

Design Review Panel: Site Plan Application

306 King Street West
City of Hamilton

Prepared For
306 King Street West Inc.

January, 2025

Table of Contents

1.0	Surrounding Context Plan	1
2.0	Immediate Context	2
3.0	Planning Context	3
4.0	Site Context Photos	7
5.0	Architectural Plans	14
6.0	Landscape Concept	22
7.0	Elevations	23
8.0	Massing	27
9.0	Proposed Rendering	32
10.0	Shadow Study	35
	Appendix A: Planning and Urban Design Framework and Analysis	A1

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Urban Planning
Urban Design
Community Engagement

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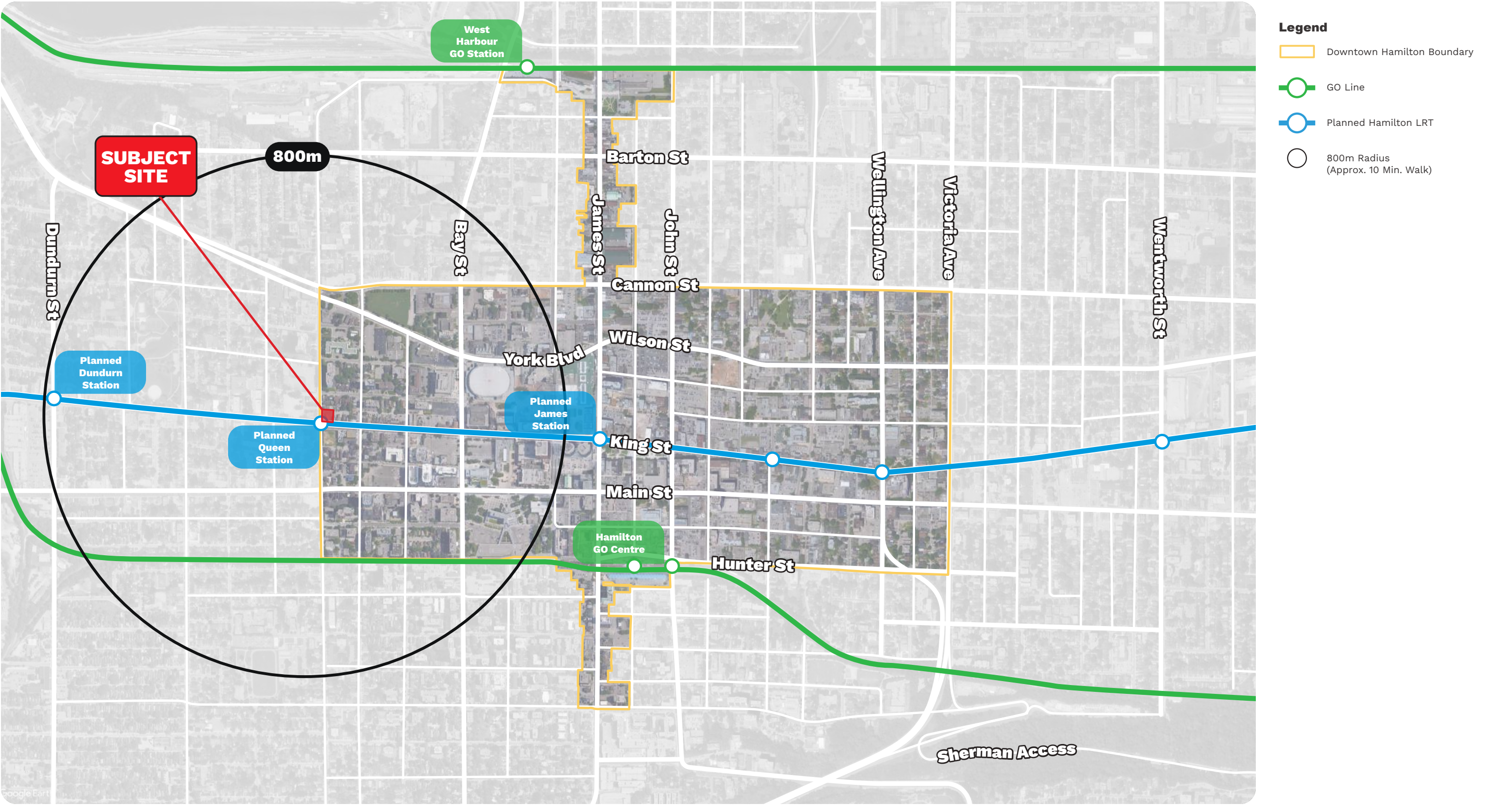
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Hamilton Office

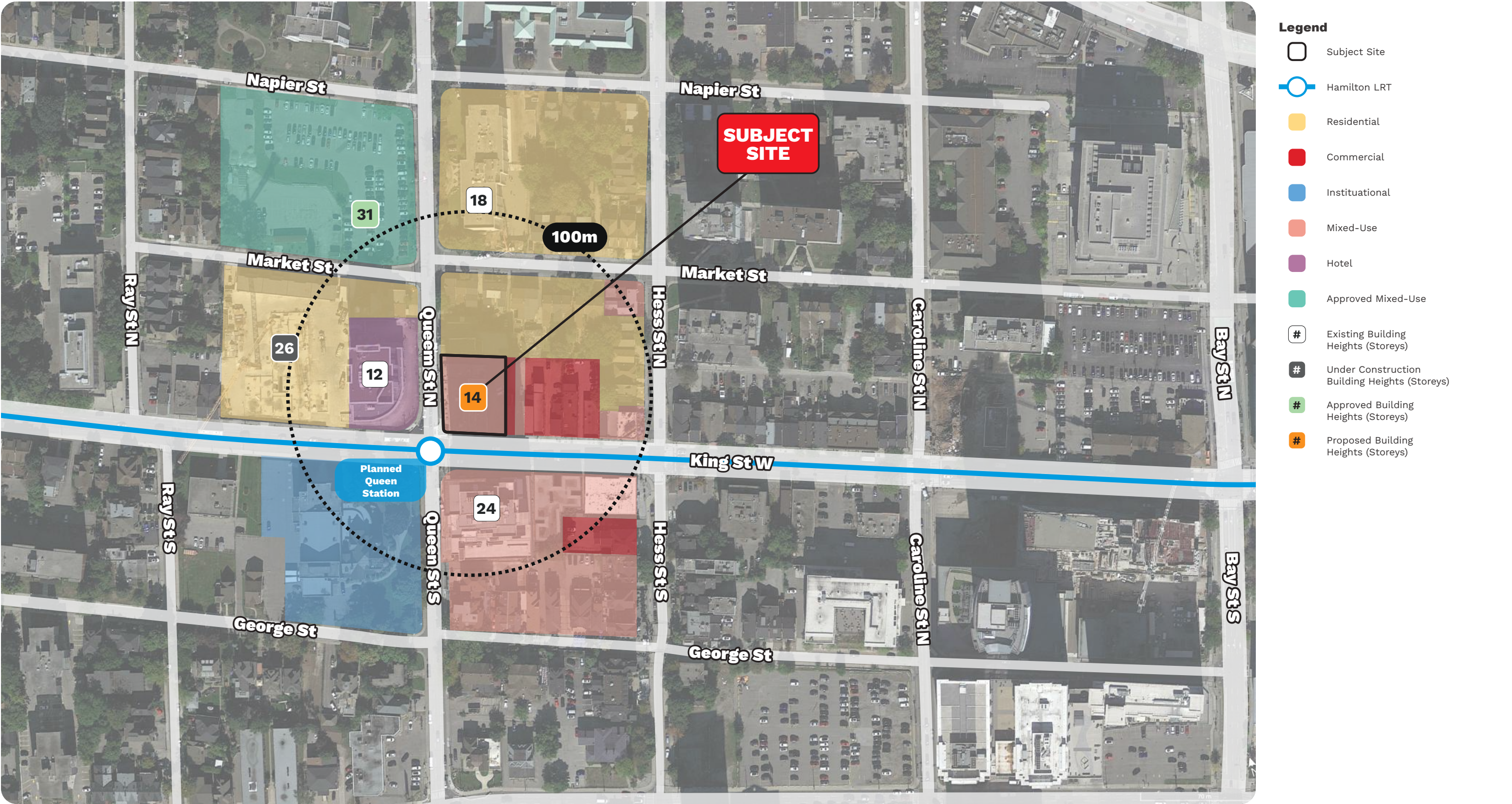
1 Main Street East, Suite 200
Hamilton, ON
L8N 1E7

T. 905.549.3005

1.0 Surrounding Context Plan



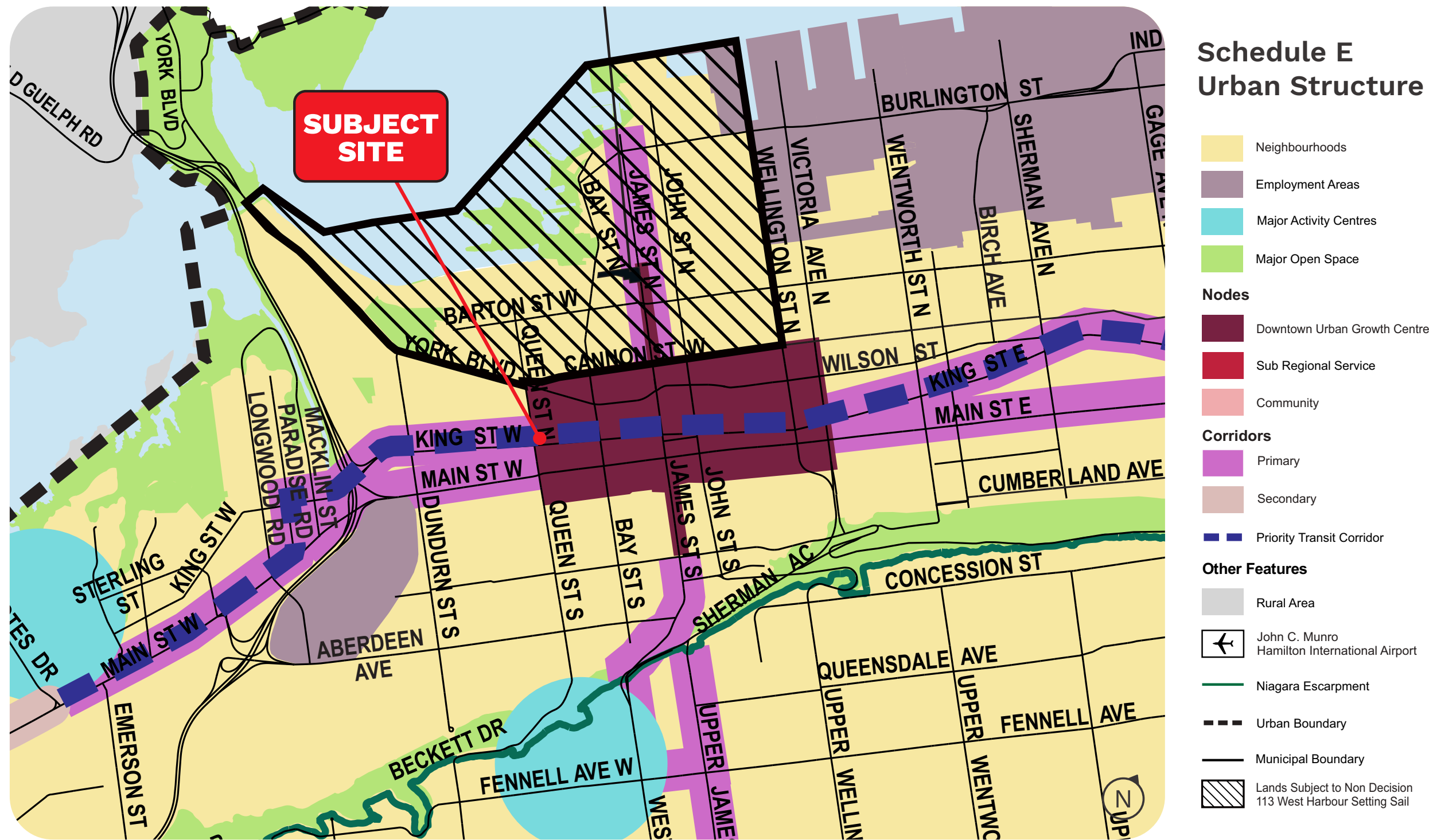
2.0 Immediate Context



3.0 Planning Context

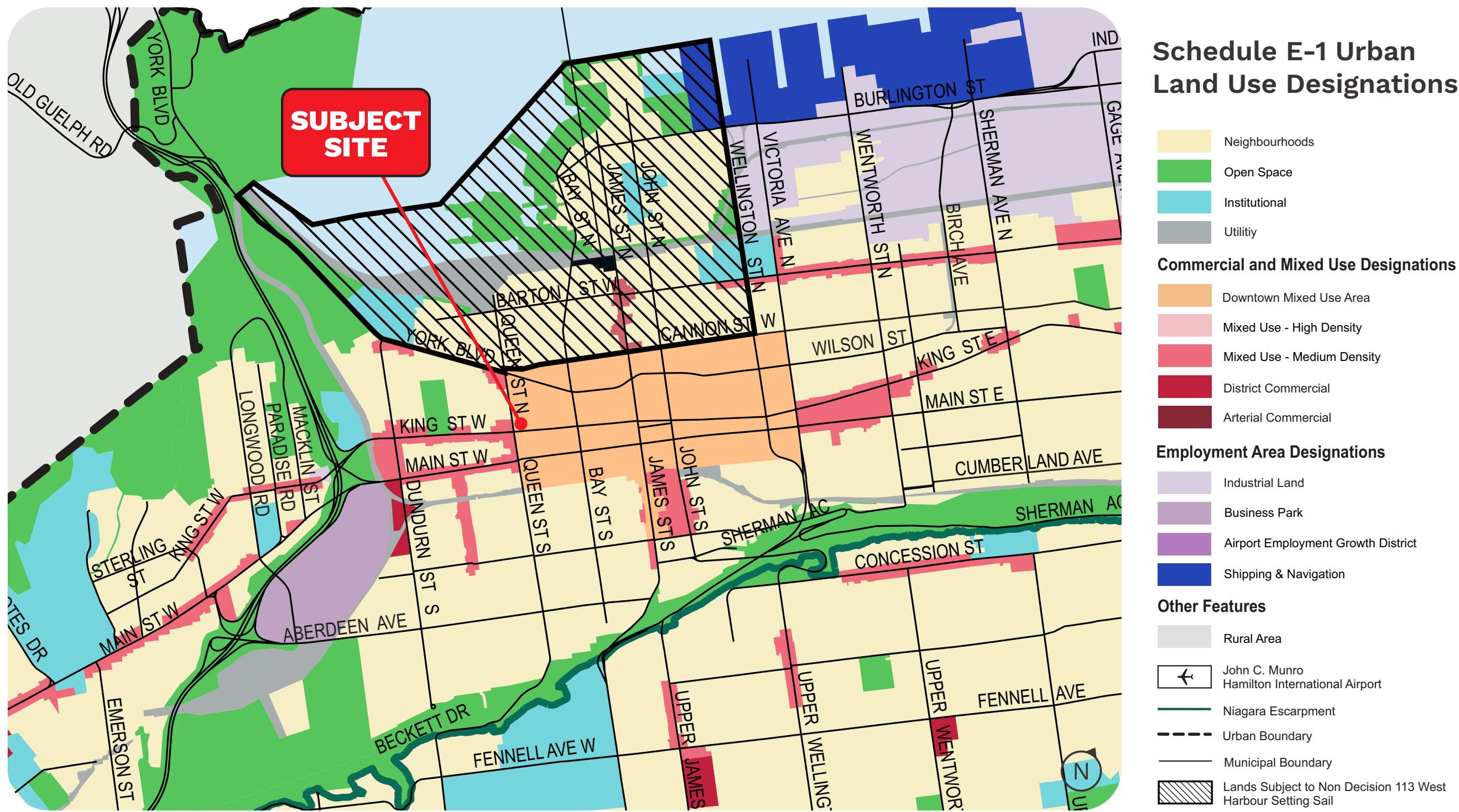
Urban Hamilton Official Plan – Schedule E

Urban Structure



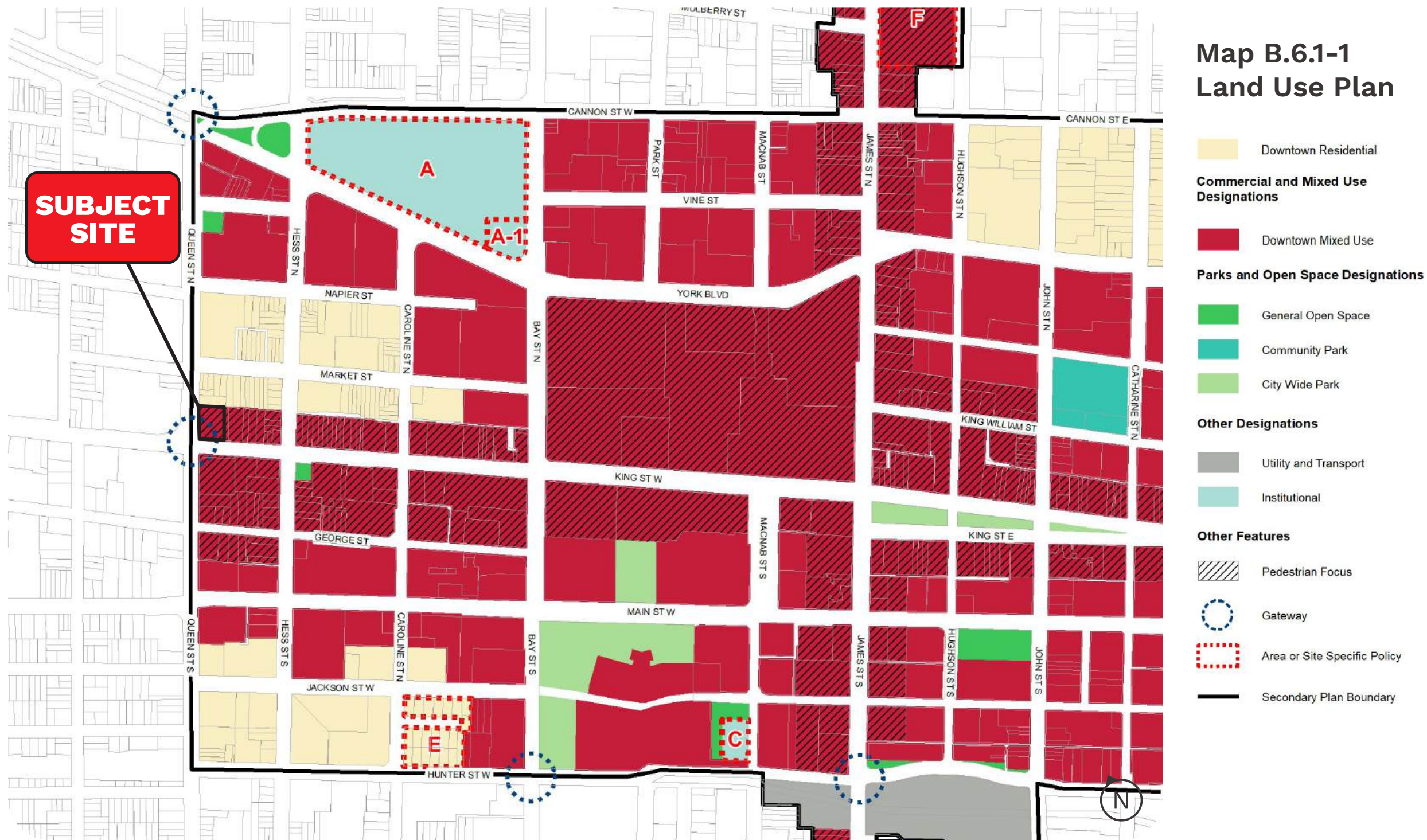
Urban Hamilton Official Plan – Schedule E1

Urban Land Use Designations



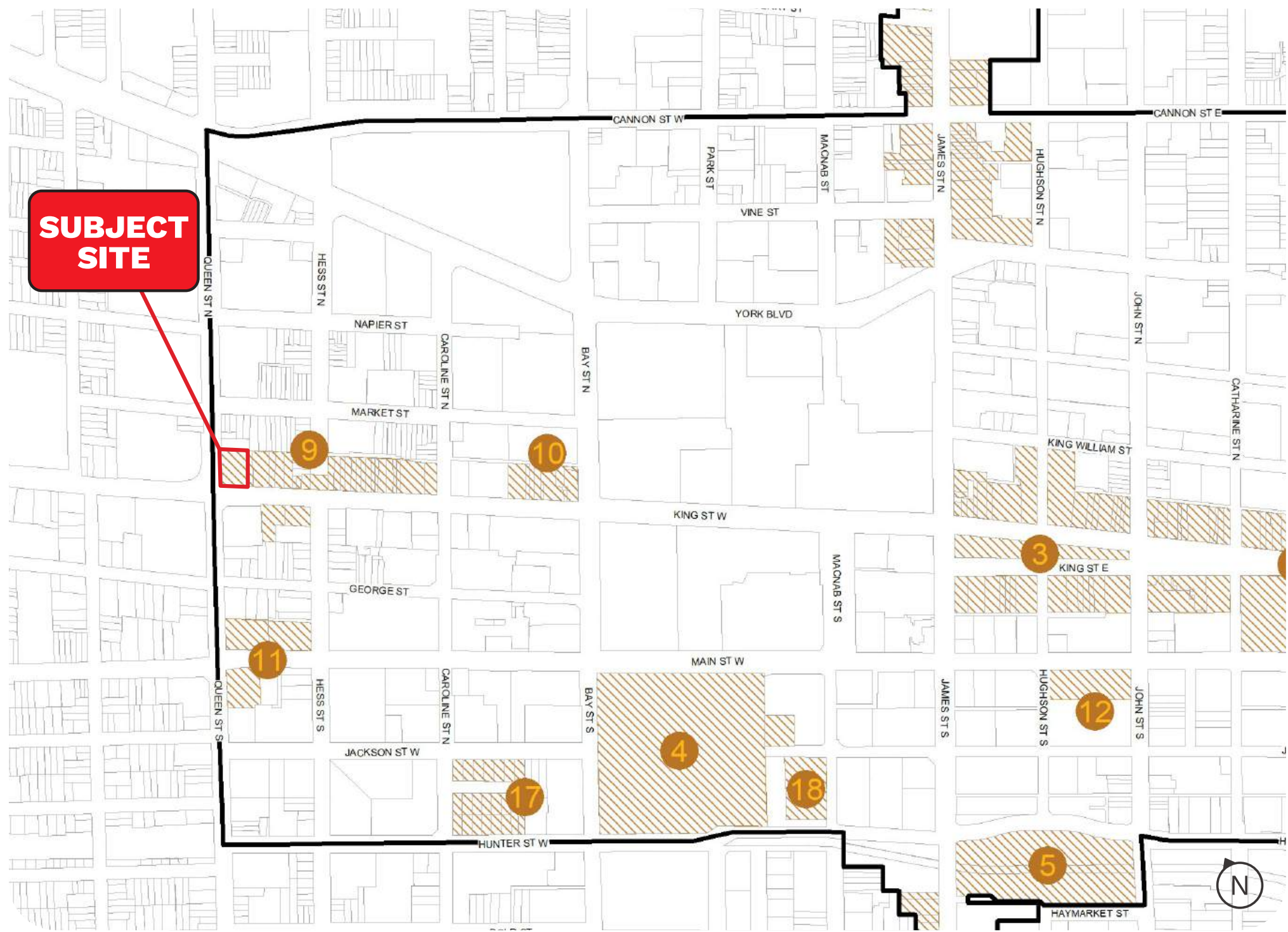
Downtown Hamilton Secondary Plan – Map B.6.1-1

Land Use Plan



Downtown Hamilton Secondary Plan – Map B-1

Cultural Heritage Landscapes



Appendix B-1 Cultural Heritage Landscapes

Cultural Heritage Landscapes

1. Beasley Park
2. Former Ferguson Rail Line - Main St. to King St.
3. Gore Park - James St. to Catharine St.
4. Hamilton City Hall (designated under Part IV of the Ontario Heritage Act)
5. Hamilton GO Station (designated under Part IV of the Ontario Heritage Act)
6. James St. N. Streetscape - York Blvd./Wilson St. to Murray St.
7. James St. S. Streetscape - Hunter St. to Charleton Av.
8. King St. E. Streetscape - James St. to Wellington St.
9. King St. W. Streetscape - Queen St. to Caroline St.
10. King St. W. Streetscape - at Bay St.
11. Main St. W. Streetscape - Queen St. S. to Hess St. S.
12. Prince's Square
13. Wellington Park
14. Wellington St. N Streetscape - King St. E. to Cannon St. E.
15. Wellington St. S. Streetscape - East and West sides, Main St. E. to Hunter St. E.
16. Victoria Av. S. Streetscape - Main St. E. to Hunter St.
17. Wesanford Place
18. Whitehern National Historic Site (designated under Part IV of the Ontario Heritage Act)

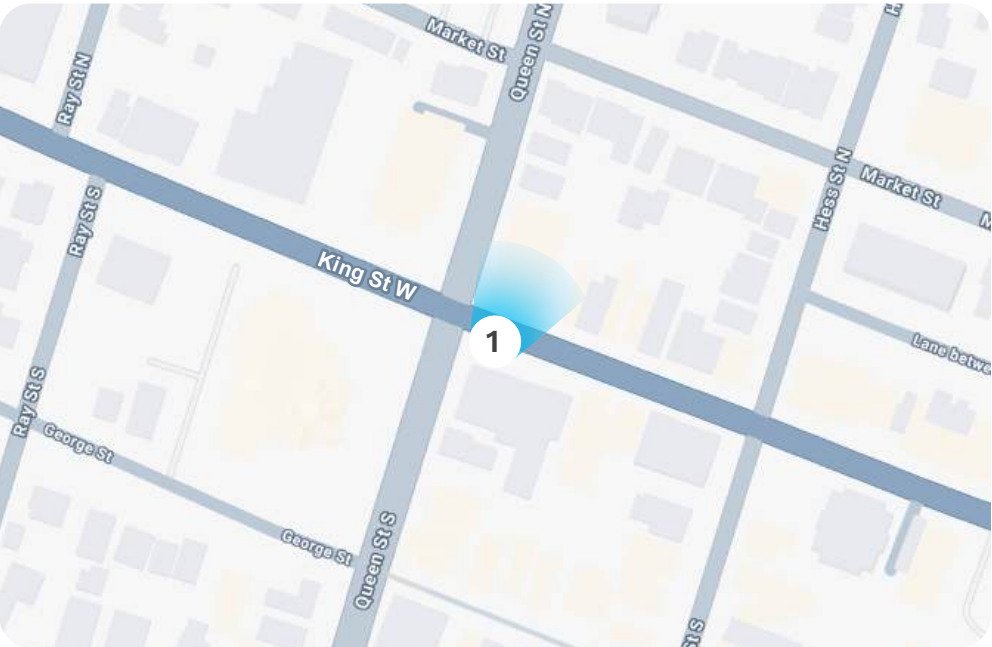
Secondary Plan Boundary

4.0 Site Context Photos



On King Street West looking north towards the subject site.

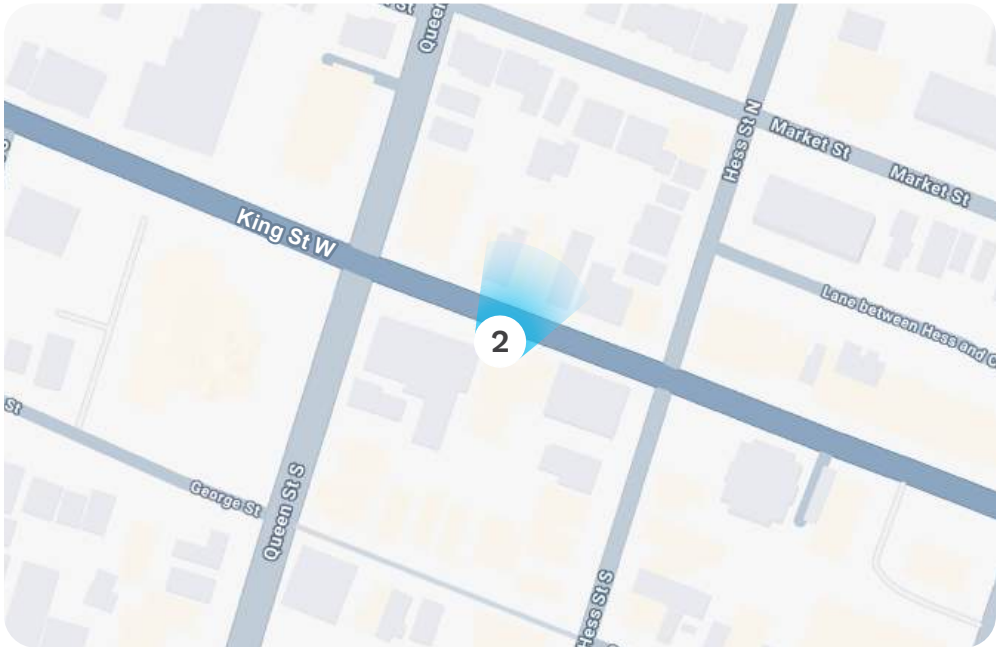
Key Map





On King Street West looking northwest towards the subject site and abutting lands to the east.

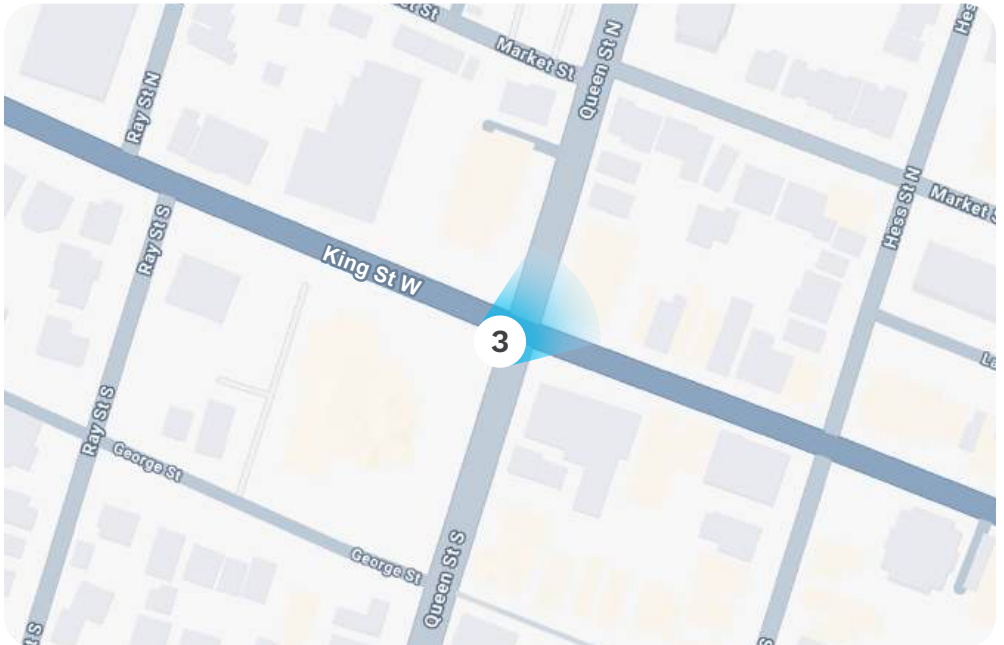
Key Map





At the intersection of King Street West and Queen Street North looking northeast towards the subject site.

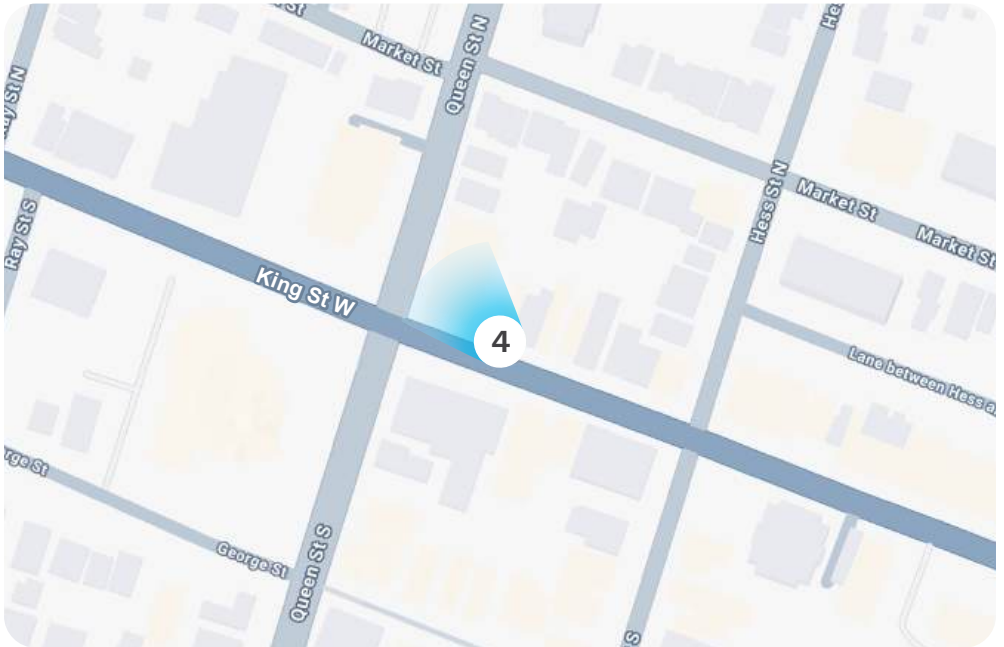
Key Map





On King Street West looking northwest at the subject site.

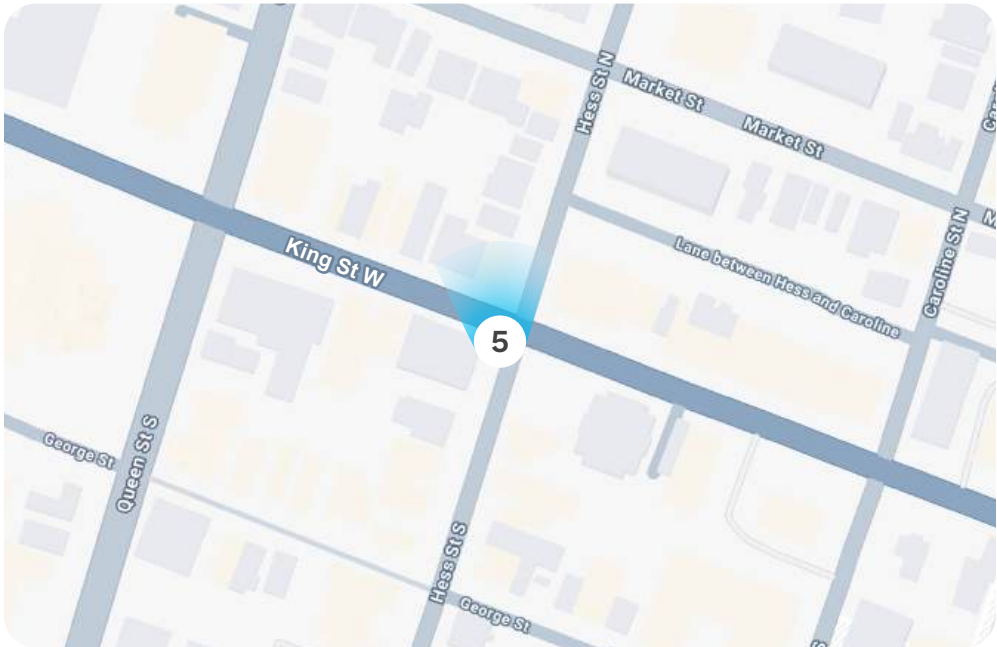
Key Map





At the intersection of King Street West and Hess Street South looking northwest at the King Street West Streetscape.

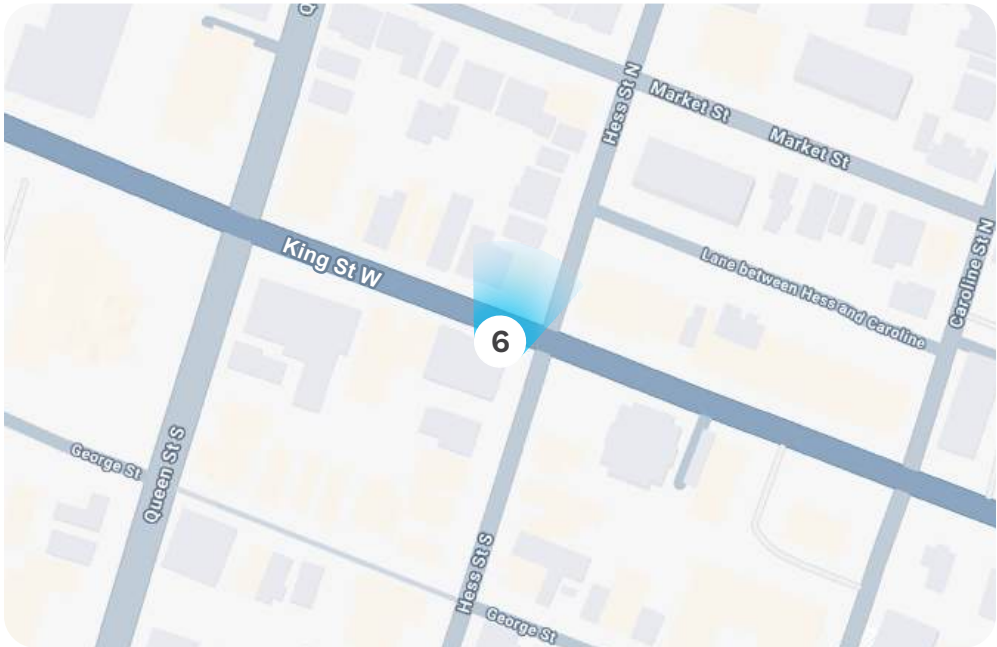
Key Map





Looking north on King Street West at existing registered and designated cultural heritage resources.

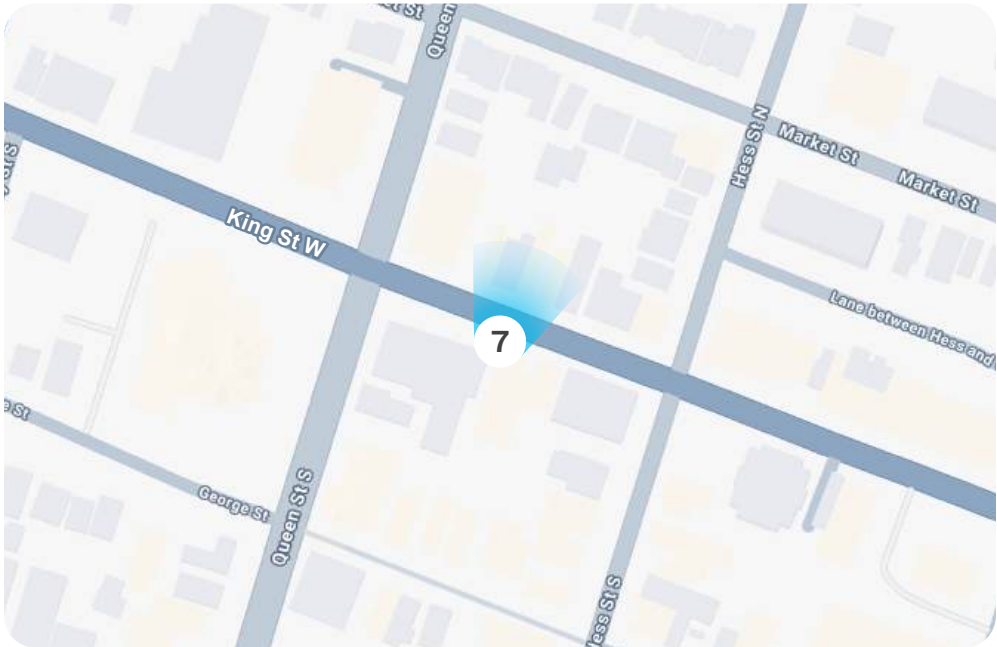
Key Map





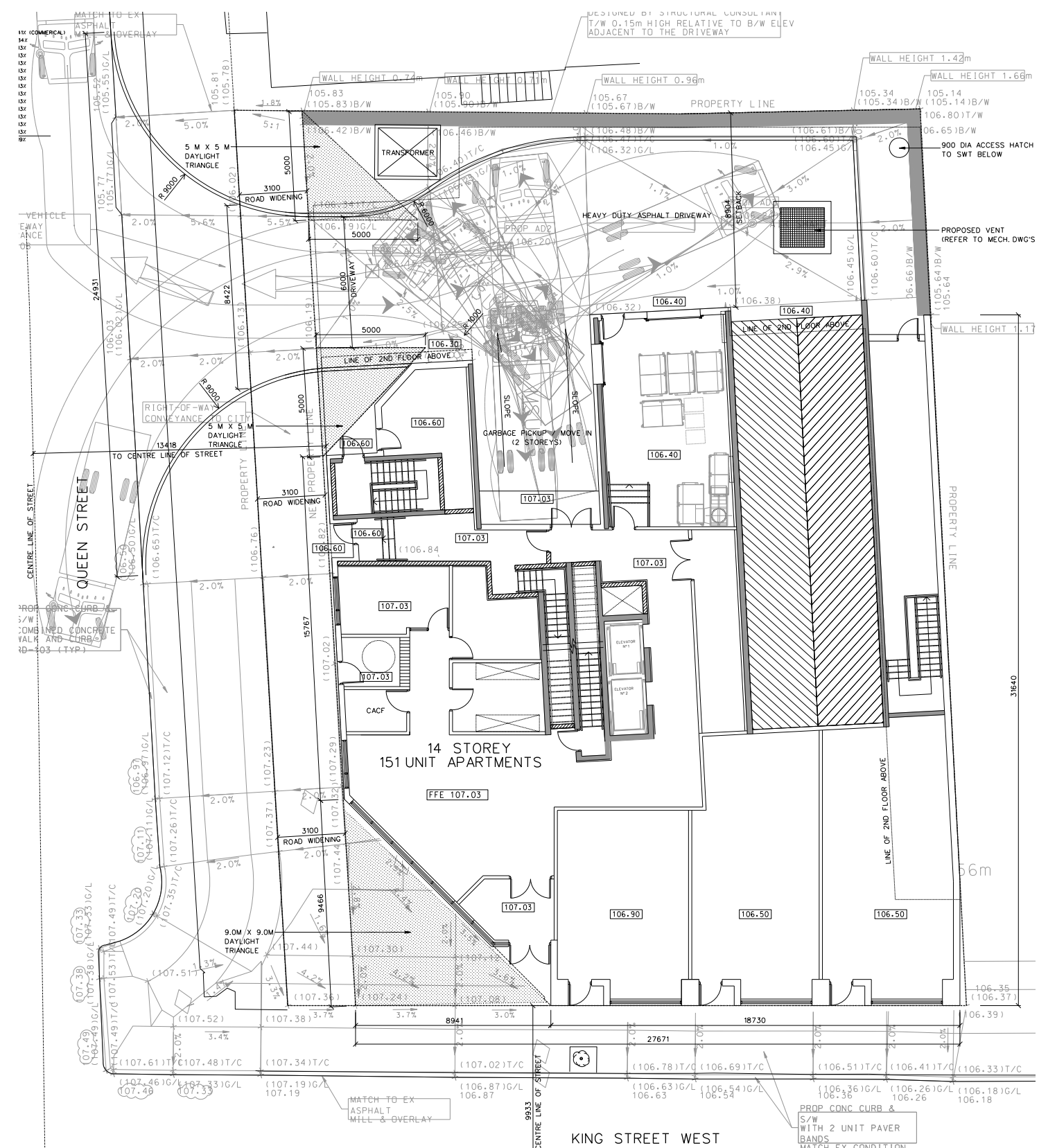
Looking north on King Street West at existing registered cultural heritage resources.

Key Map

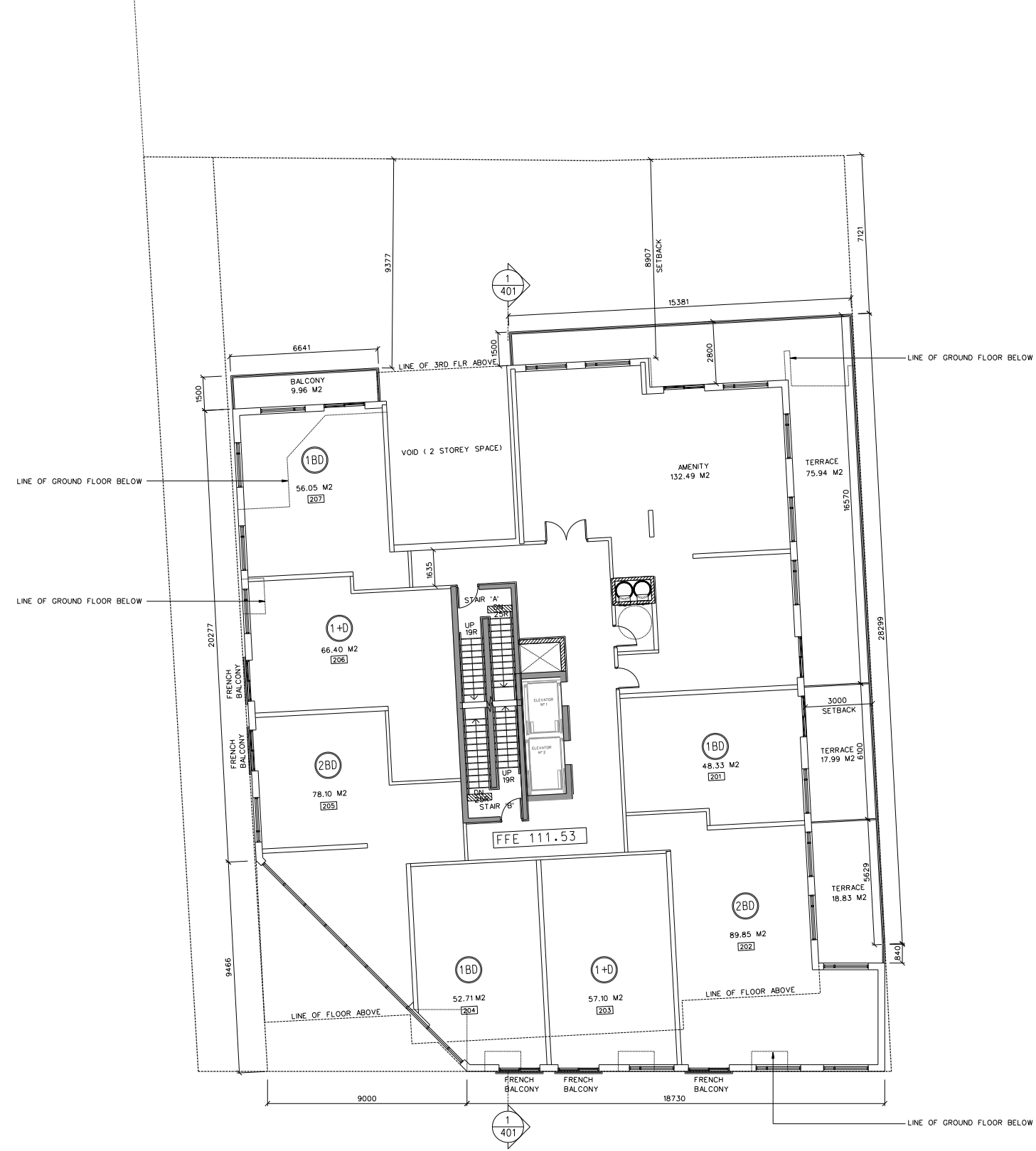


5.0 Architectural Plans

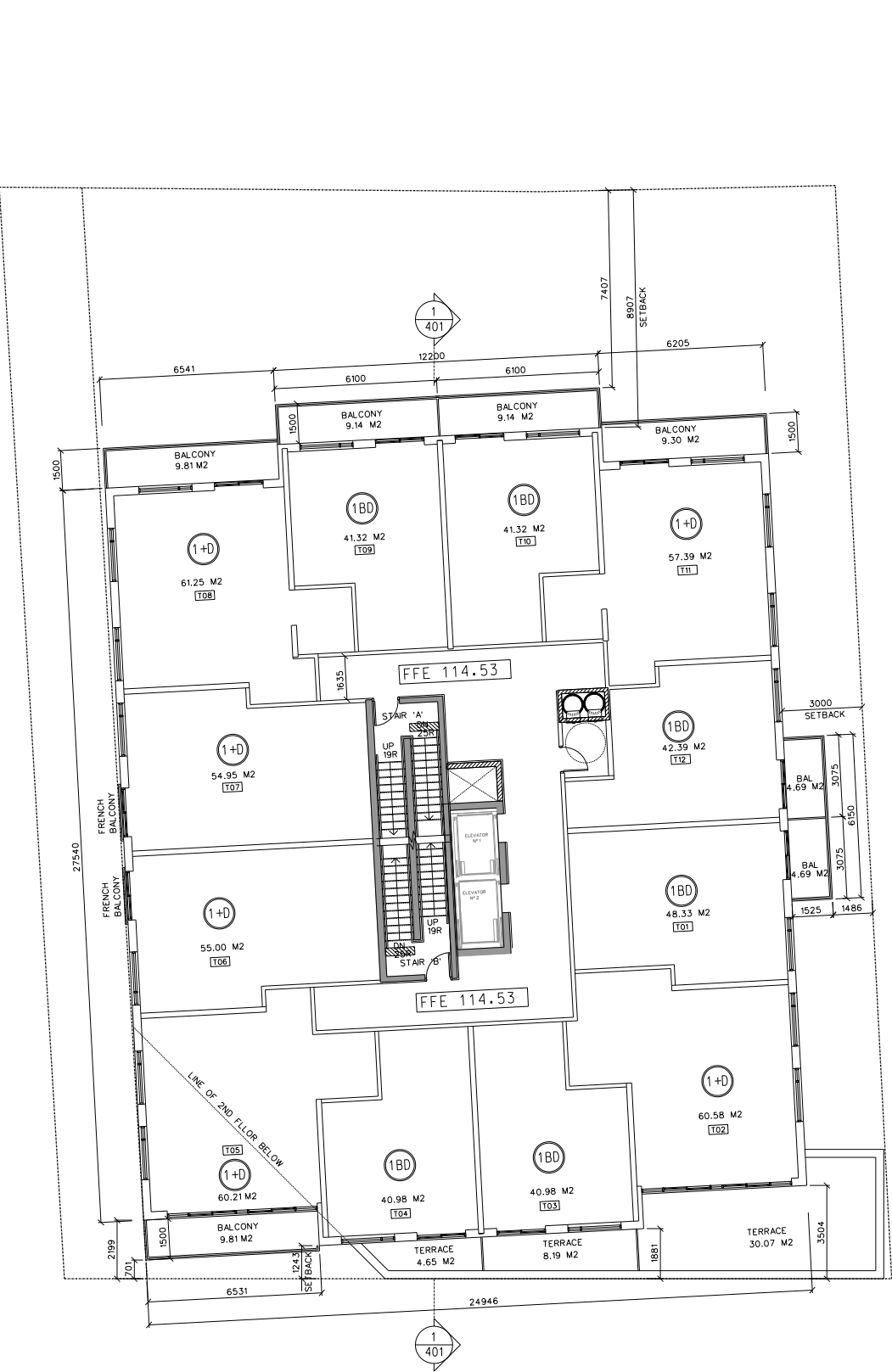
Site Plan



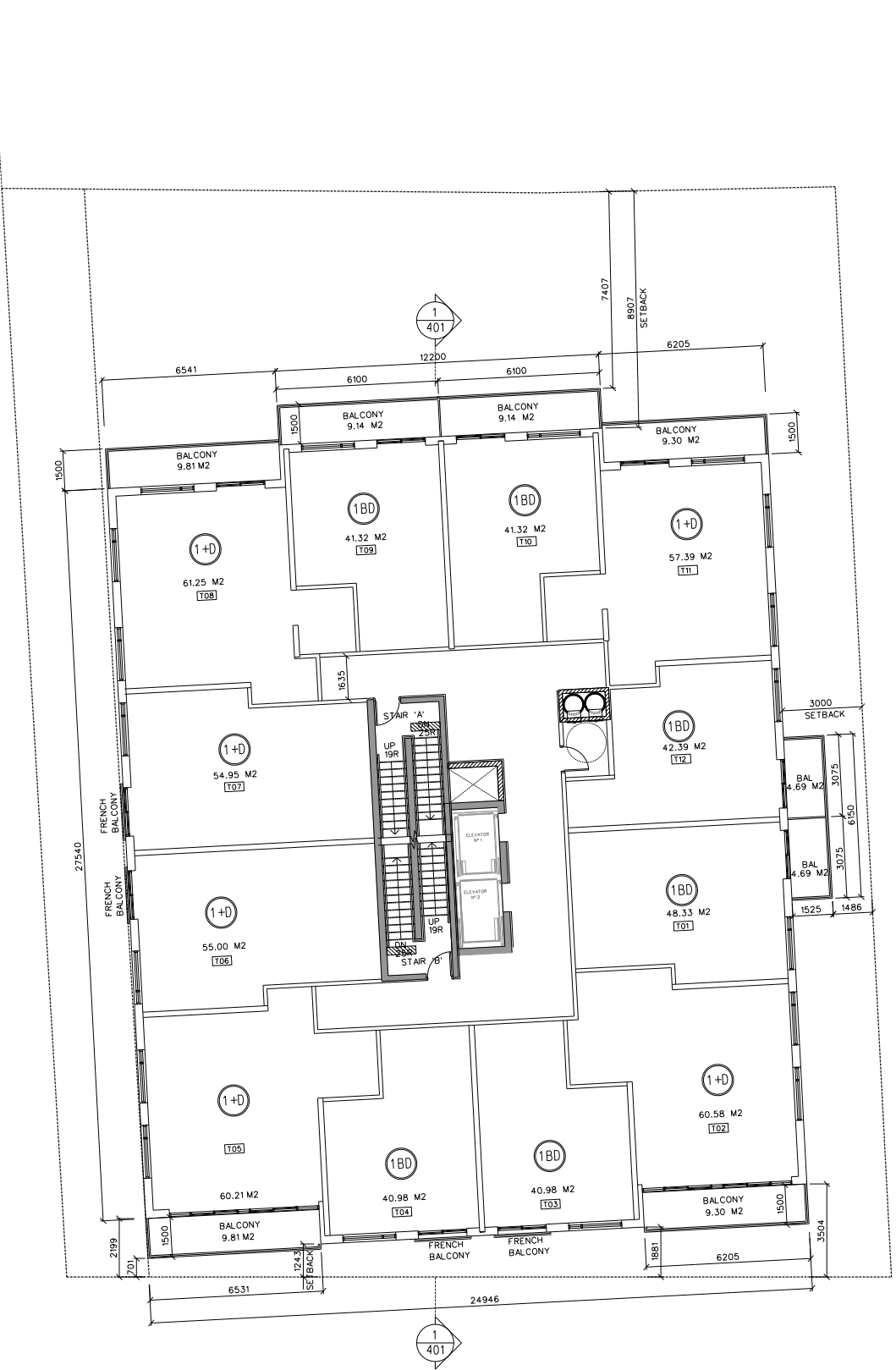
Second Floor Plan



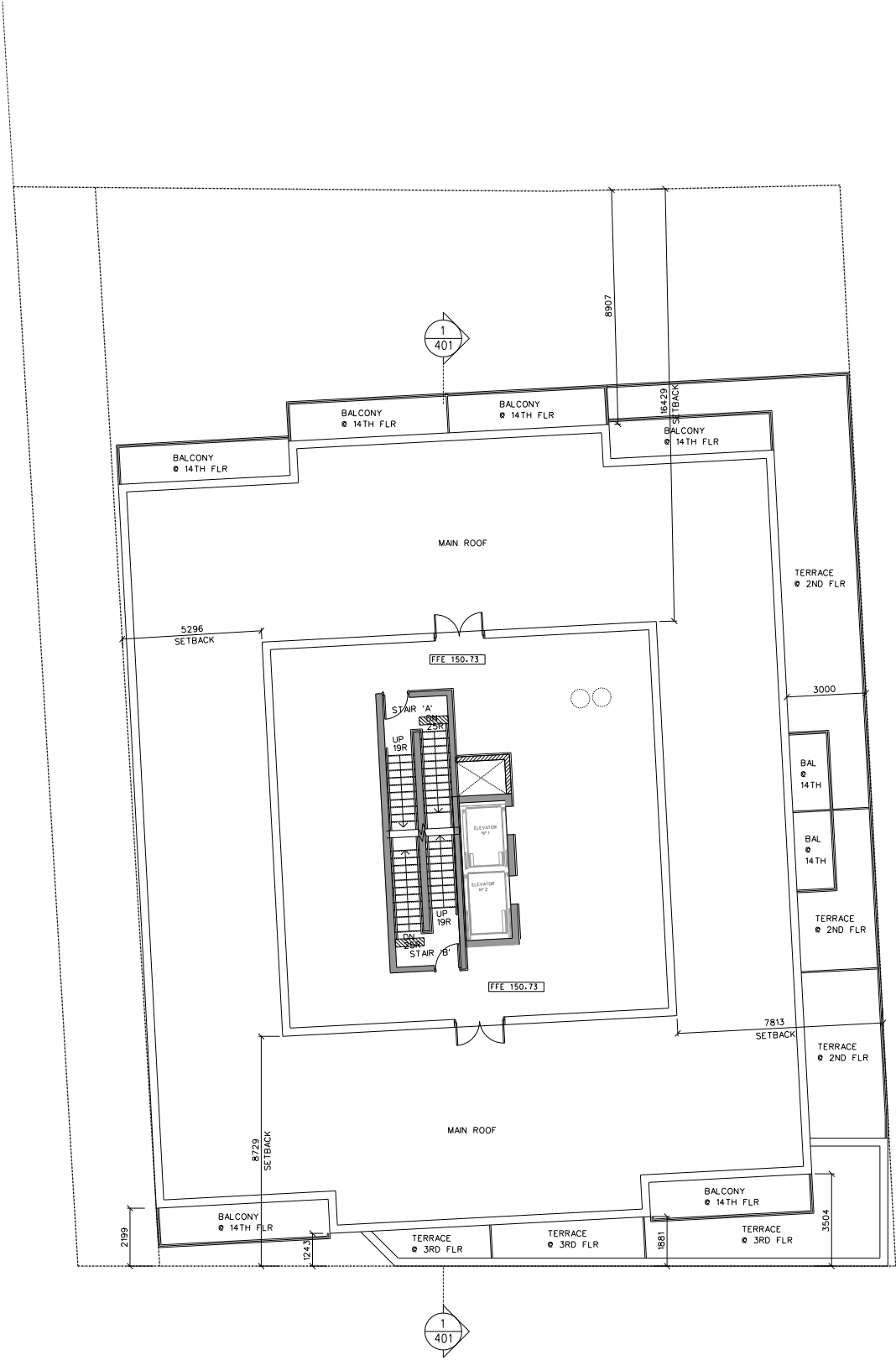
Third Floor Plan



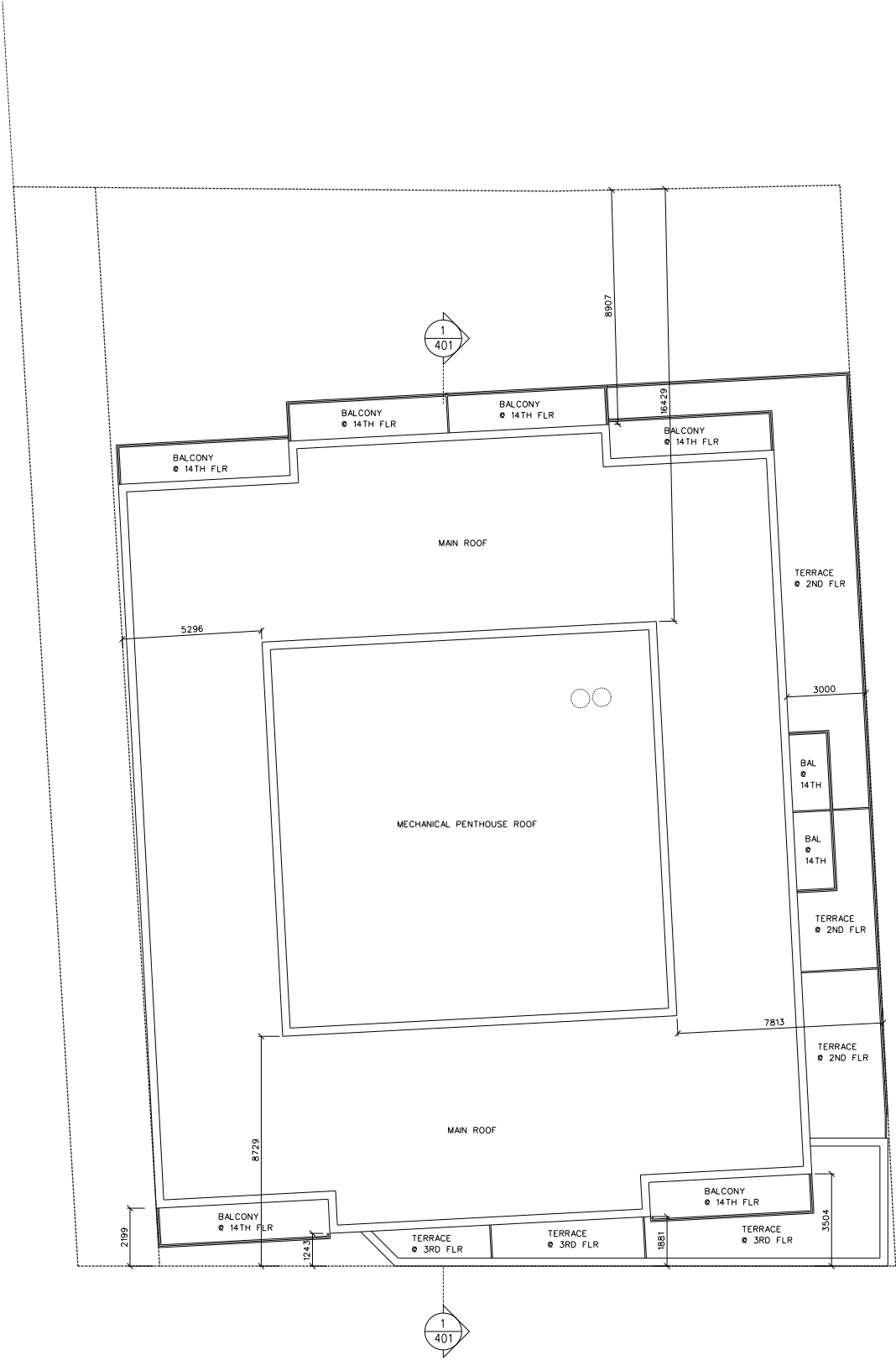
Typical (4-14) Floor Plan



Main Roof Plan



Mechanical Room Plan



6.0 Landscape Concept

Legend

Existing Deciduous Tree Canopy

Proposed Deciduous Tree

Property Line

Proposed Curb Typ.

Proposed Seatwall

Prop. 1.2m Ornamental Metal Fence Typ.

Proposed Bike Ring

Existing Concrete to Remain

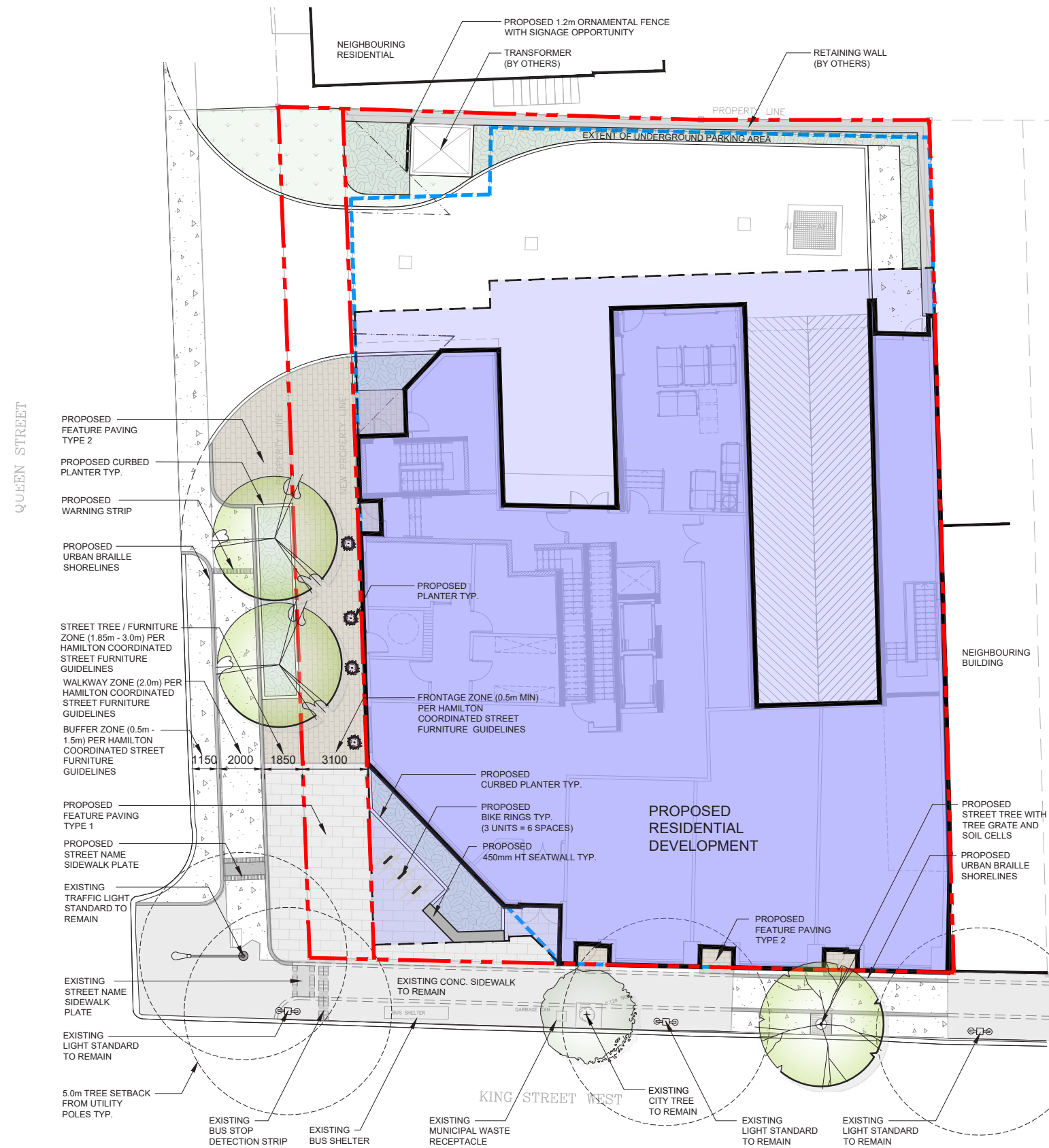
Prop. Sodded Area Typ.

Prop. Concrete Paving Typ.

Prop. Feature Paving Type 1

Prop. Feature Paving Type 2

Proposed Planting Area

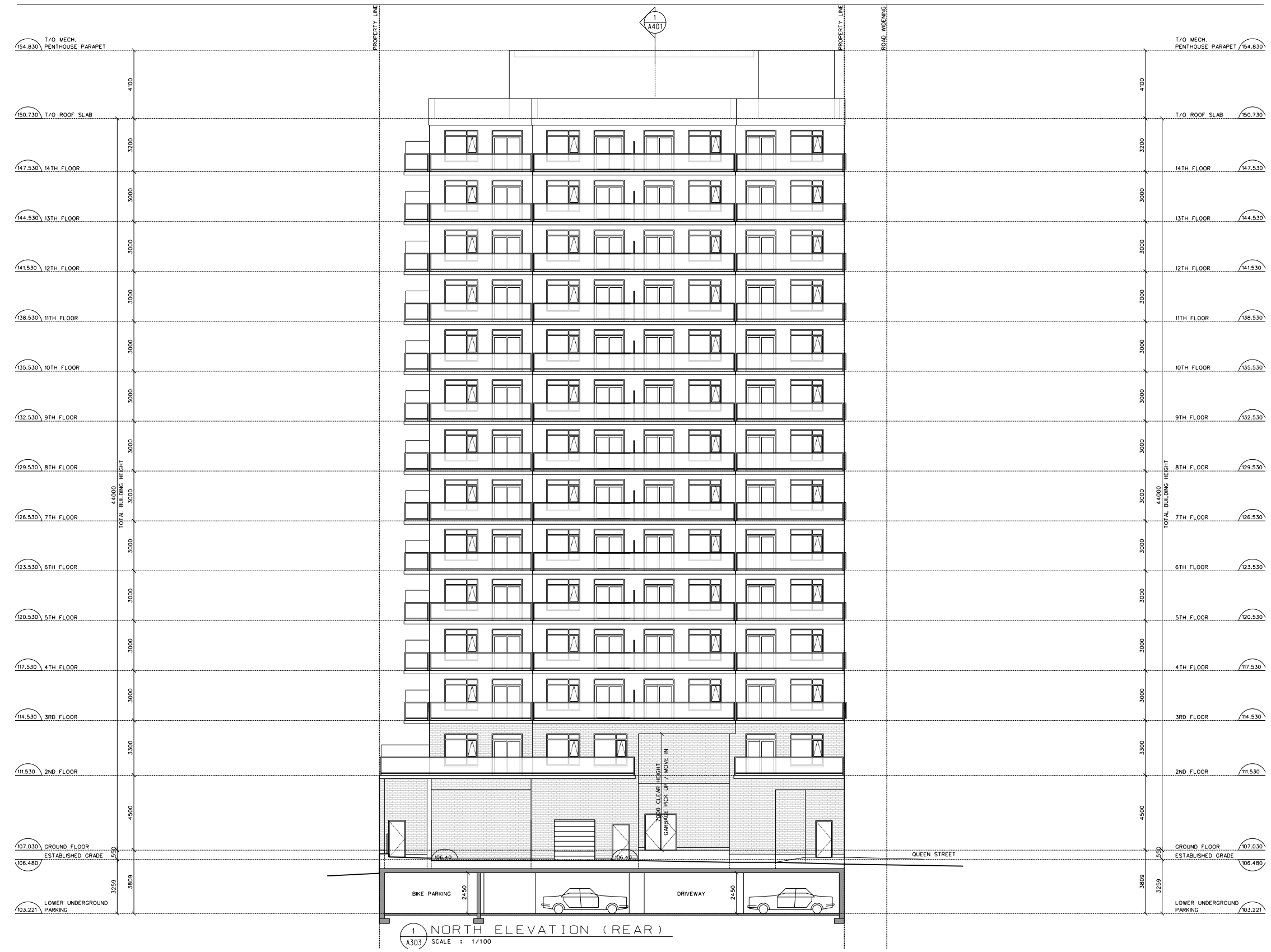


7.0 Elevations

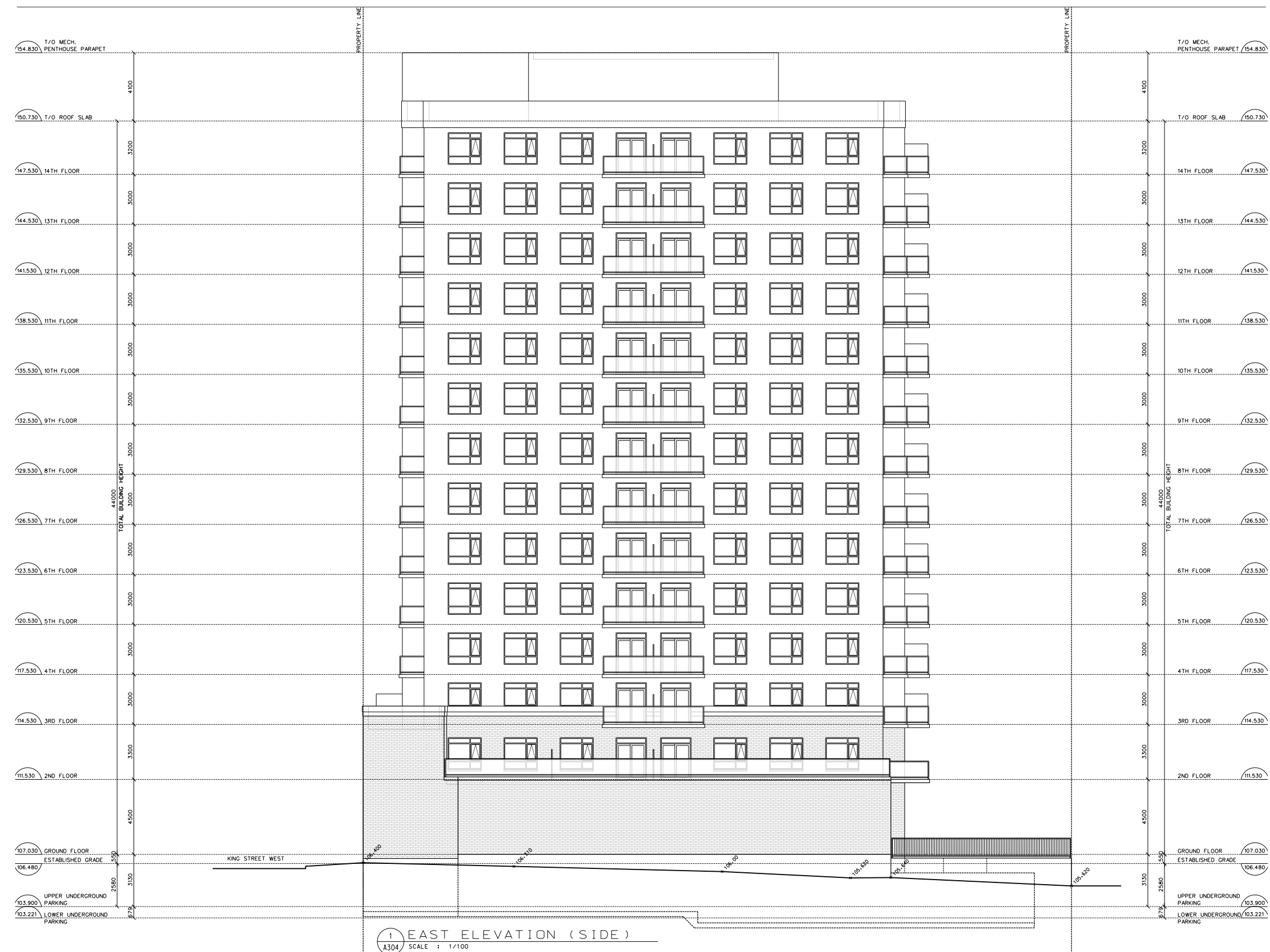
South Elevation



North Elevation



East Elevation

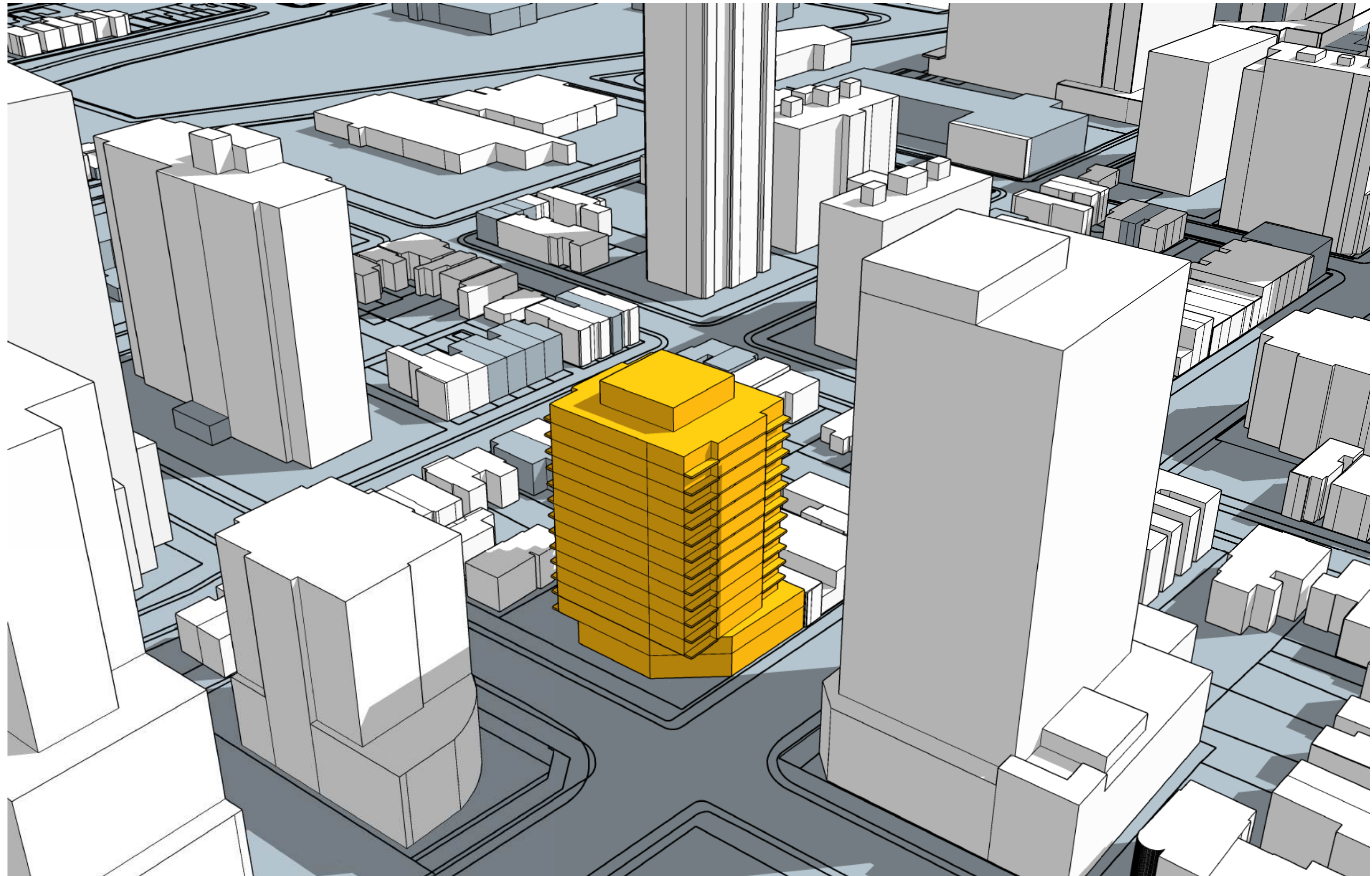


8.0 Massing

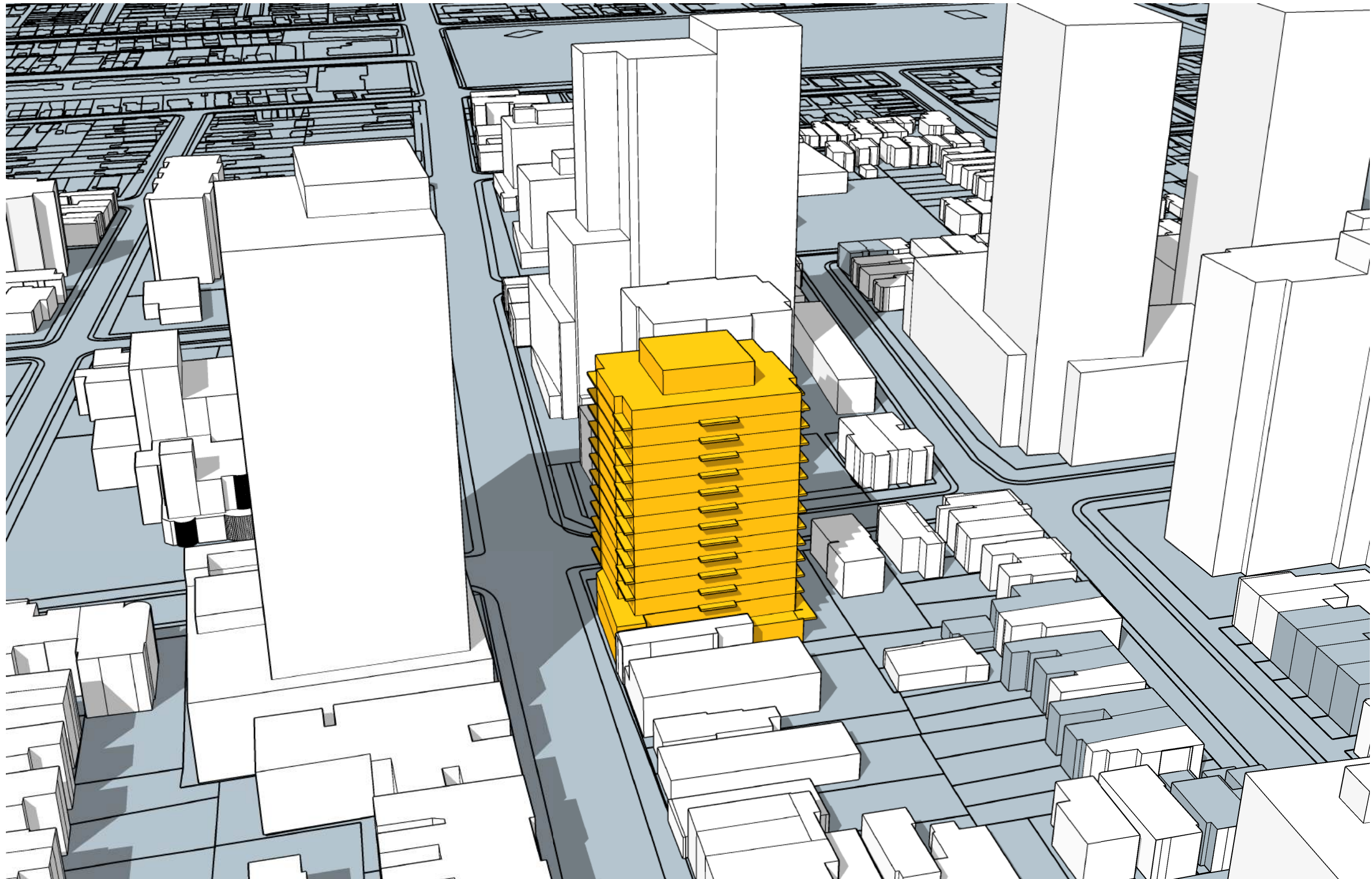
View Looking North East



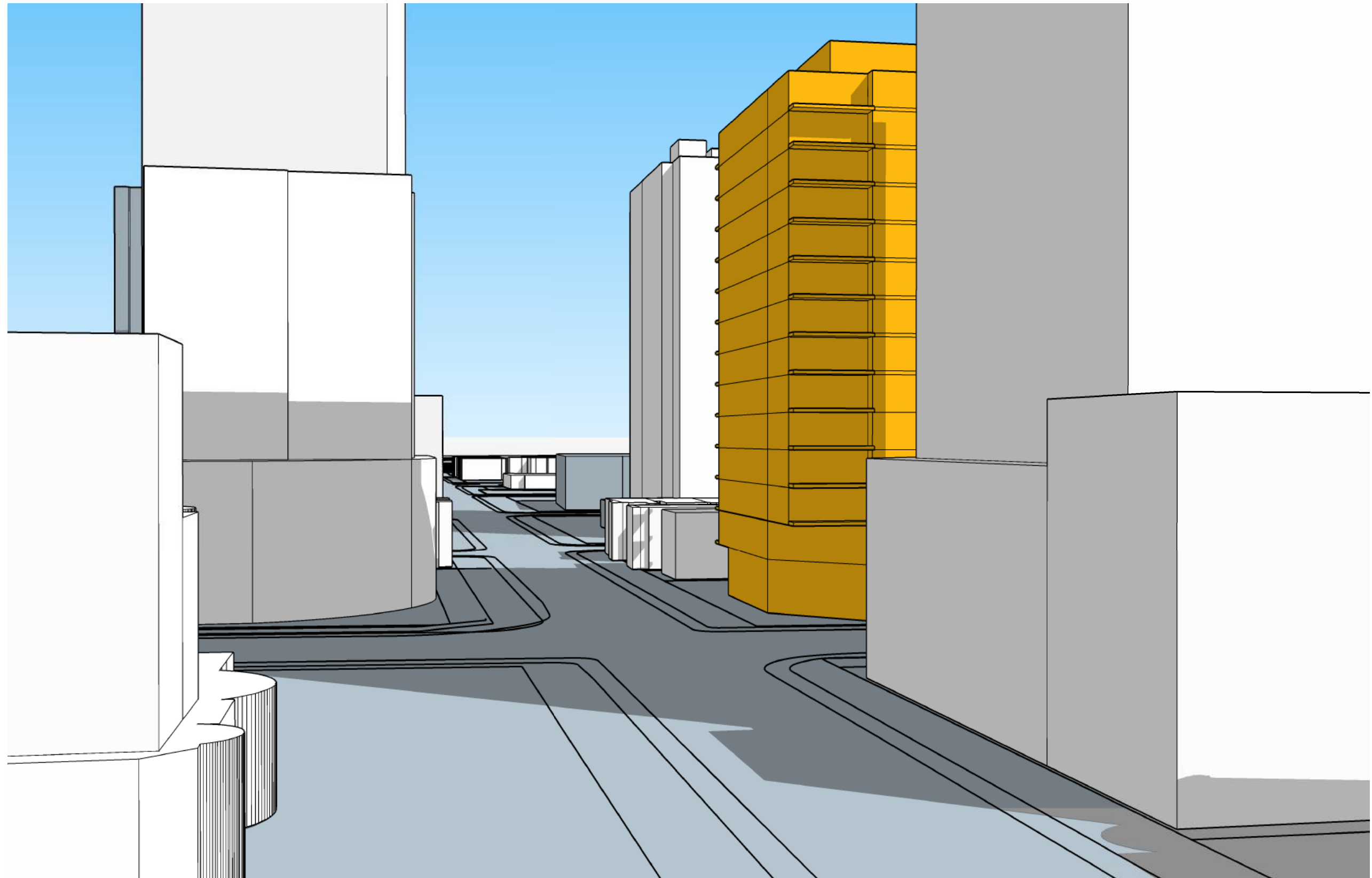
Perspective View Looking Northeast



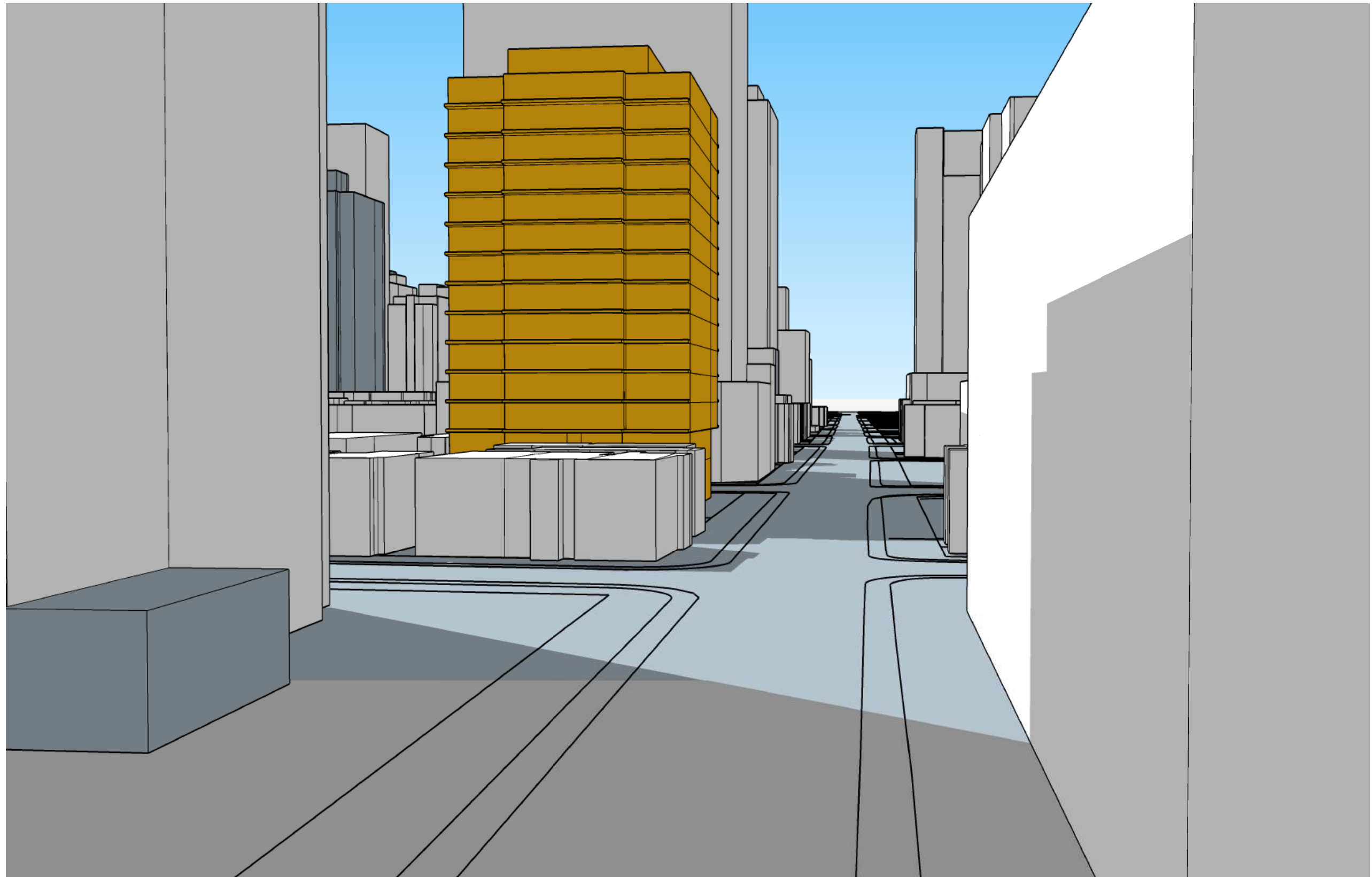
Perspective View Looking Northwest



View Looking North Along Queen Street South



View Looking South Along Queen Street North



9.0 Proposed Rendering

View Looking Northeast



View Looking North



View Looking East



10.0 Shadow Study

March 21st

8:49am
1.5 Hours After Sunrise



Legend

- | | | | |
|--------------------------------------|--------------------------------------|----------------------|--|
| Subject Site | Shadows Cast by Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Under Construction Development | Parks and Open Space | |

March 21st

9:49am



Legend

- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

10:49am



Legend

- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

11:49am



Legend

- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

12:49pm



Legend

- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

1:26pm
Solar Noon



Legend









- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

1:49pm



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

2:49pm



Legend









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|--------------------------------------|--------------------------------------|--------------------------------|--|
| Subject Site | Proposed Development | Approved Development | Shadows Cast by Existing, Approved or Under Construction Buildings |
| Shadows Cast by As-of-Right Building | Shadows Cast by Proposed Development | Under Construction Development | Parks and Open Space |

March 21st

3:49pm



Legend









- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

4:49pm

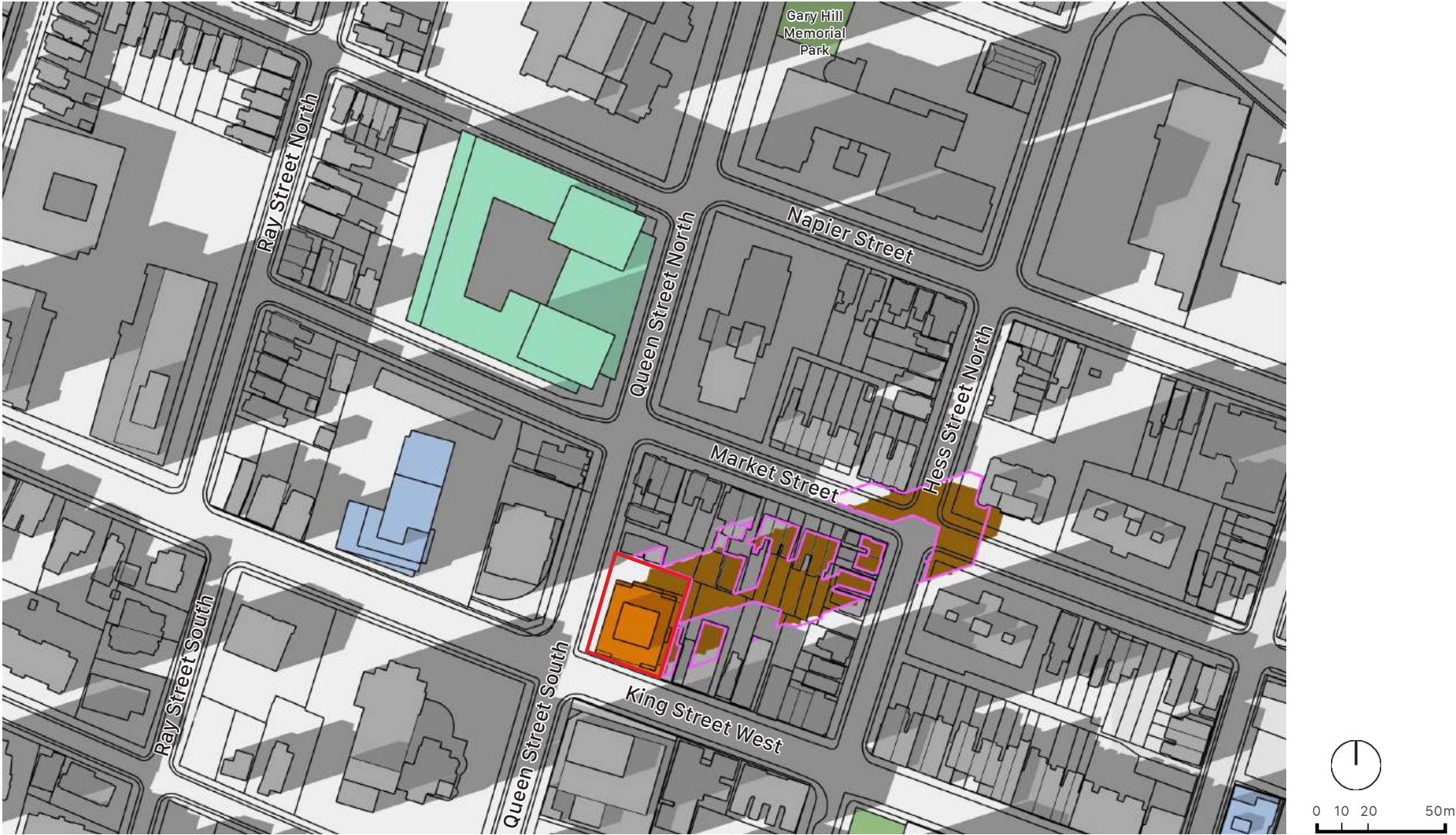


Legend









- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

5:49pm

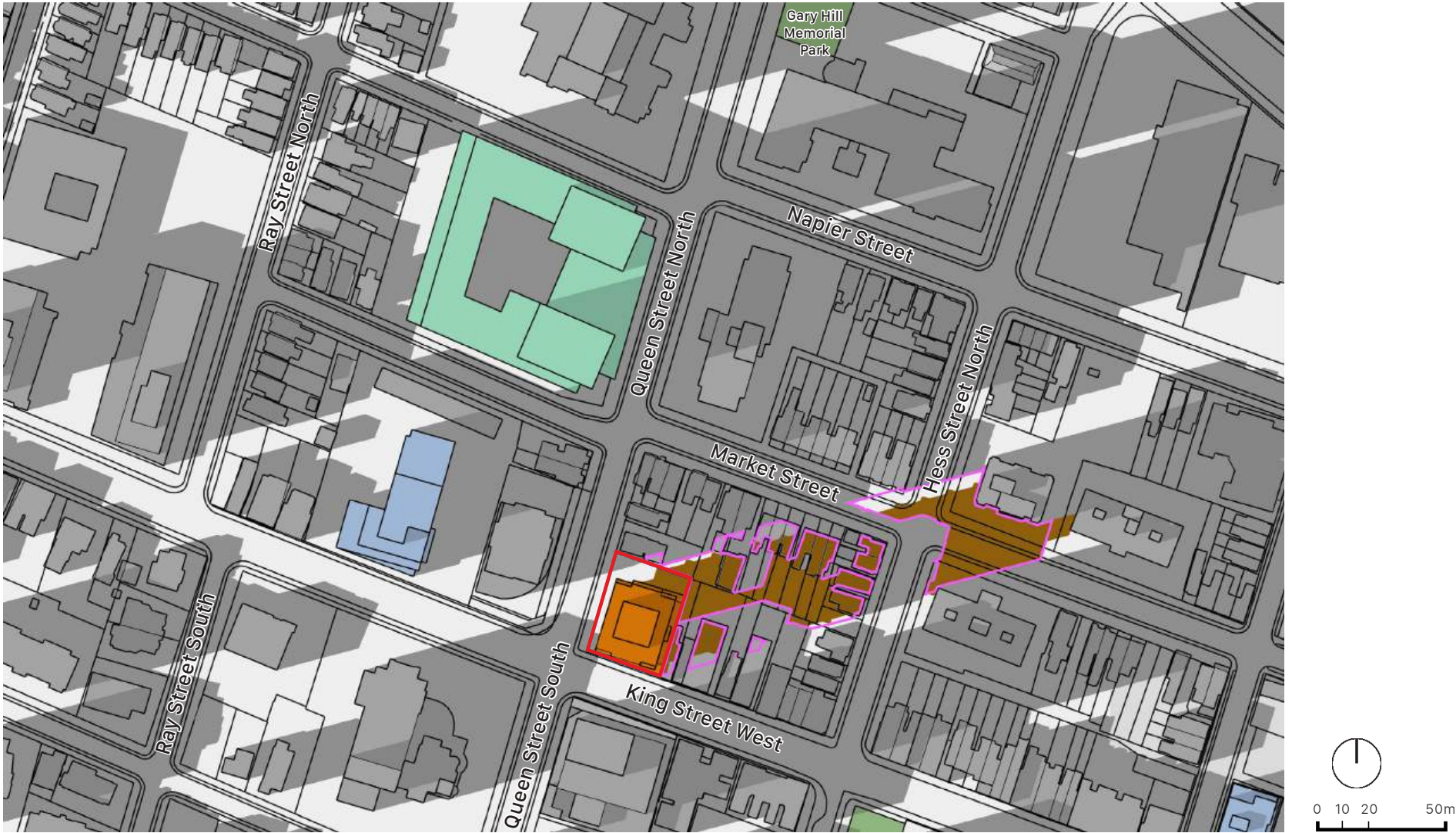


Legend









- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

March 21st

6:03pm
1.5 Hours Before Sunset



Legend

- | | | | |
|--|--|--|--|
|  Subject Site |  Proposed Development |  Approved Development |  Shadows Cast by Existing, Approved or Under Construction Buildings |
|  Shadows Cast by As-of-Right Building |  Shadows Cast by Proposed Development |  Under Construction Development |  Parks and Open Space |

A

Appendix A: Planning and Urban Design Framework and Analysis

Urban Hamilton Official Plan

The subject site is designated as Downtown Mixed Use Area on Schedule E-1 of the Urban Hamilton Official Plan (“UHOP”) and is located within the City’s ‘Downtown Urban Growth Centre (DUGC)’ as per Schedule E-Urban Structure.

As specified in Section E.4.4 of the UHOP, the Downtown Mixed Use area is the historic downtown of Hamilton and is intended to have a full range of retail, service commercial, institutional, cultural entertainment, and office uses as well as a range of residential uses. Policy E.4.4.2 states that Downtown Mixed Use shall also serve as a central focus for the City by creating a sense of place and provide retail and service commercial uses that ensure the continued vibrancy of the Downtown. As such, new development shall be designed and oriented to enhance the street life of the Downtown.

Policy E.4.4.10 identifies that development in the Downtown Mixed Use area shall be designed with a pedestrian focus and incorporate a high level of pedestrian comfort and amenities. In this regard, buildings are to be situated close to and oriented to the street. The building mass shall consider the pedestrian nature of the area and incorporate step backs and/or terraced floors (Policy E.4.4.11).

From an urban design perspective, the proposed development will improve an underutilized site located in the City’s downtown and will contribute to the vitality and ongoing revitalization. Through the use of setbacks, stepbacks and the thoughtful integration of the building with the immediate abutting and surrounding designated and registered heritage buildings, and through the use of high-quality building materials, the proposed building design conforms with the applicable built form and urban design policies of the UHOP.

Downtown Hamilton Secondary Plan

The subject site falls within the Downtown Hamilton Secondary Plan (“DHSP”) area where it is designated as Downtown Mixed Use. Section 6.1 of the DHSP identifies that the Downtown is the City’s pre-eminent node due to its scale, density, range of uses, function, and identity and that the Downtown shall be planned for a range of uses.

New development in the Downtown is to be compatible with the design of surrounding built heritage resource buildings (Section 6.1.3.1). It is noted that buildings immediately east of the subject site are Registered (non-designated) heritage properties (290, 296, 298 & 300 King Street West). Further, policy 6.1.4.6 identifies that new developments provide a height, massing, scale and arrangement of buildings and structures that are compatible with adjacent development and sympathetic to the character and heritage of the neighbourhood and the conservation of on-site and adjacent cultural heritage resources. As discussed in more detail in the Heritage Impact Assessment prepared by MHBC, the proposed development incorporates design elements that pay homage to the late 19th century character of the area by providing a two-story podium height with brick cladding and aluminum panels and sign boards that reference the historic commercial character of the adjacent building and arched second storey windows that align with the arched windows of 300 and 296 King Street West.

Regarding built form, developments in the Downtown are to be oriented toward and frame the streetscape in a way that respects and supports the adjacent street proportions. Development is to be compatible with the context of the surrounding neighbourhood and contribute to high quality spaces within the surrounding public realm (Policy 6.1.4.28).

City of Hamilton

Zoning By-law 05-200

The subject site is located along a ‘Pedestrian Focus Street’. Policy 6.1.6.2 speaks to the design of Pedestrian Focus Streets and identifies that development is to provide an uninterrupted and compatible streetwall that retains a rhythm and scale to the surrounding street front shops. Further, stepbacks for taller building masses and ground floor frontages with generous floor-to-floor heights are to be provided which enhance the perceived massing of the street as a low- to mid-rise corridor.

Policy 6.1.3.7 speaks to providing a diversity of housing that is affordable, secure, of an appropriate size, and located to meet the needs of people throughout their life. The proposed development includes a mix of one bedroom, one-bedroom plus den and two-bedroom units with units ranging in size from 40 square metres (430 square feet) to 89 square metres (958 square feet).

With respect to sustainable building policies, policy 6.1.13.1 g) provides several strategies and implantation elements that are encouraged in mix-use buildings. These include elements such as green roofs and soft landscaping, tree plantings and vegetation to provide shade, low flow fixtures and greywater recycling. These elements will be explored as part of the site plan application process. The build form provides potential locations for greenroof and soft landscaping while the landscape concept contemplates additional tree plantings on King Street West and Queen Street North. Low flow fixtures and greywater recycling will also be contemplated. Regarding heating/cooling retention, projecting balconies have been limited in the building design to reduce thermal bridging.

The proposed development generally conforms to the Downtown Mixed Use designation in the UHOP and the DHSP through the intensification of an underutilized site that is within proximity to transit and other amenities in a mid-rise built-form with a mix of residential and commercial uses. The proposed built form generally satisfies the criteria for mid-rise buildings and provides appropriate setbacks, stepbacks and massing that is compatible with the designated and registered heritage buildings on King Street West and reinforces the existing and planned streetwall and streetscape. The ground floor commercial space and residential lobby along King Street West and a portion of Queen Street North will animate the streetscape and provide ground floor frontages with taller floor-to-floor heights with signage that will enhance the pedestrian experience on King Street West.

The City of Hamilton Comprehensive Zoning By-law 05-200 zones the subject site as Downtown Mixed Use – Pedestrian Focus (D2) Zone. The D2 Zone provisions, in addition to the Downtown Zones general provisions, provide specific zoning regulations pertaining to building setbacks, stepbacks, façade glazing, building materiality, built form of new developments, among others, and permits a maximum building height of 44 metres. The subject site is subject to Schedule “F” – ‘Figure 15: Building Base Façade Height’ which provides the minimum building base façade height for building base façade heights on King Street West (16 metres) and Queen Street North (22 metres).

A minor variance application is required to permit minor site-specific modifications to the Downtown Mixed Use – Pedestrian Focus (D2) Zone to facilitate the proposed development. With respect to built form, relief is requested to accommodate balcony projections into required yard setbacks and building stepbacks above portions of a building above 22 metres.

With respect to the maximum building height, ‘Schedule “F” – Figure 1: Maximum Building Heights’ identifies a maximum building height for the subject site of 44 metres. The proposed building is 14-storeys and a building height of 44-metres. Stepbacks are provided above the second storey along the King Street West building façade to minimize the height appearance from the public realm.

The proposed building extends to the lot line along King Street West, Queen Street North and the interior side lot line to establish a strong street edge and continuous streetwall along King Street West. Setbacks of 0 metres are permitted in the Downtown Mixed Use – Pedestrian Focus (D2) Zone.

No relief is requested for the required parking or bicycle parking set out in Section 5 of Zoning By-law 05-200.

The proposed development generally complies with the D2 Zone provisions, Downtown Zones general provisions, and parking requirements.

Holding Provision (H21) applies to the subject site and requires that a Cultural Heritage Impact Assessment (CHIA) be submitted that demonstrates how the cultural heritage value has been incorporated and maintained, and that conditional site plan approval be received. In this regard, a Heritage Impact Assessment has been prepared for the purpose of this DRP submission.

City Wide Corridor Planning and Design Guidelines (2012)

The purpose of the City-Wide Corridor Planning Principles and Design Guidelines is to provide planning and design directions for Corridors in the City of Hamilton. As identified on Schedule E, the subject site is located along a Priority Transit Corridor.

In relation to the guidelines, the proposed development will: facilitate intensification and infill development, create attractive, high quality, animated, and safe public streetscapes along King Street West; minimize shadowing on adjacent properties and streets; encourage a diversity of built forms; and minimize effects of overview on existing properties. A two-storey streetwall height is proposed on King Street West to provide an uninterrupted and compatible steetwall with abutting and surrounding registered heritage buildings to the east. Parking, loading and garbage storage is proposed internal to the building, away from the main building entrance. Ground floor commercial is proposed along King Street West to encourage an animated streetscape.

