

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

Monday December 13, 2021

3:00 pm

City of Hamilton Web Ex Virtual Meeting

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Attendees: C. Dimitry, L. Lunsted, A. Denham-Robinson, W. Rosart

Regrets: K. Stacey, R. McKee, C. Priamo,

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

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

**1. CHANGES TO THE AGENDA**

None

**2. DECLARATIONS OF INTEREST**

None

**3. REVIEW OF PAST MEETING NOTES**

**Notes of November 15, 2021**

Approved

**4. C.H.I.A. – Cultural Heritage Impact Assessment for 111 Inksetter Road, Flamborough** by MMC Architects, November 2021

The applicant proposes to make substantial changes to buildings on their property: convert the existing barn to the primary residence, change the use of the existing residence to a utility building/pool house, build a new barn for vehicle storage (garage), and demolition of the existing garage, small storage building and 1970s addition to the existing residence.

Individual comments:

- The report is missing the Ontario Regulation 9/06 evaluations
- Staff has requested that the Statement of Significance be revised
- The total property should be photo documented

- The mitigation measures proposed do not consider all relevant measures outlined in the Ontario Heritage Toolkit
- What are the proposed recommendations, e.g., is the property worthy of designation?

### **Recommendations regarding the CHIA for 111 Inksetter Road, Flamborough**

The Policy & Design Working Group feels that the CHIA is not complete and does not address the Ontario Regulation 9/06 criteria.

While the group has no significant concerns about the proposed changes, it was recommended that full discussion about the property be tabled until a revised CHIA is received.

### **5. C.H.I.A. – Cultural Heritage Impact Assessment for 442 – 462 Wilson Street East, Ancaster by McCallum Sather, September 2021**

The proposal is to build either a 7-storey retirement home or a 6-storey mixed used building. The site includes 442 Wilson Street East which will be retained in situ, and 450 Wilson Street East which is proposed to be moved 1 meter south. The building at 454 Wilson Street is to be demolished, while the building at 462 Wilson Street (Brandon House) was demolished in 2020.

Individual Comments:

- The CHIA does not seem to be complete. There is no structural assessment
- There is no full description of why a move of 1 meter is required and how it will be done
- There is very little information about the previous owners and history of the buildings
- Documentation and salvage should be addressed in more detail, are there plans for any sort of commemorative plaque

### **Recommendations regarding the CHIA for 442-462 Wilson Street East, Ancaster**

At this point, the proposed development requires Official Plan and Zoning By-law Amendments. From a heritage perspective, the proposal to incorporate two of the existing Registered heritage structures into the design is a good thing. The Brandon House, which was the most obvious landmark but has already been demolished, although the CHIA advises that stones from the building have been salvaged and will be incorporated in the proposed development.

More information about the development and proposed relocation of 450 Wilson Street East is required. The Policy & Design Working Group would like to see this CHIA again, once it has been revised.

**6. C.H.I.A. – Cultural Heritage Impact Assessment for 537 – 563 King Street E., Hamilton, by AECOM., October 2021**

The proposal is for a 6 storey condominium building with underground parking. The site includes four properties listed on the Inventory of Heritage Buildings, and one vacant parcel of land. The Applicants have requested comments by the Policy & Design Working group before revising the CHIA to reflect the new status of 537 King St E as a property listed on the Heritage Register. Two buildings were demolished in the summer of 2021 and 537 King Street E. was then incorporated into the design.

Individual Comments:

- Ontario Reg. 9/06 evaluation in the CHIA should reflect the work done by the Inventory & Research Group which felt that the building had artistic merit and is part of the King Street Cultural Heritage area.
- 537 King Street should be retained and incorporated into the development as it is a unique example of Queen Anne architecture for this neighbourhood
- The development should utilize red brick as it is an important element in this neighbourhood

**Recommendations regarding the CHIA for 537-563 King Street East, Hamilton**

The Policy & Design Working Group would like to see this CHIA again, once it has been revised to reflect the recent heritage status of 537 King Street E., and emphasis on the retention options for this property.

**7. C.H.I.A. – Cultural Heritage Impact Assessment for 41 Wilson Street, Hamilton by Goldsmith Borgal & Company Ltd. Architects, Revised October 2021**

The CHIA has been revised to include buildings at 117 and 97 John Street.

Individual Comments:

- We see the rarity of 97 John Street North as the last example on the street as significant, although we agree with the recommendation that the demolition of this building would not be a significant loss of heritage.
- The proposed height is above that of the Downtown secondary plan and we are not supportive of additional height in this area
- We have concerns that the towers are located too close to the edge of the property, potentially impacting sidewalks, visibility and pedestrian friendly space.
- We would like more historical documentation and photos regarding 97 John Street North

**Recommendations regarding the CHIA for 41 Wilson Street, Hamilton**

The Working Group is generally supportive of this CHIA.

**8. ADJOURNMENT**

The Policy & Design Working Group Meeting adjourned.

**Next meeting date:** January 17, 2021