

# MEETING NOTES

## POLICY AND DESIGN WORKING GROUP

Monday August 23, 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, W. Rosart,

Regrets: K.Stacey,

Also Present: A. Knowles, H. Kosziwka, 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:

a) **CHANGES TO THE AGENDA**

None

b) **DECLARATIONS OF INTEREST**

None

c) **REVIEW OF PAST MEETING NOTES**

**Notes of June 21, 2021**

Approved .

d) **C.H.I.A. – Cultural Heritage Impact Assessment for 44 Hughson Street South, 75 James Street South** by Megan Hobson, 1 July 2021

The proposal is for a 34-storey mixed use development. A CHIA-Documentation and Salvage report has already been received for 75 James Street.

Individual comments:

- The shadow study only seems to have focussed on the church, not on the site of Prince's Square
- On page 12, the study seems to indicate the wrong square. Staff will follow up with the consultant.
- 44 Hughson St. is listed on the Municipal Heritage Register but Registered buildings do not require a heritage permit for any changes.
- The project is quite far down the process and there is not much that the committee can comment on at this point

- We are in agreement with the step back of the building design
- There is no discussion in the CHIA about Designation.
- Since the developer is already keeping the building in the plans, it was suggested that Designation would be an option.

**Recommendations regarding the CHIA for 44 Hughson Street South:**

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

It is recommended that this property be sent to the Inventory & Research Group to do further research regarding eventual Designation.

**e) C.H.I.A. – Cultural Heritage Impact Assessment for 1107 Main Street West**

This is a revised CHIA. The document did not address the previous comments by the P & D Working Group. Staff will ask that the CHIA be revised again to address our previously documented concerns.

Individual Comments:

- The front façade of the church is being retained but in a courtyard where it does not seem to fit
- The location is quite far back from the street
- The church seems to meet all of the criteria so it should be considered for designation, not just kept as a wall somewhere in the overall design

**Recommendations regarding the CHIA for 1107 Main Street West:**

The Policy & Design Working Group would like to see this CHIA revised again, with more emphasis on saving the entire church.

It is recommended that this property be sent to the Inventory & Research Group to do further research regarding eventual Designation

**f) Process for sending a property to the Inventory & Research Working Group**

During the previous discussion, the question was raised as to what the process is when this group recommends that a property be forwarded to I & R for further research, and how staff is directed as to what to tell developers regarding Designation.

Over the past two years, several properties have been recommended for further research, but it is not clear if this has ever been carried out. Lyn will look through the previous meeting notes to find the properties which fall into this category and send the list to the heritage planners.

**g) C.H.I.A. – 398 Wilson Street, Ancaster**

A presentation was given by S. Kursikowski regarding this property. The CHIA does not assess the property with regards to O.Reg. 9/06. It does not provide a new SOS for the proposed new location of the building.

The recommendations of the CHIA recognizes the complexity of moving the building and:

- Advises that a Structural Engineer with heritage knowledge be consulted
- Advises specifications & the scope of the relocation should be prepared by a qualified building mover in conjunction with the structural engineer
- Suggest that permanently relocating the building will limit unnecessary impacts from multiple moves

Individual Comments:

- o The CHIA does not assess the property with regards to Regulation 9/06
- o the building is a designated heritage property - moving it will change some of the aspects of the designation
- o moving the building will take it out of context and remove it from the streetscape
- o the date and style of construction are significant
- o the building has not been significantly altered over the years
- o the type of construction is not one that can be easily moved
- o it will not be easily visible in the proposed new location
- o if the ground needs to be dug out, then perhaps it could be moved back a bit, to ground which has already been prepared.
- o we would like a mortar specialist to assess the building and a guarantee that it can be moved safely
- o more information regarding the specifications and scope of the move need to done by qualified building mover and a structural engineer
- o we would like further details and case studies of the proposed move/ remediation/ decontamination
- o the examples in the CHIA of buildings which have been moved do not include any of this particular type of construction
- o we would like more information as to how this building is described in the Ancaster secondary Node Plan
- o the CHIA is incomplete - it does not tell us anything about the proposed future site of the building or what the plans are for the future streetscape

**Recommendations regarding the CHIA for 398 Wilson Street**

The Policy & Design Working Group would like to see this CHIA revised again, to address our concerns. There is a special meeting of the Permit Review Subcommittee to address this property, on August 31. Further recommendations may come as a result of that meeting.

The Policy & Design Working Group Meeting adjourned at 5 pm

**Next meeting date:** September 20, 2021.