



Meeting Summary

The Design Review Panel met on **Thursday, February 13th, 2020** in Meeting Room 264, 1st Floor, City Hall, 71 Main Street West, Hamilton, Ontario.

Panel Members Present:

Vincent Colizza, Vincent Colizza Architects, *Chair*

Ute Maya-Giambattista, Fotenn Planning + Design

Mario Patitucci, Adesso Design Inc.

Jackie VanderVelde, Land Art Design Landscape Architects Inc.

James Webb, Webb Planning Inc.

Staff Present:

Jason Thorne, General Manager of Planning and Economic Development

Anita Fabac, Manager of Development Planning, Heritage and Design

Shannon McKie, Senior Project Manager, Urban Team

Victoria Cox, Urban Designer, Urban Team

Andrea Dear, Senior Planner, Urban Team – Presenting on behalf of Sean Stewart, Planner II, Urban Team

Others Present

Presentation #1 Mixed Use Development 62-64 King Street East	Patrick Bermingham , 62 King Street E Ltd Graham McNally , Toms + McNally
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Regrets:

Colin Berman, Brook McIlroy (Panel Member)

Robert Freedman, Freedman Urban Solutions (Panel Member)

Tim Smith, Urban Strategies Inc. (Panel Member)

Yasin Visram, Perkins + Will Canada (Panel Member)

Confirmation of Minutes: Minutes were confirmed.

Declaration of Interest: N/A

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
2:35 p.m.	Mixed Use Development 62-64 King Street East	Pre-consultation Former File MDA 18-177	Owner: 62 King Street E Ltd Agent and Presentation: Toms + McNally	Sean Stewart, 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.

1. 62-64 King Street East

Development Proposal Overview

The applicant is proposing to renovate the existing buildings and construct a one storey addition. The building located at 62 King Street East is known as the Buntin and Gillies Building and was constructed in 1850. The building located at 64 King Street East is known as the Clarke and Murphy Building and was constructed in 1845. The proposed development will include commercial uses (a restaurant and office) on the ground floor. Office space will be located on the second, third and fourth floors. Two residential units will be located in the fifth floor addition. Regarding the planned context of the area, this property is designated “Downtown Mixed Use - Pedestrian Focus” in the Downtown Hamilton Secondary Plan. The proposed addition will facilitate the establishment of a mixed use building.

The buildings located on the subject lands have been vacant since 2016. The subject lands are located directly across from Gore Park, a downtown landmark that is registered under the *Ontario Heritage Act*. The proposed addition directly faces and overlooks Gore Park to the north. The John Sopinka Courthouse, which is a landmark building and is designated under the *Ontario Heritage Act*, is directly south of the subject lands. Directly east of the subject lands is the McKay Building, also designated under the *Ontario Heritage Act*. It features a restaurant on the ground floor, offices and residential units on the upper floors. To the west of the subject lands is an existing office building with residential units on the upper floors, it is inventoried under the *Ontario Heritage Act*.

Key Questions to the Panel from Planning Staff

1. Does the proposal demonstrate sensitivity toward community identity through an understanding of the character of a place, context, setting in both the public and private realm?
2. Does the proposal conserve and respect the existing built heritage features of the Gore and surrounding inventoried or designated buildings?
3. Does the proposal use materials that are consistent and compatible with the surrounding context?

Panel Comments and Recommendations

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

- The panel appreciates that the buildings are being preserved and appropriately enhanced. There are no concerns with height or massing, the rooftop terrace is a great feature.

b) Built Form and Character (Questions 2 & 3)

- Some panel members suggested better accentuating the ground floors of both buildings using stronger cornice lines to better define the openings. Other panel members recommended exploring ways to incorporate signage and lighting above the openings, achieving a more modern interpretation of a cornice line. This would help to define the lower storefronts, breaking them up visually from the rest of the buildings, and merging them into the neighbourhood context.
- One panel member suggested slightly widening the building edges at the ground floor so that the buildings appear more grounded.
- Some panel members felt the windows could use more details, like added mullions. Other panel members preferred the simplicity of the proposed windows.
- Some panel members recommended further recessing the main floor of 62 King Street E. and potentially adding a canopy feature to enhance the patio space.

c) Site Layout and Circulation

- The panel noted that bike parking should be provided.

d) Streetscape, the Pedestrian Realm & Landscape Strategy (Question 1)

- The applicant confirmed that the streetscape and all trees would be preserved, with a patio area added.

Summary

The Design Review Panel thanks the applicant and design team for a strong submission. They appreciate that the buildings are being brought back to life through distinct façades and respectful materiality. With some minor adjustments, as specified above, the project will be an excellent addition to the Gore.

Meeting was adjourned at 3:20 p.m.