



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	Hamilton II GP Inc.
Panel Meeting Date:	July 8 th , 2021
Project Address:	41 Wilson Street, Hamilton, ON L8R 1C6
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan Application
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Proposed Use, Description of Project and Brief description of adjacent uses:

The subject lands consist of a through lot, bounded on three sides by Hughson Street North (west), Wilson Street (south), and John Street North (east). The subject lands consist of three parcels of lands, known as 41 Wilson Street, 97 John Street North, and 117 John Street North, respectively. The bulk of the subject lands (41 Wilson Street) are currently utilized as a public parking lot. There is also an existing two-storey community centre (97 John Street North) and an auto-service shop (117 John Street North, which will be demolished should the proposed development be approved.

The surrounding area features a diversity of commercial, institutional and residential land uses. The site is located adjacent to the existing Trinity Lutheran Church, located at the intersection of Hughson Street North and Wilson Street (37 Wilson Street). The site is registered (non-designated) on the City’s heritage inventory list. Immediately to the north of the subject lands there is a mix of smaller predominantly auto-oriented uses. The lands to the east are predominantly residential in nature, though there are a number of commercial and institutional uses. To the south is a large commercial parking lot. Finally, the lands to the west are predominantly commercial, with some residential uses mixed in.

The proposed development consists of three 30-storey towers (95.5m excluding mechanical penthouses), all sitting atop a shared common 7-storey podium. The podium steps down to 4-6 storeys in height at the peripheries of the site. A total of 908 residential dwelling units are proposed, as well as 1,784 m² of retail area. All commercial areas will front along the various frontages of the site. An internal 7-storey parking structure is proposed within the podium, containing a total of 505 parking spaces. All parking spaces will be buffered from the street by intervening residential or commercial uses (dependant on the floor). Two loading spaces are proposed – one at either end of the site. Vehicular access to the parking garage will be available via Wilson Street. The secondary loading and garbage collection areas will be accessible via John Street North. A total of 469 bicycle parking spaces are also proposed. The building will feature 9,326m² of indoor and outdoor amenity area for the benefit of future residents.

Policy and guideline documents examined in preparing proposal:

- City of Hamilton Tall Building Guidelines & Downtown Hamilton Tall Building Study
- Terms of Reference – Shadow Impact Study
- Urban Hamilton Official Plan
- Downtown Hamilton Secondary Plan
- Downtown Hamilton Zoning By-law 05-200
- City of Hamilton Site Plan Guidelines

Existing zoning:

Downtown Residential (D5) Zone: Holding H17, H19, H20

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Max. Height (Schedule "F") = 88 metres

Proposed height and/or proposed density:

Proposed Height = 95.5 metres

Permitted Setbacks	Front Yard	Max 4.5m from a streetline
	Side Yard	Max 7.5m
	Rear Yard	Min 7.5m

Proposed Setbacks	Front Yard & Flankage	Max 0.0m
	Side Yard	7.5 m
	Rear Yard	Min 6.3m

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

varies by unit type

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

0.55/unit – 506 spaces

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

The proposed development has been design based on the zoning requirements in the City of Hamilton Comprehensive Zoning By-law 05-200. In general, the proposal complies with the provisions of the Zoning By-law. However, in order to implement the design, a Minor Variance Application will be required to increase the maximum permitted height, as well as to address certain minor site-specific performance standards.

Disclosure of Information

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

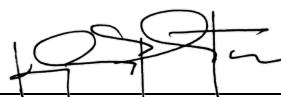
Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

Kash Pashootan, 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.

June 11th, 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.