May 21st, 2020

Design Review Panel
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

To whom it may concern:

**DRP SUBMISSION PACKAGE**

**2502 UPPER JAMES STREET, HAMILTON**

On behalf of the owner, Oleakram Inc., we are pleased to submit the enclosed application for review by the Development Review Panel for the lands located at 2502 Upper James Street, Hamilton. The subject lands are located between Upper James Street and Aeropark Boulevard, north of Glanair Drive with frontage on all three streets and a site area of 4148 m². The proposal seeks to develop the lands into a 6-storey hotel with 80 guest suites.

In this package, you will find the below materials:

- Design Brief (pages 2-10)
- Site Plan (page 11)
- Floor Plans (page 12-14)
- Landscape Plan (page 15)
- North Elevations (page 16)
- South Elevations (page 17)
- East & West Elevations (page 18)
- Massing & Perspective (page 19)

We trust that the enclosed is in order, however, should you have any questions or require further information, please do not hesitate to contact the undersigned.

Regards,

**IBI Group**

[Signature]

Ashley Minns, CPT
Project Coordinator
Hotel Upper James
2502 Upper James Street, Hamilton, Ontario

Urban Design Brief

Prepared by Chamberlain Architect Services

Figure 1 – South Elevation Render – (Image by Chamberlain)
1. Process

1.1 Proposed Development

The proposed development consists of a six (6) storey, 80 suite Boutique Hotel Upper James off Upper James Street. The official address is 2502 Upper James Street, Hamilton Ontario. The development is an infill proposal that would also include associated parking, landscaping provisions and some outdoor amenity spaces.

The Space component relates to the physical makeup of the hotel, taking into account zoning, flow of a hotel, and core branding story. The visual Identity of a hotel plays a particularly important role in creating its identity which translates to perceived value. It also helps entice the best employees for the regional area.

Figure 2 – Site – (Image by Google)

2. Location

2.1 Context Analysis:

This Urban Design Brief investigates a radial area of 500m from the subject site, providing an efficient investigation of the neighbourhood in terms of network connections, physiography, land use, built form character, and other key influences. Connections:

- The subject site is located on the west side of Upper James Street, north of Glanair Drive.
- The site neighbours an Amazon fulfilment centre to the west across Aeropark Blvd, open farmland to the east across Upper James street and to the south across Glanair drive. The John C. Munro Hamilton International Airport is located south west of the subject property.
- The site does not have direct access to the provincial Highway and requires Upper James Street be taken North or South to the nearest access point.
2.2 Land Use & Open Space

- The subject site occupies an essential location in the developing area of Hamilton Ontario, where the project suggests the opportunity for the growth of the city.

- Located minutes from the John C. Munro Hamilton International Airport, this boutique hotels project aims to aid the growth of the region by becoming a hub amongst the business traveller and amazon fulfilment center clientele, offering all under one roof, flexible amenity & meeting spaces and 80 King-and-Queen Guest Suites.

![Figure 3 – Overview of the Site – (Image by Google)](image)

2.3 Subject Site Reference Images
Figure 4 – Site Context – (Image by Google)

Figure 5 – Street View Looking South West – (Image by Google)

Figure 6 – Street View Looking North West – (Image by Google)
3. Design Direction

3.1 Building Site

The Building Site provides appropriate sun and shading to enhance human comfort: The best modern builds are efficient and well thought through. The building is oriented to take advantage of nature’s forces to provide passive solar heating in the winter, while long overhangs and recessed openings provide shading to keep spaces cool in the summer.
The site landscape design of 2502 Upper James Street helps provide an attractive pedestrian realm within the site’s interior. Exterior landscape elements include pedestrian walkways, street trees, bike racks and low-level accent planting. The size and location of many of the existing trees preclude them from being protected from site construction, therefore new street trees will surround the parking lot, acting as a buffer between the proposed development and existing context. Coniferous trees bordering the exterior patio will block noise and wind, regulating the micro-climate and providing a pleasant outdoor amenity space for visitors. Ornamental flowering trees will create visual interest along the Glanair Drive walkway entrance, enhancing the pedestrian experience. In addition, low-level accent planting surrounding the building, functions to contrast and compliment its materials and forms, while taking into consideration the balcony overhangs on the upper levels. The use of a variety of plant material including deciduous, coniferous and flowering species ensures year-round visual interest and animation. Lastly, bike racks located between the building entrances provide convenient access to active modes of transportation. Overall, the landscape design, i.e., the plant palette, furnishings, etc., maintains the same high level quality as is proposed in the built form.

3.2  Building Plan

The proposed building provides relationships between exterior and interior spaces, as well as the site. The use of large spans of glass, for example, bring the building’s site into the building, taking advantage of dramatic views and natural landscaping. Smaller windows allow privacy to the inhabitants, while public spaces provide appropriate amenities to guests.
3.3 Building Form

The six-storey, 80 suite hotel occupies a linear footprint facing Glanair Drive.

The design reflects a modern methodology to form and design. The aesthetic is modern throughout including a minimal colour palette, materiality, and interior planning. When viewed from the exterior, the building adds emphasis of rectangular form and horizontal and vertical lines; shapes boxes help portray the materials used in well-defined planes and vertical forms that juxtapose against horizontal elements for dramatic effect.
Figure 11 – East Elevation – (Image by Chamberlain)

Figure 12 – West Elevation – (Image by Chamberlain)
Figure 13 – South Elevation – (Image by Chamberlain)

Figure 14 – North Elevation – (Image by Chamberlain)
HOTEL - UPPER JAMES
2502 UPPER JAMES ST.
HAMILTON, ON.

TYPICAL FLOOR PLAN
Project number 122022
Date 30 MAR 2021
Scale 1:200
Drawn by GP

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1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all work to the satisfaction of the landscape architect.
3. Report any changes, discrepancies or substitutions to the landscape architect for review. Obtain approval from the landscape architect before proceeding.
4. It is the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveeways, light standards, etc.
6. All plant material locations to be staked or marked out and approved by landscape architect prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th Ed.).
8. Install plant material according to details shown.
9. Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as ‘Canada Red’ or ‘Gro-Bark’ SPM mulch, or approved equivalent. Alternative mulches must be approved by the landscape architect.
10. Contractor to utilize layout dimensions where provided.
11. Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
12. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
13. Supply and place topsoil in accordance with OPSS 802 to a minimum depth of 150mm unless otherwise specified.
14. Supply and place sod in accordance with OPSS 803 unless otherwise specified.
15. Supply and place seed in accordance with OPSS 804 unless otherwise specified. All 5:1 or greater slopes to be seeded with tacifier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
16. All dimensions in metres unless otherwise noted.
17. If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
18. Contractor to provide minimum two (2) year warranty from date accepted on all work unless otherwise specified.
19. Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
20. Not for construction unless stamped, signed and dated by landscape architect.
21. Drawings not to be reproduced without written consent from landscape architect.
22. Approval of landscape plan to be obtained from municipality.
23. For grading and servicing information refer to the engineer's drawings.
24. For lighting information and power distribution refer to the electrical drawings.

PROPOSED PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Cal. Size</th>
<th>Cond.</th>
<th>Matures</th>
<th>Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downy Serviceberry</td>
<td>Amelanchier arborea</td>
<td>60mm</td>
<td>W.B.</td>
<td>6.0</td>
<td>6.0</td>
</tr>
<tr>
<td>Maidenhair Tree</td>
<td>Ginkgo biloba</td>
<td>80mm</td>
<td>W.B.</td>
<td>17.0</td>
<td>11.0</td>
</tr>
<tr>
<td>Ivory Silk Lilac</td>
<td>Syringa reticulate 'Ivory Silk'</td>
<td>60mm</td>
<td>W.B.</td>
<td>6.0</td>
<td>6.0</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Quercus macrocarpa</td>
<td>80mm</td>
<td>W.B.</td>
<td>20.0</td>
<td>20.0</td>
</tr>
<tr>
<td>Northern White Cedar</td>
<td>Thuja occidentalis</td>
<td>175cm</td>
<td>W.B.</td>
<td>8.0</td>
<td>3.0</td>
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</table>

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Cal. Size</th>
<th>Cond.</th>
<th>Matures</th>
<th>Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compact Andorra Juniper</td>
<td>Juniperus horizontalis 'Plumosa Compacta'</td>
<td>60cm</td>
<td>#3 cont</td>
<td>0.5</td>
<td>1.5</td>
</tr>
<tr>
<td>Feather Reed Grass</td>
<td>Calamagrostis x acutifolia 'Karl Foerster'</td>
<td>1.2</td>
<td>#1 cont</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>Switchgrass</td>
<td>Panicum virgatum</td>
<td>1.5</td>
<td>#1 cont</td>
<td>1.5</td>
<td>1.5</td>
</tr>
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