



City of Hamilton – Design Review Panel Applicant Project Summary Sheet

Applicant Name:	Lintack Architects Inc.
Panel Meeting Date:	December 9, 2021
Project Address:	27 King William Street
Date of Panel Pre-Consult [if applicable]:	N/A

Project Data

Application Type [e.g. Site Plan, Re-zoning]:	Site Plan
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The Sky Dragon Centre is a mixture of ground floor retail space, currently a community-centred coffee shop, lower floor retail print shop and second and third floor studio and office space for local artists, instructors, and entrepreneurs.

The Co-op is now planning to redevelop the Sky Dragon Centre to create housing, introduce new multi-use community spaces, and make the building fully accessible. The programme calls for the ground floor retail space to be maintained with as little disruption as possible, a second-floor yoga room, dance studio and office space and third floor residential space consisting of three condominium units. Access is to be provided to all floors by a new elevator. Existing circulation paths in the building are be maintained and a new stair system introduced to meet the requirements of the Ontario Building Code.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

The governing policy document with respect to urban design for this development is the Urban Hamilton Official Plan (UHOP). Under that document the site is designated as "Downtown Mixed Use Area". The plan states it is intended to have a full range of retail, service commercial, institutional, cultural, entertainment, and office uses as well as a range of residential uses.

Specific guidelines examined include:

- B.3.3.1.2 – B.3.3.1.10 (Urban Design Goals)
- B.3.3.2.3 (Principles)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)

Existing zoning: D2 (HOLDING: H17, H19, H20)

Zoning/Site Plan Details [complete relevant sections]

Permitted height and/or permitted density:

93m

Proposed height and/or proposed density:

11m

Permitted Setbacks	Front Yard	N/A
	Side Yard	N/A
	Rear Yard	N/A

Proposed Setbacks	Front Yard	2.0m max.
	Side Yard	0
	Rear Yard	0

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Residential, Commercial, Loading - N/A
 Short term bicycle storage – 0.5/unit – 5 spaces

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Short term bicycle storage – 0.5/unit – 5 spaces

If certain zoning provisions cannot be met, please explain why:

[Empty box for explanation]

Disclosure of Information

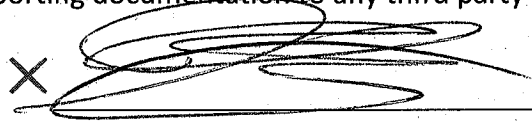
Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

X Kerr Mackay
 (Print Name of Owner)

, the Owner, hereby agree and acknowledge that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

2021/11/22

X 

Date	Signature of Owner
NOTE 1:	<i>Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.</i>
NOTE 2:	<i>Design Review Panel meetings are public.</i>