BUILDING 2 400 S.M. MEDICAL OFFICE, 12 GARAGE PARKING SPACES
40 RESIDENTIAL UNITS
RAMP TO 41 UNDERGROUND Parking SPACES

BUILDING 3 465 S.M. RESTAURANT/COMMERCIAL SPACE
50 RESIDENTIAL UNITS
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

LINTACK ARCHITECTS INCORPORATED

CORE URBAN COMPLETED PROJECTS
53-61 King Street East, Hamilton ON.
DESIGN REVIEW PANEL PRESENTATION

Augusta Block
Buildings 2 & 3

LINTACK ARCHITECTS

ZONING: D2
CONTEXT IMAGE 1
NORTH SIDE OF AUGUSTA STREET
OPPOSITE BUILDING 3
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

CONTEXT IMAGE 2
EAST SIDE OF HUGHSON STREET
OPPOSITE BUILDING 3
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

CONTEXT IMAGE 3
VIEW SOUTH-WEST FROM JAMES STREET SOUTH
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

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CONTEXT IMAGE 5
VIEWED SOUTH-EAST FROM JAMES STREET
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

Site Description and Location
The site is located on the south side of Augusta Street, between James Street South and Hughson Street South, and fronting onto those two streets. It wraps around 18 Augusta Street, a six storey commercial/residential building currently under construction by the same developer, Core Urban, as well as the adjacent 2 story building to the east. As such, the site is irregular in shape. The grades change from a higher elevation on James Street to a full storey lower elevation on Augusta and Hughson.

Site Context
The site’s immediate Augusta Street frontage context is characterized by a series of locally operated restaurants, bars and 1-2 storey residential buildings. The heights of these buildings fluctuate from a double storey 8m tall structure to taller +/-10m buildings. To the south is the Medical Arts Building, a tiered seven storey building and a surface parking lot. To the north west is a 13 storey office building that was converted to a retirement home. To the east is a mid-seventies church and rectory as well as another surface parking lot.

Streetscape Context in the Area of the Site
James Street is a “Minor Arterial Road” on Schedule C of the Urban Hamilton Official Plan. It is a 4-lane road with treeless sidewalks on both sides of the street. Buildings along this stretch of James Street range in type and are a mixture of building heights and styles. Buildings are generally set close to the street, with the exception of a plaza on the west side in the vicinity of the site.

Augusta and Hughson Streets are classified as a Local Streets as per the Official Plan allowing for two-way traffic. Augusta Street has a series of attractive older buildings, but is lacking a definable building fabric. No significant vegetation is found along the street, however animation is provided by restaurant patios. 18 Augusta, currently under construction will also have a patio, contributing to the ambience of the street.

Site Design
The proposed development is envisioned as an addition and completion of the building currently under construction at 18 Augusta. That building is a mixed-use 6 storey apartment building with 40 residential units and an at-grade 3,770 sq.ft. commercial space with underground parking. The ramp to the parking level is 3.6 m wide and act as a two way access. The “Augusta Block” project will comprise 2 additional buildings and an underground parking structure that will tie in all three buildings below grade and provide a common service area at the Hughson Street level. Building 2 of the complex will front onto James and Building 3 will front onto the corner of Augusta and Hughson. Access to the new common underground parking will be from James Street via a one-way 3.6m wide ramp. When Buildings 2 and 3 are completed the two way ramp into 18 Augusta will be converted to one way, exiting onto Augusta. Vehicular entrance to the service courtyard will be from Hughson Street. Also accessible from this level will be an additional level of parking under Building 2, taking advantage of the additional grade elevation on James Street. Whereas the underground parking will be intended for residents only, this upper parking level will service the medical office above during the day and patrons of the restaurants during weekends and evenings.

Pedestrian access to both buildings will be directly from the sidewalks on James South, Augusta and Hughson Streets.

The proposed buildings are positioned close to the front lot line in-keeping with the existing building set backs. Building 2 is located on the property line at James Street and Building 3 is set back 1.4m to align with 18 Augusta and the Pheasant Plucker building to the west. Building 3 will have a patio fronting onto Augusta, and wrapping around the Hughson Street frontage, taking advantage of the large boulevard.
**Building Design**

The design of Buildings 2 and 3 are complementary in height and scale to 18 Augusta. Whereas the zoning by-law permits a height of 44 m (12 – 14 Storeys), Core Urban have elected to construct two six storey buildings. The architectural character of each building will be different, but both will be complementary to 18 Augusta. Building 2, located on James Street South will reflect the heritage character of the street and, in particular, the Bank of Hamilton that once anchored James Street at Gore Park. Building 3 will also reflect a heritage character, taking cues from turn of the century industrial buildings, like the Firth Building on Hughson Street North, but also introducing modern elements, reflecting the more modern architectural styling of the adjacent church. Core Urban and Lintack Architects used this strategy on Templar Flats on King William Street, the recipient of several design awards. Both buildings will be finely detailed, using masonry and brick, similar to Core Urban’s 53-61 King Street East.

Building 2 will comprise of 430 square metres of medical office on the ground floor, residential entrance lobby and entrance to the ramp that will access the underground parking of all three Augusta Block buildings. One level below is the garage parking accessed from the grade level of the service court, providing 12 spaces for office and commercial use and 40 resident bicycle parking spaces. The level below is resident parking for 19 vehicles. Floors two to six will comprise of forty residential one and two bedroom apartments. Units fronting onto James Street will have Juliette balconies while those facing west will have large covered balconies.

Building 3 will benefit from its corner location providing ample frontage for 465 square metres of commercial space intended for restaurant use, and sidewalk patios. The basement level will provide 19 residential parking spaces and 50 resident bicycle parking spaces. Floors two to four will accommodate 30 one and two bedroom apartments. Floors five and six will step back from the street forming a corner tower and flanking continuous balconies. The twenty additional units will be clad in composite aluminum and glass, providing a modern counterpoint to the more traditional brick composition below.
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

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SHADOW STUDY
As of Right
44m High 12-14 Storeys
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

SHADOW STUDY
Proposed – 6 Storey
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

SHADOW STUDY
Proposed – 6 Storey
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

PRECEDENT
TEMPLAR FLATS
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

4TH TO 6TH FLOOR – BUILDING 2
5TH & 6TH FLOOR – BUILDING 3
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

SITE SECTION
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

WEST AND SOUTH ELEVATIONS
BUILDING 2
JAMES STREET SOUTH
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

LINTACK ARCHITECTS
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AERIAL PERSPECTIVE
VIEWED SOUTH.WEST FROM JAMES ST SOUTH
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

STREET PERSPECTIVE
BUILDING 2
DESIGN REVIEW PANEL PRESENTATION
Augusta Block
Buildings 2 & 3

STREET PERSPECTIVE
BUILDING 3