



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Main Margaret Inc.
Panel Meeting Date:	March 9, 2023
Project Address:	392 Main Street West
Date of Panel Pre-Consult [if applicable]:	

Project Data

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

The proposed development includes the demolition of the existing structures on the subject site and constructing a new 9-storey mixed-use building containing 171 residential units and a total of 440 square metres of ground floor retail space. A total gross floor area (“GFA”) of 10,628 square metres is proposed and includes 66 parking spaces to be located in two (2) levels of underground parking (60 residential parking spaces, 1 retail parking space, and 5 visitor parking spaces).

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

Urban Hamilton Official Plan (UHOP) – Primary Corridor policies, *Mixed-Use Medium Density* policies, urban design policies
Strathcona Secondary Plan and Strathcona Secondary Plan Urban Design Guidelines
City-Wide Corridor Planning and Design Guidelines

Existing zoning:	C5-293
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

22 metres

Permitted Setbacks	Front Yard	N/A
	Side Yard	7.5 m
	Rear Yard	7.5 m

Proposed height and/or proposed density:

29.05 m

Proposed Setbacks	Front Yard	0 m
	Side Yard	0.2 m
	Rear Yard	3.0 m

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

99 spaces = 0.58/unit

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

66 spaces = 0.39/unit (parking rate is being refined)

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

It is anticipated the following variances will be required to permit the proposed development:

- Maximum building height of 29.05 m whereas 22.0 m is currently permitted
- Minimum Interior Side yard setback of 0.0 m whereas 7.5 m is currently required abutting a residential use;
- Rear yard setback of 3.0 m
- To add retail and restaurant as permitted uses whereas these uses are not currently permitted (but are permitted in the site-specific secondary plan policy)
- To reduce the number of parking spaces to 66

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.

Main Margaret Inc.

_____, the Owner, herby agree and acknowledge that the information
(Print Name of Owner)

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.

Feb 17, 2023

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.