City of Hamilton – Design Review Panel  
Staff Project Summary Sheet

<table>
<thead>
<tr>
<th>Project Data</th>
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<tbody>
<tr>
<td><strong>Project address:</strong> 22 Cannon Street East</td>
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<td><strong>Applicant/Agent:</strong> MHBC Planning Ltd.</td>
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<td><strong>Brief description of the project:</strong></td>
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<td>The applicant proposes renovations to the existing office building consisting of a new entrance on the north façade including an accessibility ramp and new basement window openings, a new ground floor patio area and a one storey addition on top of the existing four storey building. The proposed one storey addition will contain a restaurant and patio.</td>
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<td><strong>Brief description of existing and planned context:</strong></td>
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<td>The subject lands currently contain a four storey commercial building containing office uses.</td>
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<td><strong>Surrounding Land Uses:</strong></td>
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<td>The site north-west of the subject lands currently contains a two storey building with a new 16 storey multiple dwelling building being proposed (DA-21-028). There are two and three storey commercial building along James Street North and Cannon Street East west of the subject lands. A Motor Vehicle Service Station and a two storey commercial building is located east of the subject lands. There are one storey commercial buildings to the north and residential and mixed use buildings to the south.</td>
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**Urban Hamilton Official Plan Designation** *(check all that apply):*
- Neighbourhoods
- Open Space
- Institutional
- Utility
- Downtown Mixed Use Area X
- Mixed Use – High Density
- Mixed Use – Medium Density
- District Commercial
- Arterial Commercial
- Industrial Land
- Business Park
- Airport Business Park
- Shipping & Navigation

Downtown Hamilton Secondary Plan: Downtown Mixed Use 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.4.4.2 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 –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 Resources)

**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:**

• 2.2 (Built Form, Public Realm and Streetscape)
• 2.4 (Heritage Resources)
• 3.2 (Site Circulation)

**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

**Applicable Zoning:** The property is zoned Downtown Central Business District (D1) Zone. Various commercial uses including Office and Restaurant are permitted within the D1 Zone.
1. **Review of Formal Consultation Document (file number, proposal and applicable studies identified):**

   - N/A
   - There is an active Minor Site Plan application (MDA-20-031) for the proposed new entrance on the north façade including an accessibility ramp and new basement window openings, and the addition of a ground floor patio area. The proposal has been modified to include the one storey addition on top of the building which will require a Site Plan Amendment application.

2. **Key Questions for Panel (refer to Design Review Panel Questions):**

   - Does the proposal complement the existing functions of the neighbourhood? (B.2.4.2.2 h))
   - Does the proposal conserve cultural heritage resources? (B.2.4.2.2 i))
   - 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))