SUBJECT: Hamilton Downtown: Heritage Character Zone, Design Guidelines (PED06076) (Ward 2)

RECOMMENDATION:

(a) That Council adopt the Downtown Heritage Character Zone, Design Guidelines, attached as Appendix A to Report PED06076.

(b) That Council direct staff to review all development projects within the Heritage Character Zone for consistency with the attached Design Guidelines.

(c) That staff’s review in recommendations for all applications for City Incentive and Loan Programs for properties located within the Downtown Heritage Character Zone, shown on Figure 1, Page 3, of Appendix “A” to Report PED06076, take into consideration consistency of the development project with the attached Design Guidelines.

(d) That Item “K”, Urban Design Guidelines for Downtown Hamilton, referred from the Planning and Economic Development Committee of February 21, 2006, be identified as completed and removed from the Planning and Economic Development Outstanding Business List.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department
EXECUTIVE SUMMARY:

On May 25, 2005, Council enacted the first phase of the new comprehensive Zoning By-law for the City of Hamilton, which implemented new Zones for the City’s Downtown Area. A commitment was made during the Public Meeting discussions that Design Guidelines would be prepared for the Downtown Heritage Character Zone (portions of James Street, John Street and King Street as shown on Figure 1, Page 3 of Appendix A to Report PED06076) and consideration would then be given to removing the Built Form regulations from the Zoning By-law to let the Design Guidelines direct the design of development projects.

The Downtown Heritage Character Zone Design Guidelines have been completed and are attached as Appendix A to Report PED06076 for adoption by Committee and Council. It has been decided that no changes to the Zoning By-law will be undertaken at this time.

Staff first need time to assess the effectiveness of applying the guidelines to Downtown projects as part of the site plan approval process and when reviewing applications for City incentive programs, including the ERASE Program. Bill 51, Amendments to the Planning Act, is proposing to give the municipality prescribed authority for applying urban design and architectural control as part of the site plan process. This is a further reason that staff would want to wait to consider amending the Zoning By-law until we understand the provisions of the final Bill that is passed.

BACKGROUND:

On May 25, 2005, Council enacted the first phase of the new comprehensive Zoning By-law for the City of Hamilton, which included new zones for the Downtown Core.

As part of the new Zoning By-law, a Downtown Heritage Character Zone was created and represents the historical retail core of the City, generally located along King and James Streets (See Figure 1, Page 3 of Appendix A). The intent of this Zone was to create built form zoning regulations to require new developments to be built with some consistency in order to ensure a complementary fit to the existing historical configuration of building form. These regulations are a departure from the traditional zoning regulations and relate to the “character” of the area that can be regulated under Subsection 34(1)(4) of the Planning Act.

The built form regulations specific to this area relate to:

- Minimum width of ground floor façade.
- Percentage of windows on the ground floor and stories above.
- Heights of storeys.
- Types of materials for building cladding.
- Demarcation of building storeys.
As part of the presentations and discussions at Planning and Economic Development Committee, a commitment was made that staff would be pro-active in helping business and owners with educating them on the built form zoning regulations through the preparation of Design Guidelines for the Downtown Heritage Character Zone (attached as Appendix A). It is anticipated that these will clearly explain the rationale and design objectives for this special area.

The key objective of these guidelines is to protect this specific area’s traditional character by ensuring that new development either as alteration, infill, or new construction, enhances the existing built environment. The guidelines should be treated as a design framework within which skilled design professionals can respond creatively.

To date, the character zoning provisions have been used positively in two recent development proposals for sites on King Street East and James Street North. Areas outside the James and King Streets’ character area remain unregulated in the Zoning By-law with respect to specific design controls. However, general urban design guidelines for development in the Downtown area outside of the character zone are currently being prepared with a draft due in early Summer 2006. As part of this work, staff will also be examining the establishment of a “design committee”, as provided for in the Downtown Hamilton Secondary Plan, to provide peer review of all development projects and ensure high quality architectural design (Policy 2.4.4.3 d).

Recent proposals for amendments to the Planning Act, contained in Bill 51, include changes to site plan provisions. These changes will enable municipalities to review and approve exterior design matters that are now currently exempt from the Act, such as materials and building features. Assuming these amendments are enacted, it will result in a complementary design approval process that is anticipated to result in a higher standard of urban design. The City will be well placed to take advantage of these new provisions.

**ANALYSIS/RATIONALE:**

The preparation of urban design guidelines are now accepted as part of forward looking, municipal planning activities, particularly in larger urban areas. Generally, municipal urban design guidelines have been used at a variety of scales and range in scope from addressing the form and design of entire urban areas to prescriptive design requirements for specific, individual sites.

The objective of these design guidelines, in conjunction with the Zoning By-law, is to protect this specific area of the Downtown’s traditional character by ensuring that new development either as alteration, infill, or new construction, enhances the existing built environment. As with most design guidance, the Heritage Character Zone Design Guidelines (attached as Appendix A to Report PED06076) provide a minimum level or standard of design appropriateness for development within this zone. Rather than being seen as obstacles to good building design, the guidelines are a design framework within which skilled design professional can respond creatively.
These guidelines have been developed based on two principles:

- that the existing character of areas within the Downtown Heritage Character Zone should be conserved and appropriately managed; and,

- that infill development and/or re-development within these areas will be sympathetic and complementary to the existing Heritage Character Zone character without insisting on replicating historic architectural styles.

Analyses of the area’s existing building façades have provided quantifiable and measurable data that defines the area’s built characteristics: such as building mass, the locations and proportions of windows and doors, vertical and horizontal divisions of the first three storeys, as well as façade materials. These building features now form the basis of the design advice illustrated in these guidelines. The guidelines are intended to be used by property owners and their design professionals who are involved with potential changes to land and buildings within the Heritage Character Zone.

The guidelines will provide design advice and guidance to developers, architects, and planners when designing alterations and/or additions to existing buildings, infill development and large-scale redevelopment. The guidelines will also establish best-practice standards against which City staff can evaluate development proposals. City staff will use these guidelines in the planning approvals process including:

- preliminary site review prior to the submission of planning applications.
- reviewing and commenting on re-zoning applications.
- review and approval of site plan applications.

Recommendation (c) also provides Council direction to staff that all applications for City Incentive and Loan Programs in the Heritage Character Zones in the Downtown be reviewed for consistency with the new design guidelines. This evaluation will no doubt achieve higher success in ensuring compliance with the guidelines as financial incentives are often a key impetus to many projects proceeding.

The conservation of heritage resources and the requirement for high quality urban design within the Downtown is supported by planning policy, such as the City's Downtown Secondary Plan and the Provincial Policy Statement. Additionally, several other interrelated policy objectives, such as the promotion of pedestrian oriented façades and mixed-use commercial/residential buildings, are also furthered through these guidelines.

As noted previously as part of the consultation and presentations at Planning and Economic Development Committee, a staff commitment was made to prepare Design Guidelines for the Downtown Heritage Character Zone (attached as Appendix A to Report PED06076). It is expected that those designers involved with the built form in this specific area of Downtown Hamilton will benefit by providing more explanatory text and the rationale for design objectives in this special area. Typically, descriptive text on design matters is not contained within a By-law and the attached guidelines are
considered the most appropriate way to communicate the design intent for this specific area and its traditional character.

**ALTERNATIVES FOR CONSIDERATION:**

The Design Guidelines for the Downtown Heritage Character Zone (attached as Appendix A to Report PED06076) provide direction as to how new development shall occur within a specific area of the Downtown. The document provides the intent of the building types and built environment which would be consistent with the existing character of the area. Without these guidelines there is the potential for additional time to be expended explaining the design rationale for each and every development and site plan application. The guidelines provide a simple, accessible and cost effective way of communicating the City’s design intent.

Accordingly, the only alternative evaluated is a “do nothing” approach.

**Do Nothing**

If the guidelines are not adopted by Council, design professionals providing advice to development proponents may be at a disadvantage in trying to guess at what the Zoning By-law provisions were regulating. This could potentially result in delays during the development approvals process and would be counter productive in attempting to provide an expeditious development approvals process.

Doing nothing would not fulfil the direction provided by Council and would not respond to the concerns of delegations received at the time of considering the new Downtown Zoning By-law provisions.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

- **Financial**: N/A.
- **Staffing**: N/A.
- **Legal**: N/A.

**POLICIES AFFECTING PROPOSAL:**

The preparation of design guidelines are in keeping with the scope and intent of the Official Plan policies contained in the Council approved Downtown Secondary Plan, specifically Policy 2.4.4, “Respecting Design and Heritage”

**RELEVANT CONSULTATION:**

Throughout the development of the first phase of the comprehensive Zoning By-law, extensive consultation had been held through Public Information Centres, Stakeholder Meetings and direct mailings to all property owners. As part of the development of these Design Guidelines, staff circulated the draft guidelines for comment to other City staff and design professionals external to the City. No adverse comments were
received. City staff also met with a representative of the Greater Hamilton and Burlington Society of Architects who was generally supportive. Minor revisions were made to clarify the text and illustrations.

**CITY STRATEGIC COMMITMENT:**

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced.** ☑ Yes ☐ No
Public services and programs are delivered in an equitable manner, coordinated, efficient, effective and easily accessible to all citizens.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No
The design guidelines will assist in enhancing the form and quality of the urban environment.

**Economic Well-Being is enhanced.** ☑ Yes ☐ No
The design guidelines will assist in reducing uncertainty in the design process and providing cost effective delivery of development approval services. Attractively designed urban places will enhance the living and working areas as places to confidently invest.

**Does the option you are recommending create value across all three bottom lines?**
☑ Yes ☐ No

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?**
☑ Yes ☐ No

:DC
Attach. (1)
Hamilton
Downtown Heritage Character Zone
Design Guidelines
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Heritage Character Zone

Legend
- Planning Boundary
- Heritage Character Zone

Note: This map is for illustrative purposes only and has been adapted from Schedule "F", Figure 2 of the City of Hamilton By-law 05-200

Figure 1
1.0 INTRODUCTION

The Heritage Character Zone Design Guidelines apply only to specific areas in the Hamilton Downtown as illustrated in Figure 1. These areas, identified as the Heritage Character Zone in the Zoning By-law, contain Downtown Hamilton’s most intact traditional building fabric and streetscapes. Existing buildings within these areas are generally consistent in shape, size, material, and character - and these qualities form the basis of the Heritage Character Zone Design Guidelines.

The objective of these design guidelines, in conjunction with the Zoning By-law, is to protect the area’s traditional character by ensuring that new development either as alteration, infill, or new construction, enhances the existing built environment. It is important to note that the Heritage Character Zone Design Guidelines only provide a minimum level of design appropriateness for development within the zone. Rather than being seen as obstacles to excellent building design, the guidelines should be treated as a design framework within which skilled design professional can respond creatively.

These guidelines have been developed based on two principles:

- that the existing character of areas within the Downtown Heritage Character Zone should be conserved and appropriately managed; and,

- that infill development and/or re-development within these areas will be sympathetic and complementary to the existing Heritage Character Zone character without replicating historic architectural styles.
Analyses of the area’s existing building façades have provided quantifiable and measurable data that defines the zone’s built environment: such as building mass, locations and proportions of windows and doors, divisions of the first three storeys, as well as façade materials. These building features now form the basis of the design advice illustrated in these guidelines.

2.0 USE OF THE GUIDELINES

These guidelines are intended to be used by property owners and their design professionals who are involved with potential changes to land and buildings within the Heritage Character Zone.

The guidelines will provide design advice and guidance to developers, architects, and planners when designing alterations and/or additions to existing buildings, infill development and large-scale redevelopment. The guidelines will also establish best-practice standards against which City staff can evaluate development proposals. City staff will use these guidelines in the planning approvals process including:

- preliminary site review prior to the submission of planning applications;
- reviewing and commenting on re-zoning applications;
- review and approval of site plan applications; and,
- review and recommendations to Council on applications for all city incentive and loan programs for properties located within the Heritage Character Zone.

The conservation of heritage resources and the requirement for high quality urban design within the Downtown is supported by planning policy, such as the City’s Downtown Secondary Plan and the Provincial Policy Statement. Additionally several other interrelated policy objectives, such as the promotion of pedestrian oriented façades and mixed-use commercial/residential buildings, are also furthered through these guidelines.
3.0 EXISTING CONTEXT OF THE HERITAGE CHARACTER ZONE

3.1 Downtown Heritage Character Zone

The Heritage Character Zone comprises a number of Downtown street blocks that retain an almost intact traditional building fabric. To ensure that future development will be sympathetic and complementary to the existing street character, City Staff has prepared an analysis of the existing built form and an inventory of specific components which contribute to the zone’s unique character.

The following sections summarize the features and characteristics generally shared by buildings located within the Heritage Character Zone.

**Built Form**
The predominant built form on many downtown streets in Hamilton is that of late nineteenth and early twentieth century buildings, typically three to four storeys in height, and built to reflect a variety of classical architectural styles. Despite variations in period style, colour, and material, quantitative analysis of the existing buildings has shown that there are relatively uniform proportions and complementary massing forms amongst the buildings.

**Streetscape**
This uniformity and connectivity has created a continuous enclosure for the street and a well defined streetscape rhythm. The resulting streetscape is a human scale environment which offers a positive pedestrian oriented experience and multiple living, working, and leisure opportunities.
3.2 Character

The use of the term “character” in these guidelines simply means the combination of qualities or features that distinguishes one area of the City from another. Importantly, “character” in this context should not be confused with building styles.

In contrast to architectural styles, built form character refers to those qualities and features that are generally fundamental to all structures, such as height, width, volume, and proportions of openings that can be objectively identified, measured and defined. Most of the existing buildings in the Heritage Character Zone are traditional in building forms and features reflective of the City’s history and local construction practices. Together they create a distinct sense of place.

3.3 Building features and characteristics

These guidelines recognize a number of key features and characteristics in determining the overall character of buildings and the street wall. The most consistent and those that have the most impact on the streetscape are setback, building composition, materials and façade demarcation. These are discussed individually below:

Setbacks
Most of the commercial buildings in the downtown are located at the sidewalk edge. The resulting building mass creates a uniform, unbroken building wall and contributes to a continuous streetscape.
Building height
The existing buildings vary little in height, with the majority of structures being three to four storeys high. This consistent height contributes to the uniformity of built form by providing a "height standard" throughout the character zone. The pedestrian level environment also remains consistent as three to four storeys in height is within the scale of human experience, i.e. can easily be seen from the street.

Building composition
Most façades of commercial buildings built in the nineteenth and early twentieth century comprise three basic components:

- A ground floor or street level base that contains entrances and store front displays, and which is slightly taller from floor to ceiling than the upper storeys.
- A middle portion of the building that comprises two to three storeys usually containing a series of symmetrically placed windows arranged in regular horizontal and vertical intervals.
- An upper or top portion of the structure that is terminated, capped or articulated typically by a decorative cornice or sometimes with a mansard or a low gable roof.

Materials
The most common building material used in construction is brick sometimes embellished with stone decorative devices, such as carved or ornamental sills, lintels, keystones and capitals. Other materials have also been used, either alone or in combination, including dressed stone, cast stone, concrete, terra cotta, stucco and metal.
Horizontal demarcation
Buildings have been traditionally divided horizontally into storeys that accommodate a variety of uses. Typically retail uses are found in the ground storey with upper storeys containing a mix of office and residential uses. The articulation of each storey on the façade is usually demarcated using devices such as horizontal bands of masonry coursing and mouldings, or changes in material.

Vertical demarcation
Buildings are also usually divided vertically into a symmetrical arrangement of façade units referred to as bays. The vertical divisions between bays are sometimes less distinct than horizontal divisions and may be demarcated by regular spacing between window openings, usually unadorned by decoration. However, sometimes these vertical divisions are demarcated using construction devices, such as masonry coursing, changes in material, or projecting piers, pilasters, or columns.

Windows and entrances
Usually windows and entrances are placed within the established pattern of horizontal storeys and vertical bays. The ground storey store-fronts typically comprise clear glazed windows and entrances occupying approximately 80% of the street level façade. Shop entrances are also commonly recessed to allow the second floor above to provide shelter to the entrance. Secondary entrances to upper floor offices or dwelling units are typically located off-centre or at the far end of the building façade. On rare occasions arched driveways or walkways “tunnel” under the second storey to allow access to the rear of the building and parking/loading areas.

Generally the window openings on the upper floors occupy approximately 40% to 60% of the overall façade.
Building surfaces
Historically building façades are distinguished by variations in surface depth, such as recessed windows and/or projecting elements, including masonry coursing, piers, pilasters, columns, sills, and cornices.

Most street front elevations of buildings in the Heritage Character Zone have varying surface depths due to the application of window sills, ornamental mouldings, cornices, and decorative brick patterns. These surface treatments provide interesting shadows and a sense of scale to otherwise flat street elevations.
4.0 GUIDELINES FOR ALTERATIONS AND/OR ADDITIONS TO EXISTING BUILDINGS

The City of Hamilton Downtown Secondary Plan policies support the conservation and management of historical buildings (see Appendix C), as well as encouraging a high level of urban design.

Accordingly, it is expected that historical and architectural features and building materials should be maintained and enhanced in the process of change.

When undertaking repairs, replacement or restoration on an existing building, it is preferable to use the same types of materials and only methods which avoid permanently altering or damaging the building’s appearance.

It is recognized that alterations and/or additions may be required for a variety of reasons. Where alterations and/or additions are necessary every attempt should be made to make changes on the least publicly visible elevations, in discreet locations, or away from the street presence of the building.

These buildings are examples of undesirable alterations to existing building facades. The size and shape of the original window openings and entrances should be maintained, and any new material should complement the original building construction.

The traditional carriage passage ways of these structures are discreetly transformed into living spaces by means of contemporary material with minimum alteration to the historic facades.
When undertaking an alteration and/or addition to a building within the Heritage Character Zone, the following principles should be followed and adhered to:

- Maintain the symmetry or other important features of the original design and construction, particularly on the main elevation(s).
- The size and shape of the original window openings and entrances should be maintained, unless restoring to a historically documented condition.
- The application of new materials and finishes should be avoided.
- Where the original materials or finishes are no longer available, the substituting material or finishes should be similar to those of the original.
- Maintain all vertical and/or horizontal demarcation devices.
- Façadism (i.e. retaining the main façade while rebuilding the rest of the structure) may be considered in cases where the existing structural components are considered unsuitable for the proposed use.
- Attempt to locate utilities and HVAC equipment where minimal damage to the existing building fabric will occur and where they are out of view from the street.

These are examples of addition or alteration to existing structures by using contemporary materials in a manner which respects existing proportions.

Although markedly different in style from the original structures, the new additions above and below maintain the pattern and rhythm of vertical and horizontal divisions of the existing buildings.
5.0 GUIDELINES FOR INFILL CONSTRUCTION

Construction of new infill buildings may occur in an existing commercial block particularly where a building may have been lost to fire or is in such poor condition that retention is not financially feasible. Generally, new construction will be considered infill when the property’s lot frontage is between 15 m and 18 m (49 feet and 59 feet). In such cases, these new infill structures will be required to be compatible with the existing character of adjoining properties and the streetscape.

It is not expected that new infill construction should replicate historical styles and decoration. However, new buildings must be able to demonstrate similar proportions and massing as adjacent structures as to continue the rhythm of the traditional street façade.

Above is an example of a revitalized downtown street with new infill buildings. Through the use of horizontal devices such as building cornices, roof lines and a variety of vertical openings such as windows and entrances, the original scale of the street is conserved. Due to functional requirements and site limitation, the cinema on the left does not have typical window openings, but alternative vertical elements such as suspending cables for the canopy are used to continue the rhythm and the scale of the street. These new buildings, constructed with material complementary to adjacent properties are able to maintain the character of the existing fabric.
5.1 Design considerations for infill construction

The design of new construction is expected to address the visual relationships between the new streetscape. Building design is expected to include as a minimum consideration for: building height, setbacks, proportion, massing, size and location of openings, and materials.

The sections in the following page provide specific guidance on infill construction in the Heritage Character Zone.

5.1.1 Setbacks

The Zoning By-law establishes a maximum front yard setback of 0.5 metres for the second and third levels. This is in keeping with the intent to maintain a consistent street wall at the sidewalk edge.

The Zoning By-law also permits the ground floor storey to be setback to a maximum of 2.0 metres (6.6 feet). This is intended to encourage and enhance a vibrant street presence by accommodating sheltered and shaded patio areas, open air displays and decorative elements such as architectural colonnades.

5.1.2 Building form

Within the Heritage Character Zone the Zoning By-law provides a framework of storey heights in a manner that maintains the characteristic proportions of building form located in the Zone.

Storey heights shall be as follows:

- on the ground floor a height of no less than 3.6 metres (11.8 feet) and no greater than 4.5 metres (14.8 feet) in height, and
5.1.3 Bay width and demarcation

In order to maintain the characteristic proportions and bay widths of the existing buildings new building façades should have symmetrically arranged bays.

The width of each bay should be no less than 1.8 metres (6.0 feet) and no greater than 3.6 metres (11.8 feet). Each bay should also be demarcated on the building façade(s) by spacing openings, such as windows, in a regular pattern, or through the use of one or more of the following vertical devices:

- projecting piers, pilasters or columns;
- changes in colour;
- changes in material;
- masonry coursing; or
- mouldings.

Although using modern material, the infill building on the right complements the adjoining building with similar pattern of openings, divisions, storey heights, and volume.

This infill elevation provides a sense of scale on the street by establishing clearly defined and well articulated bays and openings with a modern combination of contemporary material and colour.
5.1.4 Demarcation of storeys

Each storey may be horizontally demarcated on the building façade(s) through the use of one of more of the following devices:

- projecting mouldings or string courses
- changes in colour;
- changes in material; or
- masonry coursing.

Above are two examples demonstrating appropriate design response in an infill project (existing building on the left, new building on the right). Consistent horizontal demarcations and rhythmic arrangement of vertical elements on building facades contribute to the overall continuity between buildings.

An example of a successful adaptive reuse project is the conversion of the original Eaton’s warehouse to residential lofts in Downtown Hamilton. The building elevations, although modified to suit the new use, retain an appropriate sense of scale, rhythm, and materials in fitting with its neighbouring context.
5.1.5 Demarcation of the third storey

The majority of the buildings in the Heritage Character Zone is three storeys in height and often has a cornice demarcating the horizontal termination of the building. As noted previously this consistent height aids in contributing to the uniformity of built form on each block and provides a line of reference throughout the character zone.

New buildings that are limited in height to three storeys will naturally maintain this demarcation line, it is expected that these buildings will incorporate a cornice or horizontal features indicating the termination of the building façade, such as a parapet wall.

A consistent third storey roofline is often demarcated by the use of cornices in traditional structures, or it can be defined by the change in colour and a horizontal band as shown on the adjoining contemporary building.
For new infill buildings that are taller than three storeys, the upper most part of the third storey must be demarcated in other ways, including one or more of the following:

- The inclusion of a horizontal course on centre at least 0.4 metres (1.3 feet) high generally aligning with the cornice line of the adjacent building(s) to within one (1) metre, above or below the centerline of the adjacent cornice. This horizontal demarcation can be accomplished through the use of the following:
  1. masonry coursing or projecting string course;
  2. projecting mouldings or cornice;
  3. changes in colour;
  4. changes in material;
  5. other horizontal decorative elements; or
  6. stepping back those storeys constructed above the third storey.

### 5.1.6 Windows and entrances

Any new infill building is to be composed of a series of symmetrically placed windows arranged above the ground floor at regular intervals within a system of clearly demarcated horizontal stories and vertical bays.

On the ground floor a minimum of 80% of the ground floor façade be composed of windows and doors. Windows contained within garage doors used for vehicular access will not count towards the 80% minimum.

Windows contained in a retractable device (e.g. roll-up windows and doors) for use as part of restaurants and patios, will count towards the 80% minimum.

The main entrance to the primary ground floor use should be centrally positioned within the façade. Secondary entrances to the upper storeys are best positioned to either side of the façade or at the rear of the building.
Garage doors for vehicular access are best positioned to either side of the façade and should not be adjacent to other vehicular access-ways, including those on adjacent properties. A continuous span of utility and garage entrances should be avoided.

The intent of this guidance is to provide a pedestrian oriented retail environment and “eyes on the street”, and the windows and entrances should be clear glazing.

With respect to upper floors, the upper level windows should comprise a minimum 25% and a maximum 40% of the façade area. The intent is to provide for a system of symmetrically placed window units and avoid a single glazing unit that comprises this entire allotment within the facades. The upper level openings can use clear, opaque or spandrel glazing.

Where the vertical bay width is less than 2.44 metres (8.0 feet) only one window opening should be used.

Two window openings may be used when the bay width is greater than 2.44 metres (8.0 feet).

5.1.7 Materials

Brick is the predominant façade material used on existing buildings within the Heritage Character Zone. Other materials have also been used either alone (stone or metal, for example) or in combination with others such as stucco or terra cotta. The exterior cladding material for the first three storeys shall be of either one or a combination of no more than two of the following materials:

- brick;
- concrete panels;
- stone block, stone veneer, or artificial stone;
- stucco; or
- metal and metal panels, excluding residential style aluminum siding, clapboard siding, or any variant thereof.
Traditional combinations of materials are encouraged and include:

- brick and stone
- brick and stucco
- brick and terra cotta; and
- stone and stucco

5.1.8 Building surfaces

Variations of the façade’s surface depths are encouraged to provide visual relief. Surface depth variations can be achieved through both recessed and projecting elements, such as recessed windows and projecting piers, pilasters, coursing, sills and cornices.

New infill building surfaces can achieve a variety of depth and richness through the use of colour, interesting detailing, and a combination of different materials such as wood, metal, or glass, in a contemporary manner.
6.0 GUIDELINES FOR LARGE-SCALE REDEVELOPMENT

In addition to infill development, there is potential for large-scale redevelopment within the Heritage Character Zone. There are several vacant or underused sites within the Zone, including those in current use as parking lots, or containing buildings that are unsuitable for reuse.

Historically large building masses in Downtown Hamilton have been associated with large institutions, industries, or businesses. In the late 19th century, large building masses were primarily associated with institutions such as churches, banks, and court houses occupying large lots, which often had frontage on multiple streets. These large buildings were often situated away from the street edge, providing opportunities for landscaped spaces.

In the early 20th century new multi-storey commercial and office building forms appeared in the urban landscape in order to accommodate the changing business and construction practices of the new century (e.g., the introduction of the elevator). Unlike traditional institutional structures, these buildings maximized their available building area and were built with little or no setback from the sidewalk edge. This type of the building is the most prevalent type of large building in the Heritage Character Zone. An example of this building type is the Lister Block Building located at the corner of King William Street and James Street South.

Although larger than the City's traditional three-storey, mixed-use structures, these buildings maintained the prevailing character of the streetscape and provided a comfortable pedestrian-scale environment through consideration of proportion, materials, façade articulation, and connectivity to the street.
6.1 Design considerations for large-scale redevelopment

When undertaking any large-scale redevelopment within the Heritage Character Zone the following provisions shall be adhered to:

- The design considerations in Section 5.1 shall apply for the first three floors of any street façade.

- Façadism (i.e. retaining the main façade while rebuilding the rest of the structure) may be considered in cases where the existing structural components are considered unsuitable for the proposed use.

- The main entrance of a large-scale development should be located on the most prominent street elevation, and secondary entrances may be located away from the street façade, or at a discreet location along the street.

- Wherever site conditions permit, utilities and garage entrances should be located out of view from the street façade or in a discreet location along the street. If the utility and garage entrances must be located at the street elevation, it is important to avoid creating a long, continuous span of vehicular entrances and service areas. These entrances should ideally be placed separately at the far ends of the building façade and should not be located adjacent to utility entrances of neighbouring buildings.
6.1.1 Building form

As discussed previously there may be a variety of site types available for redevelopment resulting in the potential for various different building forms. Built form will be determined by how the site is configured relative to the street. There is potential for four categories of redevelopment within the Heritage Character Zone:

1. Linear sites where the main building façade will occupy a large portion of the street block. This type of site may be adjacent to or between existing structures.
2. Sites having frontage on two parallel streets which may be of similar or different character.
3. Sites having frontage on two streets forming a corner.
4. Sites occupying an entire block, where there is frontage on at least three and possibly four streets.

In all cases the proposed redevelopment is required to demonstrate similar proportions and overall scale as the surrounding structures. In addition to the general guidance provided in Section 6.1, the following provide specific guidance for each site category:

6.1.1.1 Redevelopment site with frontage on one street

If the building is connected to other neighbouring structures, it must address the visual relationships between the new building and its neighbours and the contextual streetscape.
6.1.1.2 Redevelopment site with frontage on two streets

- Both elevations should be treated as main elevations.
- Each elevation is expected to address the visual relationships between the new building and its neighbours, and be compatible with the contextual character of the respective streetscape.

6.1.1.3 Redevelopment site located on a corner

- In addition to the design guidance provided in Section 6.1.1.2, there are further considerations for elevation treatment at a corner location where two elevations meet.
- A corner location provides prominent street visibility, and the treatment of the building’s corner is particularly important. Depending on the building function, the corner can be used as the main entrance, or it can be used as part of a retail area such as window display, or a restaurant patio.
- A building corner addressing two streets should have a compatible visual relationship between the building and its neighbours as well as the intersecting streetscape.
- While respecting the character of the intersecting streets, it is also important to have consistent design features and treatments along the two building facades with the appropriate scale, details, and material which enhance the pedestrian experience.
- Daylight triangle requirements should be met according to City’s traffic regulations. This may result in a building façade that is set back diagonally to the intersection.
6.1.1.4 Redevelopment site fronting on three or more streets

- All elevations fronting on to a street should be treated as main elevations. However there may be a hierarchy of prominence in terms of the character of the streets. If site conditions permit, secondary entrances and other utility/garage entrances should be located along the less prominent street.
- Design consideration for the building and its corner treatment shall refer to Section 6.1.1.3.
- While there may not be any substantial structure adjacent to the new building, it is expected that the new elevation design will address the visual relationships between the new building and its built surroundings, and the contextual streetscape on all sides.

Development with multiple street frontages needs to address all elevations, especially the treatment at major street corners.