

City of Hamilton

Design Review Panel

Meeting Summary:

75 Centennial Parkway North, Hamilton

The Design Review Panel met virtually at 2:45pm on Thursday March 12th, 2026.

Development Proposal	Type of Application	Applicant/ Agent	City Staff Planner
Mixed-Use Multiple Residence Proposed Development 75 Centennial Parkway North	Site Plan Application	Owner: Hammer GP LP and Hammer GP Services Corporation Agent and Presentation: Bousfields	Michael Fiorino, Planner 1

Panel Members Present:

- Jennifer Mallard, Chair
- Sharon Mittman
- Olga Pushkar
- Graham Taylor
- Tyler Walker
- Shadi Adab
- Eric Lucic

Regrets:

Jennifer Sisson, Dennis Lago

Declarations: None

Staff Present:

- Ken Coit, Director of Heritage & Urban Design
- Michael Votruba, Program Lead Urban Design
- Edward Winter, Planner 1-Urban Design
- Michael Fiorino, Planner 1,

Others Present:

- Ashley Paton, Bousfields
- David Falletta, Bousfields
- Richard Witt, BDP Quadrangle
- Harim Labuschagne, BDP Quadrangle

- Karla Cruz Ruelas, BDP Quadrangle
- Mark Newman, Harrison Equity Partners
- Joey Brown, Harrison Equity Partners
- Tanya Brown, DTAH
- James Roche, DTAH

Summary of Comments: 75 Centennial Parkway North

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 proposed development includes the demolition of the existing building (Beer Store) on the subject site and construction of three 20-storey multiple dwellings with approximately 696 residential units atop a shared 5-storey podium with frontage on Queenston Road and Centennial Parkway North. The proposal will include a total gross floor area of 51,667.1 square metres, including 49,728.2 square metres of residential, and 1,938.9 square metres of non-residential floor space including 765 square metres of community space (i.e., specific use being worked through with City staff).

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?
- Does the proposal compliment the overall vision of the Sub-Regional Node and Centennial Neighborhoods Secondary Plan?
- 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?
- How well do the landscaped public spaces surrounding proposed buildings support the public realm with the use of landscape features and elements, such as planters, furniture, recreational space, canopies, etc.?
- How well does the proposal do in setting a standard for the redevelopment of the mall property into a pedestrian-focused node, creating connections between the subject development and future phases as well as re-envisioning the streetscape along Queenston Rd and Centennial Parkway North?

Panel Comments and Recommendations:

a) Overview and Response to Context

- Panel members commented on the attention to detail in material selections for the ground level building elevations and the proposed landscaping, also noting that future refinement of the upper building levels would bring balance to the proposed development and signal a confident and vibrant redevelopment of the corner of Queenston Rd and Centennial Parkway North.
- The panel noted the multi-phase nature could complicate the connection between the proposed and existing mall functions in the interim stages – the panel expressed support for the ultimate or final condition design not to be lost with meeting interim functionality.

b) Built Form and Character

- Panel members had some reservation on the street wall length on Centennial Parkway – suggesting exploration of how additional articulation could be added to break-up the length of building and create interest and connection to the streetscape and landscaping.
- Panel members noted the regularity or common height of the three towers was holding back the strength and composition of the overall project. Panel members suggested adding some differentiation in tower heights would bring visual interest to the proposal, as well as provide a design tool to refine the overall architectural design of the towers. Panel members indicated there could be support for additional height to accomplish this goal – especially noting the high-standard of development that is being proposed.
- Panel members greatly appreciated the use of brick in the podium design, and patterns as the brickworks reached up through the podium, though panel members felt the design gesture could be strengthened during refinement and stronger in the application from the lower to middle floors.

c) Site Layout and Circulation

- Panel members questioned how well the service and accessibility routes were to the south tower building with a centralized service and loading area proposed between the north and central tower. Panel members thought there could be a refinement of the fire-route and pedestrian plaza to gain improved access for both residents and guests as well as the commercial units/services.

- The panel noted the internal crescent road gets lost between the bus terminal and saw opportunity to refine the function/circulation and wayfinding both on-site and adjacent.
- The panel appreciated the community component proposed at ground-level (programming to be determined), however, panel members had concerns about how the access requirements and expectations would be met through the central access point between the towers.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

- Panel members greatly appreciated the vibrant landscape concepts including the double tree alley, informal seating mounds and generous amount of pedestrian space building to building as well as building to street.
- The panel felt there was an opportunity to further develop a social pedestrian gathering space in conjunction with the central tower which would work to strengthen the community space and provide vibrancy and activity within the site.
- The panel felt there was opportunity to provide additional trees, balancing the open feeling with natural elements.
- The panel noted the exhaust vents from the underground parking could be handled more sensitively at the corner and could be an opportunity for a landscape feature.
- The panel noted the proposal needed to address some microclimate & wind concerns in the breezeway to ensure the space is pleasant and used as intended as a vibrant and welcoming public space.

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.

- The panel noted the long-term masterplan for the larger Eastgate mall site is commendable, ambitious, and would create a new community centred around the proposed park and transit hub.
- The panel noted that it was important to get the design of the towers and building podium or base correct to ensure the public space at grade is welcoming and comfortable year-round for both residents, guests and the public.

- Signage should be thoughtfully part of the podium design so that it is both legible and easy to use but does not deter from the (handsome) design of the building proposal.
- The panel felt there was some room to strengthen the building podium to break down the length of the project and connect to the streetscape and landscaping.
- The panel wanted to see some refinement to the upper massing or tower designs which appear heavy – partly due to the fact they are all very close in height.
- The panel wanted to see some improvements to access and servicing – especially for the south tower building to ensure comfortable and equitable access for all residents, and practical loading & servicing for the proposed commercial and community spaces.

The Meeting was adjourned at 4:00pm