



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

## Project Data

**Project address** – 193 - 213 King Street West, Hamilton

**Applicant/Agent** – D.V Trillium Group Inc.

### Brief description of the project –

The proposed development is for a 30 storey building with a proposed 6 storey podium and a 24 storey tower for the purposes of a mixed use building. The application is for approximately 110 hotel units and 242 residential units (which is proposed to be a residential tenure at this time).

### Brief description of existing and planned context –

The site is currently used as a parking lot.

The site is bounded by King Street West to the North, Caroline Street South to the West, a commercial parking lot to the east and an existing 32 storey multi residential building at 20 George Street to the South of the site.

The development around the area includes:

- 32 storey multi residential building at south of the site,
- a 7 storey hotel building at the corner of Carloine Street and George Street (Southwest of the site),
- 2 and 3 storey mixed use buildings NorthWest of the intersection of Caroline Street South and King Street West (identified as registered (non-designated); and,
- On the north side of King Street West directly across the subject site is a proposed 13 storey mixed use building (includes a portion of the existing building as part of the development).

### Urban Hamilton Official Plan Designation *(check all that apply):*

Neighbourhoods	District Commercial
Open Space	Arterial Commercial
Institutional	Industrial Land
Utility	Business Park
Downtown Mixed Use Area <b>X</b>	Airport Business Park
Mixed Use – High Density	Shipping & Navigation
Mixed Use – Medium Density	

Secondary Plan – Downtown Mixed-Use Pedestrian Focus **X**

## **Applicable UHOP and/or Secondary Plan Policies:**

### **Volume 1 – UHOP**

#### **Schedule E – “Downtown Urban Growth Centre”**

##### **Schedule E-1 – “Downtown Mixed Use Area”**

- E.2.3.1.2 (Function Downtown Urban Growth Centre)
- E.2.3.1.9 – 2.3.1.12 (Scale along Urban Corridors)
- E.4.4.4 (Permitted uses)
- E.4.4.7 & E.4.4.8 (Density & Height)

##### **Volume 2 – Downtown Hamilton Secondary Plan**

- 6.1.4.18 – 6.1.4.24 High-Rise (Tall) Buildings; and,
- 6.1.6 Permitted uses.

## **Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:**

### **Volume 1 – UHOP**

- E.2.3.1.13 – E.2.3.1.16 (Design in Downtown Urban Growth Centre)
- E.4.4.10 – E.4.4.14 (Design in Downtown Mixed Use Area)
- B.2.4.1.4 (Residential Intensification)
- B.3.3.1.2 – B.3.3.1.6 (Urban Design Goals)
- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)

##### **Volume 2 – Downtown Hamilton Secondary Plan**

- 6.1.3.1 (Respecting Design and Heritage)
- 6.1.4.25 - 6.1.4.30 – (Built Form)
- 6.1.4.31 – 6.1.4.33
- 6.1.4.34 – 6.1.4.36 (Public Realm)
- 6.1.10 (Urban Design Policies)

#### **Tall Building Guidelines**

- 3.2 (Neighbourhood Transition)
- 3.4 (Vibrant Streets)
- 3.5 (Transit Proximity)
- 4.0 (Building Articulation)

## **Applicable Site Plan Guidelines:**

- 2.2 (Built Form, Public Realm and Streetscape)
- 4.4 (Massing and Building Design)

## Zoning By-Law:

### City of Hamilton No. 05-200

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

**Applicable Zoning:** The property is zoned Downtown Mixed Use – Pedestrian Focus (D2, H17, H19, H20). A multiple dwelling and commercial uses are permitted in the (D2) Zone. A maximum building height of 89 metres is permitted as per Schedule F.

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

- A Formal Consultation document was submitted and reviewed for 213 King Street (FC-21-053). The proposal was for a 30 storey mixed-use tower with 6 storeys of above ground parking and 1 level of underground parking, with 162 parking spaces and 268 total units. The proposed development included both indoor and outdoor amenity spaces with retail frontage along King Street West.

#### The identified studies were:

- Survey
- Urban Design Brief
- Site Plan and Building Elevations
- Cultural Heritage Impact Assessment
- Landscape Plan
- Record of Site Condition (RSC)
- Erosion Sediment Control Plan
- Hydrogeological Study
- Grading Plan
- Stormwater Management Report/Plan
- Soils/Geotechnical Study
- Functional Servicing Report
- Noise Impact Study
- Sun/Shadow Study
- Vibration Study
- Wind Study
- Transportation Impact Study
- Visual Impact Assessment
- Watermain Hydraulic Analysis
- Construction Management Plan
- Shoring Plans
- Soring Agreement
- External Works Agreement

- Security Deposit
- Sewer Hydraulic Analysis
- Ground Settlement Study

**2. Positive design elements of proposal:**

- Intensification of an underutilized site;
- Green Roof components as part of the development
- Outdoor and indoor amenity area provided

**3. Staff design concerns regarding proposal:**

- The proposed height of the podium
- The Building Facade on the east side of the building

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

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character? (B.2.1.4 d))
- Does the proposal respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations? (B.2.4.2.2 g))
- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)
- Does the proposal create comfortable pedestrian environments by:
  - Locating principal facades and primary building entrances parallel to and as close to the street as possible;
  - Including ample glazing on ground floors to create visibility to and from the public sidewalk;
  - Including a quality landscape edge along frontages where buildings are set back from the street; and,
  - Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas. (B.3.3.3.5).