



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Royal Living Development Group
Panel Meeting Date:	September 11, 2025
Project Address:	1694 Upper James Street, 18 Alderson Dr
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Re-zoning to site-specific Transit Oriented Corridor 1 Zone

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

Proposed Use: A mixed-use purposed built rental development comprising 325 residential units and 543 square metres of commercial space.

Description of Project: Located with a Community Node along a Primary Corridor, on a Major Arterial road and Potential Higher Order Transit Route as identified in the UHOP, the proposed development includes one mixed-use building and a block of back-to-back stacked townhouses. The mixed-use building features two mid rise 12 storey north and south portions situated above a two-storey podium. Step-backs are incorporated on the west side at the seventh and ninth storeys guided by an angular plane. This building will contain a total of 301 residential units, with commercial space provided at grade along the Upper James Street frontage (543m²).

Additionally, the development includes a three-storey back-to-back stacked townhouse block comprising 24 units providing a transitional gentle density multiple dwelling form.

Adjacent Uses:

The site is located at a corner with frontage on three streets: Malton Drive to the north, Upper James Street to the east, and Alderson Drive to the south.

North: The site fronts Malton Drive. Car dealership on north side of Malton Drive.

East: The site fronts Upper James Street. A car dealership on east side of Upper James Street.

West: Residential neighbourhood consisting of single-detached dwellings.

South: The site fronts Alderson Drive. Corpus Christi Catholic Elementary School on the south side of Alderson Drive.

The planning application seeks to rezone the subject site to a site-specific Transit Oriented Corridor 1 (TOC1) Zone (zone suggested by City) to allow for the proposed medium-density mixed-use development.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:**Applicable UHOP Urban Design Policies:**

- B.3.3.2.3 (Respect for existing character, sensitivity toward community identity, design consistent with surrounding environment)
- B.3.3.2.6 (Complimenting surroundings, adaptive built form, minimizing shadow and lighting impacts)
- B.3.3.3.2 (Transitions in scale, adequate privacy and sunlight, minimizing shadow and wind impacts, massing)
- B.3.3.3.5 (Safe streetscape, amenity areas, compact community, variety of uses, active transportation, landscape buffering, pavement treatments, energy efficiency)
- B.3.3.3.5 (Principal entrances close to street, ample glazing, quality landscaping, parking located at rear of site, stepbacks)
- B.3.3.10.4 (Parking located at rear of site, continuous street edge)
- B.3.3.10.10 (Bicycle parking, sheltered racks)
- B.3.3.11 (Barrier Free Design)
- B.3.6.3 (Noise)
- B.3.6.3.11 (Noise mitigation adjacent to Major Arterial Roads)
- E.3.0 (Neighbourhoods Designation)
- E.3.2.4 (Scale and Design)
- E.3.5 (Medium Density Residential)

Existing zoning:

Neighbourhood Institutional (I1) / Low Density Residential – Large Lot (R2)
Proposed: Site-specific Transit Oriented Corridor 1

Zoning/Site Plan Details [complete relevant sections]**Permitted height and/or permitted density:**

10.5m / 10.5m

Permitted Setbacks	Front Yard	4.5m / 4m
	Side Yard	1.2m / 2m
	Rear Yard	7.5m / 7.5m

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

Residential: 0.5/unit min– 162 tenant
Visitor: 0.15/unit – 48 spaces
Commercial: 5.5/100 sqm between 450 sqm and 4,000 sqm – 5 spaces
Max Residential: 1.25 inc of V–358 tenant, 48 V

Proposed height and/or proposed density:

39m

Proposed Setbacks	Front Yard	Street setback: 0.44m to Upper James 4.18m to Alderson and 6.59m to Alderson(stacked) 4.29m to Malton
	Side Yard	7.5 to 9m
	Rear Yard	7.5 to 9m

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

315 total parking spaces provided, including 49 visitor.
No amendment needed (ratio: 0.81/unit, 0.15/visitor)
Amendment required for commercial parking to be included in tenant visitor count.

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

A rezoning of the site is necessary to accommodate the proposed mixed-use development, as the current zoning designations (I1 and R2) do not permit multiple dwellings. To support the intended development, we rezoning to the Transit Oriented Corridor (TOC1) Zone is proposed, as noted by City staff. A site-specific TOC1 zone will be required to address certain design elements, including, Permitting ground floor residential in the stacked/back to back building, allowing principal entrances to not face the street, and an increased set back to Alderson Dr (technical – traditional design of this type of building, not in building that fronts Upper James St); Permitting an increase in height for the 12 storey building (justification relates to mid rise along major arterial, providing transitional elements to existing res); Permitting two driveway entrances at an increased width (technical for forward facing movement; and Allow non-residential parking to be included in the residential visitor parking ratio (ample visitor parking is provided and can absorb the 5 commercial spaces required).

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.

ALEX ARIBAZ

(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.

AUGUST 21 2025

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.