



Hamilton

**Welcome to
The City of Hamilton
Planning Committee
Tuesday, February 28, 2017**

PED13137(b)

**Design Review Panel – Pilot Program Evaluation
& Recommendation Report
(City Wide)**

**Presenter: Kimberley Harrison-McMillan
Senior Project Manager - Urban Team
Development Planning**

**Also Prepared
By: Maxwell Kerrigan
Urban Designer – Urban Team
Development Planning**



Hamilton

Purpose of Staff Report

- **August 2013** - The Design Review Panel (DRP) Pilot Program was approved by City Council for a two-year period to test the feasibility and merit for incorporating a DRP within the development approvals process.
- **December 21, 2015** - Staff were asked to report back on the effectiveness of the DRP Pilot Program at the conclusion of the two year period.
- **February, 2016** – City Council approved an extension to the Pilot Program until December 31, 2016.
- **Today** - The purpose of the Report is to report back on the effectiveness of the DRP, and recommend retaining it as a permanent component of the development review process with modifications to the Mandate.



Design Review Panel (DRP) Pilot Program

- The three (3) year Pilot Program allowed staff to monitor, refine and assess the program including the effectiveness of the DRP Mandate.
- The DRP Mandate has been revised throughout the Pilot Program in response to stakeholder consultation. Minor refinements are recommended, should DRP be established on a permanent basis, to provide clarity.



Review of the Pilot Program

Stakeholder Consultation

During the extension of the Pilot Program, consultation occurred with the following:

- Development Industry Liaison Group (DILG)
- Open for Business Sub-Committee
- Hamilton-Halton Home Builders' Association (HHHBA)
- DRP Members
- DRP applicants (survey)



Review of the Pilot Program

Purpose

- To provide expert impartial advice and make recommendations to staff on the potential physical and aesthetic impact of a proposal on the existing built environment.
- The DRP is an **advisory** panel with no approval authority.
- The Panel's input is considered in the planning review of Complex Zoning By-Law Amendments and Major Site Plan Control Applications.



Purpose (cont'd)

- Of the 28 projects reviewed by the Panel, which included 5 city-initiated studies, 18 projects were considered to require **major changes** to the building and/or site design.
- Staff are of the opinion that the DRP Pilot Program has been successful in advocating for high quality design, and supporting creativity and heritage preservation and integration. **No change to DRP Purpose in the Mandate is proposed.**



Review of Pilot Program

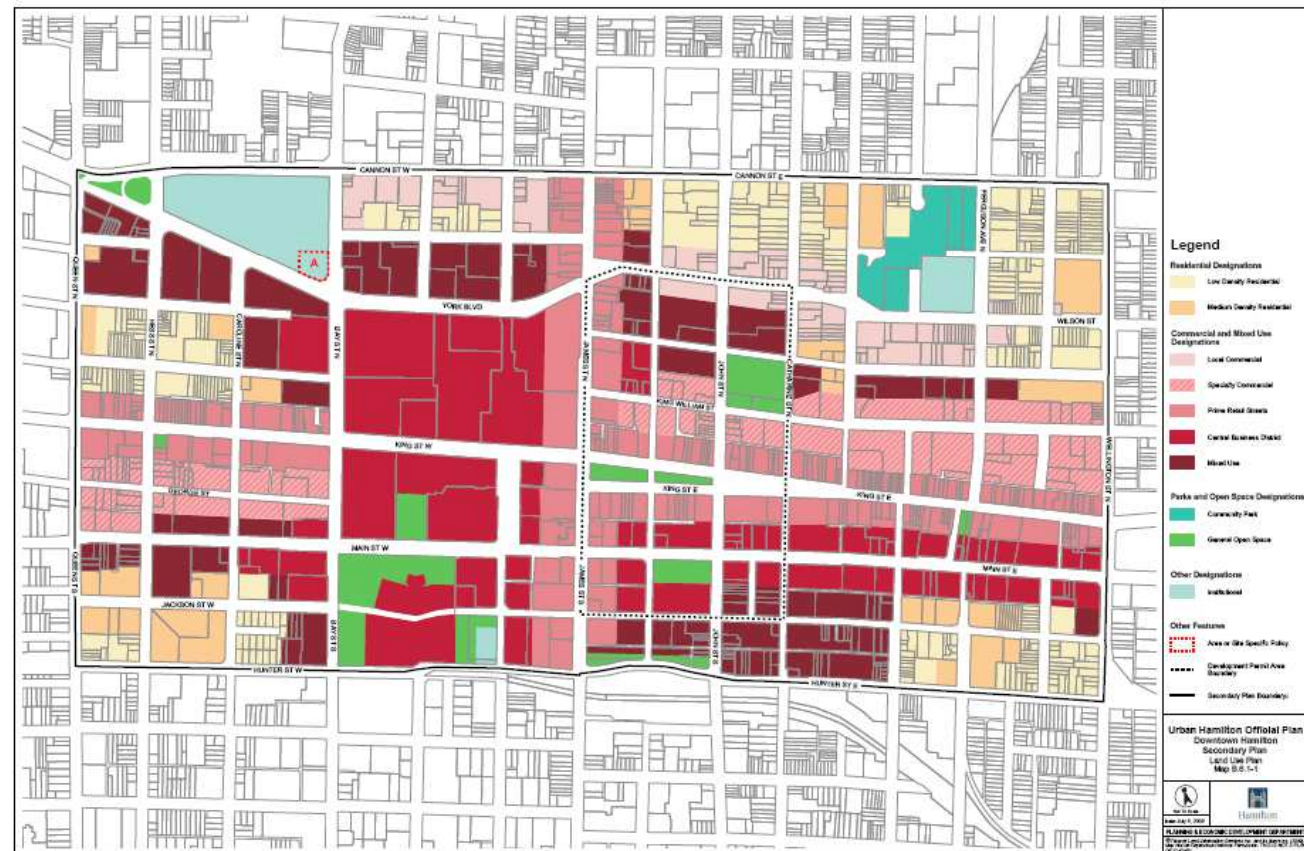
DRP Scope

- Based on an analysis, and subsequent review of application location, type and scale, the DRP scope within the Mandate was established and defined as Design Priority Areas (DPA).
- The DPA consists of the following major intensification areas:



DRP Scope (cont'd)

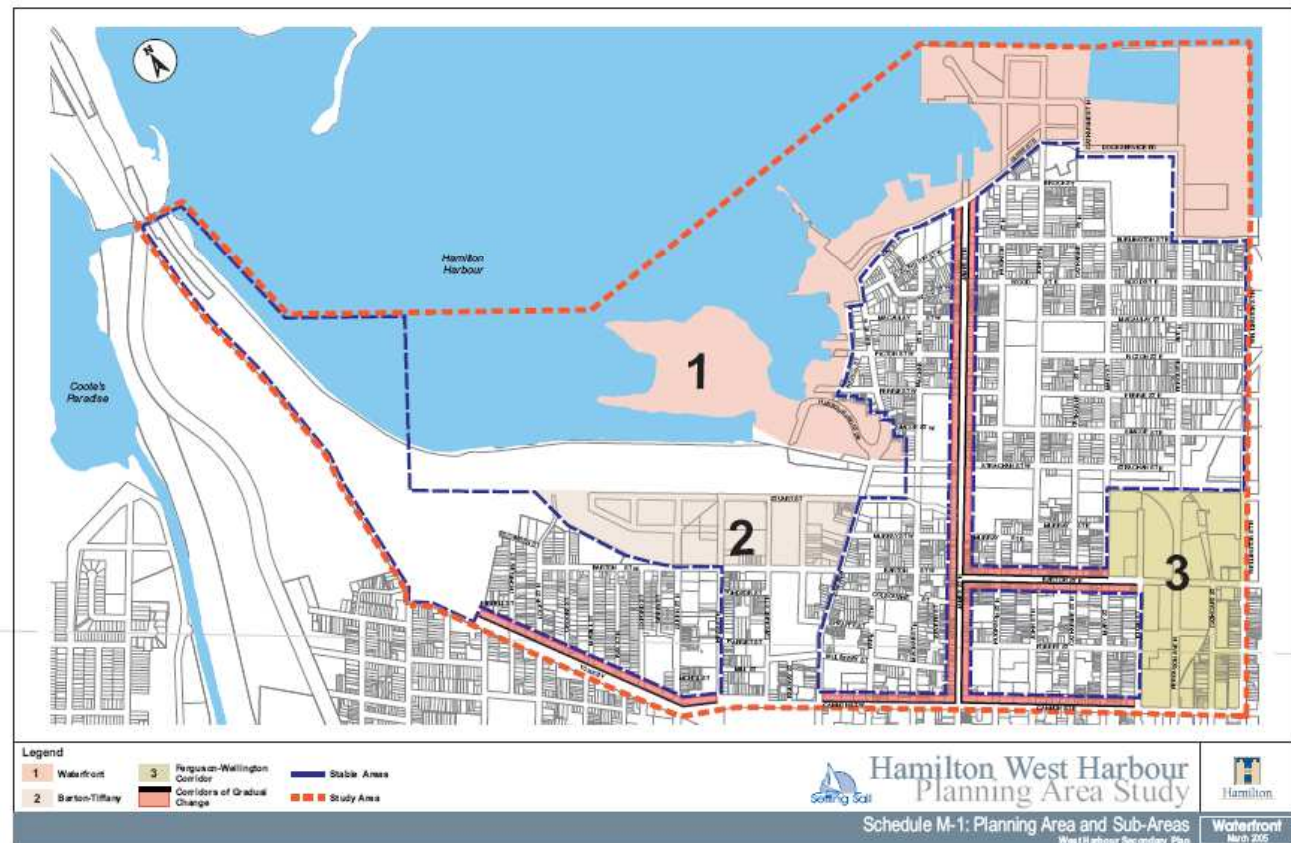
- Downtown Hamilton Secondary Plan Area



Hamilton

DRP Scope (cont'd)

- Areas of Major Change and Corridors of Gradual Change within the Setting Sail Secondary Plan Area



DRP Scope (cont'd)

- Primary Corridors



DRP Scope (cont'd)

- Additionally, the Director of Planning and Chief Planner, or his designate may:
 - refer any **“any transformational projects that require fundamental changes to the land use and that has the potential to significantly impact the physical environment functionally and aesthetically.”**
 - Waive any project from the review of DRP.



DRP Scope (cont'd)

- **Applications subject to review by the DRP pursuant to the DPA**, shall include all complex Zoning By-law Amendment and Major Site Plan Control applications subject to the following:
 - Residential (complex zoning) - seeking increased height or density;
 - Non-residential (complex zoning and Site Plan) – developments greater than two storeys in height with a minimum gross floor area of 1,858 square metres (20,000 square feet); and,
 - All ground related residential development including: singles, semis and townhouses will be exempt from DRP review.



Review of the Pilot Program

Administration

- Process is administered by Planning staff, including an assigned Coordinator, at a median cost of approximately \$42,000 annually or \$3,500 (58.37 hours) per monthly meeting.
- The operating costs associated with the DRP are approximately \$9,500 annually or \$775 per monthly meeting.
- These costs are captured by the Planning Division's current annual operating budget. **No change recommended.**



Review of the Pilot Program

Process

- Site Plan Applications: **pre**-application consultation.
Zoning By-law Amendment Application: **post**-application consultation
- Staff observed a demand (78% of applications) for DRP review before the application was deemed complete.
- **Staff are recommending DRP as a pre-requisite for complex Zoning By-law Amendment applications and major Site Plan Control applications.**



Review of the Pilot Program

Effectiveness

- The establishment of the DRP sends a strong message about the City's commitment to improving the quality of design and achieving the urban design goals of the UHOP.
- 83% of survey participants considered the DRP recommendations useful or somewhat useful and added value to their project.
- 80% of applicants incorporated at least some of the changes recommended by DRP into their projects.



Applications

Case Study: 15 Queen Street South



West Elevation



DRP feedback

- Lack of architectural detail
- Lack of active uses within podium
- Church entrance not clear
- Materiality could relate better to site context
- Façade treatment too uniform, requires further articulation
- Stepping back the corner with overhang will create more space.



Hamilton

Applications

Case Study: 15 Queen Street South

Before



West Elevation

After



Updated façade treatment to include additional balconies, colours, articulation and step-backs.



Hamilton

Applications

Case Study: 15 Queen Street South

Before



After



Addition of active uses in podium

Addition of materiality that references adjacent buildings

Increase of corner overhang



Hamilton

Applications

Case Study: 15 Queen Street South



Site Plan
Application
as submitted
December/16



Hamilton

Recommendations

- The DRP be permanently established as an advisory component of the development approval process;
- The DRP Mandate as attached to Appendix “A”, and further modified by staff regarding scope, be approved;
- As part of the Downtown Hamilton Secondary Plan update, incorporate policies to support the DRP and identification of advice from the DRP at the Formal Consultation stage, as part of a complete application for complex Zoning By-law Amendment and major Site Plan Control applications; and,
- Identify the item respecting staff to report back on the effectiveness of DRP as completed and removed from the Planning Committee Outstanding Business List.



Hamilton

Thank You.

Questions?



Hamilton