



# City of Hamilton – Design Review Panel Applicant Project Summary Sheet

<b>Applicant Name:</b>	2752037 Ontario Inc.
<b>Panel Meeting Date:</b>	December 14, 2023
<b>Project Address:</b>	365 Highway 8, Stoney Creek
<b>Date of Panel Pre-Consult [if applicable]:</b>	-

## Project Data

<b>Application Type</b> [e.g. Site Plan, Re-zoning]:	Official Plan Amendment and Zoning By-law Amendment
--	---

<b>Proposed Use, Description of Project and Brief description of adjacent uses:</b> [e.g. Office, Residential]:
---

The proposed development includes the demolition of the existing structure on the subject site and constructing a new 9-storey mixed-use building containing 189 residential units and a total of 273 square metres of ground floor commercial space. A total gross floor area (“GFA”) of 11,143 square metres is proposed and includes 188 parking spaces located in two (2) levels of underground parking and a surface parking area at the rear of the site (175 residential parking spaces, 7 visitor parking spaces, 6 commercial parking spaces). A total of 16 short term bicycle spaces and 139 long term bicycle spaces are provided. Immediate adjacent uses include residential to the north, commercial to the east and west, and Highway 8 and commercial to the south.

<b>Policy and guideline documents examined in preparing proposal</b> [please list <u>specific</u> guidelines examined]:
---

1. Urban Hamilton Official Plan (UHOP) – Secondary Corridor policies, Mixed-Use Medium Density policies, Urban Design policies
2. Western Development Area Secondary Plan
3. City-Wide Corridor Planning and Design Guidelines

<b>Existing zoning:</b>	C6 – Commercial District
-------------------------	--------------------------

**Zoning/Site Plan Details [complete relevant sections]**

**Permitted height and/or permitted density:**

22 metres

<b>Permitted Setbacks</b>	<b>Front Yard</b>	N/A
	<b>Side Yard</b>	N/A
	<b>Rear Yard</b>	7.5

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

175 spaces = 0.93/unit

**Proposed height and/or proposed density:**

28.50 metres

<b>Proposed Setbacks</b>	<b>Front Yard</b>	7.02 m
	<b>Side Yard</b>	5.5 m
	<b>Rear Yard</b>	16.6 m

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

188 spaces = 0.99/unit

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

It is anticipated that the following modifications will be required to the C5 zoning permissions to permit the proposed development:

- Maximum building height of 28.50 m, whereas 22.0 m is permitted;
- Building Setback from a Street Line of 7.02 m (after road widening), whereas a maximum of 4.5 m is required; and,
- Section 10.5.3 a) iii) of Zoning By-law 05-200, which regulates the Building Setback from a Street Line for the portion of a building providing an access driveway to a garage, does not apply.

**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.

MARIO NESCI

(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.

10/31/23

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.