



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	Tom Beraldo
Panel Meeting Date:	October 14, 2021
Project Address:	136 and 144 Upper Mount Albion Road
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan Amendment and Rezoning
--	--------------------------------------

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

The proposal is for a 6-storey apartment building, comprised of 145 residential units, with a total residential gross floor area of 13,806 square metres (148,608 square feet). The building will contain a variety of unit types and sizes, including two-storey units. The building will be constructed with an underground parking garage including 159 parking spaces and 118 bicycle parking spaces, with direct vehicular access from Upper Mount Albion Road. The proposed residential lobby has direct pedestrian access from the public sidewalk along Upper Mount Albion Road.

The subject site is located within a larger commercial area located at the intersection of Paramount and Upper Mount Albion, which was established through Amendment 127 to the former Stoney Creek Official Plan (OPA 127) in 2006. Since the approval of OPA 127 in 2006, the area has seen a significant amount of commercial developed in the area, including large, big box stores, restaurants, a grocery store, movie theatre, office, and other retail and service commercial uses. There continues to be a gap in the housing options in the neighbourhood, which is restricted to existing low rise and grade-oriented residential dwellings, including single and semi- detached and townhouse dwellings, all of which was built in the 1980's and 1990's. The proposed mid-rise apartment use would fill the gap and add new housing inventory and options for existing and future residents to the neighbourhood.

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

Urban Hamilton Official Plan
West Mountain Area (Heritage Green) Secondary Plan

Existing zoning:	District Commercial (C3, 304, 579, H82) in By-law 05-200
-------------------------	--

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

14 metres / 200 units per hectare

Permitted Setbacks	Front Yard	1.5 m
	Side Yard	1.5 m / 3 m abutting I or R zone
	Rear Yard	7.5 m

Proposed height and/or proposed density:

20.9 m/ 277 units per hectare

Proposed Setbacks	Front Yard	2.4 m
	Side Yard	5.5 m and 2.6 m
	Rear Yard	7.5 m

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

145 spaces required (1/unit for residential)

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

159 parking spaces proposed (1.1 spaces per unit)
 118 bicycle parking spaces (0.81 spaces per unit)

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

Current zoning does not permit residential uses.

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.

Taha Group of Companies Inc. (c/o Lorraine Kelso), 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.

Sept 23/2021

 Date

L. Kelso

 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.