**City of Hamilton – Design Review Panel**

**Staff Project Summary Sheet**

### Project Data

**Project address:** 186 Hunter Street East, Hamilton

**Applicant/Agent:** Wellington Hamilton Non-Profit Housing Inc. c/o Urban Solutions Planning & Land Development Consultants Inc.

**Brief description of the project:**

The proposed development consists of one 12-storey Multiple dwelling containing a total of 104 affordable residential units. In addition, the proposal includes 50 parking spaces contained in an underground garage, 51 long-term parking spaces and 5 short term bicycle parking spaces are provided on-site.

**Brief description of existing and planned context:**

The subject property is located on the south side of Hunter Street East between Ferguson Avenue South Street and Liberty Street. The property currently contains a surface parking lot and a commercial building.

Surrounding land uses include:

- **North** – commercial uses and residential uses
- **East** – single storey and two storey dwellings
- **South** – single storey and two storey dwellings
- **West** – existing residential apartment building

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

- Neighbourhoods X
- District Commercial
- Secondary Plan
- Open Space
- Arterial Commercial
- Institutional
- Industrial Land
- Utility
- Business Park
- Downtown Mixed Use Area
- Airport Business Park
- Mixed Use – High Density
- Shipping and Navigation
- Mixed Use – Medium Density

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

**Volume 1 – UHOP**

**Schedule E – “Neighbourhoods”**

**Schedule E-1 – “Neighbourhoods”**
- E.2.6.2 (Function – Neighbourhoods)
- E.3.2.3 (Function – Neighbourhoods)
- E.3.6.2 (Function – High Density Residential)
Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 – UHOP

- E.2.6.7 (Scale – Neighbourhoods)
- E.3.2.4 (Scale and Design)
- E.3.6.6 (Scale – High Density Residential)
- E.3.6.7 (Design – High Density Residential)
- B.2.4.1.4 & B.2.4.2.2 (General Residential Intensification Policies)
- B.3.3.2.3 – 3.3.2.10 (urban design principles)
- B.3.3.3 (built form)
- B.3.3.9 (access and circulation)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 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 X  Town of Dundas No. 3581-86
City of Hamilton No. 6593  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 zoned Community Commercial (C3) Zone. The C3 Zone permits a range of commercial uses in addition to some mixed use development.

A Multiple Dwelling is not currently a permitted use on the property.

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

- An Official Plan Amendment and Zoning By-law Amendment was submitted in support of the proposal (UHOPA-22-006 and ZAC-22-014).
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.2.1.4 d))

- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping? (B.3.3.2.4 a))

- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)