



Urban Design Brief

Gore Park Residences

18-22, 24-28 & 30 King Street East and
4 Hughson Street South and
Hamilton, Ontario

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Prepared for:

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1.0 INTRODUCTION

Landwise was retained by Ninco Developments Inc. to prepare an Urban Design Brief for lands municipally known as 4 Hughson Street South, 30 King Street East, 24-28 King Street East and 18-22 King Street East in the City of Hamilton (“subject lands”) (Figure 1). This Urban Design Brief is provided in support of an application for Site Plan Approval for the subject lands.

As per the City of Hamilton’s Terms of Reference, an Urban Design Brief is intended to be a design tool to “provide a description of the process and rationale for site development, building design and landscaping elements”. For the subject lands, this Urban Design Brief will identify how the design of the proposed development is in keeping with the City’s design objectives, policies, and guidelines.

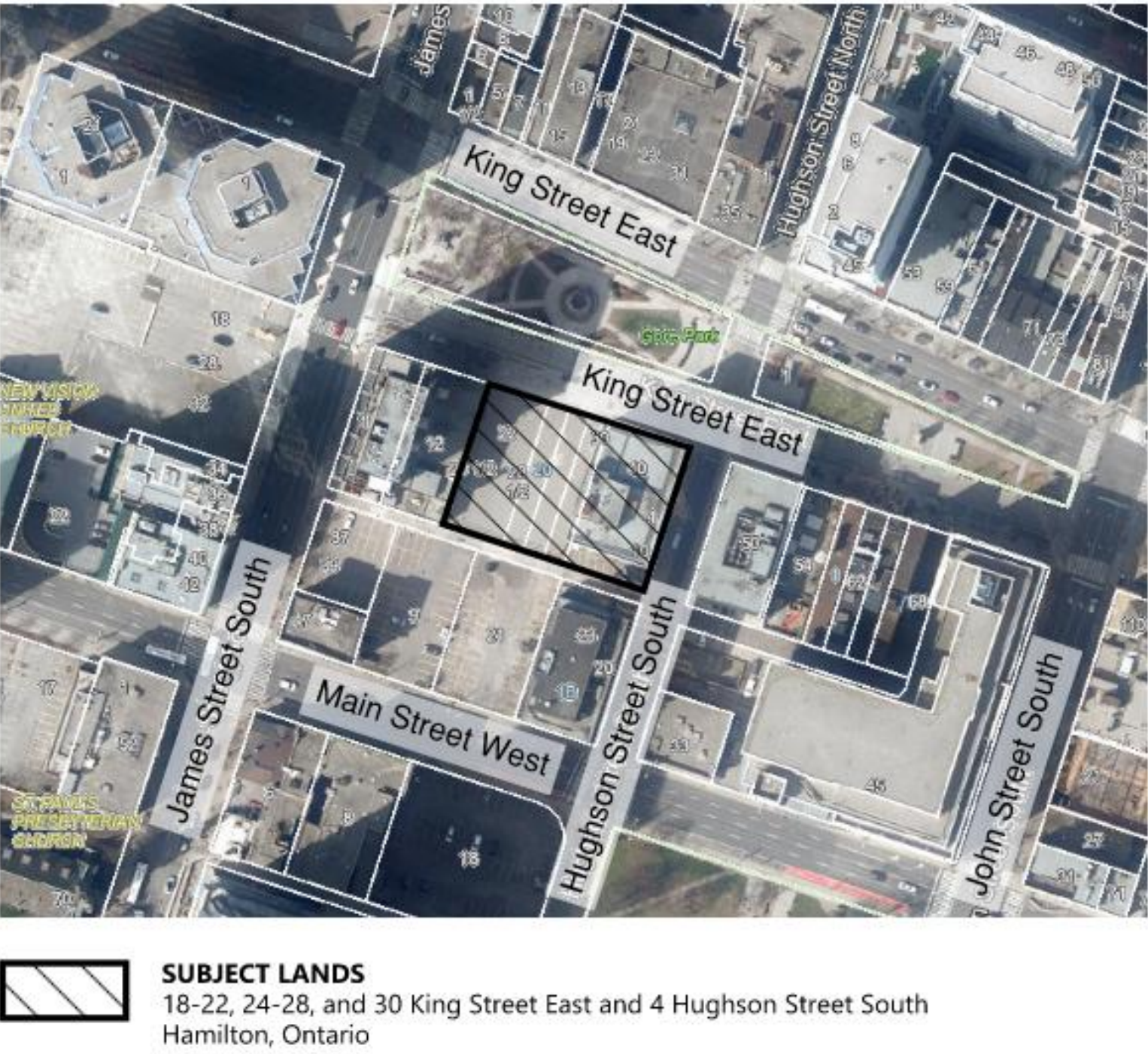
Architectural drawings have been prepared by KNYMH Inc. The streetview images included within this report have been retrieved and annotated by Landwise.

1.1 CONTENT

This Urban Design Brief is aligned with the City’s Terms of Reference and is organized into the following sections:

- **Section 2.0 Site & Surrounding Context** provides a description of the physical conditions of the site and its context within the community and neighbourhood.
- **Section 3.0 Key Policies & Guidelines** provides a description of the City of Hamilton’s applicable urban design policies, objectives, and guidelines.
- **Section 4.0 Proposed Design** outlines design constraints and opportunities and a description of the proposed development.
- **Section 5.0 Design Analysis** provides a professional analysis of how the proposal achieves the general intent of the applicable urban design policies and guidelines.

Figure 1: Subject Lands



2.0 SITE & SURROUNDING CONTEXT

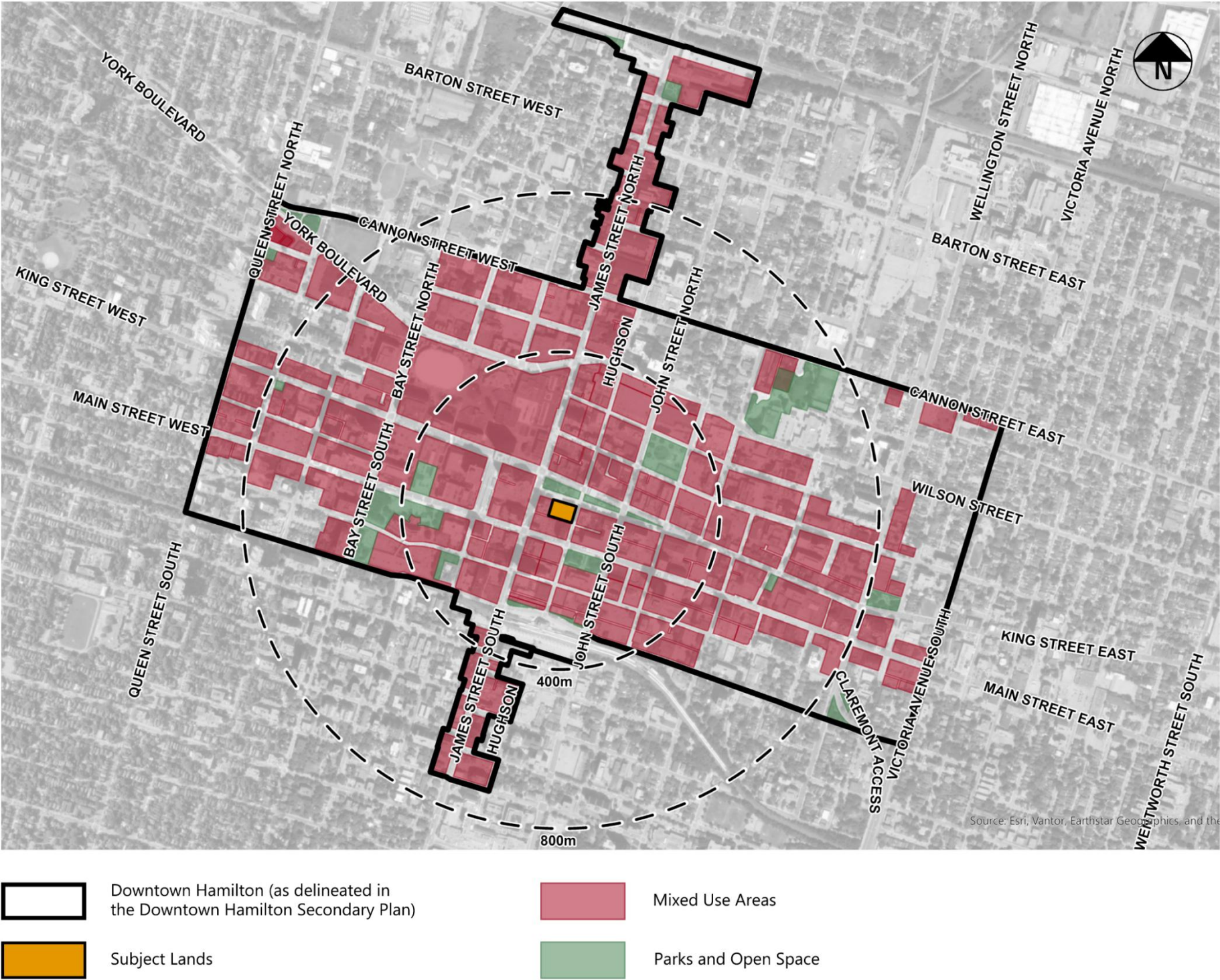
2.1 SITE ATTRIBUTES

The subject lands are located in downtown Hamilton at the intersection of King Street East and Hughson Street South and consist of several parcels that have been assembled for redevelopment. Occupying a prominent corner location within the City's downtown core, the lands benefit from high visibility and excellent access within a primary commercial and civic district (Figure 2) .

Collectively, the properties have approximately ± 60.6 m of frontage along King Street East, ± 42.5 m of frontage along Hughson Street South, with a total area of approximately ± 0.26 ha. The subject lands front onto the south leg of King Street East, which bifurcates between John Street and James Street to frame Gore Park. To the south, the subject lands abut an assumed alleyway that runs from James Street South to Hughson Street South.

The property municipally known as 4 Hughson Street South is occupied by a 10-storey commercial building and the remaining parcels are vacant. The subject lands are surrounded by a mix of commercial, office, institutional, and residential uses, with Gore Park located immediately to the north.

Figure 2: Community Context



2.1.1 Heritage Buildings

The vacant parcels fronting King Street East were historically occupied by a number of significant heritage buildings that contributed to the historic commercial character of Downtown Hamilton. The properties municipally known as 18-22 King Street East were previously occupied by the designated Kerr-Thomas and Smith-Thomas buildings (Error! Reference source not found.), while 24-28 King Stret East were occupied by the designated Skinner, and Glasco Buildings (Error! Reference source not found.). These buildings collapsed in 2025. The property at 30 King Street East contained an additional commercial building, formerly the Gourlay-Bickle Building, which collapsed in 2011.

Constructed circa 1840, the Kerr-Thomas and Smith-Thomas buildings were among the earliest commercial buildings established along King Street East, opposite Gore Park. The Skinner, Glasco, and Gourlay-Bickle buildings were later constructed between 1874 and 1876 and represented the continued growth and prosperity of Hamilton's downtown commercial district during the late nineteenth century. Collectively, these buildings formed an important component of the historic streetscape along King Street East and reflected the area's longstanding role as one of Hamilton's principal commercial and business districts.

A comprehensive assessment of the cultural heritage significance of the subject lands and surrounding area is provided in the Cultural Heritage Impact Assessment ("CHIA") (WSP, 2026), which should be referenced for a detailed analysis of the site's heritage context, historical evolution, and conservation considerations.

Figure 3: 18-22 King Street East c. 1890s - Excerpt from CHIA (WSP, 2026)



Figure 4: 24-28 King Street East c. 1910s - Excerpt from CHIA (WSP, 2026)



2.2 SITE CONTEXT

2.2.1 Community Context

30 King Street East is located within the heart of Downtown Hamilton. The surrounding area is characterized by a mix of commercial, office, institutional, residential, and public open space uses, creating a mixed-use urban environment. Immediately north of the subject lands is Gore Park, one of the City's primary public gathering spaces and a defining feature of Downtown Hamilton. The surrounding blocks contain a mix of high-rise office buildings, commercial storefronts, restaurants, hotels, residential developments, and heritage buildings that contribute to the area's established urban character.

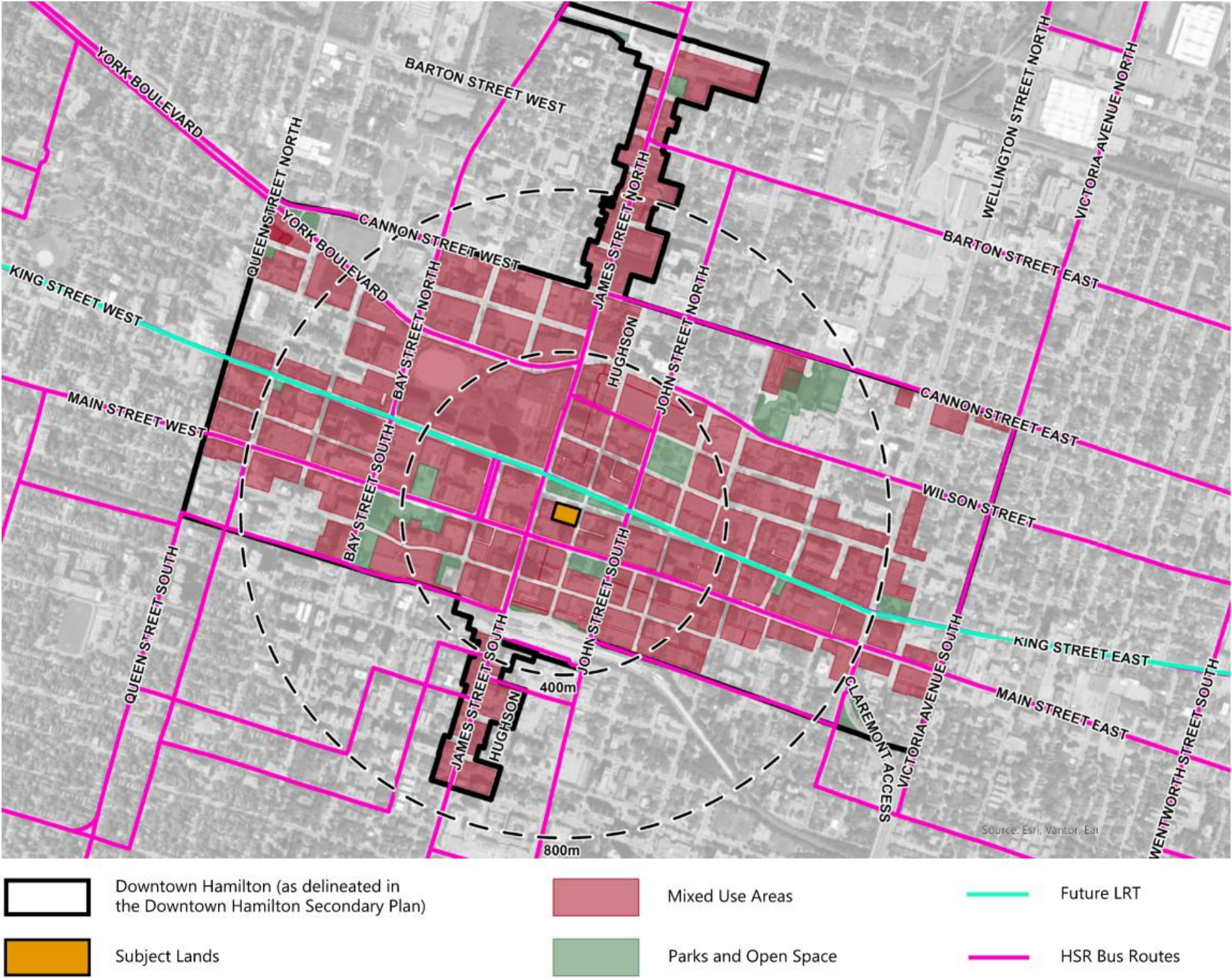
The subject lands have frontage on King Street East (major arterial) to the north and Hughson Street South (local road) to the east. The primary function of a major arterial road is to carry relatively high volumes of intra-municipal and inter-regional traffic through the City in association with other types of roads (UHOP Policy C.4.5.2.c). The primary function of a local road is to provide direct land accesses, while its secondary function is to enable the movement of low volumes of traffic to collector roads (UHOP Policy C.4.5.2.f).

The subject lands also benefit from excellent access to active transportation and public transit, including the planned LRT corridor and the Higher Order Transit Station at King Street East and James Street South. The subject lands are situated within a highly walkable, transit friendly environment with direct access to a network of public streets, sidewalks, cycling facilities, and transit services. Wide sidewalks, active commercial frontages, and numerous pedestrian crossings create a comfortable public space that encourages walking and supports street level activity throughout the day. King Street East and James Street South function as key pedestrian corridors within the downtown, with a variety of retail, restaurant, entertainment, and community uses contributing to an active streetscape.

The surrounding neighbourhood is supported by an extensive range of public amenities and community services. In addition to Gore Park, nearby public amenities include Hamilton City Hall, Jackson Square, the Hamilton Public Library Central Branch, FirstOntario Centre, the Art Gallery of Hamilton, and the Hamilton GO Centre. A wide range of restaurants, cafés, personal services, financial institutions, hotels, and entertainment venues are located within a short walking distance, reinforcing the area's role as the City's primary commercial and cultural centre.

The subject lands benefit from access to public transit (Figure 5) and active transportation (Figure 6) infrastructure. The property is located within walking distance of the King and James Higher Order Transit Station and fronts onto King Street East, which forms part of the City's planned B-Line LRT Priority Transit Corridor. Hamilton Street Railway routes operate along King Street, Main Street, James Street, and nearby downtown streets, providing frequent transit connections throughout the city and to regional destinations. The surrounding street network also accommodates cyclists through nearby cycling facilities and connections to the City's broader active transportation network.

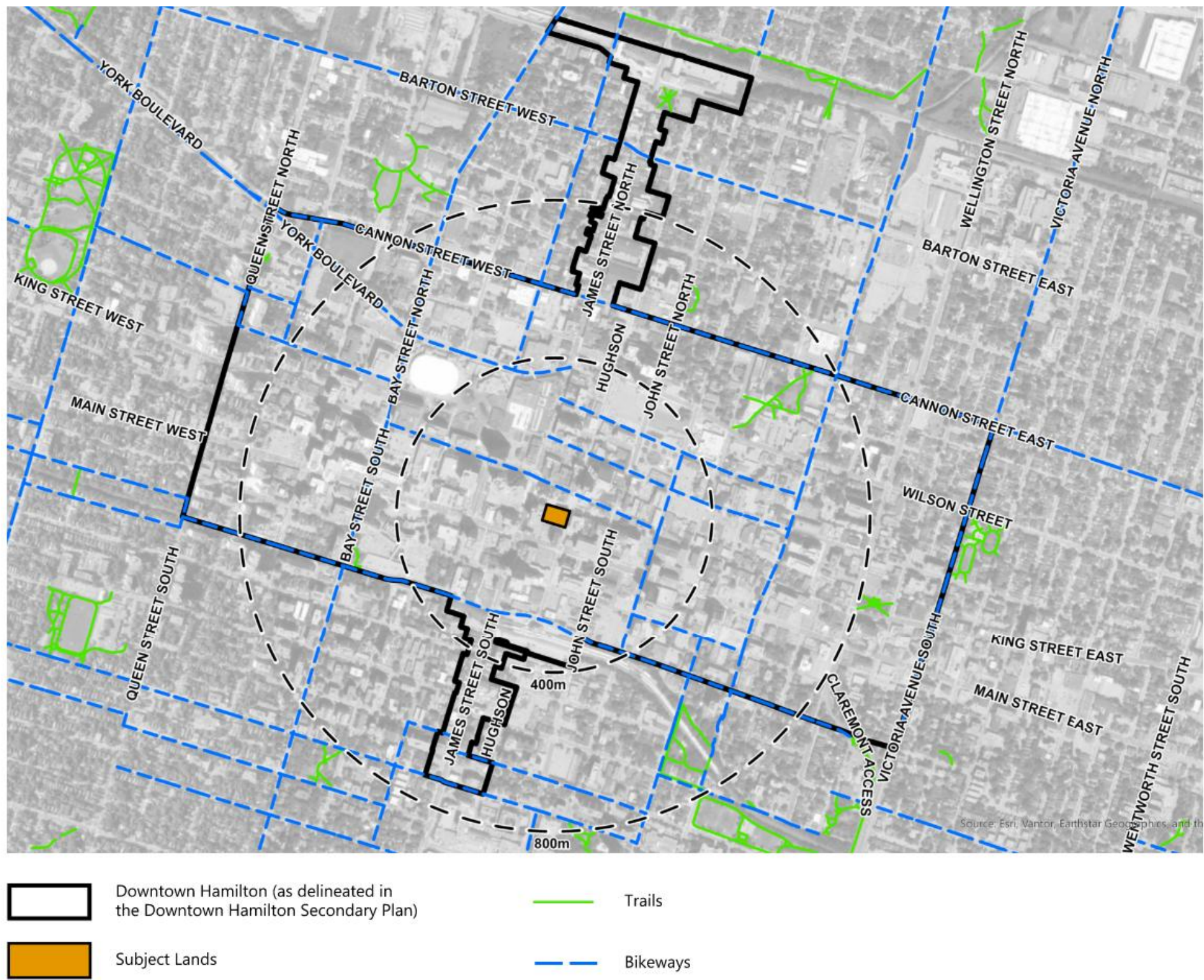
Figure 5: Public Transit



2.2.2 Neighbourhood Context

The subject lands are within the historic Beasley neighbourhood. Beasley is one of Hamilton’s oldest urban areas and is one of the city’s first four neighbourhoods, along with Central, Durand, and Corktown. Throughout the 19th century, the Beasley neighbourhood developed from a relatively small settlement at the edge of Hamilton’s emerging town centre into a densely built residential and commercial neighbourhood. The neighbourhood retains a significant concentration of designated and non-designated cultural heritage resources and is characterized by Victorian-era residential buildings, mixed-use commercial streetscapes, industrial properties, and prominent civic and institutional buildings (WSP, 2026). As a result, new development is expected to respond to the existing built form, reinforce the public realm, and complement the architectural and heritage character of the Beasley neighbourhood while supporting continued intensification.

Figure 6: Active Transportation



2.2.3 Streetscape Context

The subject lands are located within the established downtown core of Hamilton and occupy a prominent corner location surrounded by a mix of commercial, office, residential, institutional, and heritage buildings. Figure 7 shows the locations of photos that were captured to depict the streetscape context surrounding the subject lands.

The streetscape is characterized by a strong streetwall with buildings generally located at or near the property line, creating a continuous urban edge that supports an active pedestrian environment. Building heights within the surrounding area vary considerably, ranging from low-rise buildings (Image 1) to contemporary high-rise developments (Image 2Error! Reference source not found.), reflecting the continued evolution and intensification of the downtown core.

Image 1



Figure 7: Streetscape Photo Locations



The public realm is well established, with wide sidewalks, street trees, pedestrian lighting, transit infrastructure, and on-street parking contributing to a comfortable and walkable environment (Image 3). Ground floor commercial uses, restaurants, offices, and active building entrances line the surrounding streets, generating pedestrian activity throughout the day and evening (Image 4). Gore Park, located immediately north of the subject lands, serves as a defining feature of the surrounding streetscape and provides an important civic open space framed by a collection of significant heritage buildings (Image 5).

The surrounding built form exhibits a range of architectural styles and materials, including traditional brick and stone heritage buildings (Images 6, 7, 8) alongside modern glass and metal developments. The proposed development has been designed to respond to this context by reinforcing the established streetwall, maintaining an active ground floor, and contributing to the continued revitalization of Downtown Hamilton while respecting the surrounding heritage character.

Following the recent collapse of the former heritage buildings, a significant gap has emerged in the historic King Street East streetwall (Image 9). The proposed development will restore this defining urban edge, completing the streetscape enclosure along Gore Park and strengthening the area's established character and sense of place.

Image 2



Image 4



Image 7



Image 3



Image 5



Image 8



Image 6



Image 9



3.0 DESIGN REQUIREMENTS

The proposed development is subject to the urban design policies as outlined in the:

- 1. Urban Hamilton Official Plan, Volume 1
- 2. Hamilton Downtown Secondary Plan
- 3. Tall Building Guidelines
- 4. Hamilton By-Law 18-321
- 5. Zoning By-law No. 05-200

3.1 URBAN HAMILTON OFFICIAL PLAN

The subject lands are designated “Downtown Urban Growth Centre” on Schedule E – Urban Structure and “Downtown Mixed Use Area” on Schedule E-1 – Urban Land Use Designations of the *Urban Hamilton Official Plan, Volume 1* (“UHOP”). The UHOP provides urban design policies that apply to all development and redevelopment within Hamilton’s urban area in Section B.3.3. Designation-specific policies are provided in Section E.

The general urban design intent of the UHOP is to provide a built form that enhances the identity of Hamilton’s communities with quality public and private space that is inclusive, transit-supportive, and environmentally sustainable while respecting the character of existing neighbourhoods. Below are the relevant built form and urban design policies in Volume 1 of the UHOP.

B.3.3 Urban Design Policies

Principles

- 3.3.2.3 Urban design should foster a sense of community pride and identity by:
 - a) respecting existing character, development patterns, built form, and landscape;

- b) promoting quality design consistent with the locale and surrounding environment;
- c) recognizing and protecting the cultural history of the City and its communities;
- d) conserving and respecting the existing built heritage features of the City and its communities;
- e) conserving, maintaining, and enhancing the natural heritage and topographic features of the City and its communities;
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;
- h) respecting prominent sites, views, and vistas in the City; and,
- i) incorporating public art installations as an integral part of urban design.

- 3.3.2.4 Quality spaces physically and visually connect the public and private realms. Public and private development and redevelopment should create quality spaces by:
 - a) organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;
 - b) recognizing that every new building or structure is part of a greater whole that contributes to the overall appearance and visual cohesiveness of the urban fabric;
 - c) using materials that are consistent and compatible with the surrounding context in the design of new buildings;
 - d) creating streets as public spaces that are accessible to all;

- e) creating a continuous animated street edge in urban environments;
- f) including transitional areas between the public and private spaces where possible through use of features such as landscaping, planters, porches, canopies, and/or stairs;
- g) creating public spaces that are human-scale, comfortable, and publicly visible with ample building openings and glazing;
- h) creating, reinforcing, and emphasizing important public vistas and view corridors; and,
- i) minimizing excessive street noise and stationary noise source levels through the design, placement, and construction of buildings and landscaping.

- 3.3.2.5 Places that are safe, accessible, connected and easy to navigate shall be created by using the following design applications, where appropriate:
 - a) connecting buildings and spaces through an efficient, intuitive, and safe network of streets, roads, alleys, lanes, sidewalks, pathways, and trails; (OPA 167)
 - b) providing connections and access to all buildings and places for all users, regardless of age and physical ability;
 - c) ensuring building entrances are visible from the street and promoting shelter at entrance ways;
 - d) integrating conveniently located public transit and cycling infrastructure with existing and new development;
 - e) providing appropriate way-finding signage considering size, placement, and material that clearly identifies publicly accessible landmarks, pathways, intersections, cycling and transit routes, and significant natural and cultural heritage features; (OPA 167)
 - f) providing pedestrian-scale lighting;

- g) designing streets and promoting development that provides real and perceived safety for all users of the road network;
 - h) including urban braille components in streetscape improvements;
 - i) considering traffic calming techniques in redevelopment projects and secondary planning; and,
 - j) creating places and spaces which are publicly visible and safe.
- 3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment by:
- a) complementing and animating existing surroundings through building design and placement as well as through placement of pedestrian amenities;
 - b) respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics;
 - c) allowing built form to evolve over time through additions and alterations that are in harmony with existing architectural massing and style;
 - d) complementing the existing massing patterns, rhythm, character, colour, and surrounding context; and,
 - e) encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm.

B.3.3.3 Built Form

- 3.3.3.1 New development shall be located and organized to fit within the existing orplanned context of an area as described in Chapter E – Urban Systems and Designations.
- 3.3.3.2 New development shall be designed to minimize impact on neighbouring buildings and public spaces by:

- a) creating transitions in scale to neighbouring buildings;
 - b) ensuring adequate privacy and sunlight to neighbouring properties; and,
 - c) minimizing the impacts of shadows and wind conditions.
- 3.3.3.3 New development shall be massed to respect existing and planned street proportions.
- 3.3.3.4 New development shall define the street through consistent setbacks and building elevations. Design directions for setbacks and heights are found in Chapter E – Urban Systems and Designations and in the Zoning By-law.
- 3.3.3.5 Built form shall create comfortable pedestrian environments by:
- a) locating principal façades and primary building entrances parallel to and as close to the street as possible;
 - b) including ample glazing on ground floors to create visibility to and from the public sidewalk;
 - c) including a quality landscape edge along frontages where buildings are set back from the street;
 - d) locating surface parking to the sides or rear of sites or buildings, where appropriate; and,
 - e) using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.

Below are relevant design policies for the Downtown Urban Growth Centre in context with the proposed development.

E.2.3.1 Downtown Urban Growth Centre

Design

- 2.3.1.13 The Downtown Urban Growth Centre shall be designed with a strong pedestrian focus to create a comfortable and animated pedestrian environment.
- 2.3.1.14 The Downtown Urban Growth Centre shall be designed to accommodate all modes of transportation with a focus on

higher order transit and active transportation including pedestrian and cycling trips within the Downtown and between the Downtown and the surrounding Neighbourhoods. (OPA 167)

- 2.3.1.15 Parking shall continue to be provided within the Downtown Urban Growth Centre to serve the needs of residents, employees, and consumers, and shall increasingly be provided in underground or above ground structures where feasible.

- 2.3.1.16 Reduced parking requirements shall be considered to encourage a broader range of uses and densities and to support transit.

Below are relevant design policies for the Downtown Mixed Use Area in context with the proposed development.

E.4.4 Downtown Mixed Use Designation

Design

- 4.4.10 The Downtown Mixed Use area shall be designed as a pedestrian focused area with a high level of pedestrian comfort and amenities. Buildings shall generally be situated close to and oriented to the street. Retail buildings shall have store-fronts and other active uses opening onto the sidewalk. On the pedestrian focus streets, new development shall enhance pedestrian comfort and street activity and where possible increase the built block face. New development in other areas of the Downtown Mixed Use area should create a comfortable pedestrian environment.
- 4.4.11 Building mass shall consider the pedestrian nature of the area designated Downtown Mixed Use. Massing techniques such as stepped back or terraced floors may be required.

3.2 DOWNTOWN HAMILTON SECONDARY PLAN

The subject lands are designated “Downtown Mixed Use” with a “Pedestrian Focus” on Map B.6.1-1 – Land Use Plan under the Downtown Hamilton Secondary Plan (“DHSP”). Appendix B-1 of the

secondary plan further identifies the subject lands as part of the Gore Park – James St. to Catharine St. Cultural Heritage Landscape.

The following objectives for development within the secondary plan area are relevant to the proposed development.

6.1.3.1 Respect Design and Heritage

- a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.*
- b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.*
- c) Conserve and enhance the Gore area as the primary landscaped open space and concentration of built heritage resource buildings in Downtown Hamilton.*
- d) Create new programs and planning mechanisms to ensure a higher standard of urban design in Downtown Hamilton.*
- e) Ensure that public improvement projects are undertaken within an overall design and implementation program that respects these objectives.*

6.1.3.4 Enhance Streets and Public Spaces

- a) Identify priority streets for specialized urban design treatment.*
- b) Enhance existing and establish new connections to the Waterfront, the Escarpment and other parts of the City.*
- c) Establish new locations and policies for parks and open space directed towards increasing the overall tree canopy in the Downtown.*
- d) Identify and integrate the key civic spaces through a public realm master planning process.*
- e) Establish a high standard of design in public spaces as a model for private sector initiatives.*

Section 6.1.4 sets out land use policies that are common to all parts of the secondary plan area.

6.1.4 General Land Use Policies

6.1.4.6 When considering an application for development, the following matters shall be evaluated:

- a) compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other impacts;*
- b) the consideration of transition in height to adjacent and existing buildings;*
- c) that height, massing, scale and arrangement of the buildings and structures are compatible with adjacent development and sympathetic to the character and heritage of the neighbourhood; and,*
- d) the conservation of on-site and adjacent cultural heritage resources.*

The “Low-rise 2” maximum building height is applied to the subject lands, which permits development of up to 6 storeys as-of-right. However, increases in height to a maximum of 12 storeys (mid-rise) may be permitted without an amendment to the plan, as outlined in the following policies:

Low-Rise Buildings

6.1.4.16 For lands identified as Low-rise 2 on Map B.6.1.2 – Downtown Hamilton Building Heights, increases in height to a maximum of 12 storeys (mid-rise), may be permitted without an amendment to this Plan, subject to the following:

- a) meeting the principles, objectives and policies of this Plan, in particular, Policy B.6.1.4.14 and Policies B.6.1.4.31 through B.6.1.4.39;*
- b) demonstrating how the proposed building and site design relate to and is compatible with the existing and/or planned context of the area;*
- c) demonstrating how the proposed building and site relate to topography, the Niagara Escarpment, and other buildings in the area;*

- d) demonstrating how any impacts on streetscapes and views of streetscapes, landmark structures or cultural heritage resources from public sidewalks or public spaces will be mitigated;*
- e) demonstrating how the proposed development mitigates impacts to on-site or adjacent cultural heritage resources;*

Mid-Rise Buildings

6.1.4.17 The following policies shall apply to mid-rise building forms:

- a) a mid-rise building is any building greater than 6 storeys but no greater than 12 storeys in height;*
- b) mid-rise buildings shall be designed to address the street with active frontages, and provide principal entrances from the public realm;*
- c) mid-rise buildings shall create an effective transition between low-rise neighbourhoods and existing or future tall buildings through the use of appropriate setbacks and stepbacks in accordance with Policies B.6.1.4.31 through B.6.1.4.39 of this Plan;*
- d) mid-rise buildings shall be designed to frame the street they are fronting while allowing access to sunlight to adjacent properties. This shall be achieved through considerations given to building orientation, setbacks, stepbacks, angular plane, and relationship to grade and land uses; and,*
- e) Shadow Impact Studies, Visual Impact Assessments, and Pedestrian Level Wind Studies shall be required to determine potential impacts arising from mid-rise buildings. (OPA 221)*

Below are relevant design policies with regard to built form, transition in scale, and parking.

Built Form

6.1.4.25 In addition to Section B.3.3 – Urban Design Policies of Volume 1, development in the Downtown shall achieve the following:

- a) eliminating expanses of blank walls;*

- b) integrating roof top design and function with the surrounding buildings and public spaces. This shall be achieved through:
- i) integrating roof design with the building architecture;
 - ii) designing the tower top of tall buildings so that they are a recognizable landmark that contributes to an iconic and distinctive skyline;
 - iii) ensuring that roof top mechanical equipment, as well as stair and elevator towers, are sized and located so that they are screened from view from the street;
 - iv) developing rooftop terraces, gardens, and associated landscape areas for private amenity areas, climate enhancement and for storm water management; and,
 - v) incorporating best practices and appropriate technology to reduce energy consumption and improve air quality.
- 6.1.4.26 All development shall be oriented toward the surrounding streets and shall include direct pedestrian access, including barrier free access from grade level, to the principle entrances.
- 6.1.4.27 All development shall be built close to the street line. Additional setbacks may be permitted, based on the locational context, to protect significant views, to protect cultural heritage resources, to accommodate pedestrian amenities such as street plantings and enhanced landscaping, wider sidewalks, open space, outdoor cafés, seating areas, transit shelters, bicycle parking, and other public amenities.
- 6.1.4.28 All development shall:
- a) be massed to frame streets in a way that respects and supports the adjacent street proportions;
 - b) be compatible with the context of the surrounding neighbourhood;
 - c) contribute to high quality spaces within the surrounding public realm; and,
 - d) provide high quality spaces within the buildings themselves.
- 6.1.4.29 Residential development shall provide amenity space within new developments in the form of private or semi-private parkettes, rooftop gardens or internalized open spaces within courtyard areas created by new buildings.
- 6.1.4.30 Development shall incorporate high quality durable building materials for aesthetics, fire suppression, and energy efficiency.
- Transition in Scale**
- 6.1.4.31 Development shall provide built form transition in scale through a variety of design methods including angular planes, location and orientation of the building, and the use of setbacks and stepbacks of building mass.
- 6.1.4.32 Transition between development, and adjacent streets, parks or open spaces shall ensure access to sunlight and sky view.
- 6.1.4.33 Development shall be required to provide transition in scale, within the development site, as a result of any of the following:
- a) the development is of greater intensity and scale than the adjacent existing scale, or where appropriate, the planned built form context;
 - b) the development is adjacent to a cultural heritage resource or a cultural heritage landscape; or,
 - c) the development is adjacent to existing or planned parks, or open spaces.
- 6.1.4.34 Development shall, to the satisfaction of the City, through building massing and orientation, minimize shadows on public sidewalks, parks, public and private open spaces, school yards and buildings, childcare centres, playgrounds, sitting areas, patios and other similar amenities.
- 6.1.4.35 Proposed development shall allow for a minimum of 3 hours of sun coverage per day as measured on March 21st to September 21st on public sidewalks on the opposite side of the street, and public and private outdoor amenity areas such as patios, sitting areas, and other similar areas. (OPA 239)
- 6.1.4.36 Proposed development shall allow for a minimum of 50% cumulative sun coverage as measured on March 21st to September 21st on public plazas, existing and planned parks, and open spaces, school yards, and playgrounds.
- 6.1.4.37 Downtown Hamilton contains a number of primary gathering spaces where civic life occurs. The quality, image, and amenity of these spaces strongly affect how people perceive the Downtown. Notwithstanding Policy B.6.1.4.35 and Policy B.6.1.4.36, development shall not cast any net new shadow between 10:00 a.m. and 4:00 p.m. as measured from March 21st to September 21st on the following parks, squares, plazas and open spaces areas that serve as Downtown's key civic gathering spaces:
- a) Gore Park;
- 6.1.4.38 Buildings shall be sited, massed and designed to reduce and mitigate wind impacts on the public realm, including streets, sidewalks, parks, and open spaces. Pedestrian wind levels shall be suitable for the intended use of the space. Higher standards may be required for development adjacent to parks and open spaces, and along Pedestrian Focus Streets.
- Parking**
- 6.1.4.40 There shall be no vehicular surface parking along the street frontage.
- 6.1.4.41 Above-ground vehicular parking shall be fronted by permitted uses other than parking at street level and upper storeys shall be screened from view from the street.
- 6.1.4.47 Development shall be encouraged to provide for autonomous vehicle parking and shared vehicles.
- The subject lands are identified as a Pedestrian Focus Street and are subject to the following additional policies:
- Pedestrian Focus Streets**
- 6.1.6.2 A portion of the lands designated Downtown Mixed Use are also identified as Pedestrian Focus Streets on Map B.6.1.1 – Downtown Hamilton Secondary Plan - Land Use Plan. In

addition to Section E.4.3 – Pedestrian Focus Streets of Volume 1, the following policies shall apply to areas identified as Pedestrian Focus Streets:

- a) the vision for Pedestrian Focus Streets is to complete the streetwall and provide an uninterrupted building line at the street level through compatible development and infill development along the corridor;
- b) notwithstanding Policy E.4.3.4 f) of Volume 1, all development shall be a minimum height of three storeys;
- c) the height of new buildings and additions shall be consistent with the traditional streetwall height at the street line;
- d) taller building masses shall be sufficiently stepped back from the street to avoid interference with the perceived massing of the street as primarily a low to mid-rise corridor;
- e) the articulation of façades shall retain a similar rhythm and scale to the street front shops in its surroundings;
- f) the articulation of the façade of new buildings shall reflect or complement the traditional patterns of fenestration in adjacent buildings;
- g) limited articulation of the front façades may be permitted in order to create sheltered areas at ground level or to allow for the incorporation of architectural design elements and access to significant views, provided that the sense of enclosure is maintained and that the articulation does not detract from the retention of the traditional building line;
- h) the ground floor frontage shall be clearly articulated in the massing of the façade, substantially glazed, with generous floor-to-floor heights and designed to accommodate signage;
- i) where possible, buildings shall be constructed to the side lot line in order to maintain the sense of enclosure and avoid gaps in the streetscape; and,
- j) to maintain the architecture and heritage character of the Gore, between James Street and Catharine Street,

traditional materials of stone, wood and brick shall be used; other materials may be allowed provided that they are visually harmonious with adjacent buildings in accordance with the Heritage Character Design Guidelines.

Development in the secondary plan area must protect cultural heritage resources and contribute to the character of the Downtown, as guided by the following policies:

6.1.10 Urban Design Policies

6.1.10.1 Development in The Downtown Hamilton Secondary Plan supports a high standard of urban design through an emphasis on protecting and conserving built heritage resources and cultural heritage landscapes and the adoption of defined standards for the design of new buildings and structures.

6.1.10.4 The Niagara Escarpment is part of Hamilton's unique identity and contributes significantly to the character of the Downtown. Significant views to this natural feature shall be protected.

6.1.11 Cultural Heritage Resource Policies

- b) cultural heritage landscapes shall be protected by retaining major characteristics through the review of Planning Act applications. The Downtown cultural heritage landscapes are identified on Appendix B-1 – Downtown Hamilton Secondary Plan – Cultural Heritage Landscapes;
- d) conservation of existing cultural heritage resources shall be a priority in all development. New development shall be compatible with on-site and adjacent cultural heritage resources. Adaptive re-use will be given priority for all built heritage resources;

3.3 TALL BUILDINGS GUIDELINES

The DHSP identifies tall buildings as those greater than 12 storeys in height, which are subject to the City's Tall Buildings Guidelines. The proposed development is a maximum of 12 storeys and is not considered a tall building. However, the Tall Buildings Guidelines are

informative and have been reviewed and considered in the proposed design.

2.4 The Gore

As Downtown Hamilton's primary open space, the Gore requires special attention. The blocks surrounding the Gore already include some tall buildings, but also include 'gaps' that will likely be developed over time. Identifying the appropriate heights for new buildings around the Gore will be a critical task. New development shall meet the following design priorities:

- a. Buildings should retain the traditional building line; limited façade articulation may be permitted to allow for sheltered areas and patios at ground level;
- b. New buildings shall align to the side lot line to avoid gaps in the streetwall;
- c. New buildings shall have streetwall heights consistent with the traditional streetwall height of three to six storeys;
- d. Storeys beyond the traditional street wall height may be allowed if sufficiently set back so that no new net shadows on the park or wind impacts result from them;
- e. Traditional materials of stone, wood, and brick shall be used; other materials may be allowed provided that they are visually harmonious with adjacent buildings;
- f. The articulation of the façade of new buildings shall reflect or complement the traditional patterns of fenestration in adjacent buildings;
- g. All buildings shall incorporate ground level pedestrian access; access for] loading shall occur at the rear; and,
- h. The ground floor frontage shall be strongly connected to the street and designed to accommodate signage that will respect the architectural integrity of the building.

3.1 Heritage Conservation

The cultural heritage mapping in the Downtown Hamilton Secondary Plan identifies elements of designated heritage significance.

Additionally, the Downtown Built Heritage Inventory (completed in 2014) identifies a long list of heritage properties including recommended, registered and designated buildings, many of them within the study area (refer to Section 2.5 of the Tall Buildings Study). In addition to the properties already identified in these documents, the maintenance or adaption of any existing building element of architectural value that could reinforce the history and character of the property is highly encouraged. New development shall meet the following design principles:

- a. Conservation and retention of existing cultural heritage resources should be a priority;
- b. Building bases should respect the grain and scale of the surrounding historic fabric;
- c. When an existing building is adapted/incorporated into the base of a tall building, the size and shape of the original window openings and entrances should be maintained;
- d. Symmetry features of original design and construction should be maintained;
- e. Vertical and/or horizontal demarcation devices should be maintained where possible;
- f. New buildings should demonstrate similar proportions and massing of adjacent heritage structures and continue the rhythm of the traditional street façade; further, the streetscape rhythm may be maintained and defined by respecting the existing historic vertical fabric, horizontal bays and materiality;
- g. Tall buildings should not visually impede the setting or view of listed/ designated heritage buildings, including the concentration of heritage buildings around the Gore; and,
- h. Modern approaches to building design are a suitable option as long as they respect and enhance the existing historic character of adjacent buildings.

4.2 Site Organization & Building Base

4.2.1 Building Base Placement & Setbacks

Tall building bases should complement the existing street wall height and character. Strategic setbacks are permitted for building entrances, covered walkways or to create architectural interest.

4.2.2 Building Base Height & Scale

Building bases should fit harmoniously within the existing street and neighbourhood context, by respecting the scale and proportions of adjacent uses, including existing streets, parks and open spaces.

4.2.3 Building Entrances

Primary building entrances should front onto public streets, should be clearly visible and accessible from adjacent sidewalks. Entrance features are a focal point in a building's façade and should be prominent to distinguish its relation to the rest of the building while complementing the overall building articulation.

4.2.4 Façade Articulation

Building bases should be articulated with high-quality design elements and materials that fit the surrounding character area and neighbouring buildings as well as enhance the public realm. Building façades should be complementary to the overall design of the building.

4.2.5 Public – Private Transitions

Transition between the building base and surrounding sidewalks and streets should reflect the nature of the building's grade level uses. Appropriate setbacks and landscape treatment should be provided in order to create a smooth transition between the public and private realms.

4.2.6 Site Servicing, Access & Parking

Site servicing, loading, utilities, and parking should be located underground to minimize the visual and functional impact on the public realm, where feasible. Access to servicing and parking should be provided from the rear of the building, ideally from a lane or a shared driveway

4.2.7 Publicly Accessible Open Spaces

Publicly Accessible Open Spaces are spaces that are privately owned and maintained, but are accessible to the general public. They include open spaces such as forecourts, landscape setbacks, plazas, courtyards, urban gardens, green roofs and walkways. These spaces are encouraged within tall building sites in order to complement and strengthen Hamilton's existing open space network.

4.2.8 Private Open Spaces

A range of shared and private outdoor amenity spaces should be provided throughout tall building sites at the ground, middle and top levels such as front yards, courtyards, terraces and accessible green roofs. Private open spaces should be designed to be safe, comfortable and accessible for all users, accommodate use throughout the year.

4.2.9 Materials & Detailing

The selection of building materials may have a great impact on the overall expression of both individual buildings and of a neighbourhood as a whole. Therefore, all materials shall be selected based on the following criteria: heritage character, aesthetics, durability, energy efficiency, low environmental impact, and its overall quality.

4.3 Building Tower

4.3.1 Tower Floorplate Size & Shape

The size and shape of the tower floorplate relates to the height and placement of the tower in relation to site metrics including dimensions, required setbacks, stepbacks and separation distances. Tower floorplates should be limited to 750 square metres per floor as a best practice to limit shadow and facilitate views.

4.3.2 Placement, Stepbacks & Separation Distances

Tall building towers should be sited to minimize shadow and adverse wind impacts on adjacent properties and public spaces.

Tall building towers should also be sited to provide sufficient privacy between the building and adjacent properties.

4.3.3 Orientation & Articulation

Tower massing should be articulated to promote design excellence, improve energy efficiency and mitigate adverse wind and shadow effects.

5.0 Public Realm Interface

5.1 Streetscape & Landscape Design

High quality design and implementation of streetscape and landscape between and adjacent to tall buildings should be provided to support a vibrant public realm.

5.2 Sidewalk Zone

Adequate space should be provided between the building façade and street curbs in order to ensure the safety and comfort of pedestrians, as well as accommodate streetscape improvements and encourage grade related activities.

5.3 Pedestrian Weather Protection & Wind Effects

Tall buildings should minimize adverse wind effects on adjacent streets, parks and open spaces, as well as at building entrances and outdoor amenity areas.

3.4 HAMILTON BY-LAW NO. 18-321

18-22 and 24-28 King Street East were designated under Part IV of the Ontario Heritage Act through By-law No. 18-321 in 2013. The by-law sets out statements of cultural heritage value and descriptions of heritage attributes. Although the properties have collapsed and subsequently demolished, they are still protected by their designation by-law, which has informed the proposed design.

The by-law notes the following heritage attributes for the properties at 18-22 King Street East:

- All stone blocks, coursing, quoins and voussoirs on the second and third levels of the front façades;

- All window surrounds, sills and hood mouldings on the second and third levels of the front façades;
- The stone cornices and parapet walls of both buildings;
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level; and,
- The gable roof and dormers of 18-20 King Street East.

The by-law notes the following heritage attributes for 24 King Street East:

- The brick façade of the third and fourth levels of the front façade;
- The window openings and stone sills on the third and fourth levels of the front façade;
- The cornice and stone end brackets;
- All surviving original brick and stone materials and features remaining under the existing storefront cladding and signage on the ground and second levels; and,
- The parapet walls.

The by-law notes the following heritage attributes for 28 King Street East:

- All stone masonry walls and pilasters on the second, third and fourth levels of the front façade;
- All window openings and sills on the second, third and fourth levels of the front façade;
- The original two-over-two wood window sashes and frames in the third and fourth level window openings;
- The wood framed picture windows and leaded transoms in the second level window openings;
- The projecting stone horizontal mouldings between the second and third levels and the third and fourth levels;
- The cornice and parapet walls;

- A stone pilaster at the northeast corner of the ground level; and,
- All surviving original stone materials and features remaining under the existing storefront cladding and signage on the ground level.

The CHIA (WSP, 2026) provides options for addressing the former heritage character of these properties such as public commemoration and interpretation, and integration of salvaged materials where feasible.

3.5 ZONING BY-LAW NO. 05-200

The subject lands are delineated as a Heritage Character Zone on Figure 2 of Schedule "F" – Special Figures of Zoning By-law No. 05-200. As such, Section 6.0 e) of the General Downtown Provisions apply to the proposed development:

e) For the lots delineated as a Heritage Character Zone on Figure 2 of Schedule "F" – Special Figures, where construction and/or alteration to the façade of a building are proposed, the following regulations shall also apply:

- A minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows and doors. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;*
- A minimum of 25% and a maximum of 40% of the façade of the second and third storeys shall be composed of windows. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;*

- iii) *The ground floor storey shall be no less than 3.6 metres in height and no greater than 4.5 metres in height. The second and third storeys shall each be no less than 3.0 metres in height and no greater than 4.0 metres in height; and,*
- iv) *Exterior building cladding for the first three storeys, except decorative architectural features (such as window and door frames, sills, lintels, surrounds, and cornices), shall be of either one or a combination of no more than two of the following materials:*
- 1. Brick;*
 - 2. Concrete panels;*
 - 3. Stone block, stone veneer or artificial stone;*
 - 4. Stucco; or,*
 - 5. Metal and metal panels, excluding aluminium siding or any metal variant thereof.*

4.0 PROPOSED SITE & BUILDING DESIGN

Site and building design are informed by the City's Site Plan Guidelines, which outline design preferences and expectations for site and building development. The general design goal for new development is to create a sense of place, promote environmental sustainability and ensure a high quality of life through the built environment.

The following sections will outline the constraints and opportunities that have contributed to the design and describe the proposed site and building design through the categories of the City's Site Plan Guidelines.

4.1 DESIGN CONSTRAINTS AND OPPORTUNITIES

The subject lands are located within one of Hamilton's most significant civic and heritage areas immediately adjacent to Gore Park, resulting in several urban design considerations that have influenced the proposed development. The design must respond to the surrounding heritage resources and cultural heritage landscape, reinforcing the established character of King Street East. The constrained downtown site limits opportunities for servicing, loading and vehicular access, requiring careful organization of site functions.

Additional design considerations include minimizing shadow and wind impacts on the public space, reinforcing the streetwall, maintaining views of the Niagara Escarpment, and ensuring the building massing, materials and architectural design are compatible with the surrounding built form. These constraints have informed the overall design of the proposal and contribute to a development that integrates sensitively within the Downtown Hamilton context.

4.2 PROPOSED DEVELOPMENT

The proposed development consists of a new 12-storey mixed-use building with a maximum height of 43.94 m (Figure 8). The building is proposed to contain 524.78 m² of commercial space at grade, activating the public realm along King Street East, with 159 residential units above. The new building is designed with a five-storey podium that establishes a strong streetwall condition, while stepbacks at the sixth, eleventh, and twelfth storeys reduce the perceived building mass and provide a more comfortable pedestrian-scale environment. The proposal also includes the adaptive reuse of the existing 10-storey commercial building at 4 Hughson Street South. A sensitively designed two-storey addition will be incorporated above the existing structure, resulting in a total building height of 12 storeys.

Parking for the development will be provided through a combination of one level of underground parking and five integrated above-grade parking levels, accommodating a total of 130 parking spaces. Of these, five spaces located at grade will serve the commercial uses, and an additional six spaces will be reserved for visitors. The remaining 119 spaces will be dedicated to residents. Vehicular access to the parking structure will be provided from the rear laneway accessed via James Street South, minimizing conflicts with the primary pedestrian frontages.

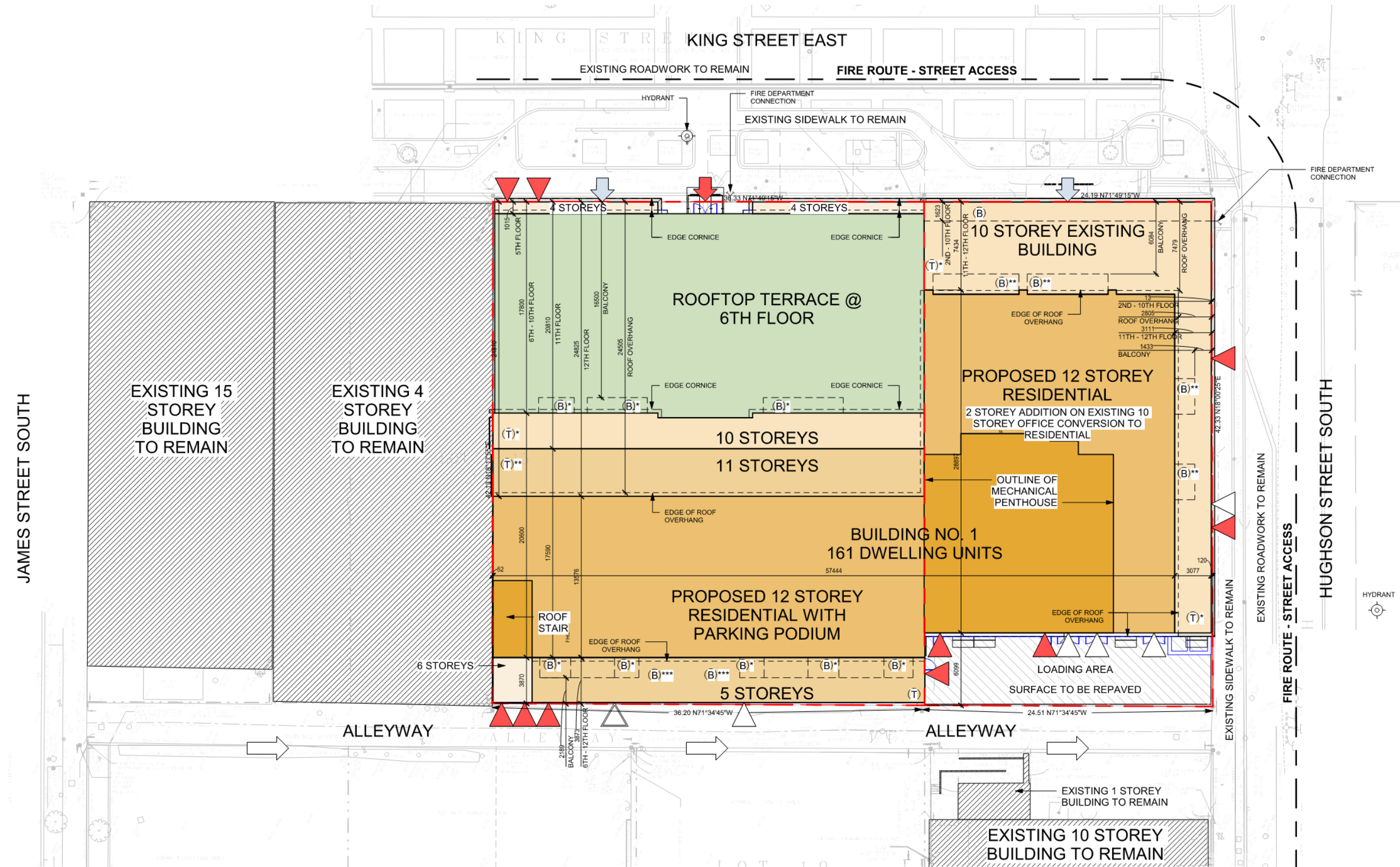
The residential component will provide a diverse range of housing options, including 13 studio units (8%), 37 one-bedroom units (23%), 84 two-bedroom units (53%), and 25 three-bedroom units (16%). This unit mix supports a broad spectrum of household types, including individuals, couples, and families.

Additional resident amenities include 40 storage lockers and a total of 73 bicycle parking spaces. Bicycle parking will comprise 65 long-term

spaces for residents and eight short-term spaces for visitors and commercial patrons, supporting active transportation and providing convenient cycling facilities for building users.

A variety of architectural features and façade articulation is proposed to reduce the perceived building mass and provide an appropriate transition within the surrounding downtown context. A contemporary architectural design and high quality building materials are proposed to complement the surrounding built form and heritage character, while contributing to the continued revitalization of Downtown Hamilton.

Figure 8: Site Plan



4.3 SITE DESIGN

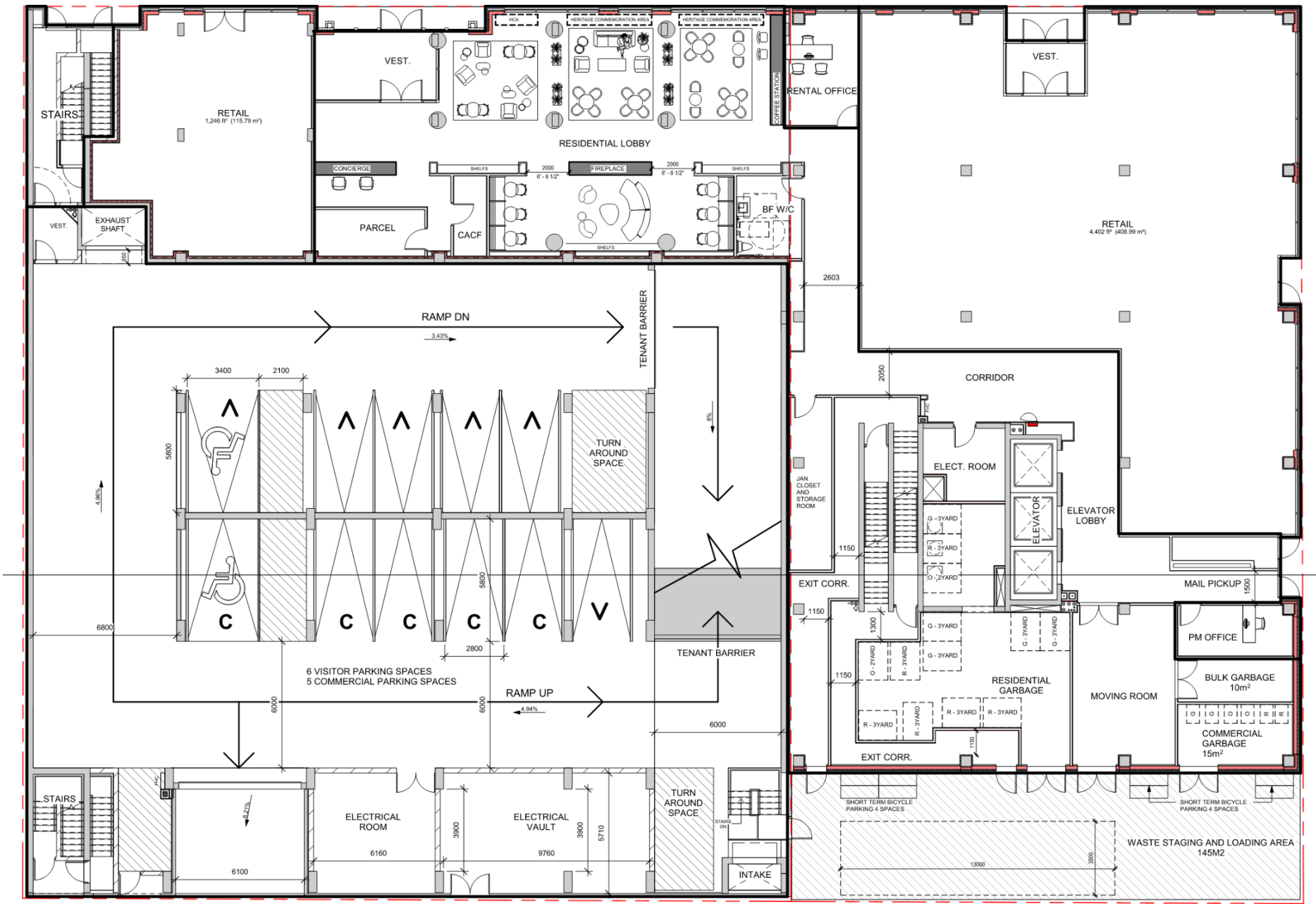
4.3.1 Site Circulation

The proposed building fronts onto King Street East, completing the streetwall and establishing a strong relationship with the public realm. The principal residential entrance is located along the King Street East frontage and provides direct access from the existing sidewalk, creating a convenient and accessible entrance for residents and visitors. Two commercial retail units are also located at grade, each with individual entrances facing King Street East (Figure 9). These entrances contribute to an active streetscape by encouraging pedestrian activity and strengthening the relationship between the building and the public realm. Additional residential entrances and exits are provided from Hughson and the rear alleyway to improve circulation and accessibility while supporting the day-to-day function of the development.

The rear alleyway will continue to operate as a one-way vehicular connection between James Street South and Hughson Street South. Access to the parking structure will be provided from the alleyway through a single vehicular entrance. The ground-floor level of the parking structure will accommodate parking for commercial patrons and visitors, while access to the underground level and the upper four parking levels will be restricted to residents through controlled access barriers.

Overall, the building layout has been designed to prioritize pedestrian movement, provide convenient access for both residential and commercial users, and contribute to an active and engaging street environment.

Figure 9: Ground Floor Plan



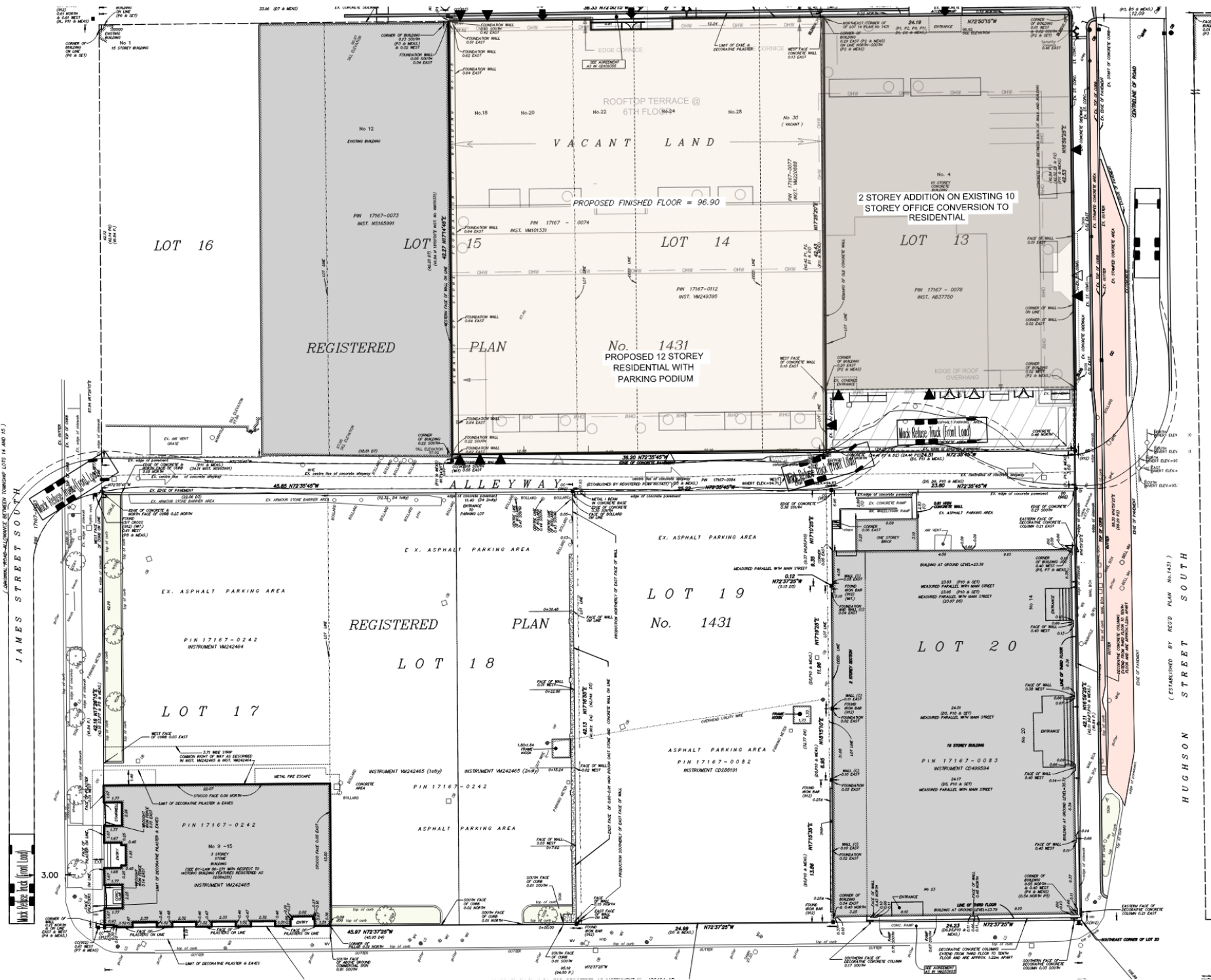
4.3.2 Loading, Storage and Utility Areas

A loading and waste collection area is proposed at the rear of the subject lands and will be accessed from the existing publicly assumed alleyway (Figure 10). Loading and waste collection vehicles will enter the alleyway from James Street North and travel east toward the building, where the waste staging and loading area is located. Vehicles will then continue through the alleyway and exit onto Hughson Street South. Locating these servicing functions at the rear of the building minimizes conflicts with pedestrian activity along King Street East and allows loading and garbage collection to occur away from the public realm while maintaining efficient access to the site.

4.3.3 Landscaping and Amenities

Due to the urban nature of the subject lands, opportunities for at-grade landscaping are limited. The proposed landscape design focuses on enhancing the public realm while making efficient use of the available space. Along the King Street East frontage, the existing streetscape will be maintained and enhanced through the continuation of boulevard tree planting, contributing to the established character of the street and providing an attractive pedestrian environment. While limited at grade, landscaping can be incorporated in outdoor amenity areas throughout the building. An exterior outdoor amenity area with a swimming pool is proposed on the sixth floor, with additional outdoor amenity area proposed on the twelfth floor rooftop.

Figure 10: Vehicle Plan



4.4 BUILDING DESIGN

4.4.1 Location and Orientation

The proposed building is located on the south leg of King Street East at the intersection with Hughson Street South. The primary façade is oriented toward King Street East overlooking Gore Park, reinforcing the established streetwall condition and maintaining an active pedestrian-oriented frontage. The primary pedestrian entrance is directly aligned with the Gore Park fountain, enhancing visual connectivity and strengthening the building's relationship with this important historic civic feature and the surrounding public realm (Figure 11).

Figure 11: Rendering 1



4.4.2 Height and Massing

The proposed development has been designed with distinct building elevations that create a clear building hierarchy. A deliberate massing strategy is implemented to maintain a comfortable pedestrian experience along the south leg of King Street East and within Gore Park.

A five-storey podium will align with the established streetwall along King Street East, repairing the gap created by the loss of the former heritage buildings and reinforcing the sense of place around Gore Park (Figure 12). The podium provides a strong street-oriented presence with an active commercial frontage that complements the surrounding downtown environment.

Above the podium, the building mass is significantly recessed with a 17.8 m stepback at the sixth floor (Figure 15). Additional, smaller setbacks are proposed at the eleventh and twelfth storeys. These setbacks ensure that the upper storeys are visually subordinate to the podium when viewed from the public realm, reducing the perceived height and mass of the building and maintaining a prominent streetwall. This layered massing approach creates a comfortable transition between the pedestrian environment and the taller elements of the building.

Figure 12: North Elevation



Figure 14: East Elevation

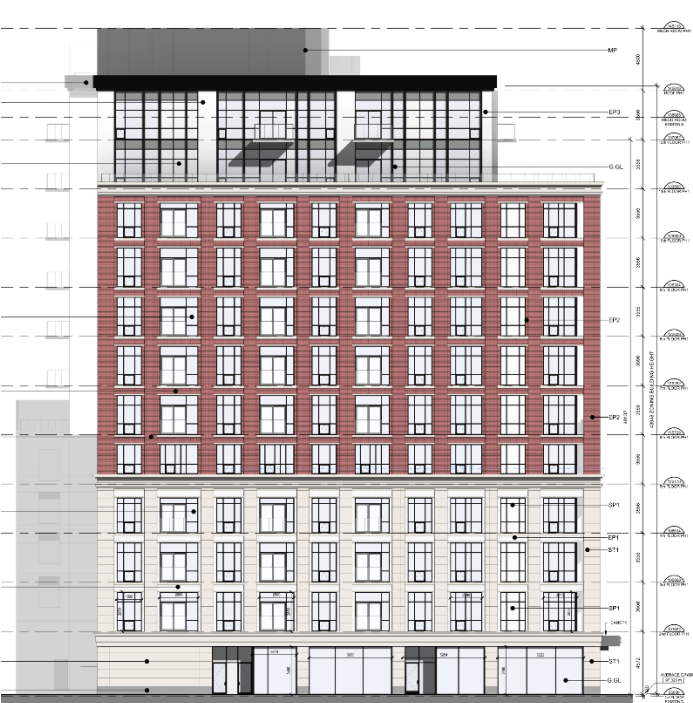


Figure 13: South Elevation

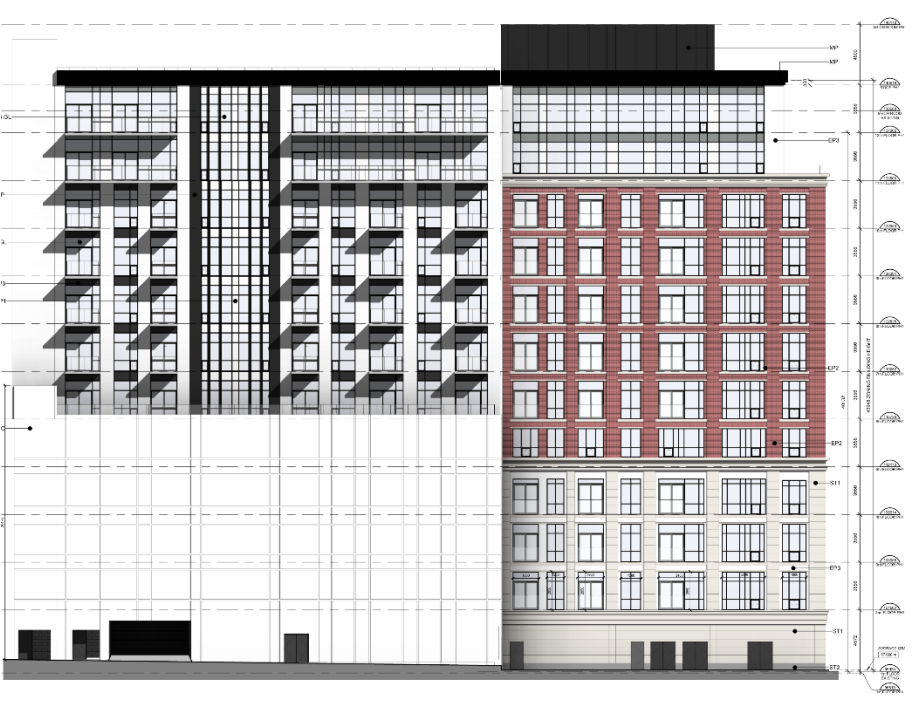
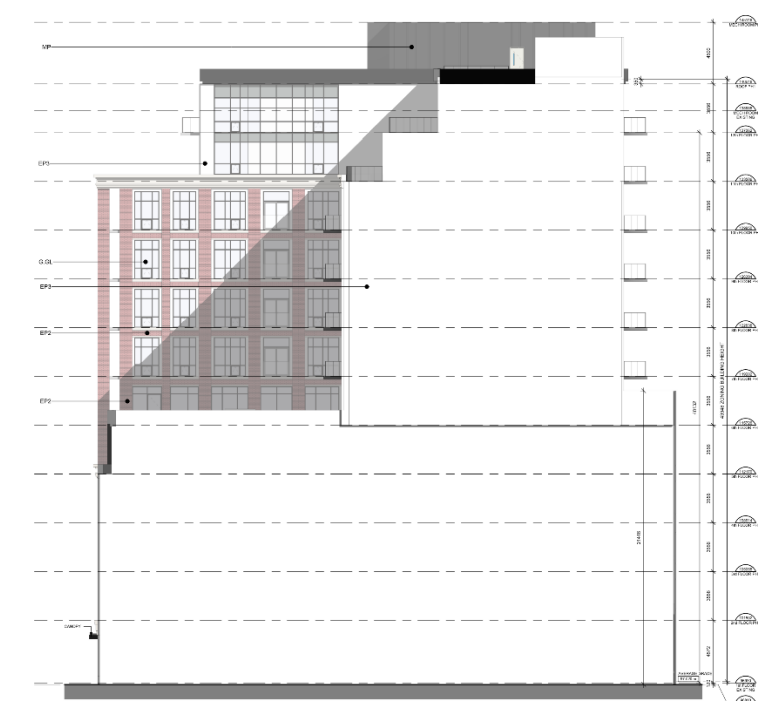


Figure 15: West Elevation



4.4.3 Architectural Expression

The architectural expression of the proposed development is intended to unify the adaptive reuse of 4 Hughson Street South with the new construction while reflecting the historic fine-grain character of the downtown core through a contemporary design approach. A cohesive architectural language is established across the site through coordinated materials, complementary proportions, and a clear hierarchy of façade elements. As part of the redevelopment, the existing 4 Hughson building will be re-clad so that it reads as an integrated component of the overall composition.

A defining architectural feature of the development is the central vertical element that visually divides the new construction into two halves. This element extends continuously from grade to the uppermost storey and is composed primarily of glazing and spandrel panels framed by black metal panels on either side (Figure 16). The principal entrance is located within this glazed feature and is intentionally aligned with the Gore Park fountain, establishing a strong visual relationship between the building and the public realm. The material palette of this feature is symbolic of the fountain itself, with the black metal panels reflecting the cast iron fountain structure and the extensive glazing and light-coloured panels evoking the appearance of water. This architectural gesture contributes to the building's identity while reinforcing its civic presence in the Gore.

At grade, the building presents a highly transparent and pedestrian-oriented frontage. The façade is primarily clad in beige natural stone-textured material with floor-to-ceiling glazing incorporated across the frontage, creating an active interface with the public realm (Figure 16). The ground floor is topped by a tiered stone cornice that provides visual richness and establishes a strong horizontal datum along the street.

Figure 16: Rendering 2



The second through fourth storeys continue the podium expression and draw inspiration from the traditional scale and materiality of the surrounding downtown context. The retained 4 Hughson building and left-hand portion of the new building are clad in a combination of beige stone and white brick materials, which wraps around the building to the Hughson Street South façade (Figure 17). The eastern portion of the new building transitions to red brick. A beige stone cornice spans the top of the fourth storey, providing a distinct horizontal element that unifies the podium composition while differing from the ground-floor cornice to introduce architectural variety. The change in materiality across the second through fourth storey façade visually integrates the existing building with the new development and references the historic rhythm of multiple smaller buildings that previously characterized the site.

The fifth floor of the new building adopts a deliberately more restrained architectural expression, utilizing simple white panel cladding and glazing. This transition floor allows the more richly articulated lower storeys to remain visually prominent, maintaining emphasis on the portion of the building most closely aligned with the historic three- and four-storey streetwall character of the area. A continuous black metal band spans the upper portion of the fifth floor, clearly delineating the podium from the tower elements above.

The upper floors of the retained building further reinforce its integration with the new building. The fifth through tenth storeys will be re-clad in the same red brick material used on the right-hand portion of the podium, creating a visual connection across the broader elevation and helping to tie the existing and new components together. This treatment continues on the Hughson Street South façade.

The sixth through tenth storeys of the new building are recessed from the podium and continue the simplified architectural language introduced at the fifth floor. These levels are characterized by white panel cladding, grey spandrel panels, and substantial glazing,

Figure 17: Rendering 3



resulting in a lighter appearance that reduces the perceived mass of the upper building components. A decorative cornice extending across the entirety of the tenth storey further contributes to the overall hierarchy of the façade and visually unifies the development.

The top two storeys span the width of the existing and new buildings and continue the contemporary and lightweight expression through

the use of white panels, grey spandrels, and extensive glazing. The upper levels employ a consistent material palette and architectural language, providing a cohesive architectural conclusion to the development. This approach allows the proposal to respect the site's historic context while expressing a contemporary architectural identity appropriate to its prominent downtown location.

5.0 DESIGN ANALYSIS

5.2 VISUAL IMPACT ASSESSMENT

A Visual Impact Assessment (VIA) was prepared by Landwise (2026) in accordance with the City of Hamilton's Visual Impact Assessment guidelines to evaluate the potential effects of the proposed 12-storey mixed-use building on public views of the Niagara Escarpment from the King Street East corridor.

The VIA focused on two key public viewpoints requested by the City of Hamilton: the intersections of King Street East with James Street South and Hughson Street South. Using three-dimensional modelling and visual simulations, the assessment compared existing conditions with the proposed development.

The assessment concluded that the proposed development will not adversely affect significant public views of the Niagara Escarpment. The visual simulations demonstrate that views of the escarpment remain substantially unchanged from both observation points and that the proposed building does not obstruct or diminish identified viewsheds.

5.1 CULTURAL HERITAGE IMPACT ASSESSMENT

A Cultural Heritage Impact Assessment (CHIA) was prepared by WSP Canada Inc. in support of the proposed Gore Park Residences development at 18-22, 24-28, and 30 King Street East and 4 Hughson Street South in downtown Hamilton. The site is located within the King Street East Cultural Heritage Landscape (CHL), adjacent to the Gore Park CHL, and within the Beasley Historic Neighbourhood, surrounded by numerous designated and listed heritage properties.

The CHIA acknowledges that the former heritage buildings on 18-22 and 24-28 King Street East, including the Kerr, Smith-Thomas, Skinner,

and Glasco Buildings, were lost following the November 2025 collapse and subsequent demolition. The former Gourlay-Bickle Building at 30 King Street East had previously been demolished in 2011. As a result, conservation through retention or restoration of these former heritage resources is no longer feasible. The existing 10-storey HSBC Building at 4 Hughson Street South remains intact and is proposed to be retained and adaptively reused as part of the redevelopment.

The CHIA concludes that the proposal represents an opportunity to re-establish the historic streetwall along King Street East, repair a significant gap in the urban fabric created by the loss of the former heritage buildings, and reinforce the pedestrian-oriented character of the Gore Park area.

The assessment identified potential direct impacts to the retained building at 4 Hughson Street South and indirect impacts related to changes in views, context, massing, and the broader heritage setting of Gore Park and the King Street East corridor. However, the CHIA concludes that these impacts can be appropriately mitigated through heritage-responsive design measures. These include a well-defined podium and streetwall condition, active at-grade commercial frontages, compatible masonry materials, façade articulation reflecting the historic lot pattern, upper-storey setbacks, sensitive treatment of the Gore Park interface, and the retention and adaptive reuse of the existing HSBC Building.

The preferred conservation approach focuses on compatible infill development, adaptive reuse, public realm enhancements, integration of salvaged heritage materials, and public commemoration of the demolished heritage resources. To address the loss of the former heritage buildings, the CHIA recommends a comprehensive commemoration strategy, which would incorporate salvaged

architectural elements, interpretive displays, and publicly accessible heritage interpretation within the development and public realm.

The assessment further concludes that the current development design generally satisfies the recommended conservation objectives and design guidance. The proposal is considered supportable from a cultural heritage perspective, provided the recommended mitigation measures, commemoration strategy, and public realm improvements are implemented through detailed design and future development approvals.

Overall, the CHIA concludes that the proposed development will have a positive heritage outcome by restoring the historic streetwall condition along King Street East, retaining and adaptively reusing the existing heritage-listed building at 4 Hughson Street South, commemorating the lost heritage buildings, and enhancing the relationship between the site, Gore Park, and the surrounding downtown heritage context.

5.3 SUN SHADOW STUDY

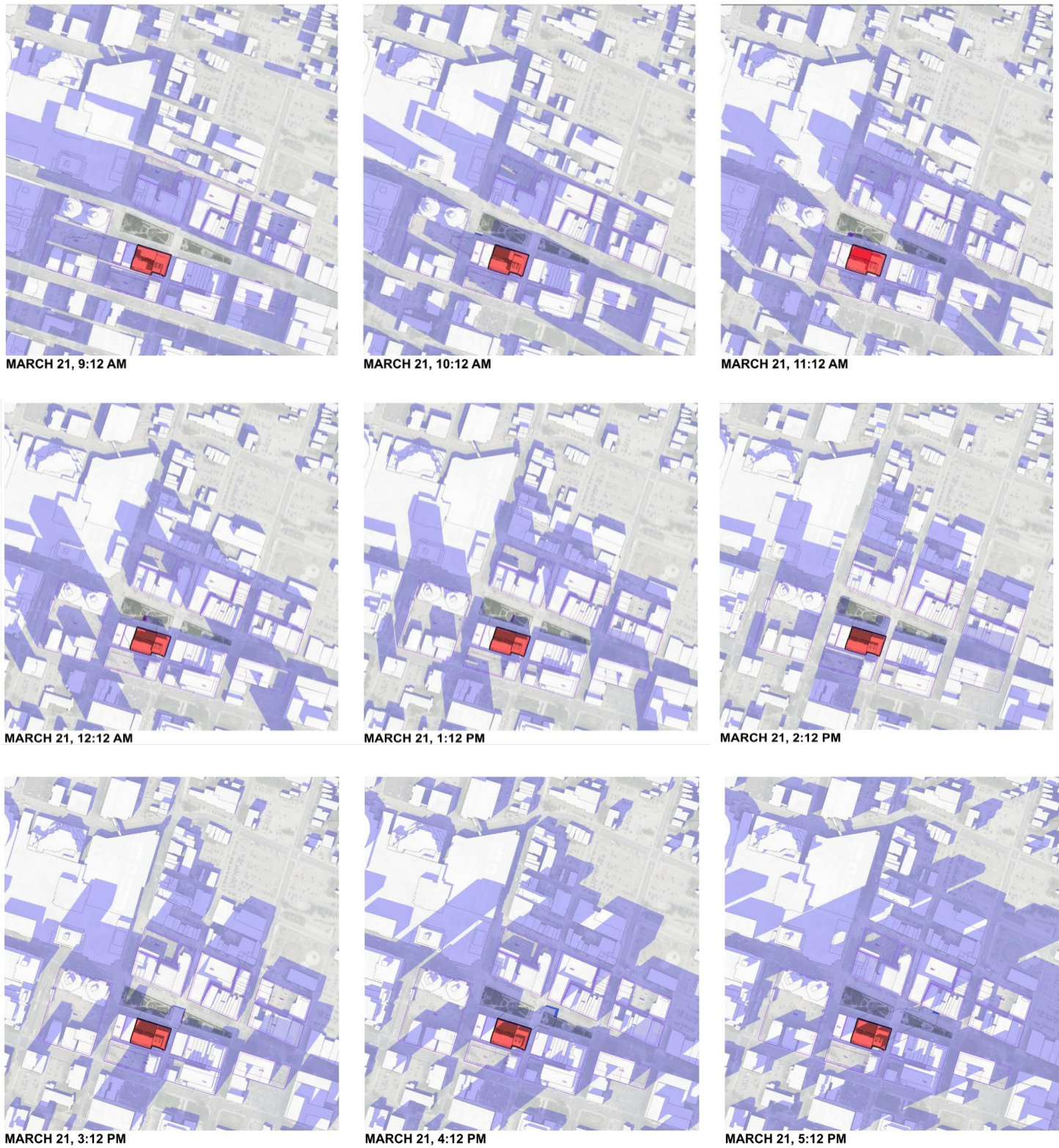
A Sun Shadow Study was prepared by KNYMH Inc. (2026) in accordance with City’s “Sun/Shadow Study – Development Application Guidelines” and the policies of the DHSP to assess the potential shadow impacts of the proposed development. The study evaluated shadow conditions on March 21, June 21, September 21, and December 21 at hourly intervals throughout each day.

The following impact criteria were assessed:

- Proposed development shall allow for a minimum of 3 hours sun coverage per day on March 21 to September 21 on public sidewalks on the opposite side of the street and public and private outdoor amenity areas such as patios, sitting areas, and other similar areas (Per Downtown Hamilton Secondary Plan policy 6.1.4.35)
- Proposed development shall allow for a minimum of 50% cumulative sun coverage as measured on March 21 to September 21 on public plazas, existing and planned parks, and open spaces, school yards, and playgrounds (Per Downtown Hamilton Secondary Plan policy 6.1.4.36)
- No net new shadow on Gore Park between 10am and 4pm as measured on March 21 to Sept 21 (Per Downtown Hamilton Secondary Plan policy 6.1.4.37)

The study found that, outside of Gore Park, the proposed development meets both the minimum three-hour sunlight requirement and the 50% cumulative sunlight coverage criterion. Within Gore Park, minor net new shadowing was observed, affecting a maximum of 1.4% of the park area at 12:12 pm on March 21.

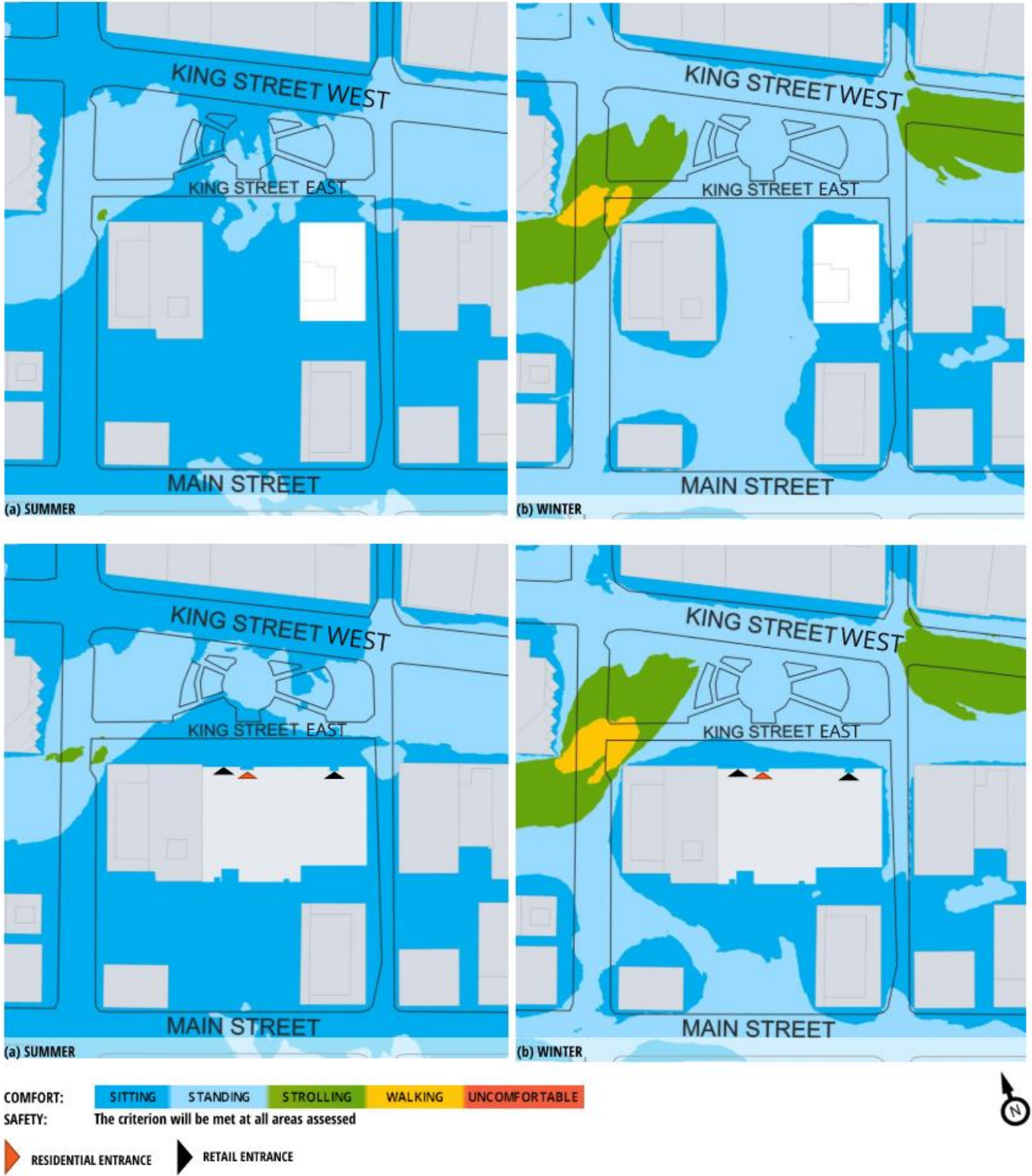
Figure 18: Sun Shadow Study - March 21st (KNYMH Inc)



5.4 PEDESTRIAN WIND COMFORT ASSESSMENT

A Pedestrian Wind Comfort Assessment was prepared by RWDI (2026) to evaluate the potential effects on pedestrian wind conditions at grade and within the proposed sixth-floor outdoor amenity area. The assessment concluded that the proposed development is not expected to result in any adverse wind conditions due to its moderate height, L-shaped building form, podium design, and the wind shielding provided by the surrounding buildings on King Street East. Wind conditions along the adjacent sidewalks, building entrances, and surrounding public realm are expected to remain suitable for their intended pedestrian use throughout the year. The residential and retail entrances are predicted to provide comfortable conditions for sitting and the sixth-floor amenity area is expected to remain comfortable for sitting or standing year-round. The assessment concludes that the pedestrian wind safety criterion will be met in all areas assessed under both the existing and proposed conditions, and no wind mitigations are recommended for the proposed site.

Figure 19: Predicted Wind Conditions in Existing Scenario (Top) and Proposed Scenario (Bottom). (RWDI, 2026)



5.5 OVERALL DESIGN POLICY ANALYSIS

The proposed development represents an appropriate form of intensification within Hamilton's Downtown Urban Growth Centre and has been carefully designed to respond to the site's prominent location adjacent to Gore Park, within a Pedestrian Focus Street, and within a cultural heritage landscape. The proposal balances the objectives of growth, heritage conservation, public realm enhancement, and urban design excellence through a building form that reinforces the established streetscape, supports pedestrian activity, and contributes to the continued revitalization of Downtown Hamilton (UHOP B.3.3; DHSP 6.1.3, 6.1.4, 6.1.6).

A primary objective of both the UHOP and DHSP is the creation of a pedestrian-focused public realm through buildings that define the street edge, provide active frontages, and contribute to a comfortable walking environment. The proposed development achieves this objective through the introduction of ground floor commercial uses, ample storefront glazing, direct pedestrian entrances facing King Street East, and a building form located at the street line. The proposal also repairs a significant gap within the historic King Street East streetscape and reinforces the sense of enclosure envisioned for Pedestrian Focus Streets and the Downtown Mixed Use designation (UHOP 3.3.2.4, 3.3.3.4, E.4.4.10; DHSP 6.1.4.26, 6.1.4.27, 6.1.6.2).

The proposal also demonstrates conformity with policies related to compatibility, built form, and transition. The development has been designed with a clear podium-and-tower hierarchy that reflects the traditional scale of the surrounding streetscape. The five-storey podium establishes a strong street-oriented presence that is consistent with the prevailing streetwall character surrounding Gore Park, while substantial stepbacks at the sixth storey and additional recessions on the upper floors reduce the visual prominence of the upper building mass. This approach ensures the building frames the street, respects

pedestrian-scale proportions, and minimizes the perception of height from the public realm (UHOP 3.3.3.3, 3.3.3.5; DHSP 6.1.4.28, 6.1.4.31 through 6.1.4.33; Tall Building Guidelines 2.4 and 4.2).

The proposed development has also been designed to respect and reinforce the heritage character of the site and surrounding area. The proposal recognizes the significance of the designated heritage buildings formerly occupying the King Street East frontage through a contemporary architectural expression that draws inspiration from the historic fine-grain pattern of Downtown Hamilton. The building incorporates a clearly articulated podium, distinct façade bays, decorative cornices, vertically proportioned windows, masonry materials, and a rhythm that reflects the traditional pattern of multiple storefront buildings. The proposal avoids a false historical recreation while remaining visually compatible with the surrounding heritage context. These design strategies support the objectives of conserving and enhancing Downtown Hamilton's cultural heritage landscapes while ensuring that new development is sympathetic and complementary to nearby heritage resources (UHOP 3.3.2.3, 3.3.2.6; DHSP 6.1.3.1, 6.1.10.1, 6.1.11; Tall Building Guidelines 3.1; By-law 18-321).

The findings of the CHIA (WSP, 2026) further support the overall heritage compatibility of the proposal. The CHIA (WSP, 2026) concludes that the development will re-establish the historic streetwall condition along King Street East, repair a significant interruption in the urban fabric, support the adaptive reuse of the existing building at 4 Hughson Street South, and provide opportunities for public commemoration of the lost heritage resources. The assessment further concludes that potential impacts to surrounding cultural heritage resources can be appropriately mitigated through the proposed massing, materiality, façade articulation, public realm improvements, and heritage interpretation measures. As such, the proposal is considered supportable from a cultural heritage perspective.

The proposed development also satisfies the intent of policies related to views, vistas, and the protection of prominent visual features. The Visual Impact Assessment demonstrates that significant public views toward the Niagara Escarpment from key locations along King Street East will remain substantially unchanged and that the development will not obstruct or diminish identified viewsheds. These findings are consistent with policies that encourage new development to respect prominent views and vistas, reinforce important view corridors, and protect significant views of the Niagara Escarpment as a defining element of Hamilton's identity (UHOP 3.3.2.3(h), 3.3.2.4(h); DHSP 6.1.10.4).

With respect to shadow impacts, the building massing has been carefully organized to minimize effects on adjacent streets and public spaces. The Sun Shadow Study concludes that the proposal satisfies the City's minimum sunlight requirements for public sidewalks and outdoor amenity areas and achieves the required cumulative sunlight coverage standards (DHSP 6.1.4.35 and 6.1.4.36). While nominal net new shadows were identified within Gore Park during limited periods on the equinoxes, the affected area represents less than one percent of the park and is negligible in scale. The overall findings demonstrate that the proposal has been designed to minimize shadow impacts on the public realm, support access to sunlight and sky view, and provide an appropriate transition adjacent to an important civic open space and cultural heritage landscape (UHOP 3.3.3.2, 3.3.3.5(e); DHSP 6.1.4.32, 6.1.4.34, 6.1.4.37).

The Pedestrian Wind Comfort Assessment provides additional confirmation that the development will contribute to a comfortable public realm. The assessment concludes that wind conditions around the building entrances, adjacent sidewalks, and sixth-floor amenity area will remain suitable for their intended uses throughout the year and that the development satisfies applicable pedestrian wind safety criteria without the need for mitigation measures. These findings demonstrate conformity with policies that seek to minimize adverse

wind conditions on streets, parks, and open spaces while creating comfortable environments for pedestrians.

The proposal further advances the City's objectives for safe, comfortable, and accessible public spaces through the provision of a high-quality pedestrian environment and appropriate site organization. Residential and commercial entrances are directly connected to the public sidewalk, vehicular access is located from the rear laneway, and loading, waste collection, and parking functions have been consolidated away from the primary pedestrian frontages. This design approach prioritizes the public realm, reduces pedestrian-vehicle conflicts, and supports active transportation, transit use, and walkability within the downtown core (UHOP 3.3.2.5, E.2.3.1.13 and E.2.3.1.14; DHSP 6.1.4.40 and 6.1.4.41).

Overall, the proposed development successfully implements the urban design requirements for development in Downtown Hamilton. The proposal restores the historic streetwall along Gore Park, supports downtown intensification, enhances the pedestrian environment, provides a compatible transition in massing, protects important public views, minimizes shadow and wind impacts, and responds appropriately to the site's significant cultural heritage context. Through a combination of adaptive reuse, heritage-responsive design, active at-grade uses, and high-quality architectural expression, the development will make a positive contribution to the continued evolution, vitality, and character of Downtown Hamilton.

6.0 CONCLUSION

The proposed development has been designed to respond to the unique context of the subject lands while supporting the continued evolution of Downtown Hamilton. The building reinforces the established streetwall, contributes to an active and pedestrian-oriented public realm, and incorporates a podium and tower form that is compatible with the surrounding built form. Through the use of high quality architectural materials, appropriate massing, stepbacks, and a strong relationship with the public realm, the proposal respects the heritage character of the downtown while introducing a contemporary built form.

The proposed development is consistent with the urban design objectives of the Urban Hamilton Official Plan and the Downtown Hamilton Secondary Plan by supporting residential intensification, transit-oriented development, and an enhanced pedestrian experience within the Downtown Urban Growth Centre. The proposal also recognizes the cultural heritage significance of the site and surrounding area by providing a design that is complementary to the existing heritage context while remaining distinguishable as contemporary architecture.

Overall, the proposed development represents an appropriate form of intensification that contributes to the continued revitalization of Downtown Hamilton. It is expected to enhance the public realm, strengthen the streetscape, and provide new residential and commercial opportunities while respecting the character and function of the surrounding urban environment.

Respectfully Submitted,

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