

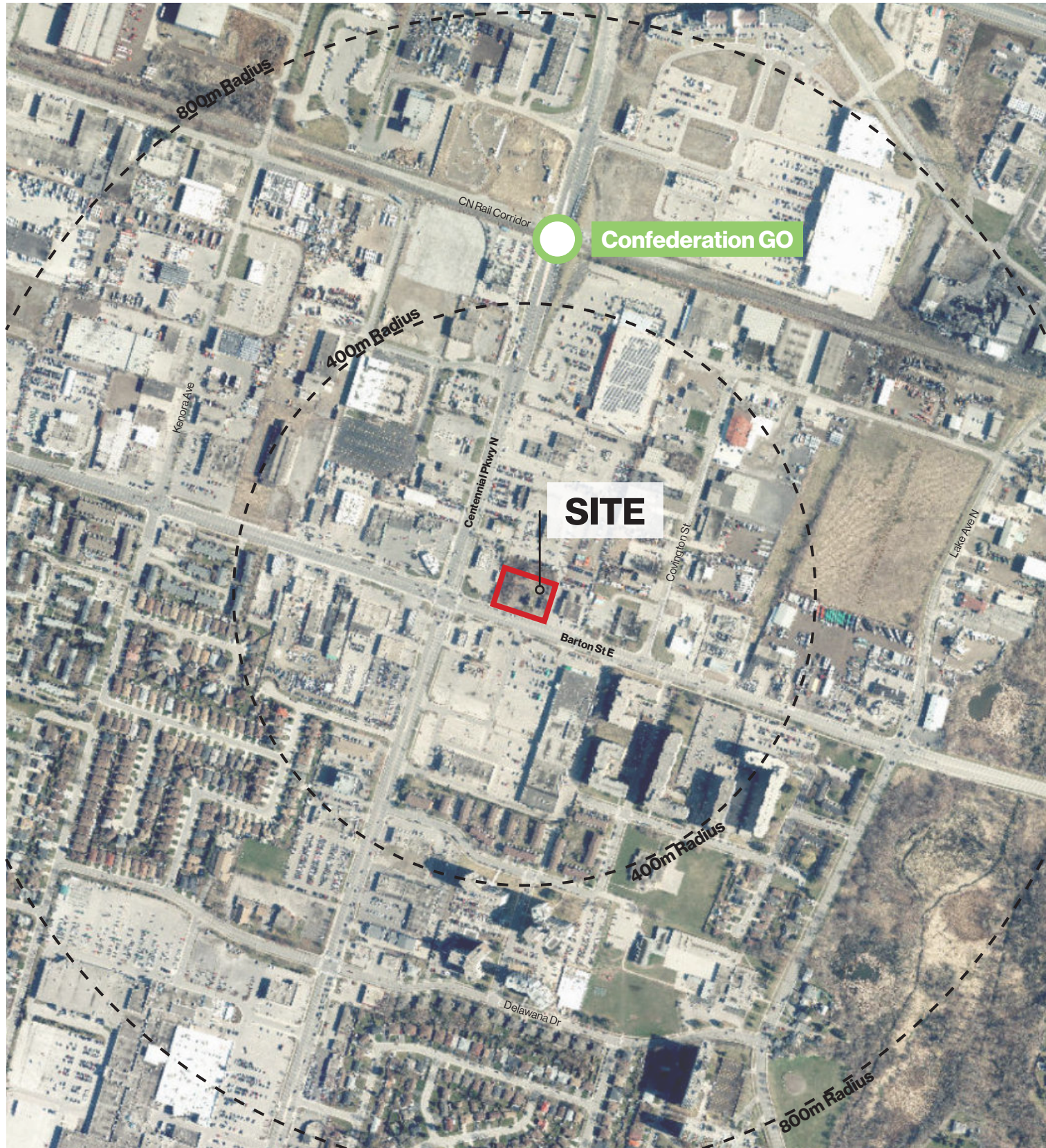
Design Review Panel Presentation

2481 Barton St E, Hamilton

May 11, 2023



SRM 
architects+
urban*designers



Project Overview

21033
May 11, 2023
Design Review Panel Presentation





Immediate Context

21033
May 11, 2023
Design Review Panel Presentation

SRM[↑]
architects+
urban+designers

Official Plan

- Mixed Use High Density
- Secondary Corridor

Centennial Neighbourhood Secondary Plan

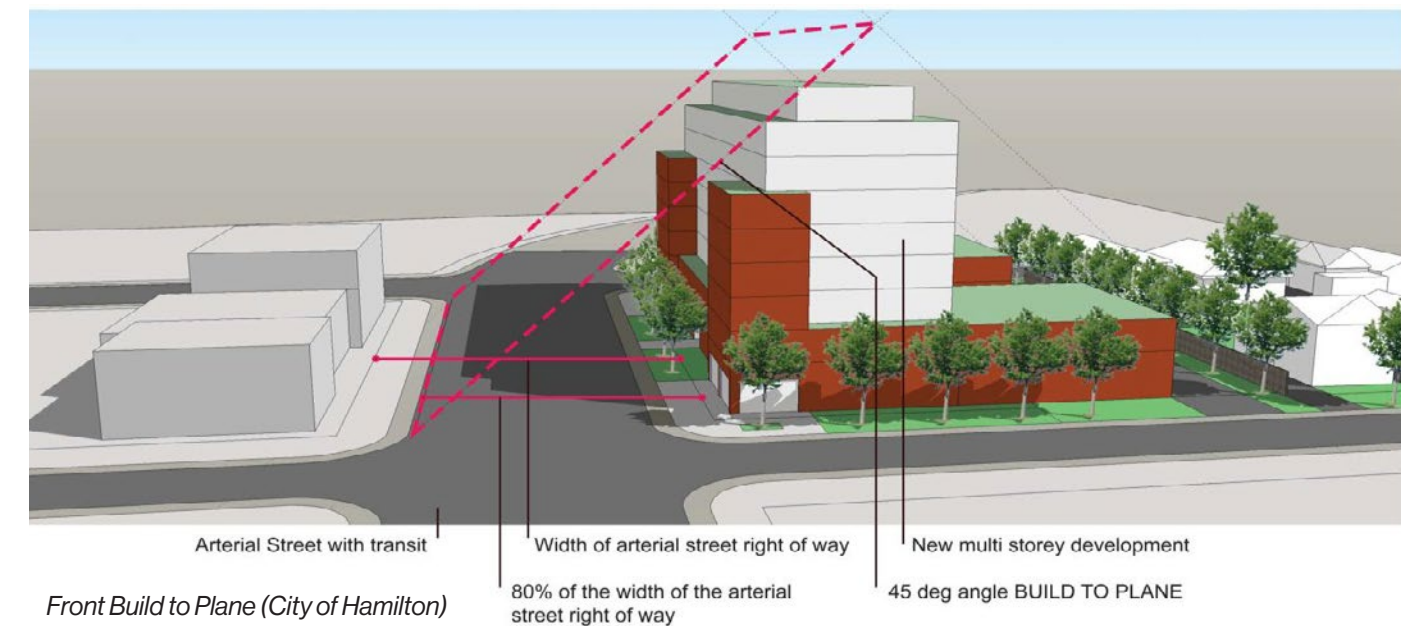
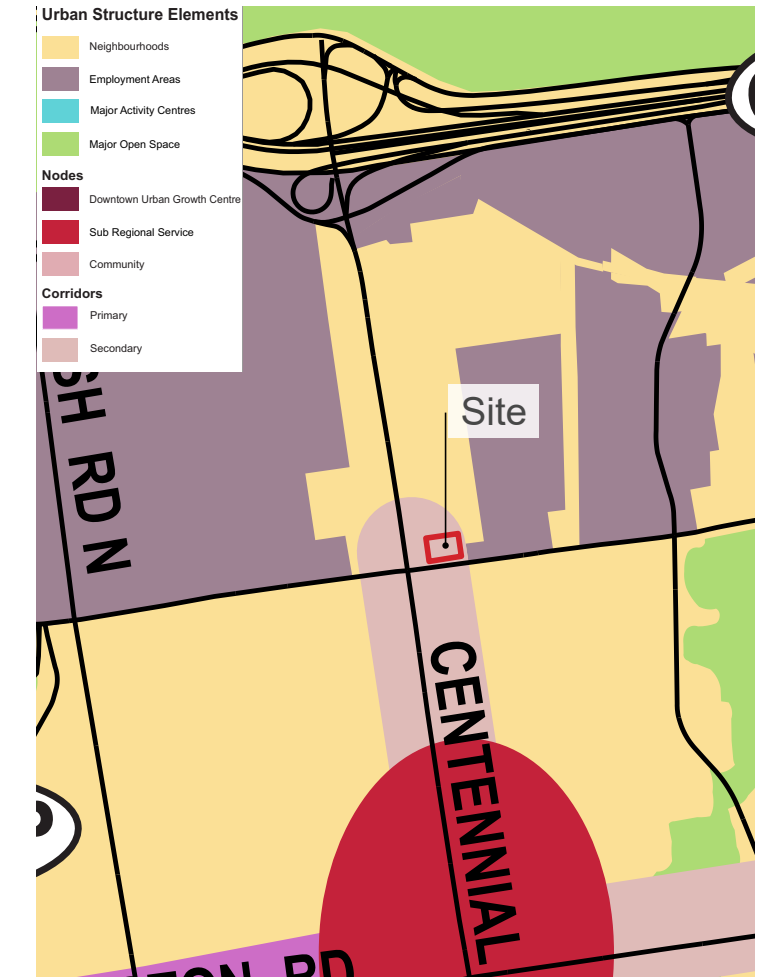
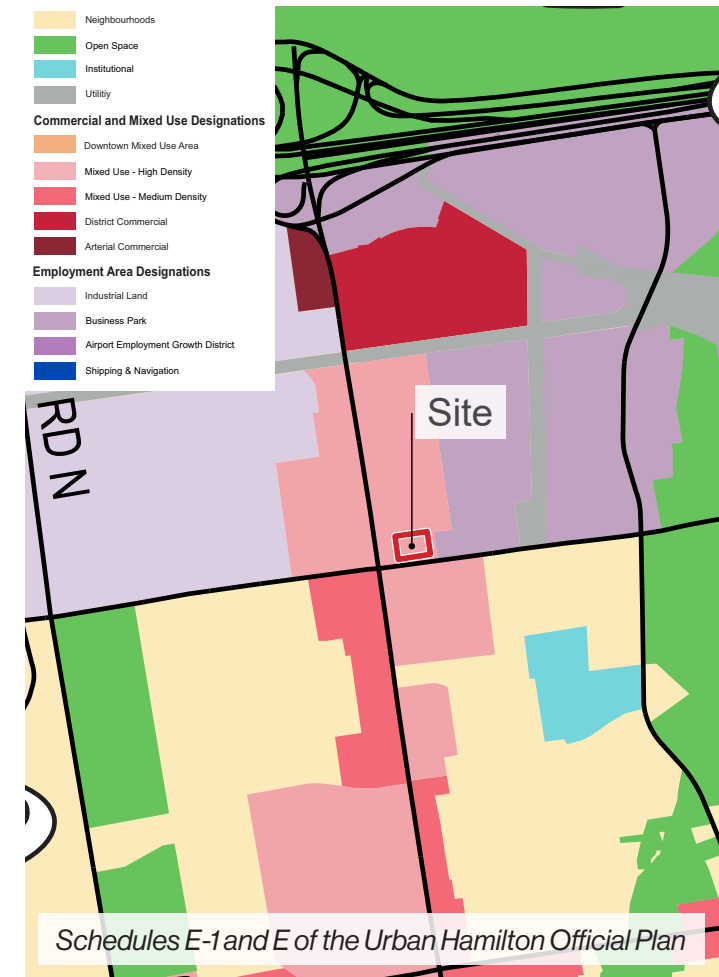
- Sub-Regional Service Node
- Prominent Intersection
- Streetscape Improvement Area
- Industrial Transition Area

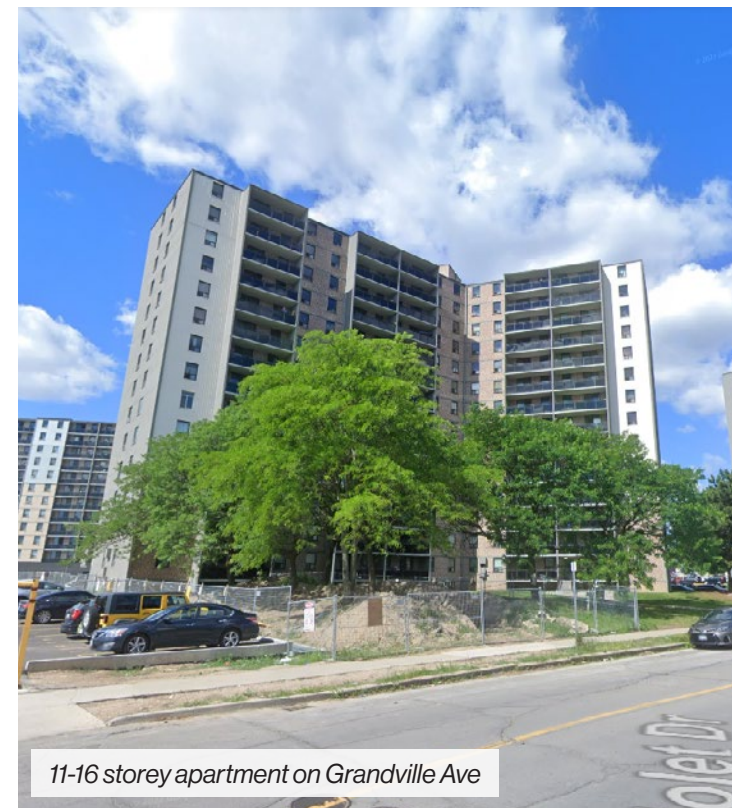
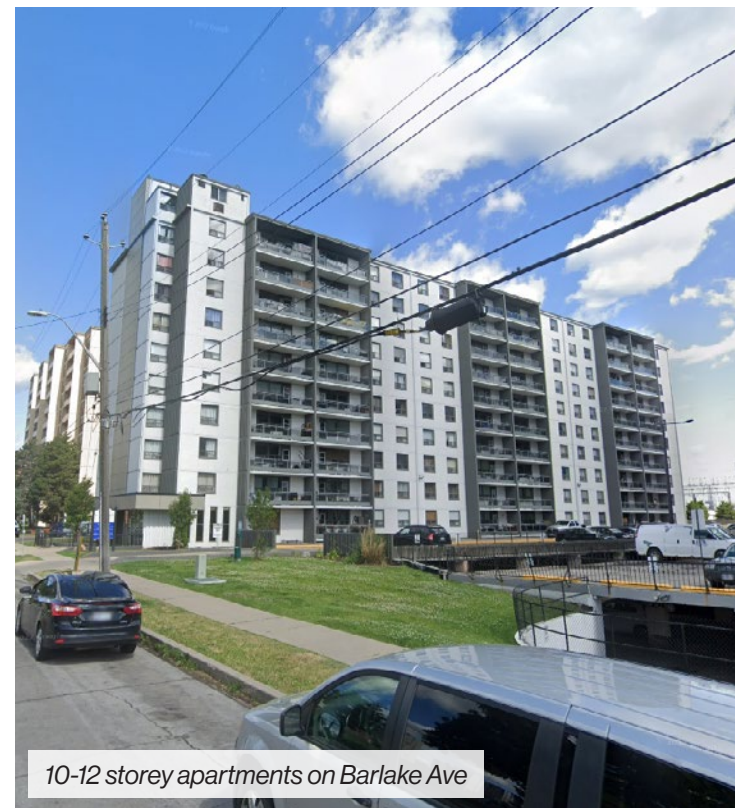
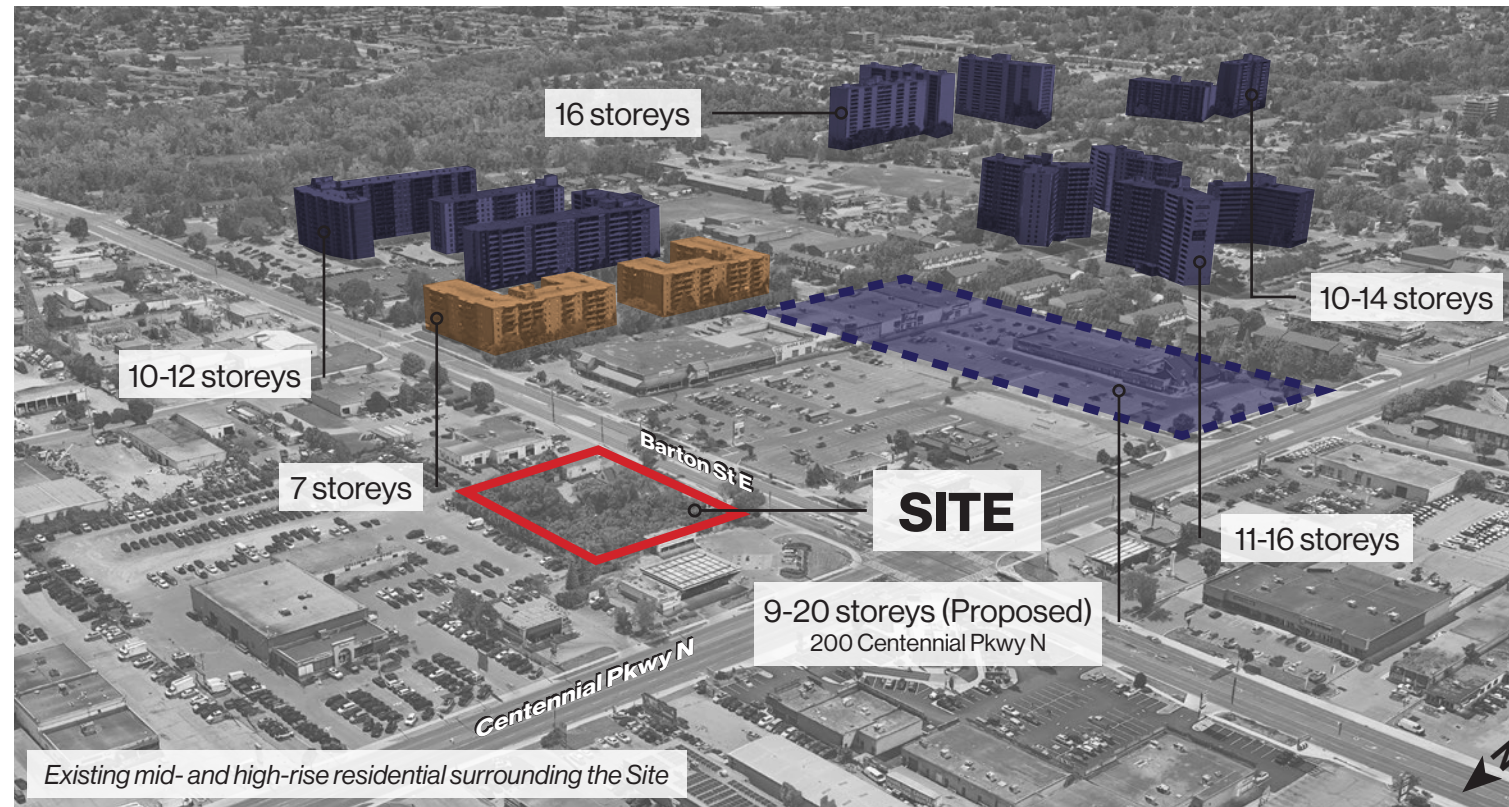
Additional Policy Documents

- City-Wide Corridor Planning Principles and Design Guidelines
- Tall Building Guidelines

Combined Performance Standards

- Min. Site Dimensions 35m x 45m
- Height 13-17 storeys, 50m+
- Max Tower Footprint 750m²
- Angular Plane 45° from 80% ROW Width
- Min. Node Density 100-150 people & jobs/hectare
- Min. Setback from Industrial Uses 70m
- Urban streetscape condition along Barton St





Height Analysis

Create a tower and podium form that aligns with the Secondary Plan height limits

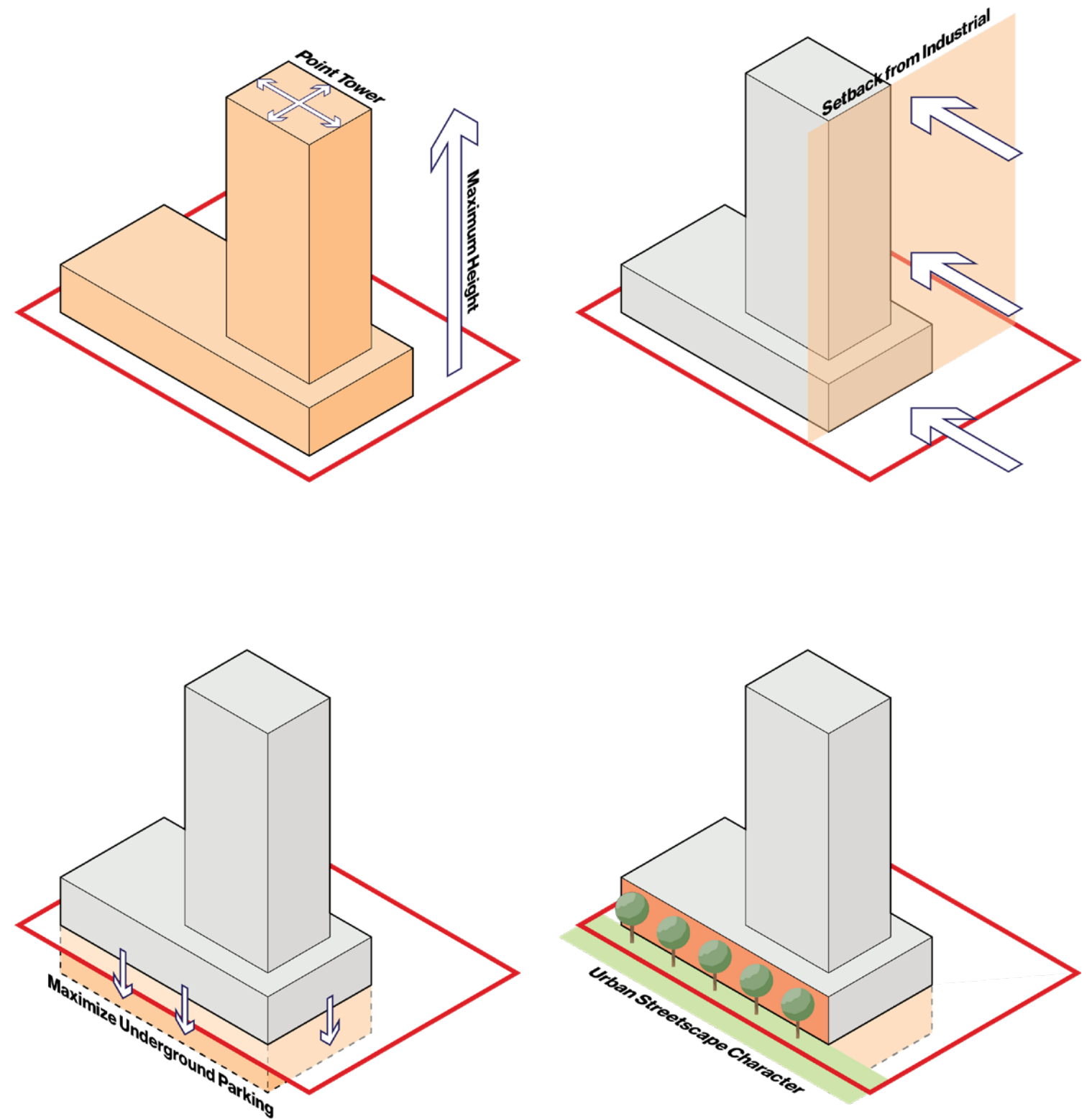
Contribute to the development of an urban streetscape character along Barton Street East through a continuous street wall and ground floor retail

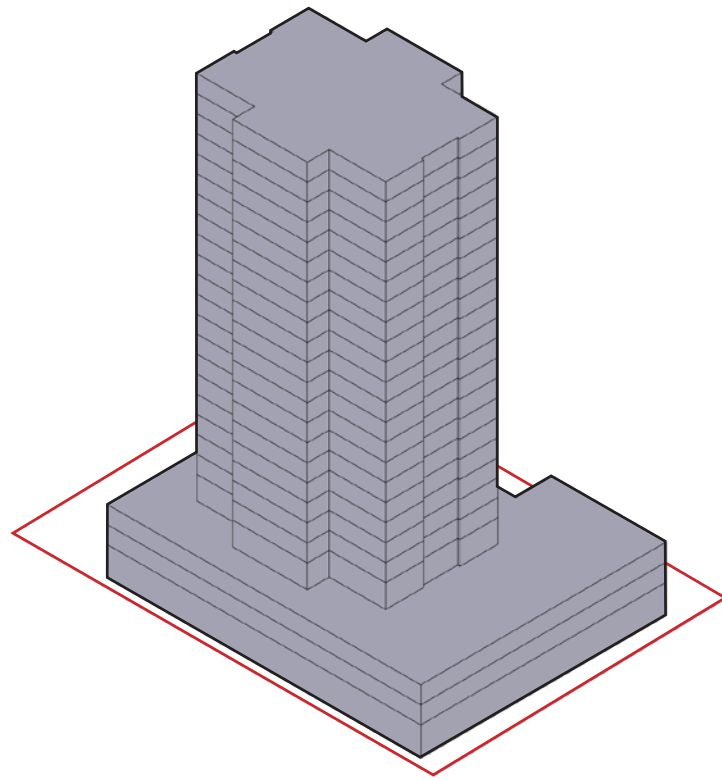
Develop a point tower form with setbacks from Barton Street East to limit impacts on the public realm and adjacent properties

Provide an appropriate setback from the industrial lands to the east

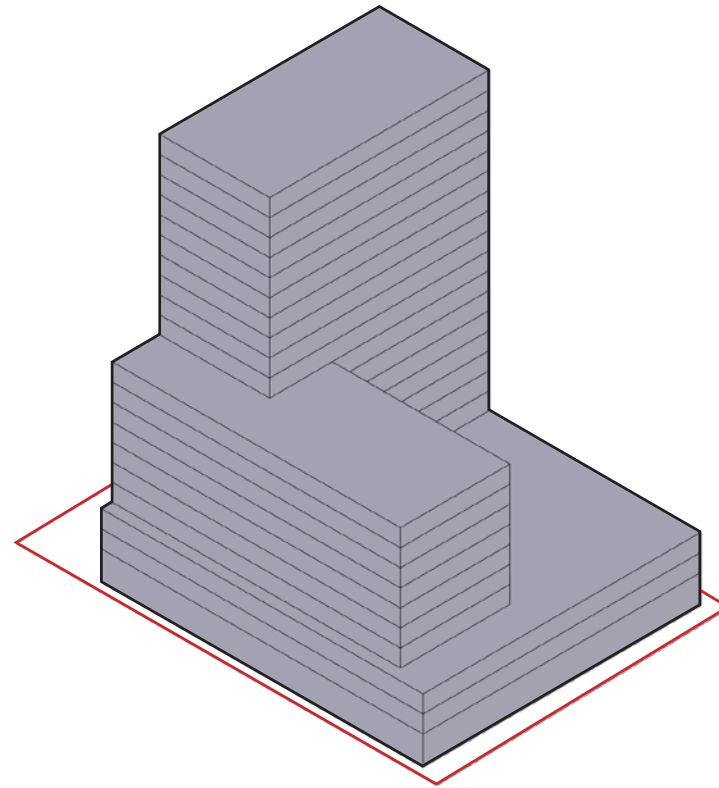
Locate underground parking where feasible

Utilize high-quality materials and finishes

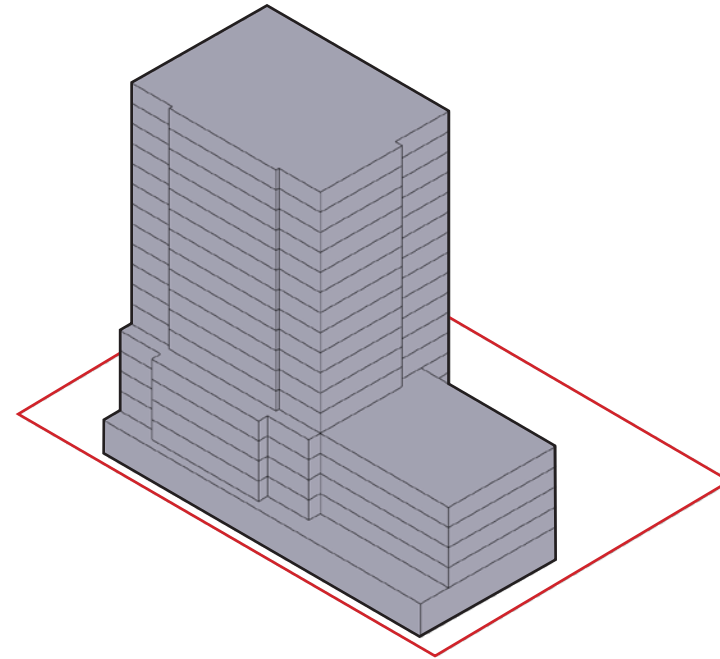




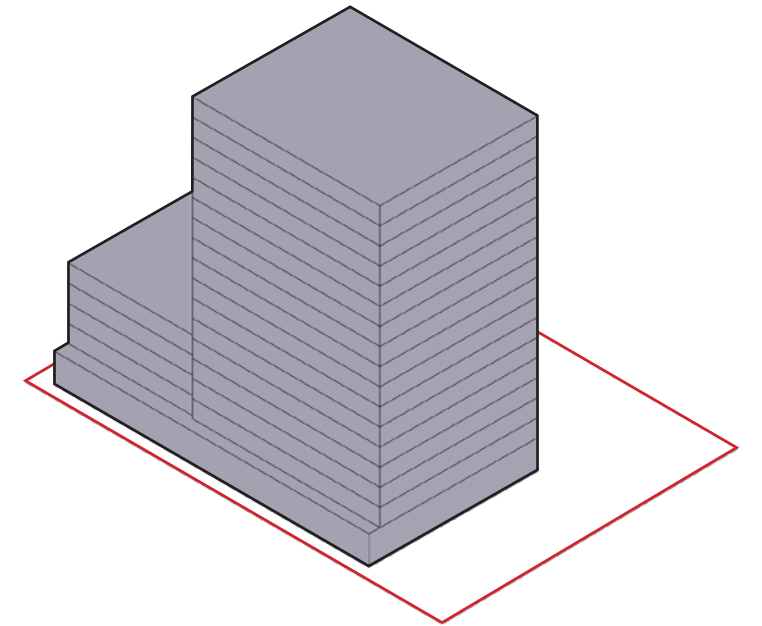
Initial Concept
25 Storeys with 3 Storey Podium



Pre-Consultation Submission
20 and 10 Storeys with 3 Storey Podium



Initial ZBA Submission
17 Storeys with 5 Storey Podium



Current ZBA Submission
17 Storeys with 5 Storey Podium

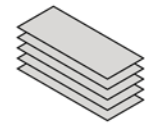
Design Evolution

21033
May 11, 2023
Design Review Panel Presentation

SRM[↑]
architects+
urban*designers



2481 Barton St E



15,797m² GFA
475m² Commercial GFA



0.37ha
72.5m (frontage)
51.9m (depth)



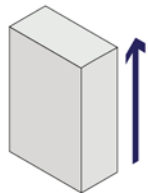
177 Vehicle Parking Spaces



207 Units



107 Bicycle Parking Spaces



17 Storeys with
5 Storey Podium



998m² Amenity Space

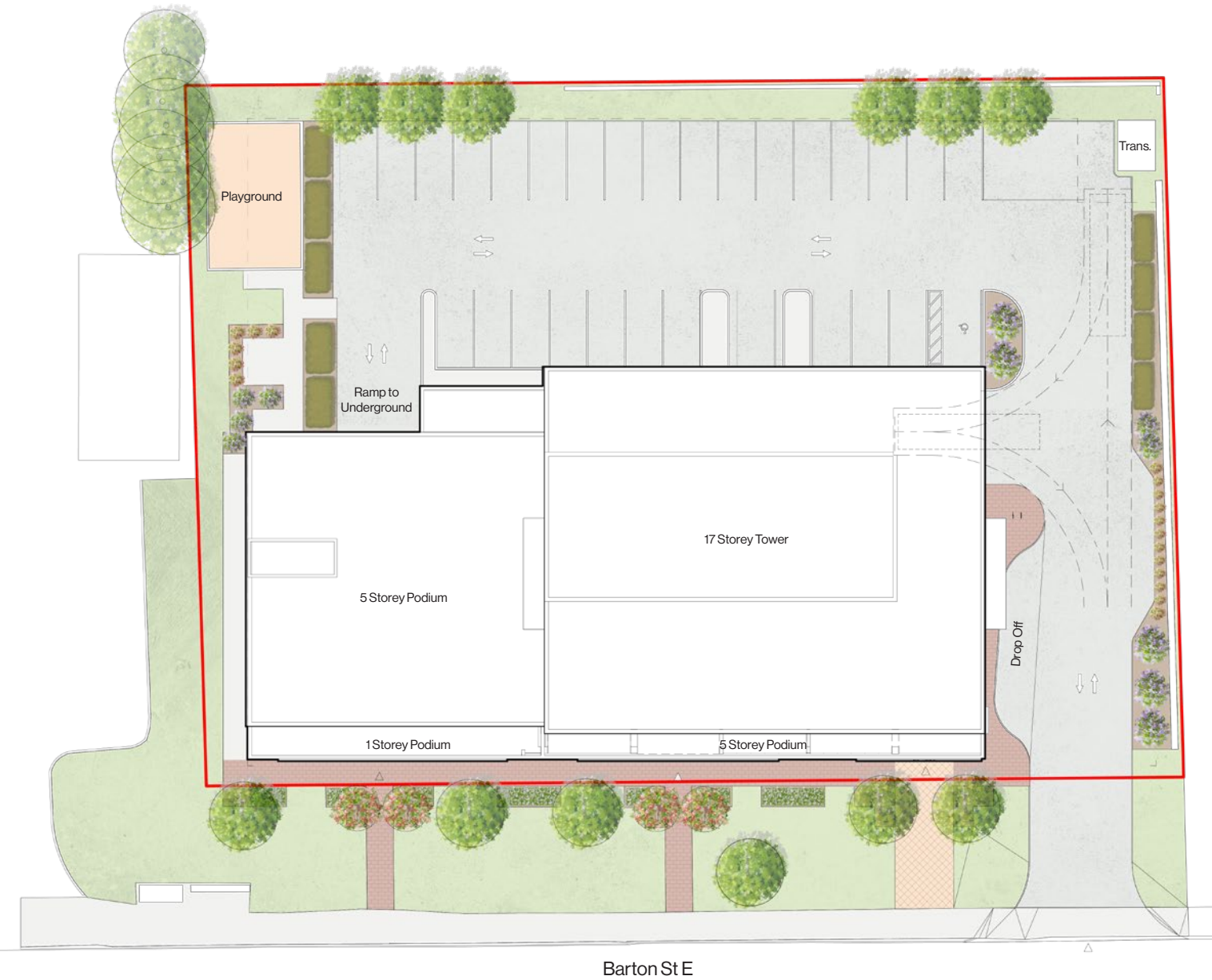


Proposed Development with 17-storey tower and 5-storey podium

Proposed Development

21033
May 11, 2023
Design Review Panel Presentation



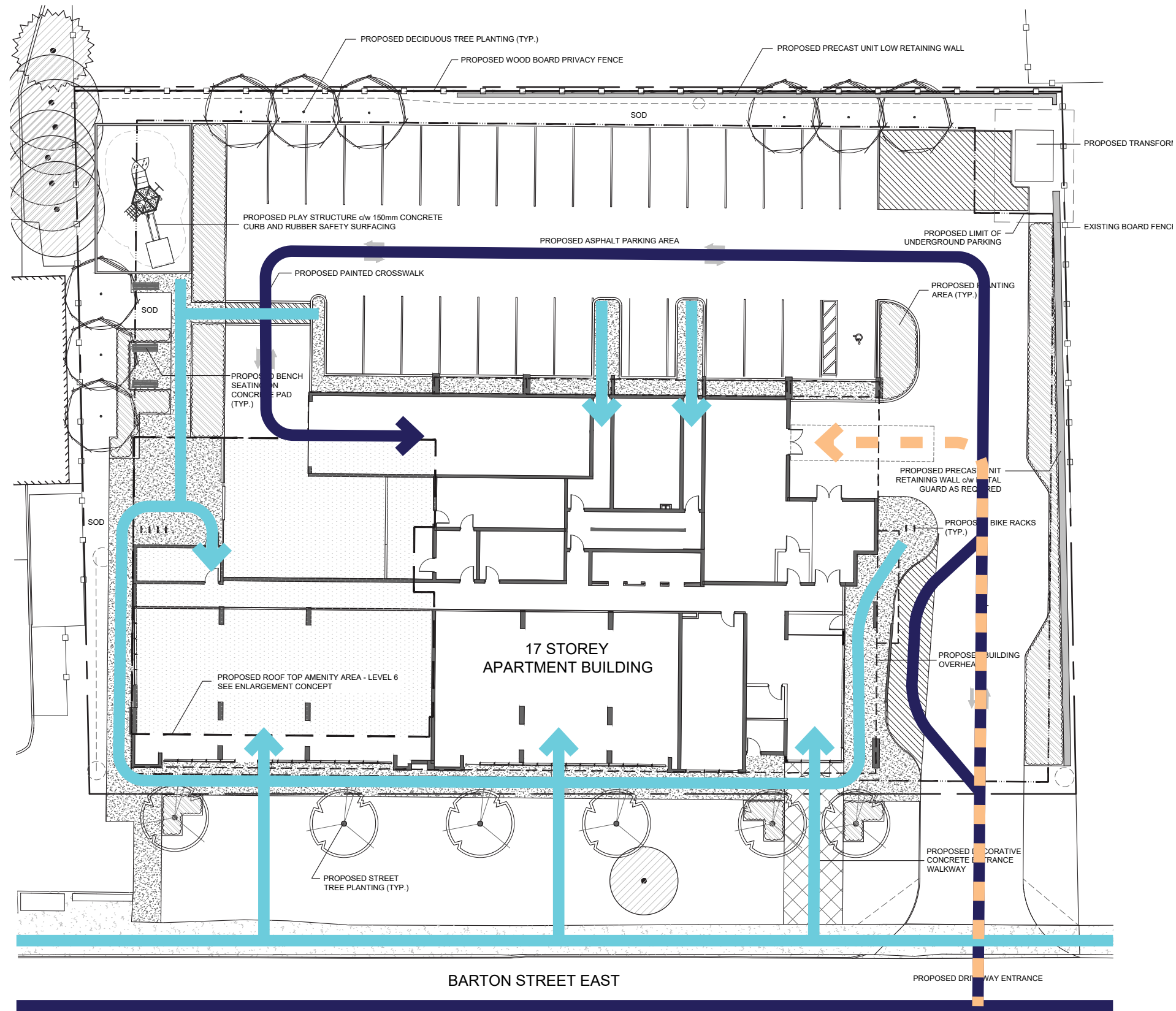


Site Plan
showing roof plan



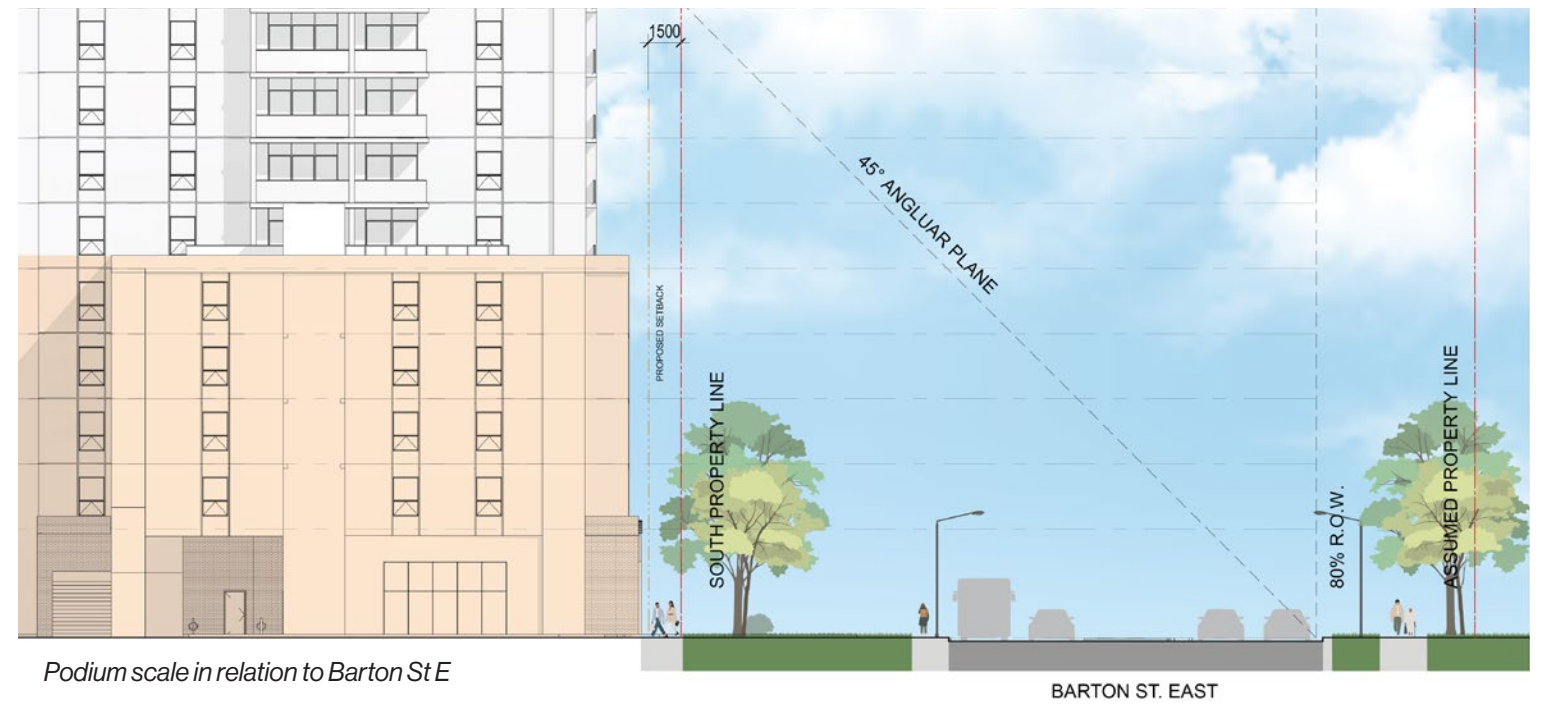
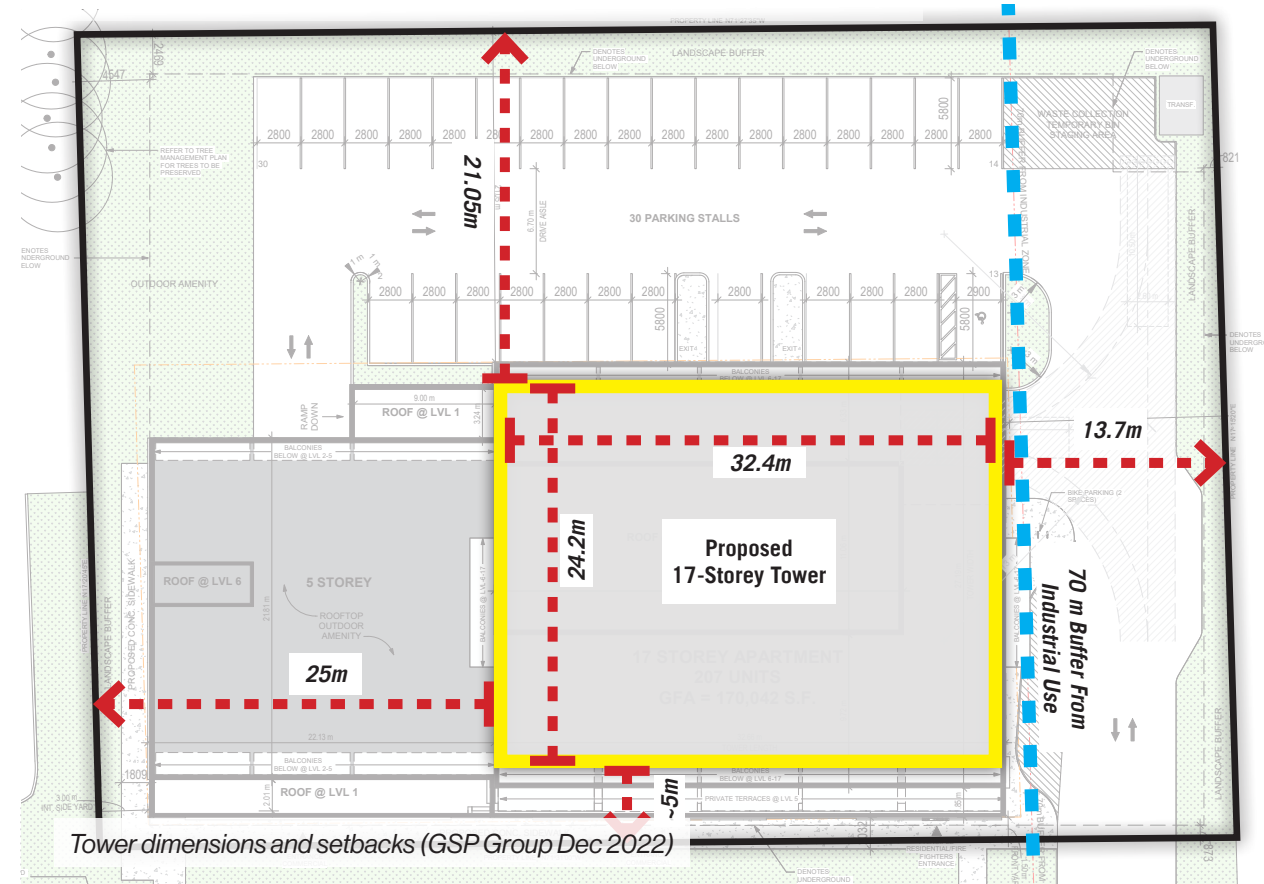
Ground Floor Plan

- Pedestrian
- Vehicle
- Service & Loading



Site Circulation

21033
 May 11, 2023
 Design Review Panel Presentation

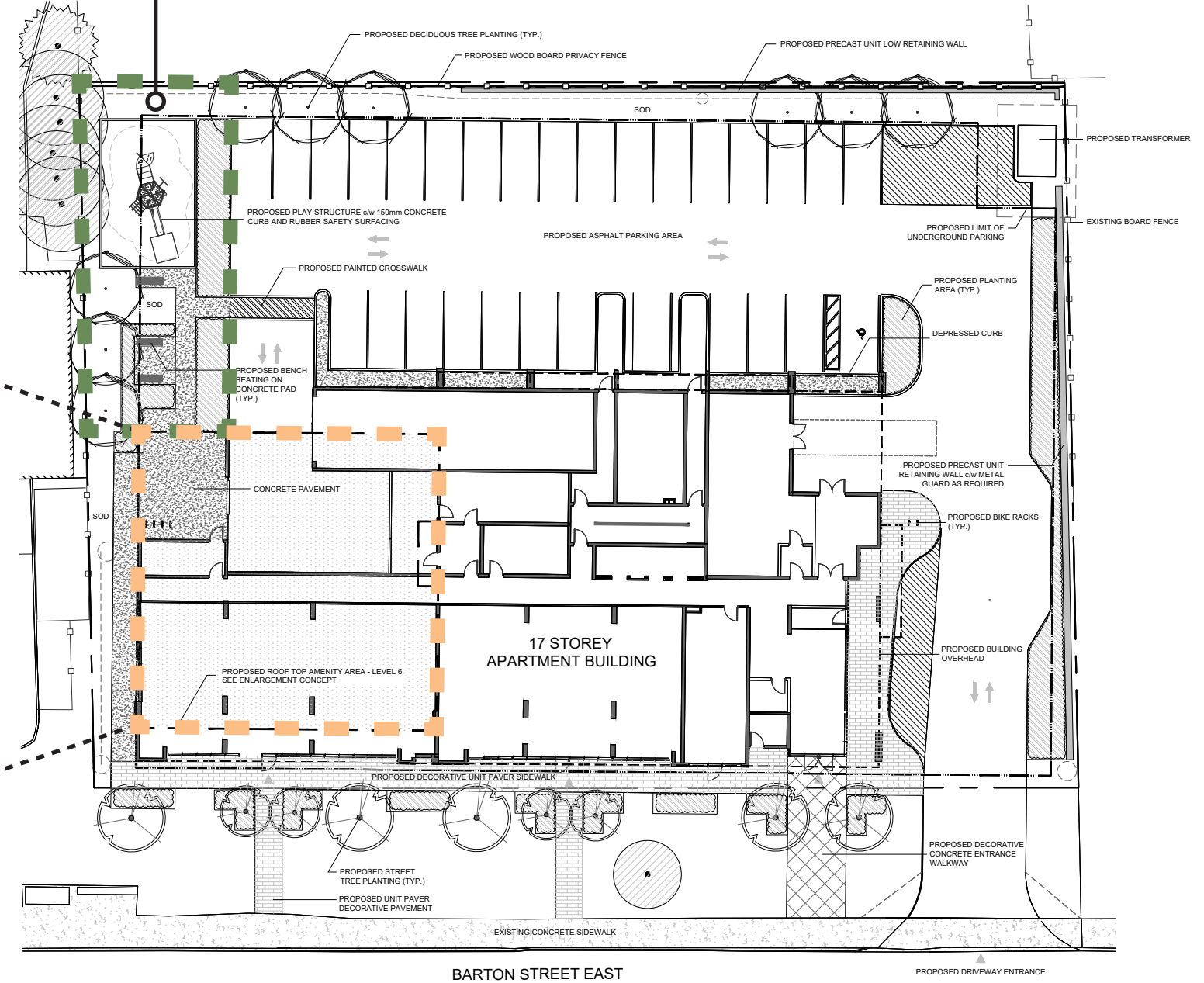


Podium & Tower Form

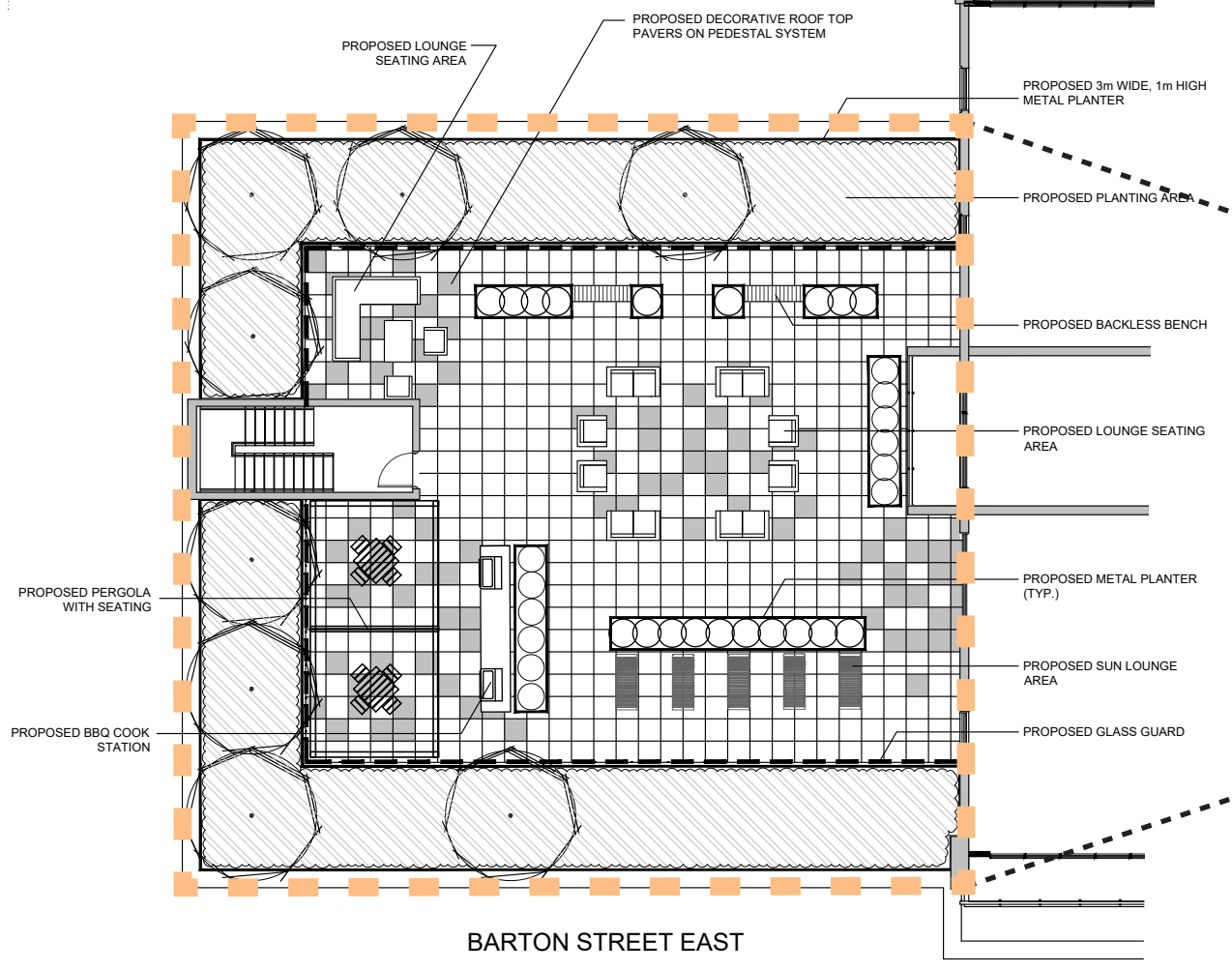
21033
 May 11, 2023
 Design Review Panel Presentation



Outdoor Amenity Area



Landscape Concept Plan



Rooftop Amenity Area

Source: Hill Design (April 13, 2023)



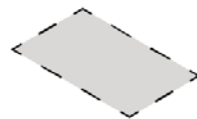
Site Area

Guideline Min.

Proposed

35m x 45m

72.5m x 51.9m



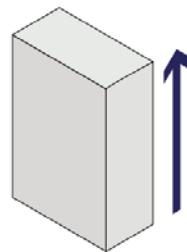
Tower Footprint

Guideline Max.

Proposed

750sqm

783 sqm



Tower Height

Guideline Min.

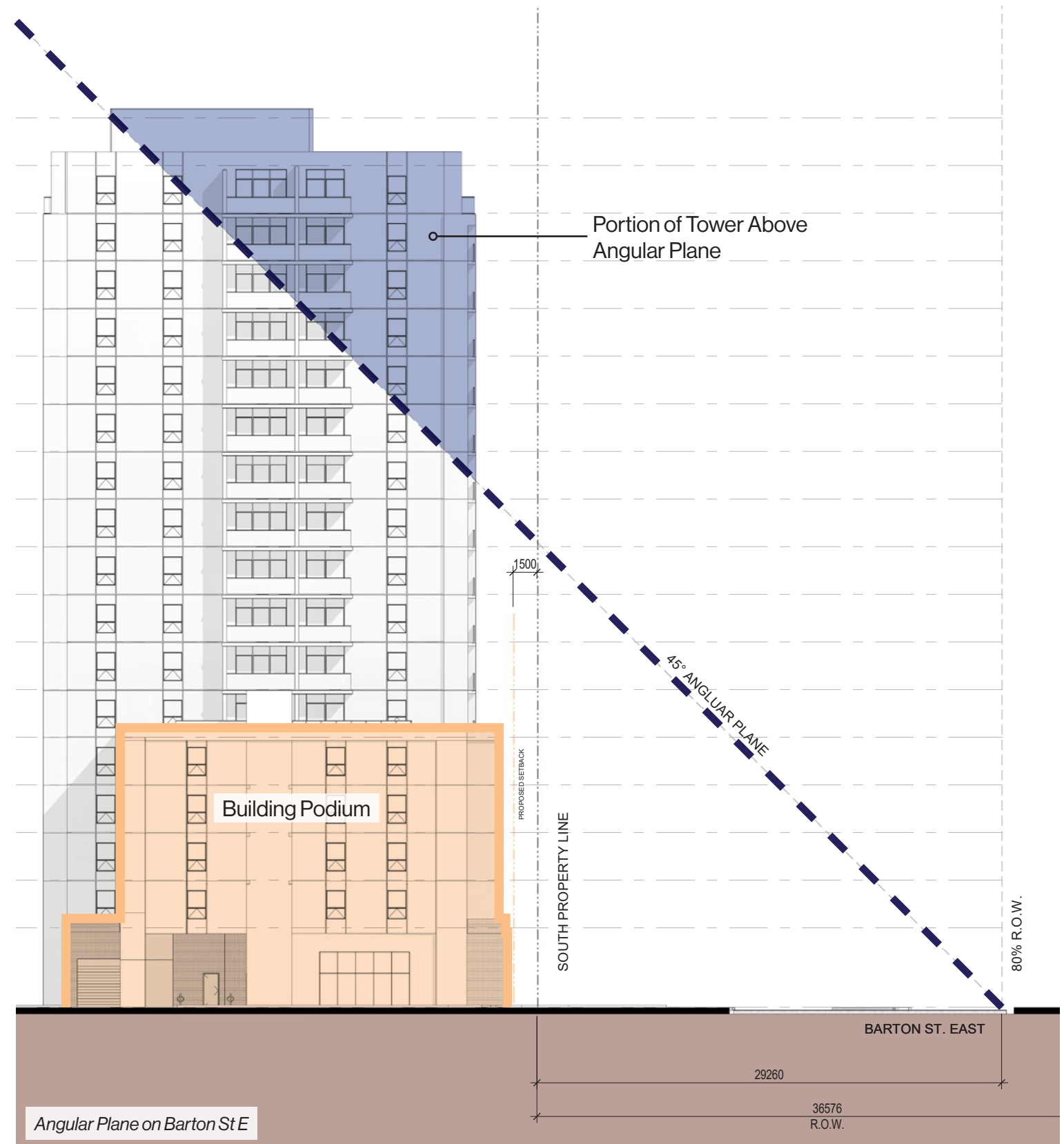
Secondary Plan Max.

Proposed

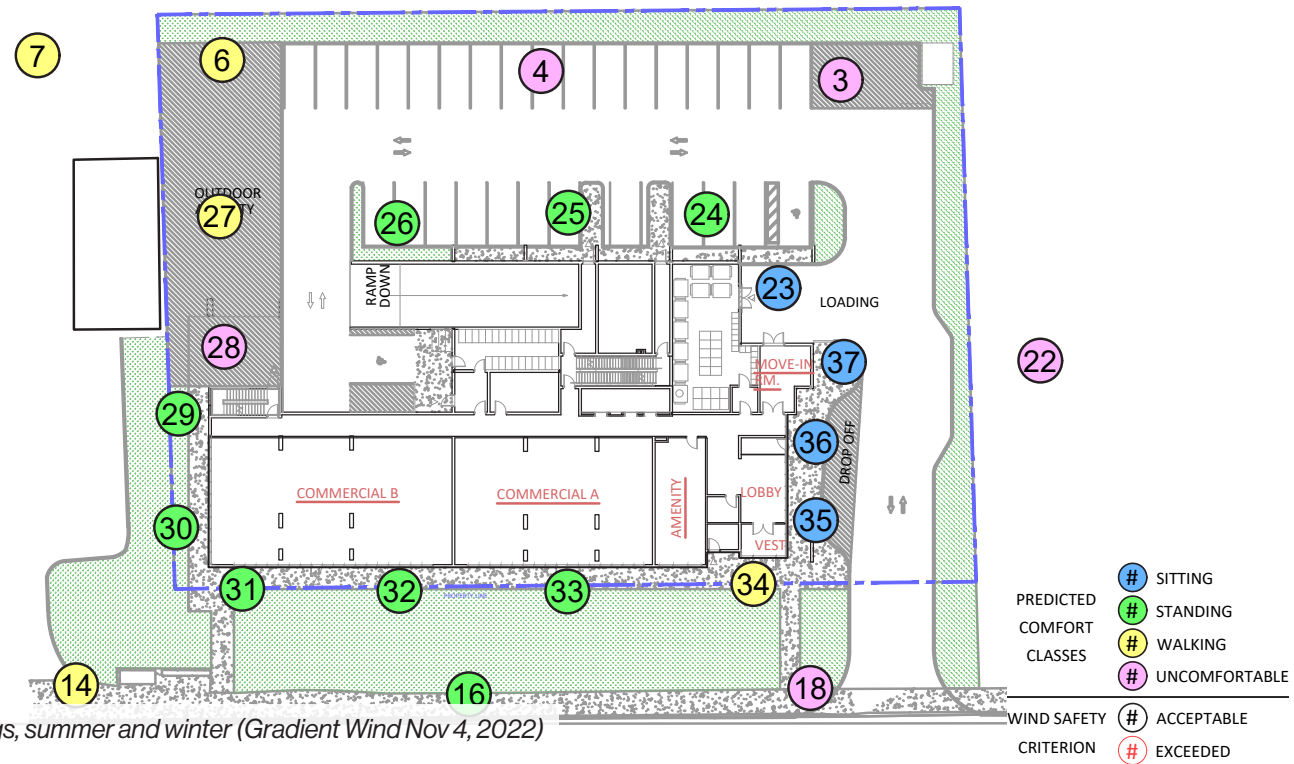
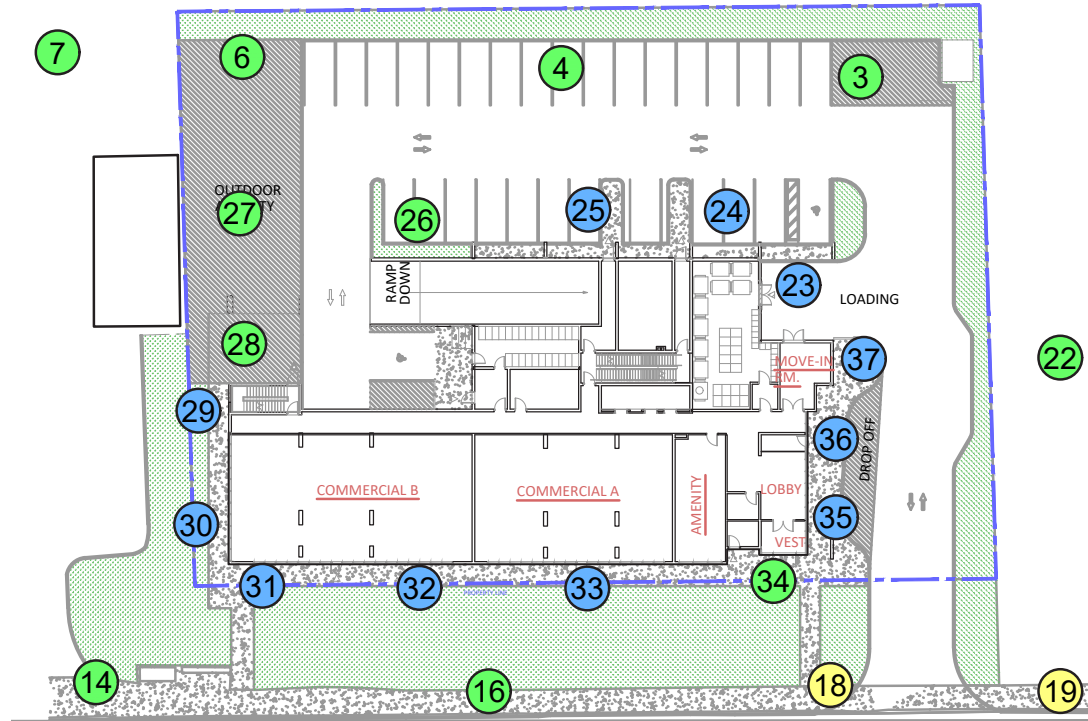
13 storeys & 50m

17 storeys

17 storeys & 53m



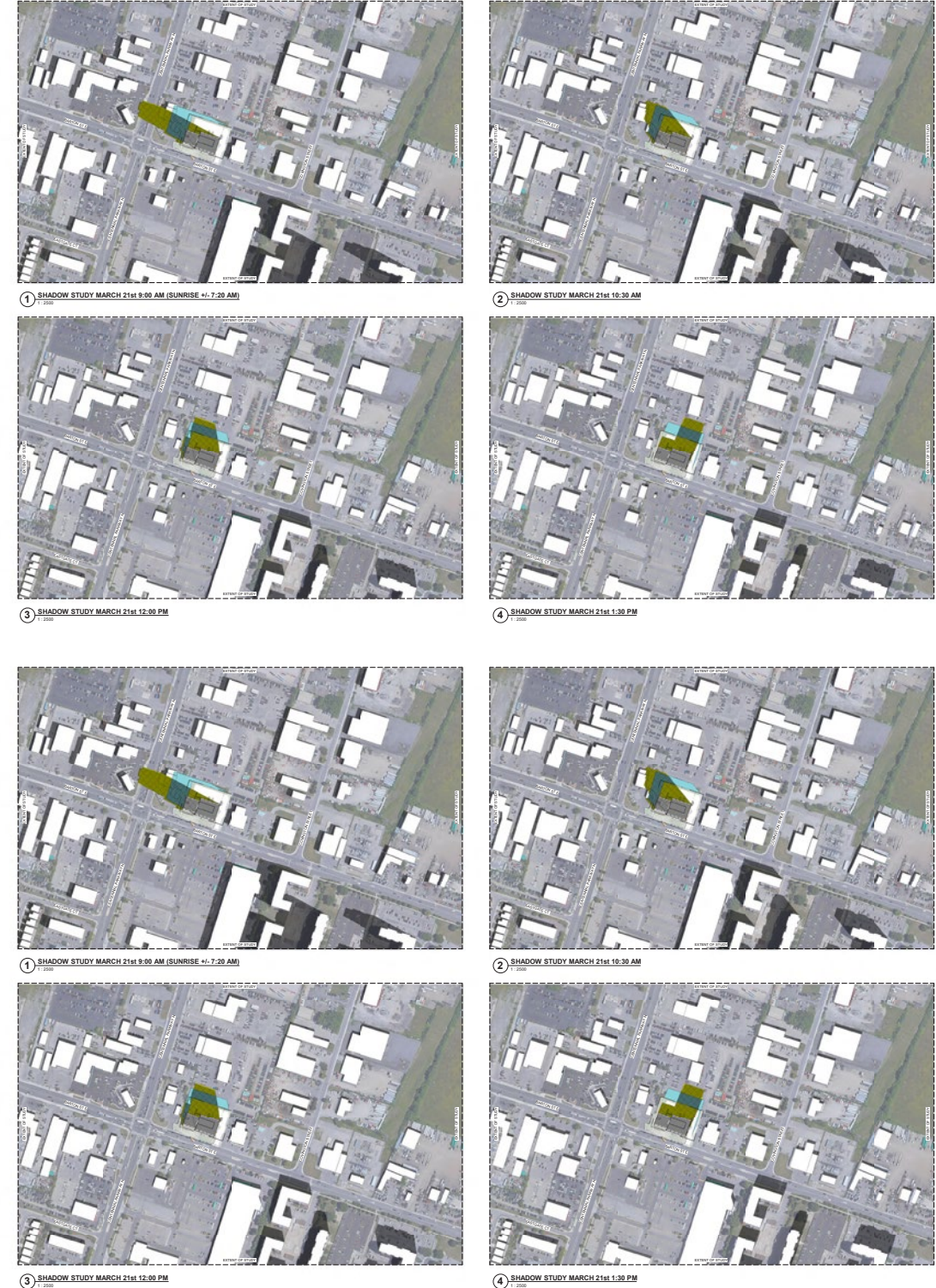
Wind Study



Wind study findings, summer and winter (Gradient Wind Nov 4, 2022)

- # SITTING
 - # STANDING
 - # WALKING
 - # UNCOMFORTABLE
 - # ACCEPTABLE
 - # EXCEEDED
- WIND SAFETY CRITERION

Shadow Study



Shadow study findings, March and September

Impacts & Mitigation

Thank You

Questions & Comments?



SRM 
architects+
urban*designers