

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, December 18, 2023

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Denham-Robinson, A. Douglas

Regrets:

Also Present: E. Bent

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

There were no past meeting notes to be reviewed as the last P & D meeting was July 2023.

d) Overview of the Policy & Design Working Group

Staff outlined the changes which recent Provincial Legislation has had on documentation. Timelines for the review of various documents has been shortened and there is not always time for P & D to review C.H.I.A.'s. As such, the purpose of the Working Group will need to be re examined and new ways found to utilize the Working Group. L. Lunsted agreed to Chair the meetings and record the meeting notes.

e) C.H.I.A – 164 Rymal Road East, Township of Glanford, Hamilton, 6 June 2023 by Parslow Heritage Consultancy Inc. on behalf of Springbrook Associates Ltd.

The proposal is to demolish 164 Rymal Road East in order to construct 47 townhouse units.

The Working Group Comments:

- The existing house is a beautiful Edwardian building and is in very good condition. Many of the original exterior and interior design elements such as doors, woodwork/millwork and fireplaces still exist. As such, the Working Group would like to see the house retained somehow, and incorporated into the development design.
- The Working Group does not suggest listing the property on the Register, or Designation.
- The C.H.I.A. lists a number of elements as potential items for salvage, which we agree with.
- The Working Group felt that, although the C.H.I.A. listed a number of options, the preferred recommendation was not specified. This should have been included in the report.
- Should the building be demolished, the Working Group felt that the building has been sufficiently photographed and documented.
- There is no need to see this C.H.I.A. again.

f) C.H.I.A. – 46-48 Ferguson Ave. S. (Radigan Building), Hamilton, Revised November 24, 2023 by AREA – Architects Rasch Eckler Associates Ltd. , for Ferguson Jackson Inc.

This CHIA is a requirement of the site plan application, and was identified during the formal consultation.

The proposal is to demolish the Radigan Building but retain and rebuild the north and east façades in a slightly different location in order to facilitate laneway and road widening on Ferguson Avenue. A 30-storey residential tower is proposed, on a three-storey podium, with setbacks at 7 and 13 stories. There would be a total of 413 units.

Working Group Comments:

- The CHIA indicates that the building is not unique but as more of these types of structures are demolished, the building style will become unique due to the small number of remaining buildings. The Working Group feels that this is somewhat unique and represents a style in keeping with the Corktown area.
- The age of the elevator is in question but even if it was not built in 1905, it could potentially still be the oldest elevator in Hamilton. This should be further explored.
- The Working Group felt that the site plan diagram was hard to read and it wasn't clear where the rebuilt façades would be.
- It was not clear why the road widening was being proposed/requested. The current road has historic pavers which are connected to the interpretive design features of a railway line which ran on Ferguson Avenue. The Working Group felt that widening the road may change the context of these design features and would like more information on this item.
- The Working Group felt that we did not have enough information to agree or disagree with this CHIA. Due to time constraints, we do not need to see this CHIA again.

However we would appreciate it if further clarification could be provided at some point with regards to the elevator, the location of the rebuilt facades, and the road widening.

The meeting adjourned at 3:30 pm.

Next meeting date: to be determined