

City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Great Lakes Estates Inc.
Panel Meeting Date:	October 12, 2023
Project Address:	468 - 474 Millen Road
Date of Panel Pre-Consult [if applicable]:	-

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	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 residential development is designed as a 15-storey structure with an approximate height of 50 metres. This development plan is for a building with a total of 215 dwelling units, with provisions for approximately 247 resident parking spaces and 72 square metres of bicycle parking space. To facilitate access for vehicles and residents, one driveway will be established on Millen Road. The primary residential entrance is also located along the west elevation fronting on Millen Road. Several pedestrian connections from the building to Millen Road are also proposed.

There is an outdoor amenity landscaped area to the north and south of the development as well as an outdoor rooftop terrace on the mechanical penthouse level which also faces north. Lastly, there are private patios located to the east of the development on the ground floor.

To implement this proposed development, there is a plan to submit a Zoning By-law Amendment application to change the zoning of the subject lands from Residential Dwelling (“R1”) and Neighbourhood Development (“ND-1”) in the Stoney Creek Zoning By-law 3692-92 to a modified Multiple Residential (“RM5”) zone to facilitate the construction of the proposed residential apartment building.

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

- Urban Hamilton Official Plan**
- Residential Intensification Policies (B.2.4.1.4 / B.2.4.2)
 - Urban Design Policies & Principles (B.3.3)
 - General Policies and Principles (B.3.3.2.3 to B. 3.3.2.9)
 - Built Form (B.3.3.3)
 - Views and Vistas (B.3.3.5.2)
 - Storage, Service and Loading Areas (B.3.3.7.1, B.3.3.7.2)
 - Access, Circulation and Parking (B.3.3.9.3 to B. 3.3.9.5, B.3.3.10.1, B.3.3.10.4, B.3.3.10.10)
 - Barrier Free Design (B.3.3.11.2)
 - Neighbourhoods Designation
 - General Policies, Scale and Design (E.3.2.1, E.3.2.4, E.3.2.7, E.3.3.1, E.3.3.2, E.3.6.1, E.3.6.4)

- Residential High Density Policies (E. 3.6.7)

-Tall Building Guidelines

- 3.2 Neighbourhood Transition
- 3.3 Parks and Open Spaces
- 3.4 Vibrant Streets
- 4.2.4 Façade Articulation
- 4.2.5 Public-Private Transitions
- 4.2.6 Site Servicing, Access and Parking
- 4.2.7 Publicly Accessible Open Spaces
- 4.2.8 Private Open Spaces
- 4.3.1 Tower Floorplate Size and Shape
- 4.3.2 Placement, Stepbacks and Separation Distances Placement
- 4.3.3 Orientation and Articulation (Overall Massing)
- 4.4 Tower Top

Other policy documents that were considered include the Provincial Policy Statement (2020) and A Place to Grow (Growth plan for the Greater Golden Horseshoe). The policy analysis for these will be addressed via the Planning Justification Report at the time of the Planning Application submission.

Existing zoning:		Residential Dwelling (R1) & Neighbourhood Development (ND-1)			
Zoning/Site Plan Details [complete relevant sections]					
Permitted height and/or permitted density:			Proposed height and/or proposed density:		
N/A / 150 Dwelling units/ha			Approx 50 metres (15 storeys) / 406 Dwelling units/ha		
Permitted Setbacks	Front Yard	7.5 m + 1 m for each 3 m of height > 15 m	Proposed Setbacks	Front Yard	16.2 m
	Side Yard	7.5m + 1m for each 3m of height >15m		Side Yard	12.5m Estimated height = 50m
	Rear Yard	7.5m + 1m for each 3m of height >15m		Rear Yard	12.8m Estimated height = 50m
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]		
Resident parking: 1.25 spaces/1 bedroom (176.25 required) 1.5 spaces/2 bedrooms (94.5 required) 1.75 spaces/3+ bedrooms (19.25 required) 290 total resident spaces required Visitor parking: 0.35 visitor spaces/unit 76 total visitor spaces required			Resident parking: 1.00/unit – 215 spaces Visitor parking: 0.15/unit – 32 spaces Total: 247 spaces		

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

Provisions that cannot be met:

- **Min. Lot Area** –1 hectare (ha) required; 0.56 ha existing/ provided
- **Min. Lot Frontage** – 60 metre (m) required; 46.5 m existing/ provided
- **Minimum Front Yard** – 19.5 m required (7.5 m + 1 m for each 3 m of height > 15 m); 16.2 m provided
- **Min. Side Yard** – 19.5 m required (7.5 m + 1 m for each 3 m of height > 15 m); 12.5 m provided
- **Min. Flankage Yard** – 21 m required (9 m + 1 m for each 3 m of height > 15 m); 9.5 m provided
- **Rear Yard** - 19.5 m required (7.5 m + 1 m for each 3 m of height > 15 m); 12.5 m provided
- **Max. Residential Density** – Required 150 dwelling units/ha, 406 dwellings units/ha. provided
- **Accessory Buildings** – amendment may be needed due to transformer in the front yard.
- **Minimum Parking** – 290 resident parking spaces; 215 provided
 76 visitor parking spaces required; 32 provided

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.

Richard Hall

, 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.

Sept 21, 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.*