



Meeting Summary

The Design Review Panel met virtually on **Thursday January 14, 2020** via Webex.

Panel Members Present:

David Clusiau, *Chair*

Dayna Edwards

Hoda Kameli

Joey Giaimo

Jana Kelemen

Jennifer Mallard

Jennifer Sisson

Eldon Theodore

Staff Present:

Jason Thorne, General Manager of Planning and Economic Development

Stephen Robichaud, Director of Planning and Chief Planner

Anita Fabac, Manager, Development Planning, Heritage and Design

Victoria Cox, Urban Designer, Urban Team

Andrea Dear, Senior Planner, Urban Team

Applicant and Design Team Present:

Presentation #1 Residential Development 1107 Main Street West	Marc Villemaire , SRM Architects David Falletta , Bousfields Inc.
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Regrets:

Ted Watson (Panel member)

Declaration of Interest:

N/A

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
2:00 p.m.	1107 Main Street West	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment UHOPA-20-012 and ZAC-20-016	Owner: 1107 Main Street Inc Agent and Presentation: SRM Architects	Andrea Dear, 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.

1107 Main Street West

Development Proposal Overview

The proposal includes the demolition of the existing Grace Lutheran Church and rectory buildings, and the development of a new 15 storey mixed use building. The building includes 615.2 square metres of commercial space at grade along Main Street West and a total of 327 dwelling units, with seven grade related townhouse units in the building's base fronting Dow Avenue and Cline Avenue South. Parking for the development is proposed to be contained within three levels of underground parking.

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 respect the existing cultural and natural heritage features of the existing environment by re-using, adapting and incorporating existing characteristics?
3. Does the proposal create comfortable pedestrian environments by:
 - a) Locating principal facades and primary building entrances parallel to and as close to the street as possible;
 - b) Including ample glazing on ground floors to create visibility to and from the public sidewalk;
 - c) Including a quality landscape edge along frontages where buildings are set back from the street; and,
 - d) Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas.

Panel Comments and Recommendations

a) Overview and Response to Context (Questions 1 and 2)

- The panel acknowledged that the site is located on Main Street West, a Primary Corridor, and that an appropriate amount of intensification is to be expected along a corridor; however, the panel concluded that the height and mass of the proposed development is overwhelming to the context.
- Many panel members agreed that while the Main Street West frontage is likely able to accommodate some height, the proposed height and massing on Dow Avenue and Cline Avenue South is inappropriate based on the low density, low rise context of the surrounding neighbourhood.
- Many panel members expressed concerns about the Dow Avenue and Cline Avenue South sections of the building. The conclusion was that the building sections adjacent to Dow Avenue and Cline Avenue South should be reduced in height and revised to respect a 45-degree angular plane from the right-of-way to help step back the building from the street and to better integrate into the surrounding context.

b) Built Form and Character (Questions 1, 2 and 3)

- The panel noted that the tower volume is too bulky and should be refined. There are concerns with overlook and impacts to the surrounding community.
- The panel agreed that the building sections adjacent to Dow Avenue and Cline Avenue South should be reduced in height and revised to respect a 45-degree angular plane to better integrate into the surrounding context. The proposed 8 -10 storey height is challenging on a small right-of-way adjacent to single detached homes and one panel member stated that angular planes next to single detached homes cannot be ignored. The panel recommended lowering the heights and increasing the separation distance between these building sections to mitigate negative impacts to the surrounding neighbourhood. One panel member noted that a T-shaped building would help to achieve more privacy and better light access for the units.
- The panel suggested simplifying the front façade materials and reducing the number of varied components for a sleeker and simpler design. Some panel members recommended removing the triangular balconies as they add to the busy composition, while other panel members thought that this was not necessary. Some panel members also suggested reducing the size and prominence of the large vertical signage on the front façade.
- Panel members appreciated the active grade related uses and encouraged a more detailed landscape strategy along the Main Street West frontage.

c) Heritage Resources (Questions 2 and 3)

- The panel pointed out the Secondary Plan policies regarding the importance of preserving and enhancing heritage features. The panel felt that there were better ways to incorporate the salvaged entryway heritage feature, not just in a two-dimensional and ancillary way. One panel member noted that the connection it has to the ribbon on the building blurs the integrity of that artifact.
- Many panel members agreed that the heritage feature may be more appropriately integrated into the courtyard as it provides more space to experience the feature and better connects to past conditions.
- The panel noted there is not enough information regarding the repurposed materials.

d) Site Layout and Circulation

- Some panel members suggested that the courtyard should be redesigned to allow better access to sunlight for the outdoor space and the adjacent units. The panel noted that the courtyard could be better integrated into the site and connect with the site to the south.
- The panel noted that bikes should be stored closer to the elevators.

e) Streetscape, The Pedestrian Realm & Landscape Strategy

- The panel suggested that more work should go into the programming of the streetscape and creating a pedestrian oriented environment for safe pedestrian movement.

Summary

The panel appreciated the detailed presentation and recognized that there is great potential on this site for redevelopment. The panel agreed that the Main Street West frontage could accommodate some height but recommended reducing the bulkiness of the tower. The panel stated that the proposed building heights and volumes along Dow Avenue and Cline Avenue South are not in keeping with the character of the existing neighbourhood and require major revisions as stated above. The panel appreciated the desire to preserve some of the cultural heritage features from the existing church but were concerned that the proposed location may not be the best way to celebrate the heritage resource.

Meeting was adjourned at 3:12 p.m.