



City of Hamilton – Design Review Panel

Staff Project Summary Sheet

Project Data

Project address: 186 Hunter Street East, Hamilton

Applicant/Agent: Wellington Hamilton Non-Profit Housing Inc. c/o Urban Solutions Planning & Land Development Consultants Inc.

Brief description of the project:

The proposed development consists of one 12-storey Multiple dwelling containing a total of 104 affordable residential units. In addition, the proposal includes 50 parking spaces contained in an underground garage, 51 long-term parking spaces and 5 short term bicycle parking spaces are provided on-site.

Brief description of existing and planned context:

The subject property is located on the south side of Hunter Street East between Ferguson Avenue South Street and Liberty Street. The property currently contains a surface parking lot and a commercial building.

Surrounding land uses include:

- North – commercial uses and residential uses
- East – single storey and two storey dwellings
- South – single storey and two storey dwellings
- West – existing residential apartment building

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

- | | | |
|----------------------------|-------------------------|----------------|
| Neighbourhoods X | District Commercial | Secondary Plan |
| Open Space | Arterial Commercial | |
| Institutional | Industrial Land | |
| Utility | Business Park | |
| Downtown Mixed Use Area | Airport Business Park | |
| Mixed Use – High Density | Shipping and Navigation | |
| Mixed Use – Medium Density | | |

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Neighbourhoods”

Schedule E-1 – “Neighbourhoods”

- E.2.6.2 (Function – Neighbourhoods)
- E.3.2.3 (Function – Neighbourhoods)
- E.3.6.2 (Function – High Density Residential)

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

Volume 1 – UHOP

- E.2.6.7 (Scale – Neighbourhoods)
- E.3.2.4 (Scale and Design)
- E.3.6.6 (Scale – High Density Residential)
- E.3.6.7 (Design – High Density Residential)
- B.2.4.1.4 & B.2.4.2.2 (General Residential Intensification Policies)
- B.3.3.2.3 – 3.3.2.10 (urban design principles)
- B.3.3.3 (built form)
- B.3.3.9 (access and circulation)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 3.3 (Landscape Design)
- 3.5 (Loading, Storage and Utility Areas)
- 4.2 (Siting Buildings in a Neighbourhood)
- 4.4 (Massing and Building Design)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200 X

Town of Dundas No. 3581-86

City of Hamilton No. 6593

Town of Flamborough No. 90-145-Z

City of Stoney Creek No. 3692-92

Township of Glanbrook No. 464

Town of Ancaster No. 87-57

Applicable Zoning:

The subject lands are zoned Community Commercial (C3) Zone. The C3 Zone permits a range of commercial uses in addition to some mixed use development.

A Multiple Dwelling is not currently a permitted use on the property.

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

- An Official Plan Amendment and Zoning By-law Amendment was submitted in support of the proposal (UHOPA-22-006 and ZAC-22-014).
- Applicable studies identified included: Survey Plan, Concept Plan, Architectural Drawing Set, Planning Justification Report, Public Consultation Strategy Guidelines, Urban Design Brief, Tree Protection Plan, Functional Servicing and Stormwater Management Report, Grading and Servicing Plan, Hydraulic Analysis, Noise Impact Study, Pedestrian Wind Study, Sun/Shadow Study, Visual Impact Assessment, Geotechnical Study, Phase I environmental Assessment, Phase II Environmental Assessment, Transportation Impact Study including a Transportation Demand Report, Cultural Heritage Impact Assessment and Right-of-Way Impact Assessment.

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 massed to respect existing and planned street proportions? (B.3.3.3.3)