

<b>ZONING BY-LAW AMENDMENT MODIFICATION CHART</b>			
<b>Provision</b>	<b>Required</b>	<b>Requested Amendment</b>	<b>Analysis</b>
None	None	The lands zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, 295, 741) Zone shall be deemed to be one lot for the purposes of applying the provisions of the By-law. Zoning provisions shall apply only to the external lot lines of the overall lands, not to internal lot lines resulting from any future severance.	<p>The proposed development has been reviewed comprehensively and the regulations and modifications address the development as a whole. The applicant has indicated that future severances are likely which would complicate the application of the zoning regulations as a result of eliminating the internal lot lines from zoning review.</p> <p>The proposed modification will result in simple and clear implementation and interpretation of the applicable regulations and can be supported.</p>
Section 5.6 c) Minimum Parking Requirements	1 for each guest suite.	0.75 for each guest suite.	<p>Minimum parking requirements are intended to ensure that all required parking can be accommodated on site to avoid any overspill in to the surrounding neighbourhood.</p> <p>This site is located on a Primary Corridor and Potential Rapid Transit Route, adjacent to Downtown Hamilton. The proposed development is transit supportive. A Parking Needs Analysis, prepared by Paradigm Transportation Solutions Limited, dated December 2019 also supported the reduction.</p>

			Based on the above, the proposed modification can be supported.
Section 11.1.3 d) ii) and iii) Building Height	<p>Maximum 22.0 metres.</p> <p>The minimum building height may be equivalently increased as the yard increases beyond the minimum yard requirement established in Subsection 11.1.3 b) and c), when abutting a Residential or Institutional Zone, to a maximum of 22.0 metres.</p>	The maximum building height shall be in accordance with Figure 24 of Schedule F: Special Figures.	<p>Maximum building heights are intended to ensure that new development / redevelopment is compatible with and respectful to the surrounding context, and to avoid negative impacts in terms of privacy, shadow, and wind impacts.</p> <p>The proposed 42.0 metre (12 storeys) maximum building height can be supported as the building has been located close to the intersection of King Street West and Queen Street South, away from nearby low rise residential. The hotel has been designed with a small floor plate that is stepped back from the podium and does not create significant impacts with regard to shadow or wind.</p> <p>Based on the above, the proposed modification can be supported.</p>