



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name: Fennor Holdings Ltd

Panel Meeting Date: December 14, 2023

Project Address: 233/235 Hunter Street E

Date of Panel Pre-Consult [if applicable]:

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Site Plan

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

The proposed plan is to build a 5 storey 24-unit residential apartment building in the downtown core. It will be a mix of studio, 1 bedroom, and 1 + den units. The projects intention is to add more housing to the downtown core while designing a building that fits overall aesthetics of the neighbourhood. The neighbourhood is currently residential with a mix of semis and multifamily homes. It is located in the downtown core on the bus line and close to the Go station.

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

Urban Hamilton Official Plan (UHOP) (Schedule E. Per Section E.3.2.)
Residential Intensification Policies (Section. B.2.4.2.2 of the Official Plan)
Urban Design Policies (Section B.3.3.2)
Site Plan Guidelines (6.4 of the Hamilton Site Plan Guidelines)
Site Design
Landscaping and Open Space
Zoning (05-200)

Existing zoning: D5 Zoning

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

44m

Proposed height and/or proposed density:

15.4m

Permitted Setbacks	Front Yard	4.5m
	Side Yard	7.5m
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	0.88m
	Side Yard	1.5m
	Rear Yard	7.5m

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

0 per 12 units less than 50 sqm 0 per 12 units greater than 50sqm

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

0 per 12 units less than 50 sqm 0 per 12 units greater than 50sqm

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

Disclosure of Information

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

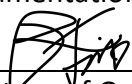
Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

Fennor Holdings Ltd.

_____, 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.
 November 17, 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.