



# City of Hamilton – Design Review Panel

## Applicant Project Summary Sheet

**Applicant Name:**

**Panel Meeting Date:**

**Project Address:**

**Date of Panel Pre-Consult [if applicable]:**

**Project Data**

**Application Type [e.g. Site Plan, Re-zoning]:**

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

The proposed development includes the demolition of the existing structure on the subject site and constructing a new 14-storey mixed-use building containing 151 residential units and a total of 187.9 square metres of ground floor commercial space. A total gross floor area (“GFA”) of 9,966 square metres is proposed and includes 18 parking spaces located in one (1) level of underground parking. No surface parking is proposed. A total of 20 short term bicycle parking spaces and 110 long term bicycle parking spaces are provided. Immediate adjacent uses include residential to the north, commercial/mixed-use to the east, King Street West and 24-storey mixed/use building to the south, and Queen Street North and a 12-storey hotel to the west.

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

1. Urban Hamilton Official Plan (UHOP) – Downtown Urban Growth Centre policies, Downtown Mixed-Use policies, Urban Design policies, Heritage policies (abutting lands).
2. Downtown Hamilton Secondary Plan
3. City-Wide Corridor Planning and Design Guidelines

**Existing zoning:** Downtown Mixed Use – Pedestrian Focus (D1)

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

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

44 Metres

<b>Permitted Setbacks</b>	<b>Front Yard</b>	2 m (max)
	<b>Side Yard</b>	0 m
	<b>Rear Yard</b>	0 m

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

9/151 = 0.06/unit

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

44 Metres

<b>Proposed Setbacks</b>	<b>Front Yard</b>	0 m
	<b>Side Yard</b>	0 m
	<b>Rear Yard</b>	8.5 m

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

18/151 = 0.12/unit

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

It is anticipated that the following modifications will be required to the D2 zoning permissions to permit the proposed development:

- Minimum 0.0 metre stepback for any portion of a building exceed 22 metres in height for the rear lot line, whereas a minimum 3.0 metre stepback for any portion of a building exceeding 22 metres in height for the rear lot line is required (Provision 6.0 c) ii)
- Reduction in the minimum % of clear glazed windows and doors on the ground floor façade (Provision 6.0 e) i) & ii). Reduction requested to accommodate signage & columns.
- Maximum balcony encroachment of 1.6 metres, whereas a maximum projection of 1 metre is permitted. Site and building angle require projections to accommodate balconies (Provision 4.6 e)).

**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.

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\_\_\_\_\_, 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.

Authentisign  


Date: January 22, 2025

\_\_\_\_\_  
 Signature of Owner

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- 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.*