



City of Hamilton – Design Review Panel

Applicant Project Summary Sheet

Applicant Name: Medallion Developments

Panel Meeting Date: June 9, 2022

Project Address: 399 Greenhill Ave

Date of Panel Pre-Consult [if applicable]:

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Urban Hamilton Official Plan and Zoning By-law Amendment

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

Proposal: The Official Plan and Zoning By-law Amendment applications will permit the transformation of the subject site from its current use as a low density auto-oriented commercial plaza with extensive surface parking, to a compact mixed-use, pedestrian oriented development which will accommodate over 520 residential units (with below grade parking) while maintaining 1,000 square metres of retail commercial space (with supporting at-grade parking), all focused around an attractive central courtyard. The proposed development will include one 12-storey mid-rise mixed-use building oriented in an east-west direction which frames the north side of Greenhill Avenue, a second 12-storey mid-rise residential building oriented in a north-south direction which frames the entrance pick-up/drop off driveway, and two 3-storey stacked townhouse blocks which face Mount Albion Road.

The subject site is located in the center of the Red Hill Neighbourhood in the City of Hamilton and within the west end of the Davis Creek Neighbourhood. The Red Hill Neighbourhood is generally bound by Red Hill Valley Parkway to the west, King Street East to the north, a forested area to the east, and the Glendale Golf & Country Club to the south. The Davis Creek Neighbourhood is generally bounded by King Street East to the north, Centennial Parkway South to the east, Glover Mountain Road to the south, and the Red Hill Valley Parkway to the west. Both neighbourhoods include a mix of residential and institutional uses consisting primarily of 1- and 2- storey single detached and semi-detached units and 2- to 3-storey townhouse units, although there are also a number of mid-rise apartment buildings. As noted, the Mount Albion Plaza includes number of retail uses including (formerly) a small supermarket. The grocery store previously found on site, was a Foodland, and has since left the area. The grocery store building is now vacant.

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

Provincial Policy Statement
 Growth Plan for the Greater Golden Horseshoe
 Greenbelt Plan 31
 Urban Hamilton Official Plan (“UHOP”)
 GRIDS 2 and the Urban Hamilton Official Plan Review
 City of Hamilton Zoning By-law No. 05-200
 Davis Creek Neighbourhood Action Plan

Existing zoning:

Community Commercial (C3)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

14 metres

Proposed height and/or proposed density:

42 metres (12 storeys)

Permitted Setbacks	Front Yard	
	Side Yard	
	Rear Yard	

Proposed Setbacks	Front Yard	2.0 m
	Side Yard	1.0 m
	Rear Yard	3.0 m

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]

Residential: 0.8/unit – 422 spaces
 Non-Residential / Visitor: 59 spaces

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

Please refer to planning and urban design rationale report submitted with the complete application. The proposal will facilitate a more efficient use of the site in a more compact built form in keeping with policy directives that include appropriate intensification, among other reasons.

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.

Medallion Developments

c/o Luka Kot

(Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information

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.

May 20, 2022

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.