
Corktown Plaza

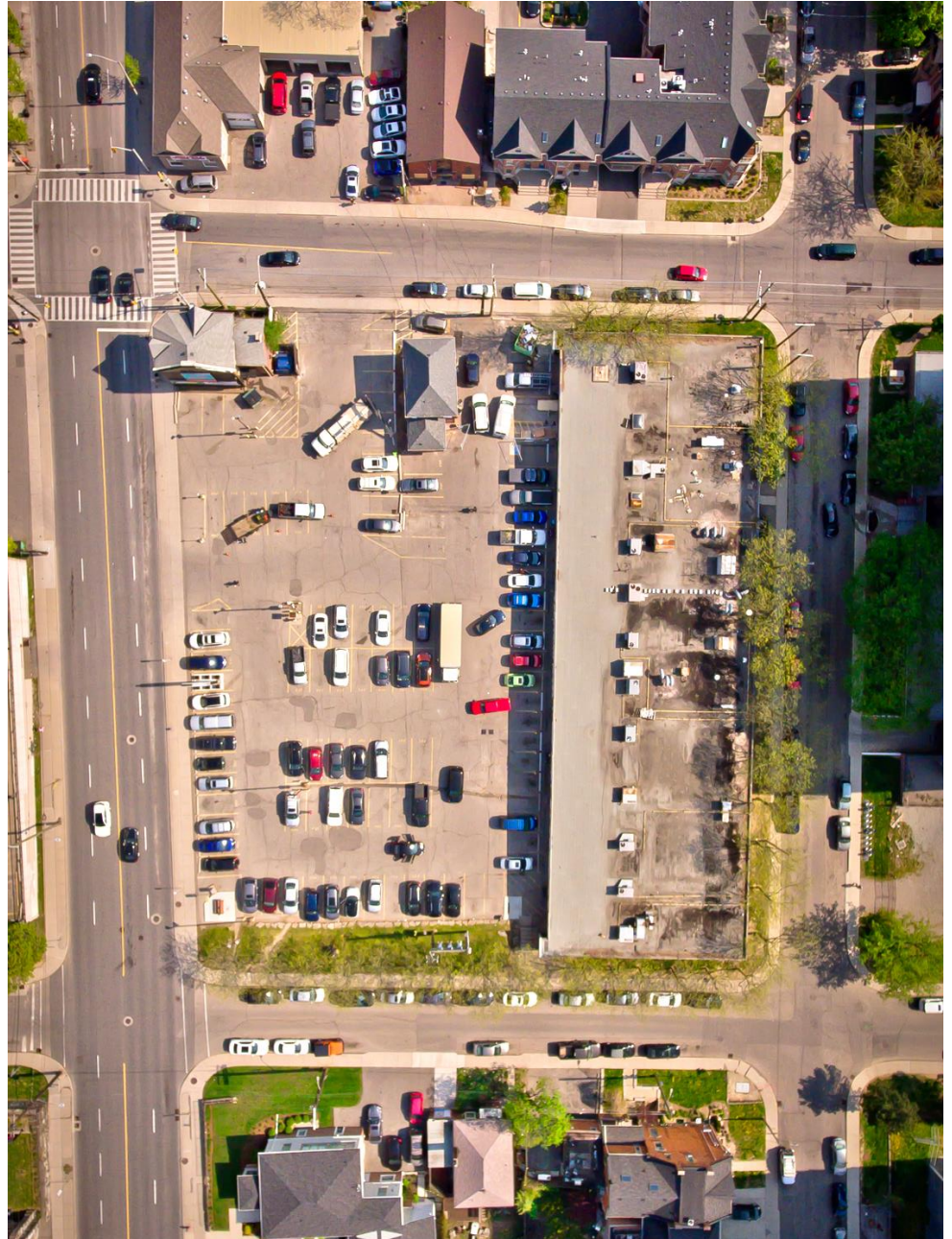
**211 & 225 John Street South
and 70 & 78 Young Street**

Statutory Public Meeting

Official Plan Amendment (UHOPA-18-17)
Zoning By-Law Amendment (ZAC-18-041)

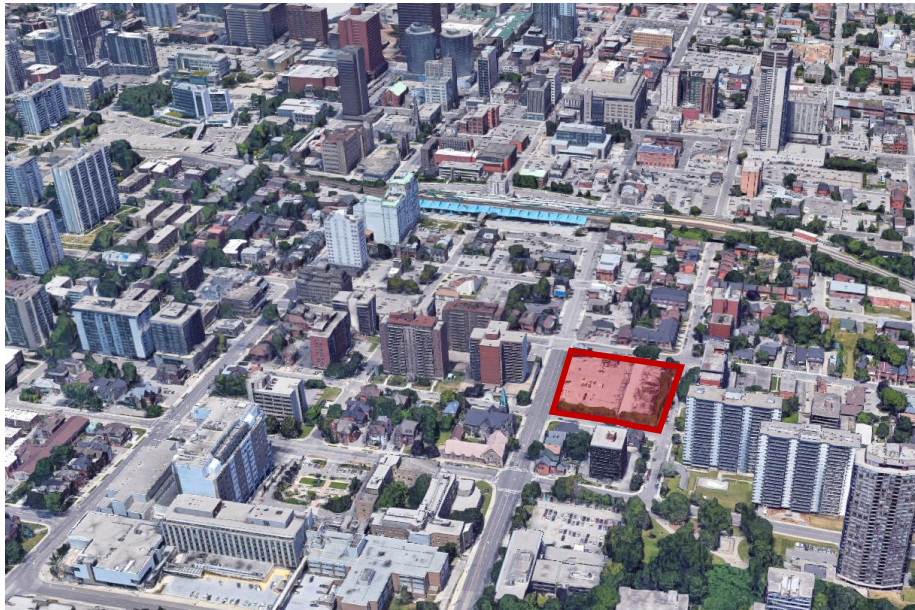
Feb. 16, 2020

SLATE



Site Context

211 & 225 John Street South and 70 & 78 Young Street



Community Context

Public Service Facilities:

- St. Joseph's Hospital

Restaurant and Retail Amenities:

- Augusta Pub District
- James Street South Shopping District

Transit:

- Hamilton GO Centre
- Coach Megabus
- HSR Routes

Parks & Recreation:

- Corktown Park
- Shamrock Park
- Escarpment Rail Trail
- St. Joseph's Park

Schools:

- Queen Victoria Elementary School
- St. Charles Adult & Continuing Education Centre



Community Engagement

What we heard:

- Need for a local grocery store
- Provision of community space
- Maintain views to the escarpment
- Traffic congestion
- Height and shadow impacts
- Cultural heritage impact
- Construction noise



Design Evolution

Height significantly reduced in response to consultation



Original Submission (2018)

- 34- and 31-storey tower atop podium



Current (February 2021)

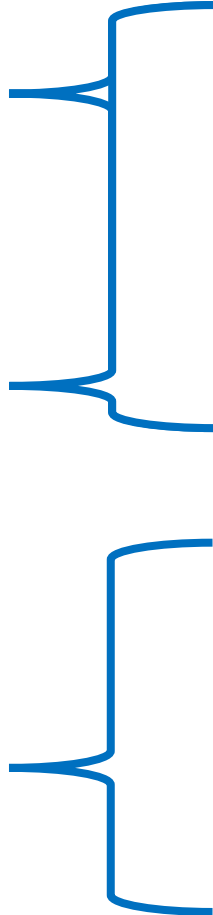
- 27-storey tower
- 8- to 14-storey mixed use building

Planning Policy Framework

2020 Provincial Policy Statement

2020 Growth Plan for the Greater Horseshoe

Urban Hamilton Official Plan

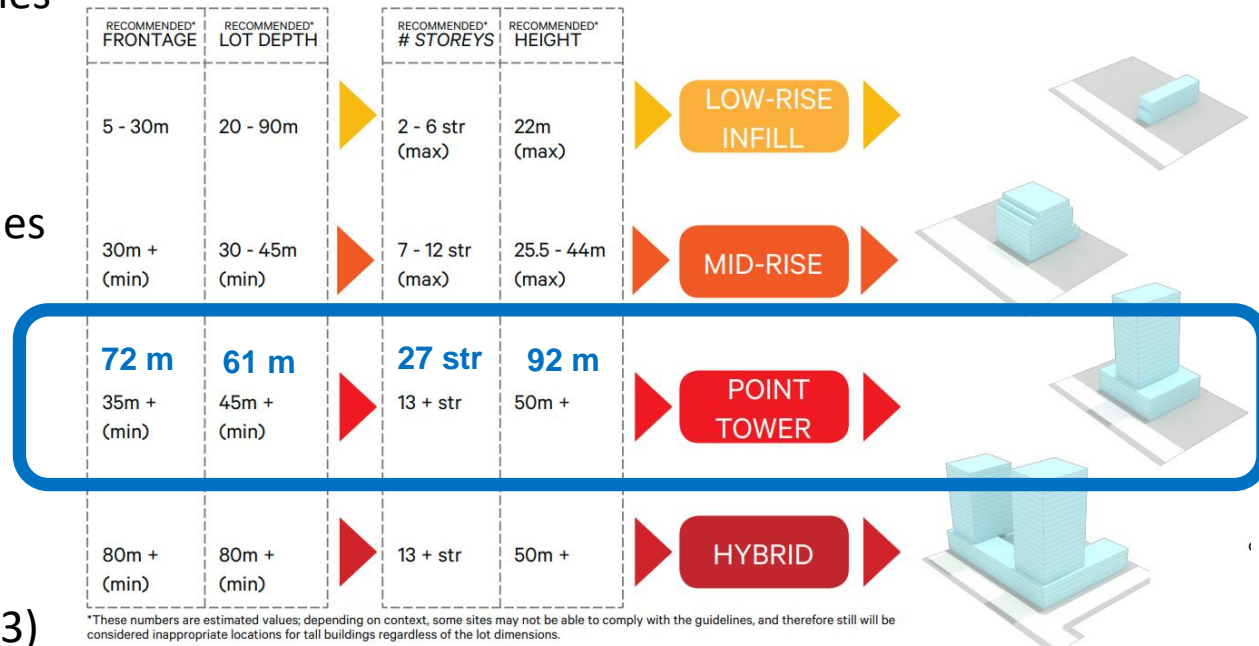
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- Intensification
 - Transit-supportive development
 - Active transportation
 - Diverse housing stock
 - Sustainability and climate change

- Frontage on arterial road
- Proximity to commercial facilities
- Proximity to amenities
- Access to public transit
- Appropriate size of site

Urban Design Guidance

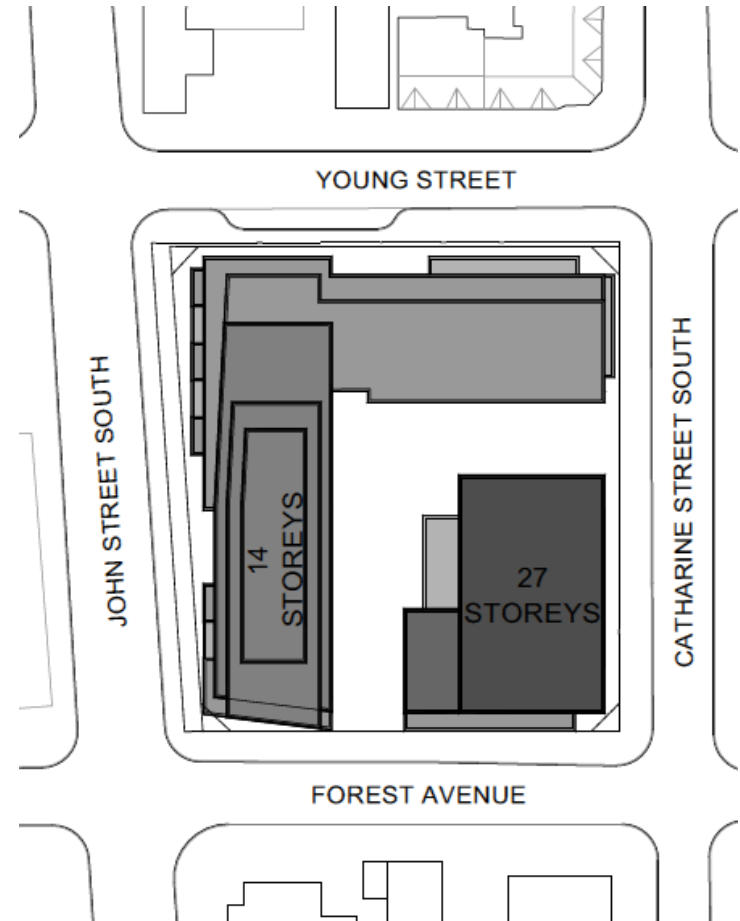
Multiple, overlapping layers of design guidance

- Official Plan design policies (2013)
- Corridor Design Guidelines
- **Tall building Guidelines (2018)**
- Site plan guidelines (2003)



Overview of Proposed Development

Form	27-storey multiple dwelling building, and a 14-storey mixed use building, attached to an 8-storey multiple dwelling building
Units	769 dwelling units
Commercial Space	929.25 square metres
Parking Spaces	462 spaces
Amenity Space	Indoor and outdoor amenity areas



Proposed Development

Looking southeast, toward the Niagara Escarpment



Proposed Development

Looking southwest, toward the Niagara Escarpment



Corridor-scaled building base

John Street South



Pedestrian Oriented Form

Young Street

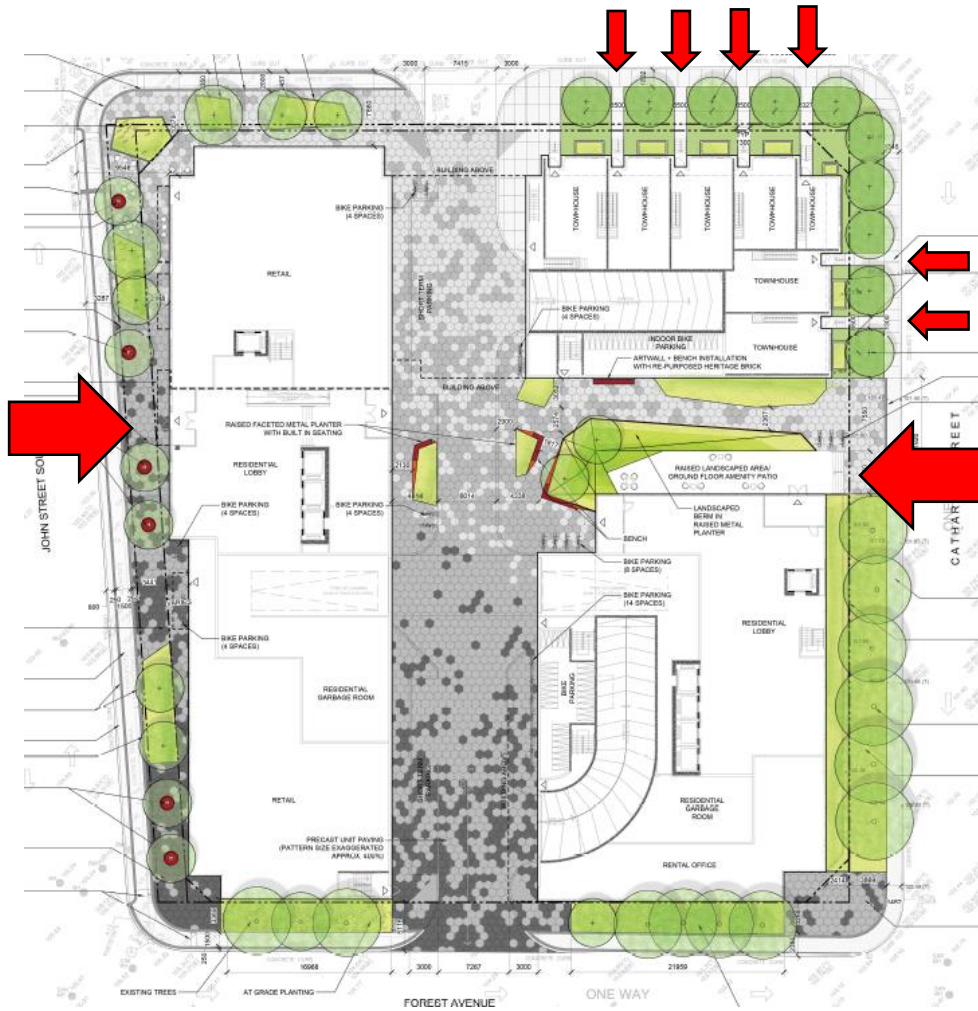


Pedestrian Oriented Form

Catharine Street South

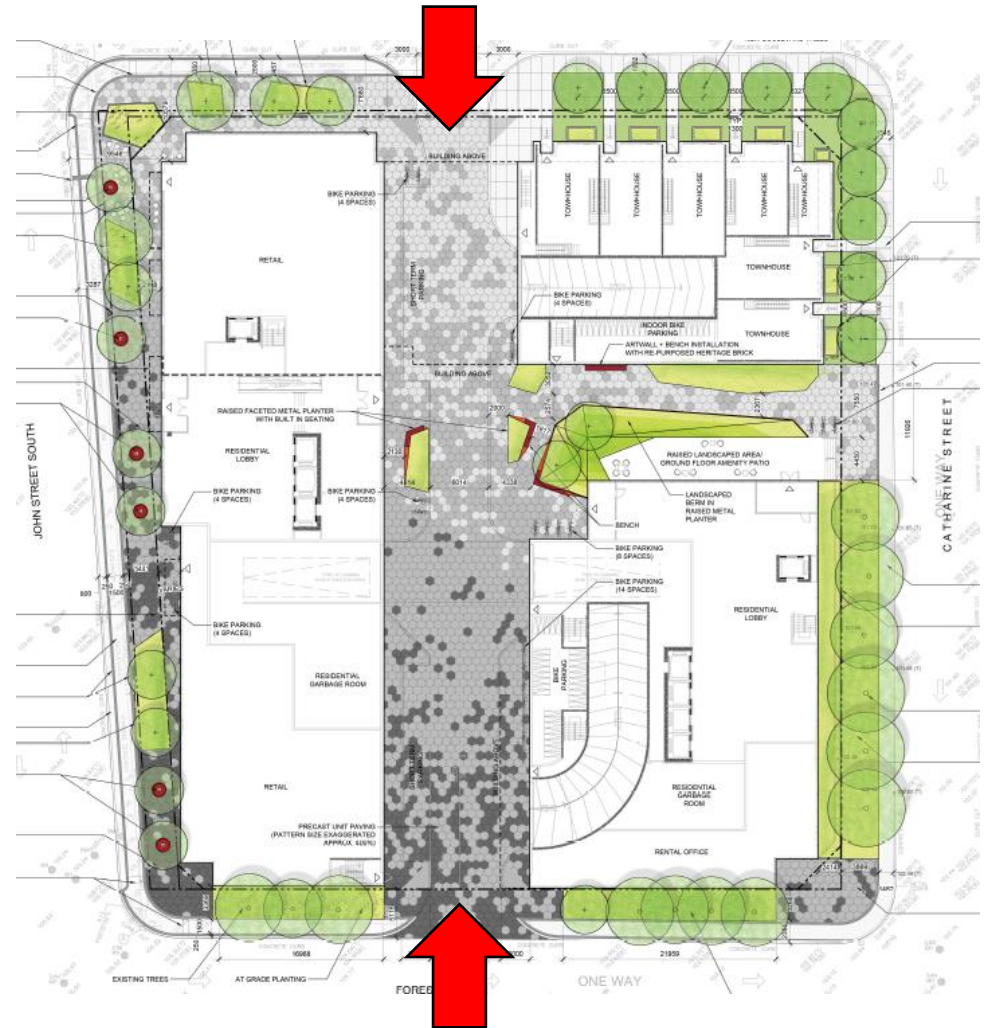


Active Ground Floor Uses and Public Realm



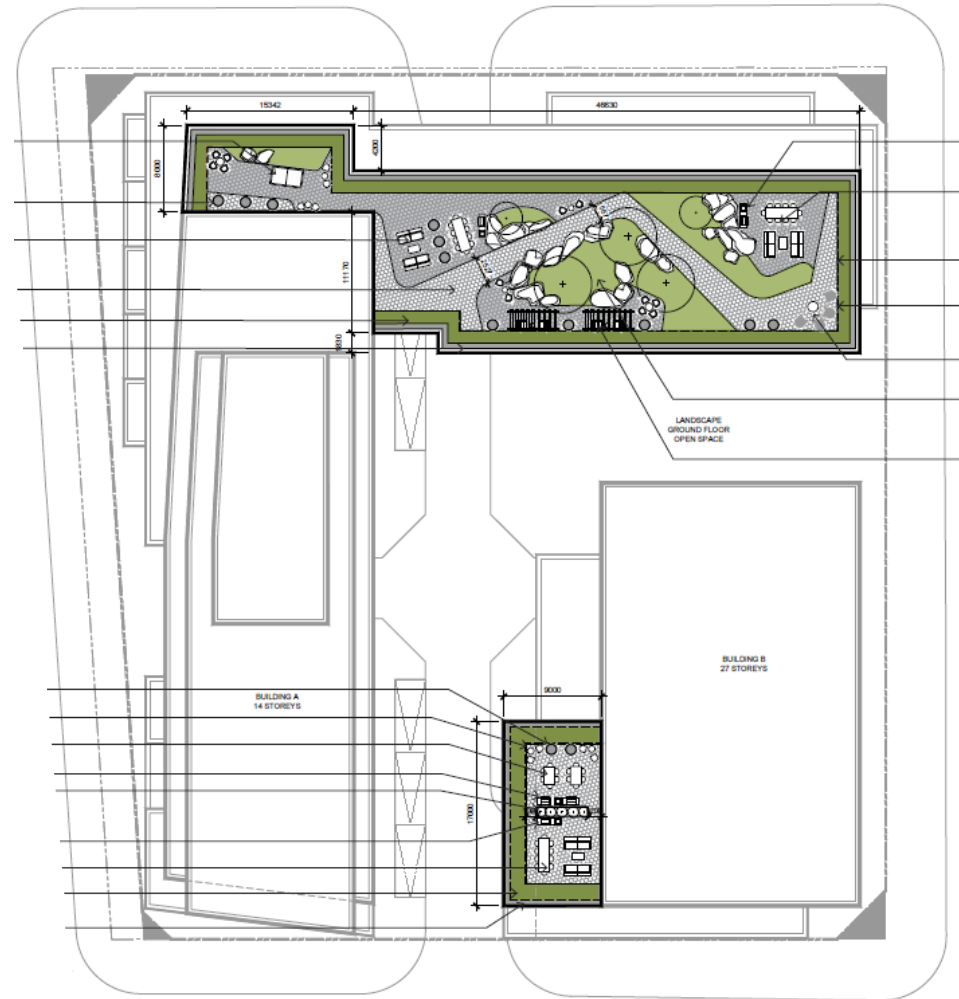
Parking and Service Areas away from public

- Laneway provides consolidated access to the parking garage
- All parking and loading facilities internal to the site and away from public streets



Integrated Amenity Spaces

- Balconies
- Shared indoor amenities such as a fitness centre and lounge space
- Large residential lobbies
- Landscaped rooftop amenity terraces (both buildings)
- Indoor and outdoor bicycle storage
- Indoor locker storage



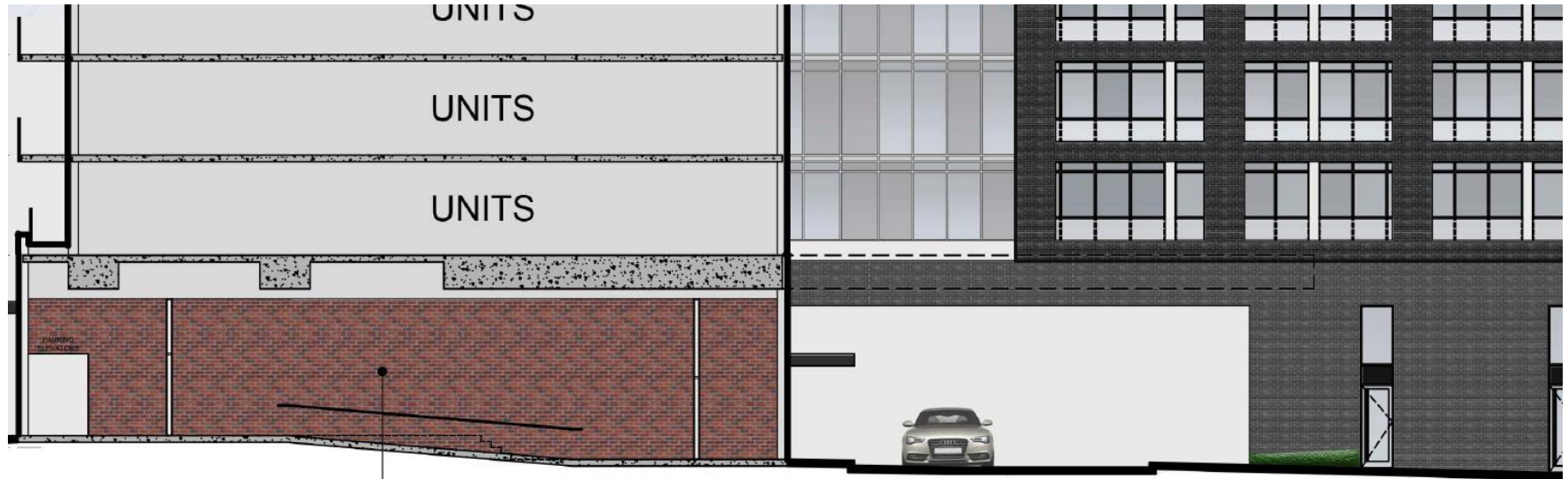
Heritage Incorporation

The proposed development will incorporate on-site heritage brick



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The proposed development will incorporate on-site heritage brick



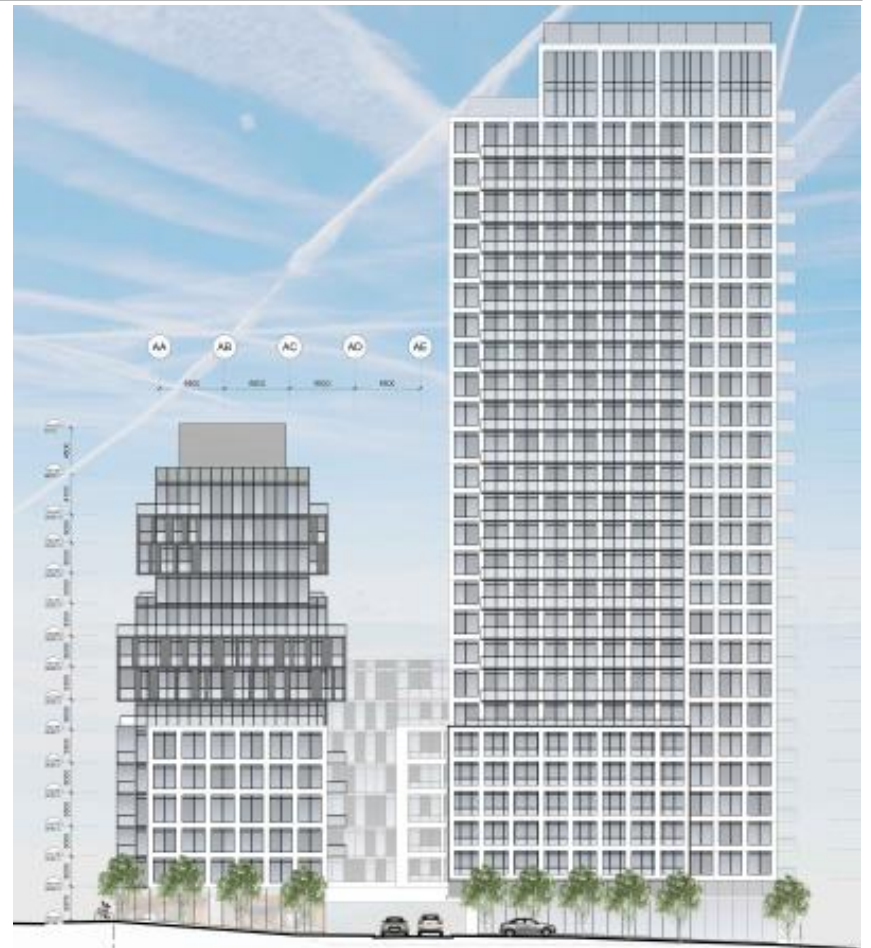
RECLAIMED HISTORIC RED BRICK FROM EXISTING BUILDINGS ON SITE TO BE USED TO CREATE ACCENT WALL TO STRENGTHEN EAST-WEST CONNECTION THROUGH THE SITE.

FOREST AVE.

Height Transition



John Street South



Forest Avenue

Height Transition



Planning Applications

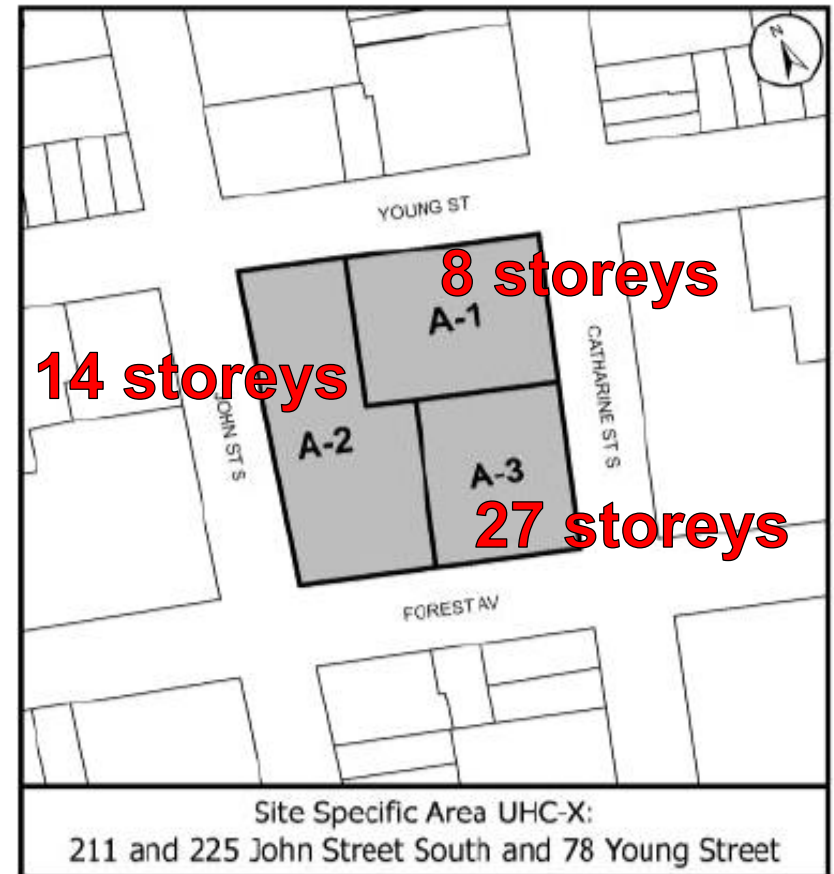
Official Plan Amendment

Current Designation:

Mixed Use Medium Density

Proposed Designation:

Mixed use Medium Density with a Site-Specific Policy to permit the development of a 27-multiple dwelling (apartment building) and a 14-storey mixed use building attached to an 8-storey residential apartment building



Planning Applications

Zoning By-law 05-200

Rezone site from the Mixed Use medium Density (C5) Zone to a modified, holding Mixed Use Medium Density (C5, 739, H118) zone.

Requested modifications:

- Provide a new definition for “grade”
- Permit a reduced parking ratio
- Require long term bike parking on site
- Permit a reduced finished floor elevation of 0.6m below grade
- Permit reduced setbacks from Young, Catharine and John Streets
- Permit an increase in maximum building height
- Permit an increase in the total GFA for rooftop amenity areas



Completed Studies and Reports

Comprehensive reports completed and submitted to City staff

Engineering

- Functional Servicing and Stormwater Management Report
- Record of Site Condition – Phase 1 & 2

Transportation

- Transportation Impact Study, Parking Justification and TDM Options Report

Impact

Assessments

- Noise Impact and Vibration Study
- Sun Shadow Impact Study
- Pedestrian Wind Impact Study
- Right of Way Impact Assessment
- Cultural Heritage Impact Assessment
- Urban Design Brief and Visual Impact Assessment

Design and Planning

- Planning Justification Report
- Preliminary Landscape Plan

Shadow Impacts

Overview

1. The proposed shadows allow public sidewalks on Forest Avenue, John Street South, and Catharine Street South to receive at least 3 hours of sunlight.
2. The 3-hour criteria is not met for Young Street due to its location to the north of the site.
3. A minimum 50% sun coverage is achieved at all times on Shamrock Park. Shadows do not encroach on Corktown Park, or any school yards or playgrounds.
4. The proposed shadows do not extend to any of the five identified civic gathering places.

Parking Justification

Overview

- 462 parking spaces proposed (0.6/unit)
- Carshare spaces will be provided on site
- Development will promote cycling with long- and short- term bike parking spaces
- Development will promote the use of active transportation

Planning Analysis

2020 Provincial Policy Statement

2020 Growth Plan for the Greater Golden Horseshoe

Urban Hamilton Official Plan

- ✓ Underutilized site along minor arterial road
- ✓ Compact, transit-supportive form and density
- ✓ Diversification of the housing stock
- ✓ Improvement to public realm and pedestrian experience
- ✓ Unbundled parking supply, and secure bicycle storage
- ✓ Shadow impacts mitigated through reduced building height and setbacks
- ✓ Addition to Hamilton skyline aesthetic

Questions?