



City of Hamilton – Design Review Panel

Staff Project Summary Sheet

Project Data

Project address – 165 James Street South (Ward 2)

Applicant/Agent – Core Urban

Brief description of the project –

The applicant proposes to construct two, six storey mixed use buildings with one fronting onto James Street South (Building 2) and one fronting onto Augusta Street (Building 3). The proposed development has been designed in association with the building currently under construction at 18 Augusta Street (Building 1). Parking will be provided within a common underground parking structure for the three buildings.

Brief description of existing and planned context –

The subject property is located on the east side of James Street South, midway between Augusta Street and Hughson Street South. The property is currently used as a surface parking lot.

Surrounding Land Uses:

There are existing commercial businesses to the west and north of the subject lands (2 or 3 storey buildings). A 13 storey building is located at the corner of James Street South and Augusta Street to the north and west of the site. A surface parking lot and the Medical Arts Building is located to the south.

Urban Hamilton Official Plan Designation (*check all that apply*):

- | | |
|----------------------------------|-----------------------|
| Neighbourhoods x | District Commercial |
| Open Space | Arterial Commercial |
| Institutional | Industrial Land |
| Utility | Business Park |
| Downtown Mixed Use Area x | Airport Business Park |
| Mixed Use – High Density | Shipping & Navigation |
| Mixed Use – Medium Density | |

Secondary Plan – Downtown Mixed Use Pedestrian Focus **x**

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Downtown Urban Growth Centre”

Schedule E-1 – “Downtown Mixed Use”

- E.2.3.1.13 – E.2.3.1.16 (Pedestrian Focus Design)
- E.4.4.2 (Function – Sense of place)
- E.4.4.3 (Creating a vibrant environment)
- E.4.4.4 (Permitted uses)
- E.4.4.7 & E.4.4.8 (Density & Height)

Volume 2 – Downtown Hamilton Secondary Plan

Map B.6.1-1 – Land Use Plan – “Downtown Mixed Use – Pedestrian Focus”

Map B.6.1-2 – Maximum Building – “Mid-rise”

Appendix C – Location Where There Are Impacts to Views and View Corridor to Niagara Escarpment

- B.6.1.4.12 c) and B.6.1.4.13 (Building Heights)
- B.6.1.4.17 (Mid Rise Buildings)
- B.6.1.4.25 (Built Form)
- B.6.1.6.2 (Pedestrian Focus Streets)

Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 – UHOP

- B.3.3.1.8 (Promote Intensification that is compatible in form and function to the character of existing communities and neighbourhoods)
- B.3.3.2.3 (Principles)
- B.3.3.2.4 (Quality Spaces)
- B.3.3.2.6 (Compatibility of development to the surrounding area)
- B.3.3.3.1 – B.3.3.3.5 (Built Form)
- B.3.4.1.3, B.3.4.2.1 (h) and B.3.4.3.6 (Intensification adjacent to Cultural Heritage resources)
- E.3.2.4 (Intensification shall enhance and be compatible with character of existing neighbourhood)
- E.3.2.7 (Quality urban/architectural design)

Volume 2 – Downtown Hamilton Secondary Plan

- B.6.1.3.1 (Respecting Design and Heritage)
- B.6.1.4.25 (6.1.4.30 – Built Form)
- B.6.1.4.31 (6.1.4.33 – Transition in Scale)
- B.6.1.4.34 (6.1.4.36 – Public Realm)
- B.6.1.10 (Urban Design Policies)
- B.6.1.11 (Cultural Heritage Resources Policies)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 4.4 (Massing and Building Design)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200

City of Hamilton No. 6593

City of Stoney Creek No. 3692-92

Town of Ancaster No. 87-57

Town of Dundas No. 3581-86

Town of Flamborough No. 90-145-Z

Township of Glanbrook No. 464

Applicable Zoning: The property is zoned Downtown Mixed Use – Pedestrian Focus (D2). A multiple dwelling and commercial uses are permitted in the (D2) Zone. A maximum building height of 44 metres is permitted as per Schedule F.

1. **Review of Formal Consultation Document (file number, proposal and applicable studies identified):**
 - No Formal Consultation has been submitted for the proposed development to date.

2. **Positive design elements of proposal:**
 - Revitalizes the streetscape along Augusta Street (outdoor patio space along Augusta Street and Hughson Street South).
 - Buildings respect and maintain existing streetscape patterns.
 - Opportunity to enhance aesthetics of Augusta Street and James Street South.

3. **Staff design concerns regarding proposal:**
 - The lack of common amenity area and / or landscaped area on the subject property.
 - The provision of a six storey blank wall (no fenestration) along the southerly façade of Building 3.

4. **Key questions for Panel (refer to Design Review Panel Questions):**
 - Does the proposal promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods? (B.3.3.1.8)
 - Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a))
 - Does the proposal include the provision of amenity space and what is the relationship to existing patterns of private and public amenity space? (B.2.4.2.2 f))
 - Does the proposal minimize excessive street noise and stationary noise source levels through the design, placement, and construction of buildings and landscaping? (B.3.3.2.4 i))