



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 499 Mohawk Road East, Hamilton (Ward 7)

Applicant/Agent: 499 Mohawk Inc. / Urban Solutions Planning and Land Development Consultants

Brief description of the project:

To demolish the existing commercial plaza to develop a high-density residential community comprised of 8 multiple dwellings ranging in building heights between 8 to 25 storeys. The development is proposed to contain 1945 dwelling units within the mid/high-rise buildings, and seven (7) three storey townhouse blocks containing 50 dwelling units, with on-site surface parking and underground parking areas, open space, and amenity areas.

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 northwest corner of Mohawk Road East and Upper Sherman Avenue. The subject lands contain an existing commercial strip mall comprised of various retailers.

Surrounding land uses include:

- North Low-density residential.
- East Low density residential uses, neighbourhood institutional (Reorganized Church of Jesus Christ and Latter-Day Saints) and a 1-storey building containing neighbourhood commercial uses.
- South Medium and high density residential with multiple dwellings ranging from 6 to 12 storeys in height and commercial uses containing a gas station.
- West Low-density residential.

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

| | | | |
|--|----------------------------|-------------------------|----------|
| | Neighbourhoods | District Commercial | X |
| | 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 | | |

Secondary Plan – N/A

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

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)

Zoning By-Law:

City of Hamilton No. 05-200

Applicable Zoning:

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

The Applicant has requested a zone change to the Mixed Use Medium Density (C5) Zone to permit Multiple Dwellings. The Applicant’s proposed modifications to the C5 Zone regulations are summarized as follows:

| Regulation | Required | Proposed |
|---|---|---|
| Minimum Interior Side Yard (abutting a Residential or Institutional Zone or lot containing a residential use.) | 7.5 m | 7.0 m for westerly 3-storey multiple dwellings |
| Maximum Height | 22.0 m | 25 storeys (79.3 m) |
| Building Setback from a Street Line | <p>i) Minimum 3.0 metres for a building with residential units on the ground floor facing a street.</p> <p>ii) Maximum 4.5 metres except where a visibility triangle is required for a driveway access.</p> | <ul style="list-style-type: none"> • 2.5 m for easterly multiple dwellings • to permit multiple dwellings more than 4.5m from the street line within the site interior and the Mohawk Road East frontage. |
| Minimum Amenity Area for Dwelling Units and Multiple Dwellings | <p>i. 4.0 m² per dwelling unit less than 50 m² of GFA.</p> <p>ii. 6.0 m² for each dwelling unit greater than 50 m² of GFA.</p> | <ul style="list-style-type: none"> • Minimum amenity of 4.0 m² per dwelling unit. |
| Parking | <p>i. Minimum of 0.3 spaces/unit to a Maximum of 1.25 spaces/unit for Dwelling Units less than 50.0 square metres in gross floor area</p> <p>ii. Minimum of 1.0 spaces/unit to a Maximum of 1.25 spaces/unit for Dwelling Units greater than 50.0 square metres in gross floor area</p> | Maximum 1.0 spaces/unit, inclusive of visitor parking spaces. |

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

- A Formal Consultation meeting was held on January 26, 2022 (File: FC-22-012) for the proposal to develop two 25-storey multiple dwellings, one 20-storey multiple dwelling, three 15-storey multiple dwellings, two eight-storey multiple dwellings, and nine three-storey townhouse blocks, for a total of 1761 units supported with approximately 2019 underground parking spaces and proposed driveway access to both Mohawk Road East and Upper Sherman Avenue.
- Applicable studies identified included: Planning Justification Report, Urban Design Brief, Survey, Site Plan, Floor Plan, Conceptual Building Elevations, Shadow Study, Wind Assessment, Conceptual Landscape Plan, Tree Protection Plan, Archaeological Assessment, Environmental Site Assessment,

SWM Report, Functional Servicing Report, Grading Plan, Storm Drainage Plan, Servicing Plan, Water/Wastewater Servicing Study Transportation Impact Study and Noise Feasibility Study.

- The required studies were submitted with the Official Plan/Zoning By-law Amendment Applications.
- Staff noted the proposal did not include information on the make-up of ground floor mixed use commercial uses.

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))