



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 55 Queenston Road

Applicant/Agent: CityHousing Hamilton / Toms and McNally Design

Brief description of the project:

The applicant is proposing to construct a new six storey mixed use building containing 40 residential dwelling units and approximately 176.4 square metres of ground floor commercial fronting onto Queenston Road. A surface parking area containing 40 spaces is proposed along the easterly side property line. The proposed building will be Passive House certified.

Brief description of existing and planned context:

The subject lands are currently vacant.

Surrounding Land Uses:

There are existing one storey commercial uses to the north and south of the subject lands along Main Street East and Queenston Road. The Queenston Traffic Circle and a car dealership are east of the subject lands and a vacant lot is located immediately west of the subject lands. Low density residential uses surround the subject property further north, south and west.

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 X		

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Primary Corridor”

Schedule E-1 – “Mixed Use – Medium Density”

- E.2.4.2 – E.2.4.8 (Function of Urban Corridors)
- E.2.4.10 – 2.4.13 (Scale along Urban Corridors)
- E.4.6.5 (Permitted uses)

- E.4.6.7 – E.4.6.10 (Scale)

Applicable UHOP Urban Design Guidelines and Policies:

Volume 1 – UHOP

- E.2.4.14 – E.2.4.17 (Design for Urban Corridors)
- E.4.6.16 -E.4.6.19 & E.4.6.21 – E.4.6.27 (Design in Mixed Use Medium Density)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.1.2 – B.3.3.1.6 (Urban Design Goals)
- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.5 (Safety)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.2.8 (Sustainability)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)

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 property is zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, 461, H54) Zone. A mixed use building with ground floor commercial and multiple dwelling units above is a permitted use in the (TOC1, 461, H54) Zone. A minimum building height of 11.0 metres is required and a maximum building height of 22.0 metres is permitted.

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

- A Formal Consultation meeting was held on June 17, 2020 (File: FC-20-048) for the proposal to construct a six storey mixed use building with 41 dwelling units and 42 surface parking spaces.
- Applicable studies identified included: Landscape Plan, Tree Management Plan, Record of Site Condition, Erosion and Sediment Control Plan, Grading Plan, Stormwater Management Report, Functional Servicing Report, Noise Impact Study, Material Imagery, Site Servicing Plan, Construction Management Plan, External Works Agreement, Storm Drainage Area Plan, and Watermain Hydraulic Analysis.
- The required studies will be submitted as conditions of Site Plan approval and Holding Removal.

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 complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a)
- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)