



WELCOME TO THE CITY OF HAMILTON

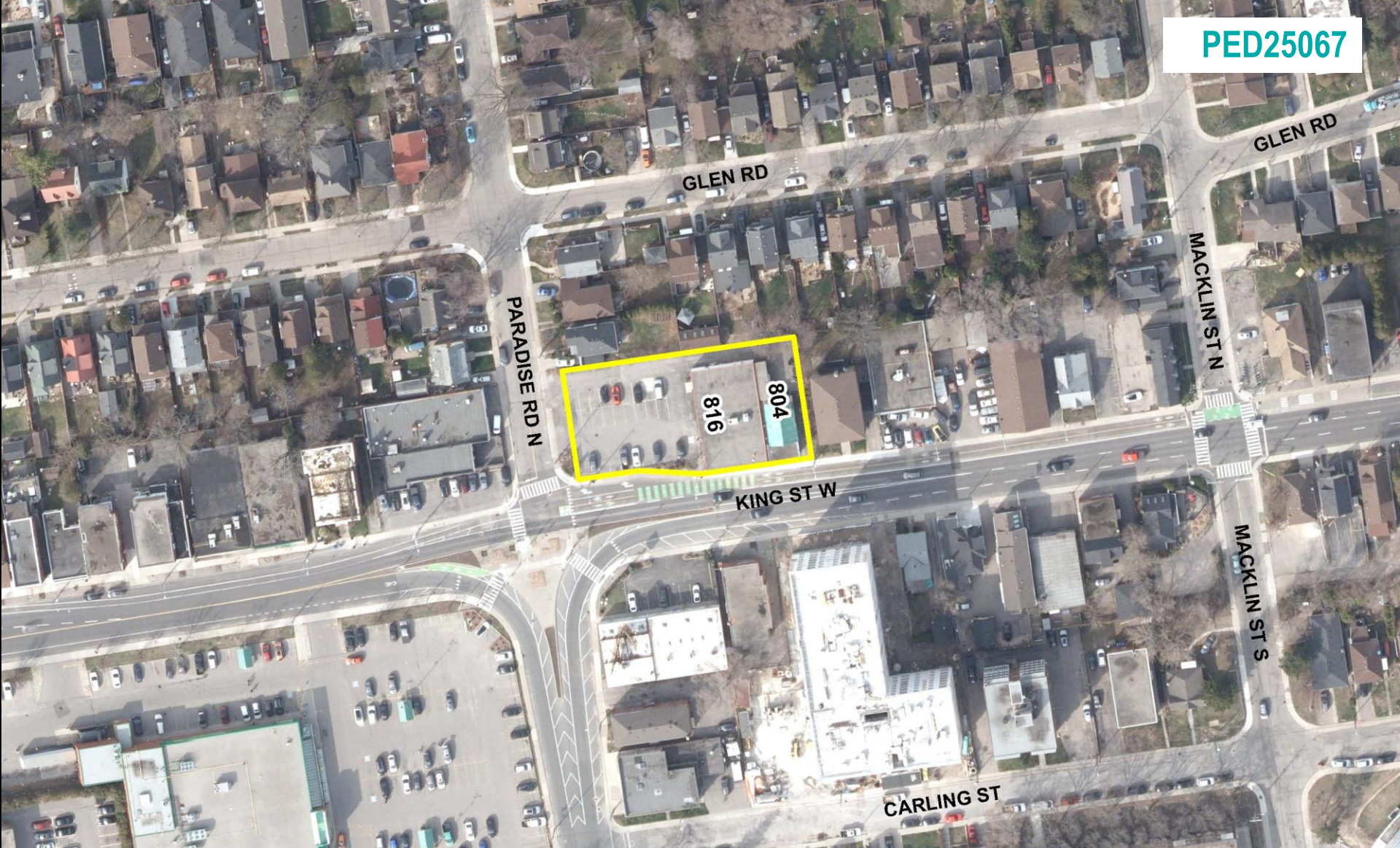
PLANNING COMMITTEE

March 18, 2025

PED25067 – (UHOPA-24-012)

Application for an Official Plan Amendment for Lands Located at
804 to 816 King Street West, Hamilton.

Presented by: Yomna Serag Eldin

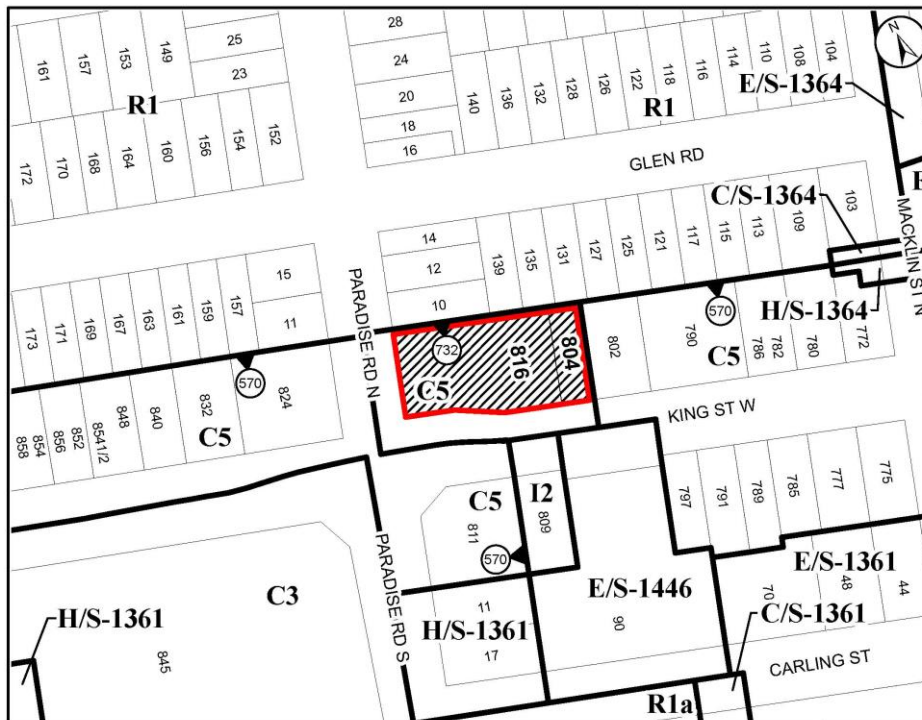




SUBJECT PROPERTY



804 – 816 King Street West, Hamilton





Location Map		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: UHOPA-24-012	Date: February 10, 2025	
Appendix "A"	Scale: N.T.S	Planner/Technician: TN/SH
Subject Property		
 804 to 816 King Street West, Hamilton		



- GENERAL NOTES**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OR MAINTENANCE OF UTILITIES FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER AND CHIEF PLANNER OF THE PLANNING DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 - FOR BULKY ITEMS AND VERY HIGH ITEMS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY PLANNING AND AT THE EXPENSE OF THE OWNER.
 - MAXIMUM OVERHEAD CLEARANCE AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 700 UNLESS OTHERWISE STATED.
 - ALL UTILITIES FROM PUBLIC UTILITY LINES FOR THE FIRST 15 METERS SHALL BE WITHIN THE BULKHEAD THEREAFTER ALL UTILITIES SHALL BE WITHIN THE MAXIMUM GRADE.
 - THE APPROVAL OF THIS PLAN SHALL BE SUBJECT TO THE OWNER SIGNED CONTRACT FORM FOR THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT. SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD-CUT PERMITS
 - SEWER PERMIT
 - APPROVALS FROM THE MUNICIPAL ENGINEERING DEPARTMENT
 - RELOCATION SERVICES
 - COMMITTEE OF ADJUSTMENT
 - DEMOGRAPHIC AGREEMENTS IF REQUIRED
 - ABANDONED ACCESSIBLE MUST BE REMOVED AND THE CURB AND BOLLARDS RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE PUBLIC ENGINEERING SECTION, TRANSPORTATION OPERATIONS AND ENVIRONMENT DEPARTMENT.
 - 3.0 METERS BY 3.0 METERS AND 2.25 METERS BY 2.25 METERS MOBILITY TRAVELERS IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECT OR STRUCTURE VISIBLE FROM 90° NOT TO EXCEED A HEIGHT OF 3.0 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE BOUNDARY OF THE ADJACENT STREET.
 - ALL SIGNS MUST COMPLY TO HAMILTON SIGN BY-LAW No. 16-187.
 - ALL FENCES MUST COMPLY TO HAMILTON SIGN BY-LAW No. 16-187.
 - THIS DEVELOPMENT IS ELIGIBLE FOR MUNICIPAL WASTE COLLECTION SUBJECT TO OBTAINING THE CITY REQUIREMENT.
 - A BULKHEAD OF 1.0 METRE SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE AND ANY POLE UTILITY (PNE, HYDRAULIC, TELE, ETC.) ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER.
 - ENGINEER HAS DONE SERVICE LINES PLANNING OFFER THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT SHOULD THE CITY IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES, ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER.
 - ADDITIONAL NOTES:
 - RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNER'S EXPENSE.
 - DO NOT EXCAVATE WITHIN 1.0 METRE OF HYDRO FACILITIES UNLESS APPROVED.
 - EXCAVATION WITHIN 1.0 METRE OF UNDERGROUND WORK IS NOT PERMITTED UNLESS APPROVAL IS OBTAINED BY A LICENSED UTILITY REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COSTS ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNER'S EXPENSE.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF HAMILTON.
 - ALL UTILITIES MUST BE CONTRACTED BY A PROFESSIONAL DESIGNER OR RELOCATION OF EXISTING PLAN IS REQUIRED, ALL COSTS ASSOCIATED WITH THIS WORK WILL BE AT THE OWNER'S EXPENSE.
 - DO NOT ENHANCE LANDSCAPING PROPOSED ON SITE, FUTURE ENHANCEMENT AGREEMENT IS REQUIRED.

- RE: 804 KING STREET WEST, CITY OF HAMILTON**
- I, THE OWNER OF THE LAND, HEREBY UNDERTAKE AND AGREE WITH THE CITY OF HAMILTON:
- TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWINGS AND NOT TO VARY THEREFROM.
 - TO INFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 10(1) OF THE PLANNING ACT, IN THE PLANNING ACT SHOWING ON THE PLAN AND DRAWINGS IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTERS OF APPROVAL DATES:
 - TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OWNER'S) RISK AND EXPENSE, ALL OF THE WORKS OR MATTERS MENTIONED IN SECTION 10(1) OF THE PLANNING ACT, IN THE PLANNING ACT SHOWING ON THE PLAN AND DRAWINGS INCLUDING REMOVAL, OR SHOWING ACCESS MARKS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS AND
 - IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATES THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORK. AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE UTILITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
 - THE OWNER AGREES TO PHYSICALLY MARK THE MUNICIPAL NUMBER TO BE DETERMINED UPON CONSTRUCTION WITH AN APPROVAL OF ALL ACCESS TO THE BUILDING OR SIGN AS SHOWN IN ACCORDANCE WITH THE CITY SIGN BY-LAW AS A BULKHEAD THAT IS VISIBLE FROM THE STREET.
 - THE OWNER ACKNOWLEDGES AND AGREES TO COMPLY AS EARLY AS POSSIBLE AS REQUIRED BY THE CITY TO COMPLETE THE NEW DEVELOPMENT. THE OWNER FURTHER AGREES AND ACKNOWLEDGES TO CONVEY SUCH EASEMENTS AT HIS COST TO BELL CANADA.
 - THE OWNER AGREES THAT SHOULD ANY CONFLICT ARISE WITH EXISTING BELL CANADA FACILITIES WHERE A CURRENT AND VALID EASEMENT EXISTS WITHIN THE SUBJECT AREA, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH FACILITIES OR EASEMENTS AT THEIR OWN COST.
 - IN THE EVENT THE OWNER AGREES TO INCLUDE ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADDRESSES THE PURCHASER'S:
 - HOME-BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAILBOX.
 - THAT THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAILBOX LOCATION PRIOR TO THE CLOSURE OF ANY HOME SALES.
 - THAT THE OWNER AGREES TO ESTABLISH A GENERALIZED MAIL CARRY FRONT LOADING LOOK BOX ASSEMBLY AT THEIR OWN EXPENSE.
 - CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. A HISTORIC ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON. THE PROPERTY IS CLASSIFIED AS CULTURAL DEVELOPMENT ACTIVITIES. SHOULD DISCOVERY BE MADE, ARCHAEOLOGICAL WORKS WILL BE CONDUCTED ON THE PROPERTY AT THE OWNER'S RISK AND EXPENSE. HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES SHOULD BE NOTIFIED IMMEDIATELY (416-374-3886). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPRIETOR SHOULD IMMEDIATELY CONTACT BOTH METRO SERVICES (416-374-7446).
 - THE OWNER IS RESPONSIBLE FOR ALL WASTE REMOVAL UNITS, THE TIME THAT AN AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE TO TRANSFER AND MUNICIPAL WASTE COLLECTION SERVICES ARE INITIATED.

I, PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.

IF THE DEVELOPMENT IS NOT DESIGNED ACCORDING TO MUNICIPAL WASTE COLLECTION SPECIFICATIONS, THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE MATERIALS AND DEBRIS FROM THE PROPERTY AND SHALL AGREE TO THE OWNER'S MUST DISCLOSE BY MARKING THAT THE PROPERTY IS NOT SEPARABLE FOR MUNICIPAL WASTE COLLECTION.

IF THE DEVELOPMENT INCLUDES THE FOLLOWING: BARRIERS, CLIMBERS ON FENCE AND IN ALL OFFERS AND AGREEMENTS OF PURCHASE AND SALE OF LEASE OF ALL RESIDENTIAL UNITS:

- MUNICIPALITY/UTILITY ARE ADVISED TO OBTAIN THE NECESSARY CONSENTS, CLEARANCES AND PERMITS FROM THE DEVELOPER AND WITHIN THE BUILDING UNITS, SOLID UNITS DUE TO REPAIRING ROAD TRAFFIC MAY BE OCCURRED INTERFERE WITH SOME ACTIVITIES OF THE BUILDINGS OCCUPANTS AS THE SOLID UNITS BEHIND THE SOLID UNITS OF THE MUNICIPALITY AND THE MUNICIPALITY'S CONSIDERATION OF THE BUILDING UNITS.
- THIS DRAWING HAS BEEN SUPPLIED WITH CENTRAL AIR CONDITIONING SYSTEM WHICH WILL ALLOW INDIVIDUAL UNITS TO BE SEPARATELY OPERATED TO MEET THE REQUIREMENTS OF THE ENVIRONMENTAL, CONSTRUCTION AND PARKS DEPARTMENT OF THE MUNICIPALITY AND THE MUNICIPALITY'S CONSIDERATION OF THE BUILDING UNITS.
- CENTRAL AIR CONDITIONING SYSTEMS SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS. THE LOCATION, OPERATION AND SOUND RATING OF THE OUTDOOR CONDENSING UNITS MUST BE COMPLY WITH METRO GASULINE SPEC 2020.
- RESIDENTIAL COMPONENTS (SMOKE, EXTERIOR DOORS, ETC.) MUST HAVE A MINIMUM ATTENUATION OF 25 DB FOR ALL RESIDENTIAL UNITS.

DATE: THIS _____ DAY OF _____ (YEAR)

WITNESS (SIGNATURE) _____ OWNER (SIGNATURE) _____ (REAL)

WITNESS (PRINT) _____ OWNER (PRINT) _____

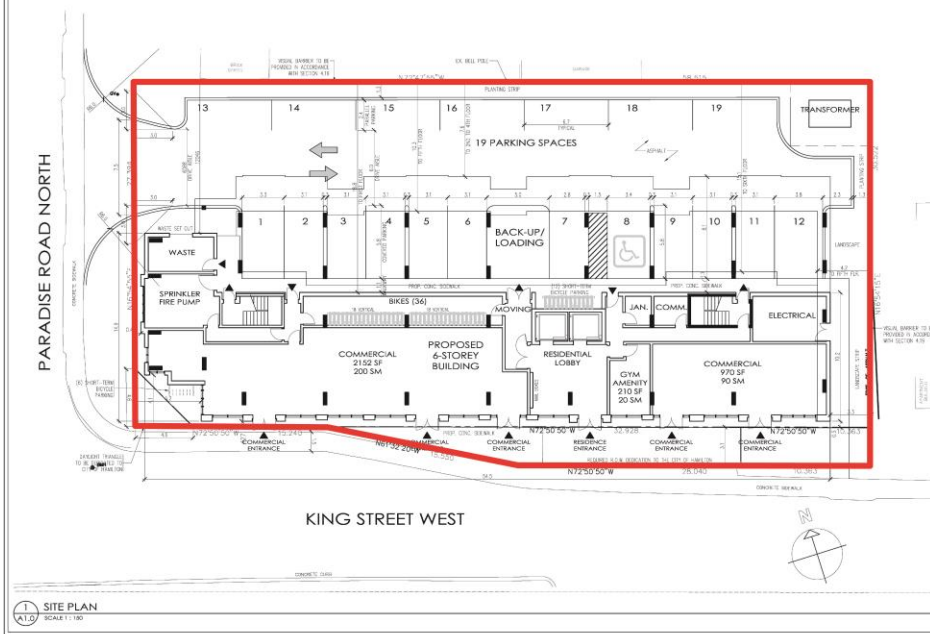
ADDRESS OF WITNESS _____

LINTACK ARCHITECTS INCORPORATED

104 HAMILTON STREET, SUITE 100, HAMILTON, ONTARIO, CANADA, L8P 3K6
 T: 905.577.6611 F: 905.577.2099 E: info@lntack.com
 www.lntack.com



The drawing has not been sealed. Sealed drawings must be used to continue work on the project. All drawings must be sealed by the architect. All drawings must be sealed by the architect.



804 King Street West, Hamilton
 Zone: Mixed Use Medium Density (C5-732) Zone in the City of Hamilton
 Zoning By-Law: City of Hamilton, By-Law 05-20

Regulations	Required	Proposed
Number of Units	-	48
Density (per ft)	-	425 units/hectare
Max. Lot Frontage	4.5m	25.5m (65ft)
Total Street Frontage	-	85.9m
Facade Width Facing Street	50%	49.5m (81%)
Lot Area (Gross)	-	14663 square meters (1506,03x1)
Landscaped Area	-	127.6m ² (2.7%)
Building Coverage Area	-	1913.6m ²
Total Gross Floor Area	-	4942m ²
Gross Floor Area Residential	-	4622m ²
Gross Floor Area Commercial	-	299m ²
Gross Floor Area	-	5000m ²
Max. Setback from Street Line (King)	4.5m	6.4m
Max. Setback from Street Line (Paradise)	4.5m	6.4m
Minimum Setback Side Street	3.3m	3.3m
Min. Setback above 4th Floor	4.2m	4.2m
Minimum Roof Height	-	7.6m
to Second to Fourth Floor	-	10.3m
to Fifth Floor	-	14.8m
to Sixth Floor	-	19.3m
Building Height	-	19.3m
Number of Storeys	-	6 Storeys
Facade Height along a Street	-	19.3m
Maximum Height	Min. 7.5m	19.3m
Amenity Area	-	19.3m
Units Less Than or Equal to 35m	21 units less than 35m @ 4m per unit = 84m	48 units
Units Greater Than 35m	47 units greater than 35m @ 4m per unit = 188m	48 units
	total	393.5m provided
Landscaped Area	-	127.5m ²
Parking	Required	Proposed
Commercial Parking	360 Parking Required (1453m ²)	0 Spaces
Residential Parking	2 Visitor Spaces plus 0.5 visitor spaces per dwelling unit: 810 @ 0.14 (ground stored) 3+2=5 spaces required	19 parking spaces
Minimum Number of Barrier Free Parking Spaces	1	1
Typical Parking Space Size	2.8m x 5.8m	2.8m x 5.8m
Barrier Free Parking Space Size	4.8m x 5.8m	4.8m x 5.8m
Short Term Bicycle Parking	Commercial: 0 Required Residential: 4 Required	18 Spaces
Long Term Bicycle Parking	Commercial: 0 Required Residential: 47 Required	48 Spaces
Minimum Aisle Width	6.0m	6.0m
Number of Loading Spaces	-	1
Residential Unit Summary	Unit Type (No. of Rooms)	No. of Units
	1 Bedroom	43
	2 Bedroom	25
TOTAL NO. OF SUITES		68
REG. NO. OF SUITES		10

Proposed: **Yoke King & Paradise DA-21-117**

Site Plan for 804 King Street West, Hamilton, ON

JOB NO. 24.044

dwg. file

dwg. by RLJR

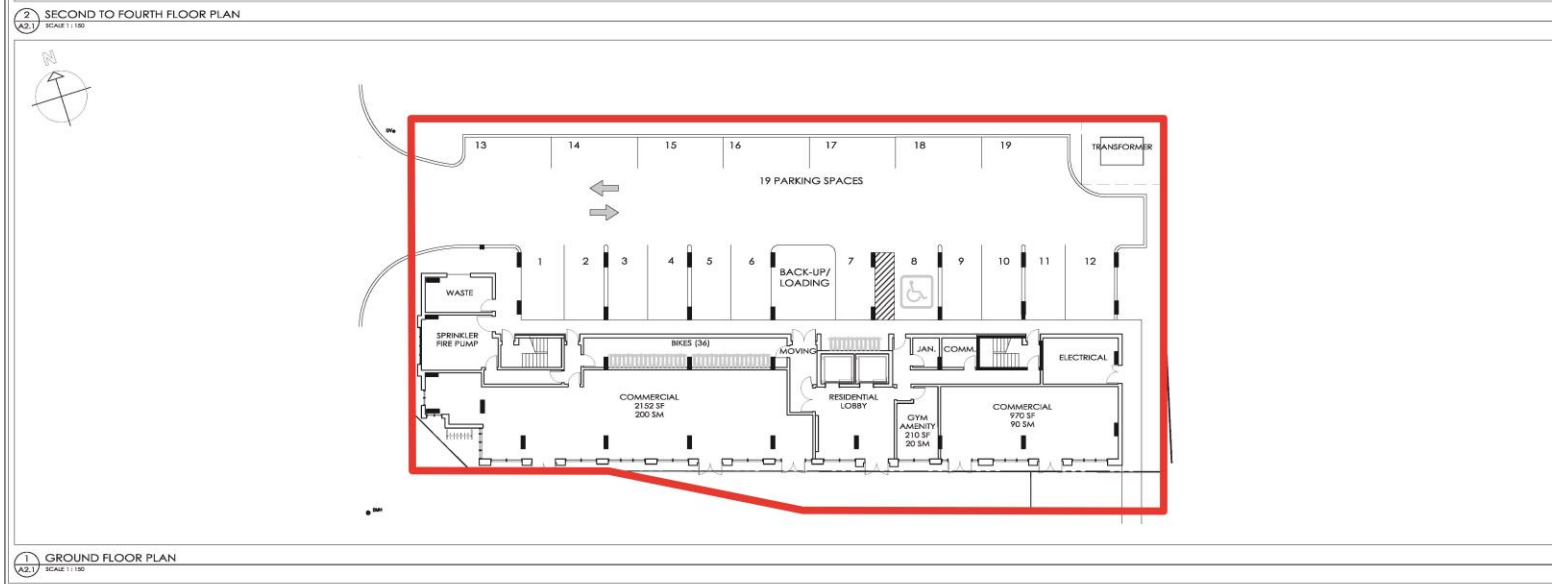
scale As Noted

date

dwg. title

Site Plan

dwg. A1.0



LINTACK ARCHITECTS
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www.lintack.ca



Professional seal for the architect.
General Contractor and valid only if
registered. Cannot be used for any other
purpose and is subject to the
Ontario Building Code Act.

No.	Description	Date
1	ISSUED FOR PERMITS	10/22/24
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Proposed:
Yoke King & Paradise
DA-21-117
80A King Street West
Hamilton, ON

job no.	24.044
dwg. file	
desn. by	RLJ/IR
scale	As Noted
date	
dwg. file	Ground Floor 2nd-4th Floors
dwg.	A2.1



Subject Lands looking southeast from Paradise Road North



Adjacent Lands south of the Subject Lands looking southeast from Paradise Street North



Subject Lands looking northeast from King Street West



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE