



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Arcadis Professional Services (Canada) Inc. (“Arcadis”) c/o Ritee Haider
Panel Meeting Date:	November 9, 2023
Project Address:	50 Creighton Road, Dundas
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

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

The proposed development is to demolish the existing building and to construct a 12-storey residential condominium with 168 dwelling units, 204 parking spaces (62 above ground spaces and 142 underground spaces), 124 bicycle spaces, 205 lockers, and 726 m² of rooftop amenity space.

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

URBAN HAMILTON OFFICIAL PLAN

3.3.1 Urban Design Goals

- 3.3.1.1
- 3.3.1.2
- 3.3.1.3
- 3.3.1.4
- 3.3.1.5
- 3.3.1.6
- 3.3.1.7
- 3.3.1.8
- 3.3.1.9
- 3.3.1.10

3.3.2 General Policies and Principles

3.3.2.3 Principles

3.3.2.3

3.3.2.4

3.3.2.6

3.3.3 Built Form

3.3.3.1

3.3.3.2

Other Policies

3.3.13

Volume 1, Chapter E – Urban Systems and Designations

3.2 Neighbourhoods Designation – General Policies

Function

3.2.1

3.2.2

3.2.3

Scale and Design

3.2.4

3.2.5

3.2.6

3.2.7

3.2.8

3.2.9

3.2.10

3.2.11

3.2.12

3.2.13

3.2.14

3.2.15

Existing zoning:

Medium Density Multiple Dwellings – Floodplain (RM2-FP) and Open Space Conservation (OS)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

10.5 m and 75 dwelling UPH (72.54 UPH based on site area)

Proposed height and/or proposed density:

39.1 m and 173.6 dwelling UPH

Permitted Setbacks	Front Yard	7.5 m
	Side Yard	4.5 m & 7.5 m
	Rear Yard	7.5 m

Proposed Setbacks	Front Yard	3.87 m
	Side Yard	29.5 m
	Rear Yard	11.9 m

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

7.12.1.5 Apartment Buildings
 1.25/unit of which 0.25/unit shall be provided for Visitor Parking

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

1.21/unit

210 parking spaces for residents
42 parking spaces for visitors

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

Min. Front Yard: The Zoning By-law requires a maximum front yard of 7.5 m, whereas 3.87 m is proposed
Max. Height: The Zoning By-law requires a maximum height of 10.5 m, whereas 39.1 m is proposed
Max. Density: The Zoning By-law requires a maximum density of 72.5 UPH whereas 173.6 UPH is proposed
Parking Spaces: The Zoning By-law requires 252 parking spaces, whereas 204 parking spaces are proposed

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.

Proformance Investments GP Inc.

Co. Derek Conorton

(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.

Oct 19th, 2023.

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.