



# City of Hamilton – Design Review Panel Applicant Project Summary Sheet

<b>Applicant Name:</b>	Good Shepherd Non-Profit Homes c/o Alan Whittle
<b>Panel Meeting Date:</b>	December 9, 2021
<b>Project Address:</b>	121 & 135 Mary Street, Hamilton
<b>Date of Panel Pre-Consult [if applicable]:</b>	

## Project Data

<b>Application Type [e.g. Site Plan, Re-zoning]:</b>	Site Plan
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### Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The development proposes a 10-storey mixed use building with supportive affordable housing. A social services establishment use is proposed on the first floor, through a dining room that will serve Good Shepherd clients not otherwise residing in the building. One hundred and fifty-six (156) units of supportive affordable housing are proposed within the second-tenth floor with the majority of the first and second floor providing supportive uses for the residents. Common amenity space will be provided within the rear yard and 6<sup>th</sup> floor rooftop amenity area. The proposed development proposes a total of 35 spaces of underground parking, to be accessed via the existing driveway access at 147 Cannon Street East. 31 parking spaces will be dedicated for the use of the residents and staff of the 121 & 135 Mary Street, and the 4 parking spaces that are to be removed at 147 Cannon Street East, to accommodate the access, are to be replaced in the underground parking lot. A future shared access easement and off-site parking agreement may be required. Note that 147 Cannon St E is owned and occupied by Good Shepherd and is a multiple dwelling with supportive affordable housing.

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

Urban Hamilton Official Plan  
Downtown Hamilton Secondary Plan  
City of Hamilton Site Planning Guidelines

<b>Existing zoning:</b>	Downtown Residential (D5) Zone, Holding: H17, H19, H20 of the City of Hamilton Zoning By-law No. 05-200
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## Zoning/Site Plan Details [complete relevant sections]

### Permitted height and/or permitted density:

99.0m (22.0m per "H20" & 44.0m per "H19")

<b>Permitted Setbacks</b>	<b>Front Yard</b>	Max. 4.5m
	<b>Side Yard</b>	Max. 7.5m

### Proposed height and/or proposed density:

32.3m

<b>Proposed Setbacks</b>	<b>Front Yard</b>	0.3m
	<b>Side Yard</b>	1.8m

	<b>Rear Yard</b>	Min. 7.5m		<b>Rear Yard</b>	0.05m
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**Permitted Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]

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

Dwelling units less than 50.0m<sup>2</sup> GFA:  
 Units 1-12 – 0 per unit = 0 spaces  
 Units 13+ - 0.3 per unit = 42 spaces  
 Units greater than 50.0m<sup>2</sup> GFA:  
 Units 1-12 – 0 per unit = 0 spaces  
 Social Service – 1 per 50.0m<sup>2</sup> GFA = 2 spaces  
 TOTAL = minimum 44 spaces

Dwelling units less than 50.0m<sup>2</sup> GFA:  
 Units 1-12 = 0 spaces (0 per unit)  
 Units 13+ = 29 spaces (0.2 per unit)  
 Units greater than 50.0m<sup>2</sup> GFA:  
 Units 1-12 = 0 spaces (0 per unit)  
 Social Service = 2 spaces (1 per 50.0m<sup>2</sup>)  
 TOTAL = 31 spaces

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

The Downtown Residential (D5) Zone permits a mixed-use building with multiple dwelling with social service establishment uses up to 44.0 metres in height (approx. 12-storeys). Up to 99.0 metres is permitted subject to Holding 17 and Holding 19. The proposed development is a maximum of 32.3m and 10 storeys.

A reduced rear yard setback is proposed to the 2-storey building projection at the rear of the building where the subject lands abut a commercial use. Where the rear lot line abuts existing low density residential uses, setbacks of 14.5m to 15.0m are proposed, exceeding the minimum 7.5m rear yard setback requirement.

A reduction in parking spaces is proposed for the multiple dwelling to meet the demand of the end-user while implementing a number of Transportation Demand Management measures including bicycle parking, integration of pedestrian connections and encouraging the use of transit.

**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.

Good Shepherd Non-Profit Homes

c/o Alan Whittle

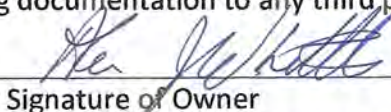
*(Print Name of Owner)*

, 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.

17 Nov 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.