

## City of Hamilton – Design Review Panel Applicant Project Summary Sheet

**Applicant Name:**

**Panel Meeting Date:**

**Project Address:**

**Date of Panel Pre-Consult [if applicable]:**

### Project Data

**Application Type** [e.g. Site Plan, Re-zoning]:

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

The application includes an 8-storey mixed-use building with 252 residential units, with 2 retail units at-grade with a retail GFA of 822 sq.m. The overall proposed GFA is 8,593.28 sq.m. Vehicular access is provided from Upper James St through a private driveway.

The site is surrounded by active residential development applications to the west and is bounded by commercial plaza uses to the north, east, and south.

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

City of Hamilton Official Plan  
 City of Hamilton Zoning By-law  
 City of Hamilton Urban Design Guidelines

**Existing zoning:**

### Zoning/Site Plan Details [complete relevant sections]

**Permitted height and/or permitted density:**

**Proposed height and/or proposed density:**

<b>Permitted Setbacks</b>	<b>Front Yard</b>	Min 4.5 m
	<b>Side Yard</b>	Min 7.5 m
	<b>Rear Yard</b>	Min 7.5 m

<b>Proposed Setbacks</b>	<b>Front Yard</b>	5.0 m
	<b>Side Yard</b>	7.5 m
	<b>Rear Yard</b>	20.0 m

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

259 spaces inclusive of visitor parking (max 1 space / unit = 252 spaces, 1 retail space / 100 sq.m after 450 sq.m. (822 sq.m.-450 sq.m.)/100 sq.m.) = 7 spaces)

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

262 resident parking spaces (1.03 resident parking spaces / unit) +  
15 visitor parking spaces (0.06 visitor parking spaces / unit)+  
8 retail parking spaces (1 retail space / 100 sq.m after 450 sq.m. (822 sq.m.-450 sq.m.)/100 sq.m.)  
**Total: 285 parking spaces**

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

The maximum parking requirement has not been met, as the proposed supply does not account for the anticipated demand generated by residents, including larger units that are expected to require two parking spaces per dwelling.

The maximum height provision is also exceeded, as the developer is seeking additional height to accommodate greater density.

**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.

Abdul Hamid Hakimi, 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.

2026-02-18

*Hamid Hakimi*

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.

# CERTIFICATE *of* SIGNATURE

REF. NUMBER  
DPYQ6-VIZOG-ZSKC5-NAVZ4

DOCUMENT COMPLETED BY ALL PARTIES ON  
18 FEB 2026 21:20:14  
UTC

## SIGNER

**HAMID HAKIMI**

EMAIL  
HAMID.HAKIMI@ELITEDEVELOPMENTS.COM

## TIMESTAMP

SENT  
18 FEB 2026 15:34:53

VIEWED  
18 FEB 2026 21:19:57

SIGNED  
18 FEB 2026 21:20:14

## SIGNATURE



IP ADDRESS  
146.70.230.147

LOCATION  
LOS ANGELES, UNITED STATES

## RECIPIENT VERIFICATION

EMAIL VERIFIED  
18 FEB 2026 21:19:57

