

# 461 Green Road

## Official Plan Amendment

# The bid to have 461 Green Rd. classified as C5 must be Rejected

- The application fails to meet the criteria for C5 on every level
- It requires 17 pages of “Site Specific Modifications” to meet the developers needs
- Setting aside all of the minutia the two main reasons it must fail are
- Height
- Density

# Failure to comply

- Height is proposed at 14 storeys
- The max. allowable is 8
- Density is pegged at 349 uph
- There is no max. density for C5 because it is intended mainly for Commercial uses
- UHOP E4.6 describes density at a moderate scale

- But even if we took the High Density Residential values it would be 200 uph
- 75% less than the proposal
- This is not a Commercial undertaking
- 465 sq. meters commercial
- 260 residential units

# UHOP Section E 4.6

## Medium Density Designation

- It is difficult to see 461 Green Rd. meet the criteria for E4.6 in terms of
  - Function
  - Scale
  - Design
- Here are some obvious discrepancies

## 4.6 Mixed Use - Medium Density Designation

- Medium Density designation is to permit a full range of retail, service commercial, entertainment, and **residential accommodation at a moderate scale.**

## Scale 4.6.7

- Lands designated Mixed Use - Medium Density shall contain a range of building heights and densities to a maximum height of six storeys, which shall be set out in the implementing zoning by-law. The specific permitted heights and densities shall depend on the area and be established through secondary plans where one exists and the zoning by-law.

## 4.6.8

- Additional height up to a total of eight storeys may be permitted



# Casa Di Torre

## 121 #8 Hwy.

- Casa Di Torre is the only comp that I could find
- Bylaw 18-238
- Zoned C5
- 6969 sq. Metres
- 8 storeys
- 220 uph

# 301 Frances (N)



# 301 & 500



# 301 Frances

## 147.7 uph



# Proposed Condo construction for the Stoney Creek area

- Kings Park 325 #8 hwy 93 units RM4-8
- 6 Storeys
- Casa Di Torre 121 #8 hwy 139 units C5
- 8 Storeys
- 560 Grays 151 units 134 uph
- 
- 257 257 Millen Rd. 40 units
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- COCOMO 84 & 96 Lakeview DR. 42 Townhomes
- 94 maisonettes
- 140 condo units
- LJM Tower 2782 Barton St. E 246 units E-3/S-306C  
13 storeys

# Green to Millen Rd. Development

- 500 Greens Rd. Shoreliner 263 units
- 301 Frances Ave. Bayliner 158 units
- 311/321 Frances townhomes 72
- 35 Shoreline Cres Waterfront Trails 129 units
- 101/125 Shoreline Sapphire 468 units
- 101/125 Shoreline townhomes 10
- XX Shoreline Shoreview Place townhomes 72
- 8 Shoreline Seasons 150 units

# Conclusion

- Densities have been on the rise over the last few years
- Just as Police officers are obligated to uphold the laws of the land
- The Planning Committee is obligated to represent their constituents and uphold the by-laws for the City of Hamilton by rejecting this ammendment

END



