

73 HUGHSON ST N DRP PRESENTATION

2023.06.07



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INTRODUCTION AND CONTEXT MAP

73 Hughson Street North, City of Hamilton, ON L2N 5B8

PART OF SURVEY OF LOTS 55 AND 58, PART OF LOTS 56 AND 57

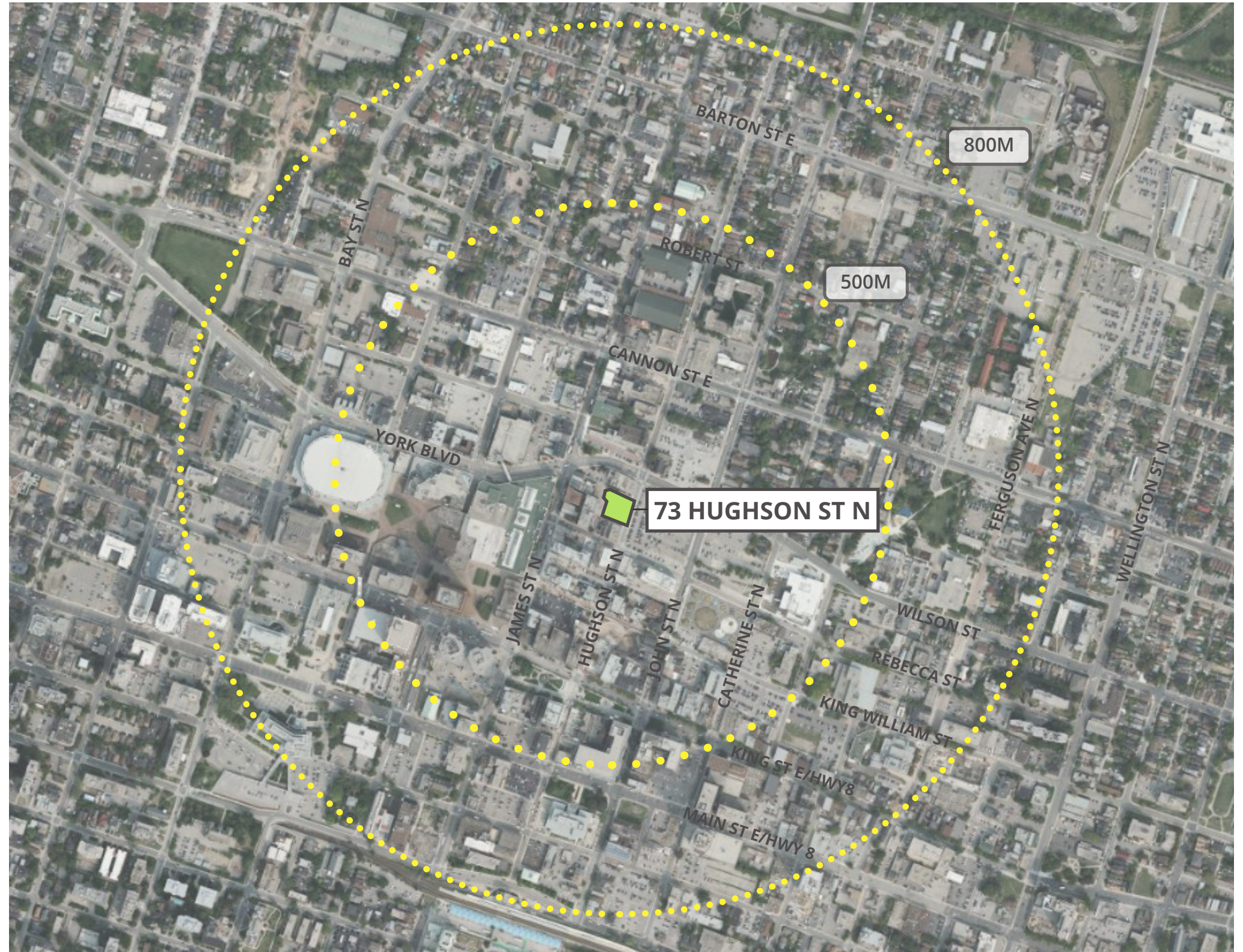
The subject property is municipally known as 73 Hughson Street N, City of Hamilton ON. The Site has a total area of approx. 2,500 square meters and is located at the southwest corner of Wilson Street and Hughson Street (adjacent to the corner lot). It has a frontage of approx. 49.3m, depth of 47.8m and is currently used as a parking lot.

The Site fronts onto one principal street within Downtown Hamilton: Hughson Street North to the east which is a two (2)-lane, one-way street with parallel on-street parking. The site is open and has served as an on-grade parking lot and is currently vacant.

The subject lands are designated 'Downtown Mixed Use Area' on Schedule E-1 – Urban Land Use Designations and identified as 'Downtown Urban Growth Centre' on Schedule E - Urban Structure.

The subject lands are zoned Downtown Central Business District (D1, H17, 19, 20) as per the City of Hamilton Zoning By-law 05-200. The "D1" zone permits a multiple dwelling and commercial uses.

Directly north of the site are small scale commercial buildings along Wilson Street. North, west and east of the site are residential developments. East of the site across Hughson Street is a parking lot. The subject site is in Hamilton's Downtown Area which allows for 'various built form housing options, including grade-related, mid-rise, and tall buildings with a variety of ownership and tenancy. Providing housing to a wide range of residents that is affordable, secure, of an appropriate size, and located to meet the needs of people throughout their life is the goal of an inclusive Downtown and essential to the creation of complete communities.'



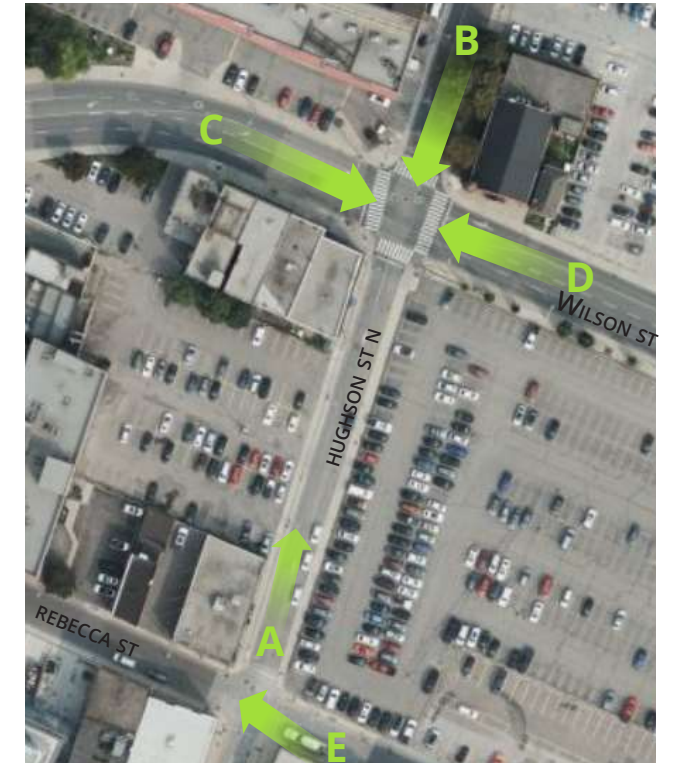
SURROUNDING STREET SCAPE & EXISTING CONDITION PHOTOS



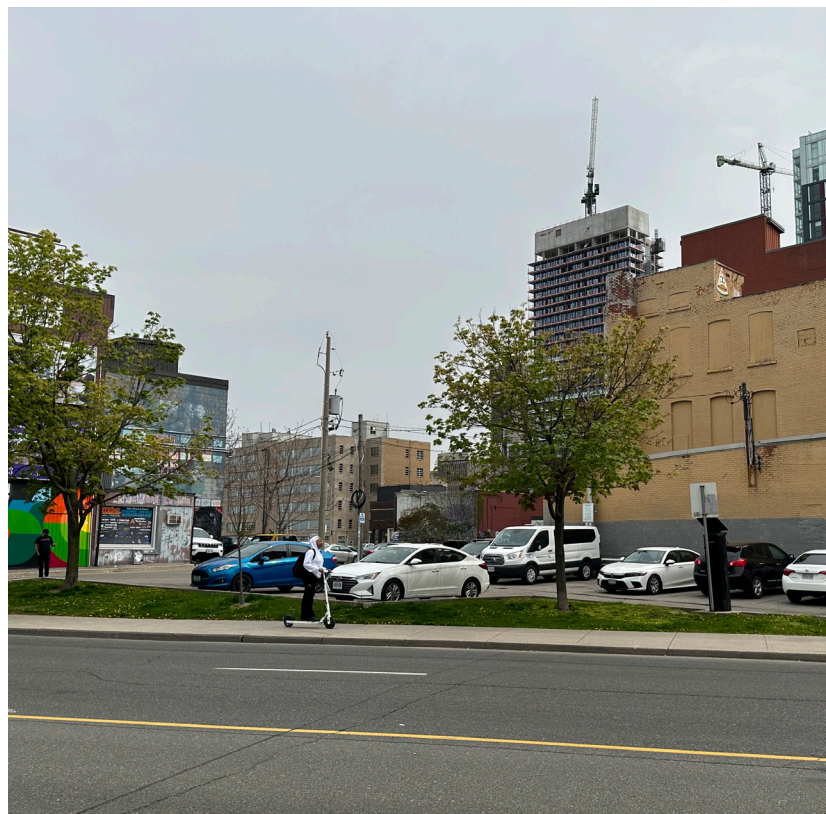
A. View on Hughson St. Looking North



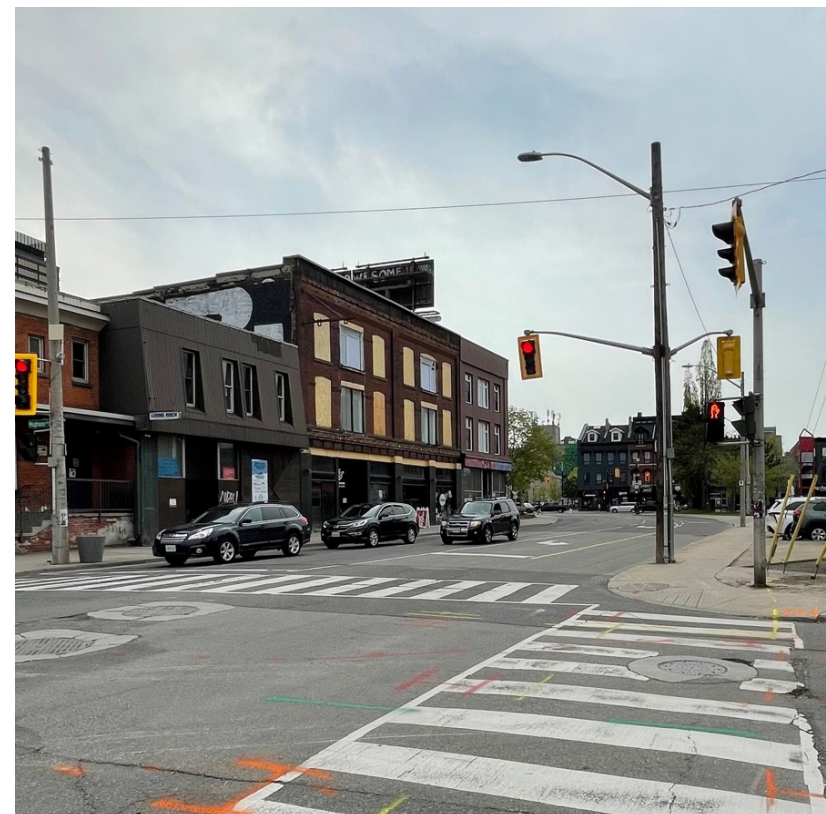
B. View on Hughson St. Looking South



Key Location Map



C. View on Wilson St. Looking East



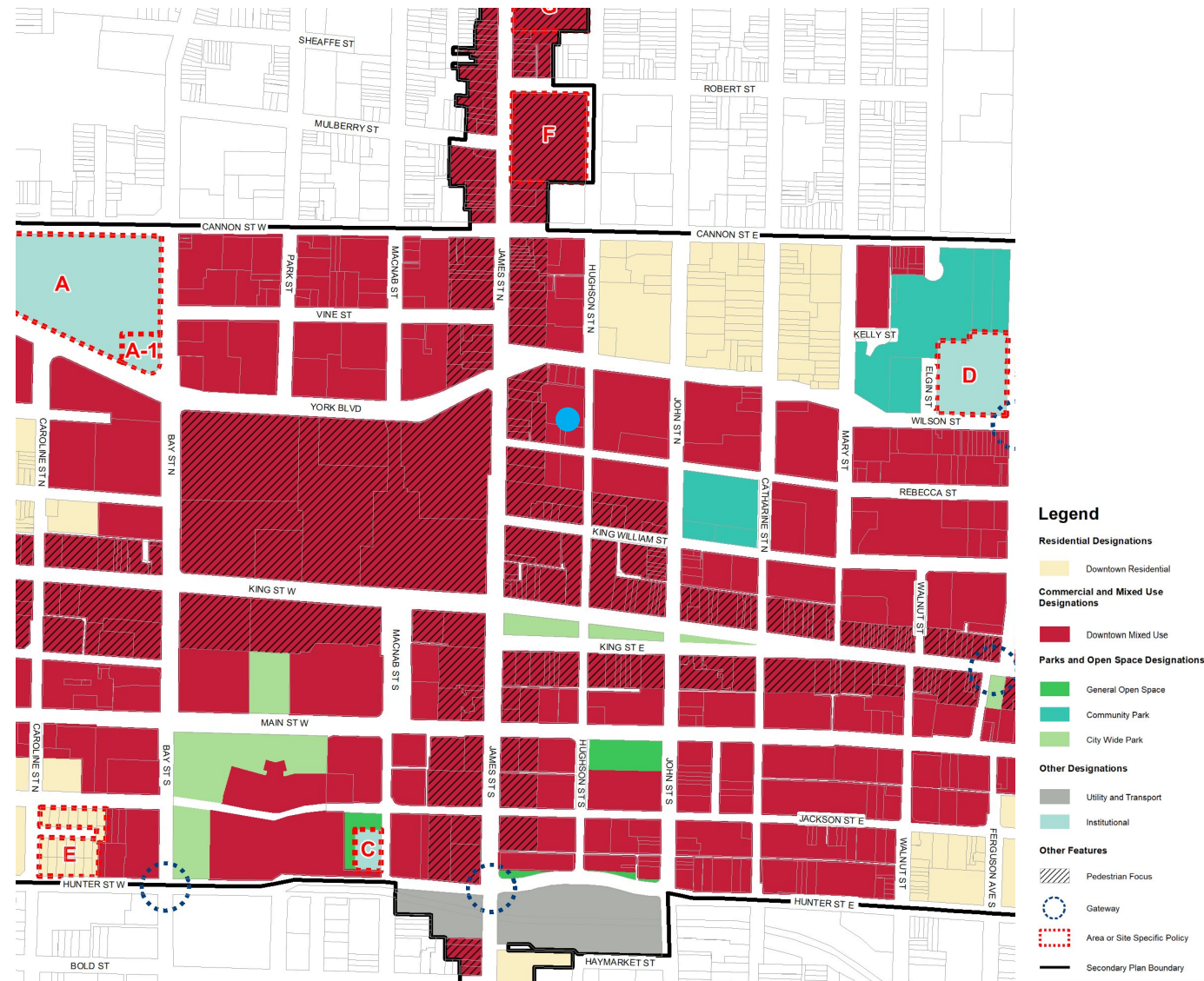
D. View on Wilson St. Looking West



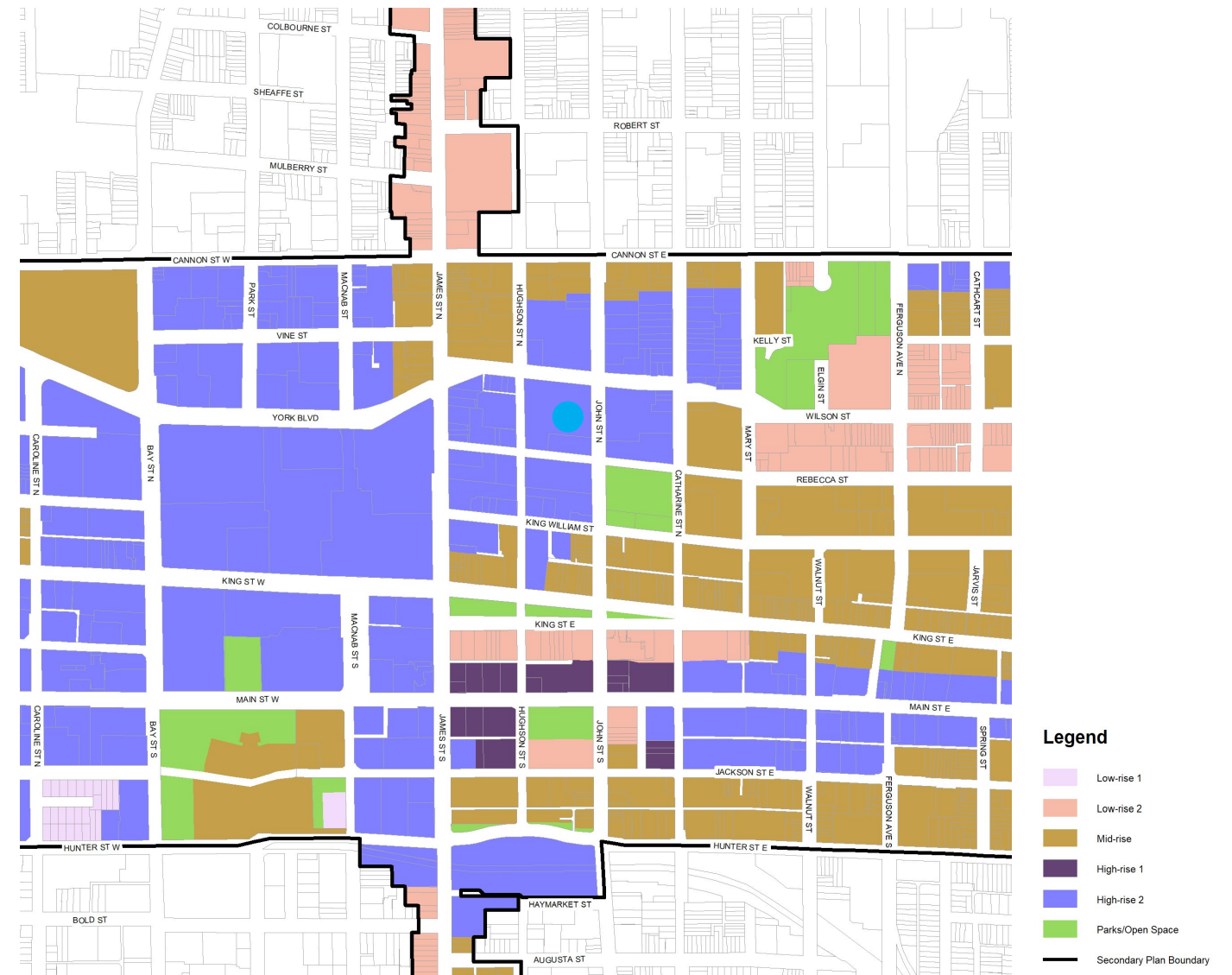
E. View Looking West on Rebecca St. at Hughson St.

CONTEXTUAL ANALYSIS/ZONING MAPS

● Subject Site



Downtown Hamilton Secondary Plan - Land Use Plan. Map B6.1-1, Urban Hamilton Official Plan (March 2023)



Downtown Hamilton Secondary Plan Map B 6.1-2, Maximum Building Heights

ADJACENT TALL BUILDING PROPOSALS



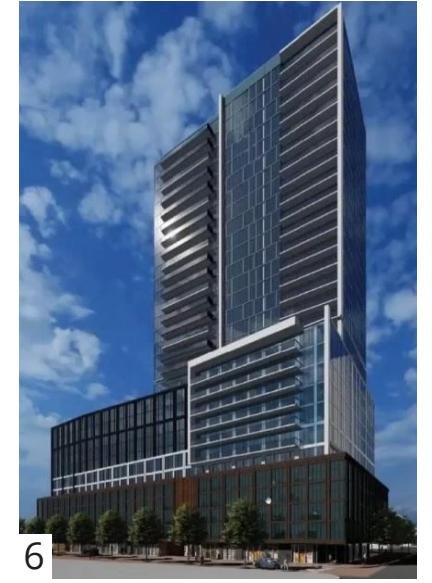
16 CANNON ST. E
16 STOREY RESIDENTIAL. INCLUDES A TOTAL OF 129 RESIDENTIAL UNITS.
APPLICATION STATUS:
CONDITIONAL APPROVAL



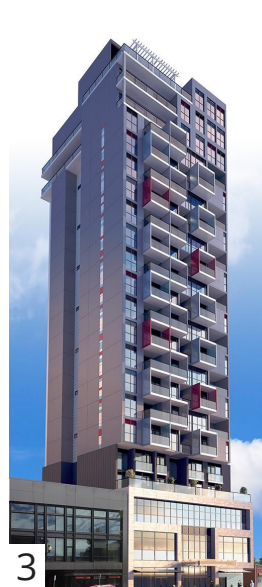
89 PARK STREET N.
TWO 30 STOREY MIXED USE TOWERS. INCLUDES 693 RESIDENTIAL UNITS
APPLICATION STATUS:



41 WILSON ST.
THREE 30 STOREY MIXED USE TOWERS. INCLUDES A TOTAL OF 931 RESIDENTIAL UNITS
APPLICATION STATUS:



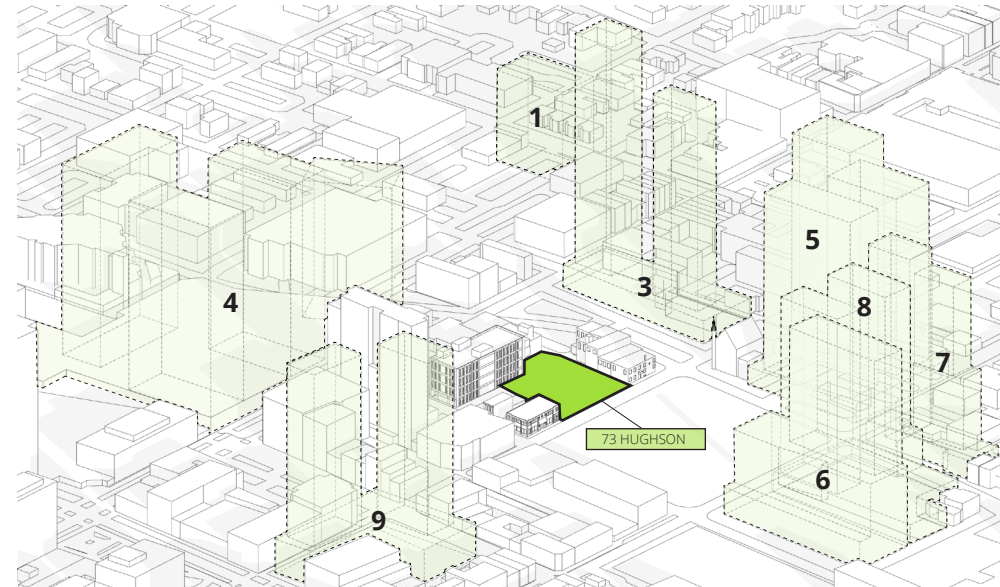
71 REBECCA ST.
30 STOREY MIXED USE DEVELOPMENT. INCLUDES 477 RESIDENTIAL UNITS
APPLICATION STATUS:



108 JAMES ST. N.
ONE 35 AND ONE 40 STOREY TOWER MIXED USE TOWER
APPLICATION STATUS:



77 JAMES ST. N.
THREE 30 STOREY MIXED USE TOWERS AND ONE 24 STOREY TOWER. INCLUDES A TOTAL OF 1940 RESIDENTIAL UNITS
APPLICATION STATUS:



92 JOHN ST. N.
30 STOREY MIXED USE BUILDING. INCLUDES 330 RESIDENTIAL UNITS
APPLICATION STATUS:



80 JOHN ST. N.
TWO 30 STOREY MIXED USE TOWERS INCLUDING 700 RESIDENTIAL UNITS
APPLICATION STATUS:



43 KING ST.
TWO 30 STOREY TOWERS MIXED USE DEVELOPMENT.
APPLICATION STATUS:

HERITAGE- EXISTING STRUCTURES



Purple: Properties designated under Part IV and V of the Ontario Heritage Act
 Orange: Properties listed on the Municipal Heritage Register
 Yellow: Properties listed on the Inventory

Figure 1. Heritage Property Mapping, City of Hamilton Website showing the subject site and the adjacent cultural heritage resources. Retrieved from: <https://www.hamilton.ca/build-invest-grow/planning-development/heritage-properties/heritage-mapping-and-resources>



69 Hughson Street N (Richmond Building)



30 Wilson Street (Former Stone Residential Row)



21 Rebecca Street

mcCallumSather



80-82, 84-86 James Street N



72-76 James Street N

23007 - 73 Hughson St. North

PROJECT NARRATIVE

Located within the Beasley Established Historical Neighbourhood in the City of Hamilton, Ontario, the subject land at 73 Hughson St. N is set to undergo an exciting transformation. The proposed design aims to introduce a vibrant addition to the area in the form of a 31-storey, 380-unit mixed-use condominium.

Collaborating with the Core Development team, McCallumsather Architects have envisioned a remarkable project that will breathe new life into the Beasley Established Historical Neighbourhood. The development will occupy the once vacant parking lot, encompassing an expansive 34,409 square meters of prime real estate.

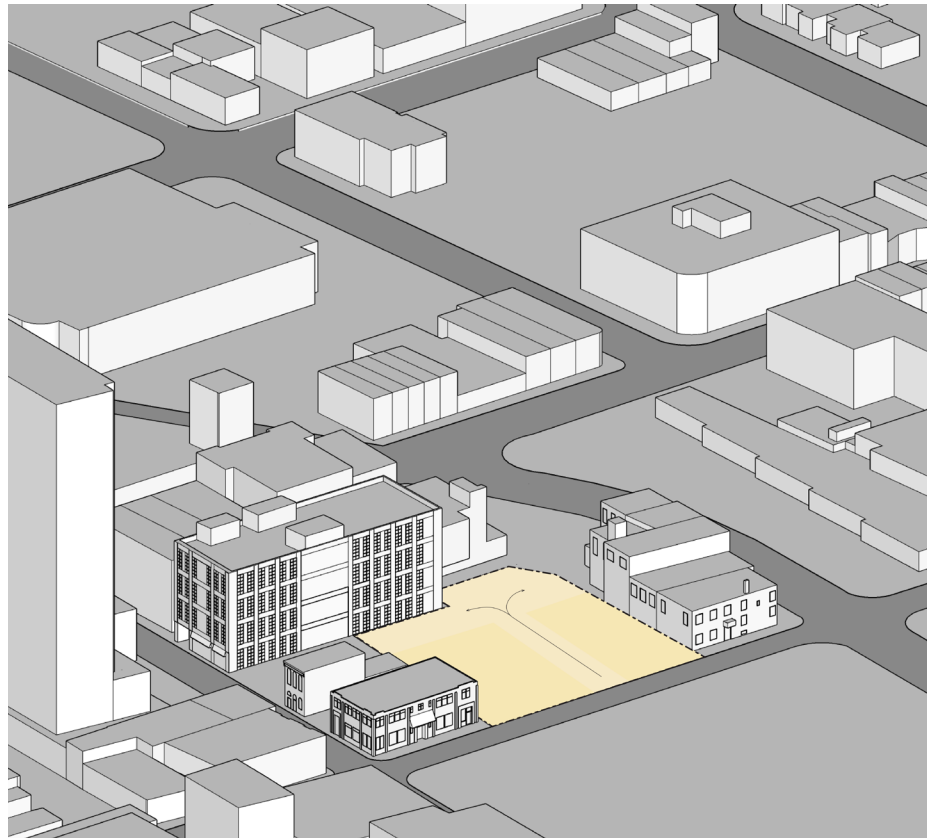
The proposed development program encompasses various components. At the ground level, there will be retail spaces, service areas, and bike storage facilities, all easily accessible through the extended public space access. Additionally, the project will incorporate four underground levels, accommodating a total of 176 parking spaces. The design also includes a six-storey podium, providing a visually appealing transition between the street level and the tower above.

From levels 7 to 12, the residential area will maintain a consistent gross floor area (GFA) and footprint. Similarly, levels 13 to 31 will also maintain a consistent residential GFA and footprint. This approach ensures a cohesive and harmonious design throughout the building, offering a balanced distribution of living spaces across multiple floors.

With its thoughtfully planned layout and strategic mix of residential, commercial, and recreational elements, the proposed 73 Hughson St. N condominium promises to enhance the Beasley Established Historical Neighbourhood. By re-purposing the underutilized parking lot, this development will contribute to the revitalization of the area, enriching the local community and providing an appealing housing opportunity in the heart of Hamilton.

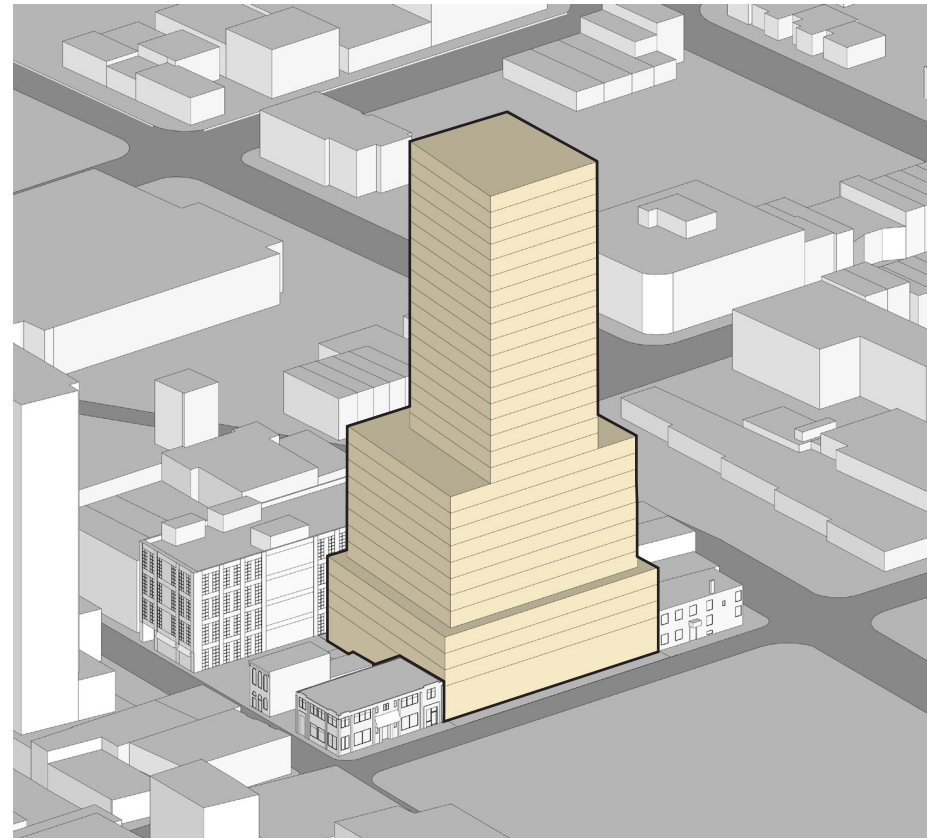


MASSING EVOLUTION



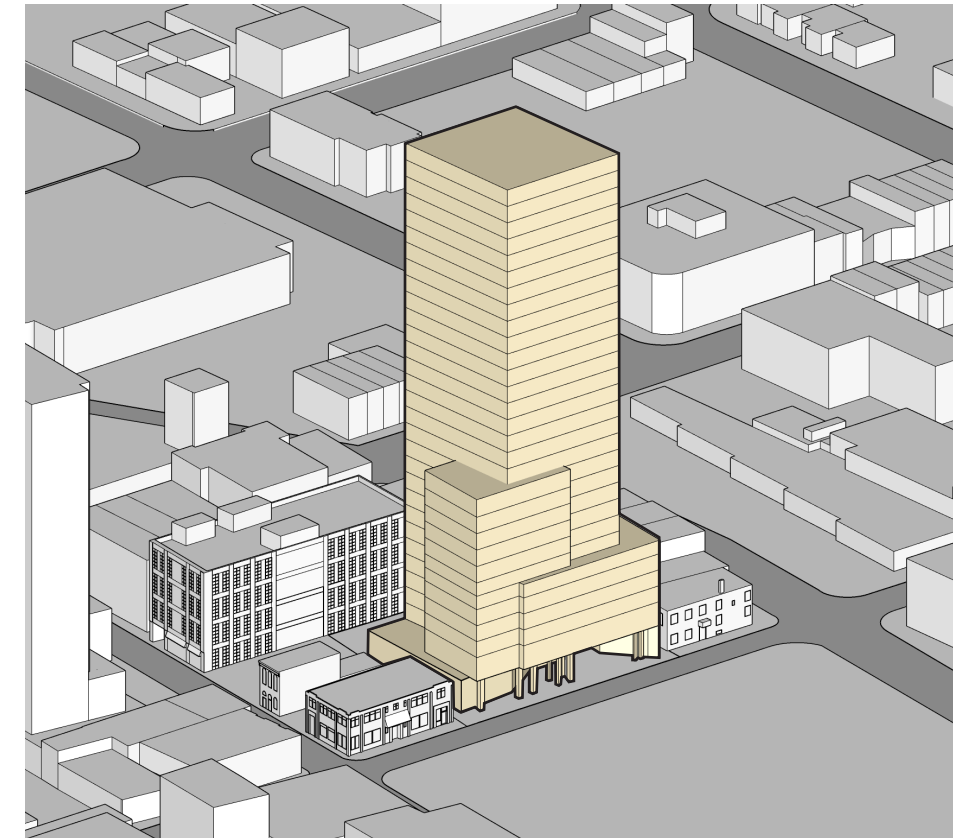
1. Site

- Approximately 2,500 square meters parcel of land.
- The subject site is irregular in shape and has an approximate frontage along Hughson Street North of ± 49.3 meters, an approximate depth of ± 47.8 meters.
- The subject site is located southwest of the Wilson Street and Hughson Street North intersection in the Beasley Neighbourhood of the City of Hamilton.
- Arrows indicate the parking entrance and waste management requirements.



2. As of Right

- Zoning for the site permit a maximum height of 94m, with minimum 12.5m setback from all side and rear lot lines above 44m and a minimum 25m setback between exterior walls of tower on the same property above 44m. Building base height is a maximum of 16m. As of right massing for this study was developed using the above zoning permissions.



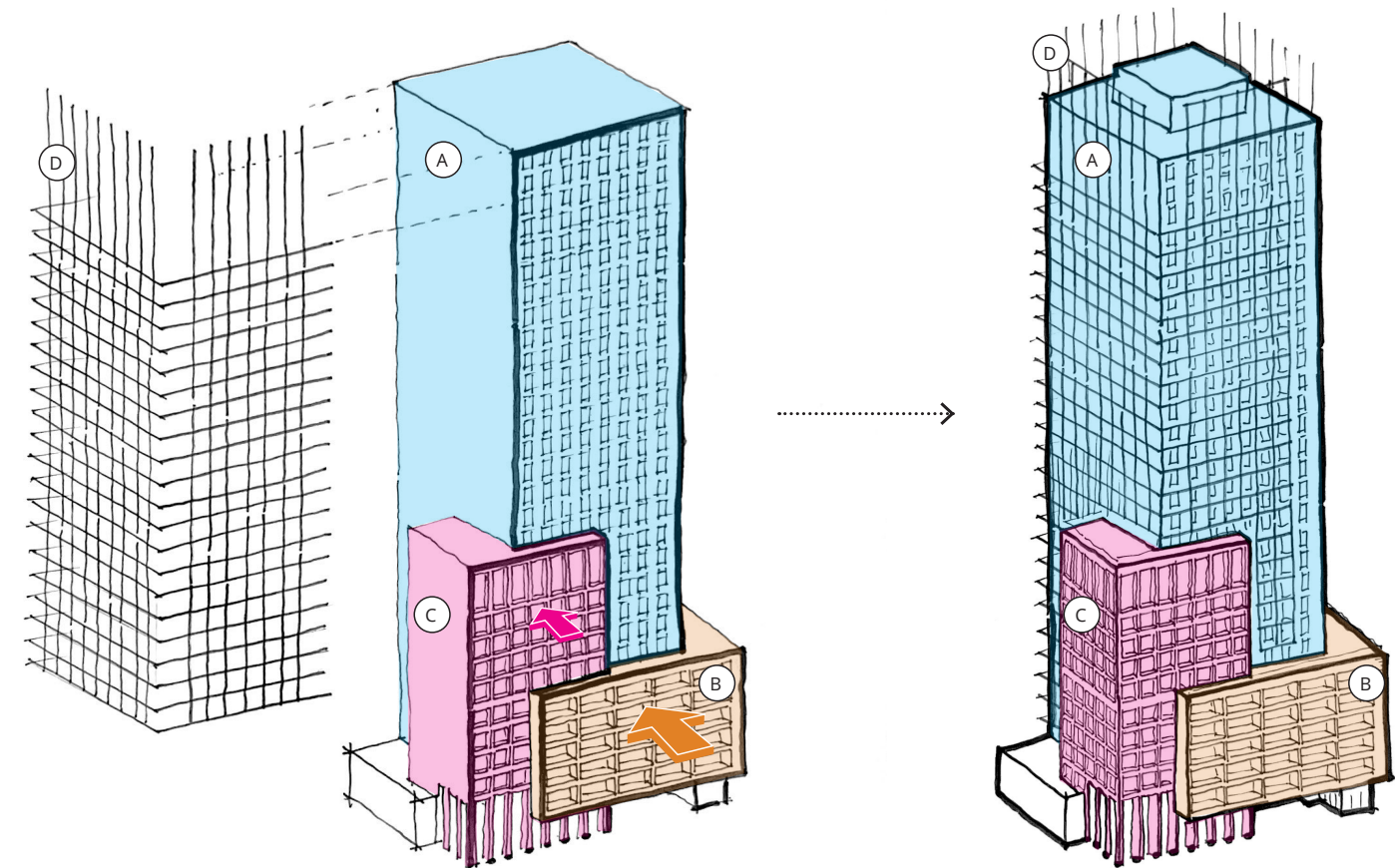
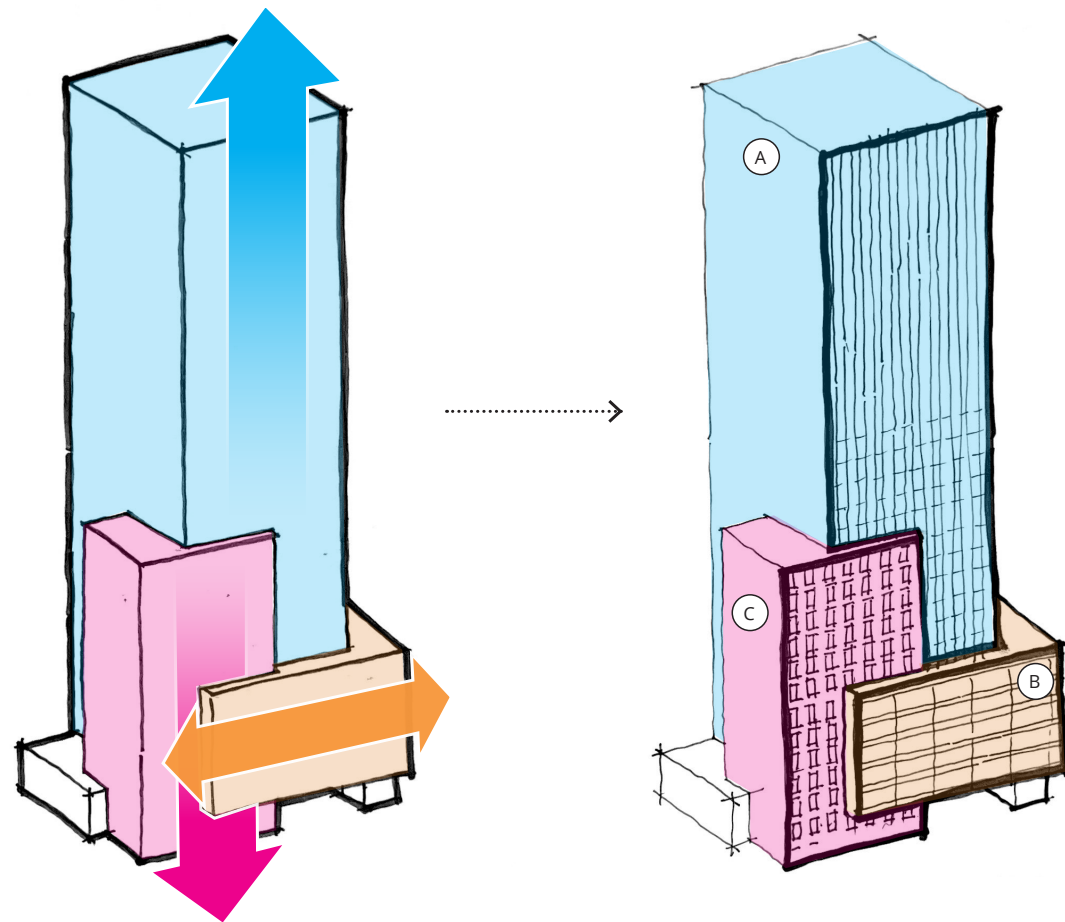
3. Architectural Vision

- 4 Levels of Underground Parking with a total of 176 Parking Spaces
- Ground Level Height of 6.5 m to allow for 4.4 m clearance accommodating Servicing and W.M. Trucks
- 6 storey 23.1 m Podium from the 1.5m road widening line on Hughson St N
- 12 Storey 32.9 m MidRise podium at 3 m setback on east (Hughson St N) and south elevation
- 31 Storey Tower 100.9 Meters at 4.5 m on East Elevation (Hughson St N)

EVOLUTION OF FACADE DESIGN

1. MASSING AND FACADE PATTERNS

- A- Verticality is greatly accentuated in the TOWER through the incorporation of a striking vertical pattern.
- B- A floating podium is achieved by employing a captivating horizontal pattern.
- C- The massing is firmly anchored to the ground, accomplished by employing a neutral pattern



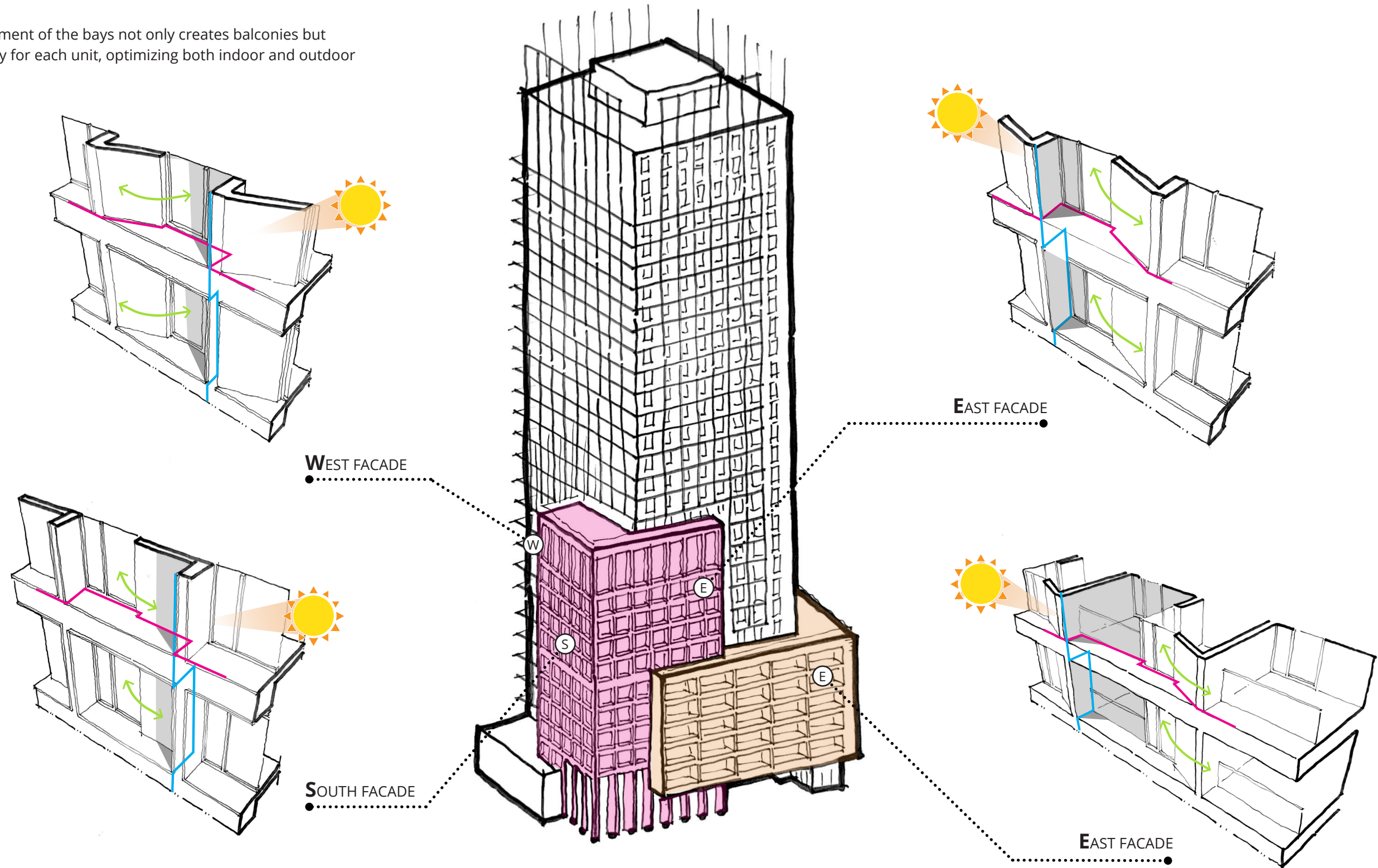
FACADE ARTICULATION

- A- To accentuate and distinguish the tower from the podium, vertically oriented shading panels are employed
- B- To accommodate deeper balconies and enhance privacy, the podium is recessed generously.
- C- The mass is given emphasis through a subtle carving, enhancing it's anchoring effect and differentiating it from the lower podium.

- (A) TOWER
- (B) PODIUM 1
- (C) PODIUM 2
- (D) EXTERIOR SHADING

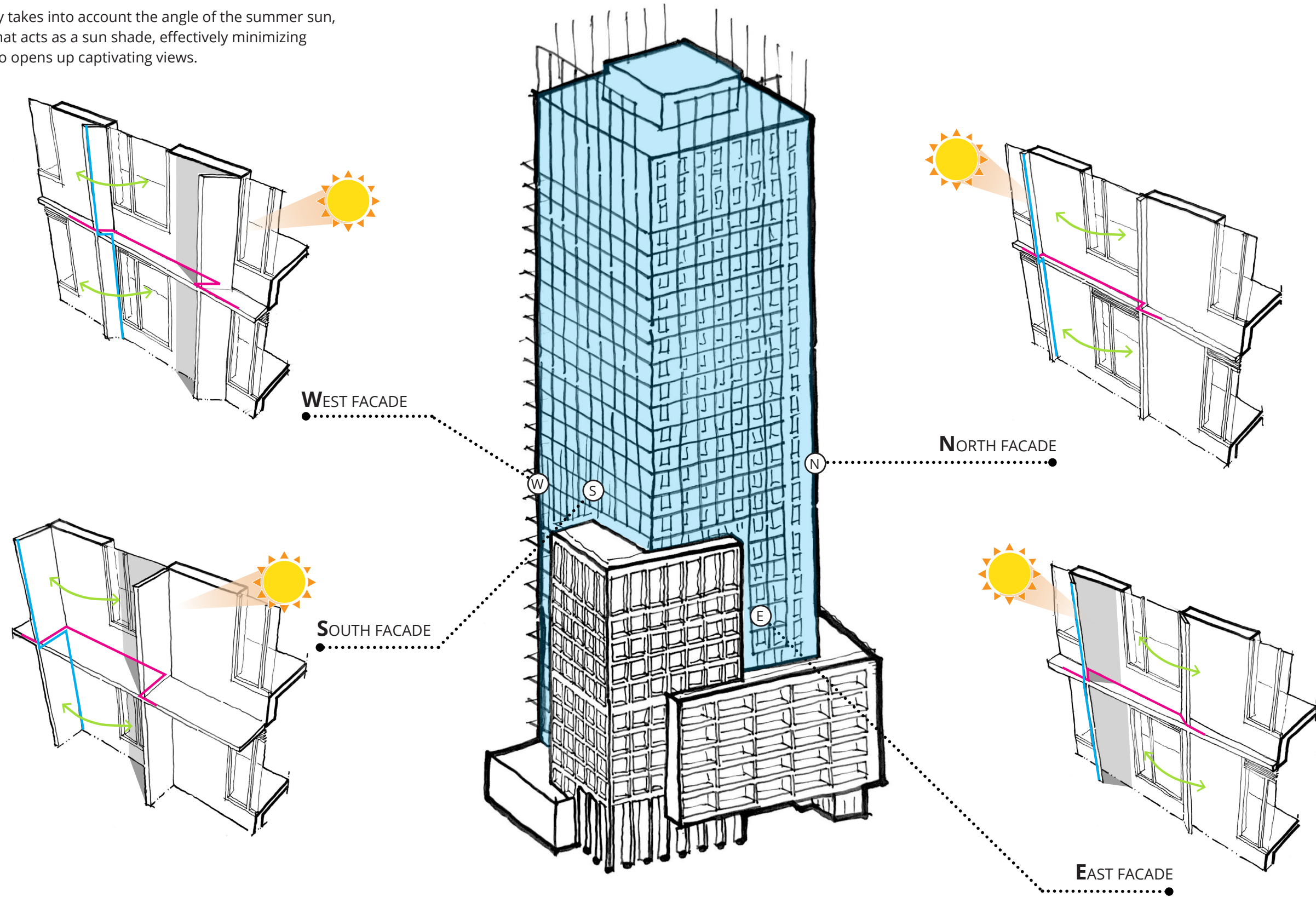
FACADE ARTICULATION-PODIUM

- The strategic movement of the bays not only creates balconies but also ensures privacy for each unit, optimizing both indoor and outdoor living spaces.

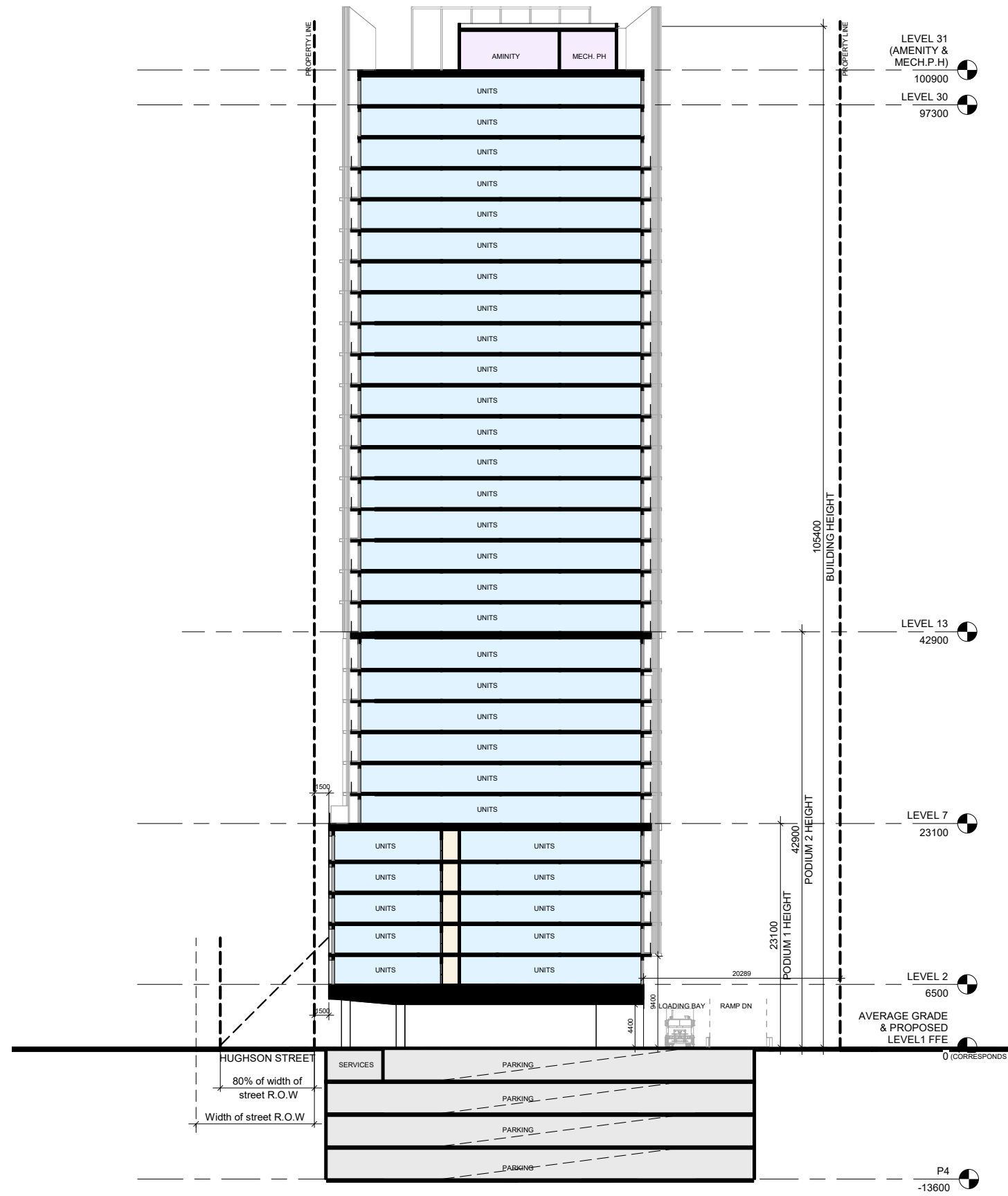


FACADE ARTICULATION-TOWER

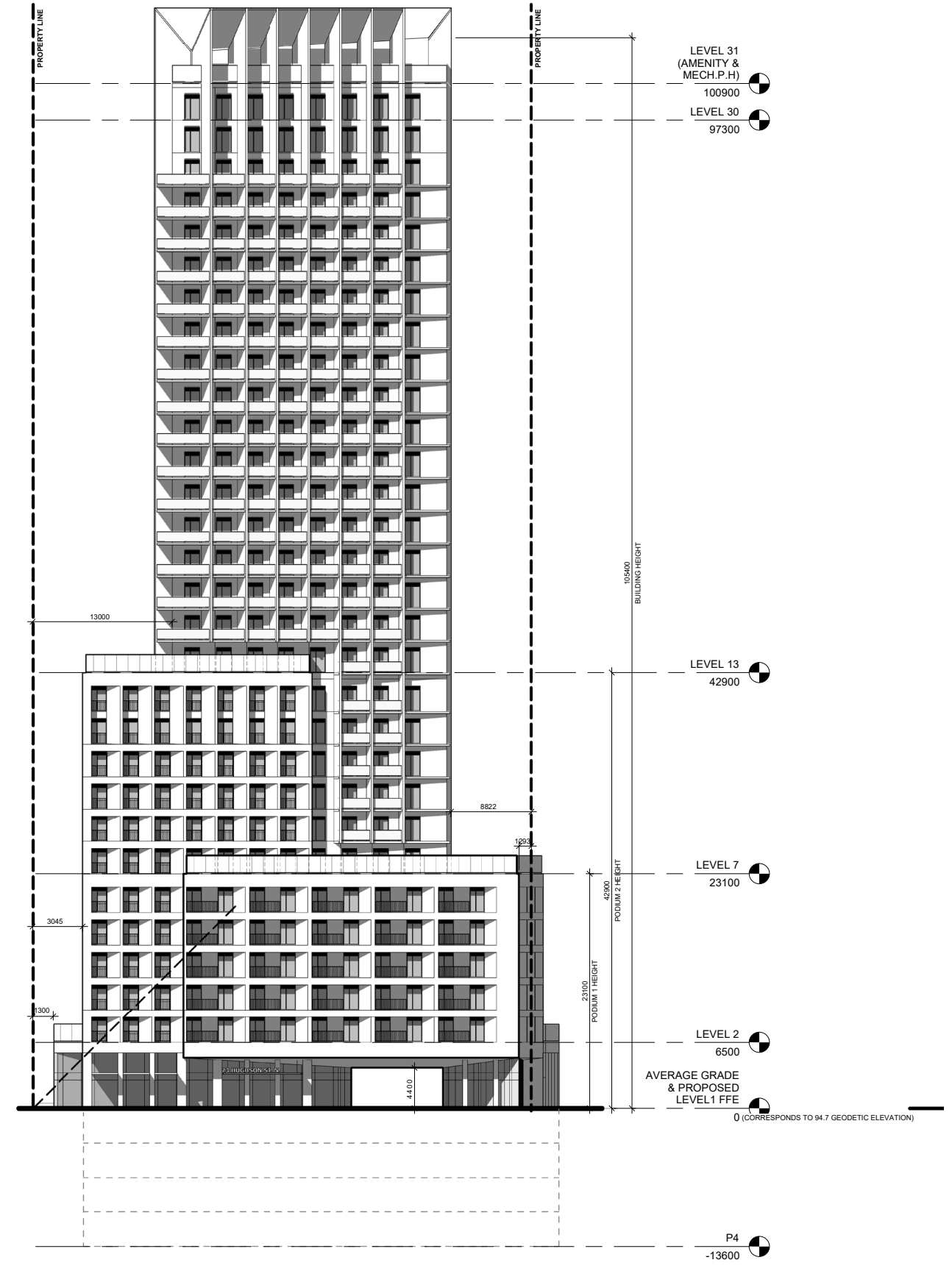
- The design of each bay takes into account the angle of the summer sun, resulting in a facade that acts as a sun shade, effectively minimizing solar heat gain but also opens up captivating views.



BUILDING SECTION

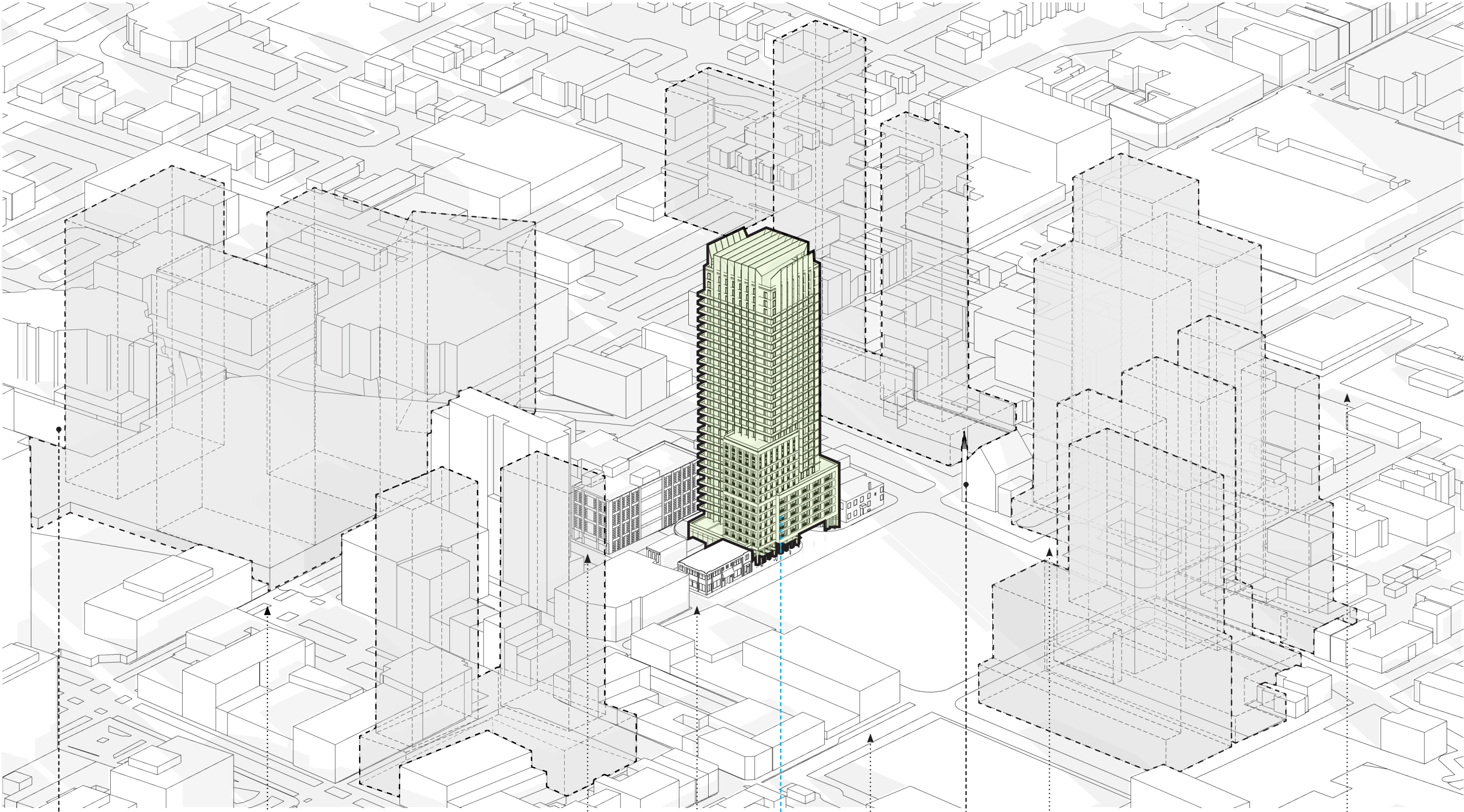


EAST/WEST SECTION



EAST(HUGHSON ST N) ELEVATION

BUILDING CONTEXT/VISION



JACKSON SQUARE

JAMES ST N

REBECCA ST

HUGHSON ST N

73 HUGHSON ST N

JOHN ST N

TRINITY CHURCH

WILSON ST

CANNON ST E

BUILDING IMAGES



SITE PLAN

Site Area	2,483.8 m ²
Total GFA (incl. Underground car parking)	34,409 m ²
Total GFA (excl. Underground car parking)	26,084 m ²

Residential Units	380 unit
Residential Saleable area	21,058 m ²
Retail Saleable area	300 m ²

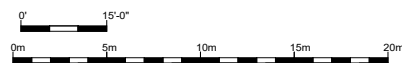
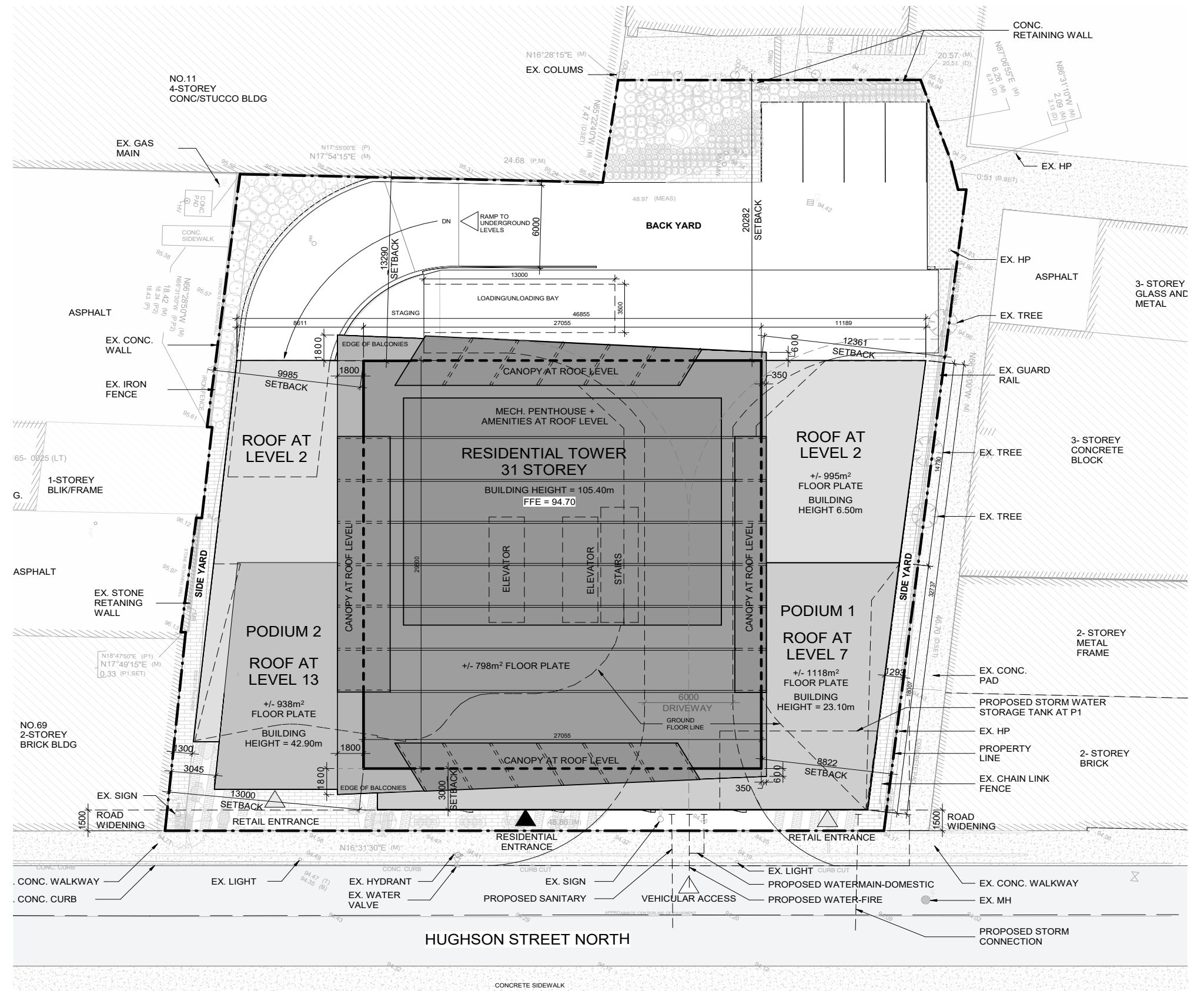
Required Parking Spaces

Units <50	=	164 Units	Ratio/unit	req. spaces
Units 1-12	=	12 Units	0	0
units 13+	=	152 Units	0.3	45.6

Units >50	=	216 Units	Ratio/unit	req. spaces
Units 1-12	=	12 Units	0	0
Units 13-50	=	38 Units	0.5	19
Units 51+	=	166 Units	0.7	116.2
Required Barrier Free Parking Spaces (1+3% of total required)				7

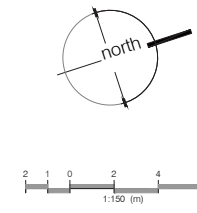
Total Required 181

Provided standard parking spaces	169
Provided Barrier Free parking spaces	7
Provided Parking Spaces	176

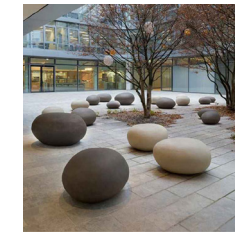


LANDSCAPE PLAN

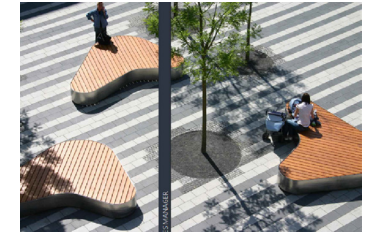
SCULPTURE/ARTISTIC GARDEN ELEMENT
 ANGULAR PLANTING TO MATCH PAVING PATTERN
 SPECIMEN TREE PLANTING



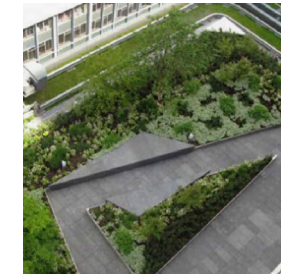
LINEAR PAVING AND ANGULAR SEATING ELEMENTS



PEBBLE CONCRETE BENCHES



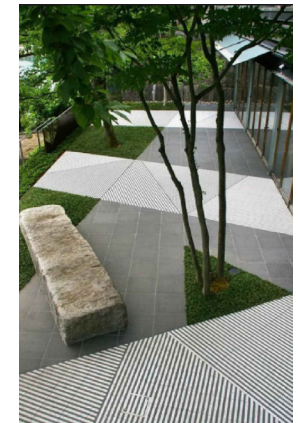
FEATURE PAVING AND SEATING



ANGULAR PLANTING TO MATCH PAVING PATTERN



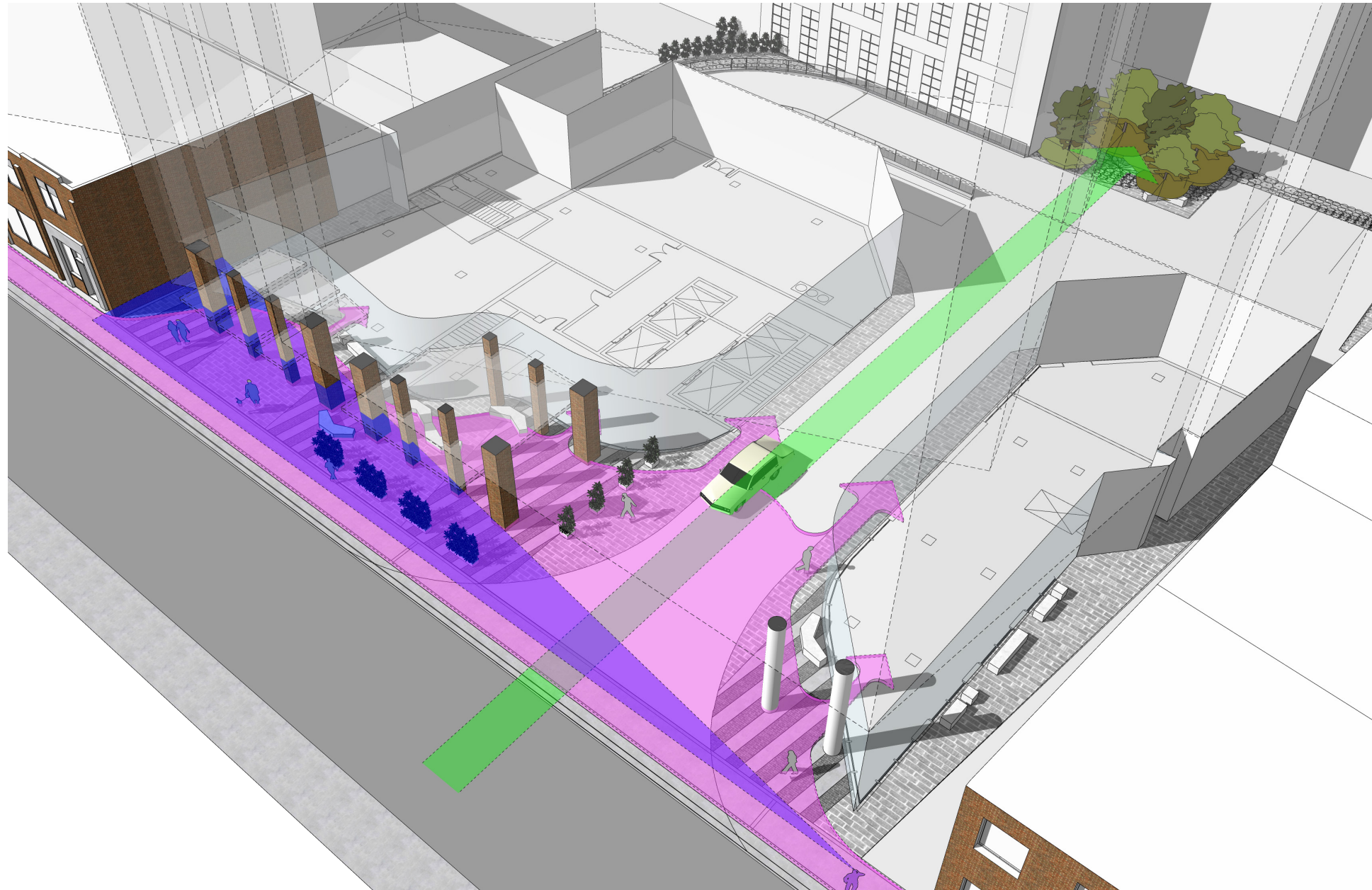
CONCRETE PLANTERS



ANGULAR PAVING PATTERN






STREET SCAPE DESIGN



Pedestrian Experience

• The envisioned ground-level envelope weaves around the supporting columns, creating an expanded public space that seamlessly connects with the two adjacent heritage buildings.

-  PUBLIC CIRCULATION
-  EXTENSION OF THE URBAN FABRIC
-  GREEN GARDEN

STREET SCAPE DESIGN



Pedestrian Experience

- The proposed height of the canopy for the retail and building lobby entrance are intentionally aligned to the existing canopy of the two adjacent building.



STREET SCAPE IMAGES

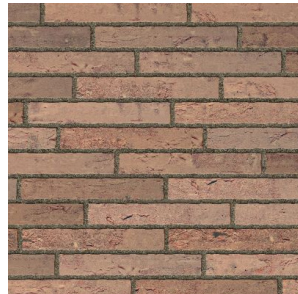


STREET SCAPE IMAGES



MATERIALITY

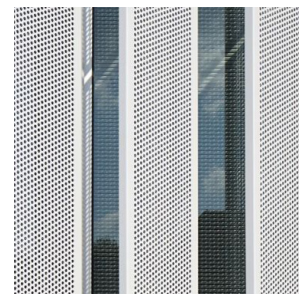
- Podium material choices include limestone panels for the northern podium volume, with similar colouring to traditional stone parapets on adjacent heritage buildings.
- The southern podium volume uses orange brick masonry for its facade and rhythmic columns at the ground floor, a sensitive interpretation of the heritage materiality in the surroundings.



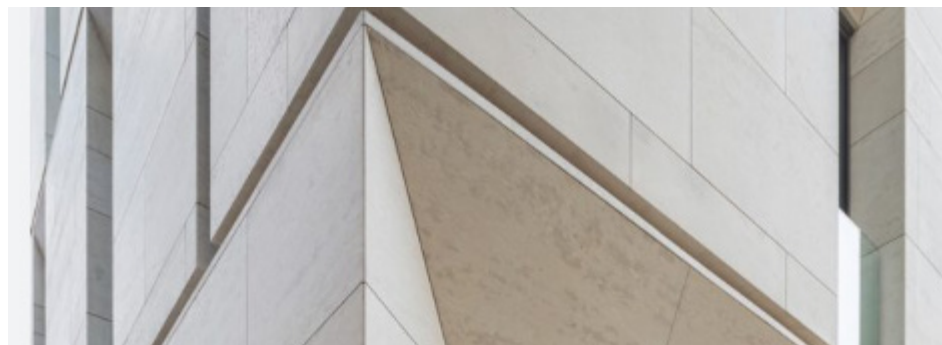
PODIUM 1



TOWER



SHADING



PODIUM 2



CONCLUSIONS

URBAN DESIGN CONCLUSION

- The proposed design sits at 31-storeys and is taller than height category limit assigned to the Subject Site. The height of the building is 100.9m from average grade to the top of the 31st storey roof (excluding mechanical penthouse) and the site elevation is +/- 94.7 masl. The top of the proposal 195.6 masl, 6.2 m higher than the 189.4 masl Niagara Escarpment height limitation of as set out in Appendix D of the Downtown Hamilton Official Plan.
- The proposed massing of the building has utilized design strategies to minimize the bulk of podium volume from as-of-right, and break up the perceived size of the building to better integrate into the surrounding historic context and Hughson Street North right-of-way. This design approach has yielded a narrower and lighter building form that is sensitive to the site's context. While the proposed tower is taller than the height limitation, its massing is less imposing than as-of-right, positioning density upward from the podium levels. Increased overall building height accommodates a 5m tall ground floor and covered public space and allows for alignment with the visual datum of the heritage building canopy to the south.
- The tower and tower top design are architecturally interesting and unique, with vertical perforated aluminium louvers that extend the height of the tower and above the top of the 31st storey level, concealing the mechanical penthouse and framing a rooftop amenity space. The louvers are angled on each facade in response to orientation and optimizing sun angles, creating beautiful, functional and unique elevations on each side of the building. The tower top lightness achieved by extending the vertical louvers above the building crests an iconic skyline presence and exceptional views to the surrounding landmarks.
- The proposal is not impacted by defined View Corridors from the Niagara Escarpment outlined in the Downtown Hamilton Secondary Plan Viewshed Analysis (Appendix C).

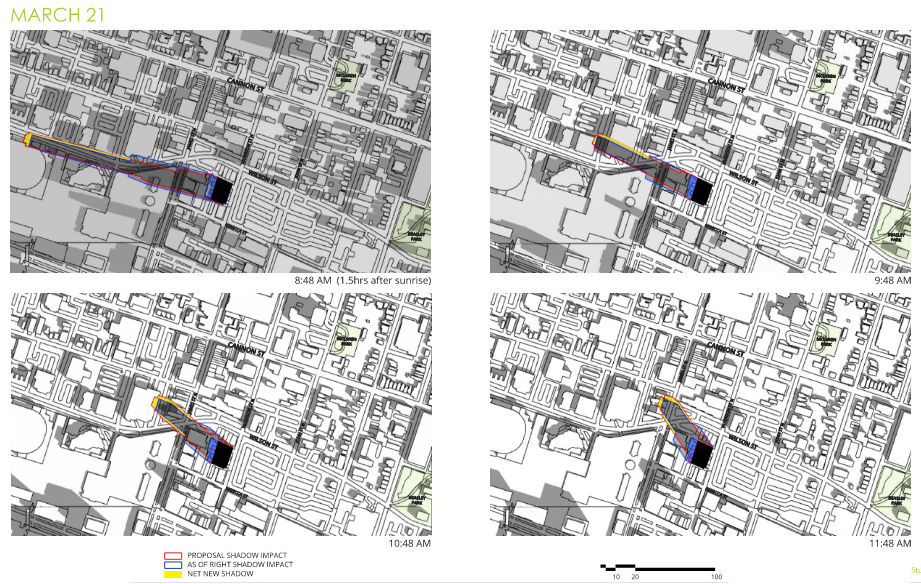


Downtown Hamilton Tall Building Guidelines - Character Areas Map

CONCLUSIONS

SUN SHADOW CONCLUSION

- While creating a longer shadow, particularly in the morning and evening, the proposal generally produces less overall shadow impact than as of right due to the slender massing and resulting narrow shadow impact on surrounding heritage buildings.



PEDESTRIAN WIND COMFORT ASSESSMENT CONCLUSION

- Wind conditions are suitable for the intended pedestrian use, meeting the pedestrian safety criterion across the existing site throughout the year.
- The proposed building is taller than its surroundings, and therefore will redirect wind to ground level. However, several positive features in the massing design and proximity to surrounding buildings will help moderate wind impacts to a large extent.
- Wind conditions at ground level, including the surrounding sidewalks, and residential, retail, and maintenance entrances are expected to be appropriate for the intended usage throughout the year.
- Wind speeds on the above-grade outdoor amenity levels are predicted to be higher-than-desired for passive patron use in most areas throughout the year. Wind control strategies have been provided.
- Wind speeds are expected to meet the pedestrian safety criterion for all areas assessed in the Proposed scenario. However, areas on the Level 13 and the Rooftop outdoor amenity level could potentially exceed the safety criterion

CHIA CONCLUSION

- The proposed development will retain the adjacent heritage properties in their current state resulting in no impacts to the built heritage resources.
- Recommendations to incorporate historic building materials, design features, and architectural proportions in facades, windows and doors within the new development have been made and implemented.
- It is further recommended that the proposed landscape features (plants, shrubs) be placed in a way that maximizes the view of the proposed retail from Hughson Street N.
- Further investigation on exterior lighting design both at the retail and upper levels is also recommended as part of future planning submission.

Should these recommendations be considered in the design of the proposed development, there will be minimal adverse impact to the existing adjacent fabric.

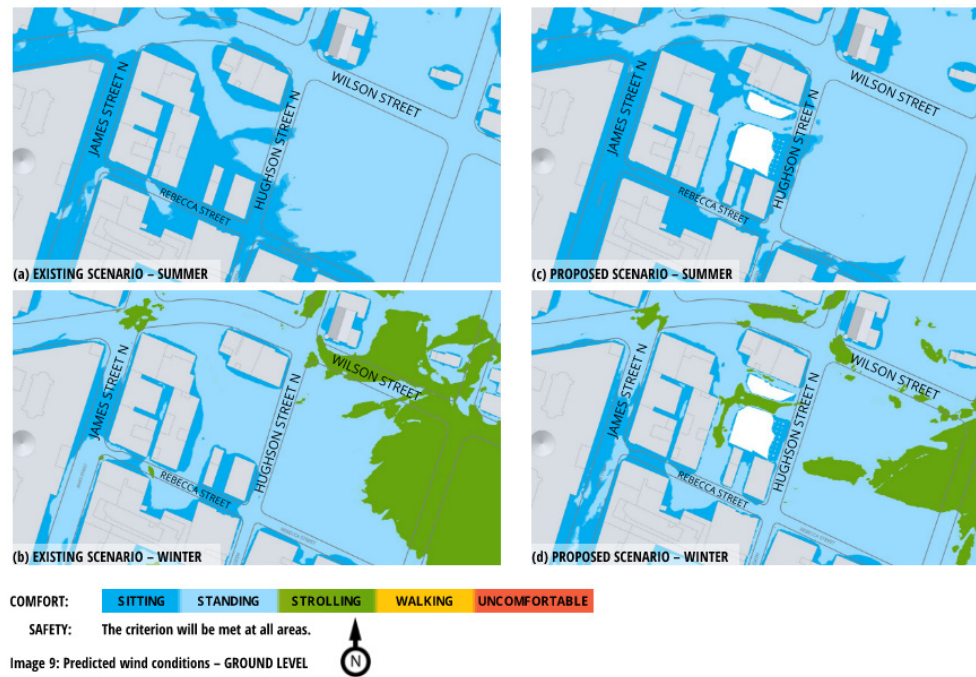


Figure 49. Rendering of the proposed Development showing the proposed podium level incorporating the contextual materials and horizontal datum lines and the adjacent heritage resources at 69 Hughson Street and 30 Wilson Street, mcCallumSather Architects June 2023

APPENDIX

- 1- URBAN DESIGN BRIEF (2023-06-07 - 73 HUGHSON DRP - URBAN DESIGN BRIEF.PDF)
- 2- URBAN DESIGN BRIEF – SHORT VERSION (2023-06-07 - 73 HUGHSON DRP - URBAN DESIGN BRIEF-SHORT VERSION.PDF)
- 3- ARCHITECTURAL DRAWINGS (2023-06-07 - 73 HUGHSON DRP - ARCHITECTURE DRAWINGS SET.PDF)
- 4- LANDSCAPE DESIGN DRAWINGS (2023-06-07- 73 HUGHSON DRP - LANDSCAPE DESIGN DRAWINGS.PDF)
- 5- SITE SERVICING PLAN (2023-05-30 - 73 HUGHSON DRP- SITE SERVICING PLAN.PDF)
- 6- SUN SHADOW STUDY (2023-06-07- 73 HUGHSON DRP- SUN SHADOW STUDY.PDF)
- 7- CULTURAL HERITAGE IMPACT ASSESSMENT (2023-06-07 - 73 HUGHSON DRP - CULTURAL HERITAGE IMPACT ASSESSMENT.PDF)
- 8- SURVEY PLAN (2023-06-07 - 73 HUGHSON DRP – SURVEY.PDF)
- 9- WIND STUDY (2023-06-07 - 73 HUGHSON DRP - WIND STUDY.PDF)