

WELCOME TO THE CITY OF HAMILTON

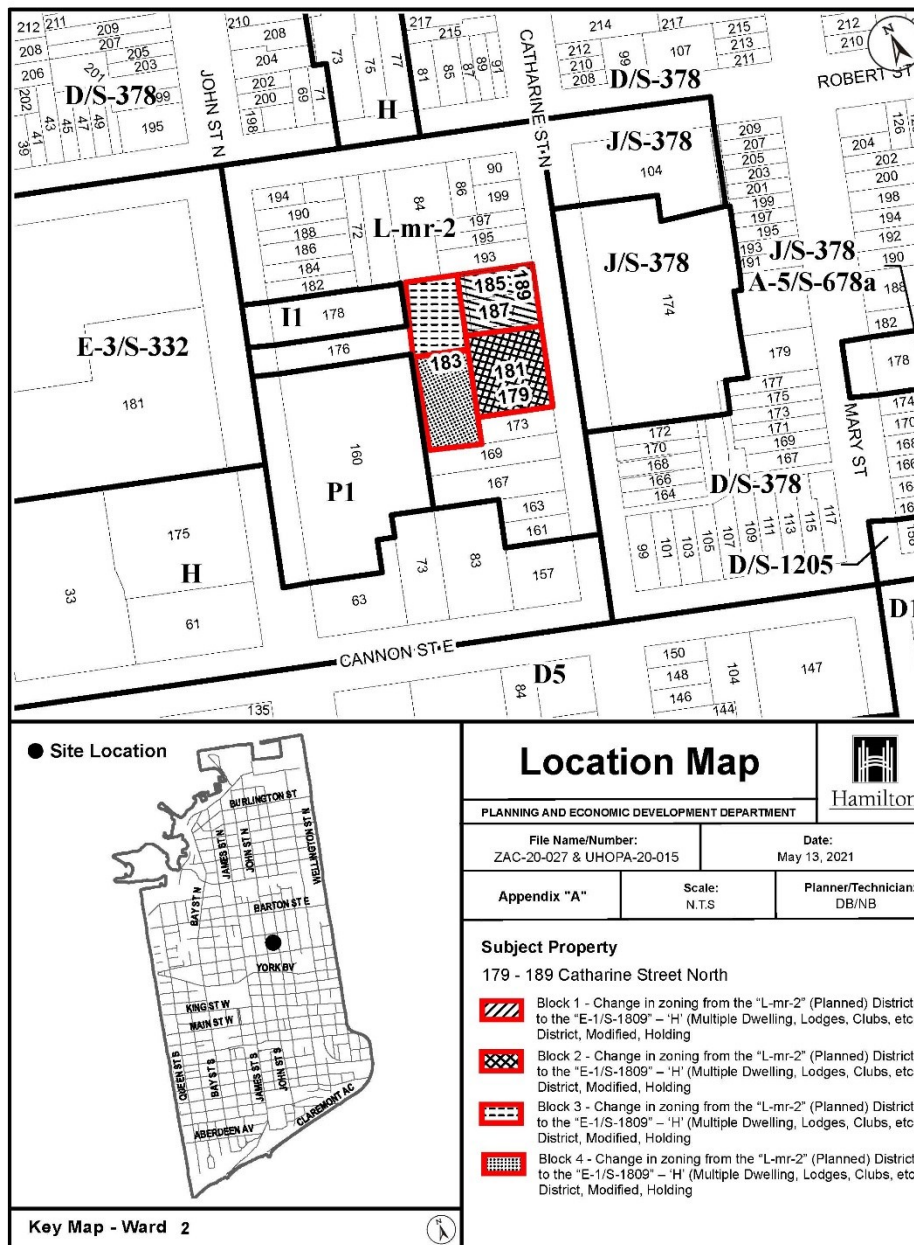
PLANNING COMMITTEE

June 15, 2021

PED21119– (ZAC-20-027 & UHOPA-20-015)

Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 179, 181, 183, 185, 187, and 189 Catharine Street North, Hamilton.

Presented by: Daniel Barnett

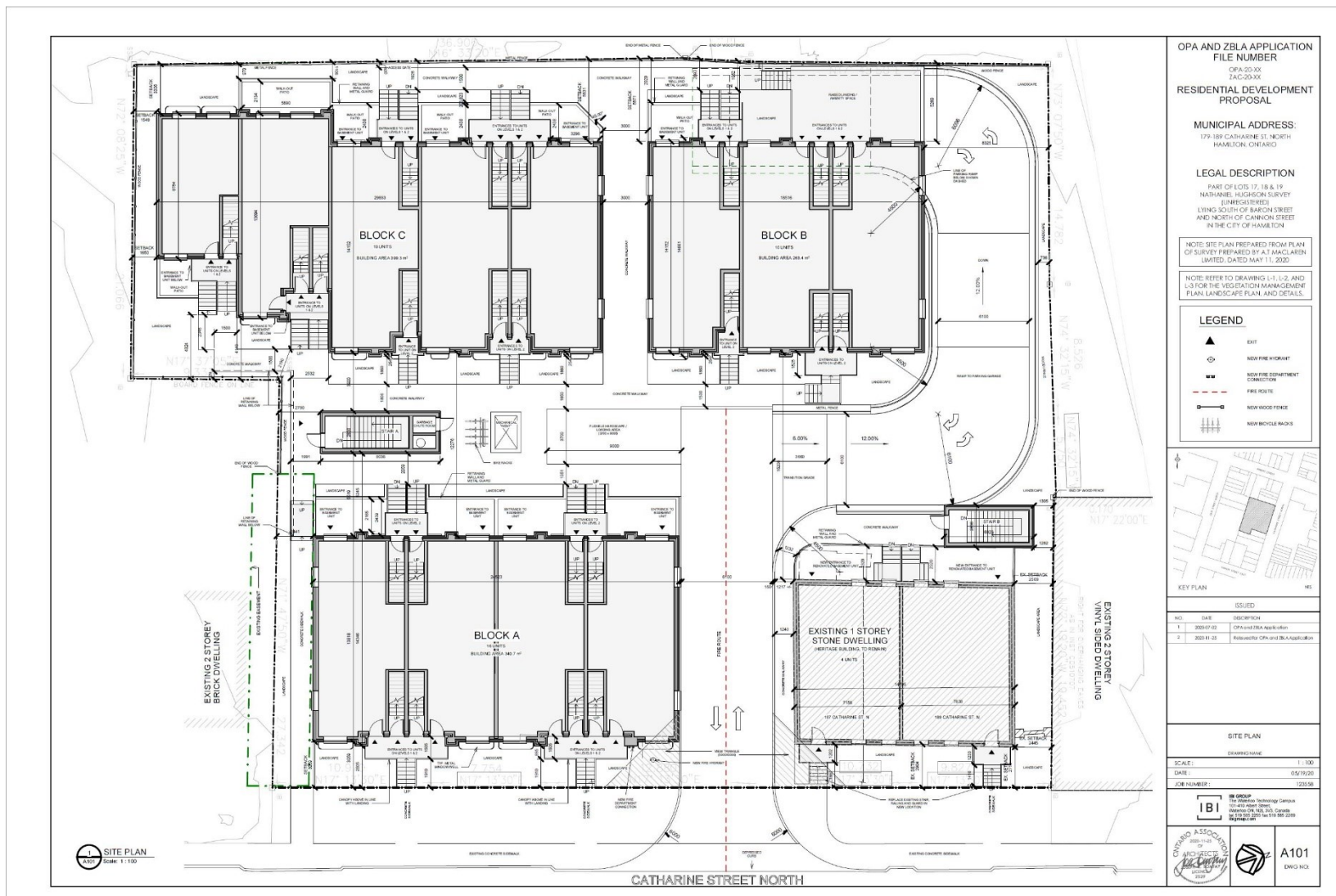




SUBJECT PROPERTY



179 – 189 Catharine Street North, Hamilton









179-189 CATHARINE ST. NORTH HAMILTON, ONTARIO

2020-11-25 Reissued for OPA and ZBLA Application

RESIDENTIAL DEVELOPMENT PROPOSAL

OPA AND ZBLA APPLICATION FILE NUMBER

OPA-20-00
ZAC-20-00

DETAILS OF DEVELOPMENT

PROVISION	REQUIRED	PROVIDED
CONCRETE - 200mm (8")	4	4
LOT AREA (sqm)	4500	27,32.17
LOT WIDTH (m)	15.0	50.16
FRONT YARD (m)	3.0	Block A: 3.0
24.5m (length) x 14.1m (width) = 345.45 + 120 = 465.45		
No such front yard shall have a depth of less than 3.0m. Therefore, required min. 3.0m		
REAR YARD (m)	Block B: Min 5.2m Block C: Min 6.3m	Block B: 5.5m Block C: 5.3m
Block B: 18.5m (length) x 14.1m (width) = 260.85 + 120 = 380.85		
Block C: 20.0m (length) x 14.1m (width) = 282.00 + 120 = 402.00		
Block A, B & C have minimum of 3.0m setback overlapping a side yard		
LANDSCAPE AREA (sqm)	638.0	746.7

PROVISION	REQUIRED	PROVIDED
SIDE YARD (m)	Block A: 4.7m Block B: 4.7m Block C: 4.7m	Block A: 4.7m Block B: 4.7m Block C: 4.7m
Block A: 14.5m (length) x 14.1m (width) = 203.45 + 120 = 323.45		
Block B: 14.5m (length) x 14.1m (width) = 203.45 + 120 = 323.45		
Block C: 14.5m (length) x 14.1m (width) = 203.45 + 120 = 323.45		
Block A, B & C have minimum of 3.0m setback overlapping a side yard		
LANDSCAPE AREA (sqm)	638.0	746.7

PROVISION	REQUIRED	PROVIDED
LANDSCAPE PERCENTAGE (%)	25.0	27.3
PERCENTAGE OF LANDSCAPE AREA (sqm)	30.0	48.3
FLOOR AREA RATIO (FAR)	Min 1.25	1.51
BUILDING AREA (sqm)		1000.4
BUILDING AREA (sqm)		163.1
BUILDING AREA TOTAL (sqm)		1263.4
BUILDING COVERAGE (%)		44.2
NEW TOWNHOUSE GROSS FLOOR AREA (sqm)		3784.9
EXISTING SEAM-DETAILED GROSS FLOOR AREA (sqm)		289.3
GROSS FLOOR AREA (sqm)		4074.2
NUMBER OF STOREYS	5	3.5
BUILDING HEIGHT (m)	26.0	14.1

PROVISION	REQUIRED	PROVIDED
NEW UNIT		45
EXISTING RENOVATED SEAM-DETAILED		4
TOTAL		49
PARKING SPACES		49
1 space per Class A dwelling unit within 100m "R" shown on Schedule "H" at unit x 1 space/unit = 49 spaces		
PARKING SPACE DIMENSIONS (m)	2.7m x 6.0m	2.7m x 5.5m with 3 spaces 2.6m x 5.5m
MANEUVERING SPACE (m)	6.0	
LOADING SPACE	1	1
LOADING SPACE DIMENSIONS (m)	3.7 x 18.0	3.7 x 9.0

ARCHITECTURAL DRAWING LIST

- A000 COVER PAGE
- A101 SITE PLAN
- A102 PARKING GARAGE PLAN
- A201 BASEMENT LEVEL - TYPICAL FLOOR PLAN
- A202 LEVEL 1 - TYPICAL FLOOR PLAN
- A203 LEVEL 2 - TYPICAL FLOOR PLAN
- A204 LEVEL 3 - TYPICAL FLOOR PLAN
- A300 ROOF LEVEL
- A301 UNIT PLANS
- A302 UNIT PLANS
- A401 ELEVATIONS
- A402 ELEVATIONS
- A501 3D VIEWS

COVER PAGE A000
DRAWING NAME: DWG NO:







Existing heritage building at 187 and 189 Catharine Street North, which is to be retained and adaptively re-used to contain four dwelling units, as seen from Catharine Street North looking west



181 and 183 Catharine Street North the existing buildings are proposed to be demolished as part of the proposed development, as seen from Catharine Street North looking south west



Between 181 and 183 Catharine Street North showing the existing repair garage located at the rear of the subject property, as seen from Catharine Street North looking west



179 Catharine Street North a vacant parcel of land, as seen from Catharine Street North looking west



161-173 Catharine Street North located to the south of the subject lands, as seen from Catharine Street North looking south west



164-172 Catharine Street North located to the south east of the subject lands, as seen from Catharine Street North looking south east



174 Catharine Street North located immediately across the street from the subject lands, as seen from Catharine Street North looking east



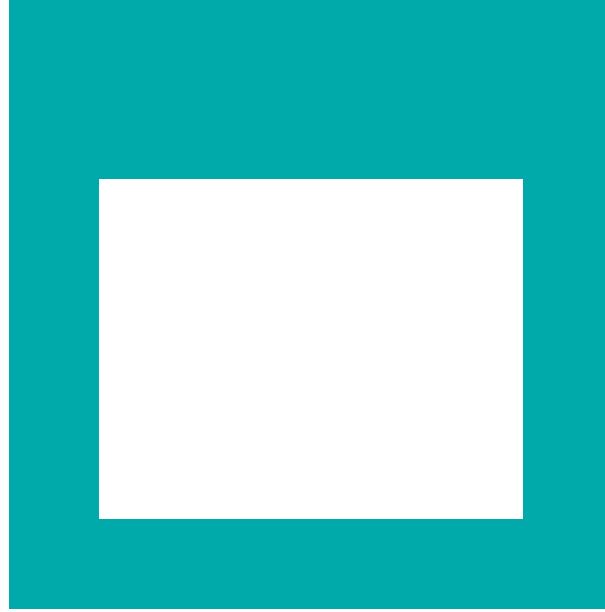
193-199 Catharine Street North located to the north of the subject lands, as seen from Catharine Street North looking north west



Catharine Street North, as seen from Catharine Street North looking north



Catharine Street North, as seen from Catharine Street North looking south



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE