

# URBAN DESIGN REPORT

## Proposed Residential Development at 122 and 126 August Street, Hamilton



Prepared for 1955132 Ontario, Ltd.

September 10, 2017



TABLE CONTENTS:

1.0 VISION AND PRINCIPLES

1.1 Vision Statement

1.2 Design Principles

2.0 POLICY CONTEXT AND SITE ANALYSIS

2.1 – Site Analysis

2.2 – Town Documents

3.0 DESIGN CONSIDERATIONS

3.1 – Building and Architectural Design

3.2 Site Design

3.3 – Public Realm

4.0 CONCLUSION

5.0 FIGURES

*Figure 1- Subject lands*

*Figure 2- Existing houses on Young Street.*

*Figure 3- Existing houses along Augusta Street.*

*Figure 4. Aerial view showing surrounding Context*

*Figure 5- Site Plan*

*Figure 6- Building frontage along Augusta Street.*

*Figure 7- Site Statistics*

10 September 2017

## **1.0 VISION AND PRINCIPLES**

### **1.1 Vision Statement**

Corktown Prime Residents propose to insert a new multi-unit residential development on lands that comprise 4 existing residential lots that bridge Augusta Street and Young Street in Hamilton. 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 4 lots herein known as the subject lands.

This Urban Design Report is submitted on behalf of Corktown Prime Residents (1955132 Ontario, Ltd.), the owners of the subject lands municipally known as 122 & 126 Augusta Street and 125 & 127 Young Street in Hamilton, Ontario.

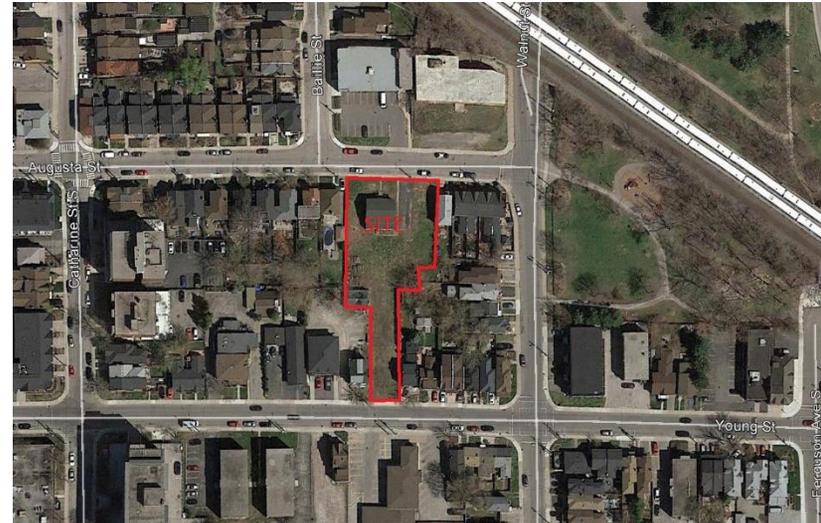


Figure 1- Subject lands

### **1.2 Design Principles**

This Report aims to:

- *Establish the appropriate framework for Draft Plan Approval,*
- *Complement the work within the applicable zoning bylaw provisions.*
- *Create a complimentary response to the streetscape already established on Augusta Street.*
- *Ensure that the design of the proposed development along Augusta Street is pedestrian friendly and oriented,*

10 September 2017

- *Minimize the visual impact of internal driveways and parking.*



*Figure 2- Existing houses on Young Street.*

## **2.0 POLICY CONTEXT AND SITE ANALYSIS**

### **2.1 – Site Analysis**

The subject lands comprise approximately 0.2213 hectares (0.54 acres). The subject lands are located within the Neighborhood of Corktown and is surrounded by a variety of residential dwelling types

(see Figures 2,3), including single detached dwellings, semi-detached dwellings, medium and high-density apartment buildings. To the north are single detached dwellings, semi-detached dwellings and Community Institutional, to the south are single detached and high-density apartments and to the West and East are single, semi-detached and medium dwellings. Immediate surrounding uses are predominantly low-density residential.



*Figure 3- Existing houses on Augusta Street.*

10 September 2017

## **2.2 – Town Documents**

This Urban Design Report has been developed by RN design under the following governing documents:

- *The New Official Plan of the City of Hamilton,*
- *Urban Hamilton Official Plan – Urban Design Policies*
- *Formal Consultation Document dated March 27, 2017*
- *The Ontario Building Code 2012*

The Urban Design Policies that the proposal should have consideration for are extracted from the Urban Hamilton Official Plan and are as follows:

### Volume 1, Chapter B – 2.4.1.4

2.4.1.4 Residential intensification developments shall be evaluated based on the following criteria:

- a) a balanced evaluation of the criteria in b) through g) as follows;
- b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form;
- c) the development's contribution to maintaining and achieving a range of dwelling types and tenures;
- d) the compatible integration of the 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;
- e) the development's contribution to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;
- f) infrastructure and transportation capacity; and,

10 September 2017

g) the ability of the development to comply with all applicable policies.

The proposal represents an intensification of the residential density by replacing 1 residential lot with 27 new units. The new units offer a range of sizes and types to the market in an existing residential neighbourhood, in accordance with the policies noted above.

Volume 1, Chapter B – 2.4.2.2

2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:

- a) the matters listed in Policy B.2.4.1.4;
- b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
- c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
- d) the consideration of transitions in height and density to adjacent residential buildings;
- e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;
- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;
- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.

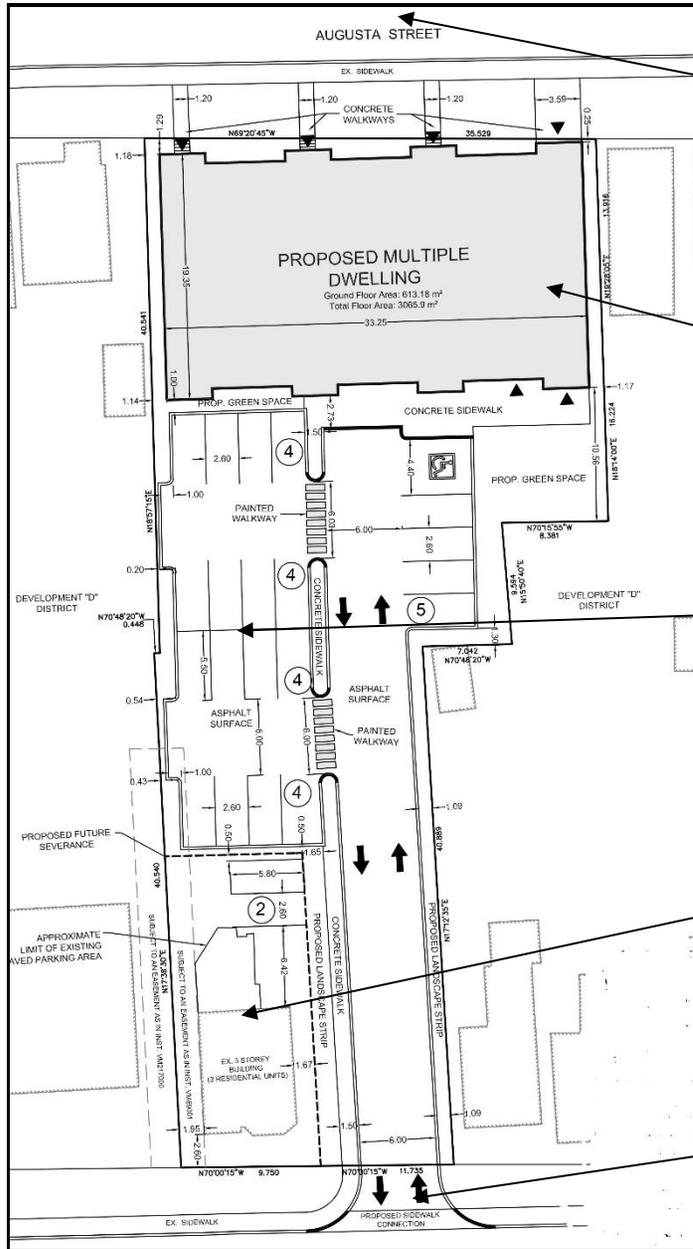
10 September 2017

The scale and character of the proposed building, while taller than the surrounding residences, is made compatible by the use of architectural elements such as porches, balconies and stairs. The fourth level is set back to mitigate the height of the building. Although distinctly modern in architectural approach, the articulation of the elevation to Augusta Street complements the existing streetscape positively. The front yard setback is consistent with the adjacent properties.



Figure 4. Aerial View showing surrounding Context

10 September 2017



The proposed development fronts onto Augusta Street

The proposed 4 storey building

Resident and Visitor parking located behind the building and screened from both streets.

The property at 125 Young Street will be retained and developed into 3 units as part of the proposed development.

Vehicle access directly from Young Street

10 September 2017

### 3.0 DESIGN CONSIDERATIONS

#### 3.1 – Building and Architectural Design

The building proposed for the development is a 4-storey arrangement, highly articulated on both the front and rear elevations. Double-height porch and balcony features, glass balcony guards and a distinct flat roof give the building a contemporary look while keeping scale with the surrounding neighbourhood. The proposed building comprises 27 units with a range of sizes to respond to market needs.



Figure 6- Building frontage along Augusta Street.

The Architectural design approach is distinctly modern with flat roofs, large commercial style glazing panels, glass enclosed balconies and a range of modern materials. Both front and rear elevations are highly articulated reflecting the double fronted nature of the design approach.

External cladding materials and colours will be developed at the appropriate time in the approvals process. They will be high quality and in character with the contemporary nature of the design.

10 September 2017

**3.2 – Site Design**

The site plan has been designed around the concept of a through lot, tying Augusta and Young Street together. Site access is from Young Street with residential and visitor parking behind the apartment building, screened from both streets. A small Amenity Area is located adjacent to the parking area.

**3.3 –Public Realm**

The development will comprise a common element Condominium Corporation and as such, the roadways, and landscaped courtyards will be private property. A landscape masterplan indicating both private and public landscaping (on Augusta Street), site services, mailbox location and snow storage area will be developed at the appropriate juncture in the approvals process. A landscape masterplan will also be developed.

| <b>DEVELOPMENT STATISTICS</b>       |                             |
|-------------------------------------|-----------------------------|
| <b>Lot Area</b>                     |                             |
| 122 & 126 Augusta St & 127 Young St | 1944.8 m <sup>2</sup>       |
| 125 Young St                        | 268.5 m <sup>2</sup>        |
| <b>Total</b>                        | <b>2213.3 m<sup>2</sup></b> |
| <b>Frontage</b>                     |                             |
| Augusta St                          | 35.53 m                     |
| Young St                            | 21.49 m                     |
| <b>Building Height</b>              |                             |
| Proposed Building                   | 13.5 m                      |
| Existing Building                   | 10.5 m                      |
| <b>No. of Units</b>                 |                             |
| Proposed Building                   | 27                          |
| Existing Building                   | 3                           |
| <b>Total</b>                        | <b>30</b>                   |
| <b>Parking Spaces</b>               |                             |
| 122 & 126 Augusta St & 127 Young St | 21                          |
| 125 Young St                        | 2                           |
| <b>Total</b>                        | <b>23</b>                   |

Figure 7- Site Statistics.

**3.0 -Conclusion**

The proposed development offers building types and unit sizes that are reflective of modern community development in the GTA and responds to current market demands. This is in keeping with current residential development trends and achieves the design objectives and density targets set out in the new Official Plan of the City of Hamilton. In addition, the development is in keeping with the design principles established in the Formal Consultation Document dated March 27, 2017.



10 September 2017