



Meeting Summary

The Design Review Panel met virtually on **Thursday March 9, 2023** via WebEx.

Panel Members Present:

David Clusiau, *Chair*
Dayna Edwards
Jennifer Mallard

Eldon Theodore
Ted Watson
Jennifer Sisson

Staff Present:

Ken Coit, Director of Heritage and Urban Design
Jana Kelemen, Manager of Heritage and Urban Design
Michael Vortuba, SPM Heritage and Design

Edward Winter, Planner 1-Urban Design
Rino Del Bello, Senior Planner, Development Planning

Others Present

Presentation #1 Zoning By-law & Official Plan Amendment 1866 Rymal Rd East	Ashley Paton , Bousfields Inc. David Falletta , Bousfields Inc. Berry Graziani , GC Architects
--	---

Regrets:

Joey Giaimo

Declaration of Interest:

PANEL MEMBERS ONLY - NONE

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30pm	Mixed Use Development 117 Jackson St. East	Zoning By-law / O.P. Amendment	Owner: DiCenzo Construction Company Limited c/o Anthony Dicenzo Agent and Presentation: Bousfields Inc.	Rino Dal Bello

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.

117 Jackson Street East

Development Proposal Overview

A mixed-use building consisting of two towers (39 storey at 122 metres and 30 storey at 96 metres) above a 3- storey podium with 297 square metres of ground floor commercial, 751 residential dwelling units & 366 parking spaces.

Key Questions to the Panel from Planning Staff

- Does the proposal complement surroundings through building design and placement and the provision of pedestrian amenities?
- Shadows & Height: to what degree should new shadows be permissible, and could this location support the additional height being requested?
- Height of the podium and relationship to the overall building composition: Could an increase in the podium height translate to a reduction in the overall tower heights and improve the streetscape?
- Building Massing along Jackson Street E – Does the proposed podium massing complement the surrounding built form and pedestrian environment or should the single massing be broken into a group of masses along Jackson Street E?

Panel Comments and Recommendations

a) Overview and Response to Context

There was support for height in principle based only on the subject site's location and access to the downtown core, multiple modes of transit and neighbourhood amenities. However, panel members noted the City of Hamilton does also have a policy which would restrict the height proposed with this development. A discussion for permitting such height attempted to balance the need for additional housing, and the potential negative impacts from the proposed additional height, primarily shadow impacts, reduction of escarpment views, and impact on streetscape.

b) Built Form and Character

Panel members had general support for the podium massing and the tower design cues, specifically the decision to have a variation in height between the towers. The panel noted a desire for the designs of the podium and tower to better relate to one another as a whole.

There was some concern over the proposed window-wall style of construction proposed - a curious and unsatisfying selection on a building that wants to be a landmark building.

c) Site Layout and Circulation

There was general support for the location of towers (notwithstanding the potential shadowing caused), and it was asked if the west tower could be rotated or sculpted to reduce shadow impacts while also improving the privacy of units facing the nearby Landmark Place tower.

Panel members noted an unfortunate double driveway situation and remarked at various improvements that could be possible otherwise. The applicant and consultant agreed, and acknowledged however, noted past attempts to work with the adjacent owners had proven unfruitful.

It was noted that ground floor residential units could be designed to include flexibility to be converted to additional ground level retail should the demand for additional retail space arrive in the future – noting this and several other residential developments in the area.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

The panel agreed that the streetscape and the pedestrian realm along Jackson Street East and Catharine Street South would be the key area the proposed development should give back to the community. Development of the enlarged sidewalk area, landscape plantings, trees, site furniture and pedestrian-scaled lighting were all recommended to feature along both street fronts.

Several panel members encouraged further development of the shared amenity spaces for residents, including both interior and exterior spaces. Further a panel member encouraged a very robust landscaping of the podium roof space including both plantings and trees at the low-roof level which would have the additional benefit of tempering wind-wash at the roof and sidewalk level. A panel member also recommended additional trees along Catharine Street South.

It was felt the height of the proposed development would not impact the immediate streetscape or pedestrian realm, but should be studied further in the viewshed analysis, where the height of the proposed towers may have farther reaching impacts, possibly giving credence to the policy restricting height.

e) Sustainability

A panel member asked the applicant's consultant to summarize any proposed sustainable design strategies and/or inclusions. The consultant noted the obvious importance of including these measures, but was unable to list any specific details at this early stage of design. The panel member responded by stating that it is increasingly important to consider and include sustainable strategies in early-stages of design so they can be intertwined with the building's design.

Summary

In summary, the panel felt the proposed tower design could have a stronger connection to the podium and ground plane / pedestrian realm to unify what were presented as distinct or separate elements.

The panel had discussion over the proposed height and related policy restrictions - noting that impacts of exceeding the height restriction could most-likely be minimized or improved-upon with some design finesse.

The separate question of whether or not the additional height should be supported could not be directly supported by the Panel unless there was a clear demonstration of excellence in the development proposal in design, sustainability, community engagement and possibly affordable housing initiatives.

Meeting was adjourned at 2:30 p.m.