



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

## Project Data

**Project address:** 41-61 Wilson Street and 97, 99 and 117 John Street North, Hamilton

**Applicant/Agent:** A.J. Clarke and Associates Inc. on behalf of Hamilton II GP Inc.

### Brief description of the project:

The applicant proposes to construct a mixed use building consisting of three, 30 storey towers above a four to seven storey base building. A total of 908 dwelling units, 1,784 sqm of retail space and 505 parking spaces are proposed.

The subject lands are located within a Design Priority Area (Downtown Urban Growth Centre) and review by the Design Review Panel is required to inform review of Site Plan Control application No. DA-21-097.

### Brief description of existing and planned context:

The subject property is located on the north side of Wilson Street between Hughson Street North and John Street North and currently contains a surface parking lot (41-61 Wilson Street and 99 John Street North), a two and a half storey building (97 John Street North) and a one storey auto repair shop (117 John Street North)

Surrounding land uses include:

North – one and two storey commercial and residential buildings

East – one to three storey commercial and residential buildings and a place of worship

South – surface parking lot and a place of worship

West – one to four storey commercial and residential buildings and a place of worship

The subject lands are located in Downtown Hamilton.

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

Neighbourhoods

Open Space

Institutional

Utility

Downtown Mixed Use Area **X**

Mixed Use – High Density

Mixed Use – Medium Density

District Commercial

Arterial Commercial

Industrial Land

Business Park

Airport Business Park

Shipping and Navigation

Secondary Plan **X** – Downtown

Hamilton Secondary Plan

(Downtown Residential)

## **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 (function and scale of the Downtown Urban Growth Centre)
- E.4.4.1 – E.4.4.3 (function of the Downtown Mixed Use Designation)
- E.4.4.4 – E.4.4.5 (permitted uses)
- E.4.4.7 – E.4.4.8 (scale of the Downtown Mixed Use Designation)

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

#### **Map B.6.1-1: Land Use Plan – “Downtown Residential”**

##### **Map B.6.1-2: Building Heights – “High-rise 2”**

- B.6.1.4.12 – B.6.1.4.15 (Building Heights)
- B.6.1.4.18 – B.6.1.4.24 (High-Rise (Tall) Buildings)
- B.6.1.5 (Downtown Residential Designation)

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

### **Volume 1 – UHOP**

- E.2.3.1.13 – E.2.3.1.15 (design policies for the Downtown Urban Growth Centre)
- E.4.4.10 – E.4.4.15 (design policies for the Downtown Mixed Use Designation)
- B.3.3.1 (urban design goals)
- B.3.3.2.3 – 3.3.2.10 (urban design principles)
- B.3.3.3 (built form)
- B.3.3.9 (access and circulation)

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

- B.6.1.3.1 (Respect Design and Heritage)
- B.6.1.4.25 – B.6.1.4.30 (built form)
- B.6.1.4.31 – B.6.1.4.33 (transition in scale)
- B.6.1.4.34 – B.6.1.4.39 (public realm)
- B.6.1.10 (Urban Design Policies)

## **Applicable Downtown Hamilton Tall Buildings Guidelines**

- 3.1 (Heritage Conservation)
- 3.2 (Neighbourhood Transition)
- 3.4 (Vibrant Streets)
- 4.0 (Building Articulation)
- 5.0 (Public Realm Interface)

## **Applicable Site Plan Guidelines:**

- 2.2 (Built Form, Public Realm, and Streetscape)
- 3.3 (Landscape Design)
- 3.5 (Loading, Storage and Utility Areas)
- 4.2 (Siting Buildings in a Neighbourhood)
- 4.4 (Massing and Building Design)
- 4.5 (Skyline and Rooftops)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

## Zoning By-Law:

City of Hamilton No. 05-200 X	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 subject lands are zoned Downtown Residential (D5, H17, H19, H20) Zone. The D5 Zone permits the proposed mixed use commercial / residential use.

The maximum permitted building height as per Schedule F – Figure 1 of Zoning By-law 05-200 is 88 m.

In addition, the following applies to any building exceeding 44.0 m in height:

- A minimum 3.0 metre step-back shall be required from the building base façade height shown in Schedule “F” – Special Figure 15 (22 m base façade height for Wilson Street and 16 m for Hughson Street North and John Street North).
- A minimum 3.0 metre step-back shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line except any flankage lot line.
- The following additional step-backs shall be required for any portion of the building exceeding 44.0 m in height:
  - Minimum 9.5 metres from a lot line abutting a laneway.
  - Minimum 12.5 m from all side and rear lot lines except any flankage lot line.
  - Minimum 25.0 m between exterior walls of buildings on the same property.

Holding Provision H17 requires the landowner to submit additional studies for any development with a height greater than 44 metres.

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

- A Formal Consultation Waiver was issued for the proposal on June 3, 2021.
- Applicable studies identified include: Sun / Shadow Study, Wind Study, Visual Impact Assessment, Traffic Impact Study, Functional Servicing Report, Archaeological Assessment, Noise Impact Study, Urban Design Report and Cultural Heritage Impact Assessment.
- The required studies will be submitted as conditions of Site Plan approval and Holding Removal.

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

- Does the proposal demonstrate sensitivity toward community identity through an understanding of the character of a place, context, setting in both the public and private realm? (B.3.3.2.3 f))
- Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a))
- Does the proposal conserve and respect the existing built heritage features of the area? (B.3.3.2.3 d))