



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 136 and 144 Upper Mount Albion, Stoney Creek

Applicant/Agent – David Falletta, Bousfields Inc.

Brief description of the project – The applicant is proposing to develop a standalone 5 storey residential building that would contain 154 units, and one level of underground parking with a total of 160 parking spaces. The development is proposing an outside amenity area that is located to the rear of the building. The application is to add a Site-specific Policy for the subject lands to permit standalone residential where commercial uses are to be included on the first floor.

Brief description of existing and planned context – The subject site is currently vacant and is located within a mixed-use area of residential and commercial located at the intersection of Paramount Drive and Upper Mount Albion. The subject site is in the Valley Park neighbourhood.

Surrounding Land Uses

The subject site is located on the east side of Upper Mount Albion Road, between Stone Church Road/Paramount Drive and Highland Road West. To the east of the site which would be the rear of the proposed development are low rise residential townhouses. At the intersection (to the north) of Paramount Drive and Upper Mount Albion is a commercial land use (Jiffy Lube) which would be adjacent to the proposed development. Directly across Upper Mt Albion to the west from the site is an existing commercial plaza. To the south, adjacent to the subject site is vacant lands that are zoned 'Major Institutional' (I3).

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	

Secondary Plan - West Mountain Area (Heritage Green) **X**

Applicable UHOP and Secondary Plan Policies:

The property is designated Local Commercial in the West Mountain Area (Heritage Green) Secondary Plan Map B.7.6-1, Volume two of the Urban Hamilton Official Plan.

Secondary Plan Area:

West Mountain/Heritage Green:

Local Commercial (Map B.7.6-1 Land Use Plan)

The subject lands are designated “Local Commercial” in the West Mountain/Heritage Green Secondary Plan. The following policies apply:

7.6.3 Commercial Designations

7.6.3.1 The commercial areas for the West Mountain (Heritage Green) Secondary Plan area are designated Local Commercial, District Commercial, Arterial

Commercial and Mixed Use – Medium Density on Map B.7.6-1 – West Mountain (Heritage Green) – Land Use Plan. (OPA 142)

7.6.3.2 Local Commercial Designation

a) Sections E.3.8 – Local Commercial of Volume 1 shall apply to lands designated Local Commercial on Map 7.6-1 – West Mountain Area

b) Notwithstanding Section E.3.8.6 – Local Commercial of Volume 1, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum gross floor areas of any grouping of local commercial uses shall be 1500 square metres.

7.6.8 Transportation Policies

7.6.8.1 Traffic calming features such as chicanes, reduced roadway width, curbing incorporating on-street parking (i.e. curb extensions) and road bump, and, formal boulevard landscaping, special intersection treatments, and streetscape features such as decorative streetlighting shall be encouraged in the Felker Neighbourhood.

The property is designated Neighborhoods in the Urban Land Use Designations – Schedule E-1: Volume 1 of the Urban Hamilton Official Plan.

2.3.3.7 Community Nodes shall generally be planned to achieve a target density of a 100 persons and jobs per hectare.

2.3.3.9 The built form shall largely be in medium and low rise, mixed use buildings. Along the commercial and mixed-use streets, single use commercial buildings shall be permitted along with residential housing forms on the periphery of the Nodes. However, the intent of this Plan is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial uses at grade.

2.3.3.12 Notwithstanding Policy E.2.3.3.7, some Community Nodes may be developed as

lower intensity nodes appropriate to the character of their adjacent Neighbourhoods, other infrastructure, or transportation constraints as follows:

a) Due to transportation constraints and the existing character of the adjacent neighbourhoods, a target density in the range 50 persons and jobs per

Applicable UHOP Urban Design Guidelines and Policies:

UHOP Chapter B, Section 3.3 Urban Design Policies

Zoning By-Law No.05-200:

The property is zoned District Commercial (C3, 304, 579, H82)

The C3 Zone permits local commercial uses intended to serve residents within the surrounding neighbourhoods. Located primarily along collector or arterial roads and within close proximity to residential neighbourhoods, the built form within this Zone generally consists of larger commercial plazas to a maximum of 10,000 square metres. No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Community Commercial (C3) Zone for any purpose other than one or more of the following uses or uses accessory thereto.

304. Within the lands zoned Neighbourhood Commercial (C2) Zone, Community Commercial (C3) Zone, Mixed Use Medium Density (C5) Zone, Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Maps 482, 860, 903, 912, 947, 956, 1039, 1042, 1085, 1136, 1175, 1234, 1251, 1287, 1302, 1389, 1502 and 1956 of Schedule “A” – Zoning Maps and described as:

136-146 Upper Mount Albion Road 1502

The following special provisions shall apply:

- a) In addition to Subsections 10.2.1, 10.3.1, 10.5.1, 10.5a.1, the existing motor vehicle related use shall also be permitted.
- b) In addition to Subsections 10.3.1 and 10.5a.1, for the lands located at 136- 146 Upper Mount Albion Road and 19 Flamboro Street, a Motor Vehicle Washing Establishment shall also be permitted.
- c) In addition to Subsection 10.5a.1, for the lands located at 3194 Regional Road 56, a Motor Vehicle Gas Bar shall also be permitted.
- d) In addition to Subsection 10.3.1, for the lands located at 1 Osler Drive, a Motor Vehicle Service Station and a Motor Vehicle Rental Establishment shall also be permitted.

579. Within the lands zoned Neighbourhood Commercial (C2) Zone and Community Commercial (C3) Zone, identified on Maps 1100, 1145, 1146, 1150, 1185, 1194, 1196, 1198, 1199, 1205, 1247, 1248, 1249, 1251, 1252, 1259, 1260, 1305, 1306, 1403, 1405, 1454, 1503 and 1640 of Schedule “A” – Zoning Maps and described as: 136 – 146 Upper Mount Albion Road 1502

The following special provisions shall apply:

a) Notwithstanding Subsections 10.2.3 e) and 10.3.3 f) and g) the maximum gross floor area of any individual commercial establishment shall be 500.0 square metres; and,

b) Notwithstanding Subsection 10.2.3 h, the maximum gross floor area of any grouping of commercial uses shall be 1,500.0 square metres.

(By-law No. 17-240, November 8, 2017) (By-law No. 19-062, March 27, 2019)

H82 - Notwithstanding Subsection 10.3 and Special Exception Nos. 304 and 579 of this By-law, on those lands zoned Community Commercial (C3, 304, 579) Zone, Modified, identified on Map 1502 of Schedule “A” – Zoning Maps and described as 136, 144 and 146 Upper Mount Albion Road, no development shall be permitted until such time as: i) Municipal sanitary sewers, municipal water and storm sewers are available and adequate to service the subject lands and a development agreement has been entered into by the owner with the City, to the satisfaction of the Senior Director of Growth Management.

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 District Commercial (C3, 304, 579, H82)

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

- Formal Consultation was on March 21, 2021, file FC-21-024.
- Urban Design Brief addressing the City of Hamilton’s Urban Design Guidelines.
- Shadow Impact Study as per the criteria outlined in the City- Wide Corridor Planning Principles and Urban Design
- Landscape Plan(s) & Details stamped and signed by a Landscape Architect, in good standing with the OALA. The landscape plans shall include all streetscape elements (public and private, existing and proposed), walkways, plantings, screening, materiality, site furnishings, fencing, etc.
- Noise Study required for development.
- Building elevations required showing all sides and palette of materials, showing colours.

2. Positive design elements of proposal:

- Underground parking is being provided for the development.
- Outside amenity space is provided.
- Large and inviting main entrance to the building.
- Step back of the building to the rear adjacent to existing residential.

3. Staff design concerns regarding proposal:

- There are various policies that speak to the importance of development maintaining an appropriate scale and character. Development or redevelopment adjacent to areas of lower density shall ensure the height, massing and site layout are compatible with existing and future uses in the surrounding area.
- Staff have concerns with the long continuous building frontage along Upper Mount Albion Road and overall massing in comparison to the existing buildings in the area. Staff note that the impact to the existing adjacent residential properties must be carefully assessed.
- Buildings that are taller than four storeys the length of mid-rise buildings should not exceed 75 metres to reduce impacts such as shadowing.
- The proposed building must be designed to adequately transition to the neighbourhood on all sides, provide appropriate interfaces at-grade, provide adequate setbacks and green buffers to the adjacent properties, provide adequate shared outdoor at-grade amenity space, appropriate walkways, streetscaping, landscaping.
- The building is being proposed to have step backs to the rear of the building adjacent to the existing residential and the front of the building facing Upper Mount Albion will have a stepback at the 5th floor, taking into consideration the massing, the 3rd floor should be considered the start of the stepback mirroring the rear of the building.
- Screening of the roof top mechanical should be considered from the street view along Upper Mount Albion and Paramount Drive.
- Staff have a concern with the density that is being proposed in relation to the site, the surrounding area and City policies.
- With residential units at grade, the base should feature significant semi private front yards which includes steps, landscaping and seating where possible.

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

- How will the applicant address the massing along Upper Mt Albion Road? (B.3.3.3.3)
- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character? (B.2.4.1.4. d)
- How will the building address the adjacent residential townhouses, where they are 1-2 storeys in height?
- 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)
- Can commercial be integrated into the development.