



Meeting Summary

The Design Review Panel met virtually on **Thursday October 14, 2021** via WebEx.

Panel Members Present:

David Clusiau, *Chair*

Eldon Theodore

Hoda Kameli

Jana Kelemen

Jennifer Mallard

Jennifer Sisson

Staff Present:

Shannon McKie, Senior Project Manager, Urban Team

Joe Buordolone, Planning Technician I, Urban Team

Jennifer Allen, Planner II, Urban Team

Others Present:

Presentation #1 Residential Development 405 Main Street West	John Plumpton , Revelhouse Architecture Sara Jordao , Revelhouse Architecture Katelyn Gillis , T Johns Consulting Group Ltd. Alfredo Herano , 3H Properties Group Inc. Rosa Barone , 3H Properties Group Inc.
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Regrets:

Dayna Edwards (Panel Member)

Joey Giaimo (Panel Member)

Ted Watson (Panel Member)

Declaration of Interest: None

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30 p.m.	Residential Development 405 Main Street West, Hamilton	Pre-consultation	Owner: Jondar Investments Inc. Agent and Presentation: T. Johns Consulting Group Ltd. and Revelhouse Architecture	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.

405 Main Street West, Hamilton

Development Proposal Overview

The proposal is to construct a new seven storey multiple dwelling containing 97 residential dwelling units. 20 parking spaces will be provided within one level of underground parking which is accessed from Jackson Street West. A total of 63 long term bicycle parking spaces and 10 short term bicycle parking spaces are also proposed on site.

Key Questions to the Panel from Planning Staff

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character?
- Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities?
- Is the proposal massed to respect existing and planned street proportions?

Panel Comments and Recommendations

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

- The panel commended the applicant for working on a complicated site with frontage onto two streets with different contexts. The panel noted the proposal achieved an efficient design for the site;
- The panel encouraged creating a better transition to the existing dwellings along Jackson Street West;
- The panel appreciated the emphasize on affordability and green initiatives;

- One panel member was pleased with the amount of bicycle parking provided to encourage public transit and active transportation;
- One panel member recommended more consideration be given to the relationship between the front façade and Strathcona Avenue South.

b) Built Form and Character (Questions 1 & 3)

- The panel recommended the building materials on the façade facing Jackson Street West should be simplified to be more consistent with the surrounding area. The panel was supportive of utilizing brick but suggested it be better integrated with the rest of the building;
- The panel recommended creating the appearance of a 3 storey streetwall along Main Street West. Some panel members suggested utilizing stepbacks while other members felt building materials could be utilized to achieve the 3 storey streetwall;
- The panel noted the easterly façade should be treated with a more interesting façade;
- One panel member recommended consideration for an additional storey to allow for more flexibility with stepbacks to achieve an appropriate transition in scale. The panel member noted additional stepbacks could allow for more amenity area.

c) Site Layout and Circulation (Question 2)

- One panel member noted all proposed walkways shall be compliant with AODA standards;
- The panel recommended more detail and consideration be given to the function of the amenity area and landscaped area at grade. One panel member suggested considering a community garden;
- The panel recommended consolidating stairways to limit massing adjacent to dwellings along Jackson Street West.

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

- The panel encouraged more active uses along Jackson Street West and Main Street West but acknowledged the site was intended for residential in accordance with the relevant planning policies.
- The panel recommended reevaluating the garbage and loading area taking up the entire frontage along Jackson Street West. One panel member recommended locating one unit on the ground floor along Jackson Street West;
- The panel suggested more detail be given to the interaction between the public and private realm.

Summary

The Design Review Panel is pleased with the proposed development on a complicated site. The panel is supportive of the proposed scale of the development but recommend further consideration be given to the building materials and use of setbacks to better integrate the building with the surrounding context and achieve an appropriate transition in scale. The panel also recommended more attention be given to the proposed amenity area and landscaped area and its function.

Meeting was adjourned at 2:30 p.m.