

Application for a Zoning By-Law Amendment (ZAC-15-049) for Lands Located at 46-52 James Street, Hamilton (PED16044)

Applicant/Owner: The Hi-Rise Group, Shawn Marr and L.I.U.N.A. Local 837 Lister Property Corporation, Ricardo Persi

WGD Architects Inc.

Tony De Pasquale, Stonehaven Specialty Contracting Corp.

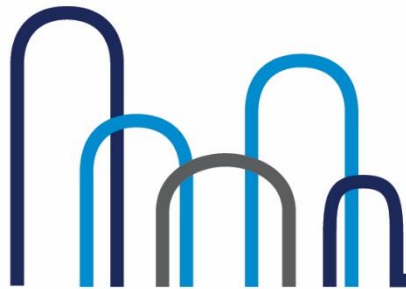
Megan Hobson Heritage Consulting Services

UrbanSolutions Planning & Land Development Consultants Inc.

Thank You

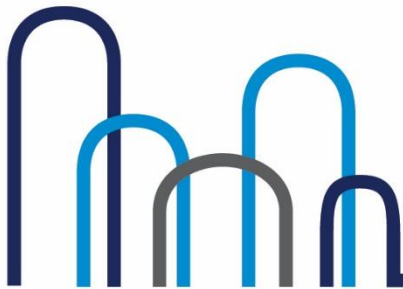
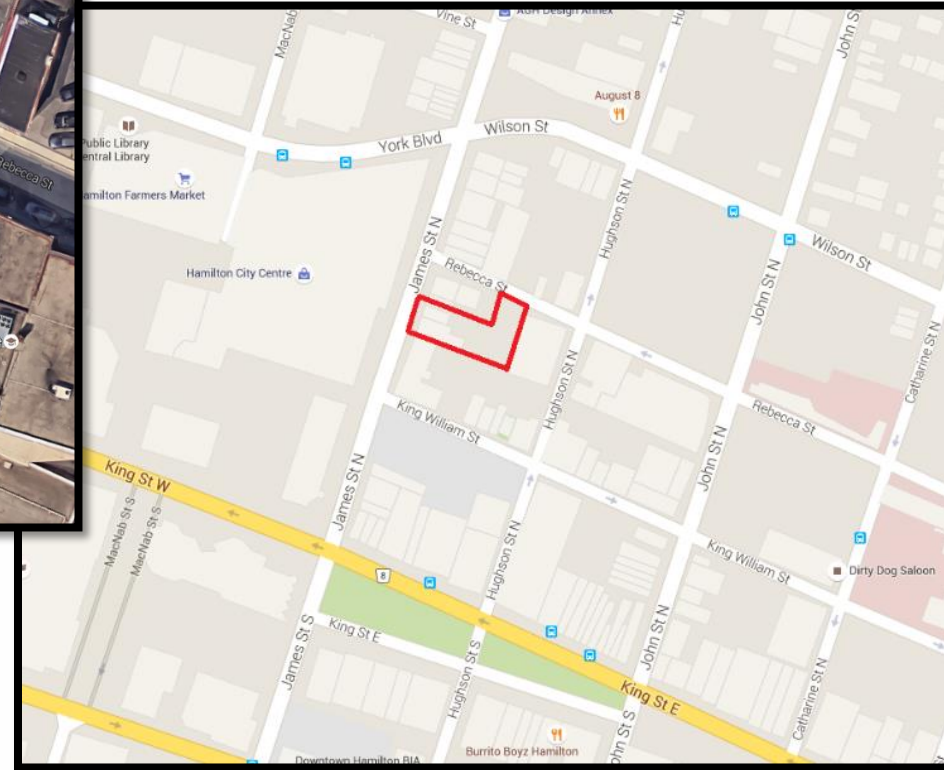
UrbanSolutions would like to thank City of Hamilton staff for their hard work on this application:

- Cam Thomas
- Anita Fabac
- Joanna Chludzinska
- Kimberly Harrison-McMillan
- Steve Robichaud
- Jason Thorne
- Councillor Jason Farr
- The Beasley Neighbourhood Association



Aerial View

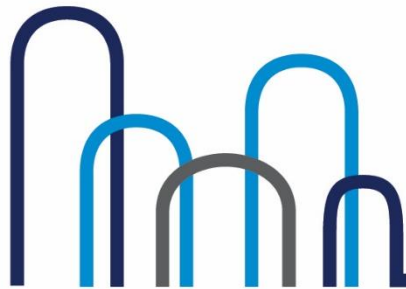
Site Area is
0.44 acres



William Thomas Façade

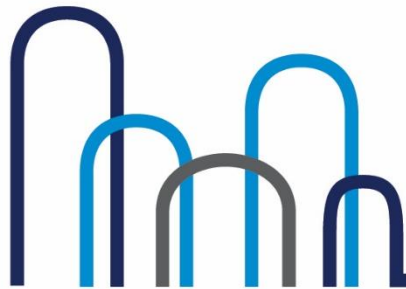
William Thomas Façade
prior to demolition

Façade to be **re-established**
in proposed development



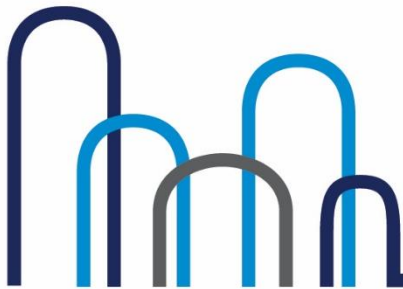
Existing Condition

Building demolished in 2010.



Chronology of Project

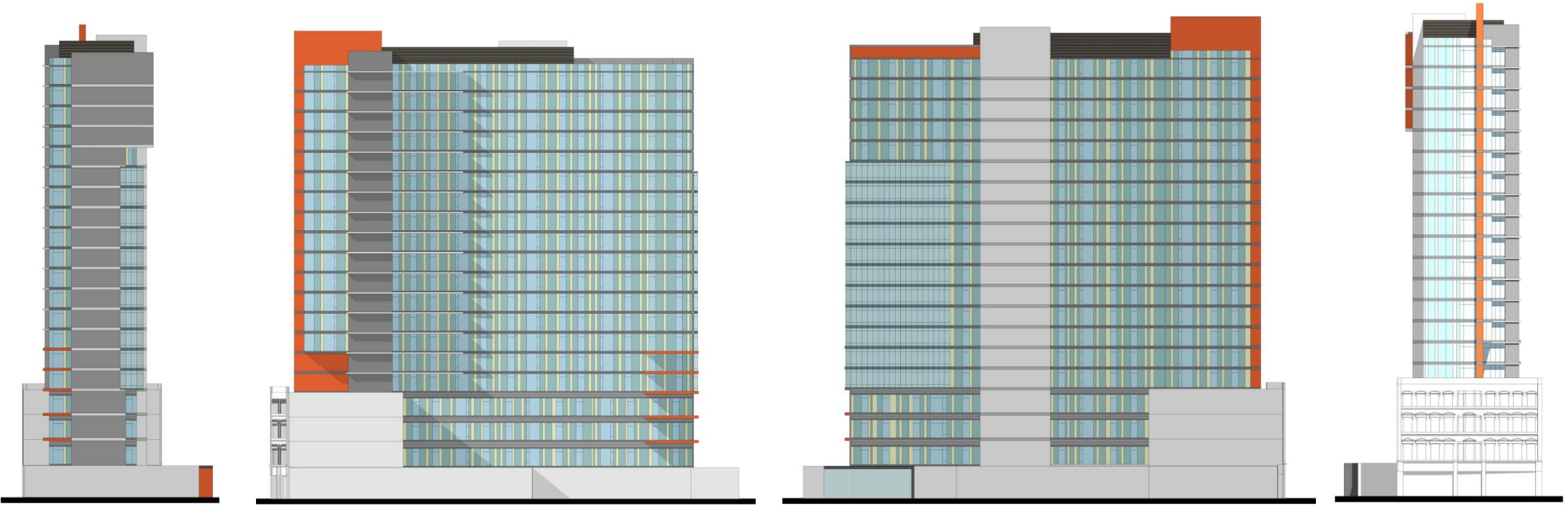
- **Formal Consultation**
 - December 4, 2013: FC-13-098 [original proposal for condominium]
- **Zoning By-Law Amendment Application Submitted**
 - August 27, 2015 [revised application for student residence]
- **Application Deemed Complete**
 - September 15, 2015: ZAR-15-049
- **Preliminary Site Plan Review Application Submitted**
 - September 24, 2015
- **Development Review Team Meeting**
 - November 4, 2015
- **Design Review Panel**
 - November 12, 2015
- **Modifications Made to Massing & Design**
 - November 2015 – January 2016
- **Public Meeting**
 - February 16, 2016



Chronology of Design Changes

#	Date	Summary of Redesign	Units	Students	Parking Spaces
1.	August, 2015	Zoning By-Law Amendment Submission, student residence	127	384	23
2.	October, 2015	Units designed as 2 & 4 bedroom, basement redesigned	176	406	27
3.	December, 2015	Recessed bay (floors 7 to 20)	162	378	27
4.	December, 2015	Increased setback on James Street (floors 19 and 20)	160	370	27
5.	January, 2016	Lower floors (1 & 2 bedroom) Upper floors (4 bedroom)	136	367	27
6.	January, 2016	4 storey podium created on Rebecca Street	139	364	27
7.	January, 2016	One 4 bedroom unit on floors 2 to 4	142	376	27
8.	January, 2016	Redesign to terrace the building at the 18 th floor	141	372	27
9.	January, 2016	Design adds 21 st floor setback 12m from James Street	146	388	27
FINAL	January, 2016	Extend basement to create additional parking	146	388	29

Initial Site Proposal



EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

Current Site Rendering



East Elevation

South Elevation

North Elevation

West Elevation

February 16, 2016

urbansolutions.info

Current Site Rendering



Southwest Elevation

Southeast Elevation

Northeast Elevation

Northwest Elevation

February 16, 2016

urbansolutions.info

10

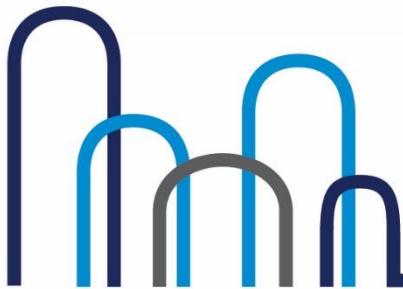
Sun-Shadow Study - June



JUN. 21 10am



JUN. 21 4pm



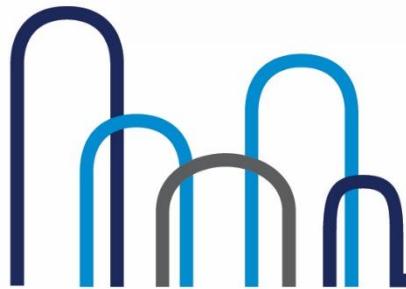
Sun-Shadow Study - December



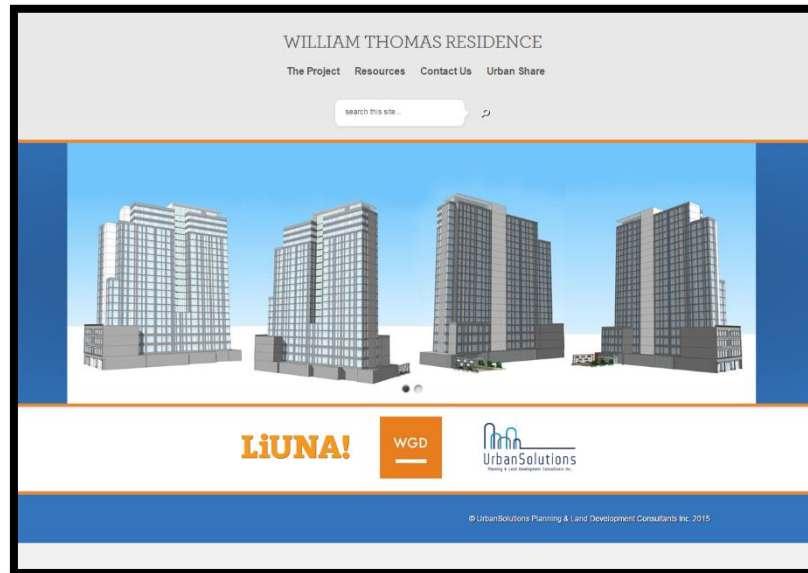
DEC. 21 10am



DEC. 21 4pm



Microsite – <http://urbanshare.info/William-thomas/>



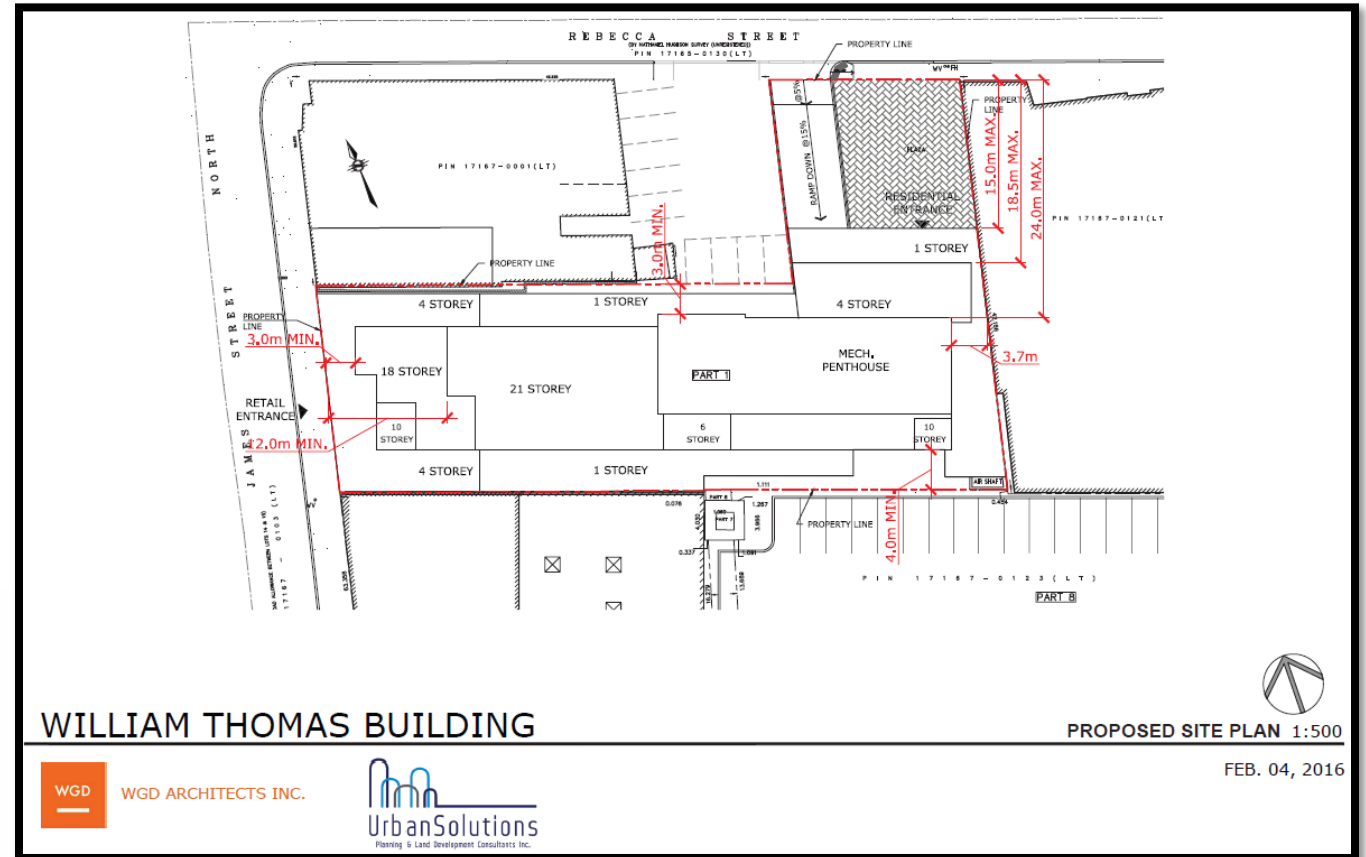
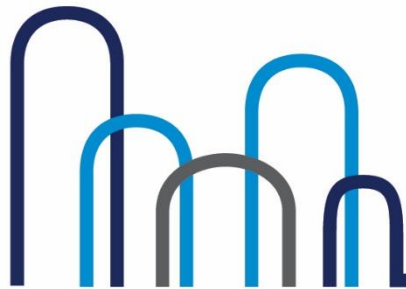
Ongoing Public Consultation

- Visited 508 times as of February 12th
 - 62.5% of visitors are new, 37.5% are returning
- Resources Available (times downloaded by public)
 - Planning Justification Report (37)
 - Notice of Complete Application (68)
 - Site Plan (88)
 - Urban Design Report (70)
 - Heritage Site Plan Review (50)
 - Sun Shadow Study (49)
 - Pedestrian Wind Letter of Opinion (47)
 - Parking Study (48)
 - Notice of Public Meeting (3)
 - Street-view (8)
 - South Elevations (9)

Site Plan

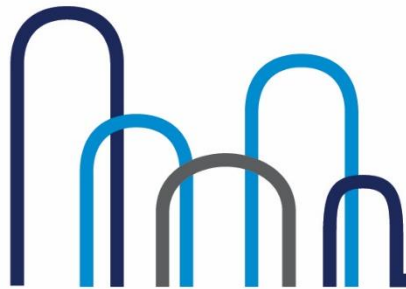
21-Storey Mixed-Use Building
146 total units proposed, with **388** student beds. Ground Level will have **233m² (2,507ft²) of retail space.**

Parking
29 parking spaces
265 long term bicycle spaces
19 short term bicycle spaces



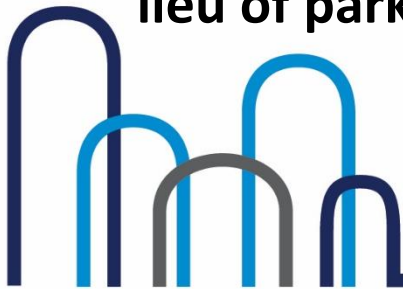
Zoning

The proposed zoning amendment has merit and can be supported as it is consistent with the Provincial Policy Statement and the Growth Plan. It is considered compatible with existing development in the Downtown and will provide for the development of new commercial uses at the ground floor level; and a catalyst to future downtown opportunity and growth. The proposal represents good planning by providing compact and efficient urban form.



Conclusion

- The proposal provided an increase in the number of people living in the Downtown which will **provide increased levels of pedestrian activity**.
- The proposal will serve as a catalyst for **new economic development** within the Downtown as demand is created for new services.
- The proposal would allow for the **redevelopment of a vacant site**.
- Tax increment from existing \$13,234 to proposed \$400,000+.
- Contributions have been established between the developer and the City for **cash in-lieu of parking, in excess of \$300,000**, to fund a future City parking lot.



Thank You

