



## Meeting Summary

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The Design Review Panel met virtually on **Thursday June 10, 2021** via WebEx.

### Panel Members Present:

**David Clusiau**, *Chair*

**Dayna Edwards**

**Jana Kelemen**

**Joey Giaimo**

**Jennifer Mallard**

**Ted Watson**

### Staff Present:

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

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

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

**Joe Buordolone**, Planning Technician I, Urban Team

**Jennifer Allen**, Planner II, Urban Team

### Others Present:

<b>Presentation #1</b> <b>Mixed Use Development</b> 165 James St. S., Hamilton	<b>Rick Lintack</b> , Lintack Architects <b>Steve Kulakowsky</b> , Core Urban <b>James Webb</b> , WEBB Planning Consulting Inc.
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### Regrets:

**Jennifer Sisson** (Panel Member)

**Hoda Kameli** (Panel Member)

**Eldon Theodore** (Panel Member)

**Declaration of Interest:** None

## Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
4:00 p.m.	<b>Mixed Use Development</b> 165 James Street South, Hamilton	Pre-consultation	Owner: Core Urban  Agent and Presentation: Rick Lintack, Lintack Architects	Jennifer Allen, Planner II

## 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.**

### 165 James Street South, Hamilton

#### Development Proposal Overview

The applicant is proposing to construct two, six storey mixed use buildings, one fronting onto James Street South (Building 2) and one fronting onto Augusta Street (Building 3). Building 2 is proposed to contain 40 residential dwelling units and 400.0 square metres of ground floor commercial. Building 3 is proposed to contain 50 residential dwelling units and 465.0 square metres of ground floor commercial.

The proposed development has been designed in association with the building currently under construction at 18 Augusta Street (Building 1). Parking for the three buildings is proposed to be provided within a common underground parking structure.

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

- 1) Does the proposal promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods?
- 2) Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities?
- 3) Does the proposal include the provision of amenity space and what is the relationship to existing patterns of private and public amenity space?

## Panel Comments and Recommendations

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

- The panel was pleased with the placement of the buildings on site;
- The panel noted the proposed massing of the buildings is more appropriate for the surrounding context compared to the Secondary Plan and Zoning By-law permissions but recommended further consideration for additional density;
- The panel noted the future redevelopment of other sites within the block should be considered, particularly with respect to the placement of windows; and,
- The panel noted that the City could consider reducing the number of parking spaces per units given the proximity to local and regional transit.

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

- The panel recommended incorporating more contemporary design to avoid replicating historic buildings which could have the effect of challenging the authenticity of the city; and,
- The panel was impressed with the detail of the proposed design. A panel member suggested the detailing on the front façade of Building 2 should continue around the side of the building where it is visible from the street;

### c) Site Layout and Circulation

- The panel was satisfied with how the change in grade throughout the subject lands has been addressed;
- The panel recommended further efforts be taken to improve the pedestrian connectivity throughout the block;
- One panel member noted the functionality of the proposed underground parking area will need to be reviewed further; and,
- The panel recommended additional outdoor amenity area be provided on site with suggestions for rooftop amenity area or a courtyard at grade.

### d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 1 & 2)

- The panel recommended improving pedestrian connections at grade to the public realm;
- The panel identified opportunities for additional landscaped area on site should be considered; and,
- The panel was supportive of the proposed setback along Augusta street to maintain a consistent streetscape.

### **Summary**

The Design Review Panel is pleased with the placement and massing of the proposed buildings although opportunities for additional density should be considered. The panel recommends improving the pedestrian connections throughout the block and to the public realm. Opportunities for more outdoor amenity area and landscaped area should also be considered. The panel appreciates the detail of the proposed design but encourages a more contemporary approach for portions of the buildings.

**Meeting was adjourned at 4:45 p.m.**