



Urban Design **Brief**

**388 - 394 CONCESSION STREET &
15 - 19 EAST 15TH STREET**

City of Hamilton - Design Review Panel

 **A.J. Clarke**
& Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

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Prepared for: Concession Property Corp.



25 Main Street West, Suite 300
Hamilton, ON, L8P 1H1



Admin@ajclarke.com



(905) - 528 - 8761



1.0 Background

1.1 Proposal

The following Design Brief has been prepared by A.J. Clarke and Associates Ltd. on behalf of Concession Property Corp. in support of a future Official Plan and Zoning By-law Application and for use by the Design Review Panel to advise on the proposed development. This Design Brief will assess the proposed development on the lands municipally addressed as 388 Concession Street in Hamilton (referred to as “the Subject Lands”). The Subject Lands are located on the south-east corner of Concession Street and East 15th Street intersection in the Inch Park neighbourhood.

Proposed is a ten (10) storey mixed use rental building having a total of 176 units and a height of 31.3m. The unit mix consists of 38 Studio Units, 91 one bedroom units, 37 two bedroom units and 10 three bedroom units. Approximately 293m² of ground floor retail is proposed at grade fronting Concession Street. The site is supported by 78 parking spaces within one level of underground parking and ground level parking. Both short term (19 spaces) and long term (120 spaces) bicycle parking are provided. The site is also supported by approximately 1,977m² of amenity space. Currently, a rooftop amenity space is proposed. Primary site access is provided by East 15th Street. A loading area is proposed and configured with the intent to provide municipal waste pickup on site.



FIGURE 1: 3D MODEL OF PROPOSED APARTMENT. PREPARED BY CHAMBERLAIN ARCHITECT SERVICES LTD.



2.0 Existing Site Conditions

2.1 Site Description

The property is approximately 2,687.78m² in size and has a frontage of 47.25 metres along Concession Street and 62.55 metres along East 15th Street. The site is relatively flat, sloping towards the rear of the property with an elevation difference of less than 1 metre. The surrounding area continues to be relatively flat, with the exception of the Niagara Escarpment located ±100 metres to the north.

Concession Street has been designated a minor arterial road through the UHOP Schedule C featuring a width of ±20 metres, while East 15th Street is designated a local road with a width of ±14 metres. Both streets feature on-street parking along with sidewalks to provide pedestrian access to the Subject Lands. The Subject Lands are approximately ±115 metres from two HSR bus stops providing east-west service by bus routes #23, #24, and #25. The previously mentioned HSR routes will connect residents to the future B.L.A.S.T.E network located south of the site at Mohawk Road East or to the west along James Street South, providing transit connection to the wider Hamilton Area and downtown Hamilton.

The property is surrounded by:

North: C5a Mid-Rise Residential Apartments, 1-2 storey single- and semi-detached dwelling residential neighbourhood

West: DE-2/S-5a Mid-Rise Multiple Dwellings

East: C5a Commercial Retail and Service Commercial

South: R1 Single-Detached Residential Neighbourhood

3.0 Site and Surrounding Context

3.1 Immediate Site Context and Land Uses

The Subject Lands are located within the Inch Park community in Hamilton. The site is located in proximity to George L. Armstrong Elementary School, Sam Lawrence Park, Inch Park Arena and Outdoor Pool, tennis courts, and neighbourhood commercial areas. Major transportation connections include Lincoln M. Alexander Parkway located ± 3.1 kilometers south of the Subject Lands. The Subject Lands have further direct access to Arkledun Avenue and Claremont Access, both major arterial roads and provide access to the bottom of the escarpment and downtown Hamilton.








3.2 Surrounding Heritage Properties

There are several heritage properties located within the surrounding area. The most notable heritage properties are the George L. Armstrong School (Registered Non-Designated) and the Hamilton Mountain Seventh Day Adventist Church (Inventoried) both identified as institutional on Figure 3. Other inventoried single-detached heritage homes have been identified in the residential neighbourhood to the north.



FIGURE 3: SURROUNDING LAND USES. PREPARED BY A.J. CLARKE AND ASSOCIATES LTD.

LEGEND

 Low Density Residential	 Commercial	 Park/Open Space
 Medium Density Residential	 Institutional	 Subject Lands
		 Bus Route

3.0 Site and Surrounding Context – Cont.

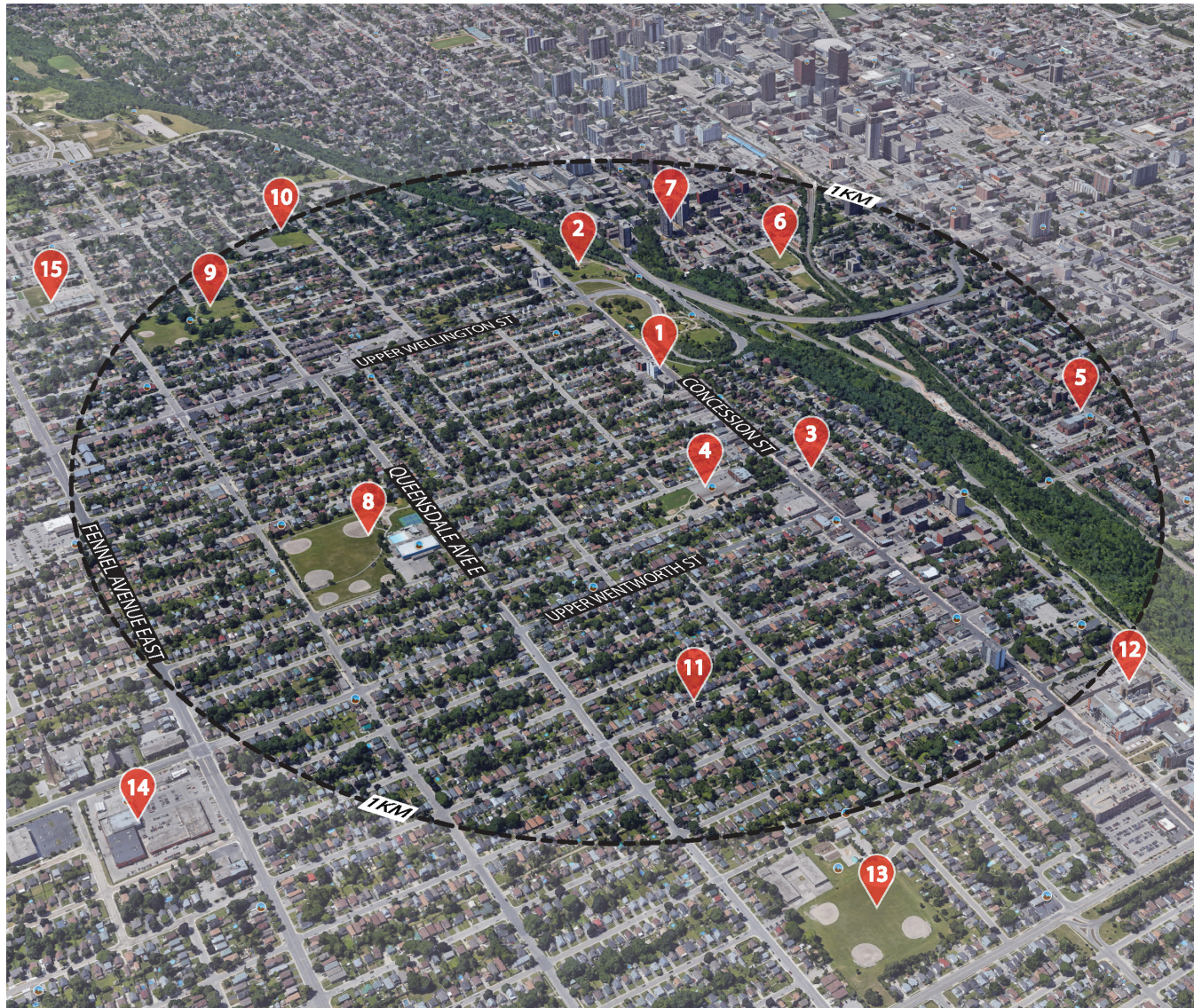


FIGURE 4: NEIGHBOURHOOD CONTEXT MAP. PREPARED BY A.J. CLARKE AND ASSOCIATES LTD.



3.0 Site and Surrounding Context – Cont.



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3.3 Public Art

As per the City of Hamilton online public art mapping, no public art installations are located within the surrounding area. No public art installations are anticipated for this proposal.

3.4 Development Proposals

It should be noted that no substantial development proposals, either current or future, are anticipated for the surrounding area. The largest proposal would be located at 370 Concession Street (DA-20-132) to develop three street townhouses fronting East 15th Street.

3.5 Urban Pattern

The surrounding urban street network is comprised of a grid pattern creating with rectangular shaped blocks approximately 70x180 metres in size.



FIGURE 5: URBAN BUILT FORM PATTERN MAP. PREPARED BY A.J. CLARKE AND ASSOCIATES LTD.



FIGURE 6, 7, 8: STREET VIEWS OF SUBJECT LANDS WITH PROPOSED MASSING INSERTED. PREPARED BY CHAMBERLAIN ARCHITECT SERVICES LTD.

4.0 Relevant Design Policy and Guidelines

4.1 Urban Hamilton Official Plan

Chapter B Section 3.3 of the Urban Hamilton Official Plan contains the Urban Design policies which are applicable to the Subject Lands. The general goal of the urban design policy is to create unique and quality spaces which enhance the pedestrian experience and is compatible with surrounding built form. The goals seek to support active transportation and transit options. The urban design policies applicable to this proposal take into consideration built form, storage and loading areas, signage, display areas, and lighting, access and

circulation, parking, and barrier free design. The proposed development provides a mixed-use built form which appropriately transitions between the mid-rise apartments to the west and low-rise commercial properties to the east while preserving the existing streetscape. The proposed building will further transition to the low-density residential located at the rear of the lot by maintaining appropriate setbacks, minimizing overview and shadowing. The ground floor retail uses will feature direct access to the street with entrances placed on Concession Street promoting a barrier-

free design. The fenestration of the ground floor will further improve the relationship between the interior and exterior of the building. Lighting and signage will be placed to improve pedestrian comfort, safety, and placemaking while integrating signage into the facade. Parking, loading, and storage areas are located at the rear of the property and within an underground parking structure, screened from the public realm, while vehicular access will occur off East 15th Street.

4.2 Site Plan Guidelines

The City of Hamilton Site Plan Guidelines manage three distinct areas related to site design, these being site context and public space considerations, site design, and building design. The applicable policy has regard for built form, which is sought to provide safe, barrier-free design, which enhances the character of the neighbourhood. The policies seek to orient buildings towards the street to define the streetscape and create a pedestrian-oriented experience. Building design, specifically the multiple unit - residential building typology, should clearly

define the base, middle and top of the building while placing entrances directly at the street level. Further consideration for parking, service areas and associated landscaping are also included within the guidelines. The proposed development will seek to incorporate, where feasible, the guidelines outlined in the above noted document. The proposed Site Plan incorporates many of the design guidelines by providing minimum setbacks to the streetline while addressing the corner of Concession and East 15th Street with the residential entrance. Retail

entrances are located along Concession Street to enhance the pedestrian experience and maintain the retail streetscape. Stepbacks have been implemented at the 2nd and 8th level along Concession Street to minimize over encumbrance of the built form on the street and provide additional exposure to sunlight. The streetscape will be further improved through the addition of street plantings as outlined in the Landscape Plan shown in Section 5. The presence of tree plantings will enhance the visual experience and provide shading to improve the pedestrian experience.

5.0 Landscape Plan



FIGURE 9: LANDSCAPE PLAN. PREPARED BY ADESSO DESIGN INC.

CONCEPT

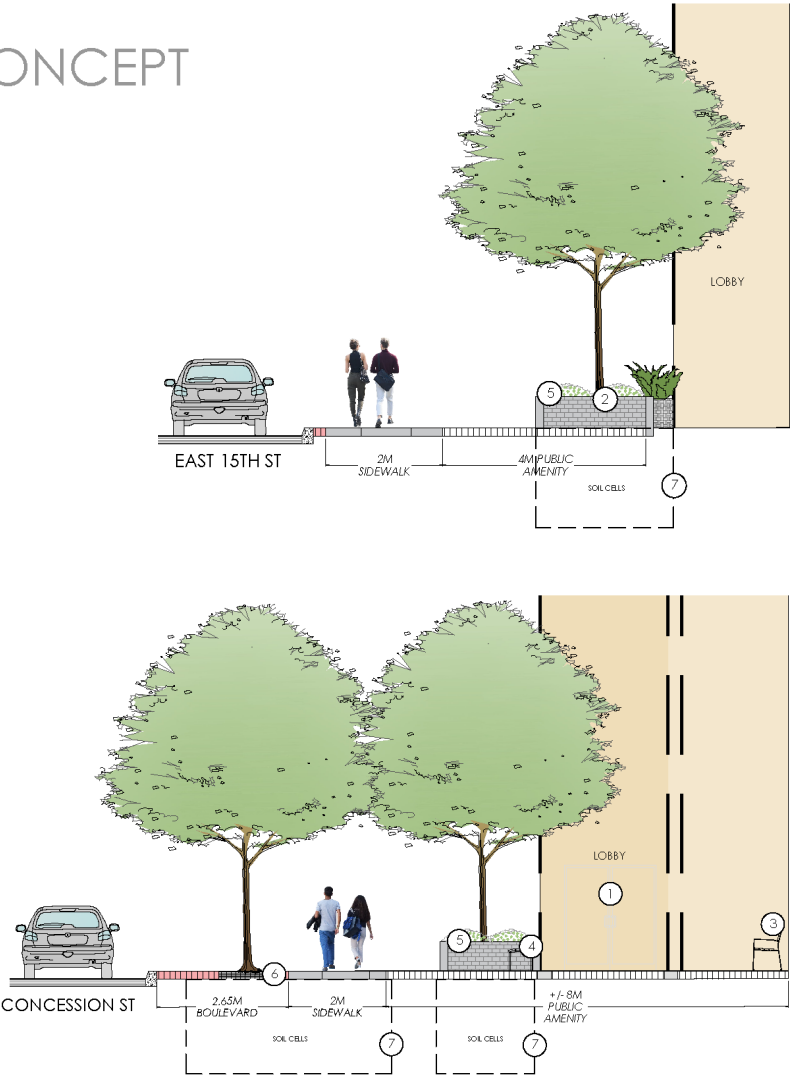


FIGURE 10: STREETSCAPE SECTIONS. PREPARED BY ADESSO DESIGN INC.

6.0 Conclusion

4.1 Urban Hamilton Official Plan

In summary, the proposed development located at 388 Concession Street follows the urban design policies outlined in the Urban Hamilton Official Plan and the Site Plan Guidelines. It is the intent of the development to:

- Provide quality urban design which enhances the existing streetscape and elevates the pedestrian experience;
- Reduce shadowing and overview of neighbouring properties, specifically low-density residential, through appropriate setbacks and stepbacks;
- Provide a built form that is compatible with surrounding uses and appropriately transitions between low- and mid-rise typologies;
- Locates loading and parking areas away from the public realm and screened from view; and,
- Improves the existing streetscape through plantings and widened sidewalks.

The guidelines contained within this brief are intended to lead the design of the development on the basis of good site planning with specific discussions on planning framework, site design and built form.

The development is subject to completion of the planning approvals process and refinement of the development concept. Detailed design will be implemented through subsequent stages of development.

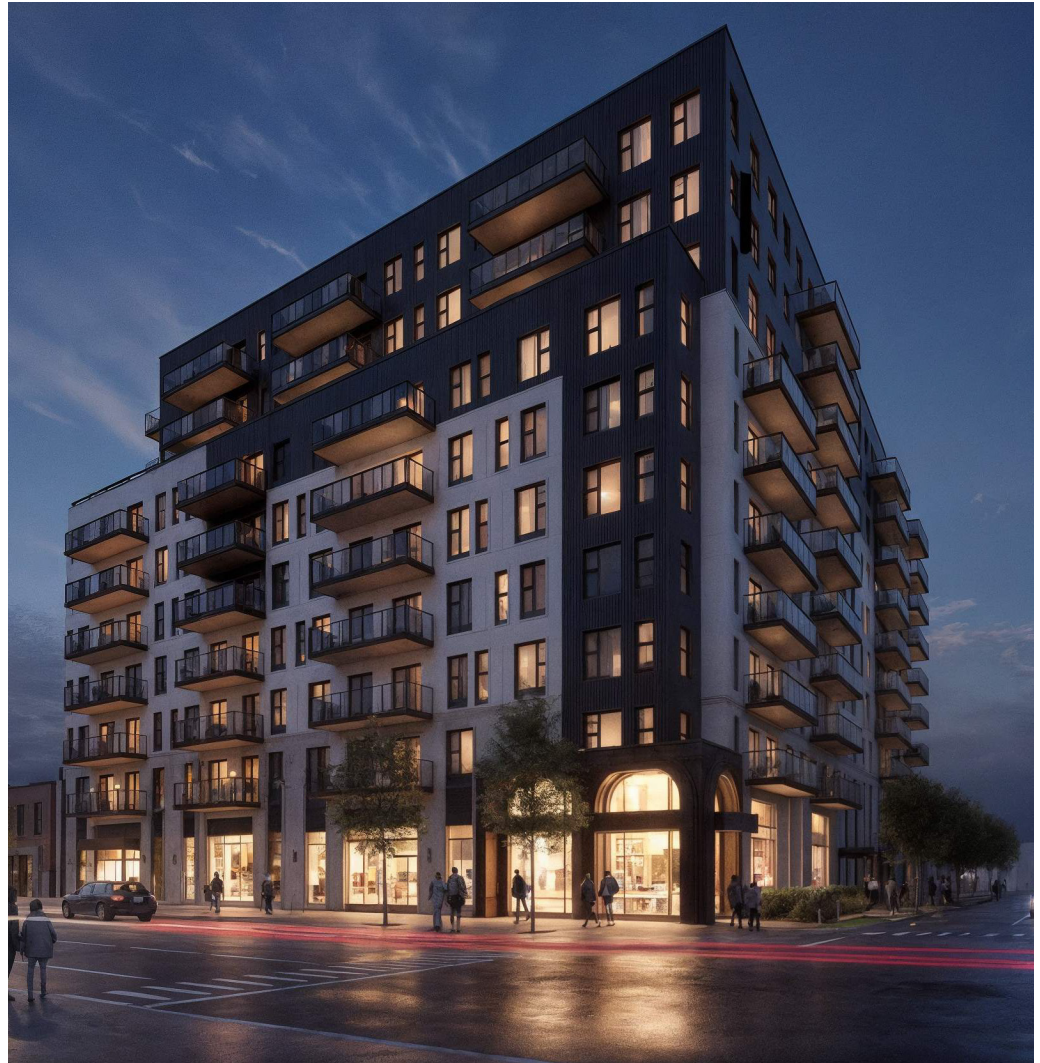


FIGURE 11: 3D MODEL OF PROPOSED APARTMENT. PREPARED BY CHAMBERLAIN ARCHITECT SERVICES LTD.

7.0 Appendix A

7.1 Eastward View Along Concession



7.2 Westward View along Concession



7.3 Northward View Along East 15th Street

