Applicant Name: MHBC Planning

Panel Meeting Date: April 14, 2022

Project Address: 166-190 Main Street West, Hamilton

Date of Panel Pre-Consult [if applicable]:

Project Data

Application Type [e.g. Site Plan, Re-zoning]: Site Plan Approval

Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed development includes three new 27-storey mixed-use buildings across the Subject Lands, including 4 and 5 storey podiums, 5 levels of underground parking, and retail at-grade fronting Hess Street, Main Street, and Caroline Street. The proposed buildings will provide a total of approximately 905 residential dwelling units, 68,643 sq.m. of residential GFA and 826 sq.m. of retail GFA.

Adjacent uses consist of two heritage buildings toward the corner of Hess and George Street. Adjacent development additionally includes high density residential uses, as well as commercial uses such as retail, office, hotel, 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]

Permitted height and/or permitted density:
Minimum 7.5 m; Maximum 79 m

<table>
<thead>
<tr>
<th>Permitted Setbacks</th>
<th>Front Yard</th>
<th>0m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Side Yard</td>
<td>0m</td>
</tr>
<tr>
<td></td>
<td>Rear Yard</td>
<td>0m</td>
</tr>
</tbody>
</table>

Proposed height and/or proposed density:

<table>
<thead>
<tr>
<th>Proposed Setbacks</th>
<th>Front Yard</th>
<th>Refer to Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Side Yard</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear Yard</td>
<td></td>
</tr>
</tbody>
</table>

Permitted Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

| 399 Required     |
| Rate varies with unit size |

Proposed Parking [please provide ratio and total e.g. 0.5/unit – 60 spaces]

| 626 spaces       |
| 0.69/unit        |

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

Maximum building height exceeds 79m permitted in Zoning By-law. Reduction in minimum stepbacks also required from Caroline, Main, George, and Hess. Refer to Architectural Plans.

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.

Chetan Baweja, 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.

March 23, 2022

Date

Chetan Baweja

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.
DESIGN REVIEW PANEL

166-190 MAIN STREET
Hamilton, Ontario
Mixed-Use Development
BENTALLGREENOAK
ONE: SITE CONTEXT

LOCAL CONTEXT
PUBLIC INFRASTRUCTURE AND CONNECTIVITY

LEGEND

SITE
FUTURE LRT STATIONS
HAMILTON GO CENTRE
LOCAL BUS ROUTE & BUS STOPS
EXISTING BIKE ROUTE
WALKING DISTANCES
5MIN (400M) WALKING RADIUS
SOBI BIKE SHARE LOCATION
TOURIST ATTRACTIONS
HAMilton CITY HALL
SUPERIOR COURT OF JUSTICE
WHITEHERN HISTORIC HOUSE
CITY CENTRE SHOPPING MALL
FIRST ONTARIO CENTRE

KIRKOR
NOTE:
ESCARPMENT MAX HEIGHT LIMIT: 189.1 M ASL

NOTE:
SITE GRADING DIFFERENCE FROM SOUTHWEST CORNER TO NORTHEAST CORNER IS A DROP OF 7.93m / 26ft
ONE

SITE CONTEXT

STREET VIEWS
ONE
SITE CONTEXT
STREET VIEWS
ONE

SITE CONTEXT

HAMILTON TALL BUILDINGS

Existing Tall Buildings

1. LANDMARK PLACE
   Year: 1974
   Height: 127m (415ft)
   Address: 100 Main St.
2. 20/22 GEORGE ST.
   Year: 1976
   Height: 103m (338ft)
   Address: 20 George St.
3. 100 KING ST. W.
   Year: 1974
   Height: 99m (328ft)
   Address: 100 King St. W.
4. OLYMPIA APARTMENTS
   Year: 1976
   Height: 96m (315ft)
   Address: 150 Charlton E.
5. BOC BUILDING
   Year: 1972
   Height: 91m (299ft)
   Address: 25 Main St. W.
6. REGENT ON MAIN
   Year: 1976
   Height: 94m (309ft)
   Address: 93 Main St.
7. THE MARTINIQUE
   Year: 1984
   Height: 94m (309ft)
   Address: 135 Park St. S.
8. THE VILLAGE
   Year: 1981
   Height: 90m (295ft)
   Address: 140 Market St.
9. BAY 200
   Year: 1974
   Height: 80m (262ft)
   Address: 200 Bay St. S.
10. QUEEN'S TERRACE
    Year: 1974
    Height: 80m (262ft)
    Address: 151 Queen St. N.
11. 154 MAIN ST E
    Year: 1974
    Height: 80m (262ft)
    Address: 154 Main St. E.
12. TOWER B APARTMENTS
    Year: 1989
    Height: 60m (197ft)
    Address: 35 Hess St. S.
13. FIRST PLACE
    Year: 1976
    Height: 78m (256ft)
    Address: 350 King St. E.

View from Victoria Street (looking West)

View from the Waterfront (looking South)
SITE ORGANIZATION
TWO
SITE ORGANIZATION

PREVIOUSLY PROPOSED PROGRAM MASSING
JUNE 2020 SPA SUBMISSION

LEGEND

RESIDENTIAL
RESIDENTIAL-COMMON
INDOOR AMENITY
OUTDOOR AMENITY
RETAIL
SERVICE
ABOVE GRADE PARKING
U/G PARKING
LINE OF U/G PARKING

ABOVE GRADE PARKING
LEVELS 2 - 5
380 PARKING SPACES

BELOW GRADE PARKING
LEVEL P1
151 PARKING SPACES

TOTAL
431 PARKING SPACES
FIRST PRINCIPLES
25m TOWER SEPARATION

LEGEND

25m TOWER SEPARATION
SITE ORGANIZATION

SITE GRADING & ACCESS
LEVEL 4 AMENITY PODIUM A,B,C

LEGEND
- RESIDENTIAL UNITS
- RESIDENTIAL/COMMON AMENITY
- INDOOR AMENITY
- OUTDOOR AMENITY
- GREEN SPACE AT GRADE
- U/G PARKING
- RETAIL
- SERVICE

TWO
PROJECT NO. 19028    DATE: APRIL 14, 2022
TWO: SITE ORGANIZATION
TWO
SITE ORGANIZATION
TWO: SITE ORGANIZATION

PROGRAM MASSING COMPARISON

LEGEND

RESIDENTIAL
RESIDENTIAL-COMMON
INDOOR AMENITY
OUTDOOR AMENITY
RETAIL
SERVICE
ABOVE GRADE PARKING
U/G PARKING
LINE OF U/G PARKING

JUNE 2020 SPA SUBMISSION PROGRAM MASSING

ABOVE GRADE PARKING
LEVELS 2 - 5 380 PARKING SPACES

BELOW GRADE PARKING
LEVEL P1 151 PARKING SPACES

TOTAL 431 PARKING SPACES

CURRENTLY PROPOSED PROGRAM MASSING

BELOW GRADE PARKING
LEVEL P5 - P1 626 PARKING SPACES
JUNE 2020 SPA SUBMISSION

TOTAL GREENSPACE @ GRADE
168 sq.m / 1,800 sq.ft.

6 ACCESS POINTS ON 4 STREETS

CURRENTLY PROPOSED

TOTAL GREENSPACE @ GRADE
575 sq.m / 6,200 sq.ft.

4 ACCESS POINTS ON 2 STREETS

LEGEND

- INTERNAL DRIVE ACCESS
- PARKING ACCESS
- LOADING ACCESS
- LOADING/PARKING ACCESS
- GREEN SPACE AT GRADE

Two: Site Organization

Site Access Comparison
TWO: SITE ORGANIZATION

SITE ORGANIZATION

SECTION COMPARISON

TOTAL REDUCTION IN BUILDING HEIGHT

BUILDING 2/3 = 1.85m
BUILDING 1 = 0.15m

JUNE 2020 SPA SUBMISSION

Building 2/3 HEIGHT = 197.90m ASL
Building 1 Height = 199.10m ASL

CURRENTLY PROPOSED

Building 2/3 HEIGHT = 196.05m ASL
Building 1 Height = 198.95m ASL

PROJECT NO. 19028    DATE : APRIL 14, 2022

KIRKOR

26
JUNE 2020 SPA SUBMISSION

TWO: SITE ORGANIZATION

RENDERING COMPARISON

STREETVIEW LOOKING NORTH ON MAIN ST.

CURRENTLY PROPOSED

4 LEVELS OF ABOVE GRADE PARKING RELOCATED UNDERGROUND TO CREATING OPPORTUNITIES FOR OPEN SPACE AND ACTIVE FACES
166-190 MAIN STREET
Hamilton, Ontario

H E R I T A G E
JUNE 2020 SPA SUBMISSION

THREE: HERITAGE

CURRENTLY PROPOSED

- Parking entrance and services relocated off of Hess Street
- Amenity relocated & residential lobby enhanced
- Increased setback to neighbouring heritage buildings
- Hess Village character continued to the corner of Hess & Main
- Architectural material transitioned to minimize visual impact of lower mass

STREETVIEW COMPARISON
THREE HERITAGE

CONTEXTUAL CONSIDERATIONS

REFERENCE
CULTURAL HERITAGE RESOURCES
CITY OF HAMILTON

LEGEND

SITE
HESS STREET CONTEXT
GEORGE STREET CONTEXT
ADDITIONAL CONTEXT BUILT BEFORE 1900
ADDITIONAL CONTEXT BUILT AFTER 1900
Historic Building Fabric

1. 39 Hess St.
   Single detached two storey residential

2. 200 Main Street West
   detached 2-storey house, Gothic-Revival c.1871

3. 190 Main Street West
   detached 2-storey house, Edwardian c.1915

4. 174 Main Street West
   3-storey apartment building, center courtyard c. 1930

5. 166-168 Main Street West
   semi-detached houses, Second Empire

6. 55 George Street
   detached, Bay and Gable

7. 57 George Street
   detached, Bay and Gable

8. 59 George Street
   detached, Edwardian

9. 61-63 George Street
   semi-detached, Bay and Gable

10. 65-67 George Street
    semi-detached, Gothic Revival
GEORGE ST. (South Street Wall c. 1911)

1. Red brick masonry
2. Arched window profile (hooded windows)
3. Ground floor walk-up (small patio area)
4. Stone foundation
5. Two and a half storey datum
6. Stone stiles & lintel
7. Horizontal brick courseline
8. 2-3 bay frontage segmented vertical proportions
9. Dense street wall
HESS ST. (East Street Wall)

1. Red brick masonry units
2. Stone retaining walls
3. Setback w significant change in elevation
4. Road treated with paving units
5. Woonerf style curbless streetscape
Heritage Setback

1. Red brick masonry
2. 2.5 Storey datum
3. Stone detailing on windows
4. 2-3 bay segmented vertical proportions
5. Dense street wall
6. Blank north and south elevations

1. Red brick masonry
2. 2.5 Storey datum continued
3. Stone detailing on windows
4. Rhythm of segmented vertical proportions continued
5. Dense street wall maintained
6. Stepback of third-floor further maintains streetwall
7. Dark material treatment of upper podium minimize visual impact of lower mass
8. Simple, rectilinear form, compliments and maintains three dimensional legibility of heritage form
9. Difference in stepback will have minimal net-new shadow impact
HESS VILLAGE CHARACTER CONTINUED ALONG HESS STREET & PULLED UP TOWARDS MAIN STREET; INCREASING THE PERCEIVED GATEWAY INTO HESS VILLAGE
THREE HERITAGE

HERITAGE RESPONSE

DIAGRAM AERIAL VIEW FROM CAROLINE STREET @ GEORGE STREET

HESS VILLAGE CHARACTER CONTINUED ALONG GEORGE & CAROLINE STREET & PULLED INTO THE SITE ALONG INTERNAL DRIVE
JUNE 2020 SPA SUBMISSION
CURRENTLY PROPOSED
AERIAL VIEW FROM ALONG MAIN STREET

FOUR
RENDERINGS
JUNE 2020 SPA SUBMISSION
& CURRENT PROPOSAL

FOUR
RENDERINGS
JUNE 2020 SPA SUBMISSION
& CURRENT PROPOSAL

CURRENTLY PROPOSED
AERIAL VIEW FROM ALONG MAIN STREET

FOUR
RENDERINGS
JUNE 2020 SPA SUBMISSION
& CURRENT PROPOSAL

CURRENTLY PROPOSED
AERIAL VIEW FROM ALONG MAIN STREET
JUNE 2020 SPA SUBMISSION
CURRENTLY PROPOSED
AERIAL VIEW FROM HESS STREET AT GEORGE STREET

FOUR RENDERINGS
JUNE 2020 SPA SUBMISSION & CURRENT PROPOSAL
FIVE
APPENDIX
LOWER GROUND A,
PARKING MEZZ A&B, LVL P1 C
1:400
FIVE: APPENDIX

LEVEL 2 PLAN A&B
UPPER GROUND FLOOR C
1:400
LEVEL 27 PLAN A&B&C
1:400

EXISTING 2 STOREY HERITAGE BUILDING

EXISTING 3 STOREY HERITAGE BUILDING
BUILDING A, B, C ELEVATION

1:500
Sun Angles:
Sun Angles are based on the Latitude and Longitude of City of Hamilton, Ontario, Canada as defined in the software.

Latitude: N 43 deg. 14'30"
Longitude: W 79 deg. 51'00"

Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours

UT denotes Universal time i.e. Greenwich Mean Time.

Software Used:
Autodesk Revit Architecture 2020

Shadow Study on MARCH 21

Sun Shadow Timing: MARCH 21
From 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT      COMMENTS
7:20                  Rise
8:50                  Rise + 1.5 hr.
9:50                  1 hr interval
10:50                 1 hr interval
11:50                 1 hr interval
13:26                 Solar Noon (SN)
13:50                 1 hr interval
14:50                 1 hr interval
15:50                 1 hr interval
16:50                 1 hr interval
17:50                 1 hr interval
18:03                 Set - 1.5 hr.
19:33                 Set

LEGEND
EXISTING SHADOWS
AS OF RIGHT MASSING
PROPOSED DEVELOPMENT
Sun Angles:

Sun Angles are based on the Latitude and Longitude of City of Hamilton, Ontario, Canada as defined in the software.

Latitude: N 43 deg. 14'30"
Longitude: W 79 deg. 51'00"
Time Zone: Eastern
Standard Time: UT - 5 hours
Daylight Time: UT - 4 hours
UT denotes Universal time i.e. Greenwich Mean Time.
Software Used: Autodesk Revit Architecture 2020

Shadow Study on SEPTEMBER 21
Sun Shadow Timing: SEPTEMBER 21
From 1.5 hours after sunrise to 1.5 hours before sunset

LOCAL TIME EDT | COMMENTS
7:06 | Rise
8:36 | Rise + 1.5 hr.
9:36 | 1 hr interval
10:36 | 1 hr interval
11:36 | 1 hr interval
12:36 | 1 hr interval
13:12 | Solar Noon (SN)
13:36 | 1 hr interval
14:36 | 1 hr interval
15:36 | 1 hr interval
16:36 | 1 hr interval
17:36 | 1 hr interval
17:47 | Set - 1.5 hr.
19:17 | Set

LEGEND

EXISTING SHADOWS
AS OF RIGHT MASSING
PROPOSED DEVELOPMENT