

# Design Review Panel

City File Nos.  
**DA-22-167**

**392 Main Street West**  
City of Hamilton

**Prepared For**  
Main Margaret Inc.

March 9<sup>th</sup>, 2023



Job Number  
18180

[www.bousfields.ca](http://www.bousfields.ca)

Urban Planning  
Urban Design  
Community Engagement

**Toronto Office**

3 Church Street, Suite 200  
Toronto, ON  
M5E 1M2

T. 416.947.9744  
F. 416.947.0781

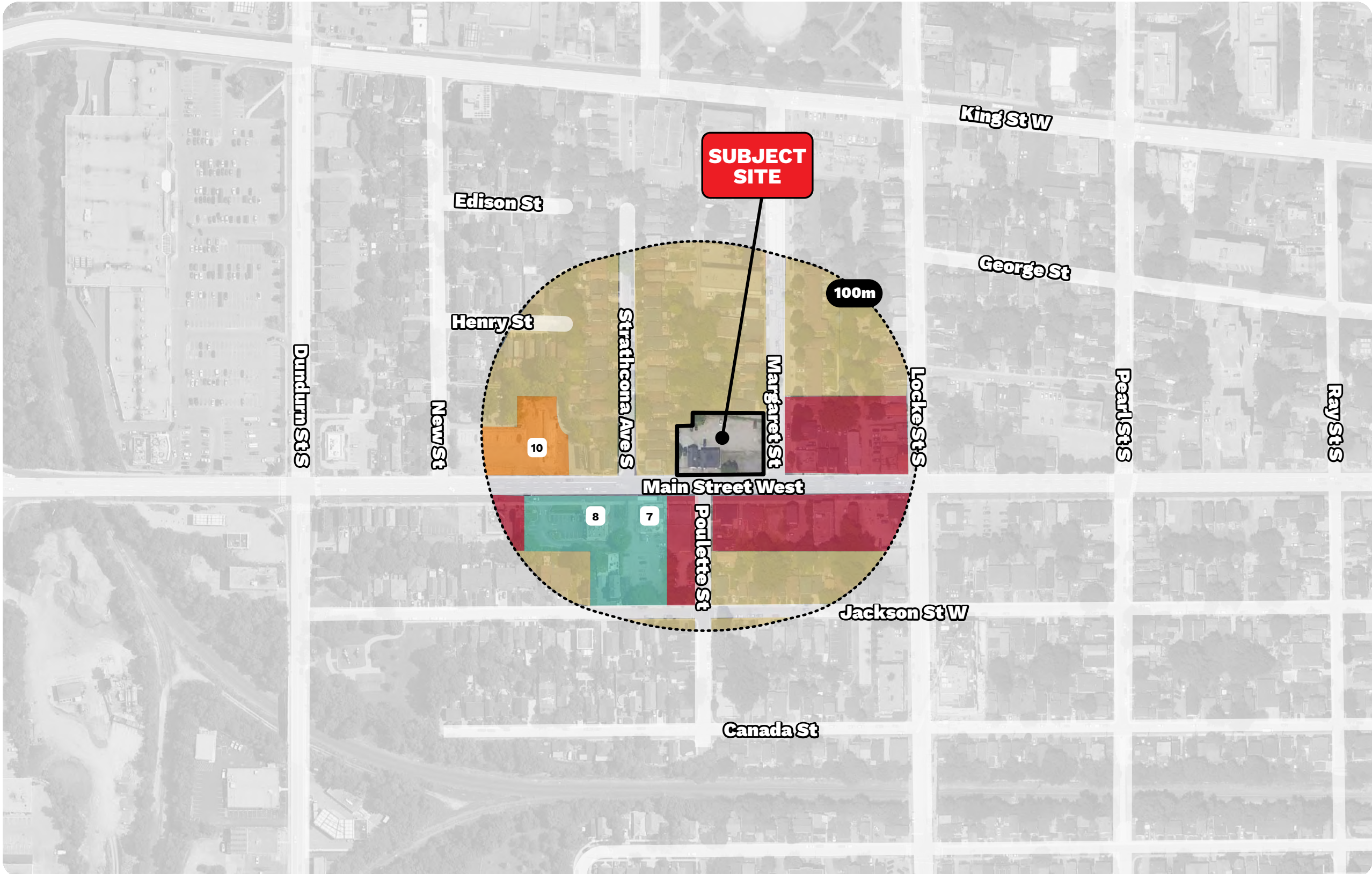
**Hamilton Office**

1 Main Street East, Suite 200  
Hamilton, ON  
L8N 1E7

T. 905.549.3005  
F. 416.947.0781



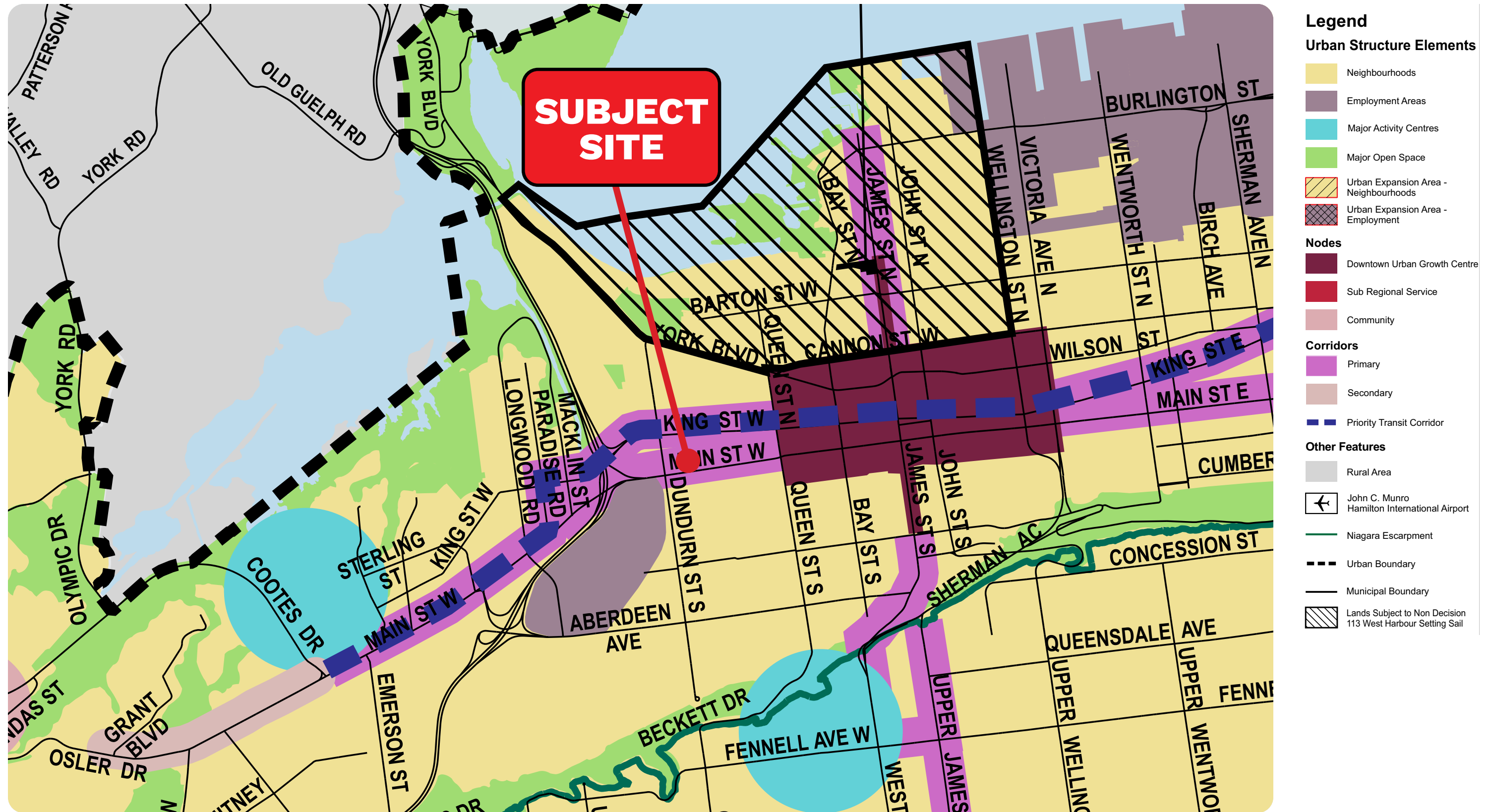
# 1.0 Immediate Context Plan



- Legend
-  Study Area
  -  Low-Rise Residential
  -  Mixed-Use (Office, Commercial, Retail, Residential)
  -  Proposed Development
  -  Approved (Under Construction)
  -  # Number of Storeys

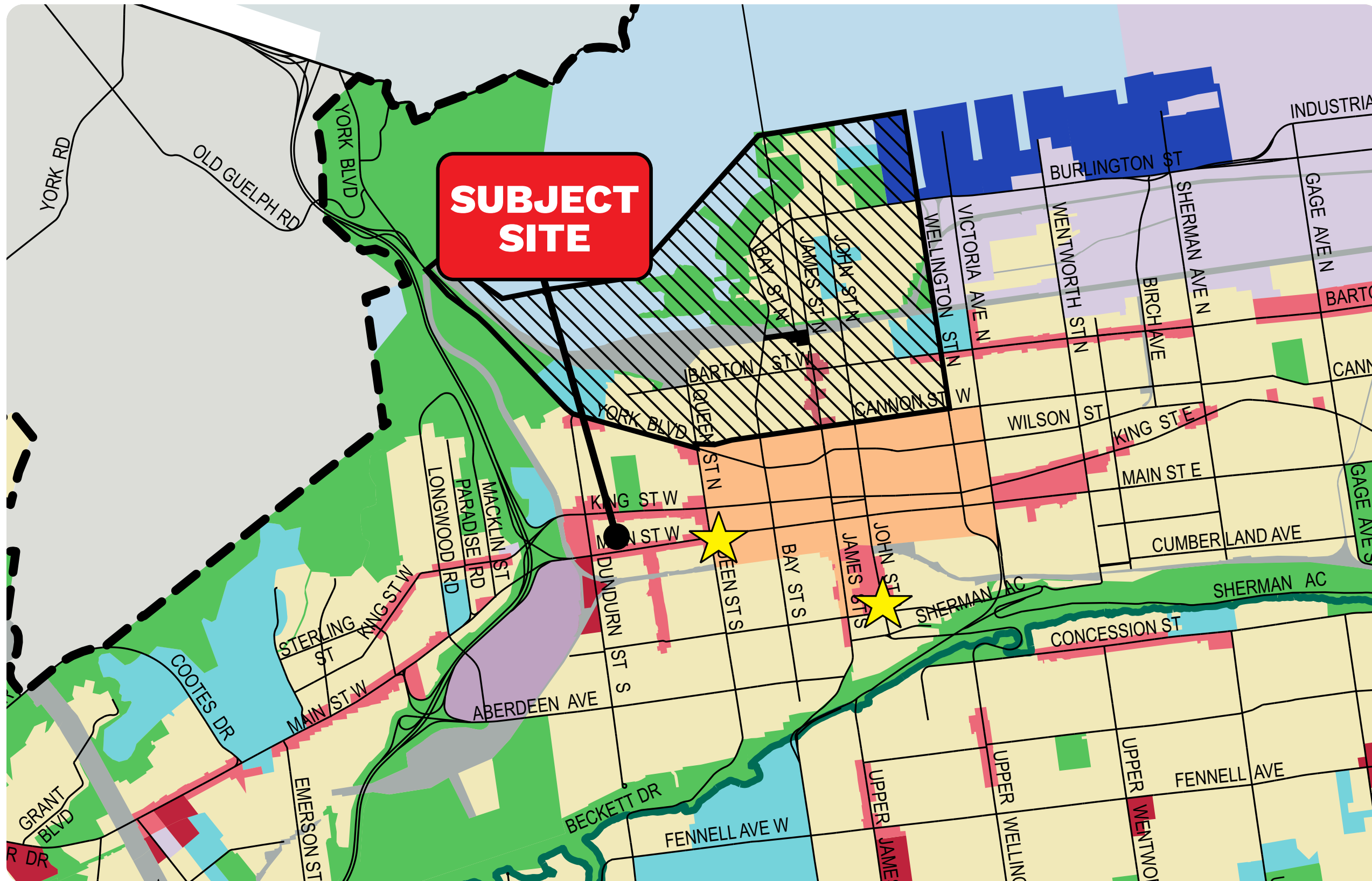


# 2.0 Planning Context





# Hamilton Official Plan Map E1 Urban Land Use Designations



- Legend**
- Neighbourhoods
  - Open Space
  - Institutional
  - Utility
  - Urban Expansion Area - Neighbourhoods
  - Urban Expansion Area - Employment
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
  - Mixed Use - High Density
  - Mixed Use - Medium Density
  - District Commercial
  - Arterial Commercial
- Employment Area Designations**
- Industrial Land
  - Business Park
  - Airport Employment Growth District
  - Shipping & Navigation
- Other Features**
- Rural Area
  - ✈ John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary
  - Lands Subject to Non Decision 113 West Harbour Setting Sail



# 3.0 Site Context Photos

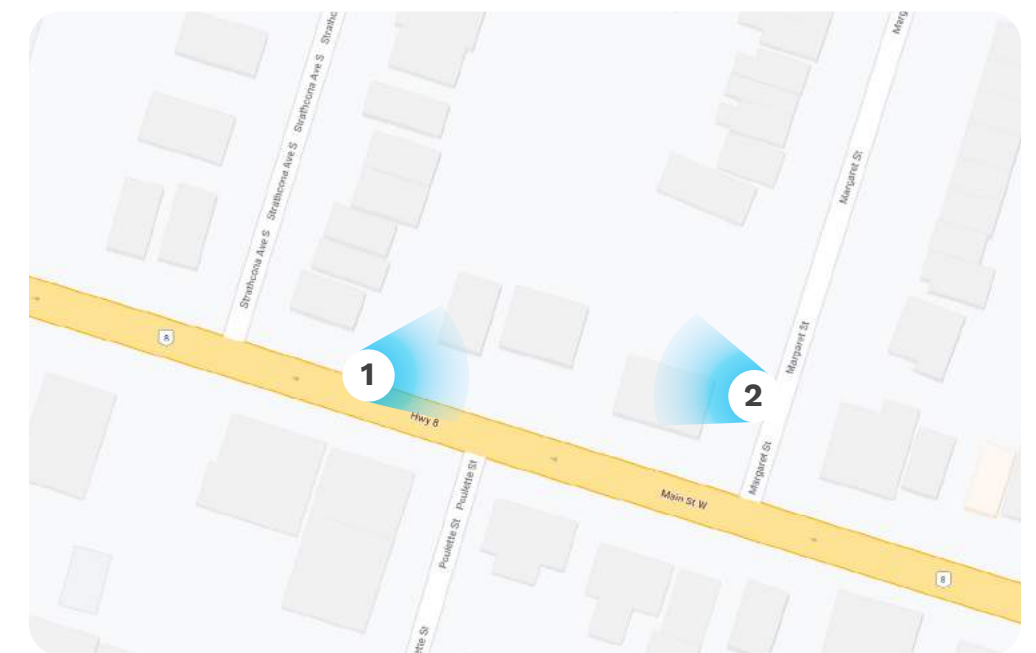


1. On Main Street West looking northeast towards subject site



2. On Margaret Street looking west towards subject site

Key Map





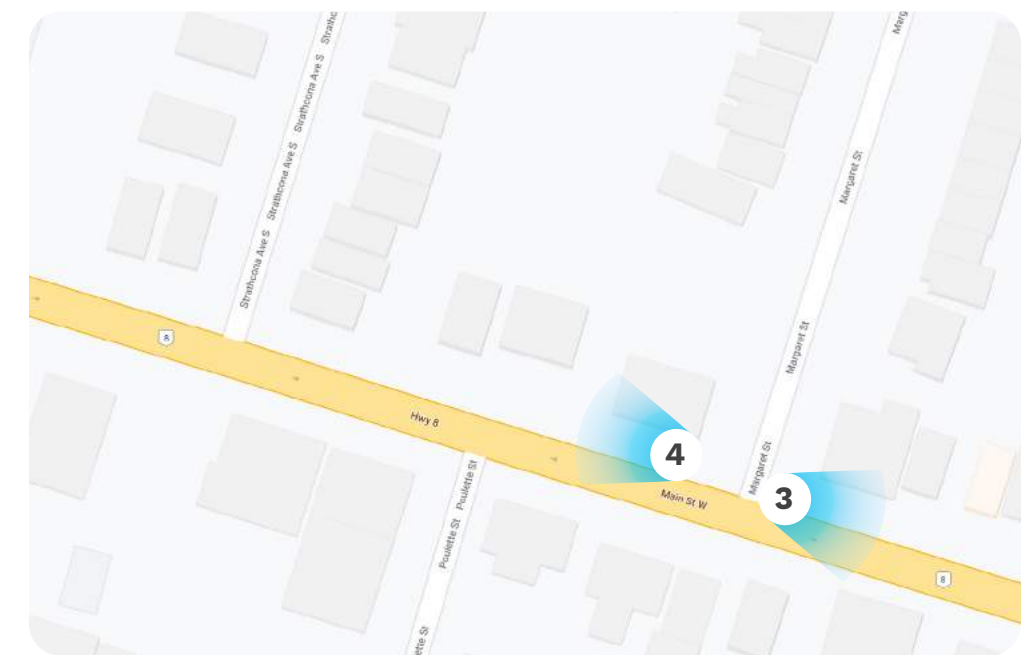


3. On Margaret Street looking east towards Main Street West



4. On Main Street West looking east along Main Street West

Key Map





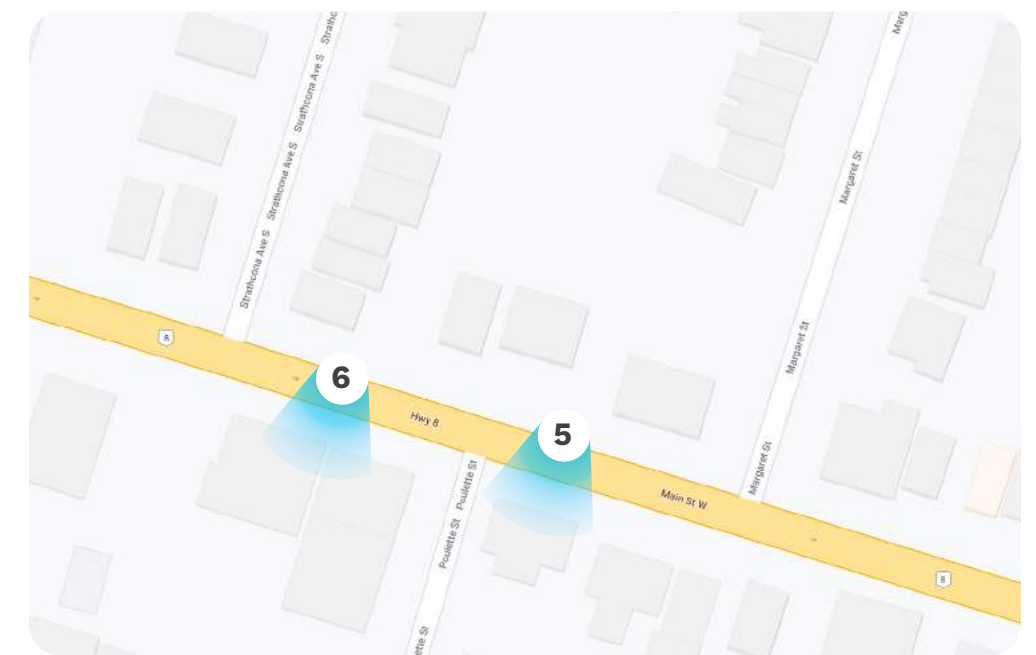


5. Looking south from the subject site



6. Looking south on Main Street West

### Key Map





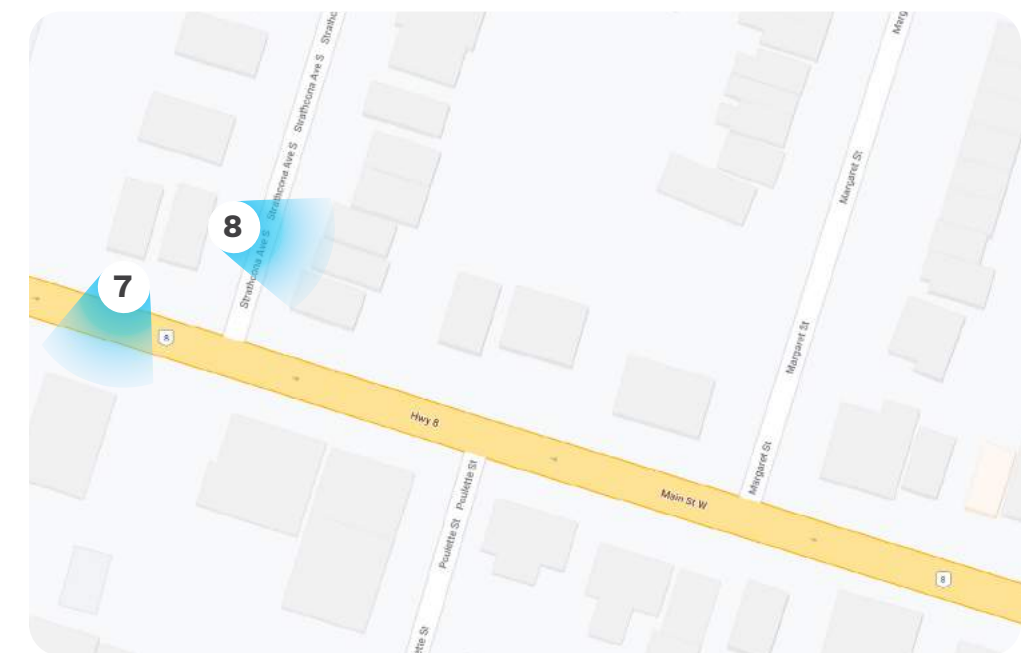


7. Looking south towards 415 Main Street West



8. On Strathcona Avenue South looking east

### Key Map







9. On Margaret Street looking west along the laneway abutting the subject sit



10. On Margaret Street looking east

### Key Map





# 4.0 Proposed Rendering

View Looking View looking Northwest





View looking Southwest





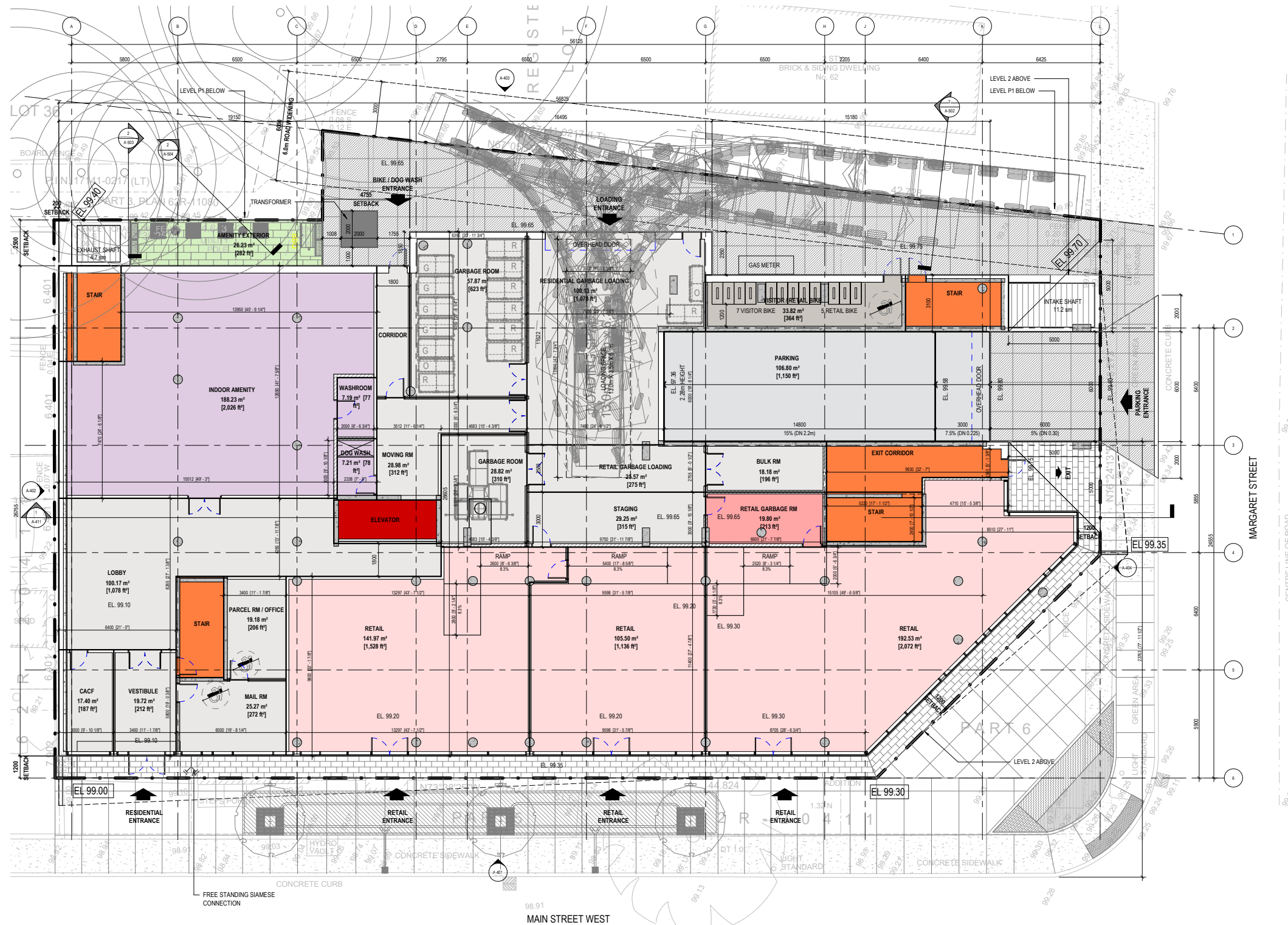
View along Main Street West looking northeast





# 5.0 Architectural Plans

## Ground Floor Plan

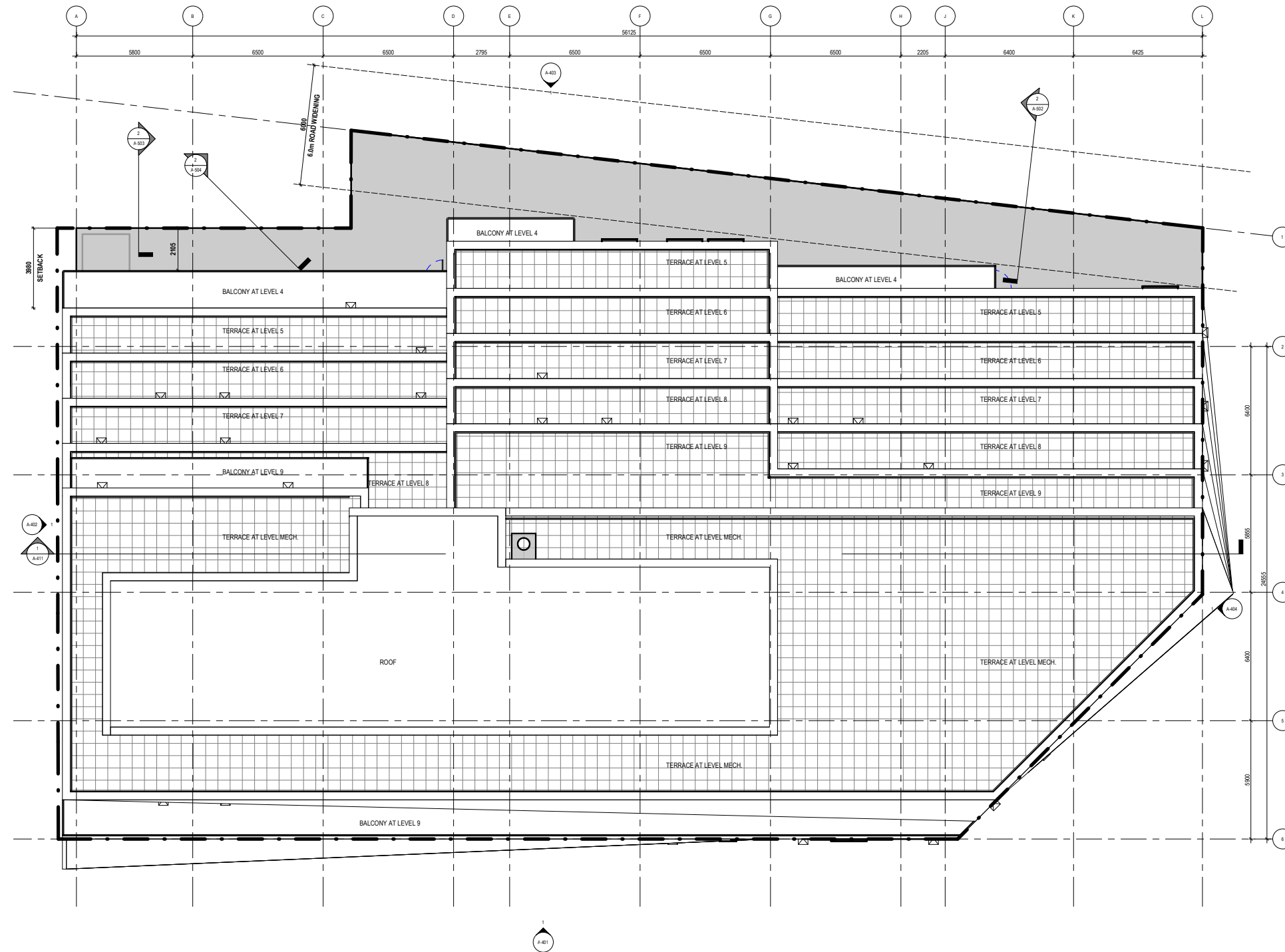


- Indoor Amenity
- Retail
- Residential Use
- Stairs / Corridor
- Elevator
- Outdoor Amenity
- Bike Parking



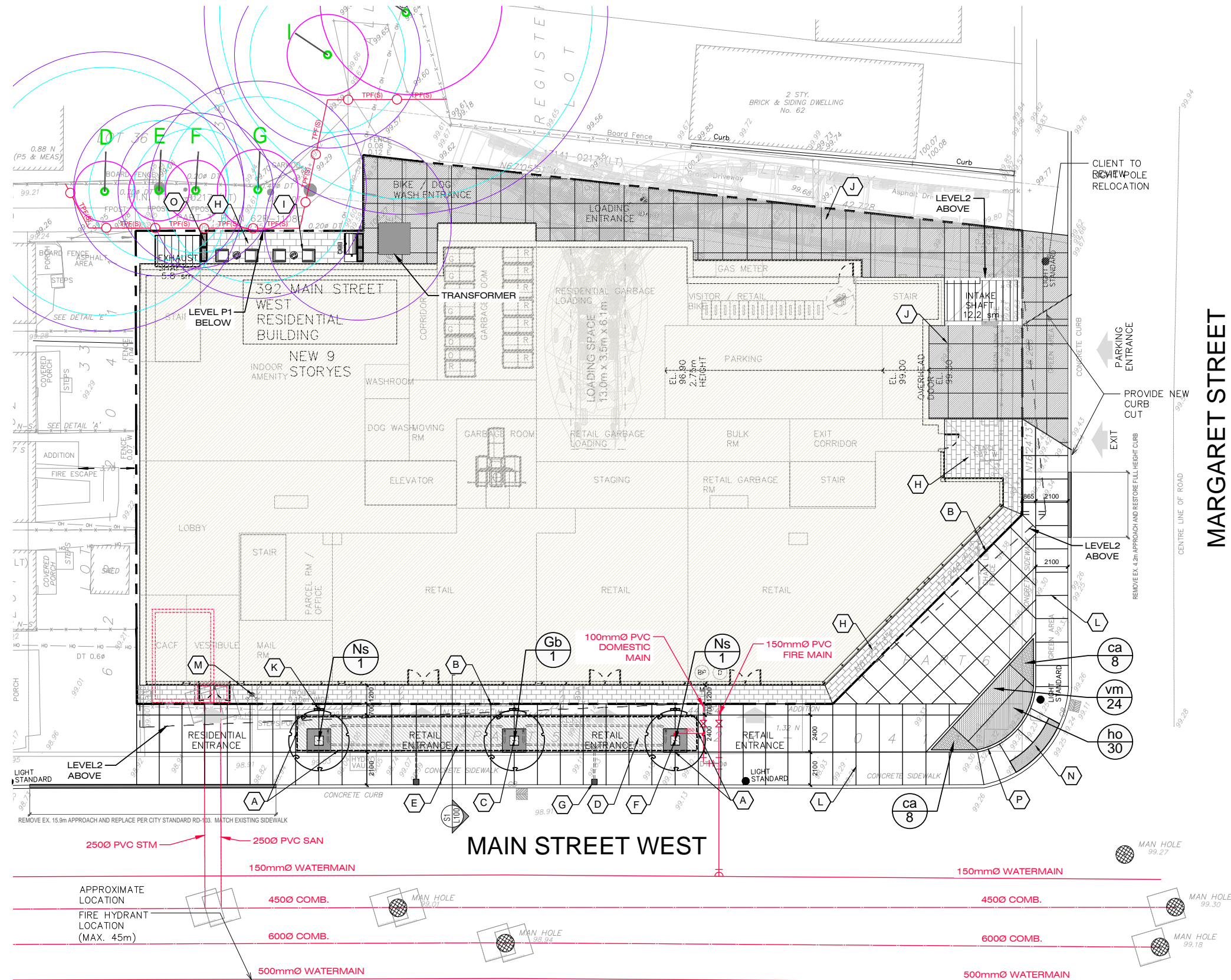


# Roof Plan



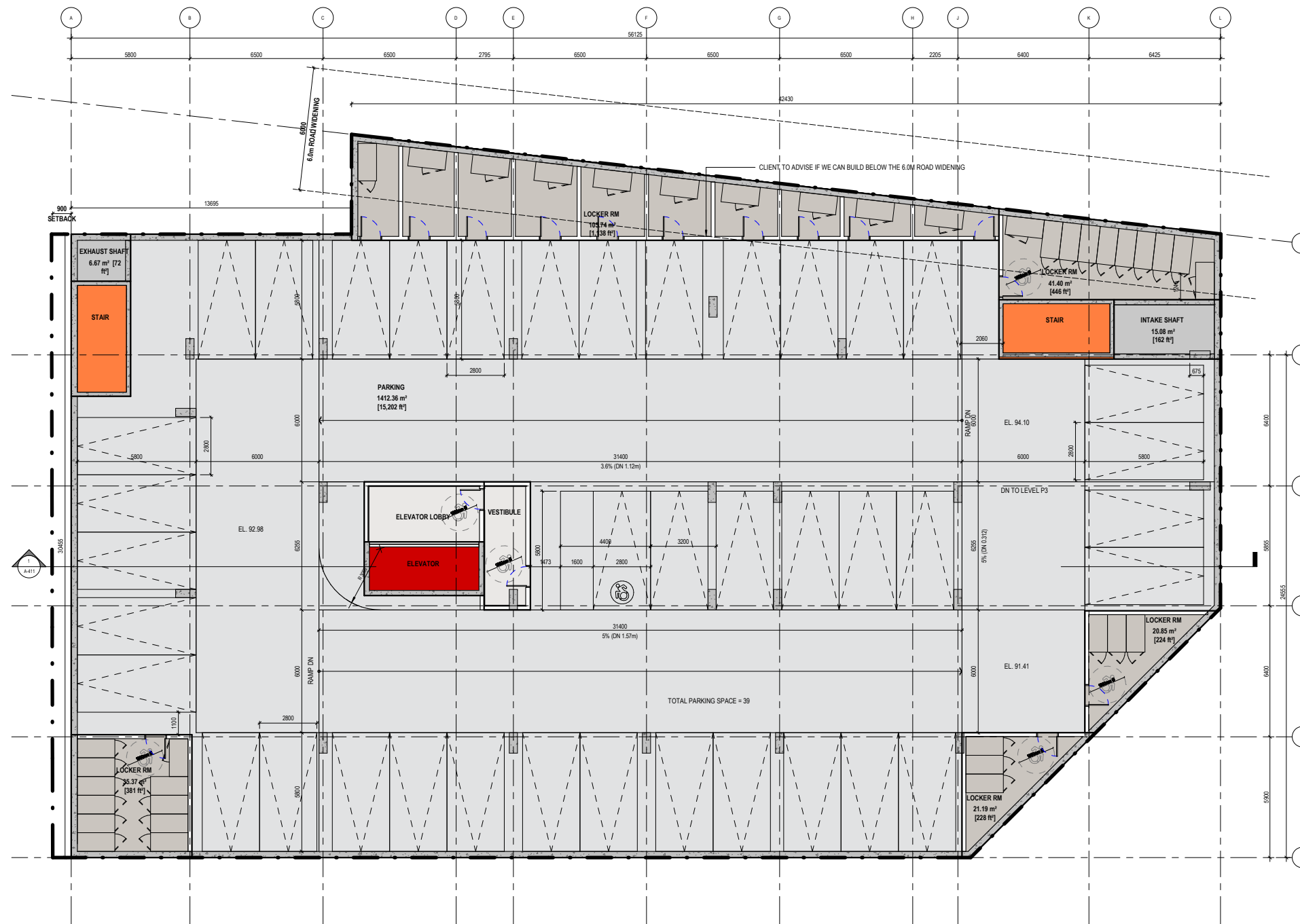


# Landscape Concept Plan



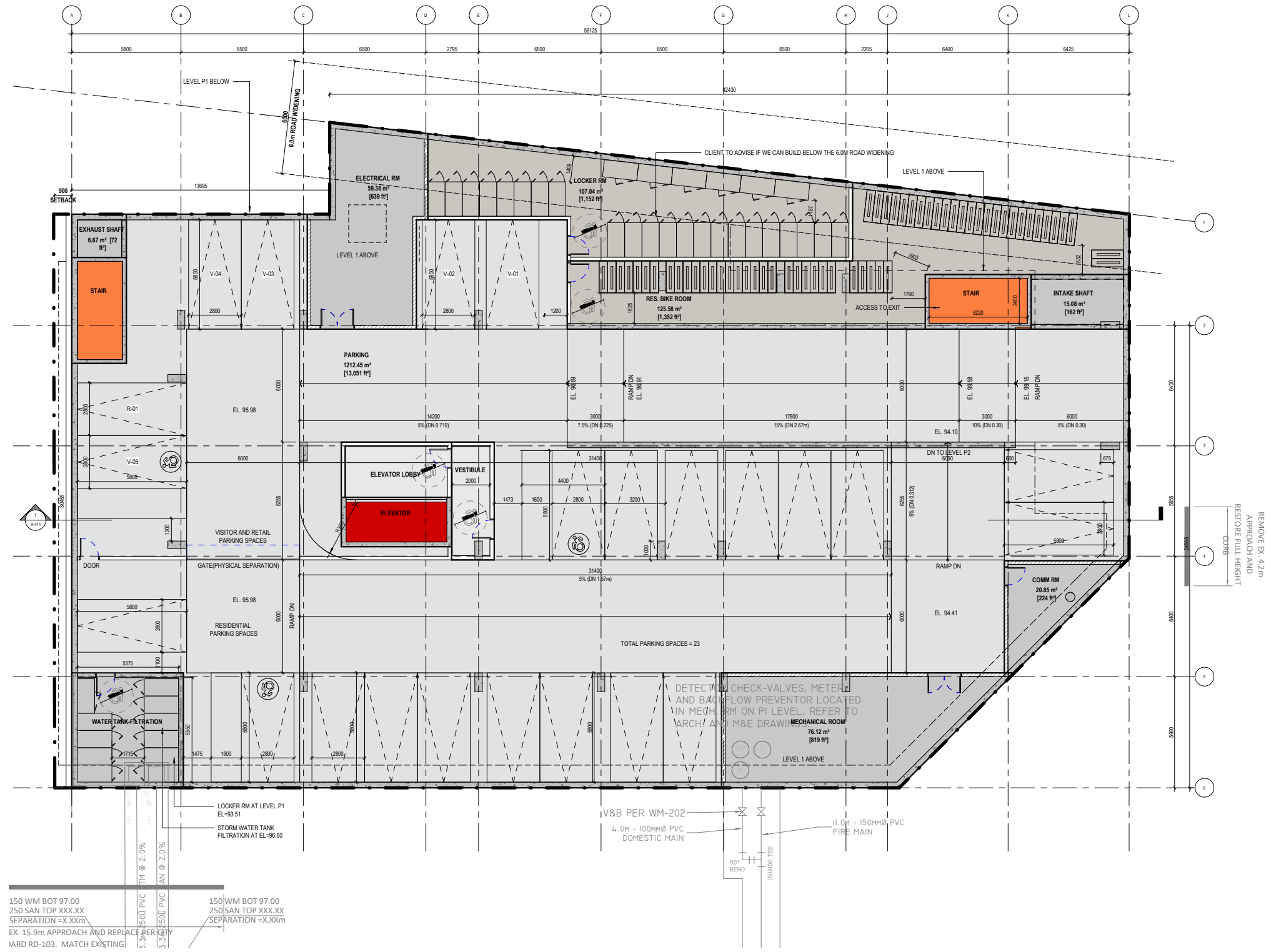


# Parking Level 2 Floor Plan



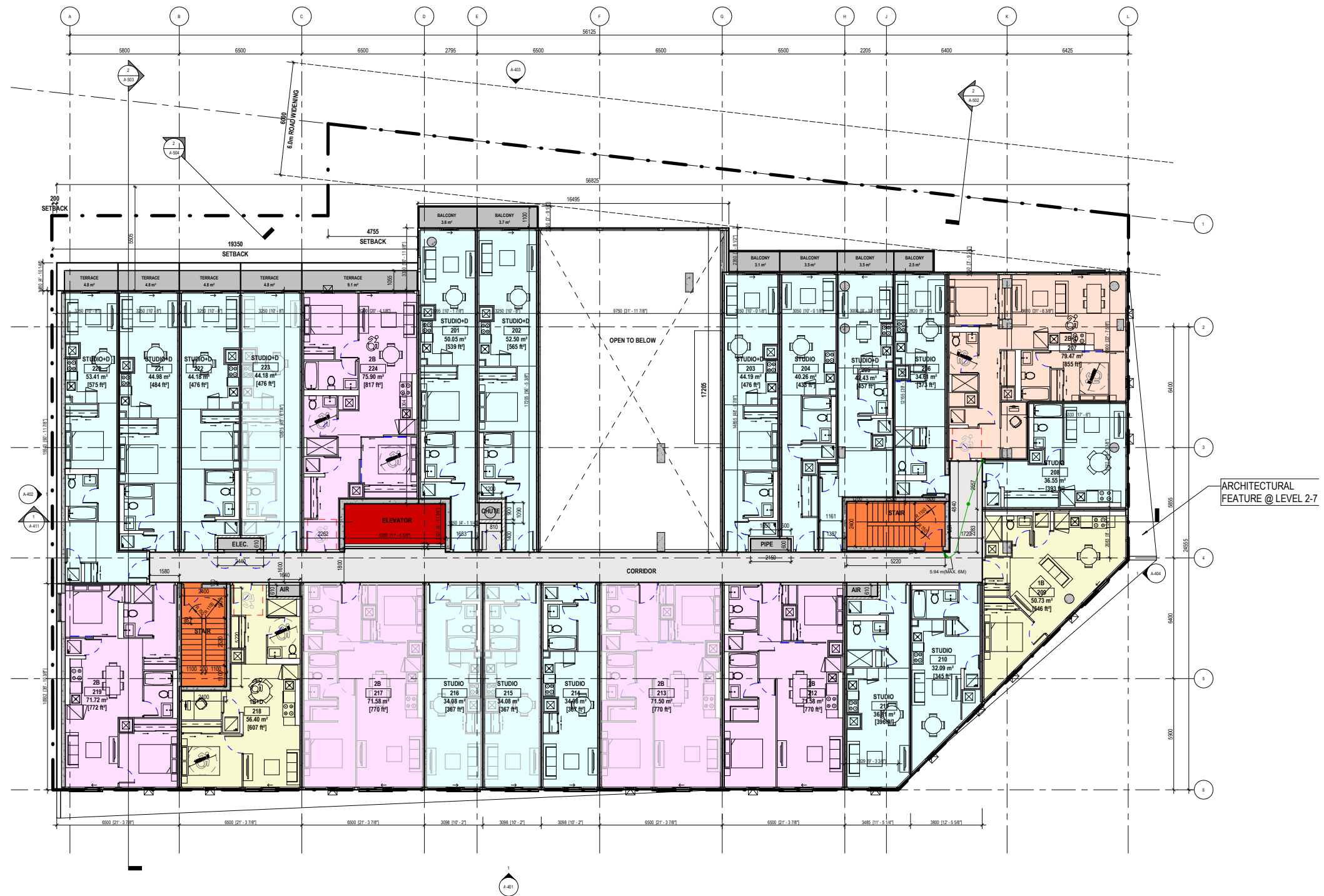


# Parking Level 1 Floor Plan





# 2<sup>nd</sup> Floor Plan





# 3<sup>rd</sup> Floor Plan





# 4<sup>th</sup> Floor Plan





# 5<sup>th</sup> Floor Plan





# 6<sup>th</sup> Floor Plan



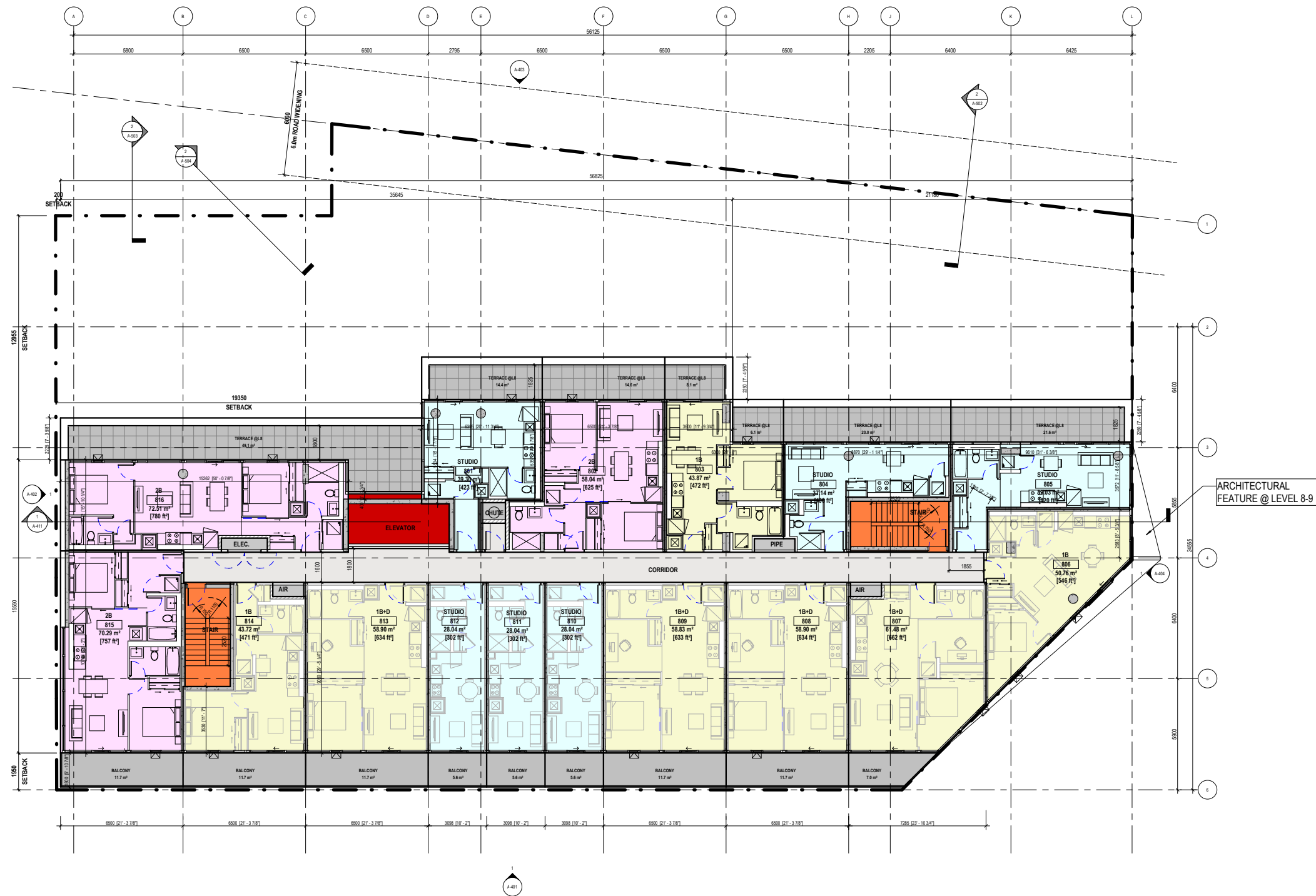


# 7<sup>th</sup> Floor Plan

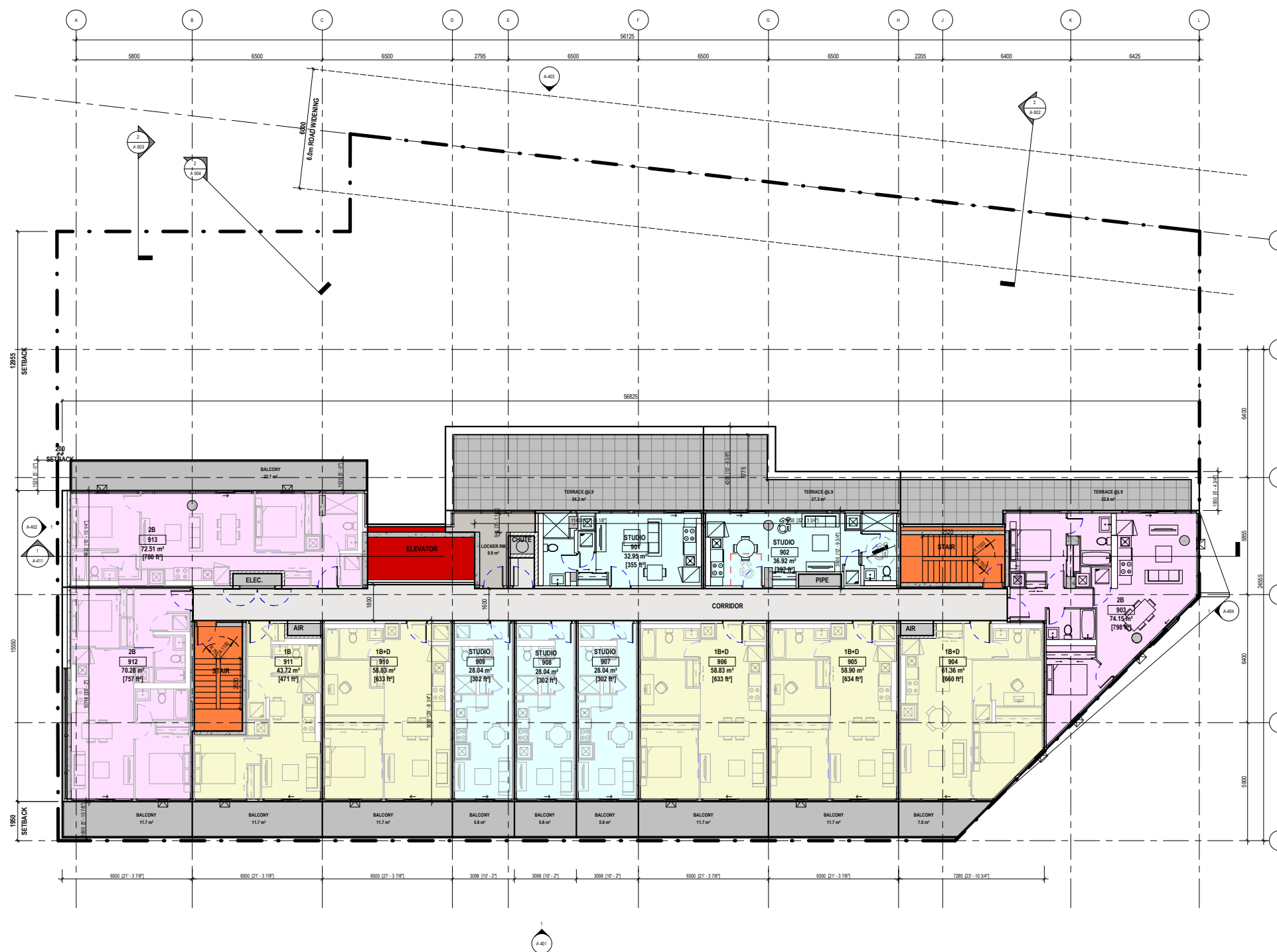




# 8<sup>th</sup> Floor Plan

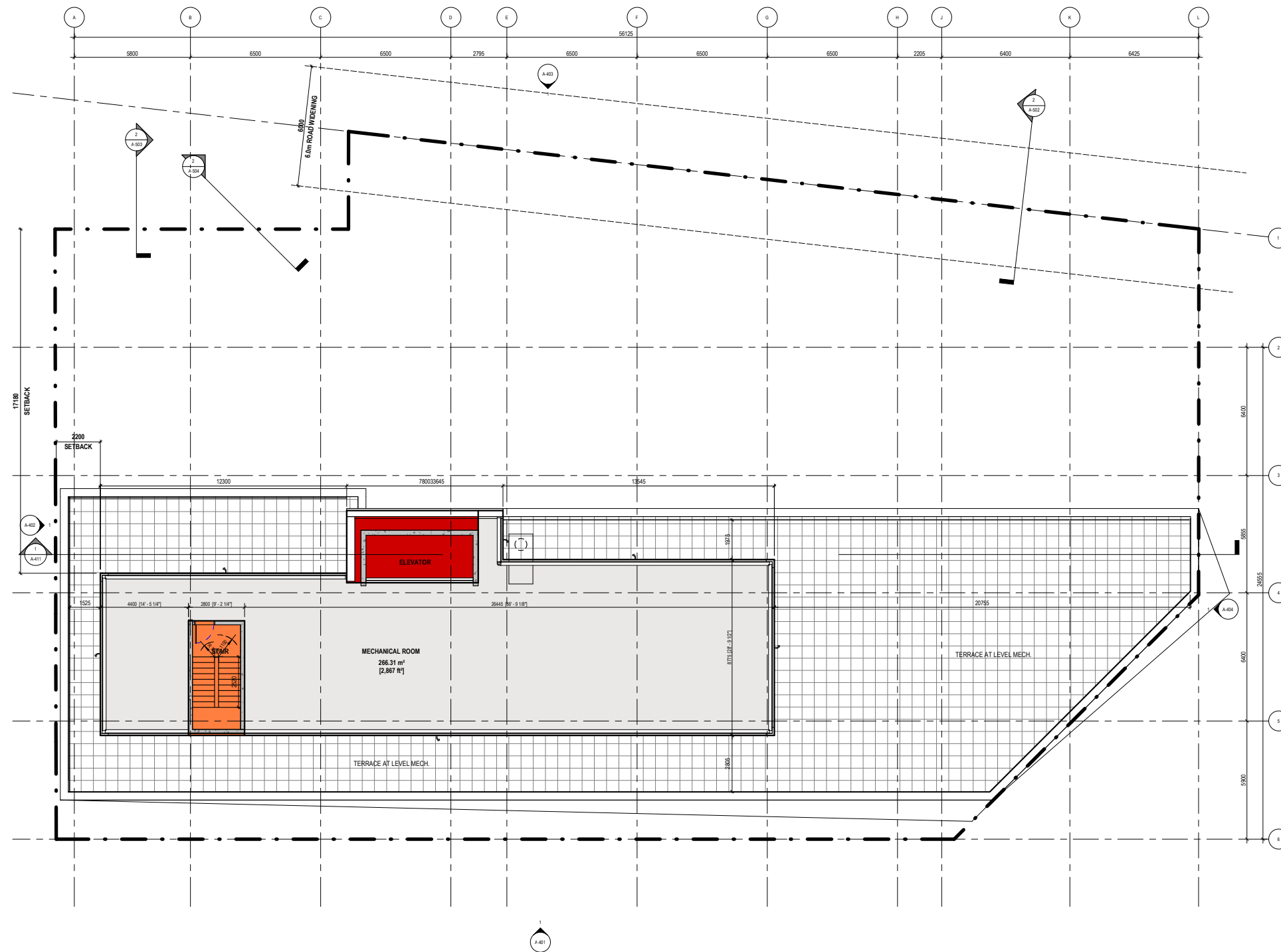


# 9<sup>th</sup> Floor Plan





# Mechanical Penthouse

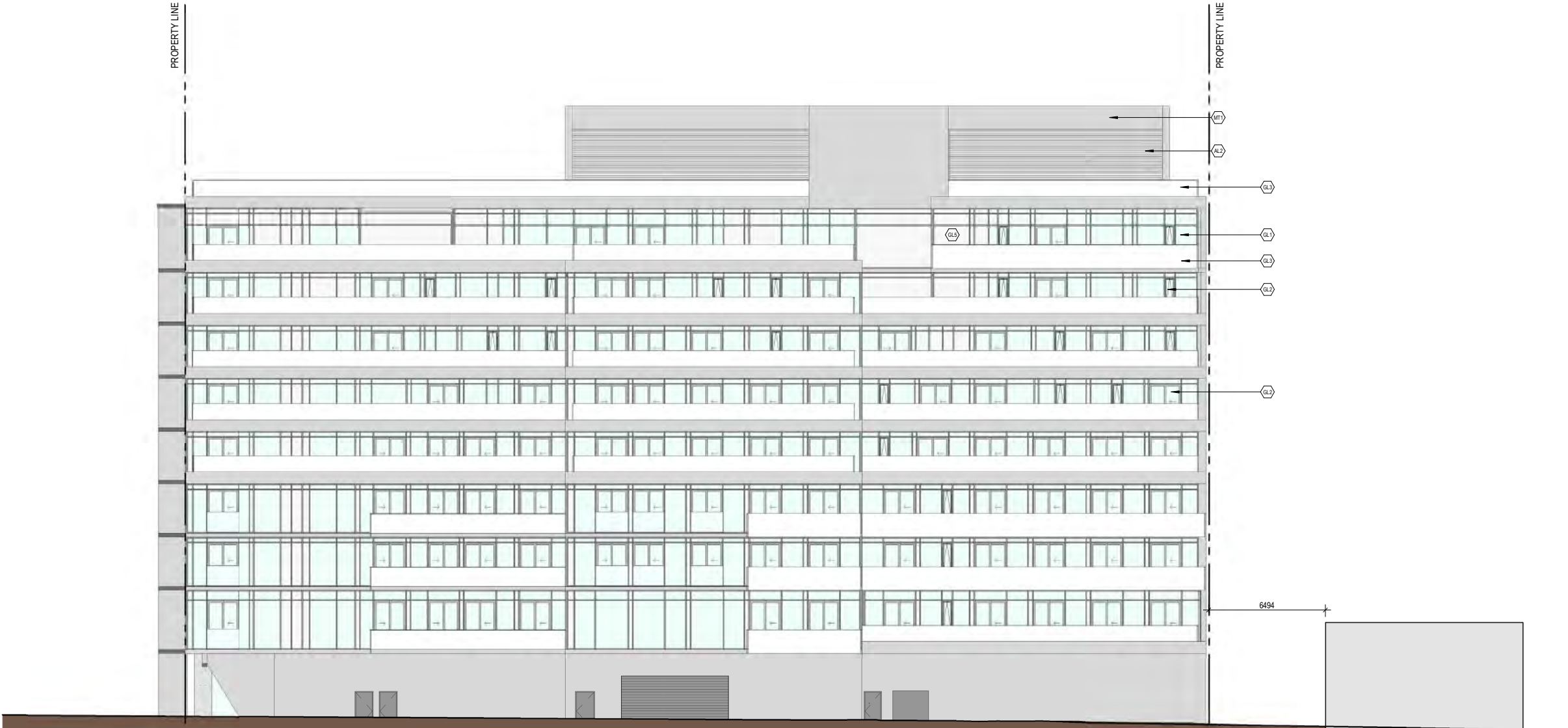


# South Elevation

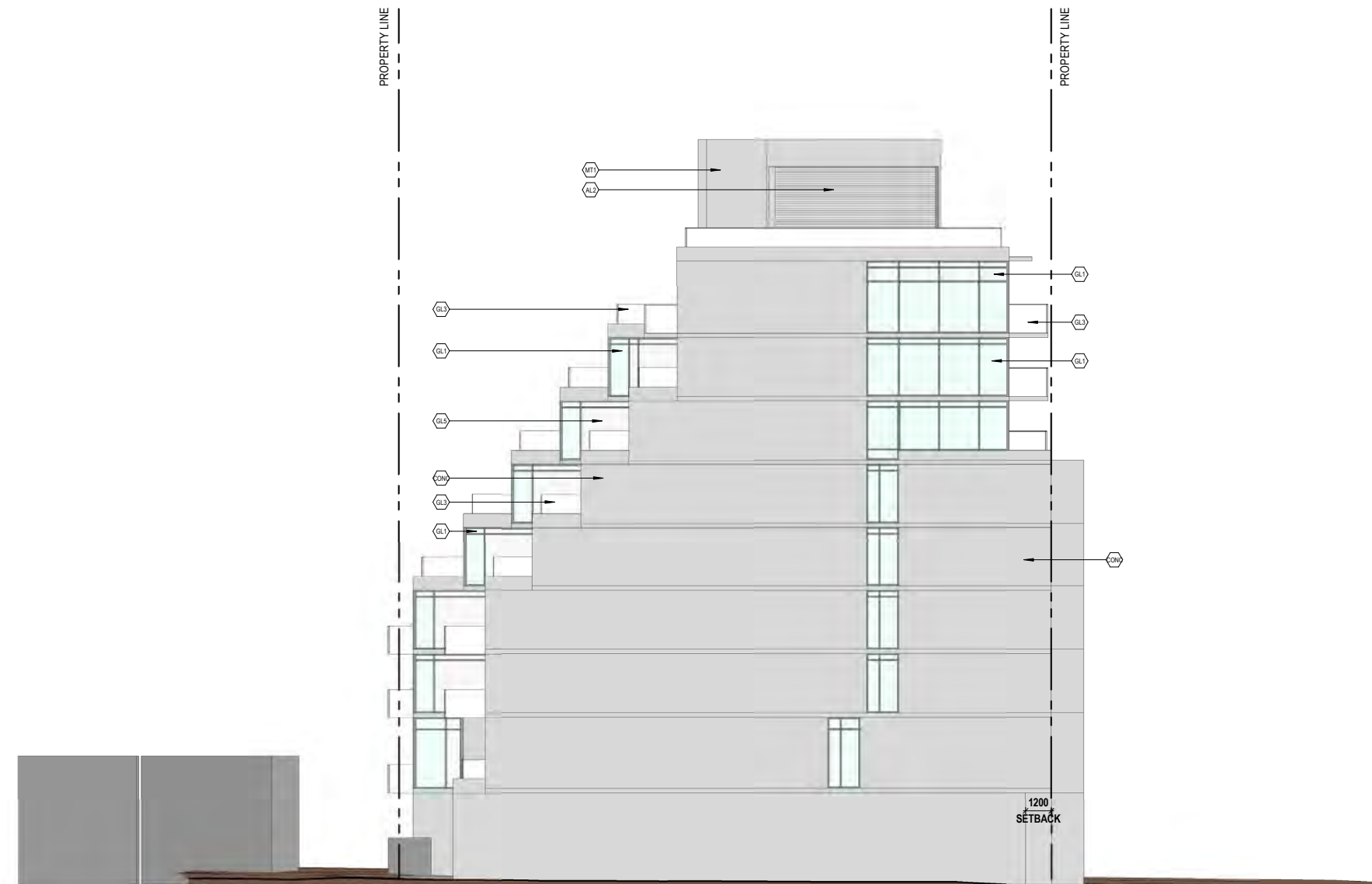




North Elevation

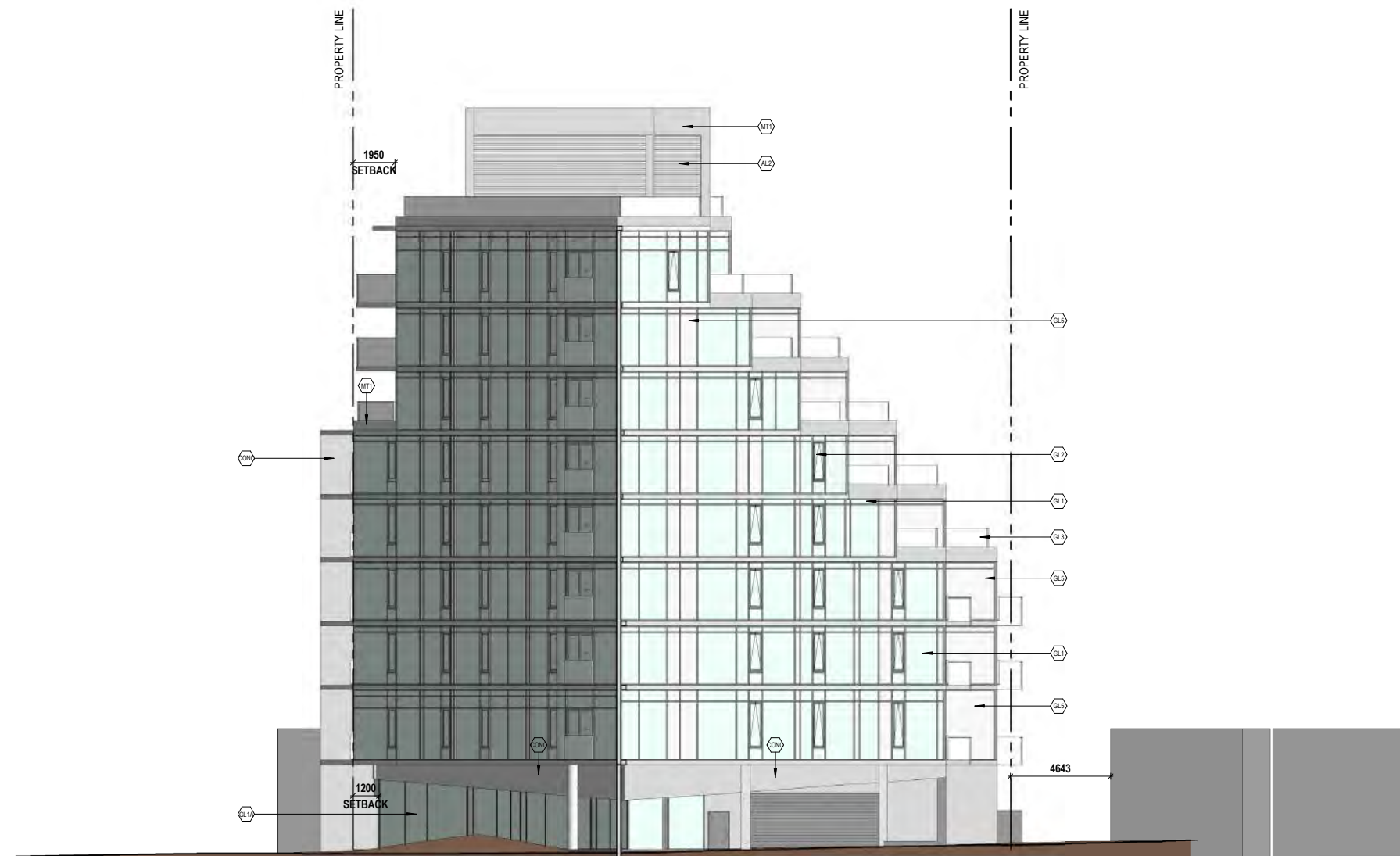


# West Elevation





# East Elevation



# 6.0 Massing

3D View Looking Northwest

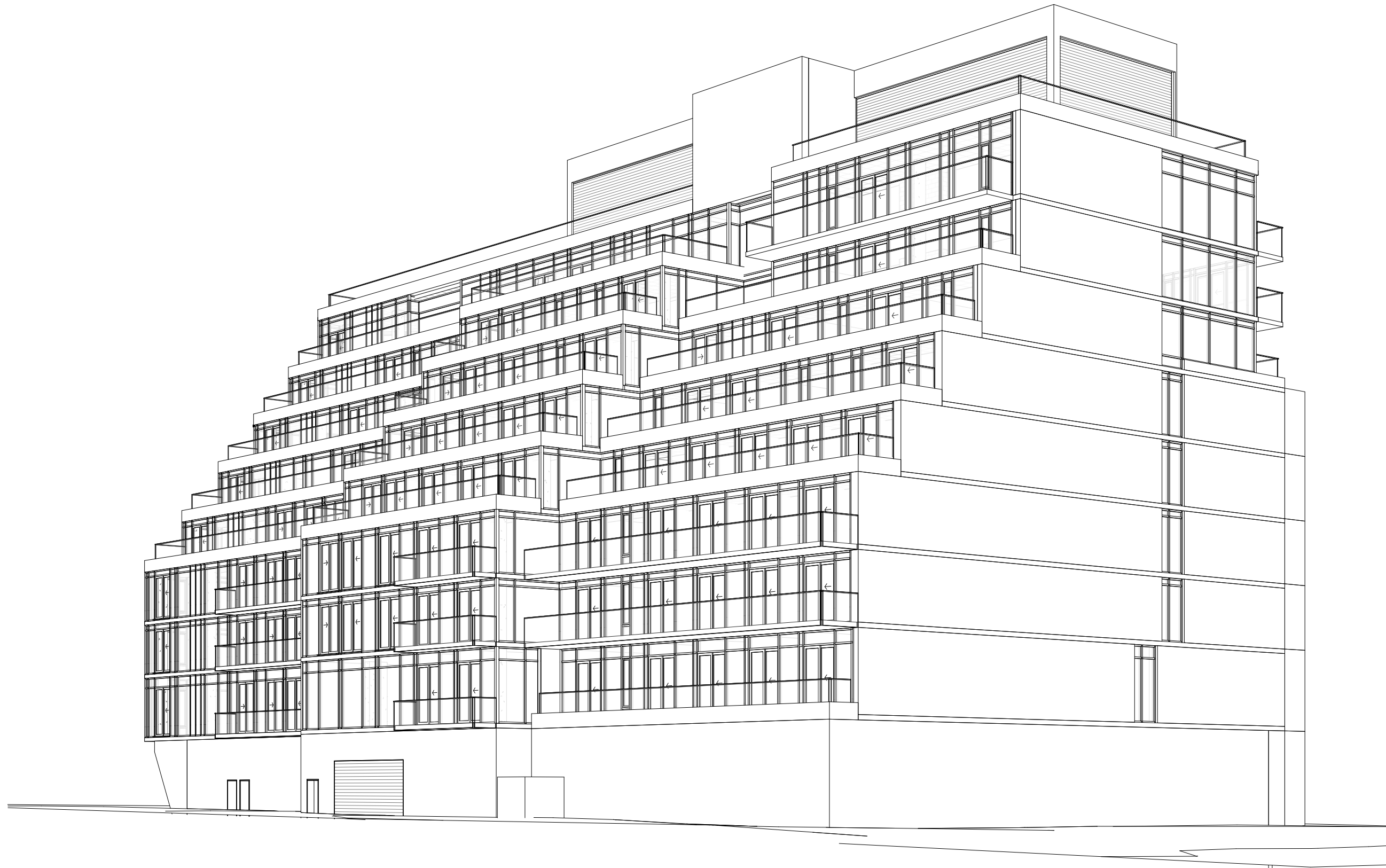




3D View Looking Southwest



3D View Looking Southeast





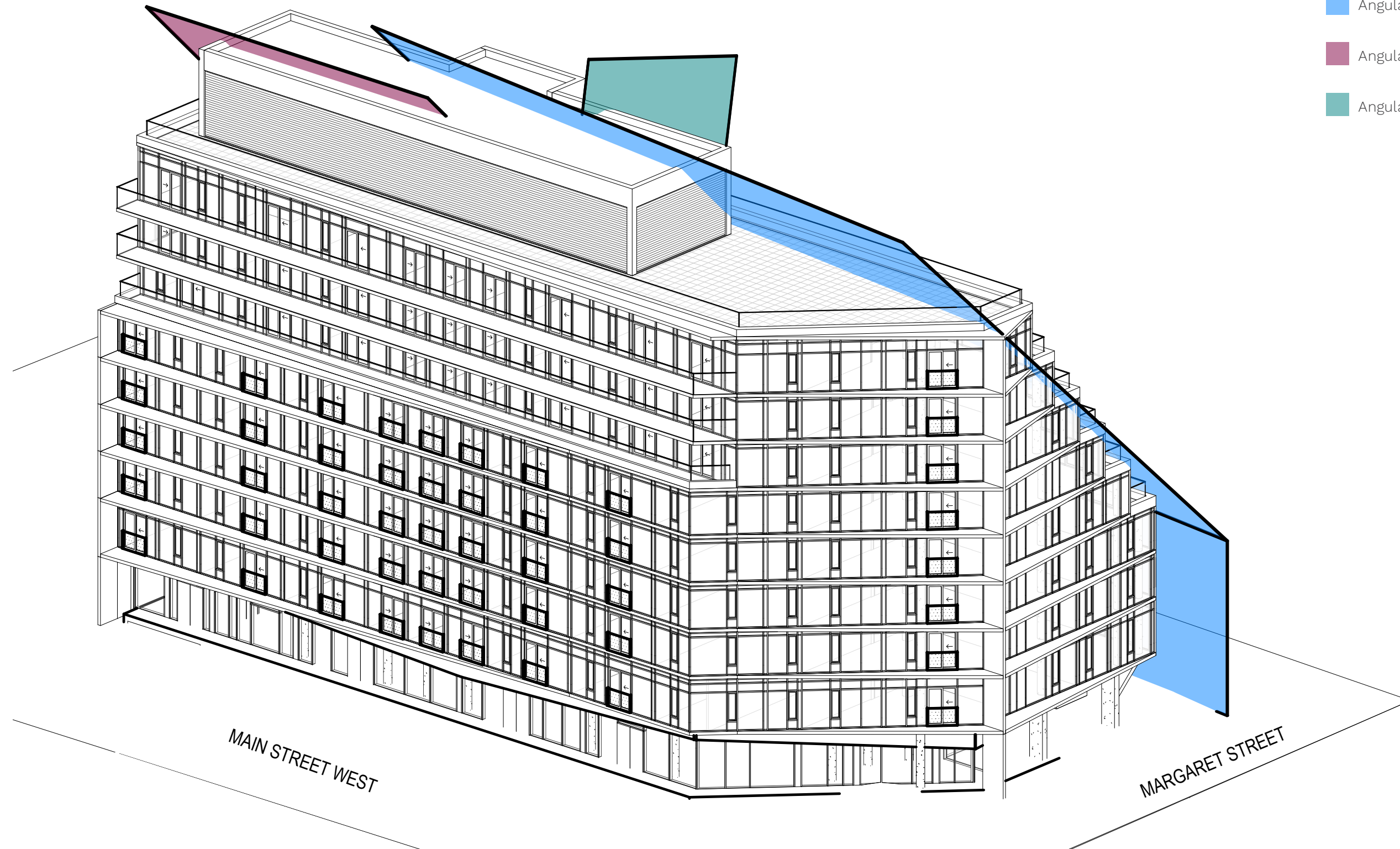
3D View Looking Northeast



# 3D View with Angular Planes Looking Northwest

## Legend

- Angular Plane A
- Angular Plane B
- Angular Plane C

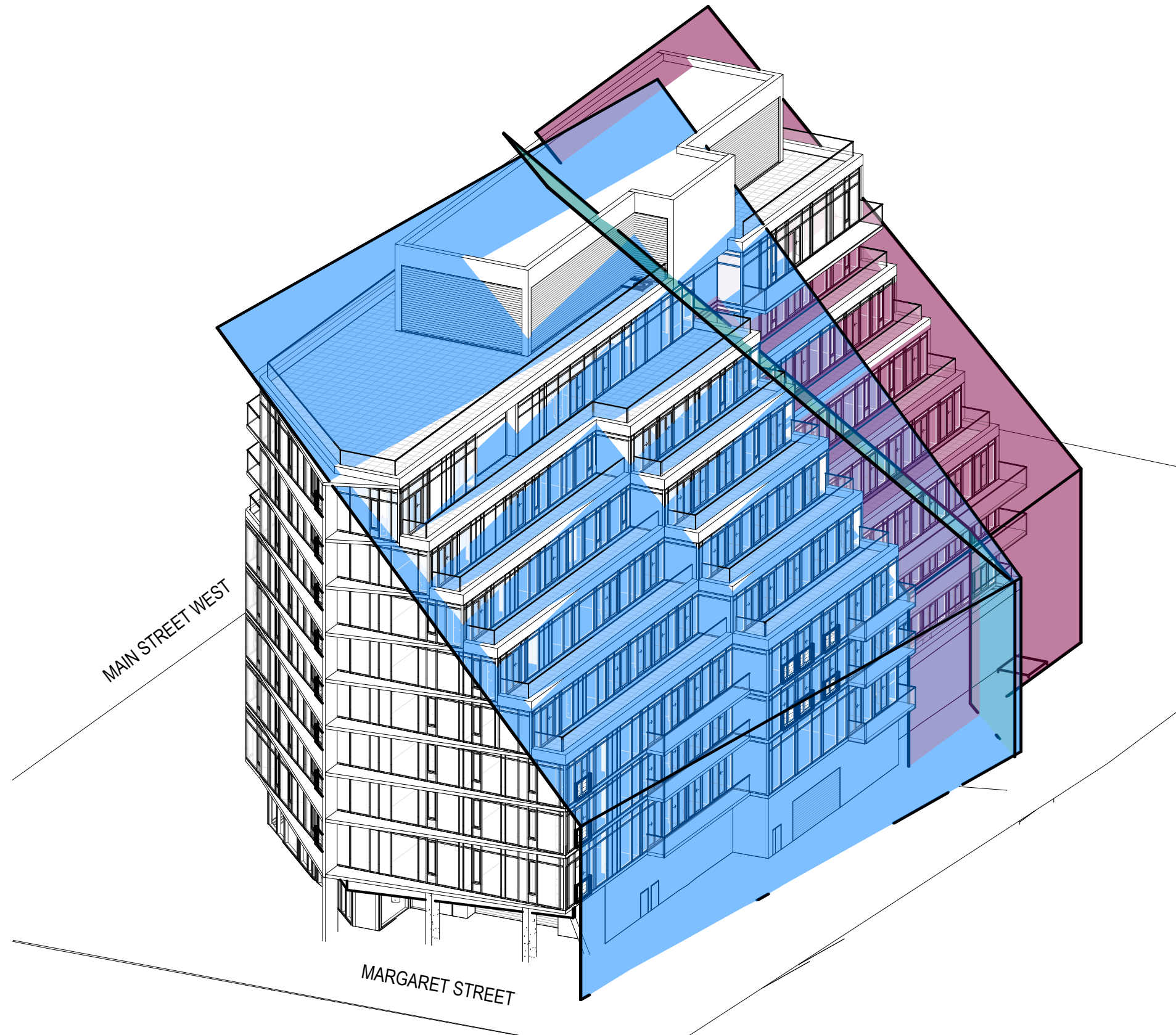




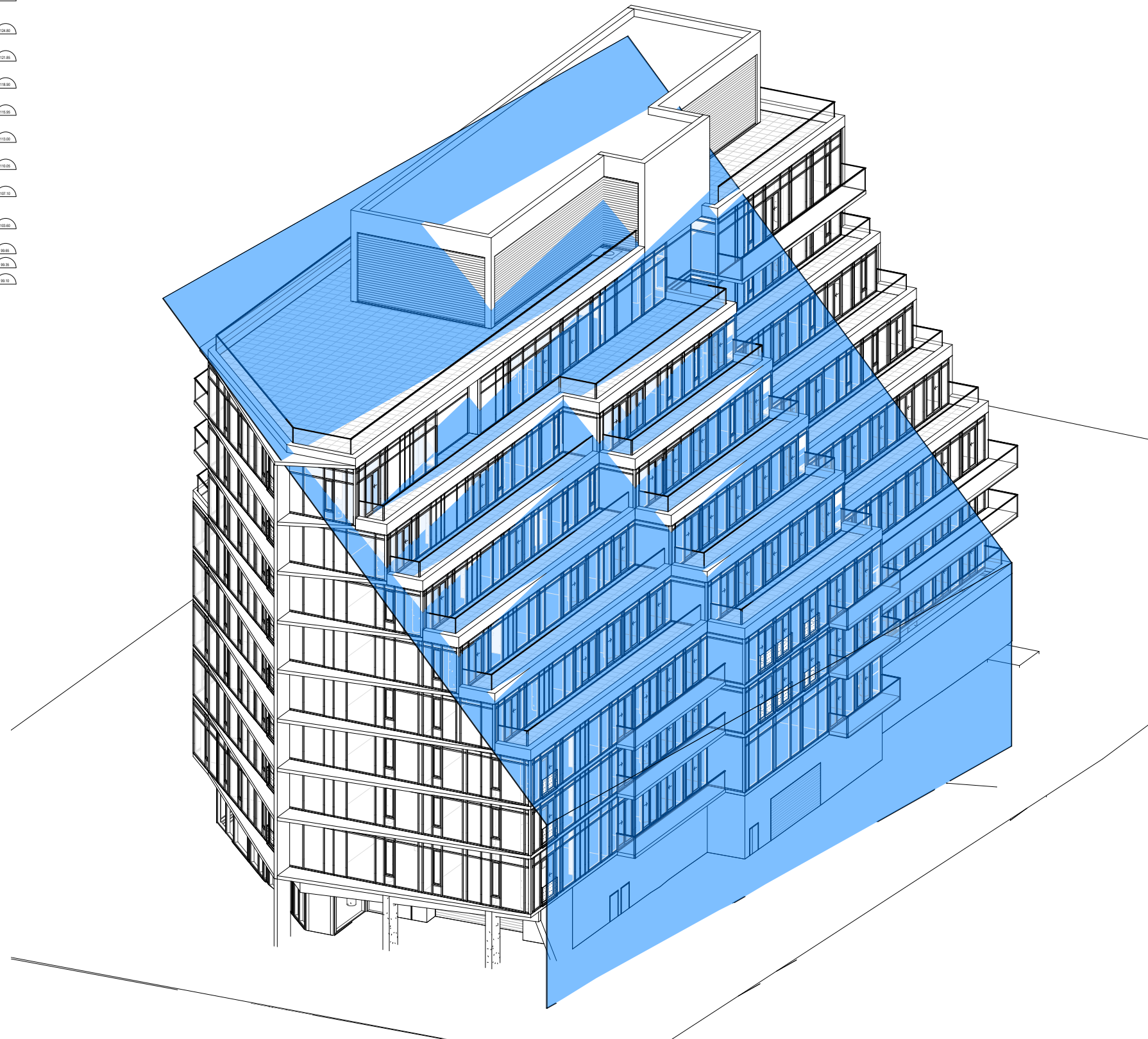
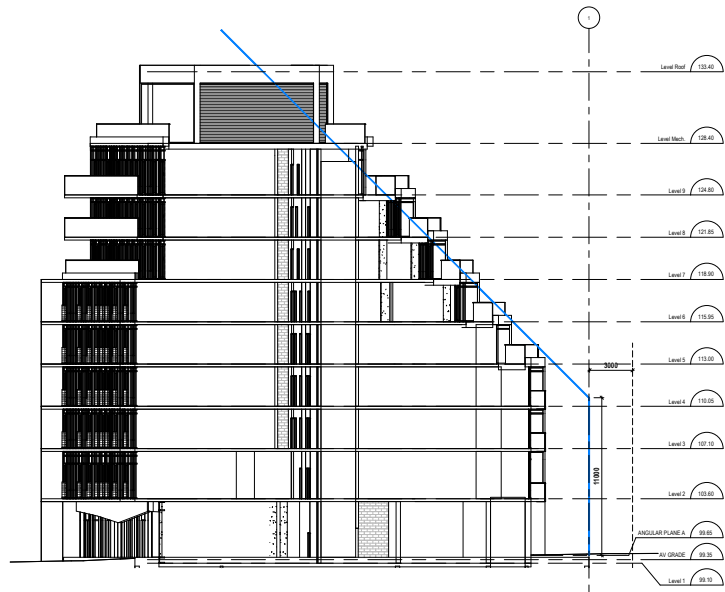
# 3D View with Angular Planes Looking Southwest

## Legend

- Angular Plane A
- Angular Plane B
- Angular Plane C

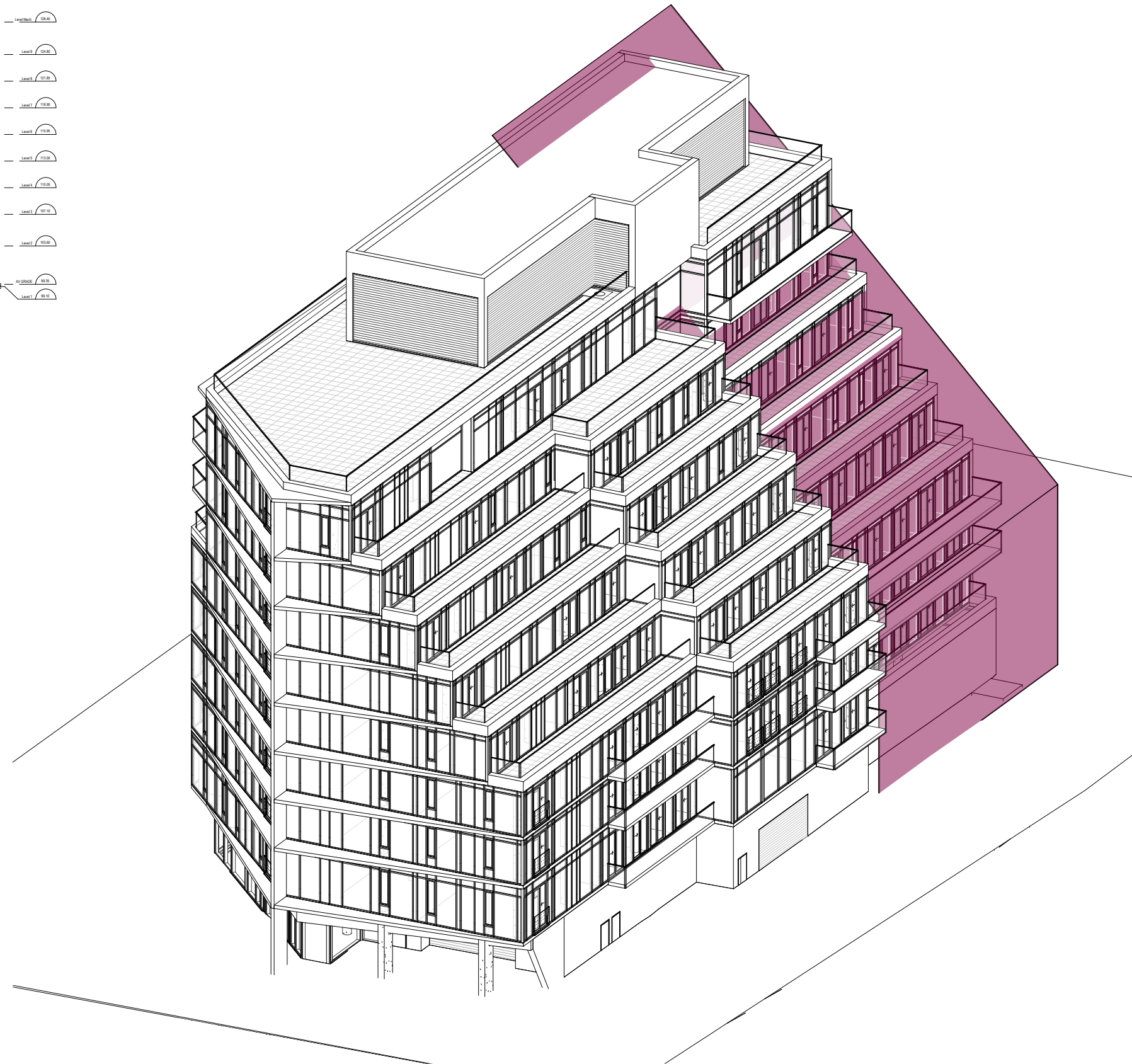
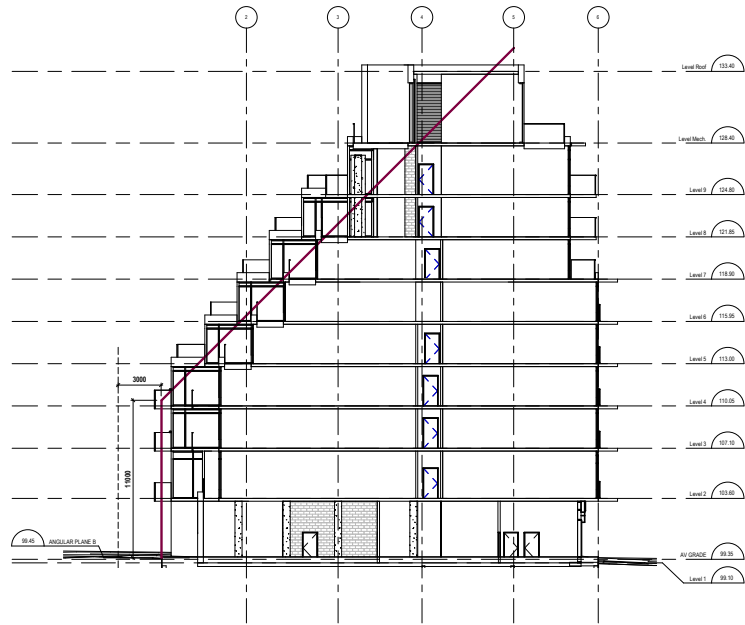


3D View with Angular Plane A  
Looking Southwest

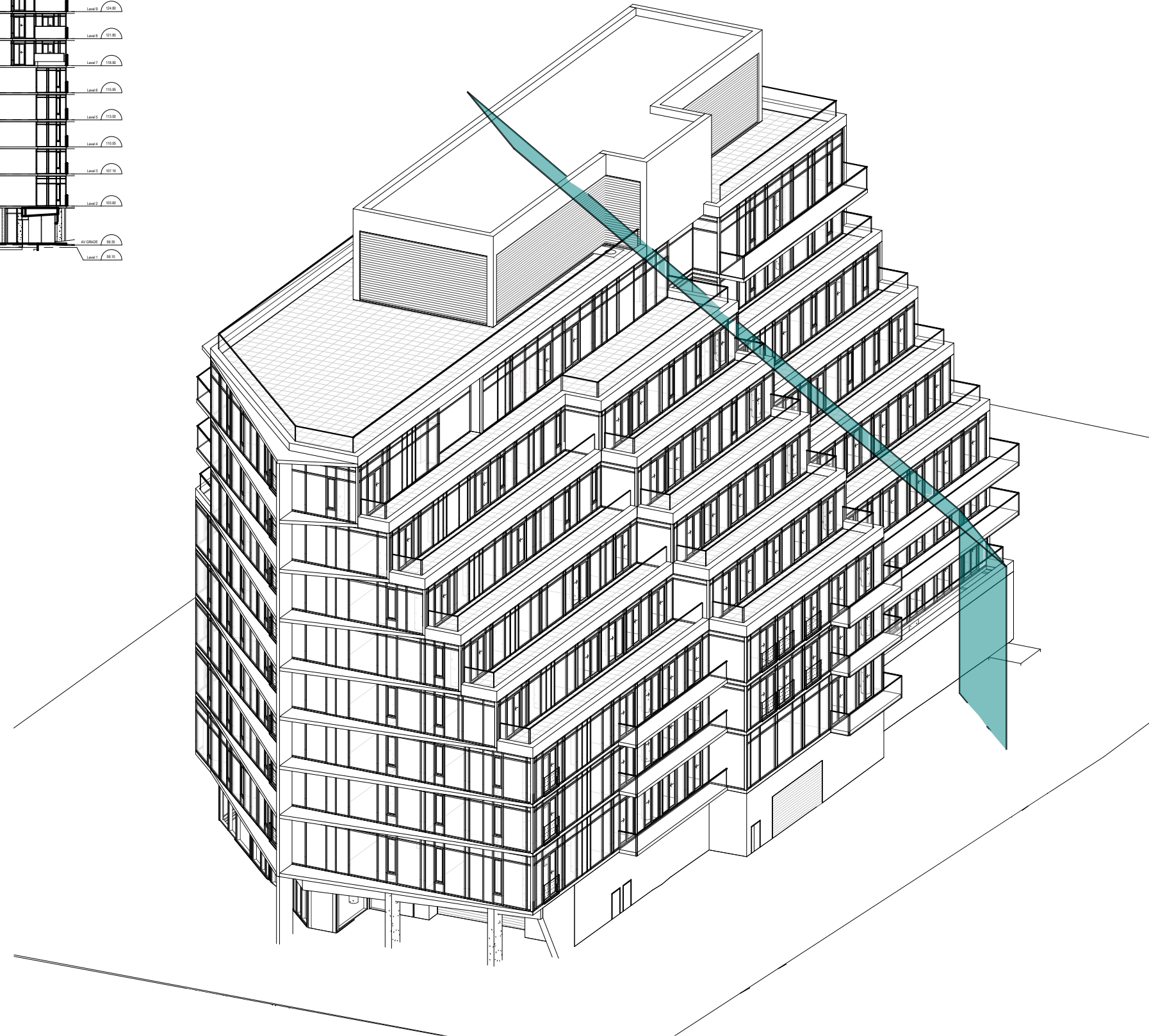
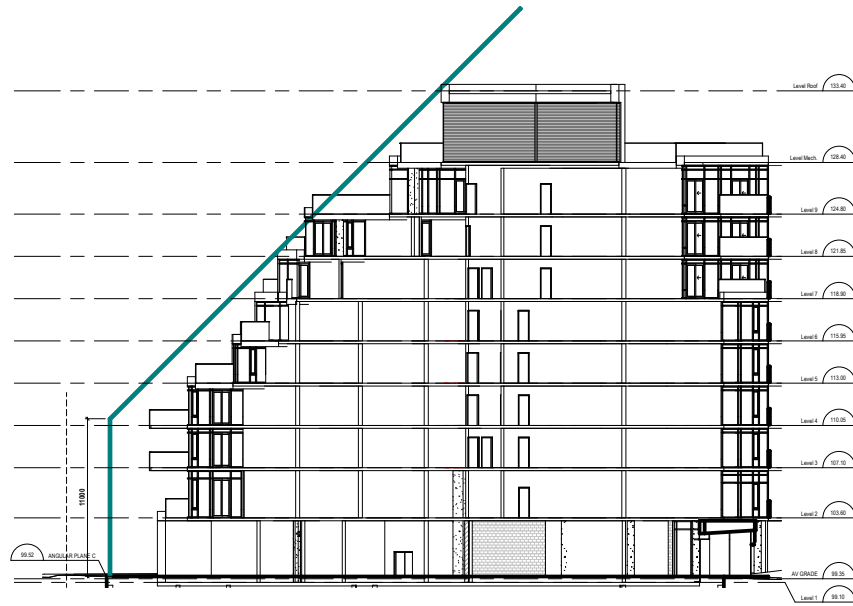




3D View with Angular Plane B  
Looking Southwest



3D View with Angular Plane C  
Looking Southwest



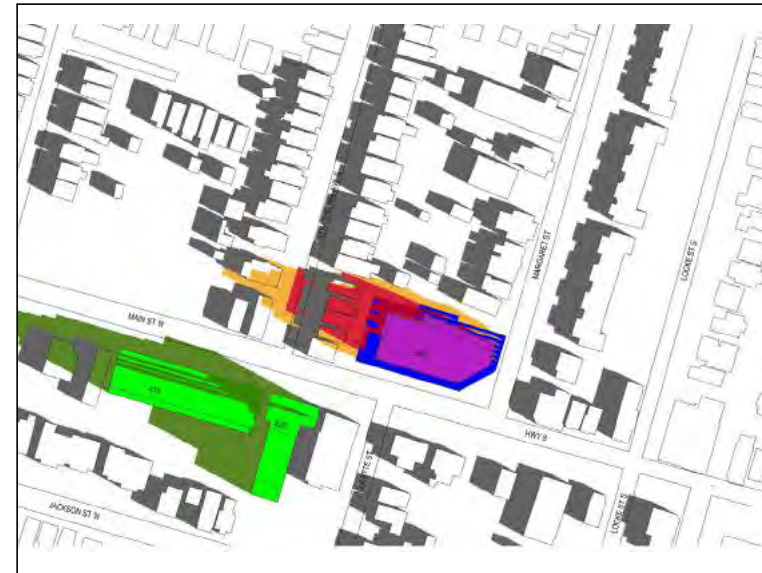


# 7.0 Shadow Study

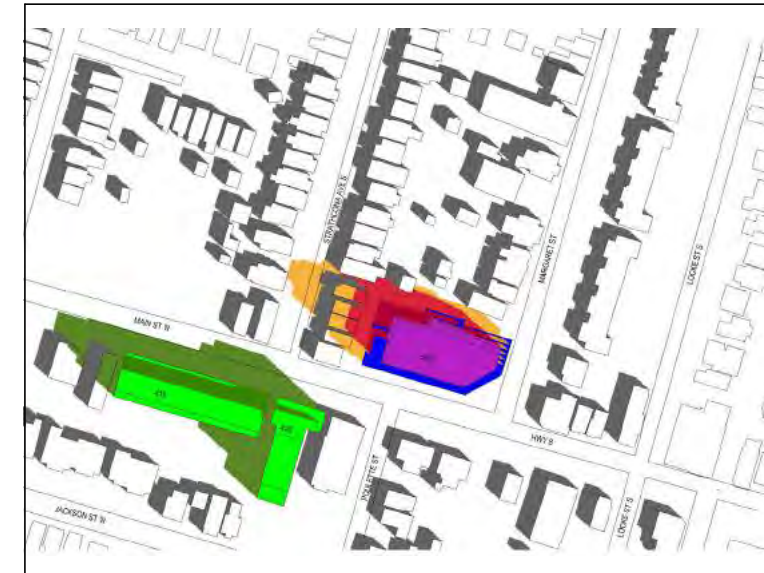
March 21<sup>st</sup>



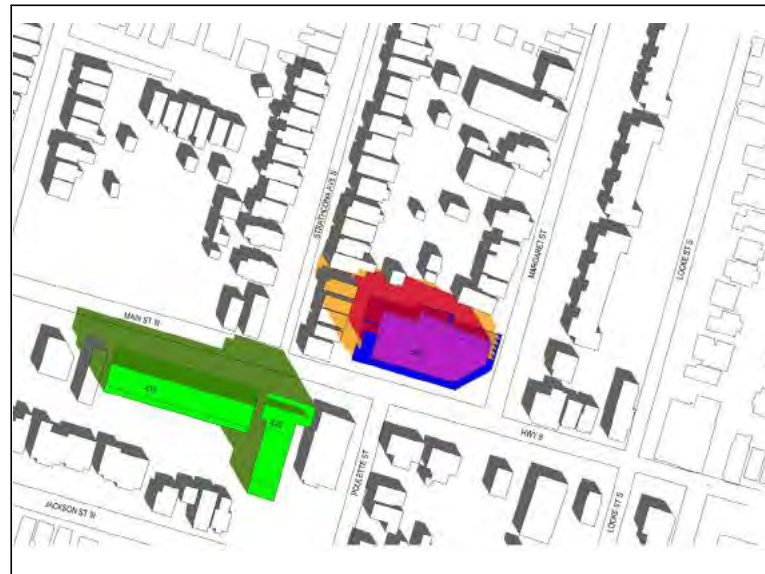
09:00 am  
1.5 hours after sunrise (7:20 AM)



10:00 am



11:00 am



12:00 pm



01:00 pm

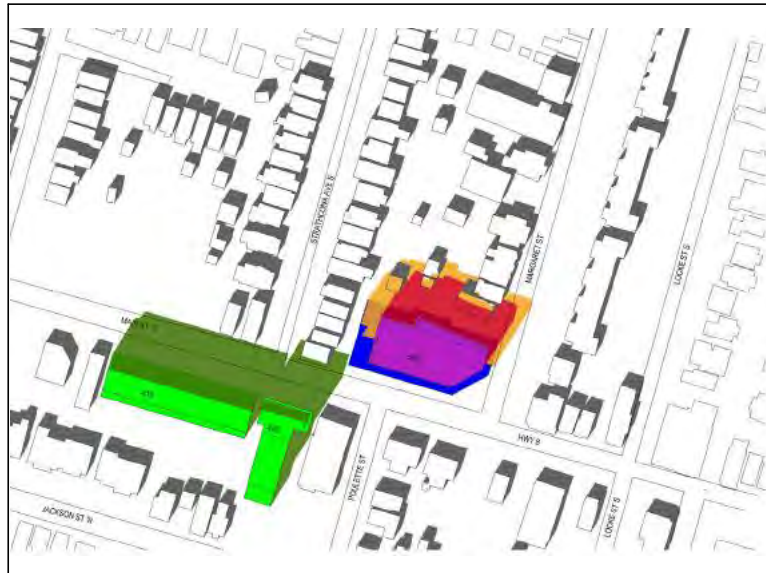


02:00 pm

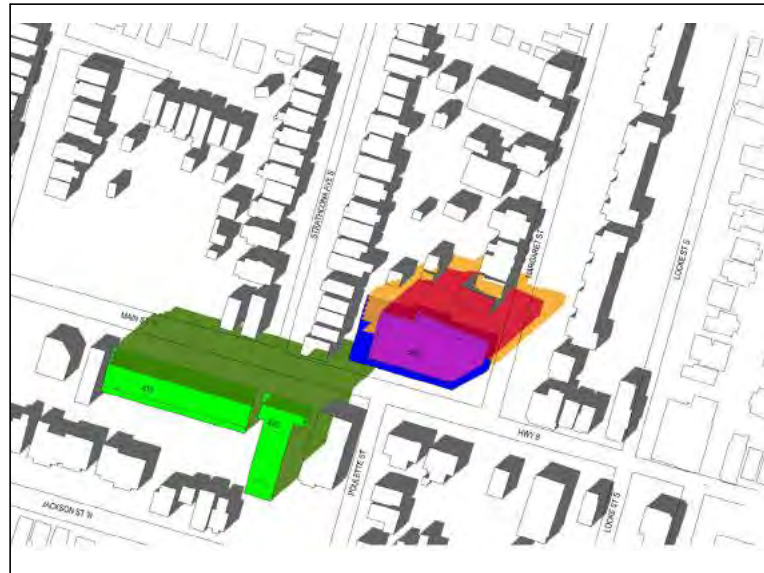
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- PROPOSED BUILDING SHADOW
- AS OF RIGHT BUILDING
- AS OF RIGHT BUILDING SHADOW
- APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
- SHADOW OF APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
- EXISTING BUILDING SHADOW



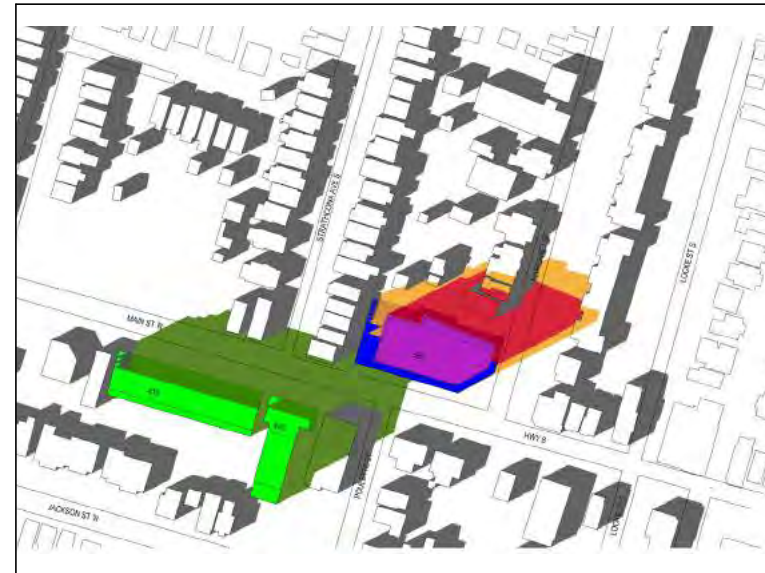
March 21<sup>st</sup>



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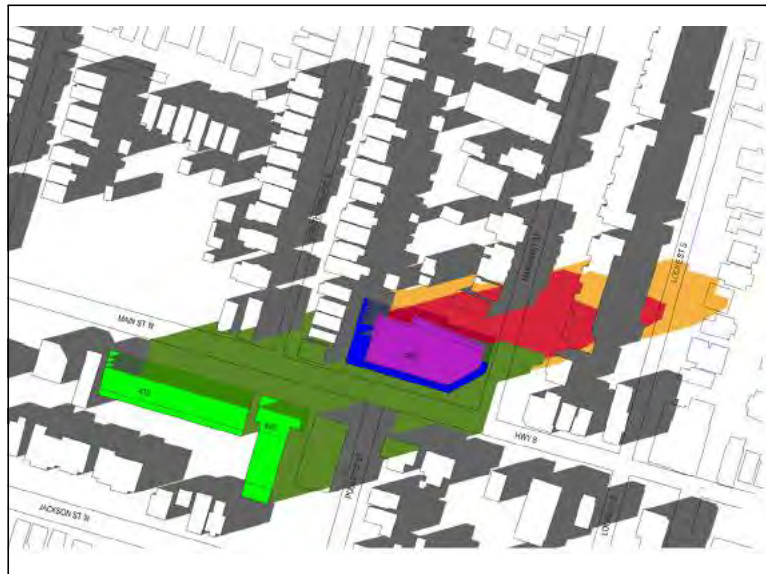


04:00 pm



05:00 pm

- PROPOSED BUILDING
- PROPOSED BUILDING SHADOW
- AS OF RIGHT BUILDING
- AS OF RIGHT BUILDING SHADOW
- APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
- SHADOW OF APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
- EXISTING BUILDING SHADOW



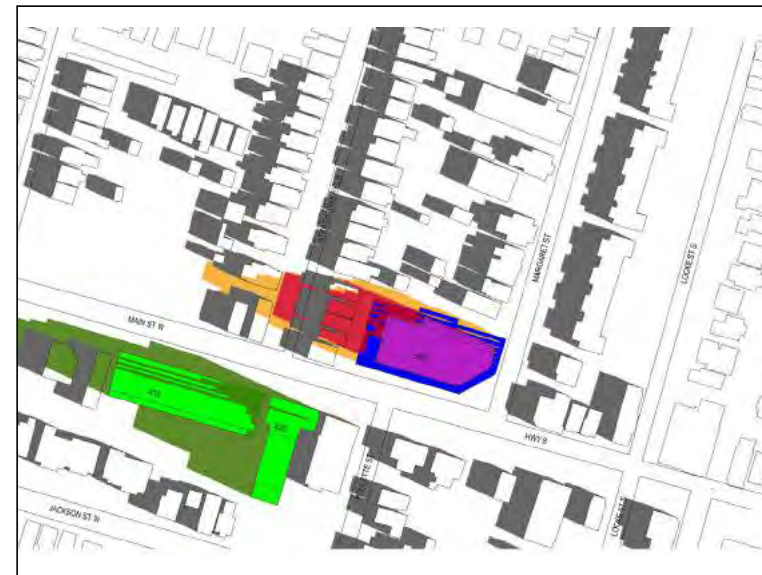
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September 21<sup>st</sup>



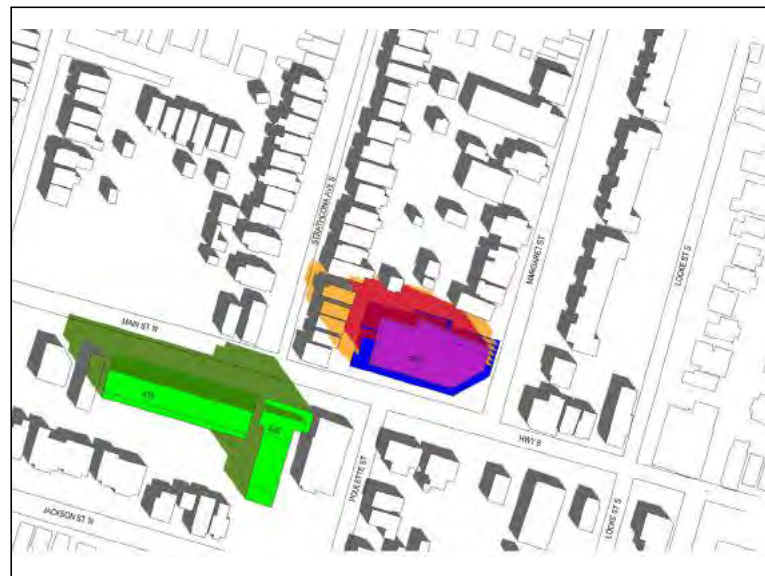
08:30 am  
1.5 hours after sunrise ( 7:05 AM)



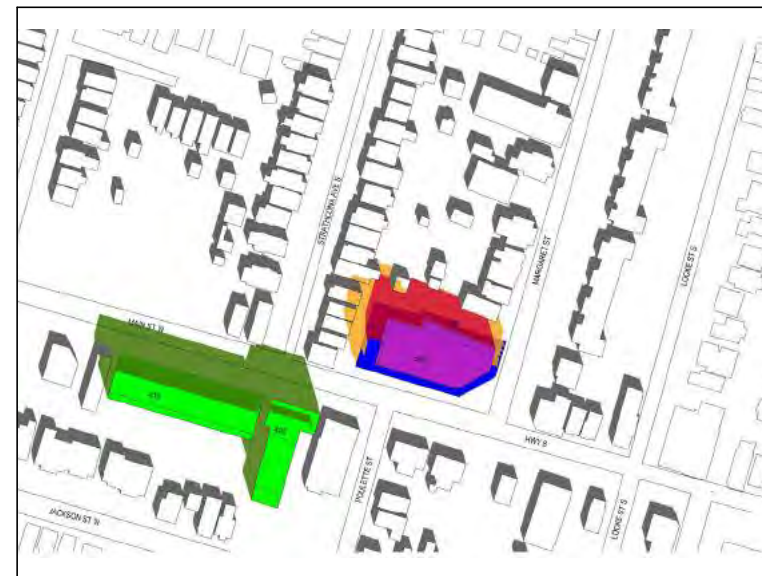
09:30 am



10:30 am










11:30 am



12:30 pm

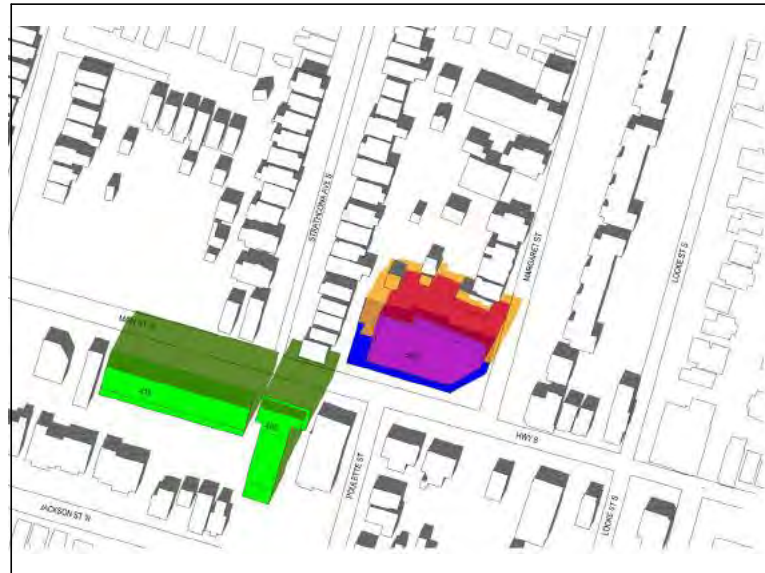


01:30 pm

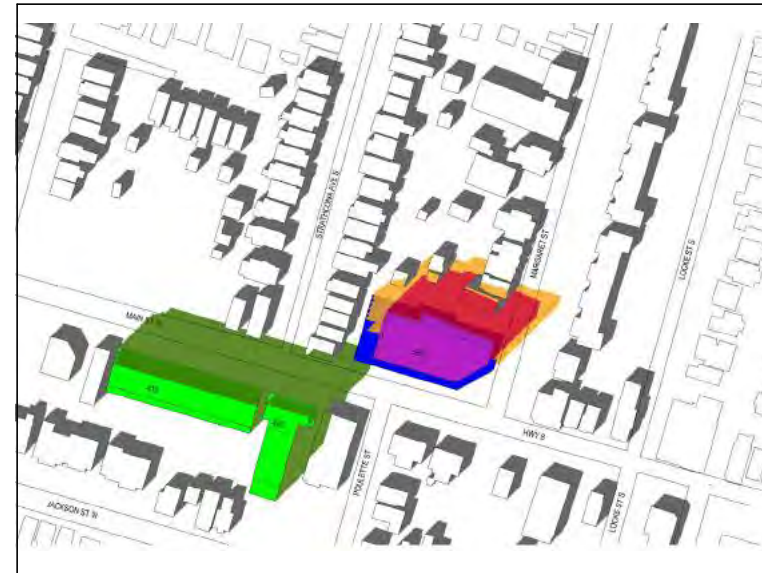
-  PROPOSED BUILDING
-  PROPOSED BUILDING SHADOW
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-  SHADOW OF APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
-  EXISTING BUILDING SHADOW



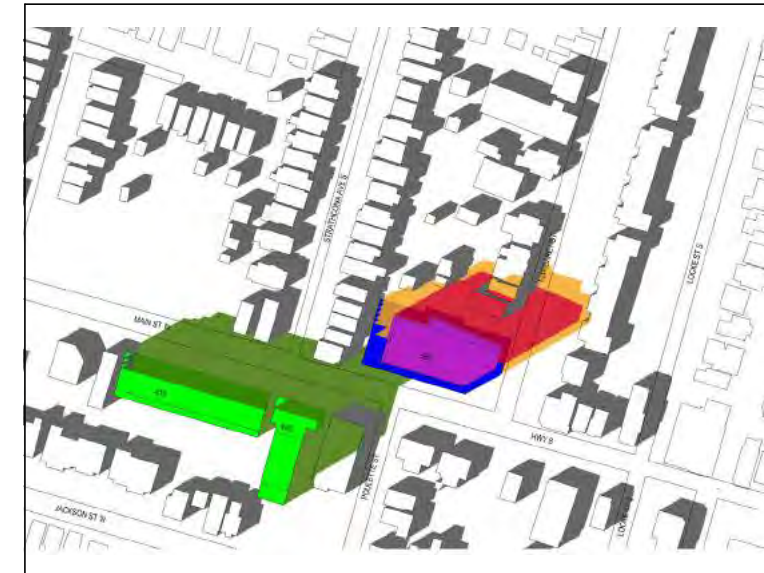
September 21<sup>st</sup>



02:30 pm

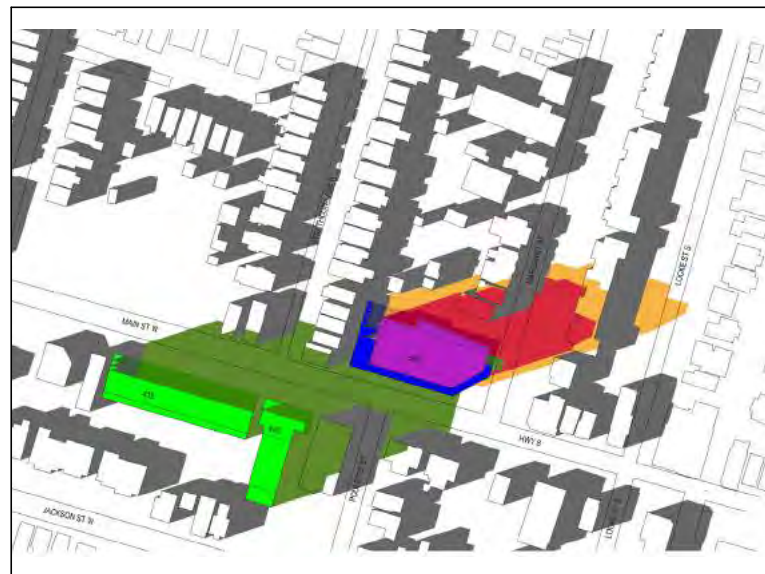


03:30 pm



04:30 pm

- PROPOSED BUILDING
- PROPOSED BUILDING SHADOW
- AS OF RIGHT BUILDING
- AS OF RIGHT BUILDING SHADOW
- APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
- SHADOW OF APPROVED OR UNDER CONSTRUCTION DEVELOPMENTS
- EXISTING BUILDING SHADOW



05:30 pm  
1.5 hours before sunset (7:18 pm)



# A

## Appendix A: Planning and Urban Design Framework and Analysis

# Planning and Urban Design Framework and Analysis

## Urban Hamilton Official Plan and Strathcona Secondary Plan

The subject site is designated Mixed Use – Medium Density as illustrated on Schedule E-1 of the Urban Hamilton Official Plan (“UHOP”) and is located along a Primary Corridor as per Schedule E – Urban Structure. The intent of the Mixed Use – Medium Density designation is to permit a full range of retail, service commercial, entertainment, and residential uses and to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial uses at grade. As specified in Section E.2.4 of the UHOP, the City’s corridors provide significant opportunity for creating vibrant pedestrian and transit-oriented places through investment in infrastructure, residential intensification, infill, and redevelopment with careful attention to urban design. Policy E.2.4.3 states that Urban Corridors shall be the location for a range of higher density land uses along the corridor, including mixed uses where feasible, supported by higher order transit on the Primary Corridors. The built form along the Urban Corridors shall generally consist of low to mid-rise forms but will vary along the length of the corridors with some areas permitted to accommodate high density and high rise built form (Policy E.2.4.10).

Policy E.2.4.6 states that Urban Corridors shall function as commercial spines providing retail stores and commercial services that cater to the weekly and daily needs of residents within the surrounding neighbourhoods. Policy E.2.4.16 speaks to the design of Urban Corridors and states that new development shall respect the existing built form of adjacent neighbourhoods where appropriate by providing a gradation in building height as well be located and designed to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods

The subject site falls within the Strathcona Secondary Plan area where it is designated Mixed Use – Medium Density and is subject to Area Specific Policy ‘B’. The Mixed Use – Medium Density permits mixed-use developments between 2 and 6 storeys in height, with a discretionary additional height permission of up to 10 storeys which may be permitted without amendment to the Plan (Vol. 2 Policy B.6.6.6.1.c), provided it is demonstrated that: the potential impacts have been mitigated on adjacent lands designated Low Density Residential 3; buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 3 designation and Medium Density Residential 2 designation; and that buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary.

Area Specific Policy B, specifically Volume 2 Policy B.6.6.15.2 in the Strathcona Secondary Plan states that only the following uses shall be permitted:

- small scale offices, medical office, personal services, financial establishments, live-work units, artists studios;
- institutional uses;
- arts and cultural uses;
- hotel;
- multiple dwellings; and,
- accessory uses.

In addition, where a multiple dwelling is proposed (i.e., apartment building), local commercial uses may also be permitted on the ground floor, subject to the provisions of Section E.3.8 – Local Commercial of Volume 1. These local commercial uses include retail and service uses (i.e., personal service, restaurant, art gallery, financial establishment).

The proposed development conforms to the urban structure and land use policies of the UHOP and the Strathcona Secondary Plan, particularly through the intensification of an underutilized site on a Primary Corridor in a mid-rise built form with a mix of residential and retail uses. The proposed built form satisfies the criteria for permitting height up to 10 storeys given the stepbacks along the Main Street West façade above the 6<sup>th</sup> level will minimize the height appearance from the public realm and a series of stepbacks at the rear of the property are provided to mitigate built form impacts on adjacent low-rise residential areas. The corner ground floor retail space and residential lobby entrance located on Main Street West will animate the streetscape and provide retail space to serve the needs of the local community.



# City of Hamilton Zoning By-law 05-200

The City of Hamilton Comprehensive Zoning By-law 05-200 zones the subject site C5 (Mixed Use Medium Density) Exception 298. Special Exception 298 of By-law 05-200 limits the range of uses that are permitted on the subject site. Permitted uses include multiple dwellings and personal services, among others, but does not permit retail, restaurant, or commercial uses. The C5 zone provides specific zoning regulations pertaining to building setbacks, gross floor area, built form for new development, among others, and permits a maximum building height of 22 metres.

It is anticipated the following variances will be required to permit the proposed development:

- Maximum building height of 29.05 m whereas 22.0 m is currently permitted
- Minimum Interior Side yard setback of 0.0 m whereas 7.5 m is currently required abutting a residential use;
- Rear yard setback of 3.0 m
- To add retail and restaurant as permitted uses whereas these uses are not currently permitted;

With respect to the maximum building height, the Secondary Plan permits a height up to a maximum of 10 storeys, subject to meeting certain policy requirements. The proposed 9-storey built form satisfies the policy criteria for permitting height up to 10 storeys given the setbacks along the Main Street West façade above the 6<sup>th</sup> level minimize the height appearance from the public realm and a series of setbacks/terraces at the rear of the property are provided to mitigate built form impacts on adjacent low-rise residential areas. The potential built form impacts (i.e., shadowing) have also been mitigated on adjacent lands designated Low Density Residential 3 as per the shadow study, enclosed in this application under separate cover.

With respect to the request to add retail and restaurant uses as a permitted use, the Secondary plan specifically permits local commercial uses with the Area Specific Policy – Area B (lands located on the north side of Main Street West between New Street and Pearl Street South and on the north side of Main Street West, east of Dundurn Street South to the properties east of Lock Street South). In accordance with the provisions of Vol. 2 Policy B.6.6.15.2.b) and Vol. 1 Section E.3.8 – Local Commercial, local commercial uses (including restaurant and retail uses – Vol. 1 Policy E.3.8.2) are permitted on the ground floor where a multiple dwelling is proposed.

With respect to the interior side yard setback, the abutting sites to the west are also zoned C5 – Exception 298. The zoning regulation requires a 7.5 m setback where a site abuts a residential zone or residential use. The lots to the west contain residential uses and a 7.5 m is therefore required. Based on the findings of the shadow study the difference between the as-of-right shadow (with a 7.5 m setback from the western property line) and the proposed development is negligible and will only result in approximately one (1) additional hour of shade at noon on both March 21<sup>st</sup> and September 21<sup>st</sup> in the rear yards of the abutting residential lots.

An application for minor variance will be submitted under separate cover, following the first round of comments for the Site Plan Control applications

## City Wide Corridor Planning and Design Guidelines (2012)

The purpose of the City-Wide Corridor Planning Principles and Design Guidelines is to provide planning & design directions for Corridors in the City of Hamilton. As identified on Schedule E, the subject site is located along a Primary Corridor. The subject site abuts Neighbourhoods to the north and is located within 200 m of the Priority Transit Corridor along King Street West.

In relation to the guidelines, the proposed site plan will: facilitate intensification and infill development; create attractive, high quality, animated, and safe public streetscapes along Margaret Street and Main Street West; minimize shadowing on adjacent properties and streets; encourage a diversity of built forms; and minimize the negative effects of over-view on existing adjacent private properties through the application of an angular plane. A 6-storey streetwall height is proposed with stepbacks above the 6th storey to reduce the visual impact of the building's height on the streetscape. Parking and loading are proposed at the rear of the site, away from the building entrances. Ground floor retail is proposed along Main Street West to encourage an animated streetscape. The retail entrances are proposed to be setback approximately 1.2 m from the edge of the storeys above to provide for weather protection.

## Strathcona Secondary Plan Urban Design Guidelines (2013)

The subject site is identified as an Opportunity Zone on Figure 2.1 of the Strathcona Secondary Plan Urban Design Guidelines which are intended to intensify for residential intensification with limited commercial uses. The site is also identified as an "Intensification Site Along Corridor" on Figure 2.2. The proposed development achieves several of the design principles of the guidelines including encouraging a mix of uses, addressing the street, providing for appropriate transitions to the existing neighbourhoods, improving the pedestrian environment, and supporting transit orientated development. On Figure 4.0 of the urban design guidelines, the subject site is identified as a 4-6+ storey built form site with opportunity for retail.

The proposed building addresses both public streets with active uses wrapping the ground floor and all above-grade levels. Stepbacks are proposed along Main Street West above the 6th storey and a series of stepbacks are proposed at the rear of the building in order to achieve an angular plane from the abutting low-rise residential uses to the north.



