



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 365 Highway 8, Stoney Creek (Ward 10)

Applicant/Agent: Bousfields Inc. c/o David Falletta

Brief description of the project:

The applicant proposes to develop a nine storey mixed used multiple dwelling containing 176 dwellings units, ±290 square metres of commercial space and 182 parking spaces (147 underground spaces over two levels and 35 surface parking spaces).

Urban Hamilton Official Plan Designation:

“Secondary Corridor” (Schedule E)
“District Commercial” (Schedule E-1).

Western Development Plan Secondary Plan Designation: “District Commercial” (Land Use Plan Map B.7.1-1)

Brief description of existing and planned context:

Vacant commercial building with surface parking lot.

Surrounding land uses include:

North – Vacant lands and single detached dwellings.

East – Mixed use building with ground floor bakery.

South – Commercial plaza.

West – Commercial building

Zoning By-Law: Existing & Proposed Zoning noting any Conflicts (if applicable):

Existing – District Commercial (C6) Zone.

Proposed – Mixed Use Medium Density (C5) Zone.

The following conflicts or potential conflicts with proposed zoning regulations, among others, were noted in the Formal Consultation:

Building Setback from a Street Line, Building Height, Built Form for New Development, Minimum Amenity Area, Planting Strip, Visual Barrier, Parking Location, Parking Design Standards, Barrier Free Parking, Minimum Number of Parking Spaces, and Bicycle Parking.

Relevant or conflicting UHOP and/or Secondary Plan Policies:

Volume 1 – Urban Hamilton Official Plan

Chapter B – Communities

B.2.4.1.4 – General Residential Intensification Policies

- B.3.3.1 – Urban Design Goals
- B.3.3.2 – Urban Design Principles
- B.3.3.3 – Built Form
- B.3.3.9 – Access and Circulation
- B.3.3.10 – Parking

Chapter C – City Wide Systems and Designations

- C.4.2.13 – Urban Design and Complete Streets

Chapter E – Urban Systems and Designations

- E.2.4 – Urban Corridors
 - E.2.4.2 – E.2.4.9 – Function
 - E.2.4.10 – E.2.4.13 – Scale
 - E.2.4.14 – E.2.4.17 – Design
- E.4.6 – Mixed Use – Medium Density Designation
 - E.4.6.1 – E.4.6.6 – Function & Uses
 - E.4.6.7 – E.4.6.15 – Scale
 - E.4.6.16 – E.4.6.30 – Design

Volume 2 – Secondary Plans

NA

1. Review of Formal Consultation Document (File Number: FC-23-071):

- A Formal Consultation meeting was held on June 21, 2023.
- The proposal is supported by staff, in principle, as the Urban Hamilton Official Plan supports the residential intensification and mix of uses along Secondary Corridors. In order to implement this proposal an Official Plan Amendment and Zoning By-law Amendment applications are required.
- Staff are requesting a Commercial Needs and Impact Analysis to ensure the appropriate uses are selected for the proposed at-grade commercial area.
- The applicant must demonstrate that the proposal (i.e. built form/height) is compatible. In the Planning Justification Report and Urban Design Report, the applicant shall establish that the proposal is appropriate, illustrating how compatibility and transition to/with the surrounding uses have been achieved by addressing policies found in the UHOP.
- Staff have noted some concerns with the site layout, which include the two entrances to the site connected by a one-way drive aisle to accommodate a drop-off to the building's lobby. Staff prefer that this is redesigned to have one driveway access to the subject site and that the one-way drive is removed.
- Staff identified potential conflicts along the eastern drive aisle that included inconsistent pedestrian pathways, generally arising from the placement of the parallel parking and conflicts with the loading/waste area. Staff prefer that those parallel spots are removed, potentially replaced with a larger landscape buffer and that appropriate consideration is given to the pedestrian crossing of the loading/waste area.

- The following supporting documents are required: Survey Plan, Concept Plan, 3D Model, Draft Official Plan Amendment, Draft Zoning By-law Amendment, Planning Justification Report, Site Plan, Building Elevations, Summary Response, Public Consultation Response, Landscape Plan, Tree Protection Plan, Environmental Site Assessment, Functional Servicing Feasibility Report, Preliminary Grading Plan, Preliminary Servicing Plan, Sanitary Sewer Capacity Analysis, Wastewater Generation Calculation, Erosion and Sedimentation Control Plan, Stormwater Management Brief, Watermain Hydraulic Analysis, Hydrogeological Report, Geotechnical/Soils Investigation Report, Archaeological Assessment, Noise Impact Study (Noise Feasibility), Sun/Shadow Study, Wind Study (Quantitative), Commercial Needs and Impact Analysis, Traffic Impact Study, Parking Analysis/Study, and Transportation Demand Management Options Report.

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 promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods?
- Highway 8, which is designated as an Secondary Corridor, is anticipated to evolve over time to become a vibrant pedestrian and transit oriented place. Does the proposal exemplify this evolution? Does the proposal organize space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping?