



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	VDM3 Corporation c/o Laurentel Developments
Panel Meeting Date:	March 10, 2022
Project Address:	2153, 2155, and 2157 Rymal Road East
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

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

Proposed Use: Mixed Use Residential (retail at grade).

Description of Project: The proposed development consists of two, 10-storey, mixed-use residential buildings containing 411 residential units, and 1,873 square metres of retail GFA in the form of four commercial units at grade. At the rear of the site, two 4-storey stacked townhouse blocks are proposed, containing a total of 36 units.

Description of Adjacent Uses: The surrounding area is primarily characterized by existing single detached residential neighbourhoods and a mix of existing and planned residential, institutional and commercial uses. A large woodlot abuts the property to the west, big-box retail centres to the south, residential (suburban subdivisions) to the east, and institutional and recreational/open space uses to the north.

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

Urban Hamilton Official Plan
West Mountain Area (Heritage Green) Secondary Plan
City of Hamilton Zoning By-law 05-200
City-Wide Corridor Planning and Design Guidelines
Transit Oriented Development Guidelines

Existing zoning:	Eastern Portion of Property: C2 – Neighbourhood Commercial, Exception 579 under the City of Hamilton Comprehensive By-law No. 05-200.
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Western Portion of Property: R1 – Single Residential (1) and ND – Neighbourhood Development under the Stoney Creek Zoning By-law 3292-92.

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Requested Re-Zoning: C4 – Mixed Use High
 Density = 40 metres

Proposed height and/or proposed density:

33.8 metres with a density of 3.1 FSI

Permitted Setbacks	Front Yard	4.5
	Side Yard	7.5
	Rear Yard	7.5

Proposed Setbacks	Front Yard	0.3
	Side Yard	2
	Rear Yard	22.45

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

Residential: Condo units <50 sq.m
 69 units @ 0.30/unit = 20.7 spaces
Residential: Condo units >50 sq.m
 1-14 units @ 0.70/unit = 9.8 spaces
 15-50 units @ 0.85/unit = 30.6 spaces
 51-328 units @ 1/unit = 328 spaces
Retail
 450-4,000 sq.m @ 1/50 sq.m = 37.46 spaces
TOTAL REQUIRED = 427 spaces

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

Residential
 0.99/unit = 443 spaces
Retail
 1/50 sq.m = 40 spaces
TOTAL PROVIDED = 483

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

Front Yard: Front Yard setback has been reduced due to commercial retailing opportunities at grade. The proposal takes advantage of its frontage along the Rymal Road East corridor and proposes main building entrances along the streetscape. The design aims to create a pedestrian-oriented environment through its ground floor commercial units.

Side Yard: The site is irregular in shape and provides challenges for building siting. The proposed development extends existing natural features and parkland into the subject property, providing additional landscaping. For this reason, the side yard setback has been reduced on the east portion of the site. An angular plain analysis was completed to ensure there are no adverse side affects on the existing adjacent residential dwellings, in terms of privacy and shadow.

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.

VDM3 Corporation c/o

Laurentel Developments , 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.

Per:

Tel Matrundola, Laurentel Developments

February 16, 2022

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.*