

# **MEETING NOTES**

## **POLICY AND DESIGN WORKING GROUP**

**Monday July 13, 2020**

**11:00 am**

**City of Hamilton Web Ex Virtual Meeting**

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Attendees: W. Rosart (audio only), A. Denham- Robinson, L. Lunsted, B. Janssen, C. Priamo, R. McKee

Regrets: K.Stacey C. Dimitry

Also Present: M. Brunton, D. Addington, M. Zahra, R. Kennedy, D. Currie, M. Spaziani

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### **THE POLICY AND DESIGN WORKING GROUP NOTES FOR THE INFORMATION OF THE HAMILTON MUNICIPAL HERITAGE COMMITTEE WITH RESPECT TO:**

**(a) CHANGES TO THE AGENDA**

None

**(b) DECLARATIONS OF INTEREST**

none

**(c) REVIEW OF PAST MEETING NOTES**

**January 20, 2020:**

Notes approved (Janssen/Lunsted)

**(d) C.H.I.A. – 4 properties**

**1) 74 Queen St. S., 235 Main St. W., 244-246 Jackson St. W., Hamilton**

A project overview presentation was given by Dan Currie of MHBC and Michael Spaziani, Architect with MSAi regarding these properties. Questions from the Policy & Design Working Group dealt with:

- Facades - the south and east facades of 74 Queen St South are to be retained in their original state as far as possible while the majority of the west and north facades are to be rebuilt.
- Brick colour – the brick to be used in the new construction is in the same tones as the house at 74 Queen St. S., which is different from the distinctive

red brick used in houses along Main Street. The hue is in the same family and is meant to tie in the house at 74 Queen St. South.

- Internal – the interior of 74 Queen will be completely altered. There is no heritage impact.
- Queen Street widening – the city has plans to widen the street at some point which impacted the design along that street.
- History – the group felt that some kind of recognition or plaque describing the history of the building should be erected.

**Recommendations regarding the CHIA for 74 Queen St. South, 235 Main St. West, 244-246 Jackson St. West, Hamilton:**

The Policy and Design Working Group are generally satisfied with the recommendations with the following provisos:

- We would like to see some sort of historical plaque or marker both inside and outside of 74 Queen St. South conveying the history of the building.

**2) 1107 Main Street W. (Grace Evangelical Lutheran Church)**

The CHIA by Metropolitan Design was reviewed. The Working Group felt that it was incomplete. There was discussion regarding whether the Synagogue adjoining this property was supportive of the proposed 15 storey building given the potential for adjacency impacts.

Carol Priamo was opposed to this plan. She felt that tearing the entire building down is wasteful, having a small piece of the façade incorporated into the new design does not really fit and it is not recommended by the Architectural Conservancy of Ontario to keep a small piece of the former structure. The scale of the proposed building is too big for the area.

Alissa Denham-Robinson felt that the current history of the property is missing from the CHIA. It is a significant loss of local history to the area. She suggested that this go before the HMHC for discussion. The group agreed that the proposal should be referred to the Inventory and Research Working Group for additional discussion.

Lyn Lusted felt that the proposal would not fit the existing streetscape or context.

Bill Janssen commented that the conclusions of historical significance in the CHIA do not match the proposal for the building.

David has requested more information regarding the community landscape and the history of the land as the CHIA is incomplete. A revised proposal and CHIA is expected.

Carol is going to suggest that the Hamilton Branch of the Architectural Conservancy of Ontario add it to their list of properties to investigate.

**Recommendations regarding the CHIA for 1107 Main St. W. Hamilton:**

- This property should be sent to the Inventory & Research Working Group for further research.
- The Chair of the P & D group should bring this up at a HMHC meeting.
- The report identifies several heritage attributes of the building but these are not carried through to the recommendations on page 24. Not enough of the church is being retained and that the streetscape will be drastically changed by this proposal.
- The P & D working group does not accept the recommendations of the CHIA.

**3) 200 Cannon Street W. & 79-81 Cathcart St.**

Carol felt that it was not necessary to demolish all of the buildings. The buildings fronting onto Cathcart St and possibly the barn should be considered for restoration and other area behind it developed in a scale that is consistent with other buildings on Cathcart St. One or two more stories could be added to an infill building fronting onto Cannon Street at a scale consistent with other buildings in order to preserve the Cathcart streetscape. There is no real explanation as to what is to happen with the connecting wall between 77 and 79 Cathcart St. as it appears that there will be no new building attached to it given that is the proposed location of the new driveway access to the site.

**Recommendations regarding the CHIA for 202 Cannon St. W & 79-81 Cathcart St. Hamilton:**

- The Beasley Neighbourhood Association should have a presentation by the developer.
- The developer should look at other alternatives such as infill and saving the existing buildings on Cathcart St.
- There needs to be clarification as to what happens to the connecting wall between 77 and 79 Cathcart St.
- The P & D working group does not accept the recommendations of the CHIA.

**4) 62 – 64 King St. E. (Buntin & Gillies Building)**

This building is also in the Beasley neighbourhood. Robin McKee asked if the new storey to be added to 64 King St. E. will cut off the window in the wall of the adjoining building at 66 King St. E. We would like more detail on how this additional storey will impact the building beside it. Carol Priamo suggested that any windows being replaced not be one single large pane of glass.

**Recommendations regarding the CHIA for 62-64 King St. E. Hamilton:**

The Policy & Design working group accepts the recommendations with the following comments:

- We would like clarification as to the impact of the new storey being added to 64 King St. E. on the adjacent building at 66 King St. E.
- We would like to see windows that are more heritage oriented and not a single pane of glass.

**(e) OTHER BUSINESS**

Following the discussion about the windows in 62-64 King St. E. the group talked about heritage windows and entrances in general. Currently Heritage Character Zone Design Guidelines allows for up to 80% glass in entrances on the ground floor storefront area. The group felt that this may be a too high a percentage of glazing and it would be worthwhile to research alternatives by looking at other best practices.

Carol Priamo gave information regarding a condo development proposed for Cannon Knitting Mills by H. Stinson. Although the development (Beasley Lofts) is not yet approved, their website indicates units are for sale. The development is not in keeping with the neighbourhood. David will forward Carol's previous email regarding this development to the group.

**(f) NEW BUSINESS**

A motion from the HMHC requests that if any Working Group has any ongoing projects that these should be reported to the HMHC. The P & D working group has no ongoing projects at this time. A proposed project is to investigate the rules and recommendations regarding windows and entrances in heritage building renovations.

**(g) ADJOURNMENT**

The Policy & Design Working Group Meeting adjourned at 1:30 pm.

**Next meeting date:** To be determined