



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 1310 South Service Road, Stoney Creek (Ward 10)

Applicant/Agent: Jennum Properties Inc. / The Planning Partnership

Brief description of the project:

The applicant proposes a mixed use development containing 600 dwelling units and 1,204 m² of commercial space within two mixed-use buildings of eight and 12 storeys, a residential building of ten storeys, and four townhouse blocks containing 32 units of which eight are live/work.

This is a large scale project that may impact the physical environment functionally and/or aesthetically. Review by the Design Review Panel is required to inform the Official Plan Amendment and Zoning By-law Amendment applications.

Brief description of existing and planned context:

The subject property is located on the southeast corner of South Service Road and Vince Mazza Way. The site is currently vacant with minimal vegetation and remanent paving from a previous use.

Surrounding land uses include:

North – QEW followed by a low-density residential community.

East – vacant land planned for commercial development followed by an existing commercial

South – existing surface parking lot and Costco building.

West – vacant property planned for a mixed use development consisting of several stacked townhouse buildings with a total of 454 residential units.

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

<input checked="" type="checkbox"/>	Neighbourhoods	<input checked="" type="checkbox"/>	District Commercial	<input type="checkbox"/>	Secondary Plan
<input type="checkbox"/>	Open Space	<input type="checkbox"/>	Arterial Commercial	<input type="checkbox"/>	Sub Regional Service Node
<input type="checkbox"/>	Institutional	<input type="checkbox"/>	Industrial Land	<input type="checkbox"/>	
<input type="checkbox"/>	Utility	<input type="checkbox"/>	Business Park	<input type="checkbox"/>	
<input type="checkbox"/>	Downtown Mixed-Use Area	<input type="checkbox"/>	Airport Business Park	<input type="checkbox"/>	
<input type="checkbox"/>	Mixed Use – High Density	<input type="checkbox"/>	Shipping and Navigation	<input type="checkbox"/>	
<input type="checkbox"/>	Mixed Use – Medium Density	<input type="checkbox"/>		<input type="checkbox"/>	

Fruitland-Winona Secondary Plan Designation: District Commercial

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Neighbourhoods”

- E.2.6.2 – E.2.6.6 (Function)
- E.6.7 (Scale)

Schedule E-1 – “District Commercial”

- E.4.1 (Function)
- E.4.7.2 (Permitted Uses)
- E.4.7.3 (Prohibited Uses)
- E.4.7.4 – 4.7.9 (Scale)

Volume 2 – Fruitland-Winona Secondary Plan

- B.7.4.5.4 (District Commercial Designation)

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

Volume 1 – UHOP

- E.4.7.10 – E.4.7.17 (Design policies for District Commercial designation)
- B.3.3.1 (Urban design goals)
- 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)
- B.3.3.10 (Parking)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 2.5 (Safety and Security)
- 3.2 (Site Circulation)
- 3.3 (Landscape Design)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Volume 2 – Fruitland-Winona Secondary Plan

- B.7.4.2.9 (Urban design Objectives)
- B.7.4.10.2 – B.7.4.10.6 (Streetscapes and Built Form)
- B.7.4.10.14 & B.7.4.10.15 (Views and Vistas)

Zoning By-Law:

City of Hamilton No. 05-200

Applicable Zoning:

The subject lands are zoned modified District Commercial (C6, 301, H112) Zone. The C6 zone permits various commercial and retail uses. Stand alone residential uses are not currently permitted.

Exception 301 provides site specific permissions additional commercial uses and limits the maximum Gross Leasable Floor Area for all commercial uses to 41,200 m² and the 17,000 m² for a single department store.

In addition to adding residential uses to the zone and modifying the regulations for new development, the draft Zoning By-law Amendment proposes the following modifications to the existing regulations:

Regulation	Existing	Proposed
Minimum Building Setback from a Street Line	1.5 m	1 m
Maximum Building Setback from a Street Line	4.5 m	None
Setback from a Provincial Highway Right-of-Way	N/A	14 m
Minimum Rear Yard	6.0 m	4.0 m
Maximum Height	14.0 m	45.0 m

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

- A Formal Consultation meeting was held on January 26, 2022 (File: FC22-011) for the proposal to develop two six-storey mixed use multiple dwellings, one eight-storey mixed use multiple dwelling and one ten-storey mixed use multiple dwelling for a total of approximately +/-390 units. The buildings propose ground floor commercial units and will be supported by surface and underground parking.
- Applicable studies identified included: Planning Justification Report, Urban Design Brief, Survey, Site Plan, Floor Plan, Cross Section, Building Elevations, Shadow Study, Conceptual Landscape Plan, Archaeological Assessment, Environmental Site Assessment, SWM Report, Functional Servicing Report, Transportation Impact Study, Pedestrian Wind Assessment, Noise Feasibility Study, Hydrogeological Assessment, and Geotechnical Assessment.
- The required studies were submitted with the Official Plan/Zoning By-law Amendment Applications.

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

- Is the proposal compatible with, and does it enhance the character of the existing environment and locale? (B.3.3.1.5)
- 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)

- Does the proposal create high quality, safe streetscapes, parks and open spaces that encourage physical activity and active transportation? (B.3.3.2.9 a)
- Does the proposal contribute to the character and ambiance of the community through appropriate design of streetscapes and amenity areas? (B.3.3.2.3 g))
- Does the proposal respect prominent sites, views and vistas in the City? (B.3.3.2.3 h))