

City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 306 King Street West, Hamilton (Ward 02)

Applicant/Agent: King Street West Inc.

Brief description of the project: The applicant proposes to construct a 14-storey mixed use multiple dwelling consisting of 151 dwelling units and 187.9 square metres of ground floor commercial floor area. The proposed building is supported by 18 parking spaces located in one (1) level of underground parking, 20 short-term bicycle parking spaces and 110 long-term bicycle parking spaces.

Urban Hamilton Official Plan Designation: “Downtown Mixed Use Area” (Schedule E-1).

Downtown Secondary Plan Designation: “Downtown Mixed Use”, “Pedestrian Focus” (Map B.6.1-1) and “Mid-Rise” (Map B.6.1-2)

Brief description of existing and planned context: The subject lands currently contain a single storey commercial building which is currently being used as a restaurant and live performance area.

Surrounding land uses include:

North – Commercial and Office uses.

East – Institutional/Residential uses.

South – Residential uses.

West – Residential uses.

Zoning By-law: Existing and Proposed Noting Any Conflicts: The subject lands are zoned Downtown Mixed Use – Pedestrian Focus (D2, H21) Zone, Holding. The applicants have indicated that the following zoning provisions are not met.

Regulation	Downtown Mixed Use – Pedestrian Focus (D2, H21) Zone, Holding	Proposed
Provision 6.0 c) ii) MIN. step back at portion of building above 22.0 m height (rear lot line)	3.0 metres	0.0 metres
Provision 6.2.30 e) i) Minimum % of clear glazed windows and doors on the ground floor façade	60%	Unspecified
Section 4.6 Maximum balcony encroachment into any required yard	1.0 m except into a required side yard of not more than one-third of its width or 1.0 m, whichever is the lesser	1.6 metres

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B.3.3.6 – Urban Services and Utilities: Relocation or screening of the transformer along Queen Street North should be considered.

B.3.3.7 – Urban Design – Storage, Service and Loading Areas: Staff have concern that the proposed loading area will be visible from Queen Street North and will have a large impact on the residential use to the north. Additional plantings and other mitigation measure should be explored.

E.2.4.16 – Urban Corridors – Design: Staff have concern the proposed development does not provided appropriate gradation in building height from the existing built form to the east

E.4.4.11 – Downtown Mixed Use – Design: Staff have concern the lack of step backs on the west side of the proposed building may affect the pedestrian nature of Queen Street North

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B.6.1.3.6 – Sustainable and Resilient Downtown: The proponent is encouraged to incorporate measures to reduce greenhouse gas levels.

B.6.1.4.18 – E.6.1.4.24 – High-Rise (Tall) Buildings: The subject lands are identified as Mid-Rise in map B.6.1-2, however, the proposed development is 14 storeys in height, therefore, the High Rise (Tall) Building provisions are applicable.

B.6.1.4.31 – E.6.1.4.33 – Transition in Scale: Staff note the lack of transition from the proposed development to the Cultural Heritage Landscape directly to the east.

B.6.1.34 – B.6.1.4.36 Public Realm: Staff have concern that the proposed development massing may block light, resulting in a loss of privacy of adjacent residential uses.

6.1.4.38 – Public Realm: Staff have concern that the proposed development may contribute to greater wind speeds in the area. A quantitative Pedestrian Level Wind Study should be prepared to demonstrate that the proposed development does not create uncomfortable or unsafe wind conditions.

B.6.1.6.2 d) – Pedestrian Focus Streets: Staff have concern with the lack of step back along the flankage yard on Queen Street North.

B.6.1.10.2 – Gateways: The corner of King Street West and Queen Street is identified as a Gateway. The proposed development does not appear to incorporate gateway features.

B.6.1.10.3 – E.6.1.10.10 – Views and Vistas: Queen Street is identified as a view corridor to the Niagara Escarpment. Staff have concerns the proposed development may significantly impact views as no step backs are proposed along Queen Street North.

1. Formal Consultation Document (File Number: FC-23-123):

- 306 King Street West was previously reviewed in a Formal Consultation, however the comments are not relevant as previously the proposal was for a larger parcel of assembled properties and included a tall-building – in contrast to this smaller site and mid-rise building.

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

Staff are looking for feedback from panelists on the following topics:

- The integration of cultural heritage elements, streetscaping and built form along King Street and Queen Street
- The transition in height to the adjacent properties
- Sun/shadow and Wind Impacts on the pedestrian realm and adjacent residential properties
- The creation of a gateway to downtown at the corner of King Street and Queen Street
- The impact on public vistas and view corridors toward the escarpment and lake along Queen Street