Design Review Panel
Design Brief
121 & 135 Mary Street, Hamilton

November 19, 2021

Prepared For:
Good Shepherd Non-Profit Homes
400 King Street West, PO Box 1003
Hamilton, Ontario L8N 3R1

Prepared by:
T. Johns Consulting Group Ltd.
310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2

&

McKnight Charron Limited (MCL) Architects
48 Alliance Boulevard, Unit 110
Barrie, ON L4M 5K3
# Table of Contents

1.0 **Introduction**  

2.0 **City Urban Design Policies & Guidelines**  
  2.1 Urban Hamilton Official Plan  
  2.2 Downtown Hamilton Secondary Plan  
  2.3 Design Response  

3.0 **Contextual Analysis**  
  3.1 Transportation Networks  
  3.2 Focal Points, Nodes and Gateways  
  3.3 Parks & Open Spaces  
  3.4 Topography  
  3.5 Views Toward the Site  
  3.6 Urban Pattern (Streets, Blocks)  
  3.7 Future and Current Proposals  
  3.8 Heritage Resources
1.0 Introduction

T. Johns Consulting Group Ltd. ("T. Johns") has been retained by Good Shepherd Non-Profit Homes ("Good Shepherd") to coordinate the Design Review Panel submission and prepare a design brief as part of a complete submission package. The following brief will provide a concise summary and response to applicable urban design policies and guidelines and a contextual analysis. Architectural drawings have been prepared by McKnight Charron Limited (MCL) Architects, Landscape Plan by FRP Inc. and Renderings by DoHere Digital Technology Inc.

The owner and operator of 121 & 135 Mary St, Hamilton ("subject lands") is Good Shepherd Non-Profit Homes, a Registered Charity with a Board of Directors that operates as an institution with various supportive programs to improve the well-being of people with housing, education, primary health care, etc.

121 & 135 Mary St is bound by Mary St to the east and is located south of Cannon St E, and north of Wilson St. The subject lands are approximately 0.26 hectares (0.65 acres) in size, with approximately 72.0 metres (236.2 feet) of frontage along Mary St. The subject lands are merged as one parcel and are currently occupied by one (1) 3-storey building and one (1) 1-storey building, owned and operated the Good Shepherd. Both buildings are to be removed to accommodate the proposed redevelopment.

The redevelopment of the subject lands proposes a 10-storey mixed use building that will provide safe, deep affordable rental housing for men, with additional services provided for clients of the Good Shepherd not otherwise residing in the building. The social services establishment use is proposed on the ground floor, through a dining room that will serve meals to non-residents. One hundred and fifty-six (156) units of supportive affordable housing are proposed within the 3rd-10th storey. The 1st - 2nd storeys provide indoor common amenity area is proposed within the rear yard and 6th-floor rooftop terrace. The development proposes a total of 35 underground parking spaces that will be accessed via the existing driveway at 147 Cannon St E which is owned and operated by Good Shepherd Centre Hamilton. 31 parking spaces are proposed to be dedicated for the use of for the proposed development at 121 & 135 Mary St, and the 4 parking spaces that are to be removed at 147 Cannon St E to accommodate the shared access to the ramp will be replaced in the underground parking lot.

2.0 City Urban Design Policies & Guidelines

2.1 Urban Hamilton Official Plan

B.3.3 Urban Design

The following goals shall apply in the urban area:

3.3.1.1 Enhance the sense of community pride and identification by creating and maintaining unique places.

3.3.1.2 Provide and create quality spaces in all public and private development.

3.3.1.3 Create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities.

3.3.1.4 Create communities that are transit-supportive and promote active transportation.

3.3.1.5 Ensure that new development is compatible with and enhances the character of the existing environment and locale.

3.3.1.6 Create places that are adaptable and flexible to accommodate future demographic and environmental changes.
### 3.3.1.7
Promote development and spaces that respect natural processes and features and contribute to environmental sustainability.

### 3.3.1.8
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.

### 3.3.1.9
Encourage innovative community design and technologies.

### 3.3.1.10
Create urban places and spaces that improve air quality and are resistant to the impacts of climate change.

### B.2.4 Residential Intensification

#### 2.4.1.4
Residential intensification developments shall be evaluated based on the following criteria:

- **a)** A balanced evaluation of the criteria in **b)** through **g)**, as follows;
- **b)** The relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form;
- **c)** The development’s contribution to maintaining and achieving a range of dwelling types and tenures;
- **d)** The compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;
- **e)** The development’s contribution to achieving the planned urban structure as described in Section E.2.0 - Urban Structure;
- **f)** Infrastructure and transportation capacity; and,
- **g)** The ability of the development to comply with all applicable policies.

### 2.2 Downtown Hamilton Secondary Plan

#### 6.1.10 Urban Design Policies

**6.1.10.1** Development in The Downtown Hamilton Secondary Plan supports a high standard of urban design through an emphasis on protecting and conserving built heritage resources and cultural heritage landscapes and the adoption of defined standards for the design of new buildings and structures. In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to all development in the Downtown:

- **a)** All public and private initiatives in the Downtown Hamilton Secondary Plan area will be subject to architectural and design review by the Design Review Panel, to assist the City in ensuring that the design objectives of this plan are reflected in all projects.

### 2.3 Design Response

The subject lands are located within the Downtown Urban Growth Centre Node (Schedule E) within Volume 1 of the Urban Hamilton Official Plan. The proposed redevelopment to intensify the subject lands for a net gain of 105 residential units with a total of 156 supportive deep-affordable rental units. Residential intensification is encouraged to contribute to the City’s housing growth targets.

The proposed redevelopment will foster a sense of community pride and identity by enhancing and evolving the Mary St streetscape. The proposed mid-rise 10-storey building will animate the street and contribute to a sense of place by framing the public realm with a pedestrian scaled podium, high percentage of fenestration, and activating the street with at grade and accessible community space. The Mary St building façade proposes 12-pane windows with black muntins and concrete header and sill within the first 2-storeys,
reflecting the heritage characteristics throughout the neighbourhood and contribute to a pedestrian scale.

A 3.0 metre building stepback at the 3rd floor is provided to articulate the building façade. The proposed midrise building is transitioned from the low density residential abutting the southerly boundary of the subject lands with a 7.5 metre interior side yard setback coupled with a stepback at the 6th-storey to transition the 10-storeys closer to Cannon St E to the north. A minimum 0.4m rear yard setback abutting an existing commercial use fronting Catharine St N is provided to the 2nd floor. 14.0 metre or greater rear yard setbacks are provided between low density residential fronting Catharine St N and the proposed 6- and 10-storey portions of the building. Parking is located underground.

Overall, the redevelopment of 121 & 135 Mary St responds to the opportunities and constraints of the subject lands to provide a high quality, interactive and defined urban streetscape to enhance the subject lands that pays homage to the cultural heritage of the neighbourhood for a sustainable, activated and quality living environment for the existing and future Beasley neighbourhood residents.

3.0 Contextual Analysis

The following section will provide a contextual analysis.

3.1 Transportation Networks

121 & 135 Mary Street is located within Downtown Hamilton (ie. Downtown Urban Growth Centre Node), within a 15 minute walk to two transit stations (ie. West Harbour Go Station & MacNab Transit Terminal) and Open Space (i.e. Beasley Park, John/Rebecca St Urban Park and McLaren Park) connected by municipal sidewalks.

In addition to being walking distance from the West Harbour Go Station & MacNab Transit Terminal, the subject lands are in close proximity to Cannon St E and Wilson St, where Hamilton Street Railway Route #3 operate with connections to various destinations within the City.

The subject lands are located just south of Cannon St E, providing convenient access to a designated bike lane that serves as an important spine to connect to other existing and future bike lanes across the City, and a 3 minute walk to a Hamilton Bike Share hub at 126 Catharine St N.

Refer to Submission Package.

3.2 Focal Points, Nodes and Gateways

The subject lands are located within the City's Downtown Urban Growth Centre Node (UHOP, Schedule E), within an area of the Downtown which has historically functioned with a mix of residential and non-residential uses.

Refer to Submission Package.

3.3 Parks & Open Spaces

The subject lands are within proximity to a number of parks and open space including Beasley Park, John/Rebecca St Urban Park and McLaren Park. Indoor and outdoor common amenity areas are proposed within the building to serve future project residents.
3.4 Topography
The subject lands are developed and have a generally flat topography with some mature trees along the Mary St streetline.

3.5 Views Toward the Site
Refer to Submission Package.

3.6 Urban Pattern (Streets, Blocks)
Hamilton’s downtown provides a mix of uses on a grid street network. The subject lands are located within a block identified as Downtown Residential within the Downtown Hamilton Secondary Plan, with Downtown Mixed Use and Community Park uses identified on the east side of Mary St. The subject lands are located between two Minor Arterials (Cannon St E and Wilson St).

Refer to Submission Package.

3.7 Future and Current Proposals
Planned and/or proposed change within the neighbourhood that is known at this time include:
- 80 John St N - Two proposed 30-storey mixed use towers with 700 units and 350 parking spaces (DA-21-137);
- 71 Rebecca St - Proposed 30-storey mixed use building with commercial at grade and 477 residential units (DA-21-091);
- 99 John St N - Proposed 30-storey mixed use building consisting of 3 towers above a 4- to 7-storey base (DA-21-097); and
- 179-189 Catharine St N - Proposed development of 44 back-to-back townhouse units and 4 units within an existing semi-detached dwelling (UHOPA-20-015 & ZAC-20-027).

3.8 Heritage Resources
The subject lands are located within the Historic Beasley Neighbourhood Inventory which includes a number of listed, registered and designated heritage properties established in the mid-to-late nineteenth century. Properties recognized for their cultural heritage value abut and are adjacent to the subject lands. Cultural heritage resources include a mix of forms, style and uses including industrial, commercial and residential.

135 Mary St is a listed property. The existing building is a three-storey building constructed in 1972. The front façade consists of three projecting sections, each with two bays of windows separated by brick pilasters.

121 Mary St is a Registered (Non-Designated) property. The existing building located was formerly part of the “Hamilton Whip Company” and is a single-storey brick building constructed in the early 20th century with steel beams and a concrete floor. The building is laid in a modified Flemish bond and has a rectangular plan with a short façade, a stepped parapet (with metal flashing), a decorative brick pattern to the north with a stone “M” in the centre, and a garage door to the south. The north side wall has four flat 18-pane windows with stone lug sills, plain buttresses and a second garage door opening.

A Cultural Heritage Impact Assessment has been identified as a requirement of Site Plan Control per the Formal Consultation Document (FC-21-131) and is in progress.
Good Shepherd Non-Profit Homes
121 & 135 Mary Street

Public Transportation

SUBJECT LANDS
HSR BUS ROUTE
RAPID TRANSIT CORIDOR
("B.L.A.S.T")
HSR MACNAB TERMINAL
HAMilton GO CENTRE
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
REAR YARD SETBACK 7.5M

PROPOSED 10 STOREY SUPPORTIVE HOUSING W/ 1 LVL U/G PARKING

BLDG AREA: 1310 sqm
GFA: 9820 sqm

6TH FLOOR ROOFTOP AMENITY 355 SQM
3RD FLOOR ROOFTOP (GREEN ROOF) 50 SQM
3RD FLOOR ROOFTOP (GREEN ROOF) 94 SQM

327
7500
7500
7500
4500
205
7500
99
7500
7500
7500
7500

STEP BACK @ 3RD FLOOR 3000
2ND FLOOR ROOFTOP (GREEN ROOF) 39 SQM

EXISTING CURB AND PARKING TO BE REMOVED
3000

EXISTING CONCRETE CURB & GUTTER
EXISTING SIDEWALK

6TH FLOOR ROOFTOP (GREEN ROOF) 82 SQM

3 EXTERIOR BIKE PARKING
2600

7 EXTERIOR BIKE PARKING
419

SITE PLAN

PROJECT # SHEET # 00-000 KSN

DATE: NOV 17, 2021
PROJECT NAME: GOOD SHEPHERD

DRAWING TITLE:

T 705 722 6739
F 705 726 5418
WWW.MCLARCHITECTS.CA
ISSUES/REVISIONS
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

DATE: NOV 17, 2021
DRAWN BY: T 705 722 6739
SCALE: F 705 726 5418
PROJECT # SHEET # 48 ALLIANCE BLVD., UNIT 110 BARRIE, ONTARIO L4M 5K3 WWW.MCLARCHITECTS.CA

DRAWING TITLE: OVERALL - SOUTH EAST PERSPECTIVE
PROJECT NAME: GOOD SHEPHERD MARY ST

1. OVERALL - SOUTH EAST PERSPECTIVE
2. OVERALL - NORTH EAST PERSPECTIVE
3. MAIN ENTRANCE
4. VEHICLE ACCESS
5. OVERALL - SOUTH WEST PERSPECTIVE
6. OVERALL - NORTH WEST PERSPECTIVE
7. OVERALL - SOUTH WEST PERSPECTIVE
8. OVERALL - NORTH WEST PERSPECTIVE
OVERALL - NORTH WEST PERSPECTIVE

FRONT AERIAL

ISSUES/REVISIONS
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

DATE: NOV 17, 2021
DRAWN BY: A9.2
SCALE: 00
PROJECT # SHEET # 000 KSN
48 ALLIANCE BLVD., UNIT 110
BARRIE, ONTARIO L4M 5K3
WWW.MCLARCHITECTS.CA
T 705 722 6739
F 705 726 5418

DRAWING TITLE: GOOD SHEPHERD MARY ST
PROJECT NAME: 135 MARY ST., HAMILTON, ON

A9.2
OVERALL - NORTH WEST PERSPECTIVE

1 DESIGN REVIEW PANEL NOV 17, 2021
FRONT AERIAL

OVERALL - NORTH WEST PERSPECTIVE

FRONT AERIAL
ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

DATE: NOV 17, 2021
DRAWN BY: A9.3
SCALE: 00
PROJECT # SHEET # A9.3

48 ALLIANCE BLVD., UNIT 110
BARRIE, ONTARIO   L4M 5K3
WWW.MCLARCHITECTS.CA
T  705 722 6739
F  705 726 5418

DRAWING TITLE:

PROJECT NAME:

A9.3

FRONT AERIAL FROM MARY ST (TOWARDS WILSON ST)
FRONT AERIAL FROM MARY ST (TOWARDS CANNON ST)
REAR AERIAL (TOWARDS CANNON ST)
REAR AERIAL (TOWARDS WILSON ST)

MARY ST & CANNON ST INTERSECTION
135 MARY ST
135 MARY ST
121 MARY ST
147 MARY ST

MARY ST & WILSON ST INTERSECTION
147 & 127 MARY ST
113 & 115 MARY ST & CANNON KNITTING MILLS (134 MARY ST)
135 MARY ST
ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

DATE:

DRAWN BY:

SCALE:

PROJECT # SHEET #

48 ALLIANCE BLVD., UNIT 110
BARRIE, ONTARIO   L4M 5K3
WWW.MCLARCHITECTS.CA

T  705 722 6739
F  705 726 5418

DRAWING TITLE:

PROJECT NAME:

GOOD SHEPHERD MARY ST

135 MARY ST., HAMILTON, ON

GOOD SHEPHERD MARY ST

135 MARY ST RENDERING BY DOHERE DIGITAL TECHNOLOGY
ISSUES/REVISIONS

All dimensions to be checked and verified on site. Discrepancies to be reported to the architect. Latest approved stamped drawings only to be used for construction.

Date: [Blank]
Drawn by: [Blank]
Scale: [Blank]

Project # Sheet #

48 Alliance Blvd., Unit 110
Barrie, Ontario  L4M 5K3
www.mclarchitects.ca
T 705 722 6739
F 705 726 5418

Drawing title: [Blank]
Project name: [Blank]

135 Mary St. Rendering by Dohere Digital Technology