



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 121 and 135 Mary Street

Applicant/Agent – Good Shepherd Non-Profit Homes c/o Alan Whittle

Brief description of the project – A 10 storey mixed use building with supportive affordable housing, a social service establishment on the 1st floor. 156 units of supportive affordable housing on the 2nd to 10th floors. A total of 35 parking spaces are to be provided.

Brief description of existing and planned context – The subject property is located on the west side of Mary Street, between Cannon Street East to the north and Wilson Street to the south.

The context of the immediately adjacent lands are:

- To the north is a 3.5 storey multiple dwelling.
- To the east is a 3 storey industrial building.
- To the south are low density residential dwellings.
- To the west are low density residential dwellings and a 2 storey commercial building.

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

Neighbourhoods	District Commercial	Secondary Plan – (Downtown Hamilton Secondary Plan) – Downtown Residential
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		

Applicable UHOP and/or Secondary Plan Policies:

UHOP

- Schedule “E” – (Downtown Urban Growth Centre)
- Schedule “E-1” – (Downtown Mixed Use Area)
 - E.2.3.1.2 & E.2.3.1.6 (Function - Downtown Urban Growth Centre)
 - E.4.4.4 (Permitted Uses - Downtown Mixed Use Designation)

DHSP

- Map B.6.1-1 – Land Use Plan – (Downtown Residential)
- Map B.6.1-2 – Maximum Building Heights – (High Rise 2)
- Appendix B – Cultural Heritage Resources - (Registered Non-Designated)
- Appendix D – Niagara Escarpment Height – (190.2 metres)
 - 6.1.5.1 (Downtown Residential Designation)

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

UHOP

- E.2.3.1.9 (Scale - Downtown Urban Growth Centre)
- E.4.4.7 (Scale – Downtown Mixed Use Designation)
- E.4.4.10, E.4.4.11 and E.4.4.14 (Design – Downtown Mixed Use Designation)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.2.3, B.3.3.2.4 & B.3.3.2.6 (Urban Design Principles)
- B.3.3.3.2, B.3.3.3.3 & B.3.3.3.5 (Built Form)

DHSP

- 6.1.4.12 & 6.1.4.13 (Building Heights)
- 6.1.4.17 (Mid-Rise Buildings)
- 6.1.4.25, 6.1.4.26, 6.1.4.27, 6.1.4.28, 6.1.4.29, & 6.1.4.30 (Built Form)
- 6.1.4.31, 6.1.4.32, & 6.1.4.33 (Transition in Scale)
- 6.1.4.34, 6.1.4.35, 6.1.4.38 (Public Realm)
- 6.1.10.1 (Urban Design Policies)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 3.2 (site circulation)
- 3.3 (landscape design)
- 3.5 (loading, storage and utility areas)
- 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)

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:

- Downtown Residential (D5, H17, H19, H20) Zone in the City of Hamilton Zoning By-law No. 05-200

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

- Formal consultation (FC-21-121) was discussed at a Development Review Team Meeting on September 22, 2021;

- The Formal Consultation was for a 10 storey mixed use building with social services on the 1st and 2nd storeys and 155 multiple dwelling units above, a total of 40 parking spaces including 3 barrier free spaces were proposed.
- In support of the proposal, the following studies / reports were requested: Survey Plan, Site Plan and Elevation Plans, Urban Design Report, Cultural Heritage Impact Assessment, Landscape Plan, Tree Management Plan and Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading and Drainage Plan, Stormwater Management Report, Functional Servicing Report, Site Servicing Plan, Wastewater Servicing Study, Noise Impact Study, Sun Shadow Study, Wind Study, Parking Analysis, Transportation Demand Management Options Report, Storm Drainage Area Plan, Watermain Hydraulic Analysis, Construction Management Plan, Shoring Agreement, and Turning Plan.

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?
- Does the proposal conserve and respect the existing built heritage features of the area? (B.3.3.2.3 d)
- Does the proposal create comfortable pedestrian environments by:
 - Locating principal facades and primary building entrances parallel to and as close to the street as possible;
 - Including ample glazing on ground floors to create visibility to and from the public sidewalk;
 - Including a quality landscape edge along frontages where buildings are set back from the street; and,
 - Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas. (B.3.3.3.5)