



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Sandyford Holdings Limited
Panel Meeting Date:	July 9, 2026
Project Address:	1 Old Ancaster Road, Dundas
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan Amendment / Zoning By-Law Amendment
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The property is a 1.905 ha, irregularly shaped parcel with 15.892 metres of frontage onto Governor's Road, 249.256 metres of frontage along Ogilvie Street, 128.269 metres of frontage along Old Ancaster Road, and 27.809 metres of frontage along Main Street. The Site is situated within the Dundana West Neighbourhood.

The lands are currently designated as "Neighbourhoods and Open Space" in the Urban Hamilton Official Plan (UHOP), and as "Light Industrial (I.L-FP) Zone" and "Open Space Conservation (OS) Zone" in the Former Town of Dundas Zoning By-law No. 3581-86. The lands are currently vacant.

The proposed development entails one (1) 12-storey multiple dwelling, containing a total of 153 dwelling units and 1,052.0 m² of amenity space. The proposed development is intended to be accommodated by 181 parking spaces and 116 bicycle parking spaces contained within surface and podium parking spaces. Further, access to the site will be provided from Ogilvie Street. The parking stalls provided allow for a residential parking ratio of 1.18 spaces/unit, inclusive of visitor parking.

Surrounding the subject site to the north is Spencer Creek and commercial land uses which have frontage on Governors Road. To the east of the subject lands is St. Joseph's Villa Long Term Care facility and a 14-storey multiple dwelling. To the south abutting the subject lands is natural open space. To the west of the subject lands is a rental car commercial use as well as 3-storey townhouse dwellings and a 6-storey multiple dwelling.

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

The applicable documents include *The Planning Act R.S.O 1990*, Provincial Planning Statement (2024), the Urban Hamilton Official Plan, Town of Dundas Zoning By-law No. 3581-86, City of Hamilton Zoning By-law No. 05-200.

Please see attached Urban Design Brief for complete details.

Existing zoning:

“Light Industrial (I.L-FP) Zone” and “Open Space Conservation (OS) Zone” in the Former Town of Dundas Zoning By-law No. 3581-86.

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Permitted Height: 16.5 metres
Minimum Residential Density: n/a

Permitted Setbacks	Min. Front Yard	9.0 metres
	Min. Side Yard	4.5 metres, 7.5 metres for flankage or abutting residential zone
	Min. Rear Yard	7.5 metres

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

1.0 spaces per 45.0 square metres of gross floor area – n/a (proposed use is not industrial)

Proposed height and/or proposed density:

Proposed Height: 12 Storeys (40.00 m)
Proposed Density: 80.50 UPH

Proposed Setbacks	Front Yard	1.0 metres
	Side Yard	0.0 metres
	Rear Yard	18.0 metres

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

TOTAL PROPOSED: 1.18 spaces/unit – 181 spaces

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

The minimum setbacks proposed in the amending by-law have been set up to have regard for the surrounding context of the site and the proposed building façades. As such, the amending by-law establishes minimum front yard setback of 0.0 metres, as well as a minimum side yard setback of 0.5 metres. While these setback minimums are lower than the typical minimum established for the RM2 Zone, the property lines for the site are an average of 9.5 metres or greater from the road. Further, the Town of Dundas Zoning By-law No. 3581-86 permits a maximum building height of 10.5 metres for the RM2 Zone. The proposed Zoning By-law seeks to increase the permitted height for the proposed built form to a maximum height of 40.0 metres, or 12-storeys, for a multiple dwelling in the RM2 Zone, Modified. These modifications maintain the intent of the UHOP and give consideration to the compatibility in built form with the surrounding neighbourhood context. Please refer to the enclosed Planning Justification Report.

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.

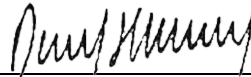
Sandyford Holdings Limited

(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.

2026-06-18

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.