



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 2481 Barton Street East

Applicant – Barton Street Development Inc.

Agent – GSP Group c/o Brenda Khes

Brief description of the project – Development of a 17 storey mixed-use building with a 5 storey podium, 207 residential units, 475 sq. m. of ground floor commercial space, 177 Parking spaces and 107 bicycle parking spaces are proposed, and 998 sq. m. of amenity space is provided.

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

The context of the immediately adjacent lands are:

- To the north is a motor vehicle dealership.
- To the east is a commercial / industrial (automotive repair garage).
- To the south is a commercial plaza.
- To the west is a gas station.

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

Neighbourhoods	District Commercial	Secondary Plan – N/A
Open Space	Arterial Commercial	
Institutional	Industrial Land	
Utility	Business Park	
Downtown Mixed Use Area	Airport Business Park	
Mixed Use – High Density	Shipping & Navigation	
Mixed Use – Medium Density		

Secondary Plan Policies: Centennial Neighbourhood Secondary Plan - “Mixed Use – High Density – Pedestrian Focus Street”

UHOP

- Schedule “E” – (Neighbourhoods)
- Schedule “E-1” – (Mixed Use – High Density)
 - E.2.7.2 & E.2.7.4 (Function – Neighbourhoods)
 - E.4.5.5 (Permitted Uses – Mixed Use – High Density)

Centennial Neighbourhood 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 – (Maximum Height of 12 storeys)
- Map B.6.7-3 – Transportation and Connections – Streetscape Improvement Area
- Appendix A – Transition Areas – Industrial Transitions Areas

- 6.7.3.1 (Land Use)

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

UHOP

- E.2.7.7 (Scale – Neighbourhoods)
- E.4.5.7 & E.4.5.8 (Scale – Mixed Use – High Density)
- E.4.5.12, E.4.5.14, & E.4.5.19 (Design – Mixed Use – High Density)
- B.2.4.1.4 (General Residential Intensification)
- B.3.3.2.3 & B.3.3.2.4 (Urban Design Policies)
- B.3.3.3.2, B.3.3.3.3, B.3.3.3.5 (Built Form)

Centennial Neighbourhood Secondary Plan

- 6.7.3.2 & 6.7.12.1 (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 (Transition 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)
- 3.9 (Site Lighting)
- 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:

- Zoned Restricted Light Industrial “JJ” 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-21-062) was discussed at a Development Review Team Meeting on May 19, 2021;
- The Formal consultation was to construct a 20 storey mixed use building with 215 residential dwelling units and 472 sq. m. of ground floor commercial, a total of 161 parking spaces. An Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application is required.
- In support of the proposal, the following studies were requested: Survey Plan, Concept Plan, Floor Plans, Draft OPA and Draft By-law, Planning Justification Report, Site Plan and Elevation Plan, Urban Design Report, Archaeological Assessment, Landscape Plan, Tree Management Plan, Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading and Drainage Plan, Stormwater Management Plan, Functional Servicing Report, Fire Flow Calculation, Site Servicing Plan, Water and Wastewater Servicing Study, Noise Impact Study, Sun Shadow Study, Wind Study, Transportation Impact Study, Parking Analysis, 3D Model, Material Pallet, Watermain Hydraulic Analysis, Storm Drainage Area Plan, Construction Management Plan, External Works Agreement, Shoring Plan and Shoring Agreement, and Site Lighting.

2. Key questions for Panel (refer to Design Review Panel Questions):

- Is the proposed massing appropriate and respectful of existing and planned context and street proportions?
- Does the proposal promote a built-form that will contribute to the overall appearance and visual cohesiveness of the urban fabric noting the area is set for transition and growth?
- Does the proposal create public spaces that are human-scale, comfortable and inviting to the public, and coordinated with building openings?