



# City of Hamilton – Design Review Panel Staff Project Summary Sheet

## Project Data

**Project address:** 405 James Street North

**Applicant/Agent:** Jamesville Redevelopment Limited Partnership / T. Johns Consulting Group

### Brief description of the project:

The applicant is proposing to permit a 450 unit residential development consisting of 14 three to four storey multiple dwellings (stacked townhouses) and two seven storey multiple dwellings. A minimum 284 parking spaces are proposed, including 29 visitor parking spaces.

The subject lands are located within a Design Priority Area (James Street North Corridor of Gradual Change in the West Harbour “Setting Sail” Secondary Plan) and review by Design Review Panel is required in conjunction with Official Plan Amendment (UHOPA-21-014) and Zoning By-law Amendment (ZAC-21-031) applications.

### Brief description of existing and planned context:

The subject property occupies the block bounded by Strachan Street West to the south, James Street North to the east, Ferrie Street West to the north and MacNab Street North to the west, in the North End Neighbourhood of Hamilton.

Surrounding land uses include:

North – single detached dwellings

West – single detached, semi-detached and street townhouse dwellings

South – CN Railway tracks and the West Harbour GO Station

East – semi-detached and street townhouse dwellings

**Hamilton Wentworth Official Plan Designation:** Urban Area

**City of Hamilton Official Plan:** West Harbour

### West Harbour “Setting Sail” Secondary Plan Designation:

“Corridors of Gradual Change” and “Stable Areas” (Schedule M-1: Planning Area and Sub-Areas)

“Medium Density Residential 1” (Schedule M-2: General Land Use)

“Zone of Noise Influence” (Schedule M-3: Zone of Noise Influence)

“2-4 Storeys” (Schedule M-4: Building Heights)

The applicant has applied to redesignate the lands to “Medium Residential 2” on Schedule M-2 and to change the Building Heights on Schedule M-4 to 4-7 storeys for a portion of the site.

**City of Hamilton Official Plan (CHOP) and/or Secondary Plan Policies:**

**CHOP** – Deferred to the West Harbour “Setting Sail” Secondary Plan Policies

**West Harbour “Setting Sail” Secondary Plan**

- A.6.3.3.1.13 (Medium Density Residential 1)
- A.6.3.3.1.14 (Medium Density Residential 2)
- A.6.3.6 (Corridors of Gradual Change)
- A.6.3.7 (Stable Areas)
- A.6.3.4.5 (Noise and Vibration)

**Applicable CHOP and/or Secondary Plan Urban Design Guidelines and Policies:**

**CHOP** – Deferred to the West Harbour “Setting Sail” Secondary Plan Policies

**West Harbour “Setting Sail” Secondary Plan**

- A.6.3.2.8 (Planning Principles - Promote Excellence in Design)
- A.6.3.3.4 (Urban Design)

**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

Town of Dundas No. 3581-86

City of Hamilton No. 6593 X

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 subject lands are presently zoned “DE/S-65” (Low Density Multiple Dwellings) District, Modified in Former City of Hamilton Zoning By-law No. 6593. The existing Zoning permits only the existing block townhouse development (currently vacant).

To permit the proposed development, the applicant has proposed to rezone the lands to the “DE-2/XXX” (Multiple Dwellings) District, Modified.

**1. Review of Formal Consultation Document:**

- On May 13, 2020, a Formal Consultation Document was issued for the proposed redevelopment of the subject lands.
- Applicable studies identified included: Planning Justification Report, Urban Design Report, Documentation and Salvage Report, Functional Servicing Report, Noise Impact Study, Tree Management Plan, Transportation Impact Study and Transportation Demand Management Options Report.
- The applicant has submitted the required studies with UHOP Amendment and Zoning By-law Amendment applications UHOPA-21-014 and ZAC-21-031.

**2. Key questions for Panel:**

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character?
- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping?
- Does the proposal create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities?