## Project Data

<table>
<thead>
<tr>
<th>Project address</th>
<th>193 - 213 King Street West, Hamilton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Agent</td>
<td>D.V Trillium Group Inc.</td>
</tr>
</tbody>
</table>

**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 Caroine 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: 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**  
Town of Dundas No. 3581-86  
City of Hamilton No. 6593  
Town of Flamborough No. 90-145-Z  
City of Stoney Creek No. 3692-92  
Township of Glanbrook No. 464  
Town of Ancaster No. 87-57

**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
   - Shoring Agreement
   - External Works Agreement
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).