



## Meeting Summary

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

### Panel Members Present:

**David Clusiau**, *Chair*

**Dayna Edwards**

**Joey Giaimo**

**Hoda Kameli**

**Jana Kelemen**

**Jennifer Mallard**

**Jennifer Sisson**

**Eldon Theodore**

**Ted Watson**

### Staff Present:

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

**Mark Kehler**, Senior Planner, Urban Team

### Others Present

<b>Presentation #1</b> <b>Mixed Use Development</b> 41-61 Wilson Street and 97, 99 and 117 John Street North	<b>Mansoor Kazerouni</b> , IBI Group <b>Franz Kloibhofer</b> , AJ Clarke and Associates Ltd. <b>Ryan Millar</b> , Emblem Developments <b>Herthana Siva</b> , Emblem Developments <b>Mario Patitucci</b> , Adesso Design
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### Regrets:

N/A

### Declaration of Interest:

N/A

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## Schedule:

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Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30 p.m.	41-61 Wilson Street and 97, 99 and 117 John Street North	Site Plan Application	Owner: Hamilton II GP Inc. Agent: AJ Clarke and Associates Ltd.	Mark Kehler, Senior Planner

## Summary of Comments:

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**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.**

### 41-61 Wilson Street and 97, 99 and 117 John Street North

#### Development Proposal Overview

The applicant is proposing to construct a mixed use building consisting of three, 30 storey towers above a four to seven storey base building. A total of 908 dwelling units, 1,784 sqm of retail space and 505 parking spaces are proposed. The subject property is located on the north side of Wilson Street between Hughson Street North and John Street North and currently contains a surface parking lot (41-61 Wilson Street and 99 John Street North), a two and a half storey building (97 John Street North) and a one storey auto repair shop (117 John Street North). The surrounding land uses include one and two storey commercial and residential buildings to the north, one to three storey commercial and residential buildings and a place of worship to the east, a surface parking lot and a place of worship to the south and one to four storey commercial and residential buildings to the west.

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

1. Does the proposal demonstrate sensitivity toward community identity through an understanding of the character of a place, context, setting in both the public and private realm? (B.3.3.2.3 f))
2. Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities? (B.3.3.2.6 a))
3. Does the proposal conserve and respect the existing built heritage features of the area? (B.3.3.2.3 d))

## Panel Comments and Recommendations

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

- The panel appreciates the thoughtful approach the design team has taken to responding to the area context and to implementing the best practices of the Downtown Hamilton Tall Buildings Guidelines. It is evident that consideration has been given to building separation and orientation, overlook, articulation and massing for both the towers and the podium.
- The architecture of the proposal is elegant and sophisticated, providing simple vertical and horizontal elements that contribute to a clean and modern design.
- Overall, the scale of proposal has an overwhelming presence on the surrounding built environment including the neighbouring church and other adjacent built heritage resources. The panel encourages the design team to further refine the proposal to respond more appropriately to the area context and continue to set a high standard of design that will inform the redevelopment of the remainder of the block.

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

- The panel appreciates that the above ground parking will be wrapped by residential or retail units facing all street frontages.
- The panel recommends reducing the height of the podium to provide for an appropriate transition in scale to the Church and other existing buildings that contribute to the heritage character of the area. The panel notes that the Church is engulfed by the proposed podium that appears to be roughly the same height as the church spire and that adjacent buildings will be dwarfed by the scale of the podium.
- The design team is encouraged to consider options to vary the design of the towers, including varying the building heights.
- Further consideration of the material treatment of the podium is recommended. Options include utilizing more brick material and masonry and reducing the percentage of the façade that is clad with glass. It is recommended that a Documentation and Salvage report be included in the Cultural Heritage Impact Assessment for the site to identify materials from the existing building that could be re-used in the proposed development.

### c) Site Layout and Circulation (Question 2)

- The panel appreciates the consideration given to providing mid-block connections on site but note that that the proposed east / west connection is contingent on the future development of adjacent lands. In

addition, the panel is unclear on how the use of the connection from Wilson Street to the east of the church will be shared by pedestrians and vehicles as it is proposed to be used for loading access.

- The panel notes that the slab on grade construction of the building limits opportunities to provide additional uses at grade and recommends looking at providing one or two levels of parking below grade. The panel notes that deeper retail units would be possible and a mid-block connection through the residential lobbies facing John Street North and Hughson Street North could be considered. Having a more prominent lobby leading to a connection through the site would provide an opportunity to break up the façade along John Street North.

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

- The panel appreciates the wide setback between the building and the street along John Street North and the streetscaping that it affords. The panel recommends increasing the setback along Hughson Street North to provide for a wider pedestrian realm and to align with the existing setback of the church. A wider setback is also recommended along Wilson Street to accommodate larger street trees and encourage pedestrian activity.
- The panel recommends considering safety and Crime Prevention Through Environmental Design (CPTED) as it relates to the mid-block pedestrian connections. The sense of enclosure created by the podium heights adjacent to the pedestrian connections will not create a welcoming pedestrian environment. The panel recommends increasing the width on the pedestrian connections and lowering the podium heights to allow more sun access, improve wind conditions and allow for views from the street. The panel recommends working with the church to incorporate combined public spaces, including a courtyard to the north of the church building.
- Further consideration should be given to the design and landscape treatment of the rooftop amenity area to ensure it provides for a robust amenity program for residents.

#### **e) Sustainability**

- The panel recommends incorporating bird friendly design on the podium and tower components due to the extensive use of glass as a cladding material.
- For ecological reasons, the panel is encouraged to consider moving away from a traditional demolition approach to the existing building on site.

## Summary

The panel thanks the design team for the detailed submission and comprehensive presentation. The panel appreciates the overall architectural of the building and note that the design has strong elements that demonstrate a thoughtful approach to context and the best practices from the Downtown Hamilton Tall Buildings Guidelines. The design team is encouraged to continue to refine the design to reflect the scale and character of adjacent development, create safe and attractive public spaces and set a high standard of design that will inform the future development of the remainder of the block.

**Meeting was adjourned at 2:40 p.m.**