

# Heritage Impact Assessment

354 King Street W  
City of Hamilton

Revised March 2021

**mc**CallumSather

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## executive summary

The purpose of this study is to evaluate the impact of the proposed development on the site located at 354 King Street West. Construction of an approved development on the site is underway. The study evaluates the impact of the additional proposed height, above the approved 6 storey apartment building and 10 storey hotel, and to identify both design and mitigation strategies to respond to any direct and indirect impacts to adjacent buildings, and property which form the cultural heritage context of this site, within the Mill's and Arnold Surveys Cultural Heritage Landscapes (CHLs). The site is not included in the City's Register of Property of Cultural Heritage Value or Interest, nor in the City's Inventory of buildings of Cultural Heritage Value or Interest. In our research, both archival and primary, we have validated that the site has played an anchoring role at the intersection of Queen Street South and King Street West in relationship with the Scottish Rite Club of Hamilton buildings, across Queen Street North, to the west of the subject site. Our recommendations are based on the following main points:

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the Queen Street North and King Street West corner.
- Any new building adjacent to adjacent cultural heritage should be contemporary as per Conservation Principle 7 - Legibility. We would recommend that any new work be distinguishable from original fabric and employ material and methods true to our current context.
- The proposed development provides a contrast to the existing urban fabric while showing respect for scale in the design of the podium levels. Where appropriate the horizontal datums and vertical rhythms of glazing mullions may be explored to create a connection and harmony with the existing context.

The proposed building is situated parallel to the King Street West and Queen Street North property lines, establishing a continuous street wall that lines the entire Queen and King perimeter of the site at this corner location, while allowing for a daylight triangle, creating a strong and continuous street presence is consistent with the pattern set immediately to the north, east, and south of the site. The proposed building is situated parallel to the Queen and King Street property lines, consistent with the pattern set immediately to the north, east, and south of the site. The proposed design is in alignment with the apartments to the east and the podium is at a similar height to the surrounding context which ranges between 2-4 storeys on the south side of King Street. The proposed street oriented dwellings fronting on Market Street show deference to the lower density residential character of the south side of the street, while providing a good transition to the higher density forms of the apartment building on the property directly across the street to the north and north east. The form and composition of the design works well with the surrounding existing neighbourhood character found in the Mills' and Arnold's Surveys CHLs. The Queen Street North massing provides transition to the existing, adjacent two storey houses by providing a distinct two storey podium level and adequate separation between the two masses. The King Street South side of the proposal continues the podium line. As the grade rises, the proposed apartment building has its own podium, showing a connection with the adjacent two storey buildings. The proposed residential and hotel towers are set back from the podium to create a clear break and address the pedestrian scale of the immediate context.

The character of the proposed development is in alignment with other proposals in the area, such as 15 Queen Street South and provides a contemporary, and sympathetic contrast to the Scottish Rite Club to the South and the varied existing surrounding built context, while not physically impacting any adjacent cultural heritage properties.

## 1.1 purpose

McCallum Sather has been retained to prepare a Heritage Impact Assessment to evaluate the impact of the proposed development on the cultural heritage of the property at 354 King Street West. The purpose of the report is to evaluate the impact of the additional height proposed on the existing site which is set within the broader context of the King Street Corridor, the Strathcona Secondary Plan, Hess Village, downtown Hamilton and adjacent to the Mills Survey Cultural Heritage Landscape.

In this report we have balanced the desire to respect history and continuity of the streetscape with the City's initiative and plans for developing the community with increased density. As such, we have recommended a solution that addresses the site's cultural value, development potential and physical constraints of the site.

The primary concern with this report is to address the impacts this development may have on surrounding cultural resources and to provide a design that responds to and contributes to the existing neighbourhood.

Our underlying strategy in the design of 354 King Street West development is to apply the heritage design principle of legibility which stands as a contrast to the history of the site, yet continues a prominent role along King Street.

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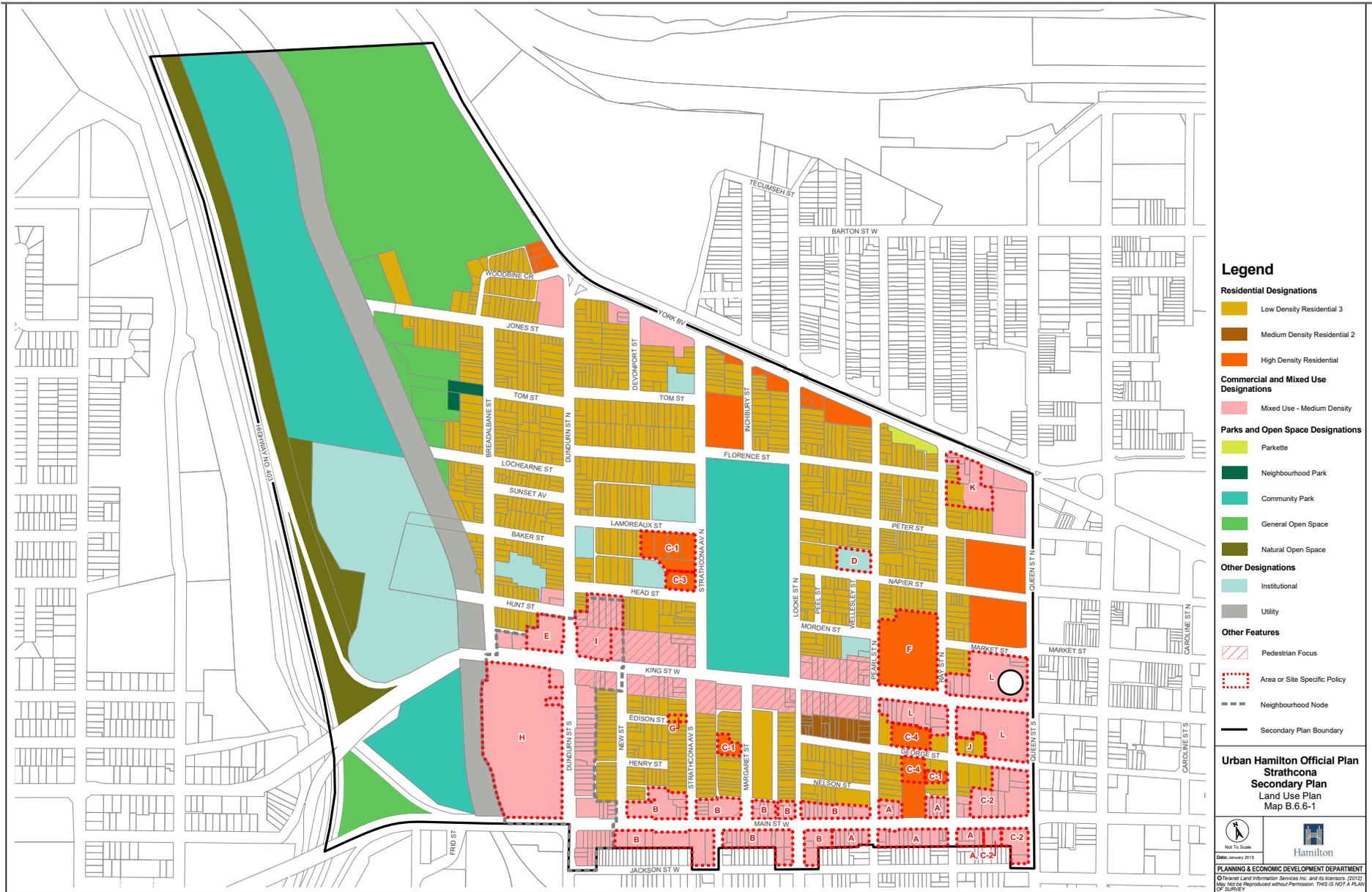
# site plan

## 2.1 description of property

The Site is located at the northeast corner of King Street West and Queen Street South and municipally known as 354 King Street West. The site originally had a frontage of  $\pm 94.9\text{m}$  ( $\pm 311.4\text{ft}$ ) on King Street West and a depth of  $\pm 55.3\text{m}$  ( $\pm 181.4\text{ft}$ ) on Queen Street North prior to the road Widening taken for the approved development, and currently has a total area of  $\pm 6,967.6$  sq.m. ( $\pm 0.70\text{ha}$ ).

The Site is bound by two principal streets within Downtown Hamilton: Queen Street South to the west - a three (3)-lane, one-way street with parallel on-street parking on both sides; and King Street West to the south - a four (4)-lane west bound one-way street.

Directly east of the Site is a 1 storey commercial building that contains La Luna restaurant, the Casbah (music and entertainment venue) and one 18 storey residential building directly adjacent to the northeast corner on Queen Street, as well as another 23 storey high rise residential building further north of the site. To the west of the Site, on King Street West and Ray Street North is an 8 storey residential building and a proposed 23 storey development on the southeast corner of King St. West and Queen Street South. Directly south and across the street from the Site, at the southwest corner of King and Queen Streets is the Scottish Rite Club, a Private Members Club that is available for event rental. Market Street is directly north of the Site, a prominent residential low-rise street.



**Legend**

**Residential Designations**

- Low Density Residential 3
- Medium Density Residential 2
- High Density Residential

**Commercial and Mixed Use Designations**

- Mixed Use - Medium Density

**Parks and Open Space Designations**

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Institutional
- Utility

**Other Features**

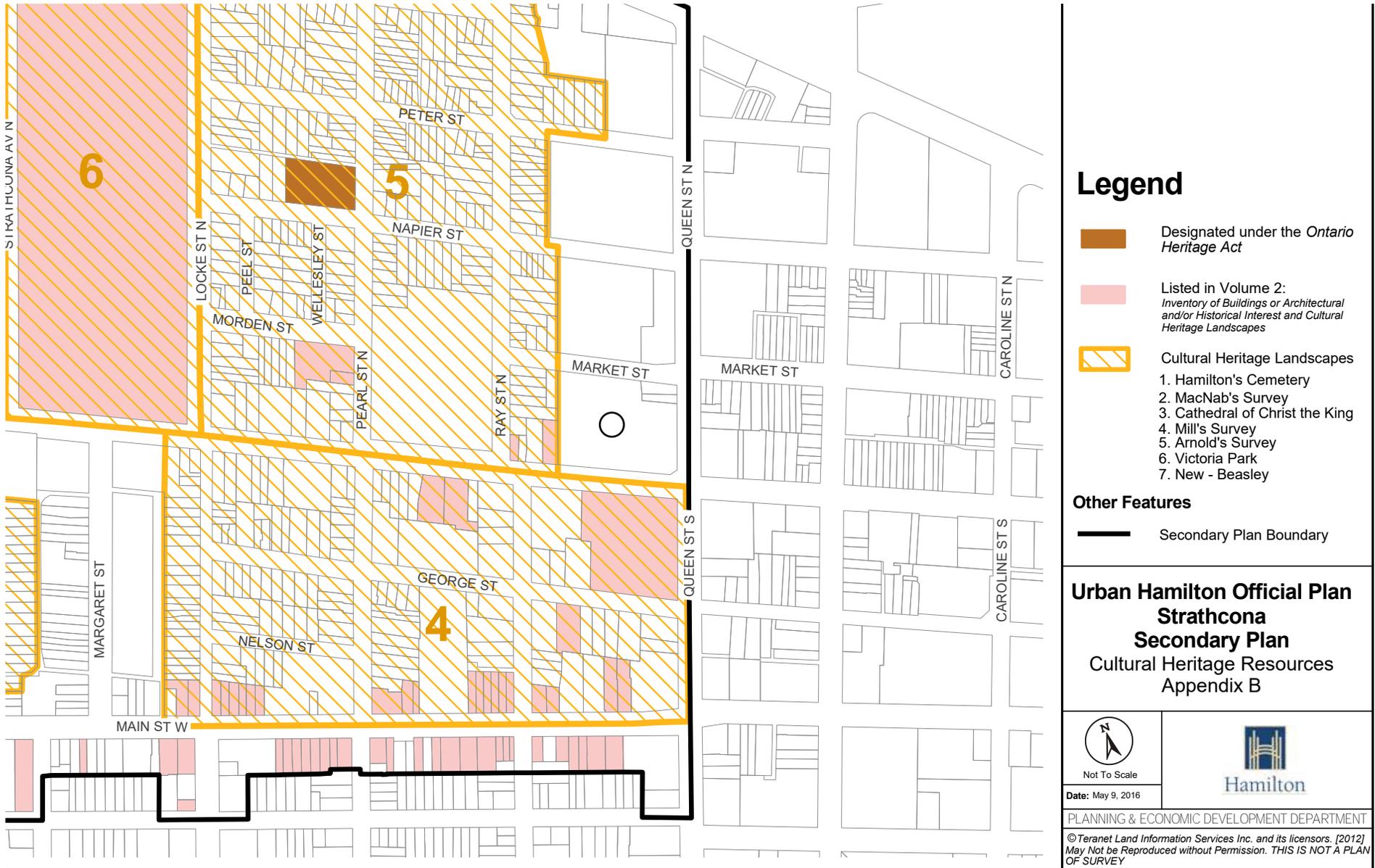
- Pedestrian Focus
- Area or Site Specific Policy
- Neighbourhood Node
- Secondary Plan Boundary

**Urban Hamilton Official Plan  
Strathcona  
Secondary Plan  
Land Use Plan  
Map B.6.6-1**

Not To Scale  
Date: January 2019  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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# strathcona secondary plan schedule P-1

○ Subject Site



# strathcona secondary plan - cultural heritage resources appendix B - extract

○ Subject Site

The property is also located in the established historical neighbourhood of Strathcona, directly on edge of the neighbourhood and adjacent to the Downtown Hamilton boundary. The Urban Hamilton Official Plan defines “established historical neighbourhood” as “physically defined geographical area that was substantially built prior to 1950.” The Strathcona Secondary Plan describes the Strathcona Neighbourhood as “an historic neighbourhood, comprised of unique buildings and natural features, including the Iroquois Ridge and views to the Harbour, landmark cultural assets such as Victoria Park, and the Scottish Rite as well as numerous recognizable places of worship that define the neighbourhood’s unique sense of place.” The property is also located adjacent to the Mill’s Survey Cultural Heritage Landscape and Arnold’s Survey Cultural Heritage Landscape, identified in the Strathcona Secondary Plan. There is no description of the character of the Mills’ Survey and Arnold’s Survey Cultural Heritage Landscapes in the Official Plan. The Mills’ Survey and Arnold Survey are described as follows on pages 25 and 26 respectively in the City of Hamilton Strathcona Secondary Plan Background Report:

*“Mills’ Survey*

*Part of a larger survey by James Mills, this cultural heritage landscape encompasses the area south of King Street, east of Dundurn Street, north of Main Street and west of Queen Street. The area is divided into narrow residential lots containing mid- to late-nineteenth century, one to two-storey single and semi-detached residences. The lands where Mills’ estate, “Holmstead”, once stood is the present local on of the Scottish Rite and is at a topographic high point along the Iroquois Ridge.”*

*“Arnold’s Survey*

*The lands contained in J. Arnold’s Survey include some of the earliest to be developed in the Strathcona Neighbourhood. This area comprises the lands north of King Street, east of Strathcona Avenue, south of York Boulevard and west of Queen Street. These lands contain many cultural heritage landmarks, including Victoria Park, the Loretto Academy, Zion United Church and Erskine Presbyterian Church,*

*as well as displaying the varied topography of the Iroquois Ridge. The intact streetscapes of this area are characterized by narrow, shallow parcels of land containing mid-nineteenth century one- to two-storey single detached dwellings. The configuration of these lots is irregular, suggesting early development and sporadic changes to the urban fabric.”*

Accordingly, the sections B. 3.4.3.6 and B.3.4.1.3 of the Urban Hamilton Official Plan, Volume 1, apply.

*Section B.3.4.3.6 states that “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.”*

Response: The subject site is vacant and is not identified as a culturally significant by the City. The proposal seeks to connect with the varied architectural typologies within the adjacent and surrounding context with a complementary and distinctly contemporary architectural design, in its massing, composition and material selection.

*Section B.3.4.1.3 states that the aim is to “Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on site or adjacent cultural heritage resources.”*

Response: The proposal is of a contemporary architectural language, in materials and detailing, which is complementary and distinct from its cultural heritage context. This approach is in keeping with best conservation principles. The design shows a deference in scale to the existing historical and characteristic streetscape of its context by the distinct lower podium elements in the proposal.

Section B.3.4.2.1 (h) states that another aim is to *“Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.”*

Response: The site used to hold a civic and institutional use, prior to the approved development. The proposal will not change from the approved mixed-use which is consistent with the adjacent medium and high density apartments, and commercial space. Mixed-use medium density along King Street is consistent with the Strathcona Secondary Plan vision.

Accordingly, the sections B. 6.6.3 (b), B.6.6.11.1 (a)(b), and B6.6.11.4 of the Strathcona Secondary Plan, apply.

Section B. 6.6.3 (b) states to *“Promote and protect the heritage character of the neighbourhood;”*

Response: The proposed development takes cues from the surrounding heritage character’s massing, form and materials and expresses these in a contemporary manner, supporting the existing character.

Section B. 6.6.11.1(a) states that *“The Strathcona Neighbourhood is an established historical neighbourhood and as such, the following policies shall apply:*

- i) *The City shall protect established historical neighbourhoods, as identified in the cultural heritage landscape inventory, this secondary plan 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;*

Response: The proposed development is sympathetic to the characteristics of the surrounding neighbourhood, by taking into account and relating existing lot

pattern by breaking up the development in three distinct overall masses, with each relating to the streetscape scale continued from the surrounding mix of low and highrise building typologies, building setbacks providing a strong street edge and pedestrian oriented street level, and material selection based on a contemporary palette that relates to the traditional brick and wood selections as well as the more contemporary existing taller buildings in the area.

B.6.6.11.1(b) states that *“New development on lands containing heritage buildings or adjacent to heritage buildings shall be encouraged to:*

- i) *Ensure building heights reflect the existing built form, wherever possible or encourage built forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features; and,*
- ii) *Reflect the character, massing and materials of surrounding buildings.”*

Response: Please refer to response above.

B.6.6.11.4 states that *“In addition to the policies of Section B.3.4.6 – Cultural Heritage Landscapes of Volume 1, the following policies shall also apply:*

- b) *The City of Hamilton recognizes that Main Street West, King Street West and York Boulevard are identified as areas for change and intensification. New development should respect and reflect the existing cultural heritage landscape and be compatible with surrounding development. A scoped cultural heritage impact assessment may be required as part of a new development on lands designated High Density Residential or Mixed Use – Medium Density within cultural heritage landscape areas 2 – MacNab’s Survey, 4 – Mill’s Survey and 5 – Arnold’s Survey as identified in Policy 6.6.11.4.”*

Response: Please refer to the responses above.



- Purple: Designated Properties (Part IV or Part V of the Ontario Heritage Act)
- Orange: Included on Council Approved City Register (section 27 of Ontario Heritage Act)
- Yellow: Included on City's Inventory of Buildings of Cultural Heritage Value and/or Interest (no OHA status)

## 2.2 description of adjacent cultural heritage

The intent of this section is to provide written and visual descriptions of the properties. An Assessment of the compatibility of the proposed design in relation to these adjacent cultural resources will be detailed in section 4. The subject property is adjacent to the following properties included in the City's Register of Property of Cultural Heritage Value or Interest (Registered properties under section 27, Ontario Heritage Act):

- 16 Queen Street North;
- 22 Queen Street North;
- 26 Queen Street North;
- 187 Market Street;
- 189 Market Street;
- 191 Market Street; and,
- 193 Market Street.

The subject property is also adjacent to the following properties included in the City's Inventory of Buildings of Cultural Heritage Value and/or Interest (no status under Ontario Heritage Act):

- 4 Queen Street South;
- 44 Queen Street North;
- 306 King Street West and 14 Queen Street North;
- 363 King Street West;
- 366-368 King Street West;
- 374 King Street West; and,
- 385 King Street West.

As mentioned in the previous section, the property is also adjacent to the Mills Survey and Arnold's Survey Cultural Heritage Landscapes, identified in the Strathcona Secondary Plan. The inventoried properties in the Arnold's Survey are 374 King Street West and 366-368 King Street West., included in the list of properties in this section. The inventoried properties in the Mills Survey Cultural Heritage Landscape that are adjacent to the subject property are: 4 Queen Street South, 363 King Street West and 385 King Street West, which are also included in the list in this section. There are no inventoried, listed or designated properties located adjacent to the proposed development, on Ray Street or on the south side of Market Street.



22 Queen Street North

16 Queen Street North

### 16 Queen Street North

This property is included in the City's Register of Property of Cultural Heritage Value and/or Interest. 16 Queen Street North is a single detached two-and-a-half storey brick dwelling constructed in circa 1800. It continues to serve as a dwelling. It is characterized by its red brick cladding, laid in common bond, a projecting gable all beyond the roof line. The facade is also composed of segmental windows, with brick voussoirs, an open porch with a shed roof supported by posts.

### 22 Queen Street North

22 Queen Street North is a single detached two-and-a-half storey brick dwelling constructed in circa 1800. It has continued to serve as a dwelling since then up until 2011 when it was acquired by the Hamilton Latvian Society. It is characterized by the red brick cladding, laid in common bond, a projecting gable roof, and a subsequent vinyl-clad one-storey wood-frame addition. The front facade is also composed of a three-bay window, an open porch with a shed roof support by posts.



26 Queen Street North

### 26 Queen Street North

This property is included in the City's Register of Property of Cultural Heritage Value and/or Interest. 26 Queen Street North is a two storey dwelling constructed circa 1860 abutting 193 Market Street to the east. The vinyl-clad building has a rectangular plan and long facade, with a central gable, a one storey wood-frame wing to the south with a shed roof. The foundation is clad with contemporary stone. The front facade windows on the ground and second floors are each topped with a contemporary prefinished metal awning.



187 Market Street

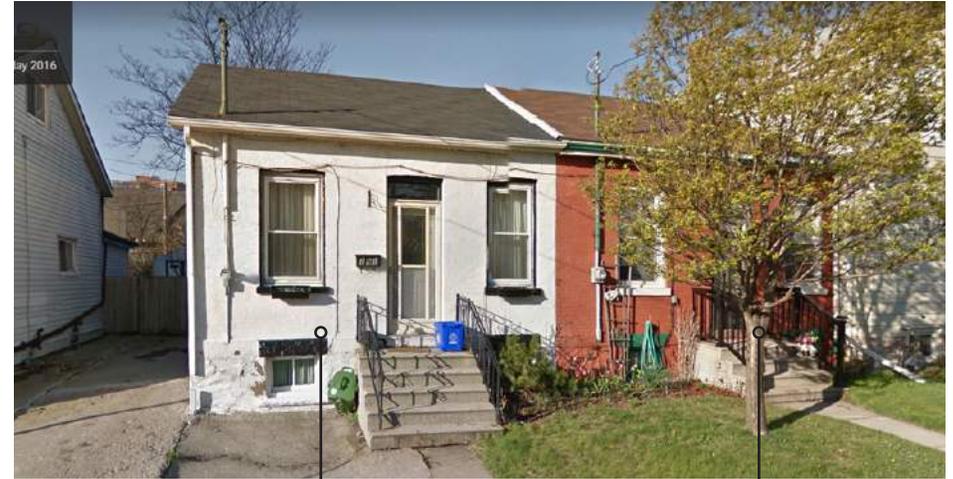
189 Market Street

### 187 Market Street

This property is included in the City's Register of Property of Cultural Heritage Value and/or Interest. 187 Market Street is the eastern half of a semi-detached one-and a half storey wood frame dwelling constructed in 1860. The building has a modestly sized facade, gable roof and one-storey wood-frame rear wings. 187 Market Street is clad with vinyl siding, has a pair of skylights visible from the front. The front facade of this unit has a central entrance and one over one style flat arch windows, but the shed roof and porch have been removed. It is part of a residential streetscape spanning from 169-193 Market Street.

### 189 Market Street

This property is included in the City's Register of Property of Cultural Heritage Value and/or Interest. 189 Market Street is the western half of a semi-detached one-and a half storey wood frame dwelling constructed in 1860. The building has a modestly sized facade, projecting gable roofs and one-storey wood-frame rear wings. 189 Market Street is clad with vinyl siding, has a one skylight in the front. The front facade of this unit has a central entrance and flat windows, with an open front porch. It is part of a residential streetscape spanning from 169-193 Market Street.



191 Market Street

193 Market Street

### 191 Market Street

This property is included in the City's Register of Property of Cultural Heritage Value and/or Interest. 191 Market Street is the eastern half of a semi-detached one-storey brick dwelling constructed in 1860. The front facade is modestly sized for each unit and consists of a central entrance with a transom, flat windows, clad with rock-faced lintels, gable roof, and stone foundation. It is part of a residential streetscape spanning from 169-193 Market Street.

### 193 Market Street

This property is included in the City's Register of Property of Cultural Heritage Value and/or Interest. 193 Market Street is the western half of a semi-detached one-storey brick dwelling constructed in 1860. The front facade of each unit consists of a central entrance with a transom with alternating brick voussoirs, a contemporary awning over the main entrance and an open front porch. The western edge is attached to a two-and-half storey dwelling that faces Queen Street. It is part of a residential streetscape spanning from 169-193 Market Street.



#### 4 Queen Street South (Scottish Rite Club)

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or Interest (no status under Ontario Heritage Act). The property is also located within the Mill's Cultural Heritage Landscape. The City of Hamilton's Stathcona Secondary Plan Background Report identifies this site as part of the lands where James Mill's estate "Homestead" once stood, and the site is "at a topographic high point along the Iroquois Ridge".

The building located at 4 Queen Street South is not designated but is listed on the City's Inventory. Once known as the Tuckett Mansion, the building is attributed to Hamilton architect James Balfour. The Scottish Rite Club is a design that stands out on the streetscape, with many unique features both inside and out. For the purpose of this report, this description will focus on the exterior features.

The building presents a variety of styles, with many similarities to the smaller houses on Bay Street South, notably the gables, conical corner tower, and pedimented porch supported by clustered columns. There the resemblance stops. At the

opposite corner to the conical tower rises a huge crenellated medieval tower-keep with smaller half towers projecting from the side which gives the Tuckett mansion a more monumental effect. The round-arched entrance with elaborate carving and the use of clustered pillars show a Richardsonian influence. The roofs are steeply pitched and there are several dormers and large gables in evidence, which can be seen in Queen Anne buildings. The mansion has characteristics in common with the Scottish Baronial style, examples of which Balfour would have seen in Scotland. St. Leonard's, on Dalkeith Road in Edinburgh, built 1869-70, by John Lessels, shows the same hammer-dressed finish, with corner circular tower and crenellated rectangular tower. This house is built of Credit Valley stone and Beamsville pressed brick. Throughout the house, stained glass plays a prominent role in the windows. Large pointed stained glass windows highlight the landing and the centre window contains a portrait of Tuckett's daughter, Marguerite. The use of stained glass in domestic architecture became quite popular in Ontario during the 1880s and 1890s and Toronto has the most homes with stained glass and leaded clear glass in windows in North America.



44 Queen Street North

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or interest. Queen Elizabeth Tower, an 18 storey residential building on the northeast corner of Market Street and Queen Street. The building is characterized by its white brick veneer and white balconies and its prominence as one of the few high rise buildings in the Strathcona neighbourhood.



306 King Street West

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or interest. 306 King Street West is located on the northeast corner of the intersection of King and Queen Streets, fronting onto two prominent public streets, as well being a part of the commercial streetscape on King Street West. The building is a one-storey concrete-block building constructed in the 1946 for commercial purposes and is currently used by the 'La Luna' restaurant. The building has been renovated over the years. The property has always served a commercial purpose it previously housed the warehouse for Thompson Plumbing and Heating in 1947, and W.L. Griffin Limited printers and lithographers in 1964.

The building is characterized by its contemporary stone cladding in a broken-course finish, with stone voussoirs and side trim on the openings. The King Street façade consists of a recessed central entrance flanked on either side by three segmental openings with tripartite windows and slip sills. Similar windows are repeated in the Queen Street façade, along with a secondary entrance at the south end.



363 King Street West

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or interest. It is characterized by its simple rectangular form, off centre entrance, stone cladding with shallow carved ionic style pilasters defining each bay and arranging an orthogonal composition for its large multi-square paneled windows. The bay with the entrance is subtly recessed. There are no windows on the bay to the left of the entrance.

This building is dedicated to the Grand Lodge of A.F. & A.M. of Canada (Freemasons) which acts as a library, museum and archives for the organization.



366-368 King Street West

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or interest. 366-368 King Street West is was one of the few remaining examples in Hamilton of the double stone house example, which dates back to the 1850's. The house has now been rehabilitated in a contemporary manner with the use of a stucco and stone veneer and multi-panelled windows. The rehabilitation has changed its ground floor function from residential to a commercial space, like most buildings in the commercial King Street West corridor.



374 King Street West

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or interest. This 2 storey building is a combination of commercial use on the ground floor and residential above. This mid-20th century building is characterized by its concrete veneer.



385 King Street West

This property is included in the City's Inventory of Buildings of Cultural Heritage Value and/or interest. This is the Locke Psychotherapy Group building, an early 20th century home now used for commercial purposes. The building is of Victorian architectural style because of its asymmetrical house design, the narrow and tall tower, and its large windows and decorative trim.

## 3.1 design principles



Market Street - mid-block looking west. google, 2018

The following design principles will be utilized to guide the development towards a contextual and sensitive response to this significant location:

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the original building.
- Recognize proportional rhythms in massing and fenestration along the street to strengthen contextual relationships.
- Transition height between adjacent building through the design of the podium.
- Set back tower from main streets to minimize visual and shadow impacts
- New buildings are designed to be contemporary as per Conservation Principle 7 - Legibility. We would recommend that any new work be distinguishable from original fabric.

The proposed design takes cues from its surrounding built context, and interprets these in a contemporary design solution that fits the site. The North Elevation illustrates the compositional pattern in 275 and 285 King Street West that is carried through the design of the podium through horizontal and vertical bays. Similar to the buildings on King Street West, the podium is designed in a symmetrical composition with an entrance off the central bay and the openings follow a similar rhythm. Similar to both 17 Queen Street North and 4 Queen Street North which are more unique structures near and at the corner of Queen Street and King Street respectively, the proposed design amplifies the corner through the a modern interpretation of a tower. The use of brick in a contrasting colour may be implemented in the podium in order to tie into the surrounding context.

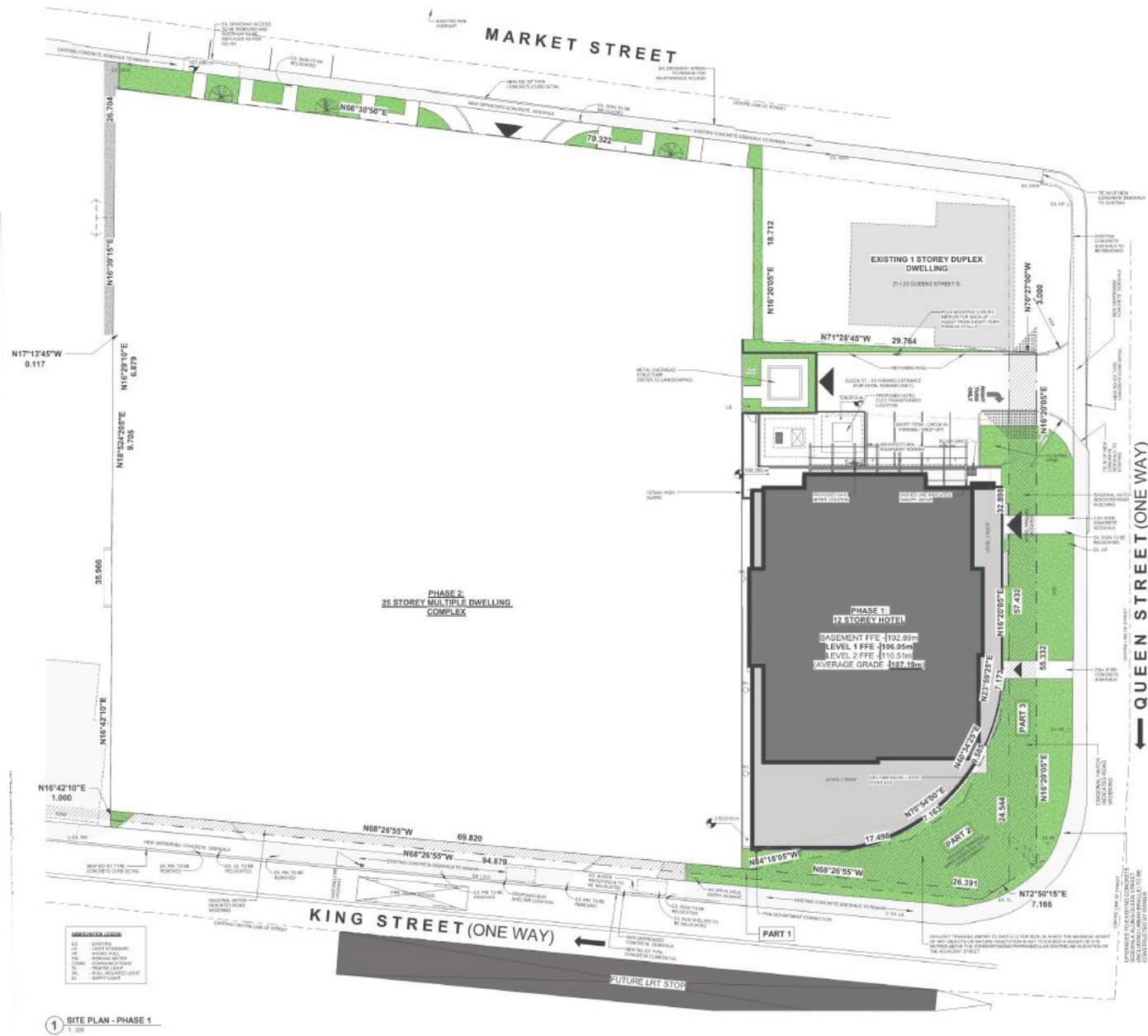
## 3.2 proposed development

The subject site is prominently located at the edge of Hamilton's Downtown Core and Strathcona Neighbourhood. This approximately 0.70 hectare vacant lot is proposed to be redeveloped in two phases for a mixed use residential, at grade commercial retail and hotel complex articulated in three distinct masses on the site, underground and above grade parking. Located at the southeast corner of the site, phase 1 includes a 12 storey hotel that activates the King Street and Queen Street corner, 2 storey street oriented podium with commercial and amenity spaces for the hotel, and 2 levels of underground construction, one level containing parking facilities (P2) and the other containing amenity spaces for the hotel (P1). The main pedestrian entrance to the hotel and a separate vehicular entrance to the underground parking are both located on Queen Street North. The podium varies in height from 1 to 2 storeys above grade as it turns the corner from its King Street West elevation to its Queen Street North elevation, as the grade changes dropping towards the corner of King Street and Queen Street North.

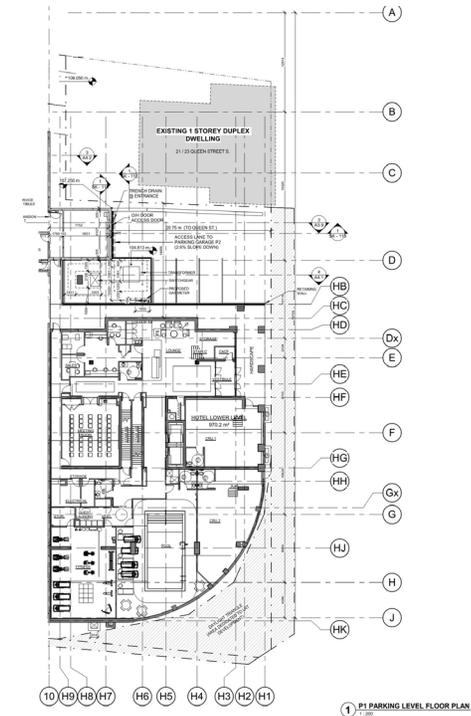
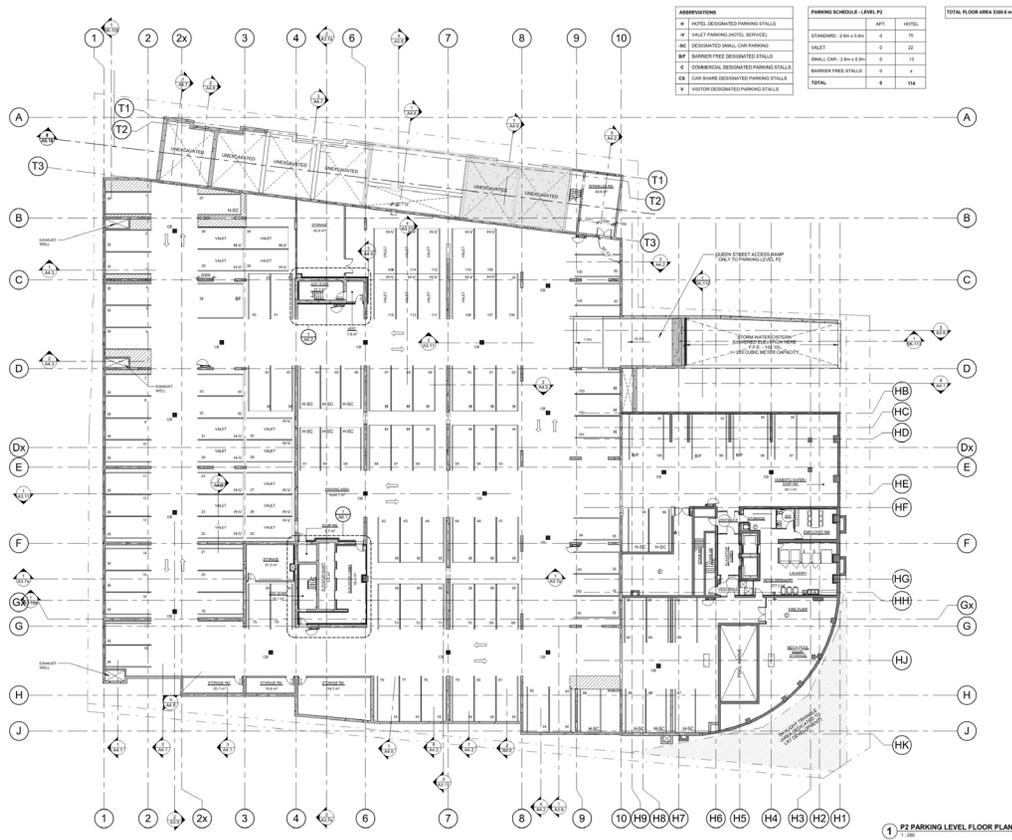
Phase 2 is located directly adjacent to the west of Phase 1. It includes two levels of underground parking, a one storey podium with commercial space at grade facing King Street West, and 25 storey apartment tower. The tower steps back at the 7th floor, 13th floor, and mechanical penthouse. Fronting onto Market Street, the proposal includes a series of 2 storey street oriented multiple dwellings, activating the street level. These street oriented dwellings are in keeping with the low-rise typologies, such as townhouses, found in the surrounding neighbourhood and along the both sides of the same street. The proposed development repairs the urban street edge along Market Street, and creates a sense of place. The design is respectful of some of the existing design principles such as the use of wood grain finish on the metal siding, keeping with warm colours of the existing street facades, as well as a stepped entry- into a raised ground level, which is commonly found on all homes along the street.



To: View of Phase 1; Bottom: View of completed Phase 1 and 2 by SRM Architects Inc.



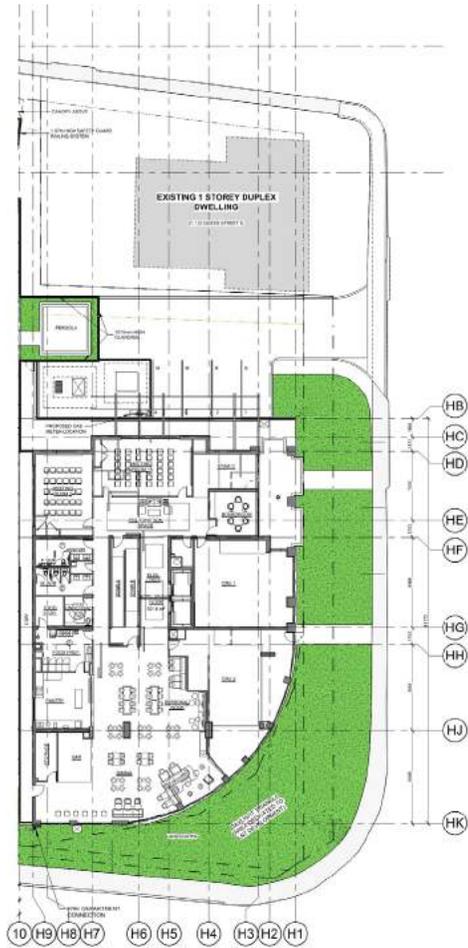
# preliminary site plan - Phase 1



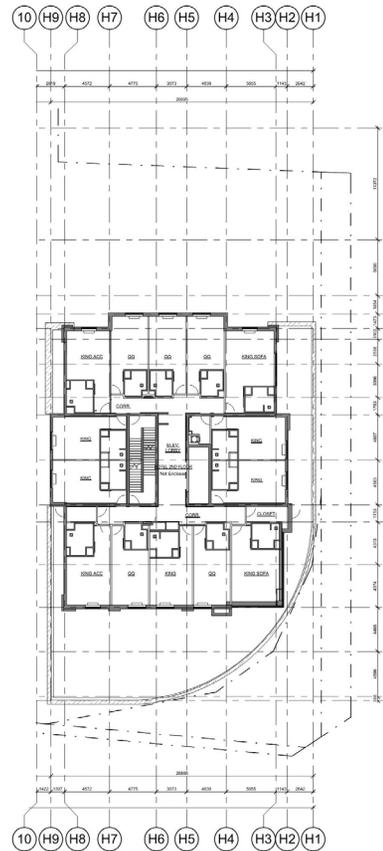
Phase 1- Basement Level, SRM Architects Inc. Dec 17, 2020

P1, SRM Architects Inc. Dec 17, 2020

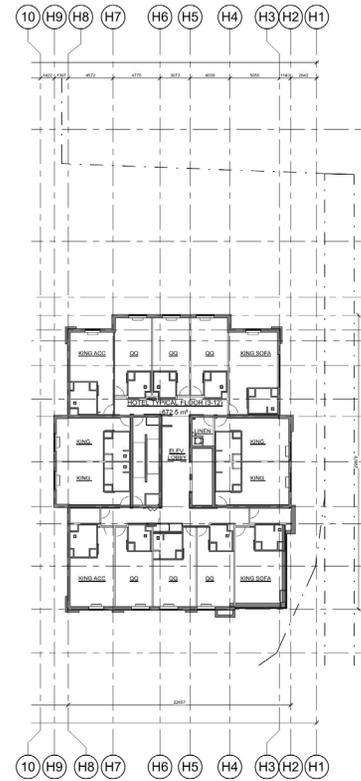
# preliminary floor plans - Phase 1



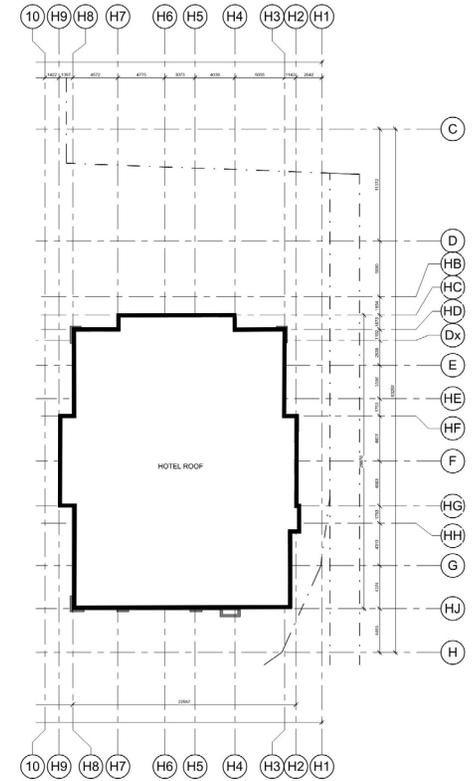
Ground Floor Level  
SRM Architects Inc. Dec 17, 2020



Level 2 Floor Plan  
SRM Architects Inc. Dec 17, 2020



Level 3-12 Floor Plan  
SRM Architects Inc. Dec 17, 2020

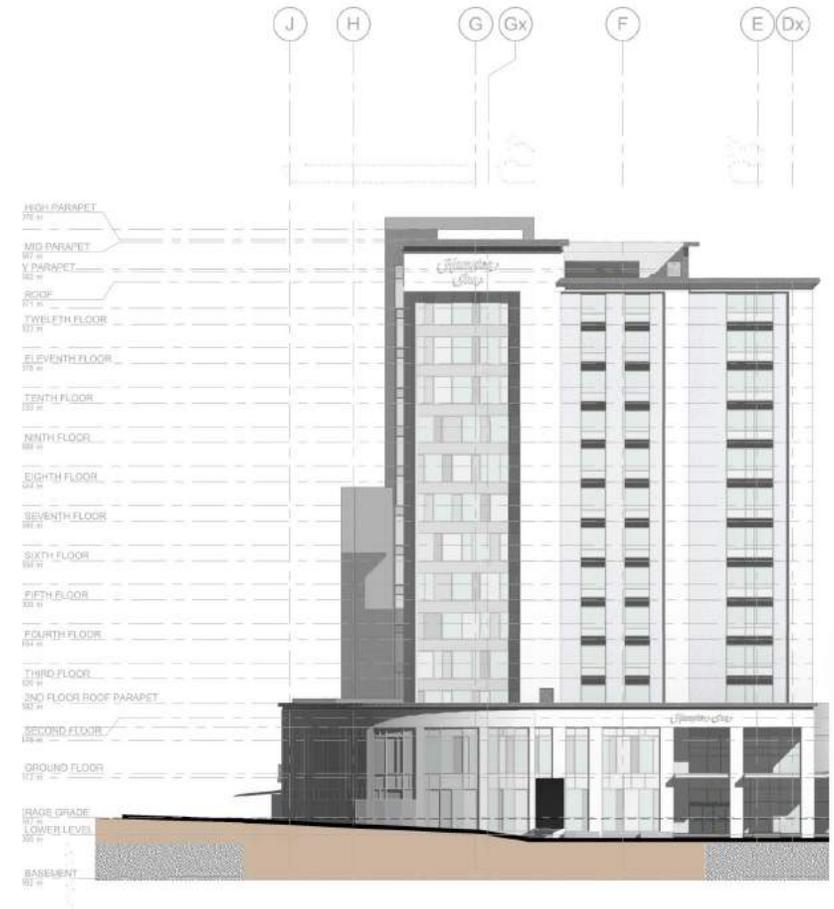


Roof Plan  
SRM Architects Inc. Dec 17, 2020

# preliminary floor plans - Phase 1

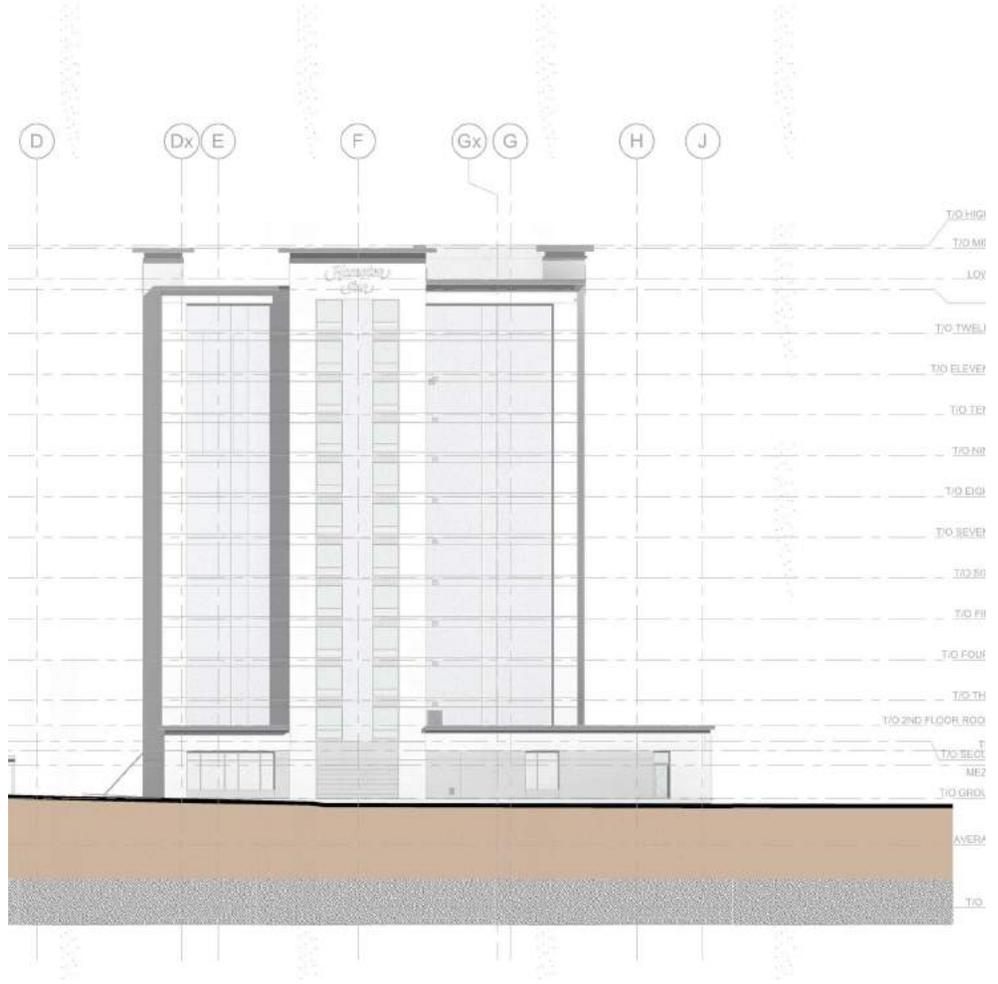
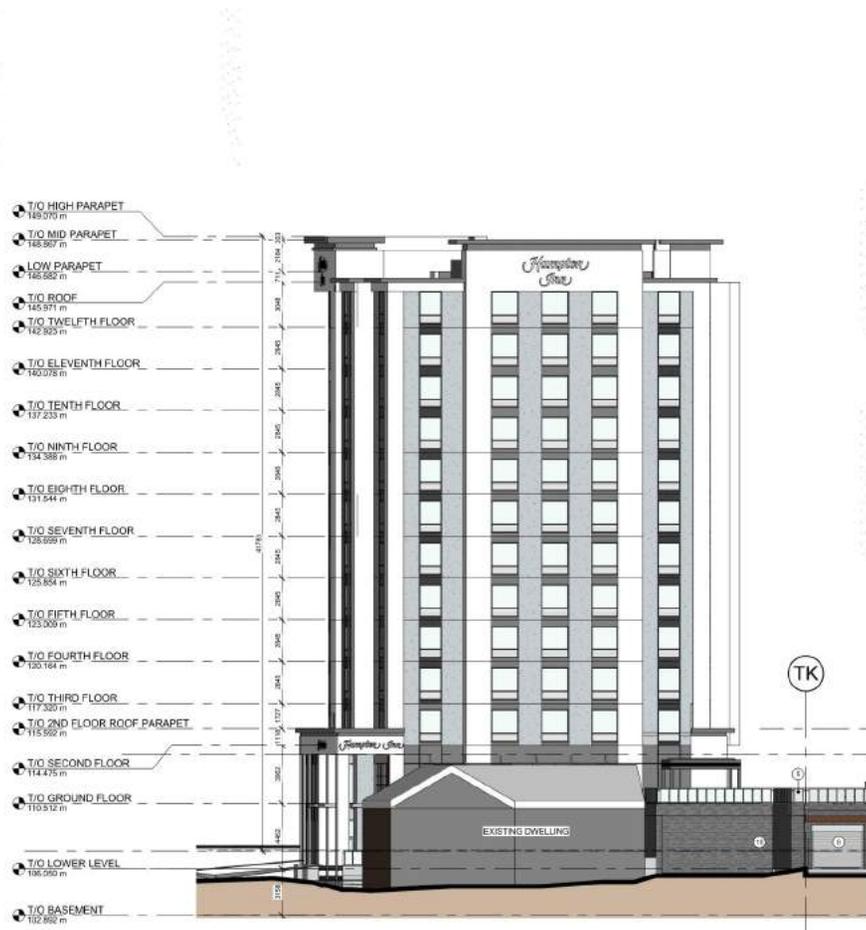


South Elevation - Market Street, SRM Architects Inc. Dec 17, 2020



East Elevation - Queen Street North, SRM Architects Inc. Nov. 20, 2019

# preliminary elevations - Phase 1



North Elevation, SRM Architects Inc. Dec 17, 2020

West Elevation - (No Multiple Dwelling), SRM Architects Inc. Dec 17, 2020

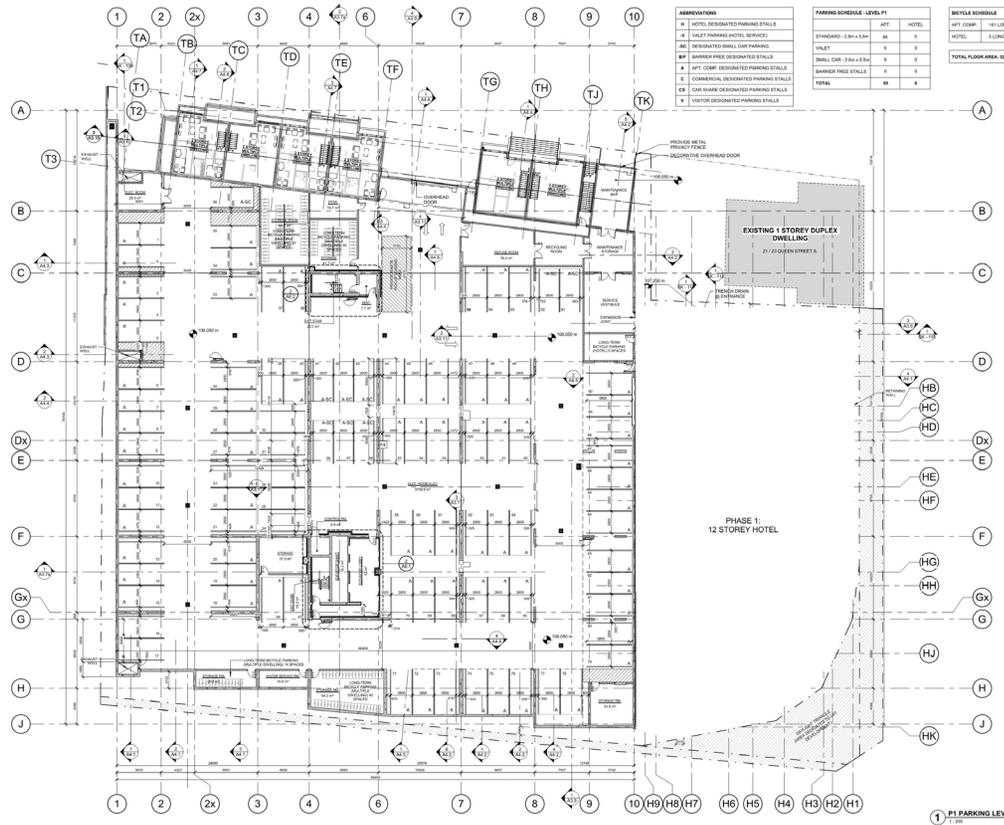
# preliminary elevations - Phase 1



Section, SRM Architects Inc. Dec 17, 2020

# preliminary section - Phase 1



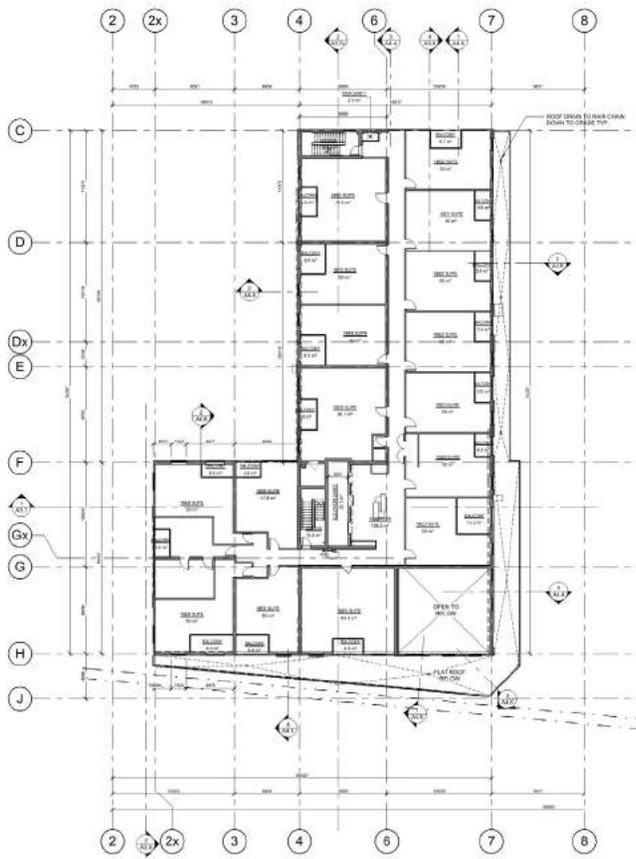


P1 Parking Level, SRM Architects Inc. Dec 17, 2020

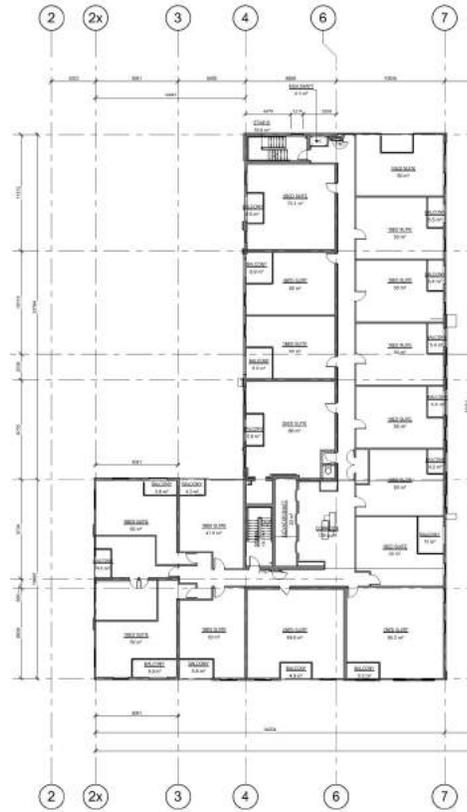


Ground Level Floor Plan, SRM Architects Inc. Dec 17, 2020

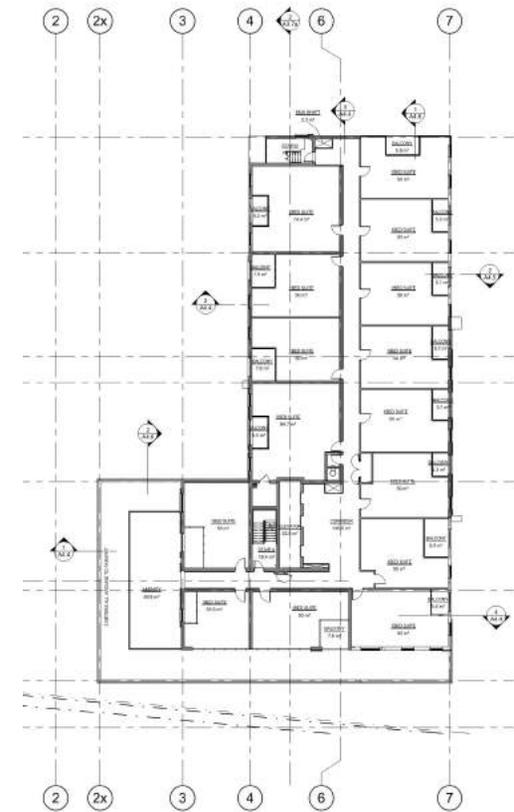
# preliminary floor plans - Phase 2



Level 2 Floor Plan, SRM Architects Inc. Dec 17, 2020



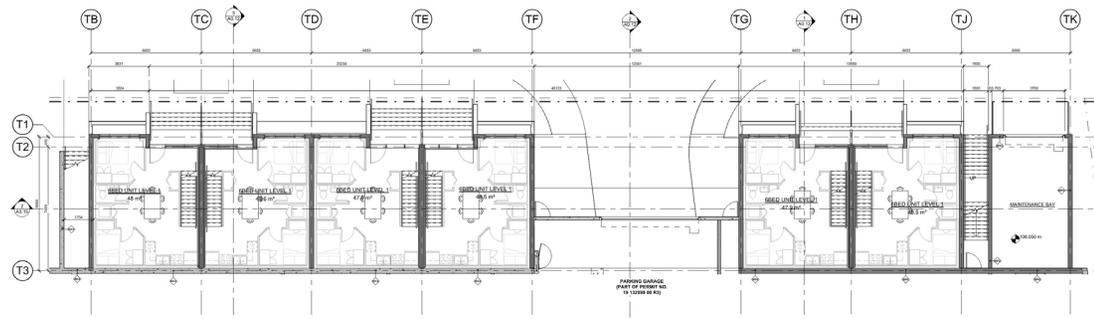
Level 3-6 Floor Plan  
SRM Architects Inc. Dec 17, 2020



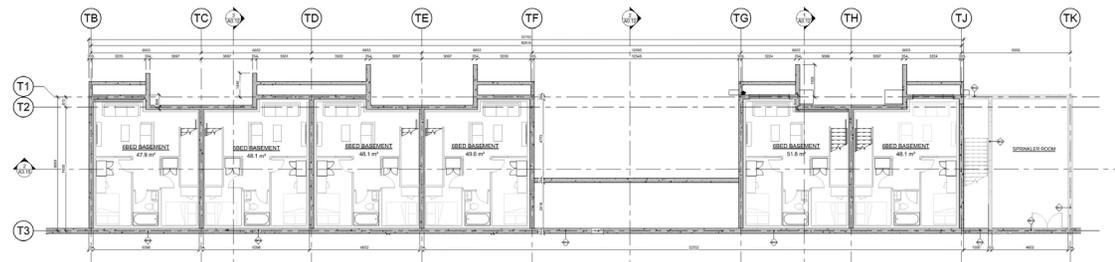
Level 7-12 Floor Plan  
SRM Architects Inc. Dec 17, 2020

# preliminary floor plans - Phase 2

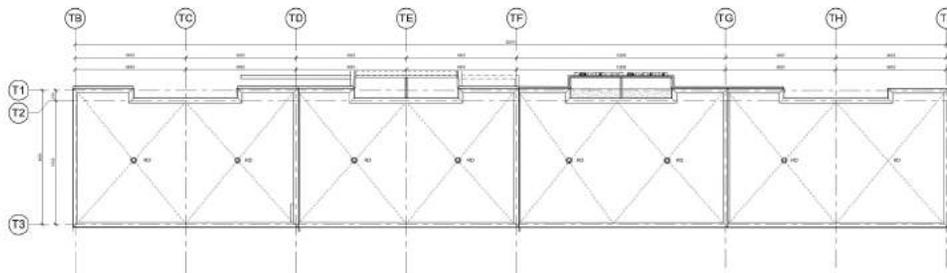
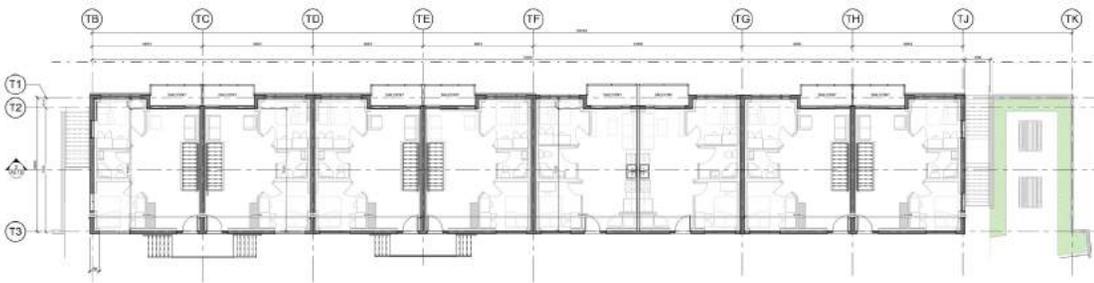




1 MULTIPLE DWELLING - STREET LEVEL OPA/2/A

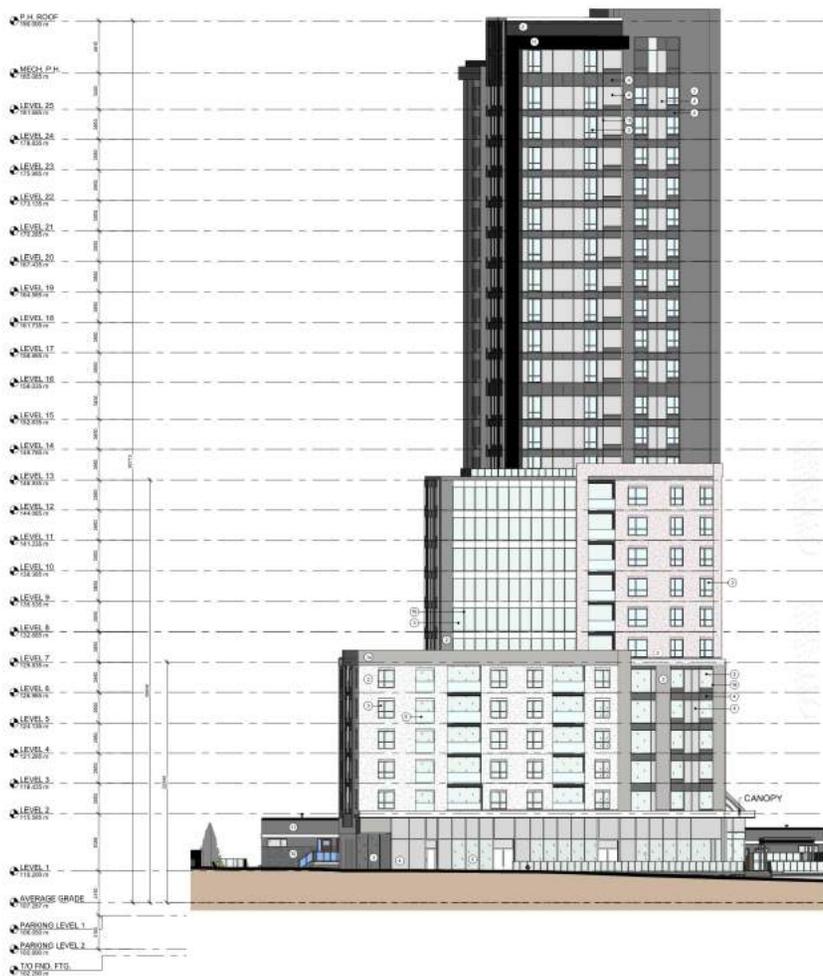


1 MULTIPLE DWELLING - 2ND LEVEL OPA/2/A

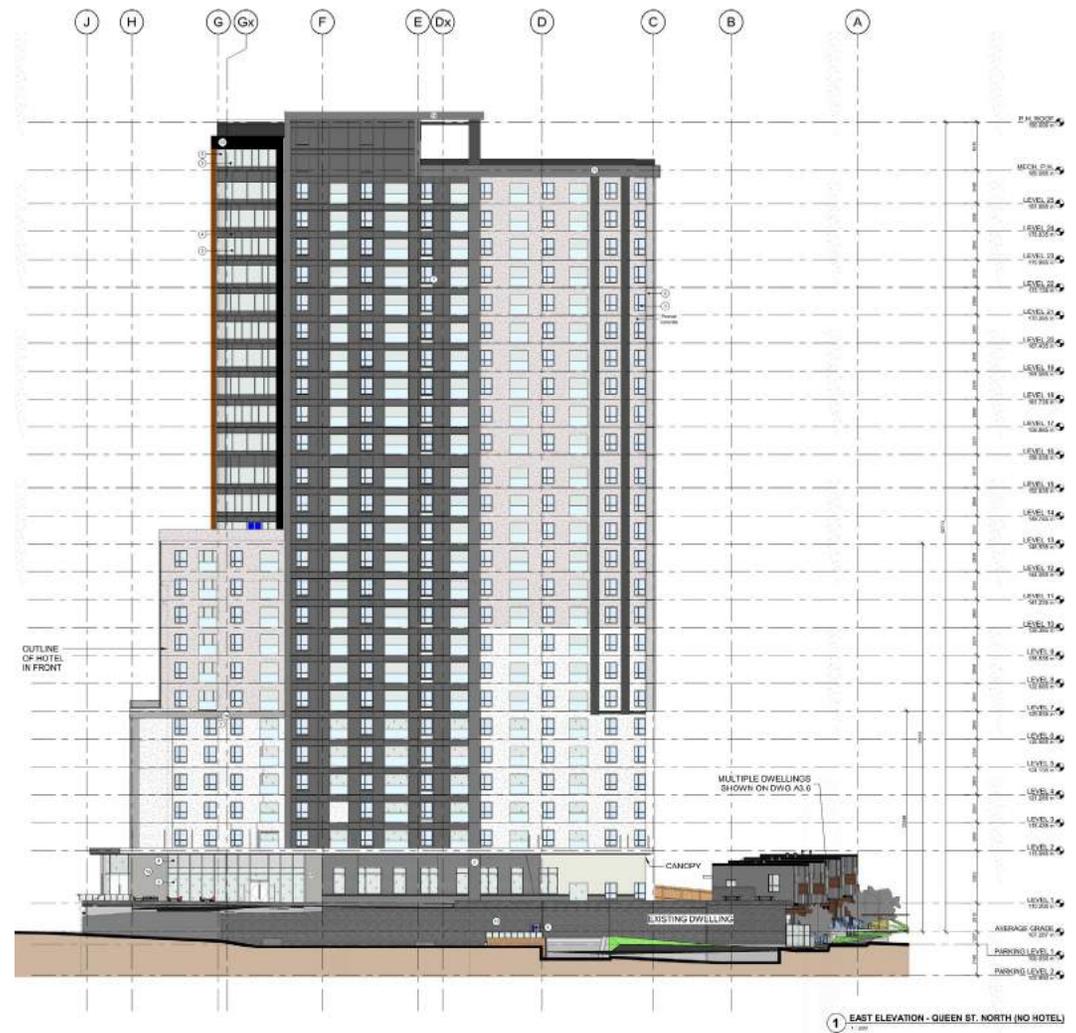


# preliminary floor plans - Phase 2

Market Street Unit Floor Plans, SRM Architects Inc. Dec.17, 2020



South Elevation, SRM Architects Inc. Dec.17, 2020



East Elevation - Queen Street North (No Hotel), SRM Architects Inc. Dec.17, 2020

# preliminary elevations - Phase 2



North Elevation, Market Street, SRM Architects Inc. Dec.17, 2020



West Elevation, SRM Architects Inc. Dec.17, 2020

# preliminary elevations - Phase 2

## 3.3 description of impact

### General

The proposed development complements the existing character and pattern within the neighbourhood through durable and thoughtfully applied materials and through the rhythm and composition of the podium. The proposed new building respects the existing built edge along King Street and Queen Street which is complementary to an urban centre and the proposed changes to the streetscape from the LRT development. The proposed new buildings' architecture takes cues from the surrounding neighbourhood fabric through the use of scale (street oriented dwellings and mid-rise buildings) and densification on compositional appropriateness along Market and King Street. The development will honour the historical tradition of innovation in this area of the City and contribute to the economic growth of the neighbourhood.

### Potential Impacts: 354 King Street

#### Impact of Destruction - No Negative Impact

There are no buildings currently on the site.

#### Impact of Proposed Alterations - No Negative Impact

The Mount St. Joseph orphanage building no longer occupies the site therefore there are no new impacts to alterations.

#### Shadow Impacts - Minimal Impact

It can be evaluated at a high level from the sun study by SRM Architects, that the adjacent heritage resources are generally not significantly more affected by the proposed shadows than the as-of right shadow modelling. The sidewalk and front yard of the property at 44 Queen Street will have additional shadows for one hour as shown in the March 21st study and is considered a minimal additional impact. The impact to surrounding heritage resource buildings is therefore minimal with no shadows on the Scottish Rite Club property and no impact to

the public sidewalk on the north side of King Street. There is no undue impact to the properties on the east side of Ray Street or the south side of Market Street resulting from the proposed development as shadows do not exceed 2 hrs.

#### Isolation Impacts - No Negative Impact

There are no negative impacts from isolation as the proposed buildings will have a presence on King, Queen, and Market Street and will create a prominent presence and a contribution to the pedestrian traffic within the community. The proposal will activate the site and streetscape in this prominent corner of the City of Hamilton.

#### Visual Impacts - Minimal Impact

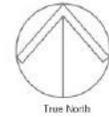
Because the new construction of the proposed development is designed with two high-rise towers and low-rise street oriented dwellings, it impacts existing views that are available since the site was vacant prior to this year, when construction began on the approved 6-storey apartment building and 10 storey hotel. However, the design is sympathetic to the Scottish Rite building and its surrounding context as the podium design acts as a transition element addressing the existing mixed massing found in the adjacent context within the Culturlla Heritage Landscapes (Mill's and Arnold Survey's CHLs). The towers are long on the north-south axis, and placed strategically and far enough apart that the views directly in front of the Scottish Rite through the development are less impacted. All buildings identified on the north and south side of King Street will maintain their relationships to the street as the proposed buildings are designed to maintain an urban edge at the first and second level. The multiple dwelling 25 storey tower is defined from the podium by being set back starting at the second level, and the hotel is set back at the third level and the daylight triangle edge at the intersection maintains a visual connection at the intersection.

#### Change in Use Impacts - Minimal Impact

The building will function to intensify the site's use through the provision of commercial, amenity and residential units. This will benefit the adjacent cultural heritage as many of the sites identified in section are being occupied for commercial, retail, and residential use. This proposal is in line with the vision to develop King Street with greater residential accommodation along the future LRT route.

#### Land Alterations Impact - No Negative Impact

The Mount St. Joseph orphanage building no longer occupies the site therefore there are no new cultural heritage impacts due to alterations. Details of the methods are included in Civil's Storm Water Management Report.

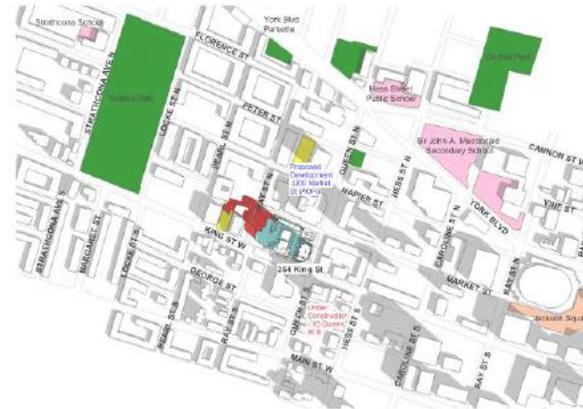


**LEGEND**

- As-Of-Right Shadow
- Proposed Development Shadow
- New Net Shadow
- 200 Market St Overlapping Shadow Outline
- Park Space
- School Yard
- Public/Private Amenity Area
- Plaza
- + 3 Hr Sun
- 2 Hr Sun
- 1 Hr Sun



**1** 200 Market March 21st 851 AM  
1: 10000



**2** 200 Market March 21st 951 AM  
1: 10000



**3** 200 Market March 21st 1051 AM  
1: 10000



**4** 200 Market March 21st 1151 AM  
1: 10000

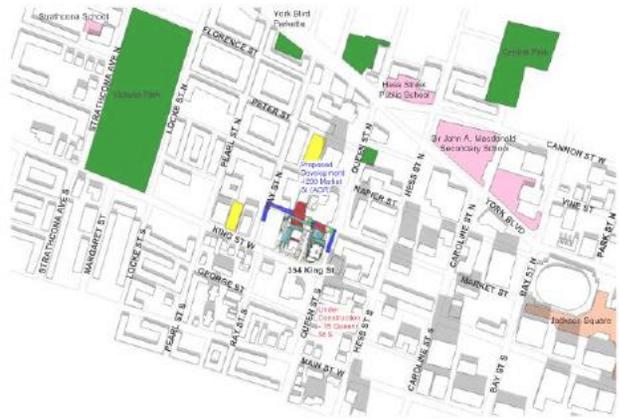
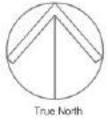


SHADOW STUDY - March 21st  
354 KING ST WEST. HAMILTON  
Official Plan and Zoning By-law Amendment Application

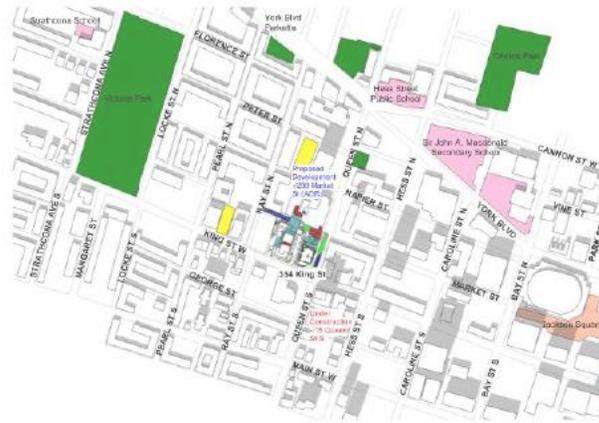
18025  
04/28/20  
Prepared by: Marc Villemaire



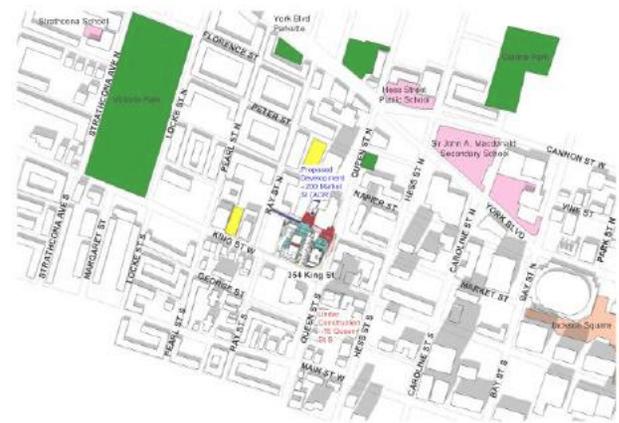
shadow study - spring equinox source: srm architects



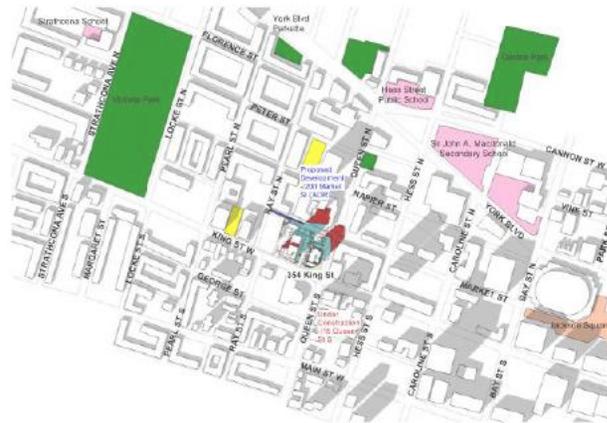
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**2** 200 Market March 21st 127 PM (Solar Noon)  
1 : 10000



**3** 200 Market March 21st 151 PM  
1 : 10000



**4** 200 Market March 21st 251 PM  
1 : 10000

**LEGEND**

- As-Of-Right Shadow
- Proposed Development Shadow
- New Net Shadow
- 200 Market St Overlapping Shadow Outline
- Park Space
- School Yard
- Public/Private Amenity Area
- Plaza
- + 3 Hr Sun
- 2 Hr Sun
- 1 Hr Sun

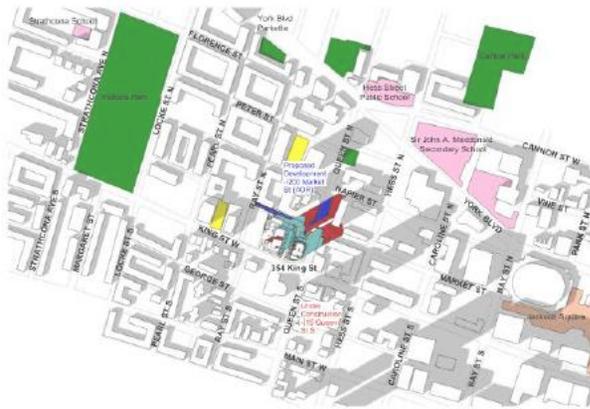
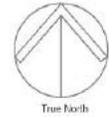


SHADOW STUDY - March 21st  
354 KING ST WEST. HAMILTON  
Official Plan and Zoning By-law Amendment Application

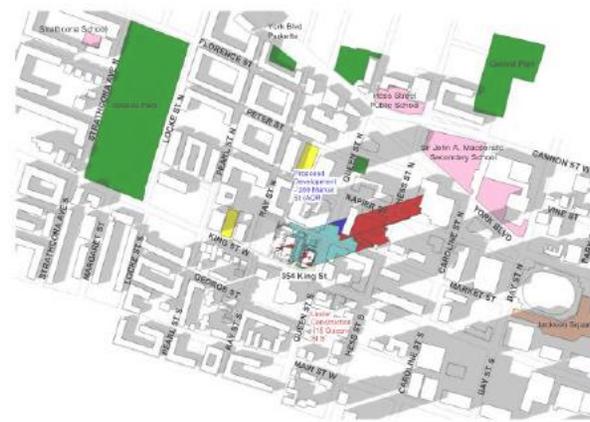
18025  
04/28/20  
Prepared by: Marc Villemaire



# shadow study - spring equinox source: srm architects



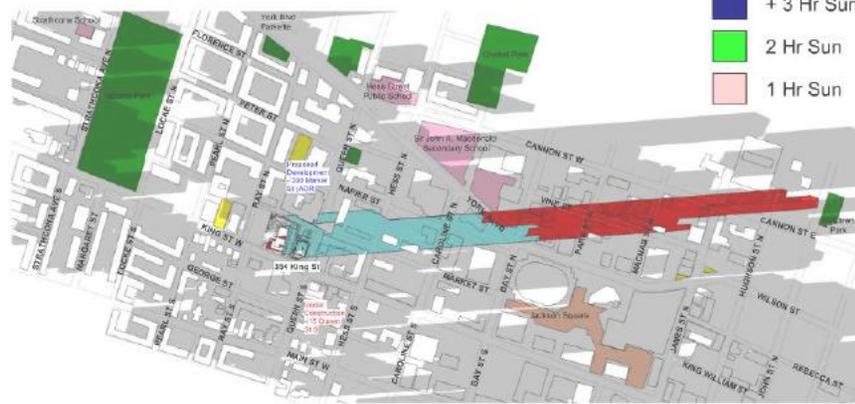
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1 : 10000



3 200 Market March 21st 551 PM  
1 : 10000



4 200 Market March 21st 603 PM  
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**LEGEND**

- As-Of-Right Shadow
- Proposed Development Shadow
- New Net Shadow
- 200 Market St Overlapping Shadow Outline
- Park Space
- School Yard
- Public/Private Amenity Area
- Plaza
- + 3 Hr Sun
- 2 Hr Sun
- 1 Hr Sun

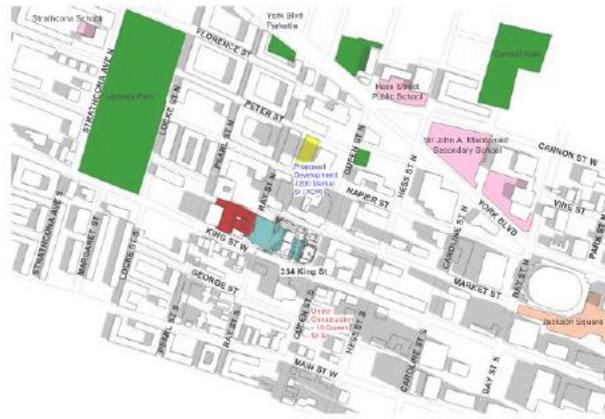
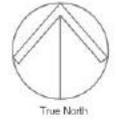


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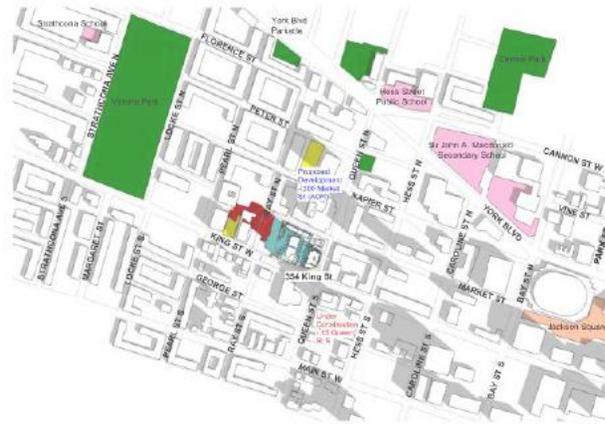
18025  
04/28/20  
Prepared by: Marc Villemaire



shadow study - spring equinox source: srm architects



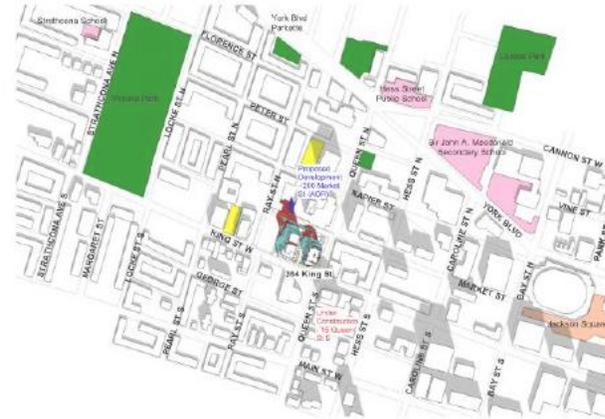
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2 200 Market Sept 21st 936 AM  
1: 10000



3 200 Market Sept 21st 1036 AM  
1: 10000



4 200 Market Sept 21st 1136 AM  
1: 10000

**LEGEND**

- As-Of-Right Shadow
- Proposed Development Shadow
- New Net Shadow
- 200 Market St Overlapping Shadow Outline
- Park Space
- School Yard
- Public/Private Amenity Area
- Plaza
- + 3 Hr Sun
- 2 Hr Sun
- 1 Hr Sun

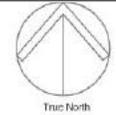


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354 KING ST WEST. HAMILTON  
Official Plan and Zoning By-law Amendment Application

18025  
04/28/20  
Prepared by: Marc Villemaire



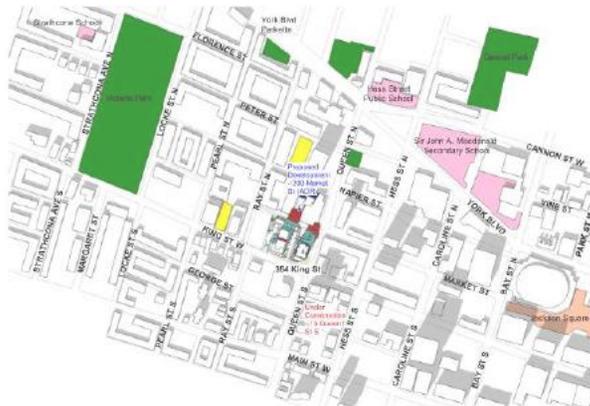
# shadow study - fall equinox source: srm architects



**LEGEND**

- As-Of-Right Shadow
- Proposed Development Shadow
- New Net Shadow
- 200 Market St Overlapping Shadow Outline
- Park Space
- School Yard
- Public/Private Amenity Area
- Plaza
- + 3 Hr Sun
- 2 Hr Sun
- 1 Hr Sun

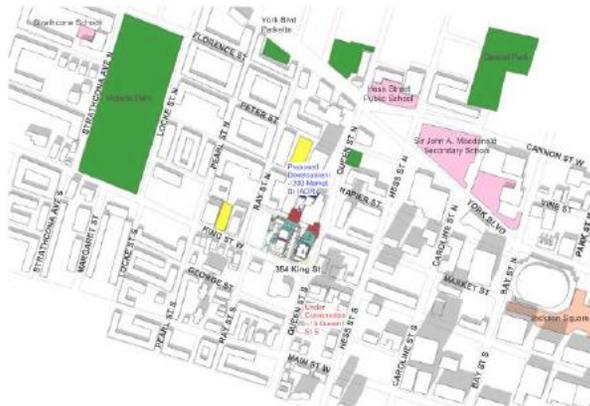
**1** 200 Market Sept 21st 1236 PM  
1: 10000



**2** 200 Market Sept 21st 113 PM (Solar Noon)  
1: 10000



**3** 200 Market Sept 21st 136 PM  
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**4** 200 Market Sept 21st 236 PM  
1: 10000

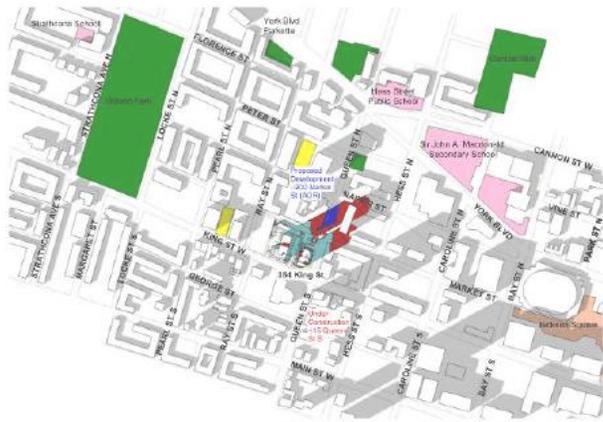
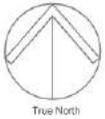


SHADOW STUDY - September 21st  
354 KING ST WEST. HAMILTON  
Official Plan and Zoning By-law Amendment Application

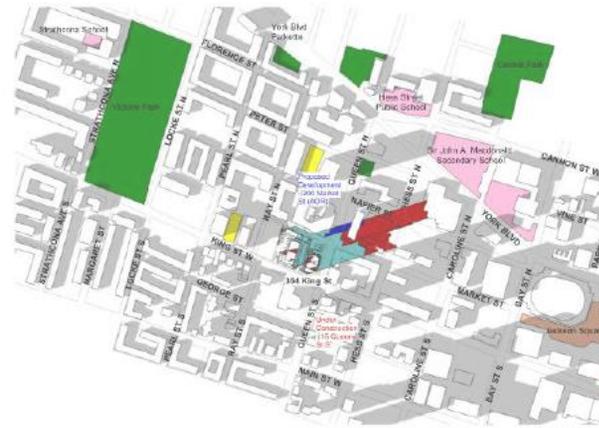
18025  
04/28/20  
Prepared by: Marc Villemaire



shadow study - fall equinox source: srm architects



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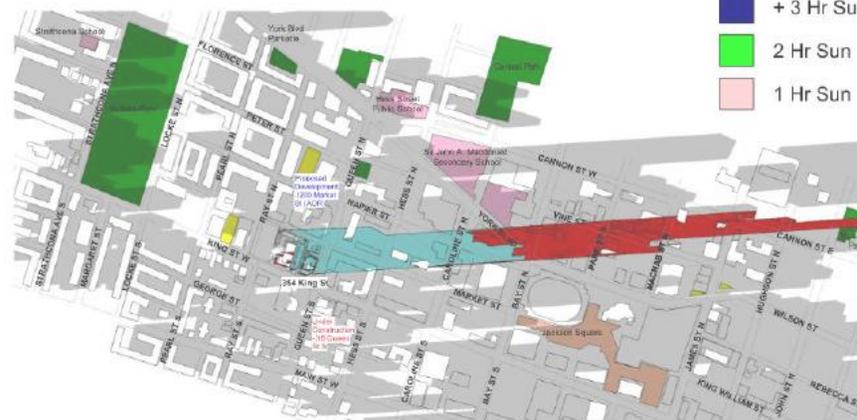
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**LEGEND**

- As-Of-Right Shadow
- Proposed Development Shadow
- New Net Shadow
- 200 Market St Overlapping Shadow Outline
- Park Space
- School Yard
- Public/Private Amenity Area
- Plaza
- + 3 Hr Sun
- 2 Hr Sun
- 1 Hr Sun



3 200 Market Sept 21st 5:36 PM  
1:10000



4 200 Market Sept 21st 5:49 PM  
1:10000



SHADOW STUDY - September 21st  
354 KING ST WEST. HAMILTON  
Official Plan and Zoning By-law Amendment Application

18025  
07/07/20  
Prepared by: Marc Villemaire



# shadow study - fall equinox source: srm architects

## 3.4 recommendations

The property was vacant until early 2019 when construction of the approved 6-storey apartment and 10 storey hotel started. The adjacent heritage resources have been reviewed and analyzed for potential impact from the proposed development. The proposed building is situated parallel to the Queen and King Street property lines, consistent with the pattern set immediately to the north, east, and south of the site. The proposed design is in alignment with the varied character found in the surrounding area, included as cultural heritage landscapes (Mill's and Arnold CHLs) in the Strathcona Secondary Plan, and the analysis has found no significant impacts. As such, the proposed design is in keeping with the surrounding character comprised of tall apartment buildings to the east and the podium is at a similar height to the surrounding context which ranges between 2-4 storeys on the south side of King Street. The proposal establishes a continuous street wall that lines the entire Queen and King perimeter of the site. The proposed street oriented dwellings fronting on Market Street show deference to the lower density residential character of the south side of the street, while providing a good transition to the higher density forms of the apartment building on the property directly across the street to the north and north east. The form and composition of the design works well with the surrounding neighbourhood's mixed density expressed in the massing and form of the adjacent urban fabric. The articulation of massing, form and elevation composition and distinct yet coordinated material palette for the hotel, multistorey residential and townhouse complexes work well to give each a distinct aesthetic identity. This approach works well so that the development, while contemporary in detail, follows a similar pattern to the lot pattern and variety of forms found in the surrounding area. A podium is provided for each tower, and each is designed with its own

aesthetic, while still connecting in height scale and articulation to the finer grain of the adjacent context. The Good Sheppard building is found across the street to the west, which stands at 8 storeys. The Scottish Rite Club building is a 3 storey building and complex with a 4 storey tower directly south across the street from the subject site. The proposed residential and hotel towers are set back from the podium to create a clear break, address the pedestrian scale of the context and transition well to the mix found in the adjacent urban fabric.

In conclusion, the character of the proposed development is in alignment with other proposals in the area, such as 15 Queen Street South and provides a contemporary contrast to the Scottish Rite Club to the south and the varied existing surrounding built context, while not physically impacting any adjacent cultural heritage properties or significantly impacting the cultural heritage landscapes. The proposed material composition (solid and glazed) of the podium levels highlighted by the parapet and roof line, helps them stand out to make the connection to the Hamilton context, at the pedestrian level. There are no significant impacts to heritage resources.

## references

Government of Ontario. 2006b. Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act. Electronic Document: [http://www.elaws.gov.on.ca/html/regs/english/elaws\\_regs\\_060009\\_e.htm](http://www.elaws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm)

Government of Ontario. 2006. Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.

Urban Hamilton Official Plan

Strathcona Secondary Plan