![Hamilton logo]

City of Hamilton – Design Review Panel
Applicant Project Summary Sheet

Applicant Name:	Core Urban Inc.
Panel Meeting Date:	April 13, 2023
Project Address:	325 James Street North
Date of Panel Pre-Consult [if applicable]:	

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Site Plan Approval, modification to Zoning Regulations

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

Proposed Use, Description of Project
The proposed development encompasses a 12-storey mixed-use building and adaptive re-use of an existing 3 storey building intended for commercial purposes.   The ground floor of the mixed use building is designed for commercial use, while the remaining floors will consist of 136 residential units.

Adjacent Uses
The site is located on the west side of James Street North at the corner of Barton Street West and fronts both streets. The site's immediate James Street frontage context is characterized by mostly two-storey brick buildings housing a mixture of locally operated small businesses including a barber, a florist, a pharmacy and a laundromat.

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

Urban Hamilton Official Plan – Downtown Mixed Use Area
Downtown Secondary Plan – Downtown Mixed Use Pedestrian Focus, Low Rise 2
City of Hamilton Site Plan Guidelines
Zoning By-Law 05-200 – D2 - Downtown Mixed Use Pedestrian Focus Zone, Holding Provision 21

Existing zoning: D2-H21 – Downtown Mixed Use Pedestrian Focus Zone, Holding Provision 21

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

22 metres

Proposed height and/or proposed density:

41.7 metres

Permitted Setbacks	Front Yard	2.0m max.
	Side Yard	0m
	Rear Yard	0m

Proposed Setbacks	Front Yard	0.1m
	Side Yard	0.4m
	Rear Yard	0.4m

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

Based on mix of unit sizes a total of 64 spaces required

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

65 Spaces provided, equal to a ratio of 0.48 spaces per unit

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

Development proposes increase to maximum height currently permitted by the Zoning By-law, proposed increase to 12 storeys is in keeping with applicable Policies of the Downtown Secondary Plan which permits an increase up to 12 storeys without a Plan amendment subject to the satisfactory completion of supporting technical and design studies to demonstrate fit and compatibility with the existing and/or planned context of the area and regard for on-site or adjacent cultural heritage resources.

Disclosure of Information

<u>Consent of Owner to the Disclosure of Application Information and Supporting Documentation</u>

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.

Core Urban Inc – Stephen Kulakowsky , the Owner, herby 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.

March 24/23
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.*