



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

<b>Applicant Name:</b>	Darapel Investment Limited c/o UrbanSolutions Planning & Land Development Consultants Inc.
<b>Panel Meeting Date:</b>	May 11, 2023
<b>Project Address:</b>	175 John Street North, Hamilton
<b>Date of Panel Pre-Consult [if applicable]:</b>	March 16, 2022 (FC-22-034)

## Project Data

<b>Application Type [e.g. Site Plan, Re-zoning]:</b>	Official Plan & 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 entails one 19-storey multiple dwelling containing a total of 132 residential units. In addition, the proposed development is accommodated by 79 parking spaces contained in a second floor podium and underground garage, 65 long term bicycle parking spaces and 5 short term bicycle parking spaces. Abutting the site's northern boundary is an 18-storey multiple dwelling fronting John Street North. To the east of the site, opposite John Street North, is McLaren Park. Abutting the subject site's southern boundary is a +/- 1,113 m<sup>2</sup> lot occupied by a Husky gas station. Directly west of the subject site is a +/- 2,789 m<sup>2</sup> lot occupied by a Giant Tiger grocery store.

**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, West Harbour Secondary Plan, Former City of Hamilton Zoning By-law No. 6593, City-Wide Corridor Planning Principles and Design Guidelines and Downtown Hamilton Tall Buildings Guidelines.

<b>Existing zoning:</b>	"H" (Community Shopping and Commercial, Etc.) District in the Former City of Hamilton Zoning By-law No. 6593
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**Zoning/Site Plan Details** [complete relevant sections]

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

Permitted height: four storeys or 17.0 m

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

Proposed height: 60.0 m

<b>Permitted Setbacks</b>	<b>Front Yard</b>	2.7 m
	<b>Side Yard</b>	N/A
	<b>Rear Yard</b>	7.5 m

<b>Proposed Setbacks</b>	<b>Front Yard</b>	Please refer to Draft Zoning By-law
	<b>Side Yard</b>	
	<b>Rear Yard</b>	

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

1.0/unit = 132 spaces

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

0.6/unit = 79 spaces

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

Amendments are required to accommodate the site-specific characteristics of the proposed development including setbacks, landscaping, height and parking. These are to be addressed through the amending Zoning By-law.

**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.

Darpe Investment Limited

c/o Philip Alaimo \_\_\_\_\_, 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.  
 April 21<sup>st</sup>, 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.