DESIGN REVIEW PANEL  26 West Avenue South | Multi-Unit Residential | Renovation & Addition

Image Source: Google Maps

Grace Wang Architect Inc.
The subject property is located within the Stinson Established Historic Neighborhood, adjacent to major arterial roads and the City of Hamilton downtown central core. In addition, the subject property is within proximity of various shops, restaurants, open parks, public amenities, and public transportation routes.
2.0 STREETSCAPE CONTEXT

ADJACENT PROPERTIES
The subject property is located on a streetscape comprised of a cluster of brick two to four-storey multi-residential dwellings, including apartment walk-ups and semi-detached dwellings, constructed between the late-19th century and early-20th century.

1. Subject property (3-Storey Multi-Unit Residential)
2. Adjacent property South (3-Storey Multi-Unit Residential)
3. Adjacent property North (3-Storey Multi-Unit Residential)
4. Single & Multi-Unit Residential dwellings (2 to 4-Storey)
5. Asphalt pave parking lot
6. Canadian Tire department store
7. Place of Worship (Carisma Church)
8. First Place Hamilton, High-rise residential with commercial spaces on ground floor
2.1 EXISTING SITE CONDITION

Figure D, E, F:
Front building facade, facing West Avenue South

Figure G, H, J:
Back building facade, along alley way access
The subject property is a circa 1920 multi-residential dwelling of heritage interest located within the Stinson Established Historic Neighborhood and included in the City's Inventory of Heritage Buildings.

According to historic Fire Insurance Mapping, the building was originally constructed as a two storey brick dwelling around the turn of the century and was modified in the early-20th century circa 1920 and adapted into a three storey multi-residential dwelling known as the "Briertan Apartments".

Image Source: Google Maps, Street View - Apr 2014
3.0 DESIGN BRIEF

PROJECT DESCRIPTION
This project proposes a complete renewal of an existing multi-unit residential building circa 1920, located within the Stinson Established Historic Neighborhood. This project proposes to demolish an existing dilapidated one-storey garage facing the alleyway and existing wood fire escapes on north and south sides of the building. A one-storey addition will be constructed at approximate the same location of the garage. A three-storey addition will be constructed at the front of the building, bringing the new façade closer to the street and in conformance with the maximum front setback bylaw. A total of 14 modern dwelling units will be created and they range from 520 sf to 880 sf.
3.1 BUILDING DESIGN

EXISTING FACADE

PROPOSED FACADE

Image Source: Google Maps, Street View - Apr 2014

West Ave S (West Street View)
3.2 APPLICABLE DESIGN REQUIREMENTS

Guideline documents examined
- Hamilton Zoning By-law 05-200-Section 6.5 Downtown Residential (D5) Zone.
- “Downtown Mixed Use Area” on Schedule E-1 of the Urban Hamilton Official Plan.
- The subject property is designated “Downtown Residential” on Map B.6.1-1, identified as “Low-rise 2” on Map B.6.1-2 and identified as a location where there may be impacts to views on Appendix C of the Downtown Hamilton Secondary Plan.
7.0 PROPOSED BUILDING ELEVATION

WEST ELEVATION

1. ALUMINUM COMPOSITE PANEL
2. STONE VENEER
3. BRICK VENEER
4. STUCCO
5. CONCRETE

EAST ELEVATION
7.1 PROPOSED BUILDING ELEVATION

SOUTH ELEVATION

1. ALUMINUM COMPOSITE PANEL
2. STONE VENEER
3. BRICK VENEER
4. STUCCO
5. CONCRETE
7.2 PROPOSED BUILDING ELEVATION

NORTH ELEVATION

1 ALUMINUM COMPOSITE PANEL
2 STONE VENEER
3 BRICK VENEER
4 STUCCO
5 CONCRETE
8.0 STREETSCAPE SECTION
9.0 FLOOR PLAN

Legend
1 Bedroom
2 Bedroom
3 Units Total Basement

BASEMENT FLOOR PLAN
9.2 FLOOR PLAN

Legend
1 Bedroom
2 Bedroom
3 Units Total
Second Floor

SECOND FLOOR PLAN