



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Seasons Retirement Communities (Stoney Creek) GP Inc. c/o David Gallagher
Panel Meeting Date:	August 10 th , 2023
Project Address:	8 Shoreview Place, Stoney Creek
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan Application
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed development includes one 37-storey tower and one 25-storey tower with a significant amount of indoor and outdoor amenity space on the 6th floor, all connected via 5-storey podium on a 1.17 ha parcel. The development proposes 730 residential units and a total of 968 parking spaces. To service the development there are 5 commercial parking spaces, 913 residential parking spaces (inclusive of visitor spaces), 48 parking spaces to be recouped from the existing Seasons building, and 2 spaces reserved for car share. Parking is to be accommodated in a two-level underground parkade, outdoors at-grade, as well as within the 5-storey podium. 12,410 m² of amenity space is proposed for the site, at a rate of 17m² of amenity space per unit.

Surrounding the subject site is primarily residential uses ranging in density and built form. Immediately adjacent to the east of the site is a 9-storey retirement residence and a small grouping of semi-detached dwellings. The lands are bounded to the south by the QEW and to the north by public open space and Lake Ontario. To the west of the lands are multiple blocks of townhouses and two, 6-storey towers.

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

The applicable documents include *The Planning Act R.S.O 1990*, Provincial Policy Statement (2020), Places to Grow – Growth Plan for the Greater Golden Horseshoe (2017), the Urban Hamilton Official Plan (2022), and The Stoney Creek Zoning By-law 3692-92.

Existing zoning:	Mixed Use Commercial (MUC-5): Stoney Creek Zoning By-law No. 3692-92
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Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

Permitted Height: N/A
Minimum Residential Density: 176 Units

Permitted Setbacks	Min. Front Yard	0 metres
	Min. Side Yard	3.0 metres
	Min. Rear Yard	3.0 metres

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

S/1B: 1.25 x 577 = 721.25
2B: 1.5 x 137 = 205.50
3B+: 1.75 x 16 = 28.00
V: 0.35 x 730 = 255.5

TOTAL REQUIRED: 1.66 spaces/unit–1209 spaces

Proposed height and/or proposed density:

Proposed Height: 25 Storeys (84.00 m) & 37 Storeys (114.00 m, 120.00 m incl. MPH)
Proposed Density: 623.93 Units/ha

Proposed Setbacks	Front Yard	3.0 metres
	Side Yard	3.0 metres + N/A
	Rear Yard	14.0 metres

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

TOTAL PROPOSED: 1.33/unit – 968 spaces (80% of req.)

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

A minor variance application is to be submitted to address any non-conformities.

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.

Seasons Retirement Communities (Stoney Creek) GP Inc.

(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.

2023/07/18

Date

Andrew Salomon

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.