



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 2900 King Street East, Hamilton

Applicant/Agent – UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston

Brief description of the project – A two phased development, the first phase consisting of a 20 storey building containing 302 units and 356 sq. m. of commercial space, the 2nd phase consists of an 18 storey building containing 262 units (564 total units). The two towers will be connected by a 6 storey podium. A total of 422 parking spaces of both at grade and underground are proposed, 20 short term and 288 long term bicycle parking are proposed.

Brief description of existing and planned context – The subject property is located at the south west corner of Centennial Parkway South and King Street East.

The context of the immediately adjacent lands are:

- To the north west is a two storey commercial building and six storey multiple dwelling.
- To the north is a one storey gas station and restaurant.
- To the north east a two storey restaurant and 3 storey multiple dwelling.
- To the east and south east is Battlefield Park.
- To the south vacant lands.
- To the west and south west is Stoney Creek Municipal Cemetery.

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

Neighbourhoods	District Commercial	Secondary Plan – N/A
Open Space	Arterial Commercial	
Institutional	Industrial Land	
Utility	Business Park	
Downtown Mixed Use Area	Airport Business Park	
Mixed Use – High Density	Shipping & Navigation	
Mixed Use – Medium Density		

Applicable UHOP and/or Secondary Plan Policies:

UHOP

- Schedule “E” – (Secondary Corridor and Neighbourhoods)
- Schedule “E-1” – (Neighbourhoods)
 - E.2.4.5 & E.2.4.6 (Function – Secondary Corridors)
 - E.2.6.2, E.2.6.4 (Function – Neighbourhoods)
 - E.3.2.3 (Function – Neighbourhoods)
 - E.3.6.2 (Function – High Density Residential)

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

UHOP

- E.2.4.10 & E.2.4.12 (Scale – Urban Corridors)
- E.2.4.16 (Design – Urban Corridors)
- E.2.6.7 (Scale – Neighbourhoods)
- E.3.2.4 (Scale – Neighbourhoods)
- E.3.6.6 (Scale – High Density Residential)
- E.3.6.7 (Design – High Density Residential)
- B.2.4.1.4 (General Residential Intensification)
- B.2.4.2.2 (Residential Intensifications in the Neighbourhood Designation)
- B.3.3.2.3, B.3.3.2.4, B.3.3.2.5 & B.3.3.2.6 (Urban Design Principles)
- B.3.3.3.2, B.3.3.3.3, B.3.3.3.4 & B.3.3.3.5 (Built Form)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 3.2 (site circulation)
- 3.3 (landscape design)
- 3.5 (loading, storage and utility areas)
- 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

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

Applicable Zoning:

- Zoned Community Commercial (C3) Zone in the City of Hamilton Zoning By-law No. 05-200.

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

- Formal consultation (FC-18-043) was discussed at a Development Review Team Meeting on May 9, 2018;
- The Formal Consultation was for a mixed use building with a 4 storey podium and two towers with a total height of 20 and 18 storeys. A total of 719 sq. m. of retail space and 419 dwelling units were proposed, 561 at grade and underground parking spaces and 314

bicycle parking spaces were proposed. An Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application.

- In support of the proposal, the following studies / reports were requested: Survey Plan, Concept Plan, Draft OPA and Draft By-law, Planning Justification Report, Site Plan and Elevation Plans, Urban Design Report, Archaeological Assessment, Cultural Heritage Impact Assessment, Landscape Plan, Tree Protection Plan, Record of Site Condition, Erosion and Sediment Control Plan, Hydrogeological Study, Grading and Drainage Plan, Stormwater Management Report, Soils/Geotechnical Study, Functional Servicing Report, Water & Wastewater Servicing Study, Noise Impact Study, Sun Shadow Study, Vibration Analysis and Impact, Wind Study, Transportation Impact Study, -Transportation Demand Management Options Report, Pre and Post Condition Survey, Visual Impact Assessment, Construction Management Plan, Right of Way Impact Assessment, External Works Agreement, and MOEP Permit.

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

- What is the relationship of the proposal to the existing neighbourhood character? Does it maintain and where possible, enhance and build upon desirable established patterns, built form and landscapes? (B.2.1.4 b) and B.3.3.2.3 a))
- Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)
- Does the proposal recognize and protect the cultural history of the City and its communities? (B.3.3.2.3 c)