

SHOPPERS DRUG MART KING & ALBERT STREETS

133, 135, 137 & 153 King St. West,
Dundas, Ontario

Urban Design Brief



September 2009

Urban Design Brief

Prepared as part of the Site Plan Control

For 133, 135, 137 & 153 King St. West, Dundas Ontario

Prepared by K. Paul Architect Inc.

1.0 Introduction

K. Paul Architect Inc. has prepared this Urban Design Brief on behalf of 92142929 Ontario Inc. in connection with a redevelopment proposal seeking to develop a two-storey mixed use building housing a retail pharmacy on the ground floor and medical offices on a partial second storey on properties municipally known as 133, 135, 137 & 153 King Street West.

The subject lands, located at the north-west corner of King Street West and Albert Street currently are occupied by an abandoned retail establishment intended for demolition. The four properties are legally known as Lots 10 & 11, Registrar's Complied Plan 1335 in the City of Hamilton.

1.1 Objective

The purpose of the Brief is to illustrate how the proposal conforms to the City of Hamilton Site Plan Guidelines and to provide a detailed description of the redevelopment proposal, an analysis of the development site's context, and a discussion on how the proposed redevelopment solution has been designed to complement and enhance the existing context. The Brief is a City-identified study required to be prepared by the applicant in support of the site plan approval process.

2.0 The Policy and Planning Frameworks

2.1 Town of Dundas Official Plan

The development site is designated "Downtown Mixed Use" in the Town of Dundas Official Plan. The Downtown Mixed Use designation extends both east and west along both sides of King Street in the downtown core of Dundas. The site is located on the western side of the central portion of this corridor.

Uses permitted within this designation include: retail, office, personal services, entertainment and restaurant uses, hotels, community facilities, public uses, recreation facilities and residential.

The proposed development complies with the Official Plan's use designations and policies.

The City of Hamilton has recently adopted a new official plan for the Urban Area of Hamilton which includes Dundas. This planning document has not yet been approved by the Province. However, a review of the document indicates that the proposed

development is generally consistent with the principles outlined in the Official Plan. Some of the key principles are:

- Use is in accordance with Official Plan designation of Mixed Use – Medium;
- Creation of pedestrian oriented places that are safe, accessible, connected and easy to navigate for people of all abilities;
- Development of a modern built form compatible with the existing traditional architectural vernacular;
- Promotion of infill intensification.



Figure 1: Official Plan Use Designation

2.2 Zoning

The subject lands are currently zoned Central Area Commercial Zone C.A.C/S-29 3581-86 By-law 366-87 Amending Town of Dundas By-laws Central Area Commercial By-law 3581-86 Amending Former Town of Dundas being a zone intended to accommodate a variety of uses consistent with the Official Plan including offices, retail and drugstores. The proposed plan is in conformance with the presiding zoning by-law and no variances are being sought for this application. In the event that the 3 metre widening of King Street West is required, variances may be required for parking and landscaping features to accommodate the design as proposed.

3.0 Analysis

3.1 Contextual Analysis

The predominant height of the surrounding retail and office buildings is two storeys. The area is also interspersed with service related establishments such as bistros, hair salons and an automotive repair garage located immediately to the east of the site and another mechanic's shop located immediately to the south of the site across the street. Roof lines vary along King Street West with a mixture of flat roofs, mansard roofs and traditional gabled roofs.

The most significant historic structure in the proximity of the site is approximately one block to the east and dates back to approximately 1850 having originally housed the municipal post office. This building currently remains vacant. The architectural vocabulary of the immediate area is mixed and includes a few traditional stone buildings, unsympathetic retail storefront additions to original brick homes, brick structures, cedar clad structures and a more current day seven storey brick residential building with community-oriented services and an insurance office on the ground floor.

The sidewalks in the area are generous with the majority of the buildings having zero front lot line setbacks. The building to the east of the site is significantly set back from the street with a row of parking located along the street edge. The commercial strip is flanked by residential communities on both sides.

The scale of the traditional residential buildings varies from 1 ½ storey to 3 storey buildings. The older buildings are articulated with quoined corners, soldier coursed horizontal bands, window lintels, heavy parapet cornices and a regular pattern of single double hung windows primarily occurring on the second levels. The streetscape is further enhanced with traditional styled cast-iron lamp standards.

Local bus service is provided along King Street West with a bus stop occurring immediately in front of the site.



Figure 2: Existing Streetscape



Figure 3: Traditional Architectural Detailing

3.2 Site Analysis

The subject site is located at the north-west corner of King Street and Albert Street at the peripheral edge of the Town of Dundas' existing Central Business District. The property consists of 0.61 hectares of property having a frontage of 92.37 metres on King Street West and 63.75 metres on Albert Street.

The site is primarily flat with no significant existing vegetation. The site is currently occupied by an abandoned retail building formerly housing a Cashway store. The existing structure lends no architectural contribution to the fabric of the existing King Street retail community and the site's current condition detracts from the neighbourhood commercial streetscape. The site is in a state of disrepair consisting of: a main one and two storey aluminum siding clad building with very limited fenestration, a two-storey storage-shack aluminum siding clad accessory building, with the remaining site area being covered with screening in lieu of pavement, cracked concrete pads and weeds.

Figure 4: King Street View of Existing Site

4.0 Site Development

4.1 Proposed Design Principles

The proposed development consists of one two storey building with approximately half of the floor plate being occupied by the second level on the south side, presenting a two storey structure to the commercial sector along King Street West and a one storey structure to the residential properties to the north.

The following objectives highlight the general urban design approach followed for this proposed commercial site:

- Infill Intensification and Re-urbanization:
 - Implementing a mixed use development approach (i.e. retail and office) prevalent in the existing surrounding commercial community;
 - Strengthening and enhancing the existing character of the retail streetscape through compatible proportions (size & two storey height), rhythms (fenestration patterns), form and historic characteristics (detailed elements such as quoining, window lintels, cornices, materials);
 - Reinforcement of pedestrian built edge through building orientation (i.e. long dimension parallel to the principal street) supporting the guideline for a minimum of 75% of built edges along block lengths;
 - Building siting to minimize the impact of overshadowing on the rear yards of the adjacent residential neighbourhood (i.e. location of one storey component parallel and adjacent to the residential edge);
 - Building massing to minimize the impact of over-viewing on rear yards of the adjacent residential neighbourhood (i.e. location of the 2nd storey along the commercial street side of the building);
 - Consideration of potential impact on residential uses to the north;
 - Revitalization of a commercial section in the initial stages of decline (i.e. vacant retail and office units).

- Enhancement of the pedestrian environment:
 - Animation of street facades;
 - Promotion of shelter at entrance ways through the use of an overhead canopy;
 - Location of the principal building façade and entry parallel to the primary commercial street (King Street West);
 - Service area locations away from public streets (i.e. loading docks, garbage collection);
 - Visibility of principal building entry from street;

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- Promotion of safety by design by including ample glazing on the ground floors with visibility to and from the principal commercial street's public sidewalk;
- Protection of the pedestrian environment by buffering building setbacks from the street with a 3 metre landscape strip;
- Definition of pedestrian connections from street to building entry;
- Proximity to public transit bus stops.

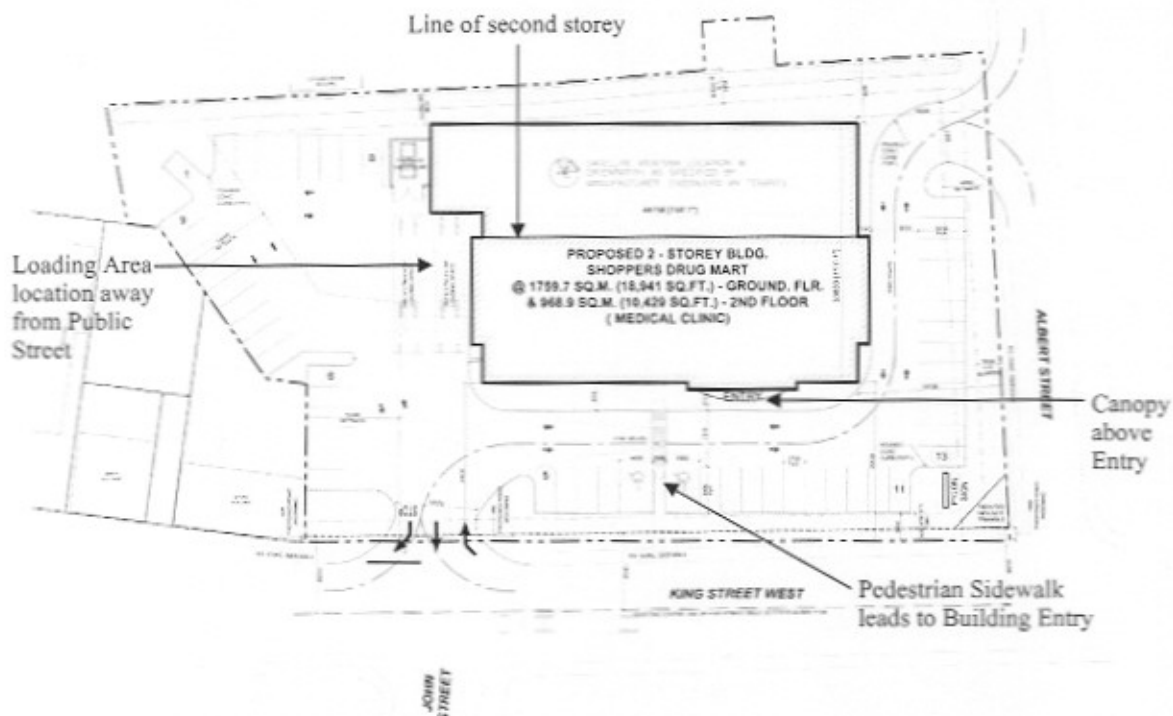


Figure 4: Proposed Site Plan

4.2 Site Design

The principal entry for both vehicular and pedestrian circulation occurs off of King Street. Upon direction from City staff, the vehicular entry off King Street West is directly in line with John Street on the south to prevent left turn queue conflicts on King Street. The pedestrian entry is located east of the vehicular drive towards the bus stop and approximately centered along the King Street frontage.

The original design approach for this site located the building close to King Street with the balance of parking to the north abutting the residential community. As a result of discussions with the neighbouring residents, consideration was given to their desire for the building to be located further to the north to provide a buffer between the proposed commercial uses and the activities along King Street. As a result, the design of the site was modified to take into account their concerns.

The building is sited in accordance with the zoning regulations providing a minimum 4.5 metre landscape buffer strip at the north property line flanked by the residential zone. As per the regulations the buffer strip will include a visual barrier not greater than 1.8 metres in height. The existing north boundary is currently protected with a 2.0 metre high modular precast concrete fence. A minimum 3.0 metre wide landscape strip also acts as a protection buffer between the pedestrian streets on the east (Albert Street) and on the south (King Street West).

Two loading spaces are provided located away from the streets in accordance with the policies for enhancement of pedestrian environments. The services of an Acoustic Consultant will be undertaken as a condition of site plan approval to ensure all noise levels generated by the site are mitigated in accordance with the Ministry of the Environment standards.

Grading of the site will be resolved to ensure all drainage is contained within the boundaries of the site. Sediment and erosion control measures will be implemented to reduce sediment going into Lake Ontario.

The storefront fenestration is oriented towards the street encouraging casual surveillance of the area as per the concept of "Crime Prevention Through Environmental Design". Additional opportunities for casual surveillance exist in providing: clear sight lines of the parking area from the adjacent windows, doorways and walkways, extending hours of operation, maintaining a well lit exterior area with metal halide fixtures, locating bicycle parking areas in a highly visible location near the building entrance, providing a glazed wall to King Street for the internal stairwell serving the second level medical offices and locating windows on all facades for visibility to the outside.

Barrier free access is provided to the main entry of the pharmacy and the medical offices. Two barrier free parking spaces are provided adjacent to the pedestrian walkway to the main entry. Walkways are designed at the minimum of 1.5 metre widths and at a more generous dimension of minimum 2.7 metres along the storefront. Where walkways transverse drive aisles they will be delineated with contrasting colour markings.

4.2 Building Design

The building massing has been designed to strengthen the character of the existing retail streetscape through adopting on the south side the compatible proportion of two storeys along King Street West. The design of the building massing has also responded to the adjacent residential neighbourhood on the north by minimizing the impact of over-viewing and overshadowing by locating a one storey portion along the north side of the site. Building orientation is east-west occurring along the north side of the site, therefore maximizing sunlight exposure on the adjacent residential and pedestrian environments.

A daylight triangle is provided at the south-east corner of the site locating pylon signage away from this designated sight line.

The main entrance to the building is emphasized through the use of a canopy and also provides a protective measure for pedestrians seeking shelter from the elements while providing a view of the street and a safe vehicular drop-off and pick-up zone along with clear sight lines to the bus stop.

The design focus has been to maintain the proprietary identity of the pharmacy while complementing the established neighbourhood character by responding to the vocabulary of the surrounding traditional architecture. The building facades are articulated through modulation, material, textures and colour changes. Strong cornice lines further delineate the built form both at the one storey pedestrian level and at the cap of the building reflecting the proportions and details of the surrounding traditional architecture. Second level fenestration reflects the proportions, rhythms and patterns of the existing 2nd level double hung windows occurring on the traditional commercial buildings along King Street. The use of brick on the focal points of the elevations and at the one storey pedestrian scale of the building reflect the common building material occurring in both the surrounding commercial and residential neighbourhoods. Further vernacular detailing is introduced in the subtle soldier coursing bands, cornice corbelling and corner quoining.

The roof line is delineated through modulating parapet heights drawing attention to the focal entry area of the building and providing visual relief to a strong horizontal expression. The flat roof form is common to the existing commercial forms occurring on King Street.

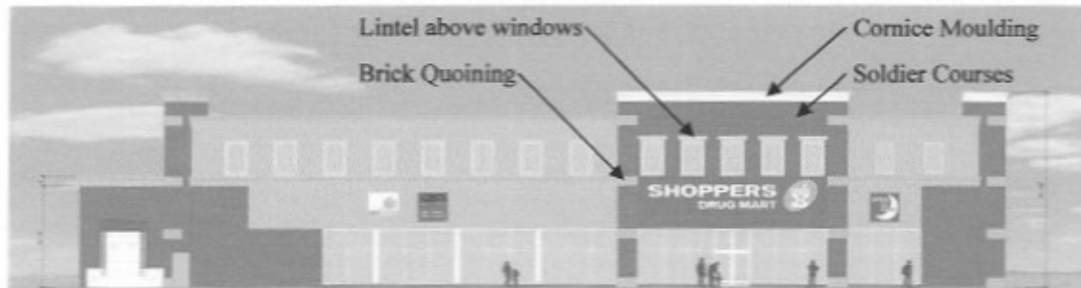


Figure 5: Proposed Storefront Elevation

5.0 Conclusion

This development proposes an urban design solution that successfully addresses the concerns of the residents, responds within the context of the urban design guidelines and presents an urban solution with an attention to scale, massing and detailing that is sensitive to the existing fabric of Downtown Dundas.