



# Meeting Summary

---

The Design Review Panel met virtually on **Thursday April 14, 2022** via Webex.

### Panel Members Present:

- David Clusiau**, *Chair*
- Hoda Kameli**
- Joey Giaimo**
- Jana Kelemen**
- Jennifer Mallard**
- Jennifer Sisson**

### Staff Present:

- Ken Coit**, Manager, Heritage and Design
- Shannon McKie**, Manager, Zoning and Committee of Adjustment
- Mark Kehler**, Senior Planner, Urban Team
- Joe Buordolone**, Planning Technician, Urban Team
- Edward Winter**, Urban Designer, Heritage and Design

### Others Present

<b>Presentation #2</b> <b>Mixed Use Development</b> 166-190 Main Street West	<b>Andrew Hannaford</b> , MHBC Planning <b>Brad Caco</b> , BentallGreenOak <b>Ryan Moore</b> , BentallGreenOak <b>Brent Whitby</b> , Kirkor Architects <b>Neil Phillips</b> , ERA Architects <b>Michael Thistle</b> , Baker Turner <b>Luka Matutinovic</b> , Purpose Building
--	---

### Regrets:

- Ted Watson** (Panel member)
- Dayna Edwards** (Panel member)
- Eldon Theodore** (Panel member)

**Declaration of Interest:** N/A

## Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
2:45 p.m.	<b>Mixed Use Development</b> 166 - 190 Main Street West	Site Plan Control	Owner: BentallGreenOak Agent and Presentation: MHBC Planning	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.**

### 166 – 190 Main Street West

#### Development Proposal Overview

The applicant proposes to construct a mixed use development consisting of three 27 towers above two base buildings. A total of 905 dwelling units, 826 square metres of commercial space and 626 parking spaces are proposed. The subject property is located on the north side of Main Street West between Hess Street South and Caroline Street South and currently contains a surface parking lot.

#### 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?
2. Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities?
3. Does the proposal respect prominent site, views and vistas in the City?

## Panel Comments and Recommendations

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

- Overall, there have been improvements to the proposal compared to previous designs, particularly at street level. The design team is encouraged to continue to build upon these improvements.
- The Panel is concerned with the massing of the development that includes three tall towers that exceed the height of the Niagara Escarpment. More consideration should be given to building height transition towards the existing lower scale development within Hess Village and the impact of the proposed massing in terms of views, shadows and wind.

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

- The Panel is not satisfied that appropriate rationale has been provided to exceed the Downtown Hamilton Secondary Plan requirement that building height not exceed the height of the Niagara Escarpment. All three towers should be brought below the height of the Escarpment and a further reduction in height should be considered for the westernmost tower to provide for transition to the existing lower scale development within Hess Village. The design team is encouraged to consider a mid-rise building adjacent to Hess Village.
- The Panel appreciates that efforts have been made to maintain a two storey street wall height along George Street and Hess Street South but note that the towers are close to the street at some locations. The design team is encouraged to adhere to the minimum 3.0 metre step back requirement from the Zoning By-law to clearly distinguish the podium and tower elements.
- The tower floorplates appear larger than the recommended 750 square metres from the Downtown Hamilton Tall Building Guidelines, contributing to the overall visual impact of the proposed massing.

### c) Site Layout and Circulation (Questions 1 & 2)

- The double driveway along George near Caroline creates issues in terms of pedestrian safety and comfort. The design team is encouraged to relocate one of the driveways or explore options to provide pedestrian refuge between the two driveways.

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

- The Panel appreciates the thoughtfulness demonstrated by the ground floor design along Main Street West. The proposed patios, retail spaces and landscape strategy will add much needed pedestrian activity to the street.

- Further consideration should be given to adding retail along George Street to continue the character of Hess Village that includes smaller granular retail spaces. The development represents an opportunity to re-establish the historic development pattern that existed on site before it was converted to a surface parking lot.
- The Panel is concerned with the shadow impacts on Hess village, particularly during shoulder seasons when microclimate will be important for street life and restaurant patios.
- It would have been useful to understand wind impacts at this stage of the design and pedestrian wind comfort should be taken into account when refining the design to reduce impacts on Hess Village.

### **Summary**

The Panel thanked the applicant and design team for the presentation. Significant improvements to the design have been made at street level which will add vibrancy and pedestrian activity to the area. The massing of the development should be further refined to preserve views of the Niagara Escarpment, mitigate shadow and wind impacts and provide for appropriate transition to Hess Village which is a unique and important location within the City of Hamilton.

**Meeting was adjourned at 3:45 p.m.**