



City of Hamilton
Design Review Panel
Meeting Summary – October 12, 2023
468-474 Millen Rd, Stoney Creek

Meeting Summary

The Design Review Panel met virtually on **Thursday October 12th, 2023** via WebEx.

Panel Members Present:

David Clusiau, *Chair*

Dayna Edwards
Jennifer Sisson

Jennifer Mallard

Joey Giaimo
Ted Watson

Staff Present:

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

Edward Winter, Planner 1-Urban Design
Mark Michniak, Planner 1

Others Present

Presentation #1	Maryam Farhoodi , Icon Architects Reza Eslami , Icon Architects Dora Pripon , Valour Group Kyle Bittman , Valour Group	Myles Smith , Valour Group Mario Patituci , Adesso Design Inc. Asawari Modok , NPG Solutions Mary Lou Tanner , NPG Solutions
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Regrets:

Eldon Theodore

Declaration of Interest:

PANEL MEMBERS ONLY - NONE

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	City Staff Planner
1:30 pm	Residential Development 468 -474 Millen Rd, Stoney Creek	Zoning By-Law Amendment	Owner: Great Lakes Estates Inc. Agent and Presentation: NPG Solutions	Mark Michniak

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.

468-474 Millen Road

Development Proposal Overview

The applicant proposes to develop a 15-storey dwelling apartment containing 214 dwellings units with a minimum 246 parking spaces. There are four visitor parking spaces above ground and the remaining parking spaces are located underground across three levels.

Key Questions to the Panel from Planning Staff

- Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character?
- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping?
- Does the proposal create high quality, safe streetscapes, parks and open spaces that encourage physical activity and active transportation?

Panel Comments and Recommendations

a) Overview and Response to Context

The panel noted the scale of the proposed development was appropriate to the neighbourhood, though the transition on the north side and reduction of scale could be improved upon.

b) Built Form and Character

The panels noted the massing and originality of the proposed was refreshing to see and encouraged the same level of design care be seen through detailing and construction to retain the qualities seen here.

The panel notes the commitments to high-quality – sustainable mechanical systems and solar power generation on site, and green roof systems, but the panel also comments that these investments need to be paired with a building envelope and fenestration that matches this strategy. (ie. Reduction of amount of window wall glazing, etc.).

c) Site Layout and Circulation

The panel noted the lakefront location called for increased attention to bird-friendly design – both in the first 4-storeys and at rooftop amenity spaces that may also have landscape plantings and large amounts of glazing.

The panel noted the strong connections to the waterfront trail and encouraged increased amount of bike parking.

The panel noted there is generally a strong commitment to Barrier Free circulation, but there was also a bottleneck condition at the NW corner where the driveway and pedestrian circulation connect with the waterfront trail. Care should be taken to facilitate free movement and safe, convenient circulation for pedestrians.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

The panel noted that the included renderings and site drawings demonstrated with great clarity the proposed development within its context.

Summary

The panel supported the proposal in principle but also offered several recommendations for improvements to be considered during design development: refinement of the ground floor layout, site circulation on the north-end of the property with the connection to the Lakefront trail, and the resolution of the north facing tower massing. Overall the panel noted excitement for the strong architectural proposal – but also noted a need to integrate the sustainability goals noted during the presentation within the buildings design to be successful and fully-implemented – geothermal and solar systems are admirable talking points, but there is need to design the building envelope and openings appropriately to suit these sustainable design components.

Meeting was adjourned at 2:30 p.m.