

**MEETING NOTES**  
**POLICY AND DESIGN WORKING GROUP**

Monday April 19, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

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Attendees: C. Dimitry, B. Janssen, L. Lunsted, R. McKee, W. Rosart, A. Denham-Robinson, Carol Priamo

Regrets: K.Stacey

Also Present: A. Golden  
Hannah Kosziwka

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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**

**Notes of March 15, 2021**

When asked these notes had been forwarded to the developer yet, Alissa Golden advised that she was waiting for them to be approved at this meeting. She will then add her comments and forward them.

Approved

**(d) C.H.I.A. – Cultural Heritage Impact Assessment for 101 Hunter Street E. by Goldsmith Borgal & Company Ltd. February 26, 2021**

The proposal is to demolish the building. The report did not find any criteria which met the Ontario Regulation 9/06 criteria for Cultural Heritage Value or interest.

Alissa Golden made the following comments for our clarification:

- Hunter Street was the cutoff and was not included in the Downtown Built Heritage Inventory.

- She feels that there is contextual value
- The statement that there is no historical or associative value may need more research
- The study seems to focus on the impact to adjacent buildings

Overall, the group disagreed with the report and felt that there were aspects that did not meet the Regulation 9/06 criteria.

Individual comments:

- The city Secondary Plan currently in effect does not allow this type of development
- It does not conform with the Tall Building Study or the current Zoning By-laws
- Corktown is one of four historical areas and needs more study
- The Shadow impact study is not representative of reality
- The placement of the building on the lot should be reconsidered
- The City should be accountable for studies which have been done and follow their own recommendations.
- We feel there is technical merit
- The brick and foundation are in good shape
- We would have expected to see more in the 'Associative Value' category
- If the new building is built, the row houses on the East and West may not survive
- While other nearby properties are on the Register, there are no plans for designation and they are not on the workplan.
- There is associative value
- Buildings may start to disappear in the Corktown area, south of Hunter Street if they are not added to the Register
- We do not see any heritage aspects in the design
- The buildings could be integrated into the design as they are right on the corner of the property.
- There were multiple references to high rises which do not exist yet
- The report does not recommend any heritage incorporation of the existing buildings

### **Recommendations regarding the CHIA for 101 Hunter Street West**

The group does not agree with the Ontario Regulation 9/06 criteria as noted in the report. They feel that the existing buildings could be incorporated into the design or at the very least, some indication of the heritage of the buildings should be incorporated.

The proposal does not seem to conform with existing Zoning By-laws.

- (e) **C.H.I.A. – Cultural Heritage Impact Assessment for 455 and 457 Bay Street North prepared by ASI July 2020**

The proposal is for an addition at the rear of 455 Bay Street North, a designated building, and to construct a new residence on the adjacent vacant lot at 457 Bay Street North.

The major concerns of the group were with regards to maintaining the stability of the slope, and the number of mature trees which may need to be removed to facilitate the build. In particular there is a large tree which seems to be in front of the proposed new construction and removing it would significantly alter the streetscape.

- All heavy equipment will have access from the rear of the properties
- The City is taking over the operation of the marina and it may eventually close, resulting in great public access to the area at the rear of these lots.
- There are three tunnels near these lots which have heritage significance. They are currently boarded up but in future they may be recognized with a heritage plaque.
- It was felt that the design of both the rear addition and the new construction were more in keeping with Vancouver, rather than Hamilton, and they do not fit the area.

**Overall comments:**

The Working Group agrees in general with the report. They concur with the suggestion in section B.3.4.1.3 that exterior finishes for the new construction could make greater use of wood and brick materials, rather than the glass, steel and concrete. Engineering reports should evaluate the structural integrity and stability of the slope, and a landscape plan should be provided.

**Recommendations regarding the CHIA for 455 and 457 Bay Street North**

- That the CHIA be received and that the issues noted by the working group be addressed.

**(f) ADJOURNMENT**

The Policy & Design Working Group Meeting adjourned at 4:35 p.m..

**Next meeting date:** To be determined