



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 166-190 Main Street West, Hamilton

Applicant/Agent: MHBC Planning on behalf of BentallGreenOak (Canada) LP

Brief description of the project:

The applicant proposes to construct a mixed use development consisting of three 27 towers above two base buildings. A total of 905 dwelling units, 826 square metres of commercial space and 626 parking spaces are proposed.

The subject lands are located within a Design Priority Area (Downtown Urban Growth Centre) and review by the Design Review Panel is required to inform review of Site Plan Control application No. DA-20-076.

Brief description of existing and planned context:

The subject property is located on the north side of Main Street West between Hess Street South and Caroline Street South and currently contains a surface parking lot.

Surrounding land uses include:

North – one and two storey commercial and residential buildings and a six storey hotel

East – an eleven storey mixed use commercial / residential building

South – two storey commercial building, three storey hotel and a 22 storey mixed use commercial / residential building

West – two and three storey commercial buildings

The subject lands are located in Downtown Hamilton.

Urban Hamilton Official Plan Designation *(check all that apply):*

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Neighbourhoods Open Space Institutional Utility Downtown Mixed Use Area X Mixed Use – High Density Mixed Use – Medium Density | <ul style="list-style-type: none"> District Commercial Arterial Commercial Industrial Land Business Park Airport Business Park Shipping and Navigation | <ul style="list-style-type: none"> Secondary Plan X – Downtown Hamilton Secondary Plan (Downtown Mixed Use) |
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Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Downtown Urban Growth Centre”

Schedule E-1 – “Downtown Mixed Use Area”

- E.2.3.1 (function and scale of the Downtown Urban Growth Centre)
- E.4.4.1 – E.4.4.3 (function of the Downtown Mixed Use Designation)
- E.4.4.4 – E.4.4.5 (permitted uses)
- E.4.4.7 – E.4.4.8 (scale of the Downtown Mixed Use Designation)

Volume 2 – Downtown Hamilton Secondary Plan

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

Map B.6.1-2: Building Heights – “High-rise 2”

- B.6.1.4.12 – B.6.1.4.15 (Building Heights)
- B.6.1.4.18 – B.6.1.4.24 (High-Rise (Tall) Buildings)
- B.6.1.6 (Downtown Mixed Use Designation)

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

Volume 1 – UHOP

- E.2.3.1.13 – E.2.3.1.15 (design policies for the Downtown Urban Growth Centre)
- E.4.4.10 – E.4.4.15 (design policies for the Downtown Mixed Use Designation)
- B.3.3.1 (urban design goals)
- B.3.3.2.3 – 3.3.2.10 (urban design principles)
- B.3.3.3 (built form)
- B.3.3.9 (access and circulation)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.1.4.25 – B.6.1.4.30 (Built Form)
- B.6.1.4.31 – B.6.1.4.33 (Transition in Scale)
- B.6.1.4.34 – B.6.1.4.39 (Public Realm)
- B.6.1.10.3 – B.6.1.10.10 (Views and Vistas)
- B.6.1.11 (Cultural Heritage Resource Policies)

Applicable Downtown Hamilton Tall Buildings Guidelines

- 2.5 (Main Street Corridor)
- 3.1 (Heritage Conservation)
- 3.4 (Vibrant Streets)
- 3.5 (Transit Proximity)
- 3.6 (Views & Landmarks)
- 4.0 (Building Articulation)
- 5.0 (Public Realm Interface)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 3.3 (Landscape Design)

- 3.5 (Loading, Storage and Utility Areas)
- 4.2 (Siting Buildings in a Neighbourhood)
- 4.4 (Massing and Building Design)
- 4.5 (Skyline and Rooftops)
- 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 subject lands are zoned Downtown Central Business District (D1, H17, H19, H20) Zone. The D1 Zone permits the proposed mixed use commercial / residential use.

The maximum permitted building height as per Schedule F – Figure 1 of Zoning By-law 05-200 is 79 m.

In addition, the following applies to any building exceeding 44.0 m in height:

- A minimum 3.0 metre step-back shall be required from the building base façade height shown in Schedule “F” – Special Figure 15 (22 m base façade height for Main Street West, 16 m for Hess Street South and Caroline Street South and 11 m for George Street).
- A minimum 3.0 metre step-back shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line except any flankage lot line.
- The following additional step-backs shall be required for any portion of the building exceeding 44.0 m in height:
 - Minimum 12.5 m from all side and rear lot lines except any flankage lot line.
 - Minimum 25.0 m between exterior walls of buildings on the same property.

Holding Provision H17 requires the landowner to submit additional studies for any development with a height greater than 44 metres and requires that the applicant demonstrate that the proposed building will not exceed the height of the Niagara Escarpment.

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

- A Formal Consultation Waiver was issued for the proposal on June 5, 2020.
- Applicable studies identified include: Sun / Shadow Study, Wind Study, Visual Impact Assessment, Traffic Impact Study, Functional Servicing Report and Noise Impact Study.
- The required studies will be submitted as conditions of Site Plan approval and Holding Removal.

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

- Does the proposal demonstrate sensitivity toward community identity through an understanding of the character of a place, context, setting in both the public and private realm? (B.3.3.2.3 f))
- 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 respect prominent sites, views and vistas in the City? (B.3.3.2.3 h))