



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

<b>Applicant Name:</b>	Jennum Properties Inc.
<b>Panel Meeting Date:</b>	November 10, 2022
<b>Project Address:</b>	1310 South Service Road
<b>Date of Panel Pre-Consult [if applicable]:</b>	

### 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]:

The applications would permit the mid-rise, mixed-use redevelopment of the vacant Subject Site in the form of three mid-rise, mixed-use and apartment buildings, of 8-, 10- and 12-storeys in height (“Proposed Development”). The Proposed Development will include a range of apartment dwelling types as well as four 3-storey back-to-back townhouse blocks. In total, 600 residential units are proposed, as well as 13,000 square feet of non-residential floor space, including potentially a large daycare. The Proposed Development will include an abundance of landscaping and outdoor amenity areas, including a walking loop, central square, programmed amenity spaces, and a public pedestrian trail along South Service Road.

The Subject Site is located south of South Service Road and east of Vince Mazza Way in the community of Stoney Creek, in the eastern end of the City of Hamilton. The large square-shaped parcel is roughly 2.4 hectares in size, with about 150 metres of frontage along Vince Mazza Way and about 165 metres of frontage along South Service Road.

The Subject Site is located adjacent to the large Winona Crossing shopping centre, as well as a standalone Costco Wholesale warehouse store. These commercial functions provide a wide range of established retail and service commercial uses that can serve and be supported by the introduction of new residential uses in the area.

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

Provincial Policy Statement  
 Growth Plan for the Greater Golden Horseshoe  
 Niagara Escarpment Plan  
 City of Hamilton Official Plan  
 Adopted Urban Hamilton Official Plan Amendment  
 Fruitland-Winona Secondary Plan  
 Fruitland-Winona Secondary Plan Urban Design Guidelines  
 Zoning By-law No. 05-200

Existing zoning:

C6 x301 H112

**Zoning/Site Plan Details** [complete relevant sections]**Permitted height and/or permitted density:**

14 metres

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

39.2 metres

<b>Permitted Setbacks Max.</b>	<b>Front Yard</b>	1.5/14m (min)
	<b>Side Yard</b>	1.5m (min)
	<b>Rear Yard</b>	6.0m (min)

<b>Proposed Setbacks</b>	<b>Front Yard</b>	1.3/14m
	<b>Side Yard</b>	8m
	<b>Rear Yard</b>	4.4m

**Permitted Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]Multiple Dwelling: 1/unit (0.3/unit where unit is <50 m2) = 534 spaces  
Day Nursery: 1/125 square metres = 9 spaces**Proposed Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]691 Residential Spaces = 1.15/unit  
9 Non-Residential Spaces**If certain zoning provisions cannot be met, please explain why:**

The existing zoning reflects a more traditional commercial retail plaza, whereas a true mixed-use redevelopment is proposed in an urban, mid-rise form. The Proposed Development still complies with many of the applicable zone provisions, but amendments will be required to provisions related to the minimum street line setback (reduction in one area), minimum rear yard setback (reduction) and maximum height (increase). The Zoning By-law Amendment will tailor these provisions around the Proposed Development

**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.

Toby Singlehurst, <sup>Authorized Representative</sup> ~~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.

October 19, 2022

Date

DocuSigned by:  
  
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.*