PASSIVE HOUSE RESIDENTIAL DEVELOPMENT
55 QUEENSTON ROAD
Design Review Panel    July 8, 2021
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PLANNING POLICY

The subject site is within the Urban Hamilton Official Plan (UHOP). Is it designated as Mixed Use - Medium Density. There is no secondary plan for this neighbourhood, however the site is along the proposed LRT Corridor which will certainly impact this site and neighbourhood when constructed.

There are virtually no neighbouring buildings immediately adjacent to the subject site meaning there is no strong ‘context’ for the building to fit into. At six stories, the building will not dominate the single family dwellings to the north of the site.

With the future LRT, the surrounding neighbourhood will likely undergo further densification and this building will begin to be surrounded by other mid-rise buildings creating a node along the LRT corridor.

UHOP 3.2 HOUSING POLICIES

The project fulfills all the policy goalS of this section of the UHOP. Developing a vacant parcel of land into 40 new housing units is contributing to the goal of providing safe and affordable housing within our city.

Example Policies:
• 3.2.11 Provide for a range of housing types, forms, and densities to meet the social, health and well-being requirements of all current and future residents
• 3.2.13 Increase Hamilton’s stock of affordable housing of all types, particularly in areas of the City with low levels of affordable housing
• 3.2.14 Increase Hamilton’s stock of housing for those whose needs are inadequately met by existing housing forms or tenure, affordability or support options.

UHOP 3.3 URBAN DESIGN POLICIES

3.3.2.3 Urban design should foster a sense of community pride and identity by:

- respecting prominent sites, views, and vistas in the City; and,

The massing of the project has been developed to respond to the site’s location. The two residential ‘bars’ have been shaped along the angles of the street, and slid apart slightly to suggest movement. The sun shading elements are planned to be coloured and angled to create a facade that changes as people move by the building in their cars or on foot.
3.3.2.4 Quality spaces physically and visually connect the public and private realms. Public and private development and redevelopment should create quality spaces by:
   e) creating a continuous animated street edge in urban environments;
   g) creating public spaces that are human-scale, comfortable, and publicly visible with ample building openings and glazing;

The building’s Queenston Road facade is set back from the street edge for future road widenings. The building is further set back to create a generous front sidewalk for pedestrians. The ground level will have two or more commercial spaces and is also the location of the main entry.

In the rear of the building, there is a generous courtyard. Sheltered from the quite busy road, the courtyard will have seating and a small play area for resident’s and their young children. Windows in the ground level amenity space look onto the courtyard to connect the two spaces.

3.3.3.5 Built form shall create comfortable pedestrian environments by:
   a) locating principal façades and primary building entrances parallel to and as close to the street as possible;
   c) including a quality landscape edge along frontages where buildings are set back from the street;
   d) locating surface parking to the sides or rear of sites or buildings, where appropriate; and,

The principle facade and primary entrances are on the Queenston Rd facade and parking is in the rear of the site. A large landscape area with benches for seating is proposed for the road widening area.

3.3.3.3 New development shall be massed to respect existing and planned street proportions.

The building has been designed anticipating LRT or some other form of higher order transit along Queenston Rd.

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**UHOP 4.6 - MIXED USE - MEDIUM DENSITY DESIGNATION**

4.6.16 - New Development - High Quality Pedestrian Experience
New development shall be designed and oriented to create comfortable, vibrant and stimulating pedestrian oriented streets within each area designated Mixed Use - Medium Density.

As described above, the building is setback from Queenston Road to accommodate future road widenings. Commercial space at the ground level, a large landscaped area complete with trees will contribute to a greatly improved pedestrian realm.

**DESIGN BRIEF**

The Queenston Traffic Circle is a unique location in the City and affords unique opportunities for this site. CityHousing Hamilton intends to develop the site in two phases. This submission is for Phase 1.

This Phase 1 building develops the south portion of the site. The main axis of the building is aligned with Queenston, defining a streetwall where none currently exists. The residential units also benefit from the orientation because both sides of the building will have views from their units - to the south, the escarpment will be prominent; to the north, Hamilton Harbour and Lake Ontario. These views will not be blocked by a Phase 2 development.

The shape of the ground floor is practical - it fills the trapezoid shape at the south end of the property and moves the residential entrances to centre of the site. A central courtyard space is created to be shared between this building and the future Phase 2 building. Floors 2 through 6 are straightforward residential, double loaded corridor bars that are shifted to bring daylight to ends of the corridors. The ends also hold small gathering spaces for residents. The bars have been clipped, responding to the angular geometry of the Traffic Circle.

Sunshading elements will be provided, the colour changing across the facade. Recognizing the building will be viewed by the many cars who pass the site, the sun shades will animate the facade in a simple way - the colours will reveal and hide as the viewers approach and pass the building.
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MASSING MODEL
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PERSPECTIVE
LEVEL 1 0
LEVEL 2 4500
LEVEL 3 7850
LEVEL 4 11200
LEVEL 5 14550
LEVEL 6 17900
T/O ROOF
STRUCTURE 21230
T/O ELEVATOR
STRUCTURE 22645
BUILDING HEIGHT 3330
3350
3350
3350
3350
4500
FIBER CEMENT (HORIZONTAL GROOVES)
FIBER CEMENT (VERTICAL GROOVES)
ACM PANEL
CLAY BRICK
WEST ELEVATION