



Meeting Summary

The Design Review Panel met virtually on **Thursday August 12th 2021** via WebEx.

Panel Members Present:

David Clusiau, *Chair*

Dayna Edwards

Joey Giaimo

Hoda Kameli

Jana Kelemen

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 Residential Development 1842 King Street East, Hamilton	New Horizon Development Group
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Regrets:

Jennifer Sisson (Panel Member)

Eldon Theodore (Panel Member)

Ted Watson (Panel Member)

Jennifer Mallard (Panel Member)

Declaration of Interest: None

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:45 p.m.	Residential Development 1842 King Street East, Hamilton	Official Plan Amendment and Zoning By-law Amendment UHOPA-21-009 and ZAC-21-021 Former File FC-21-053	Owner and Presenter: New Horizon Development Group Agent: UrbanSolutions Planning & Land Development Consultants Inc. c/o Sergio Manchia	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.

1842 King Street East, Hamilton

Development Proposal Overview

The proposal is for four, 12-storey multiple dwellings and four, 4-storey back-to-back townhouses, for a total of 1,407 dwelling unit. The proposed 1,407 dwelling units will establish a residential density of approximately 525 units per net hectare.

A total of 1688 parking spaces contained in three levels of underground parking and 750 bicycle parking spaces are proposed.

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.2.4.1.4 d));
- 2) Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping? (B.3.3.2.4 a)); and,
- 3) Is the proposal massed to respect the existing and planned street proportions? (B.3.3.3.3))

Panel Comments and Recommendations

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

- The Panel supported the mid-rise development on the site and stated that the proposed stepbacks are appropriate for terracing and transition scaling for the neighbourhood.
- The Panel recommended the possibility of adding stepbacks to the building along the frontages on King Street East and Lawrence Road to improve compatibility with the existing neighbourhood height.
- The Panel appreciated the setback of the proposed development along the east and west property line and the proposed yards for the townhouses. The Panel recommended that those areas be landscaped.
- The development should improve the relationship with the surrounding neighbourhood. The development should include commercial uses to benefit the residential units on site and the surrounding community.
- The development should provide signage and implement wayfinding techniques to improve access to the courtyard spaces proposed.
- The Panel had varying opinions on whether or not the proposed density should be reduced or was appropriate for the area.
- The Panel recommended that the development consider including family sized units (3+ bedroom) within the development.

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

- The Panel appreciated the incorporation of the mechanical equipment for the proposal but the 12th storey should be setback from street view to deemphasize the height of the proposal.
- The Panel supported the mid-rise development on the site and stated that the proposed stepbacks are appropriate for terracing and transition scaling for the neighbourhood.
- The Panel had some concerns with the scale of the tower relative along the east and west property lines, particularly for the single detached dwellings and commercial building on Rosedale Avenue abutting the subject lands.
- The Panel appreciated the simple design of the architecture, how the podiums complement each other and the detail of the roof top terraces and greenhouse.
- The Panel recommended the proposal consider distinguishing the floor levels for the facades facing public streets.
- The Panel noted that there will be shadow impacts (specifically for a building on the register) on heritage buildings to the north side of King Street East and that a Cultural Heritage Impact Assessment should be undertaken.

c) Site Layout and Circulation (2)

- The Panel recommended reducing parking spaces at grade that are located within the proposed amenity area and slowing of vehicular traffic along the internal road (for example redesigning as a shared woonerf on-site for fire routes, using different materials throughout the site and adding loading spaces along the spine of the site).
- The Panel recommended that bicycle parking spaces be located close to King Street East and Lawrence Road.
- The Panel appreciated that some of the private amenity areas have a view of the courtyard.
- The Panel expressed concern with the grading and recommended changing the proposed grading so that the centre of the site is level with the grading of the sidewalks along King Street East and Lawrence Road (versus the current proposal which has the centre of the site higher than the street) so that pedestrians have level walkways into the site instead of requiring the pedestrians to walk up a ramp to enter the site.

d) Streetscape, The Pedestrian Realm & Landscape Strategy (1, 2, and 3)

- The Panel recommended improving the streetscape on both King Street East and Lawrence Road by having units that exit at grade, encourage active uses, minimizing the amount of vehicular entrances, eliminating blank walls.
- The Panel suggested including high quality trees, green roofs, indoor amenity area views and allows for private amenity area on the site.
- The Panel recommended the possibility of adding additional setbacks to the building along the frontages on King Street East and Lawrence Road to improve compatibility with the existing neighbourhood height. The Panel appreciated the incorporation of the mechanical equipment for the proposal but the 12th storey should be setback from street view in order to deemphasize the height of the proposal.

e) Sustainability

- The Panel recommended that Microclimate analysis (such as wind and shadow studies) is reviewed as part of the application for impacts on the neighbourhood.
- The Panel noted that there will be shadow impacts (specifically for a building on the register) on heritage buildings to the north side of King Street East and that a Cultural Heritage Impact Assessment should be undertaken.
- The Panel recommended that the development look at opportunities to reuse components of the existing building on-site as part of the development in order to improve the environmental footprint (for example salvaging some of the brick and concrete on the site).

Summary

The Design Review Panel had varying opinions on whether or not the proposed density is appropriate for the surrounding neighbourhood. The Panel generally appreciated the design of the mid-rise building and podiums but recommended that there be consideration for distinguishing floor levels for the facades facing the public street to improve the compatibility with the surrounding neighbourhood. The Panel also recommended that the 12th storey (with the mechanical equipment) is stepped back further from the street to deemphasize the height. The Panel recommended adding significant landscaping along the east and west property line for compatibility with the neighbouring buildings.

In terms of the site layout, the Panel recommended that bicycle parking spaces be located close to both King Street East and Lawrence Road and design the site to slow traffic within the internal driveways. Overall, the Panel appreciated the courtyard design but recommended that the proposed parking spaces at grade are redesigned or removed. The Panel stated that the development should be reviewed to improve the relationship with the neighbourhood and consider adding animated uses (such as retail) that could be used by the entire community. A panelist had concerns with the proposed grading and changes should be incorporated to allow pedestrians more direct access to the site without the need for a ramp.

There was concern about the impact on the existing cultural buildings on the north side of King Street East. Relating to the environmental impacts consideration should be made about using some of the material from the existing building like brick and concrete.

Meeting was adjourned at 2:45 p.m.