City of Hamilton – Design Review Panel
Applicant Project Summary Sheet

Applicant Name: MHBC Planning Ltd.

Panel Meeting Date: January 13, 2022

Project Address: 22 Cannon Street East

Date of Panel Pre-Consult [if applicable]:

<table>
<thead>
<tr>
<th>Project Data</th>
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<tr>
<td>Application Type [e.g. Site Plan, Re-zoning]: Site Plan Approval</td>
</tr>
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Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed development includes the renovation of 22 Cannon Street East, an existing 4 storey building and a 1-storey addition. The existing 4-storey building will contain office uses, and the 1-storey addition will contain a restaurant and patio.

A previous Minor Site Plan Application (MDA-20-031) was submitted in 2020 for the renovation of the 4-storey building but did not include the 1-storey addition at the time. The previous proposal included the construction of a new front facade, the addition of ramps to improve building accessibility, and the addition of a patio area. The previous proposal also included landscape improvements to the site and streetscape. All technical reports and plans were approved by the City of Hamilton. The current proposal maintains the same site design and renovations to the existing 4-storey building as the previous proposal, and also proposes a 1-storey building and patio addition.

Adjacent development consists of commercial uses such as retail, office, and restaurants.

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

- Urban Hamilton Official Plan
  - Section E.4.4: Downtown Mixed Use Designation

- Downtown Hamilton Secondary Plan

- City of Hamilton Zoning By-law 05-200
  - Section 5: Parking Regulations
  - Section 6.1: Downtown Central Business District (D1) Zone

Existing zoning: Downtown Central Business District (D1) Zone in City of Hamilton Zoning By-law 05-200
## Zoning/Site Plan Details [complete relevant sections]

<table>
<thead>
<tr>
<th>Permitted height and/or permitted density:</th>
<th>Proposed height and/or proposed density:</th>
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<tbody>
<tr>
<td>Minimum 7.5 m; Maximum 44 m</td>
<td>17.73 m</td>
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<table>
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<tr>
<th>Permitted Setbacks</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
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<tr>
<td>Proposed Setbacks</td>
<td>Front Yard</td>
<td>Refer to Site Plan</td>
<td>Side Yard</td>
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</table>

<table>
<thead>
<tr>
<th>Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]</th>
<th>Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Maintains existing number of spaces – per Section 5.6(b)(iii) of Zoning By-law No. 05-200.</td>
</tr>
</tbody>
</table>

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

N/A – development complies with Zoning By-law No. 05-200.

### 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.

Robert Knuth, 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.

December 6, 2021

Signature of Owner

**NOTE 1:** Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

**NOTE 2:** Design Review Panel meetings are public.
Style Park
22 Cannon St. E
Design Review Panel Submission

January 13, 2022 – Design Review Panel
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A previous Minor Site Plan Application (MDA-20-031) was submitted in 2020 for the renovation of 22 Cannon Street East, an existing 4-storey heritage building.

The previous proposal included the construction of a new front facade, the addition of ramps to improve building accessibility, and the addition of a patio area. The previous proposal also included improvements to the site and streetscape.

All technical reports and plans were approved by the City of Hamilton.

The current proposal maintains the same site design and renovations to the existing 4-storey building as the previous proposal.

The current design proposes a 1-storey building / patio addition.

The existing building will contain office uses and the addition will contain a restaurant and patio.
CULTURAL HERITAGE EVALUATION REPORT

SUMMARY

• The property is a former industrial complex. The western section of the building was the original four storey factory built c. 1911. The building was joined to the store front located at 144 James Street East. The eastern section of the building was opened in 1929 and was known as ‘Style Park’. The building is a vernacular industrial building that has Art Deco influences.

• The property has cultural heritage value or interest because of its physical/design values, its historical/associative values, and its contextual values.
PHOTO SURVEY

(1) View from Hughson St. N.

(2) View from Hughson St. N.

(3) View from Cannon St. E.

(4) View from Cannon St. E.
PHOTO SURVEY MAP
SECONDARY PLAN LAND USE

Legend

Residential Designations
- Downtown Residential

Commercial and Mixed Use Designations
- Downtown Mixed Use

Parks and Open Space Designations
- General Open Space
- Community Park
- City Wide Park

Other Designations
- Utility and Transport
- Institutional

Other Features
- Pedestrian Focus
Urban Design Policies and Goals

Urban Hamilton Official Plan

Urban Area Urban Design Goals and Principles:

B.3.3.1.1 Enhance the sense of community pride and identification by creating and maintaining unique places.

B.3.3.1.2 Provide and create quality spaces in all public and private development.

B.3.3.1.3 Create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities.

B.3.3.1.4 Create communities that are transit-supportive and promote active transportation.

B.3.3.1.5 Ensure that new development is compatible with and enhances the character of the existing environment and locale.

B.3.3.1.6 Create places that are adaptable and flexible to accommodate future demographic and environmental changes.

B.3.3.1.7 Promote development and spaces that respect natural processes and features and contribute to environmental sustainability.

B.3.3.1.8 Promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods.

B.3.3.1.9 Encourage innovative community design and technologies.

B.3.3.1.10 Create urban places and spaces that improve air quality and are resistant to the impacts of climate change.
URBAN DESIGN POLICIES

Urban Hamilton Official Plan

Cultural Heritage Design Policies for Downtowns:

B.3.4.3.3 New development or redevelopment in downtown areas containing heritage buildings or adjacent to a group of heritage buildings shall:

a) encourage a consistent street orientation in any new building forms;

b) maintain any established building line of existing building(s) or built form by using similar setbacks from the street;

c) support the creation of a continuous street wall through built form on streets distinguished by commercial blocks or terraces;

d) encourage building heights in new buildings that reflect existing built form wherever possible or encourage forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and

e) reflect the character, massing, and materials of surrounding buildings.

B.3.4.3.4 The City shall encourage the use of contemporary architectural styles, built forms, and materials which respect the heritage context.
Urban Hamilton Official Plan

Cultural Heritage Design Policies for Downtowns:

B.3.4.3.5 Where alterations are proposed to built heritage resources within the Downtown areas, the following principles shall be followed:

a) maintain the basic relations of the horizontal divisions of the building;

b) maintain original façade components and materials wherever possible;

c) replicate the original parts and materials wherever possible; and

d) remove elements that are not part of or hide the original design.

B.3.4.3.8 The City shall encourage the intensification and adaptive reuse of commercial and industrial heritage properties. Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained and that any new additions will complement the existing building in accordance with the policies of this Plan.
URBAN DESIGN POLICIES AND GOALS

Downtown Hamilton Secondary Plan

6.1.3.1 The Downtown Hamilton Secondary Plan policies call for a greater emphasis on urban design and heritage conservation as critical elements of downtown revitalization. To achieve these objectives development shall:

a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.

b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.

6.1.10.1 Development in The Downtown Hamilton Secondary Plan supports a high standard of urban design through an emphasis on protecting and conserving built heritage resources and cultural heritage landscapes and the adoption of defined standards for the design of new buildings and structures.
RESPONSE TO URBAN DESIGN POLICIES

- The proposed development allows for the redevelopment, protection and enhancement of a key piece of the City’s built heritage for commercial uses.
- The proposed development respects the existing cultural heritage features by adapting and re-using a heritage building, while allowing the built form to evolve through an addition to the top floor that is in harmony with the existing building.
- The existing building will remain and be restored and enhanced. The existing streetwall along Hughson Street will be maintained.
- The proposed building addition is stepped back at the top floor to minimize impacts on the existing building and surrounding area.
- Contemporary materials will be used for the addition including steel, metal and glass which respect the heritage context.
- It introduces a high quality human-scale urban plaza which contributes to an animated street edge and is designed to be publicly visible and encourage social interaction and foster a sense of community pride.
- The development promotes sustainability through its central location in Downtown Hamilton and proximity to transit and active transportation infrastructure and includes the re-use of an existing structure to achieve current building standards.
- Community health and wellbeing is supported through the enhancement of a high quality streetscape and encouraging active transportation and complete and compact communities.
- Overall the proposal will adaptively reuse an existing heritage building in the Downtown for commercial uses, and implement the objectives and policies of the Official Plan and Downtown Secondary Plan.
View from Hughson St.
Looking North
CONTEXT RENDERINGS

View of Hughson St. Facade
Looking Up
CONTEXT RENDERINGS

View from Cannon and Hughson
Looking Southwest
CONTEXT RENDERINGS

View from Hughson St.
Looking South
CONTEXT RENDERINGS

View from Cannon St.
Looking East
View from Cannon St.
Looking South
CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN
LANDSCAPE PLAN - DETAILS
FLOOR PLANS – FIRST FLOOR

- Suite 101
- Upper Terrace
- Lobby
- Lounge
- Stair A
- Stair B
- Suite 104
- Corridor
- Waste Room
- Common Area
- Open to Room
FLOOR PLANS – FOURTH FLOOR
FLOOR PLANS – FIFTH FLOOR
BUILDING ELEVATIONS - WEST
BUILDING ELEVATIONS - SOUTH
BUILDING ELEVATIONS - ADDITION
NOTES: PAVERS BY UNILOCK. LAYOUT AS PER LANDSCAPE PLAN.

PART OF LOT 5 (EAST OF JAMES STREET NORTH)

PRODUCT: EUROPAVER

COLOUR: OLD OAK

SIZE: 30 cm x 15 cm x 7 cm

IN THE CITY OF HAMILTON

TYPICAL STREET PLANTING

TYPICAL DECIDUOUS TREE PLANTING

TYPICAL SHRUB PLANTING
Fifth Floor Plan (Proposed Addition)
1:200

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021
View from Hughson St.
Looking North

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021
View of Hughson St. Facade
Looking Up

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021

Peg.architects
View from Cannon & Hughson
Looking Southwest

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021
View from Hughson St.
Looking South

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021
View from Cannon St.
Looking East

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021
Building Elevations
1:200

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021
South Elevation
North Elevation

Perspective View

Style Park - 22 Cannon St. E.
Hamilton, ON

December 9, 2021