

600 JAMES ST. N.

PLANNING COMMITTEE
September 3, 2019



Surrounding Context

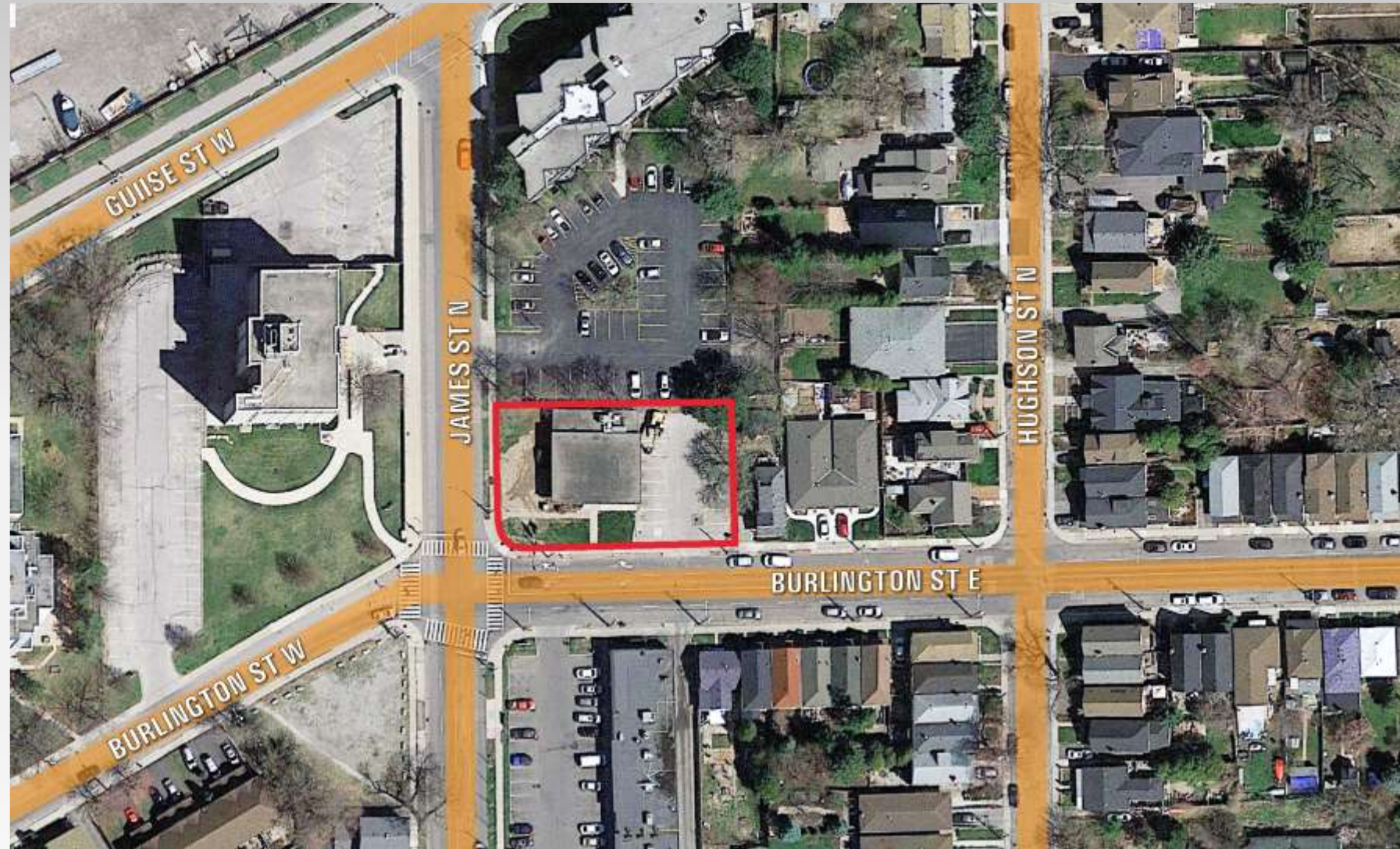


Context

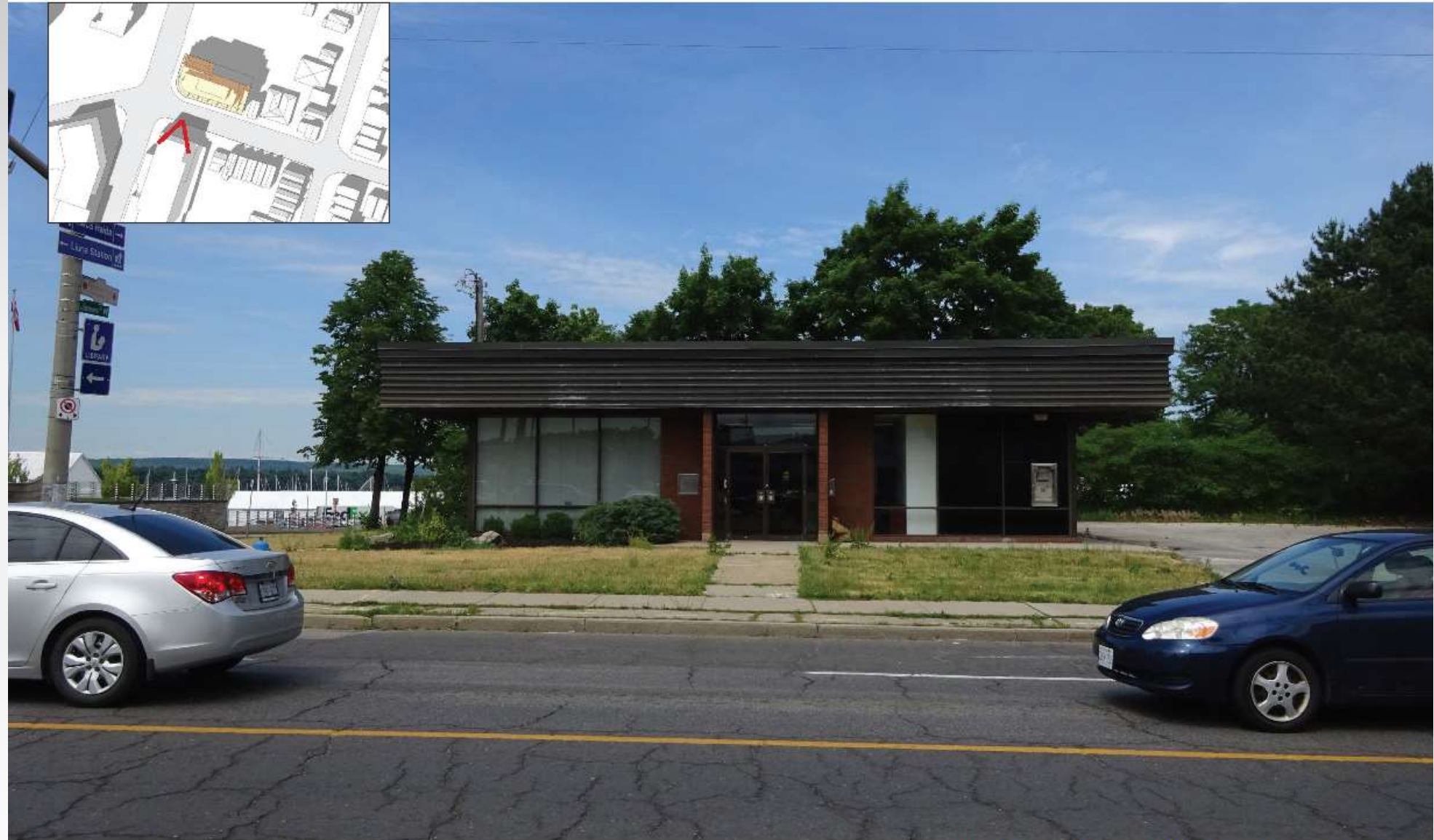


The Site

- Frontage: 15.7 metres
- Depth: 43.4 metres
- Area: 1,022 sq. m.
- Existing one storey commercial building (former Scotia Bank)
- Surface parking



Views of Surroundings



SUBJECT SITE: VIEW LOOKING NORTH

Views of Surroundings



SUBJECT SITE: VIEW LOOKING EAST

Views of Surroundings



SUBJECT SITE: VIEW LOOKING WEST

Views of Surroundings



JAMES STREET NORTH, VIEW LOOKING NORTH

Views of Surroundings



JAMES STREET NORTH, VIEW LOOKING SOUTH

Views of Surroundings



BURLINGTON STREET, VIEW LOOKING WEST

Transit Network



Evolution of Proposal

- **Original Submission – March 2018**
- **2nd Submission – November 2018**
- **3rd Submission – March 2019**
- **4th Submission – July 2019**

Revised proposal were the result of comments from the public, DRP & City Staff

Proposal: Midrise Building

KEY STATISTICS

Gross Floor Area

- | | |
|-------------------|-----------------------|
| • Residential | • 4,886 sq. m. |
| • Non-Residential | • 153 sq. m. |
| • TOTAL | • 5,039 sq. m. |

FSI

4.93

Height

27.4 m plus mech.

Residential Units

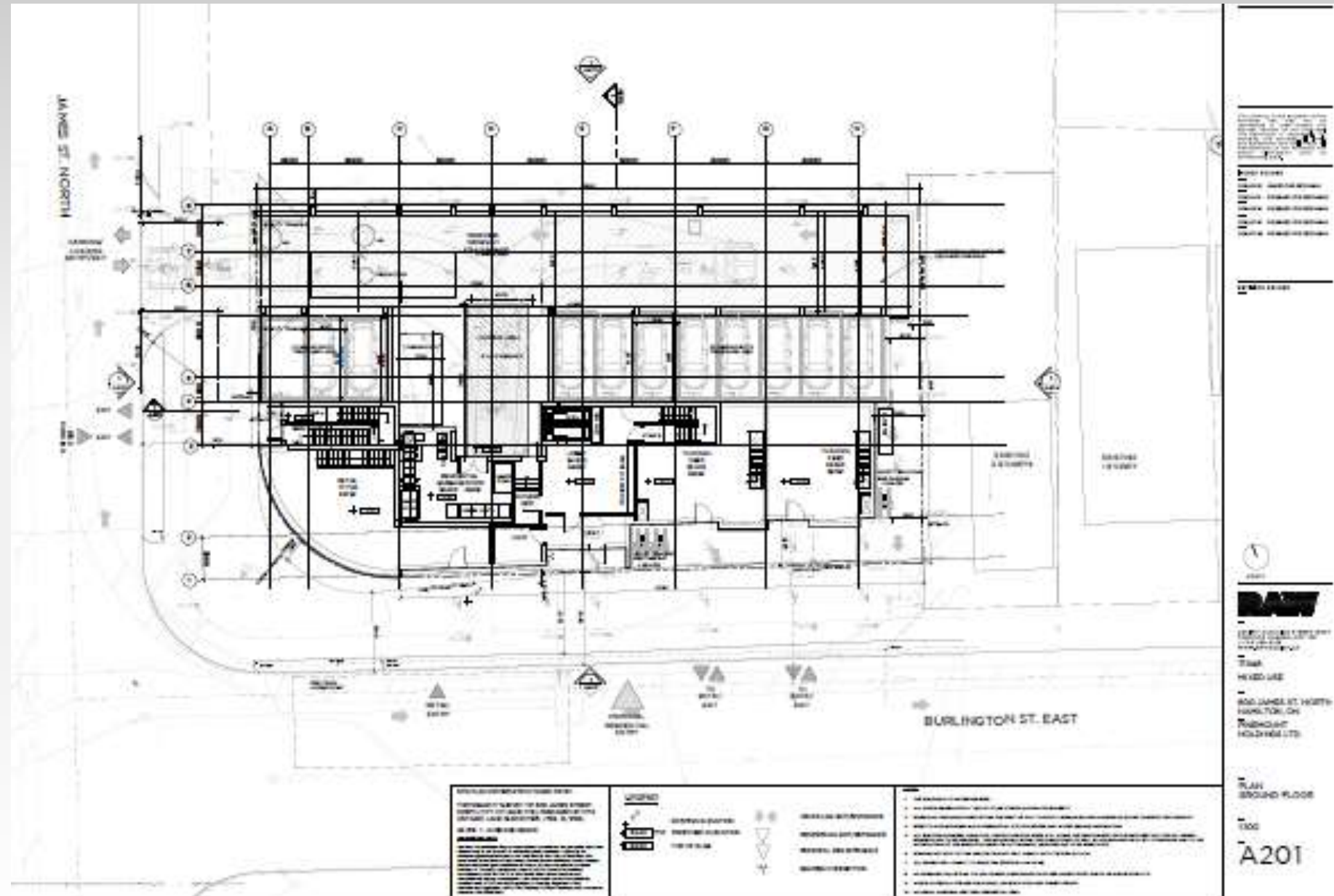
- | | |
|-------------|-------------------|
| • 1 Bedroom | • 18 |
| • 2 Bedroom | • 32 |
| • 3 Bedroom | • 3 |
| • Townhouse | • 2 |
| • TOTAL | • 55 units |

Proposal: Midrise Building

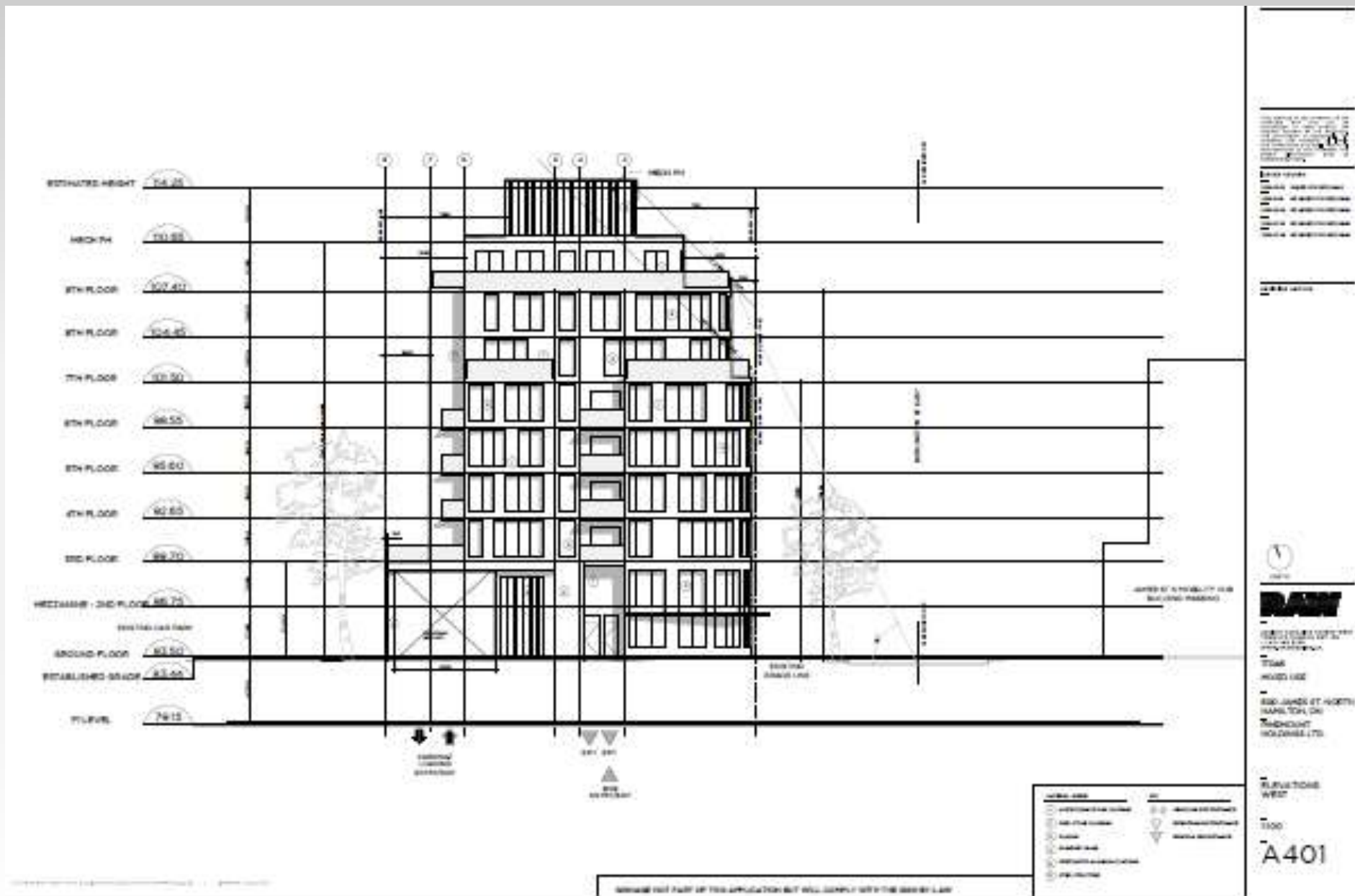
KEY STATISTICS

Vehicular Parking	32 (0.58/unit)
Bicycle Parking	61 spaces (55 long term)
Amenity Space	
<ul style="list-style-type: none">• Indoor• Outdoor• TOTAL	<ul style="list-style-type: none">• 60.6 sq. m.• 746.8 sq. m.• 807.4 sq. m.

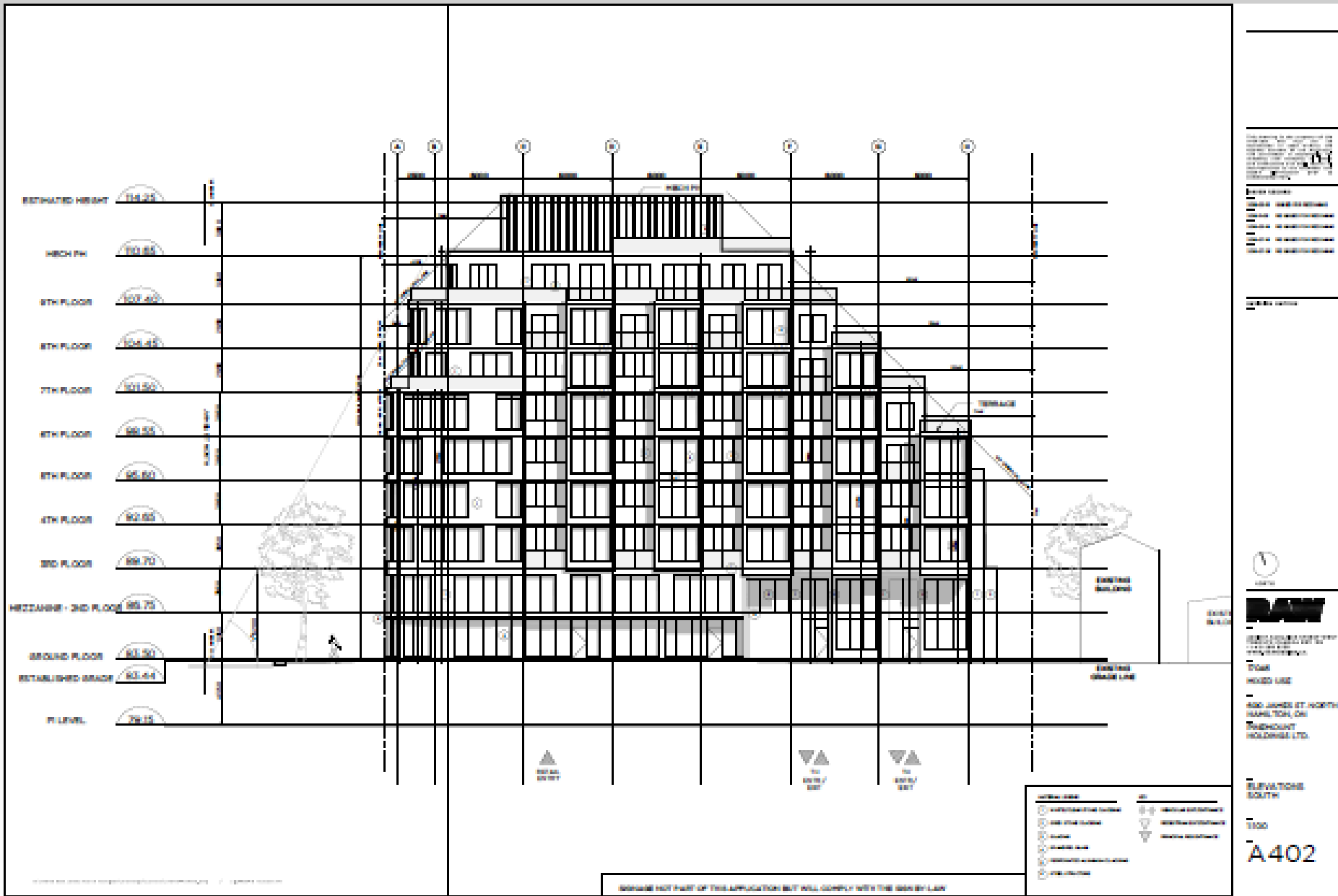
Site Plan



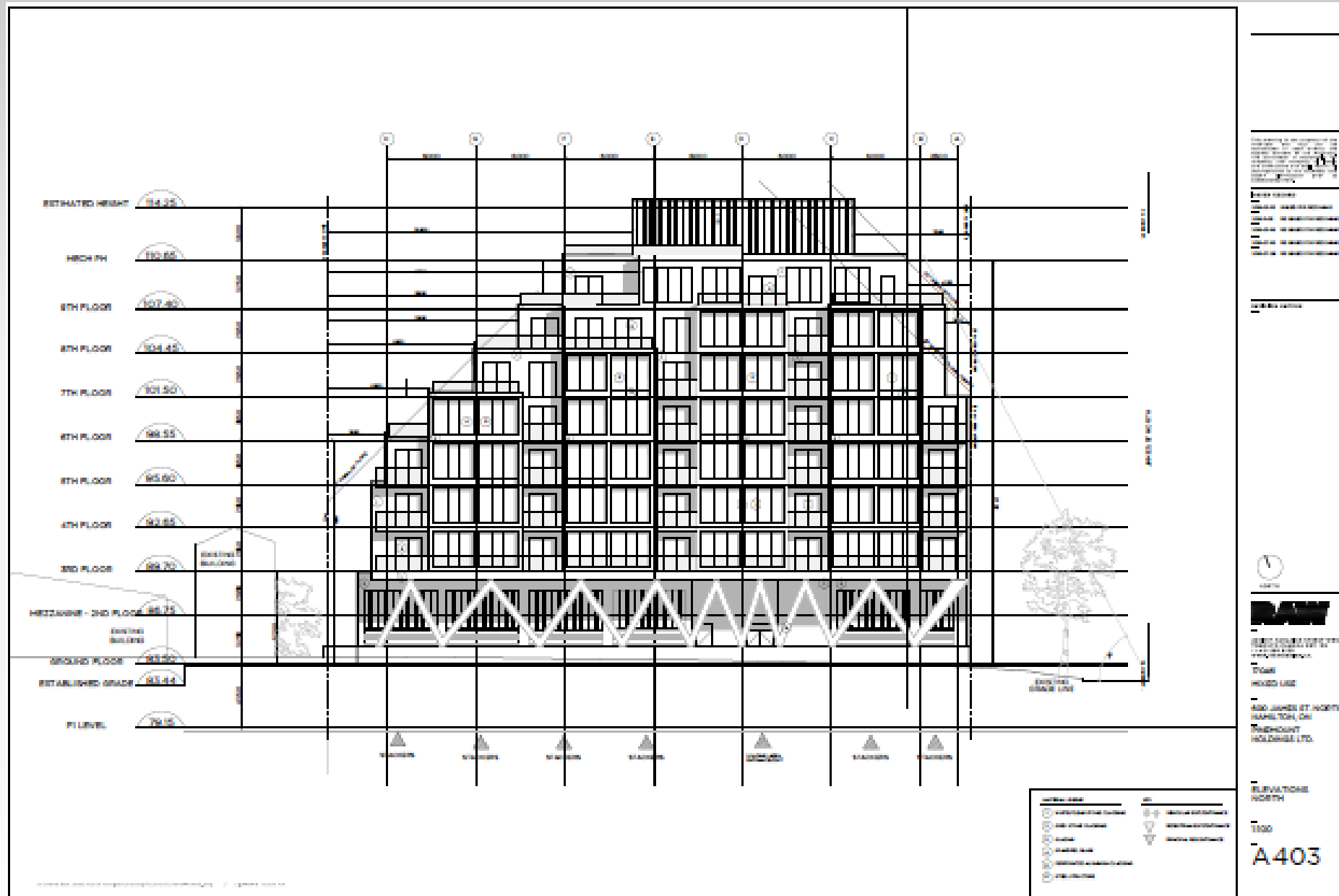
Angular Planes



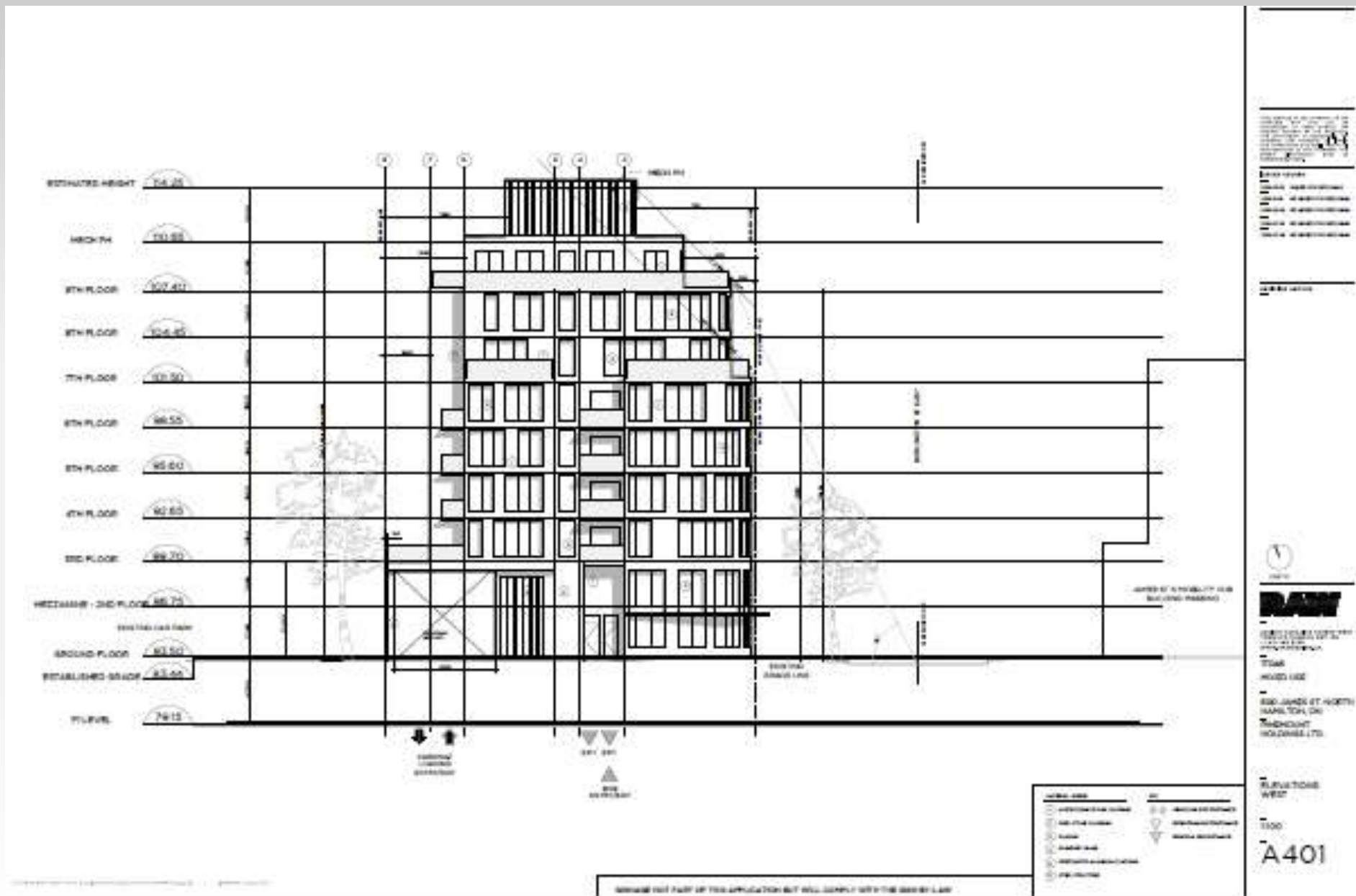
Angular Planes



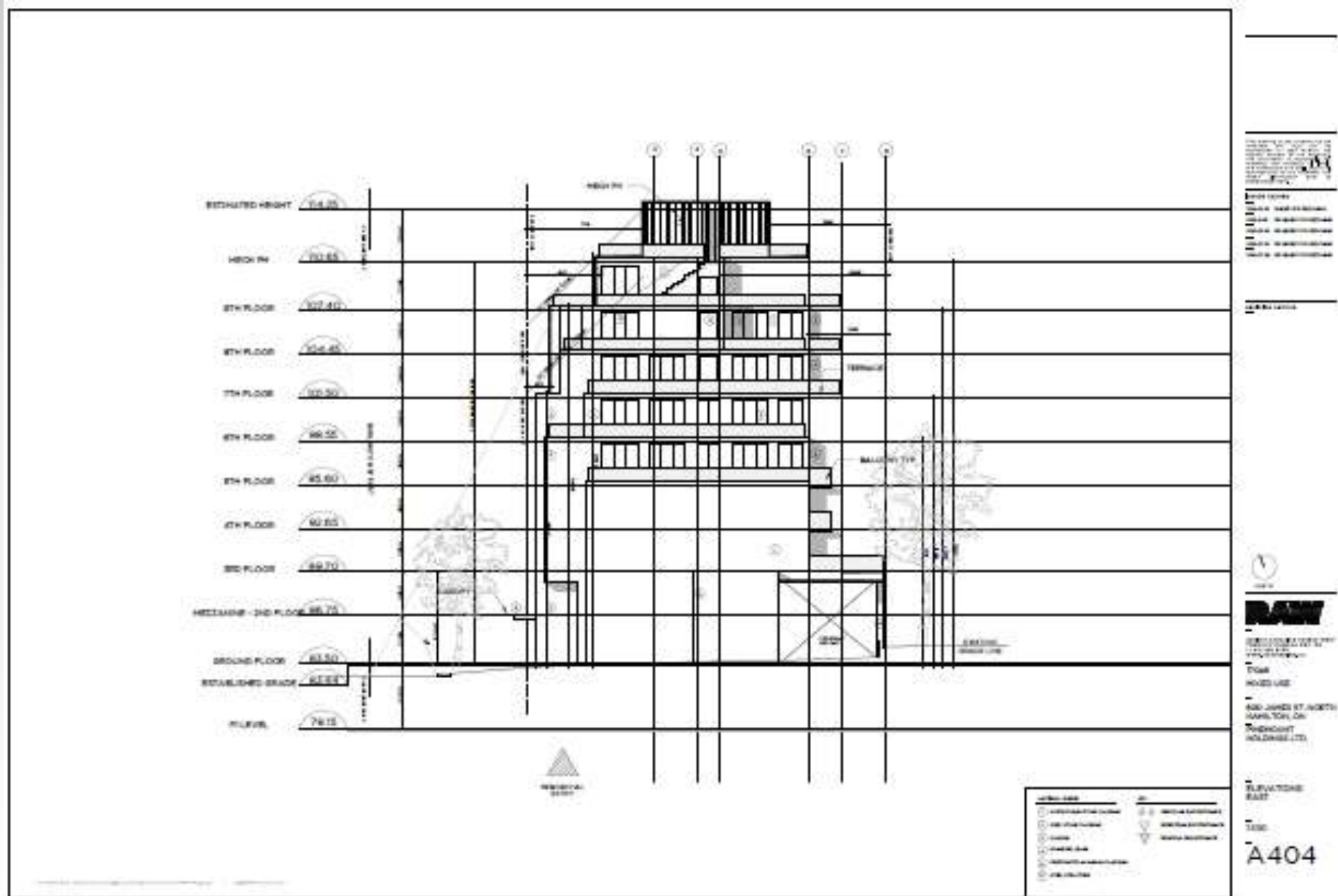
Angular Planes



Angular Planes



Angular Planes



Issues Raised

1. Additional Traffic to Neighbourhood

Response: TIS by Paradigm analyzed the traffic impacts and concludes:

- The proposal is projected to generate 28 new vehicle trips during AM peak & 40 during PM peak
- Result is a minor increases to study area intersection volumes
- Existing transportation infrastructure is more than adequate to accommodate traffic from proposal
- City Staff are satisfied with this analysis

Issues Raised

2. Parking

Response: Parking Study prepared by Paradigm, which concludes:

- Given planned transit improvements and policy objectives, future parking demand will be lower than current vehicle ownership rates
- Parking utilization survey concluded support for a lower parking rate than what is proposed
- The proposed parking ration of 0.58 per unit is suitable for the proposed development
- City Staff are satisfied with this analysis

Issues Raised

3. Height & Built Form

Response:

- Proposed height & built form is appropriate and desirable and will fit harmoniously within existing and planned built form context
- Height is consistent with the 6-storey Port Authority building, 6-storey Guise St. Co-op and 17-storey apartments on MacNab
- 5-storey height in Setting Sail does not include a metric height (Commercial = taller floor plate)

Issues Raised

3. Height & Built Form (Cont'd)

Response:

- Massing has been sculpted to limit built form impacts
- 6-storey base provided in accordance with guidelines (80% of ROW width)
- Angular plane to low rise residential to the east
- City Staff are satisfied with proposed built form and height

Reasons For Approval

THE PROPOSAL:

- Is consistent with the PPS and conforms to the Growth Plan
- Complies with the Hamilton-Wentworth OP, the Hamilton OP and the general intent of the Setting Sail Secondary Plan
- Is compatible with existing land uses in the immediate area
- Enhances the streetscape character
- Achieves numerous intensification goals
- Is transit supportive
- Will add housing inventory and choice to the neighbourhood
- Is contextually appropriate and represents a high-quality architectural addition to the neighbourhood
- Is appropriately scaled to the surrounding context
- Represents good planning

Questions?