41 WILSON, HAMILTON
DESIGN REVIEW PANEL PRESENTATION
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INTENT OF DOCUMENT

This brief has been prepared on behalf of Emblem Developments as part of the planning approval process for their subject lands at 41 Wilson, located between Hughson Street and John Street.

The brief describes the development vision in accordance with the downtown Hamilton secondary plan. The intent of the brief is to illustrate how this development will enhance and invigorate an urbanizing Hamilton core.

The design vision is described in this document according to these main sections:

- Context
- Planning rationale
- Heritage context
- Architectural vision
- Landscape design
SITE PHOTOS

VIEW FROM HUGHSON LOOKING SOUTH

VIEW DOWN JOHN LOOKING SOUTH
NOTE: Building Heights are represented by the number illustrated on the map. All Building Heights are in metres.

Legend

# Maximum Building Heights in metres

- Parks/Open Space
- Planning Boundary

Schedule F - Figure 1
Zoning By-law No. 05-200
Maximum Building Heights
SITE CONTEXT

The subject site is comprised of three parcels of land, municipally known as 41 Wilson Street, 97 John Street North, and 117 John Street North. The subject lands have an area of approximately ±0.69 hectares, as well as ±88 metres of frontage along John Street North (east), ±79 metres of frontage along Wilson Street (south), and ±57 metres of frontage along Hughson Street North (west). Both Wilson Street (south) and John Street North (east) are classified as minor arterial roads, as per Schedule C of the Urban Hamilton Official Plan. Hughson Street North (west) is classified as a local road. Road widening dedications are anticipated to be required as part of future development approvals along both the John Street North and Wilson Street frontages.

The majority of the site is currently utilized as a surface public parking lot. There is also an existing two-storey community centre (97 John Street North) and an auto-service shop (117 John Street North), which would be demolished to accommodate the development. There is little in the way of landscaping provided on or surrounding the subject lands, as it exists today. As such, the area is not pedestrian friendly. Further, the site is located at the major intersection of John and Wilson Street and once developed the site will help greatly enhance the pedestrian experience and safety at this important node in the City.

The Site and surrounding area is currently well connected to existing public transit services and active transportation infrastructure. The Site will further support and benefit from the City of Hamilton’s proposed future Hamilton LRT.

The surrounding area features a diversity of commercial, institutional, and residential land uses. The site abuts the Trinity Lutheran Church, located at the northeast corner of the intersection of Hughson Street North and Wilson Street (37 Wilson Street). The Church site is registered (non-designated) on the City’s heritage inventory list.

Other uses in the immediate vicinity of the site are as follows:

- **North**: mix of smaller, predominantly auto-centric, commercial uses;
- **East**: primarily residential area, with a mix of commercial and institutional uses throughout;
- **South**: a large commercial surface parking lot;
- **West**: predominantly commercial, with some residential uses;

The subject site is designated ‘Downtown Residential’ as per Map B.6.1-1 of the Downtown Hamilton Secondary Plan. The site is further identified as ‘High-Rise 2’, as per Map B.6.1-2 of the Secondary Plan. The proposed development will adhere to the policies of the Secondary Plan.

The site is zoned ‘Downtown Residential (D5) Zone’ and is subject to Hold Provisions H17, H19, and H20. As per the Schedule F of the Zoning By-law, the maximum building height is 88 metres. The maximum building façade height along Wilson Street is 22 metres, however the maximum façade height along Hughson Street North and John Street North is 16 metres. It is intended for the proposed development to generally comply with all zoning regulations, however certain minor variances are anticipated for matters such as building height, setbacks, and balcony encroachments.

Policy Requirements & Design Guidelines

Urban Hamilton Official Plan

The proposed development has been designed in keeping with the broad visions and principles outlined in the Urban Hamilton Official Plan (UHOP), Section A.2.0 of the UHOP outlines the strategic directions for the City, as well as the City’s ‘Vision 2020’. Some of the key directions for growth and development outlined in Vision 2020 (as applicable to the proposed development) are as follows:

1. Encourage a compatible mix of uses in neighbourhoods that provide opportunities to live, work, and play.
2. Concentrate new development within existing built-up areas and within a firm urban boundary.
3. Expand transportation options that encourage travel by foot, bike and transit and enhance inter-regional transportation connections.
4. Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and settlements.

The UHOP generally encourages intensification of underutilized lands within the urban areas of the City. As per Section B.3.3.2.4, new development should be completed with strong urban design that creates quality spaces by:

1. organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;
2. recognizing that every new building or structure is part of a greater whole that contributes to the overall appearance and visual cohesiveness of the urban fabric;
3. using materials that are consistent and compatible with the surrounding context in the design of new buildings;
4. creating streets as public spaces that are accessible to all;
5. creating a continuous animated street edge in urban environments;
6. including transitional areas between the public and private spaces where possible through use of features such as landscaping, planters, porches, canopies, and/or stairs;
7. creating public spaces that are human-scale, comfortable, and publicly visible with ample building openings and glazing;

The proposed development is in keeping with the broad visions and urban design principles outlined in the UHOP. The development would contribute towards the revitalization of the surrounding area, introducing a mix of uses and substantial residential intensification. This will contribute towards a more active and pedestrian friendly streetscape. The design of the building itself is distinct, creating a sense of unique space in the downtown area, while also being considerate of the adjacent Church and heritage properties to the north of the site. The podium, which transitions from four storeys up to seven storeys, will help to establish a comfortable pedestrian scale along the street.
Downtown Hamilton Secondary Plan

The subject site is designated ‘Downtown Residential’ as per Map B.6.1-1 of the Downtown Hamilton Secondary Plan. The site is further identified as ‘High-Rise 2’, as per Map B.6.1-2 of the Secondary Plan. Building height for lands designated High-Rise 2 is a maximum of 30 storeys, provided that the height of the building does not exceed the height of the escarpment, as defined per Appendix D of the Secondary Plan.

Some of the key guiding principles for growth and development in the Downtown Core are as follows:

1. Strengthen the connection to neighbourhoods, the Waterfront, the Escarpment and other surrounding features or attractions. The Downtown Hamilton Secondary Plan emphasizes the importance of strengthening connections to neighbourhoods and major destinations such as the Waterfront and the Niagara Escarpment. The Downtown shall be reconnected to its neighbourhoods by developing vacant land and parking lots, and by rebalancing Downtown streets as attractive pedestrian places. This Plan supports a number of projects to foster multi-modal linkages and strengthen existing connections.

2. Promote Downtown living.
3. Downtown is healthy and safe.
4. Culture is fundamental to Downtown Revitalization.
5. The Niagara Escarpment is an essential part of the character and appearance of the City; views to the Escarpment are important assets to protect.

The proposed development will be 30 storeys in height, consistent with the maximum intended building height for the lands. The development will establish a new landmark in the downtown and provide attractions in the form of commercial uses at-grade. The redevelopment of the existing parking lot will support the objectives of the Secondary Plan by eliminating a large parcel of vacant/underutilized land, promoting downtown living through residential intensification, and improving the overall safety of livability of the area. Increased residential activity will support surrounding commercial and institutional establishments, serving to promote and enhance culture and downtown revitalization.

Site Plan Guidelines

The site plan has been guided by Section 6.4 of the City’s Site Plan Guidelines, design considerations for multiple unit residential developments.

Hamilton Downtown Mobility Street Master Plan

As per Page 5 of the Downtown Mobility Street Master Plan (DMSMP), the subject lands have frontage along two key streets, being Wilson Street and John Street North. These streets are intended for future trail linkages (Wilson Street) and proposed two-way traffic conversion on mobility streets (John Street North).

The proposed development will adhere to the general principles for movement and pedestrian priority, as applicable to the various frontages on all sides of the site.

City of Hamilton Co-ordinated Street Furniture Guidelines

The City of Hamilton Co-ordinated Street Furniture Guidelines was developed to improve the image and identity of the City’s streetscape and provide visual coherence contributing to a high quality public realm.

The subject site will adhere to the Street Furniture Guidelines by providing various benches and bicycle racks within the street tree/ furniture zone of the streetscape.

The streetscape around the site will generally follow the prescribed four pedestrian zone system configuration – including a buffer zone, street tree/furniture zone, walkway zone and frontage zone. Depending on the specific frontage, the use and arrangement of these zones varies – as illustrated in the associated landscape concept plan.
Downtown Hamilton Secondary Plan
(Schedules attached)

- Downtown Residential Designation (see map B.6.1-1)
- Residential and local commercial uses are permitted
- Improved multi-modal connections are encouraged
- Development of vacant land for higher/better uses at appropriate scales is encouraged

- High-Rise 2 Designation (see map B.6.1-2)
- Maximum 30 storeys permitted, provided that no building shall be greater than the height of the top of the escarpment.

Zoning By-law 05-200

- Downtown Residential (D5) Zone: Holding H17, H19 & H20
- Residential and commercial uses are permitted
- Maximum permitted building height of 88 metres (see Schedule F, Figure 1)
The properties were added to the Municipal Heritage Register in September 2014 as part of the 2014 Downtown Built Heritage Inventory Project. They are identified as Character-Defining Properties.

This property is north of the development site. The building appears to be for commercial (office) and residential purposes.

Date of construction: 1885

127 Hughson Street North

These properties were added to the Municipal Heritage Register in September 2014 as part of the 2014 Downtown Built Heritage Inventory Project. They are identified as Character-Defining Properties.

This property is north of the development site. The building appears to be for commercial (office) and residential purposes.

Date of construction: 1969

7. 104 Hughson Street North (part of 37 Wilson Street)

This property is west of the development site. It is currently used as a community centre.

This property is surrounded to its north, west and south property lines by a collective of buildings.

Date of construction: pre 1898

Chinese Community Centre Association of Canada

10. 97 John Street North

This property is west of the development site. It is currently used as a community centre.

This property is surrounded to its north, west and south property lines by a collective of buildings.

Date of construction: 1900

Registered (Non-Designated)

3. 121 Hughson Street North

This property is west of the development site. It is currently used as a community centre.

This property is surrounded to its north, west and south property lines by a collective of buildings.

Date of construction: 1900

Registered (Non-Designated)

16. 37 Wilson Street and 39 Wilson

This property is west of the development site. It is currently a collection of two buildings used for religious purposes.

The property was added to the Municipal Heritage Register in September 2014 as part of the 2014 Downtown Built Heritage Inventory Project. It is identified as a Character-Defining Property.

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Heritage Context

111 Hughson Street North

This property is west of the development site and the portion that faces the site is the rear elevation, shown as a solid brick wall with no openings. The character-defining features of this property are related to the auditorium interiors.

1. 111 Hughson Street North

2. 115 Hughson Street North

2. 115 Hughson Street North

3. 121 Hughson Street North

4. 127 Hughson Street North

5. 126-128 Hughson Street North

6. 104 Hughson Street North

7. 104 Hughson Street North

8. 37 Wilson Street and 39 Wilson

9. 97 John Street North

10. 97 John Street North

11. 111 Hughson Street North, looking towards the Hughson Street face.

12. 111 Hughson Street North, looking towards the Hughson Street face.
The properties were added to the Municipal Heritage Register in September 2014 as part of the 2014 Downtown Built Heritage Inventory Project. They are identified as Character-Supporting Properties.
BUILDING DESIGN

The architectural expression for the development at 41 Wilson is driven by unifying principles of proportion, scale, texture, and rhythm, infusing a renewed sense of energy into an otherwise neglected piece of property. Drawing upon the character of the existing neighborhood fabric, the design strives to provide continuity and integration into the area, while maintaining a unique presence and creating an iconic landmark for Hamilton.

Reactivation of the urban experience at the pedestrian level is achieved by means of prime retail spaces and residential lobbies. Each frontage has diverse orientations that assist in defining the architectural expression of the podium, reinforced through the thoughtful placement of landscaping elements. Functional programmatic requirements, such as the parking entrance, loading bays, and mechanical spaces have all been located to the east side of the church and through the introduction of a lane along the north side of the building, providing discreet access while maximizing active frontage on all three streets.

Each of these primary street facades have been designed to be distinct in massing and architectural expression while maintaining a unified composition. Large vertical brick frames with inset charcoal accents along Hughson and Wilson streets, and a continuous channel that defines the transition between retail and residential above establish one typology. The bold horizontal language along John street creates a focal point as it intersects with the language along Wilson, providing multiple readings as one transitions around the site.

Juliette balconies add another cohesive layer to the rhythm along all three streets, while the brick frames in the podium pay homage to the church, especially along Hughson. The frames reference the verticality of the buttresses and windows, establishing a subtle continuity to the historical rhythm. Windham brick, as a unifying material that stands on its own in a contemporary manner, has been carefully considered so as not to clash with the multiple tones of red/brown brick scattered around the existing neighborhood. On Hughson street, the relationship with the Church is enhanced by a landscaped forecourt that creates synergy between the residential entrance and the north wall of the existing structure.

The towers have been strategically placed to establish optimal vantage points to and from the development while creating a backdrop that showcases the Church and its importance within the history of the area. Clean lines and contrasting tonalities of black and white verticals juxtapose the texture of the podium and surrounding neighborhood. Pinwheel balconies are used to maximize the sense of separation between towers and provide resident comfort. By sculpting the crowns of each building, verticality is further emphasized to establish distinct architectural languages on each facade, while maintaining a cohesive composition. The final composition breaks up the proportions of the massing, while providing an elegant resolution by drawing the eye upwards, similar to the Church spire.
Podium potential
Setbacks and Tower Placements
Tower Extrusion
Pin Wheel Balconies
Related Towers
Break Up Facade
Sculpt BuildingCrowns
Articulate and Relate to Context
The proposed landscape interface will enhance the public realm by establishing the streetscape as a pedestrian friendly space while tying into the existing Trinity Lutheran Church frontage. The design adheres to the Downtown Hamilton Secondary Plan section B6.1.10 Enhancing Streets and Public Spaces and is guided by the City of Hamilton Co-ordinated Street Furniture Guidelines. The development is surrounded by public interface on three sides and provides a mid-block connections to the north.

The three street frontages, Hughson Street North to the west, Wilson Street to south and John Street North to the east will include a sidewalk following the Hamilton urban Braille guidelines and a boulevard and street trees where space provides. On-property frontage extends the public realm with high quality unit paving patterns, planters with small trees and perennials, furniture and patio spaces for future commercial tenants. Where there is an opportunity for a fenced in dog run, additional passive seating beside planting and deciduous trees to buffer the property to the north from the development.

The north side of the development includes a mid-block connection providing a wide walkway beside planting and deciduous trees to buffer the property to the north from the development. The space also provides an opportunity for a fenced in dog run, additional passive seating and a fenced patio for the corner commercial tenant. Appropriate lighting design will animate the building and streetscape alike and provide comfortable night lighting for pedestrians while following dark sky guidelines.

There is a wide pedestrian connection and combined pedestrian and vehicular laneway around the existing Church with a unit paving pattern for visual interest and to slow traffic entering the in-building parking. Precast concrete furniture provide seating and prevent traffic from traveling past the garage entrance.

Part of this connection is the pedestrian residential entrance off Hughson Street North, which will continue the wide pedestrian alley with unit paver pattern, trees at grade and mixed furniture to create a comfortable entrance for residence and visitors. This unique paving pattern is continued at other residential entrances along John Street North creating a visual cue between residential and commercial frontages.

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CONCLUSION

In conclusion, the proposal for 41 Wilson has merit. The proposal conforms to the Downtown Hamilton Secondary Plan and is a carefully considered and integrated design.

The proposed development will enhance and invigorate the neighbourhood in a manner that is respectful and contextual. At the same time it will introduce a contemporary and elegant architectural language to the neighbourhood.

A combination of residential and retail spaces at the pedestrian level are integrated with landscape in a way that enhances the experience and feel of the public realm.

The development will create momentum for urbanizing the Hamilton core in accordance with the city’s vision. The design follows the guidelines set by the city and will be further refined throughout the approvals process.
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### Average Grade

- 92.51 m

### Building Height Above Average Grade

- 95.5 m

### Building Base Facade Heights

- 158.00 m

### Land Use Zones

- VG-1
- LV-1
- MT-1
- MT-2
- MT-3
- MT-4
- MT-5
- RS-1
- LV-2
- VG-2
- VG-3

### ISSUES

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- Written dimensions shall have precedence over scaled dimensions.
- Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing.
- Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

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### SCALE

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### Projects

- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC.
- PLANNER: A. J. CLARKE AND ASSOCIATES
- ELECTRICAL: THE HIDI GROUP
- LANDSCAPE ARCHITECT: ADESSO DESIGN INC.
- MECHANICAL: THE HIDI GROUP
- STRUCTURAL: STEPHENSON ENGINEERING
- TRANSPORTATION: LEA CONSULTING LTD.
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**Building Height Above Average Grade**: 95.5 m

**ISSUES**

- This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden.
- Written dimensions shall have precedence over scaled dimensions.
- Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing.
- Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.
LANDSCAPE CONCEPT PLAN

MID-BLOCK PEDESTRIAN CONNECTION

PARKING SPACE 12 TO BE HERE

UP TO MEZZ.

LOW HEADROOM BELOW PARKING

369 m² 3967 ft²

RETAIL

343 m² 3693 ft²

RETAIL

303 m² 3262 ft²

RETAIL

315 m² 3388 ft²

RETAIL

178 m² 1915 ft²

RETAIL

210 m² 2259 ft²

RETAIL

156 m² 1675 ft²

MECH.

498 m² 5363 ft²

LOBBY

307 m² 3300 ft²

LOADING

160 m² 1726 ft²

MECH.

145 m² 1559 ft²

GARBAGE

35 m² 381 ft²

MOVING ROOM

79 m² 848 ft²

ELEC.

104 m² 1123 ft²

GARBAGE

54 m² 576 ft²

MOVING ROOM

EXIT CORRIDOR

VEST.

197 m² 2121 ft²

LOBBY

66 m² 713 ft²

MOVING ROOM

120 m² 1290 ft²

GARBAGE

121 m² 1307 ft²

LOADING

104 m² 1115 ft²

RETAIL GARBAGE

7M CLEAR HEIGHT

26 m² 275 ft²

STAGING

SLOPE DN

WASTE

80 m² 865 ft²

STAGING

HYDRO SWITCH ROOM

41 WILSON HAMILTON, ONTARIO DESIGN REVIEW PANEL JUNE, 2021

LANDSCAPE CONCEPT PLAN

MIXED PLANTERS

PAVING STYLE AT RESIDENTIAL ENTRANCES

DECORATIVE SCREENS

COMMERCIAL FRONTAGES

DOG RUN

BIKE RACKS

CONCRETE BENCHES

WOOD AND METAL BENCHES

LANDSCAPE CONCEPT PLAN

EXISTING CHURCH

EXIT

EXISTING CHURCH

EXIT

EXISTING CHURCH

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EXISTING CHURCH

EXIT
STREET FRONTAGE: Wilson St.

FLYER INTERNAL "41 WILSON  HAMILTON, ONTARIO  DESIGN REVIEW PANEL  JUNE, 2021"
STREET FRONTAGE: John Street N.

- SMALL FLOWERING DECIDUOUS TREES AND PERENNIALS IN RAISED CONCRETE PLANTER
- BIKE RACKS
- STREETFRONTAGE / COMMERCIAL FURNITURE ZONE WITH UNIT PAVING
- HAMILTON URBAN BRAILLE SIDEWALK
- STREET TREE / FURNITURE ZONE

- 3.05 STREETFRONTAGE / COMMERCIAL FURNITURE ZONE WITH UNIT PAVING
- 1.8 HAMILTON URBAN BRAILLE SIDEWALK
- 1.9 STREET TREE / FURNITURE ZONE
- JOHN STREET NORTH

- HIGH BRANCHING DECIDUOUS STREET TREE IN TREE GRATE

- PROPERTY LINE
- IDENTITY

- STREET FRONTAGE: John Street N.

- LANDSCAPE CONCEPT PLAN

- EXISTING CHURCH
- PROPOSED CURB CUT AS PER CITY OF HAMILTON CURB STANDARD RD-108
- PROPOSED DEVELOPMENT

- RESIDENTIAL ENTRANCE
- RESIDENTIAL ENTRANCE
- RESIDENTIAL ENTRANCE

- EXIT CORRIDOR
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT

- JOHN STREET NORTH
- JOHN STREET NORTH
- JOHN STREET NORTH
- JOHN STREET NORTH
Legend

Residential Designations
- Downtown Residential

Commercial and Mixed Use Designations
- Downtown Mixed Use

Parks and Open Space Designations
- General Open Space
- Community Park
- City Wide Park

Other Designations
- Utility and Transport
- Institutional

Other Features
- Pedestrian Focus
- Gateway
- Area or Site Specific Policy
- Secondary Plan Boundary

Urban Hamilton Official Plan
Downtown Hamilton Secondary Plan
Land Use Plan
Map B.6.1-1

Lands Under Appeal
- 215, 217, 219, 221, 225 and 231 Main Street West,
- 67 & 69 Queen Street South,
- 62 & 64 Hess Street South
- 44 Hughson Street South,
- 75 James Street South,
- 9 Jackson Street East
NOTE: Maximum Building Heights within the Downtown shall be no greater than the height of the top of the Escarpment in accordance with Policy B.6.1.4.9.

NOTE: This Map is implemented through specific zoning provisions and Figure 1, Schedule F - Special Figures of Zoning By-law 05-200

Lands Under Appeal
- 215, 217, 219, 221, 225 and 231 Main Street West,
- 67 & 69 Queen Street South, and
- 62 & 64 Hess Street South,
- 44 Hughson Street South,
- 75 James Street South, and
- 9 Jackson Street East

Legend
- Low-rise 1
- Low-rise 2
- Mid-rise
- High-rise 1
- High-rise 2
- Parks/Open Space
- Secondary Plan Boundary

Urban Hamilton Official Plan
Downtown Hamilton Secondary Plan
Maximum Building Heights
Map B.6.1-2
Urban Hamilton Official Plan
Downtown Hamilton
Secondary Plan
Higher Order Transit
Appendix A

Legend
- GO Transit Station
- Higher Order Transit Station
- Higher Order Transit Station Area
- Presto Transit Corridor (B-line LRT (Midtown to Eastgate))
- Secondary Plan Boundary

Lands Under Appeal
- 215, 217, 219, 221, 225 and 231 Main Street West,
- 67 & 69 Queen Street South, and
- 62 & 64 Hess Street South
- 44 Hughson Street South,
- 75 James Street South, and
- 9 Jackson Street East
Legend
- Registered Non-Designated
- Designated
- Established Heritage Neighbourhoods
- Secondary Plan Boundary

Urban Hamilton Official Plan
Downtown Hamilton Secondary Plan
Cultural Heritage Resources
Appendix B

Date: August 2019

- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, 62 & 64 Hess Street South, 44 Hughson Street South, 75 James Street South, and 9 Jackson Street East

Lands Under Appeal
- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, 62 & 64 Hess Street South, 44 Hughson Street South, 75 James Street South, and 9 Jackson Street East
Legend

- Cultural Heritage Landscapes
- Secondary Plan Boundary
- Lands Under Appeal

1. Beasley Park
2. Former Ferguson Rail Line - Main St. to King St.
3. Gore Park - James St. to Catharine St.
4. Hamilton City Hall (designated under Part IV of the Ontario Heritage Act)
5. Hamilton GO Station (designated under Part IV of the Ontario Heritage Act)
6. James St. N. Streetscape - York Blvd./Wilson St. to Murray St.
7. James St. S. Streetscape - Hunter St. to Charleton Av.
8. King St. E. Streetscape - James St. to Wellington St.
9. King St. W. Streetscape - Queen St. to Caroline St.
10. King St. W. Streetscape - at Bay St.
11. Main St. W. Streetscape - Queen St. S. to Hess St. S.
12. Prince's Square
13. Wellington Park
14. Wellington St. N Streetscape - King St. E. to Cannon St. E.
15. Wellington St. S. Streetscape - East and West sides, Main St. E. to Hunter St. E.
16. Victoria Av. S. Streetscape - Main St. E. to Hunter St.
17. Wesanford Place
18. Whitehern National Historic Site (designated under Part IV of the Ontario Heritage Act)

- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, and 62 & 64 Hess Street South
- 44 Hughson Street South, 75 James Street South, and 9 Jackson Street East
Legend
- Parks / OpenSpace
- Locations Where There May Be Impacts to Views
- Locations Where There Are Impacts to Views
- View Corridor to Niagara Escarpment
- Secondary Plan Boundary

Urban Hamilton Official Plan
Downtown Hamilton Secondary Plan
Viewshed Analysis
Appendix C

Lands Under Appeal
- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, and 62 & 64 Hess Street South
- 44 Hughson Street South, 75 James Street South, and 9 Jackson Street East
Note: Measurements are in meters above sea level.

- 215, 217, 219, 221, 225 and 231 Main Street West,
- 67 & 69 Queen Street South,
- 62 & 64 Hess Street South
- 44 Hughson Street South,
- 75 James Street South, and
- 9 Jackson Street East

Lands Under Appeal

Legend
- Downtown Elevation Study Lines
- Secondary Plan Boundary
NOTE: Building Heights are represented by the number illustrated on the map. All Building Heights are in metres.
Figure 2:
Heritage Character Figure

Legend

Planning Boundary
Heritage Character Zone

Note: The blocks shown represents the Right of Way and does not illustrate the actual road width.