

MEETING NOTES POLICY AND DESIGN WORKING GROUP

Monday September 20, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

Attendees: A. Denham- Robinson, C.Dimitry, L. Lunsted, R. McKee,

Regrets: K.Stacey, C. Priamo, W. Rosart

Also Present: A. Knowles, S. Kursikowski, J. Lee

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 not ready

d) **C.H.I.A – Cultural Heritage Impact Assessment for 983 Beach Blvd.** by Giamo Architects, 31 August 2021

This property had previously been reviewed by the P& D Working Group, with regards to an addition at the rear. As construction started it became obvious that the structure was in poor condition and the recommendation was to demolish and rebuild the house.

Comments:

- Given the obvious issues with the foundation and the compromised structural integrity of the house, going forward with the addition would not be possible
- The iron fence in the front of the building is to be retained and the landscaping redone to be as close to the original design as possible.
- The impact on the streetscape will be negligible.

Recommendations regarding the CHIA for 983 Beach Blvd.:

The Policy & Design Working Group is supportive of this CHIA and agrees with the recommendations.

e) C.H.I.A – Cultural Heritage Impact Assessment for 80 John Street North by mcCallum Sather, July 16, 2021

The proposal is for two 30-storey towers with a 4 storey upper podium and lower 4 storey podium for the rental market with retail at street level. The property is adjacent to two heritage buildings which are listed on the Municipal Heritage Register. The site is currently a parking lot.

Comments:

- Although the two heritage buildings are not part of this CHIA, we would like to see a bit more information about them – who owned them, who built them etc.
- We would like to see more of a setback of the front façade on Catharine Street North to allow the heritage homes at #85 and #89 Catharine Street to be more visible along the streetscape.
- A shadow impact analysis was not included with the CHIA – it appears that these two houses may be in shadow for most of the day.
- We would like more details regarding privacy / fencing at the back of these two properties as it appears that there is no landscape buffer.
- The shadow study should also incorporate buildings on the other side of Wilson Street
- Section 6.2 – we would like more information on the building materials.

Recommendations regarding the CHIA for 80 John Street N:

The Policy & Design Working Group would like to see this CHIA again, after the revisions and updates have been completed, with the shadow study and more details on the building materials which suggested to be sympathetic to the adjacent heritage buildings.

f) C.H.I.A – Cultural Heritage Impact Assessment for 193-213 King Street W. by mcCallum Sather, June 30, 2021

The proposal is for a 30 storey building, with 241 residential units and 110 hotel units.

Comments:

- Buildings around this property are on the inventory and the property kitty-corner to it is on the Municipal Heritage Register.

- Section 4.3 – we would like to see more information regarding the historical and associated value of the surrounding buildings, especially for the one on the Register.

Recommendations regarding the CHIA for 193 – 213 King Street West

The Policy & Design Working Group likes the proposed design and is ok with this CHIA.

- A general comment was made with regards to the previous two CHIA's highlighting that we are starting to see more CHIA's of 30 stories. The group would like to know if the downtown secondary plan currently allows for 30 stories and requests that staff investigate this.

g) C.H.I.A – Cultural Heritage Impact Assessment for 260 & 276 Dunsmure Road by Detritus Consulting Limited, September 2021

The proposal is to demolish the existing buildings and build a residential development consisting of two duplexes and a three building stacked townhouse complex totally 60 units.

Comments:

- The Lawson Lumber office was constructed in 1956, following a fire which destroyed previously existing buildings
- The Lawson Lumber complex meets all of the O.Reg 9/06 criteria
- The CHIA recommends significant salvage of parts of the Lawson Lumber office building
- The CHIA provides recommendations for further integration into the neighbourhood
- The P & D Working group suggests that the Lawson Lumber sign be moved to the entrance where it would be more visible and a link to the heritage of the site.

Recommendations regarding the CHIA for 260 & 276 Dunsmure Road

The Policy & Design Working Group agrees with this CHIA and does not need to see any updates. However we would be interested in knowing how the final proposal integrates the Lawson Lumber sign.

The Policy & Design Working Group Meeting adjourned at 4:10 pm

Next meeting date: October 18, 2021.