



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

## Project Data

**Project address:** 399 Greenhill Avenue, Hamilton

**Applicant/Agent:** Medallion Developments / Bousfields

### Brief description of the project:

The applicant proposes to permit a mixed use development consisting of two 12 storey (36.5 m) buildings and two three storey (11.0 m) buildings. A total of 527 dwelling units, 1,000 sqm of commercial space and 481 parking spaces are proposed.

The proposed development is large scale and has the potential to impact the physical environment functionally and / or aesthetically. Therefore, review by the Design Review Panel is required to inform review of Urban Hamilton Official Plan Amendment application No. UHOPA-22-016 and Zoning By-law Amendment application No. ZAC-22-030.

### Brief description of existing and planned context:

The subject property is located at the northwest corner of Greenhill Avenue and Mount Albion Road and currently contains a two storey commercial plaza.

Surrounding land uses include:

North – a twelve storey multiple dwelling

East – two storey townhouse dwellings

South – two and two and a half storey townhouse dwellings, detached dwellings and semi-detached dwellings

West – two and a half storey townhouse dwellings

The subject lands are located in the Red Hill neighbourhood of Hamilton.

### Urban Hamilton Official Plan Designation *(check all that apply):*

Neighbourhoods **X**

Utility

Downtown Mixed Use Area

Mixed Use – High Density

Mixed Use – Medium Density

District Commercial

Business Park

Airport Business Park

Shipping and Navigation

Secondary Plan

**Applicable UHOP and/or Secondary Plan Policies:**

**Volume 1 – UHOP**

**Schedule E – “Neighbourhoods”**

**Schedule E-1 – “Neighbourhoods”**

- B.2.4 (Residential Intensification)
- E.2.6 (Neighbourhoods Urban Structure Policies)
- E.3.2 (Neighbourhoods Designation – General Policies)
- E.3.3 (Residential Uses – General Policies)
- E.3.6 (High Density Residential)
- E.3.8 (Local Commercial)

**Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:**

**Volume 1 – UHOP**

- B.3.3.1 (Urban Design Goals)
- B.3.3.2 (Urban Design Principles)
- B.3.3.3 (Built Form)
- B.3.3.9 (Access and Circulation)
- B.3.3.10 (Parking)
- B.3.3.11 (Barrier Free Design)

**Applicable Site Plan Guidelines:**

- 2.2 (Built Form, Public Realm, and Streetscape)
- 3.2 (Site Circulation)
- 3.3 (Landscape Design)
- 3.4 (Waste Management Services)
- 3.5 (Loading, Storage and Utility Areas)
- 4.2 (Siting Buildings in a Neighbourhood)
- 4.3 (Microclimate Design)
- 4.4 (Massing and Building Design)
- 4.5 (Skyline and Rooftops)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

**Zoning By-Law:**

City of Hamilton No. 05-200 X

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

## Applicable Zoning:

The subject lands are zoned Community Commercial (C3) Zone. The C3 permits local commercial uses intended to serve residents within the surrounding neighbourhoods. Residential uses are permitted above the ground floor but shall not occupy more than 50% of the total gross floor area of all buildings within the lot.

The applicant has proposed site specific modifications to the (C3) Zone:

- To add multiple dwellings and street townhouses as permitted uses;
- To increase the maximum permitted building height from 14.0 metres to 36.5 metres; and,
- To modify the required setbacks in accordance with the concept plan to be added as a schedule to the amending Zoning By-law.

### 1. **Review of Formal Consultation Document (file number, proposal and applicable studies identified):**

- A Formal Consultation Waiver was issued for the proposal on June 22, 2021.
- Applicable studies identified include: Urban Design Report, Planning Justification Report, Sun / Shadow Study, Wind Study, Traffic Impact Study, Functional Servicing Report and Noise Impact Study.
- The required studies have been submitted as part of the complete Official Plan Amendment and Zoning By-law Amendment applications.

### 2. **Key questions for Panel (refer to Design Review Panel Questions):**

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character? (B.2.1.4 d))
- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping? (B.3.3.2.4 a))
- Is the proposal compatible with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic and other nuisance effects? (B.2.4.2.2 b))