



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 1842 King Street East, Hamilton

Applicant/Agent – Urban Solutions Planning & Land Development c/o Matt Johnson & Scott Beedie

Brief description of the project – Development consists of four (4), 12-storey multi residential buildings and four (4), 4-storey stacked townhouses containing 10 units each. A total of 1,407 units and 1,688 parking spaces are provided in a three level underground parking garage.

The proposed 1,407 units will establish a net residential density of approximately 525 units per hectare.

Brief description of existing and planned context – The subject property has frontage both King Street East (North) and Lawrence Road (south).

The context of the immediately adjacent lands on King Street East:

- To the west is an existing garden centre, and beyond the garden centre are low density dwellings (1-2 storey in height).
- To the north there are multiple places of worship and a one storey office use.
- To the east are existing 1 storey commercial buildings along King Street East

The context to the east along Rosedale Avenue consist of low density single detached dwellings (1 to 1.5 storeys).

The context of the immediately adjacent lands Lawrence Road

- To the west are existing low rise dwellings (1 to 1.5 storeys).
- To the south there are both low rise single detached dwellings (1.5 to 2 storeys in height) and low to mid rise multiple dwellings (3 to 7 storeys in height).
- To the east are existing low density single detached dwellings (1.5 to 2 storeys in height).

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

| | | |
|----------------------------|-----------------------|---|
| Neighbourhoods X | District Commercial | Secondary Plan (identify Plan and Designation) N/A |
| 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 | | |

Applicable UHOP and/or Secondary Plan Policies:

- E.2.6.2 (Function – Neighbourhoods)
- E.3.2.3 (Function – Neighbourhoods)

- E.3.6.2 (Function – High Density Residential)

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

- E.2.6.7 (Scale – Neighbourhoods)
- E.3.2.4 (Scale and Design)
- E.3.6.6 (Scale – High Density Residential)
- E.3.6.7 (Design – High Density Residential)
- B.2.4.1.4 & B.2.4.2.2 (General Residential Intensification Policies)
- B.3.3.2.3 & B.3.3.2.4 (Urban Design Principles)
- B.3.3.3.2, B.3.3.3.3 & B.3.3.3.5 (Built Form)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 3.2 (site circulation)
- 3.3 (landscape design)
- 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 – Major Institutional (I3) Zone

Applicable Zoning:

1. **Review of Formal Consultation Document (file number, proposal and applicable studies identified):**
 - Formal Consultation (FC-20-129) was discussed at a Development Review Team Meeting on December 16, 2020;
 - The Formal Consultation included two concepts one concept for 216, 3-storey back to back townhouse buildings and the other concept for 1,360 units in four 12-storey multi-residential buildings and four, 3-storey back-to-back townhouse buildings.
 - In support of the proposal, the following studies / reports were requested: Planning Justification Report, Site Plan and Elevation Plan, Urban Design Report, Archaeological Assessment, Landscape Plan, Tree Management Plan, Record of Site Condition, Watermain Hydraulic Analysis, Functional Servicing Report, Noise Impact Study, Sun/Shadow Study, Wind Study, Transportation Impact Study, Transportation Demand Management Options Report, Documentation and Salvage Report, and submission to the Design Review Panel.

- Application for Urban Hamilton Official Plan Amendment (UHOPA-21-009 & ZAC-21-021) were submitted on April 19, 2021:
- In support of these application and in response to the FC Document the following studies / reports were submitted: Architectural Package, Documentation and Salvage Report, Draft Official Plan Amendment, Draft By-law, Planning Justification Report, Functional Servicing Report, Hydraulic Assessment, Noise study, Phase 1 and 2 Environmental Site Assessment, Preliminary Landscape Plan, Public Consultation Strategy, Archaeological Assessment, Sun Shadow Study, Topographic Survey, Traffic Impact Study and Transportation Demand Management Options Report, Tree Protection Plan, Urban Design Brief, and Wind Study.
- The application are intended to facilitate the development of four, 12-storey multi—residential building and four, 4 storey stacked townhouse for a total of 1,407 dwelling units with 1,688 parking spaces in three levels of underground parking.

2. 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 organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping? (B.3.3.2.4 a))
- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)