



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	925 Main Street West (Hamilton) Limited
Panel Meeting Date:	December 12, 2024
Project Address:	925 Main Street West & 150 Longwood Road South, Hamilton
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	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 property is a 1.756 ha, irregularly shaped parcel with approximately 123 metres of frontage onto Main Street West. The Site is situated within the Westdale South Neighbourhood.

The lands are currently designated as “Neighbourhoods and Open Space” in the Urban Hamilton Official Plan (UHOP), as “TOC1 and P5” in the City of Hamilton Zoning By-law No. 05-200. The lands are currently vacant.

This parcel of land will be used as the site for a mixed-use, residential building complex. The proposed development includes two 25-storey towers connected via a 5 and 6-storey podium. The development will be equipped with 628 residential units and a total of 382 parking spaces. Parking is to be accommodated in a four-level underground parkade. 3,780.60 m² of amenity space is proposed for the site, at a rate of 6.0m² of amenity space per unit.

Surrounding the subject site to the north is primarily single-detached dwellings. Immediately adjacent to the west of the site are two, 12-storey apartment buildings and Columbia International College. The land is bounded to the east by Longwood Road South and a mix of institutional and commercial buildings. Directly to the south of the proposed development is Highway 403. A planned MTSA LRT station stop is proposed at the Main Street West and Longwood Road South intersection.

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

The applicable documents include *The Planning Act R.S.O 1990*, Provincial Planning Statement (2024), the Urban Hamilton Official Plan (2022), City of Hamilton Zoning By-law No. 05-200.

Please see attached Urban Design Brief for complete details.

Existing zoning:

Transit Oriented Corridor Mixed Use Medium Density (TOC1,703,H31): Hamilton Zoning By-law No. 05-200

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Permitted Height: 18 Storeys (62 m)
Minimum Residential Density: 250 UPH

Permitted Setbacks	Max. Front Yard	4.5 metres
	Min. Side Yard	0.0 metres
	Min. Rear Yard	7.5 metres

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

Less than 50m²:
 0 for units 1 to 12 = 0 spaces
 0.3 for units 13 to 361 = 104 spaces
More than 50m²:
 0 for units 1 to 12 = 0 spaces
 0.5 for units 13 to 50 = 19 spaces
 0.7 for units 51 to 267 = 151 spaces

TOTAL REQUIRED: 0.44 spaces/unit–274 spaces

New Zoning By-Law Parking:

 In PRA 1, no parking spaces are required for residents, and 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.

 628 x 0.05 = 31.4 +2 = 33.4 spaces

Proposed height and/or proposed density:

Proposed Height: 25 Storeys (79.85 m)
Proposed Density: 357.63 UPH

Proposed Setbacks	Front Yard	4.1 metres
	Side Yard	5.82 metres
	Rear Yard	82.96 metres

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

TOTAL PROPOSED: 0.61/unit – 382 spaces

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

The proposed zoning provisions cannot be met; therefore, a Zoning By-law Amendment is required. The proposed development is designed to optimize the efficiency of the site layout and support the

achievement of greater housing supply on the subject lands acting as a desirable form of Transit Oriented Development adjacent to an MTSA LRT station stop. Please refer to the Urban Design Brief for additional information.

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.

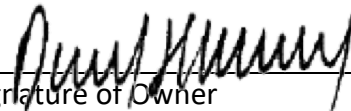
925 Main Street West (Hamilton) Limited , the Owner, hereby agree and acknowledge that the information
(Print Name of Owner)

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.

November 20th 2024

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.