



Meeting Summary

The Design Review Panel met virtually on **Thursday June 9, 2022** via WebEx.

Panel Members Present:

David Clusiau, *Chair*

Eldon Theodore

Hoda Kameli

Jana Kelemen

Jennifer Sisson

Joey Giaimo

Ted Watson

Staff Present:

Edward Winter, Planner I, Urban Designer

Joe Buordolone, Planning Technician I, Urban Team

Jennifer Allen, Planner II, Urban Team

Others Present:

Presentation #1 Residential Development 26 West Avenue South	Grace Wang, Grace Wang Architect Inc. Conrado Tabunot, Grace Wang Architect Inc.
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Regrets:

Dayna Edwards (Panel Member)

Jennifer Mallard (Panel Member)

Declaration of Interest: None

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30 p.m.	Residential Addition 26 West Avenue South, Hamilton	Site Plan Amendment	Owner: 26 West Inc. Agent and Presentation: Grace Wang Architect Inc.	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.

26 West Avenue South, Hamilton

Development Proposal Overview

The proposal is to construct a three storey front addition and a one storey rear addition to the existing multiple dwelling building to establish a total of 14 dwelling units.

Key Questions to the Panel from Planning Staff

- Does the proposal conserve and respect the existing built heritage features of the area?
- Does the proposal use materials that are consistent and compatible with the surrounding context?
- Does the proposal contribute to the character and ambiance of the community through appropriate design of streetscapes and amenity areas?

Panel Comments and Recommendations

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

- The panel appreciates the proposal will increase the number and size of units within the existing building.

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

- The panel recommends reconsidering the proposed building materials to better reflect the character of the area.
- The panel identified the proposed architectural style is not typical of the area and should be reconsidered.

- The panel appreciates the proposed front addition is consistent with the existing proportions of the front façade.
- The panel identified large open balconies as a prominent feature contributing to the character of the area and recommends reconsidering enclosing of the existing balconies on the front façade.
- An option of retaining the additional floor area could be possible by building new balconies fronting the street that recreate the existing condition and bring the front of the building closer to the street, matching the condition of some neighbouring buildings. (It was unclear if this option would require a minor variance).

c) Site Layout and Circulation (Question 1 & 3)

- The panel recommends considering pushing the density to the rear of the site by expanding the proposed rear addition and maintaining the existing front façade. Alternatively, one panel member is supportive of adding massing to the front of the building to establish a consistent building set back to the street but recommends incorporating new balconies that are in keeping with the character of the area into the proposed design.
- One panel member is concerned the proposed front addition will impact privacy and sun access for the windows on the side façade of the adjacent building.
- The panel identified there is a lack of amenity area proposed on site and recommends incorporating shared outdoor amenity area at grade or on the rooftop.
- One panel member seeks clarification about the location of the mechanical equipment and recommends it be contained within the building where feasible.

d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 1, 2 & 3)

- The panel is pleased with the landscape design proposed in the front yard.

Summary

The Design Review Panel appreciates the proposal represents residential intensification by increasing the number and size of units within an existing building. The panel is supportive of the proposed massing and density but has concerns with the style and building materials of the proposed addition to the front façade as it does not align with the established character of the area. The panel identified large, open balconies as a prominent feature contributing the character of the area and encourage the applicant to reconsider enclosing the existing balconies. The panel has concerns with the lack of amenity area proposed on site and recommends incorporating outdoor amenity area at grade or on the rooftop.

Meeting was adjourned at 2:30 p.m.