



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address – 2502 Upper James Street, Hamilton (Ward 8)

Applicant – Oleakram Inc.

Brief description of the project – The proposal is for a six storey, 80 suite hotel with 56 surface parking spaces.

Brief description of existing and planned context – The subject property is a 4148 square metre parcel of land with three frontages being Upper James Street to the east, Glanair Drive to the south and Aeropark Boulevard to the west.

Surrounding land uses consist of:

- North: an existing single detached dwelling (2492 Upper James Street) and vacant industrial subdivision lands.
- East: existing single detached dwellings, agricultural lands, auto repair and vacant industrial properties.
- South: vacant industrial subdivision lands.
- West: industrial warehouses (under construction).

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

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

Airport Employment Growth
District Secondary Plan –
Airport Prestige Business |
|---|----------|---|----------|--|

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – Employment Areas, Primary Corridors

- E.2.7 (Employment Areas)
- E.2.4 (Urban Corridors)

Schedule E-1 – Airport Employment Growth District

- E.5.1 (Employment Area Policy Goals)
- E.5.2 (General Policies)
- E.5.5.1 (Permitted Uses – note 5.5.1 c))
- E.5.5.3 (Scale)
- E.5.5.5 (Other Policies)
- E.5.2.7 (Height, Scale, Built Form & Function)

Volume 2 – AEGD

Map B.8.-1 (Land Use Plan) – Airport Prestige Business

- B.8.2.2. (Sense of Place – note 8.2.2 (d))
- B.8.2.3 (Public Realm)
- B.8.2.4 (Built Form)
- B.8.2.8 (Relationships with Surrounding Land Uses Principles)
- B.8.4 (Employment Area Policies)
- B.8.4.2 (General Employment Policies) 37 employees per net hectare
- B.8.4.5 (Airport Prestige Business)
- B.8.4.5.1 (Permitted Uses – note B.8.4.5.1 b)
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Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 – UHOP

- B.3.3.1 (Urban Design Goals)
- B.3.3.2 (General Policies and Principles)
- B.3.3.3 (Built Form)
- B.3.3.7 (Storage, Service and Loading Areas)
- B.3.3.8 (Signage, Display Areas, and Lighting)
- B.3.3.9 (Access and Circulation)
- B.3.3.10 (Parking)
- B.3.3.11 (Barrier Free Design)
- B.3.3.12 (Public Art)

Volume 2 – AEGD

- B.8.4.5.7 (Design)
- B.8.14 Eco -Industrial and Urban Design Policies

- B.14.6-9 (Energy, Renewables, Air Quality, and Greenhouse Gas Reduction)
- B.14.10-14 (Water and Wastewater, and Water Conservation/Efficiency)
- B.8.14.15-16 (Storm Water Guidelines)
- B.8.14.17-18 (Materials, Resources and Solid Waste)
- B.8.14.25-30 (Site Development, Disturbance, Natural Corridors and Greenways)
- B.8.14.36-37 (Site Access and Driveways)
- B.8.14.38-39 (Recommended Building Setbacks)
- B.8.14.40-42 (Vehicular Parking Areas)
- B.8.14.44-46 (Site Lighting and Safety)
- B.8.14.47-48 (Pedestrian and Cyclist Movement)
- B.8.14.49-50 (Sustainable Building Design)
- B.8.14.51 (Building Orientation)
- B.8.14.52 (Building Height and Massing)
- B.8.14.53-57 (Building Design)
- B.8.14.60 (Rooftop and Mechanical Requirements)
- B.8.14.61 (Architectural Lighting and Light Pollution Management)
- B.8.14.62-65 (Signage)
- B.8.14.66 (Landscape Requirements at Road Frontages)
- B.8.14.70-72 (Landscape Quality)
- B.8.14.73 (Paved Surface Materials)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm and Streetscape)
 - 2.5 (Safety and Security)
 - 2.6 (Barrier-Free Design and Urban Braille)
 - 2.7 (Public Art)
 - 3.2 (Site Circulation)
 - 3.3 (Landscape Design)
 - 3.4 (Waste Management Services)
 - 3.5 (Loading, Storage and Utility Areas)
 - 3.6 & 3.7 (Grading and Stormwater Management)
 - 3.8 (Noise Attenuation)
 - 3.9 & 3.10 (Lighting and Signage)
 - 4.2 (Siting Buildings in a Neighbourhood)
 - 4.3 (Microclimate Design)
 - 4.4 (Massing and Building Design)
 - 4.5 (Skyline and Rooftops)
 - 4.6 (Designs of Buildings on Infill Sites)
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- Airport Employment Growth District Urban Design Guidelines (Site Planning Guidelines 2.1, 2.2, 2.3, 2.4, 2.5, 2.7 and 2.8, Built Form – 3.1, 3.2, 3.3, 3.4, 3.6, 3.7, 3.8, Prestige Business 5.0)

Zoning By-Law:

City of Hamilton No. 6593

Town of Flamborough No. 90-145-Z

City of Stoney Creek No. 3692-92

Township of Glanbrook No. 464

Town of Ancaster No. 87-57

Applicable Zoning:

- Airport Prestige Business (M11) Zone

1. Review of Formal Consultation Document: Not Applicable

- **Applications Required:**

- Site Plan Control.

- **Required Information and Materials:**

- Survey Plan;
- Concept Plan;
- Site Plan and Building Elevations;
- Landscape Plan;
- Tree Management Plan/Study;
- Functional Servicing & Stormwater Management Report c/w Grading & Servicing Plans;
- Site Lighting Plan;
- Construction Management Plan;
- Water and Wastewater Servicing Studies;
- Erosion and Sediment Control Plan; and,
- Noise Impact Study.

2. Positive design elements of proposal:

- Landscaping proposed surrounding the building and parking area allow for a pleasant micro-climate environment and reduces visual impact.
- Driveway access has been minimized and access to site has been relocated further away from intersection of Upper James Street and Glanair Drive.
- Opportunity to provide planting of native species.

3. Staff design concerns regarding proposal:

- It is unclear if the development implements Low Impact Development techniques (bio-swales, retention gardens, green roofs, pervious paving?)
- Does the building use quality and attractive materials?
- Buildings are encouraged to have architectural articulation in form and materials. Large blank wall surfaces along street frontages are discouraged, do the elevations adjacent to Glanair Drive and Upper James Street satisfy this?

4. Key questions for Panel (refer to Design Review Panel Questions):

- Does the proposal encourage on-site storm water management and infiltration through the use of techniques and technologies, including green roofs and vegetated swales (B.3.3.2.8b))?
- Does the proposal encourage the use of LEED or other environmental building rating tools for buildings and infrastructure? (B.3.3.2.8 d))
- Does the proposal reduce air, noise and water pollution through the following?
 - o Facilitating and promoting the use of active transportation;
 - o Providing adequate green space, landscaped buffering and storm water management facilities;
 - o Use of appropriate pavement treatments;
 - o Promote energy efficient design; and,
 - o Promote innovating construction materials and techniques. (B.3.3.2.9 d))