



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicants Name:	Concession Property Corp. c/o Savan Chandaria and Sarit Chandaria
Panel Meeting Date:	December 11, 2025
Project Address:	388 Concession Street, 15 and 19 East 15 th Street
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

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

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

Proposed is a ten (10) storey mixed use building having a total of 176 units. The total building height is 31.3m. The unit mix consists of 38 Studio Units, 91 one bedroom units, 37 two bedroom units and 10 three bedroom units. Approximately 293m² of ground floor retail is proposed at grade fronting Concession Street. The site is supported by 78 parking spaces within one level of underground parking and ground level parking. Both short term (19 spaces) and long term (120 spaces) bicycle parking are provided. The site is also supported by approximately 1,977m² of amenity space. Currently, a rooftop amenity space is proposed. Primary site access is provided by East 15th Street. A loading area is proposed and configured with the intent to provide municipal waste pickup on site.

The proposed tenure is intended to be rental.

Concession Street consists of a mix of residential and commercial uses. The range of building heights are from two (2) to nine (9) storeys.

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

Urban Hamilton Official Plan
 Hamilton Zoning By-law 05-200 (C5a Zone)
 City of Hamilton Site Plan Guidelines
 NEC VIA Guidelines

Existing zoning:	Mixed Use Medium Density (C5a) Zone / Low Density Residential (R1) Zone
-------------------------	---

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Maximum 22m

Proposed height and/or proposed density:

31.5m

Permitted Setbacks	Front Yard	0m
	Side Yard	0m
	Rear Yard	7.5m

Proposed Setbacks	Abutting a Street	0m / 3m
	Side Yard	0.75m
	Rear Yard	12.0m

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

PRA 1 - 0.05 + 2 Visitor Spaces = 10 Spaces

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

Parking – 78 Spaces Proposed
120 Long Term Bike Parking / 19 Short Term Bike Parking

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

The lot consists of a consolidation of lands designated for mixed use commercial and neighbourhood uses. Official Plan and Zoning By-law Amendments are required to bring existing single detached dwelling lots into Mixed Use – Medium Density.

Additional Height is warranted based on the surrounding context and the ability to meet the criteria for additional height (shadows, setbacks, escarpment views etc).

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.

Concession Property Corp. c/o Savan
Chandaria

(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.

13 Nov 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.

Disclosure of InformationConsent 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.

Sarit Chandaria

(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.

13 Nov 2025

Date

Authentisign


Signature of Owner