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ENCLOSED IS AN INFORMATION ROUND-UP OF DATA THAT THE COMMITTEE (may or may not be aware of) WE REASPECTFULLY REQUEST YOUR PERUSEL OF THIS INFORMATION PRIOR TO YOUR DECISION REGARDING THE TINY HOMES PROPOSAL. JANUARY 19 2023. CONCEREND CITIZENS OF WARD 3 THANKING YOU IN ADVANCE.

Philip Shanks



# These cabins were occupied only a few months before fire !

09/12/2022, 08:10

Staff help rescue residents as fire destroys Kingston sleeping cabin | CBC News



"We're working with them to replace the items that were lost."



A sleeping cabin at Portsmouth Olympic Harbour in Kingston burned to the ground in the early morning

By the time the flames were brought under control, one of the shelters that house vulnerable residents had been reduced to a blackened pile of possessions.

"They lost 100 per cent of their belongings," Wilson said on Wednesday.

But she said if it hadn't been for those on site, more than just cabins might have been lost that night.

"We had staff and some residents step up and save lives."

- **Sleeping cabins for Kingston's homeless fall short, critics say**

Wilson is the executive director of Our Livable Solutions, the non-profit that runs the 15 cabins set up to give people experiencing homelessness a place to stay.

The fire damaged two of the other small buildings, including one that had a wall burnt to the ground.

Firefighters were called to the site around 2 a.m. and arrived to find one of the cabins engulfed in flames, according to Ted Posadowski, chief fire prevention officer for Kingston Fire & Rescue.

Posadowski said there were some minor injuries, but no one was taken to hospital. Damage is estimated around \$60,000.

## **Fire training was a day before fire**

Wilson said staff had gone through fire training Monday, so the information was fresh as they worked quickly to wake up the people inside the cabins and make sure they made it out safely.

"It could have been a lot worse," she said. "We're very lucky that nobody was hurt."

"We are thankful that there [is] staff there 24/7," Posadowski said. "They did smell smoke ..."

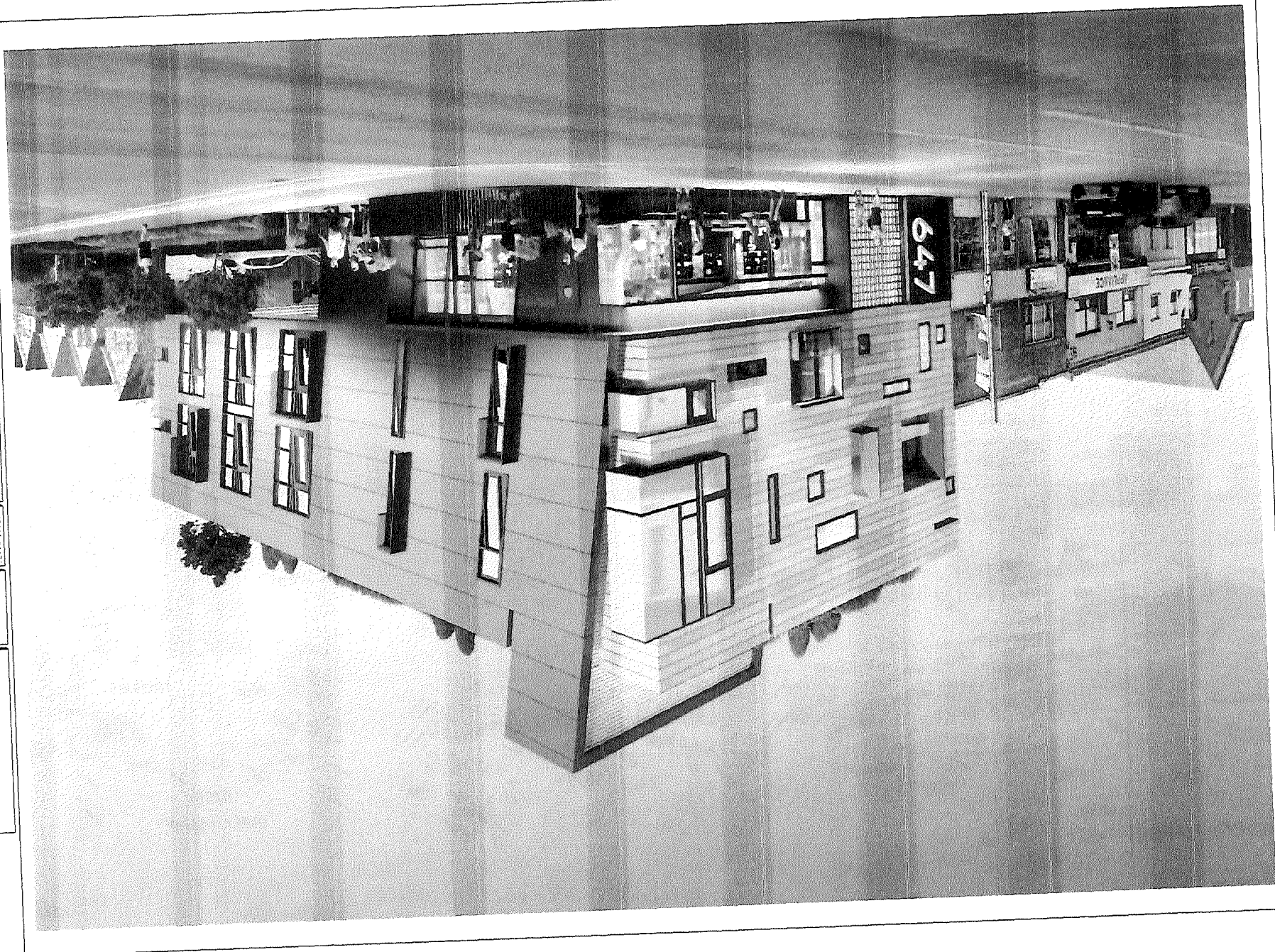
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Dec. 12, 2022

Enclosed is the proposal for 647 Barton St. E.

EXPECTED COMPLETION WITHIN FIVE YEARS?

THIS LEAVES THE TINY HOMES PROPOSAL WITH NO LONGEVITY. ERGO WHY  
DOSE THE TINY HOMES WARENT CONSIDERATION AT THIS LOCATION?



A0.2

Drawn by  
 Date  
 Scale  
 Rev. No.  
 Date

Rendering

**New  
 Mixed Use Building**

647 Barton Street East,  
 Hamilton, ON L8L 3A1

Architectural rendering of a modern mixed-use building. The building features a prominent cantilevered upper section and a mix of window sizes and textures. A large '647' sign is visible on the upper level. The rendering is presented in a perspective view from an elevated angle.



DATE: 2014-01-27  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 647 Barton Street East, Hamilton, ON L8L 3A1



## 647 Barton St. E. Design Synopsis

July 19, 2022

### DEVELOPMENT CONCEPT

- Redeveloping an unused parking lot empty for decades with much needed housing, this is also intended to be a bold catalyst for redevelopment in this resurging neighbourhood hub of Barton E. + Sherman Ave.
- Add significant vitality by infilling an important 'missing tooth' on a high profile corner site.
- A commercial unit faces Barton St., aspiring for it to be a cool bar with a large operable window to sidewalk stool seating and a corner patio. We expect it will be a landmark, as our Mosaic Bar, Capital Bar, RapsCALLION Restaurant, Merit Brewpub and Brux House have been.
- One townhouse dwelling unit with fenced private garden and entrance from Earl Street.
- 6 apartments are provided on each of two upper floors, plus a rooftop apartment with generous roof gardens (14 dwelling units total).
- It will be of the quality and catalytic impact value of our other developments at 118 James St. N., the Reservoir Dogs Townhouses and the Mosaic Bar / Bateson Lofts building.
- The proposed building form is very consistent with the historic established development pattern along main streets and the urban fabric configuration in older areas of all Canadian cities, as all along Barton Street, and is a desirable built form.

### ARCHITECTURAL DESIGN ELEMENTS

- Simple shed form for economy and energy efficiency, but peeled, punctured and splayed to create a dynamic façade that transcends the ordinary.
- Barton Street façade designed as a dynamic composition of varied opening types and sizes, with bold smooth multi-coloured panels and projecting and recessed balconies, to enliven the street.
- Commercial bar unit has generous glazing and glass block accents and a direct entrance to Barton Street and the side patio.



**647 Barton St. E. New Mixed-Use Building:**

12 July 2022

## **VARIANCES REQUIRED AND RATIONALE**

### **SUMMARY**

Small urban infill sites like this one require creativity and flexibility to achieve an appropriate, functional, desirable development. This site has remained vacant for many decades because it is difficult to redevelop functionally and financially.

No new apartment buildings have been built on Barton Street in almost 100 years, so this is an important catalyst project, and will be an exemplar for desirable, high quality infill projects.

Should the project not be accepted as proposed with its many Variances required from the very non-lean and very suburban-model Zoning Bylaw, the only viable development alternative will be 4 small 3 storey street townhouses with driveways and garages in a very suburban model of development, denying homes to 12 families and reducing very needed community vitality, diversity and investment.

(Refer also to Barton Street -Kenilworth Avenue Commercial Corridor Study, Section 6.2)

### **MINOR VARIANCES TO ZONING BY-LAW NEEDED AND REASONS:**

- a) Variance required: Reduced Amenity Area.

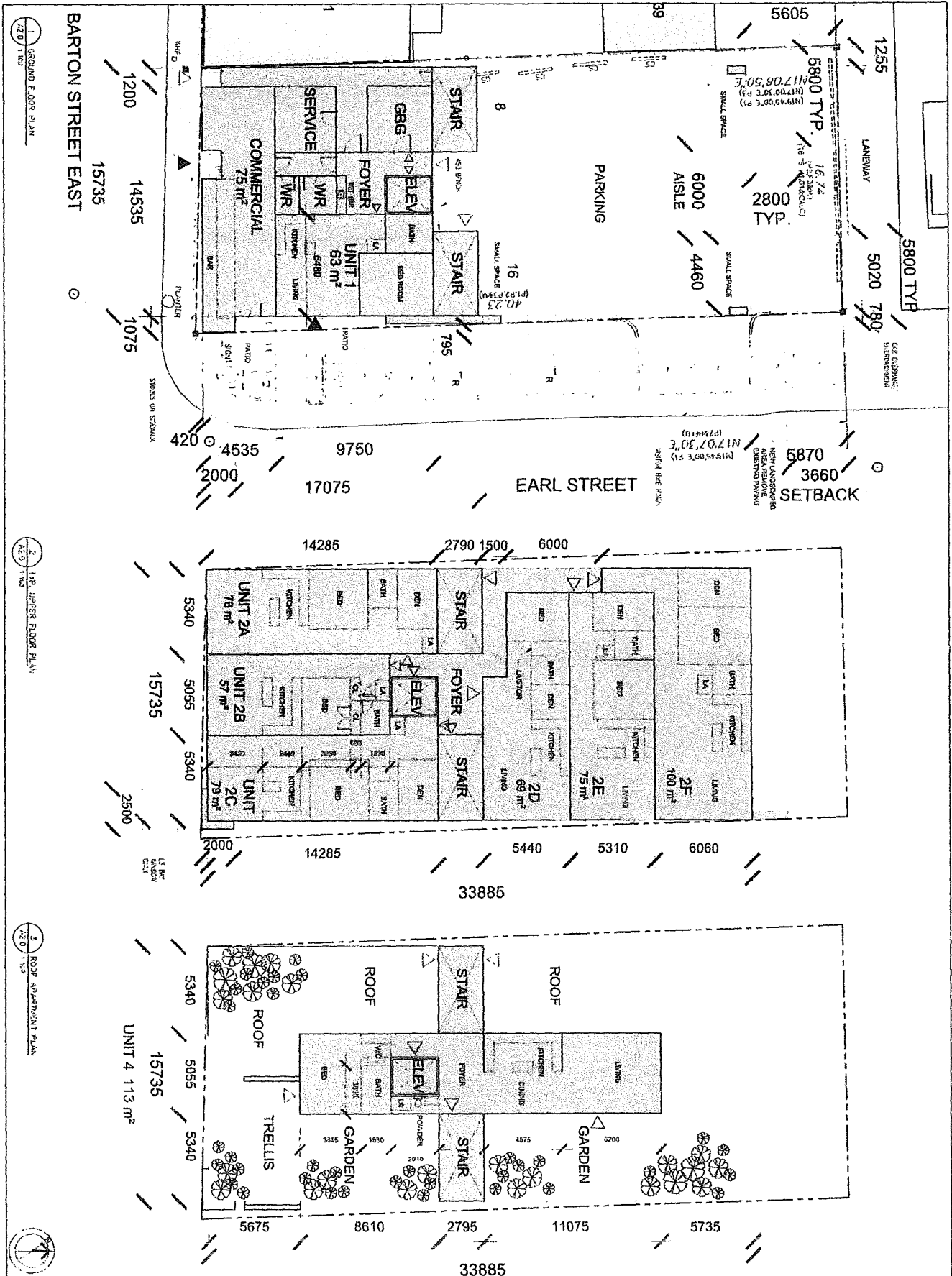
The Amenity Area requirement is 6m<sup>2</sup> x 14 dwelling units = 84m<sup>2</sup>.

The amenity space provided is 6m<sup>2</sup> (apartment balconies) + 150m<sup>2</sup> rooftop apartment + the townhouse has a private amenity garden of about 58m<sup>2</sup>, but is in the Earl Street ROW. This totals 214m<sup>2</sup>.

Providing the amenity space required would delete about 15% of the apartments. The required Amenity Area is the size of 2 apartments, is a very suburban requirement, and is not needed in such a small building.

The proposed building form is very consistent with most small apartment buildings in similar historic neighbourhoods in Hamilton and across Canada.

All units have been made larger instead to give a built-in amenity of larger space that is usable all year. Small buildings should not have to delete dwelling units to create sporadically used and expensive amenity space, especially with housing in short supply.



1 GROUND FLOOR PLAN  
220 1:50

2 UPPER FLOOR PLAN  
220 1:50

3 ROOF APARTMENT PLAN  
220 1:50

**A2.1**

Floor Plans

New  
**Mixed Use Building**  
647 Barton Street East,  
Hamilton, ON L8L 3A1

Scale: 1:50  
Date: 2024-10-10

Project: 220  
Client: [Redacted]

Architect: [Redacted]

Site: 647 Barton Street East, Hamilton, ON L8L 3A1

0



The rooftop apartment has a large roof garden, and the Townhouse has a large landscaped yard.  
All but one of the apartments have small balconies or Juliet balconies.

We will encourage the use of the parking area as an Amenity Area for seating and gathering, as is so common in suburban Stoney Creek. We are providing benches for gathering, a little free library, wifi access and electrical charging outlets, washrooms (shared with the commercial unit), and the Lobby includes a wet bar for cocktail hour.

- b) Variance required from 5.7a: Locational requirements for bicycle parking.

A central bicycle room takes up significant space in a small building on a small property, and people are hesitant to leave bicycles there.  
Bicycle parking will be provided inside each apartment (0.5 space per dwelling unit is required regardless of building size; we are providing 1.0), and bicycle short-term spaces (5 are required) will be provided on the approx. 16' (4.5m) wide Earl Street ROW with bike rings.

- c) Variance required: Allow some 5.0m deep parking spaces with 0.8m overhang onto Earl Street ROW.

Due to existing lot size all parking spaces cannot be provided at City parking space standard sizes, so 8 spaces will either be smaller or overhang onto Earl Street ROW

All parking is covered surface type and accessed from rear laneway

(Downtown Zone: City parking requirement is Units 1-12:0 + Units 13-14:  $2 \times 0.5 = 1$  space required).

(C5 Zone: : City parking requirement is Units 1-3:  $3 \times 0.3 = 0.9$  + Units 4-14:  $10 \times 0.7 = 7$  + Units 15-16:  $2 \times 0.85 = 1.7$  = Total:9 spaces required)

(Commercial, Restaurant, Retail: 0 since less than 450m<sup>2</sup> GFA)

We are providing 13 full size and 3 short parking spaces, (or only 12 if we must provide an on-property area to stage garbage bins only 20' from the curb for City pickup, a nonsensical requirement). We have 7 compliant full size parking spaces and 1 small space.

Parking provision of 1 space per dwelling unit is sufficient and generous for an urban site on an arterial street with strong transit access

- d) Variance required: Delete requirement for a barrier-free parking space.

This is to avoid the loss of 1 full parking space, which would be the loss of 7% of all spaces.

- e) Variance required: Provide 0m east sideyard setback to Earl Street.

Required setback is 4.5m, which is not sensible on a 17m wide site which would reduce 25% of the lot width.

Required setback is 3.0m for a ground floor residential unit facing a street.