## Project Data

<table>
<thead>
<tr>
<th>Project address</th>
<th>200 Centennial Parkway North</th>
</tr>
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<tbody>
<tr>
<td><strong>Applicant/Agent</strong></td>
<td>GSP Group Inc on behalf of Calloway REIT (Stoney Creek) Inc.</td>
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<tr>
<td><strong>Brief description of the project</strong></td>
<td>A multi phase development consisting of multiple towers (6) including, 20, 15, 9, 16, 12 and 9 storeys in height. A total of 1150 dwelling units, five commercial units, and 844 parking spaces are proposed.</td>
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<td><strong>Brief description of existing and planned context</strong></td>
<td>The subject property is located on the east side of Centennial Parkway North, and is located to the south of Barton Street East. The context of the immediately adjacent lands are:</td>
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<td>- To the north is balance of the commercial plaza and to the north of Barton Street East is a mix of use predominately commercial.</td>
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<td>- To the east is a multiple dwelling 7 storeys in height and 2.5 storey townhouse dwellings.</td>
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<td></td>
<td>- To the south are 2.5 – 3 storey townhouse dwellings.</td>
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<td></td>
<td>- To the west are commercial uses 1 – 4 storeys in height.</td>
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### 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
- Centennial Neighbourhoods Secondary Plan
- Map B.6.7-1 – Land Use Plan – (Mixed Use – High Density – Pedestrian Focus Street)
- Map B.6.7-2 – Maximum Building Heights – (Greater than 12 storeys – (15 storeys))
- Map B.6.7-3 – Transportation and Connections – Streetscape Improvement Area
- Appendix A – Transition Areas – Neighbourhood Transition Area (south)

### Applicable UHOP and/or Secondary Plan Policies:

**UHOP**

- Schedule “E” – (Secondary Corridor)
- Schedule “E-1” – (Mixed Use – High Density)
  - E.2.4.5 & E.2.4.6 (Function – Secondary Corridors)
  - E.4.5.5 (Permitted Uses – Mixed Use – High Density)
Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

**UHOP**

- E.2.4.10 & E.2.4.12 (Scale – Urban Corridors)
- E.2.4.16 (Design – Urban Corridors)
- E.4.5.7 – E.4.5.8 (Scale – Mixed Use – High Density)
- E.4.5.12, 4.4.14, 4.5.15, 4.5.19 (Design – Mixed Use – High Density)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.1.3 (Urban Design Goals)
- B.3.3.2.4, B.3.3.2.5 & 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)

**Centennial Neighbourhoods Secondary Plan**

- 6.7.3.1 (Land Use)
- 6.7.3.2 (Urban Design)
- 6.7.7.4 (Mixed Use – High Density Designation)
- 6.7.7.5 (Pedestrian Focus Streets)
- 6.7.12.4 (Streetscape Improvement Areas)
- 6.7.13 (Transitions Areas)

**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)
- 4.4 (massing and building design)
- 4.5 (skyline and rooftops)
- 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:**

- Designated Shopping Centre “G-1/S-635” District, in the City of Hamilton Zoning By-law No. 6593.
1. **Review of Formal Consultation Document (file number, proposal and applicable studies identified):**

- Formal consultation (FC-21-060) was discussed at a Development Review Team Meeting on May 26, 2021;

- The Formal Consultation was for a multi building development, 26 storey residential building (290 units), 16 storey residential building (215 units), 15 storey residential building (200 units), and 6 storey retirement home (250 units), total of 955 dwelling units, along with 907 parking spaces. An Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application.


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))

- Does the proposal create a continuous animated street edge? (B.3.3.2.4 e))

- Does the proposal create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities? (B.3.3.1.3)