



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Delta Joint Venture Inc.
Panel Meeting Date:	January 12, 2023
Project Address:	1284 Main Street East
Date of Panel Pre-Consult [if applicable]:	June 8, 2022 (FC-22-079)

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	OPA/ZBA
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The retention and enhancement of open space lands that front Main Street East;
The retention and adaptive reuse of the original building on the Site for residential purposes; and
The redevelopment of the remainder of the Site for residential purposes consisting of residential buildings in the form of:
Three-storey townhouses and four-storey stacked townhouses along the perimeter of the Site; and
Stepped fourteen-storey apartment buildings extending from the retained building.

The total number of units proposed is 975 units, comprising:
87 units retrofitted within the existing building;
173 townhouse and stacked townhouse units;
715 apartment units.

Site directly abuts municipal right-of-ways: Main St E – Major Arterial, Graham Ave S, Maple Ave, Wexford Ave S – local roads.
Beyond, land uses include residential, mixed use residential and commercial, institutional.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

Provincial and municipal polices, including recent OPA 167. Zoning By-Law 05-200. Corridor Design Guidelines.

Existing zoning:	ZBL 05-200 Institutional (I2, 293)
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

10.5 in Institutional Zone

Proposed height and/or proposed density:

Varies for use: 11m to 44m

Permitted Setbacks	Front Yard	Varies for use 3-4.5m
	Side Yard	Varies for use 0-6m
	Rear Yard	Varies for use 0-7.5m

Proposed Setbacks	Front Yard	14.7m
	Side Yard	2-3m
	Rear Yard	2m

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Uses not permitted.

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

1.15/unit - 1,121 spaces

If certain zoning provisions cannot be met, please explain why:

Site is proposed to be rezoned to the TOC1 zone in consultation with the City to be consistent with lands along Main St E. Site Specific modifications are requested to pull front facades closer to the local street frontages, permit block townhouses to provide a variety of uses and transition, modified required finished floor elevations to do retention of building on Site, permit a greater setback to Main St. E due to adaptive reuse of building, provide for a wider drive aisle entrance due to Transportation Planning comments, and permit tandem parking spaces for condo townhouse units.

Disclosure of Information

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

JEFF Paikin
 (Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information

contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.
 November 30th, 2022

Date

Signature of Owner

NOTE 1: Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

NOTE 2: Design Review Panel meetings are public.