



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

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| Applicant Name: | IBI Group c/o Ashley Minns |
| Panel Meeting Date: | June 10 th , 2021 |
| Project Address: | 2502 Upper James Street |
| Date of Panel Pre-Consult [if applicable]: | |

Project Data

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

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

Six-storey, 80 suite boutique hotel at the corner of Upper James and Glanair Drive. The new Amazon fulfillment centre is to the west of the subject lands, to the east are agricultural uses and south west of the property is the John C Munro Hamilton international Airport.

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

AEGD Prestige Business Design Guidelines were taking into consideration for the subject property. We have incorporated large spans of glass to bring the buildings site surroundings into the building and taking advantage of the natural landscaping. The patio area and drop-off area have been relocated per staff comments.

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|-------------------------|-----|
| Existing zoning: | M11 |
|-------------------------|-----|

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Undetermined

| | | |
|--------------------|------------|-----|
| Permitted Setbacks | Front Yard | 6m |
| | Side Yard | N/A |
| | Rear Yard | N/A |

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

1/ unit (80)

Proposed height and/or proposed density:

18.7m

| | | |
|-------------------|------------|--------|
| Proposed Setbacks | Front Yard | 6m |
| | Side Yard | 6m |
| | Rear Yard | 64.27m |

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

0.7/ unit (56)

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

Landscape Buffers are not able to be met due to site constraints. It was important for the parking area to take priority when designing the site, and as a result, landscape buffers were minimized. Despite this, we are compensating by providing 25% total landscape area, where the zoning by-law required 15%

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.

OLEAKRAM INC., 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 21, 2021

Date

Maria van Hoogenhuize
 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.

Name: Mary Ruth van Hoogenhuize
 Title: Director / President
 I have the authority to bind the Corporation