



# City of Hamilton – Design Review Panel

## Applicant Project Summary Sheet

<b>Applicant Name:</b>	Kindred Works
<b>Panel Meeting Date:</b>	December 12th, 2024
<b>Project Address:</b>	1570 MAIN STREET WEST, HAMILTON, ON
<b>Date of Panel Pre-Consult [if applicable]:</b>	N/A

### Project Data

<b>Application Type [e.g. Site Plan, Re-zoning]:</b>	Official Plan Amendment & Zoning By-Law Amendment
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### Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The applicant proposes a 12-storey residential building at the municipal address of 1570 Main Street West. The proposal will consist of a total of 176 rental units, including 2-levels of underground parking and 74 residential parking spaces. 115 square metres of dedicated retail space will be provided on the ground floor level of the building. The proposal consists of 785 square metres of residential amenity, spread across indoor and outdoor amenity area located on the 2nd floor and rooftop level of the building.

The present site conditions at 1570 Main Street West consist of the existing 2-storey church, and surface level parking. While immediate land uses adjacent to the site include single storey commercial uses west of Cotrill street, single detached homes north of the property, low scale commercial uses east of Kingsmount Street North, and commercial retail uses immediately south of Main Street West.

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

- Urban Hamilton Official Plan
- Ainslie Wood Westdale Secondary Plan
- City Wide Corridor Guidelines
- Site Plan Guidelines
- Zoning By-Law No. 05-200

#### Development Application Guidelines

- Sun Shadow Study
- Wind Study

**Existing zoning:**

C5 - Mixed Use Medium Density Special Exception 570

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

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

11 metres

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

38.4 metres

<b>Permitted Setbacks Max.</b>	<b>Front Yard</b>	3m
	<b>Side Yard</b>	3m
	<b>Rear Yard</b>	7.5m

<b>Proposed Setbacks</b>	<b>Front Yard</b>	1m + 4m of ROW
	<b>Side Yard</b>	2.6 m
	<b>Rear Yard</b>	7.5m

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

1.0 / Unit - 176 Spaces

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

0.4 / Unit - 74 Spaces

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

- Maximum Building Height:
- The maximum building height for the subject lands is limited to three storeys. The maximum building height of the Zoning By-law implements the policy direction from the Ainslie Wood Westdale Secondary Plan.
- The subject lands are located on a Secondary Corridor and are within a proposed MTSA and close to a Major Activity Centre where intensification is prioritized.
- The lots along Main Street West are confined by the lot depth. A 12 storey building implements that mid-rise direction from the Urban Hamilton Official Plan and makes efficient use of the property. In this circumstance the additional height enables the appropriate intensification of the subject lands. Additional site-specific modifications may be required should the development concept evolve as a result of DRP or Public Consultation.

**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.

Tim Blair  
 (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.

Thursday November 21st, 2024

*Tim Blair*

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.

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**NOTE 2:**     *Design Review Panel meetings are public.*