



## Meeting Summary

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The Design Review Panel met virtually on **Thursday October 13, 2022** via WebEx.

### Panel Members Present:

**Jennifer Mallard**, *Chair*

**Dayna Edwards**

**Eldon Theodore**

**Joey Giaimo**

**Ted Watson**

### Staff Present:

**Ken Coit**, Manager, Heritage and Urban Design

**Edward Winter**, Planner I, Urban Designer

**Jennifer Allen**, Planner II, Urban Team

### Others Present:

<b>Presentation #1</b> <b>Residential Development</b> 160, 164 & 168 King Street East	David Parker, Philpott Memorial Church
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### Regrets:

**David Clusiau** (Panel Member)

**Hoda Kameli** (Panel Member)

**Jana Kelemen** (Panel Member)

**Jennifer Sisson** (Panel Member)

**Declaration of Interest:** None

## Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30 p.m.	<b>Commercial Addition</b> 160, 164 & 168 King Street East, Hamilton	Pre Consultation	Philpott Memorial Church	Jennifer Allen, 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.**

### 160, 164 & 168 King Street East, Hamilton

#### Development Proposal Overview

The proposal is to demolish the existing commercial buildings at 164 and 168 King Street East and construct a new four storey addition to the easterly side of the existing building located at 160 King Street East.

#### Key Questions to the Panel from Planning Staff

- Does the proposal conserve and respect the existing built heritage features of the area?
- Does the proposal use materials that are consistent and compatible with the surrounding context?
- Does the proposal contribute to the character and ambiance of the community through appropriate design of streetscapes and amenity areas?

#### Panel Comments and Recommendations

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

- The panel is pleased with the proposal to adaptively reuse the existing building at 160 King Street East.

##### b) Built Form and Character (Questions 1 & 2)

- The panel supports the scale of the proposed addition and some panel members note additional density with units above the building could be supported.
- The panel is satisfied the proposal fits within the character of the surrounding area.
- The panel is generally supportive of the proposed building materials but recommend the applicant look for opportunities to achieve more depth and create a better distinction between the existing building and the proposed addition through the use of building materials.

- The panel emphasized the importance of the quality of the building materials and has concerns with the use of EIFS on the rear façade.
- The panel recommends exploring opportunities to incorporate a treatment to the proposed stairway feature on the rear façade (e.g. colour, lighting, stain glass) to animate the laneway.
- One panel member notes they concur with the recommendations of the Cultural Heritage Impact Assessment to incorporate commemorative features for the buildings at 164 and 168 King Street East.

**c) Site Layout and Circulation (Question 1 & 3)**

- One panel member notes the laneway must be accessible.

**d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 1, 2 & 3)**

- The panel appreciates that the proposal will animate both the front and rear facades, however, some panel members recommend focusing on the presence of the public realm along King Street East as opposed to the rear.

**Summary**

The Design Review Panel is supportive of the proposed adaptive reuse the existing building at 160 King Street East. The panel is satisfied with the scale and massing of the proposal and note additional height to accommodate dwelling units above the building may be considered. The panel was generally supportive of the proposed building materials but recommend opportunities to create more depth in the front façade and a better distinction between the existing building and the proposed addition. The panel also identified the importance of using quality building materials. The panel appreciates the proposal will animate both the front and rear facades, noting the focus should be on animating the King Street East frontage.

**Meeting was adjourned at 2:30 p.m.**