



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Royal Living Development Group
Panel Meeting Date:	April 9, 2026
Project Address:	416 Mohawk Road East
Date of Panel Pre-Consult [if applicable]:	May 28, 2025 (FC-25-028)

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Re-zoning to site-specific Mixed Use High Density (C4) zone

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

Proposed Use: A three phased mixed-use development comprising 575 residential units and 1,082 square metres of commercial space.

Description of Project: The concept has evolved from the Formal Consultation due to the City requesting building separation and commercial at grade, and the restriction of vehicular access to the one location identified on the plan. The proposal consists of a mixed-use development comprising of three (3) buildings, identified as Buildings 'A', 'B', and 'C', on the Site. Phase 1, Building 'A' is proposed as a nineteen (19) storey building, stepped at the sixth and sixteenth storeys. Phase 2, Building 'B' as a twenty (20) storey building stepped at the third and sixth storeys. Phase 3, Building 'C' as a thirteen (13) storey building stepped at the fourth and eleventh storeys. Vehicular access to the Site will be provided from Mall Road along the west property line. A total of 478 parking spaces are proposed, consisting of a combination of underground, at grade and above-grade spaces.

Adjacent Uses: The Site is located at a corner with frontage on two streets: Mohawk Road East to the north and Mall Road to the west.

North: The Site fronts Mohawk Road East. Single detached homes and a mid-rise residential building are on north side of Mohawk Road East.

East: Elementary school (Our Lady of Lourdes Catholic Elementary School).

West: The Site fronts Mall Road. A single detached home and mid-rise residential building are on the west side of Mall Road.

South: Commercial plaza

The proposal conforms with the Urban Hamilton Official Plan, being designated Mixed Use -High Density with a Sub Regional Service Node. The planning application seeks to rezone the subject site from the existing neighbourhood institutional zone (I1) to the Mixed Use High Density (C4) zone similar to other lands within the Node. Site Specific modifications are required for height, step backs, and yard setbacks (max and min).

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)
- C.4.5.2(c) (Major Arterial Roads)
- E.2.3.2 (Sub-Regional Service Nodes)
- E.4.0 (Commercial and Mixed Use Designations)
- E.4.5 (Mixed Use – High Density Designation)

Existing zoning:

Existing: Neighbourhood Institutional (I1) Zone
Proposed: Site-specific Mixed Use High Density (C4) zone

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

10.5m

Permitted Setbacks	Front Yard	4.5m
	Side Yard	1.2m and min aggregate of 3.5m
	Rear Yard	Min 7.5m

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

In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.

Maximum: 1.25 spaces per unit, inclusive of resident and visitor parking spaces.

Proposed height and/or proposed density:

66m

Proposed Setbacks	Front Yard	Street setback: Mohawk Rd E: Max 3m Mall Rd: Max 9.2m
	Side Yard	Min 7.2m
	Rear Yard	Min 7.1m

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

Within permitted ratio/no amendment needed:
 Building A Provided: 146 Total
 (113 resident, 34 visitors) (0.5/resident, 0.15/visitor)

Building B Provided: 215 Total
 (180 resident, 35 visitors) (0.75/resident, 0.15/visitor)

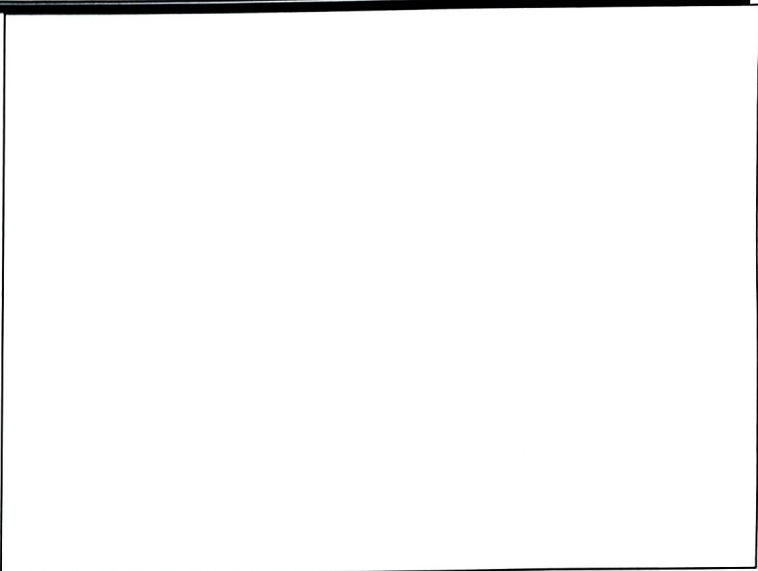
Building C Provided: 117 Total
 (100 resident, 17 visitors) (0.87/resident, 0.15/visitor)

Commercial Units: Proposed Use either, Office, Personal Service, Restaurant, Retail therefore requiring 0 spaces for a unit less than 450sqm

Building A: 224 units require 112 resident spaces and 34 visitor spaces (146 Total)

Building B: 237 units require 118 resident spaces and 35 visitor spaces. 153 Total
Provided: 215 Total
(180 resident, 35 visitors)
(0.75/resident, 0.15/visitor)

Building C: 114 units require 57 resident spaces and 17 visitor spaces. 74 Total



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 of the Site, Neighbourhood Institutional (I1) does not permit dwelling units/mixed use. To support the intended development, a rezoning to the Mixed Use High Density (C4) with site-specific amendments is proposed. The site-specific amendments will be required to address certain design elements including step backs and height.

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.

Royal Living Development
Group Inc. (c/o Alex Arbab)
(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.


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.