



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 27 King William Street

Applicant/Agent: Lintack Architects Inc.

Brief description of the project:

The applicant proposes to construct a 33.0 square metre, three storey rear addition to the existing three storey building mixed use building which will increase the gross floor area by 115 square metres. The proposed addition will accommodate new stairs and garbage storage on the first floor, studio space on the second floor and an additional residential unit on the third floor.

Brief description of existing and planned context:

The subject lands currently contain a three storey mixed use building containing commercial uses on the first two floors and two residential units on the third floor.

Surrounding Land Uses:

There are existing commercial buildings to the south, west and east of the subject lands (three to six storey buildings). A surface parking lot, a two storey institutional building and a 21 storey building is located north of the subject lands. A surface parking lot is also located south of the site.

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 X	Airport Business Park
Mixed Use – High Density	Shipping & Navigation
Mixed Use – Medium Density	

Downtown Hamilton 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”

- E.2.3.1.13 (Pedestrian Focus Design)

- E.4.3.1 – E.4.3.4 (Pedestrian Focus Streets)
- E.4.4.2 and E.4.4.3 (Function)
- E.4.4.4 (Permitted Uses)
- E.4.4.7 (Density & Height)

Volume 2 – Downtown Hamilton Secondary Plan

Map B.6.1-1 – Land Use Plan – “Downtown Mixed Use – Pedestrian Focus”

Map B.6.1-2 – Maximum Building – “Mid-rise”

Appendix B – Cultural Heritage Resources – Registered Non-Designated

- B.6.1.4.12 c) and B.6.1.4.13 (Building Heights)
- B.6.1.6.2 (Pedestrian Focus Streets)

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

Volume 1 – UHOP

- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.5 (Safety and Accessibility)
- B.3.3.2.6 (Compatibility with Surrounding Area)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)
- B.3.3.11.2 (Barrier Free Design)
- B.3.4.1.3 and B.3.4.3.6 (Cultural Heritage policies)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.1.4.26 - 6.1.4.30 – Built Form)
- B.6.1.10 (Urban Design Policies)

Applicable Site Plan Guidelines:

- 3.2 (Site Circulation)
- 4.4 (Massing and Building Design)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200 X

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

Applicable Zoning: The property is zoned Downtown Mixed Use – Pedestrian Focus (D2, H17, H19, H20) Zone. Various commercial uses including Retail, Personal Services and Office are permitted within the D2 Zone with Multiple Dwellings permitted above the ground floor. A minimum building height of 11.0 metres is required.

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

- A Formal Consultation meeting was held on September 4, 2019 (File: FC-19-081) for the proposal to construct a 33.0 square metre addition to the rear of the existing building with internal renovations to accommodate one new residential dwelling unit and new exit stairs and garbage storage.
- Applicable studies identified included: Concept Plan, Site Plan, Elevations, Landscape Plan, Record of Site Condition, Water and Wastewater Servicing Study, and Noise Impact Study.
- The required studies will be submitted prior to 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 provide connections and access to all buildings and places for all users, regardless of age and physical ability? (B.3.3.2.5 b))
- Does the proposal use materials that are consistent and compatible with the surrounding context? (B.3.3.2.4c)