

# MEETING NOTES

## POLICY AND DESIGN WORKING GROUP

Monday, June 17, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

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

Regrets:

Also Present: E. Bent, L. Marlatt

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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

D. Denham-Robinson declared a conflict with regards to 72-78 Stirton St. Hamilton

#### c) REVIEW OF PAST MEETING NOTES

Meeting notes of April 15 and May 27 2024 were reviewed and approved.

#### d) C.H.I.A – 58 York Blvd. Hamilton by MHBC, May 2024

##### **Preliminary Site Plan Review (PSR-23-010)**

The proponent proposes the construction of a high-rise mixed-use 28 storey building including a 4-storey podium with a maximum height of 95 metres. The proposed building includes 120 sqm of ground floor commercial office space and 344 residential units above.

Working Group comments:

- The Working Group is supportive of this application and has no issues with the design.
- The Working Group noted that the reference to the proposed development at 89 Park Street North across the street from 58 York Blvd., (Philpott Memorial Church) did not include the Notice of Intent to Designate that property, and additional materials submitted to the Design Review Panel showed the proposed 30 storey towers

submitted prior to the N.O.I.D. This change to an adjacent property should be noted in the C.H.I.A.

- Comments from the Design Review Panel included suggestions for a more street friendly use of the main floor.

If these comments result in significant changes to this proposal, the Policy & Design Working Group would like to see this C.H.I.A. again. However, if the changes are minor, there is no need to review this again.

**e) C.H.I.A. – 72-78 Stirton Street** by Megan Hobson, March 27, 2024

**Formal Consultation (FC-23-096), & new Zoning By-law Amendment Application**

The applicant is proposing to adapt an existing vacant two storey industrial building to a 39 unit residential building with seven parking spaces. No additional construction is proposed above the existing two storey building.

- The Working Group had no issues with this proposal and are supportive of this adaptive reuse.
- The floor layouts show some of the units with walls bisecting the windows. As noted in the C.H.I.A., minor alterations are recommended to limit the impact of new interior partition walls on the windows.
- We would like more information regarding the impact these walls have on the exterior of the building – will they be visible in the impacted windows?

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

The meeting adjourned at 3:10 pm.

**Next meeting date: Monday July 8th**