



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 26 West Avenue South

Applicant/Agent: Grace Wang Architects Inc.

Brief description of the project:

The applicant proposes to construct a three storey front addition and a one storey rear addition to the existing multiple dwelling building.

Brief description of existing and planned context:

The subject lands currently contain a three storey multiple dwelling building (Briertan Apartments) and a one storey detached garage at the rear.

Surrounding Land Uses:

There are existing three to five storey multiple dwellings to the north, south and west of the subject lands and two to two and a half storey single and multi unit residential dwellings to the west and east. There is a one storey retail department store and associated surface parking area north-east of the subject lands and a place of worship to the north.

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 Residential 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 and E.4.4.10 (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)
- E.4.4.12 (Streetscape Treatments)

Volume 2 – Downtown Hamilton Secondary Plan

Map B.6.1-1 – Land Use Plan – “Downtown Residential”

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

Appendix C – Viewshed Analysis - “Locations Where There May be Impacts to Views” and “View Corridor to Niagara Escarpment”

- B.6.1.4.12 b) and B.6.1.4.13 (Building Heights)

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.3.3.2.8 (Sustainability)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)
- B.3.4.1.3, B.3.4.2.1 and B.3.4.3.6 (Cultural Heritage Resources)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.1.4.25 - 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)
- 3.3 (Landscape Design)

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 Residential (D5) Zone which permits a multiple dwelling.

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

- N/A
- There is an active Minor Site Plan application (MDA-21-051) for the proposed one storey rear addition to the existing building. The proposal has since been modified to include a three storey front addition to the existing building which will trigger the requirement for a Site Plan Amendment application.

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

- Does the proposal conserve and respect the existing built heritage features of the area? (B.3.3.2.3 d)
- Does the proposal use materials that are consistent and compatible with the surrounding context? (B.3.3.2.4 c))
- Does the proposal contribute to the character and ambiance of the community through appropriate design of streetscapes and amenity areas? (B.3.3.2.3 g))