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1. Executive Summary

The proposed development is a mid-block residential building that rises 21 storeys, including a 4-storey, and 1-storey podium. The front façade of the building along James Street North will incorporate the restored William Thomas Building heritage façade. Ground floor commercial uses are accessible through James Street North, while the main residential entrance is located off Rebecca Street.

The heritage façade is animated with retail uses at grade and residential common areas above grade. The heritage façade will be reassembled to replicate traditional masonry techniques used at the time of construction. Glazing for the podium façade will incorporate new clear glass sash windows to mimic the original windows of the William Thomas building. The at-grade storefronts on James Street North will be designed to recreate the original rhythm of bays and be treated in a traditional storefront fashion.

There is a single level of parking below grade with access from Rebecca Street. A plaza off of Rebecca Street will be landscaped. To liven the area, an art wall that screens the parking ramp and enhances the entrance experience will be used. Bollards in the plaza will allow for service vehicles to utilize the entrance for off street loading. Regular deliveries, utilizing smaller delivery vans, will access the building through the ramp to the below grade parking. Garbage pick-up will be arranged with a private service provider. Bins will be towed up the parking ramp from a below grade collection area as necessary.

Bicycle storage will be located at grade inside the building, with ready access to the Rebecca Street plaza.

The entrance off of Rebecca Street will be bright, active and inviting. It will be designed to maximize visibility, and enhance security.

The residential tower will be a combination of materials that enhances the visual appeal of the building from a distance. These materials include glass, limestone, metal and brick.

Rooftop mechanical components will be screened and designed so they become integral to the overall architecture.

The effect of wind at the pedestrian level along James St N is mitigated by the inclusion of a podium, which is an effective measure in reducing downwashing flow.

2. Proposed Development

The proposed development is 15,568 m² mixed use project on the east side of James Street North adjacent to the Lister Block.

The zoning allows for the intended uses of residential, commercial and office. The property has a site specific by-law, By-law No. 08-215, which indicates that the property has "Cultural Heritage Value".

The proposed development consists of 21-storeys with a height of approximately 66.9m. The first four storeys will showcase the reconstructed William Thomas Building façade. The ground floor of the building will consist of retail shops, while the upper 3 floors will be used as residential common areas.

There is a single level of below grade parking, meant to serve the staff and students of the building. The parking garage entrance is located off of Rebecca Street and has 33 spaces, including 1 accessible space. The parking garage is not intended to be public. At grade there are 270 secure indoor bicycle spaces for residents and 19 short-term outside bicycle spaces for visitors, as shown on the Site Plan.

Above the ground level commercial and lobby areas is a 20-storey residential tower. The lobby for the residential tower is located off of Rebecca Street. The entrance plaza from Rebecca Street is intended to be a vibrant entrance plaza with design and art elements that screen the parking ramp and the backs of commercial properties along James Street North that are not part of the development.

The residential tower component is set back from the William Thomas façade podium in order to provide a compositional separation.

As the total project height is 66.9m, a Re-Zoning Application (ZAR-15-049) was applied for to allow an increase the height from the previous 45m maximum.

3. Site Development History

The William Thomas Building, built in 1855, was demolished in 2010 due to structural issues. At the time of demolition each brick was numbered and catalogued so the façade could be recreated at a later date. The proposal recognizes the site's history by utilizing the former heritage façade and maintaining the character of the historic core.

Over the years original store fronts were removed from the William Thomas building and the bay spacing altered. When this occurred the original details of the ground level windows and doors were lost.

Adjacent to the William Thomas Building is the Lister Block. The Lister Block was restored in 2011-2012 as an attempt to re-invigorate a once landmark building in the Downtown core.

4. Massing and Building Design

The project is a 21 storey tower set back above a 4 storey mid-block podium on James Street North and a 1 storey podium on Rebecca Street. The James Street North frontage includes the recreation of the William Thomas Building façade. This recreation enhances the public realm by maintaining the historic streetscape and keeping with the scale of the Lister Block, reminiscent of the 1920's. The 4 storey heritage podium addresses the street with retail storefronts at grade and residential common areas on the upper 3 floors.

The heritage façade reuses the limestone from the original structure where possible, replacing missing details with newly carved limestone features. At grade, modern features emphasizing transparency will be incorporated into the heritage façade. This strategy was utilized for the Lister Block renovation.

The main entrance for the residential portion of the building is located along Rebecca Street. There will be an entrance plaza leading from Rebecca Street. This plaza is intended to be an exciting space with

design and art elements that aid in screening the parking ramp as well as the backs of the commercial properties along James Street North which are not part of the development.

Grade level materiality and design is intended to provide for transparency and openness. James Street North will be invigorated with new retail storefronts, and along Rebecca Street the resident entrance will recede from the side walk but be treated as an attractive urban feature. Glass will be utilized as well traditional limestone, metal and brick.

The tower materiality will not compete with the limestone heritage base on James Street North, but instead recede and be more transitory. Some elements of the base materiality will be carried up into the tower to create a dialogue between the old and the new.

On Rebecca Street the podium above grade will be treated with an expressive skin to enliven the streetscape and create an inviting urban address.

The tower itself is greatly influenced by its mid-block situation. Massing will be modulated to the extent possible and the continuation of façade materiality will conceal roof top penthouses, instead creating a composition integral to the buildings architecture.

5. Urban Impact / Views

A model of the proposed project has been constructed and views from Gore Park and other key vantage points were shot. The impact on views from Gore Park are minimal, as the existing streetscape dominates the view, with the tower being relegated to that of a background element. Along James Street North, the continuity of the Heritage streetscape is maintained through the setback of the tower and through the use of materiality allowing for the heritage streetscape to dominate the sightlines.

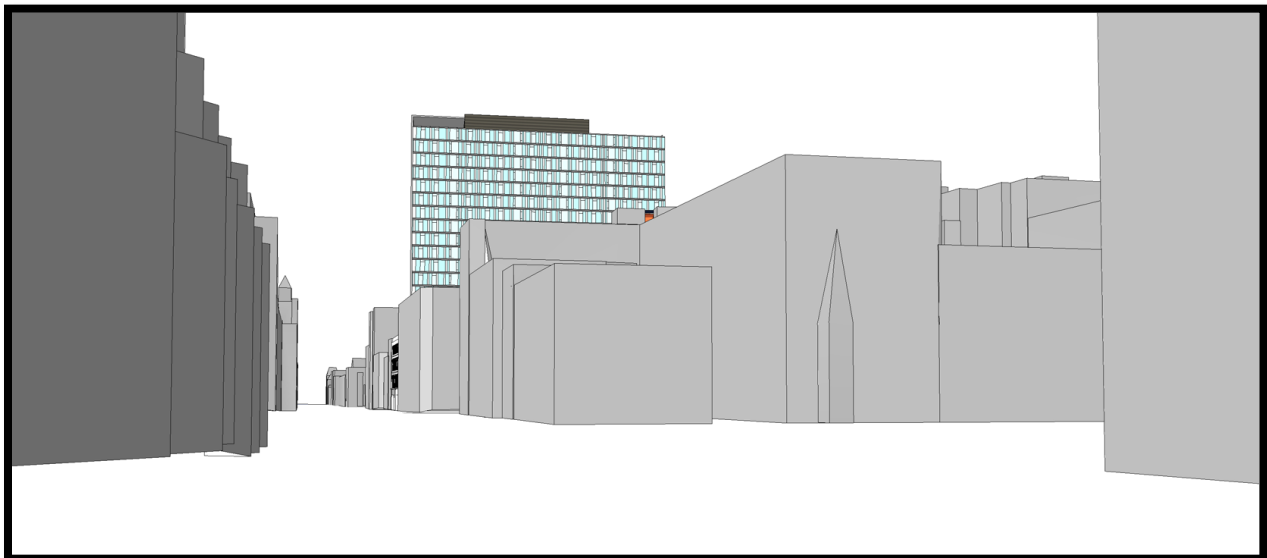


Figure 1: View from Gore Park

6. Sun and Shade

Shadow studies were generated for December 21st and June 21st at 10:00 am, 2:00 pm and 4:00 pm as depicted below. As expected, on June 21st the shadow effect on surrounding lands are minimal. Retail shops on the west side of James Street North are only fleetingly affected and the residential dwellings on Rebecca Street are not affected. No public spaces are affected.

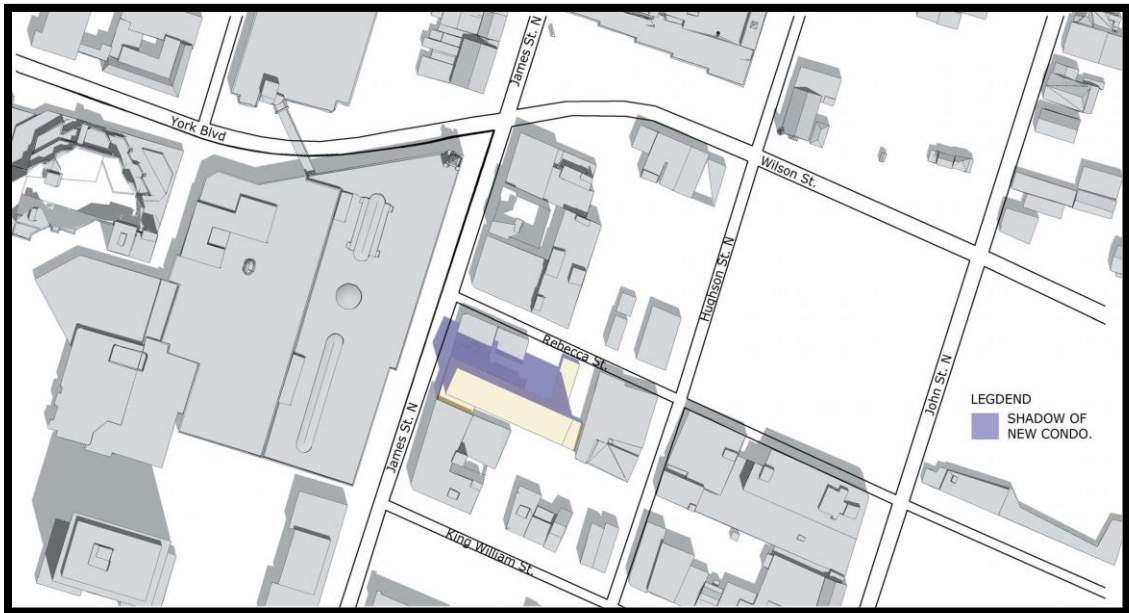
For December 21st, while the shadow cast is expectedly further, the effect is mitigated by the shadows already being cast from existing surrounding buildings. The retail shops on James Street North are already affected by existing buildings, as are the residential buildings on Rebecca Street. No public areas are affected.

7. Conclusion

The Urban Hamilton Official Plan (UHOP) provides direction on the urban design and scale of the Downtown Urban Growth Centres. Overall the project meets UHOP guidelines for this area. The proposed building integrates the policies noted in the UHOP while providing a development that is efficient and attractive, as outlined in this report.



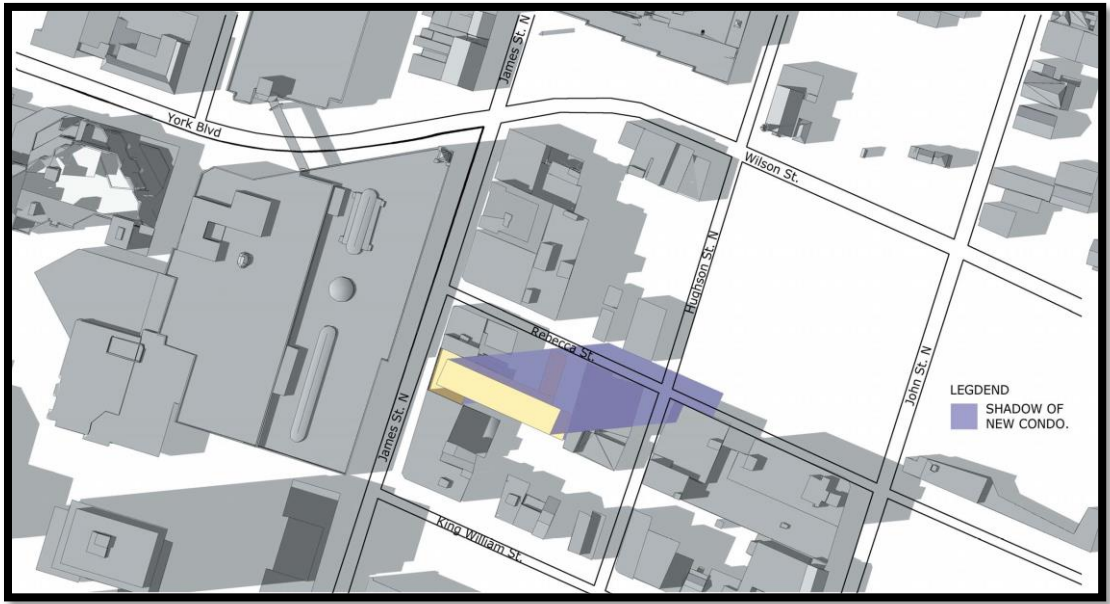
June 21, 10 am



June 21, 12 pm



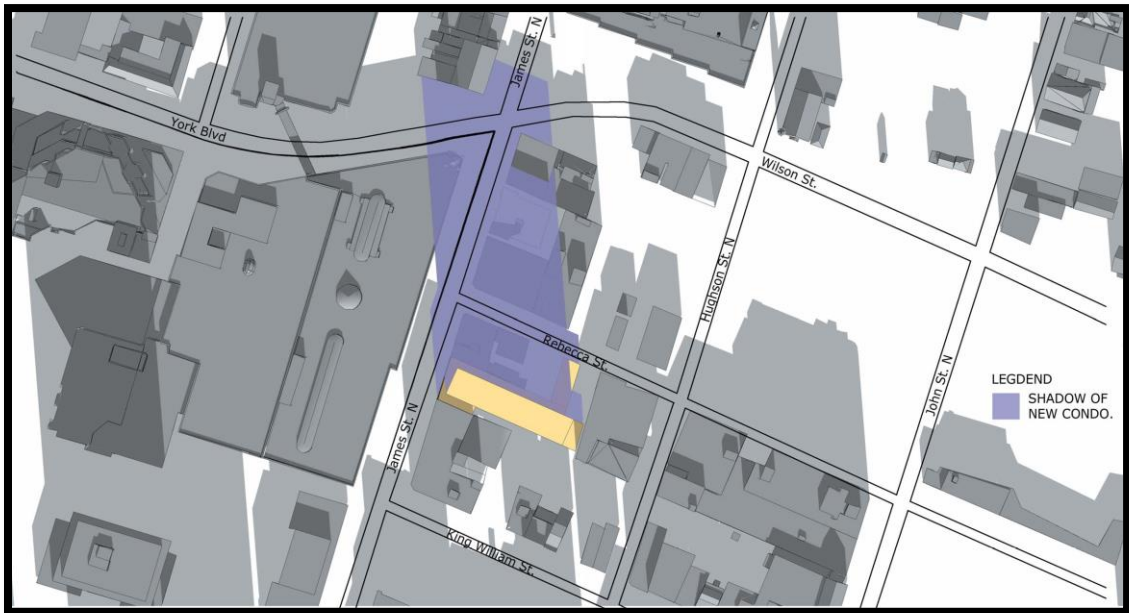
June 21, 2 pm



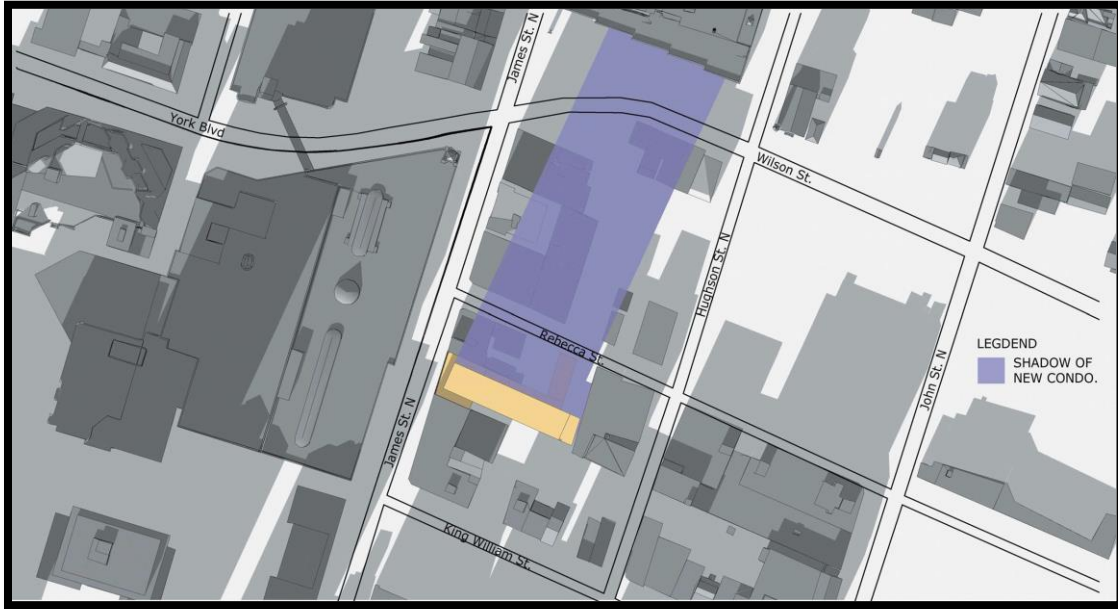
June 21, 4 pm



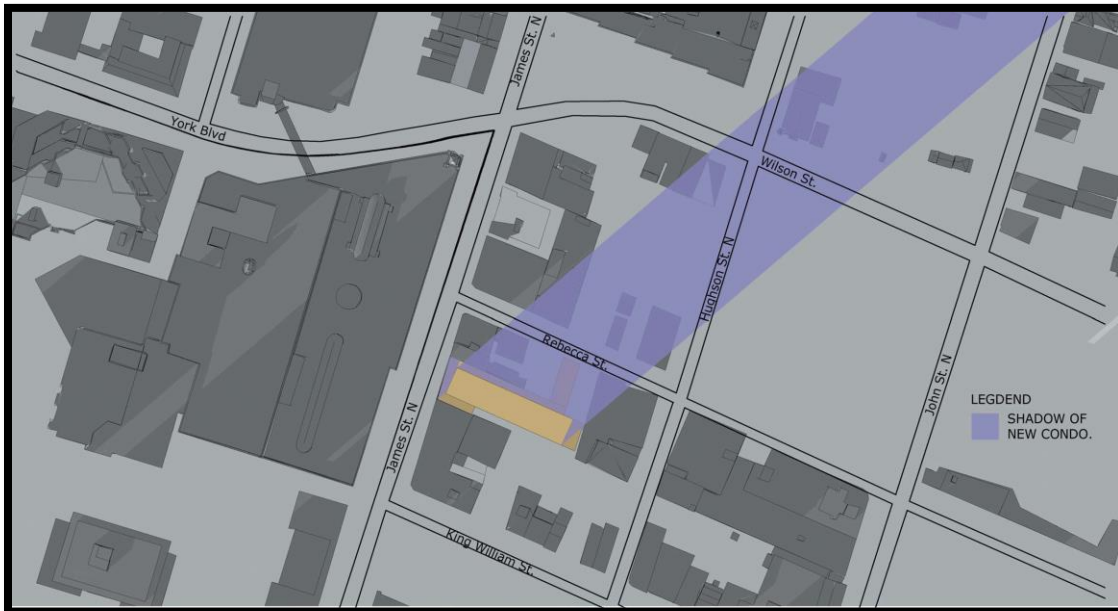
December 21, 10 am



December 21, 12 pm



December 21, 2 pm



December 21, 4 pm



Attachments