

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, June 20, 2022

2:30 pm

City of Hamilton Webex Virtual Meeting

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

Regrets: C. Dimitry, W. Rosart

Also Present: C. Richer, M. Kehler, S. Kursikowski

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

May 16, 2022 - Approved

d) C.H.I.A. Addendum – 101 Hunter Street East, and 75 Catharine Street South, Hamilton by GBCA Architects, revised April 1, 2022

This CHIA was previously submitted to the Policy & Design Working Group and revisions were requested. While changes to the design have been made, the Working Group still has concerns.

Working Group Comments:

- The CHIA includes three alternatives to demolition but there is no recommendation or indication as to which of these they recommend.
- We would like to see more brick on the bottom podium levels, and in a colour more in keeping with the surrounding area – not grey.
- The Ontario Reg. 9/06 criteria includes some 'partially meets'. They should be either Yes or No.

- The height of the building has not been adjusted – the Working Group would prefer fewer storeys.
- Although 101 Hunter Street has been significantly altered, we would like to see the building fully documented prior to demolition, and a Documentation & Salvage Report produced.
- We feel that the stained glass window over the transom could be retained.

The Working Group would like to see this CHIA again.

e) C.H.I.A. – 16-20 Cannon Street East, Hamilton by AECOM Canada Ltd. Revised April 13, 2022

This CHIA corrects/includes items previously requested by the Working Group.

Working Group comments:

- The Working Group would like to see more details with regards to vibration monitoring, protecting the surroundings properties, including the Armories.
- The design of the new building does not really have any association with the surrounding streetscape.
- There are Conservation Strategies, including the recommendation for a Construction Management Plan prepared by a Professional Engineer, in the CHIA for the brick façade, however concerns were raised with regards to ensuring that the brick façade does end up in the final construction, since similar attributes in other buildings have not survived due to neglect, accident or other incidences during construction.

The Working Group would like to see this CHIA again.

f) C.H.I.A. – 306 Parkside Drive, St. James United Church, Waterdown by ERA Architects, March 30, 2022

The proposal is to erect 44 new residential townhouse and walk-up units on property owned by the Trustees of the St. James Congregation of the United Church of Canada. The existing church will remain in situ. The church is listed on the Municipal Heritage Register and is within the boundary of the Waterdown Community Secondary Node Plan.

The Working Group had several comments relating to the design of the dwellings and the overall landscape plans.

Working Group Comments:

- The proposed construction of the buildings is brick, but this does not tie in with the stone construction of the church.

- The drawings included in the CHIA are difficult to see – we would like them to be of higher resolution.
- The design on the buildings has no connection to the neighbourhood – they are very ‘institutional’ looking. We would prefer to see different rooflines, the addition of complimentary building materials such as stone and wood.
- We would like to see more detailed landscape plans.
- Signage is important and should be very visible to identify the church and church parking, as separate from the residential area.
- Various logistical concerns were noted (will the landscape box dividers be maintained?; where is the garbage / garbage pickup area?; and the pad on the east side does not appear to have any landscape screening).
- The Historic Context Statement needs to be updated as it shows as ‘draft’
- Were additional Cultural Heritage Values found?
- Were further Heritage Attributes found?
- A Statement of Profession Opinion is required.

The Working Group would like to see a revised CHIA.

g) C.H.I.A. – 121 & 135 Mary Street, Hamilton, prepared by Giaimo Architects, dated March 2, 2022

The proposal is to demolish both buildings and to erect a 10-storey mixed-use building for affordable housing and social services. 121 Mary Street is on the Municipal Heritage Register.

While 135 Mary Street is still a viable building, we understand that, in order to provide underground parking, the building needs to be demolished.

Working Group Comments:

- We would like a documentation and salvage report done for both buildings
- If possible, we would like to see the brick from 135 Mary Street used in the new construction, as well as some representative brick from 121 Mary Street.
- We suggest that the developer make a presentation to the Beasley Neighbourhood Group.

The Working Group does not need to see this CHIA again.

The meeting adjourned at 4:40 pm.

Next meeting date: July 18, 2022