



# City of Hamilton Design Review Panel Meeting Summary – December 8, 2022

## Meeting Summary

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The Design Review Panel met virtually on **Thursday December 8<sup>th</sup>, 2022** via WebEx.

### Panel Members Present:

**David Clusiau, Chair**

**Dayna Edwards**

**Joey Giaimo**

**Hoda Kameli**

**Jana Kelemen**

**Jennifer Mallard**

**Eldon Theodore**

**Ted Watson**

### Staff Present:

**Steve Robichaud**, Director of Planning and Chief Planner

**Anita Fabac**, Manager of Development Planning, Heritage and Design

**Tim Vrooman**, Senior Project Manager, Suburban Team

**Edward Winter**, Urban Designer

**Aminu Bello**, Planner I, Suburban Team

### Others Present

<b>Presentation #1</b> 499 Mohawk Road East	<b>Scott Beadie</b> , UrbanSolutions Planning and Land Development Consultants
	<b>Le'Ann Whitehouse Seely</b> , Whitehouse Urban Design Inc.
	G&C Architects

### Regrets:

Jennifer Sisson

### Declaration of Interest:

N/A

## Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:35 p.m.	499 Mohawk Road East	Official Plan/Zoning By-law Amendment  Current Files: ZAC-23-001 UHOPA-23-001	Owner: 499 Mohawk Inc. (New Horizon Development Group)  Agent and Presentation: Urban Solutions Planning and Land  Development Consultants Inc. G&C Architects  Whitehouse Urban Design Inc. c/o Le'Ann Whitehouse Seely	Aminu Bello, Planner I

## 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.**

### 499 Mohawk Road East, Hamilton

A high-rise residential development containing a total of 1995 dwelling units comprised of eight (8) multiple dwellings ranging in heights between eight (8) and twenty-five (25) storeys containing 1945 dwelling units, and seven (7) three storey townhouse blocks containing 50 dwelling units, with on-site surface parking and underground parking areas, open space, and amenity areas.

#### Key Questions to the Panel from Planning Staff

- Is the proposal compatible with, and does it enhance the character of the existing environment and locale? (B.3.3.1.5)
- 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))
- Does the proposal create high quality, safe streetscapes, parks and open spaces that encourage physical activity and active transportation? (B.3.3.2.9 a)

- Does the proposal contribute to the character and ambiance of the community through appropriate design of streetscapes and amenity areas? (B.3.3.2.3 g))
- Does the proposal respect prominent sites, views and vistas in the City? (B.3.3.2.3 h))

#### **Panel Comments and Recommendations**

##### **a) Overview and Response to Context (Question 1)**

- The Panel was supportive of the general re-development of an underutilized commercial site, but strongly encourages that a commercial component is maintained.
- The Panel while supportive of increased density for the site, raised concern that the proposed density is excessive, while resulting in shadow impacts over the interior amenity space and heavy building massing across the site.

##### **b) Built Form and Character (Questions 2)**

- The Panel appreciates that the mid-rise built forms provides an appropriate transition from the existing single detached dwellings, however the proposed 3-storey townhouses should soften its massing to compliment the adjacent residences.
- The podiums of the mid-rise and high-rise builds are relatively close to another with primary windows and balconies in proximity. The Panel recommends the design considers improving the building spacing to provide better conditions for residents.

##### **c) Site Layout and Circulation (Questions 2 & 3)**

- The Panel opined that the proposed development includes elements of semi-private development, where the central amenity area should be “opened up” to create a sense of invitation to the wider community.
- The Panel encourages the design considers a more prominent central amenity area and the proponent should “rethink” of the northwest pocket park that appears to be a use of remnant space rather than intentionally designed.
- The Panel raised concerns that the internal ring-road appears to function primarily for access and parking purposes with the underground parking ramps dedicated for each building blocks in a phased (construction) manner.

##### **d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 3, 4 & 5)**

- The Panel opined that the design should consider a significant reduction in the residential density to maintain an appropriate balance between intensifying the site, maintaining commercial, and degree of public space.
- The Panel encourages a stronger emphasis on pedestrian walkability internally within the site with connections between the road intersection to the central amenity space.

## Summary

The Panel is supportive of the rezoning of use to allow for residential intensification of an underutilized commercial site. The design successfully achieves an appropriate transition between the existing residential neighbourhoods to the proposed higher density built forms with various building types and successful architectural details. The Panel's opinioned that the proposal aims to maximize the site density at the consequence of design that is disconnected from the community and lacks a strong sense of place. The loss of commercial uses and the central open space gives the perception of a semi-private community rather than a development that benefits the broader community. The Panel appreciates the diversity of heights, materiality and architectural expression to break down the large development, however the corner building should be simplified with less elements. The Panel recommended the design should consider a significant reduction in the residential density to provide opportunities enhancing the central open space area and at the very least a mixed use component at the intersection of Mohawk Road and Sherman Avenue).

**Meeting was adjourned at 2:42 p.m.**