



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: Jawid Fakiri | Agent: Reema Masri

Panel Meeting Date: January 12, 2023

Project Address: 1866 Rymal Rd E

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

Project Data

Application Type [e.g. Site Plan, Re-zoning]: ZBA/OPA

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

1866 Rymal Rd E (Site) is located on the corner of Rymal Rd E and Dakota Blvd. The Site is adjacent to a townhouse development (Summit Park) towards its east and south. Single family homes are the building typology on the north side of Rymal Rd E. Directly across from the Site, an 8-storey residential building is slated for development next year. Across Dakota Blvd to the west, Bishop Ryan Catholic Secondary School is an Institutional use.

The re-development of this property will allow for the construction of an 8-storey mixed-use building containing a retirement home, daycare, and other commercial spaces. The development will provide high-quality retirement living units. The design offers a variety of unit sizes and types ranging from studio to 2-bedroom units. The development includes a large quantity and variety of amenities to residents. The commercial units are located at grade, with the intent of activating the street and providing the neighbourhood with a variety of convenience retail, therefore meeting the intent of the zoning for the Site.

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

- . Urban Hamilton Official Plan
- . Rymal Road Secondary Plan
- . City-Wide Corridor Planning Principles and Design Guidelines
- . Transit Oriented Development Guidelines

Existing zoning: C3

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

14m

Proposed height and/or proposed density:

Approx. 29 m

Permitted Setbacks	Front Yard	1.5m
	Side Yard	1.5m / 3.0m
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	1.5m
	Side Yard	1.5m / 15.9m
	Rear Yard	15.7m

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

Retirement home: 1 per 3 persons = 66
 Daycare: $1/125m^2$ ($224m^2$) = 2
 Commercial: $<450m^2 = 0$ = TOTAL 68 SPACES

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

Retirement home: 61
 Daycare: 2
 Commercial: 0 = TOTAL 63 SPACES

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

Height:
 The proposed height of 8 storeys (approx. 29m) accommodates all of the residences, amenity and support spaces, and technical requirements for the building.

Parking:
 In order to provide a well-functioning site, including pedestrian circulation and landscaping, a small reduction in the parking requirement is requested.

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.

Jawid Fakiri

_____, 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.

DEC/9/22

 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.