

January 23rd, 2020
City of Hamilton Planning Division
71 Main Street West
Hamilton, ON
L8P 4Y5

Attention: Ana Cruceru, Urban Designer

Reference: Addendum to Urban Design Brief
73-89 Stone Church Road West and 1029 West 5th Street
ZAC-19-029 / UHOPA-19-08
KNYMH Project #14066

Dear Ana,

Thank you providing your comments to our team for the application of the above noted project. We reviewed the staff suggestions for the urban design brief & for general items, and prepared the following as an addendum to our report and submission.

Summary of Design Revisions – see discussion relating to comment responses below:

- Southern landscape strip increased.
- Eastern yard significantly increased; building footprint & unit density reduced, typical floor plate and underground parkade redesigned to accommodate.
- Landscape amenity space added to centre of courtyard.
- Parking setback from West 5th significantly increased, landscape at southwest site corner increased.

Regards,

Brad Ferguson
Architectural Manager
KNYMH Inc.

Urban Design Brief:

1a. Transitional massing with a low-rise podium incorporating regular or townhouse-type units should be provided along the West 5th frontage.

Response:

Thank you for your comments. We have evaluated this proposal and revealed the following conditions which lead us to remain with a transitional mass on the north elevation facing stone church only.

Firstly, please refer to site plan drawing A001. To evaluate the possibility of adding the transitional mass to the west face, consider a horizontal string through the site – if we are to add to the west face and increase the yard, from where shall the space be taken from? As noted elsewhere in this report, we have broadly increased the eastern yard, The remaining dimension of the courtyard is fairly tight – with landscaping buffer, drive aisle, parking and sidewalks, there is insufficient space we can remove from these features to permit shifting the west wing eastward enough to host a transitional mass.

Secondly, the townhomes proposed are fairly unusual to provide in a modern rental apartment. At 7% of the proposed development, they are already a large proportion for testing a new rental product. The owner would like to evaluate real performance demand in the market before committing to increased density of this product type.

Can regular single level suites be accommodated in the deeper transitional mass? The additional depth of the suite space for a unit located in the transitional massing is difficult to accommodate as a single level unit and achieve an economically viable rental unit. The square footage for such a deep unit is copacetic with similar two storey townhome developments. Differing from a

traditional townhome however, the units presented must have their daylight-requiring living areas along the exterior face. The additional suite area can be developed into more practical and useful spaces associated with the two storey dwelling (features such as a laundry room or stairs) as compared to a single suite of similar excess volume. Please see related discussion in general comments item 2b below.

1b. Transition in building scale and height should be provided in relation to the eastern and southern property lines (to acknowledge existing and planned built form on these sites and avoid abrupt changes in building scale and character). Staff recommends achieving a 4-5 storey podium (likely aligned with the podium component of the main façades) in respect to these property lines, above which the upper part of the building should step back minimum 3m, with another step back of minimum 1.5m provided above the 8th storey.

Response: Terracing parallel to the building corridor axis will introduce an unsupportable variance of unit size within a vertical suite stack – the transitional massing is accommodated for by also changing these suites to the townhome style, where the greater suite depth can be made into functional unit space. See discussion of impact of building depth on unit type in item 1a above.

2a. Please ensure all patios or patios for units at grade are minimum 1.5m deep, to ensure they are functional recreational spaces.

Response: Ground level terraces are typically provided with significant depth – see A001 site plan. Above grade balconies are shaped by two criteria; first by a practical application of the precast floor system which requires a separate drop-in piece for the balcony. Secondly, as the design is proposed to use glazing for the guard panels instead of solid opaque panels, it is desired to limit to scale of the balconies to discourage this area being used for storage. Thirdly, the zoning by-law in place includes a maximum encroachment dimension for balconies into a required yard.

2b. Please provide minimum 1.5m wide landscaped strips along the outer edge of patio spaces, at grade, on private property.

Response: See response to general comments 1a below.

2c. Taking into consideration the proposed building's interface with the adjacent eastern property, a minimum 7.5m setback should be provided along this property line, exclusive of balcony encroachments and inclusive of a minimum 3m wide tree planted landscape strip.

Response: Eastern yard proposed has been increased significantly from previous iteration. Please find included in this submission revised architectural and landscape drawings indicating the increased yard >7.5m to building to accommodate future redevelopment to the east & mitigate future issues with compatibility.

2d. While no single detached or duplex residential uses are planned on the adjacent southern property, a minimum 1.5m wide tree planted landscape strip should be provided in addition to the proposed privacy fence, to provide adequate visual transition between properties. The tree planted landscape strip will also enhance the appearance of the parking lot and function as a much needed visual amenity area for the proposed residential units facing the internal courtyard and southern property.

Response: Please find attached revised site plan A001 with increased landscape strip in the southern yard.

3a. While a neighborhood park is available in close proximity, the provision of a modest central amenity feature, at grade, will provide a focal feature onto which all internal units could look (towards) and relate to. This type of feature provides a sense of place and greatly enhances the character and quality of new residential uses.

Response: Please find attached revised site plan A001 with added landscaped area central to the site interior courtyard. New central landscape feature has an interior dimension of 13.6m x 7.2m (approximately 44' x 23')

3b. Please provide a rooftop amenity area, where feasible, to add to the range of recreational opportunities for new residents.

Response: Please find included in this submission revised 5th floor plan drawing A205. Exterior amenity terrace is proposed at the north building face overlooking Stone Church Road. Terrace is accessible from the common corridor.

General Comments:

1a. Please provide minimum 1.5m wide landscaped buffers between private patios at grade and the public sidewalk or the parking lot curb, to establish a comfortable separation between the public and private areas.

Response: Ground floor terraces are proposed to be enclosed by a mixture of landscape screening to ±42" height combined with landscaped railing.

1b. If feasible, please provide individual walkways at grade between ground floor units and the public sidewalk to help animate the street.

Response: Individual patios are proposed to remain distinctly separated from public spaces to discourage trespassing. In addition to the principal entrance, pedestrian links are provided from egress doors to the public realm.

2a. Please ensure private patios and balconies are minimum 1.5m deep, as recommended by best practices for minimal functionality.

Response: Please see response to 2a in urban design comments above.

2b. Please consider carrying the datum provided by the transitional massing proposed along Stone Church (northern façade) to other components of the building, such as the vertical core marking the principal building entrance, and the western façade facing West 5th, to unify the appearance of the building, as a whole.

Response: Please see 1a under Urban Design comments above for discussion of this face relating to building steps. The transitional mass includes the unique 4th level cornice and projection framing the element. Adding a similar projection along the west face where there is no similar mass projection would de-emphasize the northern feature. Additionally, considering the west 10 storey elevation, the design is presented as a tripartite – further subdivision of the building strata (i.e. going to 4 or 5 segments), without additional division of the face as is done with the north face, appears too busy or disorderly.

2c. Please consider shifting the vertical break in the northern façade left or right, to break the symmetry within this façade and enhance visual variation in the proposed massing. Symmetry at this scale risks emphasizing the scale of the building, rather than breaking it apart or minimizing it.

Response: The designer's philosophy includes a value for symmetry; symmetry conveys a structured design which celebrates order, intention, and balance. The proposed shift would eliminate the balance, and we do not feel it would contribute meaningfully to the objective of reducing the apparent scale of the building.

2d. Please plan for durable façade material treatments, avoiding stucco and EIFS.

Response: EIFS is selected for its significant contribution to satisfying energy efficient design requirements for the Ontario building code, which requires continuous insulation exterior to the façade regardless of the material finish. Feature areas of the ground and second floor, at the pedestrian scale of interface with the public realm, are proposed to include masonry for greater texture variety and for durability where most sensitive. Façade systems are to be proposed formally and reviewed by the municipality as part of a complete future site plan application.