



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 200 Centennial Parkway North

Applicant/Agent – GSP Group Inc on behalf of Calloway REIT (Stoney Creek) Inc.

Brief description of the project – A multi phase development consisting of multiple towers (6) including, 20, 15, 9, 16, 12 and 9 storeys in height. A total of 1150 dwelling units, five commercial units, and 844 parking spaces are proposed.

Brief description of existing and planned context – The subject property is located on the east side of Centennial Parkway North, and is located to the south of Barton Street East.

The context of the immediately adjacent lands are:

- To the north is balance of the commercial plaza and to the north of Barton Street East is a mix of use predominately commercial.
- To the east is a multiple dwelling 7 storeys in height and 2.5 storey townhouse dwellings.
- To the south are 2.5 – 3 storey townhouse dwellings.
- To the west are commercial uses 1 – 4 storeys in height.

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

Neighbourhoods Open Space Institutional Utility Downtown Mixed Use Area Mixed Use – High Density Mixed Use – Medium Density	District Commercial Arterial Commercial Industrial Land Business Park Airport Business Park Shipping & Navigation	Secondary Plan – (Centennial Neighbourhood Secondary Plan) - Mixed Use – High Density - Pedestrian Focus Street
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Applicable UHOP and/or Secondary Plan Policies:

UHOP

- Schedule “E” – (Secondary Corridor)
- Schedule “E-1” – (Mixed Use – High Density)
 - E.2.4.5 & E.2.4.6 (Function – Secondary Corridors)
 - E.4.5.5 (Permitted Uses – Mixed Use – High Density)

Centennial Neighbourhoods Secondary Plan

- Map B.6.7-1 – Land Use Plan – (Mixed Use – High Density – Pedestrian Focus Street)
- Map B.6.7-2 – Maximum Building Heights – (Greater than 12 storeys – (15 storeys))
- Map B.6.7-3 – Transportation and Connections – Streetscape Improvement Area
- Appendix A – Transition Areas – Neighbourhood Transition Area (south)

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

UHOP

- E.2.4.10 & E.2.4.12 (Scale – Urban Corridors)
- E.2.4.16 (Design – Urban Corridors)
- E.4.5.7 – E.4.5.8 (Scale – Mixed Use – High Density)
- E.4.5.12, 4.4.14, 4.5.15, 4.5.19 (Design – Mixed Use – High Density)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.1.3 (Urban Design Goals)
- B.3.3.2.4, B.3.3.2.5 & B.3.3.2.6 (Urban Design Principles)
- B.3.3.3.2, B.3.3.3.3 & B.3.3.3.5 (Built Form)

Centennial Neighbourhoods Secondary Plan

- 6.7.3.1 (Land Use)
- 6.7.3.2 (Urban Design)
- 6.7.7.4 (Mixed Use – High Density Designation)
- 6.7.7.5 (Pedestrian Focus Streets)
- 6.7.12.4 (Streetscape Improvement Areas)
- 6.7.13 (Transitions Areas)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 3.2 (site circulation)
- 3.3 (landscape design)
- 3.5 (loading, storage and utility areas)
- 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

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:

- Designated Shopping Centre “G-1/S-635” District, in the City of Hamilton Zoning By-law No. 6593.

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

- Formal consultation (FC-21-060) was discussed at a Development Review Team Meeting on May 26, 2021;
- The Formal Consultation was for a multi building development, 26 storey residential building (290 units), 16 storey residential building (215 units), 15 storey residential building (200 units), and 6 storey retirement home (250 units), total of 955 dwelling units, along with 907 parking spaces. An Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application.
- In support of the proposal, the following studies / reports were requested: Survey Plan, Site Plan and Elevation Plans, Urban Design Report, Landscape Plan, Tree Management Plan and Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading and Drainage Plan, Stormwater Management Report, Functional Servicing Report, Site Servicing Plan, Water & Wastewater Servicing Study, Noise Impact Study, Sun Shadow Study, Wind Study, Transportation Impact Study, Parking Analysis, Transportation Demand Management Options Report, Storm Drainage Area Plan, Watermain Hydraulic Analysis, Construction Management Plan, Shoring Agreement, and 3D Model.

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.2.4.1.4 d))
- Does the proposal create a continuous animated street edge? (B.3.3.2.4 e))
- Does the proposal create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities? (B.3.3.1.3)