



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 537 – 563 King Street East

Applicant/Agent: A-Game Investments

Brief description of the project:

The applicant proposes to construct a new six storey multiple dwelling with 102 dwelling units. 64 parking spaces will be provided within two levels of underground parking, accessed from Steven Street. A total of 82 long term and short term bicycle parking spaces are proposed on site.

Brief description of existing and planned context:

The subject lands currently contain two storey residential and mixed use buildings and vacant land.

Surrounding Land Uses:

There are single detached dwellings to the north and south of the subject lands as well as a three storey multiple dwelling directly north of the subject lands. There are two and three storey mixed use and commercial buildings to the east and west of the site along King Street East.

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 X | |

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Primary Corridor”

Schedule E-1 – “Mixed Use – Medium Density”

- E.2.4.2 – E.2.4.8 (Function of Urban Corridors)
- E.2.4.10 – 2.4.13 (Scale along Urban Corridors)
- E.4.6.5 (Permitted uses)
- E.4.6.7 – E.4.6.10 (Scale)

Applicable UHOP Urban Design Guidelines and Policies:

Volume 1 – UHOP

- E.2.4.14 – E.2.4.17 (Design for Urban Corridors)
- E.4.6.16 -E.4.6.19 & E.4.6.21 – E.4.6.27 (Design in Mixed Use Medium Density)
- B.2.4.1.4 and B.2.4.3.1 (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.3.3.2.5 (Safety)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.2.8 (Sustainability)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)
- B.3.4.2.1 (Cultural Heritage Resources)

City-Wide Corridor Planning Principles and Design Guidelines

- 3.0 (Corridor Planning Principles)
- 4.3.1 (Maximum building Height Related to Property Depth)
- 4.3.2 (Maximum Building Height Related to Street Width)
- 4.5 (Landscaping)
- 4.7 (Relationship to Street)
- 4.9 (Long Buildings)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 4.4 (Massing and Building Design)
- 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 property is zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone. A multiple dwelling is a permitted use in the (TOC1) Zone. A minimum finished floor elevation of 0.9 metres above grade is required for any dwelling unit and a 3.0 metre setback from the street line is required for dwelling units on ground floor facing the street. A minimum building height of 11.0 metres is required and a maximum building height of 22.0 metres is permitted subject to the other applicable regulations.

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

- A Formal Consultation meeting was held on March 31, 2021 (File: FC-21-031) for the proposal to construct a six storey multiple dwelling with 19 dwelling units and 5 parking spaces in the rear yard on lands 561 – 563 King Street East.
- The applicant since acquired additional lands and revised the proposal to construct a six storey multiple dwelling containing 100 dwelling units and 68 parking spaces in two levels of underground parking. A Formal Consultation Waiver for this proposal was issued on September 1, 2021.
- Applicable studies identified included: Concept Plan, Site Plan, Elevations, Urban Design Brief, Archaeological Assessment, Cultural Heritage Impact Assessment, Landscape Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading Plan, Stormwater Management Report, Functional Servicing Report, Water Servicing Study, Noise Impact Study, Sun/ Shadow Study, Parking Justification Study, Site Servicing Plan, Construction Management Plan, Shoring Agreement, Watermain Hydraulic Analysis, External Works Agreement.
- The required studies will be submitted as conditions of Site Plan approval.

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.2.4.1.4 d))
- 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)