

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, May 27, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

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

Regrets:

Also Present: E. Bent, D. Cordeiro, A. Golden, L. Marlatt

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

D. Denham-Robinson declared a conflict with regards to 676 King St. and 233 Hunter St.

c) REVIEW OF PAST MEETING NOTES

Meeting notes of April not available. These will be reviewed at our next meeting.

d) CHANGE TO MEETING SCHEDULE

The Design Review Panel meets the second Thursday of the month. In order to have P & D to provide feedback to the Panel, it is proposed that the Policy & Design Working Group change their schedule of meetings to the second Monday of the month. This change will take effect for the July 2024 meeting.

e) C.H.I.A – 188 Cannon Street East and 134, 136 Ferguson Avenue North, Hamilton by ERA Architects Inc., March 11, 2024

Formal Consultation (FCSP-24-022)

The applicant proposes to develop a 32 storey (+/-100m) mixed use building, with a 6 storey podium (a portion of which is intended to house vehicular parking), 146 square metres of retail at grade and 358 residential units. Access to podium parking will be provided via an adjacent laneway. The alleyway is also proposed to provide access for

loading and garbage pickup. In total, 142 residential parking spaces are proposed. No parking is proposed below grade. Bicycle Parking is proposed to be contained within the podium levels. The proposal will require a Site Plan Control Application.

Working Group comments:

- The CHIA does not include any building sections and the heritage buildings are not shown – there is no context.
- It is difficult to tell if the podium sections are over interior or exterior space.
- There is no mention of how much of the building is to be removed from the back. Once the removal is done, there is no description of how the back wall be treated – windows? Exit doors?
- There is no description of the interior space of the Heritage buildings – could they stay residential instead of being turned into retail space?
- Why do the drawings indicate ‘potential balcony’? Are there balconies or not?
- We would like to see a more compatible brick colour.
- North and East sides – there could be potential water/drainage issues.
- How will they address lighting, security, affects of constant shade on materials in the set-back area?
- We would like more details regarding the conservation plan
- Are all of the foundations including the heritage buildings to be waterproofed. Including the adjacent building not included in this CHIA?
- Will there be vibration control?
- There are no details as to the impact on the heritage structure at 132 Ferguson Ave.
- Are the retained heritage building to be attached to the new building, or are they separated by space?
- Is this an opportunity for any interpretive plaquing to reflect the importance of Thomas Allen?

The Working Group would like to see this CHIA again.

f) C.H.I.A. – 676 King Street West, Hamilton by Megan Hobson, February 20 2024

Formal Consultation (FC-23-020)

The applicant proposes to construct a 7.5 storey, 26.3-metre-tall multiple dwelling with 73 units. 26 parking spaces - 23 within one level of underground and 3 surface spaces are proposed.

The Working Group had no issues with this proposal. Our only comment is that we would prefer to see the brick cladding continue for all stories, rather than changing it for the top two stories.

We do not need to see this C.H.I.A. again.

g) C.H.I.A. 233-235 Hunter Street, Hamilton by Megan Hobson, March 7, 2024

Site Plan Control Application (DA-24-015)

The applicant proposes to construct a five-storey mid-rise multiple dwelling with a total height of 15.6 metres, containing 24 units and outdoor amenity space.

This design has undergone several revisions so far. There have been issues with AODA and parking spaces.

Working Group comments:

- Page 5 of the document appears to show the site as a National Historic Site. This is due to the colour of the lines indicating the site, but is misleading.
- We are not in favour of the dark grey cladding. We suggest flipping the dark and grey with the light grey being the top storey.
- A second suggestion would be to have brick on all stories.
- We feel that the flat roof is not in keeping with the neighbourhood and would prefer something with gables or a sloped roof.
- If the design was changed to incorporate a gable or other façade, could a portion of the roof be a green roof or an amenity space?
- We understand that this design is still undergoing changes, and would like to see this C.H.I.A. again.

The meeting adjourned at 3:45 pm.

Next meeting date: Monday June 17th

Starting in July meetings will be on the 2nd Monday of the month