



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: MHBC Planning (c/o Dave Aston and Stephanie Mirtitsch)

Panel Meeting Date: October 12, 2023

Project Address: 1494 Upper Wellington Street
Hamilton, ON
L9B 2Y7

Date of Panel Pre-Consult [if applicable]:

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Zoning By-law Amendment

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

The concept proposes two (2) residential buildings with a total of 685 rental units and 910 parking spaces. The maximum building height is 20 storeys, and the proposed density is 285 units per hectare. The tallest heights of the concept are internal to the site and a 5 storey podium with rooftop amenity space is proposed. The proposed development is at the intersection of two Minor Arterials (Stone Church and Rymal Road) and the surrounding land uses include residential and institutional uses, parks, and open space.

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

Urban Hamilton Official Plan
Zoning By-laws 6593 and 05-200
City-Wide Corridor Planning Principles and Design Guidelines (2012)

Existing zoning: 'AA – Agricultural' (Zoning By-law 6593)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

2.5 storeys (11m)

Permitted Setbacks	Front Yard	3.0-7.5m
	Side Yard	1.5-13.5m
	Rear Yard	3.0-13.5m

Proposed height and/or proposed density:

6-20 storeys (67m)

Proposed Setbacks	Front Yard	4.0m
	Side Yard	2.0-3.0m
	Rear Yard	2.0m

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

space/unit

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

1.3/unit – 910 spaces

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

Rezoning is required to permit the proposed use and site specific regulations as the existing zoning is agricultural and does not conform to the Official Plan land use designation.

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.

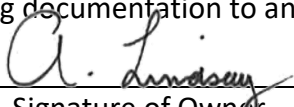
C. Valery Construction Ltd.

(c/o Amber Lindsay), 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.

September 11, 2023

 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.