City of Hamilton

Design Review Panel
Meeting Summary – June 9, 2022

Meeting Summary

The Design Review Panel met virtually on **Thursday June 9, 2022** via Webex.

Panel Members Present:

David Clusiau, *Chair*
Hoda Kameli
Joey Giaimo
Eldon Theodore
Jana Kelemen
Jennifer Sisson
Ted Watson

Staff Present:

Ken Coit, Manager, Heritage and Design
Edward Winter, Urban Designer, Heritage and Design
Mark Kehler, Senior Planner, Urban Team
Joe Buordolone, Planning Technician, Urban Team

Others Present

Presentation #3 **Mixed Use Development** 399 Greenhill Ave	**Henry Burstyn**, IBI Group **Tim O'Brien,** IBI Group **Anqi Zhang,** IBI Group **Lindsay Dale-Harris,** Bousfields Inc. **Evan Sugden,** Bousfields Inc. **Rad Vucicevich**, Medallion Corp.

Regrets:

Jennifer Mallard (Panel member)
Dayna Edwards (Panel member)

Declaration of Interest: N/A

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
4:00 p.m.	**Mixed Use Development** 399 Greenhill Avenue	Official Plan Amendment / Zoning By-law Amendment	Owner: Medallion Corp. Agent and Presentation: Bousfields Inc. and IBI Group	Mark Kehler, Senior Planner

Summary of Comments:

Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff. These comments should be reviewed in conjunction with all comments received by commenting agencies and should be discussed with Planning Division staff prior to resubmission.

399 Greenhill Avenue

Development Proposal Overview

The applicant proposes to permit a mixed-use development consisting of two 12-storey (36.5 m) buildings and two 3-storey (11.0 m) buildings. A total of 527 dwelling units, 1,000 sqm of commercial space and 481 parking spaces are proposed. The subject property is located at the northwest corner of Greenhill Avenue and Mount Albion Road and currently contains a 2-storey commercial plaza.

Key Questions to the Panel from Planning Staff

1. Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character? (B.2.1.4 d))

2. Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping? (B.3.3.2.4 a))

3. Is the proposal compatible with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic and other nuisance effects? (B.2.4.2.2 b)

Panel Comments and Recommendations

a) Overview and Response to Context (Questions 1, 2 & 3)

- Overall, the proposal is successful at providing residential intensification and the redevelopment of an underutilized site. Positive elements of the proposal include the open space and amenity areas, commercial uses fronting Greenhill Avenue and the scale of the three storey townhouse buildings which provide transition to the adjacent neighbourhood.
- The panel recognizes that an increase in density may be appropriate for the site but note that there are design challenges related to the massing of the twelve storey slab apartment buildings, including the length of the buildings and the shadow impacts they have on adjacent properties and on site amenity areas.

b) Built Form and Character (Questions 1 & 3)

- The design team is encouraged to look at opportunities to break up the massing of the 12-storey apartment buildings and provide for a greater variety of built form. The buildings are long compared to the existing 12-storey buildings on the adjacent property to the north and result in long façades facing the street. Consider breaking up each building into two separate masses, lowering the height of one of the buildings, proving greater step backs and material changes at the upper storeys, and / or using materials and projections to articulate and break up the perceived length of buildings.
- Further consideration should be given to spatial separation between Building B and the property containing a single detached dwelling to the northeast of the site. The panel notes that the separation as proposed results in shadow impacts on the adjacent property and an abrupt transition in building height.

c) Site Layout and Circulation (Question 2)

- Overall, the Panel appreciates the level of thought that has gone into the proposed pedestrian network and notes that the pedestrian porosity provided though the site is one of the strengths of the proposal.
- The pedestrian route along the northern edge of the property provides an important connection that aligns with the street grid pattern of the neighbourhood. The design team is encouraged to enhance this connection to allow for public movement through the site.
- Additional pedestrian connections from the townhouse units to the central open space and from the surface parking area to the retail units are encouraged.

- The panel appreciates that long term bicycle parking will be provided for residents but notes that the bicycle parking room will be less accessible to residents of Building B. The design team is encouraged to provide additional short-term bicycle parking and to locate the short term bicycle parking adjacent to the grade level commercial units.

d) Streetscape, Pedestrian Realm & Landscape Strategy (Question 1 & 2)

- The Panel notes that the landscape strategy will be pivotal to the success of the project. Overall, the Panel is impressed by the level of thought that has gone into the programming of the outdoor open spaces and amenity areas.
- The design team is encouraged to look at opportunities to expand the rooftop amenity space, possibly by providing a cantilever over the surface parking.
- The proposed retail units facing Greenhill Avenue provide a positive contribution to the streetscape. The design team is encouraged to consider a more diverse material response to the street frontage and potentially smaller retail units.
- The paving along Greenhill Avenue may be wider than needed and there may be opportunities to replace some of the paving with additional planting and / or expanded patio areas.

Summary

The Panel thanked the applicant and design team for the presentation. The proposal has strong elements, including the pedestrian connections, open space and programming of the amenity areas. The massing of the development should be further refined to reduce the lengths of the buildings, provide for a greater variety of built form and reduce sun / shadow impacts.

Meeting was adjourned at 5:00 p.m.