



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 215 and 217 King Street West

Applicant/Agent: API Development Consultants Inc.

Brief description of the project:

The applicant proposes to construct a 14 storey mixed use building with a five storey podium and ground floor commercial. A total of 23 parking spaces provided within three levels of underground parking.

Brief description of existing and planned context:

The subject lands contain a one storey commercial building with a surface parking area in the front yard.

Surrounding Land Uses:

There are one to three storey commercial and mixed use buildings along King Street West to the north of the subject lands. A one storey commercial building (restaurant) and residential buildings (two and seven storeys) are located to the west of the subject lands. Surface parking areas and a seven storey commercial building (hotel) are located to the south of the subject lands. Existing and proposed high rise residential buildings are located to the east of the subject lands.

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 (Pedestrian Focus) X**

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Downtown Urban Growth Centre”
Schedule E-1 – “Downtown Mixed Use”

- E.2.3.1.2 (Function Downtown Urban Growth Centre)

- E.2.3.1.9 – 2.3.1.12 (Scale along Urban Corridors)
- 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 Mixed Use – Pedestrian Focus”

Map B.6.1-2 – Maximum Building – “High Rise 2”

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

- B.6.1.4.3 (Permitted Uses)
- B.6.1.4.12 b) and B.6.1.4.13 (Building Heights)
- B.6.1.4.18 (High-Rise (Tall) Buildings)
- B.6.1.6.2 (Pedestrian Focus Streets)
- B.6.10.5 – B.6.10.10 (Views and Vistas)

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)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.1.4.18 (High-Rise (Tall) Buildings)
- B.6.1.4.25 - 6.1.4.30 (Built Form)
- B.6.1.4.31- 6.1.4.33 (Transition in Scale)
- B.6.1.4.34 – 6.1.4.39 (Public Realm)
- B.6.1.10 (Urban Design Policies)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm and Streetscape)
- 4.4 (Massing and Building Design)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

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 property is zoned Downtown Mixed Use – Pedestrian Focus (D2, H17, H19, H20) Zone which permits a multiple dwelling with ground floor commercial.

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

- A Formal Consultation meeting was held on May 12, 2021 (File: FC-21-054) for the proposal to construct a new 14 storey (43.0 metres) mixed use building with two ground floor commercial units and 55 parking spaces.
- Applicable studies / plans identified included: Survey Plan, Site Plan and Elevations, Urban Design Brief, Archaeological Assessment, Cultural Heritage Impact Assessment, Landscape Plan, Tree Management Plan, Record of Site Condition, Erosion and Sediment Control Plan, Grading Plan, Functional Servicing Report, Noise Impact Study, Sun Shadow Study, Parking Justification Study, Visual Impact Assessment, Sewer Hydraulic Analysis, Site Servicing and Servicing Permits, Pre and Post Development Storm Drainage Area Plans and Construction Management Plan.
- The required studies will be submitted as conditions of Site Plan approval and Holding Removal 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.2.1.4 d))
- Does the proposal respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations? (B.2.4.2.2 g))
- 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))