



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Core Urban
Panel Meeting Date:	May 21, 2021
Project Address:	165 James Street South
Date of Panel Pre-Consult [if applicable]:	

Project Data

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

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

Proposal is two six storey commercial/residential buildings, underground parking and service court for both buildings.

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

Proposal intended to complement and integrate with initial phase of development, six storey mixed use building located at 14-18 Augusta Street. Phase two of the development is guided by similar Policy and Guideline framework which includes:

- Urban Hamilton Official Plan – Urban Design Policies;
- Downtown Secondary Plan – Urban Design Policies
- Transit Oriented Development Guidelines;
- Site Plan Guidelines

Existing zoning:	D2 – Downtown Mixed Use, Pedestrian Focus
-------------------------	---

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

12 storeys/44.0 metres

Proposed height and/or proposed density:

6 storeys, 22.0 metres max.

?Permitted Setbacks	Front Yard	Max of 2.0 m (Street setback)
	Side Yard	N/A
	Rear Yard	N/A

Proposed Setbacks	Front Yard	1.3m
	Side Yard	0.2m
	Rear Yard	N/A

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

Commercial exempt below 450 sq.m, Multiple units 1-12 exempt, sliding scale for additional units based on size, 0.3 to 1.25 spaces/unit.

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

In accordance with Parking Regulations of By-law 05-200, total of 55 spaces proposed

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

Building facing James Street South does not comply with the Downtown Zone General Provision for stepback applicable to building equal to or less than 44.0 metres in height – Regulation 6.0 (b). Regulation would require a 3.0 m stepback above the building base height of 16.0 metres. No stepback is proposed, requirement mitigated by building height of half permitted maximum, in the alternative the architecture will incorporate horizontal banding and staggered vertical elements to mitigate height.

Confirm is Augusta Street Setback is 2.0 metres or greater

Disclosure of Information

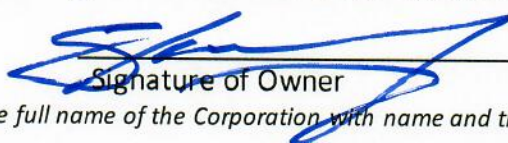
Consent of Owner to the Disclosure of Application Information and Supporting Documentation

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.

Core Urban, 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.

May 22/2021
 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.*