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 Neighbourhood Secondary Plan
- (Mixed Use – Medium Density)
- (6-8 Storeys Maximum Height)

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 Dundas No. 3581-86
Town of Flamborough No. 90-145-Z
Township of Glanbrook No. 464
Town of Ancaster No. 87-57

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.


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))