Downtown Hamilton Tall Buildings Study
Public Meeting Presentation

April 27th, 2016
Agenda

1.0 Overview of the Study Purpose and Process
2.0 What We’ve Heard - TAC, CLC, DRP, PIC
3.0 Draft Final Report
4.0 Draft Final Guidelines
5.0 Next Steps
6.0 Questions/ Discussion
Study Purpose

• Input to update of the Downtown Secondary Plan

• Establish planning framework to guide where tall buildings are appropriate

• Provide guidance re: tall building height, form, and relationship to context

• Deliverables:

OUTLINE STUDY PROCESS

PERFORMANCE BASED MEASURES TO INFORM SITE AND BUILDING DESIGN

Appendix A
Tall Buildings Guidelines
Related Studies

- Downtown Hamilton Secondary Plan (2016)
- Hamilton Downtown Built Heritage Inventory (2014)
- James Street North Mobility Hub Study (2014)
- City of Hamilton Cultural Plan (2013)
- Pedestrian Master Plan (2012)
- John Rebecca Park Master Plan (2012)
- Clean & Green Hamilton Strategy (2012)
- Gore Park Master Plan (2010)
- York Boulevard Streetscape Master Plan (2010)
- City of Hamilton Public Art Master Plan (2009)
- Downtown Transportation Master Plan (2008)
- The King Street West Streetscape Master Plan (2004)
- Downtown Mobility Streets Master Plan (Bay Street, James Street, John Street, Hunter Street) (2003)
Based on the analysis, develop Character Area Framework that will shape future development.

Prepare specific guidelines for the different building types.

Prepare guidelines for the height, size and shape of tall buildings.

Prepare final Secondary Plan, Zoning Bylaw amendments and Tall Building Study for Planning Committee.
What We’ve Heard
What We’ve Heard

- Towers should be located in proximity to green spaces (public health perspective);
- New public parkland should be developed and connected with existing park network;
- Terraced buildings should be introduced around green spaces to reduce shadow impact;
- The Gore should be protected but could accommodate more height;
- Views from the Escarpment are not particularly important – views of the Escarpment are more important to preserve.
What We’ve Heard

• Fill existing, unoccupied parking lots first;
• Do not create a curtain wall of towers that would block views of the Waterfront / Escarpment; building clusters are preferable;
• Taller buildings should be located in proximity to mobility hubs – such as the Go Station, future LRT stops;
• Building clusters need to be mixed and support various demographics;
• Height, Density Bonusing should encourage: units for the elderly; units for families; subsidized units;
• Design is important at gateways, not necessarily height.
What We’ve Heard

• “Tall” is relative to context – height should be permitted anywhere regardless of Character areas – as long as due process is followed;

• Tall Building Guidelines should show how to evaluate buildings vs prescribe where they should go;

• Cannon St and parts of Hunter St could accommodate height;

• More height can be accommodate around GO Stations.
Vision and Principles

1. Tall Buildings are an integral part of Downtown Hamilton

2. Mitigate potential negative impacts

3. Respond to the unique topography and landscape

4. Support the creation of a robust public realm network

5. Preserve key views and termini

6. Respond to the surrounding neighbourhood context.

7. Respond to and respect existing heritage buildings and districts

8. Mitigate the negative impacts of climatic conditions

9. Use additional height as an incentive to realize related policy objectives

10. Informed by Transit Infrastructure
Downtown Hamilton
Tall Buildings Study
SvN
DRAFT, March 2016
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4.0 Recommendations and Next Steps
Current Permitted Heights

Downtown Secondary Plan (2016)

- 3 to 6 storeys
- 4 storeys
- 6 storeys
- Up to 8 storeys
- Up to 12 storeys
- Up to 15 storeys
- Over 15 storeys
- Existing parks
Existing Tall Buildings

- 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
Character Areas

Character Area Framework

- Prime Retail Streets - James St. & King St.
- Downtown Core (Civic Precinct)
- The Gore
- Main St. Corridor
- York Blvd.
- John / Rebecca
- Neighbourhoods
# Site Assessment Matrix

<table>
<thead>
<tr>
<th>Lowrise</th>
<th>Downtown Core</th>
<th>The Gore</th>
<th>Main St. Corridor</th>
<th>York Blvd.</th>
<th>John / Rebecca</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Lowrise" /></td>
<td><img src="image" alt="Downtown Core" /></td>
<td><img src="image" alt="The Gore" /></td>
<td><img src="image" alt="Main St. Corridor" /></td>
<td><img src="image" alt="York Blvd." /></td>
<td><img src="image" alt="John / Rebecca" /></td>
</tr>
</tbody>
</table>

- **Lowrise**: Suitable for infill sites.
- **Midrise**: Suitable for areas with moderate density.
- **Point Tower**: Suitable for prime retail locations.
- **Hybrid**: Suitable for mixed-use developments.

*Maximum height should be no taller than the Escarpment*
# Site Assessment Matrix

<table>
<thead>
<tr>
<th>FRONTAGE</th>
<th>LOT DEPTH</th>
<th># STOREYS</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 - 30m</td>
<td>20 - 90m</td>
<td>4 - 6 str (max)</td>
<td>22m (max)</td>
</tr>
<tr>
<td>30m + (min)</td>
<td>32.6m - 44.6m (min.)</td>
<td>6 - 12 str (max)</td>
<td>19.5m - 34.5m (max)</td>
</tr>
<tr>
<td>35m + (min)</td>
<td>45.5m + (min)</td>
<td>12+ str</td>
<td>35m +</td>
</tr>
<tr>
<td>80m + (min)</td>
<td>80m + (min)</td>
<td>12+ str</td>
<td>35m +</td>
</tr>
</tbody>
</table>

- **LOWRISE INFILL**
- **MIDRISE**
- **POINT TOWER**
- **HYBRID**
Guidelines Process

SITE ASSESSMENT

- Identify Lot Dimensions: Width, Depth, Height Limit, R.O.W.

BUILDING TYPES

- Establish Potential Building Types: Lowrise, Midrise, Point Tower Or Hybrid

SITE CHARACTER & LOCAL CONTEXT

- Locate Your Property And Identify The Site Character Area

BUILDING ARTICULATION

- Articulate Building Design: Facade, Tower Placement & Separations

CONTEXTUAL CONSIDERATIONS

- Establish Relationship To Local Context: Heritage, Parks, Transit

GENERAL GUIDELINES

- Articulate Streetscape Design, Weather Protection And Public Art

As summarized in the accompanying diagram, in order for a landowner and/or developer to determine if they are able to develop a tall building on their property, and the applicability of the Tall Buildings Guidelines, the subject site would first need to be assessed in terms of site character and local context, lot dimensions and other relevant metrics, including adjacent street right-of-way width. If it is determined that the development of a tall building is possible, the Guidelines provides the performance measures upon which the siting and design of the building(s) should meet, and would be analyzed against through the City review process.
Appendix A

Tall Buildings Guidelines

SvN
DRAFT, March 2016
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Character Areas

- Based on common land uses, building typologies and interfaces with adjacent public realm (e.g. streetscape or park)
- Defined with input from City Staff, TAC, DRP, CLC, Public
- Locate sites to understand design priorities and parameters for development
Character Area Design Priorities

Key elements that need to be considered as redevelopment occur:

- Vision
- Built form qualities
- Public realm interface
- Urban design strategies
Character Area Design Priorities

Prime Retail Streets - James St. & King St.

The vision for the Prime Retail Streets is to complete the streetwall and provide an uninterrupted building line at the street level through redevelopment and infill development along the corridor.

Key Findings:

- The existing zoning generally captures the City’s vision for the area in terms of heights, land use, etc.
- Deeper lots potentially offer an opportunity for infill with taller buildings, provided that their presence enhances the Character Area.
Character Area Design Priorities

Downtown Core (Civic Precinct)

The vision for the Downtown Core is to activate the pedestrian realm through the intensification of the area, which shall allow for improvements and expansion of the open space network.

Key Findings:
- The Secondary Plan allows for exceptions to the height limit where certain impacts (shade and wind) are mitigated.
- Some zones have sufficient space available to mitigate impact of shadow and wind, and therefore may be suitable for additional height than what is currently permitted.
Character Area Design Priorities

The Gore

The vision for the Gore is to maintain and emphasize its architectural heritage character while retaining and enhancing the public open space attributes of Gore Park.

Key Findings:
- The existing zoning permits a wide range of heights within the Character Area
- The Secondary Plan establishes conditions and constraints over the permitted heights to ensure that if maximum heights are pursued, the new development conforms with the City’s vision for the Gore
Character Area Design Priorities

Main Street Corridor

The vision for the Main Street Corridor is to strengthen Main Street’s image as a primary residential and commercial avenue within the Downtown.

Key Findings:
- As per SP, not height-consistent along its full length, but rather by segments.
- Both sides of the street should be similar in height.
- Taller buildings are allowed within the Development Permit Area.
- For the balance of the corridor, it is unlikely that any building taller than 12 stories can be accommodated without casting substantial shadows onto the public street, based on the limited average depth of properties.
Character Area Design Priorities

York Boulevard Corridor

The vision for the York Boulevard Corridor is to create a strong streetwall that will emphasize the character of the corridor as a primary access to the Downtown.

Key Findings:

- The Secondary Plan establishes maximum heights of 4 to 8 stories
- The size of some of the lots may provide an opportunity to fit taller buildings while providing additional open space and creating a gateway feature.
Character Area Design Priorities

John Street / Rebecca Street

The vision for John Street / Rebecca Street is to feature street-oriented buildings that restore the traditional character of the Downtown area.

Key Findings:
- The plans for the John Rebecca Park govern massing in the area.
Character Area Design Priorities

Neighbourhoods

The vision for Neighbourhoods within the Downtown area is to support intensification while being consistent with the character of each area, whether low density, medium density or mixed use development.

Key Findings:
• The Secondary Plan allows for up to 4 stories within the Neighbourhood Area. Nonetheless, tall buildings may be permitted, so long as the building meets the site selection criteria identified within the Tall Buildings Study and abide by the performance standards as outlined in the Guidelines.
Questions:

- Have we captured the design priorities for each of the Character Areas?
- Are the key findings for each Character Area appropriate?
Contextual Considerations

5.1 HERITAGE CONSERVATION

5.2 PARKS AND OPEN SPACES

5.3 NEIGHBOURHOOD TRANSITIONS

5.4 VIBRANT STREETS
Contextual Considerations

5.5 Transit Proximity

5.6 Views and Landmarks
Heritage Conservation

The shape and form of Tall Buildings should respond to and respect Hamilton’s existing rich architectural legacy, as represented in the stock of heritage buildings and districts.

- Maintain or adapt existing building element of architectural value that could reinforce history and character of the property
- Respect grain and scale of surrounding historic fabric
- Should not visually impede setting or view of listed/designated heritage buildings
Neighbourhood Transition

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

- Employ setbacks, step backs and building articulation to minimize shadow impact on properties
- The building base adjacent to low-rise residential building should not exceed height of adjacent development
Neighbourhood Transition

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

- Tower portion should be set back min. 20 m to residential neighbourhoods to mitigate shadow impact and protect privacy and overlook
- Be massed to fit within 45 degree angular plane taken from rear property line, where adjacent to rear yard of low-rise residential building / property
Parks and Open Spaces

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

- Mitigate potential negative impacts from tall buildings (e.g. shadow, wind)
- As redevelopment occurs, opportunity to supplement open space network
- Sited and designed to protect views and facilitate connections to parks and open spaces
Parks and Open Spaces

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

- Additional protection for key parks

Beasley Park  
City Hall plaza  
Prince’s Square  
Gore Park
Vibrant Streets

New buildings will bring people that will contribute to Downtown’s growth and vitality. With intensification, streets are increasingly important as public realm spaces.

- Active visual engagement between ground floor of buildings and street
  - Façade of building opens towards streets (e.g. entrances, glazing)
  - Location of active uses at grade (e.g. retail common areas)
  - Articulation of façade
- Limit driveways and access to service/ loading areas off of primary streets
Vibrant Streets

New buildings will bring people that will contribute to Downtown’s growth and vitality. With intensification, streets are increasingly important as public realm spaces.

- Demonstrate that the full width of the sidewalk will receive at least 5 hours of light on September 21st.
- Height limited by 45 degree angular plane for The Gore and Prime Retail Streets Character Areas.
Transit Proximity

Downtown Hamilton is identified as a Mobility (Gateway) Hub with planned and funded major transit infrastructure. Tall Buildings within 400 m of transit station areas should be designed as transit oriented development.

- Support vibrant mixed uses, including retail, residential, office and cultural amenities
- Integrate public transit stop amenities within site and building design
- Corner site developments around existing and proposed transit stops present opportunity for enhancing public realm and frame and define space
- Barrier free and universal access between buildings and station areas
Views and Landmarks

Tall Buildings within Downtown should respond to the City’s unique topography and landscape including the Escarpment and Waterfront.

- Preserve key views and termini to/from Downtown including:
  - Niagara Escarpment
  - Hamilton Harbour
  - Gore Park from King St., James St, Hughson St., and Catherine St.
  - Main Street between Bay St. and MacNab St.
  - Ferguson Avenue (continuous path)
  - Landmark buildings

- Contribute to an interesting skyline and be sufficiently spaced apart to minimize loss of sky views

- Buildings should be no higher than the height of the Escarpment
Views and Landmarks

Tall Buildings within Downtown should respond to the City’s unique topography and landscape including the Escarpment and Waterfront.

• Buildings should be no higher than the height of the Escarpment
Building Articulation

- **Height**
- **Frontage**
- **ROW**
- **Depth**
- **Loading & Services Access**
- 80% of ROW
4.1 Anatomy of a Tall Building

Tall buildings are those whose height exceeds the right-of-way of the adjacent street and generally exhibit some element of slenderness in relation to its context.

**Parts of a Tall Building**

While the design of tall buildings has extensively evolved since their birth in the late 19th century, it is currently widely accepted as a best practice that tall buildings in an urban context shall generally consist of three integrated parts: building base, building tower, and tower top.

The articulation of the massing in these three distinctive parts allows the building to address three separate scales: the building base responds to the pedestrian realm, the building tower to the adjacent built context, and the tower top to the skyline.

The following sections offer specific guidelines on how to design each of its parts.

1. The 'tower in the park' typology, popularized in the 1960s and into the 1970s, lacked a building base or tower top, and was massed as a slab rather than a point tower. It ceased to be used due to recurring issues with overcasting shadows, lack of presence into the street, safety, and underuse of surrounding green space.

2. Also known as podium.

**Exceptions**

a. On other lots, at gateways, or within a view terminus, the building's middle may extend down to the ground level without a distinct building base, as a means of enhancing the architecture expression and singularity. The extent of the area without base shall nonetheless be kept to a minimum and be designed to mitigate the impact of wind at the pedestrian level.

b. For shorter tall buildings and depending on the location, the tower top might not be visible and could therefore not be necessary.

c. Other exceptions to this form may be considered on a site-specific basis, provided that the overall intent of the Official Plan is met.
4.2 Site Organization and Building Base

4.2.1 Building Base Placement & Setbacks

Tall building bases should complement the existing street wall height and character. Strategic setbacks are permitted for building entrances, covered walkways or to create architectural interest.

**Setbacks**
- Maximum setbacks from a street line are permitted as follows (in accordance with Zoning By-Law 05-2010):
  - 2.0 metres for the first storey, except where a visibility triangle shall be provided for a driveway access;
  - 0.5 metres for the second and third storeys;
  - 6.0 metres for that portion of a building providing an access driveway to a garage.
- Greater setbacks may be required if the existing building line does not provide sufficient space for pedestrians - refer to section 5.2.
- Setbacks from the property line are permitted to accommodate building entrances, covered walkways or an enhanced pedestrian environment.
- Greater setbacks may be permitted in order to accommodate additional public realm, including open space, cafes and other amenities. It is recommended in areas with high pedestrian activity, particularly for buildings fronting on King Street and Bay Street (Civic Cultural Area), Main Street corridor and The Gore. This space should complement the public realm within the adjacent public right-of-way.
- In The Gore area, buildings will be constructed to the side lot line in order to maintain the sense of enclosure and avoid gaps in the streetscape.

**Avoid:**
- freestanding towers without a base or relation to the street

**Encourage:**
- building bases that provide a contiguous building line
- relate with adjacent buildings and the public realm

**Placement**
- Building bases should generally be placed parallel to the property line and/or centreline of the street, in a manner that brings uniformity to the built form and frame the street.
- The facades of the building base should align with adjacent building facades and align with the existing street wall. If there is none, a new street wall should be designed in coordination with adjacent buildings.
- In the Lister Block area, buildings should be sited along the front property line in order to provide an uninterrupted building line.
- In The Gore area, buildings should be sited along the front property line to provide a consistent frame for Gore Park and to retain the traditional building line.
- Along Prime Retail Streets including James Street and King Street (east of Catharine Street and west of Bay Street) buildings will maintain the traditional building line to provide a continuous edge at the street level.
- Greater setbacks may be required if the existing building line does not provide sufficient space for pedestrians - refer to section 5.2.
- Setbacks from the property line are permitted to accommodate building entrances, covered walkways or an enhanced pedestrian environment.
- Greater setbacks may be permitted in order to accommodate additional public realm, including open space, cafes and other amenities. It is recommended in areas with high pedestrian activity, particularly for buildings fronting on King Street and Bay Street (Civic Cultural Area), Main Street corridor and The Gore. This space should complement the public realm within the adjacent public right-of-way.
- In The Gore area, buildings will be constructed to the side lot line in order to maintain the sense of enclosure and avoid gaps in the streetscape.

**References**
- Zoning By-Law 05-2010
- Downtown Hamilton Secondary Plan (2016)
- Downtown Hamilton Tall Buildings Guidelines

1 / Refer to Downtown Hamilton Tall Buildings Study for specific location

2 / Driveway and Corner Visibility Triangles as defined by Hamilton Fence By-law

Relevant Reference Documents:
- Zoning By-Law 05-2010
- Downtown Hamilton Secondary Plan (2016)
- Downtown Hamilton Tall Buildings Guidelines
4.2.2 Building Base Height and Scale

Building bases should fit harmoniously within the existing street and neighbourhood context, by respecting the scale and proportions of adjacent uses, including existing streets, parks and open spaces.

**Building Base**

a. Façade height should reflect the existing adjacent building façade height but not be lower than 7.5 m for any portion of a building along a streetline.

b. Maximum building base height at the streetline should be equal to the width of the ROW to ensure sunlight access to the sidewalk across the street.

c. For corner sites, where buildings have multiple street frontages, the scale and form of the building base should respond to each facing condition.

d. Along main retail streets, including James Street and King Street, the minimum height of a building base should be 3 - 4 storeys in keeping with the built form typology of the street.

**Floor-to-Floor Height**

a. Higher floor-to-floor heights are encouraged on the ground floors to accommodate flexible uses such as commercial, office or institutional uses over time.

b. Minimum floor-to-floor height for grade-related retail floors should be 4.5m.

c. Minimum width of the ground floor façade shall be equal to 75% or more of the measurement of the front lot line.

d. A minimum of 75% of the front façade of the building shall align with the front lot line at the ground level.

**Relevant Reference Documents:**

- Downtown Hamilton Secondary Plan (2016)
- Salvation Army Headquarters, London (image credits: Adrian Pingstone)
- Woodsworth College, Toronto (image credits: regionalArchitects)
4.2.3 Building Entrances

Primary building entrances should front onto public streets, should be clearly visible and accessible from adjacent sidewalks. Entrance features are a focal point in a building’s façade and should be prominent to distinguish its relation to the rest of the building while complementing the overall building articulation.

a. For Prime Retail Streets provide a direct, accessible entrance to each ground floor retail unit;
b. For larger tenancies, divide the façade into narrower bays to include multiple secondary entrances;
c. For corner lots, animate both sidewalks with the main building entrance;
d. Weather protection features such as canopies and awnings should be incorporated within the overall design of the building;
e. Entrances to multi-residential and office complexes should maximize the height of the ground floor to create welcoming entry points into the lobby area;
f. Transparent glazing should be used in lobbies to enhance visibility, surveillance, and activity at the ground level;
g. Where residential uses are located above at-grade commercial/retail uses, a separate entrance should be provided, clearly differentiated from entrances to commercial/retail units.

Encourage:
- raised entrances above 1.0m from the ground level
- use of glass for transparency

Avoid:
- raised entrances above 1.0m from the ground level
- using materials that obstruct views into commercial and mixed use buildings

Relevant Reference Documents:
- Downtown Hamilton Secondary Plan (2016)
### 4.2.4 Façade Articulation

Building bases should be articulated with high-quality design elements and materials that fit the surrounding character area and neighbouring buildings as well as enhance the public realm. Building façades should be complementary to the overall design of the building.

- No blank walls permitted along street frontages.
- A minimum of 20% and a maximum of 40% of the façade of the second and third stores shall be composed of windows.
- Residential façades should be massed volumetrically (projections, setbacks and overhangs) to create an engaging and continuous interface with the street.
- Throughout the Downtown no building face along a public street shall generally be longer than 70m; buildings over 40m in length shall break up their perceived mass with articulation and/or changes in materials.
- Balconies should be recessed and/or integrated into the building façade and be contained within the angular plane. Projected balconies may be used on building corners to emphasize the corner, but shall not project beyond the primary street wall.
- For main retail streets, including James Street and King Street:
  - The minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows.
  - Window and door frames should be comprised of clear glazed transoms and sidelights; doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area whereas signages and spandrel/structural glazing shall not be included in the calculation of the clear glazed area.
- Avoid balconies for the first 3 storeys and provide recessed balconies for 3-6 storeys.
- For buildings within heritage areas, including The Gore and Lister Block:
  - Maintain and/or reference the architectural heritage character, incorporating original facades and component materials (e.g., stone, wood, or brick).
  - Other materials may be utilized so long as they are complementary to adjacent buildings.
  - Facades should complement the traditional patterns of fenestration, masonry units and decorative elements.

**Relevant Reference Documents:**
- Downtown Hamilton Secondary Plan (2016)

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**Encourage:**
- Facade articulation and transparency is especially important for buildings fronting streets, parks and open spaces.
- High-quality and durable materials

**Avoid:**
- Blank walls
4.2.5 Public – Private Transitions

Transition between the building base and surrounding sidewalks and streets should reflect the nature of the building’s grade level uses. Appropriate setbacks and landscape treatment should be provided in order to create a smooth transition between the public and private realms.

Entrances:
- a. Provide barrier-free, universal access;
- b. Align public entrances (commercial retail uses) with and accessible from public sidewalks;
- c. Provide a setback of 2-3 m from the front property line for private entrances, ensuring that the combined total of the pedestrian clearway plus setback is minimum 5 m;
- d. Grade separation (up to 0.9 m) may be utilized to further delineate the transition between public and private realms, so long as the site is barrier-free and universally accessible from another access point;
- e. Avoid use of retaining walls, exterior cases, or impermeable fences.

Setbacks:
- f. Setbacks from a public sidewalk or open space should be designed to complement and enhance the public realm;
- g. Provide a 20 m setback from property lines that are directly adjacent to stable residential areas.

Screening:
- h. Provide appropriate screening of private dwelling units with soft landscaping, while ensuring views to streets and open spaces are maintained for natural surveillance.

Relevant Reference Documents:
- Downtown Hamilton Secondary Plan (2016)
- Downtown Hamilton Tall Buildings Guidelines

Encourage:
- appropriate transitions defined through setbacks and landscape treatment

Avoid:
- use of walls or impermeable fences

Precedent: The Spire 33 Lombard, Toronto (Image Credits: Mark Savel)
Precedent: 20 Stewart Street, Toronto (Image Credits: Freed Developments)
4.2.6 Site Servicing, Access & Parking

Site servicing, loading, utilities, and parking should be located underground to minimize the visual and functional impact on the public realm. Access to servicing and parking should be provided from the rear of the building, ideally from a lane or a shared driveway.

a. Bike parking and amenities should be provided close to building entrances, should be protected from weather and visible from the building interior. Long-term bicycle storage within the building is encouraged.

b. Garage, servicing and loading area entrances should be located at the rear of buildings and designed to limit interference with pedestrian and cyclist movement.

c. Where it is not possible to locate parking, servicing and loading off-street-level, or at the rear of the building, high-quality architectural treatment and landscape design should be employed to screen such areas from public view. These areas should be appropriately lit, have clear access and egress points, and while screened, maintain visibility for safety and security purposes.

d. Fences and other screening devices should not be taller than 1.5m and use a combination of materials, details, and textures that bring delight to the passerby. Incorporating vegetation is highly encouraged.

e. Utilities such as mechanical and electrical equipment, elevator housing, and ventilation units should be screened from view and acoustically dampened.

Site servicing, loading, utilities, and parking should be located underground to minimize the visual and functional impact on the public realm. Access to servicing and parking should be provided from the rear of the building, ideally from a lane or a shared driveway.

Relevant Reference Documents:
- Downtown Hamilton Secondary Plan (2016)
- Downtown Hamilton Tall Buildings Guidelines

Encourage:
- Loading, servicing, utilities and parking located underground and/or at the rear of a building accessed by a lane or shared driveway

Avoid:
- Freestanding ramps, loading areas, and garbage storage and collection areas

4.2.7 Publicly Accessible Open Spaces

Publicly Accessible Open Spaces are spaces that are privately owned and maintained, but are accessible to the general public. They include open spaces such as forecourts, landscape setbacks, plazas, courtyards, urban gardens and walkways. These spaces are encouraged within tall building sites in order to complement and strengthen Hamilton’s existing open space network.

- Publicly Accessible Open Spaces should be defined by animated edges, active at-grade uses and should provide direct, universally accessible connections to public streets and open spaces.
- Spaces should be inviting and read as public spaces, encouraging year-round use.
- The siting, type, size and program for the open space should be determined on a site by site basis in order to respond to the site’s context, including the Character Area, and the supply and nature of other existing open spaces.
- Spaces should be directly connected with the public street network and facilitate connections to active transportation (routes, transit and facilities, and community amenities and destinations).
- Spaces should have clear views to and from the adjacent buildings.
- Spaces should introduce soft landscape; where trees are introduced, sufficient soil volume should be provided to allow the growth of healthy trees.
- Clear definition and high-quality, appropriately scaled signage should be used to signal public access and use.
- Mid-block connections should include a pavement treatment welcoming to pedestrians, lighting and planting.
- Mid-block connections should be barrier free and visible from the sidewalk for easy access.

Relevant Reference Documents:
- City of Hamilton Public Art Master Plan (2015)
- Downtown Hamilton Secondary Plan (2016)

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4.2.8 Private Open Spaces

A range of shared and private outdoor amenity spaces should be provided throughout tall building sites at the ground, middle and top levels such as front yards, courtyards, terraces and accessible green roofs. Private open spaces should be designed to be safe, comfortable and accessible for all users, accommodate use throughout the year.

- Outdoor amenity space associated with major office or institutional developments should be publicly accessible;
- Amenity areas are intended for recreational purposes, and should be large enough to accommodate landscaping, patios, privacy areas, balconies, communal lounges, swimming pools, play areas and similar uses;
- Amenity areas should be visible and accessible from common areas;
- Amenity areas with elements such as awnings, fences, and railings should use high quality materials that do not obstruct the use of the open space;
- Private Open Spaces should be located and designed to maximize sunlight access during the day;
- Safety, comfort and the enjoyment of the space should be facilitated by the provision of landscaping, seating, lighting, public art, and weather protection elements;
- Accessible green roofs or usable amenity space at setback levels are encouraged.

Encourage:
- private open spaces framed by and relate to surrounding buildings

Avoid:
- token private open space by ensuring the location, elements, design and furnishing offer comfort and allow for flexible programming and use

Relevant Reference Documents:
- City of Hamilton Zoning By-Law 05-200
4.2.9 Materials and detailing

The selection of building materials may have a great impact on the overall expression of both individual buildings and of a neighbourhood as a whole. Therefore, all materials shall be selected based on the following criteria: aesthetic, durability, energy efficiency, low environmental impact, and its overall quality.

a. Use beautiful, durable, high-quality and sustainable materials;
b. Materials shall be appropriate to their use and locational context, as well as be complementary with the expressions of the street as a whole, particularly at the building base;
c. A variety of materials and colour palettes between blocks is encouraged to enhance visual interest along the street. Careful attention should be paid to the detailing, connection and juncture of the materials when it is being installed or implemented;
d. Materials for floors above the base may differ from the first floor materials, and use the contrast as a means of articulating the different parts of the building. Nonuniform, compatibility and transition between materials shall be considered as the rhythm and proportions of the lower floors shall be respected;
e. Towers shall have a “lighter” appearance in general, which may be achieved with material selection as well as tower top design - refer to section 4.6;
f. Side and rear façades shall include materials of equal quality to the front façade;
g. Materials that give the impression of low-quality, inelegance or outdated shall be avoided or limited. This includes concrete blocks, residential-type metal siding, large quantities of highly reflective and mirror finishes for glazing, or finish effects that simulate another material;
h. Avoid monotonous use of materials and flat detailing;
i. Design the first 10-12m to adhere to Bird Friendly best practices.
4.3 Building Tower

4.3.1 Tower Floorplate Size and Shape

The size and shape of the tower floorplate relates to the height and placement of the tower in relation to site metrics including dimensions, required setbacks, stepbacks and separation distances. Tower floorplates should be limited to 750 square metres per floor as a best practice to limit shadow and facilitate views.

Floorplate Size and Shape

a. The tower portion of tall buildings will be designed to create a memorable and iconic Downtown skyline.

b. The maximum gross floor area of the floor plate of the tower portion of a tall building proposed for residential purposes shall generally not exceed 750 square metres, excluding balconies. Larger floorplates may only be permitted where the other guidelines of this document can be met to the City's satisfaction.

c. The maximum floorplate of the tower portion of major office and non-residential tall buildings will be evaluated in accordance with the applicable guidelines of this document to ensure impacts with respect to shadow, transition to adjacent uses, and the general scale are addressed.

Encourage:

- Maximum floor plate size of 750 square metres for residential purposes.
- Proportional tower separation, setbacks and stepbacks to tower floor plate size.

Avoid:

- Casting shadows and impeding sky views.

Hamilton Context:

The Downtown Secondary Plan recommends that:

- The permitted height may be increased above the normally permitted height, in accordance with Policy 6.1.5.9 through 6.1.5.11, provided the upper storeys are stepped back or terraced so as to achieve the following:
  - The additional height above the normally permitted height shall not exceed the preferred sun access targets as prescribed in sections 3.3 and 3.4 of this document.
  - The additional height should not result in a height and scale that dominates the landscape and skyline, including views from the Gore Park area.
  - The additional height shall incorporate the use of reflective materials to minimize the scale and massing of the building.
4.3.2 Placement, Stepbacks & Separation Distances

Tall building towers should be sited to minimize shadow and adverse wind impacts on adjacent properties and public spaces. Tall building towers should also be sited to provide sufficient privacy between the building and adjacent properties.

**Placement**
- Towers should be arranged to minimize shadow and adverse wind impacts on adjacent properties and public spaces, including streets, parks and open spaces, and other shadow sensitive areas such as schoolyards and outdoor amenity areas.
- Towers should be arranged to maintain sky views, including views from the Gore Park area.

**Stepbacks**
- Towers should be stepped back a minimum of 3m from the building base along all streets;
- Increased step back of 10m should be considered along Character Area streets;
- Increased step back of 20m should be considered when a tall building incorporates a heritage building;
- Increased tower setback should be considered to preserve the view to a local landmark.

**Separation Distances**
- On larger sites that can accommodate more than one tower, sufficient separations between towers should be provided to allow for adequate light, views and privacy;
- Offsetting and staggering towers is preferred to add variation and visual interest, to facilitate sunlight and sky views and mitigate wind impacts;
- Towers should be separated by at least 25m with a minimum 12.5m setback from the side and rear property lines.

### Encourage:
- Maximizing access to sunlight and sky view
- Preserving shadow impacts and negative wind conditions

### Avoid:
- Narrow separation distances between small sites
- Negative effects resulting from shadows, decreased sky views, wind effects, loss of privacy and reduced daylight

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*Precedent: Maple Leaf Square, Toronto (image credits: Tom Arban)*

*Precedent: Sackville-Dundas Apartment complex, Toronto (image credits: T± Tourangeau)*
4.3.3 Orientation and Articulation

Tower massing should be articulated to promote design excellence, improve energy efficiency and mitigate adverse wind and shadow effects.

Overall Massing
a. The tower portion of a tall building should be slender in form in order to reduce the overall perception of mass;
b. The tower portion of a tall building should be oriented to maximize building efficiency performance;
c. Each façade of the tower should respond to changes in solar orientation as well as respond to adjacent context;
d. Operable windows and high quality finish should be included to promote natural ventilation and help mediate use of mechanical heating and cooling;
e. Tall building towers should be shaped to minimize microclimate impacts (wind effects; shadowing) on nearby areas.

Balconies and Terraces
a. Upper levels should be setback with balconies to create visual interest and overlook onto the public street;
b. Balconies should be a minimum 1.5m in depth;
c. Balconies and terraces should be designed as cohesive elements of the building, as described in section 4.2.4;
d. Along Prime Retail Streets, including James Street and King Street, projected balconies are discouraged as they may detract from the streetscape and impinge on the streetscape. Balconies may be more appropriate;
e. Canopies, awnings and overhangs are encouraged to provide shade and weather protection as well as serve as decorative architectural features on a building’s façades. These elements should be provided at major building entrances.

Encourage:
- Landmark buildings of distinctive articulation at prominent intersections, along important streets or at terminations of a view or vista; or at major public transit destinations.

Avoid:
- Balcony-to-balcony facing between buildings either within a site or adjacent to a waterfront development.
4.4 Tower Top

Tower tops should be designed as a 'fifth façade', with a distinctive presence on Hamilton’s skyline. Due to their prominent scale, tower tops are generally visible from a far distance and should therefore be carefully designed with respect to height, location, and proximity to other tall buildings.

**Roof**

Hamilton’s skyline is particularly noticeable from the Escarpment, including lookout areas such as Sam Lawrence Park. This factor should be taken into consideration to ensure a harmonious integration between the built and natural environments.

- Rooftop mechanical equipment should be sized and located and/or screened from view, in order to protect or enhance views of the Downtown from other buildings and the public street.
- Rooftop mechanical equipment should be limited to no more than 50% of the area of the uppermost floor, and setbacks on all sides should be no less than 3 m from the edge of the floor below to ensure they are screened from view;
- Mechanical penthouses as well as signage shall be well-integrated into the overall massing of the building and clad in materials that are consistent with the quality of the entire building;
- Community outdoor space and green roofs are encouraged (refer to Private Open Spaces).

**Lighting**

- Decorative lighting could be included within the tower design but over-lighting or up-lighting should be avoided;
- The use of energy efficient fixtures (such as LEDs) and programmable fixtures which can be dimmed or turned off are encouraged.

**Design**

- Design strategies should be employed to lighten tower top volumes and provide a termination to the continuous mid-volume of the tower;
- The tower top should be integrated with the tower and building architecture;
- Where located at a gateway intersection or terminating view, the tower top is encouraged to act as a recognizable landmark with signature features defining its importance.

**Height**

- In addition to meeting the performance standards and guidelines contained within this document, the maximum tall building height within the Downtown should be no greater than the height of the Escarpment. Given that the elevation increases gradually towards the Escarpment, buildings may potentially be taller the farther away they are from the Escarpment (refer to sections 2.1 and 2.10 of the Study).

**Encourage:**

- use of energy efficient fixtures
- thoughtful design with attention to height, location, and proximity to other tall buildings

**Avoid:**

- designing a tower top that may negatively affect the amount of sunlight, shadows, and sky views

**Relevant Reference Documents:**

- Downtown Hamilton Secondary Plan (2016)
- Downtown Hamilton Tall Buildings Guidelines
Public Realm Interface
5.1 Streetscape and Landscape Design

High quality design and implementation of streetscape and landscape between and adjacent to tall buildings should be promoted to encourage a vibrant public realm.

The streetscape and landscape design associated with tall buildings can play a vital role in strengthening Hamilton's public space network.

- Landscapes spaces may be located between the property line and the building line that function as an extension of the public boulevard, contributing to the widening of the sidewalk. Landscape spaces may also serve to integrate building entrances into the public realm.
- Localized setbacks may eliminate specific pinch points in the pedestrian boulevard and/or offset the mass of a tall building by offsetting the scale of building to pedestrian realm.
  a. At-grade levels of the building fronting the landscape setback should address the street with the presence of building entrances and fenestration;
  b. When grade-related units are facing a public street, a minimum 3m landscaped setback is recommended to protect privacy. Profuse vegetation, minor changes in elevation, short fences and porch structures may populate the space.

Recent Reference Documents:
- Clean & Green Hamilton Strategy (2012)
- York Boulevard Streetscape Master Plan (2010), Downtown Mobility Streets Master Plan (Bay Street, James Street, John Street, Hunter Street) (2003) The King Street West Streetscape Master Plan (2004); Hughson Streetscape Master Plan (2003); and, King William Streetscape Master Plan (2002)
5.2 Sidewalk Zone

Adequate space should be provided between the building façade and street curbs in order to ensure the safety and comfort of pedestrians, as well as accommodate streetscape improvements and encourage grade related activities.

Sidewalks dimensions vary greatly in Hamilton’s Downtown for each of the Character Areas. Main retail streets such as James St. and King St. accommodate trees along the street curb. Main Street is deprived of street trees or landscaping within the Public Right of Way. Public sidewalks widths vary from minimum width contained between building facades built to the property line and the street curb.

As redevelopment proceeds in the Downtown, there is an opportunity to complement the existing sidewalks through:

a. Integrating design elements such as canopies and arcades to protect pedestrians from the elements (wind, rain, snow, sun);
b. Incorporating landscape treatment, including public art, furniture and planting;
c. Providing a barrier-free environment that facilitates flexible use of the space as a whole - refer to City’s Urban Braille System Guidelines;
d. The use of permeable pavement where possible;
e. Wider streets with high volume traffic should consider additional sidewalk width to improve and ensure pedestrian safety and comfort; additionally, it is recommended to locate elements to buffer pedestrians from the roadway - refer to City’s Coordinated Street Furniture Guidelines;
f. The desired condition is 2m width for the sidewalk zone, and 4m for the boulevard total.

Relevant Reference Documents:
• Downtown Transportation Master Plan (2011)
5.3 Pedestrian Weather Protection & Wind Effects

Tall buildings should minimize adverse wind effects on adjacent streets, parks and open spaces, as well as at building entrances and outdoor amenity areas.

- Siting, massing and articulation of the building base and tower can help mitigate adverse wind effects such as accelerated winds and down drafts.
- Integrated design elements such as canopies, overhangs and arcades to protect pedestrians from the elements (wind, rain, snow, sun) are encouraged.
- Permanent weather protection is encouraged particularly along commercial and mixed-use street frontages.
- Canopies and overhangs, a maximum height of 6m and minimum width of 3m is preferred.
- Consistency with pedestrian weather protection elements of neighbouring buildings is encouraged.
- Where feasible, buildings should be oriented to take advantage of solar energy and minimize the effects of wind to create comfortable and inviting open spaces for a variety of seasons.

Wind targets shall meet the widely accepted Lawson Comfort Criteria. The planning of new buildings should be evaluated based on its resultant wind effects on adjacent open spaces and pedestrian areas. The combination of wind time and duration shall not exceed the standards set for the activities between in each open space, based on the following thresholds:

- Sitting: up to wind speed 3* if not exceeded more than 1% of the time**
- Standing/entrance: up to wind speed 3* if not exceeded more than 6% of the time**
- Leisure walking: up to wind speed 4* if not exceeded more than 4% of the time**
- Business walking: up to wind speed 5* if not exceeded more than 2% of the time**
- Roadway: up to wind speed 5* if not exceeded more than 6% of the time**

* Beaufort Force scale, see table in next page
** Percentage of time that gust wind speeds exceed the sustained gust equivalent mean (GEM) wind speed

Relevant Reference Documents:
- James Street North Mobility Hub Study (2014)

Downtown Hamilton Tall Buildings Guidelines
5.4 Public Art Integration

Opportunities for integrating public art into tall buildings sites should be encouraged in order to enhance the public realm and establish a relationship with Hamilton’s vibrant art scene.

Public art opportunities can include:

a. Freestanding or integrated Sculptures that marks a prominent corner, a view terminus or an entryway;

b. Landscape design elements such as water features, lighting, seating, walls;

c. Public art can be integrated within building elements such as facades, canopies, lighting, etc.

d. Medium-scale public art projects such as sculptural advertising columns to promote local businesses;

e. Processional work that serves as a defining gateway into the city’s core;

f. Temporary banner program to celebrate civic and cultural pride.

Future tall building developments in areas identified as opportunity sites by Hamilton’s Public Art Master Plan (2009) should address the Plan’s suggestions and recommendations:

- King William Street (James St. to Ferguson Ave) - Art Walk
- James Street - Escarpment to the Bay
- York Blvd - Dundurn St to Bay St
- Hamilton City Hall
- Gore Park

Future tall building developments in areas identified as opportunity sites by Hamilton’s Public Art Master Plan (2009) should address the Plan’s suggestions and recommendations:

- King William Street (James St. to Ferguson Ave) - Art Walk
- James Street - Escarpment to the Bay
- York Blvd - Dundurn St to Bay St
- Hamilton City Hall
- Gore Park

Relevant Reference Documents:

- City of Hamilton Public Art Master Plan (2009)
- Downtown Hamilton Secondary Plan (2010)
- Transforming Hamilton Through Culture: The Cultural Plan (2013)
Next Steps

March 12
WORKSHOP
March 24
TECHNICAL ADVISORY COMMITTEE
April 9
DESIGN REVIEW PANEL
COMMUNITY LIAISON COMMITTEE
May 26
COMMUNITY MEETING AND WORKSHOP
August 19
CITY STAFF PRESENTATION
October 8
DESIGN REVIEW PANEL #2
COMMUNITY LIAISON COMMITTEE #2
April 11
TECHNICAL ADVISORY COMMITTEE
April 14
COMMUNITY LIAISON COMMITTEE #3
April 27
COMMUNITY MEETING AND WORKSHOP

WE ARE HERE

Downtown Area Analysis
- Develop understanding of vision, objectives and policy background.

Vision and Principles
- Prepare analysis of the Downtown today, including existing buildings, parks, heritage buildings, topography, character and uses.

Downtown Area Analysis
- Based on the analysis, develop Character Area Framework that will shape future development.

Character Area Framework
- Prepare specific guidelines for the different building types.

Building Types
- Type 1
- Type 2
- Type 3
- Type 4

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
Questions:

- Are there any other elements that have not been captured in the Guidelines?
Questions: