# **DESIGN REVIEW PANEL** 87-109 Ashley Street, Hamilton

Prepared For Tyros Development Ltd.

GSP

Zoning By-law Amendment

LINTACK ARCHITECTS adesso design inc. INCORPORATED landscape architecture

# **Community Context Map**



Design Review Panel GSP Group Surrounding Context Map 87-109 Ashley Street

# **Planning Context**

Urban Hamilton Official Plan – Schedule E Urban Structure



#### Urban Hamilton Official Plan – Schedule E1 Urban Land Use Designations



### **Site Context Photos**





View from Ashley Street sidewalk looking south

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View of the alleyway from Ashley Street

Design Review Panel GSP Group Site Context Photos 87-109 Ashley Street

# **As-of-right Massing**





# **Proposed Development**



- 6-storey residential building with "U-shaped" configuration featuring a central courtyard
- 19.80 metres in height
- 136 dwelling units: mix of 1-to-2bedroom units
- 91 parking spaces: mix of atgrade and below-grade parking spaces
- Short-term and long-term bicycle parking spaces
- Mid-rise building with stepbacks:
  3 metres from the fourth floor and additional 3 metres from the fifth floor

#### **Ground Floor Plan**



Common Areas

**Design Review Panel** GSP Group

**Ground Floor Plan** LINTACK ARCHITECTS 87-109 Ashley Street

INCORPORATED

#### **Floor Plans**



Second and Third Floor Plan



Fourth Floor Plans



#### **Floor Plans**



Fifth and Sixth Floor Plans



# **Parking Areas**



![](_page_11_Figure_0.jpeg)

![](_page_11_Figure_1.jpeg)

# **Elevation from Ashley Street**

![](_page_12_Figure_1.jpeg)

# **Angular Plane**

![](_page_13_Figure_1.jpeg)

# **Site Circulation**

GSP Group

![](_page_14_Figure_1.jpeg)

Pedestrian Circulation
 Vehicular Circulation
 Existing Alleyways

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- Two vehicular access from north and south side of the Site, connecting to existing alleyways from Ashley Street.
- Direct pedestrian access from Ashley Street sidewalk to the main building entrance.
- On-site pedestrian access separate from vehicular routes.

Site Circulation 87-109 Ashley Street

## Landscape Concept

![](_page_15_Figure_1.jpeg)

**Landscape Plan** 87-109 Ashley Street

# **Entryway Courtyard**

![](_page_16_Figure_1.jpeg)

![](_page_16_Picture_2.jpeg)

COURTYARD WITH MIX OF HARDSCAPE AND SOFTSCAPE

![](_page_16_Picture_4.jpeg)

#### BENCH SURROUNDING LARGE CUBE PLANTER

COMMUNITY COURTYARD SPACE WITH FLEXIBLE BISTRO STYLE SEATING

adesso design inc.

#### Landscape Plan 87-109 Ashley Street

## **Proposed Rendering**

![](_page_17_Picture_1.jpeg)

![](_page_17_Picture_2.jpeg)

![](_page_17_Picture_3.jpeg)

![](_page_17_Picture_4.jpeg)

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Proposed Rendering 87-109 Ashley Street

# **Shadow Study**

![](_page_18_Figure_1.jpeg)

The shadow analysis shows the "new" shadows cast by the proposed development, over and above the existing ones from the existing built fabric. Based of the analysis, the shadows cast by the proposed development are reasonable and in keeping with the general criteria.

- Minimal impact on the Ashley Street sidewalk due to the Site's location and orientation.
- Stepbacks above the third and fourth stories reduce massing impact on neighboring properties, ensuring a smooth transition to adjacent low-rise areas.
- Conforms to the 45-degree angular plane along Ashley Street, minimizing shadow impacts.

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![](_page_19_Figure_1.jpeg)

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