City of Hamilton – Design Review Panel
Staff Project Summary Sheet

<table>
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<th>Project Data</th>
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<tr>
<td><strong>Project address:</strong> 166-190 Main Street West, Hamilton</td>
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<td><strong>Applicant/Agent:</strong> MHBC Planning on behalf of BentallGreenOak (Canada) LP</td>
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**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):**

<table>
<thead>
<tr>
<th>Neighbourhoods</th>
<th>District Commercial</th>
<th>Secondary Plan X – Downtown</th>
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<tbody>
<tr>
<td>Open Space</td>
<td>Arterial Commercial</td>
<td>Hamilton Secondary Plan</td>
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<tr>
<td>Institutional</td>
<td>Industrial Land</td>
<td>(Downtown Mixed Use)</td>
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<tr>
<td>Utility</td>
<td>Business Park</td>
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<td>Downtown Mixed Use Area X</td>
<td>Airport Business Park</td>
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<tr>
<td>Mixed Use – High Density</td>
<td>Shipping and Navigation</td>
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<tr>
<td>Mixed Use – Medium Density</td>
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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 Glenbrook 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:
  o Minimum 12.5 m from all side and rear lot lines except any flankage lot line.
  o 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.
• 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))