



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	499 Mohawk Inc. c/o UrbanSolutions Planning & Land Development Consultants Inc.
Panel Meeting Date:	December 8, 2022
Project Address:	499 Mohawk Road East, Hamilton
Date of Panel Pre-Consult [if applicable]:	January 26, 2022 (FC-22-012)

Project Data

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

The proposed development consists of two (2) 25-storey multiple dwellings, one (1) 20-storey multiple dwelling, two (2) 15-storey multiple dwellings, one (1) 13-storey multiple dwelling, two (2) 8-storey multiple dwellings and seven (7) 3-storey townhouse dwellings. The proposed multiple dwellings contain 1945 dwelling units, while the proposed townhouses comprise of 50 dwelling units for a total of 1995 dwelling units. The proposal is accommodated by 1995 parking spaces contained in an underground parking garage. Abutting the subject lands to the north, are a mix of 1 – 2-storey single detached dwellings. Further north of the subject lands is the Franklin Road Elementary School. East of the subject lands, across Upper Sherman Avenue, is a mix of 1 and 2-storey single, semi-detached dwellings and commercial buildings. Across Upper Sherman to the northeast of the subject lands, is the 6.96 hectare Macassa Park. Abutting the subject lands to the south, across Mohawk Road East, are several multiple dwellings ranging from 6-storeys to 12-storeys in height. Further south, is a predominant mix of 1 and 2-storey single and semi-detached dwellings. Abutting the subject lands to the west; there are a collection of 1 and 2-storey single and semi-detached dwellings. Further southwest, approximately 700 metres from the subject lands is a grocery store and Lime Ridge Mall.

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

Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Urban Hamilton Official Plan, City of Hamilton Zoning By-law No. 05-200.

Existing zoning:	District Commercial (C6): Hamilton Zoning By-law No. 05-200
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Permitted Height: N/A
 Permitted Density: N/A

Proposed height and/or proposed density:

Proposed Height: 25 storeys (83.0 m)
 Proposed Density: 505 Units/ha

Permitted Setbacks	Front Yard	N/A
	Side Yard	4.5 metres
	Rear Yard	7.5 metres

Proposed Setbacks	Front Yard	Please refer to Draft Zoning By-law
	Side Yard	
	Rear Yard	

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

1.0 resident spaces/unit > 50m² (868 x 1.0)
 0.3 resident spaces/unit < 50m² (1127 x 0.3)
 Total: 1206 parking spaces

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

1.0 parking spaces/unit
 Total: 1995 parking spaces provided

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

Amendments are required to accommodate the site-specific characteristics of the proposed development including density, height and parking. These are to be addressed through the amending Zoning By-law.

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.

499 Mohawk Inc.

c/o Joe Giacomodonato, 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.

Nov 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.