



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: Jamesville Redevelopment Limited Partnership

Panel Meeting Date: October 14, 2021

Project Address: 405 James Street North, Hamilton

Date of Panel Pre-Consult [if applicable]:

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Official Plan Amendment, Zoning By-law Amendment

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

The subject lands make up one City block bounded by Strachan St W to the south, James St N to the east, Ferrie St W to the north and MacNab St N to the west.

The proposed redevelopment is for a mixed-income community with a mix of market condominium stacked townhouses (287 units) and affordable housing including 46-units of rent-geared-to-income units within a 7-storey building owned and operated by CityHousing Hamilton and 117-units of affordable rental within another 7-storey building with approximately 124m² of ground-floor leaseable commercial space owned and operated by Indwell Community Homes. Both 7-storey buildings will be Passive House certified. There are a total of 450 units proposed. An open space block (i.e. parkette) with public access is proposed at the northwest corner of James St N at Strachan St W.

Adjacent uses are primarily low density residential uses, except a linear park and CP Railway to the south.

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

West Harbour (Setting Sail) Secondary Plan as in effect under the former City of Hamilton Official Plan

**note that the subject lands are subject to Non-Decision no. 113 of the Urban Hamilton Official Plan (“UHOP”) and therefore, the UHOP and City-Wide Corridor Guidelines do not apply.

James Street North Mobility Hub Study

Existing zoning: “DE/S-65” of Zoning By-law No. 6593

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

91 townhouses

Proposed height and/or proposed density:

Max. 7-storeys and 207 units per hectare

Permitted Setbacks	Front Yard	
	Side Yard	
	Rear Yard	

Proposed Setbacks	Front Yard	Max. 4.5m
	Side Yard	Max. 4.5m
	Rear Yard	Max. 4.5m

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

1.25 spaces/unit

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

Minimum: 0.9 spaces per unit (258 spaces for 287 units) except 0.15 spaces per unit for affordable housing (24 spaces for 163 units)

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

The existing “DE/S-65” District zoning is a site specific zone that recognizes the existing 91-unit townhouse block. The proposed zoning is intended to allow for a mixed form of development that is more aligned with compact, urban development that is transit supportive. The proposed zoning implements “Setbacks from a Streetline” to acknowledge that the subject lands contain one full City block. Distance between buildings are proposed to ensure a consistent, safe and orderly development.

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.

CityHousing Hamilton

Tom Hunter

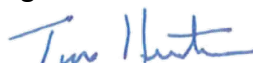
(Print Name of Owner)

, 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.

10/22/2021

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.*