



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name:	LJM Developments Inc.
Panel Meeting Date:	October 14 th , 2021
Project Address:	651 Queenston Road, Hamilton, L8K 1K2
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Official Plan & Zoning By-law Amendment & (future) Site Plan
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The subject lands are located at the northwest corner of the intersection of Nash Road and Queenston Road. The subject lands are currently vacant. Neither the subject lands nor any adjacent lands are designated under the Ontario Heritage Act.

The surrounding area features a diversity of commercial and residential land uses. Commercial uses are generally located along Queenston Road, with residential neighbourhoods located behind these commercial areas to the north and south. Higher density residential uses are predominantly located along Queenston Road. Immediately to the north of the subject lands is a residential neighbourhood – including a mix of apartment dwellings and single-detached dwellings. The lands to the east include Sam Manson Park, and a wide range of commercial uses, including Eastgate Square Shopping Mall. The lands to the south across Queenston Road include a wide range of commercial uses, transitioning to a mix a residential uses farther south. To the east, there is a mix of commercial and residential uses, predominantly consisting of apartment-style dwellings. It should also be noted that the Nash/Queenston intersection is planned for a future LRT transit stop. The eastbound and westbound stops will be located immediately in front of the subject lands.

The proposed development consists of a 13-storey (43.35 m) residential development, containing a total of 272 dwelling units. The built form incorporates stepbacks at the 8th and 10th storeys from the side yards, establishing an effective transition in height downwards – particularly towards the neighbourhood to the north. It should be noted that the 13th storey will not include any residential units, but will contain the mechanical penthouse and a mix of indoor and outdoor amenity areas for future residents.

A total of 716 m² of common amenity space will be provided, for a total of ±2.6 m² per unit. The majority of units will also feature a private balcony, terrace, or patio, providing additional private amenity area to residents.

Vehicular access will be provided via Nash Road, with the primary pedestrian entrance being at the corner of Nash and Wilson. On-site parking will be provided at a rate of ±0.90 spaces per unit, for a total of 244 parking spaces – contained within a three-storey underground parking structure, as well as at-grade. Of the 244 parking spaces, 22 spaces will be located at-grade for visitor parking. In addition, 174 bicycle parking spaces are proposed. On-site vehicular and bicycle parking will be further supported by the future LRT line and existing bus transit routes along Queenston Road.

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

- City of Hamilton Tall Building Guidelines
- Terms of Reference – Shadow Impact Study, Pedestrian Level Wind Impact Study and Visual Impact Analysis
- Centennial Neighbourhood Secondary Plan
- Zoning By-law 05-200
- City of Hamilton Site Plan Guidelines
- City of Hamilton Corridor Planning Principles and Design Guidelines (2012)

Existing zoning:

Transit Oriented Corridor, Mixed Use Medium Density (TOC1) Zone

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Max Height = 22 metres

Proposed height and/or proposed density:

43.35 metres (13 storeys)

Permitted Setbacks	Front Yard	3m – 4.5m from a street line
	Side Yard	7.5m if abutting single/semi/towns
	Rear Yard	7.5m

Proposed Setbacks	Front Yard	
	Side Yard	
	Rear Yard	

Permitted Parking

varies by unit size

Proposed Parking

244 spaces (0.90 spaces per unit)

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

The proposed development has been designed based on the existing policy and zoning regulations for the area, while also taking into consideration the future of the intersection as a rapid transit stop – where greater density and height may be appropriately accommodated. It is acknowledged that applications for Official Plan Amendment and Zoning By-law Amendment will be required to permit the proposed building height, as well as to establish other appropriate site-specific performance standards.

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.

LJM Developments Inc.

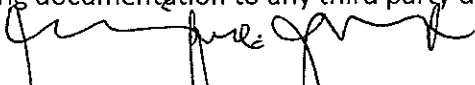
c/o Mr. Liaquat Mian , the Owner, hereby agree and acknowledge that the information

(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.

September 23, 2021

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.