DESIGN REVIEW PANEL PRESENTATION

27 KING WILLIAM - SKY DRAGON CENTRE REDEVELOPMENT

LINTACK ARCHITECTS INCORPORATED

ZONING: D2 HOLDING: H17, H19, H20

SITE LOCATION
DESIGN REVIEW PANEL PRESENTATION

27 KING WILLIAM - SKY DRAGON CENTRE REDEVELOPMENT

CONTEXT

VIEW FROM KING WILLIAM STREET
DESIGN REVIEW PANEL PRESENTATION
27 KING WILLIAM - SKY DRAGON CENTRE REDEVELOPMENT

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CONTEXT
VIEW FROM HUGHSON STREET
LOOKING WEST
DESIGN REVIEW PANEL PRESENTATION
27 KING WILLIAM - SKY DRAGON CENTRE REDEVELOPMENT

CONTEXT
VIEW FROM PARKING LOT
LOOKING SOUTH
CONTEXT

KING WILLIAM STREET
HUGHSON STREET NORTH
REBECCA STREET

27 KING WILLIAM - SKY DRAGON CENTRE REDEVELOPMENT

VIEW FROM PARKING LOT
LOOKING NORTH EAST & NORTH WEST
Design Brief

The governing policy document with respect to urban design for this development is the Urban Hamilton Official Plan (UHOP). Under that document the site is designated as “Downtown Mixed Use Area”. The plan states it is intended to have a full range of retail, service commercial, institutional, cultural, entertainment, and office uses as well as a range of residential uses.

The Downtown Mixed Use area shall be designed as a pedestrian focused area with a high level of pedestrian comfort and amenities. Buildings shall generally be situated close to and oriented to the street. Retail buildings shall have storefronts and other active uses opening onto the sidewalk. On the pedestrian predominant streets, new development shall enhance pedestrian comfort and street activity, and where possible increase the built block face.

Reduced parking requirements shall be considered in recognition of the high level of transit service to the area designated Downtown Mixed Use.

There are a range of design-related policies in the UHOP that are applicable to the subject lands and proposed development, including the following:

3.3.1 Urban Design Goals

The following goals shall apply in the urban area:

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

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

Principals

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

a) respecting existing character, development patterns, built form, and landscape;

b) promoting quality design consistent with the locale and surrounding environments;

c) recognizing and protecting the cultural history of the City and its communities;

d) conserving and respecting the existing built heritage features of the City and its communities;

3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment by:

b) complementing the existing massing patterns, rhythm, character, colour, and surrounding context; and,

3.3.3 Built Form

Built form shapes the visual qualities of streets and open spaces but also affects how the public spaces around buildings are used, experienced, and perceived. Built form plays a large role in defining the character of an area. New development shall serve to maintain and support existing character, or create and promote the evolution of the character in areas where transformations are appropriate and planned.

3.3.3.2 New development shall be designed to minimize impact on neighbouring buildings and public spaces by:

a) creating transitions in scale to neighbouring buildings;

b) ensuring adequate privacy and sunlight to neighbouring properties; and,

c) minimizing the impacts of shadows and wind conditions.

3.3.3.5 Built form shall create comfortable pedestrian environments by:

a) locating principal facades and primary building entrances parallel to and as close to the street as possible;

b) including ample glazing on ground floors to create visibility to and from the public sidewalk.

The site and building design also should be guided by the City of Hamilton Site Plan Guidelines. That document states:

- Development should achieve street enclosure through building placement, massing and height, and through landscaping along the street.
- All or part of the main building mass should be located close to the street to maximize the amount of building façade and activity along the street to enclose and animate the street space.
- Built heritage properties comprise a variety of features and include a wide array of structural types such as dwellings, churches, town halls, mills, railway stations and bridges. The primary conservation strategies in the site planning process are typically concerned with the following design issues:
  - New development that is adjacent to, but not on the same site, as heritage feature(s).

New Development Adjacent to Heritage Building and Sites

1) façades of new buildings adjacent to heritage buildings should respect the vertical articulation and horizontal expression of the older building. The rhythm of the older building design and streetscape should be continued.

Building Design

1) In urban neighbourhoods with buildings close to lot lines, buildings that a but lower or higher scale buildings should be designed to ensure a transition of scale. Building size and the location of elements such as windows, cornices and roofs can be used to scale and proportion buildings that transition with adjacent structures.

2) New building design should complement established neighbourhood character through consideration of the following:

- New buildings should be scaled to existing adjacent structures;
- Existing setbacks and building heights should be respected in determining an appropriate setback and height of new buildings;
- The proportions and elements of existing buildings should be used where possible to determine an appropriate relationship for new buildings.

Zoning

The governing zoning document is O5-200. The site is zoned Downtown Prime Retail Streets (D2). This zoning permits a wide variety of commercial and residential uses, including retail, office, restaurant and multiple dwelling. The applicable regulations are:

6.3.3 Regulations

a) Maximum Building Setback from a Street Line
c) Built Form for New Developments
i) Roof top mechanical equipment shall be located and/or screened from view of any abutting street.
ii) The minimum width of the ground floor façade shall be equal to 75% or more of the measurement of the front lot line.
iii) For the lots delineated as a Heritage Character Zone on Figure “2” of Schedule “F” – Special Figures, where construction and/or alteration to the façade of a building are proposed, the following regulations shall apply:

Figure iii) For the lots delineated as a Heritage Character Zone on Figure “2” of Schedule “F” – Special Figures, where construction and/or alteration to the façade of a building are proposed, the following regulations shall also apply:

1. A minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows and doors. Window and door frames, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area.
2. A minimum of 25% and a maximum of 40% of the façade of the second and third storeys be composed of windows;
3. The ground floor storey shall be no less than 3.6 metres in height and no greater than 4.5 metres in height. The second and third storeys shall each be no less than 3.0 metres in height and no greater than 4.0 metres in height; and,
4. Exterior building cladding for the first three storeys, except decorative architectural features (such as window and door frames, sills, lintels, surrounds, and cornices), shall be of either one or a combination of no more than two of the following materials:
   • brick;
   • concrete panels;
   • stone block, stone veneer or artificial stone;
   • stucco; or,
   • metal and metal panels, excluding aluminum siding or any metal variant thereof.

d) Parking
In accordance with the requirements of section 5 of the By-Law.

For office use in a downtown zone, 1 space is required for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.

Proposed Building Design

The Sky Dragon Cooperative is a non-profit community development organization founded to incubate community projects that are sustainable socially, ecologically, and economically. The Co-op was founded in 2002, incorporated in 2004, and began construction of a multi-use community centre in downtown Hamilton in 2005, and ran several programs and ethical businesses in the Sky Dragon Centre.

The Sky Dragon Centre is a mixture of ground floor retail space, currently a community-centred coffee shop, lower floor retail print shop and second and third floor studio and office space for local artists, instructors and entrepreneurs. The Sky Dragon Centre houses a number of creative projects, and provides both short-term and long-term space for community meetings, workshops, events, and artistic/commercial purposes.

The Co-op is now planning to redevelop the Sky Dragon Centre to create housing, introduce new multi-use community spaces, and make the building fully accessible. The programme calls for the ground floor retail space to be maintained with as little disruption as possible, a second floor yoga room, dance studio and office space and third floor residential space consisting of three condominium units. Access is to be provided to all floors by a new elevator. Existing circulation paths in the building are maintained and a new stair system introduced to meet the requirements of the Ontario Building Code.

As the existing building forms part of the King William street wall, and as the building is fragmented on the north facing parking lot side more opportunity exists to add new built form on the north side. The King William façade will remain unchanged. Due to the co-operative nature of the building occupants access to the elevator and upper floor is encouraged through the floor area of the ground floor coffee shop space. After hours access and resident access is also provided from the north side. The parking area has recently been enhanced with a sidewalk over a hydro easement that will provide a direct pedestrian connection to the north side of the building from Hughson Street North.

The upper floor addition extends to the property line. The ground level has a series of recesses that accommodate exit stair door swings, a secure bike storage area and the rear entrance to the building. The entrance door has a long vertically oriented window with complementary door pull. A structural glass screen and secure door protect the exit stairwell of the Sky Dragon building as well as the building to the west. The material on this level is dark grey brick. The second and third transitions to horizontally corrugated charcoal grey steel siding. The yoga room and apartment glazing are juliette balconies with tempered glass guards, and the stairwell has a series of punched square windows.

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LI N T A C K A R C H I T E C T S
I N C O R P O R A T E D

CONTEXT
EXISTING PEDESTRIAN ACCESS
VIEW LOOKING SOUTH-WEST
CONTEXT
EXISTING BUILDING
VIEW LOOKING SOUTH-EAST

KING WILLIAM STREET
HUGHSON STREET NORTH
REBECCA STREET

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CONTEXT

EXISTING BUILDING

VIEW LOOKING SOUTH-EAST
DESIGN REVIEW PANEL PRESENTATION

GREY CORRUGATED HORIZONTAL SIDING

CHARCOAL BRICK

TINTED GLASS PANEL

VISIBILITY SCREEN

MULLIONS & PREFINISHED METAL

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