



City of Hamilton – Design Review Panel

Staff Project Summary Sheet

Project Data

Project address – 651 Queenston Road

Applicant/Agent – LJM Development Inc.

Brief description of the project – The proposal is for a 13 storey (43.35m) tall residential development containing 272 dwelling units, with mechanical penthouse and indoor and outdoor amenity area on the 13th floor. A total of 716 sq. m. of common amenity space will be provided. A total of 244 parking spaces will be provided in 3 levels of underground parking and at grade parking located to the rear of the building of the 244 parking space the 22 at grade spaces will be for visitor parking. A total of 174 bicycle parking spaces will be provided. Access for the parking will be from Nash Road North.

Brief description of existing and planned context – The subject property is located at the North West corner of Queenston Road and Nash Road North.

The context of the immediately adjacent lands are:

- To the west is an existing one storey commercial development which wraps around the subject lands to the north, further to the west is a three storey medical office building.
- To the north is the rear loading area of the existing commercial lands to the west which wraps around the subject lands, further to the north is a three storey multiple dwelling.
- To the east is an existing one storey retail commercial development, further east is additional one storey retail commercial (plaza).
- To the south and south east are existing commercial plazas.

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

Neighbourhoods	District Commercial	Secondary Plan (Centennial
Open Space	Arterial Commercial	Neighbourhood Secondary Plan
Institutional	Industrial Land	(Mixed Use – Medium Density)
Utility	Business Park	(6-8 Storeys Maximum Height)
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 of UHOP

- E.2.4.3 (Function – Urban Corridors)
- E.2.4.8 (Function – Urban Corridors)
- E.4.6.5 (Permitted Uses – Mixed Use Medium Density)

Volume 2 – Centennial Neighbourhood Secondary Plan

- 6.7.7.3 (Mixed Use – Medium Density Designation)

Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 of UHOP

- E.2.4.10 (Scale – Urban Corridors)
- E.2.4.16 (Design – Urban Corridors)
- E.4.6.7 (Scale – Mixed Use Medium Density)
- E.4.6.8 (Scale – Mixed Use Medium Density)
- E.4.5.16 (Design – Mixed Use Medium Density)
- E.4.6.24 (Design – Mixed Use Medium Density)
- B.2.4.1.4 (General Residential Intensification Policies)
- B.3.3.2.3 & B.3.3.2.4 (Urban Design Principles)
- B.3.3.3.2, B.3.3.3.3 & B.3.3.3.5 (Built Form)

Volume 2 – Centennial Neighbourhood Secondary Plan

- 6.7.3.2 (Urban Design)
- 6.7.12 (General Urban Design Policies)
- 6.7.12.3 (Streetscape and Public Realm)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 3.3 (landscape design)
- 4.2 (siting buildings in a neighbourhood)
- 4.4 (massing and building design)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Applicable City Wide Corridor Planning Principles and Design Guidelines:

- 4.3.2 (Maximum Building Height related to Street Width)

Zoning By-Law:

City of Hamilton No. 05-200

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:

- Transit Oriented Corridor Mixed Use Medium (TOC1) Zone

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

- Formal Consultation (FC-21-110) was discussed at a Development Review Team Meeting on August 4, 2021;

- The Formal Consultation was for a 12 storey (41.5m), 281 unit residential development with 3 levels of underground parking and 242 parking spaces and a total of 192 long term and 26 short term bicycle parking spaces and 685 sq. m. of amenity space.
- In support of the proposal, the following studies / reports were requested: Planning Justification Report, Site Plan and Elevation Plans, Urban Design Report, Archaeological Assessment, Landscape Plan, Tree Protection Plan & Tree Management Plan, Record of Site Condition, Hydrogeological Study, Erosion and Sediment Control Plan, Grading Plan, Master Drainage Plan, Storm Water Management Report, Soils/Geotechnical Study, Functional Servicing Report, Water and Wastewater Servicing Study, Noise Impact Study, Sun Shadow Study, Vibration Study, Wind Study, Transportation Impact Study, and Angular Plan Analysis.

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)
- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)
- Does the proposal create public spaces that are human-scale, comfortable and public visible with ample building openings and glazing? (B.3.3.2.4 g)