

MEETING NOTES

POLICY AND DESIGN WORKING GROUP

Monday, July 8, 2024

2:30 pm

City of Hamilton Webex Virtual Meeting

Attendees: L. Lunsted, A. Denham-Robinson

Regrets: A. Douglas

Also Present: A. Golden, L Marlatt. M. Oldfield

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

A. Denham-Robinson declared an interest in Item D, CHIA – 309 James St. North by WSP, August 31, 2023, as her husband works for the architecture firm involved with the property.

c) REVIEW OF PAST MEETING NOTES

Meeting notes of June 17, 2024, were reviewed and approved.

d) C.H.I.A – 309 James Street North Hamilton by WSP, August 31, 2023

Zoning By-Law Amendment (ZAC-24-018)

The purpose of this application is to rezone the subject land from Downtown Mixed Use, Pedestrian Focus (D2, H21) Zone, to Downtown Mixed Use, Pedestrian Focus (D2, ###) Zone to permit a proposed 12-storey multiple dwelling and the adaptive reuse of an existing 3-storey heritage building.

Working Group comments:

- The Working Group is supportive of this application and has no issues with the design.
- The Working Group noted that Appendix A is floor plans, not site plans. The text is impossible to read due to the colour, which may have been due to the conversion software used to include the plans within the CHIA.

The Policy & Design Working Group does not need to review this again.

e) Cultural Heritage Assessment – 386 Wilcox Street (Stelco) by MHBC, May, 2024

Draft Plan of Subdivision (25T-202403)

The proposed Draft Plan of Subdivision consists of 23 parcels, one Hamilton Harbour Parcel (Parcel 1), twelve Employment Parcels (Parcels 2 ,3 ,5 ,6 ,8 ,9 ,11 ,15-18 and 20), nine Open Space/Employment parcels (Parcels 4,7,10 ,12-14 ,19 ,21 and 22), one Daylight triangle parcel (Parcel 23), and four public roads identified as Street 'A', Street 'B', Street 'C' and Street 'D'. The effect is to create a modern business park with 1 million square metres (11 million square feet) of employment and accessory uses.

Working Group Comments:

- The document provides a very comprehensive history of the site but we found it difficult to follow with regards to the specific buildings being considered as heritage resources. We would have liked to see a thumbnail/ summary of the specific areas/buildings being considered for heritage retention or adaptive reuse.
- Some of the areas are being leased back but there was no time frame noted.
- There did not seem to be a lot of public access to the waterfront
- We would be interested to know if there has been, or will be, consultation with other groups developing the Hamilton waterfront, to perhaps provide smooth transitions and access between the areas.
- We would like to see as many heritage features retained as possible but we recognize the challenges of this site. This property is integral to the history of Hamilton and we would like to see some sort of large interpretive panels placed at various key locations within the site.

As this project moves forward, we would like to see documentation again.

f) Additional Members

Given the small size of this Working Group and the challenges this creates with respect to absences and/or declarations of interest, we would like to try to find additional members for this group. As they do not need to be members of the HMHC, we would like staff to reach out to individuals who have indicated an interest, such as [REDACTED]

The meeting adjourned at 3:30 pm.

Next meeting date: Monday August 12, 2024