



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 22 Cannon Street East

Applicant/Agent: MHBC Planning Ltd.

Brief description of the project:

The applicant proposes renovations to the existing office building consisting of a new entrance on the north façade including an accessibility ramp and new basement window openings, a new ground floor patio area and a one storey addition on top of the existing four storey building. The proposed one storey addition will contain a restaurant and patio.

Brief description of existing and planned context:

The subject lands currently contain a four storey commercial building containing office uses.

Surrounding Land Uses:

The site north-west of the subject lands currently contains a two storey building with a new 16 storey multiple dwelling building being proposed (DA-21-028). There are two and three storey commercial building along James Street North and Cannon Street East west of the subject lands. A Motor Vehicle Service Station and a two storey commercial building is located east of the subject lands. There are one storey commercial buildings to the north and residential and mixed use buildings to the south.

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 X	Airport Business Park
Mixed Use – High Density	Shipping & Navigation
Mixed Use – Medium Density	

Downtown Hamilton Secondary Plan: Downtown Mixed Use X

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Downtown Urban Growth Centre”

Schedule E-1 – “Downtown Mixed Use”

- E.2.3.1.13 (Pedestrian Focus Design)
- E.4.4.2 and E.4.4.3 (Function)
- E.4.4.4 (Permitted Uses)
- E.4.4.7 (Density & Height)

Volume 2 – Downtown Hamilton Secondary Plan

Map B.6.1-1 – Land Use Plan – “Downtown Mixed Use – Pedestrian Focus”

Map B.6.1-2 – Maximum Building – “Mid-rise”

Appendix B – Cultural Heritage Resources –Designated

- B.6.1.4.12 c) and B.6.1.4.13 (Building Heights)
- B.6.1.6.2 (Pedestrian Focus Streets)

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

Volume 1 – UHOP

- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.5 (Safety and Accessibility)
- B.3.3.2.6 (Compatibility with Surrounding Area)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)
- B.3.3.11.2 (Barrier Free Design)
- B.3.4.1.3 and B.3.4.3.6 (Cultural Heritage Resources)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.1.4.26 - 6.1.4.30 – Built Form)
- B.6.1.10 (Urban Design Policies)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm and Streetscape)
- 2.4 (Heritage Resources)
- 3.2 (Site Circulation)

Zoning By-Law:

City of Hamilton No. 05-200 X

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: The property is zoned Downtown Central Business District (D1) Zone. Various commercial uses including Office and Restaurant are permitted within the D1 Zone.

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

- N/A
- There is an active Minor Site Plan application (MDA-20-031) for the proposed new entrance on the north façade including an accessibility ramp and new basement window openings, and the addition of a ground floor patio area. The proposal has been modified to include the one storey addition on top of the building which will require a Site Plan Amendment application.

2. **Key Questions for Panel (refer to Design Review Panel Questions):**

- Does the proposal complement the existing functions of the neighbourhood? (B.2.4.2.2 h))
- Does the proposal conserve cultural heritage resources? (B.2.4.2.2 i))
- Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a))