Agenda

1.0  6:00 pm  Open House
2.0  6:45 pm  Presentation
3.0  7:10 pm  Questions
4.0  7:15 pm  Workshop
3.0  7:10 pm  Workshop Feedback
4.0  8:45 pm  Closing Remarks

Workshop #1: Inventory and Analysis
Workshop #2: Character Areas Review
Workshop #3: Options Review
Study Overview

WHY ARE WE HERE?

As part of the review of the Secondary Plan for Downtown Hamilton, the City is carrying out a Tall Buildings Study to create a set of tall building guidelines to help guide future development.

PURPOSE OF THE TALL BUILDINGS STUDY:

- To determine appropriate locations for tall buildings in Downtown Hamilton
- To develop a set of guidelines for how tall buildings should be evaluated to ensure they fit in with their surrounding area
- To update and strengthen the policy direction in the Downtown Hamilton Secondary Plan for tall buildings
Study Overview

WE WANT TO HEAR FROM YOU:

- **What is tall** within the Hamilton context?
- Where should **tall buildings be located**?
- How can tall buildings **compliment the unique aspects** of Hamilton’s Downtown?
Study Overview

STUDY AREA
Study Schedule

**Vision and Principles**
Develop understanding of vision, objectives and policy background.

**Downtown Area Analysis**
Prepare analysis of the Downtown today, including existing buildings, parks, heritage buildings, topography, character and uses.

**Character Area Framework**
Based on the analysis, develop Character Area Framework that will shape future development.

**Building Types**
Prepare specific guidelines for the different building types.

**Tall Building Design Guidelines**
Prepare guidelines for the height, size and shape of tall buildings.

**Final Reporting**
Prepare final Secondary Plan, Zoning Bylaw amendments and Tall Building Study for Planning Committee.

**Study Schedule**

- **Vision and Principles**
  - March 12
  - Workshop

- **Downtown Area Analysis**
  - March 24
  - Technical Advisory Committee

- **Character Area Framework**
  - April 9
  - Design Review Panel

- **Building Types**
  - May 9
  - Community Meeting and Workshop

- **Tall Building Design Guidelines**
  - May 26

- **Final Reporting**
  - May 26

- **Final Reporting**
  - May 26

**WE ARE HERE**

**OFFICIAL PLAN**
- North Mobility Hub
- TOD Guidelines
- Secondary Plan

**SECONDARY PLAN REVIEW**

**PANAL**
- Downtown Hamilton Tall Buildings Study - Community Meeting and Workshop

May 26th, 2015
Draft Vision and Principles

1. Tall Buildings form an **integral part of Downtown Hamilton**.

2. The form, shape and height of Tall Buildings should be **shaped to mitigate potential negative impacts**.

3. Tall Buildings within Downtown Hamilton should **respond to the unique topography and landscape**, including the escarpment and the waterfront.

4. Tall Buildings within Downtown Hamilton should **support the creation of a robust public realm** network, including parks, streets and plazas.

5. Tall Buildings should be located in a fashion that **preserves key views and termini** both from and to the Downtown.
Draft Vision and Principles

6. The location, shape and form of Tall Buildings should respond to the *surrounding neighbourhood context*.

7. The shape and form of Tall Buildings should respond to and respect existing *heritage* buildings and districts.

8. Tall Buildings should be designed in a way that *mitigates the negative impacts of climatic conditions* (wind and sun).

9. *Additional height* should be considered as an appropriate *incentive for related policy objectives* (heritage and open space requirements).

10. Location of Tall Buildings should be informed by *Transit Infrastructure*.
Key Considerations for the Tall Buildings Study

SURROUNDINGS
Key Considerations for the Tall Buildings Study

ZONING
Key Considerations for the Tall Buildings Study

HERITAGE
Key Considerations for the Tall Buildings Study

HERITAGE
Key Considerations for the Tall Buildings Study

OPEN SPACE
Key Considerations for the Tall Buildings Study

OPEN SPACE

PRIMARY STREET

SECONDARY STREET

NEIGHBOURHOOD
Key Considerations for the Tall Buildings Study

SETBACKS
Key Considerations for the Tall Buildings Study

VIBRANT STREETS
Key Considerations for the Tall Buildings Study

WEATHER PROTECTION
Key Considerations for the Tall Buildings Study
Key Considerations for the Tall Buildings Study

NEIGHBOURHOOD TRANSITIONS
Key Considerations for the Tall Buildings Study

SHADOWS
Downtown Area Analysis

Topography
Downtown Area Analysis

Downtown Connections
Downtown Area Analysis

Downtown Connections

[Map of Downtown Hamilton Tall Buildings Study - Community Meeting and Workshop]
Downtown Area Analysis

Downtown Connections
Downtown Area Analysis

Downtown Connections

[Map of Downtown Hamilton showing connections and streets]
Downtown Area Analysis

Downtown Connections
Downtown Area Analysis

Strathcona, Kirkendrall, Durand, Corktown

Landsdale, Stinson

North End

Keith

Barton - Tiffany

The Gore

Civic Centre

Street views of characteristic building types per neighbourhood
Downtown Area Analysis

Heritage Buildings

- Registered (Non-Designated)
- Recommended for Register
- Designated
- Candidates for designation

Heritage Character Area
Surface Parking Lots

Downtown Area Analysis

- Municipal Surface Parking Lots
- Private Surface Parking Lots
- Existing Parking Lots Designated for Future Park Use
Downtown Area Analysis

Places of Worship
Downtown Area Analysis

Parks, Schools & Schoolyards

[Downtown area map with icons for parks, schools, and schoolyards in overlapping circles]
Downtown Area Analysis
Downtown Area Analysis

Views Towards the Lake and the Escarpment

VIEW OF THE HARBOUR FROM ST JAMES ST

VIEW OF THE MOUNTAIN BROW FROM EAST HAMILTON
Downtown Area Analysis

View Corridors

- JAMES ST CORRIDOR
  - From Cannon St
  - From the Escarpment
  - From the rail corridor
  - From the Gore
  - From Hunter St

- CANNON ST CORRIDOR
  - From Hess St
  - From Bay St
  - From James St
  - From James St
  - From Ferguson Ave
  - From Victoria Ave

- MAIN ST CORRIDOR
  - From Hess St
  - From Bay St
  - From James St
  - From James St
  - From Ferguson Ave
  - From Victoria Ave
Downtown Area Analysis

Landmarks & View Termini

A. VIEW TERMINUS GO STATION

B. VIEW TERMINUS HAMILTON CITY CENTRE

C. VIEW TERMINUS THE GORE

- Existing view terminus
- Potential view terminus
- Gateway as per Downtown Secondary Plan
Downtown Area Analysis

Existing Height

1. LANDMARK PLACE
2. STELCO TOWER
3. OLYMPIA APARTMENTS
4. BDC BUILDING
5. THE MARTINIQUE
6. THE VILLAGER
7. BAY 200
8. QUEEN'S TERRACE
9. 55 HESS STREET SOUTH
10. FIRST PLACE HAMILTON

- 3 to 6 storeys
- 4 storeys
- 6 storeys
- up to 8 storeys
- up to 12 storeys
- up to 15 storeys
- up to 30 storeys
- over 30 storeys
Downtown Area Analysis

Existing Tall Buildings

1. LANDMARK PLACE
   - Year: 1974
   - Height: 127 m (43 flr)
   - Address: 100 Main St.E.

2. STELCO TOWER
   - Year: 1973
   - Height: 103 m (25 flr)
   - Address: 100 King St.W.

3. OLYMPIA APARTMENTS
   - Year: 1976
   - Height: 98 m (33 flr)
   - Address: 150 Charlton E.

4. BDC BUILDING
   - Year: 1971
   - Height: 91 m (22 flr)
   - Address: 25 Main St. W.

5. THE MARTINIQUE
   - Year: 1984
   - Height: 84 m (25 flr)
   - Address: 155 Park St. S.

6. THE VILLAGER
   - Year: circa 1980
   - Height: 80 m (25 flr)
   - Address: 160 Market St.

7. BAY 200
   - Year: 1975
   - Height: 80 m (25 flr)
   - Address: 200 Bay St. S.

8. QUEEN'S TERRACE
   - Year: circa 1989
   - Height: 80 m (23 flr)
   - Address: 95 Hess St. S.

9. 55 HESS STREET S.
   - Year: circa 1989
   - Height: 80 m (23 flr)
   - Address: 55 Hess St. S.

10. FIRST PLACE HAMILTON
    - Year: 1976
    - Height: 78 m (25 flr)
    - Address: 350 King St. E.

(building images credits: SkyscraperPage.com)
Downtown Area Analysis

Existing Tall Buildings
**Recent Development Applications**

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Height (m)</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal Connaught</td>
<td>Phase 1 - Under Construction</td>
<td>108 (36, 24, 21, 14 str)</td>
<td>82-114 King St. E</td>
</tr>
<tr>
<td></td>
<td>Phase 2 - Approved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Connoly</td>
<td>Approved</td>
<td>103 (30 str)</td>
<td>98 James St. S.</td>
</tr>
<tr>
<td>Bella Tower</td>
<td>Under Construction</td>
<td>84 (26 str)</td>
<td>150 Main St. W.</td>
</tr>
<tr>
<td>Tivoli Condos</td>
<td>Approved with Conditions</td>
<td>75.1 (22 str)</td>
<td>108 James St. N.</td>
</tr>
<tr>
<td>150 Main St W.</td>
<td>Under Construction</td>
<td>36 (12 str)</td>
<td>150 Main St. W.</td>
</tr>
</tbody>
</table>

**Escarment**

- Section at Victoria Street
- View from the Lake
Downtown Area Analysis

Existing Tall Buildings and Recent Development Applications

1. Royal Connaught
   Developer: Valery Homes and Spallacci Homes
   Height: 14, 21, 24, 36 floors
   Use: residential

2. The Connoly
   Developer: Stanton Renaissance
   Height: 30 floors
   Use: residential

3. Bella Tower Luxury Apartments
   Developer: Vrancor Development
   Height: 28 floors
   Use: residential

4. Tivoli Condos
   Developer: Diamante Investment
   Height: 21 floors
   Use: residential

5. 150 Main Street West
   Developer: Vrancor Development
   Height: 12 floors
   Use: residential
Draft Character Area Framework

Feedback from Vision Goals and Objectives Workshop (March 12th)
Draft Character Area Framework

CHARACTER AREAS
1. Prime Retail Streets
2. Downtown Core
3. The Gore
4. Main St. Corridor
5. York Blvd. Gateway
6. John / Rebecca

SPECIAL CONDITIONS
- Gateways
- GO Stations (Transit Oriented Development)
Draft Character Area Framework

1. Prime Retail Streets
Draft Character Area Framework

Prime Retail Streets

- **Low Rise Infill**: 3-4 str.
- **Recommended Midrise Infill**: 5-6 str.
- **Midrise Infill**: 8-12 str.
- **Midrise Perimeter Block**: 10-15 str.
- **Highrise**: 15 str +
Prime Retail Streets

Consistent heights at street wall.

Continuous retail+commercial frontages

Space for signage

Potential for additional height at rear

Image: Commercial Building, James St, Hamilton (photo credits: Paul Kulig)
Draft Character Area Framework

CHARACTER AREAS

1. Prime Retail Streets
2. Downtown Core
Draft Character Area Framework

Downtown Core

BUILDING HEIGHTS

- Low Rise Infill
  3-4 str.
- Recommended Midrise Infill
  5-6 str.
- Midrise Infill
  8-12 str.
- Midrise Perimeter Block
  10-15 str.
- Highrise
  15 str +
Downtown Core

- Shape corners to reduce mass
- Sculpt vertically to lighten volumes
- Balance materials and ‘visual weight’ between podium and towers
- Setback towers to minimize presence and shadows into the street, as well as mitigate wind at street level
- Control both visual and physical separation between towers

Image: Maple Leaf Square, Toronto (photo credits: Tom Arban)
Draft Character Area Framework

CHARACTER AREAS

1. Prime Retail Streets
2. Downtown Core
3. The Gore
Draft Character Area Framework

The Gore

BUILDING HEIGHTS

Low Rise Infill
3-4 str.

Recommended Midrise Infill
5-6str

Midrise Infill
8-12 str.

Midrise Perimeter Block
10-15 str

Highrise
15str +
Draft Character Area Framework

The Gore

Image: Fukuoka’s Tenjin Central Park, Fukuoka Japan (photo credits: Takenaka Corporation)
Draft Character Area Framework

CHARACTER AREAS

1. Prime Retail Streets
2. Downtown Core
3. The Gore
4. Main St. Corridor

Downtown Hamilton Tall Buildings Study - Community Meeting and Workshop
May 26th, 2015
Draft Character Area Framework

Main St. Corridor

BUILDING HEIGHTS

Low Rise Infill
3-4 str.

Recommended Midrise Infill
5-6str

Midrise Infill
8-12 str.

Midrise Perimeter
Block
10-15 str

Highrise
15str +
Main St. Corridor

- sculpt upper levels in order to reduce massing weight
- ensure streetwall height is consistent with the scale of the street
- variety of heights
- accentuate difference in heights
- composition axes
Draft Character Area Framework

1. Prime Retail Streets
2. Downtown Core
3. The Gore
4. Main St. Corridor
5. York Blvd. Gateway
Draft Character Area Framework

York Blvd. Gateway

BUILDING HEIGHTS

Low Rise Infill
3-4 str.

Recommended Midrise Infill
5-6 str.

Midrise Infill
8-12 str.

Midrise Perimeter Block
10-15 str.

Highrise
15 str +
Draft Character Area Framework

York Blvd. Gateway

- sculpt upper levels in order to reduce massing weight
- large at-grade setback space
- provide physical conditions to grow big trees on major streets
- generous boulevard width
- high visibility midblock connection
- controlled building length
- podium height in relation to the street right-of-way

Image: Avenue de France, Paris (photo credits SEMAPA)
Draft Character Area Framework

CHARACTER AREAS

1. Prime Retail Streets
2. Downtown Core
3. The Gore
4. Main St. Corridor
5. York Blvd. Gateway
6. John / Rebecca
Draft Character Area Framework

John / Rebecca

BUILDING HEIGHTS

- Low Rise Infill
  - 3-4 str.
- Recommended Midrise Infill
  - 5-6 str.
- Midrise Infill
  - 8-12 str.
- Midrise Perimeter Block
  - 10-15 str.
- Highrise
  - 15 str +
Draft Character Area Framework

John / Rebecca

Image: One Cole Development, Toronto  (photo credits: Tom Arban)
Draft Character Area Framework

Character Areas:
1. Prime Retail Streets
2. Downtown Core
3. The Gore
4. Main St. Corridor
5. York Blvd. Gateway
6. John / Rebecca

Special Conditions:
Gateways

Downtown Hamilton Tall Buildings Study - Community Meeting and Workshop
May 26th, 2015
Draft Character Area Framework

Gateways

**BUILDING HEIGHTS**
- **Low Rise Infill**: 3-4 str.
- **Recommended Midrise Infill**: 5-6 str.
- **Midrise Infill**: 8-12 str.
- **Midrise Perimeter Block**: 10-15 str.
- **Highrise**: 15 str +

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Downtown Hamilton Tall Buildings Study - Community Meeting and Workshop

May 26th, 2015
Draft Character Area Framework

Gateways

Image: Avenue de France, Paris (photo credits SEMAPA)
Draft Character Area Framework

CHARACTER AREAS

1. Prime Retail Streets
2. Downtown Core
3. The Gore
4. Main St. Corridor
5. York Blvd. Gateway
6. John / Rebecca

Neighbourhoods

SPECIAL CONDITIONS

Gateways

GO Stations (Transit Oriented Development)
Draft Character Area Framework

GO Stations (Transit Oriented Development)

BUILDING HEIGHTS

- Low Rise Infill
  3-4 str.

- Recommended Midrise Infill
  5-6 str.

- Midrise Infill
  8-12 str.

- Midrise Perimeter Block
  10-15 str.

- Highrise
  15 str +

GO Stations (Transit Oriented Development)
Draft Character Area Framework

GO Stations (Transit Oriented Development)

Image: Tanner Springs Park, Portland (photo credits: Patrick McDonough)
Options - Possible Height Scenarios

OPTION 1

BUILDING HEIGHTS
- Low Rise Infill: 3-4 str.
- Recommended Midrise Infill: 5-6 str.
- Midrise Infill: 8-12 str.
- Midrise Perimeter Block: 10-15 str.
- Highrise: 15 str +

CHARACTER AREAS
- Downtown Core
- Prime Retail Streets
- The Gore
- Main Street Corridor
- York Boulevard Gateway
- John / Rebecca

SPECIAL CONDITIONS
- GO Stations (Transit Oriented Development)
- Gateways
Options - Possible Height Scenarios

OPTION 2

BUILDING HEIGHTS
- Low Rise Infill
  - 3-4 str.
- Recommended Midrise Infill
  - 5-6 str.
- Midrise Infill
  - 8-12 str.
- Midrise Perimeter Block
  - 10-15 str.
- Highrise
  - 15 str +

CHARACTER AREAS
- Downtown Core
- Main Street Corridor
- York Boulevard Gateway
- John / Rebecca

SPECIAL CONDITIONS
- GO Stations (Transit Oriented Development)
- Gateways
Options - Possible Height Scenarios

OPTION 3

BUILDING HEIGHTS

- Low Rise Infill (3-4 str.)
- Recommended Midrise Infill (5-6str)
- Midrise Infill (8-12 str.)
- Midrise Perimeter Block (10-15 str)
- Highrise (15str +)

CHARACTER AREAS
- Prime Retail Streets
- Downtown Core
- The Gore
- Main Street Corridor
- York Boulevard Gateway
- John / Rebecca
- The Gore Gateways

SPECIAL CONDITIONS
- GO Stations (Transit Oriented Development)
- Gateways
Wrap-up and Next Steps

QUESTIONS OR CLARIFICATIONS?
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Workshops

Workshop #1: Inventory and Analysis

Workshop #2: Character Areas Review

Workshop #3: Options Review
Workshop #1 - Inventory and Analysis

Parks, Schools and Schoolyards, Places of Worship
Workshop #1 - Inventory and Analysis

KEY QUESTIONS:

• What **open spaces** in the Downtown **are important** to you?

• How do you **use** these open spaces? What **activities** (eating, walking, sports, parades, markets, etc...) do you use these spaces for?

• Which open spaces need to be **protected from shade**, shadows and wind?

• Are there parts of the Downtown that could benefit from **new open spaces** (parks, plazas, walkways, connections, ‘POPS’, etc...)?

• Is the **Gore** an exceptional space in the Downtown that deserves special treatment?
Workshop #1 - Inventory and Analysis

Landmarks and Views
Workshop #1 - Inventory and Analysis

KEY QUESTIONS:

• What are the **important landmarks** in the Downtown?

• Are there **landmarks** not shown on the plans that are **important** to you?

• What are the **important views** of the skyline, to the waterfront, of the escarpment?

• How can new buildings be used to better ‘**frame**’ **important views** (such as the Gore)?
Workshop #2 - Character Areas Review

Draft Character Area Framework
Workshop #2 - Character Areas Review

KEY QUESTIONS:

• What are the defining characteristics of the various Character Areas?

• Are the proposed Character Areas accurate?

• Would some of the boundaries change?

• What is the unique character of Main Street? How is it affected by the traffic?

• Should the areas around transit stations be treated differently?

• How do the areas around the edges of the Downtown transition down to low-rise neighbourhoods?

• How tall is ‘tall’ in the Downtown? (Taller than the escarpment? Taller than existing tall buildings?)
Workshop #3 - Options Review

Options - Possible Height Scenarios

OPTION 1

OPTION 2

OPTION 3

Downtown Hamilton Tall Buildings Study - Community Meeting and Workshop

May 26th, 2015
Workshop #3 - Options Review

KEY QUESTIONS:

- Do we want to **concentrate height** within the central **Downtown Core** (including the Gore)?

- Would we rather **distribute height** across the Downtown (at transit stations, or gateways, for example)?

- What types of **uses or buildings** could only fit on large sites (such as the Rebecca-John parking lots)? Example: large retail; courtyards or “POPS”; connections; parking structures; community facilities.

- How do heights need to **transition** back to **surrounding neighbourhoods**? (heights, setbacks, shade, privacy?)

- How do tall buildings need to respond to **heritage buildings**?
QUESTIONS OR CLARIFICATIONS?
Wrap-up and Next Steps

WE WANT TO HEAR FROM YOU!

Other Ways to Get Involved:

- Sign up for e-mail/mail updates (leave email and/or mailing address on Sign-in Sheet). We will send you project updates, materials and information about consultation events.

- Comment Sheets – Fill out and leave with the team or email to alissa.mahood@hamilton.ca

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City of Hamilton
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905-546-2424 ext. 1250
71 Main Street West, 6th Floor

For more information visit our website:
www.hamilton.ca/downtownhamiltonreview