

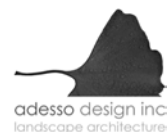
1600 UPPER JAMES STREET

DESIGN REVIEW PANEL PRESENTATION

HAMILTON, ONTARIO

RESIDENTIAL DEVELOPMENT

September 7, 2023



1
CONTEXT

2
BUILT FORM

3
FLOOR PLANS

4
LANDSCAPING








5
PERSPECTIVES



CONTEXT

1 CONTEXT

TRANSIT NODE

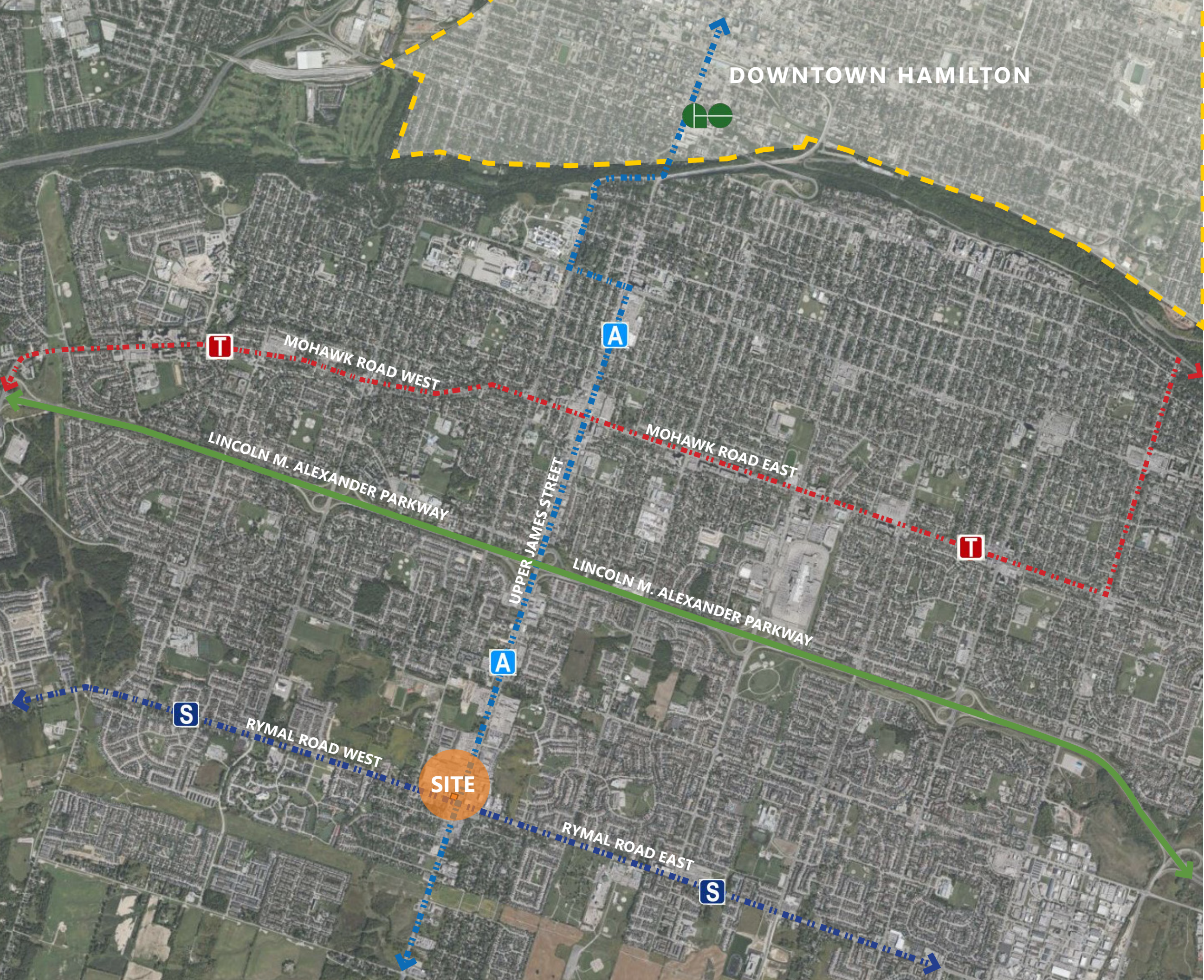
-  SITE
-  DOWNTOWN HAMILTON
-  MUNICIPAL EXPRESSWAY
-  GO STATION
-  BLAST HIGHER ORDER TRANSIT
-  BLAST HIGHER ORDER TRANSIT
-  BLAST HIGHER ORDER TRANSIT



(Proposed Rapid Transit Corridors, Ten Year (2015 to 2024) Local Transit Strategy - March 6, 2015 - pg 30)



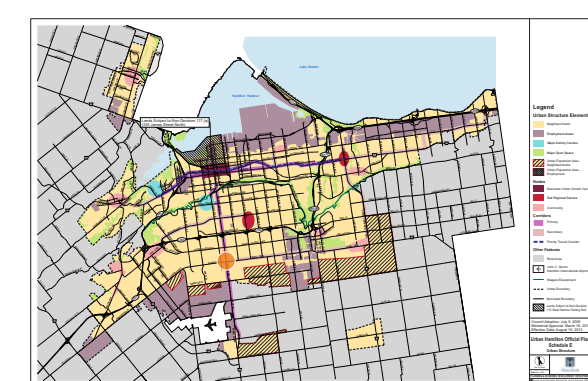
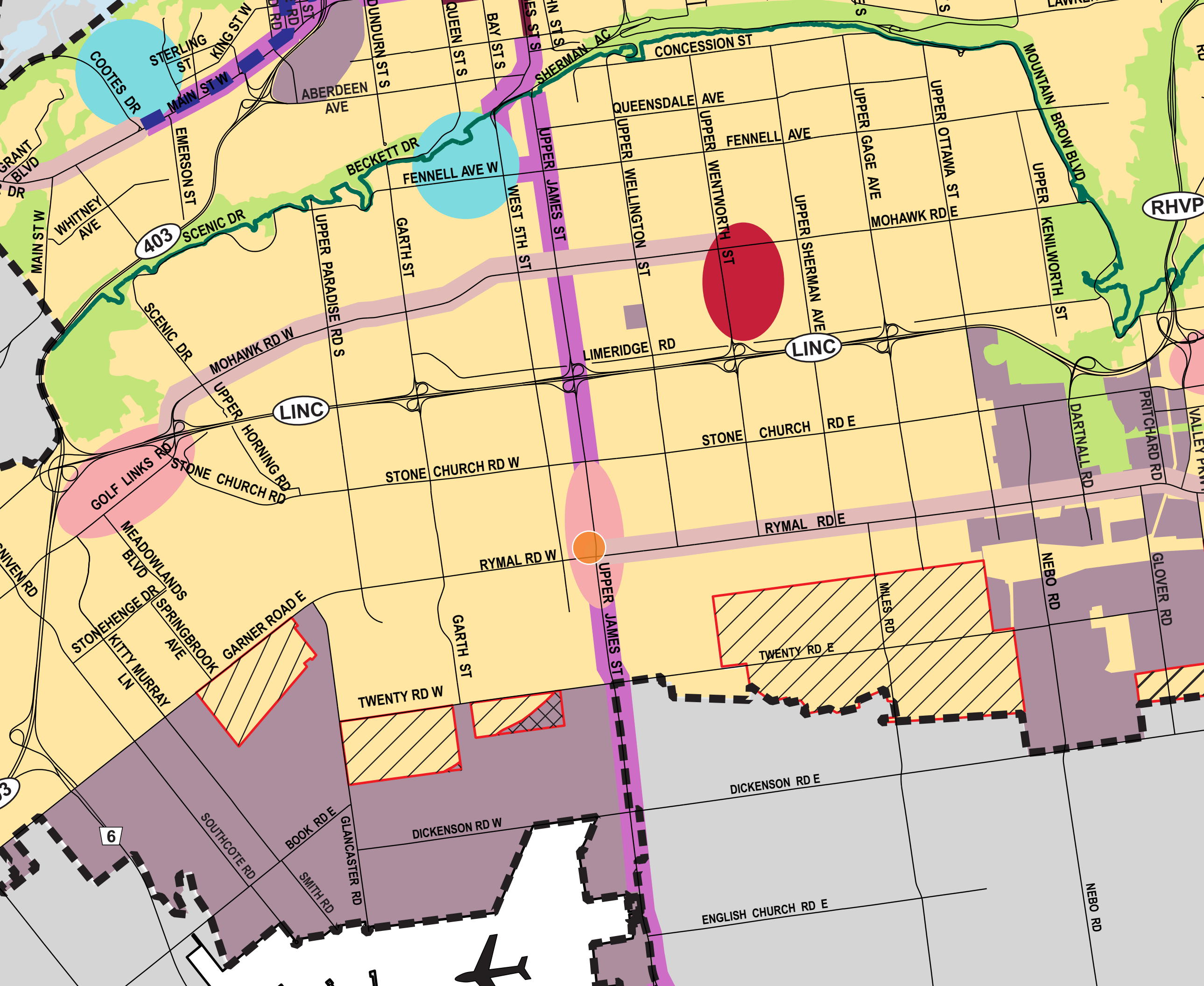
(Urban Hamilton Official Plan - Appendix B: Major Transportation Facilities - November 2022)



1 CONTEXT

URBAN STRUCTURE

- SITE
- NEIGHBOURHOODS
- COMMUNITY NODE
- PRIMARY CORRIDORS
- SECONDARY CORRIDORS

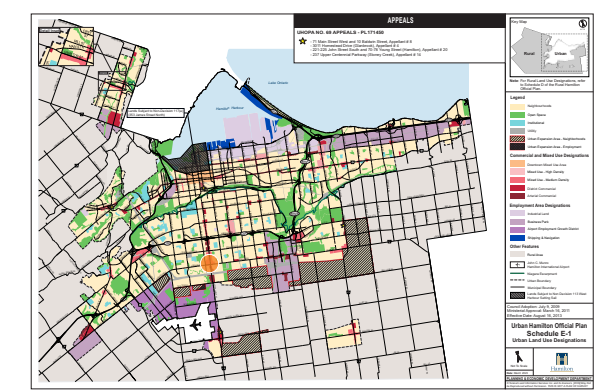
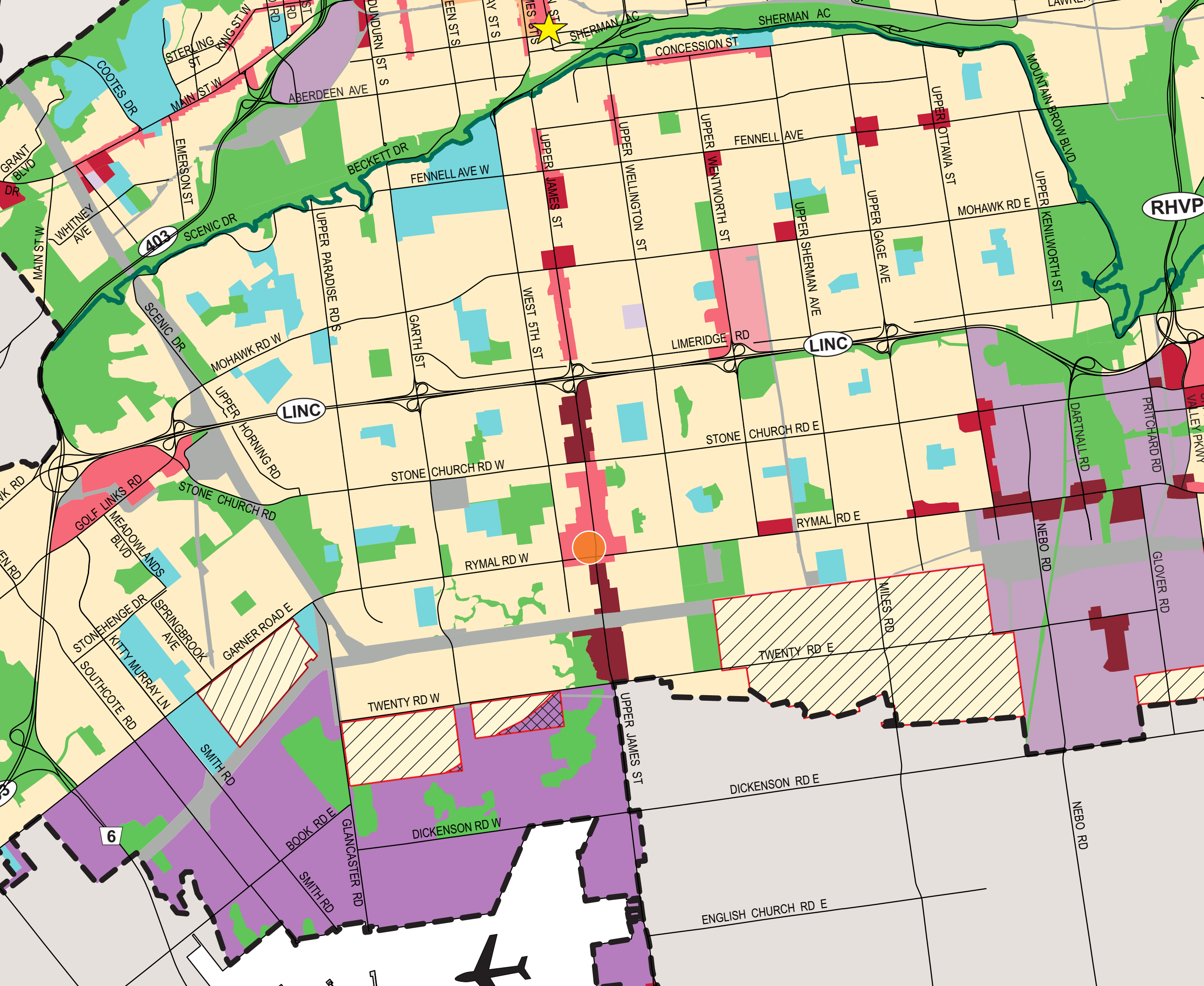


(Urban Hamilton Official Plan - Schedule E: Urban Structure - November 2022).

1 CONTEXT

URBAN LAND USE

- SITE
- NEIGHBOURHOODS
- OPEN SPACE
- MIXED USE - MEDIUM DENSITY
- ARTERIAL COMMERCIAL

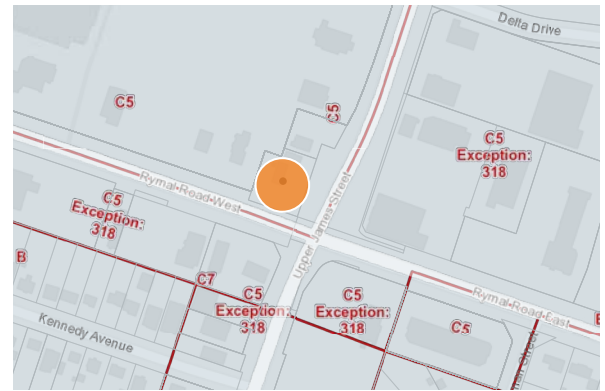
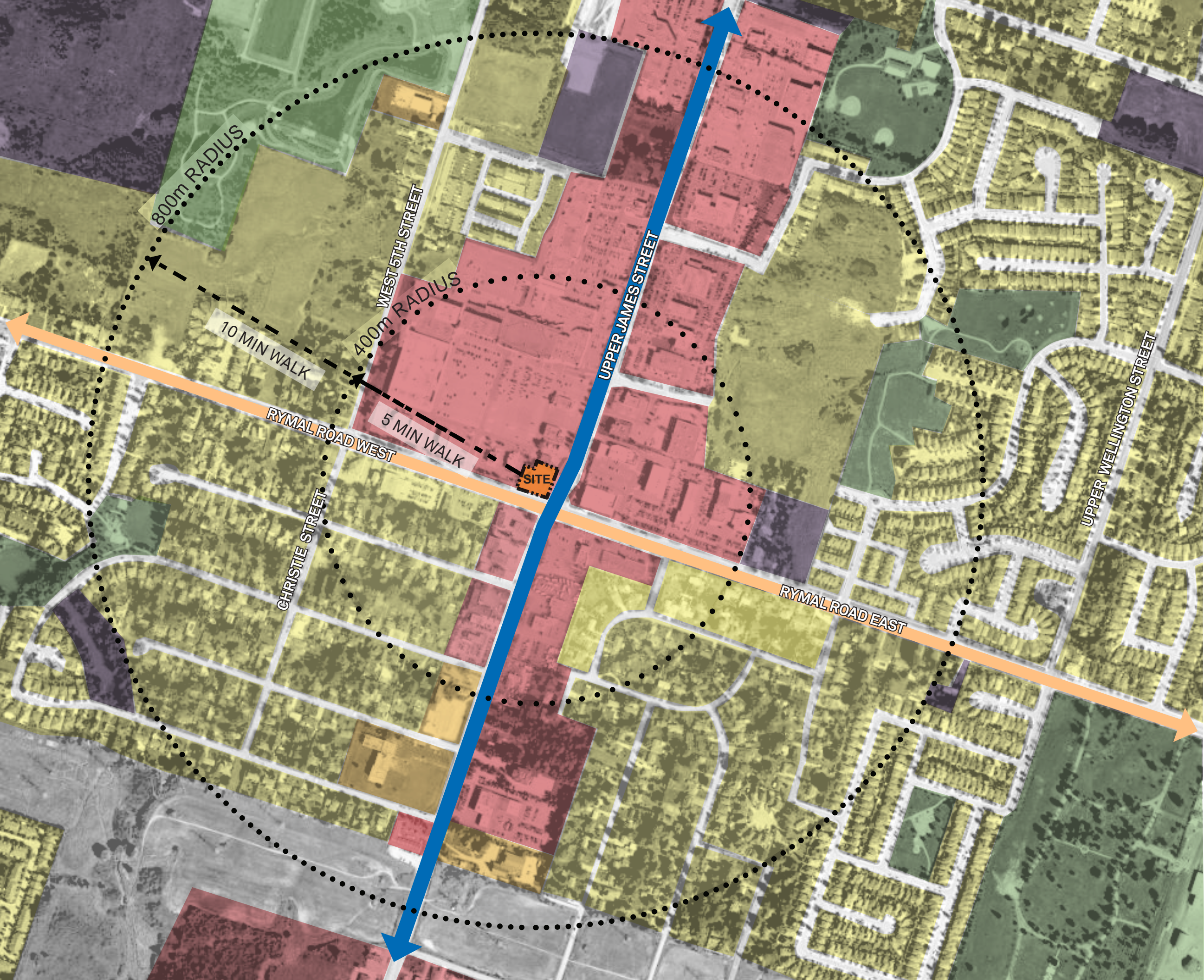


(Urban Hamilton Official Plan - Schedule E-1: Urban Land Use Designations - March 2023).

1 CONTEXT

CURRENT ZONING






- OPEN SPACE
- INSTITUTIONAL
- AGRICULTURE
- RESIDENTIAL - LOW DENSITY
- MIXED USE - MEDIUM DENSITY

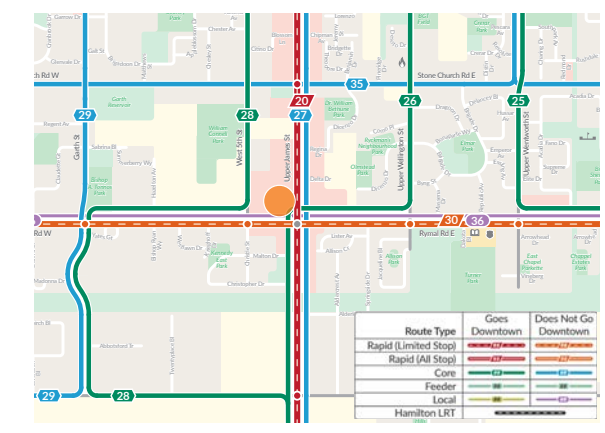


(City of Hamilton: Interactive Zoning Map - Mixed Use Medium Density C5 Zone)

1 CONTEXT

CONNECTIVITY & PUBLIC TRANSIT

-  SITE
-  PRIMARY CORRIDOR
-  SECONDARY CORRIDOR
-  EXISTING LOCAL ROADS
-  EXISTING BUS ROUTES
-  BLAST HIGHER ORDER TRANSIT
-  400m WALK (5min WALK)
-  800m WALK (10min WALK)
-  HAMILTON STREET RAILWAY (HSR) BUS STOP



(HSR Redesigned Network Concept System Map)



Hamilton Long Term Rapid Transit System "B.L.A.S.T." (Conceptual Only)

(Proposed Rapid Transit Corridors, Ten Year (2015 to 2024) Local Transit Strategy - March 6, 2015 - pg 30)

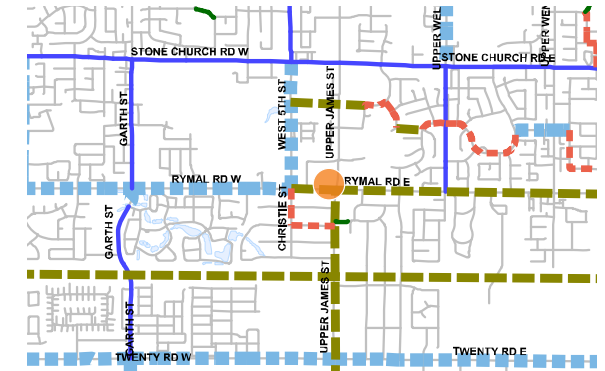
1 CONTEXT

GREEN SPACES & CYCLING NETWORK

- SITE
- GREEN SPACES
- BODY OF WATER
- WATERCOURSE
- EXISTING BIKE LANE
- PLANNED BIKE LANE
- PLANNED MULTI-USE TRAIL
- PLANNED SIGNED ROUTE (SHARED)
- 400m WALK (5min WALK)
- 800m WALK (10min WALK)



















- Legend
- Planned Bike Lane
 - Planned Multi-use Trail
 - Planned Paved Shoulder
 - Planned Signed Route (shared on-street)
 - Existing Bike Lane
 - Existing Multi-use Trail Paved
 - Existing Multi-use Trail Unpaved
 - Existing Paved Shoulder
 - Existing Signed Route (shared on-street)



(City of Hamilton Transportation Master Plan Review and Update - 2018 - Appendix Map 1A: Planned Cycling Network)

1 CONTEXT

PROXIMITY TO AMENITIES

-  SITE
-  PRIMARY CORRIDOR
-  SECONDARY CORRIDOR
-  400m WALK (5min WALK)
-  800m WALK (10min WALK)
-  GENERAL RETAIL
-  PUBLIC PARKS
-  SCHOOL
-  HEALTH CARE
-  RESTAURANT
-  RELIGIOUS BUILDINGS
-  MAILING SERVICE
-  GAS STATION
-  CAR DEALERSHIP
-  GROCERY
-  BANK



1 CONTEXT

FUTURE DEVELOPMENTS

 SITE



1177 WEST 5TH STREET
Proposed Height: 10 Storeys
Status: Official Plan Amendment
Zoning Amendment

A

B

1452 UPPER JAMES STREET
Proposed Height: 8 Storeys
Status: Formal Consultation

25 RYMAL ROAD WEST
Proposed Height: 7 Storeys
Status: Formal Consultation

C

SITE

E

87 RYMAL ROAD EAST
Proposed Height: 8 Storeys
Status: Zoning Amendment

D





1694 UPPER JAMES STREET
Proposed Height: 12 Storeys
Status: Formal Consultation

544-550 RYMAL ROAD EAST
Proposed Height: 15 & 20 Storeys
Status: Official Plan Amendment

F

1 CONTEXT

AERIAL VIEW

-  SITE
-  GREEN SPACES
-  PRIMARY CORRIDOR
-  SECONDARY CORRIDOR

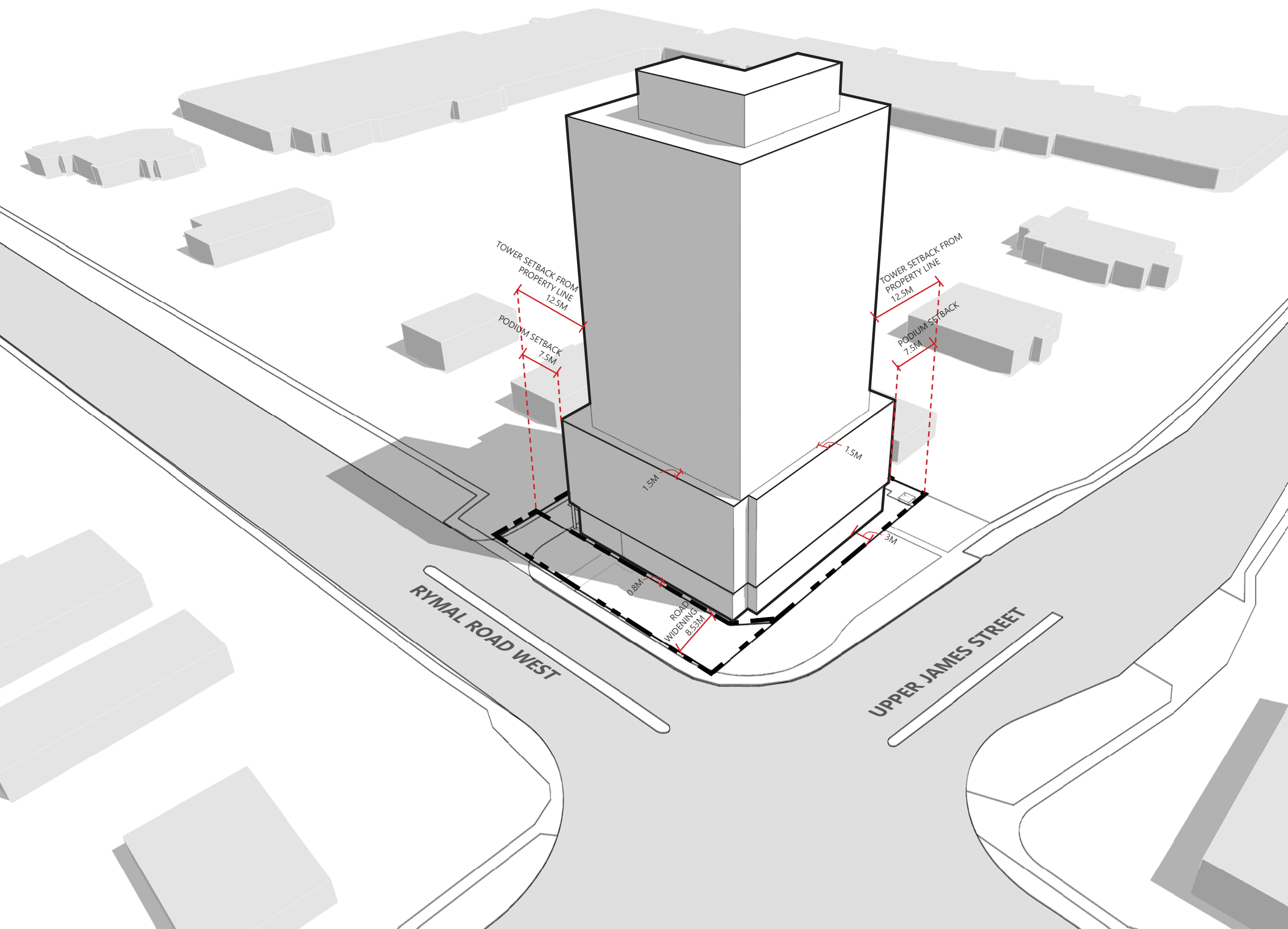


1 CONTEXT SITE CHARACTER



2 BUILT FORM

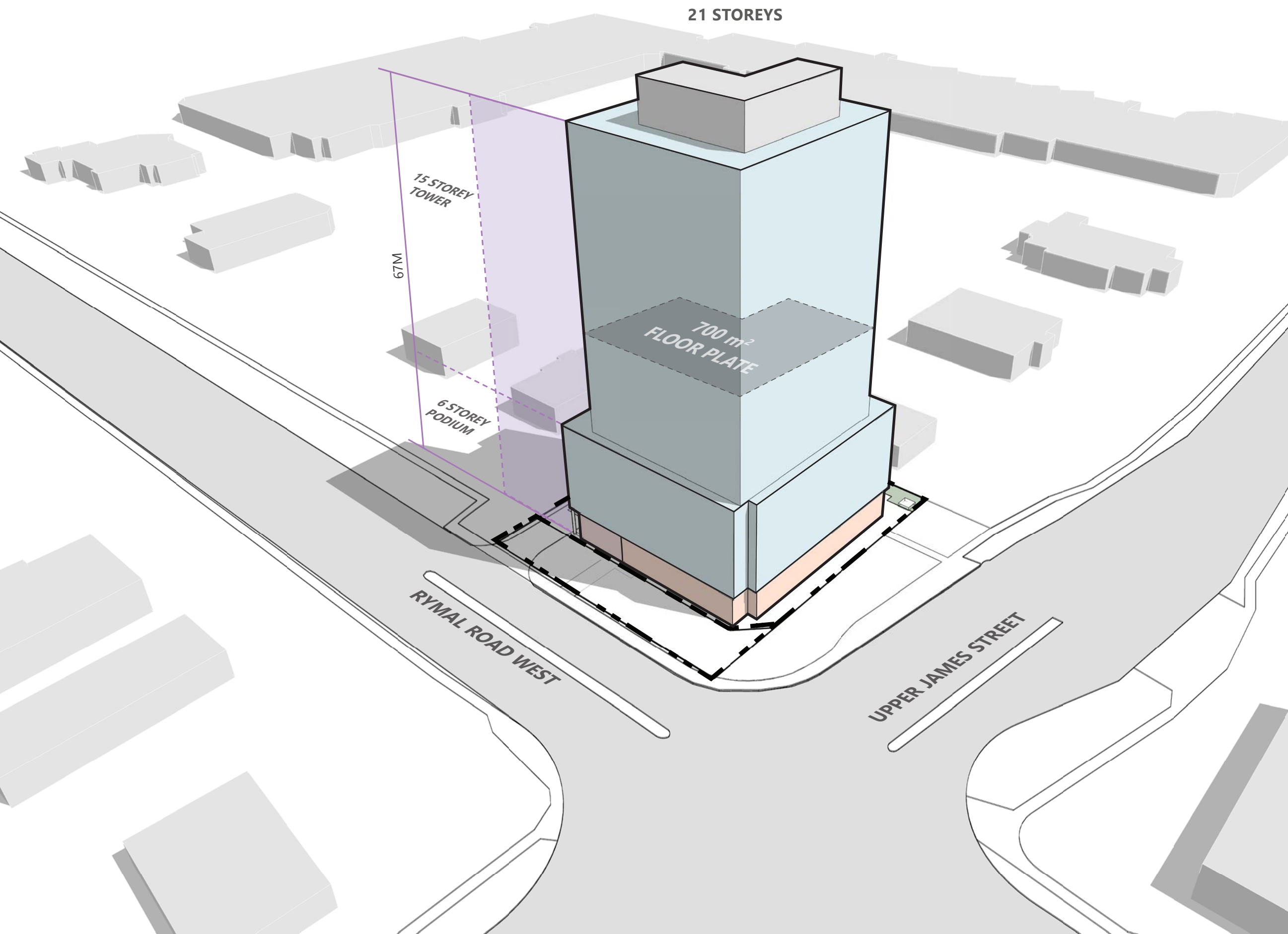
SETBACKS



2 BUILT FORM

HEIGHT, FLOOR PLATE SIZE, & PROGRAM

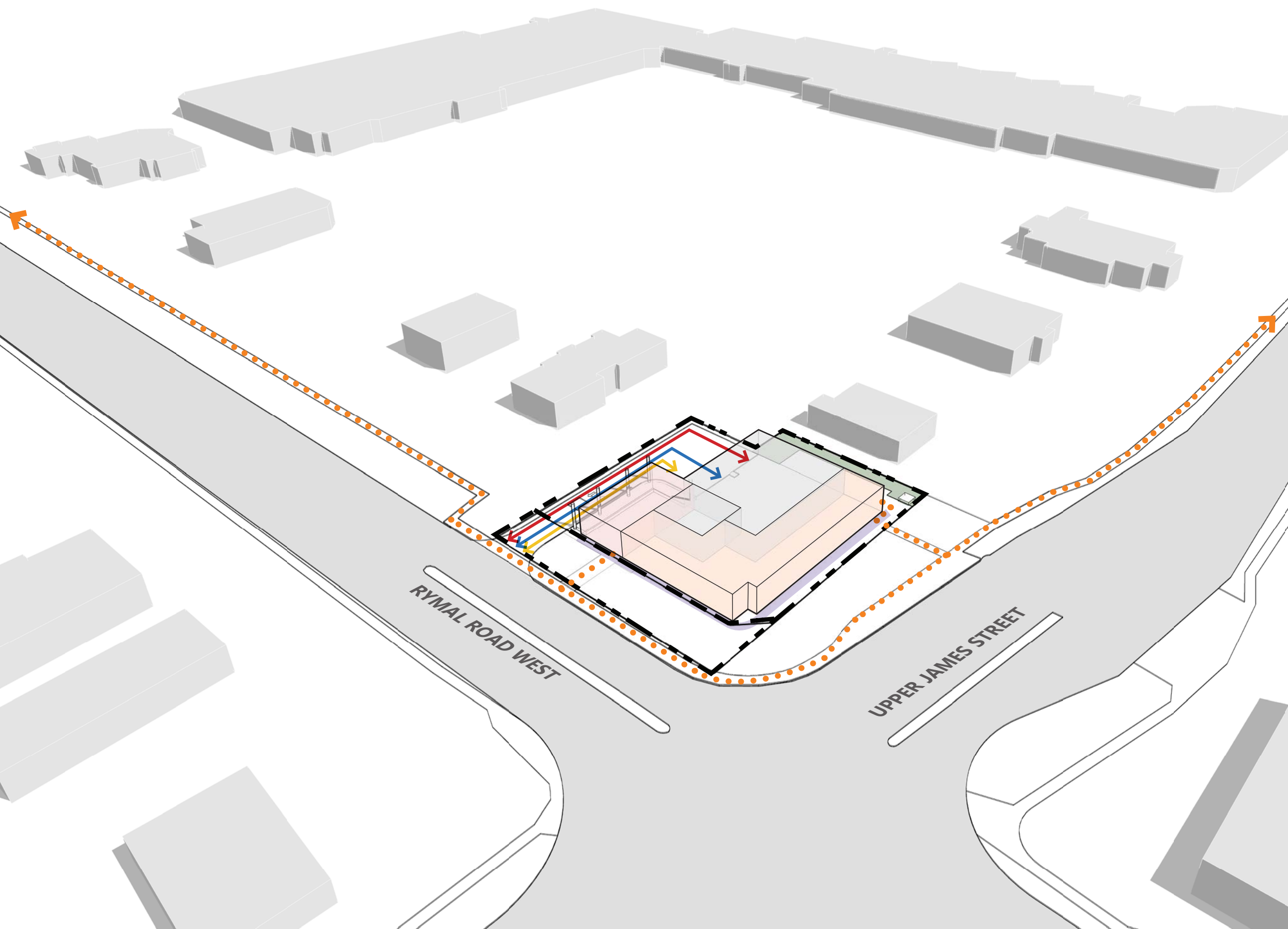
- INDOOR AMENITY
- OUTDOOR AMENITY
- LOBBY
- SERVICE
- RESIDENTIAL



2 BUILT FORM

SITE CIRCULATION & ACTIVE FRONTAGE

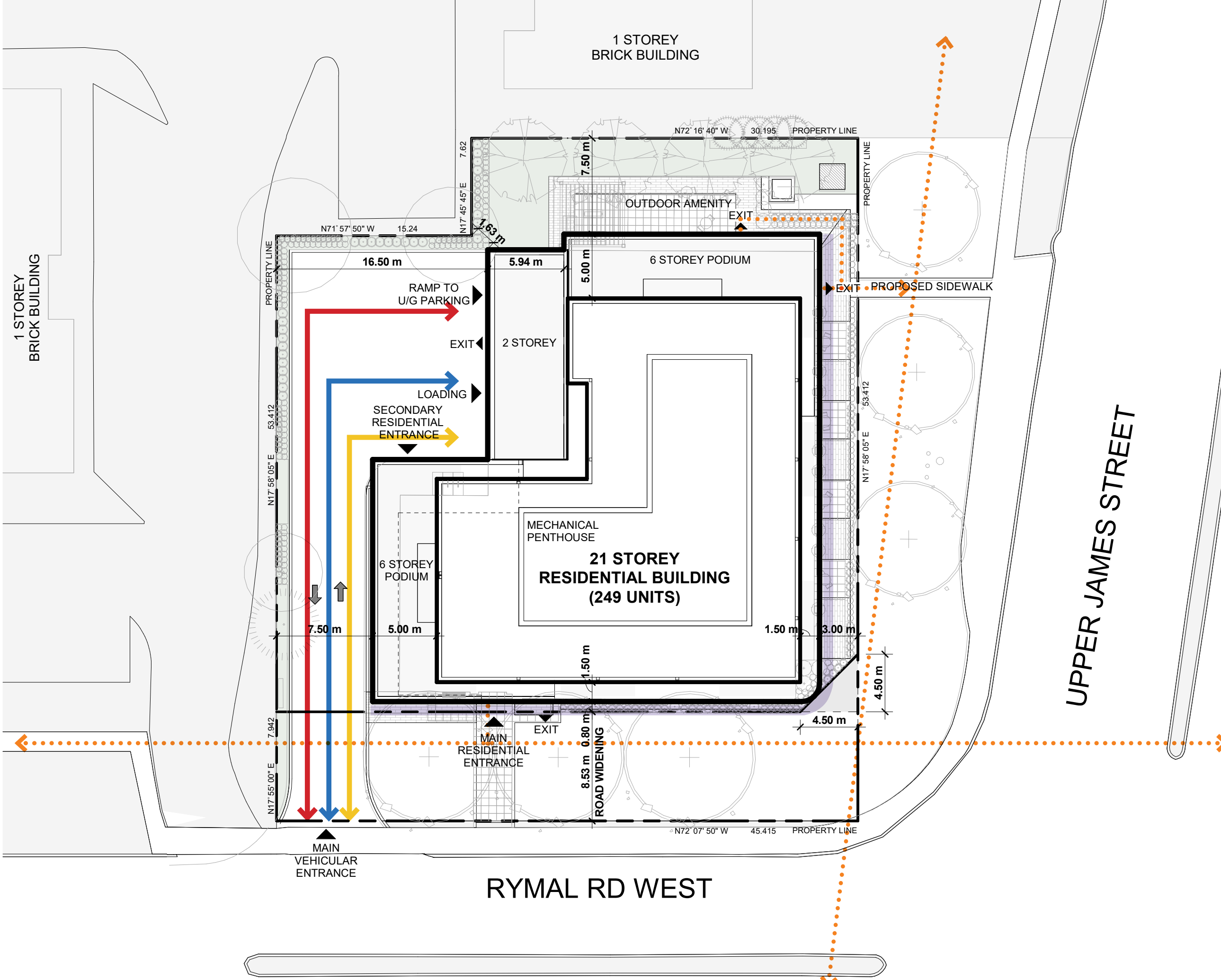
- INDOOR AMENITY
- OUTDOOR AMENITY
- LOBBY
- SERVICE
- ACTIVE FRONTAGE
- PEDESTRIAN CIRCULATION
- VEHICULAR U/G PARKING
- VEHICULAR DROP-OFF
- SERVICE ACCESS



3 FLOOR PLANS

SITE PLAN

	SQ.M	SQ.FT
GROSS SITE AREA	2,306.30	24,825
NET SITE AREA	1,918.92	20,655
GROSS FLOOR AREA	16,170	174,053
BUILDING FLOOR AREA	1,005.44	10,822
INDOOR AMENITY	294.95	3,175
OUTDOOR AMENITY	257.03	2,767
TOTAL AMENITY	551.98	5,942
RESIDENTIAL UNIT COUNT		248
PARKING COUNT		159
BICYCLE COUNT		129
PERMISSIBLE BUILDING HEIGHT		22M
PROPOSED BUILDING HEIGHT		67M



- ACTIVE FRONTAGE
- PEDESTRIAN CIRCULATION
- VEHICULAR U/G PARKING
- VEHICULAR DROP-OFF
- SERVICE ACCESS
- OUTDOOR AMENITY

SCALE 1:300

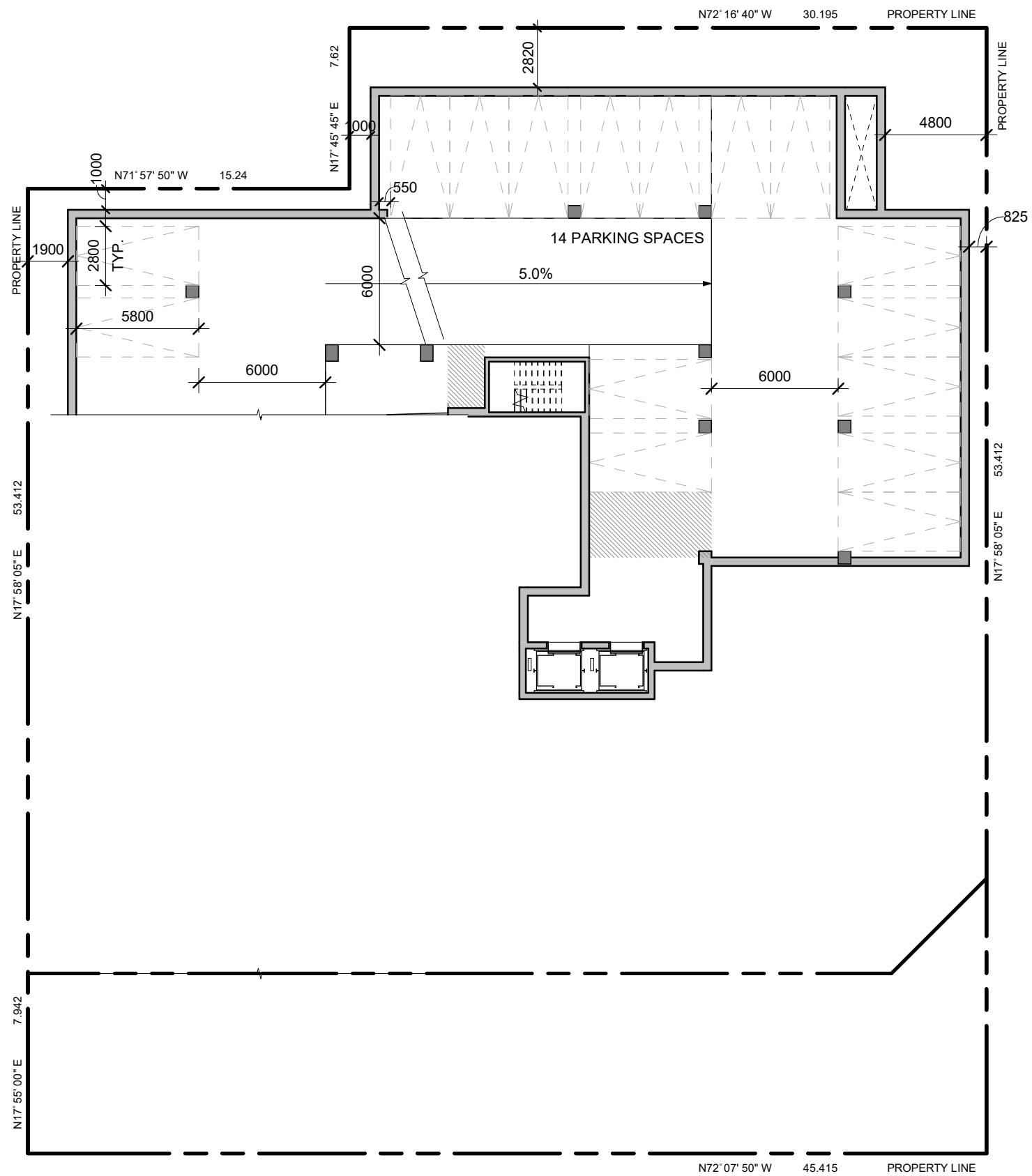


3 FLOOR PLANS

LEVEL P5

PARKING COUNT

14



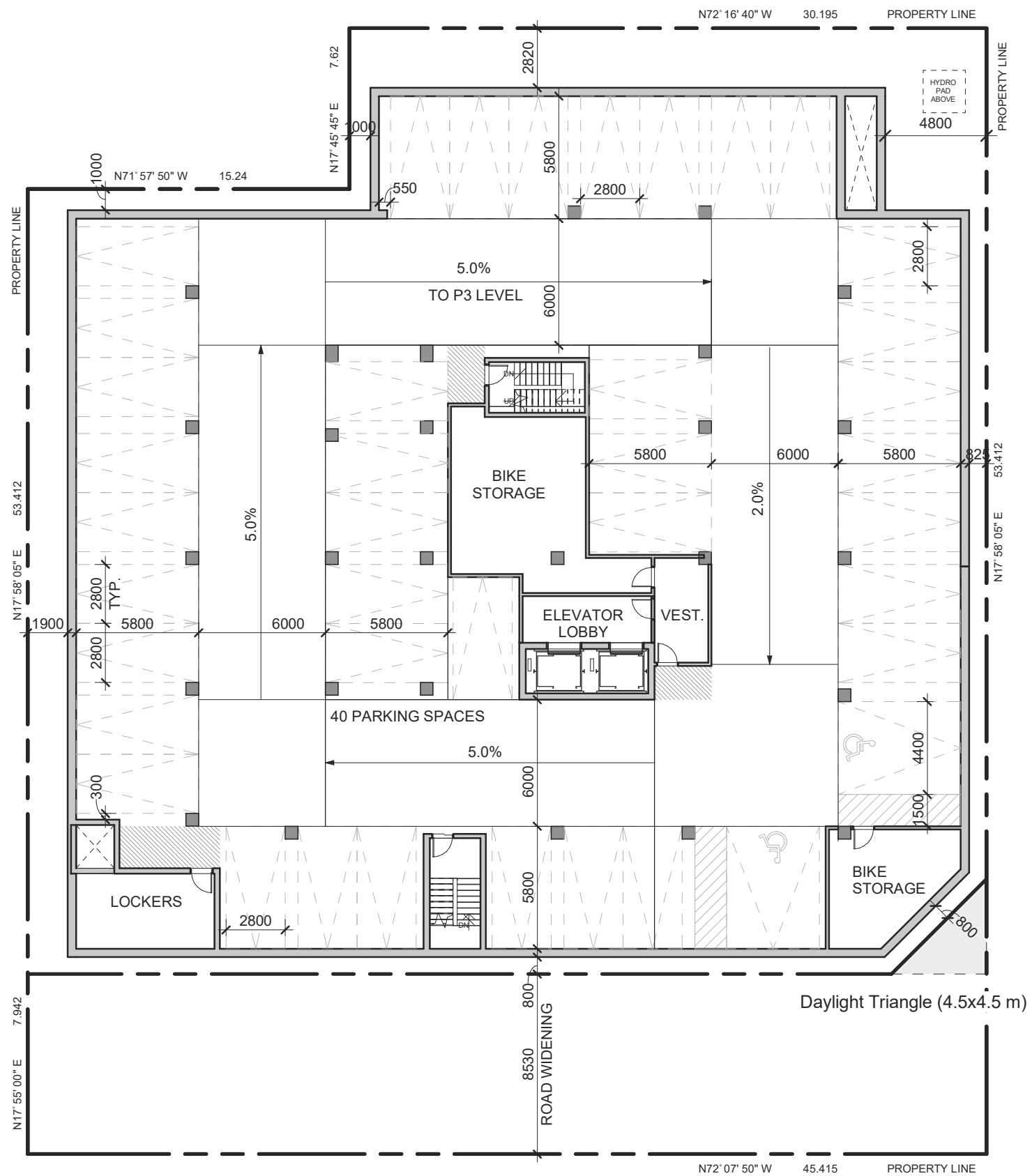
SCALE 1:250



3 FLOOR PLANS

LEVEL P4-P2 TYPICAL

PARKING COUNT	122
BICYCLE COUNT	96



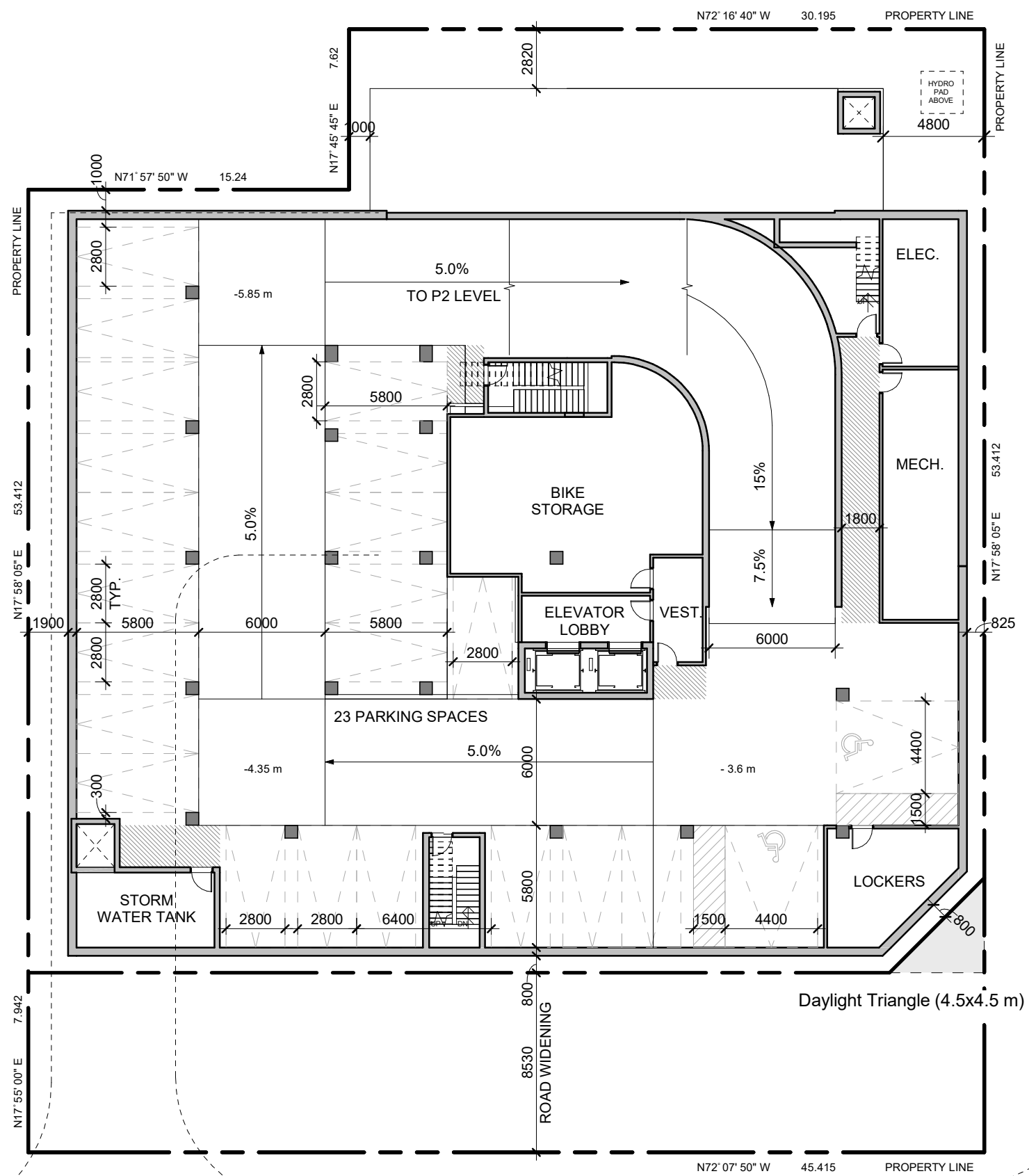
SCALE 1:250

3 FLOOR PLANS

LEVEL P1

PARKING COUNT 23

BICYCLE COUNT 33

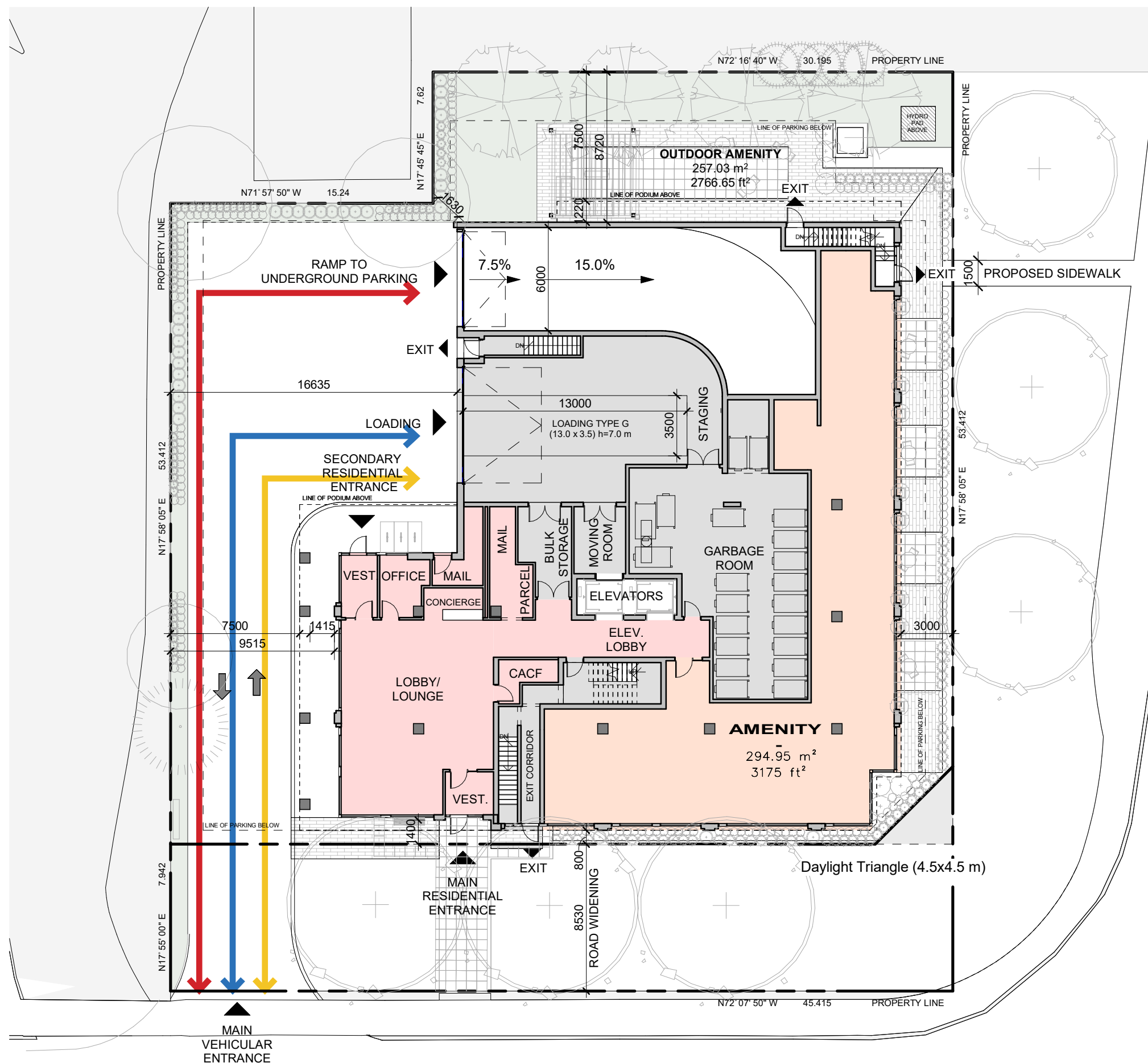


SCALE 1:250

3 FLOOR PLANS

LEVEL 1

	SQ.M	SQ.FT
BUILDING FOOTPRINT	1,005.44	10,822
INDOOR AMENITY	294.95	3,175
OUTDOOR AMENITY	257.03	2,767
TOTAL AMENITY	551.98	5,942



- ACTIVE FRONTAGE
- PEDESTRIAN CIRCULATION
- VEHICULAR U/G PARKING
- VEHICULAR DROP-OFF
- SERVICE ACCESS
- INDOOR AMENITY
- OUTDOOR AMENITY
- LOBBY
- GARBAGE COLLECTION/ STORAGE

SCALE 1:250

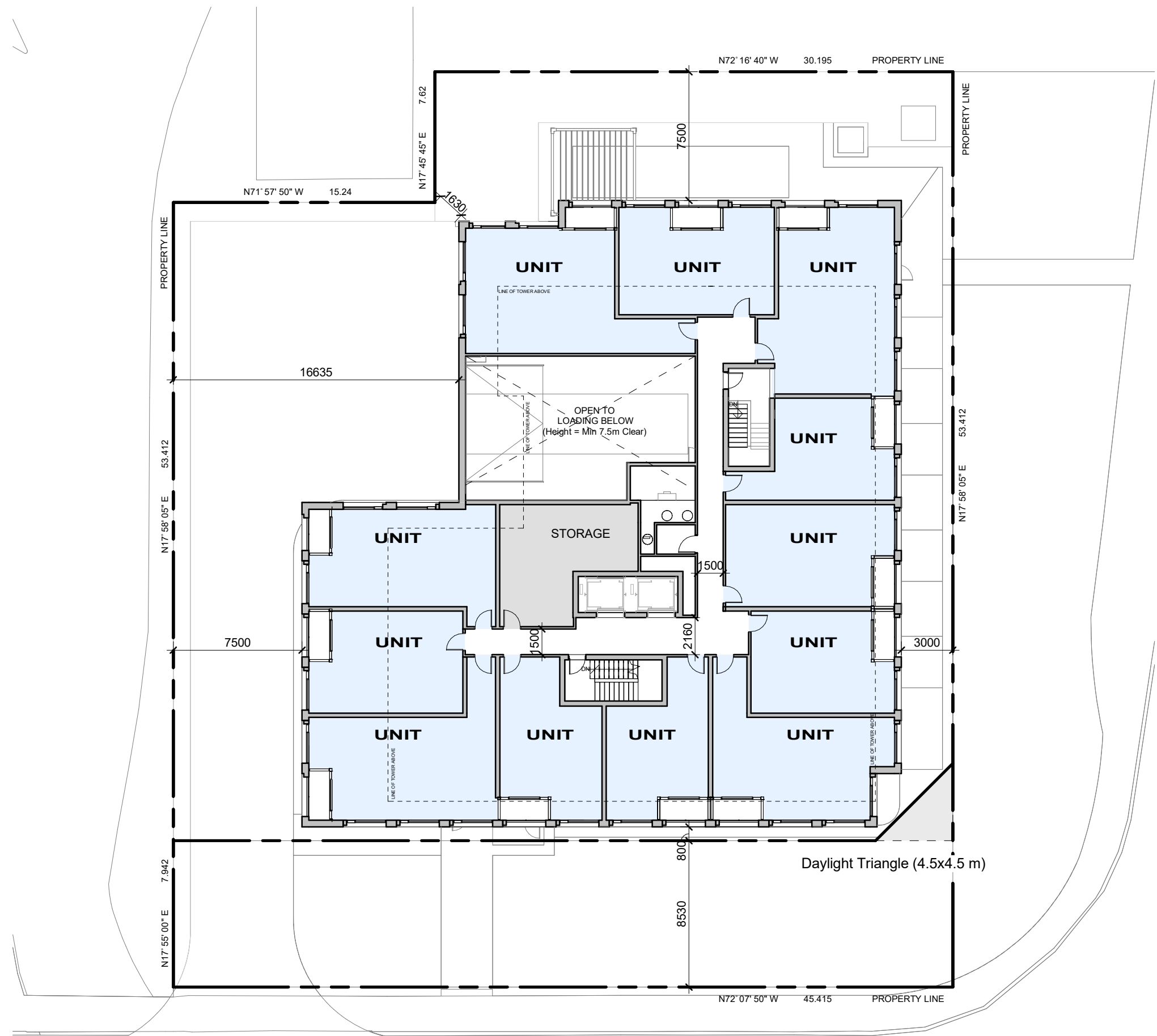


3 FLOOR PLANS

LEVEL 2

RESIDENTIAL UNIT COUNT

13



SCALE 1:250

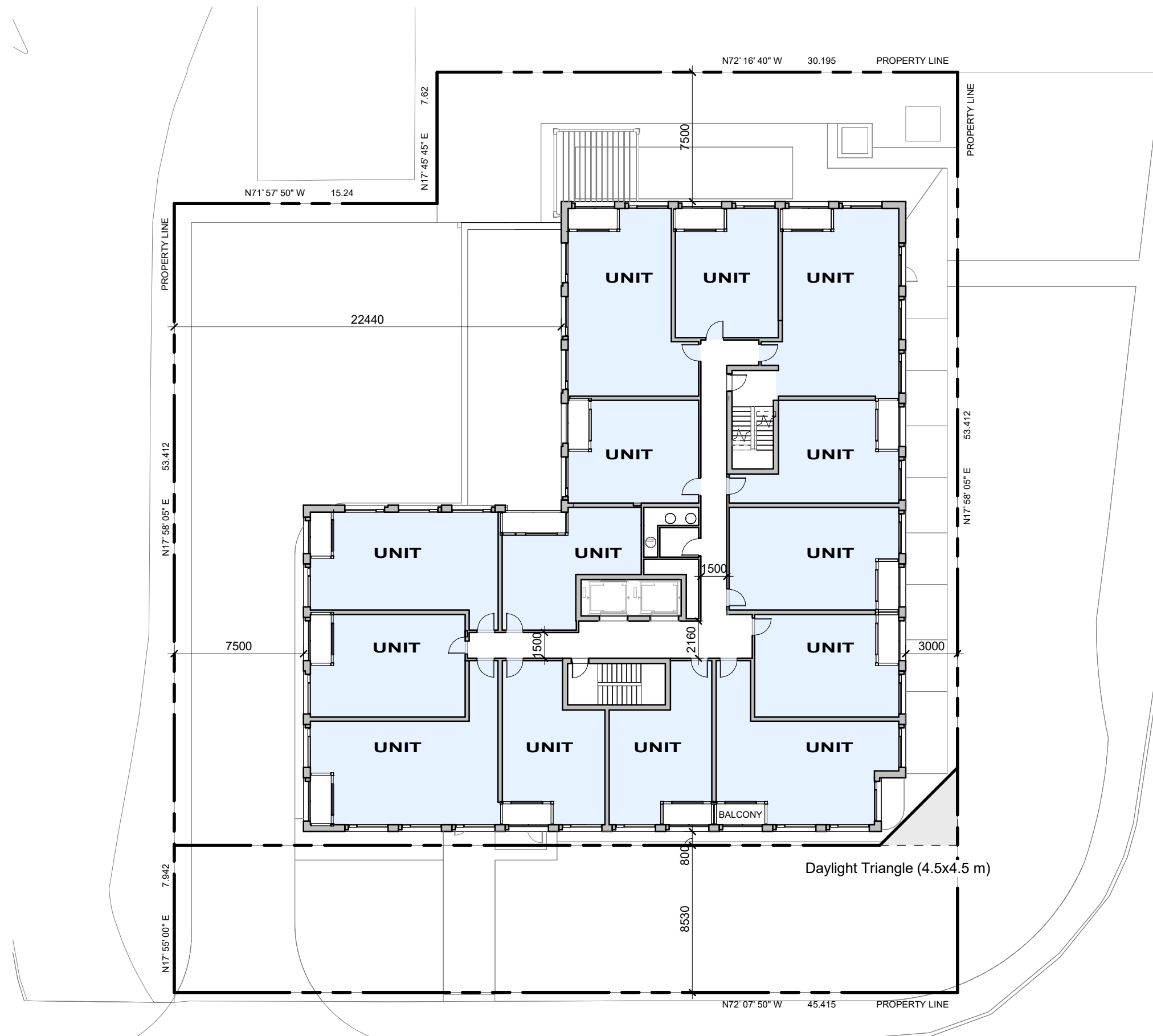


3 FLOOR PLANS

LEVEL 3-6 TYPICAL

RESIDENTIAL UNIT COUNT

56



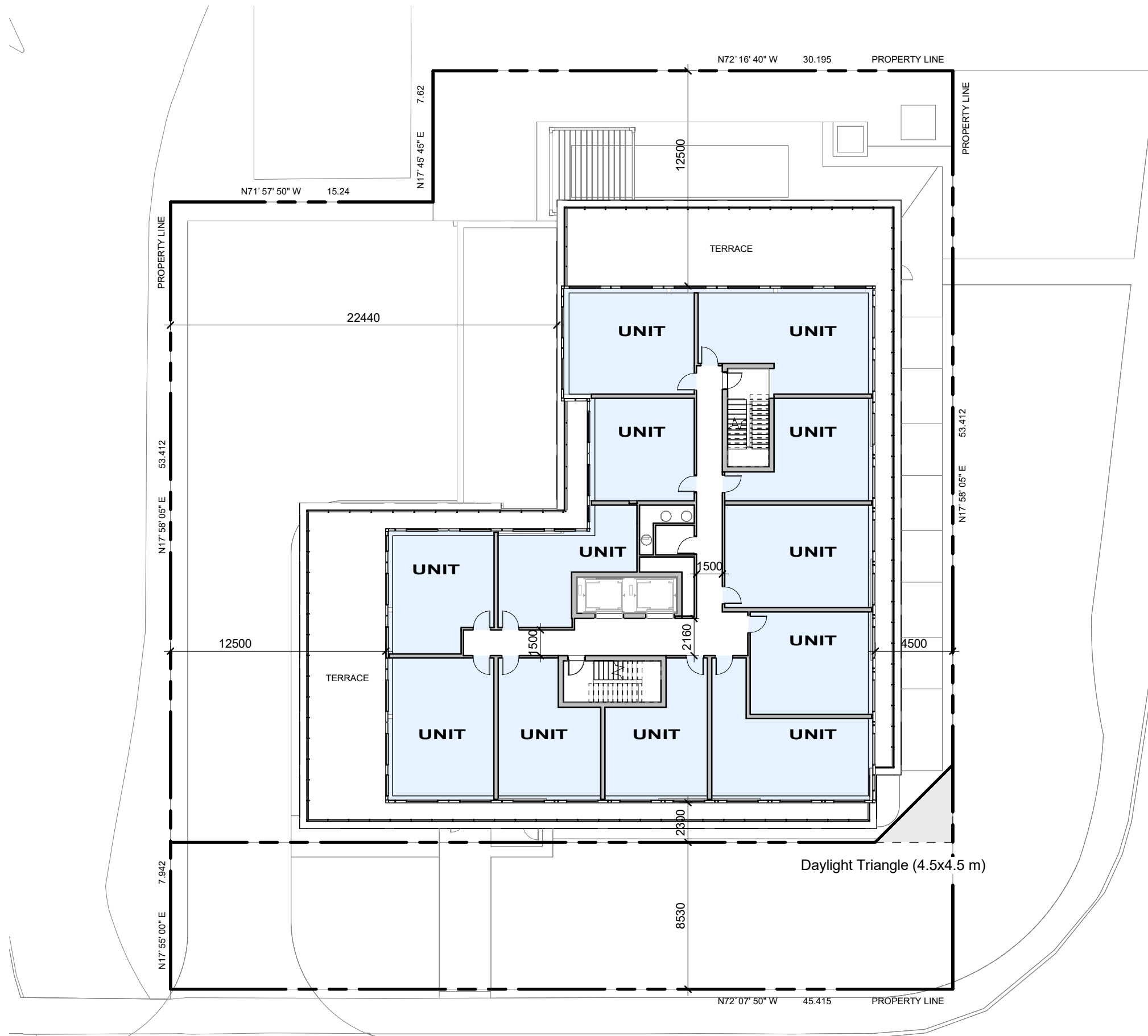
SCALE 1:250

3 FLOOR PLANS

LEVEL 7-21 TYPICAL

RESIDENTIAL UNIT COUNT

180

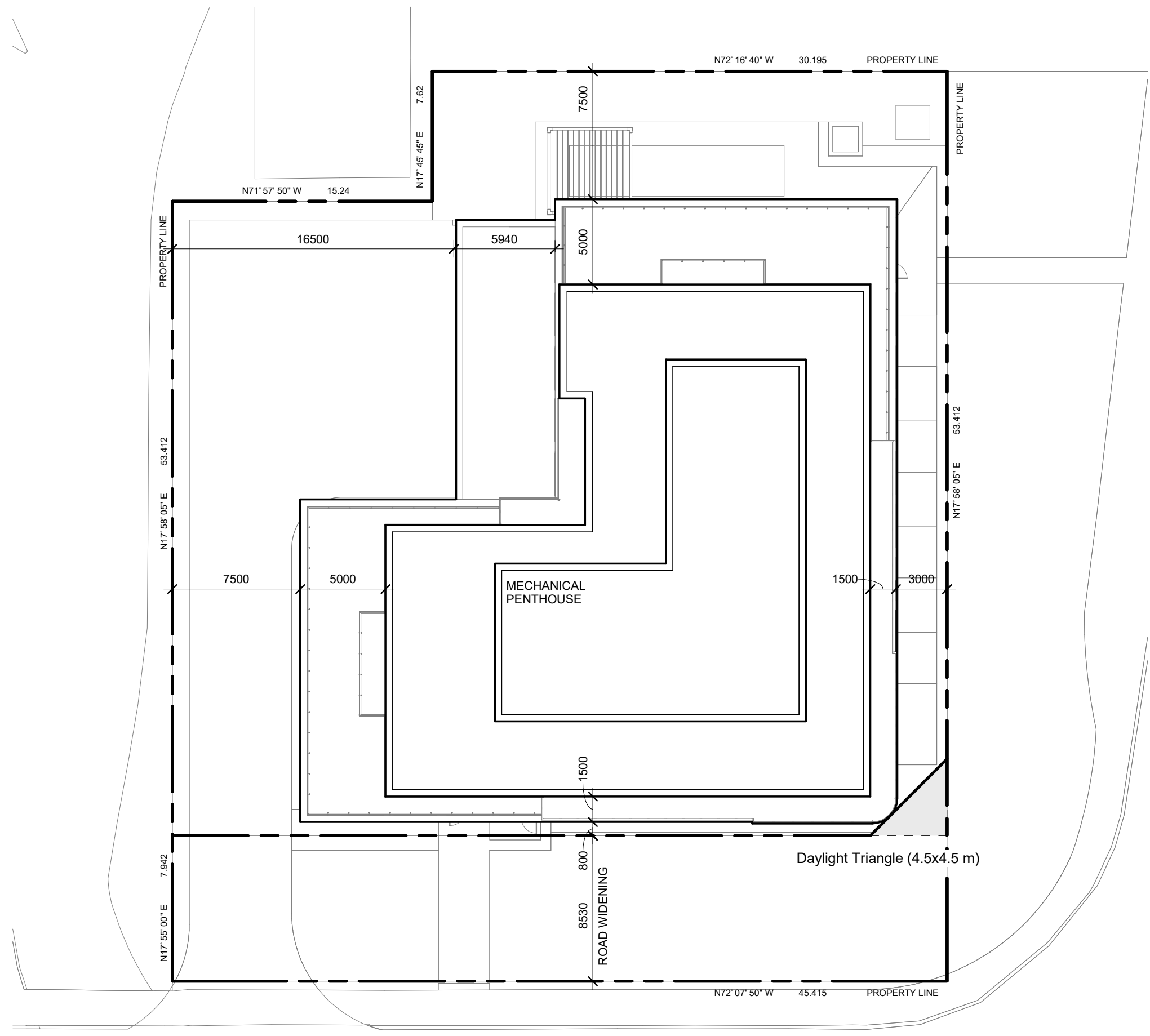


SCALE 1:250



3 FLOOR PLANS

ROOF



SCALE 1:250

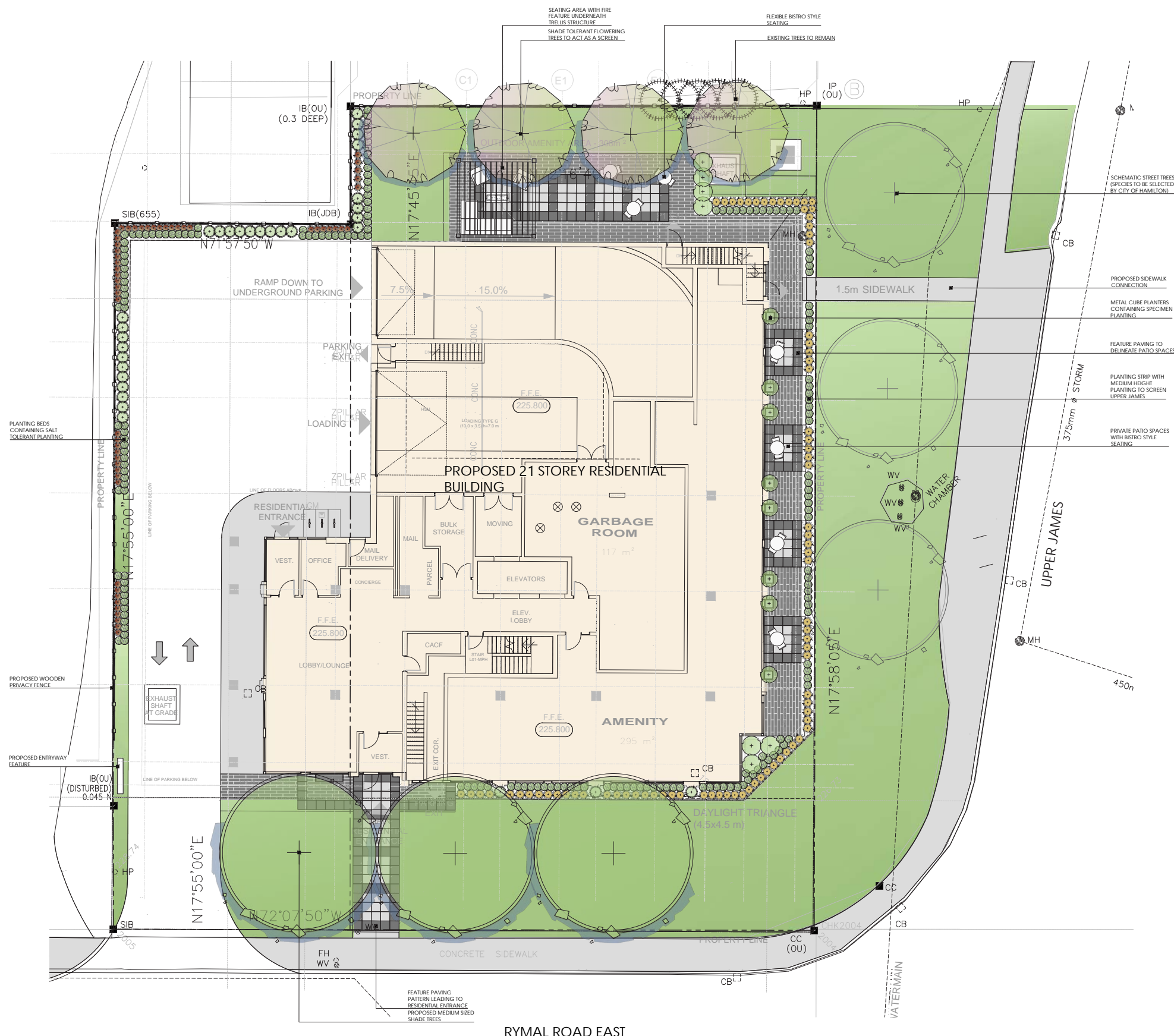




LANDSCAPING

4 LANDSCAPING

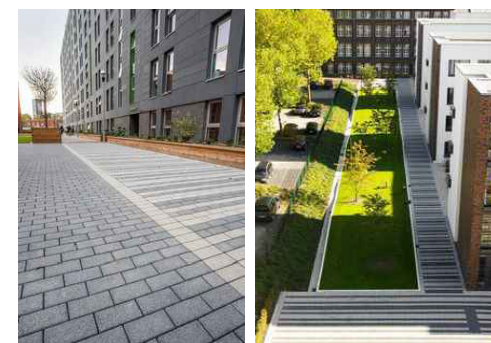
LEVEL 1 PLAN



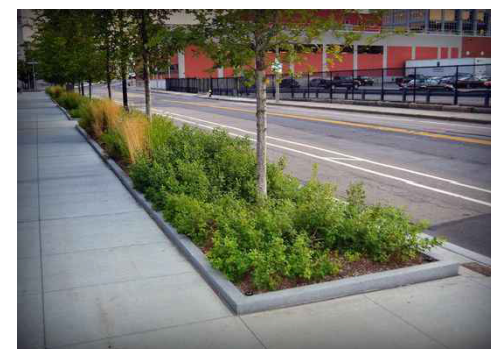
METAL CUBE PLANTERS CONTAINING SPECIMEN PLANTING



SEATING AREA WITH FIRE FEATURE UNDERNEATH TRELLIS STRUCTURE



FEATURE PAVING PATTERN TO DELINEATE SPACES



PLANTING BEDS TO PROVIDE MODERATE SCREEN BETWEEN WALKWAY AND STREET

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers

adesso design inc.
landscape architecture

5 PERSPECTIVES

FROM EAST VIEW





5 PERSPECTIVES

FROM SOUTH-EAST VIEW

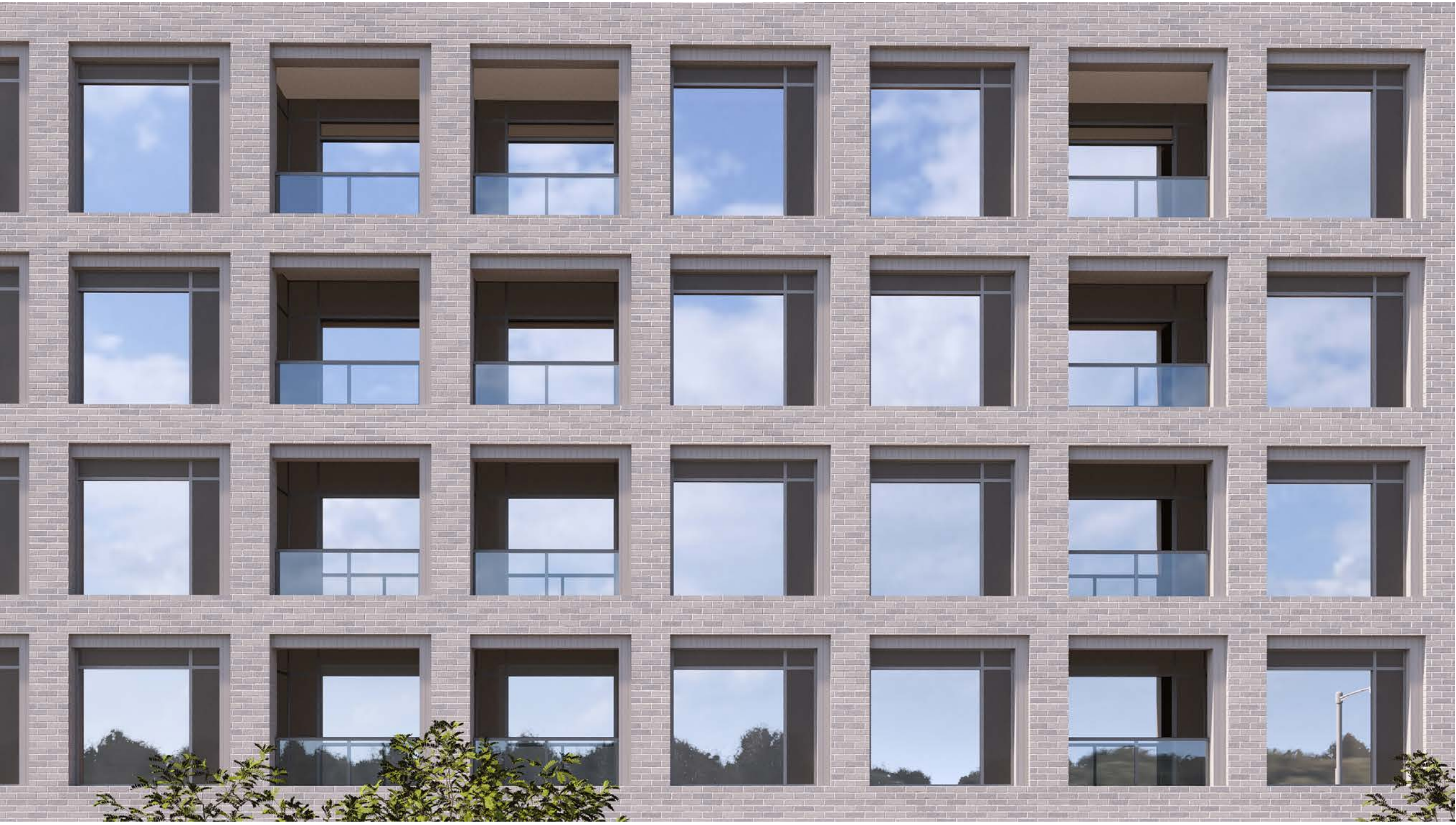
5 PERSPECTIVES

PEDESTRIAN LEVEL



5 PERSPECTIVES

CLOSE-UP VIEW



5 PERSPECTIVES

OUTDOOR AMENITY



THANK YOU!



PROPOSED RESIDENTIAL DEVELOPMENT

1600 Upper James Street, Hamilton, ON

Project Statistics

August 11, 2023

Project No. 22-084

1.0 Site Information						
1.1	Total Site Area		<i>hectare</i>	<i>acres</i>	<i>sq.m</i>	<i>sq.ft</i>
	Gross		0.23	0.57	2,306.30	24,825
	Net (after the removal of the road widening and daylight triangle)		0.19	0.47	1,918.92	20,655
2.0 Proposed GFA(Gross Floor Area)						
<i>Shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of all floors of a building (excluding any cellar or floor area having a ceiling height of 2.0 metres or less or devoted exclusively to parking) within all buildings on a lot but shall not include any area devoted to mechanical equipment.</i>						
2.1	Residential GFA		<i>floors</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
	Level 1		1 x	870	870	9,365
	Levels 2		1 x	1,050	1,050	11,302
	Levels 3		1 x	945	945	10,172
	Levels 4 to 6		3 x	945	2,835	30,516
	Levels 7 to 21		15 x	698	10,470	112,698
	Total Proposed Residential GFA				16,170	174,053
3.0 Proposed Floor Space Index						
<i>"Floor Space Index" the gross floor area of all buildings on a lot divided by the lot area.</i>						
	FSI based on Gross lot area					7.01
	FSI based on Net lot area					8.43
4.0 Residential Amenity						
4.1	Required	<i>(Zoning By-law 05-200)</i>	<i>Ratio</i>	<i>Number of Units *Ratio</i>		
	Units <50sq.m.		4 /unit	127	508	5,468
	Units >50sq.m.		6 /unit	121	726	7,815
	Total Amenity Required				1,234	13,283
4.2	Proposed Indoor Amenity					
	Level 1 Amenity			295		3,175
	Total Amenity Provided			295		3,175
4.2	Proposed Outdoor Amenity					
	Level 1 Amenity			257		2,766
	Total Outdoor Amenity			257		2,766
	Total Proposed Amenity Provided			552		5,942

APPENDIX

STATISTICS

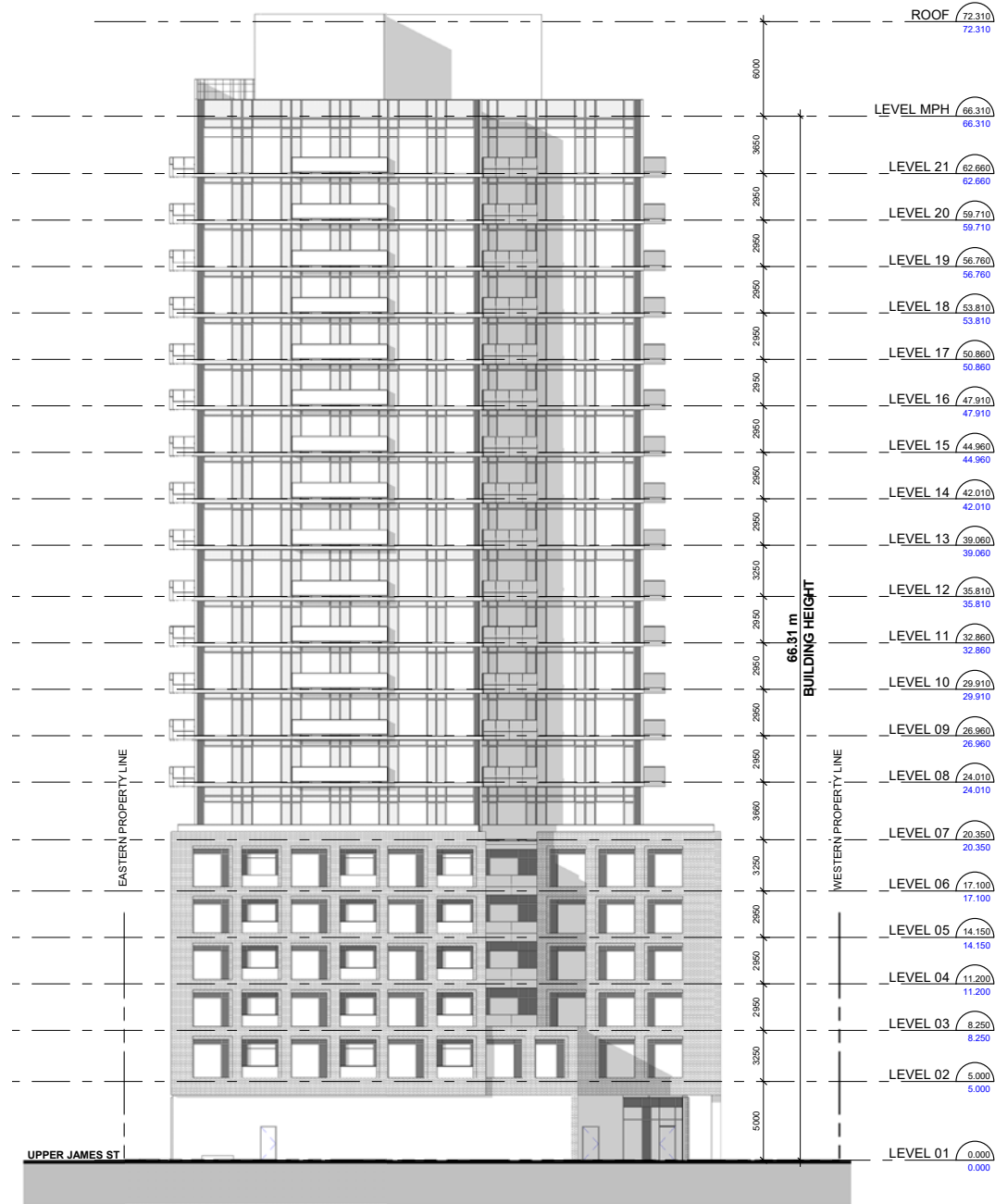
APPENDIX

STATISTICS

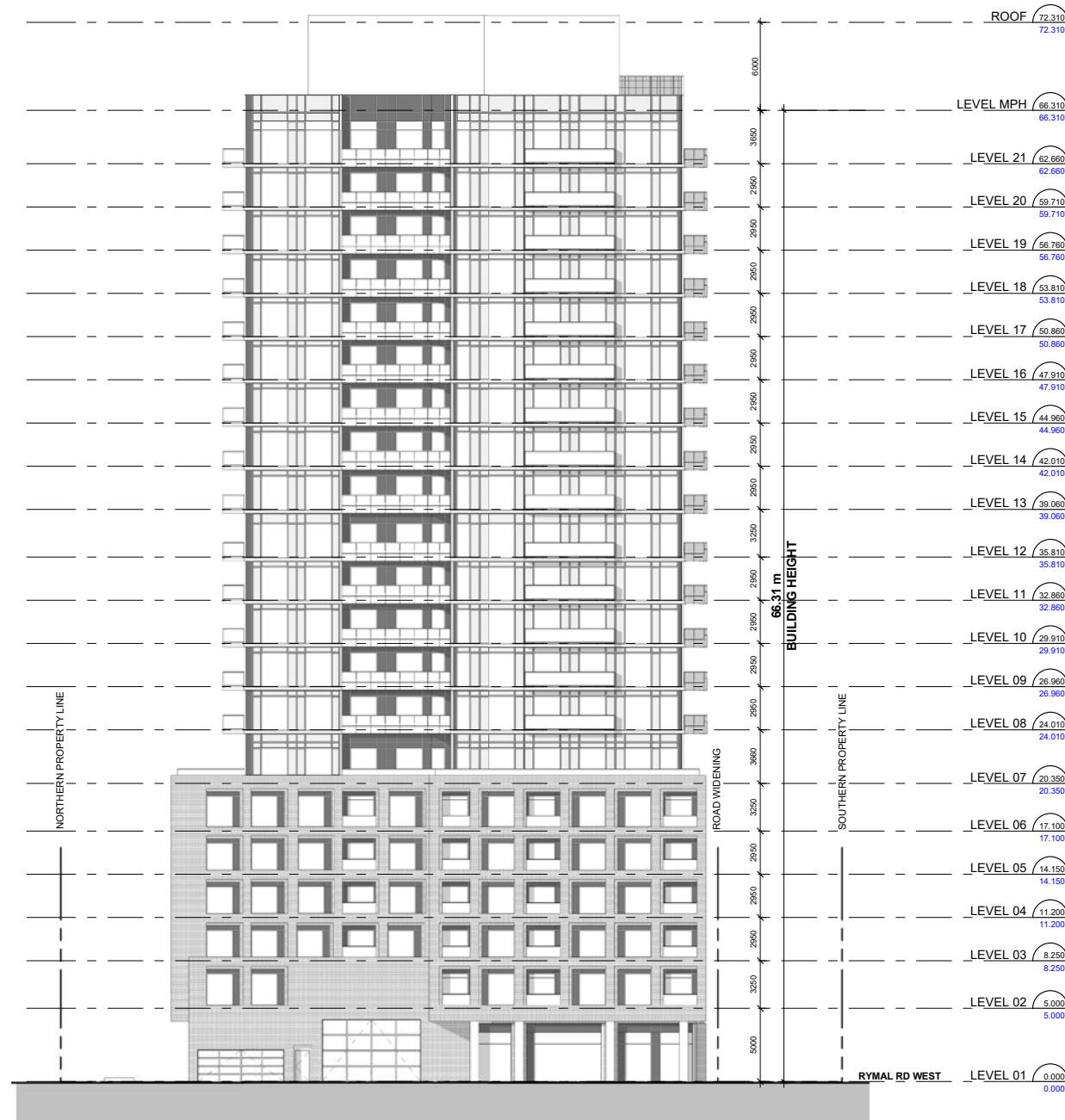
5.0 Unit Count						
		<i>floors</i>	<i>units<50 sq.m. / floor</i>	<i>units>50 sq.m. / floor</i>	<i>unit/floor</i>	<i>Total</i>
5.1	Level 2	1 x	2	10	12	12
	Level 3	1 x	5	9	14	14
	Level 4 to 6	3 x	5	9	14	42
	Level 7 to 21	15 x	7	5	12	180
	Total Unit Count	20	127	121		248
6.0 Parking						
6.1	Parking Ratio (Zoning By-law 05-200)	<i>Ratio</i>	<i>Number of Units</i>			
	Units <50sq.m.	0.3/unit		127		38
	Units >50sq.m.	Units 51+: 1.0/unit		121		121
	Total Parking Required					159
6.2	Parking Provided		<i>Visitor/Residents</i>		<i>Total</i>	
	P5			14		14
	P4			42		42
	P3			40		40
	P2			40		40
	P1			23		23
	Total Parking Provided					159
6.3	Bicycle Parking		<i>Ratio</i>	<i>Number of Units</i>		
	Short Term (at grade level)					5
	Long Term (in underground garage)		0.50 /unit	248		124
	Total Bicycle Parking Provided					129

APPENDIX

NORTH & WEST ELEVATIONS



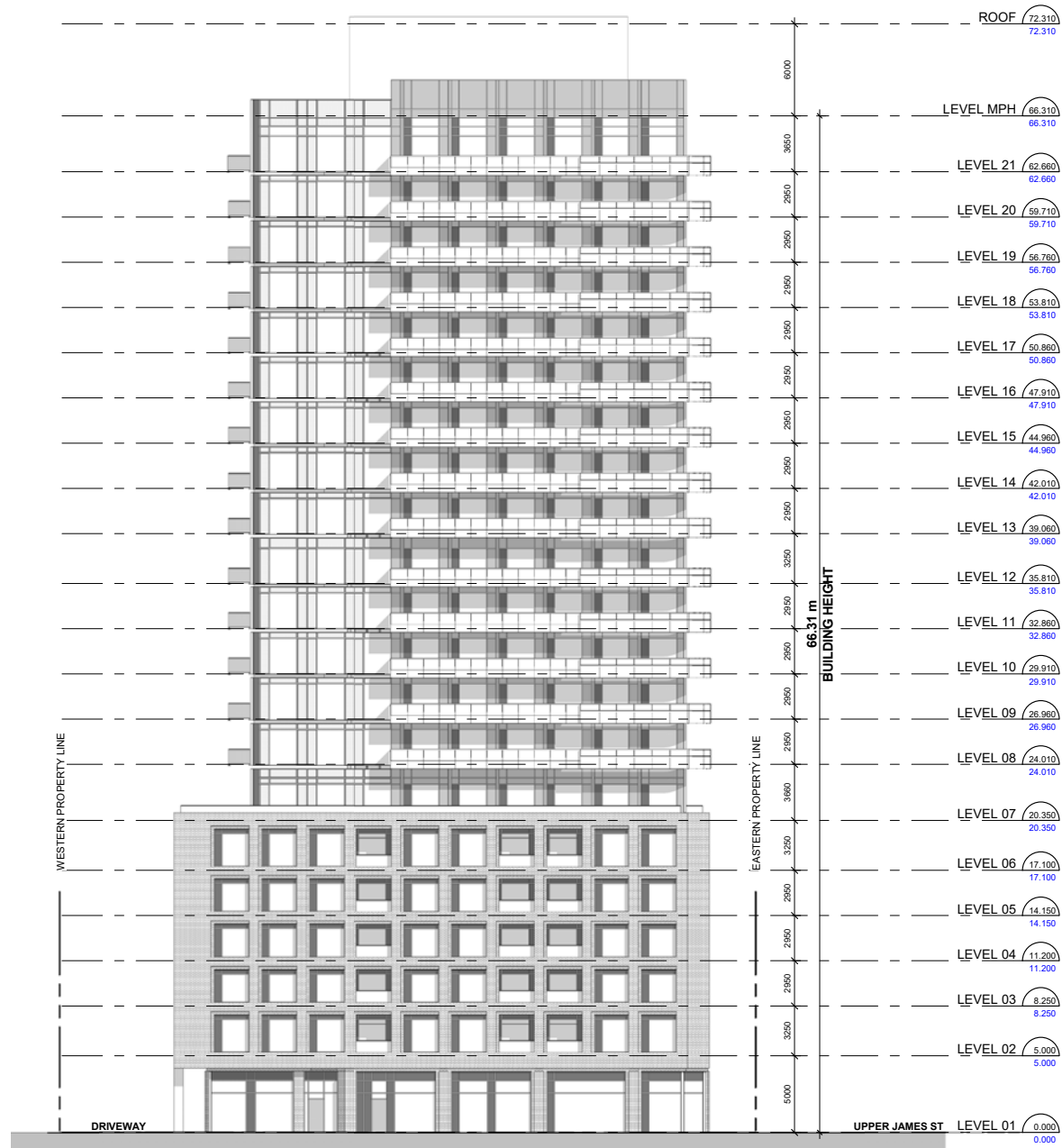
NORTH ELEVATION



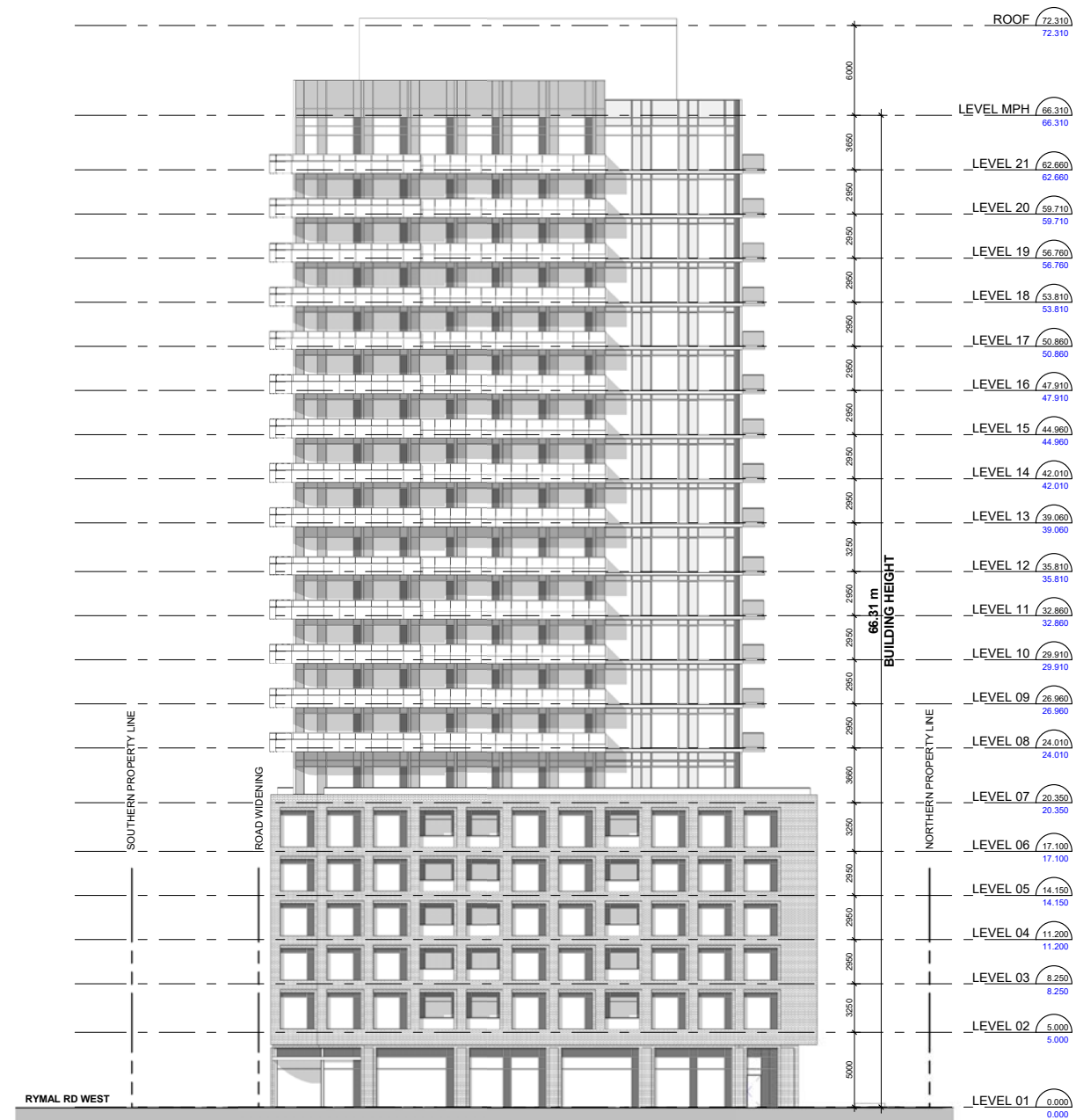
WEST ELEVATION

APPENDIX

SOUTH & EAST ELEVATIONS



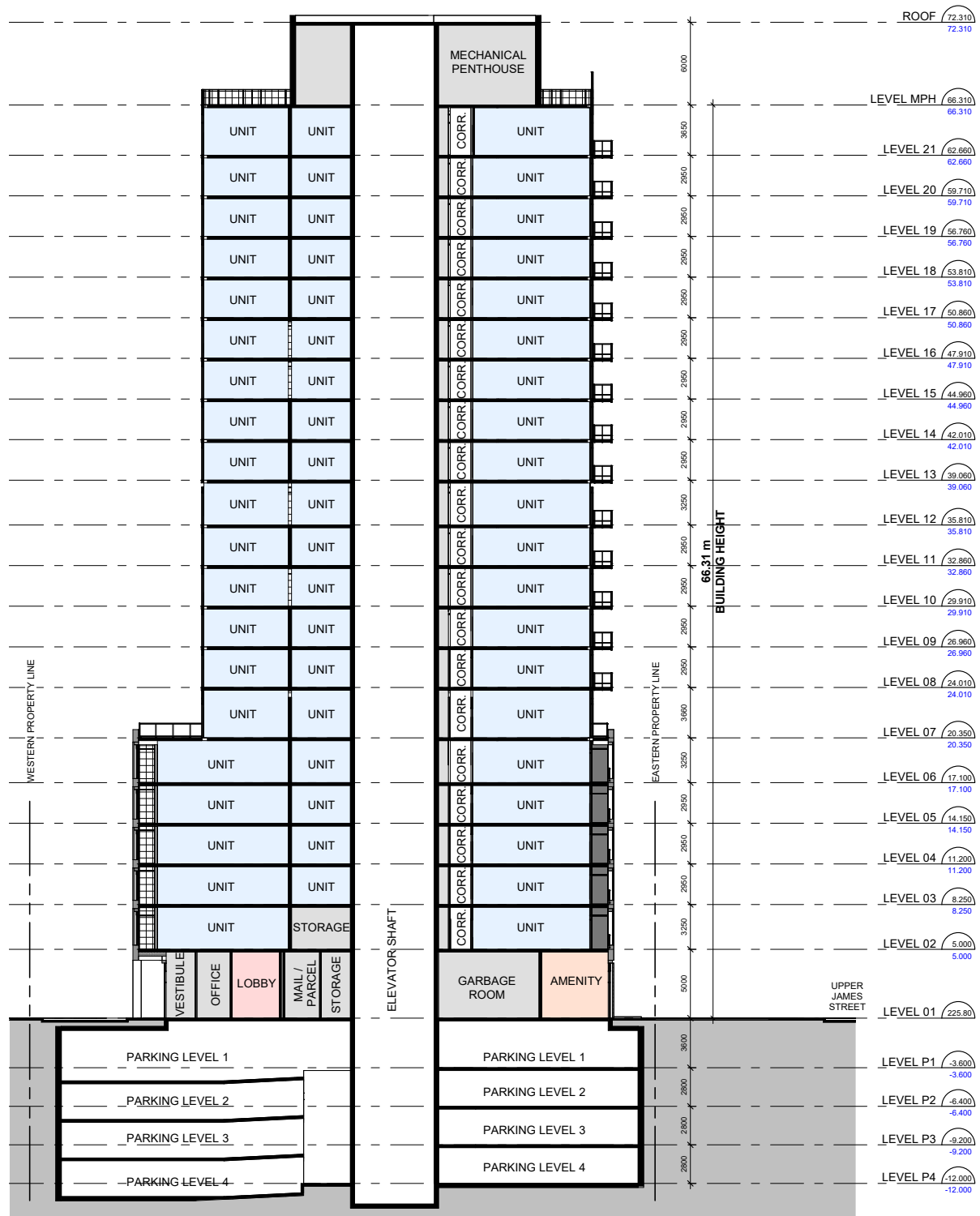
SOUTH ELEVATION



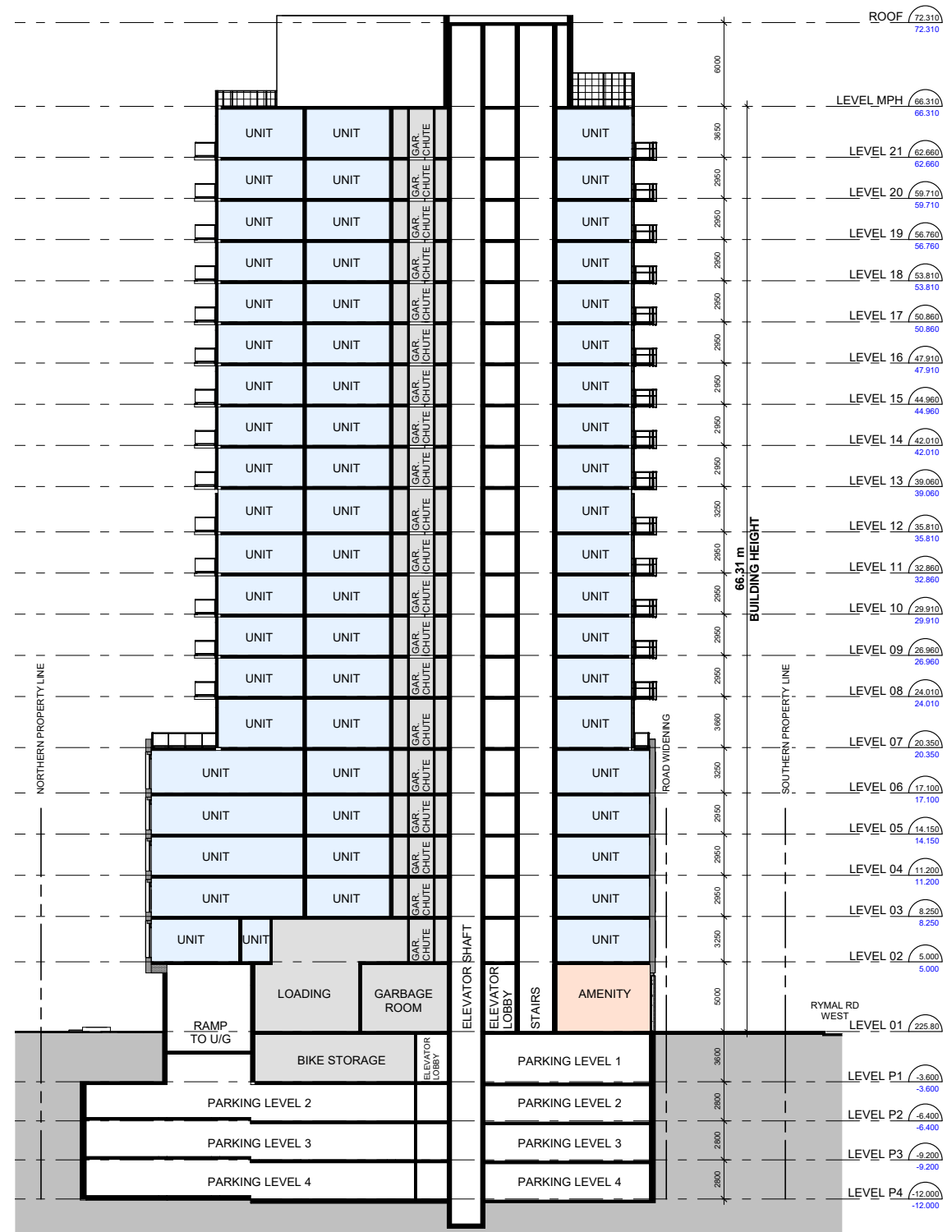
EAST ELEVATION

APPENDIX

BUILDING SECTIONS



BUILDING SECTION A-A



BUILDING SECTION B-B



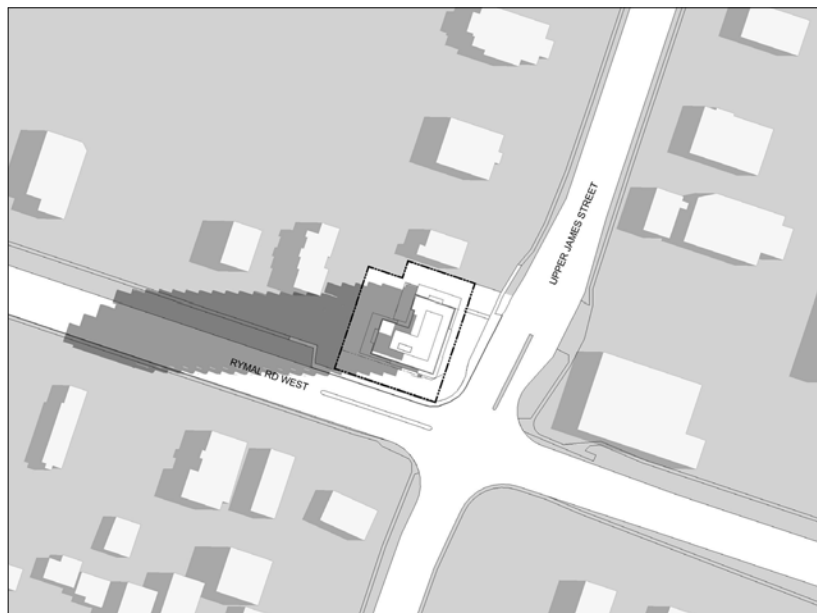
APPENDIX

SUN-SHADOW STUDY MARCH / SEPTEMBER

-  EXISTING BUILDING SHADOWS
-  PROPOSED BUILDING SHADOWS

HOURLY INTERVALS:
 STARTING 1.5 HOURS AFTER SUNRISE AND
 ENDING 1.5 HOURS BEFORE SUNSET

HAMILTON:
 SUNRISE - 7:21AM (+1.5HOURS = 8:51AM)
 SUNSET - 7:32PM (-1.5HOURS = 6:02PM)



March/September 21st - 8:51 AM - DST



March/September 21st - 9:51 AM - DST



March/September 21st - 10:51 AM - DST



March/September 21st - 11:51 AM - DST



March/September 21st - 12:51 PM - DST



March/September 21st Solar Noon - 1:25 AM - DST



APPENDIX

SUN-SHADOW STUDY MARCH / SEPTEMBER

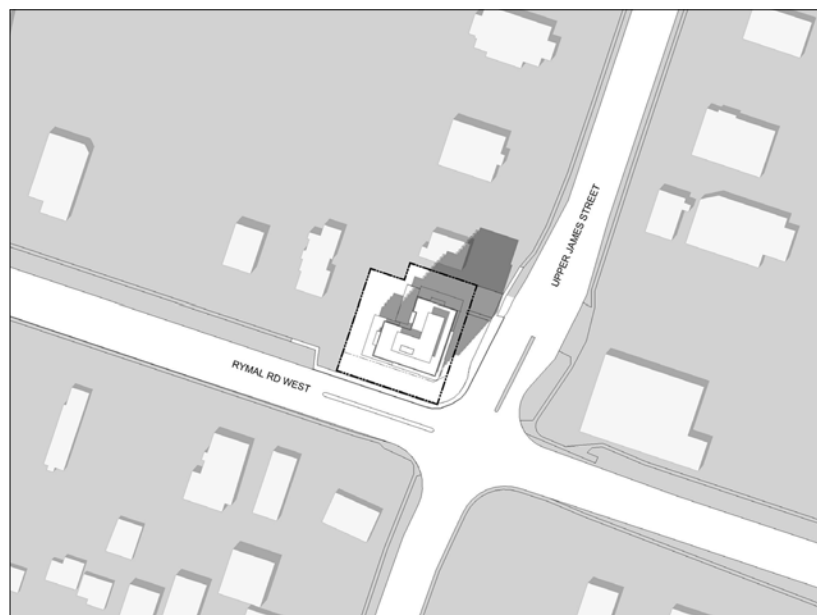
-  EXISTING BUILDING SHADOWS
-  PROPOSED BUILDING SHADOWS

HOURLY INTERVALS:
 STARTING 1.5 HOURS AFTER SUNRISE AND
 ENDING 1.5 HOURS BEFORE SUNSET

HAMILTON:
 SUNRISE - 7:21AM (+1.5HOURS = 8:51AM)
 SUNSET - 7:32PM (-1.5HOURS = 6:02PM)



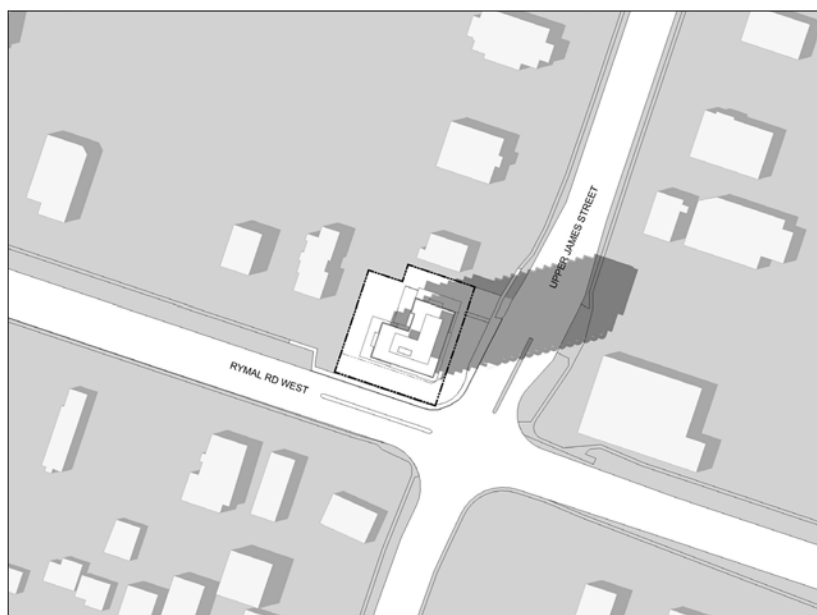
March/September 21st - 1:51 PM - DST



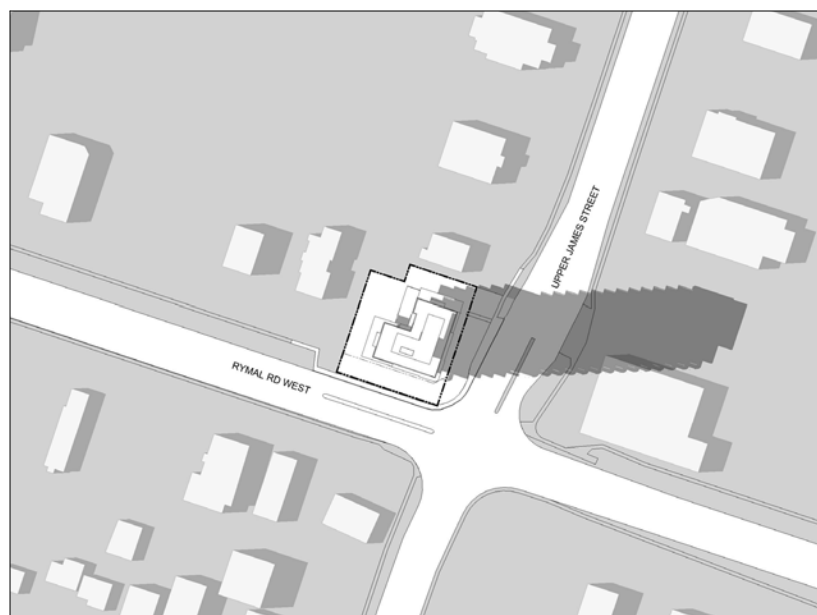
March/September 21st - 2:51 PM - DST



March/September 21st - 3:51 PM - DST



March/September 21st - 4:51 PM - DST



March/September 21st - 5:51 PM - DST



APPENDIX

FLIGHT PATH MAP



(JOHN C. MUNRO HAMILTON INTERNATIONAL AIRPORT - NOISE MANAGEMENT: APPROACH SATELLITE MAP)