



# City of Hamilton – Design Review Panel Staff Project Summary Sheet

## Project Data

**Project address:** 233-235 Hunter Street East, Hamilton

**Applicant/Agent:** Lintack Architects Incorporated

**Brief description of the project:**

The applicant is proposing a six-storey multiple dwelling containing 24 units and outdoor amenity space.

Staff note the original FC submission was for 4-storey rental apartment with 20 units and three parking spaces with 81 square metres of outdoor amenity area and 65 square metres of roof terrace.

**Urban Hamilton Official Plan Designation:** Designated as “Downtown Mixed Use Area” in Schedule E-1 and identified as “Downtown Urban Growth Centre” in Schedule E.

**Secondary Plan Designation:** The subject is located within the Downtown Hamilton Secondary Plan and designated as “Downtown Residential” in Map B.6.1-1 and identified as “Mid-rise” in Map B.6.1-2. The site is surrounded by a number of “Registered Non-Designated” buildings in Appendix B.

**Brief description of existing and planned context:**

The subject property is located on north side of Hunter Street East, west of the Wellington St. S. Streetscape. The block is intended to be developed with residential uses, intensifying the area in manner that builds upon the established patterns, built form and character of the neighbourhood.

**Surrounding land uses include:**

North – low rise residential.

East – low rise residential.

South – low rise residential.

West – low rise residential.

## Relevant Urban Hamilton Official Plan and Secondary Plan Policies:

### 1. Urban Hamilton Official Plan

“E.4.4.11 Building mass shall consider the pedestrian nature of the area designated Downtown Mixed Use. Massing techniques such as stepped back or terraced floors may be required.”

Urban Hamilton Official Plan

“B.2.4.1.4 Residential intensification developments within the built-up area shall be evaluated based on the following criteria:

- b) the relationship of the proposed development to existing neighbourhood character so that it builds upon desirable established patterns and built form;
- d) the compatible integration of the proposed development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;

B.2.4.3.2 Residential intensification in established historical neighbourhoods shall be in accordance with Policy B.3.4.3.6 and Policy B.3.4.3.7.

B.3.4.3.6 The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, secondary plans and other City initiatives, by ensuring that new construction and development are sympathetic and complementary to existing cultural heritage attributes of the neighbourhood, including lotting and street patterns, building setbacks and building mass, height, and materials.

B.3.3.2.3 Urban design should foster a sense of community pride and identity by:

- a) respecting existing character, development patterns, built form, and landscape;
- b) promoting quality design consistent with the locale and surrounding environment;
- c) recognizing and protecting the cultural history of the City and its communities;
- d) conserving and respecting the existing built heritage features of the City and its communities;
- e) conserving, maintaining, and enhancing the natural heritage and topographic features of the City and its communities;
- f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm;
- g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas;
- h) respecting prominent sites, views, and vistas in the City; and,
- i) incorporating public art installations as an integral part of urban design.

B.3.3.2.4 Quality spaces physically and visually connect the public and private realms. Public and private development and redevelopment should create quality spaces by:

- a) organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;
- b) recognizing that every new building or structure is part of a greater whole that contributes to the overall appearance and visual cohesiveness of the urban fabric;

- c) using materials that are consistent and compatible with the surrounding context in the design of new buildings;
- d) creating streets as public spaces that are accessible to all;
- e) creating a continuous animated street edge in urban environments;
- f) including transitional areas between the public and private spaces where possible through use of features such as landscaping, planters, porches, canopies, and/or stairs;
- g) creating public spaces that are human-scale, comfortable, and publicly visible with ample building openings and glazing;
- h) creating, reinforcing, and emphasizing important public vistas and view corridors; and,
- i) minimizing excessive street noise and stationary noise source levels through the design, placement, and construction of buildings and landscaping.”

## 2. Downtown Hamilton Secondary Plan (Volume 2)

“B.6.1.3.1 Downtown Hamilton has a rich cultural legacy. The heritage structures and spaces provide a physical history of the community. Conservation and re-use of these buildings not only enhances the Downtown but can serve as a catalyst for other public and private investments. Heritage buildings also provide living examples of design elements that can be reflected in new construction that complements rather than diminishes the surrounding streetscape. The Downtown Hamilton Secondary Plan policies call for a greater emphasis on urban design and heritage conservation as critical elements of downtown revitalization. To achieve these objectives development shall:

- a) Conserve and enhance the built heritage resources and cultural heritage landscapes of Downtown Hamilton.
- b) Ensure that new development is compatible with the design of surrounding built heritage resource buildings.
- c) Conserve and enhance the Gore area as the primary landscaped open space and concentration of built heritage resource buildings in Downtown Hamilton.
- d) Create new programs and planning mechanisms to ensure a higher standard of urban design in Downtown Hamilton.
- e) Ensure that public improvement projects are undertaken within an overall design and implementation program that respects these objectives.

### 6.1.3.3 Create Quality Residential Neighbourhoods

The Downtown Hamilton Secondary Plan supports creating new housing throughout the Downtown as well as improving the quality of the existing residential neighbourhoods. The Secondary Plan policies aim to ensure that new residential areas in the Downtown are compatible with the scale and character of nearby historical neighbourhoods. To achieve

these objectives development shall:

- a) Improve the linkages between the Downtown and surrounding residential areas through the development of vacant properties. Residential and mixed use development on these sites shall create a transitional area on the edges of the Downtown.
- b) Create a diversified housing supply in the Downtown geared to the needs of various age groups, household size, and income levels with increased opportunities for affordable housing.
- c) Preserve and enhance the existing residential communities within the Downtown Hamilton Secondary Plan area.
- d) Provide and maintain neighbourhood services such as local shopping areas, community centres, parks and open spaces, educational facilities, community gardens, cooling zones, and emergency shelters.
- e) Residential development shall reflect urban design features compatible with a Downtown location and the heritage character of the area.

#### 6.1.3.6 Sustainable and Resilient Downtown

Changes in temperature, precipitation, wind, and other indicators are affecting the Downtown and these changes are expected to continue in the future. The Downtown Hamilton Secondary Plan recognizes the importance of adapting and preparing for the risks of climate change such as variable and extreme weather and social and infrastructure stresses. To help mitigate climate change, Hamilton has set a target to reduce greenhouse gas levels by 50% from 2005 levels by 2030, and by 80% from 2005 levels by 2050. Meeting these targets requires new approaches for energy efficient buildings, energy distribution systems, and the use of renewable energy sources. To achieve these objectives development shall:

- a) Encourage development to incorporate recovery of low-carbon energy from infrastructure sources such as sewers and transit power stations to reduce emissions.
- b) Encourage the integration on on-site electricity production to reduce electricity demand.
- c) Encourage development to limit the loss of embodied energy contained within existing building stock.
- d) Encourage development to target net-zero energy use and emissions.
- e) Investigate ways to leverage green infrastructure opportunities to improve air quality, absorb stormwater, minimize the urban heat island, and expand biodiversity.

### 3. Zoning By-law No. 05-200

The subject site is zoned Downtown Residential (D5) Zone, which permits multiple dwellings. The maximum building height is established in accordance with Figure 1 of Schedule “F” – Special Figures.

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

- Formal Consultation application FC-22-025 proposing to demolish the existing dwellings and construct a new four-storey rental apartment building with pedestrian street access and on-site visitor parking. The proposal included 20 residential units and three parking spaces with 81 square metres of outdoor amenity area and 65 square metres of roof terrace.
- Staff noted the following studies are necessary:
  - Archaeological Assessment
  - Cultural Heritage Impact Assessment
  - Noise Study
  - Sun/Shadow Study

**5. 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?
- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character?
- What is the relationship of the proposal with the height, massing and scale of nearby residential buildings?
- Does the proposal promote intensification that is compatible in form and function to the character of existing community and site?
- Does the proposal conserve and respect the existing built heritage features of the area and use materials that are consistent and compatible with the surrounding context?