



## Meeting Summary

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The Design Review Panel met virtually on **Thursday August 13<sup>th</sup> 2020** via Webex.

### Panel Members Present:

**Colin Berman**, Brook McIlroy, *Chair*

**Robert Freedman**, Freedman Urban Solutions

**Tim Smith**, Urban Strategies Inc.

**Jackie VanderVelde**, Land Art Design Landscape Architects Inc.

**Yasin Visram**, Perkins + Will Canada

**James Webb**, Webb Planning Inc.

### Staff Present:

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

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

**Shannon McKie**, Senior Project Manager, Urban Team

**Victoria Cox**, Urban Designer, Urban Team

**Mark Kehler**, Planner I, Urban Team

### Others Present

<b>Presentation #2</b> <b>Mixed Use Development</b> 222, 226 & 228 Barton Street East and 255, 257, 261, 263 & 265 Wellington Street North	<b>Matt Johnston</b> , UrbanSolutions Planning and Land Development Consultants <b>Ashraf Azeem</b> , McCallum Sather Architects
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### Regrets:

**Vincent Colizza**, Vincent Colizza Architects (Panel Member)

**Ute Maya-Giambattista**, Fotenn Planning + Design (Panel Member)

**Mario Patitucci**, Adesso Design Inc. (Panel Member)

**Declaration of Interest:** N/A

## Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
3:00 p.m.	<b>Mixed Use Development</b> 222, 226 & 228 Barton Street East and 255, 257, 261, 263 & 265 Wellington Street North	Official Plan Amendment and Zoning By-law Amendment  File Nos. UHOPA-20-08 & ZAC-20-013	Owner: 467052 Ontario Limited  Agent and Presentation: UrbanSolutions	Mark Kehler, 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.**

### 222, 226 & 228 Barton Street East and 255, 257, 261, 263 & 265 Wellington Street North

#### Development Proposal Overview

The applicant is proposing to construct a seven storey mixed use building with 79 dwelling units and commercial uses on the ground and second floor. A total of 97 vehicle parking spaces are proposed. The subject property is located at the southwest corner of Barton Street East and Wellington Street North in the former City of Hamilton. Surrounding land uses include an automobile service shop to the north, a parking lot and a drive-through restaurant to the west, detached and semi-detached dwellings to the east and south, and Hamilton General Hospital to the northeast. The subject lands are located within a Design Priority Area (Ferguson-Wellington Corridor Area of Major Change in the West Harbour "Setting Sail" Secondary Plan) and review by Design Review Panel is required to inform the submitted Official Plan Amendment and Zoning By-law Amendment applications.

### Key Questions to the Panel from Planning Staff

1. What is the relationship of the proposal to the existing neighbourhood character? Does it maintain, and where possible, enhance and build upon desirable established patterns, built form and landscapes?
2. Does the proposal include the provision of amenity space and what is the relationship to existing patterns of private and public amenity space?
3. Does the proposal provide connections and access to all buildings and places for all users, regardless of age and physical ability?

### Panel Comments and Recommendations

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

- The panel noted that the site is within an area in need of renewal and recommends the applicant and City consider the structure of the block surrounding the site that will continue to evolve over the coming decades. A broader vision for the block should be contemplated to ensure desired street and open space connections are achieved, and curb cuts for driveways are minimized.
- Overall, the concept design should be refined to better define the building components, either as a mid-rise building or a tall building with tower and podium. As the design progresses, further consideration should be given to materials, vehicular access, amenity space and streetscape treatments.

#### b) Built Form and Character (Question 1)

- The panel noted that the proposed massing is indicative of a tower on a podium design, when the proposal is for a mid-rise development. The panel recommends providing a consistent mid-rise building height along the entire Barton Street East frontage with step-backs to reduce shadow impacts. The massing and material strategy concept should be further clarified. Currently, the height of the third storey implies that it is part of the podium; however, the materials relate to the mass above. Since the overall massing and height is more akin to a mid-rise condition, the panel suggested an integrated material strategy. This would unify the built form and could allow more than one material to be applied to the overall massing to offer a more cohesive external appearance. This could also reduce the institutional character of the proposal.
- The reduced three storey building height along the southerly portion of the Wellington Street North frontage is effective at providing a transition to the adjacent residential uses to the south. This transition could be further improved by choosing materials that reflect the residential character of

adjacent dwellings and increasing setbacks to match the existing streetscape along Wellington Street North. Vertically designed, townhouse style residential units would be an effective response to the existing residential character of Wellington Street North.

- If a tower scheme is considered for the site, the height of the tower component should be increased, the floor plate should be slimmed, and the tower should be relocated further west to reduce shadow impacts at the intersection of Barton Street East and Wellington Street North.
- If a tower concept is contemplated, the materials strategy should support the concept to clearly distinguish the tower from the podium.
- In general, the materials shown on the concept renderings give the development an institutional feel. The panel recommends considering higher quality materials, including brick and masonry, to better complement the area character.

**c) Site Layout and Circulation (Questions 1 & 3)**

- The panel is of the opinion that one access driveway should be enough for the development. The access off Barton Street East should be eliminated to improve the pedestrian environment and provide for a longer commercial frontage.
- One panel member suggested that the proposed access driveway from Wellington Street North should continue westward to provide a potential shared driveway to any future development.

**d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 2 & 3)**

- The landscape concept gives the appearance of a commercial or institutional development rather than a location where people will live. The site layout needs to be reworked to include an outdoor shared amenity space for residents. The panel recommends converting some of the surface parking area to grade related amenity space or utilizing the rooftop to provide shared amenity. The panel recognizes the constraints related to noise and recommends looking into noise mitigation measures to ensure adequate amenity space is provided. Green roofs and the streetscape along Wellington Street North provide opportunities for plantings and passive open space.
- One panel member noted that garbage storage should be internal to the site and bicycle parking should be closer to the street to avoid conflicts with vehicles in the parking area.

## Summary

The panel commends the design team for a thorough presentation and recognizes that the site presents design challenges as it is in an area in transition. The panel recommends revising the massing to provide a mid-rise built form along the entire Barton Street East frontage or revisiting the design as a tower and podium development. Further consideration to materials, vehicle access, amenity space and streetscape treatments should occur as the design progresses. The panel recognizes that the proposal is in its early design stages and hopes to review a more detailed proposal at Site Plan stage.

**Meeting was adjourned at 4:30 p.m.**