

# MEETING NOTES

## POLICY AND DESIGN WORKING GROUP

Monday November 15, 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, W. Rosart

Regrets: K.Stacey, C. Priamo

Also Present: C. Richer, A. Knowles

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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) **Landscape Plan 276 Dunsmure Road**

The Working Group had requested at their September 2021 meeting that a landscape plan be submitted to demonstrate how the final proposal integrates the Lawson Lumber sign. The landscape plan also provided details on a proposed heritage plaque. The Working Group recommends that the proposed heritage plaque should be placed facing Dunsmure Road, not the railway tracks. It was also suggested that the developer contact the Heritage Resource Management Division for advice on heritage plaques in the City.

e) **C.H.I.A. – 216 Hatt Street, Dundas**

The Working Group had requested revised documentation including more photographs and changes to the proposed design of the two houses, to better blend in with the neighbourhood. There were no new questions regarding the CHIA and we

appreciate the revised documentation and find it very thorough. However there are still concerns regarding the design of the two proposed houses.

Working Group Comments:

The members would like to see the red brick colouring used in many houses in the area reflected in the proposed new dwellings instead of grey or black – the exterior cladding should be more sympathetic in colour and materials.

Instead of different designs for the two houses, perhaps they could be mirror images, or at least have design features that would reflect the gables in the existing structure.

Single rather than double garages would be appropriate;

### **Proposed New Dwelling – Lot A**

- Concerns about the slant of roof, with water being directed between two buildings;
- An alternate option would be the dwelling with its mirror image on Lot B, providing the sense of a single peak (please note, the members are not suggesting the two buildings be attached);
- Ongoing concerns about the large size of the windows as the members feel this is not in keeping with the character of the area;

### **Proposed New Dwelling – Lot B**

- Preference for a-frame style of Dwelling B in the CHIA or Lot B of new renderings;
- The proposed cladding is too dark and bulky, and the wood too light (bamboo-like);
- The horizontal lines in the garage give the appearance of a fence;
- The corners of the roof look odd, suggest making them square like on the first floor; and,
- Preference for the design of Lot B, though see recommendations regarding colouring under “General Comments.”

Staff will forward our comments to the developer.

### **f) C.H.I.A. – Cultural Heritage Impact Assessment for 221-223 Charlton Avenue East, 200 Forest Avenue by WSP, October 5, 2021**

The proposal is to construct a three storey, 17-unit residential building which requires the demolition of the existing two semi-detached residences. Colours in the original document have been updated to reflect previous comments by staff.

Working Group Comments:

- The CHIA has the date of construction as c. 1890, with a poured concrete foundation. The heritage consultant may wish to assess the foundation again as the members suspect it is not poured concrete originally
- Will there be any vibration monitoring during the construction phase, as there are concerns about impacts to the adjacent designated properties?
- The members suggest more clarity regarding the proposed colours and are pleased to see the use of red brick which is in keeping with the character of the area.
- There was some discussion regarding shadow studies but it was decided the shadow impact on adjacent buildings would be insignificant.

**Recommendations regarding the CHIA for 221-223 Charlton Avenue East**

The Working Group does not need to see the CHIA again but would like to be updated by staff as to any changes regarding colours.

**g)** Revised brochure on heritage windows.

The Working Group would like to revise the material currently being used. The discussion was postponed due to the absence of some of the group members. A version of the brochure was produced by Walter Furlan. This will be distributed to the group by Alissa Denham-Robinson prior to the next meeting.

The meeting adjourned at 4:15 pm

**Next meeting date:** December 13, 2021 – meeting brought forward a week due to Christmas holidays.