

City of Hamilton

Design Review Panel

Meeting Summary:

18-30 King St East. & 4 Hughson St. South, Hamilton

The Design Review Panel met virtually at 1:30pm on Thursday August 13th, 2026.

Development Proposal	Type of Application	Applicant/ Agent	City Staff Planner
Mixed-Use Multiple Residence Proposed Development 18-22, 24-28, 30 King St. East & 4 Hughson St. South	Site Plan Application w/ Minor Variances	Owner: Hughson Business Space Corporation c/o David Blanchard Agent and Presentation: Landwise	Joe Sanseverino, Business Facilitator

Panel Members Present:

- Jennifer Mallard, Chair
- Olga Pushkar
- Dennis Lago
- Eric Lucic
- Shadi Adab
- Graham Taylor

Regrets: Jennifer Sisson, Sharon Mittman, Tyler Walker, Olga Pushkar

Declarations: None

Staff Present:

- Michael Votruba, Program Lead Urban Design
- Edward Winter, Planner 1-Urban Design
- Abudullah Pasha, Planner 1, West Team

Others Present:

- Chloe Simpson, Landwise
- Shem Myszkowski, KNYMH
- Giovanni Donoso, KNYMH
- Kanika Kaushal, WSP
- Daniel Bragagnolo, (Applicant)

Summary of Comments: 18-30 King St. East & 4 Hughson St. South

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.

Key Discussion Topics suggested to the Panel by Planning Staff:

- How will the proposed development align with the general character and built form of the surrounding area?
- How does the variation in proposed heights, in relation to existing buildings, contribute to the area?
- Will the proposed height of the development impact the Gore Park feature?
- What materials are being utilized and what façade work will be conducted to better align the proposed development with the surrounding heritage landscape.
- Will the proposed massing encourage a more pedestrian oriented and walkable streetscape?

Panel Comments and Recommendations:

a) Overview and Response to Context

- The panel found the overall massing of the proposed development successful – and noted support for the efforts taken to avoid shadowing on Gore Park. Also noted was the reference to the 4 and a half storeys of the previous buildings. The panel shared some concern for the execution of the lower floors in reference to the cultural heritage nature of the previous buildings, the surrounding buildings and Gore Park which is directly adjacent to the proposed development. The panel stated that material selections, material detailing, and commitment to the highest level of construction is key to the projects success in re-establishing the south side of the Gore, and an extremely important project for Downtown Hamilton on a larger scale.
- The panel was supportive of the conversion of office space to residential units in the existing building and generally supportive of the re-cladding to support the cohesiveness of the proposal between the new and existing structures.

b) Built Form and Character

- Panel members offered encouragement to refine material selections and detailing on the ground floor and lower floors to re-capture the character of the previous buildings and those that have been restored in and around the Gore Park area.
- Panel members also offered that the requirement to re-establish the cultural heritage of the previous buildings did not preclude the ability to include some elements of contemporary architectural detailing, but that these modern elements need to be thoughtfully composed within the overall design plan and support the heritage detailing features with a similarly high degree of execution and material quality.
- Panel members appreciated the pedestrian nature of the site and remarked that the groundworks or landscaping and the restoration of the public realm were key to the success of the project and should be design in conjunction with the overall building.
- Panel members offered a few different options to consider for the landscaping and pedestrian elements connecting the proposed development to Gore Park – noting the formal axis geometry, the importance of supporting an active and vibrant public realm along the full width of the proposal, and the reinstatement of street trees and street furniture to support the new commercial units which may require some revisions and re-working of the existing urban-braille layout for the new entrance locations.
- Panel members wanted more information regarding the salvaged materials (i.e. Quantities and Details of what potential re-use and display panels were possible.
- Panel members had questions on how public the lobby was in reference to viewing salvaged materials, and suggested options be explored to improve public access to these salvaged heritage features.

c) Site Layout and Circulation

- Panel members questioned if the residential lobby entrance needed to be on the formal axis to the fountain – or if moving the entrance could unlock some opportunities to increase vibrancy with additional commercial units and more pedestrian connection into the project.
- Panel members appreciated the parking being completely removed from King Street elevation – allowing full-potential for pedestrian activities.

- Panel members heard that Phase 2 would include a connecting structure south of the Phase 1 component and were intrigued by the potential and offered encouragement to have well-defined connections.

d) Streetscape, the Pedestrian Realm & Landscape Strategy

- The panel was very pleased by the large and well-serviced amenity space at the 6-floor roof terrace, including a pool area overlooking Gore Park.
- Panel members offered encouragement to include the urban braille in the proposed landscape works that will be needed in order to restore the public realm following construction – including the option to revise the ground patterns to provide meaningful connections to the new entrances across the width of the north elevation (King Street).
- Panel members opined the proposed street elevation along the Gore was too uniform and would be improved with by providing some individual design features across the width in reference to the previous street elevation which had several individual buildings with unique design elements.
- Panel members remarked about the rhythm of the previous street elevation and encouraged the design team to ensure the detailing of the new building similarly finds an appropriate rhythm, which could be similar to the previous, though not necessarily exactly the same.

Summary

The panel thanked the proponent for the presentation and offered support for the infill proposal along with commentary, suggestions and challenges for the design team and applicant – noting the subject site is immensely important to Downtown Hamilton and the City at large, further noting the cultural heritage component in the development was key to the success of the project.

- The panel found the proposed massing appropriate for the site – balancing an increase in density with additional height carefully sculpted to avoid shadow and wind impacts on Gore Park directly adjacent to the subject site.
- The panel found the integration of heritage detailing to be vital at ground level and the lower levels of the proposed redevelopment-requiring a commitment to the highest level of material qualities and detailing to recapture the fine-grained architectural experience of the street elevation facing the Gore (King Street).
- The panel found the heritage features could be combined with more contemporary architectural design – especially at the higher levels and further noted the transition between the heritage/historical design and contemporary

design needed to be highly-refined in order to not detract from either style or execution of design.

- The panel encouraged strong coordination between the building design, new entrance locations and the landscape groundworks, which may include revisions to the existing urban braille to properly coordinate with the new building(s).
- The panel applauded the inclusion of brick and stone (especially on the lower levels), and indicated the detailing is important to the success of the street-level experience. The panel suggested limiting the inclusion of EIFS brick.
- The panel appreciated parking was kept away from the King Street elevation and that loading, and access were facilitated via the rear laneway – leaving the north elevation to pedestrian activity and creating the potential for a return to a vibrant streetscape facing the Gore.
- Lastly, the panel encouraged the applicant and design team to work closely with the heritage consultant to develop more detailed plans for the inclusion and display of the salvaged heritage elements, and a plan to keep these features accessible to the public.

The Meeting was adjourned at 2:30pm