



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	Hamilton III GP Inc.
Panel Meeting Date:	April 13, 2023
Project Address:	92 – 100 John Street North and 61 – 81 Wilson Street
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan Control Application
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposal is for a 31 Storey Tower containing 383 residential units atop a 16m tall podium containing commercial uses at grade and residential units facing Wilson Street. Parking and loading access is provided along John Street North. In total, 143 vehicular parking spaces are provided on site, including an interior loading bay and a pickup/drop off area. Outdoor Amenity areas are provided on the 6th and 8th floors. In total, 5,244m² of amenity area is proposed. A ±100m² dog run is provided exterior to the building on the northeast corner of the site. Long Term Bike Storage is provided within the podium and contains a total of 332 bicycle spaces.

Immediately North of the Site are two and three storey commercial buildings and the Heritage Designated Stewart Memorial Church. South of the Site is an existing parking lot, which is planned for a 30-storey tower. West of the site is The Design District development, which features three 30-storey towers + mezzanine atop a six storey podium. East of the site are existing two and three storey residential / commercial buildings; a one storey former commercial building is located at the far corner of Wilson Street. To the northeast of the site is an existing neighbourhood consisting of single detached dwellings.

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

City of Hamilton Tall Building Guidelines & Downtown Hamilton Tall Building Study
Terms of Reference – Shadow Impact Study
Urban Hamilton Official Plan
Downtown Hamilton Secondary Plan
Downtown Hamilton Zoning By-law 05-200
City of Hamilton Site Plan Guidelines
City of Hamilton Street Furniture Guidelines

Existing zoning:	Downtown Residential D5 (H17, H19, H20) Zone
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

98 metres in height / 190.2m asl

Proposed height and/or proposed density:

97.5m

Permitted Setbacks	Front Yard	0m
	Side Yard	0m
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	0m
	Side Yard	0m
	Rear Yard	1.5m 6.0m (NE Corner)

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

141 spaces – 0.36 per unit
 191 Long Term Bike Parking

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

143 Spaces – 0.37 per unit
 332 Long Term Bike Parking

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

Rear Yard – As this is a corner lot, the yard abutting the property to the east along Wilson Street is a Rear Yard. This is a technical variance as it is desirable to continue the street wall along Wilson without the “missing tooth” effect afforded by an empty space between buildings on the ground floor. To mitigate, a transition is proposed from the podium level up to the tower setback level to transition from the low rise built form to the tower portion of the proposed development. An 8.1m setback is provided above the podium level to the “mid-rise” portion of the tower and an addition 13.6m setback is provided to the tower component which is greater than 44m in height. Furthermore, a 6.0m setback is provided at the inset north-corner to provide further separation from the rear yards of adjacent buildings.

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.

Hamilton III GP Inc.

(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.

March 7 2023

Date

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.

Signature of Owner

