DESIGN REVIEW PANEL 26 West Avenue South | Multi-Unit Residential | Renovation & Addition

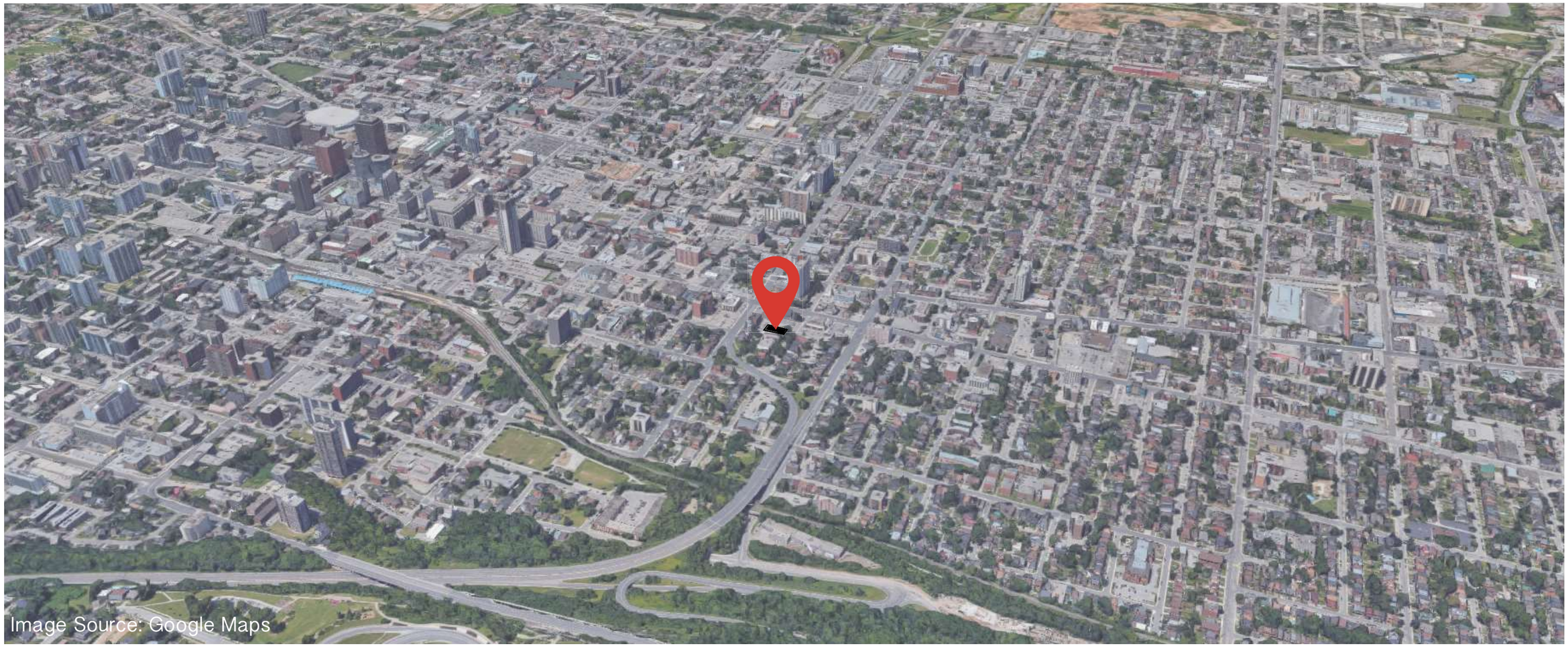
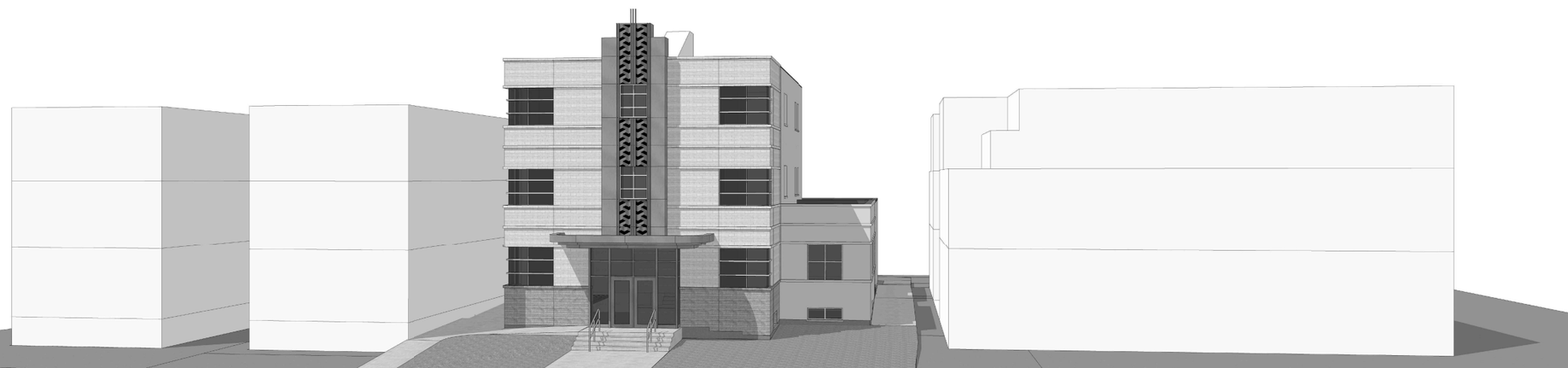


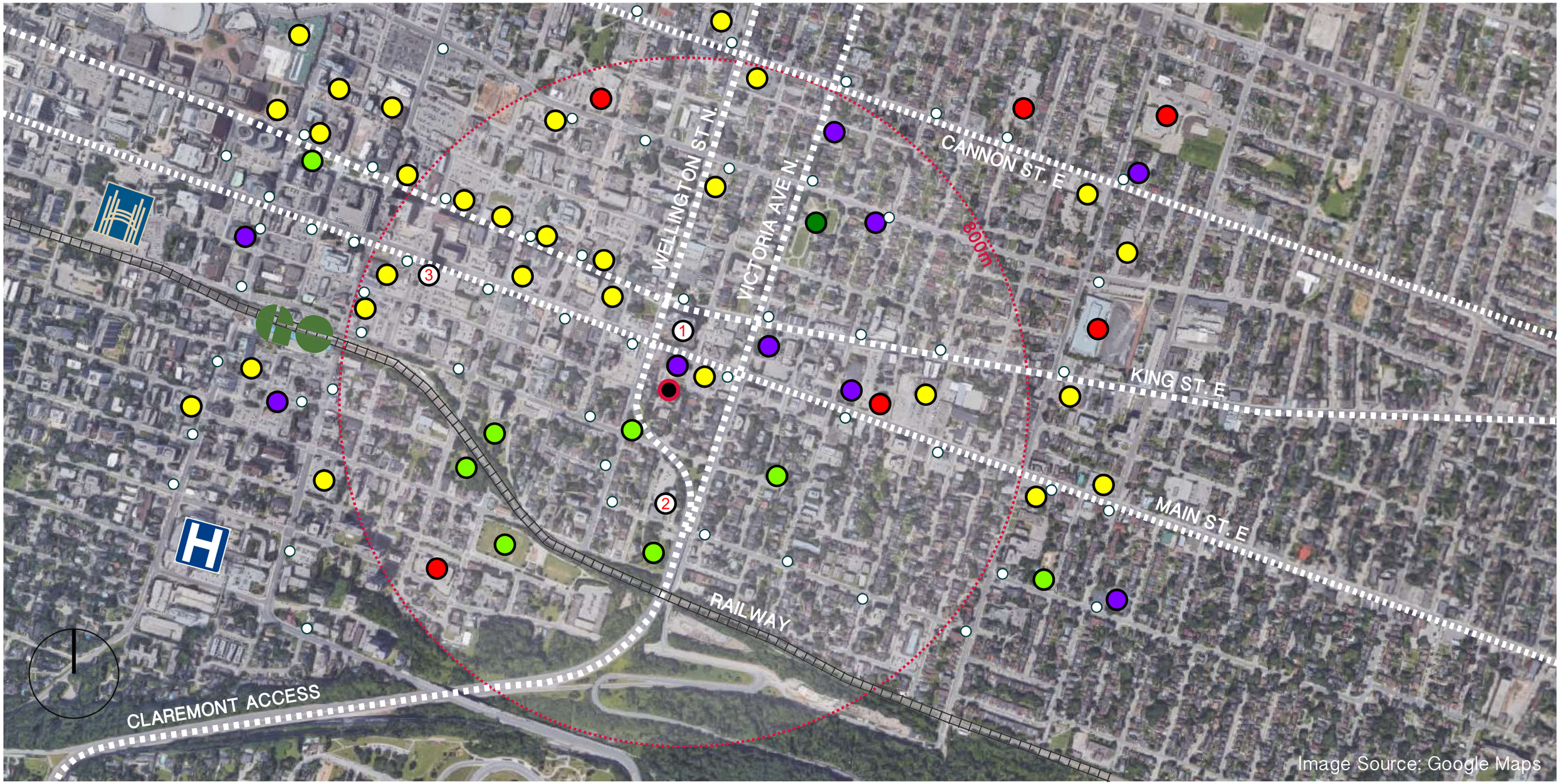
Image Source: Google Maps

MAY 20, 2022

Grace Wang Architect Inc.



1.0 CONTEXT PLAN



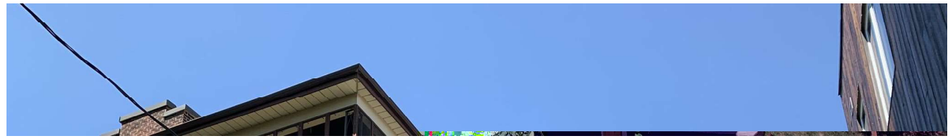
LEGEND

- SUBJECT PROPERTY
- PABLIC PARKS
- EDUCATIONAL INSTITUTION
- PLACE OF WORSHIP
- SHOPS/RESTAURANTS
- BUS STOP
- (1) FIRST PLACE HAMILTON
- (2) CENTRAL MEMORIAL REC CENTRE
- (3) LANDMARK PLACE

SITE LOCATION & NEIGHBOURING PROPERTIES

The subject property is located within the Stinson Established Historic Neighborhood, adjacent to major arterial roads and the City of Hamilton downtown central core. In addition, the subject property is within proximity of various shops, restaurants, open parks, public amenities, and public transportation routes.

2.1 EXISTING SITE CONDITION



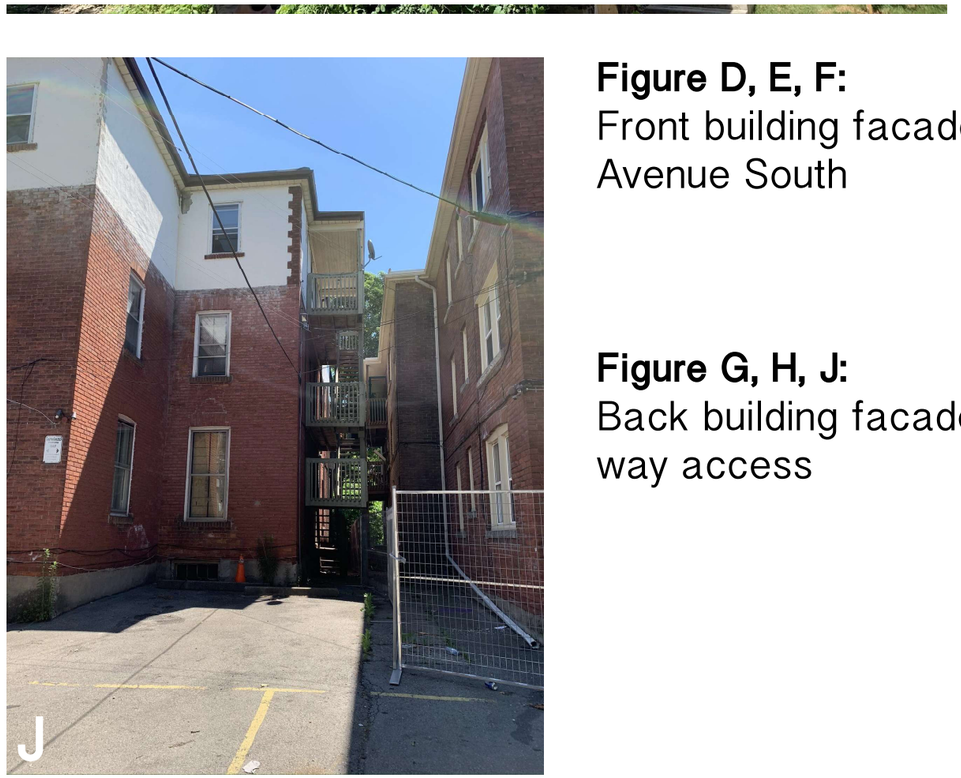


Figure D, E, F:
Front building facade, facing West Avenue South

Figure G, H, J:
Back building facade, along alley way access

Figure K Artistic Rendering

Figure L Demolition Plan

3.0 DESIGN BRIEF

3.1 BUILDING DESING

EXISTING FACADE

PROPOSED FACADE SketchUP Model

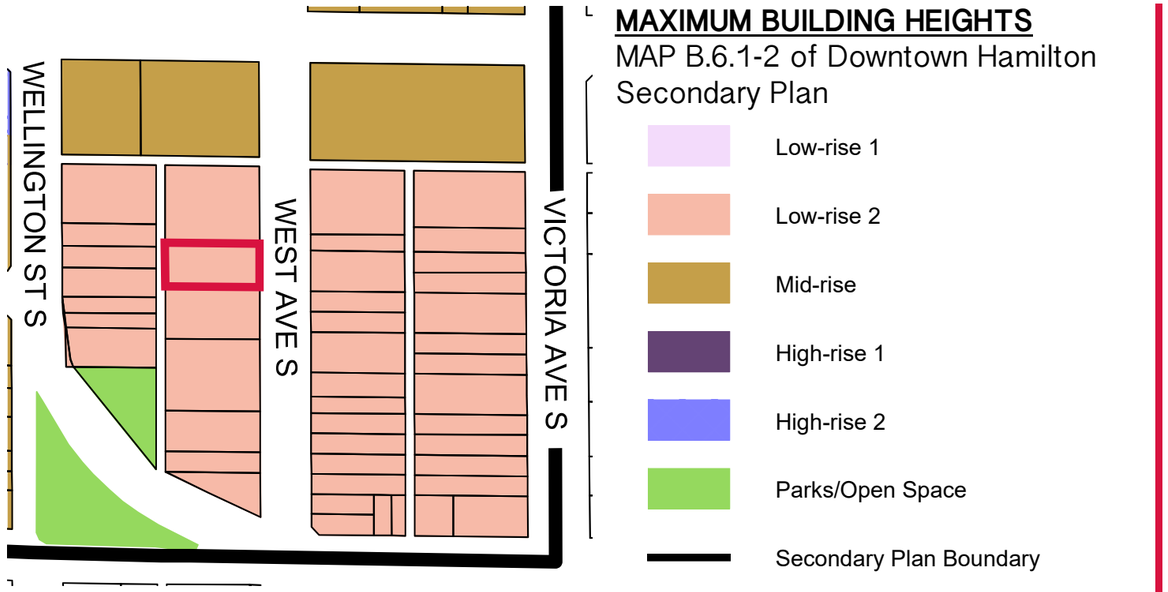
West Ave S (West Street View)

West Ave S (East Street View)

3.2 APPLICABLE DESIGN REQUIREMENTS

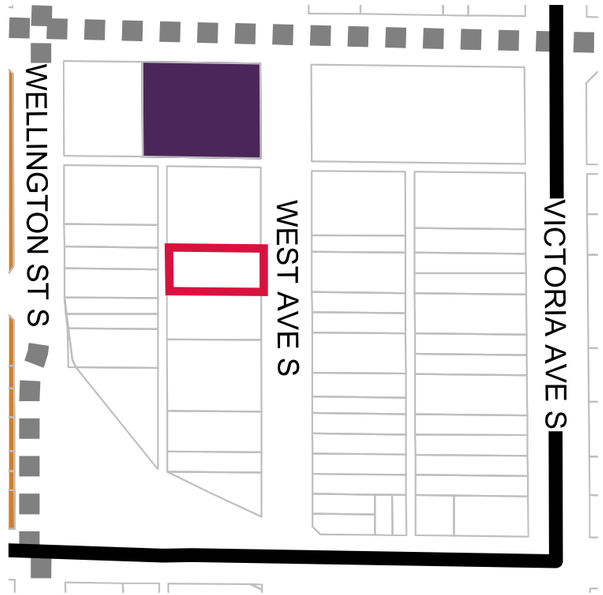
Guideline documents examined

- Hamilton Zoning By-law 05-200-Section 6.5 Downtown Residential (D5) Zone.
- "Downtown Mixed Use Area" on Schedule E-1 of the Urban Hamilton Official Plan.
- The subject property is designated "Downtown Residential" on Map B.6.1-1, identified as "Low-rise 2" on Map B.6.1-2 and identified as a location where there may be impacts to views on Appendix C of the Downtown Hamilton Secondary Plan.



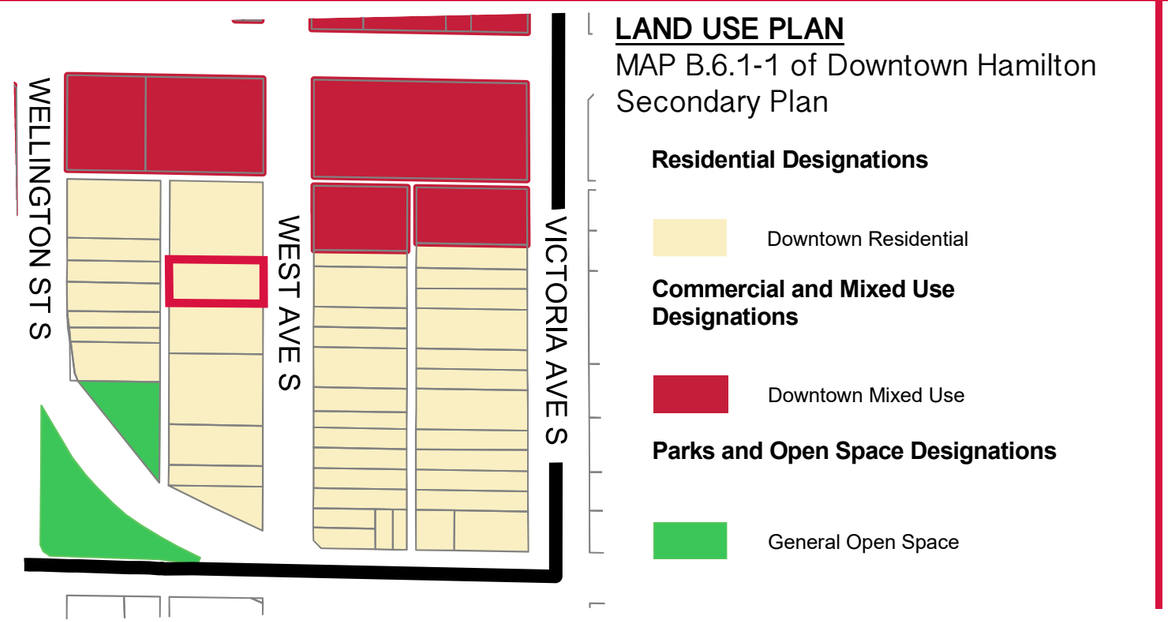
MAXIMUM BUILDING HEIGHTS
MAP B.6.1-2 of Downtown Hamilton Secondary Plan

- Low-rise 1
- Low-rise 2
- Mid-rise
- High-rise 1
- High-rise 2
- Parks/Open Space
- Secondary Plan Boundary



CULTURAL HERITAGE RESOURCES
APPENDIX B of Downtown Hamilton Secondary Plan

- Registered Non-Designated
- Designated
- Established Historical Neighbourhoods
- Secondary Plan Boundary



LAND USE PLAN
MAP B.6.1-1 of Downtown Hamilton Secondary Plan

Residential Designations

- Downtown Residential

Commercial and Mixed Use Designations

- Downtown Mixed Use

Parks and Open Space Designations

- General Open Space

CULTURAL HERITAGE LANDSCAPES
APPENDIX B-1 of Downtown Hamilton Secondary Plan

- Cultural Heritage Landscapes

15. Wellington St. S. Streetscape - East and West sides, Main St. E. to Hunter St. E.
16. Victoria Av. S. Streetscape - Main St. E. to Hunter St.

Image Source: Urban Hamiton Official Plan, Downtown Hamilton Secondary Plan

L.0 LANDSCAPE PLAN

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
1EEE2	Acer griseum	Paperbark Maple	20mm Cal.	W.B.	7.0	6.0	4≥ prom.	
1	Lagerstroemia indica 'Little Volunteer'	Little Volunteer Lilac Tree	20mm Cal.	W.B.	7.0	4.0	4≥ prom.	
2HBUB2	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30cm	#3 cont.	1.1	1.0	0.9≥	REMARKS
10	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2ISE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
GEA22E2	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	--	#1 cont.	2.1≥	0.60	0.70	
32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2ISE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
33	Hakonechloa macra	Japanese Forest Grass	--	#1 cont.	0.40	0.20	0.40	
PEPENIN42	BOTANICAL NAME	COMMON NAME	2ISE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
101	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	--	#1 cont.	0.40	0.40	0.30	Kaplonowi
30	Hemerocallis x 'Stella D'Oro'	Stella D'Oro Daylily	--	#1 cont.	0.30	0.20	0.40	

(35) Hemerocallis x 'Happy Returns'.

(33) Hakonechloa macra

(32) Calamagrostis x acutiflora 'Karl Foerster'.

(1) Acer griseum

(34) Hemerocallis x 'Stella D'Oro'.

(4) Hydrangea arborescens 'Annabelle'.

(10) Calamagrostis x acutiflora 'Karl Foerster'.

21EEE1 1EEE PLANTING LTD.
DEPARTMENT OF FORESTRY
- CITY OF HAMILTON
DEFERRAL SPECIES
- 1EEE2 TO BE PLANTED BY THE CITY OF HAMILTON
82.88m² OF SOIL VOLUME AVAILABLE PER TREE

MAKE GOOD ANY DAMAGE TO EXISTING TURF WITH
12mm TOPSOIL, LIME GRADE AND SOD (L.4.)

PLANTING NOTES

1. Soil mixture: for
   if existing soil is
2. Secure first pl
   branch.
3. Mulched surfac
   otherwise noted
4. Staking method
   < 30mm ca
   30-50mm c
   < 30mm ca
5. All trees to be
6. All weed to be
7. Top 10 root flar
8. As per the City
   the proposed
   percent of the
   ball diameter,
   boundaries, w
9. No signs, stee
10. Trail be acce
    path where p
    blocks.
11. New sidewalk
    space for tree
    as underlying
12. Individual pl
    basal bar and
    1m² of soil be

(5) Acer griseum

(2) Lagerstroemia indica 'Little Volunteer'.

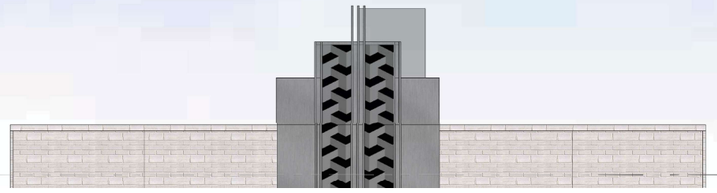
(3) Hydrangea arborescens 'Annabelle'.

(6) Calamagrostis x acutiflora 'Karl Foerster'.

(35) Hemerocallis x 'Happy Returns'.

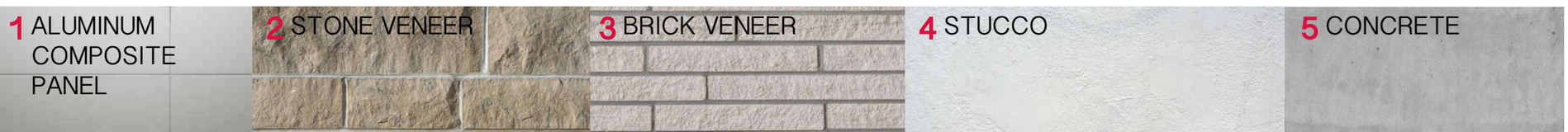
PROPOSED BIKE RACKS (6 UNITS)
- SEE DETAIL D4, L-1

7.0 PROPOSED BUILDING ELEVATION



WEST ELEVATION

EAST ELEVATION



7.1 PROPOSED BUILDING ELEVATION

Basement

3 Units Total

9.1 FLOOR PLAN

Legend

1 Bedroom

2 Bedroom

5 Units Total
Ground Floor

1 Bedroom
Less than
50sqm in floor
area

GROUND FLOOR PLAN

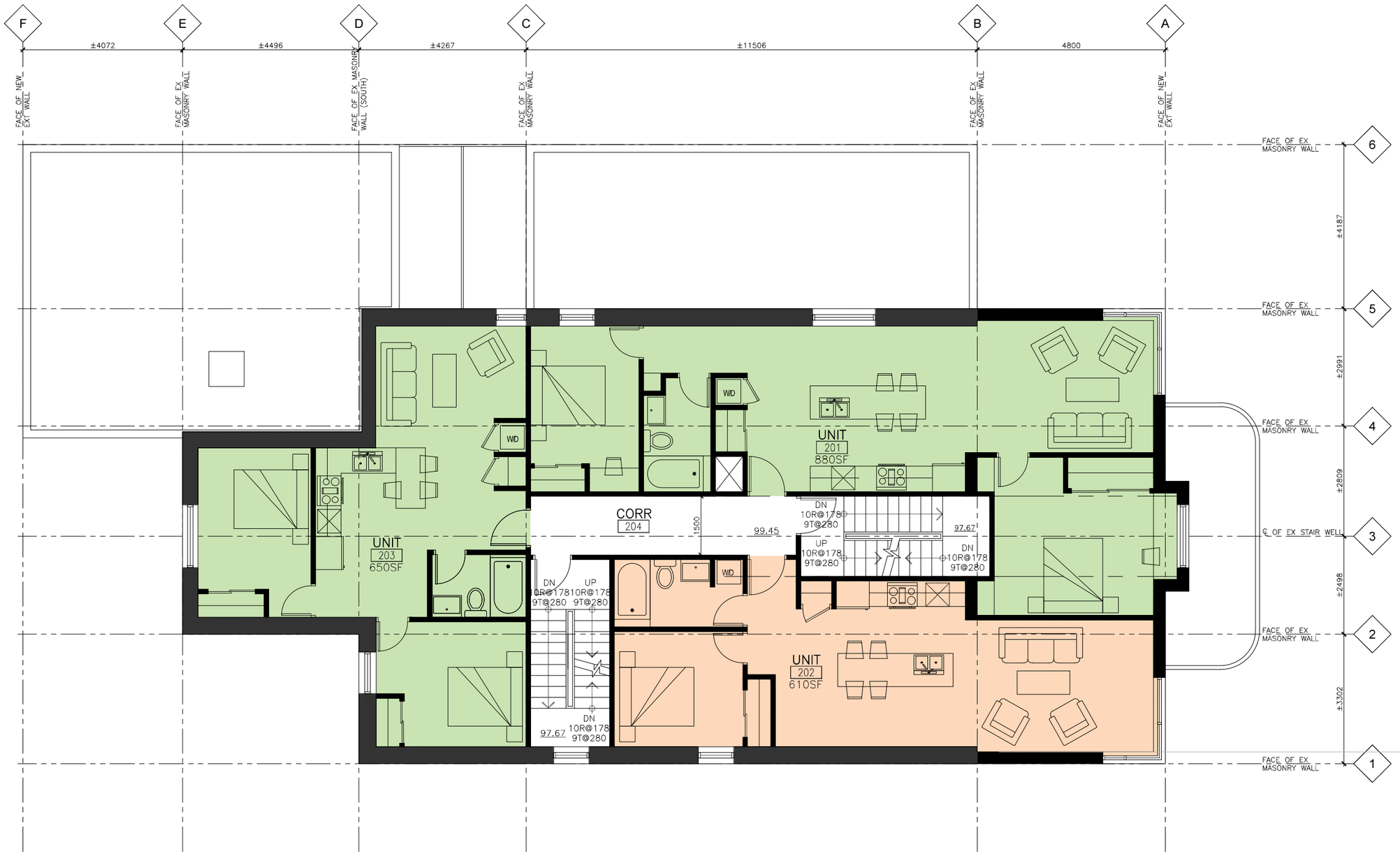
9.2 FLOOR PLAN

Legend

1 Bedroom

2 Bedroom

3 Units Total
Second Floor



SECOND FLOOR PLAN

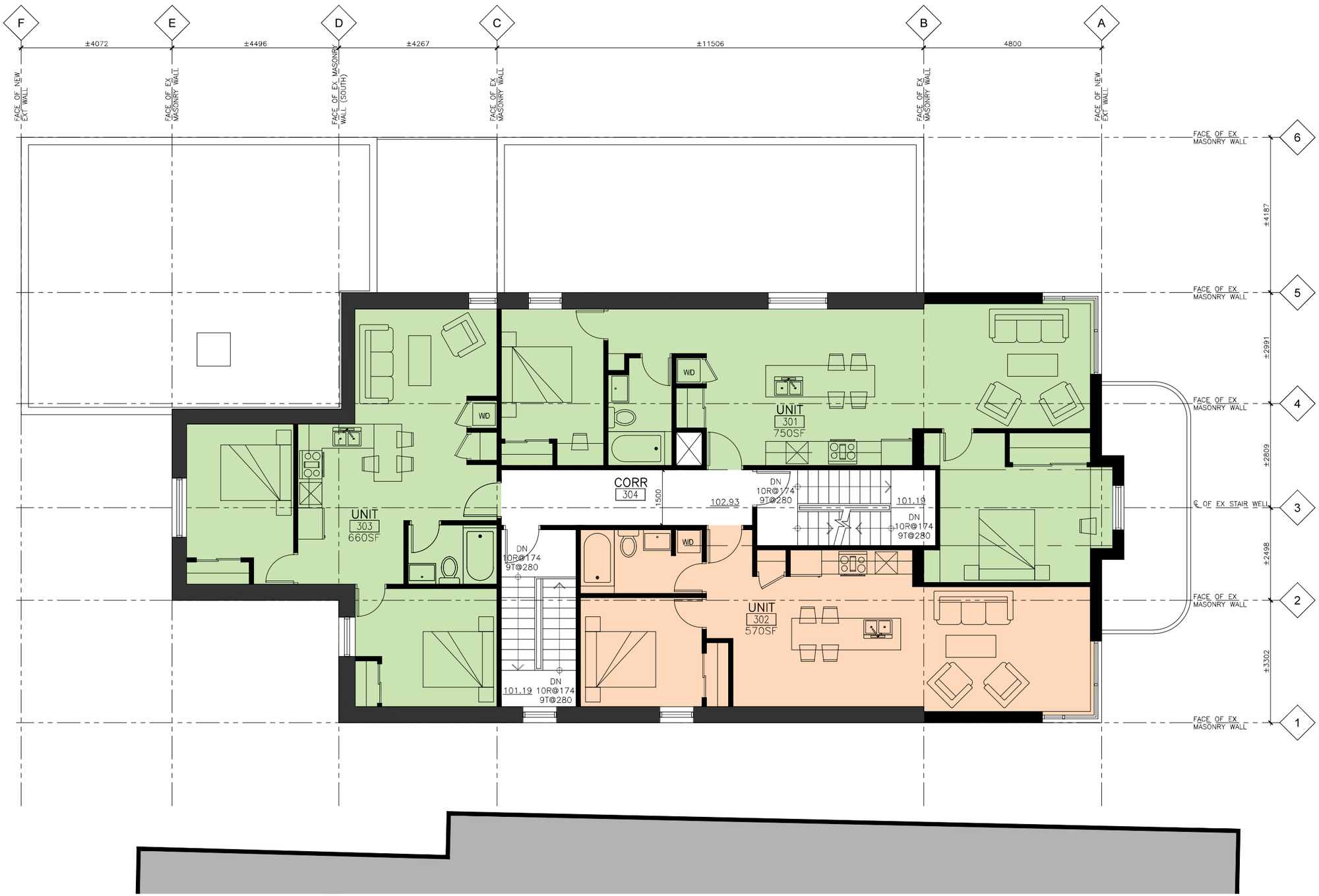
9.3 FLOOR PLAN

Legend

1 Bedroom

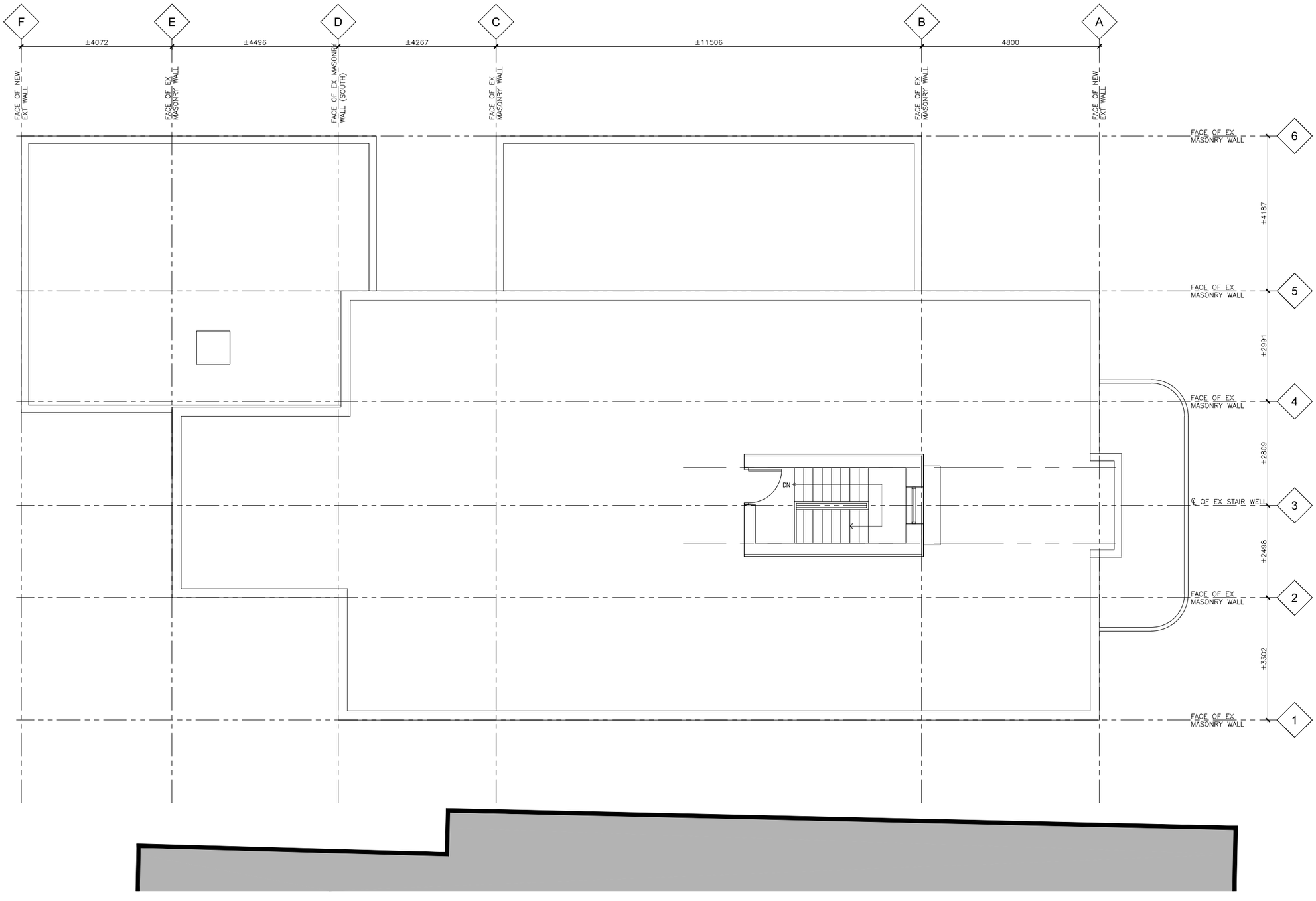
2 Bedroom

3 Units Total
Third Floor



THIRD FLOOR PLAN

9.4 FLOOR PLAN



ROOF PLAN