

March 19, 2026

File: 25037

Design Review Panel
Mr. Edward Winter, OAA
City of Hamilton
71 Main Street West
Hamilton, ON
L8P 4Y5

Dear Mr. Winter:

**RE: 416 Mohawk Road East, Hamilton
Design Review Panel Submission**

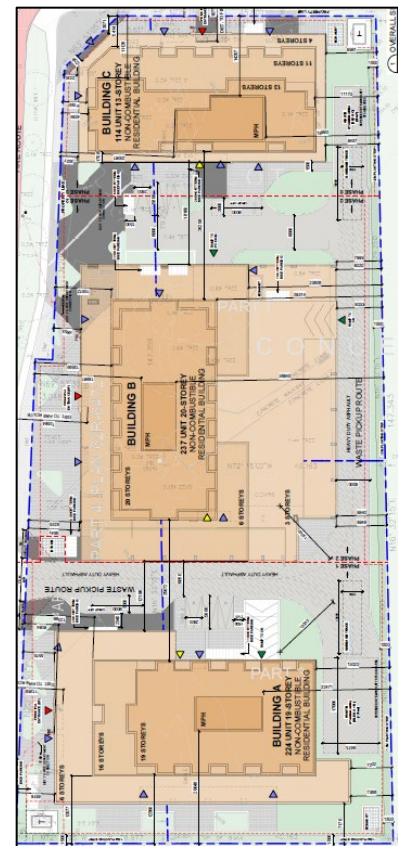
GSP Group is pleased to submit, on behalf of the owner, Royal Development Group Inc., the enclosed documents in relation to 416 Mohawk Road East (the "Site") to facilitate the review of the Site at the Design Review Panel meeting on April 9, 2026.

We trust that the cover letter along with the submission materials will be circulated to the panel.

Proposed Development

The proposal is a mixed use development consisting of three (3) buildings, identified as Buildings 'A', 'B', and 'C'. Building A is a 19 storey building stepped at the 6th and 16th storey. Building B is a 20 storey building stepped at the 3rd and 6th storey. Building C is a 13 storey building stepped at the 4th and 11th storey. A total of 575 residential units are proposed across the three (3) buildings, along with 2,096.00 square metres of commercial space distributed between the buildings.

Building 'A' is positioned furthest from Mohawk Road East at the rear of the Site, while Building 'C' fronts onto the arterial road, with Building 'B' located between the two. Vehicular access to the Site is provided from Mall Road along the west property line. A total of 475 parking spaces are proposed, consisting of a mix of underground and above-grade parking spaces. Parking will be accommodated



through a proposed two-level underground garage and a two-storey above-grade parking structure integrated into the base of Building 'B'.

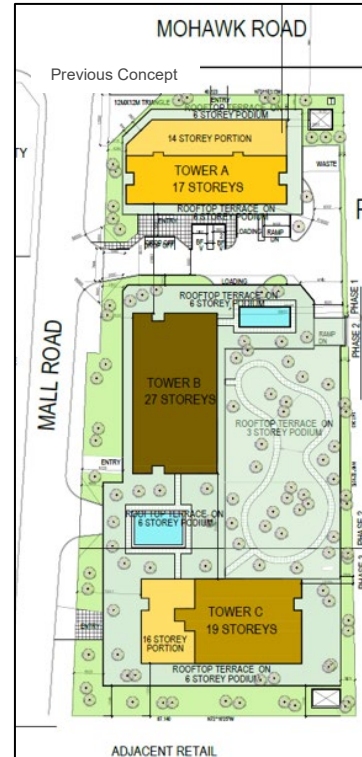
The development is proposed to proceed in three (3) phases. Phase 1 will include Building 'A', Phase 2 will include Building 'B', and Phase 3 will include Building 'C'.

A Formal Consultation (FC-25-028) was held on May 28, 2025. Comments received through this process informed and contributed to the refinement of the proposed design. Specifically, height, separation of podium, removal of north vehicular access and commercial/pedestrian realm improvements were addressed.

Policy and Regulatory Context

The Urban Hamilton Official Plan (UHOP) designates the Site as Mixed Use – High Density on Schedule E-1 and identifies it as being located within a Sub-Regional Service Node on Schedule E. These areas are intended to accommodate higher density mixed-use development that supports transit, provides a range of housing opportunities, and contributes to the creation of complete communities.

From a zoning perspective, the Site is currently zoned Neighbourhood Institutional (I1) under Zoning By-law 05-200. To permit the proposed mixed use development, a Zoning By-law Amendment (ZBA) is required to rezone the lands to the Mixed Use High Density (C4) zone. The application includes a zoning table that evaluates the proposed development against the standards of the C4 zone, as all other lands within the Sub-Regional Service Node designation in this quadrant, generally between the Lincoln M. Alexander Parkway and Mohawk Road East are zoned within the parent C4 zone.



In addition to rezoning the lands to C4, site-specific amendments are proposed to address the following zoning provisions:

- Maximum building setback from a street line (Mall Road) to Buildings A and B;
- Minimum rear yard (complies with O.REG. 545/06 which permits 10% reduction);
- Minimum interior side yard setback for Building A (complies with O.REG. 545/06 which permits 10% reduction);
- Maximum building height;
- Minimum stepbacks associated with building height for Building C and Building A; and
- Minimum planting strip width.

Submission Materials

In addition to this cover letter, the following materials are included:

- Applicant Summary Sheet;
- Planning Summary prepared by GSP Group, dated March 18, 2026

- Urban Design Summary prepared by Adesso Design Inc., dated March 18, 2026;
- Site Circulations, Perspectives and Materials prepared by KNYMH, dated March 17, 2026;
- Architectural Drawing Package prepared KNYMH Inc., dated March 17, 2026;
- Street Views prepared by KNYMH Inc., dated March 17 2026
- Sun Shadow Study prepared by KNYMH Inc., dated January 30, 2026
- Conceptual Landscape Set prepared by Adesso Design Inc., dated March 18, 2026;
- Draft Wind Study¹ prepared by Gradient Wind, dated March 11, 2026 and mitigation memo prepared by KNYMH, dated March 19, 2026.

A presentation slide deck will be prepared utilizing the enclosed items and will be forwarded to the City at least one week before the DRP meeting on April 9, 2026.

Should you have any question, or require any additional information, please contact me by email at sknoll@gspgroup.ca or by phone at 289-778-1430.

Yours truly,
GSP Group Inc.



Sarah Knoll, BES, MCIP, RPP
Vice President, Hamilton

cc. Royal Living Development Group
KNYMH
Adesso

¹ Study identifies areas requiring mitigation. Design may change based on mitigation including but not limited to those identified within the KNYMH memo.