



WELCOME TO THE CITY OF HAMILTON

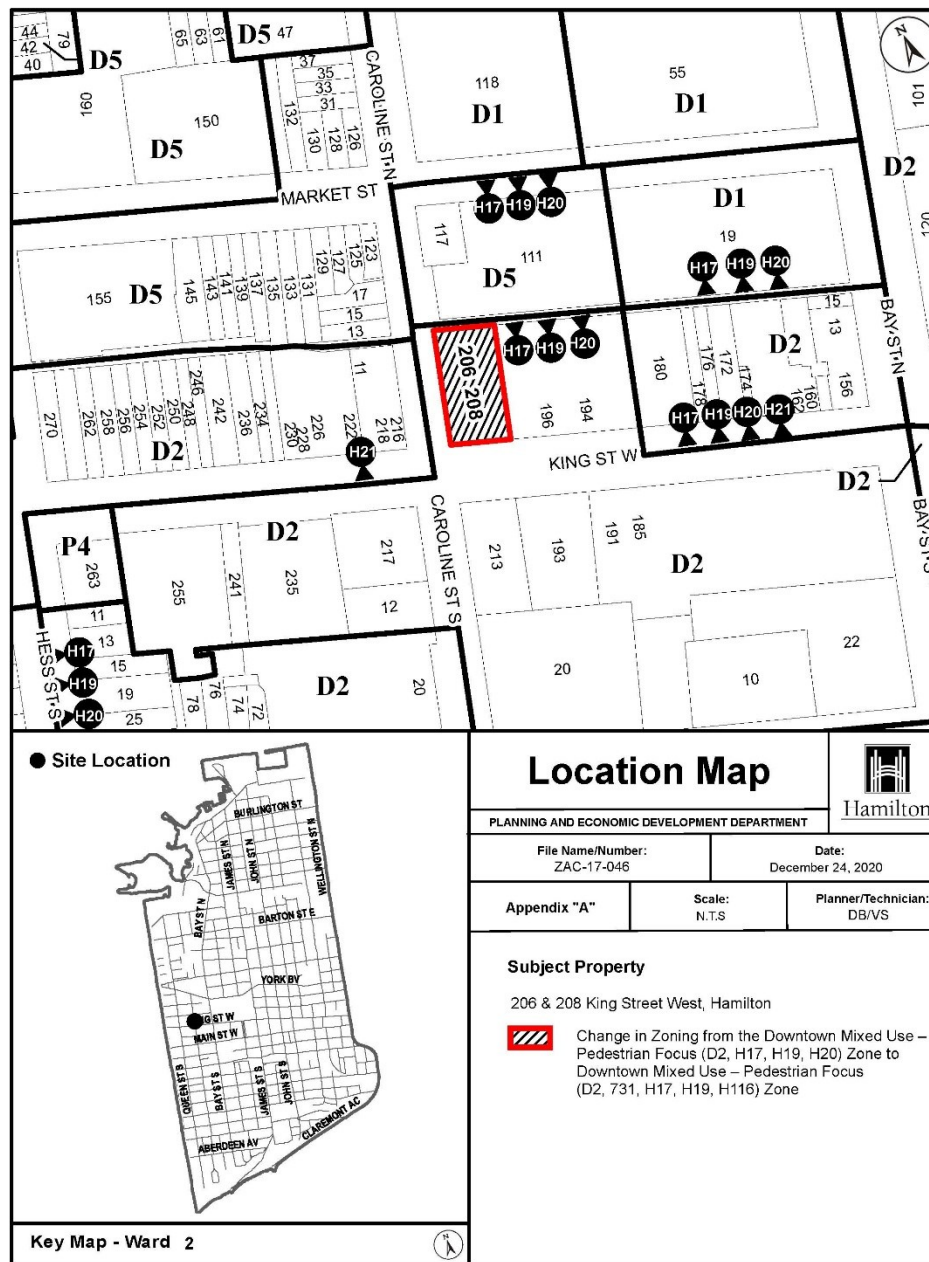
PLANNING COMMITTEE

February 16, 2021

PED21038– (ZAC-17-046)

Application for Zoning By-law Amendment for Lands Located at
206 and 208 King Street West, Hamilton

Presented by: Daniel Barnett





SUBJECT PROPERTY



206 – 208 King Street West, Hamilton

KNYMH ARCHITECTURE + SOLUTIONS

Owner: KING STUART DEVELOPMENTS INC. Date: Jan 02, 2020
 Project Name: 206 KING
 Project Location: 206-208 KING ST W, HAMILTON, ON
 Project No.: 15137

Floor	Studio	1B	1B-D	2B	3B	Total
1st	0	0	0	0	0	0
2nd	4	1	0	0	0	5
3rd	4	6	1	1	0	12
4th	4	6	1	1	0	12
5th	6	3	1	0	0	10
6TH	7	3	2	0	0	12
7TH	0	4	4	3	0	11
8TH	0	4	4	3	0	11
9th	0	2	4	3	1	10
10th	0	2	4	3	1	10
11th	0	2	4	3	1	10
12th	0	2	4	3	1	10
13th	0	2	4	3	1	10
Total	25	37	33	23	5	123

Floor	SALEABLE AREA	COMMON AREA/PARK & SERVICES	Total	Eff %	
1st	143.85	115.17	484.57	19.39%	
2nd	255.67	107.7	440.58	31.82%	
3rd	651.13	102.68	0	753.81	86.38%
4th	651.13	102.68	0	753.81	86.38%
5th	465.63	109.62	73.09	648.34	71.82%
6TH	583.21	109.61	0	692.82	84.18%
7TH	593.74	99.08	0	692.82	85.70%
8TH	593.74	99.08	0	692.82	85.70%
9th	596.03	96.79	0	692.82	86.03%
10th	596.03	96.79	0	692.82	86.03%
11th	596.03	96.79	0	692.82	86.03%
12th	596.03	96.79	0	692.82	86.03%
13th	596.03	96.79	0	692.82	86.03%
Total	6724.4	1214.4	513.67	8902.47	79.68%

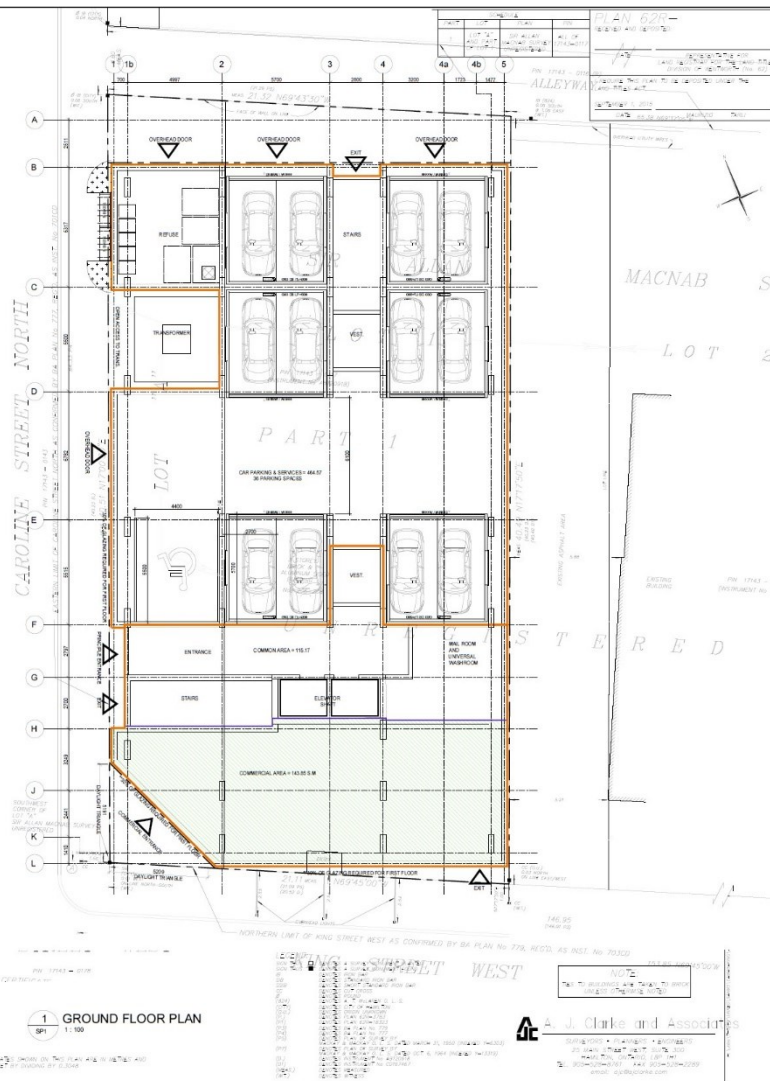
Floor	MECHANICAL	COMMON AREA	AMENITY	Total	ROOF	Total
14th	195.51	92.28	147.04	434.83	100.56	970.22

Units per Zoning By-law section 5.6 Parking Schedules	Units <50 s.m.	Units >50 s.m.	3B Units	
2ND	4	1	0	5
3RD	10	2	0	12
4TH	10	2	0	12
5TH	10	0	0	10
6TH	11	1	0	12
7th	2	9	0	11
8th	2	9	0	11
9th	4	5	1	10
10th	4	5	1	10
11th	4	5	1	10
12th	4	5	1	10
13th	4	5	1	10
Totals	69	49	5	123

Parking Required	Dwelling Type	Parking Req'd	# of Units	Provided
TOTAL	<50 s.m. to 12 Units	0	12	0
	<50 s.m. Over 13 Units	0.3	57	17.1
	>50 s.m. to 12 Units	0	12	0
	>50 s.m. Over 13 to 50 Units	0.5	37	18.5
	>50 s.m. Over 51 Units	0.7	0	0
TOTAL		49		
3B to 12 Units	3B to 12 Units	0	5	0
	Units 13+	0.3	0	0
	TOTAL		5	
GRAND TOTAL		123		35.6

FOR ZONING BY-LAW AMENDMENT PURPOSES ONLY. LAYOUTS SUBJECT TO CHANGE.

PLAN OF SURVEY OF
 LOT 4A & PART OF LOT 1
 206-208 KING STREET WEST
 AS SHOWN BY ORIGINAL SURVEY UNIMPLEMENTED
 AS SHOWN BY ORIGINAL SURVEY 1847 & 1850 (STREET)
 CITY OF HAMILTON
 2014-11-05



ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS AND DECIMALS THEREOF. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE ZONING BY-LAW AND THE CITY OF HAMILTON. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE ZONING BY-LAW AND THE CITY OF HAMILTON. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE ZONING BY-LAW AND THE CITY OF HAMILTON.

NET TOTAL LOCATION
 No. TOTAL NUMBER
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	NO.	DATE	BY
PROJECT SET	1	2019/12/10	JK
PERMIT SET	1	2020/01/02	JK
CONSTRUCTION SET	1	2020/01/02	JK
FINAL SET	1	2020/01/02	JK
AS BUILT SET	1	2020/01/02	JK
REVISIONS TO DRAWING <th>NO.</th> <th>DATE</th> <th>BY</th>	NO.	DATE	BY
REVISIONS TO DRAWING	1	2020/01/02	JK
REVISIONS TO DRAWING	2	2020/01/02	JK
REVISIONS TO DRAWING	3	2020/01/02	JK
REVISIONS TO DRAWING	4	2020/01/02	JK
REVISIONS TO DRAWING	5	2020/01/02	JK
REVISIONS TO DRAWING	6	2020/01/02	JK
REVISIONS TO DRAWING	7	2020/01/02	JK
REVISIONS TO DRAWING	8	2020/01/02	JK
REVISIONS TO DRAWING	9	2020/01/02	JK
REVISIONS TO DRAWING	10	2020/01/02	JK
REVISIONS TO DRAWING	11	2020/01/02	JK
REVISIONS TO DRAWING	12	2020/01/02	JK
REVISIONS TO DRAWING	13	2020/01/02	JK
REVISIONS TO DRAWING	14	2020/01/02	JK
REVISIONS TO DRAWING	15	2020/01/02	JK
REVISIONS TO DRAWING	16	2020/01/02	JK
REVISIONS TO DRAWING	17	2020/01/02	JK
REVISIONS TO DRAWING	18	2020/01/02	JK
REVISIONS TO DRAWING	19	2020/01/02	JK
REVISIONS TO DRAWING	20	2020/01/02	JK

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH ARCHITECTURE + SOLUTIONS

206 KING STREET
 206 KING STREET
 HAMILTON, ONTARIO

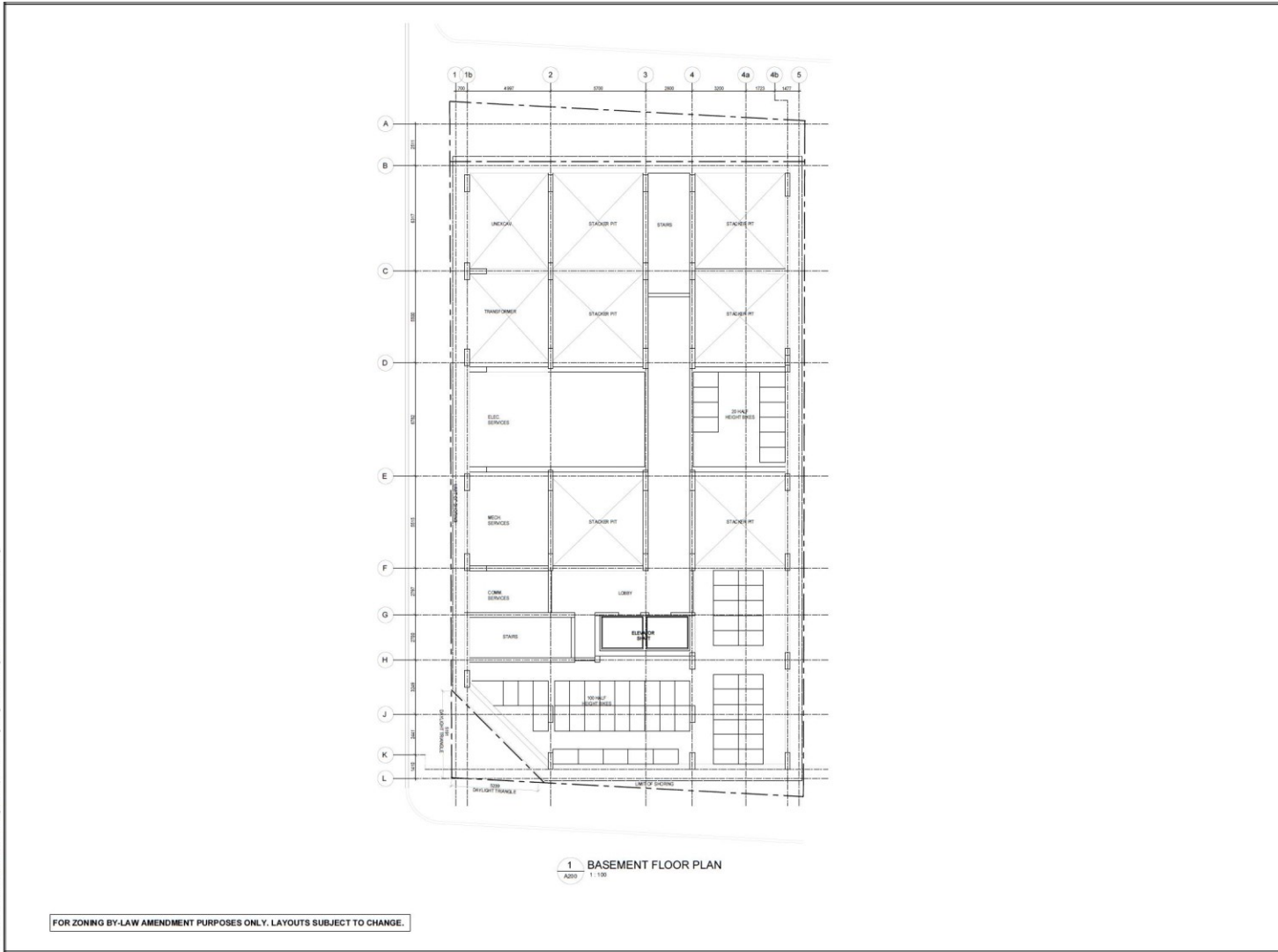
DRAWING SHEET:
 SITE PLAN

DRAWING SCALE: PROJECT NUMBER: 15137

DRAWING CHECKED BY: DRAWING SHEET NUMBER: SP1

DRAWING DESIGN: DRAWING SHEET NUMBER: SP1

PROJECT DATE: JANUARY 2, 2020



1 BASEMENT FLOOR PLAN
A200 1:100

FOR ZONING BY-LAW AMENDMENT PURPOSES ONLY. LAYOUTS SUBJECT TO CHANGE.

CONFIRMED: I HAVE REVIEWED ALL DIMENSIONS AND ALL DIMENSIONS ARE IN CONFORMANCE WITH THE PROJECT'S REQUIREMENTS. I HAVE REVIEWED ALL DIMENSIONS AND ALL DIMENSIONS ARE IN CONFORMANCE WITH THE PROJECT'S REQUIREMENTS. I HAVE REVIEWED ALL DIMENSIONS AND ALL DIMENSIONS ARE IN CONFORMANCE WITH THE PROJECT'S REQUIREMENTS.

ALL DIMENSIONS ARE SUBJECT TO CHANGE AS TO COMMENTS FROM ARCHITECT AND ENGINEER'S REVISED DRAWINGS. ALL DIMENSIONS ARE SUBJECT TO CHANGE AS TO COMMENTS FROM ARCHITECT AND ENGINEER'S REVISED DRAWINGS. ALL DIMENSIONS ARE SUBJECT TO CHANGE AS TO COMMENTS FROM ARCHITECT AND ENGINEER'S REVISED DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

KEY TO SCALE LOCATION
No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	DATE	NO.	BY
CONSTRUCTION	11/20/2018	1	MMH
CONSTRUCTION	11/20/2018	2	MMH
CONSTRUCTION	11/20/2018	3	MMH
CONSTRUCTION	11/20/2018	4	MMH
CONSTRUCTION	11/20/2018	5	MMH
CONSTRUCTION	11/20/2018	6	MMH
CONSTRUCTION	11/20/2018	7	MMH
CONSTRUCTION	11/20/2018	8	MMH
CONSTRUCTION	11/20/2018	9	MMH
CONSTRUCTION	11/20/2018	10	MMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	DATE	NO.	BY
REVISIONS TO DRAWING	11/20/2018	1	MMH
REVISIONS TO DRAWING	11/20/2018	2	MMH
REVISIONS TO DRAWING	11/20/2018	3	MMH
REVISIONS TO DRAWING	11/20/2018	4	MMH
REVISIONS TO DRAWING	11/20/2018	5	MMH

BUILDING PERMIT IS NEEDED.
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
380 HARVESTER ROAD • SUITE 202
BURLINGTON, ONTARIO L7R 4G6
TEL: 905-335-8888
F: 905-335-0384
www.knymh.com info@knymh.com

PRELIMINARY

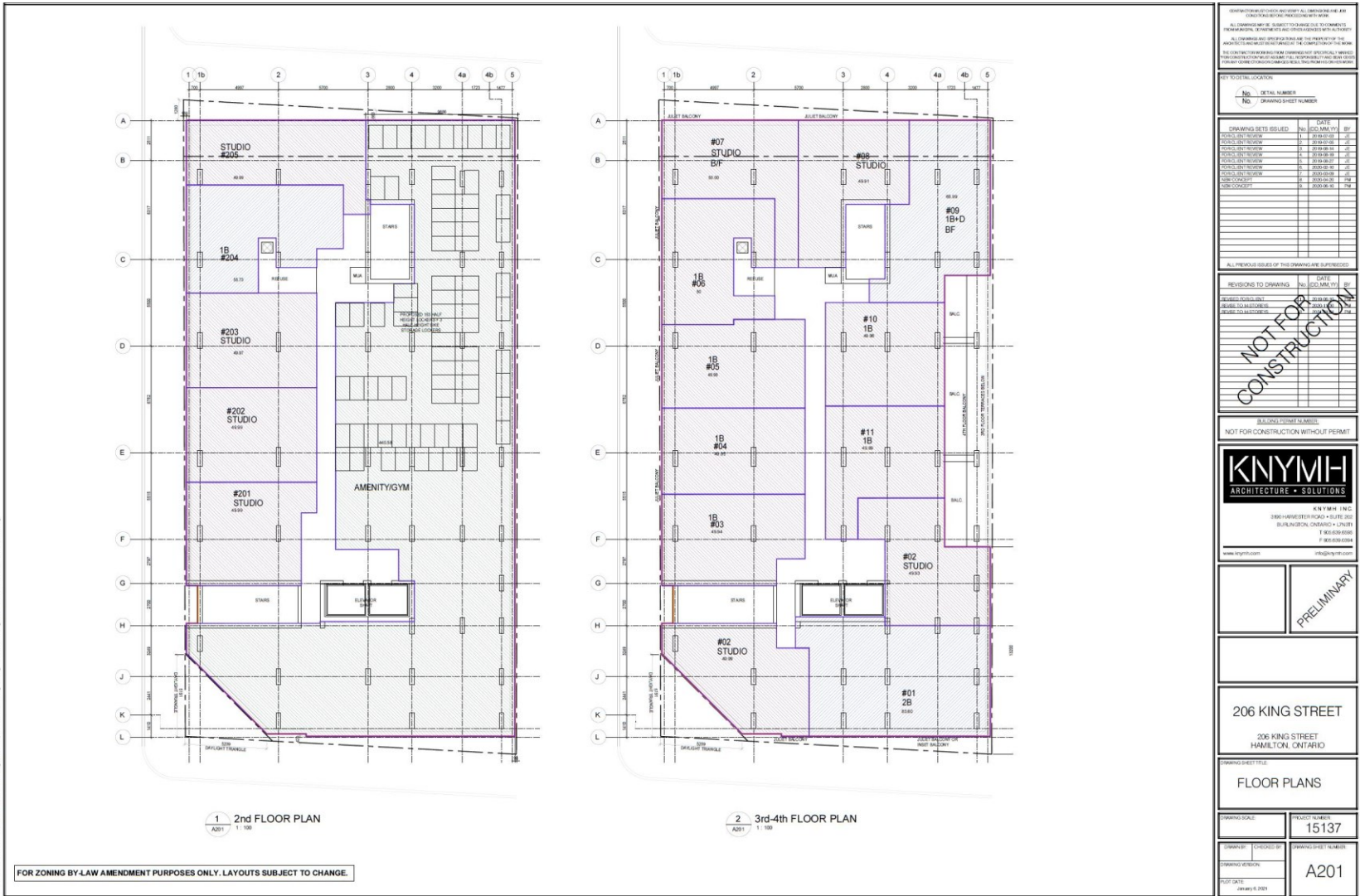
206 KING STREET
206 KING STREET
HAMILTON, ONTARIO

DRAWING SHEET TITLE
FLOOR PLANS

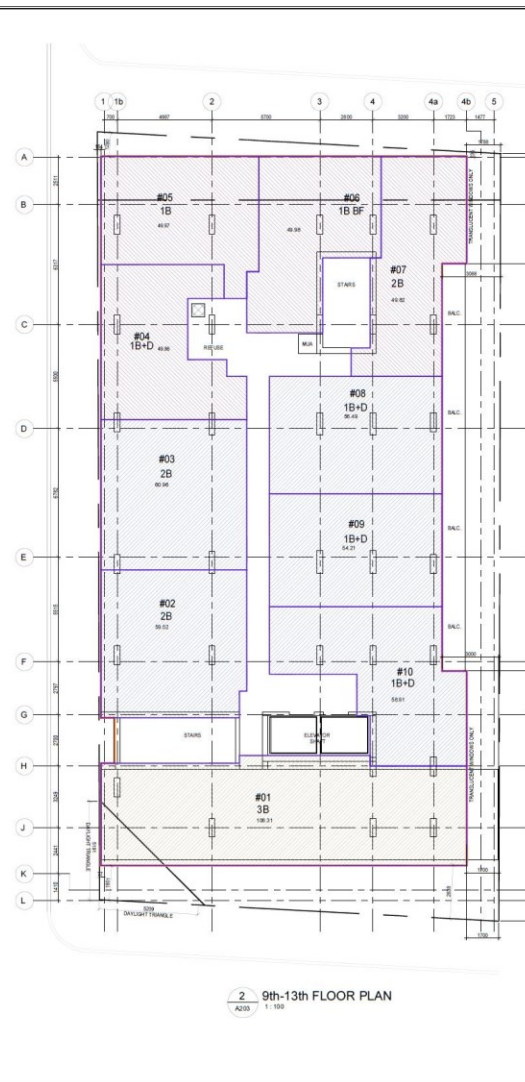
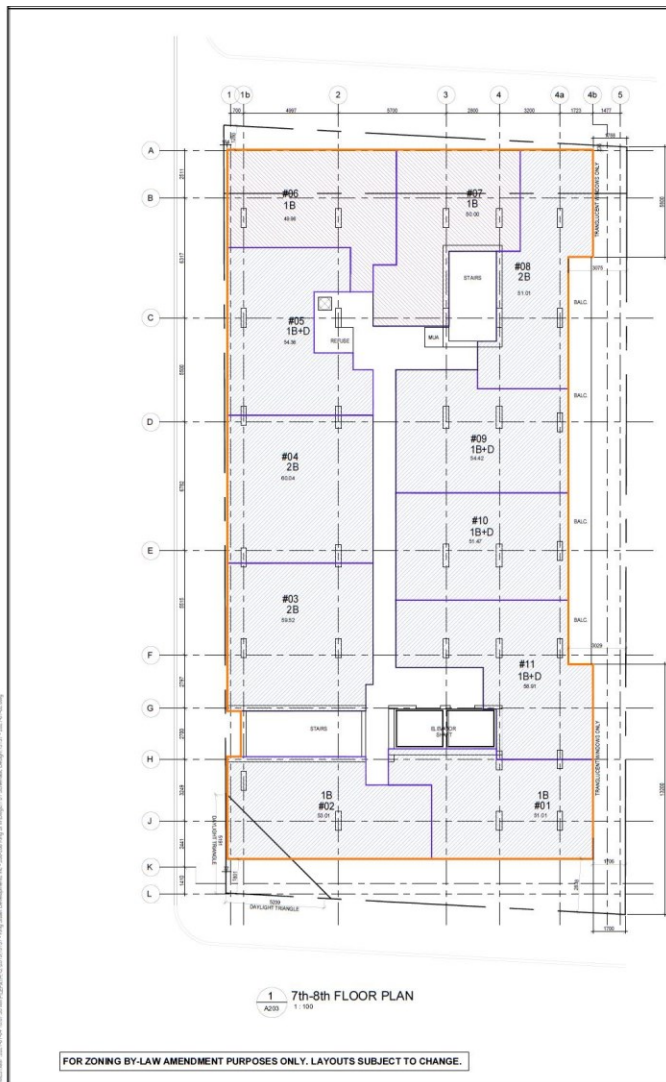
DRAWING SCALE	PROJECT NUMBER
A200	15137

DRAWN BY	CHECKED BY	DRAWING SHEET NUMBER
		A200

PRINT DATE: JANUARY 8, 2019







CONFIRMED USER ACCEPTS ALL DIMENSIONS ARE AS SHOWN UNLESS INDICATED OTHERWISE. ALL DIMENSIONS ARE SUBJECT TO CHANGE DUE TO COMMENTS FROM ARCHITECT, ENGINEER AND PROFESSIONAL CONSULTANTS. ALL DIMENSIONS ARE SHOWN FROM THE MEAN TOP OF FINISHED FLOOR UNLESS INDICATED OTHERWISE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

KEY SYMBOL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED

NO.	DATE	BY
1	2020.04.15	JE
2	2020.04.15	JE
3	2020.04.15	JE
4	2020.04.15	JE
5	2020.04.15	JE
6	2020.04.15	JE
7	2020.04.15	JE
8	2020.04.15	JE
9	2020.04.15	JE
10	2020.04.15	JE
11	2020.04.15	JE
12	2020.04.15	JE
13	2020.04.15	JE
14	2020.04.15	JE

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING

NO.	DATE	BY
1	2020.04.15	JE
2	2020.04.15	JE
3	2020.04.15	JE
4	2020.04.15	JE
5	2020.04.15	JE
6	2020.04.15	JE
7	2020.04.15	JE
8	2020.04.15	JE
9	2020.04.15	JE
10	2020.04.15	JE
11	2020.04.15	JE
12	2020.04.15	JE
13	2020.04.15	JE
14	2020.04.15	JE

NOT FOR CONSTRUCTION

SCALE PERMIT TO BE ISSUED

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KRYNIAH + INC.
380 HARBORFRONT ROAD • SUITE 202
BURLINGTON, ONTARIO N7R 1E6
TEL: 905.608.0888
F: 905.608.0384
www.knymh.com
info@knymh.com

PRELIMINARY

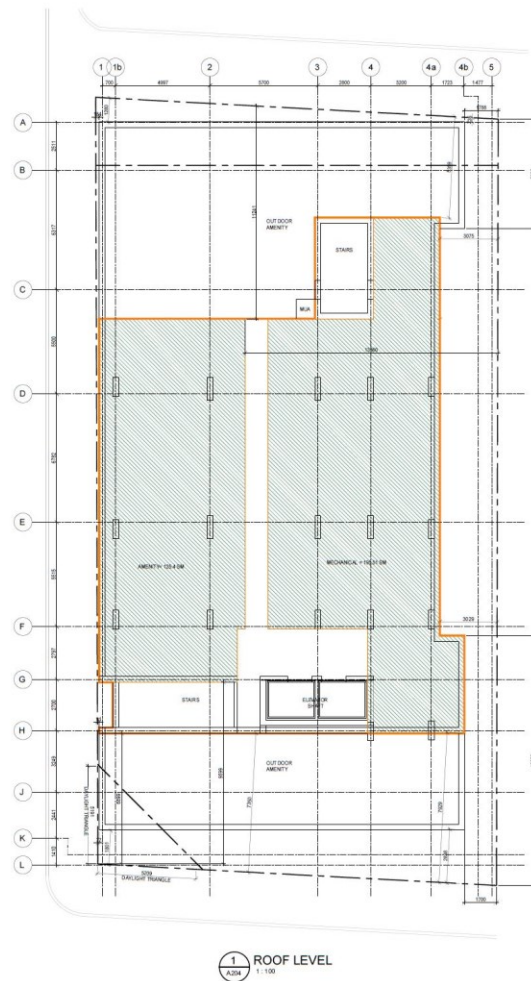
206 KING STREET
206 KING STREET
HAMILTON, ONTARIO

DRAWING SHEET TITLE
FLOOR PLANS

DRAWING SCALE: PROJECT NUMBER: 15137

DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER: A203

DRAWING VERSION: PLOT DATE: JANUARY 4, 2021



FOR ZONING BY-LAW AMENDMENT PURPOSES ONLY. LAYOUTS SUBJECT TO CHANGE.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND ALL CONDUCTIONS BEFORE PROCEEDING TO WORK.
ALL DIMENSIONS ARE SUBJECT TO CHANGE DUE TO TOLERANCES, DIMENSIONS OF MATERIALS AND/OR CONSTRUCTION. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO OBTAINING SUCH PERMITS AND APPROVALS.

KEY TO SERIAL LOCATION

No.	SERIAL NUMBER	ISSUED SHEET NUMBER

DRAWING SETS ISSUED	DATE	BY
20% DEVELOPMENT	11/20/2019	JK
30% DEVELOPMENT	12/10/2019	JK
40% DEVELOPMENT	12/22/2019	JK
50% DEVELOPMENT	12/22/2019	JK
60% DEVELOPMENT	12/22/2019	JK
70% DEVELOPMENT	12/22/2019	JK
80% DEVELOPMENT	12/22/2019	JK
90% DEVELOPMENT	12/22/2019	JK
100% DEVELOPMENT	12/22/2019	JK

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWINGS	DATE	BY

NOT FOR CONSTRUCTION

ISSUED TO: CLIENT
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
280 HAMILTON ROAD • SUITE 200
BURLINGTON, ONTARIO L7R 1R1
T 905.639.0595
F 905.639.0594
www.knymh.com

PRELIMINARY

206 KING STREET
206 KING STREET
HAMILTON, ONTARIO

DRAWING SHEET #
FLOOR PLANS

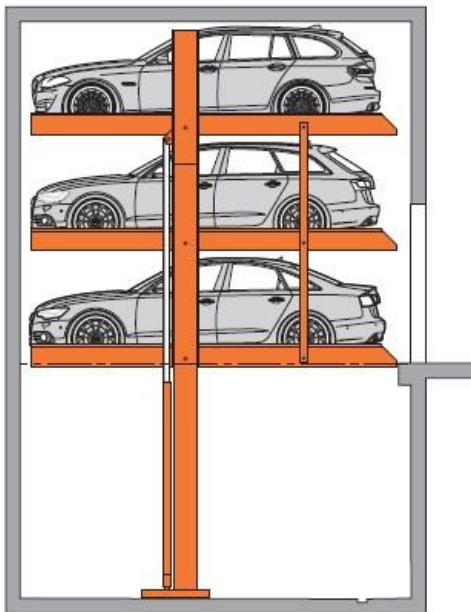
PROPOSED SCALE:	PROJECT NUMBER: 15137
DRAWN BY: CHECKED BY:	DRAWING SHEET NUMBER: A204
DRAWING GENERAL:	DATE: JANUARY 18, 2021



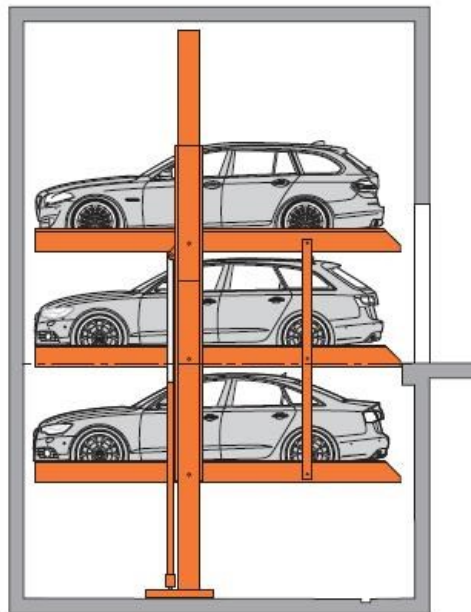


Function

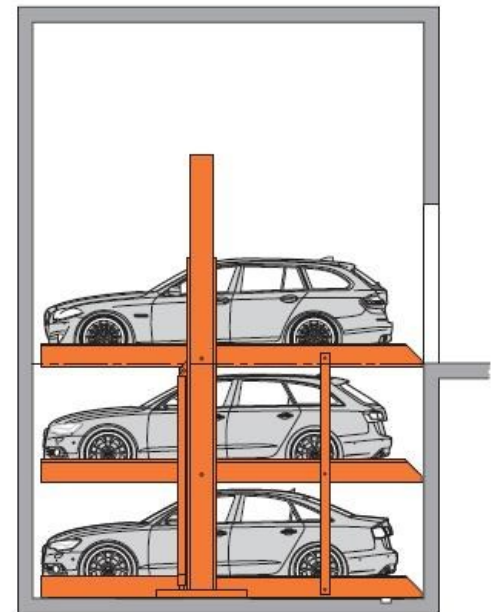
System lifted



System in middle position



System lowered





Front of the existing building on subject property facing King Street West, as seen from Caroline Street South, looking north



Westerly side of the existing building on the subject property facing Caroline Street North and the rear of the existing building on the subject property, as seen from Caroline Street North, looking south east



South east corner of the subject property and the properties at 216 – 220 King Street West, located to the west of the subject property, as seen from King Street West, looking north west



Existing commercial property at 196 King Street West located to the east of the subject property, as seen from King Street West, looking north



Existing commercial properties at 215, 217 and 235 King Street West, located to the south west of the subject property, as seen from King Street West, looking south west



Existing parking lot at 193 and 213 King Street West and the existing tall building located at 22 George Street, as seen from Caroline Street North, looking south



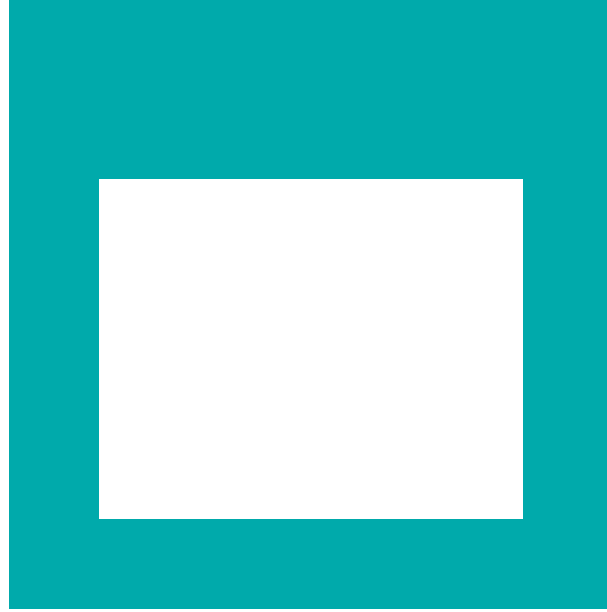
Existing private alleyway located to the rear of the subject property and the mid-rise building at 111 Market Street located to the rear of the subject property, as seen from Caroline Street North, looking east



Rear of the properties at 216 - 220 King Street West and the front of the property at 13 Caroline Street North, as seen from Caroline Street North looking West



Subject property, 216-220 King Street West, and King Street West, as seen from King Street West, looking north east



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE