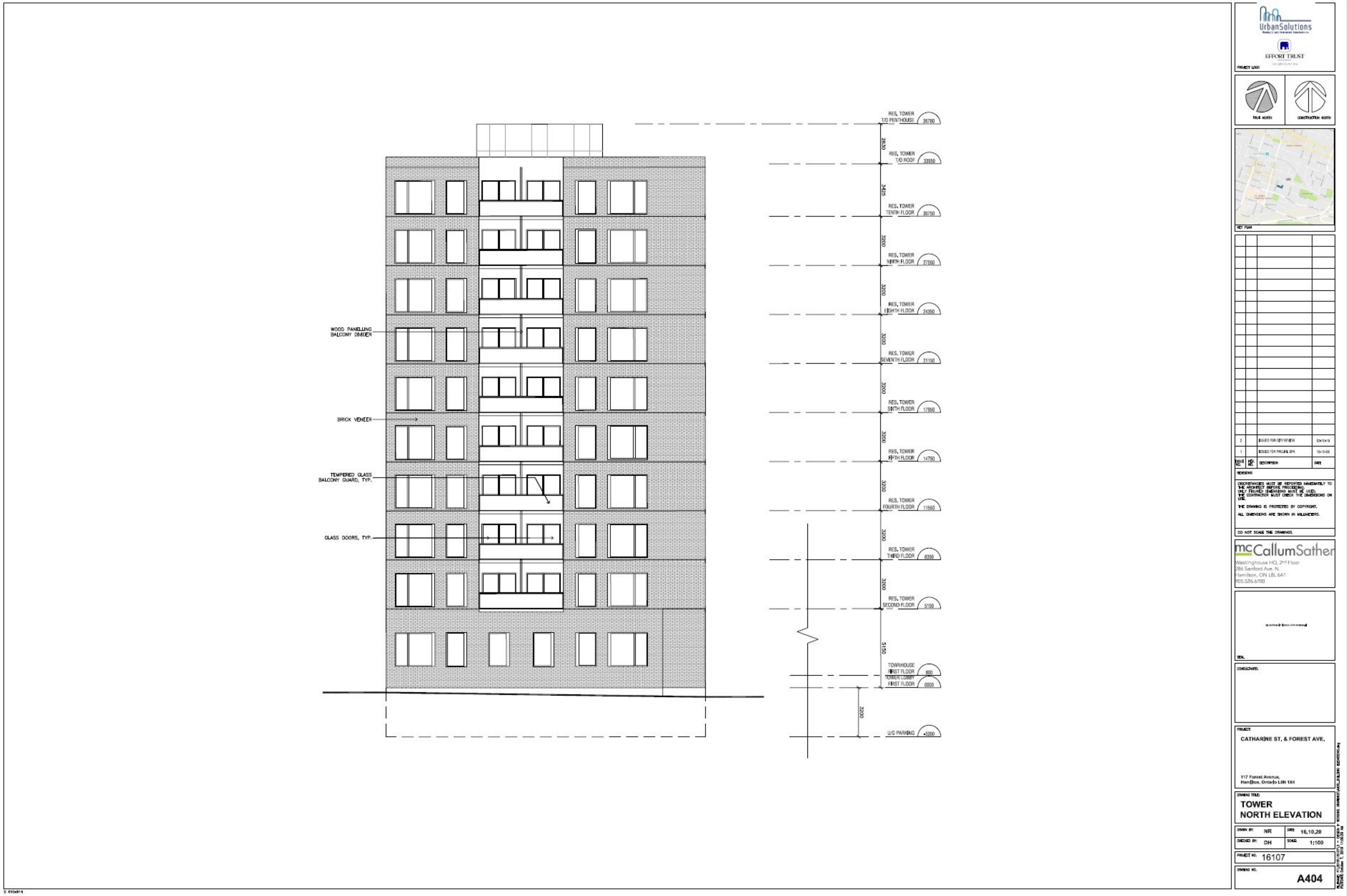
905.526.6700
SEAL
CONSULTANTS
PROJECT
CATHARINE ST. & FOREST AVE.
117 Forest Avenue,
Hamilton, Ontario L8N 1X4
DRAWING TITLE
TOWER
EAST ELEVATION
DRAWN BY: NR
DATE: 16.10.20
CHECKED BY: DH
SCALE: 1:100
PROJECT NO. 16107
DRAWING NO. A403


UrbanSolutions
EFFORT TRUST
WOOD PANELLING BALCONY DIVIDER
BRICK VENEER
TEMPERED GLASS BALCONY GUARD, TYP.
GLASS DOORS, TYP.
RES. TOWER T/O PENTHOUSE 36760
2830
RES. TOWER T/O ROOF 33950
3425
RES. TOWER TENTH FLOOR 30750
3200
RES. TOWER NINTH FLOOR 27550
3200
RES. TOWER EIGHTH FLOOR 24350
3200
RES. TOWER SEVENTH FLOOR 21150
3200
RES. TOWER SIXTH FLOOR 17950
3200
RES. TOWER FIFTH FLOOR 14750
3200
RES. TOWER FOURTH FLOOR 11550
3200
RES. TOWER THIRD FLOOR 8350
3200
RES. TOWER SECOND FLOOR 5150
5150
TOWNHOUSE FIRST FLOOR 800
TOWER LOBBY FIRST FLOOR 0000
3200
U/G PARKING -3200
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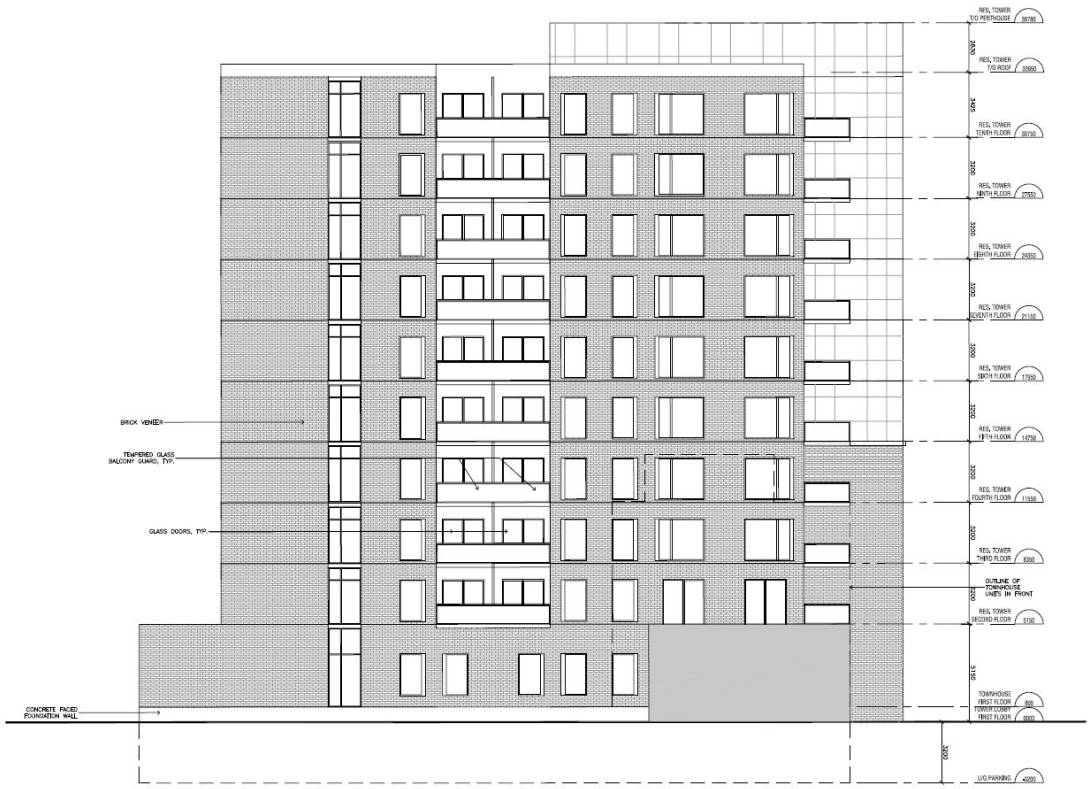
905.526.6700
PROJECT:
CATHARINE ST, & FOREST AVE,
117 Forest Avenue,
Hamilton, Ontario L8N 1X4
DRAWING TITLE:
TOWER
NORTH ELEVATION
DRAWN BY: NR
DATE: 16,10,20
CHECKED BY: DH
SCALE: 1:100
PROJECT NO. 16107
DRAWING NO. A404



UrbanSolutions
EFFORT TRUST
PROJECT LEAD

TRUE NORTH | CONSTRUCTION NORTH

KEY PLAN

NO.	BY	DESCRIPTION	DATE
3		ISSUED FOR CITY REVIEW	09.10.20
1		ISSUED FOR PRELIM. SPA	09.10.20

REVISIONS

UNDERTAKINGS MUST BE REVISED IMMEDIATELY TO BE HIGHEST BEFORE PROCEEDING. SHALL FIGURED DIMENSIONS MUST BE USED. CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE.

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SEAL

CONSULTANTS

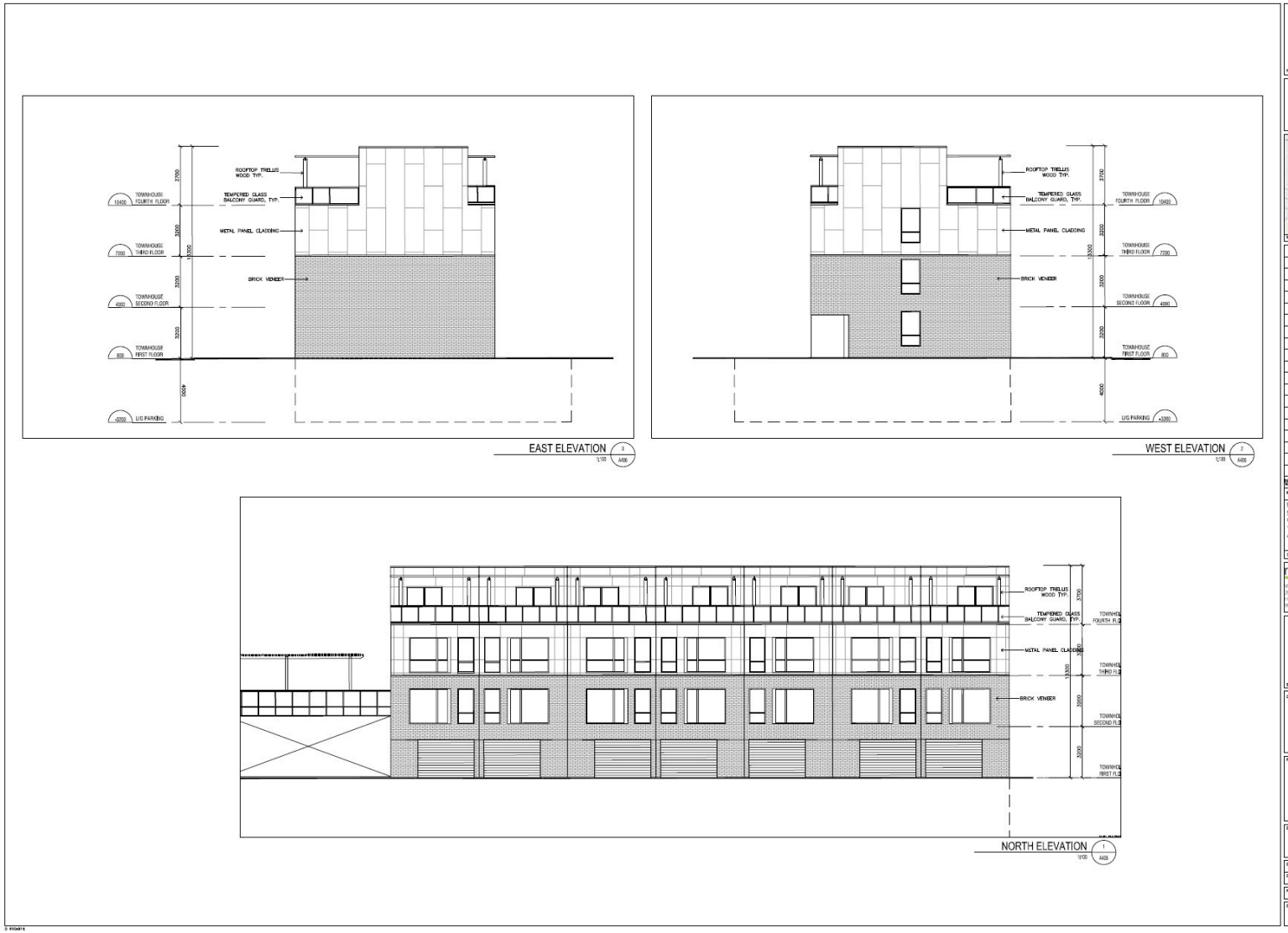
PROJECT
CATHARINE ST. & FOREST AVE.
117 Forest Avenue,
Hamilton, Ontario L8N 1X4

DRAWING TITLE
TOWER WEST ELEVATION

DRAWN BY:	NR	DATE:	16.10.20
CHECKED BY:	DH	SCALE:	1:100

PROJECT NO. 16107

DRAWING NO. **A405**


ROOFTOP TRELLIS WOOD TYP.
TEMPERED GLASS BALCONY GUARD, TYP.
METAL PANEL CLADDING
BRICK VENEER
TOWNHOUSE FOURTH FLOOR
TOWNHOUSE THIRD FLOOR
TOWNHOUSE SECOND FLOOR
TOWNHOUSE FIRST FLOOR
U/G PARKING
EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
UrbanSolutions
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mcCallumSather
CATHARINE ST, & FOREST AVE,
117 Forest Avenue, Hamilton, Ontario L8N 1X4
TOWNHOUSE ELEVATIONS
NR
16.10.20
DH
1:100
16107
A403

View of Subject Lands from Catharine Street South

PED20153
Photo 2

175 Catharine Street South

PED20153
Photo 3

Looking North on Catharine Street South

PED20153
Photo 4

Looking South on Catharine Street South

View of the Subject Lands from Forest Avenue

View of the Subject Lands from Forest Avenue

Looking West on Forest Avenue

PED20153
Photo 8

Looking East on Forest Avenue

Existing Driveway Access to 175 Catharine Street South Parking Area

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE