

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

**Monday October 18, 2021**

**3:00 pm**

**City of Hamilton Web Ex Virtual Meeting**

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

Regrets: K.Stacey, W. Rosart

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

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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**

Approved

**d) C.H.I.A – Cultural Heritage Impact Assessment for 216 Hatt Street, Dundas**

by Meghan Hobson, 8 October 2021

The proposal is to demolish the existing structure and replace it with two detached houses. This CHIA was requested by staff after the Committee of Adjustment meeting as there were concerns about the proposed design of the houses.

The CHIA did not find significant heritage attributes regarding the building but does recommend potential salvage of some interior items such as stair newel post, banister and interior solid wooden doors.

Working Group Comments:

***Additional Site and Neighbourhood Analysis***

- Would like to see additional details on the setbacks and neighbourhood analysis. Many of the houses nearby are close to the street, with the exception of the one next door - it seems out of place.

***Heritage Evaluation***

- CHIA's tend to focus on what is not there, however, in this case the profile and architectural style of the dwelling remains as well as interior features;
  - How much does the style tie into the broader context of the area?
  - Not enough focus on architectural style, construction date and contextual value;
- It could be significant that Kidd only designed one dwelling in the area;

***Consultation***

- Has the Dundas heritage community been consulted?
  - The members understand the property is not designated, however, there is a Cross-Melville HCD Committee;

***Proposed New Dwellings***

- This particular Contemporary style is not a good fit due to the amount of glazing, narrow and high massing, use of wood and stone together in a way that appears too modern; the proportions do not fit the neighbourhood
- Second example would fit better; the materials are appropriate but the design is still very modern.
- These are proposed designs, not necessarily the final designs so it is difficult to comment on them

***Documentation***

- Would like to see more archival photos and feel there is not enough documentation between construction date and present; and
- Would also like to see photographs of the basement and attic in case it is found later that Kidd is significant.

**Recommendations regarding the CHIA for 216 Hatt Street:**

The Policy & Design Working Group would like to see a revised CHIA, given the scope of the comments and suggestions for more information.

**e) Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment for Glancaster Road by AECOM Canada Ltd. September 3, 2021**

Glancaster Road is potentially going to be widened to four lanes. This study deals with the potential impact on existing structures.

Working Group Comments:

- Final plans for the road construction have not yet been submitted so it is difficult to comment
- The report indicates that there would not be much impact on existing structures except for possible vibration during construction. The full impact can not be determined until the final design is submitted.

- The Golf Course mentioned in the report is closed – the document should be updated.

### **Recommendations regarding the CHIA for Glanaster Road**

The Policy & Design Working Group would like to see this CHIA again, after the plans have been updated and finalized.

#### **f) C.H.I.A. – Cultural Heritage Impact Assessment for 16-20 Canon Street East. by AECOM Canada, September 13, 2021**

The proposal is for a 16 storey condominium building. Although the building on the site is to be demolished, the developer intends to incorporate the first floor brick façade in the design.

Working Group Comments:

#### ***Additional Site and Neighbourhood Analysis***

- The Firth building is adjacent to this development. Will the construction have any impact on this building, especially the windows; construction vibration?
- Perhaps there should be more setback, to reflect the neighborhood
- The proposed building seems to exceed the height restrictions in place for that area. Has the developer applied for exemptions? Note: Staff has verified that the development is within allowable height restrictions.
- We would like to see a listing of instances where the height is higher than the requirements in the Secondary Plan

#### ***Heritage Evaluation***

- The CHIA does not seem to address many of the heritage aspects of the existing building.
- The CHIA notes that the property is on the Heritage Register and documentation was provided by staff as to why it was added to the Register. The CHIA does not incorporate these reasons in the 9/06 evaluation.
- Further comments on this are contained in a document added as Appendix A to these notes

#### ***Proposed New Building***

- The design of the new building has no relation to the Edwardian brick façade they are proposing to keep
- It needs to be more cohesive

#### ***Documentation***

- We would like to see more details as to how they are proposing to preserve the wall. What mitigation strategies: keep it on site? Remove the bricks, number them, then replace?

- Is there any concern regarding site contamination because of the previous funeral home business?

**Recommendations regarding the CHIA for 16-20 Canon Street East**

The Working Group feels that there is a lot of information that has not been provided. We are not in favour of this CHIA and would like to see it again after revisions have been done.

**Attachment:**

Appendix A – Comments on Proposal for 16-20 Canon St. E. by Carol Priamo

**Next meeting date:** November 15, 2021.

## **APPENDIX A**

**October 25, 2021**

**To: Policy and Design Sub Committee**

**From: Carol Priamo**

**Re: Comments on Proposal for 16-20 Cannon Street CHIA**

- “The study area 16-20 Cannon Street East was screened as a “Character Supporting Resource”, which is defined as a “property that maintains or supports its historic context and can be related to the characteristic pattern of development or activity, property type or attribute of the area (PED Report 1491).
- Furthermore, the property’s individual screening for the DHBI indicated that the property’s style or expression is noted as having unique elements.
- The Cultural Heritage Planners also noted that the study area is located within the Beasley Established Historical Neighbourhood and is adjacent to several significant cultural heritage resources including 10 Cannon Street East and 127 Hughson Street North (former Firth Brothers Ltd. Complex).”

**Excerpted from the CHIA report demonstrates the property has heritage value which is not accurately indicated in the Criteria Analysis:**

### **Table 3 Municipal**

#### **Review of the Criteria Analysis p.33 – 34**

1. **Thematic: Yes** – illustrates presence of a successful commercial establishment through the 20th century (Dwyer Funeral and is recognized by the community)
10. **Character: Yes** – does contribute to the character of the streetscape both east and west on south side of Cannon and linking to the historic James Street North commercial rows.
11. **Setting: Yes** - does share visual and historical relationship with surrounding buildings; empty space on sides does not detract from or negate this.

### **Table 4 Provincial**

1. **Design or Physical Value : Yes** – representative of not original style but an early style from 1946; also shows craftsmanship in the use of materials and construction methods
2. **Historical Value: Yes** (see above “Thematic”)

3. **Contextual Value: Yes** (see above “Character” and “Setting”) and its relation to the economic life and development of the James North Historical Area and the Beasley Heritage Neighbourhood.

**Notable Architectural Features:**

**(excerpts from the CHIA description of the retained façade)**

- Façade: brick and stone façade 1946 has “Classical style details with its large stone finishes, which alludes to a construction date in the early portion of the 20th century.” “The addition sits on a rusticated stone foundation”
- large semi-circular door feature (where original carriageway was located and still evident on the interior) is “inset with a stone surround, rounded stone columns, a brick-filled semi-circular transom and two wooden doors with 16 glass panels. There is a three-window bay with plain stone trim and two central stone columns on either side of the main entrance. There are similar flanking double-window bays on either end of the first storey that are connected to the three-window bay via a continuous stone sill.
- There are four rectangular decorative stones in the parapet of the addition above a band of cut stone with floral details. There is a shallow gable peak in the parapet that is centred on the gable of the main building.

**Conclusion and Recommendations:**

16- 20 Cannon Street is an important building to the community. Architectural features, construction and materials of the one-storey 1946 portion are noteworthy. Preservation of this façade is supported but the new tower design and height is incompatible with the historic district and with the scale of the remaining portion of the historic structure.

**Recommend:**

- Re- evaluation of the property in the Criteria Analysis
- Redesign of tower with attention to materials sympathetic to the streetscape
- Height Review for tower as scale overwhelms the heritage façade.