



City of Hamilton

Design Review Panel

VIRTUAL WebEx

Meeting Summary – April 27, 2022

Meeting Summary

The Design Review Panel (DRP) met virtually on Wednesday April 27, 2022 via Webex Events in relation to proposed Official Plan and Zoning By-law Amendment application for a 45-storey residential tower located at Pier 8 Block 16, known municipally as 65 Guise Street East.

At the meeting, the proponent, Waterfront Shores Partners, provided meeting materials and presented the preferred design option related to the development applications. Changes to the design from the concepts presented at the March 8, 2022 Community Meeting, and March 10, 2022 DRP Meeting No. 1 were highlighted. Members of the DRP asked questions of clarification, as well as provided comments and recommendations on the proposed design concept.

Panel Members Present:

- Jennifer Mallard, OAA, MRAIC, AIA (Chair)
- Ted Watson, OAA ARCHITECT AIBC AAA SAA NSAA Int'l. Assoc. AIA FRAIC LEED AP Partner (Vice-Chair)
- Calvin Brook, FRAIC, MCIP, OAA, MAA, SAA, RPP, AICP, LEED AP
- David Clusiau, OAA, AIBC, NCARB, FRAIC, LEED AP
- Tony Cupido, Ph.D., P.Eng.
- Petra Matar, OAA, MRAIC, CPHD
- Paula Hamilton, BES, OAA
- Eldon Theodore, BES, MUDS, MLAI, MCIP, RPP

Panel Member Regrets:

- Richard Witt, B.E.S., B.Arch., OAA, AAA, AIBC, MAA, SAA, NSAA, AANB, FRAIC, NCARB, LEED AP

City of Hamilton Staff Present:

- Ken Coit, Manager, Heritage and Urban Design
- Christine Newbold, Manager, Sustainable Communities
- Mark Kehler, Senior Planner, Development Planning
- Jennifer Roth, Planner I, Sustainable Communities
- Andrea Smith, Senior Consultant – West Harbour Redevelopment, Municipal Land Development Office

Note: Other city staff were also in attendance as meeting observers.

Applicant and Design Team Present:

- Bruce Kuwabara, KPMB Architects
- Francesco Valente Gorjup, KPMB
- Luka Matutinovic, Purpose Building Inc.
- Hanqing Wu, RWDI
- Pat Hanson, GH3
- Guiseppe Valela, Tercot
- Sam Crignano, Citizen

Declaration of Interests

None

Summary of Comments

Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff and the proponent on the design options presented. 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.

Proposal Overview

At the April 27th meeting, Waterfront Shore Partners presented the preferred design option (Bruce Kuwabara of KPMB, Luka Matutinovic, of Purpose, Pat Hanson of GH3).

The preferred design option is an evolution of one of the three designs presented at the March 10, 2022 DRP meeting and is referred to as the “Lily”.

For a detailed summary of the proposed tower design option provided by KPMB, refer to *Appendix A: KPMB letter dated April 27, 2022 Re: Block 16 Design Review Panel Meeting #2* (attached).

A general summary of the proposed design concept is as follows:

The concept is a 45-storey residential tower that steps down to a 30-storey element, including a three-storey podium and six townhouses on the east side of the building.

The building design is contemporary in character, comprised of undulating curves of the tower in a rich copper-bronze colouration and distinctive façade elements enhancing its vertical proportions. The proposed building materials, lighting and design consider the aesthetics of the building in the day and night sky. The cylindrical form creates unique spaces for building residents.

The townhouses are convertible to live/work units, and a restaurant space is proposed on the south face of the podium addressing the publicly accessible Greenway element running across Pier 8. The Greenway includes landscaping and stormwater management elements. The building design and podium mitigate wind impacts of the site.

The third floor provides indoor and outdoor amenity spaces for residents. Consideration of public realm elements include consideration of buildings materiality, building design, uses and outdoor spaces at grade.

The sustainability strategy related to the proposed tower is innovative within the real estate development industry to make the first tower in Canada to be triple-certified—LEED Gold, Energy Star, and WELL.

Key Questions to the Panel

Members of the DRP reviewed the meeting materials and presentation, and provided comments and recommendations in accordance to the evaluation context below:

- 1) To what extent does the proposed tower design implement the Pier 8 Block 16 Urban Design Guidelines?
- 2) To what extent does the proposed tower design capture the standards and design criteria required to create a unique building with high quality design and exceptionalism?
- 3) To what extent does the proposed tower design portray innovation in sustainability and quality of life for occupants?
- 4) To what extent does the proposed tower design serve as a visual anchor and regional/metropolitan scale landmark?

DRP Member Questions & Waterfront Shores Partners Responses

DRP Questions	Waterfront Shores Partners Response
<p>Is there a significance or a connection between the selected materials and proposed design?</p>	<p>We are looking at locally sourced brick, Ontario hardwoods (e.g. maple and oak), and Ontario stone (e.g. limestone).</p> <p>We also are considering materials on the ground, which will be on the outside of the building and into the lobby. Considering if it will be the same material.</p>
<p>Was there consideration of other façade expression alternatives before coming to the preferred design option?</p>	<p>Yes, there was a tapered smooth bullnose and a flatter version (reverse scalloped), but these were more appropriate for the cylindrical building design.</p> <p>The Lilly is based on convex and concave curves in a very repetitive way accentuating the line of the perimeter. It gives the desired solidity but also opens the view.</p>
<p>Which areas are publicly accessible?</p>	<p>Clarified that there will be restrictions in building entry. What is truly 'public' is the public realm around the building, the landscaping, restaurant and greenway. The amenity room could be booked, subject to security clearance.</p> <p>Design option does not consider taking public access to the roof top based on economic and security measures. Will provide opportunities for bicycling, more will be done on the site plan.</p>
<p>Re: geexchange system, what is meant by hybrid?</p>	<p>Hybrid means less than 100% of the peak annual heating and cooling and domestic hot water loads will be met by geexchange system. The balance will be through conventional energy generation means.</p> <p>There is a density of load associated with proposed building height and available</p>

	<p>site area which serves as a constraint. Given this and load reduction, the ground cannot meet 100%. There are various other limitations. A transition plan for the condo could enable transition to full system over time.</p>
<p>Was there consideration for stormwater harvesting (e.g. toilet flushing)?</p>	<p>Greywater toilet flushing is not under consideration now, but all landscaping irrigation will be provided by stormwater.</p>
<p>Is goal to eliminate the fossil fuels over time? What are the enabling steps?</p>	<p>The building design would not preclude/would enable evolution from use of fossil fuels. Steps are being taken to remove those barriers and assist feasibility of transitioning. It would be up to the condo to implement. Examples of ways to support transition are:</p> <ol style="list-style-type: none"> 1) In suite heat pumps vs fan coils 2) Where future of electrical service would sit on site and how it makes it way through the building. 3) Where equipment would live in the mechanical penthouse.
<p>Re: Reduce longer term emissions in flexibility of the layout outs?</p>	<p>The idea over time is that a system could be designed, to combine units and could be feasible in the future. There is still a lot of consideration; space layouts still need to get resolved.</p>
<p>Have photovoltaic cells in cladding been considered?</p>	<p>We don't think it is the best use of the technology. We think that there are better strategies that deliver a better return on investment and go further in reducing carbon.</p>
<p>Is the intent to use curved glass vs segmented glass? It is an important component of organic theme.</p>	<p>There may be a combination of straight and curved glass. We want to do enough so that it is present but not to overdo it. Need to consider the spatial effects of the curved glass. Still need to consider how many glass elements to include and their location.</p>

<p>Could there be a program element at top of tower?</p>	<p>Not a consideration.</p>
<p>Is there consideration of an alternative restaurant location with water view?</p>	<p>The proposed location gets the south light and connects to the community on the greenway. It also helps block the wind, and connects with a spectacular view of the marina. Potentially could do both.</p>
<p>Re: parking garage, what is the extent of the electrification for battery powered vehicles?</p>	<p>There is a plan for 10% of provided parking spaces to be electrified for vehicles on day 1, and provisions to be made for full electrification in the future (via conduit runs).</p>
<p>How does building compare to other landmark buildings?</p>	<p>In terms of carbon, Canada is a leader in shifting carbon emissions. That is why the design is on carbon reduction not just energy efficiency (this is an area of focus for the design). This is a market-driven development, and not institutional and government entity investment. Would estimate that this proposal is in top 10% in Canada.</p>
<p>How will building adapt in the future?</p>	<p>The condo corporation will have a role in managing the capital renewal plan and relates to adaptability. That said, material selection and durability will be a factor. Excellent operational efficiency can be achieved today with further future transitions happening in the future. Design and construction quality are important factors, and Waterfront Shores has delivered in this regard to date. One of the elements of LEED strategy is fully commissioning across the board including envelop commissioning, which addresses innovation in sustainability.</p>
<p>With minimalist design approach, the detailing becomes critical to successful outcome. The materials and fins are painted? Has there been consideration of how balcony ceiling is painted?</p>	<p>Yes, they are painted. Re: haven't fully considered painting of underside of the balcony; do not want it to be too dark. Lighting on balcony is important and can be warm.</p>

What is materiality of the hardscape?	Could use curve and fill in concrete, or could be sandblasted concrete, which could be also be taken into the building. If not using concrete, we could consider bound granular. This needs to be further considered.
Re: sustainability and details in achieving high performing building, are the concrete slabs thermally broken in relation to balconies to ensure warm interior floors?	We are still studying.
Has there been consideration of triple glazing in any of the area?	Yes, did consider however decision has been made to prioritize effort that delivers carbon benefit with is geoexchange.

Comments and Recommendations

Design:
<ul style="list-style-type: none"> • Enjoy the design, a lot of great elements. • Lily floor plate is more dynamic type of units leading to better quality of life. • Lily design is an improved floor plate. • Opportunity for refining night element of penthouse for enhanced lit expression. • Progression of design concept has been great, particularly at the ground level. • Perhaps there could be further explanation of how this building relates to built form context of Pier 8. • Strong evolution from first design in buildings design and elegance. • Support how this design has developed. • The concept is a successful design. The curved elements are important. • Refinements to landscape design are very successful. • Refinements to design, in particular to lower podium and Lily curve design are integral. • Program elements that support the family positive aspects elements of the project are successful. • Commend the effort. • Lily theme complements the Greenway theme. • The Lily form achieves a slender expression, and the modulating design is interesting. • The way the building is designed, and penthouse as part of landmark element is successful. • Consider further studying the soffit materials so that it “glimmers and glints” making “people smile”.

- In consideration of the site context and proposed design concept, opinion is that a tower on this site is appropriate, noting decision is to be made by Council.
- The proposed design concept is achieving the objectives that were set out for this building, just some further work on sustainability is needed.
- Colour has improved the design. Consider further study of different colours at a future development stage (e.g. at site plan stage).
- Appreciate the addition of the restaurant enabling public into the building. Consider modification so that restaurant takes up a portion of the podium without entering the building lobby and serviced by single story elevator to bring elevated views.
- Consider removing upper storey balconies; questioned desirability. Glazed-in rooms can offer alternative amenity space (e.g. greenhouse room).
- Design has really progressed.
- Idea of copper hue is positive development to differentiate this building and is a play of light and shadow.
- Incorporation of natural materials will help with depth.
- Restaurant is a positive contribution to the proposal, activating the mews.
- Scale of the podium to the mews is positive.
- Landscape design is compelling, tying the entire site together.
- Consider further study of materiality and detail of building fins in a more finessed way.
- Regarding rooftop, appreciate consideration of limiting spill of light to the sky. Consider hybrid approach of penthouse to add lightness, to bring texture and lightness as was developed at the podium.
- Consider termination of the low podium.
- Design concept includes a straight wall in the lobby that is opaque and intersects the curtain wall. Consider dematerializing and making it more transparent and fluid.
- Impressive project.

Process:

- Would have liked more background on rationale of façade elements (e.g. window-wall ratio), and maybe have some options.

Sustainability:

- Sustainability targets have improved and uniqueness in the approach.
- Given City's declaration of climate emergency, the renewed carbon reduction targets from the Federal government and DRP's mandate, these factors could lead to proposal to zero carbon, understanding the challenges that it would bring.
- The Pier 8 Greenway provides an opportunity of a geothermal field.
- Opportunity for City to contribute to sustainably objectives.
- Innovation in sustainability should remain the focus of this project.

- Landscaping presentation was helpful. The proposed landscaping provides opportunity for powerful public realm.
- Should consider expanding the geothermal field that could serve multiple developments/projects.
- Achieving a net zero carbon and all electric building would support this building achieve objective of exceptional.
- Excited about geothermal on this site.
- Commitment to LEED Gold is laudable.
- Recognition that this project is serving as a lightning rod for sustainability, the real target is City of Hamilton. The City needs to set policy “with teeth” and establish sustainability goals in place, so that all projects are guided.

Urban Design Guidelines

- Regarding UDG 6.8.2 utilize bioswale raingardens, consider revisiting compliance to this guideline.
- The project is generally following the guideline and is reflecting them.

Public Realm

- Development of public realm is great to see and that this building and landscaping is friendly is important.
- Location of the restaurant is an animator of the Greenway. The Greenway is important key public space and feature of Pier 8, integrating environmental objectives in the project.

Summary:

- All agree that this is strong proposal.
- The design concept has come along far from first meeting.
- The design concept is achieving its objective in meeting design excellence.
- This will be an elegant solution as it develops further.
- We’ve seen improvements to the character and refinement of the cladding system.
- We’ve seen improvements in scale and development of the mews as a habitable outside street.
- The move from white approach building to copper colour is a great move. It is warm, playful, light reflectance and reminiscent of steel industry town. Look forward to seeing that concept develop.
- Appreciate comment of design that makes people smile, and role of materiality.

- Consider an approach of removing balconies on upper stories.
- The 3D massing development is very successful, the low podium exaggerating the ground plan is a good move.
- Transition at 30th floor and elegantly reaching up to taller portion of tower is a good approach.
- Subtle glow of rooftop is successful. Consider not capping it; rather a gentle approach to the sky,
- On sustainability front, great to see LEED Gold commitment, Well and Energy Star. There is opportunity to raise the bar further. Exemplary in innovation, getting us to net zero carbon is an ask.
- Consideration of greenway for whole campus, thinking broadly about the site.
- Wall cladding photovoltaics could be explored and could be an opportunity to enhance energy of the building.
- Encourage elimination of fossil fuels now versus over time.
- Minimalist approach with the detailing will be exquisite.
- Curve glass is important to carry it up the Lily.
- Strong development of texture and variation of the ground plane.
- Addition of a restaurant is brilliant, increasing public face around the building.
- Overall, great to see the development, this can be landmark in the City.

Waterfront Shores Partners (Response)

- This process is one of the most complex and front-loaded projects experienced by the team.
- There has been so much comprehensive and integrated design thinking at this stage as part of OPA and ZBA application process.
- It is a real challenge from various perspectives, because this is at the design concept stage rather than full schematic design stage with full structural design.
- WSP has embraced the process.
- Also need to consider the market in Hamilton for residential on this site.
- Panel has been fair and upfront.
- Cannot do everything in a commercial project in a commercial market. Condo context is a different context to Government buildings, or to a context when there is a long-term ownership structure. Need to consider how to place the measures properly. The truth of the project is in consideration of a particular economy, context and market. Waterfront Shores understands that context and has been successful.
- The Design Review Panel's comments have been extremely influential to the design thinking of the process.

- Incorporating sustainability measures into the design has been a balance of implementing “depth” with “breadth” of measures.
- Recognize that an argument could be made to take a narrower focus and fully implement them. However, the approach taken by WSP has been to implement breadth of the guidelines to address all the of the sustainability considerations and to elevate them. This is where there is tension as to whether to fully address select measures or to raise the bar across the majority.
- All electric buildings cost more the operate, however that will flip at some point over the next 5-10 years.
- Appreciate feedback and conversation.

Appendix A:

KPMB letter dated April 27, 2022 Re: Block 16 Design Review Panel Meeting #2

KPMB

27 April 2022

Re: Block 16 Design Review Panel Meeting # 2

Dear members of the Design Review Panel,

In response to the DRP Meeting #2 submission requirements, please see below our response to items 1 & 2:

1) Brief description of final proposed tower design option;

The design concept creates a 45-storey residential tower inspired by the Lily form. The undulating curves of the tower and the distinctive façade elements enhance its vertical proportions framing floor-to-ceiling windows and recessed protected balconies. The tower steps down to a 30-storey element, and the curving surfaces of the Lily are extended naturally to maintain the integrity and elegance of the form.

Contemporary in character, the design is inspired by the High Level Bridge designed by John Lyle which was an important gateway to Hamilton that connected the essential elements of the geography of the city including the water, the land, the escarpment and the sky. The tower has the potential to be a civic landmark that is located on a prominent site with 360 degree visibility. Standing on the northwest corner of Pier 8, the podium of the tower scales and integrates the edges of the tower with the whole residential neighbourhood.

The tower emerges above a three-storey podium which is expressed as a sleek curvaceous tray containing the interior and exterior amenity spaces on the third floor. The spaces and elements below the strong horizontal podium roof are designed to create diversity and ground floor animation. The base podium, the tower shaft and top form a coherent composition of harmonic forms to create an elegant civic presence. The reflections of the glass in combination with the colour of the copper-bronze vertical elements will create sparkle and vibrancy at different times of the day.

The copper-bronze coloration of the façade creates richness and warmth, and the form of the vertical elements creates a roughness to the inherently aerodynamic form of the Lily in order to mitigate wind impacts on the public realm and the outdoor amenity terrace.

The pedestrian mews on the east side of Block 16 accommodates 7 townhomes that are convertible to live/work units. A restaurant space is proposed on the south face of the podium addressing the Greenway.

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The third floor provides amenity spaces including party rooms, a teach and prep kitchen, a play space for kids, a large fitness centre, a fireplace lounge, and a yoga studio. Every space has access to the wrap around outdoor terrace. At the southeast and southwest corners of the podium roof terrace are planting areas supporting urban agriculture.

The site development concept creates comfortable outdoor spaces that augment and support the public realm on all sides of the site. The landscape design includes curved glass wind screens that mitigate the impact of the prevailing southwest winds on ground level pedestrian comfort. A balance of hard and soft green landscaping creates continuity of the landscape of Block 16, the Greenway and the rest of Pier 8.

2) Summary description of how the final design option exemplifies innovation in sustainability, quality of life for occupants, and design excellence;

The Lily is an organic and innovative form that responds to mitigating wind impact on the public realm and fabric of Pier 8. The textured façade with its vertical elements roughens the surface of the concave and convex curves. The simplicity and proportions of the form and façade have the potential to create a civic identity with lasting beauty. An undulating canopy at the fourth floor mitigates downwashing of wind on the outdoor amenity spaces and lowers the scale of the tower to more intimate proportions at this level.

The programming of spaces in the podium is an innovative combination of spaces and amenities that support families and build community within and beyond the tower. The ground floor animation strategy combines townhomes with live/work potential, a restaurant and meeting space facing the Greenway, a generous multi-purpose Lobby, and a covered vehicular drop off and service court.

The sustainability strategy is innovative within the real estate development industry to make the first tower in Canada to be triple-certified—LEED Gold, Energy Star, and WELL. In addition, the plans for reducing carbon in the project is very positive and measurable.

As a building and development that will be WELL-certified, the tower design is focused on the health and wellbeing of individuals creating an exceptional quality of life for residents and the community through good design and planning.

The process of public engagement, design review, and municipal approval organized and coordinated by the City of Hamilton is itself an innovative strategy to push design excellence, sustainability and quality of life, to create a civic landmark and an exceptional work of architecture and city building.