

URBAN DESIGN REPORT

Prepared for Spallacci Homes

December 21, 2017



Proposed Residential Development John Street, Hamilton



TABLE CONTENTS:

1.0 BACKGROUND/ EXISTING CONDITIONS

- 1.1 Existing Site
- 1.2 Site Analysis
- 1.3 Neighbourhood Context
- 1.4 Streetscape Context

2.0 CITY POLICY AND DOCUMENTS

3.0 DESIGN CONSIDERATIONS

- 3.1 Site Design
- 3.2 Building Design
- 3.3 Landscape Design

4.0 CONCLUSION



5.0 FIGURES

- Figure 1- Subject lands*
- Figure 2- The site looking west along Charlton Avenue East.*
- Figure 3- Figure 3- The site looking south, up John Street, towards the Escarpment.*
- Figure 4- Site Survey*
- Figure 5- Nearby existing and proposed high-rise development.*
- Figure 6- Olympia Condos*
- Figure 7- Proposed development in relation to Olympia Condos*
- Figure 8- Conceptual View of the John Street frontage.*
- Figure 9- Conceptual View of the Charlton Avenue East frontage.*
- Figure 10- The Downtown Hamilton Tall Buildings Study Area*
- Figure 12- Site Plan*
- Figure 13- Conceptual view of passenger drop-off at Charlton.*
- Figure 14- Conceptual view of Podium level Amenity Areas.*
- Figure 15- Conceptual view of the 3 towers sitting on the Podium.*

21 December 2017

1.0 BACKGROUND/EXISTING CONDITIONS

1.1 Existing Site

Spallacci Homes propose to establish a mixed-use complex consisting of three 26, 30 and 36 storey residential towers with a common podium to create 923 units and underground parking for 983 vehicles. The intensification of residential densities nearby or adjacent to major transit routes has been established as a development principle in Hamilton and is supported in this specific location by assembly of the lots herein known as the subject lands.

The lands are legally described as Plan of Survey of: The Sam Ryckman Lot, Misc. Lot 71/100 Acre, E/S John Street (Cottage Lot), Part of Misc. Lot 30 3/100 Acre, Part of Misc. Lot 1 18/100 Acre, N & S of Jolley Cut/Arkledun Avenue, R.J. Hamilton Survey, Registered Plan 1431, in the City of Hamilton.

The subject property is of a generally rectangular shape and is approximately 0.85 hectares in size. The subject lands are currently developed with a five-storey multiple unit building and a privately-owned surface parking lot.

The subject property is steeply sloping, from the northeast corner of Charlton Avenue East to the corner with John Street and then up John Street to the corner with St Josephs' Drive.



Figure 1- Subject lands

Surrounding uses include St Josephs' Hospital to the west, existing residential uses to the north, a municipal park to the east and a low-rise residential neighbourhood to the south.



Figure 2- The site looking west along Charlton Avenue East.



Figure 3-Looking south up John Street, towards the Escarpment.

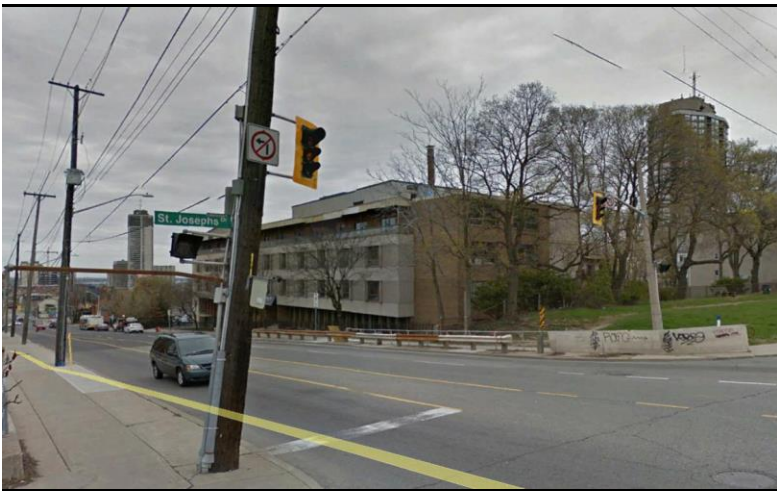


Figure 4- The site looking down John Street.

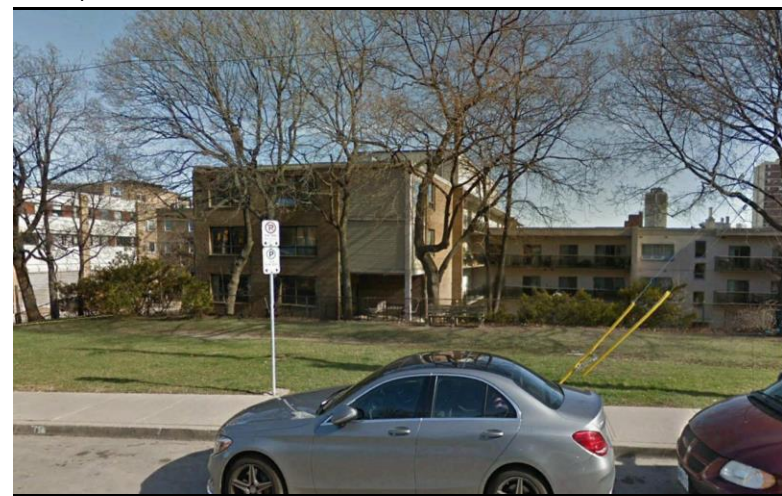


Figure 5- The site looking north from St Josephs' Drive

21 December 2017

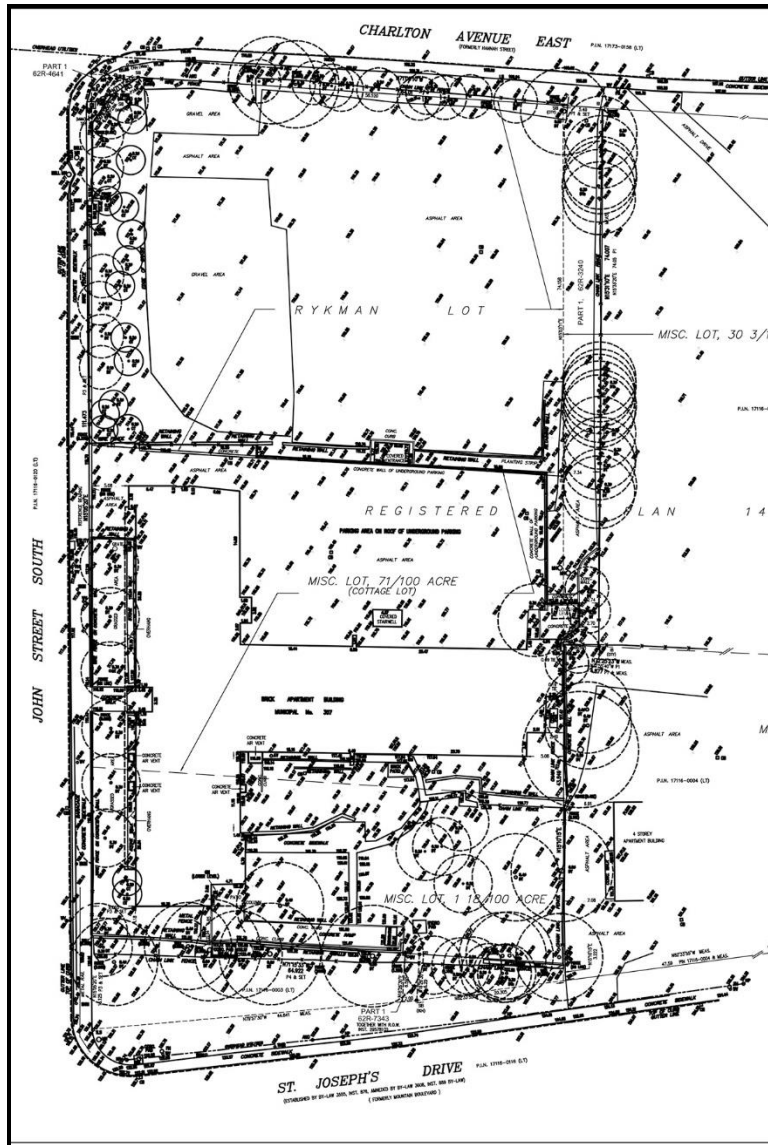


Figure 4- Site Survey

1.2 Site Analysis

The site presents a myriad of opportunities and constraints that are fully exploited in the current proposal, the most obvious of which are the extreme grading conditions. By the establishment of a podium level at the highest point of the site from which the residential towers extrude upwards, with underground parking and grade-related commercial at the streetscapes, the proposed development works with the site to take full advantage of the grades.

The site comprises two current uses, surface parking lot and a residential building on an existing underground parking structure. The two lots will allow for a phased development, creating less disruption for the surrounding neighbourhood.

The commercial component of the proposal will be focused on the busy intersection of John Street and Charlton Avenue East where public transportation exists. Continuing up John Street, the commercial units will serve the new residents of the development as well as local residents and staff from the adjacent St Josephs' Hospital.

Two vehicle access points, at the highest and lowest points of the site will mitigate the traffic impact of the

development. Refer to the Traffic Impact Analysis for further details.

1.3 Neighbourhood Context

The subject lands are located in the Corktown area, within the City of Hamilton.

Bound by Wellington Street South on the east to James Street South on the west and from Main Street East on the north to the Niagara Escarpment on the south, Corktown is one of the original four Hamilton neighbourhoods. Home to the Hamilton GO Station, St. Joseph's Hospital, and the pub district of Augusta and Young Streets, Corktown is a true downtown community. Multi-floor dwellings of the neighbourhood are responsible for much of Hamilton's skyline; however, among these high rises are Victorian era residences that help Corktown retain its old-world nuances, serving as a reminder of Hamilton's early Irish settlers that lived here and worked on the Toronto, Hamilton & Buffalo Railway.

The Corktown area has an eclectic range of residential architectural styles and building types, in

addition to institutional, commercial and retail uses. It is punctuated by a range of high-rise developments, 60's and 70's rental apartment buildings, many of which have been converted to ownership buildings. The nearest high-rise development is the Olympia Condo, directly across Woolverton Park from the subject property.

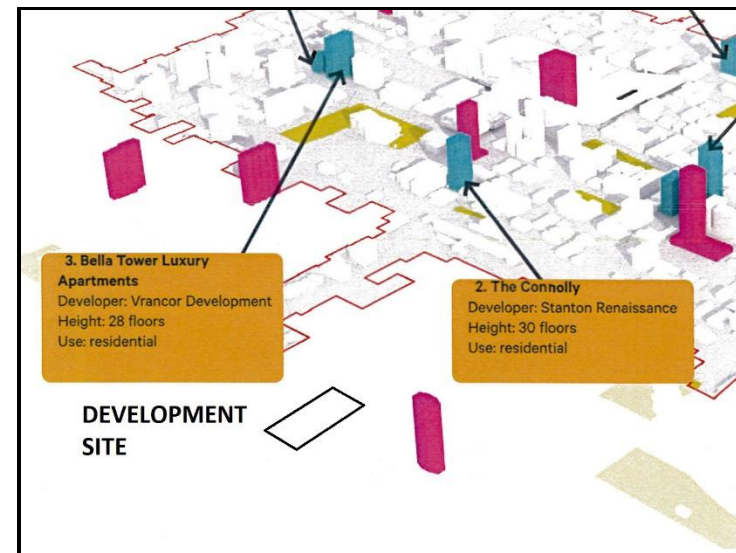


Figure 5- Nearby existing and proposed high-rise development.



Figure 6- Olympia Condos

The Olympia Condo development is the closest high-rise neighbour at 32 storeys tall. It sets a precedent for tall residential buildings near the Escarpment and together with the proposed development, book-end Woolverton Park.



Figure 7- Proposed development in relation to Olympia Condos

1.4 Streetscape Context

The primary streetscapes that the proposed development will affect and contribute to are John Street and Charlton Avenue East.

The proposed development at streetscape level is primarily a series of commercial units that front Charlton Avenue East and turn the corner to continue up the steeply sloped John Street. The scale of the podium is compatible with the Charlton Avenue East façade of the Hospital while across the Avenue are a number of flat fronted, 20-storey residential buildings.

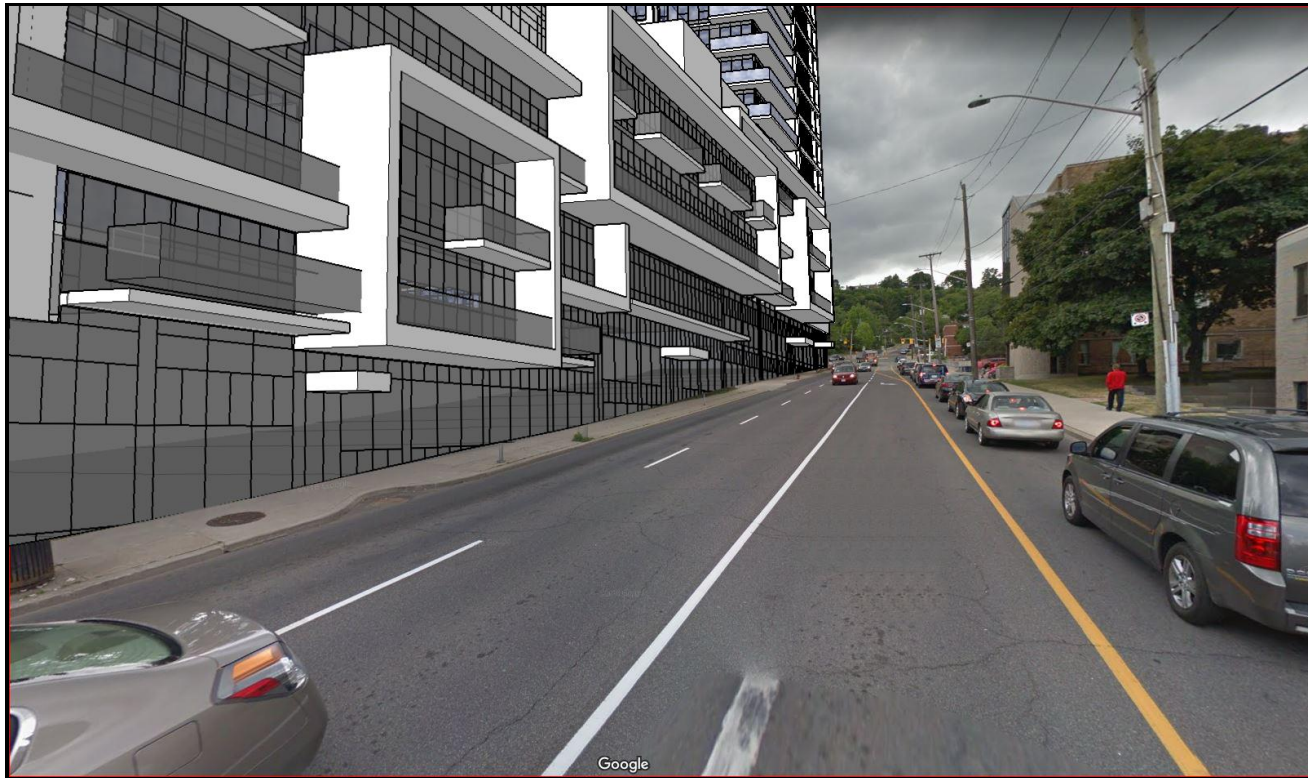


Figure 8- Conceptual View of the John Street frontage.

The Conceptual View (Figure 7) shows how the podium has been designed to break up the mass with articulated box and balcony architecture above the single-storey commercial frontage. Anticipated commercial/retail uses include shops, restaurants, personal services and offices.



Figure 9- Conceptual View of the Charlton Avenue East frontage.

The Conceptual View (Figure 8) shows how the podium and towers integrate with Woolverton Park to the east.

21 December 2017

2.0 CITY POLICIES AND DOCUMENTS

The applicable documents include the Provincial Policy Statement, Places to Grow – Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, Greenbelt Plan, the Urban Hamilton Official Plan, and City of Zoning By-law No. 6593. Other documents that relate to the proposal include;

- *Provincial Policy Statement 2014*
- *Ontario Building Code 2018*
- *Downtown Hamilton Tall Buildings Study*

With regard to the last document, please note that the site lies outwith the defined area of the study and therefore will not be subject to compliance with the guidelines that are contained therein. That notwithstanding, many of the principals outlined in the document have been employed in the design of the proposed development.

Defined boundary of the Downtown Hamilton Tall Building Study

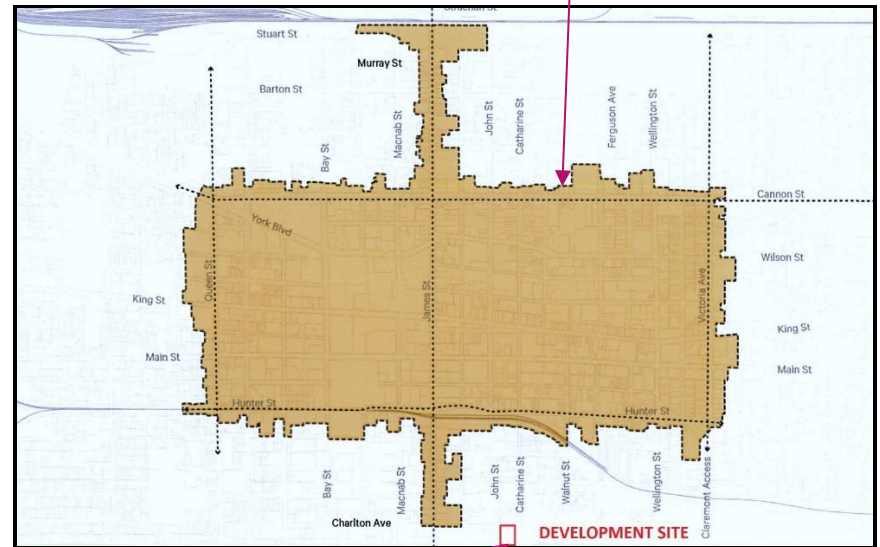
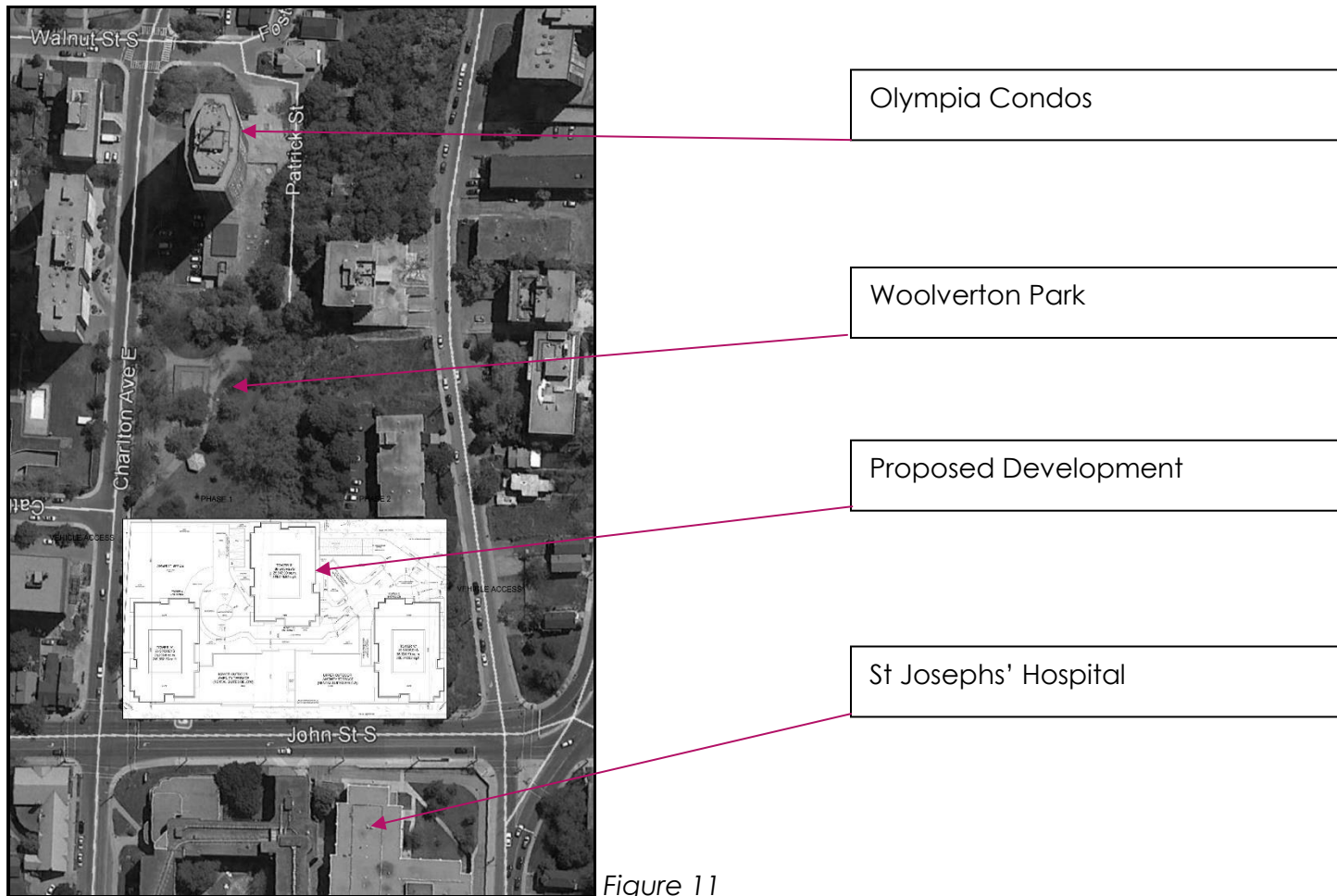


Figure 10- The Downtown Hamilton Tall Buildings Study Area

Location of the Development Site

3.0 DESIGN CONSIDERATIONS

3.1 – Site Design



21 December 2017

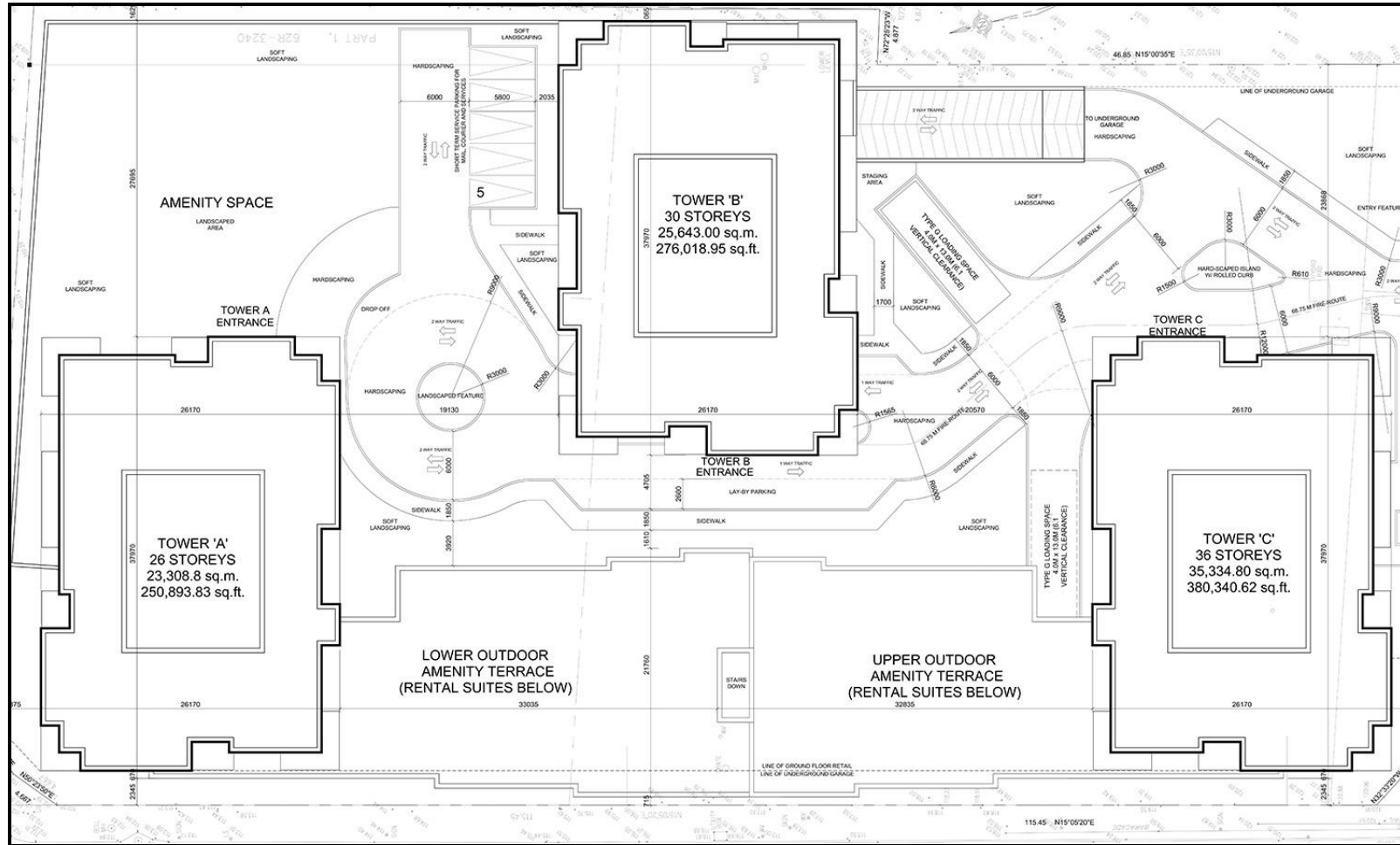


Figure 12- Site Plan

21 December 2017

The development comprises a multi-level, mixed use podium ranging from 1-5 storeys to accommodate the drop in grade from St Josephs' Drive to Charlton Avenue East. Residential and commercial uses screen the above ground resident and visitor parking levels. Underground parking levels complete the base building. Vehicle access to the parking areas is from both St Josephs' Drive to Charlton Avenue East via ramps screened by the built form.

From the podium level, 3 residential towers emerge and achieve 26, 30 and 36 storeys respectively. The towers are staggered on the podium to take full advantage of view to the City and Escarpment and Lake Ontario beyond.

The podium level will contain amenity facilities for the residents and guests, some visitor parking and extensive landscaped gardens.



Figure 13- Conceptual view of passenger drop-off at Charlton



Figure 14- Conceptual view of Podium level Amenity Areas

3.2 – Architectural Design

As stated previously, the proposal comprises a mixed-use complex consisting of 36, 30 and 36 storey residential towers with a four-level common podium to create 923 residential units, 1,476.3m² of at-grade commercial space, and underground parking for 983 vehicles on seven levels.

The architectural approach is distinctly contemporary with a combination of curtain wall glazing and punched window glazing in pre-cast panels. Glazed and pre-cast balcony details define the facades with a simple yet elegant interplay of materials and colours.



The vertical nature of the various towers is mitigated and articulated by horizontal breaks in the pre-cast massing blocks.

The podium articulates the John Street frontage and takes advantage of the challenging grades.

Figure 15- Conceptual view of the 3 towers sitting on the Podium.

3.3 – Landscape Design

A fully detailed Landscape Masterplan will be developed at the appropriate juncture in the design and approval process. This will include, but not be limited to;

- Private and public landscaping on the podium terrace.
- Hard and soft public landscaping along the 3 principal street frontages.



Figure 15- Conceptual view of the landscaping on the Podium Terrace.

4.0 -Conclusion

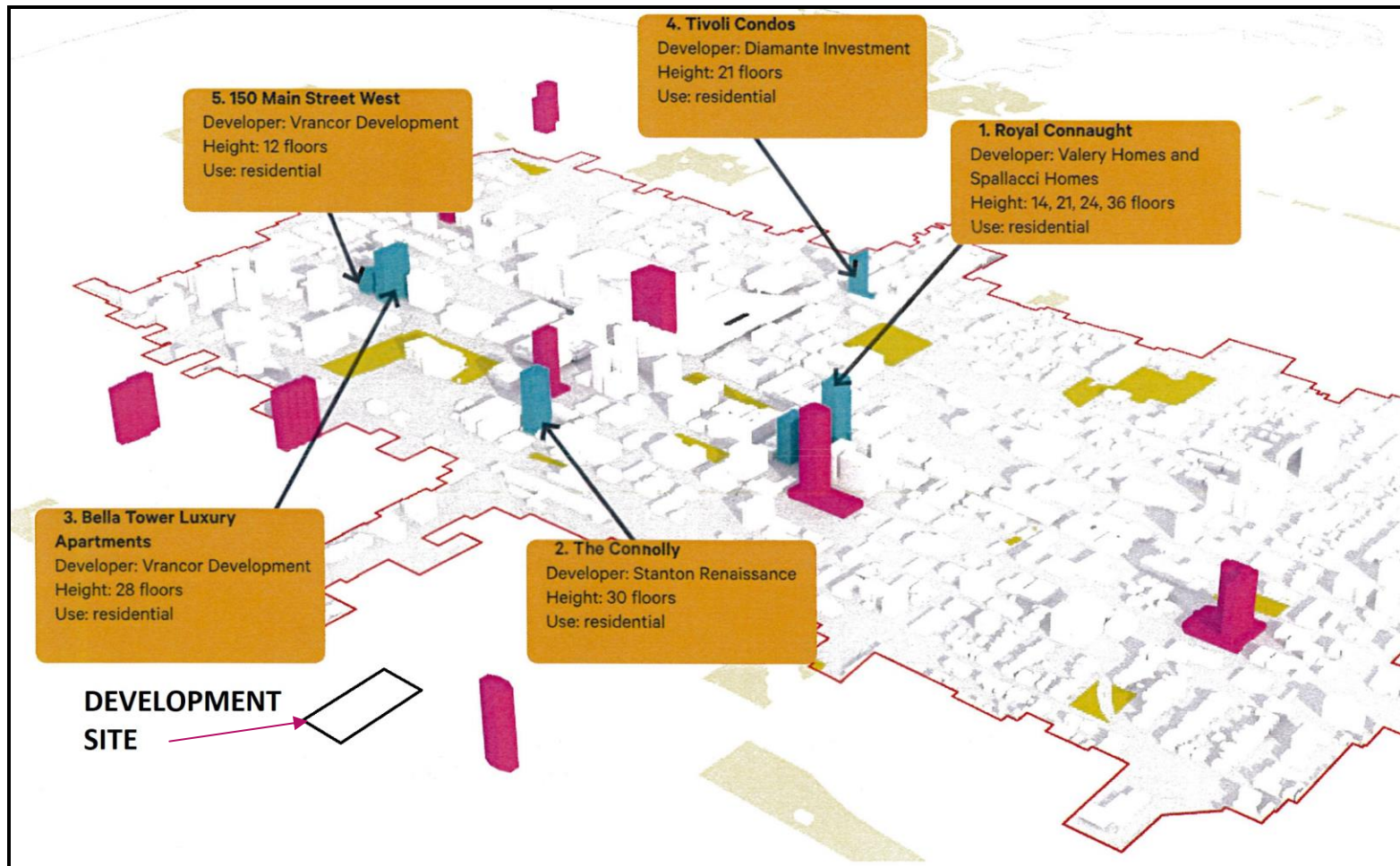
The proposed development offers a range of unit sizes and tenures to the Hamilton market in a prime location, on two transit corridors and close to the Downtown Core. This is reflective of modern community development in the Southern Ontario and responds to current and future market demands.

The innovative design takes full advantage of a challenging site and will be a dramatic addition to the developing Hamilton skyline. The proximity to St Josephs' Hospital will provide housing options to the staff and doctors within walking range.

Spallacci Homes, together with the design team, are delighted to propose this excellent addition to the urban fabric of the City of Hamilton.



21 December 2017



The developing skyline of the City of Hamilton.

21 December 2017