



Meeting Summary

The Design Review Panel met virtually on **Thursday July 8th 2021** via WebEx.

Panel Members Present:

David Clusiau, Chair

Dayna Edwards

Joey Giaimo

Hoda Kameli

Jana Kelemen

Jennifer Sisson

Eldon Theodore

Ted Watson

Jennifer Mallard

Staff Present:

Anita Fabac, Manager of Development Planning, Heritage and Design

Joe Buordolone, Planning Technician I, Urban Team

Alaina Baldassarra, Planner 1, Urban Team

Others Present

Presentation #1 Mixed Use Development 193 - 213 King Street West, Hamilton	D.V Trillium Group Inc.
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Regrets: None

Declaration of Interest: None

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
2:45 p.m.	Mixed Use Development 193 - 213 King Street West, Hamilton	Site Plan Control DA-21-113 Former File FC-21-053	Owner and Presentor: D.V. Trillium Group Inc. Agent: A.J. Clarke and Associates Ltd.	Alaina Baldassarra

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.

193 – 213 King Street West, Hamilton

Development Proposal Overview

The proposed development is for a 30 storey building with a proposed 6 storey podium and a 24 storey tower for the purposes of a mixed use building. The application is for approximately 110 hotel units and 242 residential units (which is proposed to be a rental tenure at this time). The proposal includes outdoor hotel amenity area at Level 2 and an outdoor rental amenity area at level 15. The proposal includes indoor amenity at Level 1 and Level 2.

The proposal has eight parking spaces at the ground floor at the rear of the building and proposes to utilize the existing parking at the existing development to the South at 20 George Street through a Registered Agreement on title.

Key Questions to the Panel from Planning Staff

- 1) Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character? (B.2.1.4 d))
- 2) Does the proposal respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations? (B.2.4.2.2 g))
- 3) Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)
- 4) Does the proposal create comfortable pedestrian environments by:
 - o Locating principal facades and primary building entrances parallel to and as close to the street as possible;
 - o Including ample glazing on ground floors to create visibility to and from the public sidewalk;

- o Including a quality landscape edge along frontages where buildings are set back from the street; and,
- o Using design techniques, such as building step-backs, to maximize sunlight to pedestrian areas. (B.3.3.3.5).

Panel Comments and Recommendations

a) Overview and Response to Context (1, 2, 3 and 4)

- Recommended a Block Plan be provided to be able to comment on the proposed building on context to abutting podiums and include where the active windows are for those structures
- Recommends that each development has its own identity since it's a large block. The panel recommends modifying the design to of the tower
- The panel appreciated the design of the podium for the proposal in terms of the amount of glass in the podium
- Appreciate the parking at the rear of the building on the first floor
- Supportive of increase in height for the first floor to 6 metres
- Concern with the saddleportion of the tower (portion of the tower that is identified between 7 and 15 storeys and identified in height as 15 metres). One suggestion was to remove that portion of the building from the proposal

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

- The panel was satisfied with the podium massing in terms of design considerations and alignment with the podium of the existing development to the south (20 George Street)
- Recommend that architecture be revised to enhance the relationship between the tower and the podium to have one consistent identify for the development
- Recommended that a feature piece is added above the Canopy (at the Corner of King street west and Caroline Street South) since the corner appears to be truncated. Some consideration on can be given to maybe include a feature piece that would reduce the wind impacts in the area
- Consider the amount of active windows and openings from abutting developments when designing your proposal for the development to the East and the to the South of the site
- Consider adding Bird Friendly Elements for the glazing

c) Site Layout and Circulation

- Concern that you have an active edge along King Street West and Caroline Street South. There could be some consideration to programming that space or adding some commercial uses
- Appreciate that the parking spaces on the Ground Floor are located at the rear of the building

d) Streetscape, The Pedestrian Realm & Landscape Strategy (2 and 4)

- Recommend that more animated uses are added to the first floor

- Concern with the blank façade that is proposed along the east side of the building which would be visible from along King Street West and the design of the portion should be enhanced due to the visibility from the public realm
- The panelists identified that the lack of sunlight under the Canopy along Caroline Street could be a challenge and to further explore options to address shadow impacts
- The panelists identified concern with the impact of wind at the North-West corner of King Street West and Caroline Street South and recommend that further options are explored to address wind impacts
- Concern with the a portion of the design of the podium that is visible from King Street West when looking East toward the subject lands (portion visible in front of the proposed podium to the East due to the road widening being obtained on the property next door)

e) Sustainability

Summary

The design review panel appreciated the massing of the development but recommends that the design of the podium and tower is reviewed in order to create one consistent identity for the development. They did note that they want the corner of Carline Street South and King Street West should be animated along the street. The design review panel recommended that a feature be added at the corner of the building at King Street West and Caroline Street South above the podium.

The design review panel did note the possibility of high wind at the North-West corner of Caroline Street South and King Street West and recommended the design consider mitigation measures to reduce wind impacts at that corner.

The panel requested additional information about separation distance between the proposed tower and the abutting developments (to the North and South of the site). The panel also identified that more wholesome comments would be able to be provided if a block plan submitted for the area.

Meeting was adjourned at 3:55 p.m.