

City of Hamilton

Design Review Panel

Meeting Summary:

416 Mohawk Road East, Hamilton

The Design Review Panel met virtually at 1:30pm on Thursday April 23rd, 2026.

Development Proposal	Type of Application	Applicant/ Agent	City Staff Planner
Mixed-Use Multiple Residence Proposed Development 416 Mohawk Road East	Zoning By-law Amendment Application	Owner: Royal Living Development Group Agent and Presentation: GSP Group	Mark Michniak, Senior Planner

Panel Members Present:

- Sharon Mittman, Vice-Chair
- Olga Pushkar
- Dennis Lago
- Tyler Walker
- Eric Lucic

Regrets:

- Jennifer Mallard,
- Shadi Adab,
- Graham Taylor,
- Jennifer Sisson

Declarations: None

Staff Present:

- Jana Kelemen, Manager of Heritage & Urban Design
- Michael Votruba, Program Lead Urban Design
- Edward Winter, Planner 1 Urban Design
- Mark Michniak, Senior Planner

Others Present:

- Sarah Knoll, GSP Group
- Wayne Harrison, KNYMH Architects
- Mario Patitucci, Adesso Design
- Alex Arbab, Royal Living Group
- Ugo Giammarco, Royal Living Group

Summary of Comments: 416 Mohawk Road East

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.

Development Overview:

The applicant proposes to develop three residential buildings with heights of 20, 19, and 13-storeys with a total of 575 dwelling units, 1,082 square meters ground floor commercial area, and 475 parking spaces.

Key Discussion Topics suggested to the Panel by Planning Staff:

- Does the proposal create a pedestrian oriented place that is human-scale, comfortable, and connected and easy to navigate for people of all abilities??
- Does the proposal complement the overall vision of the Sub-Regional Service Node and existing neighbourhoods surrounding Mall Road and Limeridge Mall?
- Does the proposed building massing and height minimize impact on neighbouring buildings and public spaces by creating transitions in scale and respecting existing street proportions?
- Does the landscaping support the pedestrian realm sufficiently support the public realm using landscaping features such as planters, furniture, canopies, etc.?

Panel Comments and Recommendations:

a) Overview and Response to Context

- Panel members appreciated the integration of commercial units along Mall Road mixed with the infill residential component.
- Panel members expressed support for the increase in density and appreciated the revisions made by the applicant team following staff comments at Formal Consultation stage – while also offering several items of concern and opportunities for further refinements.

b) Built Form and Character

- Panel members generally felt the massing was appropriate but wanted to see some additional refinements to the upper levels – particularly in the material selections and inherent lightness desired for the tower components. Panel

members appreciated the ground level material selections and the earthy palette giving the public and retail areas a grounded feel.

- Panel members saw the potential for the podium elements to be strengthened and with the lightening and refinement of the tower components achieve a better balance in the overall massing composition and reduce some of the remaining bulkiness seen in the upper levels.
- Panel members saw the angular overhangs as curious design elements, though not doubting their function and effectiveness, however panel members did encourage the design team to revisit the canopy to refine the composition and strengthen the overall effectiveness of the ground-floor / podium at the same time.

c) Site Layout and Circulation

- Panel members noted the somewhat odd angular motif expressed in the buildings and landscaping – but noted the public spaces were generally well-located and appropriately sized to function as an active people place.
- Panel members requested some additional refinements at how these spaces between the buildings transition from the street to the back of house and utility areas – expressing a need for a stronger separation of public space and private/utility areas.
- Panel members also noted the need to improve upon the location of transformers/utilities, etc. so that they are not located in visually prominent places – and noted they should generally be behind the front elevations of buildings if outside, and most commonly with large developments inside the building.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

- Panel members appreciated the landscape concepts and encouraged refinements in the spaces between the buildings (where it seems people are meant to be), and ensure the layout of these spaces does not compete for space / occupy the same spaces as utilities and back of house areas such as garbage collection, loading, etc.
- Panel members appreciated the inclusion of the commercial spaces along Mall Road and encouraged a high-level of landscaping, tree planting and material selections that would create a people-friendly environment along this streetscape.

Summary

The panel thanked the applicant team for a presentation and offered support for development at the site and offered some comments and suggestions that could improve the proposed development in terms of design, function and fit within the existing community. Notably the panel appreciated the work done following the formal consultation addressing staff concerns and encouraged the applicant team to build on the progress with further refinements.

- The panel noted the progress from preliminary concepts,
- The panel appreciated the commercial units along Mall Road,
- The panel saw room for refinement in the upper level / tower massing & materiality to achieve a more balanced overall composition,
- The panel wanted to see a more judicious site location for utility / transformer boxes, so these utilitarian elements do not overshadow the buildings,
- The panel saw the gathering spaces between the buildings as an area with potential conflicts with desired functions and saw the opportunity for enhancement and refinement to the separation or transition from the public spaces serving the street and commercial units to the private and utility spaces serving the residential towers.

The Meeting was adjourned at 2:30pm