



Meeting Summary

The Design Review Panel met virtually on **Thursday December 12th, 2024**, via WebEx.

Panel Members Present:

- Jennifer Mallard, *Vice Chair*
- Ted Watson
- Dayna Edwards
- Jennifer Sisson
- Joey Giaimo

Staff Present:

- Jana Kelemen, Manager of Heritage and Urban Design
- Michael Vortuba, SPM Heritage and Design
- Edward Winter, Planner 1-Urban Design
- Tim Vrooman, Area Planning Manager (East)
- Dhruv Mehta, Planner II

Others Present

Presentation #2	Edward John , Landwise Katelyn Gillis , Landwise Alistair Grierson , KPMB Architects Carly Forrester , Kindred Works Kevin Opoku , Kindred Works	
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Regrets:

David Clusieau, Eldon Theodore

Declaration of Interest:

PANEL MEMBERS ONLY - NONE

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	City Staff Planner
2:45 pm	Multiple Residence Development 1570 Main Street West	Official Plan & Zoning By-law Amendment	Owner: Tim Blair Agent and Presentation: Landwise	Alaina Baldassarra

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.

1570 Main Street West

Development Proposal Overview

The proposed development includes a 12-storey residential building at the municipal address of 1570 Main Street West. The proposal will consist of a total of 176 rental units, including 2-levels of underground parking and 74 - residential parking spaces. 115 square metres of dedicated retail space will be provided on the ground floor level of the building.

Key Questions to the Panel from Planning Staff

- *How well does the proposed massing respond to the existing pattern of the community? How well does the proposal work to transition to the lower-scale existing residential to the north? How well does the proposed development mitigate negative impacts from sun and wind?*
- *Does the site layout and building composition fit within the neighbourhood character along Main Street West, and build upon desirable established patterns, built form, height, density and landscapes?*
- *How well does the site layout support the pedestrian environment along Main Street West – how do the residential units respond to the Main Street West condition, and does the setback from the street provide for suitable landscaping and transition from public to private spaces?*
- *How well does the proposed development integrate sustainable design features within the overall design of the building and site works?*

Panel Comments and Recommendations

a) Overview and Response to Context

- The panel was generally supportive of an infill development at this location noting the proximity of McMaster University, commercial and employment area and transit services. The panel were generally receptive to the increase in density, and the height of the proposed development, however there were concerns relating to the overall massing and the potential impacts of the lighting serving the parking lot on the north portion of the property which directly backs onto existing lower-density residential.
- A panel member noted the heritage building was not to be utilized in the proposed development and should be given thought to deconstruction rather than demolition such that materials and components could be reused on-site or elsewhere.

b) Built Form and Character

- Panel members noted the podium and lower portions of the proposed development appear to be working well with the existing neighbourhood character and supportive of an active street frontage along Main Street West with the ground level commercial unit.

- Panel members noted that the upper portion of the proposed building was less successful in its massing – feeling wide and bulky, missing the level of articulation and design sensitivity of the lower portion. Panel members heard the strategy to employ mass-timber had some impact on the base dimensions of the building and the ability to provide any modulation of the longer facades. Panel members understood this restriction but still advocated for the architect to work within the design constraints to add some detail/variety to the long facades to break-down the visual bulkiness of the upper building mass.
- Panel members noted a desire to see more larger units that could be suited for families, some panel members noted the ground level suites could be well-suited to be revised into 2-level units serving families.

c) Site Layout and Circulation

- Panel members were appreciative for the proposed landscaping along Main Street West, however some panel members noted the need for additional plantings/landscaping within the road right of way
- Panel members noted the need to address some wind impacts on the roof terraces so they can be appropriately used by residents and guests.
- Panel members noted the potential for impact on the adjacent properties flanking the surface parking lot and identified the need for additional tree planting/screening, as well as noting a concern for lighting in the parking lot impacting the adjacent residential properties.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

- Panel members appreciated the ground level commercial unit, and noted the landscaping space was welcomed, but could potentially be increased in size.
- Panel members encouraged improvement to the pedestrian path / useability of the bike parking – noting the proximity to McMaster/employment areas were supportive to bicycles as the preferred method of transportation.

Summary

Overall, the panel was supportive of the proposed development, encouraging the applicant and the designers to make some focused refinements to improve the upper massing, landscaping at roof terraces and grade, and improved connections to the bike parking. The panel noted the potential for strategic deconstruction of the existing heritage building which is to be removed to facilitate the proposed development. Lastly the panel noted the call to provide additional family-sized units.

Meeting was adjourned at 3:45 p.m.