



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	LJM Developments (Upper James)
Panel Meeting Date:	October 12, 2023
Project Address:	1600 Upper James
Date of Panel Pre-Consult [if applicable]:	

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan Amendment / Zoning By-Law Amendment
--	---

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

Proposed is a 21 Storey (66m) tall multiple dwelling containing 248 Residential Units. Unit mix is currently proposed as follows:

127 Units – Less than 50m²

121 Units – Greater than 50m²

A six storey podium is proposed with residential amenity and entrance at grade. A commercial space having an area of 150m² is proposed along Upper James. Access and Loading are provided along the Rymal Road frontage. In total, six levels of underground parking is proposed for a total of 159 on site Parking Spaces. In total 552m² of both indoor and outdoor amenity are proposed on site.

Surrounding the subject lands are a wide array of primarily auto-oriented commercial uses. The site is at the corner of two future Higher Order Transit Lines along Rymal Road East and Upper James Street.

Policy and guideline documents examined in preparing proposal [please list <u>specific</u> guidelines examined]:

Urban Hamilton Official Plan

Hamilton Tall Building Guidelines

HSR (Re)Envision

Existing zoning:	Commercial Mixed Use (C5) Zone
-------------------------	--------------------------------

Zoning/Site Plan Details [complete relevant sections]					
Permitted height and/or permitted density:			Proposed height and/or proposed density:		
6 Storeys (12 Pending Additional Requirements)			21 Storey (66.3m)		
Permitted Setbacks	Front Yard	0m	Proposed Setbacks	Front Yard	0m
	Side Yard	0m		Side Yard	7.5m
	Rear Yard	7.5m		Rear Yard	7.5m
Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]			Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]		
160 Spaces / 0.64 per unit			159 Spaces / 0.64 per unit		

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

Building Height – The subject lands are ideal for residential intensification, being located at the intersection of two transit lines and within close proximity to surrounding amenities. Further, the proposed building height does not result in any adverse shadow impacts on adjacent sensitive land uses. No shadow impacts are proposed on residential lands.

Amenity Space – Note that at this stage of development, only on-site amenity has been incorporated. Balcony's have not been included in the calculation of on-site amenity.

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.

Liaquat Mian, 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.

August 15, 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.