



WELCOME TO THE CITY OF HAMILTON

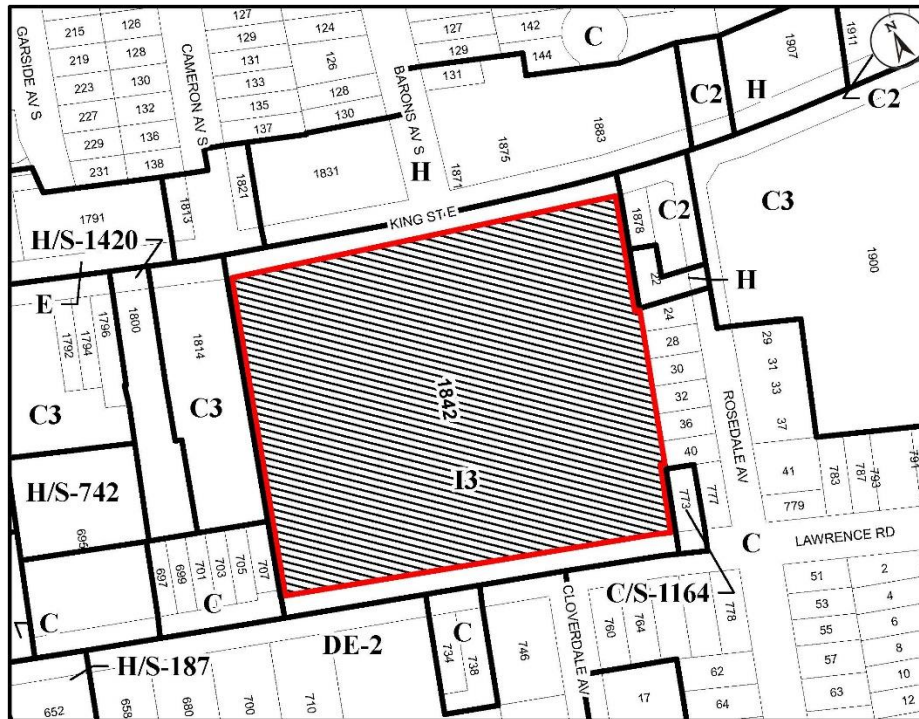
PLANNING COMMITTEE

August 9, 2022

PED22139 – (ZAC-21-021 & UHOPA-21-009)

Application for Official Plan Amendment and Zoning By-law Amendment for the Lands Located at 1842 King Street East, Hamilton.

Presented by: Daniel Barnett



● Site Location




Key Map - Ward 4

Location Map



| | |
|--|------------------------------|
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | |
| File Name/Number: ZAC-21-021 & UHOPA-21-009 | Date: June 27, 2022 |
| Appendix "A" | Planner/Technician: DB/NB |
| Scale: N.T.S | |

Subject Property

1842 King Street East, Hamilton
 Change in Zoning from the Major Institutional (I3) Zone to Mixed Use Medium Density (C5, 812, H76, H77) Zone

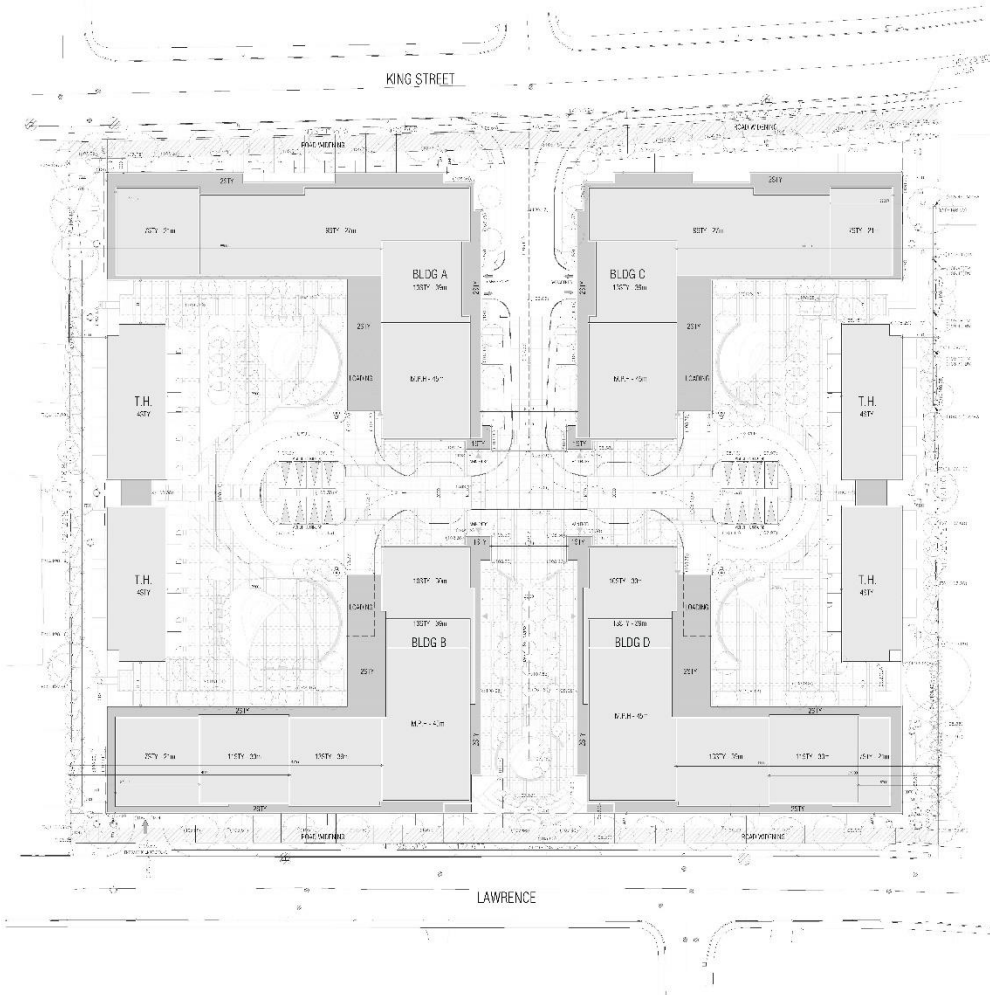


SUBJECT PROPERTY



1842 King Street East, Hamilton





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- 1. ALL DIMENSIONS ARE IN METERS
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

NEW HORIZON
 CIVIL ENGINEERING CONSULTANTS
 1842 KING STREET EAST
 SUITE 100
 WINDSOR, ONTARIO N9A 6K5
 TEL: 519-253-1111
 FAX: 519-253-1112
 WWW.NHCONSULTANTS.COM

DESIGNED BY:

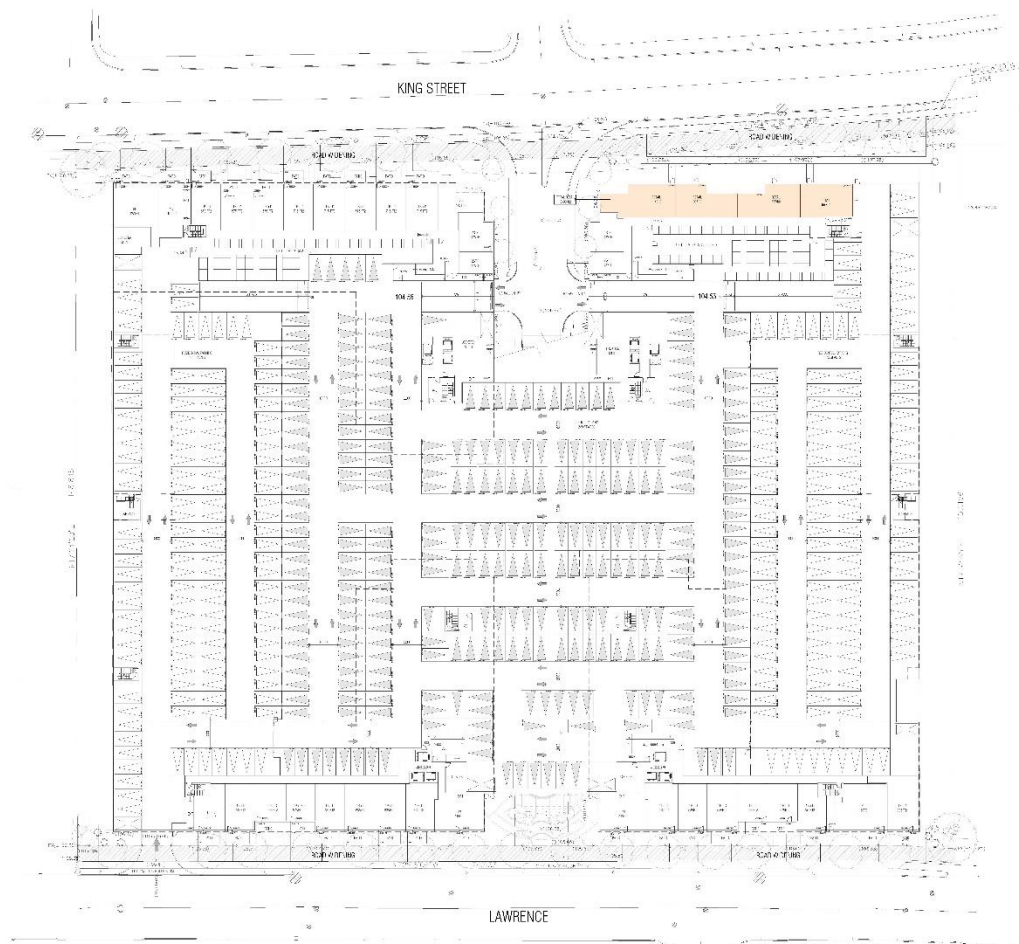
GRAZIANI CORAZZA ARCHITECTS
 1842 KING STREET EAST
 SUITE 100
 WINDSOR, ONTARIO N9A 6K5
 TEL: 519-253-1111
 FAX: 519-253-1112
 WWW.GRAZIANICORAZZA.COM

1842 KING ST E

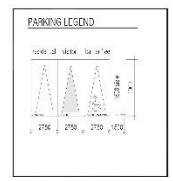
| | |
|-----------------|------|
| PROJ. NO. | 111 |
| PROJECT ADDRESS | 1842 |
| OWNER/CLIENT | 1842 |
| DESIGNER | 1842 |
| DATE | 1842 |
| SCALE | 1842 |

SITE PLAN





THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF HAMILTON'S ZONING BY-LAW AND THE CITY OF HAMILTON'S OFFICIAL PLAN. THE CITY ENGINEER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF HAMILTON'S ZONING BY-LAW AND THE CITY OF HAMILTON'S OFFICIAL PLAN. THE PROJECT IS SUBJECT TO THE CITY OF HAMILTON'S ZONING BY-LAW AND THE CITY OF HAMILTON'S OFFICIAL PLAN. THE PROJECT IS SUBJECT TO THE CITY OF HAMILTON'S ZONING BY-LAW AND THE CITY OF HAMILTON'S OFFICIAL PLAN.



NEW HORIZON
DESIGN CONSULTANTS ASSOCIATES

DESIGNED BY: **GRAZIANI CORAZZA ASSOCIATES**

1842 KING ST E

| | |
|----------------|-------------|
| PROJECT NUMBER | 8-6 |
| DATE PREPARED | 11.1.11 |
| PROJECT NO. | 0-8 |
| FILE NAME | MAR.23.2012 |
| JOB # | 1842.21 |

UNDERGROUND P1

1:400 A203

DATE: 03.23.12



THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED AS IS, AND IS THE PROPERTY OF GRAZIANI CORAZZA ARCHITECTS INC. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SHALL ACCEPT RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THIS DRAWING. GRAZIANI CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN IN THIS DRAWING. THE ARCHITECTURE FURNISHED HEREON IS FOR INFORMATION ONLY. THE ARCHITECTURE SHALL BE SUBJECT TO ALL APPLICABLE CODES AND REGULATIONS OF THE JURISDICTION WHERE APPLICABLE. GRAZIANI CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF THE CONTRACTOR IN REGARD TO THE INFORMATION CONTAINED IN THIS DR.

THIS DRAWING IS NOT TO BE USED AS A CONTRACTUAL INSTRUMENT IN ANY MANNER OR FOR ANY PURPOSES OTHER THAN THOSE INTENDED BY THE ARCHITECT.

CONTRACTOR FOR ELECTRIC INFORMATION THROUGHOUT THE DRAWING IS SUPPLIED TO THE OWNER ASSIGNED UNDER THE ASSIGNED TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. GRAZIANI CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN IN THIS DRAWING. THE ARCHITECTURE FURNISHED HEREON IS FOR INFORMATION ONLY. THE ARCHITECTURE SHALL BE SUBJECT TO ALL APPLICABLE CODES AND REGULATIONS OF THE JURISDICTION WHERE APPLICABLE. GRAZIANI CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF THE CONTRACTOR IN REGARD TO THE INFORMATION CONTAINED IN THIS DR.

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NEW HORIZON
DEVELOPMENT GROUP

ISSUED FOR PERMITS

GRAZIANI CORAZZA
ARCHITECTS

1000 HURON ST. SUITE 200 WINDSOR, ONTARIO N9A 6K5
TEL: 519-253-1234 FAX: 519-253-1234 WWW.GRAZIANIARCHITECTS.COM

RESIDENTIAL

1842 KING ST E

| | |
|---------------------|---------------|
| PROJECT ARCHITECT: | R.G. |
| ASSISTANT DESIGNER: | R.L. |
| DRAWN BY: | R.L. / J.L. |
| CHECKED BY: | R.G. |
| PILOT DATE: | FEB. 25, 2022 |
| JOB #: | 1804.20 |

RENDERINGS

N.E.S. **A701**

TITLEBLOCK SIZE: 810 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ANDRA-CORAZIANI ARCHITECTS INC. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON-SITE AND SHALL NOTIFY ANDRA-CORAZIANI ARCHITECTS INC. OF ANY DISCREPANCIES WITH THE SUPPLEMENTAL CONDITIONS. ANDRA-CORAZIANI ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER INFORMATION PROVIDED HEREON. IN THE EVENT THAT THE ARCHITECTURE FURNISHING CONTRACTOR DOES NOT FULFILL WITH THE WORK CONTRACTOR MUST COMPLY TO ALL APPLICABLE CODES AND REGULATIONS OF THE PROVINCE OF ONTARIO. ALL FIELD CHANGES MUST BE APPROVED BY ANDRA-CORAZIANI ARCHITECTS INC. BEFORE ANY CONSTRUCTION BEGINS. ANY CHANGES TO THIS DRAWING SHALL BE INDICATED BY THE ARCHITECTURE FURNISHING CONTRACTOR IN THE FIELD.

THIS DRAWING IS NOT TO BE USED FOR ANY ARCHITECTURAL PURPOSES INDICATED ON THE DRAWING OR OTHER INSTRUMENTS.

CONTENTS FOR ELECTRIC INFORMATION TABS:

ELECTRIC INFORMATION IS SUPPLIED TO THE OWNER ASSUMED TO BE TO BE USED FOR THE DESIGN OF THE BUILDING. THE ARCHITECTURE FURNISHING CONTRACTOR SHALL VERIFY THE INFORMATION IN RESPECT TO THIS PARTICULAR RESPONSIBILITY.

OWNER'S GENERAL ACCEPTANCE OF THIS SET OF INSTRUMENTS FOR DESIGN PURPOSES DOES NOT CONSTITUTE AN ENDORSEMENT OF THE INFORMATION IN RESPECT TO THIS PARTICULAR RESPONSIBILITY.

OWNER'S GENERAL ACCEPTANCE OF THIS SET OF INSTRUMENTS FOR DESIGN PURPOSES DOES NOT CONSTITUTE AN ENDORSEMENT OF THE INFORMATION IN RESPECT TO THIS PARTICULAR RESPONSIBILITY.

REVISIONS:

1. GENERAL CORRECTIONS TO THE SET OF INSTRUMENTS FOR DESIGN PURPOSES.
2. MODIFICATION OF ANY WORK IN ACCORDANCE WITH THE REVISIONS ELECTRIC DESIGN AND INFORMATION & INSTRUMENTS.



NEW HORIZON
DEVELOPMENT GROUP

Issued for revisions



**GRAZIANI
CORAZZA**
ARCHITECTS

1155 BROADVIEW AVE. SUITE 100
TORONTO, ONTARIO M6K 3G9
TEL: 416-593-8888 FAX: 416-593-8889
WWW.GRAZIANIARCHITECTS.COM



RESIDENTIAL

1842 KING ST E

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|---------------------------|-----|
| HAMILTON | ONT |
| PROJECT ARCHITECT: R.G. | |
| ASSISTANT DESIGNER: R.L. | |
| DRAWN BY: R.L. / J.L. | |
| CHECKED BY: R.G. | |
| PLANT DATE: FEB. 25, 2022 | |
| JOB #: 1804.20 | |

RENDERINGS

R.E.S. **A702**

TITLEBLOCK SIZE: 810 x 900



THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI CORAZZA ARCHITECTS INC. THE CONTRACTOR SHALL NOT REPRODUCE OR TRANSMIT THIS DRAWING OR ANY PART THEREOF IN ANY MANNER OR FOR ANY PURPOSES OTHER THAN THE EXPRESS PURPOSES STATED HEREON WITHOUT THE WRITTEN CONSENT OF GRAZIANI CORAZZA ARCHITECTS INC. OR ITS REPRESENTATIVE. THE ARCHITECTURE SHALL BE CONSIDERED AS A PROFESSIONAL SERVICE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK.

THIS DRAWING IS NOT TO BE USED AS AN INSTRUMENT OF SERVICE IN ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GRAZIANI CORAZZA ARCHITECTS INC. OR ITS REPRESENTATIVE. THE ARCHITECTURE SHALL BE CONSIDERED AS A PROFESSIONAL SERVICE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS, MATERIALS, CONDITIONS, AND THE PERFORMANCE OF THE WORK.

DATE: 02/25/2022
 PROJECT: 1842 KING ST E

NEW HORIZON
 DEVELOPMENT GROUP

ISSUED FOR PERMITS

GRAZIANI CORAZZA
 ARCHITECTS

1842 KING ST E

RESIDENTIAL

| | |
|----------------------|-------------|
| PROJECT ARCHITECT: | R.G. |
| ASSISTANT ARCHITECT: | R.L. |
| DRAWN BY: | R.L. / J.L. |
| CHECKED BY: | R.G. |
| PILOT DATE: | FEB 25 2022 |
| JOB #: | 1804.20 |

RENDERINGS

N.E.S. A703

TITLEBLOCK SIZE: 810 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI CORAZZA ARCHITECTS INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, IN ACCORDANCE WITH THE CITY OF HAMILTON. GRAZIANI CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. THE WORK CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF HAMILTON. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECTURE AND SHALL BE APPROVED AND SIGNED BY THE ARCHITECT AS RELATED TO THE INFORMATION CONTAINED ON THE SHEET.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL DIMENSIONS INDICATED ON THE DRAWING ARE DIMENSIONS UNLESS NOTED.

CONTENTS FOR ELECTRIC INFORMATION TRANSFER:

EXISTING INFORMATION TO WHICH THIS SHEET REFERS SHOULD BE KEPT ON FILE AT THE LOCATION OF THE WORK. CHANGE THE RECORD OF THIS SHEET TO REFLECT THE CORRECTED INFORMATION. FOLLOWING IS THE INFORMATION IN RESPECT TO THIS PARTICULAR RESPONSIBILITY:

1. GRAZIANI CORAZZA ARCHITECTS INC. SHALL BE RESPONSIBLE FOR:
 - A. DESIGN, CONSULTING, ARCHITECTURE, AND TO OBTAIN INFORMATION IN RESPECT TO THE INFORMATION CONTAINED ON THIS SHEET.
 - B. TRANSMISSION OF ANY INFO IN ORDER TO THE RECORDING ELECTRICITY DESIGN WITH INFORMATION & ENGINEERING.





NEW HORIZON
DEVELOPMENT GROUP

Issued for revisions




GRAZIANI CORAZZA ARCHITECTS
150 GARDENWAY, SUITE 201 | MISSISSAUGA, ONTARIO | L4X 1G3
TEL: 905.276.1001 | FAX: 905.276.1004 | WWW.GC-ARCHITECTS.COM

RESIDENTIAL

1842 KING ST E

| | |
|---------------------|--------------|
| HAMILTON | ONT |
| PROJECT ARCHITECT: | R.G. |
| ASSISTANT DESIGNER: | R.L. |
| DRAWN BY: | R.L. / J.L. |
| CHECKED BY: | R.G. |
| PRINT DATE: | FEB 25, 2022 |
| JOB #: | 1804.20 |

RENDERINGS

N.E.S. **A704**

TITLEBLOCK SIZE: 610 x 900



Subject property 1842 King Street East (easterly portion of the property), as seen from King Street East looking south west



Subject property 1842 King Street East (central portion of the property), as seen from King Street East looking south west



Subject property 1842 King Street East (central portion of the property), as seen from King Street East looking south



Subject property 1842 King Street East (westerly portion of the property), as seen from King Street East looking south east



1883 King Street East located to the north east of the subject property, as seen from King Street East looking north



1883 King Street East located to the north east of the subject property, as seen from King Street East looking north



1875 King Street East located to the north of the subject property, as seen from King Street East looking north



1831 King Street East located to the north of the subject property, as seen from King Street East looking north west



1811 and 1821 King Street East located to the north west of the subject property, as seen from King Street East looking north west



1814 King Street East located to the west of the subject property, as seen from King Street East looking south west



1879 King Street East located to the east of the subject property, as seen from King Street East looking south east



24, 28, 30, 32, 36 and 40 Rosedale Avenue, located to the east of the subject lands, as seen from Rosedale Avenue looking north west



773 and 777 Lawrence Road, located to the east of the subject lands, as seen from Lawrence Road looking north east



705 and 707 Lawrence Road, located to the west of the subject lands, as seen from Lawrence Road looking north west



710 and 718 Lawrence Road, located to the south and south west of the subject lands, as seen from Lawrence Road looking south west



734, 738, and 746 Lawrence Road, located to the south of the subject lands, as seen from Lawrence Road looking south west



760 and 764 Lawrence Road, located to the south of the subject lands, as seen from Lawrence Road looking south west



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE