



## Meeting Summary

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The Design Review Panel met virtually on **Thursday November 11, 2021** via Webex.

### Panel Members Present:

**David Clusiau**, *Chair*

**Ted Watson**

**Hoda Kameli**

**Joey Giaimo**

**Jana Kelemen**

**Jennifer Mallard**

**Jennifer Sisson**

**Eldon Theodore**

### Staff Present:

**Mark Kehler**, Planner I, Urban Team

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

### Others Present

<p><b>Presentation #1</b> <b>Residential Development</b> 405 James Street North</p>	<p><b>Terri Johns</b>, T. Johns Consulting Group <b>Katelyn Gillis</b>, T. Johns Consulting Group <b>Jennifer Badley</b>, T. Johns Consulting Group <b>Frank Giannone</b>, Fram &amp; Slokker <b>Fred Serrafiero</b>, Fram &amp; Slokker <b>Anthony Di Santo</b>, Fram &amp; Slokker <b>Dan Gabriel</b>, Marz Homes <b>Sean Botham</b>, City Housing Hamilton <b>Graham Cubitt</b>, Indwell <b>Mario Patitucci</b>, Adesso Design Inc. <b>Matthew Madigan</b>, Adesso Design Inc. <b>Emma Cubitt</b>, Invizij Architects Inc. <b>Bill Curran</b>, Their + Curran Architect Inc. <b>Michael Afonso</b>, Kirkor Architects</p>
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**Regrets:**

Dayna Edwards (Panel member)

**Declaration of Interest:** N/A**Schedule:**

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30 p.m.	<b>Residential Development</b> 405 James Street North	Official Plan Amendment and Zoning By-law Amendment	Owner: Jamesville Redevelopment Limited Partnership  Agent and Presentation: T. Johns Consulting Group	Mark Kehler, Senior Planner

**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 James Street North****Development Proposal Overview**

The applicant is proposing to permit a 450 unit residential development consisting of 14 three to four storey multiple dwellings (stacked townhouses) and two seven storey multiple dwellings. The subject property occupies the block bounded by Strachan Street West to the south, James Street North to the east, Ferrie Street West to the north and MacNab Street North to the west, in the North End Neighbourhood of Hamilton. Surrounding land uses include single detached dwellings to the north, CN Railway tracks and the West Harbour GO Station to the south semi-detached and street townhouse dwellings to the east and single detached, semi-detached and street townhouse dwellings to the west.

**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?

2. Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping?
3. Does the proposal create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities?

### Panel Comments and Recommendations

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

- Overall, the Panel is comfortable with the proposed additional height and density as it is located close to the West Harbour GO Station and is not offensive to the character of the surrounding area.
- The Panel recognizes that the site has a strong potential to provide for positive change within the neighbourhood and appreciate the affordable housing component and “missing middle” residential development.

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

- The Panel encourages the design team to provide a greater variety of housing forms on site to create a development pattern that is more connected with the urban fabric of the surrounding neighbourhood.
- The design team is encouraged to investigate further opportunities to salvage materials from the existing buildings and incorporate them in the development.

#### c) Site Layout and Circulation (Question 2 & 3)

- The Panel recommends continuing the existing street grid within the neighbourhood by continuing Simcoe Street from James Street North to MacNab Street North through the site.
- The Panel notes that the development is quite condensed with narrow spaces between townhouse buildings creating privacy issues and potentially creating unsafe spaces by limiting opportunities for passive surveillance. The design team is encouraged to look at opportunities to create more breathing room between the townhouse blocks by shifting units to other built forms.
- The design team is encouraged to consider eliminating the large central surface parking area by reducing the overall number of parking spaces or redistributing the parking spaces throughout the site and replacing the central parking area with softscaping and outdoor amenity.

- The public space at the southeast corner of the site provides a positive contribution to the community but lacks an internal connection to the site. The design team is encouraged to provide clearer connections between the public space, the internal pedestrian network and the apartment buildings, including by looking at opportunities to integrate more public space throughout the site.

**d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 2 & 3)**

- The Panel encourages the Design Team to focus on better addressing the street and note that some townhouse blocks have a problematic relationship with the street, including flanking conditions and sunken units. The apartment buildings should have a greater street presence and openness to the public realm. The Design Team is encouraged to consider incorporating additional commercial uses along James Street North.

**Summary**

The Panel thanked the applicant and design team for the presentation. The proposal represents an exciting opportunity for the community, including by incorporating affordable housing and passive house design. As the development proposal evolves, the design team is encouraged to incorporate further connections to the neighbourhood, a thoughtful approach to open space and pedestrian amenities, and a design that creates an improved street presence.

**Meeting was adjourned at 2:45 p.m.**