



# City of Hamilton – Design Review Panel

## Applicant Project Summary Sheet

<b>Applicant Name:</b>	428 Main Street West Joint Venture c/o UrbanSolutions Planning & Land Development Consultants Inc.
<b>Panel Meeting Date:</b>	July 13, 2023
<b>Project Address:</b>	428 Main Street West, Hamilton
<b>Date of Panel Pre-Consult [if applicable]:</b>	February 16, 2023 (DA-23-021)

### Project Data

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

The proposed development consists of one (1) 9-storey multiple dwelling containing a total of 182 residential dwelling units. In addition, the proposed development is accommodated by 102 parking spaces contained in an underground garage. Abutting the subject lands to the north, are a mix of 2 – 3-storey single and semi-detached dwellings. Abutting the subject lands to the east, is a collection of more 3-storey single detached dwellings fronting Strathcona Avenue South, with commercially-zoned properties located at the intersection of Strathcona Avenue South and Main Street West. Across Main Street West to the south is a 7-storey mixed use building as well as other low-rise commercial uses. West of the subject lands, across New Street, there are 1 and 2-storey single and semi-detached dwellings with commercial uses fronting the Main Street West Right-of-Way.

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

Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Urban Hamilton Official Plan, City of Hamilton Zoning By-law No. 05-200.

<b>Existing zoning:</b>	Mixed Use Medium Density (C5, 298): Hamilton Zoning By-law No. 05-200
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**Zoning/Site Plan Details [complete relevant sections]**

**Permitted height and/or permitted density:**

Permitted Height: 32.0 m  
Permitted Density: N/A

<b>Permitted Setbacks</b>	<b>Front Yard</b>	3.0 metres
	<b>Side Yard</b>	7.5 metres (Interior)
	<b>Rear Yard</b>	7.5 metres

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

0.3 resident spaces/unit < 50m<sup>2</sup> (119 x 0.3) = 35.7  
 0.3 resident spaces/unit > 50m<sup>2</sup> (3 x 0.3) = 0.9  
 0.7 resident spaces/unit > 50m<sup>2</sup> (11 x 0.7) = 3.3  
 0.85 resident spaces/unit > 50m<sup>2</sup> (49 x 0.85) = 41.6  
  
 Total: 81 parking spaces

**Proposed height and/or proposed density:**

Proposed Height: 9-storeys (30.0 m)  
Proposed Density: 572 Units/ha

<b>Proposed Setbacks</b>	<b>Front Yard</b>	0.3 metres
	<b>Side Yard</b>	0.0 metres
	<b>Rear Yard</b>	0.3 metres

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

0.56 parking spaces/unit  
 Total: 102 parking spaces provided

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

All zoning provisions can be met on site. Any zoning non-conformities found through the detailed design process during the Site Plan phase will be captured by necessary variances through a future Minor Variance application.

**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.

**428 Main Street West Joint  
 Venture**

c/o Jeff Paikin  
 (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.

06.23.2023

Date

Signature of Owner



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- 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.*