



Hamilton

City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	MHBC Planning (c/o Dave Aston & Stephanie Mirtitsch)
Panel Meeting Date:	November 9, 2023
Project Address:	1809-1843 Rymal Road East
Date of Panel Pre-Consult [if applicable]:	

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan Amendment and Zoning By-law Amendment
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed development is for four mixed-use buildings containing a mix of residential and retail uses and two blocks of 2-storey residential townhouse units. A total of 812 units are proposed (800 apartment units; 12 block townhouse units) with an overall density of 340 units per hectare. Retail units are proposed on a portion of the ground floor of each building, with the exception of the townhouse blocks, for a total retail floor area of 2,647 square metres. Two vehicular accesses are proposed from Rymal Road East and parking is provided at surface and within two (2) levels of underground. An overall total of 1078 parking spaces are proposed (1020 residential spaces; 58 retail spaces). The surrounding land uses include residential to the north, east and west, and institutional and commercial to the south.

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

Urban Hamilton Official Plan: Urban Design Policies, Secondary Corridor & Mixed Use – Medium Density
 Trinity West Secondary Plan: Mixed Use – Medium Density & Urban Design Policies
 Zoning By-law 05-200
 City Wide Corridor Planning Principles and Design Guidelines (2012)

Existing zoning:	Mixed Use Medium Density – C5, C5 (Exception 589), C5 (Exception 604, Holding H98)
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

C5 – 22 m; C5(E604) – 16.5m; C5(E589) – 14 m

Permitted Setbacks	Front Yard	3.0m (min), 4.5m(max)
	Side Yard	7.5 m
	Rear Yard	7.5 m

Proposed height and/or proposed density:

12 storeys

Proposed Setbacks	Front Yard	3.0 m
	Side Yard	11.03 m
	Rear Yard	7.5 m

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

Residential - 1.25/unit – 1015 spaces
 Retail – 0/unit (units < 450 m²) – 0 spaces

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

Residential – 1.26 / unit – 1020 spaces
 Retail – 1/46 m² – 58 spaces

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

Rezoning is required to permit the proposed height of the development, to permit site specific regulations and to establish consistent zoning requirements for the proposed 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.

2324780 Ontario Inc.

(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.

Oct 17th 2023

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.

WILLIAM LISKE
 2324780 Ontario Inc.