



# City of Hamilton – Design Review Panel Staff Project Summary Sheet

## Project Data

**Project address:** 160 King Street East

**Applicant/Agent:** Philpott Memorial Church

### Brief description of the project:

The applicant proposes to demolish the existing commercial buildings at 164 and 168 King Street East and construct a new four storey addition to the easterly side of the existing building located at 160 King Street East.

### Brief description of existing and planned context:

The subject lands contain an existing four storey building (Lincoln Alexander Conference Centre) and a 2-storey mixed use building located at 164 and 168 King Street East. The subject lands are listed on the City's Register of Property of Cultural Heritage Value or Interest as non-designated properties.

#### Surrounding Land Uses:

There are 2 & 3-storey commercial and mixed-use buildings along King Street East to the north, east and west of the subject lands. There is a 12-storey commercial building directly to the west of the subject lands and a 14-storey mixed use building to the south. There is a surface parking area located to the east and south 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
<b>Downtown Mixed Use Area X</b>	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.2.3.1.13 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 – “Mid Rise”

Appendix B – Cultural Heritage Resources - “Registered Non-Designated”

Appendix B-1 – Cultural Heritage Landscapes – 8. King St. E. Streetscape – James St to Wellington St.

- B.6.1.4.3 (Permitted Uses)
- B.6.1.4.12 b) 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.3.3.2.8 (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)
- B.6.1.11 (Cultural Heritage Resources Policies)

#### **Applicable Site Plan Guidelines:**

- 2.2 (Built Form, Public Realm and Streetscape)
- 2.4 (Heritage Resources)
- 4.4 (Massing and Building Design)
- 4.6 (Design of Buildings on Infill Sites)

#### **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 Mixed Use – Pedestrian Focus (D2) Zone which permits a Place of Assembly, and a Place of Worship above the ground floor.

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

- A Formal Consultation meeting was held on March 2, 2022 (File: FC-22-022) for the proposal to demolish the existing commercial buildings at 164 and 168 King Street East and construct a new four storey addition to the easterly side of the existing building located at 160 King Street East.
- Applicable studies / plans identified included: Site Plan and Elevations, Cultural Heritage Impact Assessment, Landscape Plan, Tree Management Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading Plan, Stormwater Management Brief, Functional Servicing Report, Noise Impact Study, Pre and Post Development Storm Drainage, Watermain Hydraulic Analysis, Wastewater Generation Assessment, Shoring Plans and Construction Management Plan.
- The required studies will be submitted as conditions of Site Plan approval

**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))