



Hamilton

WELCOME TO THE CITY OF HAMILTON

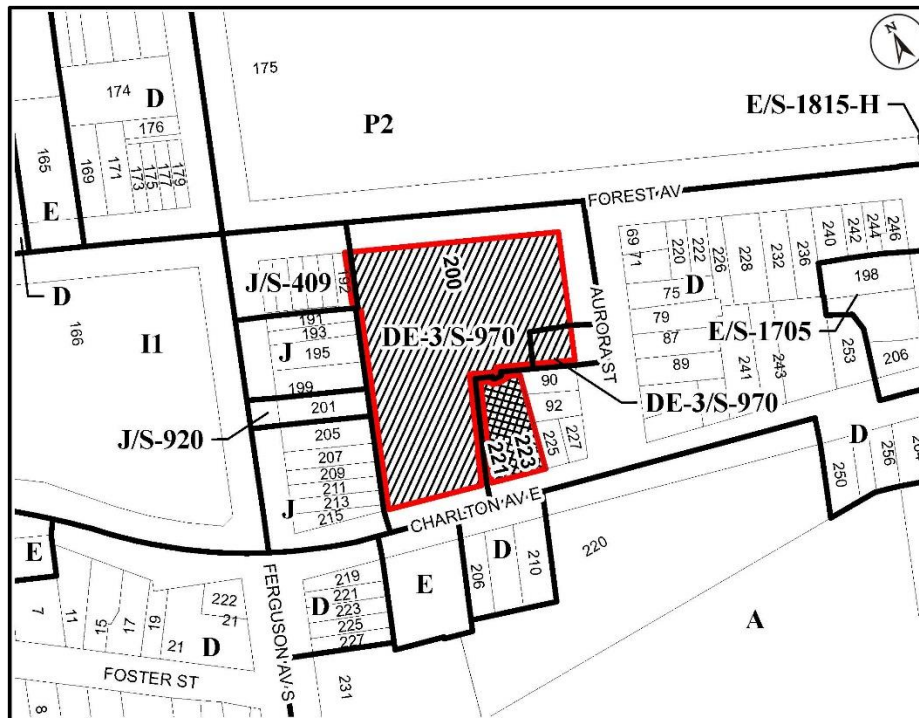
PLANNING COMMITTEE

July 5, 2022

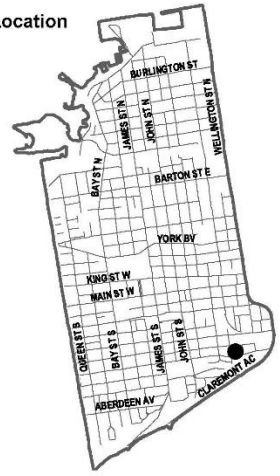
PED22144 – (ZAC-21-020)

Application for Zoning By-law Amendment for Lands Located at 221 and 223 Charlton Avenue East and 200 Forest Avenue, Hamilton.

Presented by: Mark Kehler



● Site Location



Key Map - Ward 2



Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-21-020	Date: May 18, 2022
Appendix "A"	Scale: N.T.S.
	Planner/Technician: MK/AL

Subject Property

221 - 223 Charlton Avenue East & 200 Forest Avenue

-  Block 1 - Change in zoning from the "DE-2/S-970" (Multiple Dwellings) District, Modified to the "DE-3/S-1819" (Multiple Dwellings) District, Modified
-  Block 2 - Change in zoning from the "D" (Urban Protected Residential - One and Two Family Dwellings, Etc.) District, to the "DE-3/S-1819" (Multiple Dwellings) District, Modified

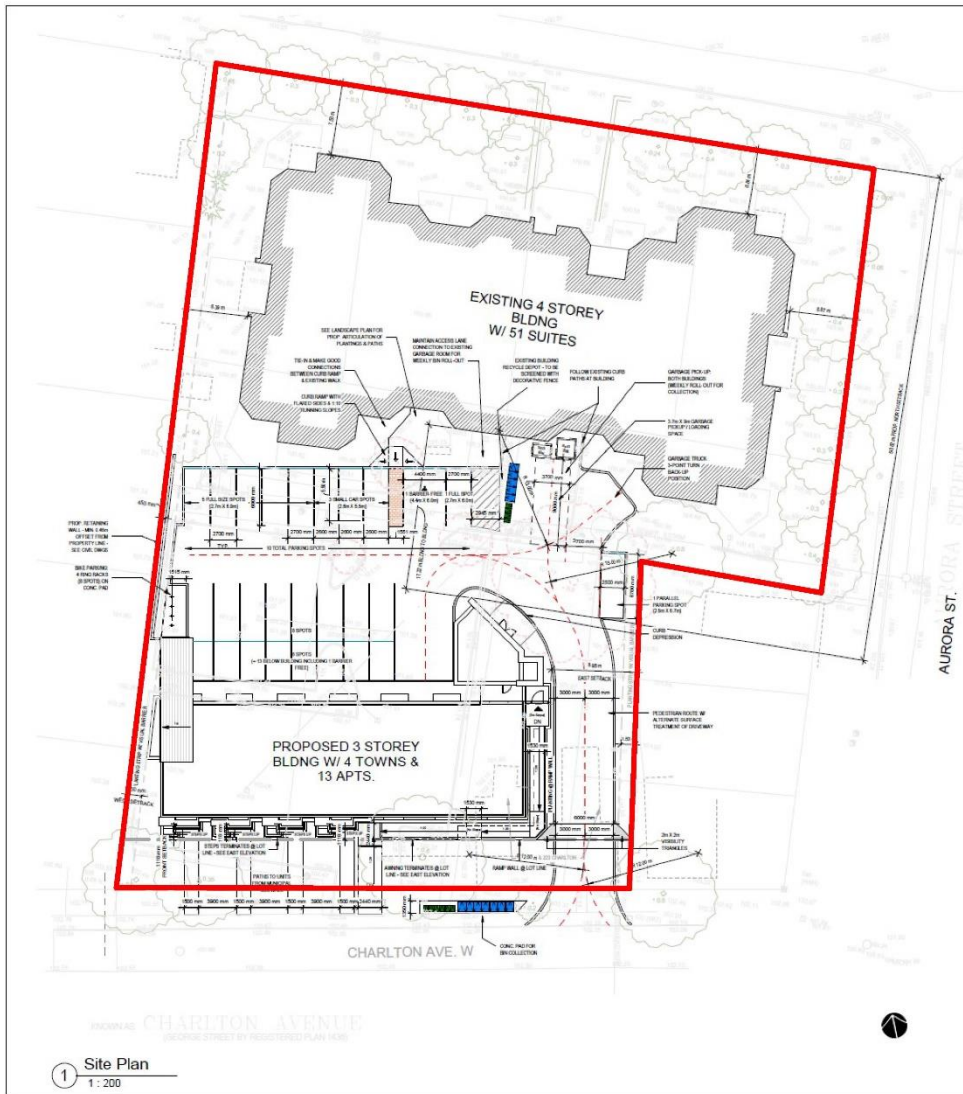


SUBJECT PROPERTY



221 – 223 Charlton Avenue East & 200 Forest Avenue, Hamilton





PROJECT STATISTICS

PROJECT DESCRIPTION
 Location: 200 Forest Avenue and 221 & 223 Charlton Avenue East, Hamilton ON
 O.B.C. Classifications:
 Use: Dw. E Part B
 Major Occupancy: Group C (Residential)
 Zone: DE-15-375

FLOOR AREA RATIO	Permitted		Existing Building		Proposed Building		Combined
	%	m ²	%	m ²	%	m ²	
	30%	4,552	50%	4,800	30%	1,561	125%

SETBACKS	Req.	Existing (to building face)		Proposed (to building face)	
		m	ft	m	ft
Front Yard (south)	4.5	N/A	1.11		
Side Yard (West)	0.9 & 1.5	6.30	1.50		
Side Yard (East)	8.5	6.87	8.98		
Rear Yard (North)	6.0	6.84	50.72		

LOT	Lot Area (m ²)	Lot Width (m) (at Charlton)	Req. Min.		Proposed	
			m	ft	m ²	m ²
	650.00	21.00	650.00	8,058.04		
Distance between buildings (m)			8m (1/2 the height of the taller) 17.22m			

LANDSCAPING	Req. Min.	Proposed	
		%	m ²
Landscaped Area of Lot (sqm)	25%	1,261.51	1,787.80
Portion of Landscaped Area to be Naturalized (sqm)	20%	630.76	1,270.00
Portion of Landscaped Area to be Naturalized (%)	70%		62%

FLOOR AREAS & BUILDING DATA		ft ²	m ²
Existing Building Dwelling Unit Count = 51		51,687	4,800.00
Proposed Building Dwelling Unit Count = 17			
Proposed GFA less garbage chutes, Parking Level garbage room, electrical room, all exit stairs, elevator, elevator vestibules and elevator machine room (for complete breakdown of included areas, see additional GFA table, this page)			
Ground Floor GFA		5,333	495.48
2nd Floor GFA		5,342	496.30
3rd Floor GFA		5,196	482.71
Terrace		289	26.87
Total Proposed GFA		16,161	1,501.36

HEIGHT	Heights	Permitted		Existing (m)		Proposed (m)	
		4 storeys (11m)	4 storeys (11m)	4 storeys (11m)	3 storeys (10.85m) - avg. adjacent curb to TO terrace adjacent		
HEIGHTS							

PARKING & LOADING	Proposed (inclusive of 2 barrier free)	
	Required	Provided
Resident Spaces (0.2 per 68 total dwelling units)	50	40
Visitor Spaces (0.18 spaces per 68 total dwelling units)	11	5
Loading (1 space at 5m x 3.7m)	1	5

GFA of Proposed Building (garage rooms, parking and generator room, electrical room, all exit stairs, elevator, elevator vestibules and elevator machine room excluded) per floor

Floor	Area (sqm)	Area (sqft)
Basement	1,261.51	13,618.84
Ground Floor	5,333.00	57,441.00
2nd Floor	5,342.00	57,541.00
3rd Floor	5,196.00	55,941.00
Terrace	289.00	3,111.00
Total Proposed GFA	16,161.51	173,652.84

GFA of Proposed Building (garage rooms, parking and generator room, electrical room, all exit stairs, elevator, elevator vestibules and elevator machine room excluded) per floor

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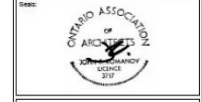
Revisions:

No.	Date	Particulars	By
1	2018-07-10	Issue for Review of this Plan	ND
2	2018-07-10	Revisions to zoning	ND
3	2018-07-10	Revisions to zoning	ND
4	2018-07-10	Revisions to zoning	ND
5	2018-07-10	Revisions to zoning	ND
6	2018-07-10	Revisions to zoning	ND
7	2018-07-10	Revisions to zoning	ND

Drawing Issue:

Date	Particulars	By
2018-06-20	CONCEPTUAL SITE PLAN	ND
2018-08-11	CONCEPTUAL SITE PLAN	ND
2018-08-18	CIVIL COORDINATION	ND
2018-09-18	ZONING AMENDMENT REVIEW	ND
2021-01-13	ZONING AMENDMENT SUBMISSION	ND
2021-01-19	ZONING AMENDMENT SUBMISSION	ND
2021-01-21	ZONING AMENDMENT SUBMISSION	ND
2022-01-11	ZONING AMENDMENT SUBMISSION	ND

Drawings and specifications are to be read in conjunction with the zoning by-law of the City of Hamilton. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

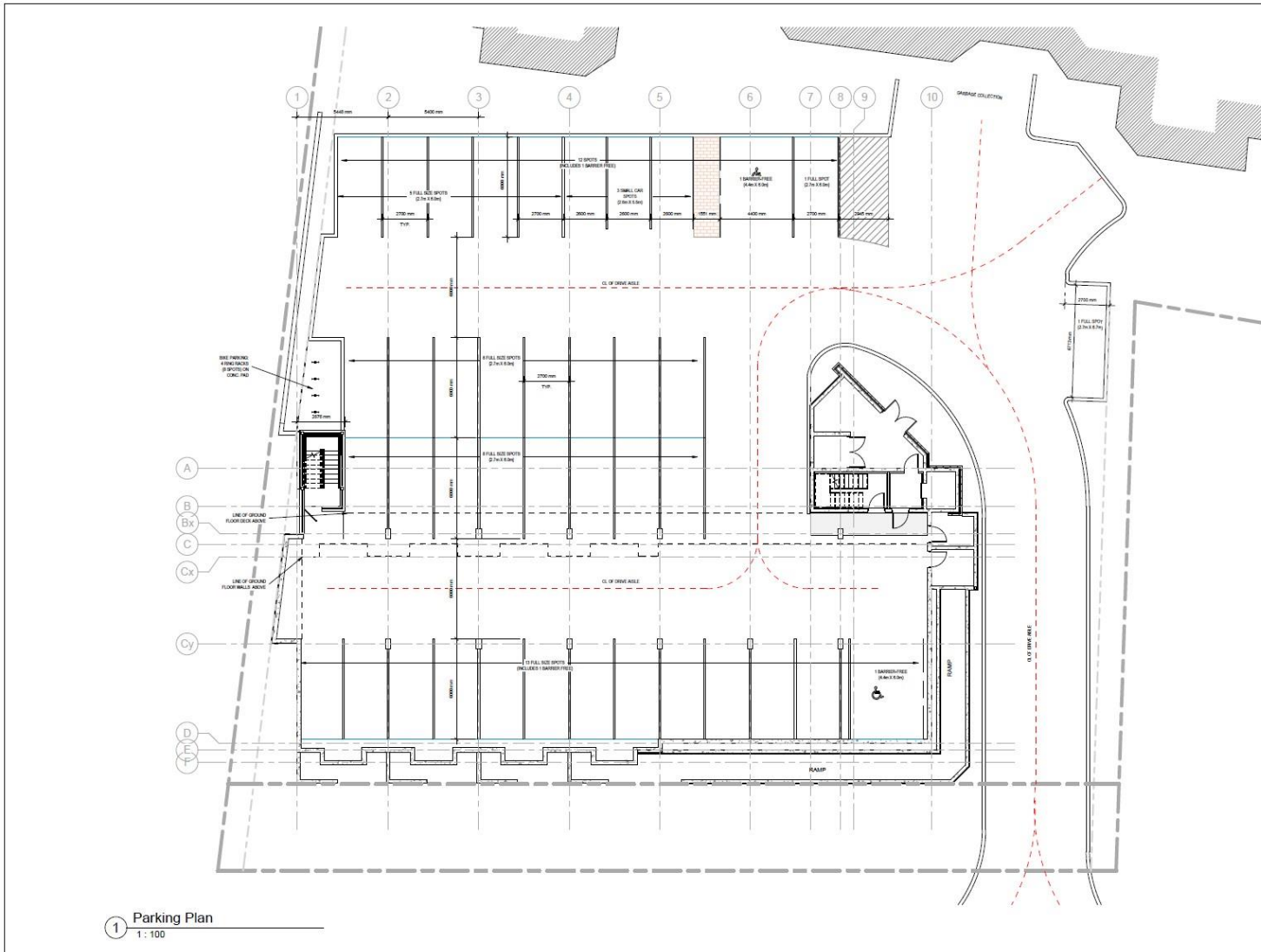


Project:
Corktown Co-Op
200 Forest Avenue and 221 & 223
Charlton Avenue East, Hamilton
ON

Sheet Title:
Site Plan & Statistics

Design:	Drawn:	Approved:
JR	ND	JR

Comm. No.:	Sheet No.:
09.122	A0.00



Revisions:

No.	Date	Particular	By:

Drawing Issue:

Date	Particular	By:
2023-04-18	ZONING AMENDMENT SUBMISSION	ND
2023-02-11	ZONING AMENDMENT SUBMISSION	JT

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Project:
Corktown Co-Op
200 Forest Avenue East and 221 & 223
Chaffin Avenue East, Hamilton
ON

Sheet Title:
Site Plan - Parking Plan

Design:	Drawn:	Approved:
JR	ND	JR

Contract No:	Sheet No:
09.122	A0.01





romanov romanov ARCHITECTS INCORPORATED
 DESIGNERS, URBANISTS, FUTURISTS

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Revisions	NO.	DATE	PARTICULAR	BY
S	2021 10 05	Revisions to Zoning Set	ND	
S	2021 10 06	Revisions to Zoning Set	ND	
F	2021 10 10	Revisions as per ARCH T	ND	
S	2021 10 22	Revisions as per Arch / CIVIL	ND	

Revisions	NO.	DATE	PARTICULAR	BY

Drawing Issue	NO.	DATE	PARTICULAR	BY
	019 05 18		CIVIL COORDINATION	ND
	021 05 18		ZONING AMENDMENT (REVIEW)	ND
	021 04 15		ZONING AMENDMENT SUBMISSION	ND
	021 10 01		ZONING AMENDMENT SUBMISSION	ND
	022 05 11		ZONING AMENDMENT SUBMISSION	PT

Drawing Issue	NO.	DATE	PARTICULAR	BY

Project:
 Corktown Co-Op
 200 Forest Avenue and 221 & 223 Charlton Avenue East, Hamilton ON

Sheet Title:
 Elevations, North & West

Design:	Drawn:	Approved:
JR	ND	JR
Comm. No:	Sheet No:	
09.122	A2.02	



Subject Lands as seen from Forest Avenue looking south



Subject Lands as seen from Aurora Street looking west



Subject Lands as seen from Charlton Avenue East looking northwest



Subject Lands as seen from Charlton Avenue East looking north



Adjacent lands to the west



Adjacent lands to the south



Adjacent lands to the north



Adjacent lands to the south along Aurora Street



Adjacent lands to the east



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE