



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name: Arcadis Professional Services (Canada) Inc. c/o Mike Crough

Panel Meeting Date: September 12, 2024

Project Address: 304-314 Main St E & 17 West Ave S

Date of Panel Pre-Consult [if applicable]: N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Zoning By-law Amendment

Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed design includes two 25-storey towers with a shared 8-storey podium, envisioned as a landmark gateway to Hamilton’s downtown core. The shared podium will be connected over an existing alleyway, which is identified is the portion of potential future acquisition, which will act as a passageway for pedestrians as well as functioning for service and resident vehicles in two-way travel.

The ground floor will feature versatile live/work units abutting Main St that can support residential dwellings, maker spaces, and potential retail uses, fostering a vibrant and adaptable urban environment. The development will offer a total of 576 residential units, ranging from 1 to 3 bedrooms, along with a range of indoor and outdoor amenities. Additionally, the design includes 170 parking spaces and 464 bicycle parking spaces within structured parking provided above and below ground.

The proposed design includes hard and soft landscape elements along the streetscape in the form of planted street trees as well as passive activity space that continues within the site for public/private access.

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

- Urban Hamilton Official Plan**
 - Chapter E Urban Systems
 - B.3.3 Urban Design Policies
 - S 6.4 Site Plan Guidelines
 - City of Hamilton Downtown Secondary Plan**
 - 6..14.12 Building Hights
 - 6.1.4.18 High Rise Buildings
 - Hamilton Tall Buildings Guidelines**
 - 3.0 Contextual Considerations
 - 5.0 Public Realm Interface
 - City Wide Corridor Planning Principals and Design Guidelines**
 - 1.0 Application
 - 3.0 Corridor Planning Principals
 - 4.0 Corridor Design Guidelines
- Draft MTSA Study Prepared by Dillion Consulting on behalf of the City of Hamilton**

Existing zoning:	D1 - Downtown Central Business District
-------------------------	---

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Midrise: Max 12 storeys
Low-rise-2: Min 2 storeys - max 6 storeys

Proposed height and/or proposed density:

Podium: 8 storeys (30.180 m)
Tower A: 25 storeys (83.330 m)
Tower B: 25 storeys (83.330 m)

Permitted Setbacks	Front Yard	2 m for the first storey, except where a visibility triangle shall be provided for a driveway access
	Side Yard	Same as above
	Rear Yard	Same as above

Proposed Setbacks	GF @ Main = 3.5m 3F @ Main = 2m
	GF @ Victoria = min. 2.26m max. 2.7m (slanted property line)
	GF @ West = min. 2.0m max. 2.57m
	GF @ South Lot Line = 3.95m

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

Visitor/non-residential Parking Spaces 2 + 0.05/unit – 31 spaces
--

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

Visitor/non-residential Parking Spaces 2 + 0.05/unit – 31 spaces
Resident Parking Spaces 0.2413/unit – 139 spaces
Total Parking Spaces 170 total spaces

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

Site specific relief will be required for building height and setbacks to facilitate the most efficient site layout. Additional variances may be identified as required.

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.

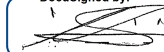
Canadian Tire Corporation, Limited

(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.

August 23, 2024

DocuSigned by:

505FF8A1CFD74FF...

Date

Signature of Owner David Bianchi, VP, Development

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.*