



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 405 Main Street West

Applicant/Agent: 3H Properties Group Inc.

Brief description of the project:

The applicant is proposing to construct a new seven storey multiple dwelling containing 97 residential dwelling units. 20 parking spaces will be provided within one level of underground parking accessed from Jackson Street West. A total of 63 long term bicycle parking and 10 short term bicycle parking spaces are proposed on site.

Brief description of existing and planned context:

The subject lands currently contain a restaurant and surface parking area.

Surrounding Land Uses:

North – low density residential uses

West – an existing commercial building to be developed into an 8 storey multiple dwelling

East – Commercial building

South – low density residential use s

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

Neighbourhoods	District Commercial
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	

Strathcona Secondary Plan – Mixed Use – Medium Density, Site Specific Policy Area B

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)

Volume 2 – Strathcona Secondary Plan

Map B.6.1-1 – Land Use Plan – “Mixed Use – Medium Density, Site Specific Policy Area B”

- B.6.6.4.1 (General Policies)
- B.6.6.6.1 (Mixed Use Medium Density)
- B.6.6.15.2 (Site Specific Policy Area B)

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)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.6.3 (Urban Design Objectives)
- B.6.6.10.1 (Urban Design Policies)

City-Wide Corridor Planning Principles and Design Guidelines

- 3.0 (Corridor Planning Principles)
- 4.3.1 (Maximum building Height Related to Property Depth)
- 4.3.2 (Maximum Building Height Related to Street Width)
- 4.7 (Relationship to Street)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 4.4 (Massing and Building Design)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200 X

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: The property is zoned Mixed Use Medium Density (C5, 298) Zone. A multiple dwelling is a permitted use in the (C5, 298) Zone. A minimum building façade height of 7.5 metres is required along a street 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 August 11, 2021 (File: FC-21-115) for the proposal to construct a seven storey multiple dwelling with 105 dwelling units and 22 parking spaces within one level of underground parking.
- Applicable studies identified included: Urban Design Brief, Landscape Plan, Tree Management Plan, Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading Plan, Stormwater Management Report, Soils/ Geotechnical Study, Functional Servicing Report, Water and Wastewater Servicing Study, Noise Impact Study, Sun/ Shadow Study, Vibration Study, Transportation Impact Study, Shoring Agreement, Construction Management Plan, Turning Plan.
- The required studies will be submitted as conditions of Site Plan approval.

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)